



681-721 S. Parker St.  
Orange, CA 92868

April 4, 2012



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**Property Owner/  
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Orange, CA 92868  
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**Sign Contractor /  
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300 E. Chapman Ave.  
Orange, CA 92866  
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Email: rgarcia@cityoforange.org



## CITY OF ORANGE SIGN PROGRAM CONDITIONS OF APPROVAL



1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits date stamped April 4, 2012, including modifications required by conditions of approval, and as approved by the Design Review Committee.
2. When signs are removed, the building(s) will be repaired so that the patchwork is not visible. The materials used to patch the holes shall be the same material, color and texture as the building. If glue is used, excess glue shall be removed and building restored to its original condition.
3. Graffiti shall be removed from the exterior walls and windows of the licensed premises within 72 hours of discovery.
4. The applicant (Claus Dieckell, property owner) agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
5. The final approved conditions shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
6. Prior to issuance of building permits, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District and School District, as required.
7. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this Design Review Permit.
8. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original date.

# GENERAL INFORMATION

## TENANT PROCEDURES & REQUIREMENTS



**I.** Prior to commencement of any sign work or obtaining permits, Tenant shall submit to the Property Owner 3 copies of detailed shop drawings (11" x 17" format only) prepared by the Tenant's licensed sign contractor to include the following for each sign desired:

**A.** For Wall Signs, an accurately scaled full-color elevation of the Tenant's entire storefront depicting the location of the sign and dimensions indicating the Tenant's leasehold frontage, the overall height of the sign and both the vertical and horizontal distances of the sign from the edges of the sign area or appropriate architectural features.

**B.** For Ground Signs and Wall Signs, an accurately scaled full-color drawing of the sign with fully dimensioned features, letters and logos, and complete specifications of all materials, colors, finishes, means of illumination and other pertinent details.

**C.** For Ground Signs and Wall Signs, an accurately scaled cross section for each individual sign type depicting the means of attachment or ground placement, all materials and electrical parts to be used, electrical specifications, and dimensions or specifications indicating sign and material height and depth.

**D.** For Ground Signs, an accurately scaled full property site plan depicting the location of the sign and including dimensions indicating distances from the property line or other applicable property features. Other larger scaled detailed drawings may be required to establish the sign location.

**E.** A sample board may be required with material samples and colors including but not limited to: metals, paint colors and finishes, trims, faces and face decorations and lighting colors.

**2.** If such designs are rejected by the Property Owner, Tenant must resubmit corrected designs until Property Owner's approval is obtained.

**3.** Tenant's contractors and their agents must be lawfully licensed and bonded according to the State Contractors License Law and possess a minimum of 2 million dollars general liability insurance. The Property Owner may require the Insurance Certification from the contractor or any of its agents providing work of services upon the property, prior to sign approval.

**4.** Tenant shall not install any sign without all required permits from any local authority holding jurisdiction over such work. Tenant shall obtain Property Owner's approval prior to making applications for any permits.

**5.** In the event of any future modifications, revisions or changes to Tenant's signs occurring during the term of the Tenant's lease, Tenant shall resubmit for Property Owner's approval according to the requirements of the original sign submittal process and abide by all of the regulations of this Sign Program.

**6.** Tenant must not allow building structural or architectural modifications to occur without prior written approval of the Property Owner. Property Owner may require detailed and engineered drawings prior to approval and notwithstanding, all such work must comply with all applicable building and electrical codes.

**7.** Tenant shall be responsible for all costs associated with the manufacture, installation, maintenance and removal of their signs, including but not limited to, permits, engineering, designs, corrections, building modifications necessary for electrical or service access, repairs, cleaning, refinishing, refurbishing, personal or property damage as a result of sign malfunctions, sign removal and disposal resulting from violation of the regulations of this Sign Program, sign removal and repair of building damage after vacancy or loss of lease.

**8.** Tenant shall be responsible to see that all of the requirements of this Sign Program are met in regards to Tenant's own signs.

**9.** Within 30 days of vacating premises or loss of lease, Tenant shall completely remove and dispose of all of Tenant's signs and restore the building surfaces to their original condition.

**10.** Tenant will be responsible for all costs associated with the removal, disposal and repair of building damages at the Property Owner's discretion if any part of these requirements are violated.

## GENERAL INFORMATION

# MINIMUM SIGN STANDARDS

All signs shall be manufactured and installed according to the following minimum standards:

**A.** Signs shall be in compliance with U. L. Laboratories, the National Electric Code (NEC), the Uniform Building Code (ICBO) and any other Federal, State and Local building codes that are required.

**B.** Electrical Signs shall bear U. L. labels applied by an U. L. Laboratories licensed manufacturer, Manufacturer's labels and Permit Stickers (where required). Manufacturer's labels shall not be visible from parking or the street, or from any normal viewing angle. Permit Stickers shall be applied with minimum visibility so as to only comply with the local authority's minimum placement requirements.

**C.** All sign companies and their agents shall be lawfully licensed and bonded according to the State Contractor's Board requirements and with any local authorities where licensing is required. All sign companies and their agents shall be insured with a minimum of 2 million dollars general liability insurance.

**D.** No sign shall be installed without Permits from every appropriate local authority and without required preliminary or final inspections, such inspections having been completed within 90 days of the commencement of the sign installation.

**E.** All signs shall be manufactured and installed according to the highest sign industry standards, using the best quality materials and utilizing the best processes available at the time the work occurs. The Property Owner shall reserve the right to reject any work that it considers sub-standard.

**F.** Where metal is used in fabricating, such metal must be non-ferrous (preferably aluminum) and any hardware use to fasten signs to the building must be stainless steel or zinc coated to prevent rust.

**G.** Signs must be fabricated with little or no visibility of seams, welds or fasteners. All exposed seams must be filled flush and finished so as to be an invisible part of their adjacent surfaces. All exposed welds must be ground smooth and finished so as to be an invisible part of their adjacent surfaces. All exposed fasteners such as rivets and screws must be flush, filled and finished so as to be an invisible part of their adjacent surfaces.

**H.** Signs must use a minimum .080" depth of material on any flat, exposed surfaces, and greater depth is required to eliminate "oil canning", any noticeable warping or visibility of any interior frame attachments.

**I.** No exposed angle clips or black iron may be used as installation hardware. Installation parts must be hidden when possible, and when exposed (such as spacers) to any angle of view, must be painted to match either the building wall or the adjacent sign surface.

**J.** Painted finishes must be smooth and uniformly covered, without intermittent orange peel, drips or runs and remain free from blistering, peeling, chipping or fading for a minimum of 1-year from the commencement of installation. Enamel paints must be of automotive quality and all painted finishes must be applied using the paint manufacturer's recommended methods, preconditioning and primers.

**K.** No color hues and finishes prone to early fading may be used. All exposed metals, plastics, vinyls, including printed vinyls and other parts must be painted, finished, applied and / or fabricated in



accordance with the original product manufacturer's recommendations in order to maintain their warranty which must be a minimum of 5-years.

**L.** Internal lighting must be uniform and free of "hot spots" or shadowing. Fluorescent lamps must be either single pin or high output and placed with a minimum on center distance of 12" apart and 6" from the interior sign edge. Neon transformers must be 30 MA, and neon must be placed with a minimum on center distance of 5" apart and 2 1/2" distance from the interior sign edge. LED lighting must be 5 watts per unit, minimum. Light leaks are not permitted.

**M.** Exposed neon housings, supports, backs, crossovers and returns must be painted with opaque paint to match the adjacent sign surface.

**N.** Exposed conduits, junction boxes or electrical parts are not permitted.

**O.** Sign content may include Commercial or Non-commercial messages and items as described in the City of Orange Municipal Code #09-11, Chapter 17.04.038, under "Signs," "Signs, Commercial" & "Signs, Non-Commercial".

