

401 Main Street - Master Sign Program



Huntington Beach, CA

Robert Koury Properties | 200 Main Street | Ste 206
Huntington Beach, CA 92648



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

INTRODUCTION

The purpose of this program is to establish sign design standards and general guidelines that assure consistency in quality and necessary to balance maximum identification within an overall harmony of design for the project.

Conformance to this sign program criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the tenant and/or sign contractor.

GENERAL REQUIREMENTS

- a. All work is to be performed by a professional sign company. Said sign company must be in possession of a current state contractor’s license and a City business license to perform such work. Said company must maintain a minimum of \$1,000,000 insurance to be working on property.
- b. Each tenant shall submit or cause to be submitted to the landlord and the City of Huntington Beach for approval before fabrication three (3) copies of detailed drawings, to scale, indication the location, size, layout, design and color of the proposed signs, including all lettering and or graphics. These drawings should be submitted along with a site plan indicating the location of the lease space on the site, and elevation showing sign placement and lease space width. All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent tenant signage, if applicable.
- c. All signs shall be reviewed and approved in writing by the landlord for conformance with this sign program and overall design quality as well as tenant’s lease agreement.
- d. All signs must comply with current City of Huntington Beach planning, zoning, building and electrical codes.
- e. City Approval and Permits: Upon approval by the landlord, tenant shall secure a sign permit from the City of Huntington Beach by bringing three (3) color copies of the proposed drawings (as approved by the landlord) to the Planning Division. All permits required by the City of Huntington Beach for signs and their installation must be obtained and paid for by the tenant prior to installation.
- f. All building signs shall be constructed and installed at tenant’s expense. Tenant is also responsible for maintenance of building signs.
- g. In the event a tenant vacates the leased premises, tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
- h. Tenant’s sign contractor shall repair any damage to any work caused during installation of sign. Incomplete repairs are the ultimate responsibility of the tenant.

APPROVAL PROCEDURE

All signs installed or displayed on the premises of 401 Main Street must have written approval of the Landlord and the City of Huntington Beach. The aesthetic characteristics of the signs (i.e., placement, size, proportion, color, textures, method of fabrication, etc.) are subject to the discretionary approval of the landlord and the City within the context of this sign program.

Prior to submission to the City of Huntington Beach for permits, and prior to construction and installation of any sign covered by this sign program, the tenant must submit three (3) sets of professionally prepared drawings of their proposed signage meeting this sign program for review and approval by the landlord and the Planning Division.

- l. Upon notice by the City of Huntington Beach or landlord, tenant shall be required to repair or refurbish their sign structure, sign face and/or sign illumination within seven (7) working days.
- j. Tenant is responsible for maintenance and cost of electricity for their own signage. The tenant or landlord shall be responsible to provide a designated electrical circuit from electrical panel for their signage. Tenant shall provide primary wiring from electrical sub-panel to J-box at sign location.
- k. Tenant shall be fully responsible for the operations of its contractor and shall indemnify, defend and hold harmless the landlord and his agents from damages or liabilities resulting from its contractor’s work.
- l. Registered trademarks, herein referred to as Registered Corporate Identity, pertains to corporate logos and logotypes that have been registered and are on file with the UNITED STATES PATENT AND TRADEMARK OFFICE in Washington, D.C.
- m. Signs not covered by this sign program are not allowed.
- n. All signs must have the sign manufacturers name, address, and telephone number conspicuously and permanently attached on the rear exterior of the sign.
- o. Leasing signs shall be restricted to the window of the available suite. These signs shall follow the same criteria as window sings.
- p. For businesses without a registered corporate logo/typeface, the Helvetica Neue is permitted. Approved color(s) are black or white depending on the color of the fascia upon which the sign is placed. Internal white LED face illumination.



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Koury
Properties

Address:

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City:

Huntington Beach

Drawn By: Salesperson:

JM DC

Drawing Number:

Drawing Date:

06.03.21

Revision:

- 1. 06/09/21 - JM
- 2. 06/11/21 - JM
- 3. 07/21/21 - JM
- 4. 08/03/21 - JM
- 5. 08/12/21 - JM
- 6. 08/30/21 - JM
- 7. 11/23/21 - JM

