



08/6/2025, 10:20:37 AM  
Arlen Beck  
ENT25-0029



# 191 N ORANGE

MAJOR SIGN PROGRAM | JULY 30, 2025



# PROJECT DIRECTORY



WEST COAST HQ  
2231 S. Dupont Drive  
Anaheim, CA 92806  
800-655-9972

**OWNER:** 191 Orange LLC.  
5271 California Ave, STE 280  
Irvine, CA 92617  
PH: 480 | 276 | 1078  
CONTACT: Adam Chez

**SIGNAGE CONSULTANT:** Signage Solutions  
2231 South Dupont Drive  
Anaheim, CA 92806  
PH: 714 | 491 | 0299  
CONTACT: Tyler Shapiro

**CITY PLANNING:** City of Orange  
Planning Department  
330 E Chapman Avenue  
Orange, CA 92866  
PH: 714 | 744 | 2225

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**191 N ORANGE**



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# SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at 191 N Orange. All Tenant's signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner"), written approval.

Approval will be granted based on the following.

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for 191 N Orange.

## A. SUBMITTAL TO OWNER :

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to sign fabrication. Sign drawings are to be prepared by California licensed sign contractor. All signs must conform to the city requirements of The City of Orange Planning Department.

Submittals shall include the following:

### 1. STOREFRONT ELEVATION

Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.

### 2. SHOP DRAWINGS:

- a. Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, waterproofing, drainoff, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
- b. Project signage with tenant signage panels or locations may be allocated to individual tenants per their lease. The Owner may require that the tenant use a particular signage fabricator to fabricate and install their signage on select complicated sign types. The Owner can also recommend signage fabricators for shopfront signage, simple tenant panels on

project signage, or other specialty signage upon request. Tenants to electronically submit set of 11"x17" drawings to Landlord. Landlord may request one or more printed set of drawings. Drawing set should include:

- Format: 8 1/2"x11" or 11"x17" in size with titleblock showing preparer information.
- Plan of tenant space with shopfront dimensions given and signage locations identified.
- Elevations of each area where signage is proposed. Can be an architectural drawing or straight-on photograph with annotations as described below. Proposed signage should be shown on the elevation.
- Dimensions of the sign band (area available for signage) and proposed signage shown on the elevation(s). The position of the proposed sign should also be indicated with dimensions.
- In addition to showing proposed signage on the elevation(s), there should be separate, detailed drawings of the proposed signage. These should include a face-on drawing and a section cut showing construction methods, materials, colors, lighting and attachment methods.

### 3. SAMPLE BOARD:

Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details. If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of the sign program will be submitted to the Owner for approval and then submitted to the City of Orange for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design
- b. Accommodate imaginative, unique, and tasteful

signs that capture the spirit and intent of this sign program.

- c. Mitigate problems in the application of this sign program.

## B. SUBMITTAL TO CITY :

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Orange and will be responsible for all applicable applications, permit fees for the Planning Departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's, and City's approvals shall be on file in the Owner's office.

## C. TENANT'S RESPONSIBILITY :

1. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive Sign Contractor's Certification of Insurance.
2. The owner must be notified 48 hours in advance prior to sign installation.
3. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and all installation on Tenant's behalf and at the Tenant's expense.
4. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.
5. If Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.



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## SUBMITTALS & APPROVALS

6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, Governing Agency, City, UL and the Uniform Electrical Code.
7. Tenant shall be responsible for the following expenses relating to signage:
  - Design consultant fees (if applicable).
  - 100% of approval and permit processing costs and application fees.
  - 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
  - All costs relating to sign removal, including repair of any damage to the building.
  - Tenant to provide wiring, power and final hook-up from Tenant's house panel to j-box.

### D. SIGN INSTALLATION & MAINTENANCE :

1. Any signs installed without Landlord's explicit approval and/or with the appropriate permits shall be removed or corrected by tenant at tenant's expense.
2. Installation to take place with minimal disruption to traffic flow around and within the business center. Installation to not impede foot traffic from accessing all of the center's businesses. Should lane closures be required to complete the installation, tenant to acquire any necessary approvals and permits from the City.
3. Tenant's signage to remain in good working order and free from rust or corrosion. Should signage need repairs to be made, tenant will do so at tenant's expense within 30 days. If repairs are not made within 30 days, Landlord may perform corrections at tenant's expense.
4. Coordinate all sign installations with general contractor.
5. Remove and legally dispose of all existing signs prior to installation of new signs.
6. Primary signs to be mounted in the sign areas as shown in this program.
7. Sign installation shall not damage historic materials. Mounting hardware should be anchored into mortar joints only.