**P.** Any signs deemed by the Property Owner not to comply with these requirements may be removed at the expense of the lessee.



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# GENERAL INFORMATION

## PROHIBITED SIGNS

Any sign of the following type or specifications shall be prohibited:

1. Signs advertising any entity, products, events or subjects unrelated to the property upon which said sign is located. This includes but is not limited to Outdoor Advertising, Billboards and Off-Site signs of all types.
2. Roof signs or signs projecting above a building parapet or roof line.
3. Signs that constitute a traffic hazard by using symbols, colors, designs or words commonly used on traffic signs and signals in such a manner as to interfere with, mislead or confuse pedestrian or automotive traffic.
4. Signs that flash, make audible sounds, or have animation; or have parts that do so.
5. Signs affixed to vehicles (aside from those used exclusively for delivery) for the purpose of advertising any entity, product, event or subject whether related or unrelated to the property upon which such vehicle is parked. Such vehicles may be towed away at the vehicle owner's expense at the Property Owner's discretion.
6. Temporary signs such as but not limited to banners, flags, pennants or balloons unless specifically allowed by and in accordance with the code of the local authority. Notwithstanding, one leasing sign shall be permitted with previous written approval by the Property Owner and limited to 32 square feet in sign area.
7. Signs that violate any law or regulation whether Federal, State or Local.
8. Signs in unlawful proximity to power lines and that are attached to or interfere with any public utility.
9. Portable signs, Sandwich Board signs or inflatable displays.
10. Holiday lighting, light bulb strings or the like with the exception of any such decoration that the Property Owner may choose to apply.
11. Signs displaying profanity, obscene images or immoral content as deemed so by the Property Owner.
12. Signs affixed to any parts of the buildings or premises that are not a normally acceptable location for signs such as but not limited to, stand pipes and drains, roofing or roof equipment, roof or parapet flashing, window frames, awnings and canopies, light standards, poles or sign posts.
13. Signs left abandoned beyond 30 days after tenant's lease expires or tenant vacates property whether or not voluntarily.
14. Signs in unclean condition or in need of repair or maintenance for a period not to exceed 30 days.
15. Window signs including but not limited to neon displays, neon window borders, lighted cabinets, non-illuminated vinyl, printed or painted graphics or lettering, except those as specifically permitted in this Sign Program or as permitted by previous written approval of the Property Owner.
16. Paper, cardboard or foam core signs, decals or stickers, graffiti, or any sign that defaces property. Perpetrators of such signs may be liable to arrest and prosecution.
17. Any sign not previously approved by the Property Owner or in violation of this Sign Program. Any sign in violation of these prohibitions may be removed or repaired at the Property Owner's discretion at the violating lessee's expense.



**TYPE A HIGH RISE WALL SIGN ALLOWABLE PARAMETERS**



**Permitted Sign Type:** Individual illuminated channel letters and logos.

**Quantity allowed:** One per tenant elevation. Tenant need not have top floor occupancy, subject to Property Owner approval.

**Locations:** Where indicated within Wall Sign Areas as shown on pages C1 - C3.

**Maximum Sign Height:** 7'-0".

**Maximum Length:** As shown on pages C1 - C3 (approximately 66% of fascia area widths).

**Maximum Sign Area:** 7 Square Foot per each linear foot of building structure width at building top.

**Logo and Letter Styles:** May be according to tenant's design subject to final approval by the Property Owner.

**Sign Material & Color:** Illuminated letters must have black returns and black trim cap retainers and may have white or colored acrylic faces with translucent or digitally printed applied vinyl.

## TYPE B 3RD FLOOR WALL SIGN ALLOWABLE PARAMETERS



**Permitted Sign Type:** Individual illuminated or non-illuminated letters and logos placed directly upon the building wall.

**Quantity allowed:** One per tenant elevation.

**Locations:** Where indicated within Wall Sign Areas as shown on pages C4 - C6.

**Maximum Sign Height:** 6'-0".

**Maximum Length:** As shown on pages C4 - C6 (approximately 66% of fascia area widths).

**Maximum Sign Area:** 1 Square Foot per each linear foot of tenant frontage where the sign is located.

**Logo and Letter Styles:** May be according to tenant's design subject to final approval by the Property Owner.

**Sign Material & Color:** Illuminated letters must have black returns and black trim cap retainers and may have white or colored acrylic faces with translucent or digitally printed applied vinyl. Non-illuminated letters must be aluminum or stainless steel with 3/4" minimum returns and a black satin finish. Logos may have high-performance or digitally printed vinyl applied to the face.



## TYPE C 1ST FLOOR WALL SIGN ALLOWABLE PARAMETERS



**Permitted Sign Type:** Individual illuminated or non-illuminated letters and logos placed directly upon the building wall.

**Quantity allowed:** One per tenant elevation.

**Locations:** Where indicated within Wall Sign Areas as shown on pages C1, C4 & C6.

**Maximum Sign Height:** 3'-0".

**Maximum Length:** As shown on pages C1, C4 & C6 (approximately 66% of fascia area widths).

**Maximum Sign Area:** 1 Square Foot per each linear foot of tenant frontage where the sign is located.

**Logo and Letter Styles:** May be according to tenant's design subject to final approval by the Property Owner.

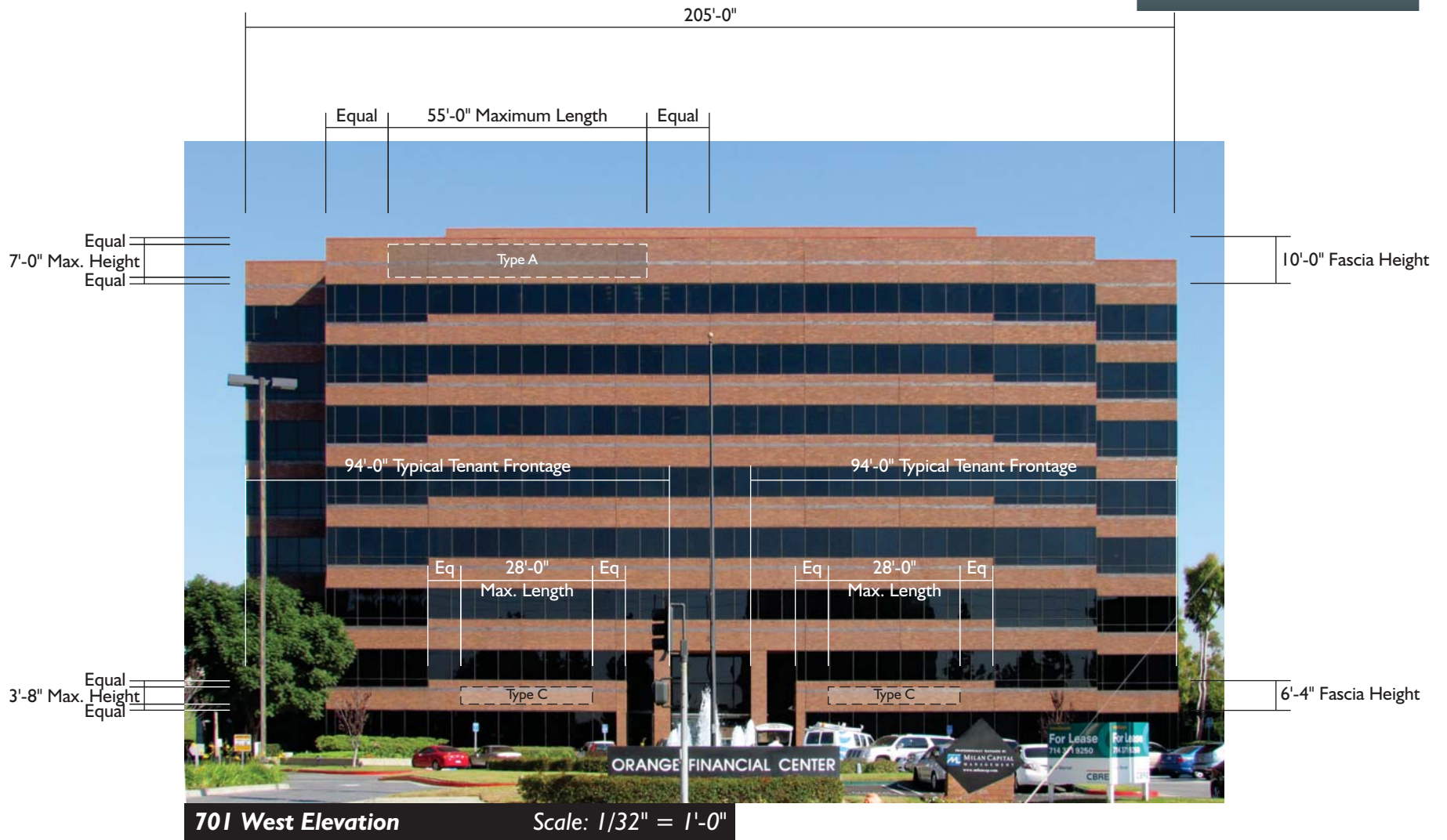
**Sign Material & Color:** Illuminated letters must have black returns and black trim cap retainers and may have white or colored acrylic faces with translucent or digitally printed applied vinyl. Non-illuminated letters must be aluminum or stainless steel with 3/4" minimum returns and a black satin finish. Logos may have high-performance or digitally printed vinyl applied to the face.

