



# AGENDA

## Design Review Committee June 17, 2026

Hayden Beckman  
Planning Manager

Connor Hyland  
Senior Assistant City Attorney

Schylar Moreno  
Administrative Assistant

JERICO FARFAN  
Chair

ANNE MCDERMOTT  
Vice Chair

MARYANNE SKORPANICH  
Committee Member

ROBERT GROSSE  
Committee Member

GREG LEDESMA  
Committee Member

ADRIENNE GLADSON  
Committee Member

VACANT  
Committee Member

### 5:30 PM Regular Session

City Council Chamber  
300 E. Chapman Avenue  
Orange, CA 92866

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

#### Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at [www.cityoforange.org](http://www.cityoforange.org).

#### Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at [www.cityoforange.org](http://www.cityoforange.org).

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

##### 1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

*(Continued on page 2)*

**2) Written Public Comments via eComment**

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at [www.cityoforange.org](http://www.cityoforange.org). To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

**3) Public Comments via recorded voicemail message**

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

***REMINDER: Please silence all electronic devices while DRC is in session.***

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 7 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

**1. OPENING/CALL TO ORDER****1.1 PLEDGE OF ALLEGIANCE**

Committee Member Adrienne Gladson

**1.2 ROLL CALL****2. PUBLIC COMMENTS**

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

**3. NEW BUSINESS**

- 3.1. A request to install a new halo-lit canopy mounted wall sign and reface an existing pole sign on a building located in the Old Towne Historic District located at 202 N. Glassell Street (DRC No. 25-0120).**

**Recommended Action:**

Approval of Design Review No. 25-0120.

**Attachments:**    [Staff Report](#)  
[Attachment 1 Vicinity Map](#)  
[Attachment 2 DPR Form](#)  
[Attachment 3 Project Plans](#)  
[Attachment 4 Site Photos](#)

**4. ADJOURNMENT**

The next Regular Design Review Committee meeting will be held on Wednesday, July 1, 2026 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website [www.cityoforange.org](http://www.cityoforange.org).

Date posted: June 11, 2026



# Agenda Item

## Design Review Committee

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**Item #:** 3.1.

6/17/2026

**File #:** 26-0040

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**TO:** Chair and Members of the Design Review Committee

**THRU:** Hayden Beckman, Planning Manager

**FROM:** Lauren Briggs, Planning Technician

### 1. SUBJECT

A request to install a new halo-lit canopy mounted wall sign and reface an existing pole sign on a building located in the Old Towne Historic District located at 202 N. Glassell Street (DRC No. 25-0120).

### 2. SUMMARY

The applicant proposes replacing an existing canopy sign with a new reverse halo-lit canopy mounted wall sign and to reface an existing pole sign for Philz Coffee, an existing commercial business located at 202 N. Glassell Street. This property is located in the Old Towne Historic District and is designated as a non-contributing property.

### 3. RECOMMENDED ACTION

Approval of Design Review No. 25-0120.

### 4. BACKGROUND INFORMATION

Applicant: Jamie Sanchez

Owner: OC Interior Services LLC

Property Location: 202 N. Glassell Street

General Plan Designation: Old Towne Mixed Use Spoke, 6-15 du/ac

Zoning Classification: (OTMU-15)(S) Old Towne Mixed Use Spoke Street-15(S)

Existing Development: Commercial building constructed in 1953

Previous DRC Project Review: None

### 5. PROJECT DESCRIPTION

The project proposal is for a new canopy mounted wall sign for the existing tenant, Philz Coffee. This project includes the installation of a new aluminum canopy mounted wall sign with interior reverse halo-lit illumination on the east elevation of the building. The proposed sign is a total size of 41.79 square feet which is in compliance with the maximum size limit for wall signs per the Orange Municipal Code. The base of the proposed sign measures 10 feet-1/2 inch from grade, as measured from the curb/sidewalk. The proposed sign will be anchored into existing canopy and shoebox style backer and the face of the sign is proposed to be painted white with a clear matte finish. The coffee

cup graphic is proposed to be painted dark brown and tangerine with white highlights with a clear matte finish with the existing canopy is proposed to be re-painted yellow. The existing pole sign is proposed to be resurfaced with the same color palette and finish and coffee cup graphic.

## 6. EXISTING SITE

The site is currently developed as a one-story commercial building, originally constructed in 1953. The building materials are repainted enamel panels and metal that was refurbished to the exterior in 2019. There is an existing exposed neon canopy mounted wall sign and a double-faced exposed neon pole sign that is proposed to be refaced under a separate permit.

## 7. EXISTING AREA CONTEXT

The subject property is located at the northwest corner of the intersection at N. Glassell Street and W. Maple Avenue. The property is within the Old Towne Historic District and is zoned OTMU-15(S). The surrounding zone to the north, south, east and west of the project site is split between R1-6 Single family residential, Old Town Mixed Use-15 Spoke Street (OTMU-15(S)) and Old Town Mixed Use-15 (OTMU-15). There are existing residential properties, converted offices, and restaurants along N. Glassell Street in proximity to the project site and at the intersection of W. Maple Ave. To the southwest corner of Glassell and Maple is an existing theater.

## 8. ANALYSIS OF THE PROJECT

### Internal Illumination:

The proposed sign plan contains LED modules behind the proposed aluminum letters. The proposed signage is in compliance with the Historic Preservation Design Standards (HPDS) for Old Towne in that it is an appropriate size and is a reverse halo-lit channel letter sign. The sign is proposed with having an aluminum face painted white with a clear matte finish and a 1-inch clear matte black shoebox style backer mounted using 2-inch spacers from the backer to create a reverse halo effect. The sign illumination will be using 3000 Kelvin LED's which is in the range for a warm color temperature as the Historic Preservation Design Standards recommend.

## 9. ADVISORY BOARD RECOMMENDATION

None.

## 10. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project on or before June 4, 2026, and the site was posted with a notice on or before that date.

## 11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of adding one new reverse halo-lit canopy mounted wall sign to an existing commercial property. There is no environmental public review required for a Categorical Exemption.

## 12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Based on the following Findings and statements in support of such Findings, staff recommends the DRC make a final determination on the proposed project with recommended conditions (Orange Municipal Code 17.10.070.G).

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).*

The proposed project is in conformance with the HPDS for Old Towne for commercial signage. The sign size, placement, and proposed lighting configuration meet the requirements set forth in the Design Standards and Orange Municipal Code. As such, the new signs shall have no adverse impact on the appearance or character of the Old Towne Historic District.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).*

Projects found to be in conformance with the HPDS are generally considered to be in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed sign is compatible with the building in its placement, size, design, and materials and will not negatively impact the streetscape of the Old Towne Historic District.

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).*

The proposed sign conforms to the prescriptive standards and design criteria set forth in the HPDS for Old Towne and Orange Municipal Code Section 17.36, as described above. The signage is proposed to be placed in a location appropriate for signage within a historic district, utilizes appropriate lighting treatments, and will not detract from the appearance of the property.