## FABRICATION REQUIREMENTS

### FABRICATION REQUIREMENTS :

The fabrication and installation of all signs shall be subject to the following restrictions:

1. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
2. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
3. Sign permit stickers shall be affixed to the top edge of signs or letters, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
4. Signs shall be made out of durable rust inhibited materials that are appropriate and complementary to the building.
5. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
6. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous and non-ferrous metals.
7. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
8. All sign finishes shall be free of dust, orange peel, drips and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
9. Brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
10. Sign installation shall not damage historic materials
  - All attachments penetrating historic materials shall use materials that prevent rust & deterioration.



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I 9 I N O R A N G E

# DESIGN GUIDELINES FOR TENANTS/ PROHIBITED SIGN TYPES



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The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Encouraged sign treatments include:

## A. ILLUMINATION

Tenant signage must incorporate one or more of the following acceptable lighting methods subject to owner, and City approval:

1. Illuminated halo lit channel letters.
2. Illuminated face lit channel letters. (Neon is encouraged)
3. Externally illuminated.

## B. SIGN COLORS AND FINISHES

All Tenant's colors must be approved by the Owner, Governing Agencies and City prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

1. Sign colors shall be compatible with the building architecture.
2. Tenants may be allowed other colors at sole discretion of the Landlord.
3. The use of garish or fluorescent colors is considered inappropriate.

## C. TYPE STYLES AND LOGOS

Project font for Tenant signage is Futura Medium. Tenants may be allowed other fonts at sole discretion of the Landlord.

## E. SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

## PROHIBITED SIGN TYPES

Only those sign types provided herein and specifically approved in writing by the Owner and City will be allowed. The following signs are prohibited:

1. Any sign erected or maintained without the consent of the owner of the land upon which the sign is located.
2. Any sign erected upon or over public property, other than signs installed by state, county, or city agencies.
3. Flashing, moving or otherwise animated elements or any revolving signs, other than time/ temperature signs (See Section 17.36.160(E)).
4. Any sign placed upon, attached, or suspended from a vehicle that is subject to license or registration by the State's Department of Motor Vehicles, intended to advertise goods or services available on site or nearby, when said vehicle is located on private property within 75 feet of a public right-of-way.
5. Any abandoned sign that advertises goods or services which have not been available for a period of 90 or more days.
6. Any "sandwich" or A-frame sign, or any ground sign temporarily supported by poles or braces placed upon the ground, or any other sign propped against a vehicle or object in a parking lot or public right-of-way unless otherwise permitted under Section 17.36.150, Special Purpose Sign Regulations.
7. Roof signs, or any sign proposed above a roof line that is not integrated architecturally, such as a dormer or other vertical facade constructed within the roof's structure.
8. Any sign containing "harmful matters" as defined by Chapter 9.09 of the Orange Municipal Code.
9. All banner signs, wind signs, balloons, and tube signs of a commercial nature, except those permitted as temporary special promotions, defined by Orange Municipal Code, Section 17.36.150.
10. Items of merchandise used as a sign.
11. All inflatable signs and signs designed to be flown, including balloons, strings of balloons, kites or aerial signs, that are made of an electrically conductive material.
12. Signs that create sound.
13. Plastic Signs are not permitted.