# TENANT WALL SIGNS

## TYPICAL ALLOWABLE SIGN AREAS

Key:

- Type A = Type A High Rise Wall Sign Area
- Type B = Type B 3rd Floor Wall Sign Area
- Type C = Type C 1st Floor Wall Sign Area

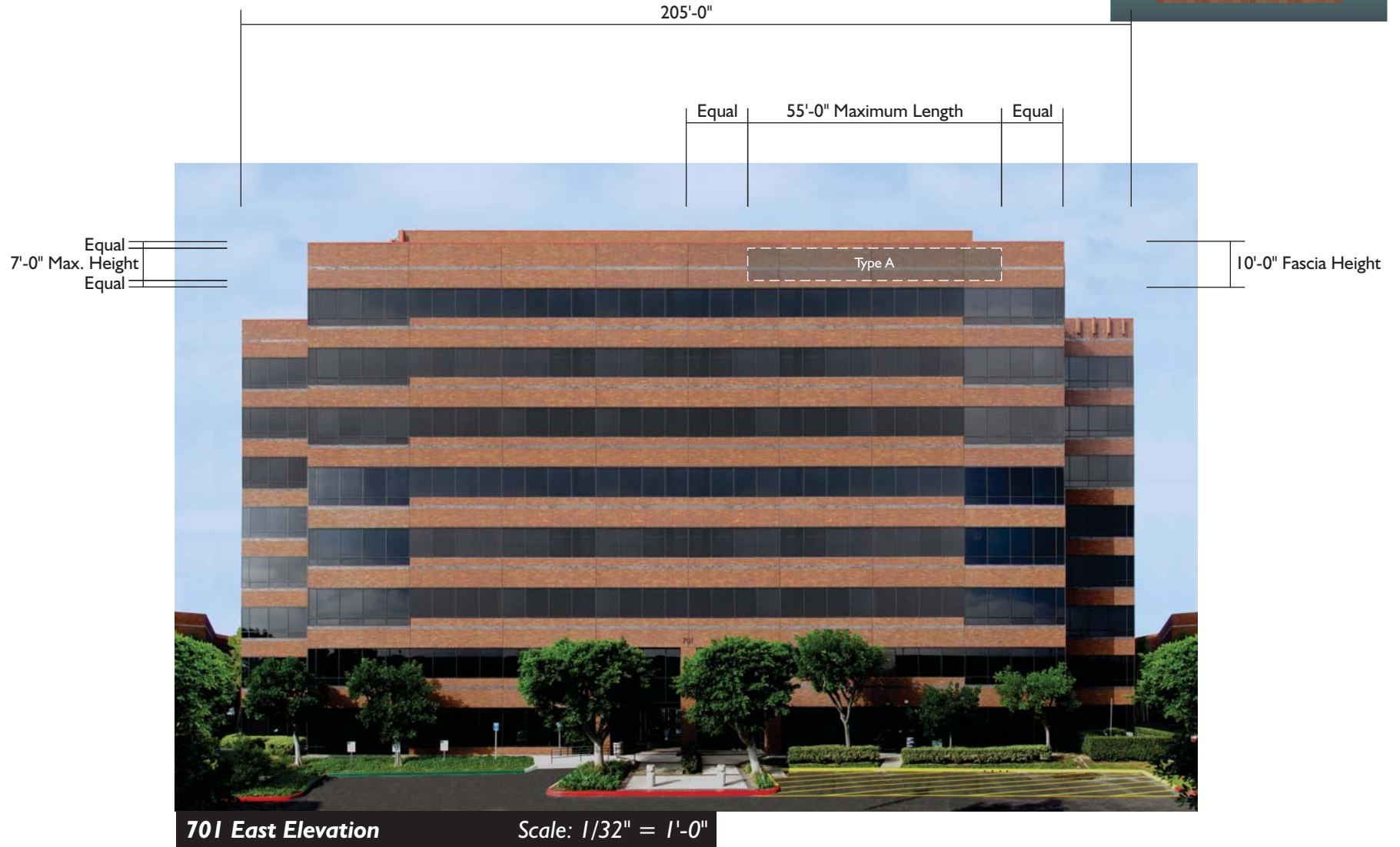


# TENANT WALL SIGNS

## TYPICAL ALLOWABLE SIGN AREAS

**Key:**

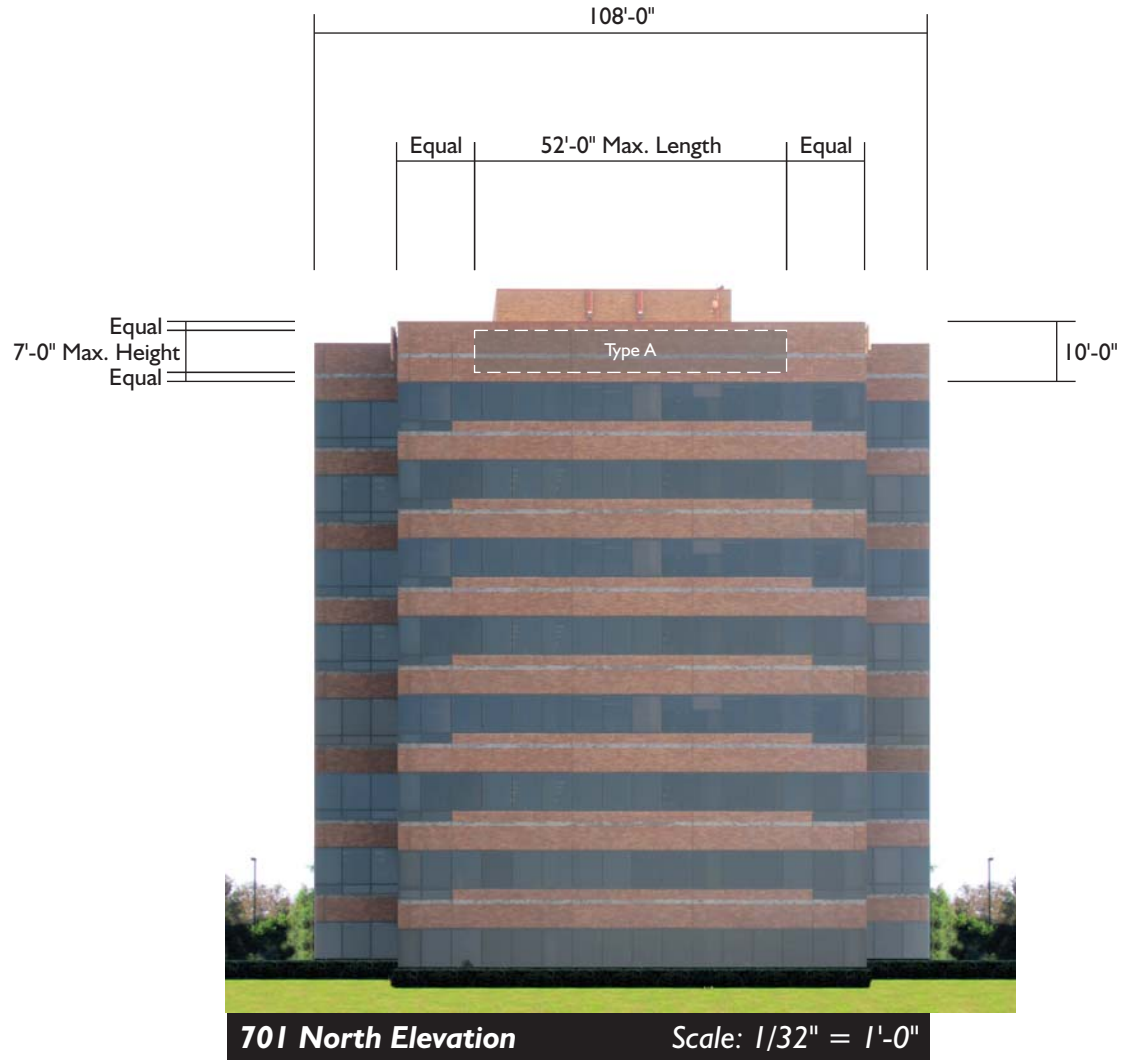
- Type A = Type A High Rise Wall Sign Area
- Type B = Type B 3rd Floor Wall Sign Area
- Type C = Type C 1st Floor Wall Sign Area