CUSTOMER / LANDLORD APPROVAL

SIGNATURE

DATE

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PROHIBITED SIGNS

- a. No sign is permitted that:
- i. Is dangerous or confusing to motorists on the public right-of-way, including any sign which by its color, word ing, design, location or illumination resembles or conflicts with any official traffic-control device or in any way impedes the safe and efficient flow of traffic.
- ii. Is in a condition which presents a danger of injury to the public.
- iii. Incorporates mechanical movement or in any way gives the illusion of motion, moving parts, rotation or any flashing, moving or intermittent lighting, other than a sign providing a time-and temperature or similar public service display.
- iv. Impedes free ingress and egress from any door, window or exit way required by building or fire regulations.
- v. Emits sound, smoke, visible particles or odors, except that speakers on drive-through facilities shall be permitted
- vi. Is attached to or maintained upon any public utility pole or structure, or tree.
- vii. Is an A-frame, sandwich board or other portable, temporary advertising display.
- viii. Is temporary or special event flags, banners, festoons, flag canopies or other displays, except as ermitted by a special event sign permit by the Planning Division.
- ix. Is a sculptured, molded or otherwise fabricated representational object used for the purpose of visually conveying business identification or product advertising.
- x. Is an aerial or balloon type of sign.
- xi. Duplicates or repeats copy on the same sign.
- xii. Is a graphic of paint or other material on a building for the purpose of amplifying or directing attention to a sign, unless approved by the planning director.

OTHER RESTRICTIONS

- a. Illegal Signs
Any sign that is deemed not to be in conformance with this Sign Program or erected without approval by the City of Huntington Beach is considered an illegal sign. The landlord, at its sole discretion and at occupant’s expense may correct, replace or remove any illegal sign.
- b. Abandonment of Signs
A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 90 days.



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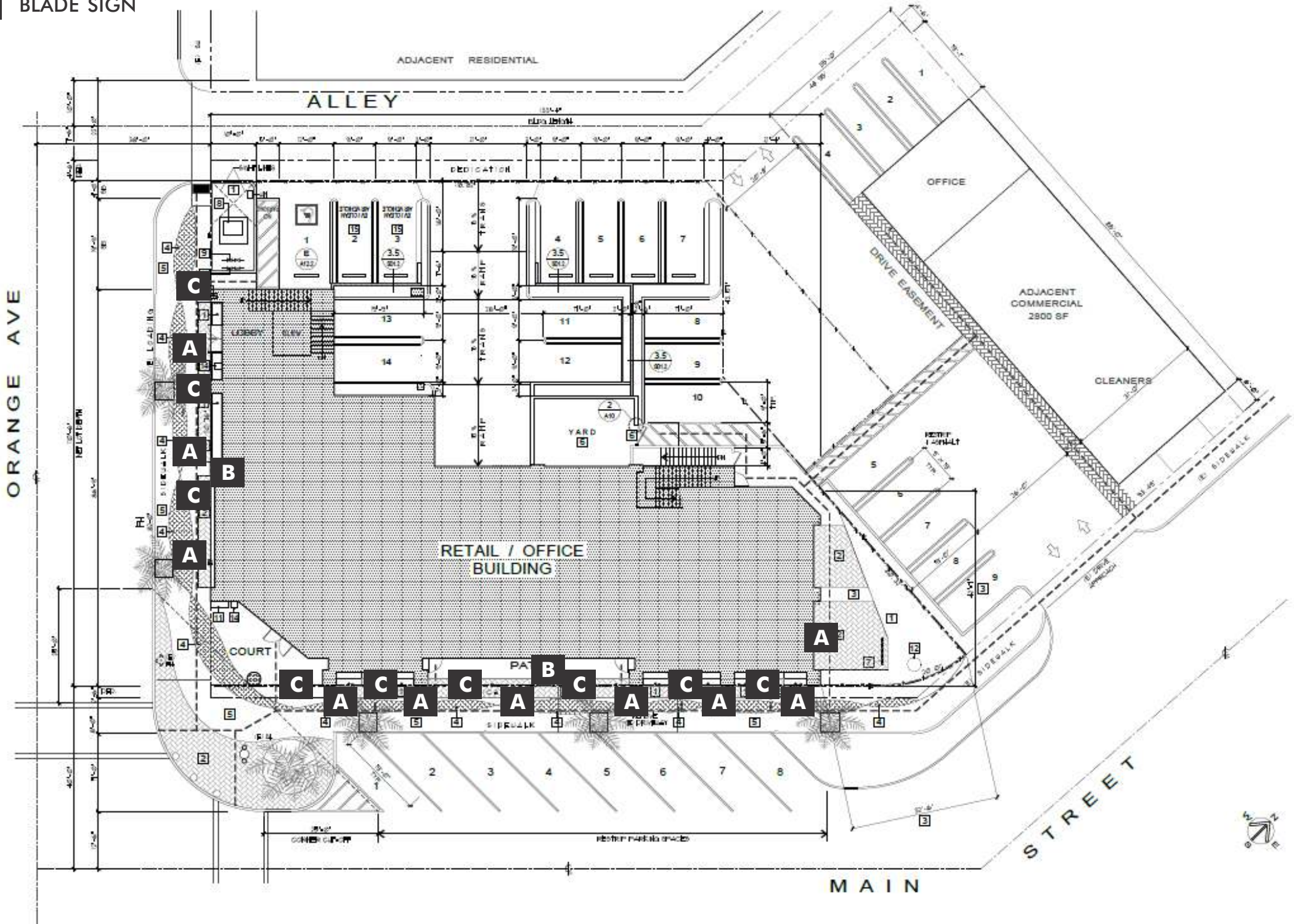
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- SIGN TYPE
- A

