

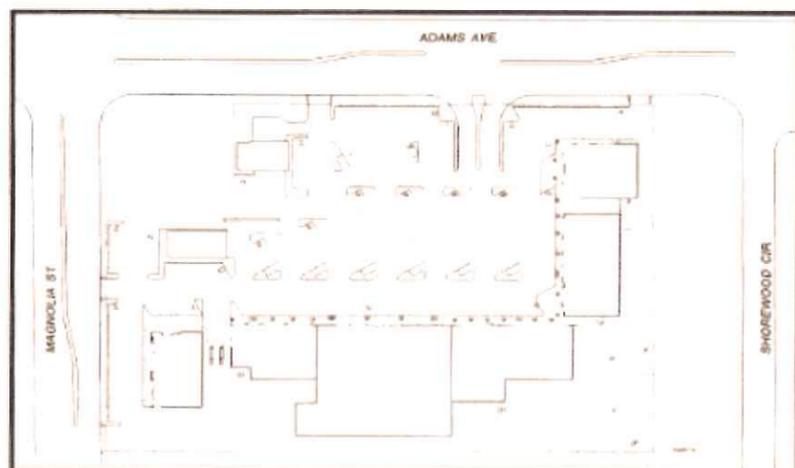
PROPOSED SIGN PROGRAM AMENDMENT 02/15/19

SEE PAGES 5-6 & 11-12

APPROVED
RECEIVED

Magnolia & Adams

Huntington Beach, California



Planned Sign Program

AMENDMENT TO PLANNED SIGN PROGRAM 89-2
LOCATION: 20100 MAGNOLIA ST. 6
9032-9132 ADAMS AVE.

PROPERTY OWNER:
BUSINESS PROPERTIES
17631 FITCH
IRVINE, CA 92614
CONTACT: SIGN COORDINATOR
RENEE
PHONE: 949-474-8900

RECEIVED

NOV 23 2015

Dept. of Planning
& Building

SIGN CONSULTANT:
EXPRESS SIGN & NEON
1720 W. SLAUSON AVE.
LOS ANGELES, CA 90047
CONTACT: EDGAR ACEITUNO
PHONE: 323-291-3333

CONCEPTUAL SITE PLAN
THIS REPRESENTS A CONCEPTUAL SITE PLAN ONLY
IT IS NOT A PRECISE SITE PLAN APPROVAL AND
DOES NOT NECESSARILY REFLECT CONFORMANCE
TO ALL ORDINANCE CODE REQUIREMENTS.

[Signature]
ZONING ADMINISTRATOR
DATE: 11/23/15

**ORIGINAL APPROVED
SIGN PROGRAM**



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph 714-540-5959 Fax

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

- 1. 02.22.19 JM
- 2. 04.15.19 JM

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Page: _____ Of: _____

1 17

PG 1 of 13
Planned Sign Program: Amendment to Planned Sign Program 89-2



1720 W. SLAUSON AVE.
LOS ANGELES, CA 90047
T. 323.291.3333
F. 323.291.3704
expressign1720@hotmail.com
STATE LIC. #643841
U.L. LISTED #E 141997

Representative:
Edgar Aceituno
Designer:
David Park
Simon Jeong

- Revisions:
- 1) MagAdamsSignProgram082515
 - 4) MagAdamsSignProgram102715
 - 5) MagAdamsSignProgram111215
 - 6) MagAdamsSignProgram111615
 - 7) MagAdamsSignProgram112315

Project: *Magnolia & Adams*
Job Site: 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.
Approved by (client): _____ Date: _____
Approved by (landlord): _____ Date: _____



3301 S. Susan St.
 Santa Ana, CA 92704
 714-540-5454 Ph 714-540-5959 Fax

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option: _____

S-MAGADA

Drawing Date: _____

04.10.17

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Page: _____ Of: _____

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11. SECTION DETAILS	Page 7
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**ORIGINAL APPROVED
SIGN PROGRAM**



1720 W. SLAUSON AVE.
 LOS ANGELES, CA 90047
 T. 323.291.3333
 F. 323.291.3704
 expresssign1720@hotmail.com
 STATE LIC. #643841
 U.L. LISTED #E 141997

Representative:
 Edgar Azeiteiro
 Designer:
 David Park
 Simon Jeong

Revisions:

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- 4) MagAdamsSignProgram102715
- 5) MagAdamsSignProgram111215
- 6) MagAdamsSignProgram111615
- 7) MagAdamsSignProgram112315

Project: *Magnolia & Adams*

Job Site: 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.

Approved by client: _____ Date: _____

Approved by landlord: _____ Date: _____



3301 S. Susan St.
 Santa Ana, CA 92704
 714-540-5454 Ph 714-540-5959 Fax

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

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Page: _____ Of: _____

3 17

Introduction

The purpose of this sign program is to insure coordination and compatibility between all signs within the center. This criteria shall establish the sign standards necessary to provide coordinated, imaginative, and proportional exposure for all the Tenants to be located within the center. Performance shall be strictly enforced and any installed non-conforming signs shall be removed immediately by the Tenant or his sign contractor at their expense.

Landlord/ Tenant Requirements

1. Each Tenant shall submit for approval to Signage Coordinator, Business Properties, 17631 Fitch, Irvine, CA 92614, two (2) original sets of the detailed shop drawings of his proposed sign indicating conformance with the Sign Program herein outlined.
2. The Tenant shall submit the sign drawing approved by the Landlord to the City for its approval and issuance of a sign permit prior to the start on any sign construction.
3. The Tenant shall pay for all signs and their installation and maintenance. The Tenant shall also obtain all necessary permits and approvals.
4. Tenant shall be responsible for fulfillment of all requirements of this Sign Program.