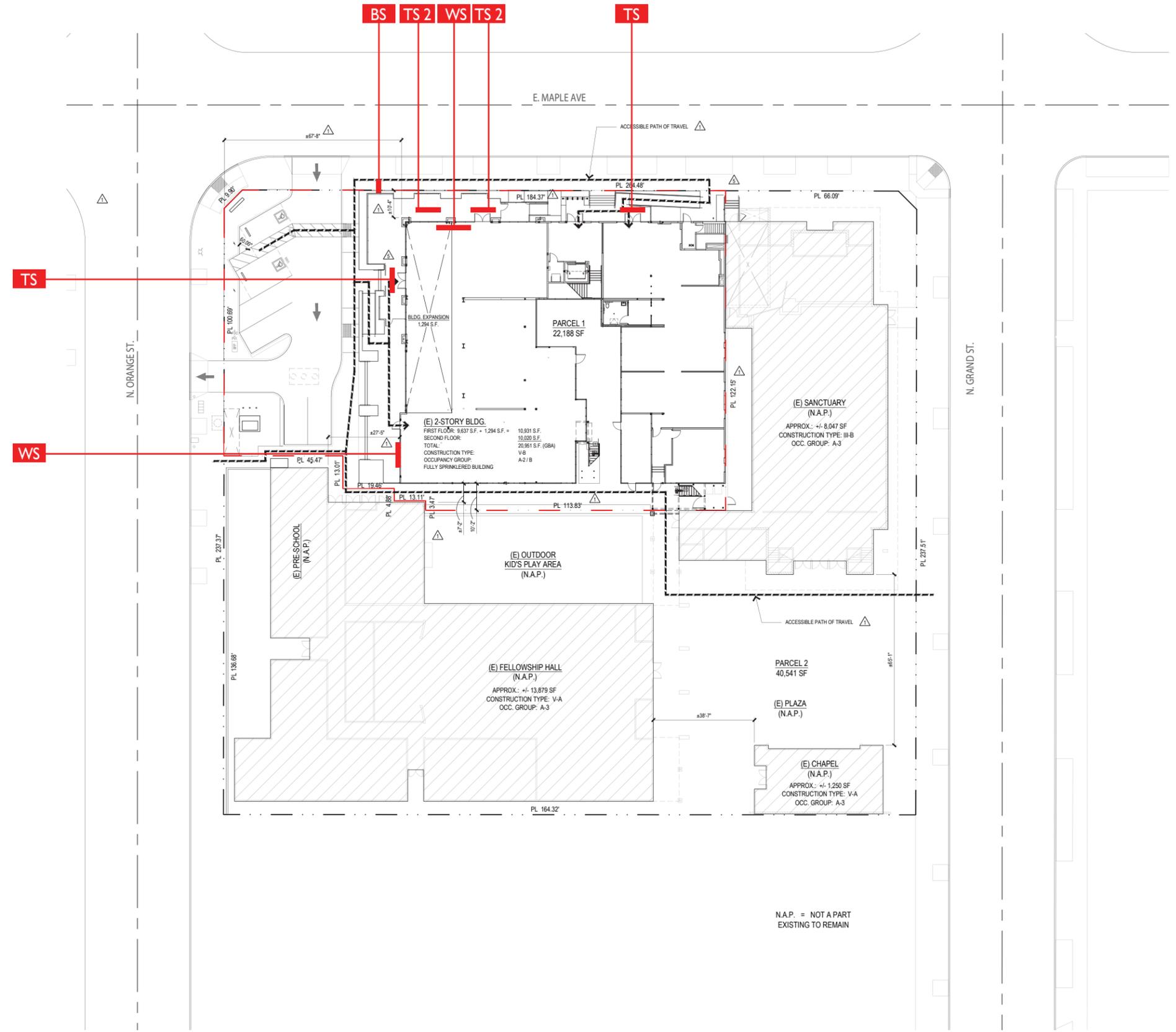
# SITE PLAN



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## SIGN LEGEND

TS	TENANT SIGN
WS	WALL SIGN
BS	BLADE SIGN

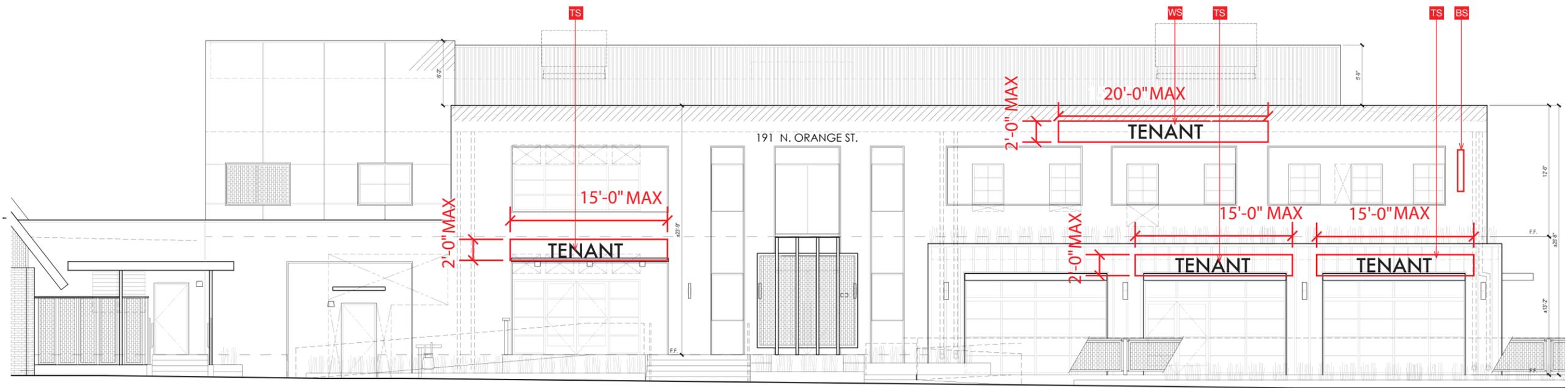


# 191 N ORANGE

# BUILDING ELEVATIONS

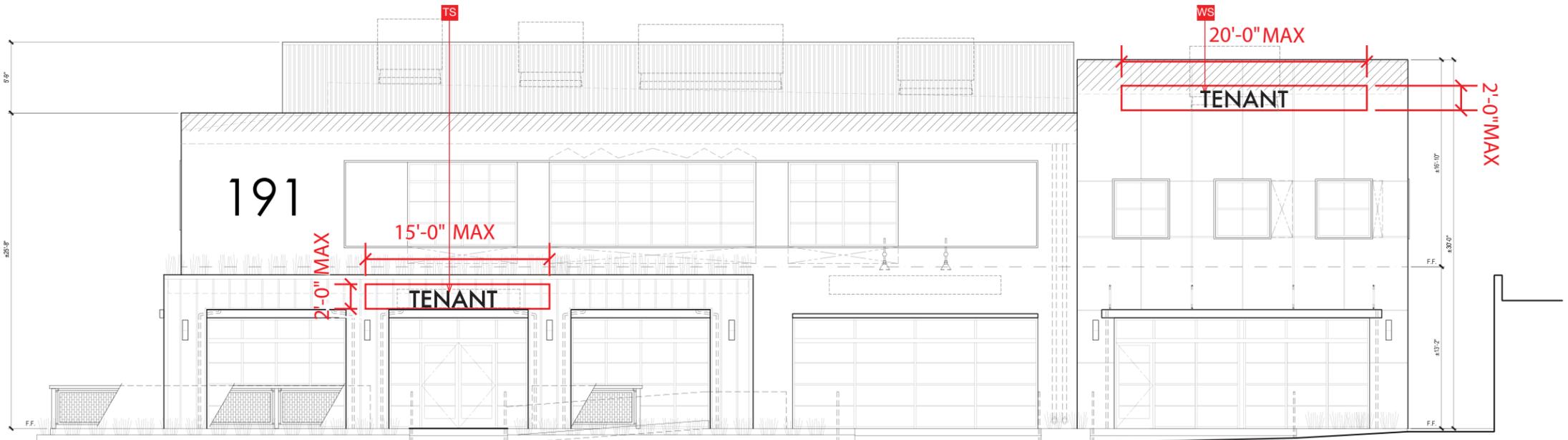


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## NORTH ELEVATION

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



## WEST ELEVATION

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

### TENANT SIGNAGE CRITERIA

- MAX LENGTH:** SHALL NOT EXCEED 15'-0"
- MAX HEIGHT:** 24"
- MAX NUMBER:** ONE (1) WALL SIGN PER TENANT ELEVATION
- SIGN TYPE:** CANOPY
- SQ FT:** A WALL SIGN IS LIMITED TO A MAXIMUM OF ONE SQ.FT. FOR EACH LINEAL FOOT OF THE TENANT'S STREET FRONTAGE.

### OFFICE SIGNAGE CRITERIA

- MAX LENGTH:** SHALL NOT EXCEED 20'-0"
- MAX HEIGHT:** 24"
- MAX NUMBER:** ONE (1) WALL SIGN OR ONE (1) BLADE SIGN PER TENANT ELEVATION
- SIGN TYPE:** WALL
- SQ FT:** A WALL SIGN IS LIMITED TO A MAXIMUM OF ONE SQ.FT. FOR EACH LINEAL FOOT OF THE TENANT'S STREET FRONTAGE.