1ST Floor Tenant ID
- B

2nd Floor Tenant ID
- C

BLADE SIGN



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Backer: Fabricated aluminum raceway containing wiring/power supplies painted to match fascia .
Letters/Logos: Individual, internally illuminated facelit pan channel letters/logos.

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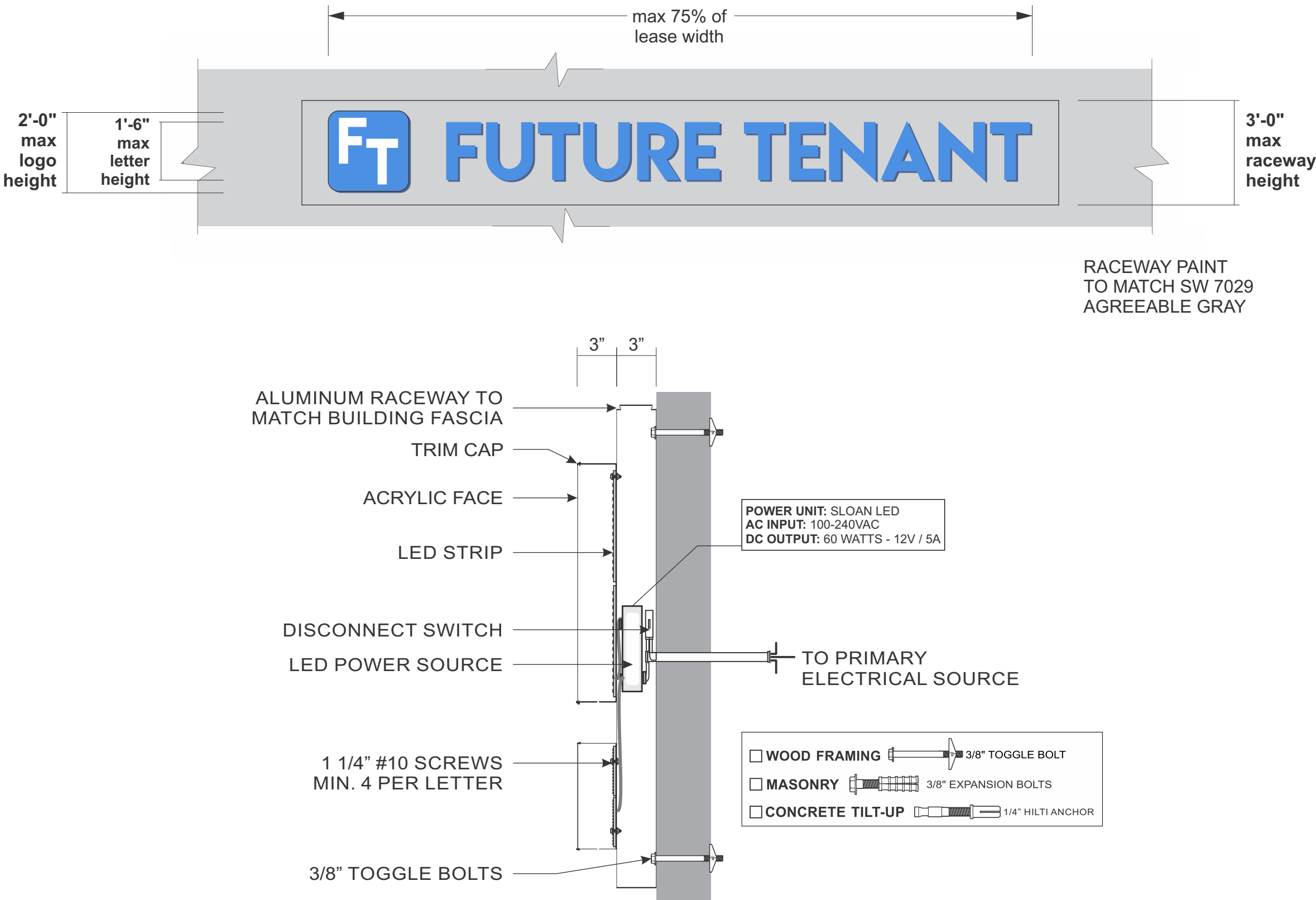
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Letters: Individual, non-illuminated flat cut out mounted flush to fascia.