# TENANT WALL SIGNS TYPICAL ALLOWABLE SIGN AREAS

**Key:**

- Type A = Type A High Rise Wall Sign Area
- Type B = Type B 3rd Floor Wall Sign Area
- Type C = Type C 1st Floor Wall Sign Area

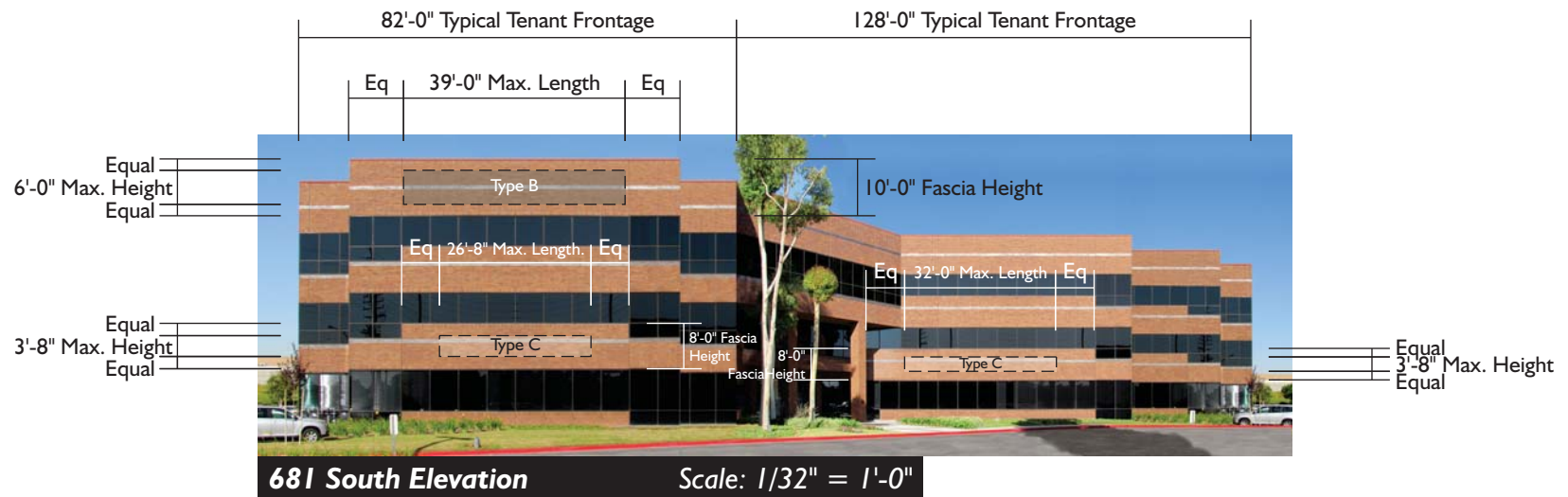
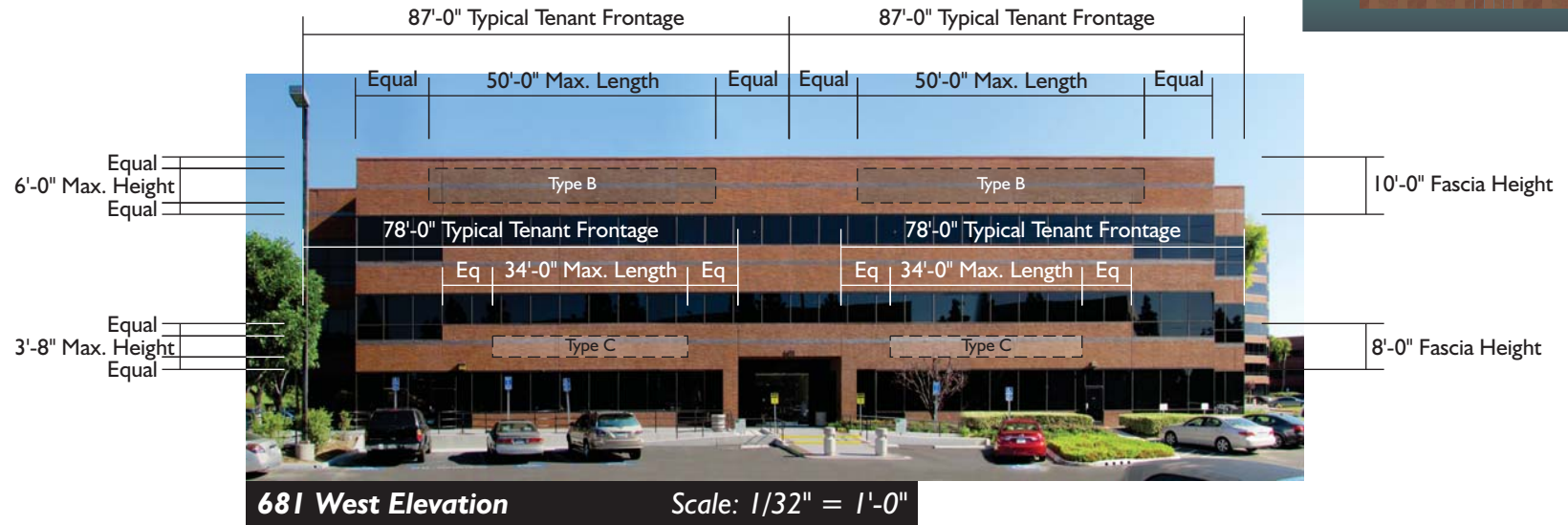


# TENANT WALL SIGNS

## TYPICAL ALLOWABLE SIGN AREAS

Key:

- Type A = Type A High Rise Wall Sign Area
- Type B = Type B 3rd Floor Wall Sign Area
- Type C = Type C 1st Floor Wall Sign Area