Landlord/ Tenant Requirements continued

5. Each Tenant shall be responsible for any repair of any damage to any surface caused by the signs or its installation.
6. Landlord reserved the right to periodically hire an independent electrical or sign consultant, at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenants will be required to correct discrepancies and/or all code violations at Tenant's expense. Any code violations, requests for sign removals, or discrepancies not address within fifteen (15) days of notice, may be corrected by the Landlord at Tenant's expense.
7. Tenant's sign contractor shall carry Workmen's Compensation and Public Liability Insurance against all damage by any and all persons and/or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence. An insurance endorsement must be provided to Landlord prior to installation naming Business Properties as Additional Insured.
8. Tenant shall remove sign and restore fascia to original condition which Landlord shall approve at Tenant's sole cost and expense.

ORIGINAL APPROVED SIGN PROGRAM

PG 3 of 13

Planned Sign Program: Amendment to Planned Sign Program 89-2



1720 W. SLAUSON AVE.
 LOS ANGELES, CA 90047
 T. 323.291.3333
 F. 323.291.3704
 expresssign1720@hotmail.com
 STATE LIC. #643841
 U.L. LISTED #E 141997

Representative:
 Edgar Aceituno
 Designer:
 David Park
 Simon Jeong

Revisions:	
3	MagAdamsSignProgram082515
4	MagAdamsSignProgram102715
5	MagAdamsSignProgram111215
6	MagAdamsSignProgram111615
7	MagAdamsSignProgram112315

Project: *Magnolia & Adams*
 Job Site: 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.
 Approved by (client): _____ Date: _____
 Approved by (landlord): _____ Date: _____

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

1. 02.22.19 JM
2. 04.15.19 JM

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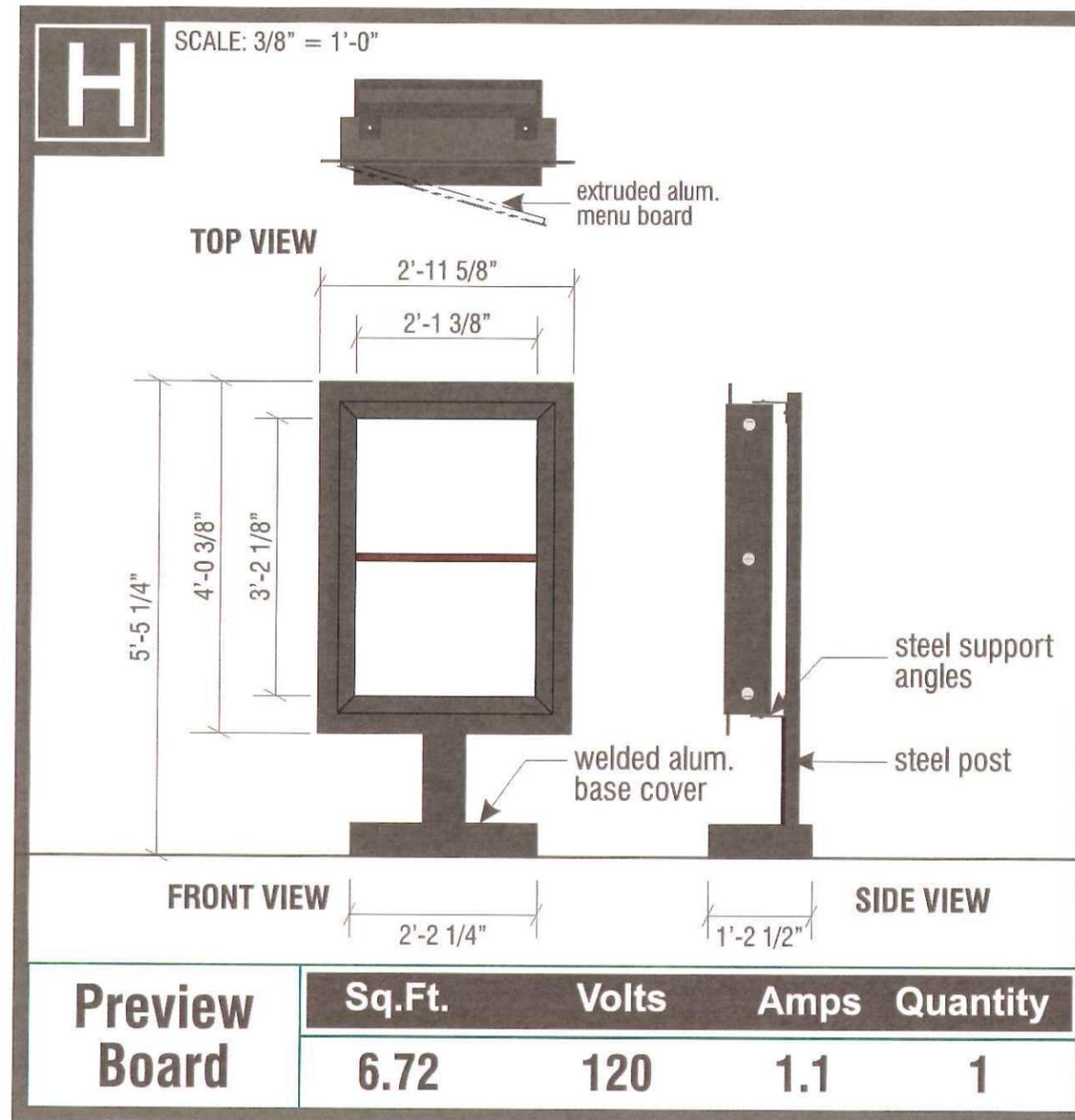
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Page: _____ Of: _____