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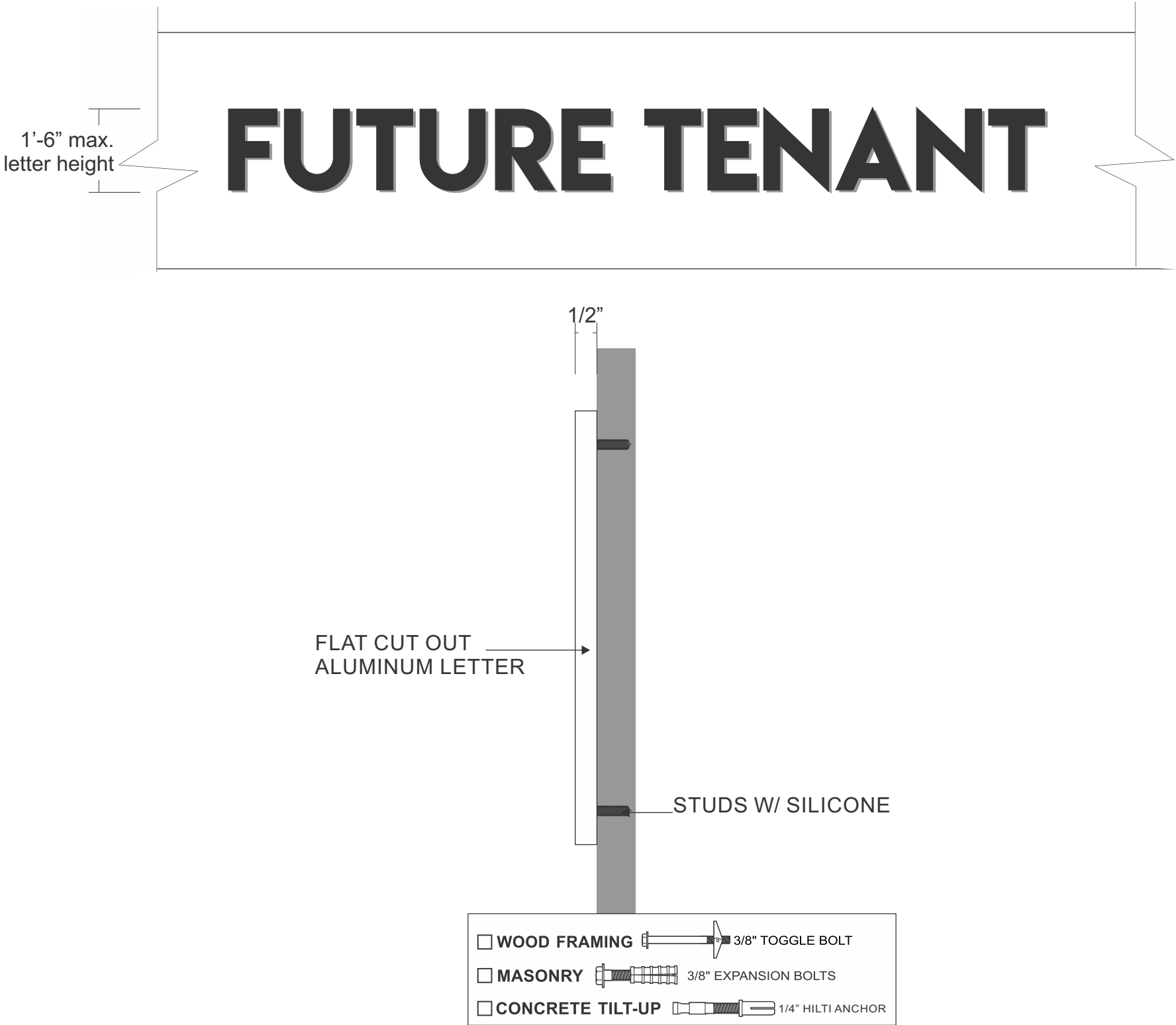
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SIGN TYPE **C** 1st Floor Blade