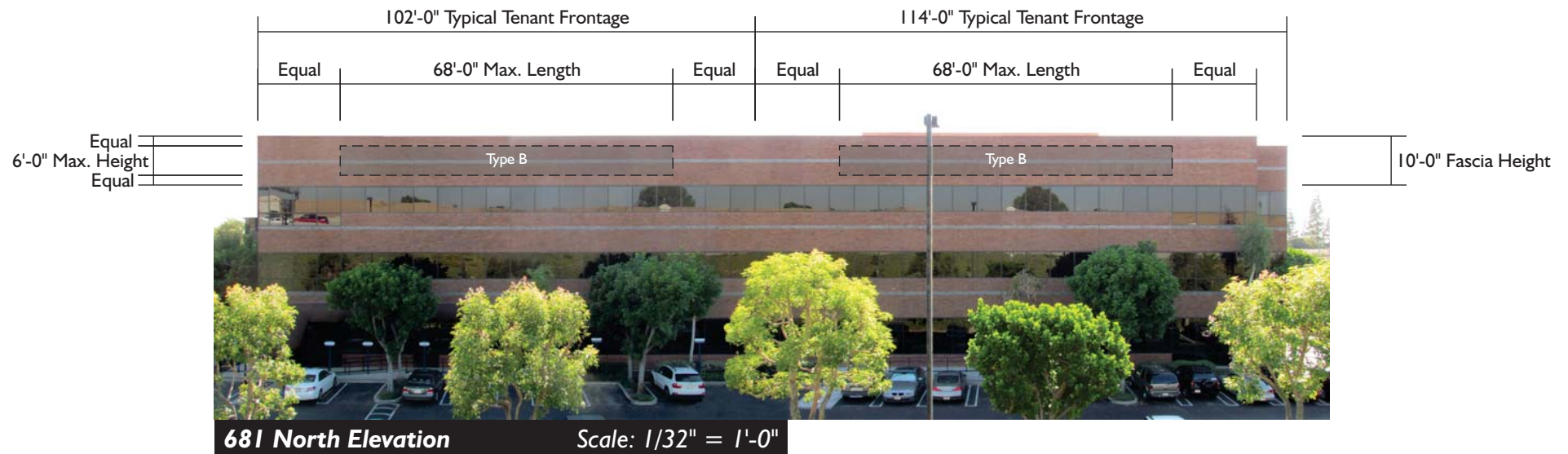
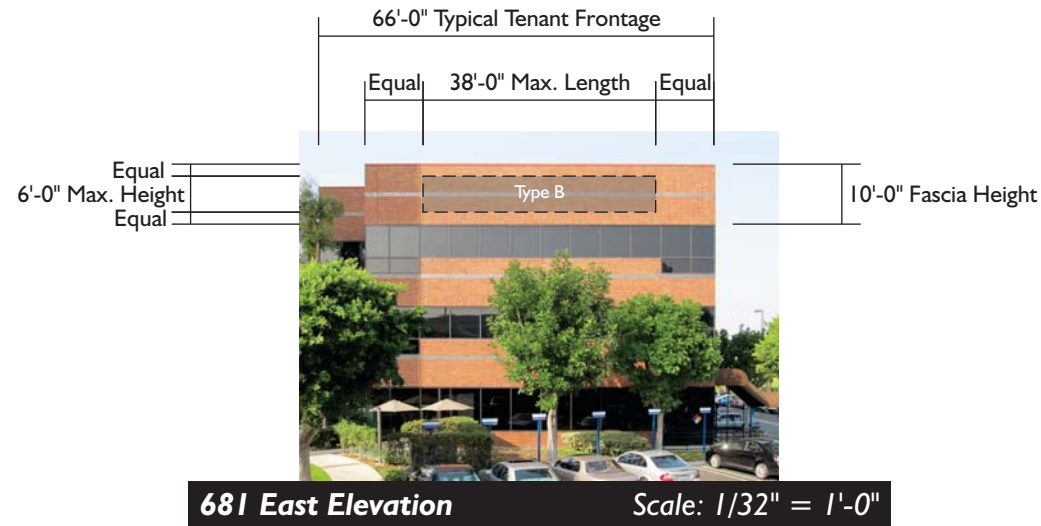


# TENANT WALL SIGNS

## TYPICAL ALLOWABLE SIGN AREAS

Key:

- Type A = Type A High Rise Wall Sign Area
- Type B = Type B 3rd Floor Wall Sign Area
- Type C = Type C 1st Floor Wall Sign Area

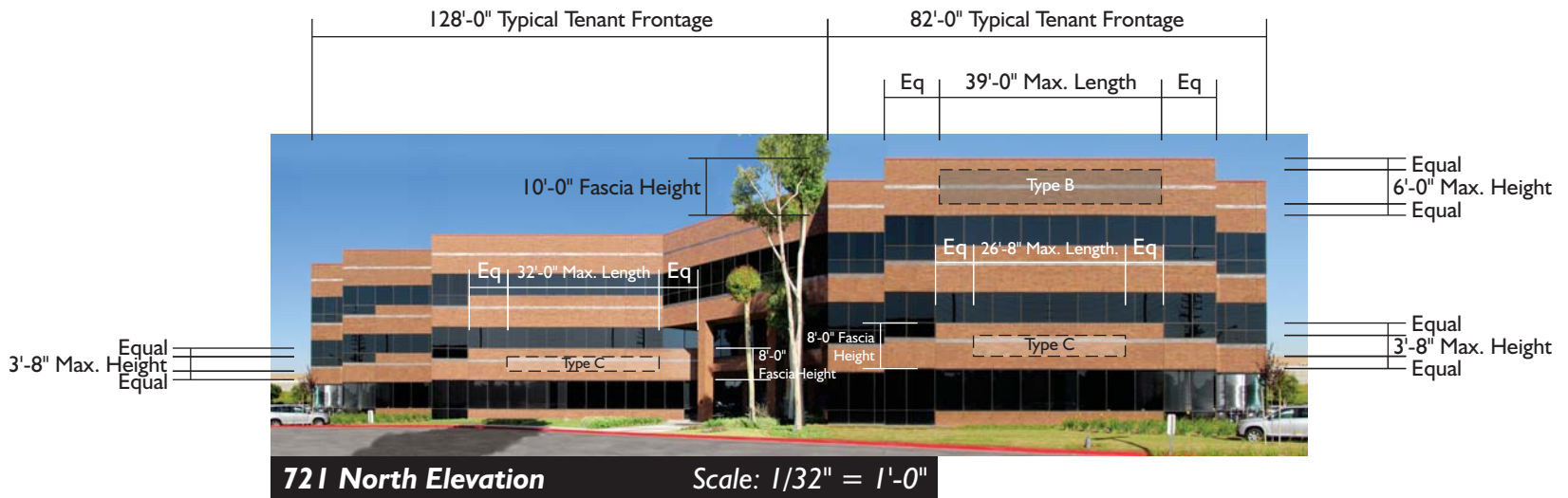
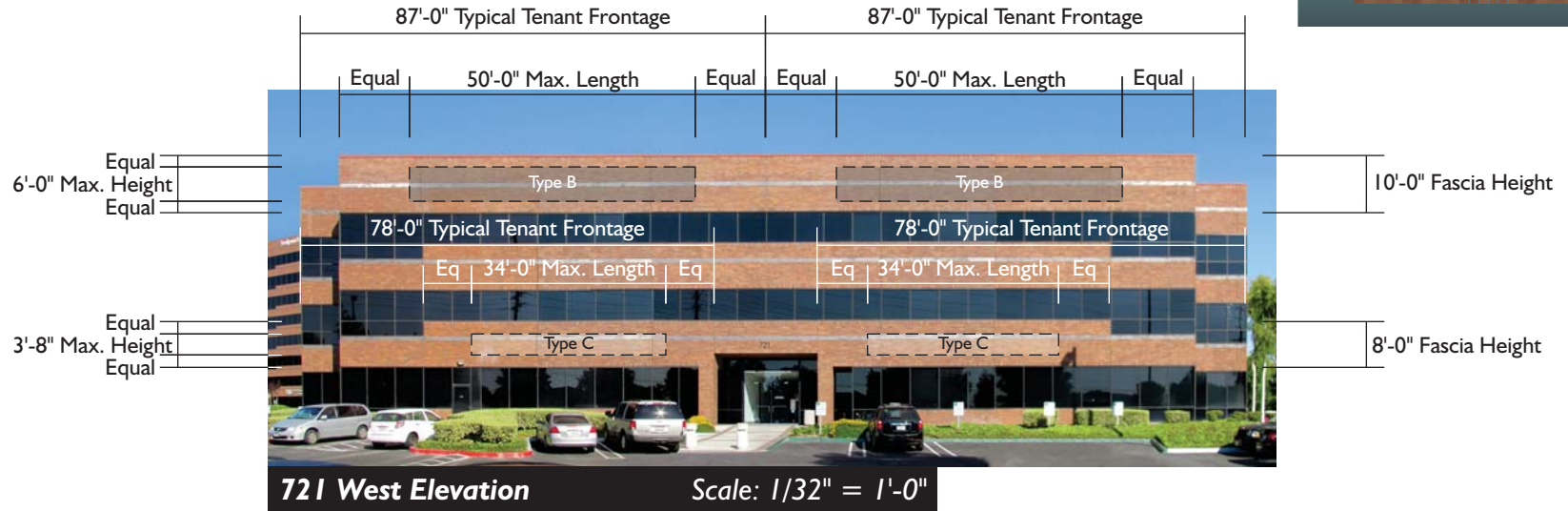