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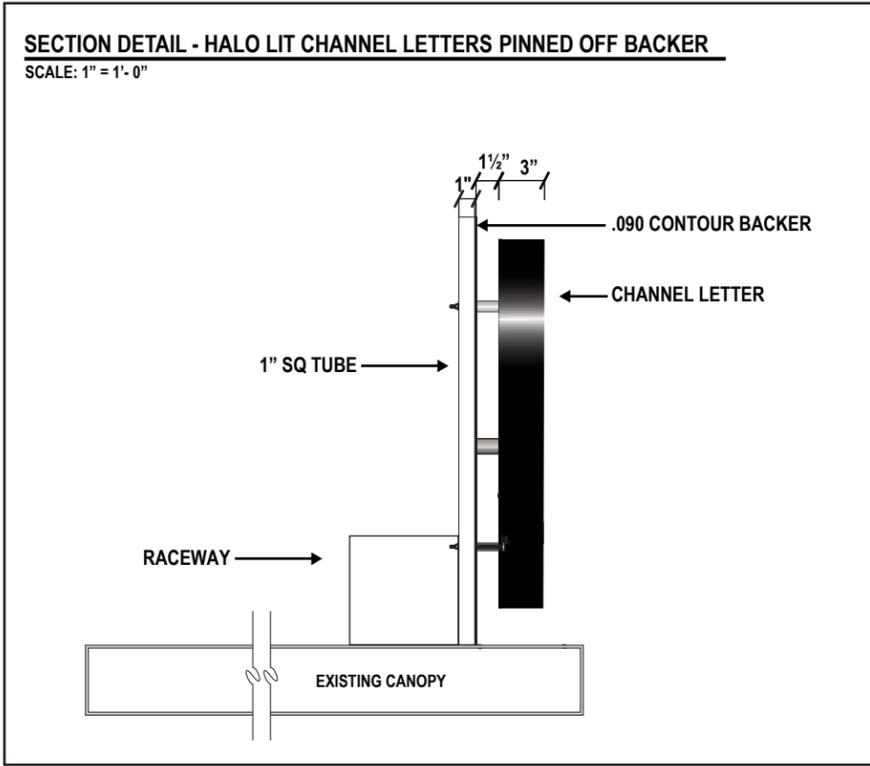
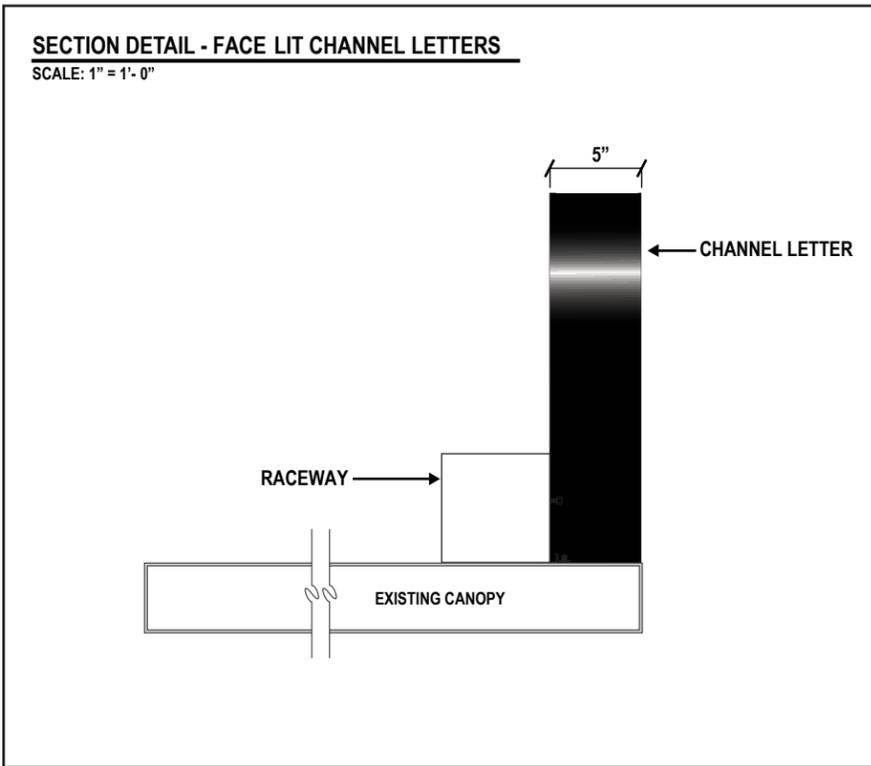
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FACE LIT CHANNEL LETTER WITH RACEWAY