PAD TENANT

PROPOSED SIGN PROGRAM AMENDMENT 02/15/19

COFFEE SHOP (PAD A) IS ALLOWED AN ADDITIONAL DRIVE-THRU MENU SIGN AS PICTURED BELOW



Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

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Page: _____ Of: _____

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Sign Construction

- 1 All signs and installation shall comply with all applicable City building & electrical codes, and shall bear a UL label.
- 2 Tenant's sign contractor shall completely install and connect sign and primary wiring at sign location consistent with Landlord's approval. Signs are to be connected to the J-box provided by the Landlord, which is connected to Tenant's electrical panel.
- 3 All penetrations of exterior fascia to be sealed watertight, and finished to match adjacent material, subject to Landlord's approval.
- 4 All signs shall be kept in good condition, be legible, adequately repaired and maintained by the Tenant at all times. The standards for maintenance and repair of signs shall maintain the highest visual quality.
- 5 All exterior signs shall be secured by concealed fasteners, stainless steel, nickel or cadmium plated.
- 6 Plastic surfaces to be 3/16 inch (3/16") as manufactured for outdoor advertising.
- 7 Internal illumination to be LED installation labeled in accordance with the "National Board of Fire Underwriters Specifications". No other labels or identification will be permitted on the exposed surfaces of the sign, except of those required by local ordinances.

Sign Construction continued

- 8 All exposed letter aluminum returns shall be five inch (4") deep of 24-gauge, painted with one (1) coat of primer and two (2) coats of Black Metal No. 8796N Frazee paint as approved by Landlord. All trim caps to match returns or as approved by Landlord three-quarter inch (3/4") in thickness.
- 9 Exterior surface-mounted signs shall be mounted one and one-half inch (1 1/2") from the surface of the building for proper drainage and illumination.

ORIGINAL APPROVED SIGN PROGRAM



FG 6 of 13

Planned Sign Program Amendment to Planned Sign Program 89-2



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Representative:
Edgar Acosta
Designer:
Liam Park
Simon Jeong

- Revisions
- 3 MagAdamsSignProgram082515
 - 4 MagAdamsSignProgram102715
 - 5 MagAdamsSignProgram111215
 - 6 MagAdamsSignProgram111615
 - 7 MagAdamsSignProgram112315

Project **Magnolia & Adams**
Job Site **20100 MAGNOLIA ST. & 9032 9132 ADAMS AVE.**
Approved by (client) _____ Date _____
Approved by (landlord) _____ Date _____

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

1. 02.22.19 JM
2. 04.15.19 JM

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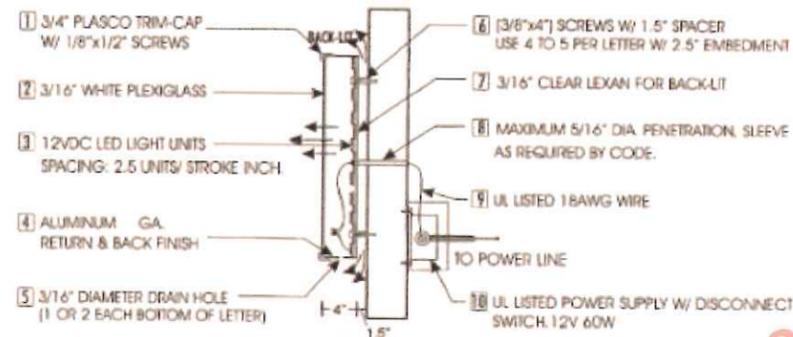
Page: _____ Of: _____