# TENANT WALL SIGNS

## TYPICAL ALLOWABLE SIGN AREAS

Key:

- Type A = Type A High Rise Wall Sign Area
- Type B = Type B 3rd Floor Wall Sign Area
- Type C = Type C 1st Floor Wall Sign Area



# PROJECT MONUMENT SIGNS SIGN ALLOWABLE PARAMETERS



**Permitted Sign Type:** Internally illuminated monument sign with routed-out graphics, backed up with translucent acrylic

**Specifications:** See pages D2 & D3.

**Quantity allowed:** Two.

**Locations:** Where indicated on Project Site Plan, page F1.

**Maximum Sign Height:** 5'-7".

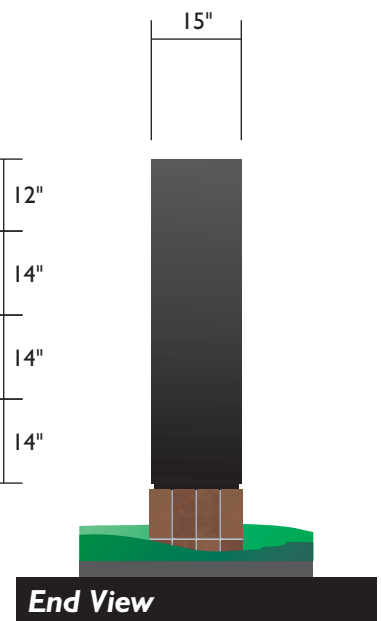
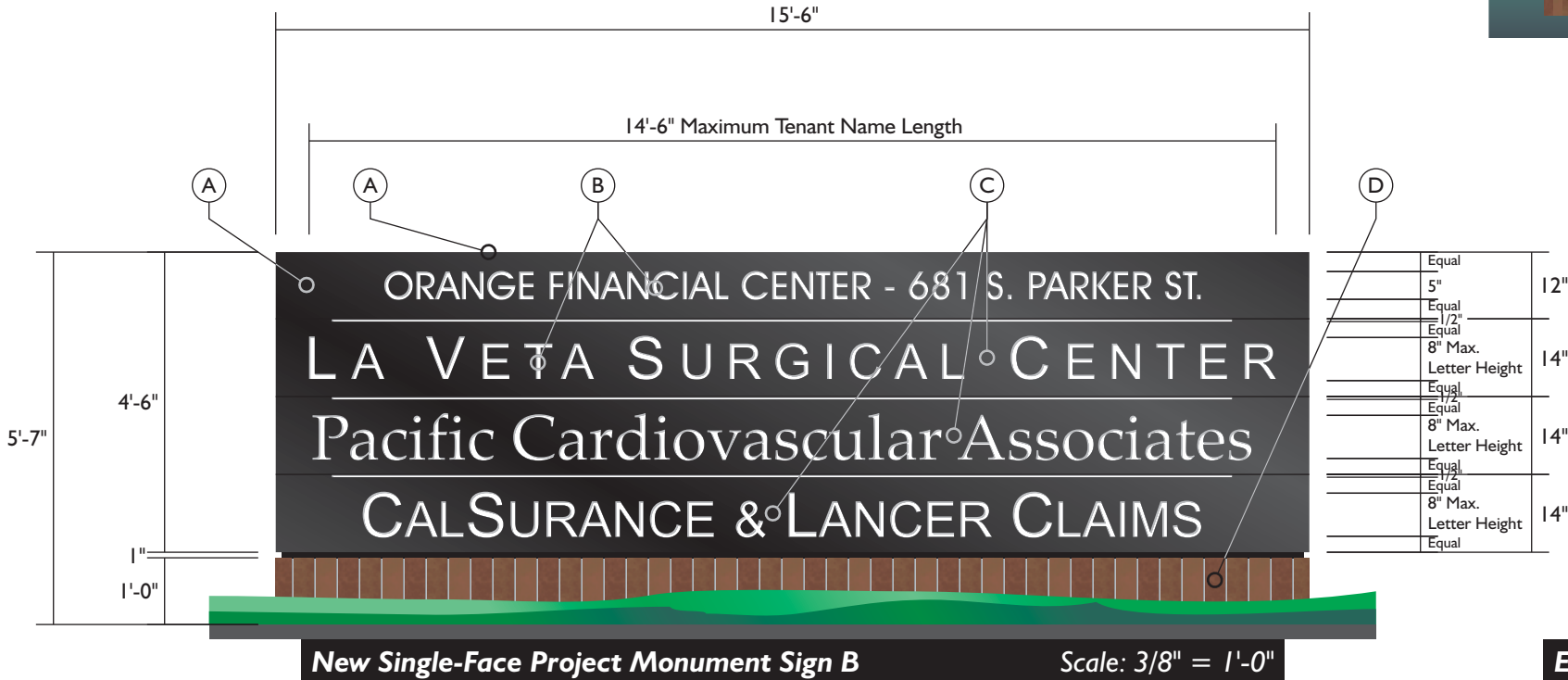
**Maximum Length:** 18'-6"