Double Sided Blade: Fabricated aluminum routed-out for push-thru acrylic copy.
Internal white LED illumination



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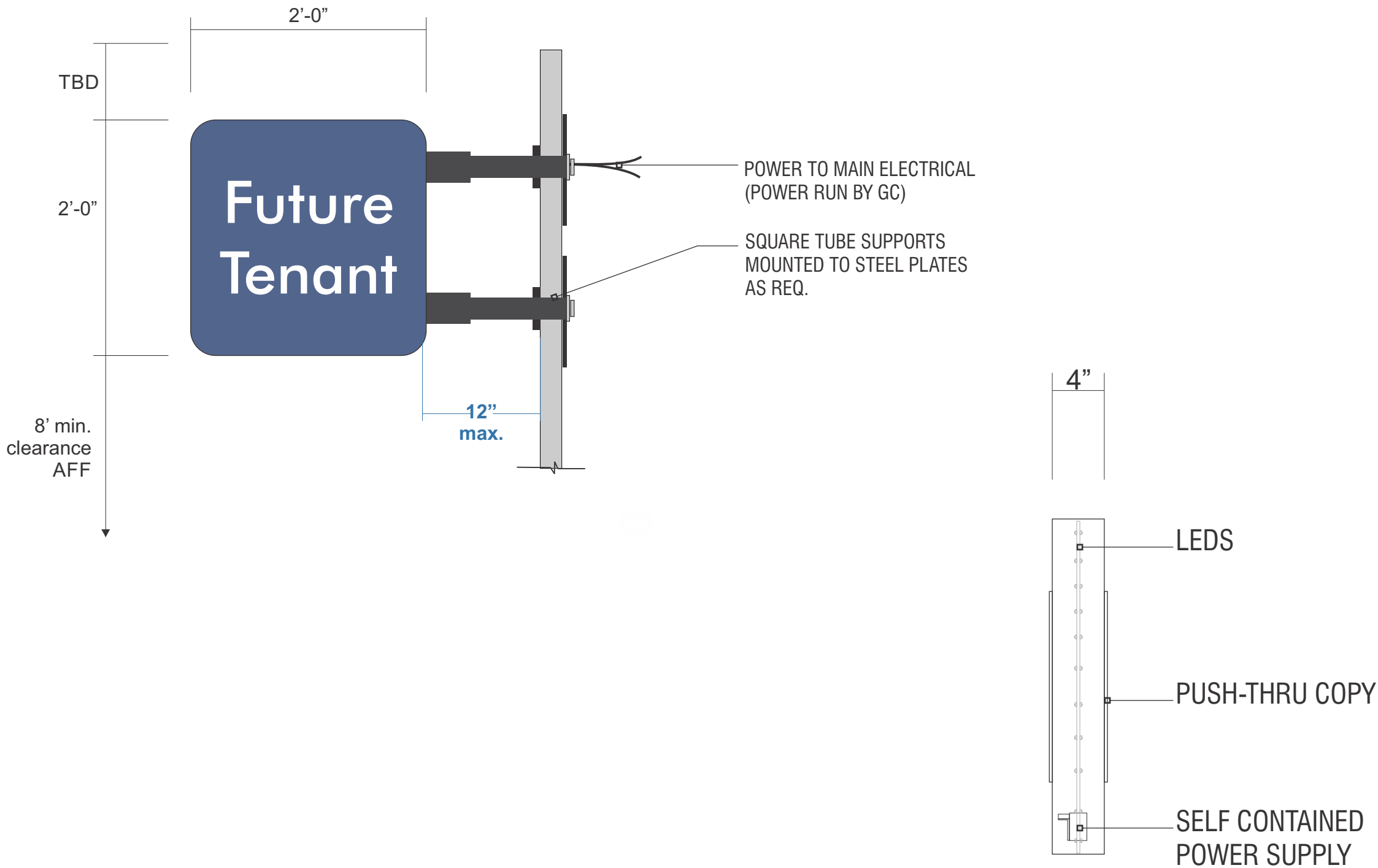
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Side View

EAST ELEVATION (MAIN ST.)