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17

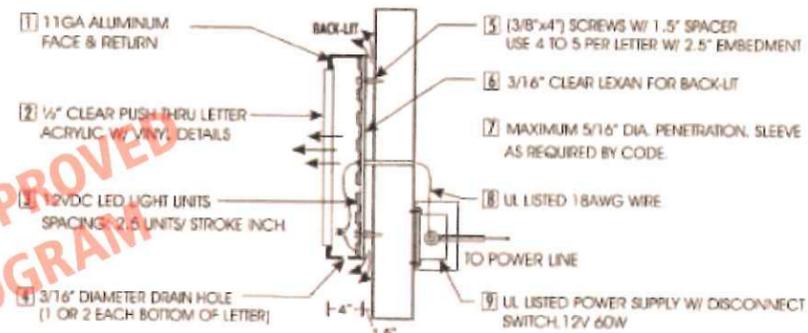
Section A

Acrylic Faced Channel Letters w/ Halo Illumination



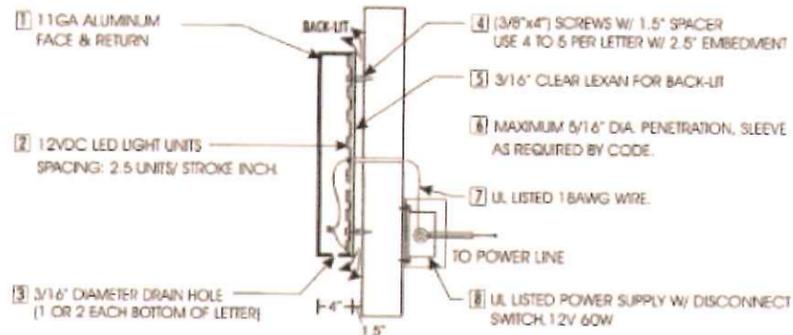
Section C

Reverse Channel Letters w/ Push-Thru & Halo Illumination



Section B

Reverse Channel Letters



PG 7 of 13

Planned Sign Program: Amendment to Planned Sign Program 89-2



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 U.L. LISTED #E 141997

Representative:
 Edgor Aceituno
 Designer:
 David Park
 Simon Jeong

- Revisions:
3. MagAdamsSignProgram082515
 4. MagAdamsSignProgram102715
 5. MagAdamsSignProgram111215
 6. MagAdamsSignProgram111615
 7. MagAdamsSignProgram112315

Project: *Magnolia & Adams*

Job Site: 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.

Approved by (client): _____ Date: _____

Approved by (handler): _____ Date: _____



3301 S. Susan St.
 Santa Ana, CA 92704
 714-540-5454 Ph 714-540-5959 Fax

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

- 02.22.19 JM
- 04.15.19 JM

Sign Designation

Major Tenant Signs _____

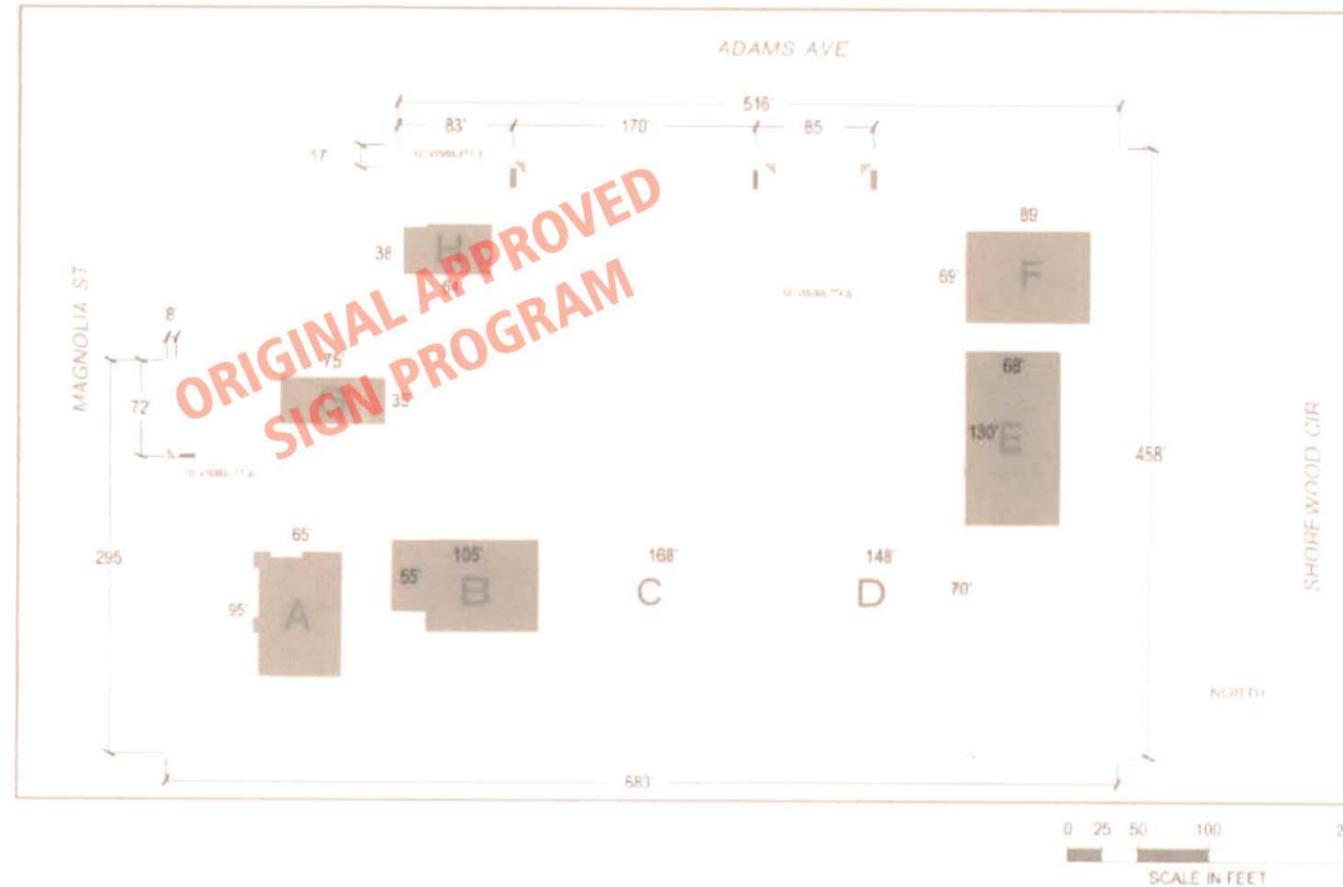
Pad Tenant Signs _____

Inline Tenant Signs _____

Pylon Signs* (Existing) _____

Monument Signs* (Existing) _____

* ALL FREE STANDING SIGNS
 LOCATED IN LANDSCAPE
 PLANTER MIN. 2'-0" WIDER
 THAN THE SIGNS.