HALO LIT CHANNEL LETTER WITH RACEWAY

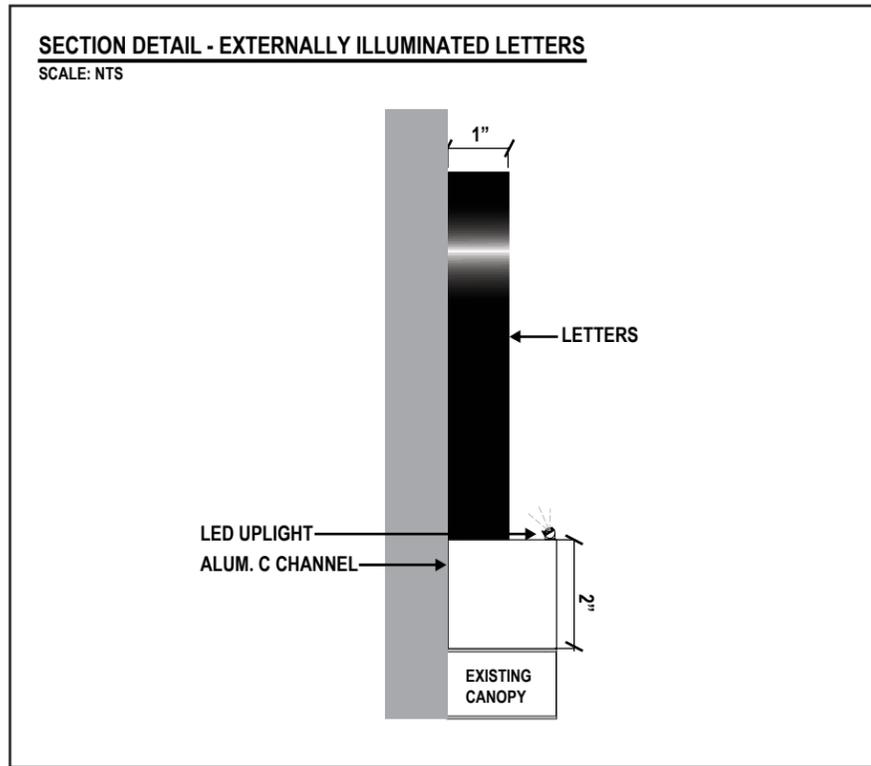
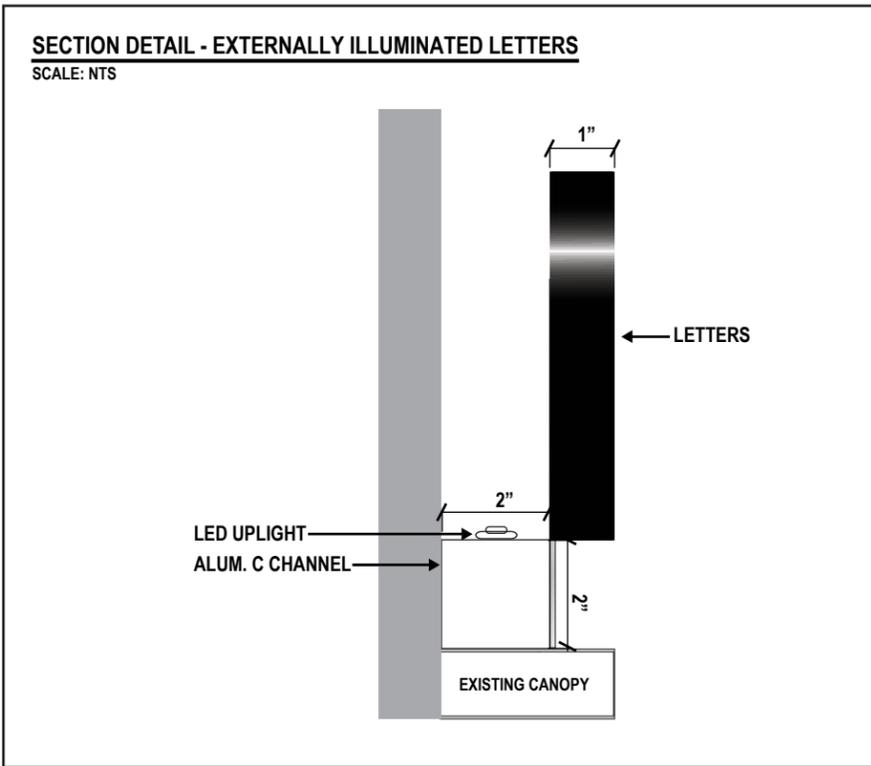


T.S. | 24" MAX EXAMPLE TENANT SIGNAGE

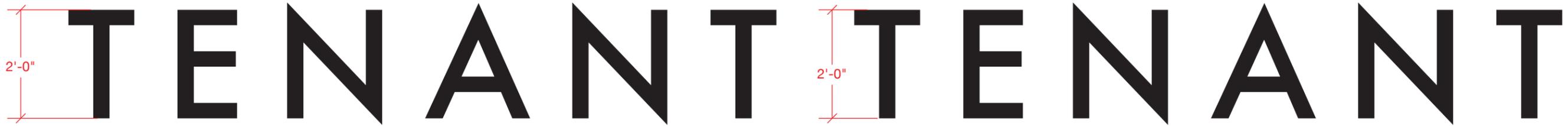
- SIGNAGE CRITERIA**
- MAX LENGTH:** SHALL NOT EXCEED 15'-0"
  - MAX HEIGHT:** 24"
  - MAX NUMBER:** ONE (1) WALL SIGN PER TENANT ELEVATION
  - SIGN TYPE:** CANOPY
  - SQ FT:** A WALL SIGN IS LIMITED TO A MAXIMUM OF ONE SQ.FT. FOR EACH LINEAL FOOT OF THE TENANT'S STREET FRONTAGE.
  - DEPTH:** NO WALL SIGN, INCLUDING ANY LIGHT BOX OR OTHER STRUCTURAL PART, SHALL PROJECT MORE THAT 12 INCHES FROM THE SURFACE ON WHICH IT IS INSTALLED.