### **13. CONDITIONS**

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. After the application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting. If the Community Development Director determines that any proposed change is substantial, he may refer the plans to the Design Review Committee for subsequent review and determination.
2. The applicant agrees, as a condition of City's approval of Design Review No. 25-0120, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the

City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. An encroachment permit from Public Works Department is required if any work during the construction of the sign will obstruct the public right-of-way.
7. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

## 14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

- Attachment 4 Site Photos



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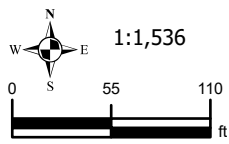
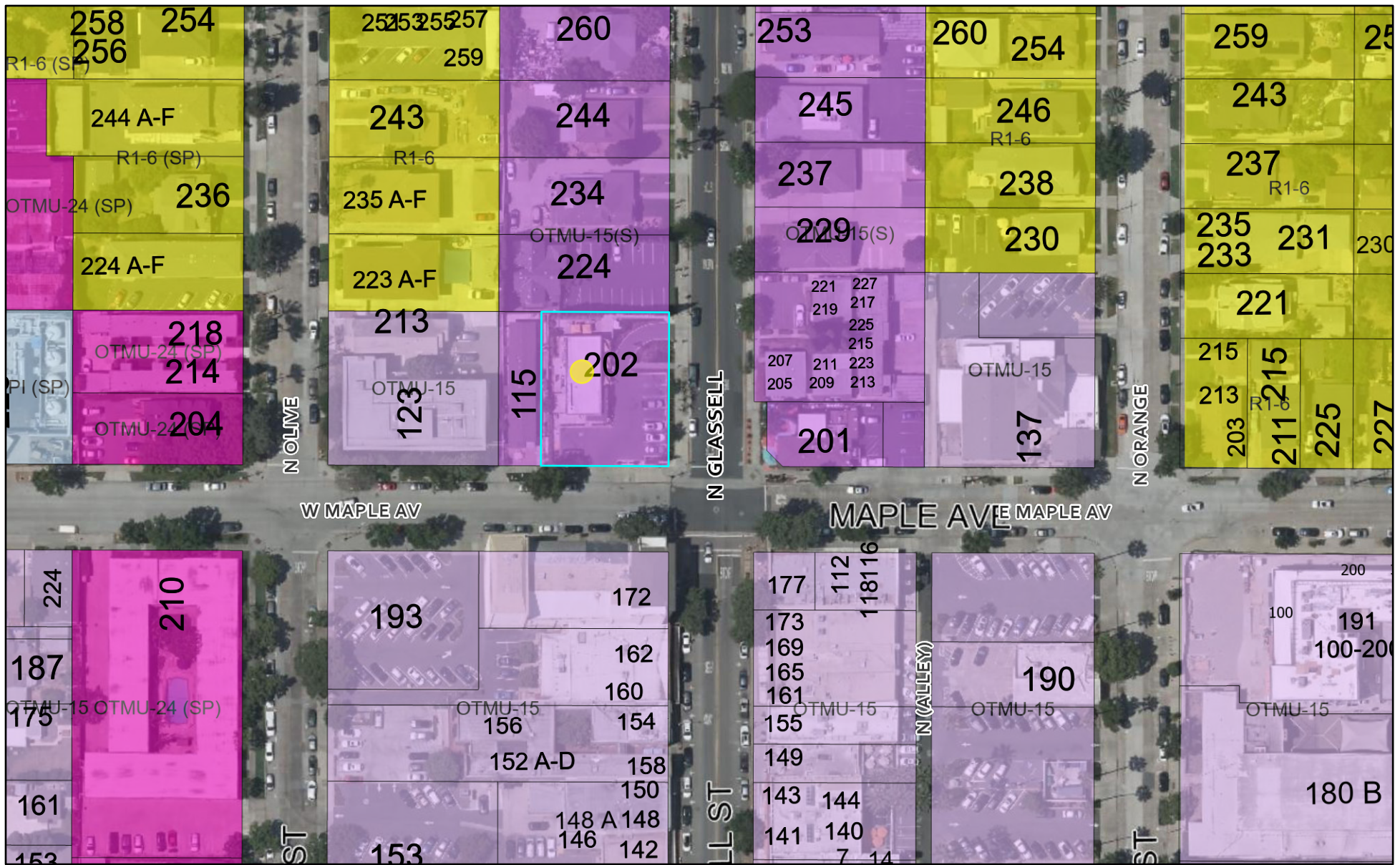
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## 14. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 DPR Form
- Attachment 3 Project Plans

- Attachment 4 Site Photos



Date Exported: 6/9/2026  
Credits: City of Orange (2026)

- Parcel
- PI (SP)
- R1-6
- R1-6 (SP)
- City Boundary
- OTMU-15(S)
- OTMU-15
- OTMU-24 (SP)
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

NOTE: Recent data updates may not be reflected on this map at the time of printing, use at your discretion. No part of this map shall be reproduced for commercial purposes.

State of California - The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 PRIMARY RECORD

Primary # \_\_\_\_\_  
 HRI # 111706  
 Trinomial ORA  
 NRHP Status Code 6Z

Other Listings:  
 Review Code: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Date: \_\_\_\_\_

Page 1 of 3

\*Resource Name or #:  
 (Assigned by Recorder)

GLASELL\_N\_202\_\_APN\_039-163-11

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS 7.5' Quad: \_\_\_\_\_ Date: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 202 - N GLASELL ST, # \_\_\_\_\_ City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ' \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: \_\_\_\_\_

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials: Frame - Metal siding

\*P3b. Resource Attributes:  
 (List attributes and codes)

\*P4. Resources Present:  Building  Structure  Object  Site  Element of District  District  Other (Isolates, etc.)

P5b. Description of Photo: 2005  
 (View, date, accession #)



\*P6. Date Constructed/ Age and Source:

1953

Historic  Prehistoric  Both

\*P7. Owner and Address:

\*P8: Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture

13417 Ventura Blvd.

Sherman Oaks, CA 91423

\*P9. Date Recorded:

May, 2005

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update.

\*Attachments:  NONE  Location Map  Continuation Sheet(s)  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #  
HRI # 111706  
\*NRHP Status Code 6Z

Page 2 of 3

\*Resource Name or #: GLASSELL\_N\_202\_\_APN\_039-163-11  
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name: \_\_\_\_\_

B3. Original Use: COM

B4. Present Use: COM

\*B5. Architectural Style: Art Moderne

\*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1953  Historic  Prehistoric  Both

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

\*B9. Architect or Builder: Unknown

\*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Commercial

Period of Significance: Old Towne: Postwar Development (c. 1945-1975) Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity: \_\_\_\_\_

Site Integrity: \_\_\_\_\_

Opportunities: \_\_\_\_\_

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

\*B14. Evaluator: Robert Chattel

\*Date of Evaluation: September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

\*Required Information

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # 111706  
Trinomial ORA

Page 3 of 3

\*Resource Name or #:  
(Assigned by Recorder)

GLASSELL\_N\_202\_\_APN\_039-163-11

Recorded by:

D. Gest, P. LaValley, D. Matsumoto  
Chattel Architecture  
13417 Ventura Blvd.  
Sherman Oaks, CA 91423

Date Recorded: May, 2005

Continuation  Update

Years Surveyed:

1991, 2005

Description of Photo: 1991

Listed in National Register:

1997

General Plan:

OTMIX-15S

# of Buildings:

1

Planning Zone:

OTMU-15S

# of Stories:

1

Lot Acre:

0.2661

# of Units:

1

Principal Building Sqft:

1674

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

## SCOPE OF WORK

- A** | Proposed New Reversed Halo Channel Letters Mounted Onto Existing Canopy
- B** | Proposed New Reversed Halo Channel Letters Mounted Onto Existing Double Sided Pylon Sign

The design is per 2022 California Building Standards Code:

- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Building Energy Efficiency Standards