PG 8 of 13

Planned Sign Program Amendment to Planned Sign Program 89-2



1720 W. SLAGSON AVE
 LOS ANGELES, CA 90047
 T 323.291.3333
 F 323.291.3704
 expressign1720@hotmail.com
 STATE LIC. #643841
 U.L. LISTED #E 141997

Representative:
 Edgar Azofeifa
 Designer:
 David Park
 Simon Jeong

- Revisions:
- 1: MagAdamsSignProgram082515
 - 4: MagAdamsSignProgram102715
 - 5: MagAdamsSignProgram111215
 - 6: MagAdamsSignProgram111615
 - 7: MagAdamsSignProgram112315

Project: *Magnolia & Adams*
 Job Site: 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.
 Approved by: (signature) Date: _____
 Approved by: (signature) Date: _____

Contractors License No. 636512

Page: _____ Of: _____

9 17

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

1. 02.22.19 JM
2. 04.15.19 JM

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Page: _____ Of: _____

MAJOR TENANT



*ONE PRIMARY SIGN PER BUILDING ELEVATION.



*TWO SIGNS PER BUILDING ELEVATION.

*EACH SECONDARY SIGN AREA NOT TO EXCEED 50% OF THE PRIMARY SIGN



Size

- 15 square foot of sign area per linear foot of leased premises.
- 36" Maximum letter height if 50-99 linear feet of leased premises.
- 48" Maximum letter height if 100 linear feet and above of leased premises.
- Three lines of copy maximum.

Illumination

Internally illuminated channel letters, halo lit as per section A-C of page 7

Copy

Custom logos and fonts to be approved by Landlord.

Colors

All Sign colors shall be selected from the following list:

Blue #2648	White #7328
Dark Blue # 2051	Red #2793
Green #2030	

Deviation from the pre-approved colors above will be considered by landlord on a case by case bases.

In cases where Tenant is part of a national or regional chain whose graphics are a part of a registered trademark, in which case said Tenant would be allowed a letter color in accordance with their corporate specifications.

Secondary Signs

- Two secondary signs per tenant.
- Square footage of each secondary signs must not exceed 50% of the primary sign
- The combined square footage for secondary sign and major tenant sign cannot exceed 15 square foot per linear foot of leased premises.
- 18" Maximum letter height.

PG 9 of 13

Planned Sign Program: Amendment to Planned Sign Program 89-2



1720 W. SLAUSON AVE.
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Project: **Magnolia & Adams**
Job Site: 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.
Approved by client: _____ Date: _____
Approved by landlord: _____ Date: _____



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph 714-540-5959 Fax

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option: _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

- 02.22.19 JM
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Page: _____ Of: _____

11 17

SEE NEXT PAGE FOR PROPOSED AMENDMENT PAD TENANT



*ONE SIGN PER BUILDING ELEVATION

TO BE AMENDED



Size

- 15 square foot of sign area per linear foot of leased premises.
- 36" Maximum letter height if 50-99 linear feet of leased premises.
- 48" Maximum letter height if 100 linear feet and above of leased premises.
- Three lines of copy maximum. **60" MAX. LOGO HEIGHT**

Illumination

Internally illuminated channel letters, halo lit as per section A-C of page 7

Copy

Custom logos and fonts to be approved by Landlord

Colors

All Sign colors shall be selected from the following list:

- | | | | |
|-----------|-------|-------|-------|
| Blue | #2648 | White | #7328 |
| Dark Blue | #2051 | Red | #2793 |
| Green | #2030 | | |

Deviation from the pre-approved colors above will be considered by landlord on a case by case bases.

In cases where Tenant is part of a national or regional chain whose graphics are a part of a registered trademark, in which case said Tenant would be allowed a letter color in accordance with their corporate specifications.

Secondary Signs

No secondary sign allowed.

PG 10 of 13

Planned Sign Program Amendment to Planned Sign Program B9-2



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expresssign1720@hotmail.com

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Representative
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Designer
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Simon Jeong

Revisions

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Project *Magnolia & Adams*

Job Site 20100 MAGNOLIA ST. & 9032-9132 ADAMS AVE.

Approved by (client) _____ Date _____

Approved by (landlord) _____ Date _____

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Option

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

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2. 04.15.19 JM

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Page: _____ Of: _____



NORTH ELEVATION (MAIN ENTRY)
 Logo Disk with DT Cabinet
 SCALE: 3/32" = 1'-0"

EQ

EQ

PAD TENANT

PROPOSED SIGN PROGRAM AMENDMENT 02/15/19

SIZE
 1.5 SQ. FT. PER LINEAR FOOT OF LEASED FRONTAGE
MAX. LOGO HEIGHT NOT TO EXCEED 60"