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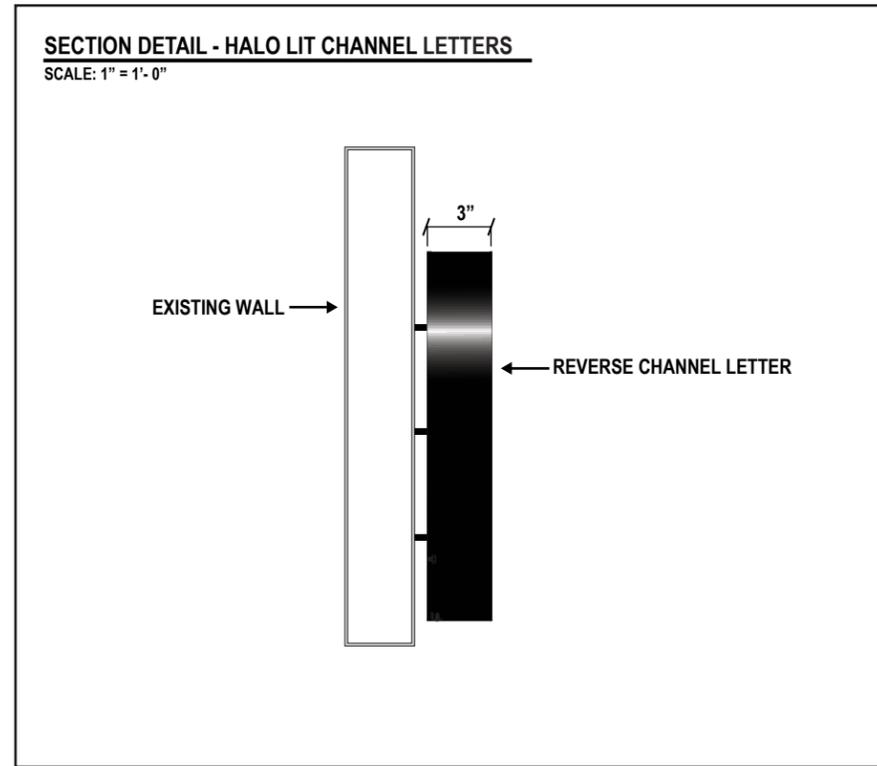
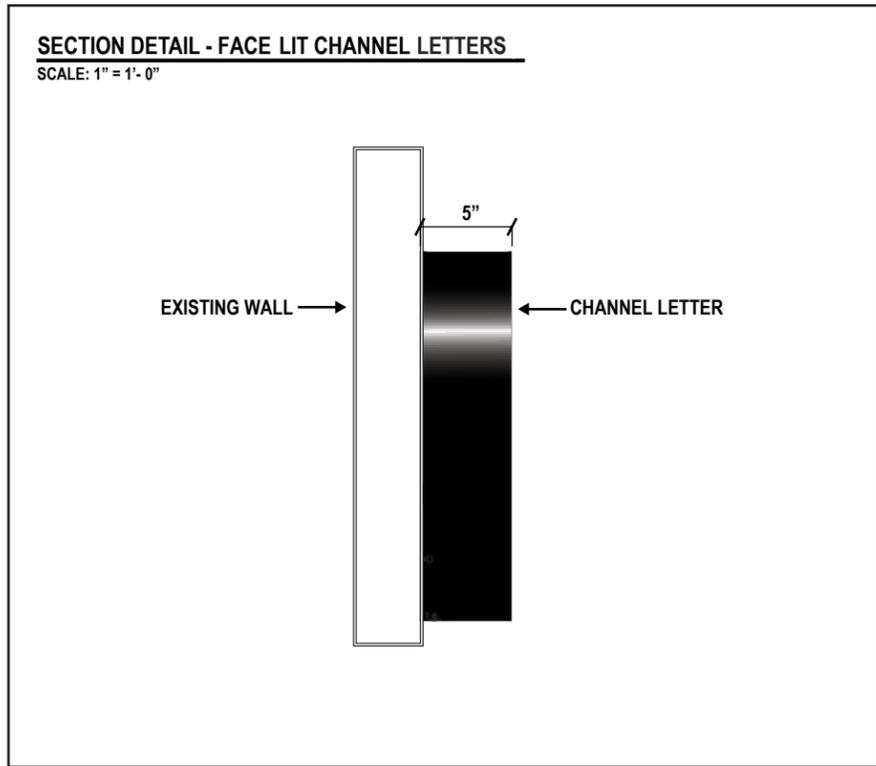


- SIGNAGE CRITERIA**
- MAX LENGTH:** SHALL NOT EXCEED 15'-0"
  - MAX HEIGHT:** 24"
  - MAX NUMBER:** ONE (1) WALL SIGN PER TENANT ELEVATION
  - SIGN TYPE:** LOW PROFILE CANOPY
  - SQ FT:** A WALL SIGN IS LIMITED TO A MAXIMUM OF ONE SQ.FT. FOR EACH LINEAL FOOT OF THE TENANT'S STREET FRONTAGE.
  - DEPTH:** NO WALL SIGN, INCLUDING ANY LIGHT BOX OR OTHER STRUCTURAL PART, SHALL PROJECT MORE THAN 12 INCHES FROM THE SURFACE ON WHICH IT IS INSTALLED.