## PROJECT



202 N Glassell Street, Orange, CA 92866  
SIGN PACKAGE

## SIGN CODE

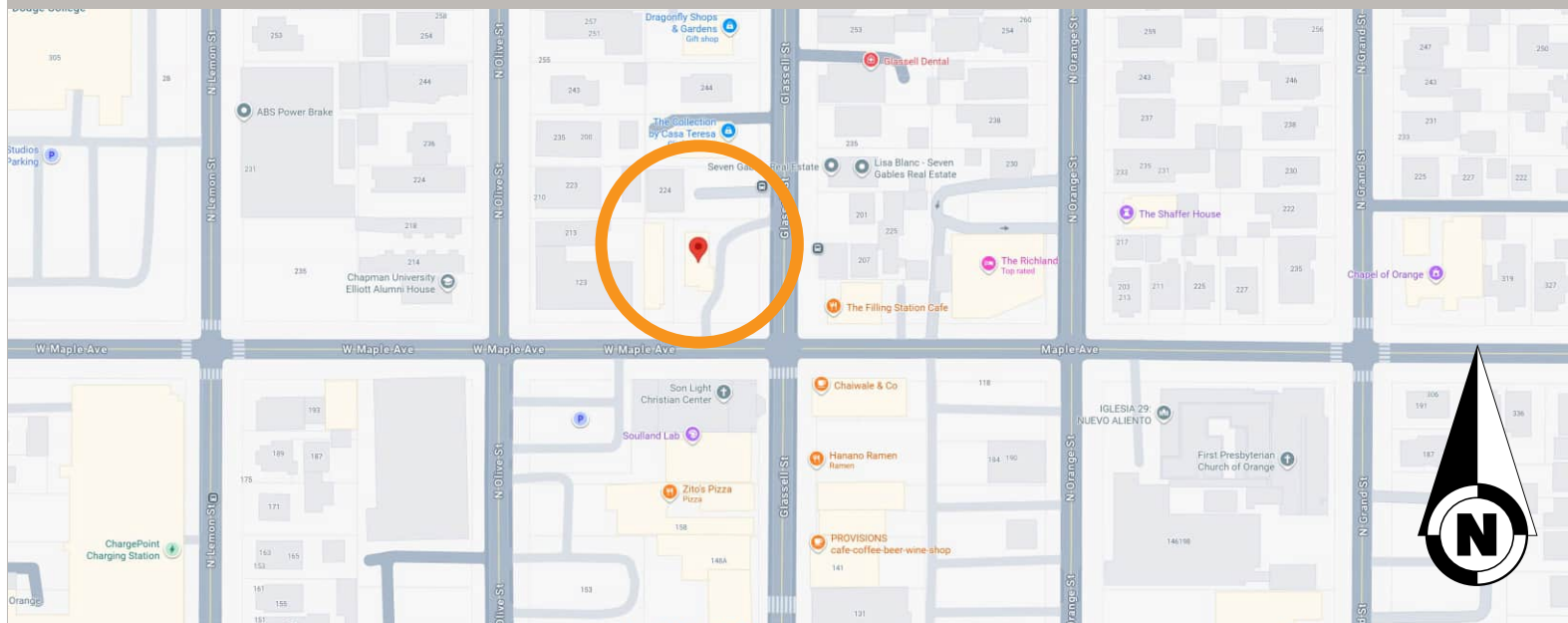
### PRIMARY WALL SIGNS:

- A wall sign is limited to a maximum of one square foot for each lineal foot of the tenant's street frontage
- Maximum total sign length is 20 feet
- Letter height shall be no more 24 inches tall
- Multiple lines of text are permitted, provided the sign area requirements are met

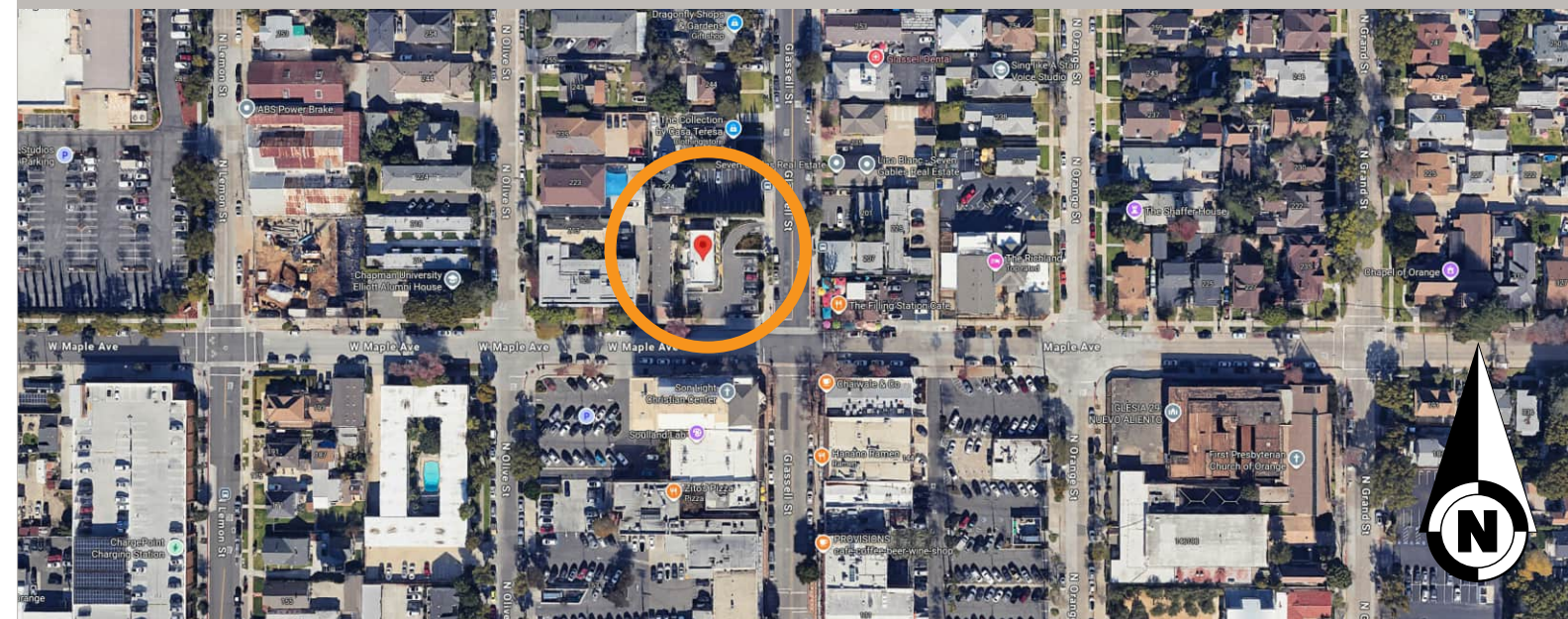
## LEGEND



## VICINITY MAP



## AERIAL PHOTO



## COLOR DISCLAIMER

Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and on site lighting can also affect how the product appears (i.e. LED, different fluorescent bulbs & natural light). We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow & Black) are the colors used in the printing process, whereas RGB (Red, Green & Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.  
**IF YOU WOULD LIKE TO SEE A SAMPLE OF ANY COLOR, PLEASE REQUEST AN ACTUAL SAMPLE FROM YOUR SALESPERSON OR PROJECT MANAGER. WITHOUT A SIGNED COLOR SAMPLE, FX SIGNS, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.**



CREATING VISUAL IMPACT

12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
(951) 689-0270  
FXCVI.COM  
LIC# 1014540