Location: Centered on fascia above store entrance.

Quantity: (1) one wall sign and (1) blade sign per street facing elevation.

Max Width: 75% of lease width.

Max Height: 1st floor tenants: Logo 2'-0" / Letter 1'-6"
2nd floor tenant: 1'-6" letters only

Max Square Footage: 1 sq. ft. per linear foot of lease frontage



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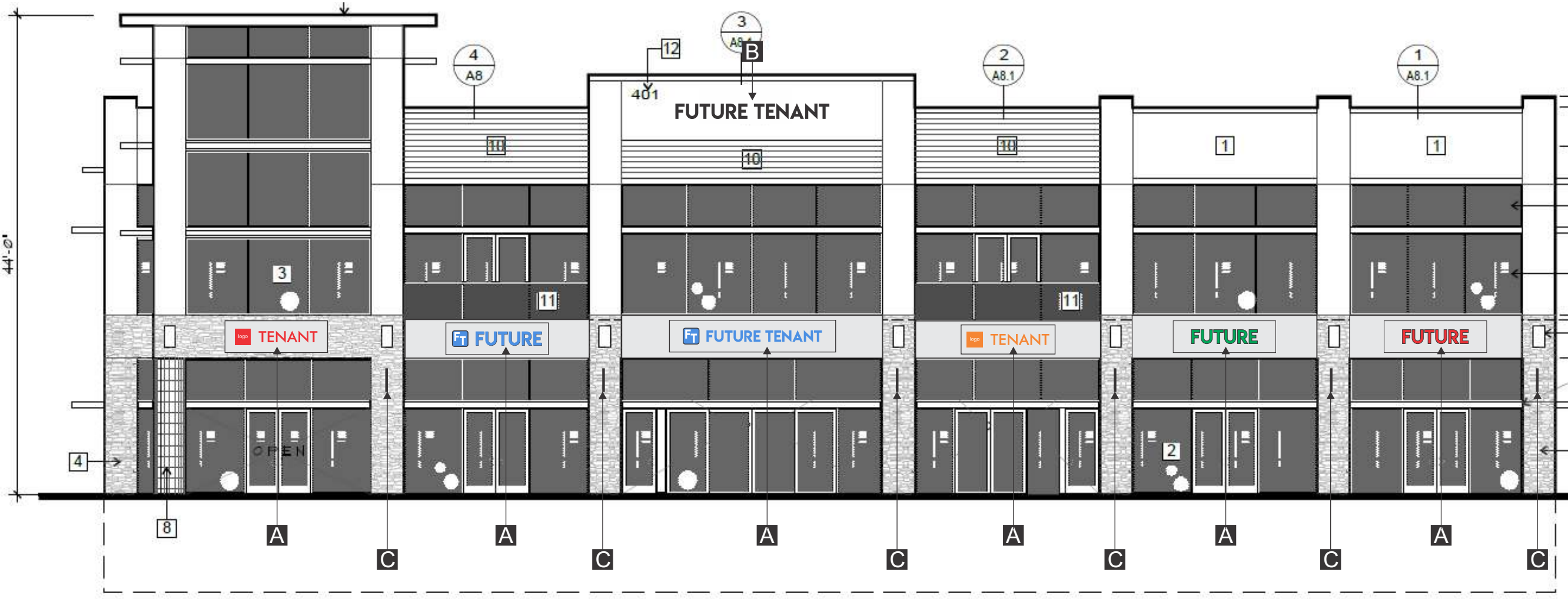
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SCALE: 3/32" = 1'-0"

SOUTH ELEVATION (ORANGE AVE.)

Location: Centered on fascia above store entrance.

Quantity: (1) one wall sign and (1) blade sign per street facing elevation.

Max Width: 75% of lease width.

Max Height: 1st floor tenants: Logo 2'-0" / Letter 1'-6"
2nd floor tenant: 1'-6" letters only

Max Square Footage: 1 sq. ft. per linear foot of lease frontage



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NORTH ELEVATION - SUITE 111 SIGN

Location: Centered on fascia above store entrance.

Quantity: (1) one wall sign and (1) blade sign per street facing elevation.

Max Width: 75% of lease width.

Max Height: 1st floor tenants: Logo 2'-0" / Letter 1'-6"

Max Square Footage: 1 sq. ft. per linear foot of lease frontage



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