**FACE LIT CHANNEL LETTER**

**HALO LIT CHANNEL LETTER**



**W.S. | EXAMPLE TENANT SIGNAGE**

**MAX LENGTH:** SHALL NOT EXCEED 20'-0"

**MAX HEIGHT:** 24"

**MAX NUMBER:** ONE (1) WALL SIGN PER TENANT ELEVATION

**SIGN TYPE:** WALL

**SQ FT:** A WALL SIGN IS LIMITED TO A MAXIMUM OF ONE SQ.FT. FOR EACH LINEAL FOOT OF THE TENANT'S STREET FRONTAGE.

**DEPTH:** NO WALL SIGN, INCLUDING ANY LIGHT BOX OR OTHER STRUCTURAL PART, SHALL PROJECT MORE THAN 12 INCHES FROM THE SURFACE ON WHICH IT IS INSTALLED.

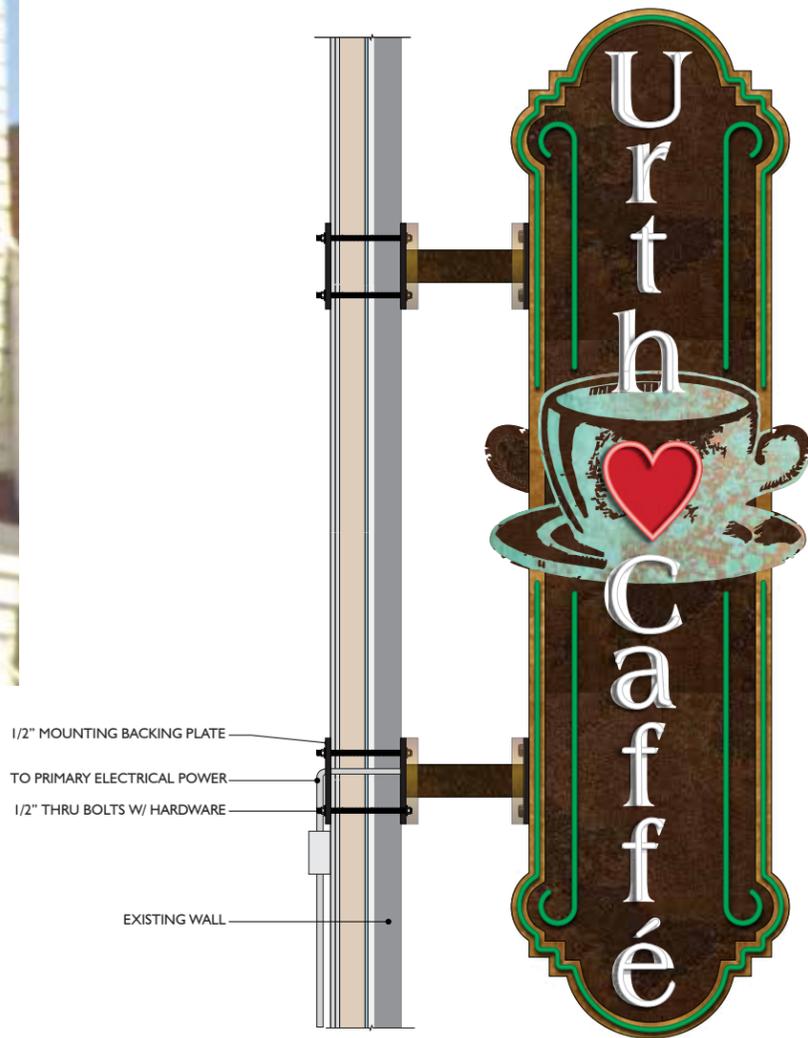
**B.S. | BLADE SIGNAGE**



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**BLADE SIGN EXAMPLE**



**BLADE SIGNAGE CRITERIA**

- SIGN AREA:** 15 SQ. FT. PER EACH FACE.
- MAX NUMBER:** ONE BLADE SIGN IS PERMITTED PER TENANT IN LIEU OF WALL SIGN.
- NOTE:** MUST HAVE MINIMUM 8 FT. VERTICAL CLEARANCE BETWEEN GRADE AND LOWEST POINT OF THE SIGN.

**I 9 I N O R A N G E**