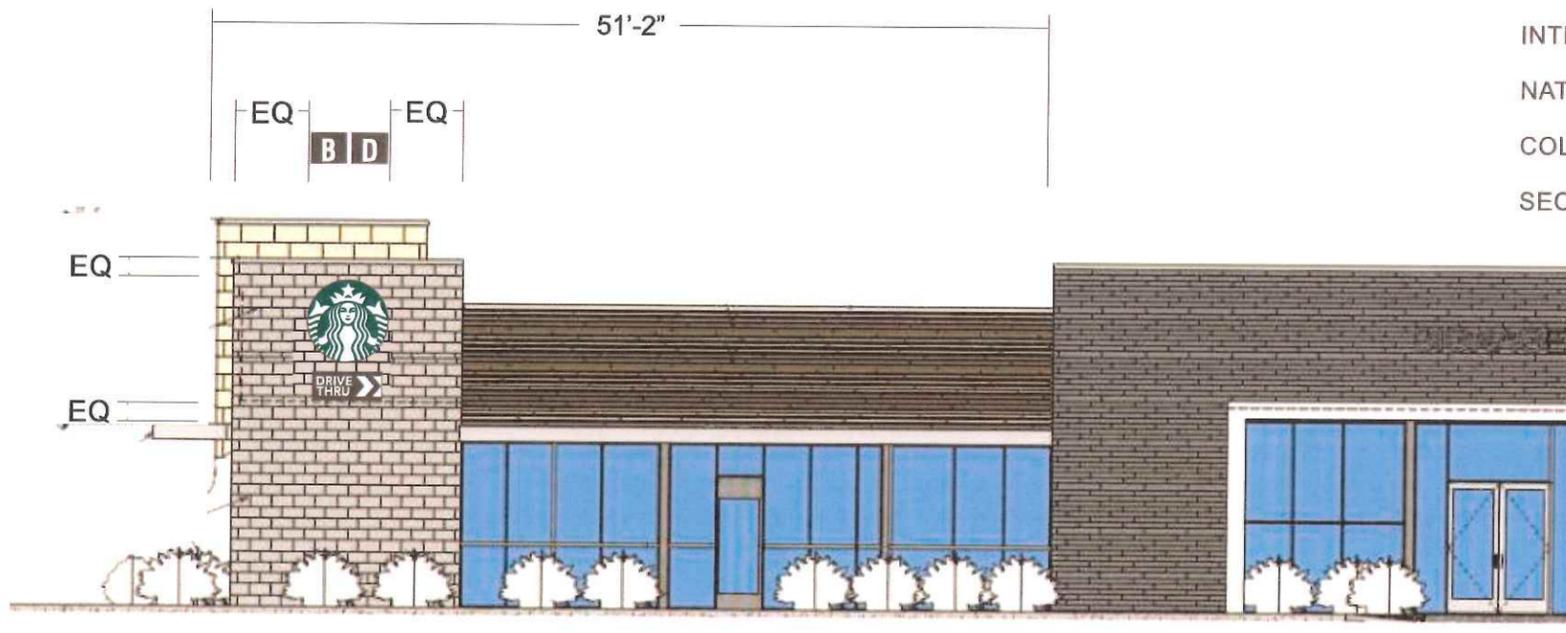
NOT TO EXCEED 75% OF FASCIA LENGTH

INTERNALLY ILLUMINATED LED

NATIONALLY RECOGNIZED LOGO/LETTER STYLE

COLORS: AS APPROVED BY LL

SECONDARY SIGNS AS APPROVED BY LL



WEST ELEVATION (SIDE ENTRY)
 Wordmark with DT Cabinet
 SCALE: 3/32" = 1'-0"

EQ

EQ

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
 Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

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Page: _____ Of: _____

13 17



INLINE TENANT



*ONE SIGN PER BUILDING ELEVATION PER TENANT



Size

15 square foot of sign area per linear foot of leased premises.
 24" Maximum letter height
 Two lines of copy maximum

Illumination

Internally illuminated channel letters, halo lit as per section A-C of page 7

Copy

Custom logos and fonts to be approved by Landlord.

Colors

All Sign colors shall be selected from the following list

Blue #2648	White #7328
Dark Blue # 2051	Red #2793
Green #2030	

Deviation from the pre-approved colors above will be considered by landlord on a case by case bases.

In cases where Tenant is part of a national or regional chain whose graphics are a part of a registered trademark, in which case said Tenant would be allowed a letter color in accordance with their corporate specifications.

Secondary Signs

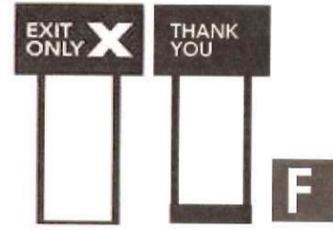
No secondary sign allowed

ORIGINAL APPROVED SIGN PROGRAM

ALL PROPOSED DRIVE-THRU SIGNAGE PAD A
(SEE DETAILS NEXT PAGE)