**SITE LOCATION:**

PHILZ COFFEE

202 N Glassell St  
Orange, CA 92886

**CLIENT:**

PHILZ COFFEE  
Email: info@philzcoffee.com

Rob George  
Email: robgeorge@philzcoffee.com  
Phone: (408) 838-6451

**PROPERTY OWNER / MGT**

**CREATED DATE:**

May 30, 2025

**JOB NUMBER:**

1895 R11 | 250006 City R01

**SALES REP:**

FL

**DRAWN BY:**

SP

**REVISION: R11**  
**02 23 2026**

REVISED BY: SP

**CLIENT APPROVAL:**

**DATE:**

**LANDLORD APPROVAL:**

**DATE:**

**Approved For Construction**

**ACCOUNT MANAGER:**

**DATE:**

**DESIGNER:**

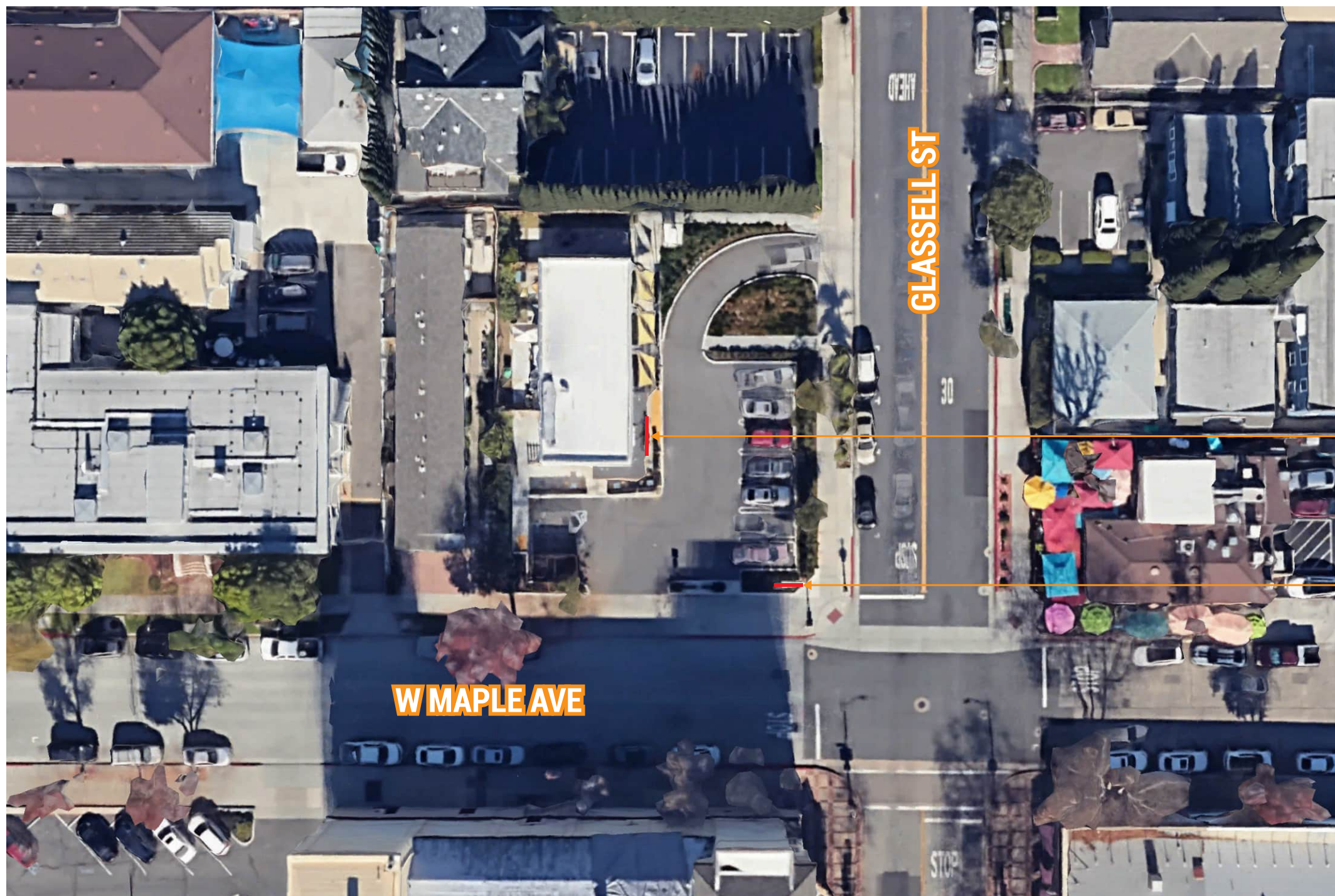
**DATE:**

**PRODUCTION:**

**DATE:**

**SHEET: 2 OF 11**

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**1 SITE PLAN**

NOT TO SCALE

**LEGEND**

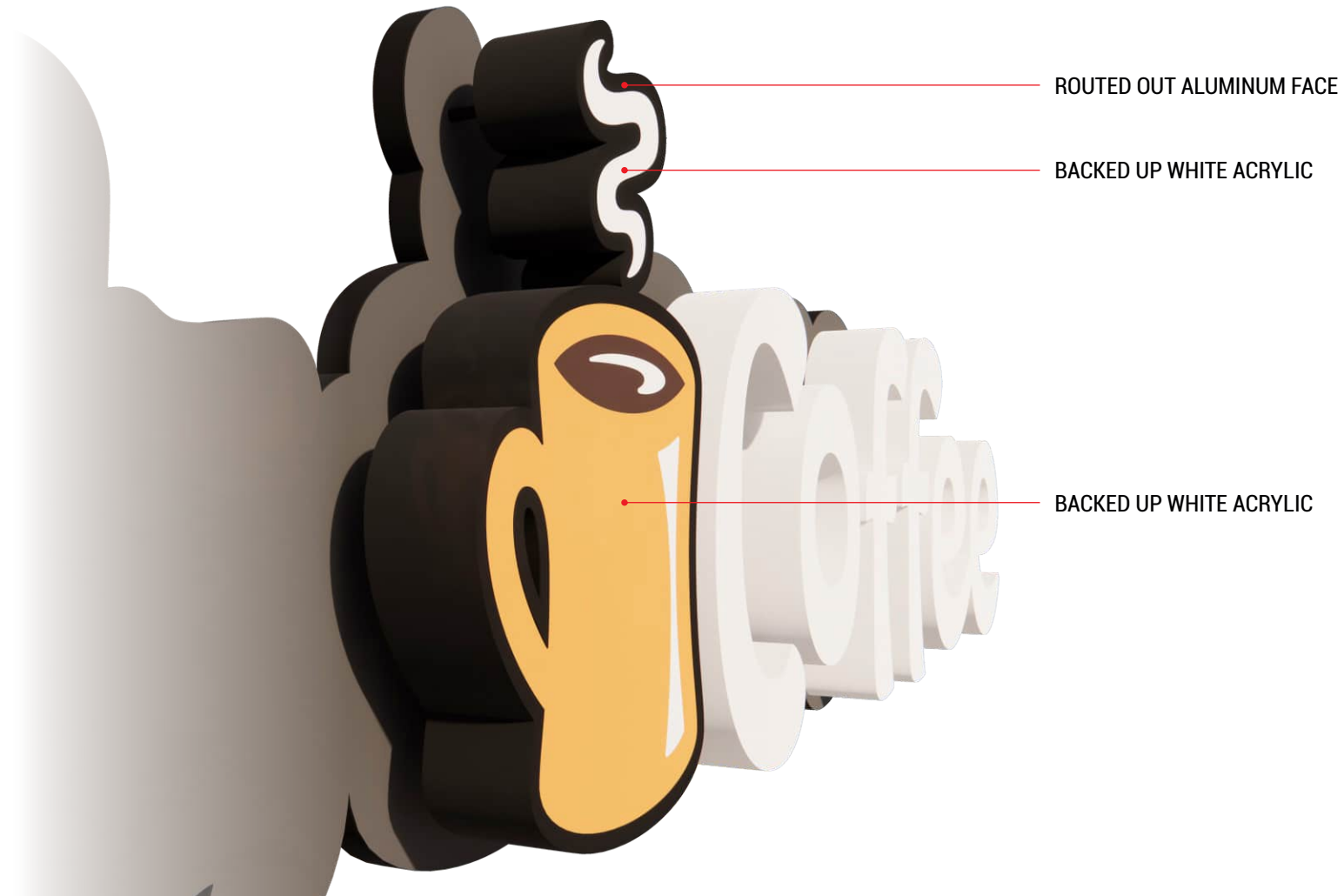
- Conceptual Plan
- Permit Plan
- Production Plan
- Install Plan
- New Proposed
- Reface/ Refurbish
- Existing Sign To Be Removed
- Existing Sign To Remain