**Maximum Sign Area:** 70 Square Feet per sign.

**Tenant Letter Styles:** May be according to tenant's font style subject to final approval by the Property Owner.



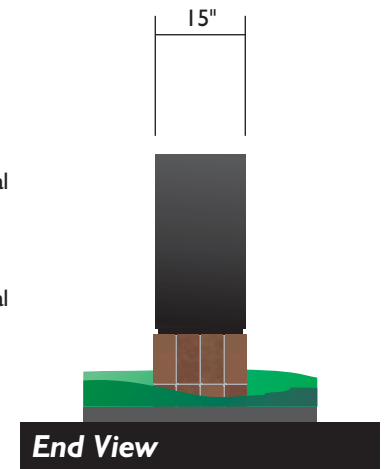
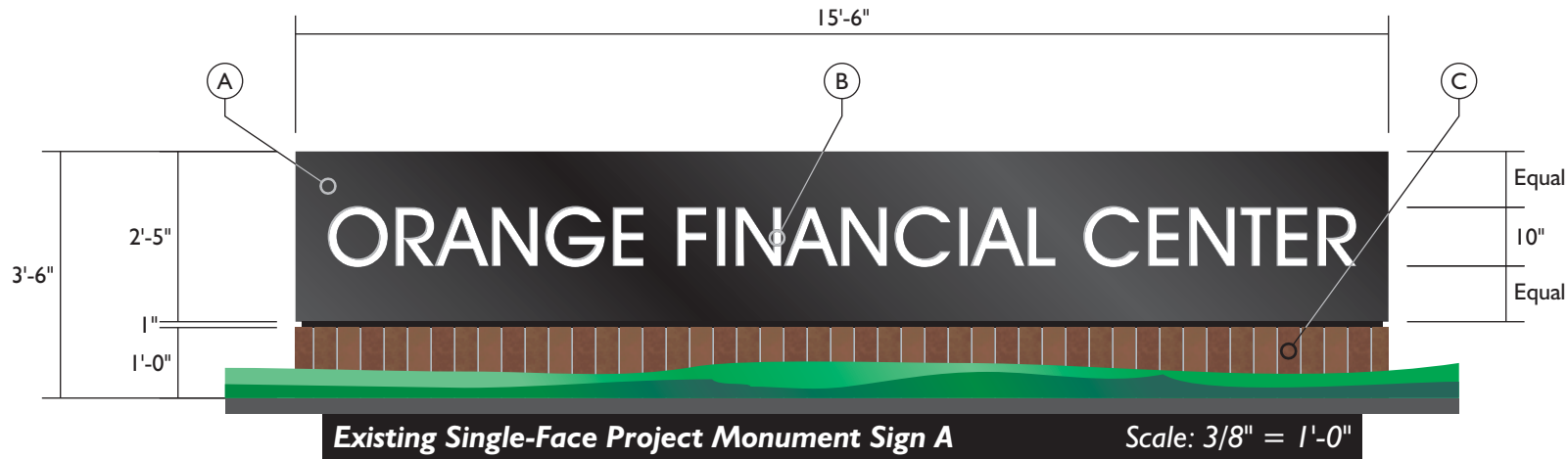
# PROJECT MONUMENT SIGNS SPECIFICATIONS & DIMENSIONS



**Specifications:**

- (A) - .125 Aluminum internally illuminated sign cabinet with 800 M. A. high-output fluorescent lamps & Black satin enamel finish.
- (B) - Graphics routed out of aluminum face & backed-up with 3/16" White translucent acrylic.
- (C) - Individual removable tenant panels with a Black satin enamel finish.
- (D) - Base with brick veneer to match building.

# PROJECT MONUMENT SIGNS SPECIFICATIONS & DIMENSIONS



### Specifications:

- (A) - .125 Aluminum internally illuminated sign cabinet, with 800 M. A. high-output fluorescent lamps & Black satin enamel finish.
- (B) - Graphics routed out of aluminum face & backed-up with 3/16" White translucent acrylic.
- (C) - Base with brick veneer to match building.

# MANAGEMENT MONUMENT SIGN SIGN ALLOWABLE PARAMETERS



**Permitted Sign Type:** Non-illuminated monument sign with high-performance vinyl and / or digitally printed vinyl graphics.

**Specifications:** See pages E2

**Quantity allowed:** One.

**Locations:** Where indicated on Project Site Plan, page G1.

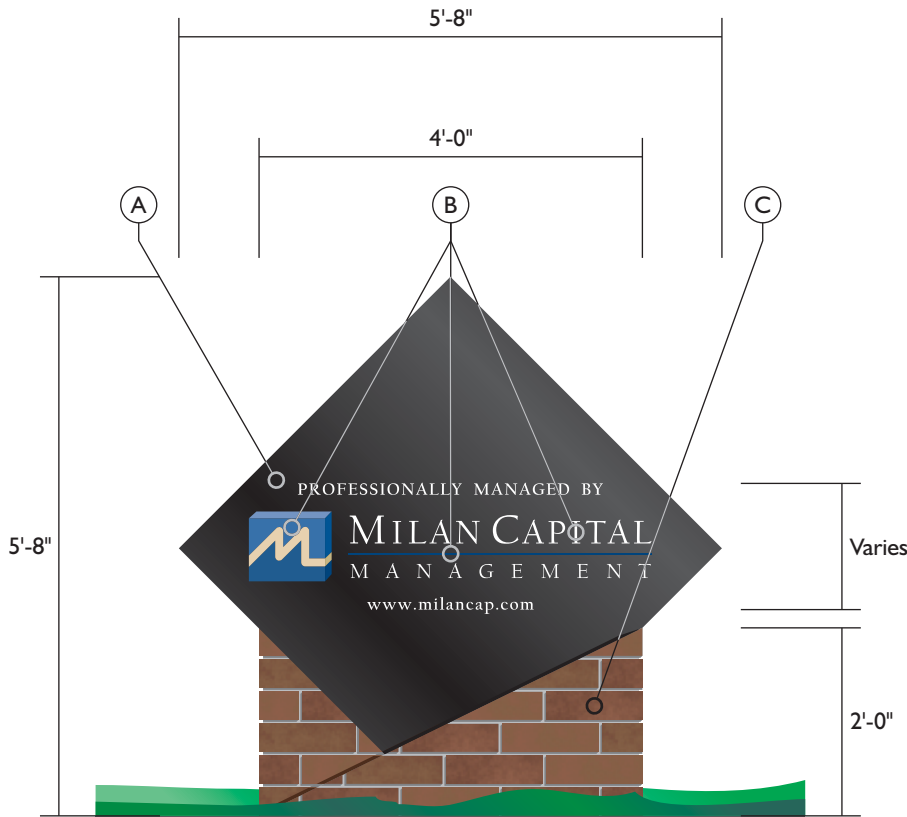
**Maximum Sign Height:** 5'-8".

**Maximum Length:** 5'-8".

**Maximum Sign Area:** 16 Square Feet per sign (determined diagonally).

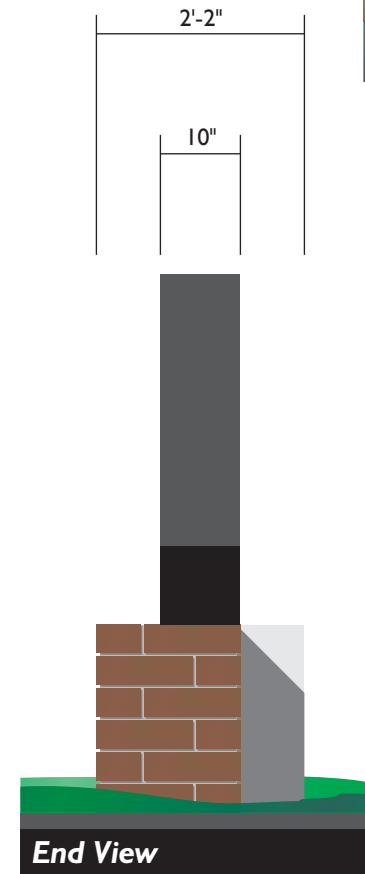
**Design and Content:** May be according to Property Management's own design and contain Property Management company name, logo, contact information and contact person's name.

# MANAGEMENT MONUMENT SIGN SPECIFICATIONS & DIMENSIONS



**Existing Single-Face Leasing Monument Sign C**

Scale: 1/2" = 1'-0"



**End View**

**Specifications:**

- (A) - .125 Aluminum non-illuminated sign cabinet.
- (B) - High-performance vinyl & digitally printed vinyl graphics.
- (C) - Base with brick veneer to match building.

# TENANT IDENTIFICATION SIGNS

## SIGN ALLOWABLE PARAMETERS



**Permitted Sign Type:** Non-illuminated freestanding sign with White high-performance vinyl graphics.

**Specifications:** See pages F2 & F3.

**Quantity allowed:** One per building, three total.

**Locations:** Where indicated on Project Site Plan, page G1. No Tenant Identification Sign may be placed as to be intentionally visible or oriented to the street.