3.5 SQ. FT.



3.5 SQ. FT.



2.75 SQ. FT.



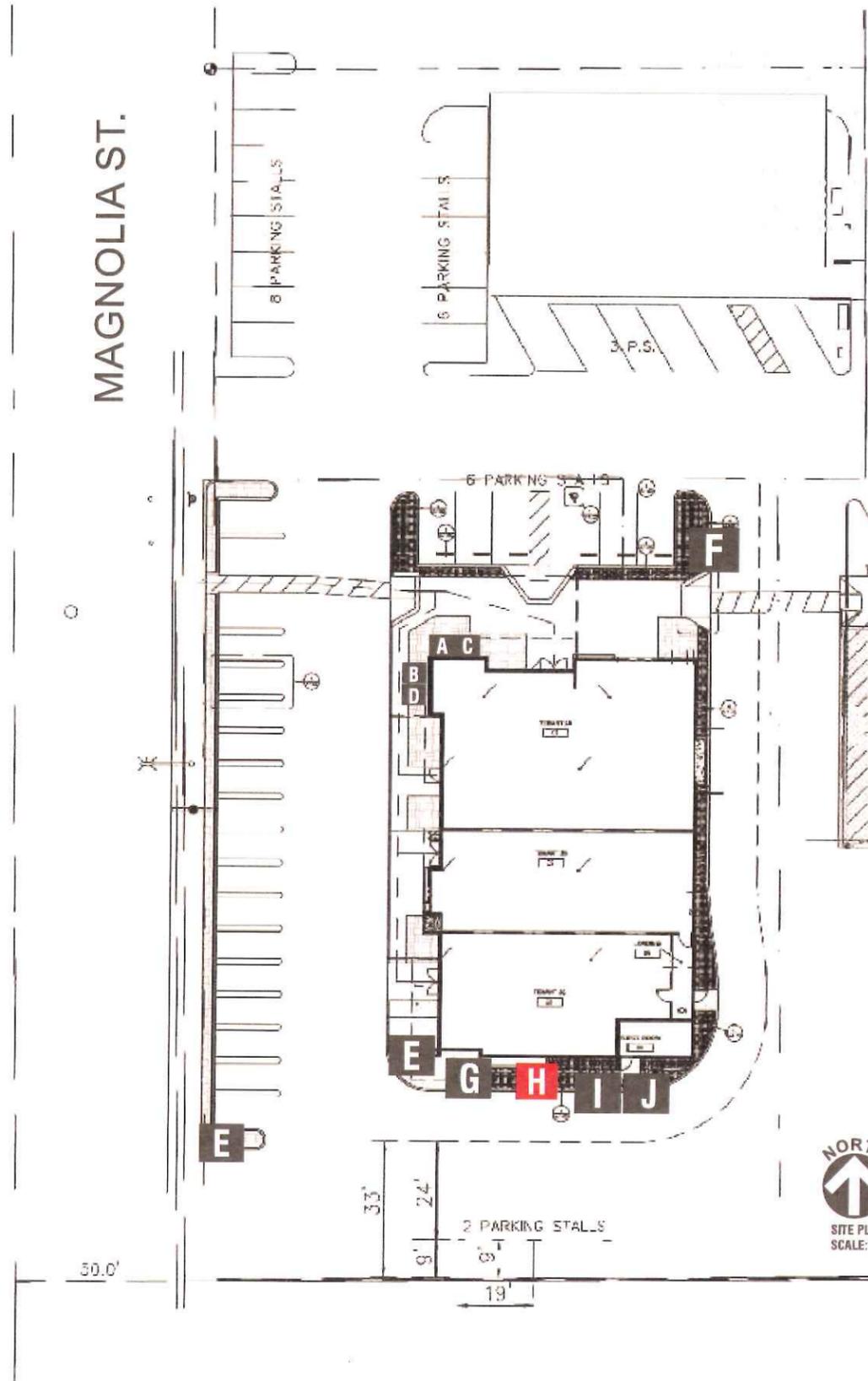
16.5 SQ. FT.