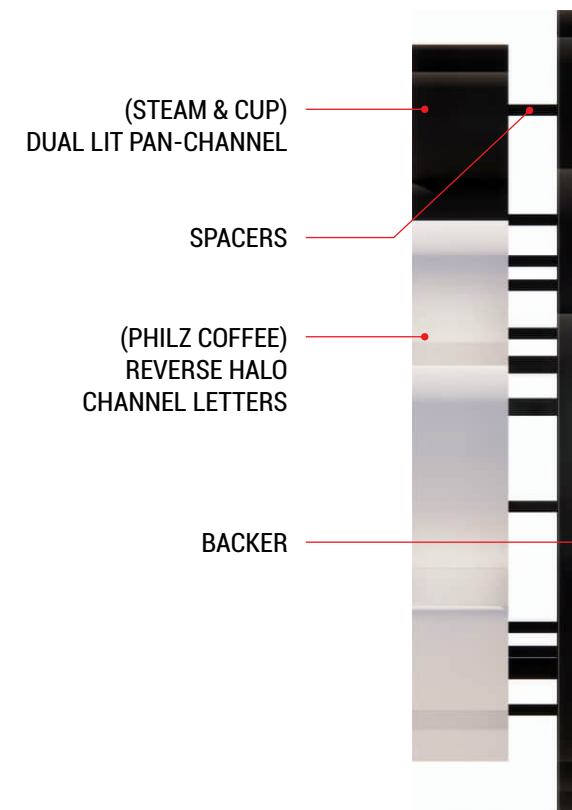
**1 3D RENDERING**

NOT TO SCALE



**2 3D RENDERING**

NOT TO SCALE



**3 SIDE VIEW**

SCALE: NTS



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**DESIGNER:**

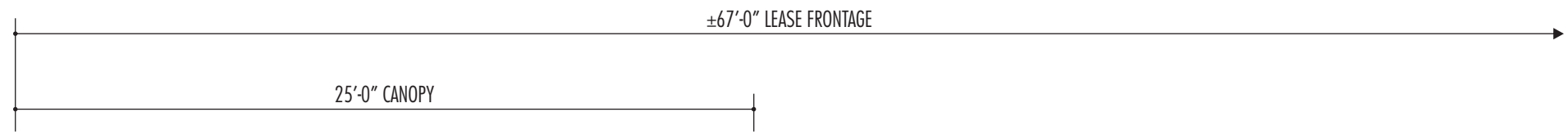
DATE:

**PRODUCTION:**

DATE:

SHEET: **3** OF **11**

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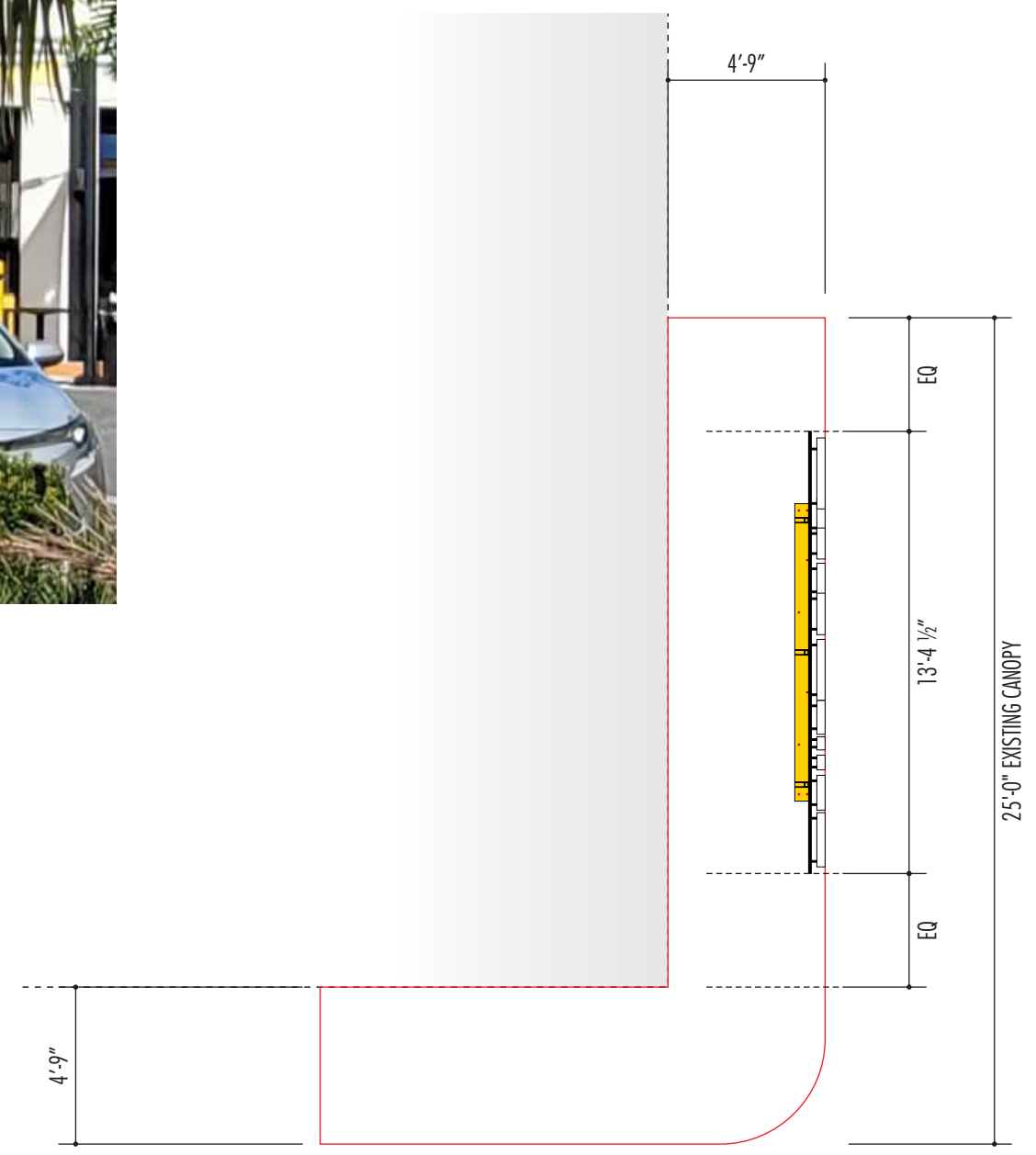
**A EAST ELEVATION (PROPOSED)**

SCALE: 3/16" = 1'-0"



**1 CURRENT EAST ELEVATION**

NOT TO SCALE



**2 PLAN VIEW SIGN PLACEMENT**

SCALE: 3/16" = 1'-0"



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SALES REP: FL

DRAWN BY: SP

**REVISION: R11**  
**02 23 2026**

REVISED BY: SP

CLIENT APPROVAL: DATE:

LANDLORD APPROVAL: DATE:

**Approved For Construction**

ACCOUNT MANAGER: DATE:

DESIGNER: DATE:

PRODUCTION: DATE:

SHEET: **4** OF **11**

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±67'-0" LEASE FRONTAGE

7'-2 1/2"  
EXISTING CABINET

6'-8 7/8"



12'-4"

16'-1" EXISTING POLE

**B SOUTH ELEVATION (PROPOSED)**

SCALE: 3/16" = 1'-0"

EXISTING POLE  
TO BE RE-PAINTED BY OTHERS  
"BENJAMIN MOORE YELLOW 2022-10"



**1 CURRENT SOUTH ELEVATION**

NOT TO SCALE



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DESIGNER:

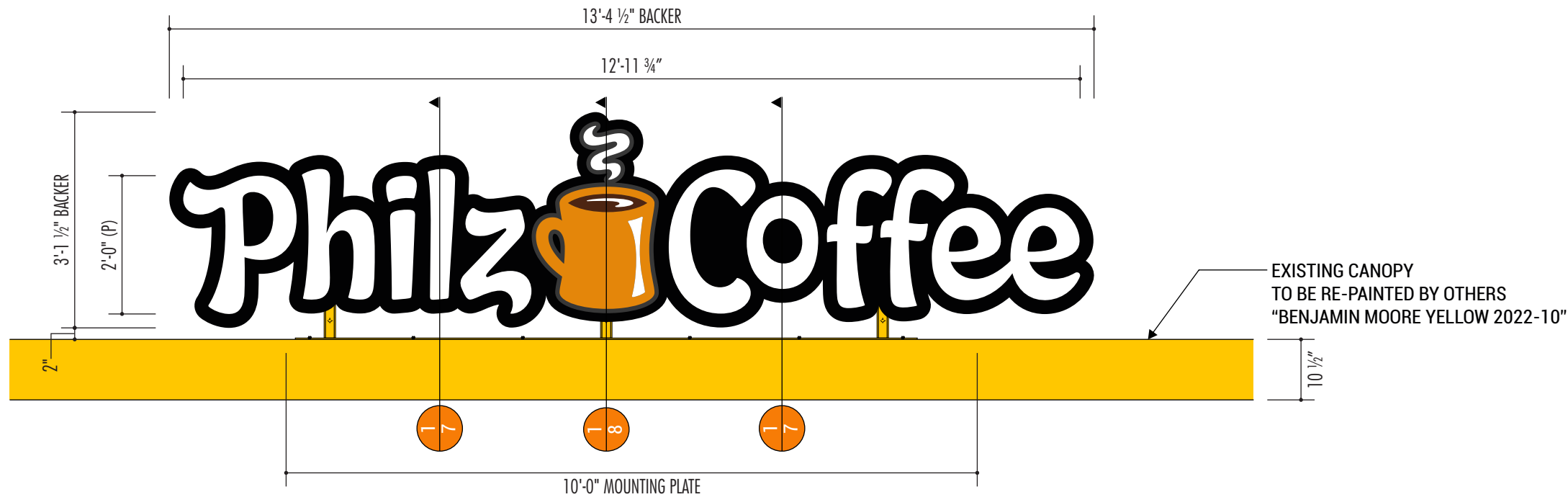
DATE:

PRODUCTION:

DATE:

SHEET: **5** OF **11**

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**MATERIALS SCHEDULE**

- M1 3/16" Thick White Acrylic
- M2 3/16" Clear Lexan Backs
- M3 1" Trimcaps Pre-coat White
- M4 .063 Aluminum
- M5 .090 Aluminum

**PAINT SCHEDULE**

- P1 Clear Matte Finish
- P2 3M 3630-59 Dark Brown
- P3 3M 3630-84 Tangerine



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**SHEET: 6 OF 11**

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**A SIGN ELEVATION LAYOUT**

**SIGN AREA: 41.79**

Quantity: One (1) Required

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

**MANUFACTURE AND INSTALL REVERSE HALO LETTERS FOR (PHILZ COFFEE) & DUAL LIT CHANNEL FOR (STEAM & CUP) MOUNTED ONTO BACKER**

**SHOEBOX STYLE BACKER:**

**FACE:** Shoebox Style .090 alum. welded to aluminum return painted double coated clear matte finish  
**BACK:** Shoebox Style .090 alum. welded to aluminum return painted double coated clear matte finish  
**RETURN:** 1" deep .063 alum. painted double coated clear matte finish  
Secured w/ #8-14 thread x 3/4" zinc phillips flat head screws (1 every 10"-12" apart)

**PHILZ COFFEE (REVERSE HALO CHANNEL LETTERS):**

**FACES:** .090 aluminum painted white  
**BACKS:** 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns  
**RETURNS:** 3" deep .063 alum. Pre-coat White  
**SPACERS:** To be mounted 2" away from Shoebox Style aluminum face w/ #10-24 x 3" screws w/ 3/8"Ø spacers (4-6 spacers) & painted double coat clear matte finish  
**LIGHTING:** 12V LEDs 3000K Maximum White Illumination | Remote power supplies

**STEAM & CUP (DUAL LIT PAN-CHANNEL):**

**FACES:** Routed out .090 aluminum painted double coated clear matte finish  
**GRAPHICS:** Backed up 3/16" thick white acrylic with painted graphics (See colors schedule)  
**BACKS:** 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns  
**RETURNS:** 3" deep .063 aluminum painted double coated clear matte finish  
**SPACERS:** To be mounted 2" away from Shoebox Style aluminum face w/ #10-24 x 3" screws w/ 3/8"Ø spacers (4-6 spacers) & painted double coat clear matte finish  
**LIGHTING:** 12V LEDs 3000K Maximum White Illumination | Remote power supplies

ALL COMPONENTS TO BE APPROVED

UL MANUFACTOR #E357488

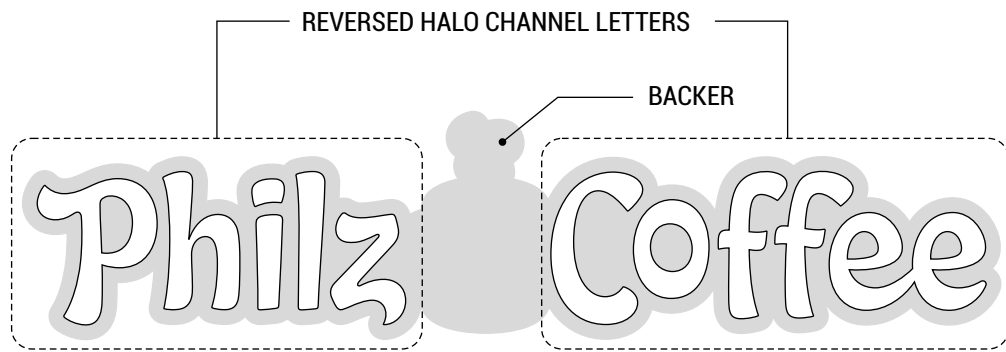
**REQUIREMENTS FOR ELECTRICAL ILLUMINATION:**

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION. ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS. ALL SIGNS HAVE (DEDICATED BRANCH CIRCUIT • THREE WIRES: LINE, NEUTRAL, & GROUND • WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE) ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300. (GROUND WIRES MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL BOARD GROUND BUS. • VOLTAGE SHOULD READ NO MORE THEN 3 VOLTS BETWEEN GROUND AND NEUTRAL. • CONDUIT CAN NOT BE USED A GROUND PATH.