**Maximum Sign Height:** 5'-7".

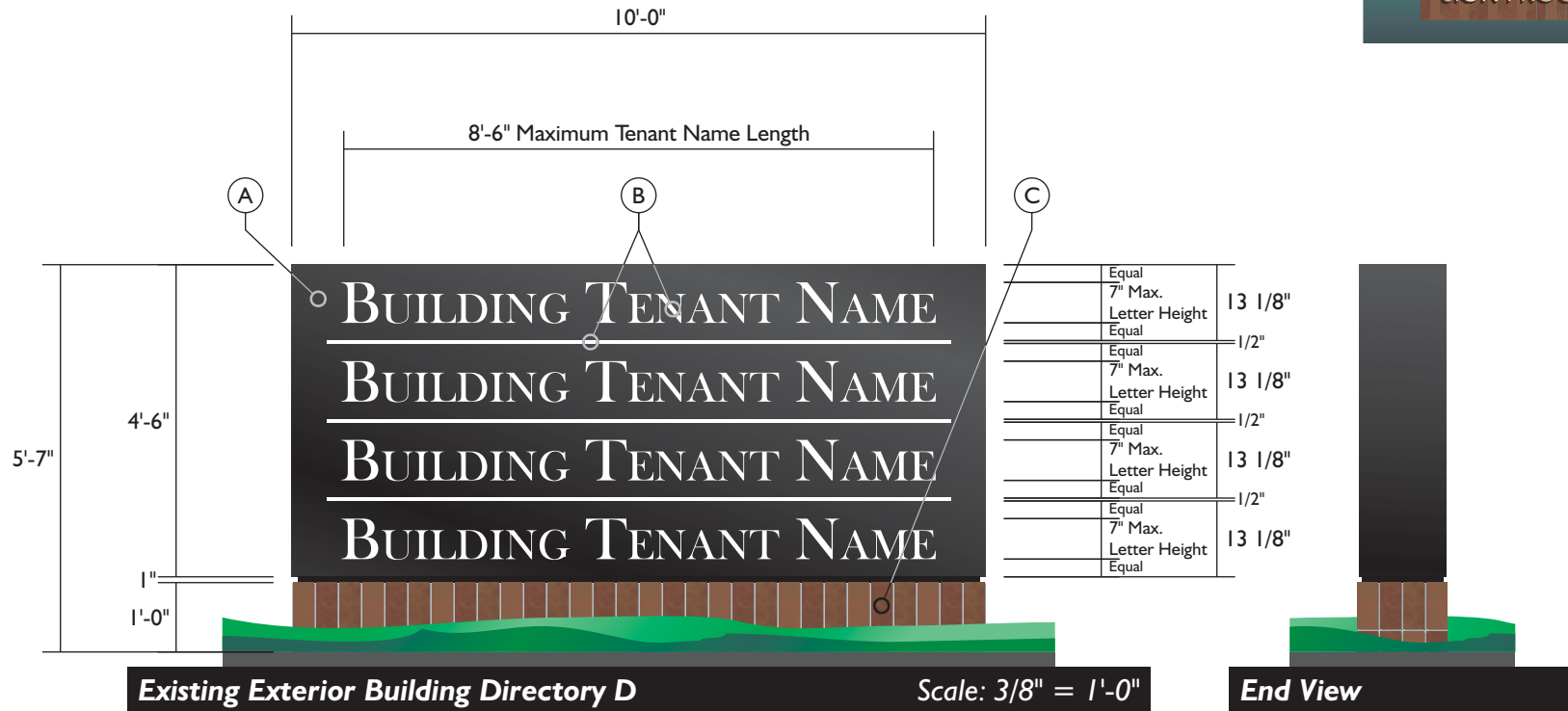
**Maximum Length:** 10'-0"

**Maximum Sign Area:** 45 Square Feet per sign.

**Tenant Copy & Style:** May be according to tenant's font style subject to final approval by the Property Owner.



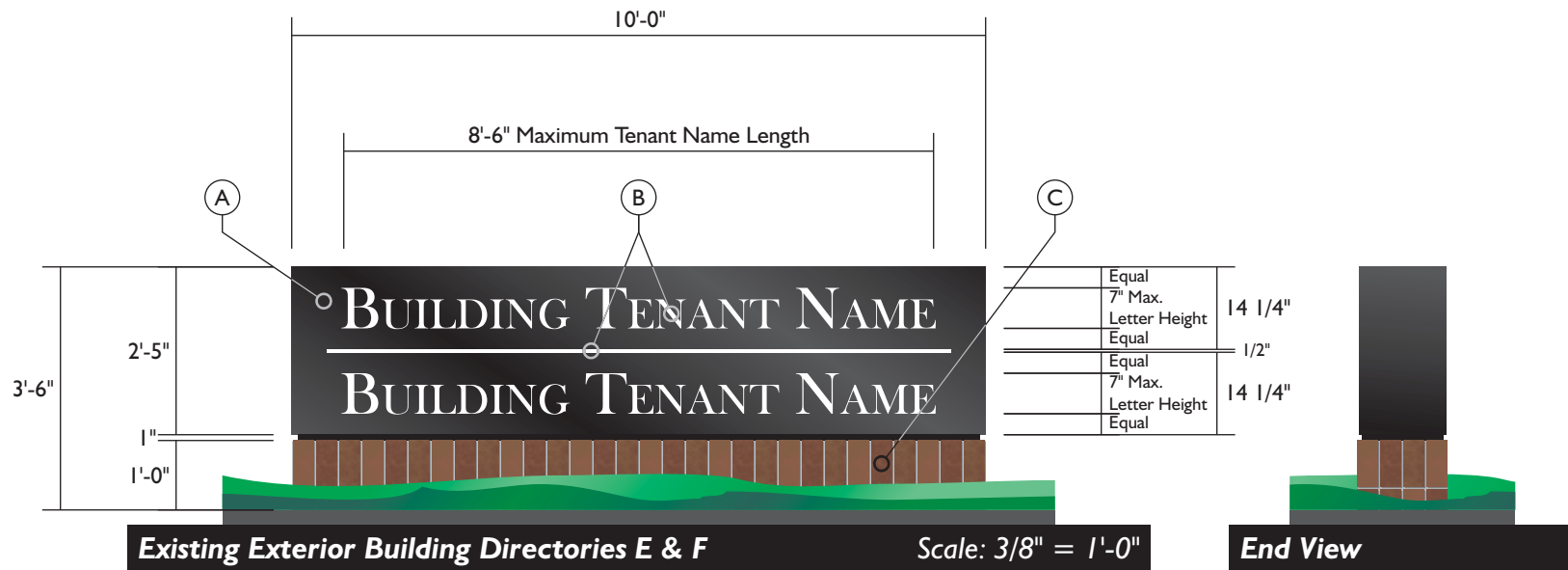
# TENANT IDENTIFICATION SIGNS SPECIFICATIONS & DIMENSIONS



**Specifications:**

- (A) - .125 Aluminum non-illuminated sign cabinet.
- (B) - High-performance White vinyl graphics.
- (C) - Base with brick veneer to match building.

# TENANT IDENTIFICATION SIGNS SPECIFICATIONS & DIMENSIONS



### Specifications:


- (A) - .125 Aluminum non-illuminated sign cabinet.
- (B) - High-performance White vinyl graphics.
- (C) - Base with brick veneer to match building.



Site Plan with Sign Locations Scale: 1" = 100'-0"

See Site Plan Detail, page G2

**Key to Sign Locations**

-  Type A High Rise Wall Signs
-  Type B 3rd Floor Wall Signs
-  Type C 1st Floor Wall Signs
-  Existing Project Monument Sign A
-  New Project Monument Sign B
-  Management Monument Sign C
-  Existing Tenant Identification Sign D
-  Existing Tenant Identification Sign E
-  Existing Tenant Identification Sign F



# PROJECT SITE PLAN MONUMENT SIGN DETAIL



**Site Plan Detail of Monument Sign Locations** Scale: 1" = 20'-0"