ORDERING SPEAKER



20 SQ. FT.



3301 S. Susan St.
Santa Ana, CA 92704
714-540-5454 Ph 714-540-5959 Fax

Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

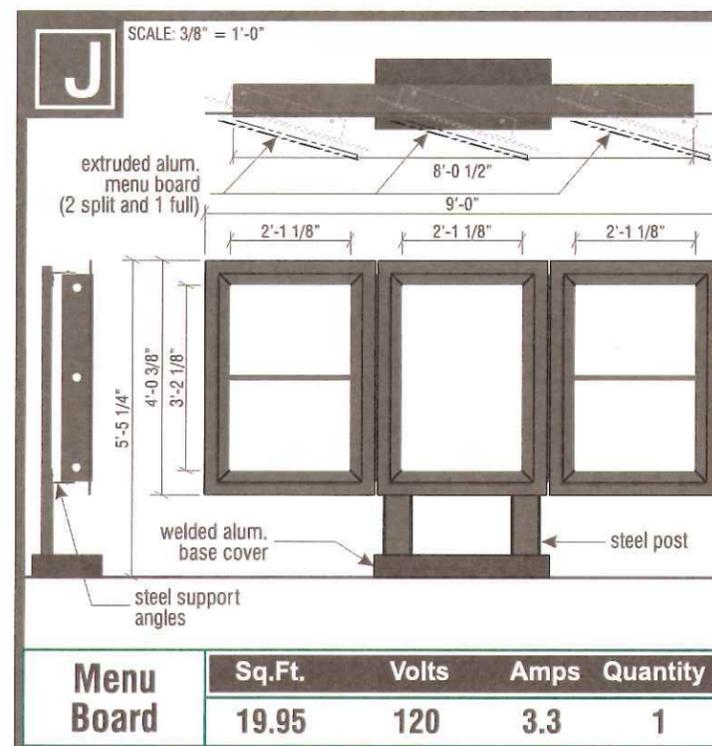
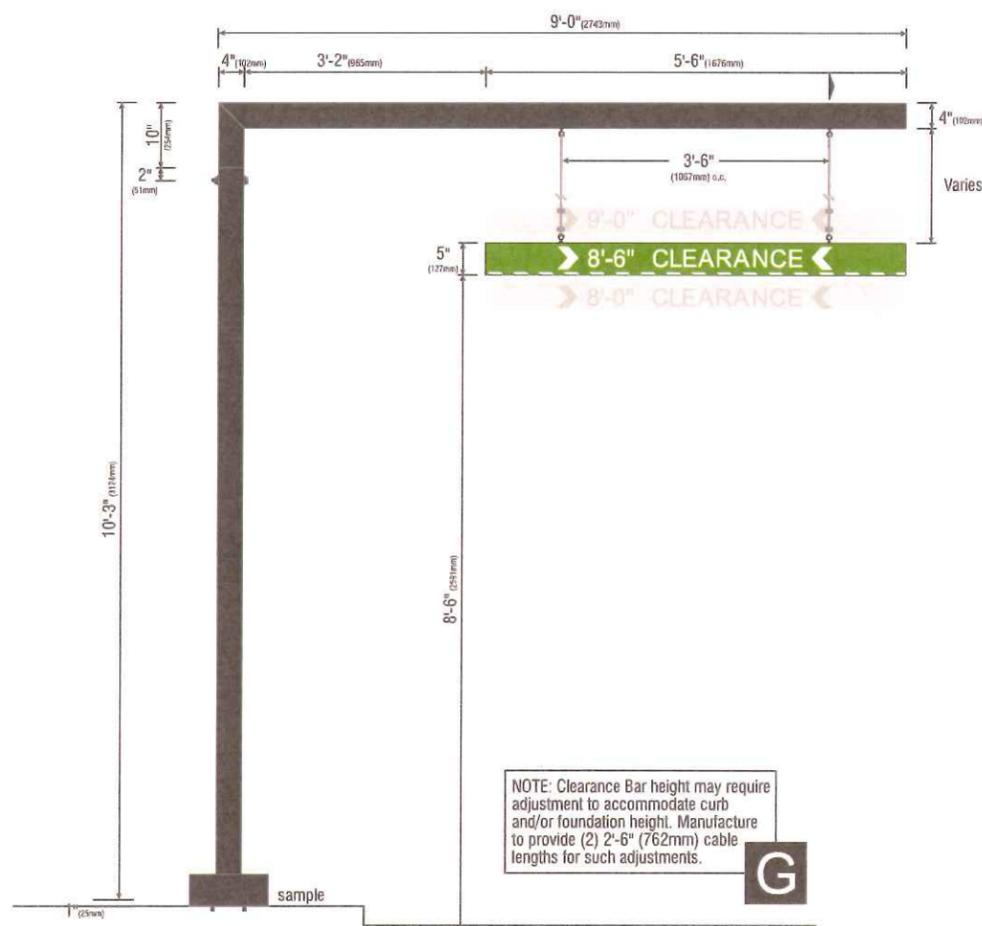
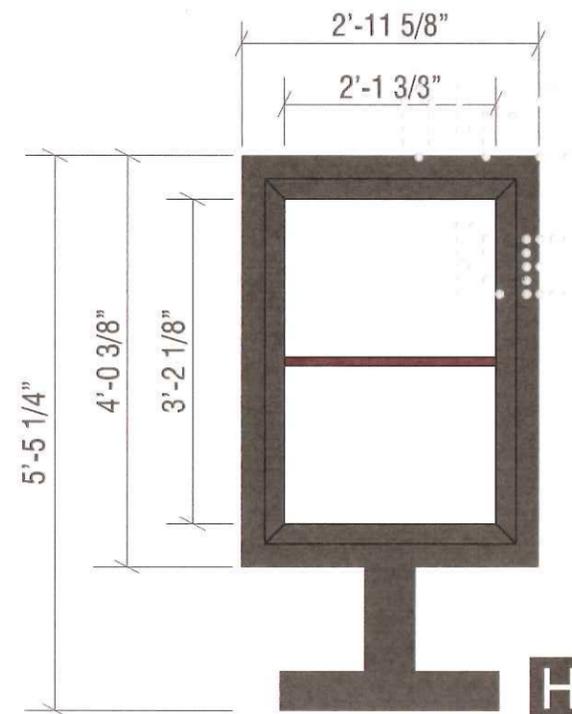
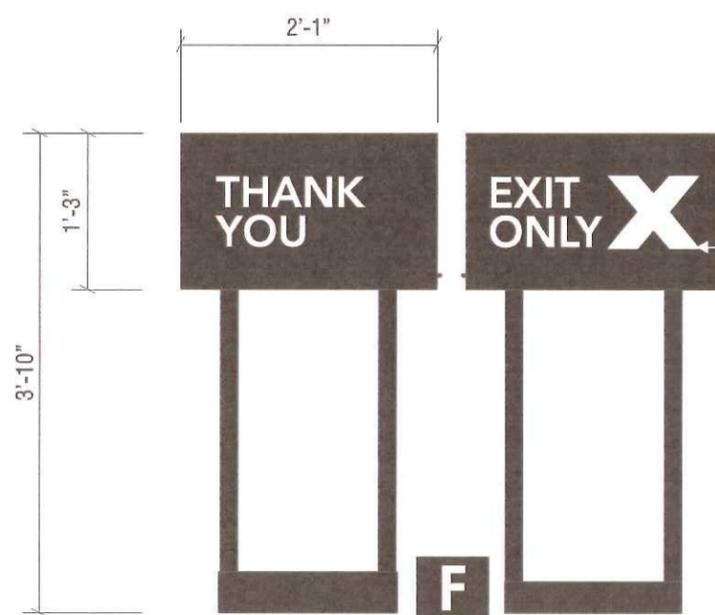
Revision: _____

1. 02.22.19 JM
2. 04.15.19 JM

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Client: _____

STARBUCKS COFFEE

Location: _____

Magnolia & Adams

20100 Magnolia St.
Huntington Beach, CA

Drawn By: _____ Salesperson: _____

TB DC

Drawing: _____ Option _____

S-MAGADA

Drawing Date: _____

04.10.17

Revision: _____

- 02.22.19 JM
- 04.15.19 JM

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