**NOTE TO ALL CONTRACTORS:**

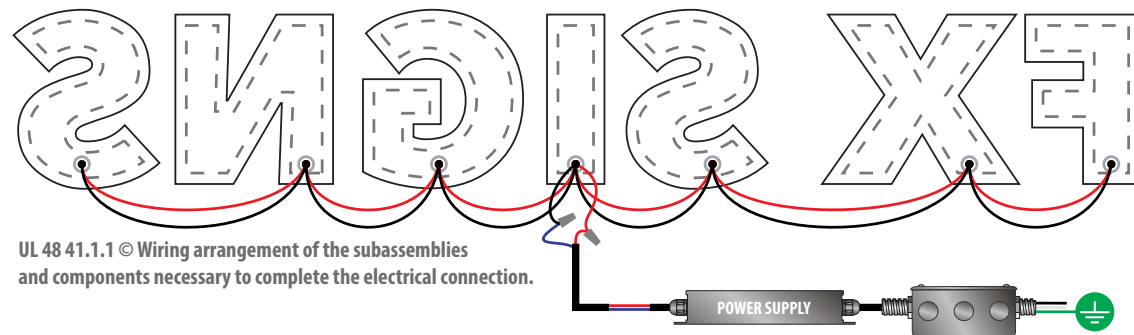
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICAE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE. ONE (1) DEDICATED • 20AMP CIRCUIT AT 120V (NOTE 1: ALL ABOVE IS NOT IN SIGN COMPANY SCOPE OF WORK AND MUST BE IN PLACE PRIOR TO INSTALLATION. CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENSED ELECTRICIAN.) (NOTE 2: TIMERS AND/OR PHOTOCELLS FOR SIGNS TO BE FURNISHED AND INSTALLED BY THE CUSTOMER'S ELECTRICAN, WHO SHOULD ALSO ENSURE THAT THE COMPLETED ELECTRICAL SYSTEM IS CODE COMPLIANT.

- REVERSE HALO FOR (PHILZ COFFEE)
- .090 ALUMINUM FACES
- 3/16" THICK CLEAR LEXAN BACKS
- 3" DEEP .063 ALUMINUM RETURNS
- 1" DEEP SHOEBOX STYLE BACKER
- 3/8"Ø X 2" ROUND TUBE SPACERS
- REMOTE POWER SUPPLY



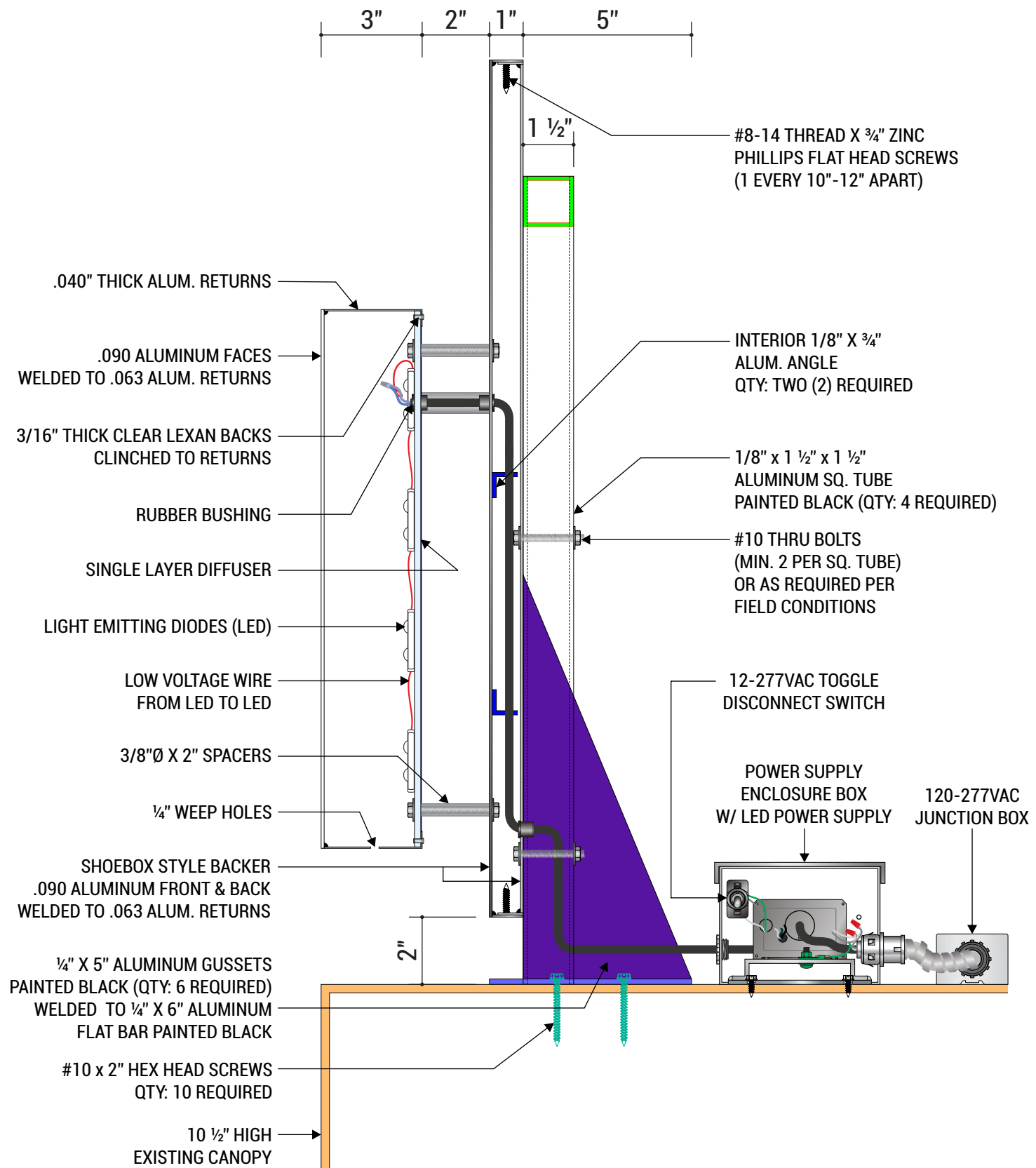
### 3 REVERSED HALO CHANNEL LETTERS MOUNTED 2" AWAY FROM BACKER

NOT TO SCALE



### 2 WIRING GUIDELINE

NOT TO SCALE



### 1 REVERSE HALO CHANNEL LETTERS MOUNTED TO BACKER W/ SPACERS

SCALE: NTS



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FL

DRAWN BY:  
SP

**REVISION: R11**  
**02 23 2026**

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LANDLORD APPROVAL:

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Approved For Construction

ACCOUNT MANAGER:

DATE:

DESIGNER:

DATE:

PRODUCTION:

DATE:

SHEET: 7 OF 11

ALL COMPONENTS TO BE APPROVED

#### REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

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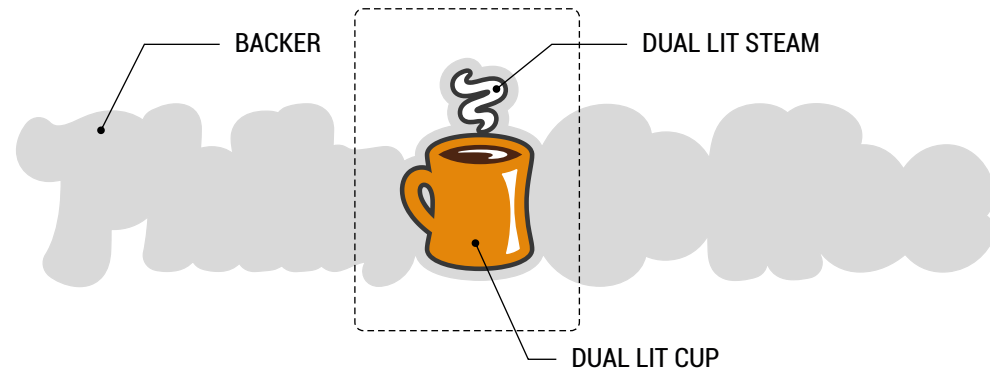
UL MANUFACTOR #E357488

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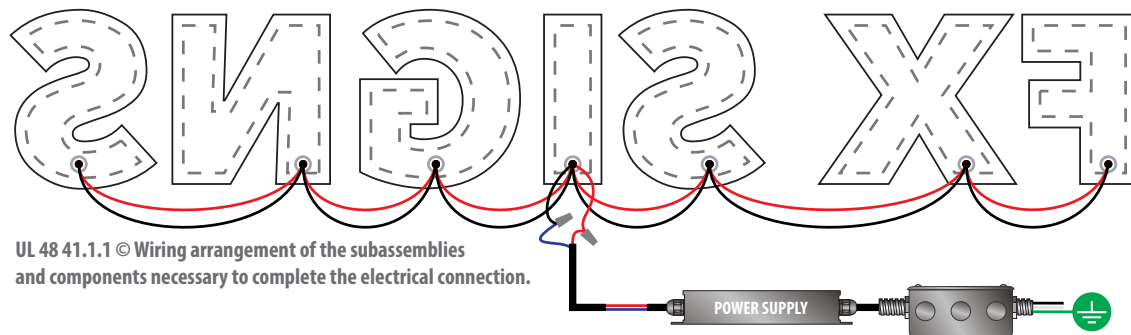
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- DUAL LIT PAN-CHANNEL FOR (STEAM & CUP)
- 3/16" THICK ACRYLIC FACE
- 3/16" THICK CLEAR LEXAN BACK
- 3" DEEP .063 ALUMINUM RETURNS
- 1" DEEP SHOEBOX STYLE BACKER
- 3/8"Ø X 2" ROUND TUBE SPACERS
- REMOTE POWER SUPPLY



### 3 DUAL LIT PAN-CHANNEL FOR "STEAM & CUP" MOUNTED 2" AWAY FROM BACKER

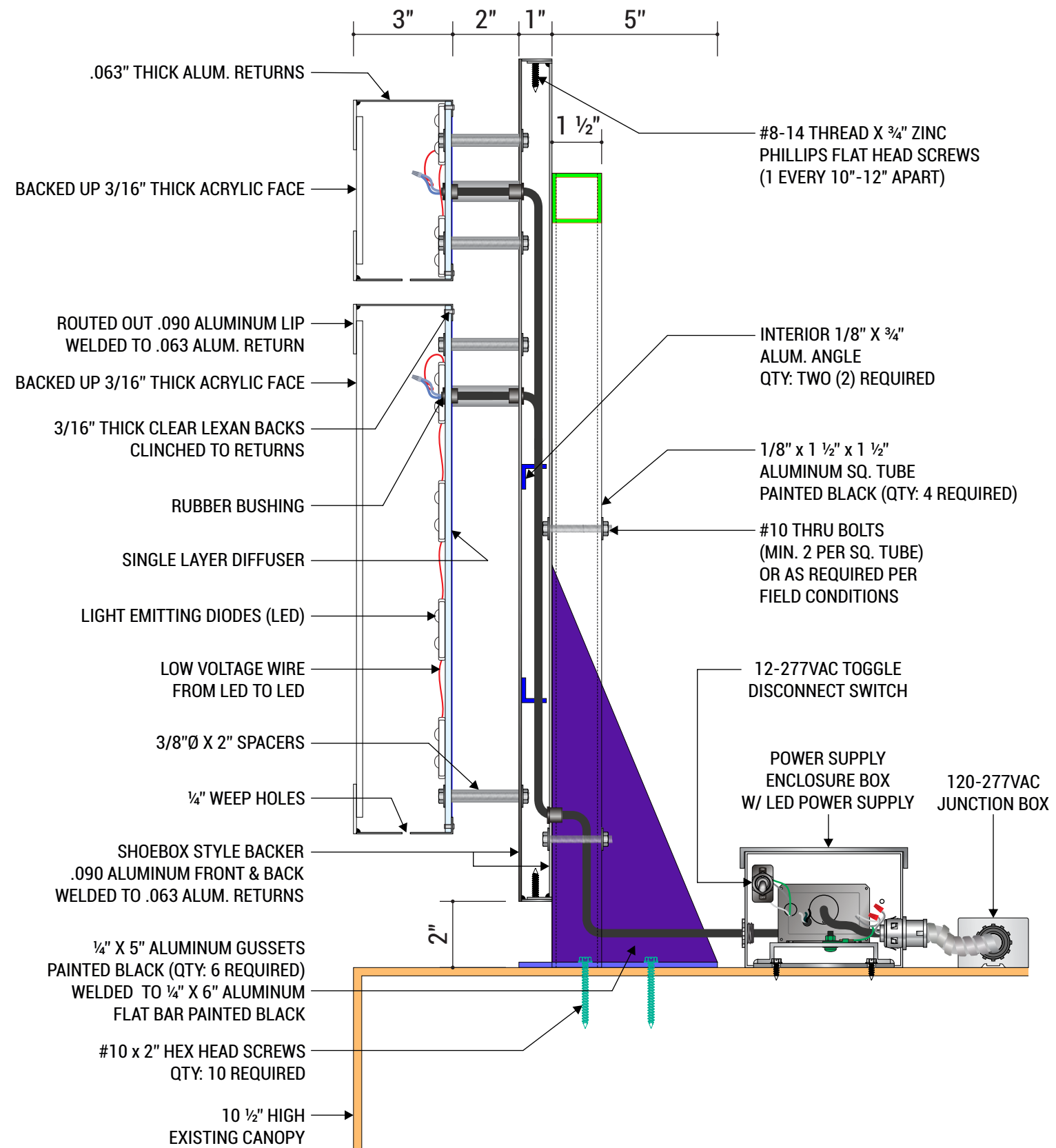
NOT TO SCALE



UL 48 41.1.1 © Wiring arrangement of the subassemblies and components necessary to complete the electrical connection.

### 2 WIRING GUIDELINE

NOT TO SCALE



### 1 DUAL LIT CHANNEL LETTERS MOUNTED TO BACKER W/ SPACERS

SCALE: NTS

ALL COMPONENTS TO BE APPROVED

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DRAWN BY: SP

**REVISION: R11**  
**02 23 2026**

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LANDLORD APPROVAL: DATE:

Approved For Construction

ACCOUNT MANAGER: DATE:

DESIGNER: DATE:

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SHEET: 8 OF 11

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EXISTING CABINET

STEAM & CUP.  
 • ROUTED OUT ALUMINUM FACE  
 • DUAL LIT PAN-CHANNEL  
 • BACKED UP WHITE ACRYLIC

ALUMINUM BACKER

PHILZ COFFEE:  
 • REVERSED HALO CHANNEL LETTERS

2" SPACERS



**1 3D RENDERING ISO VIEW**

NOT TO SCALE

**2 3D RENDERING SIDE VIEW**

NOT TO SCALE



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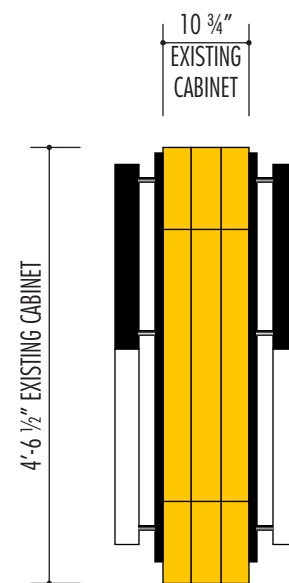
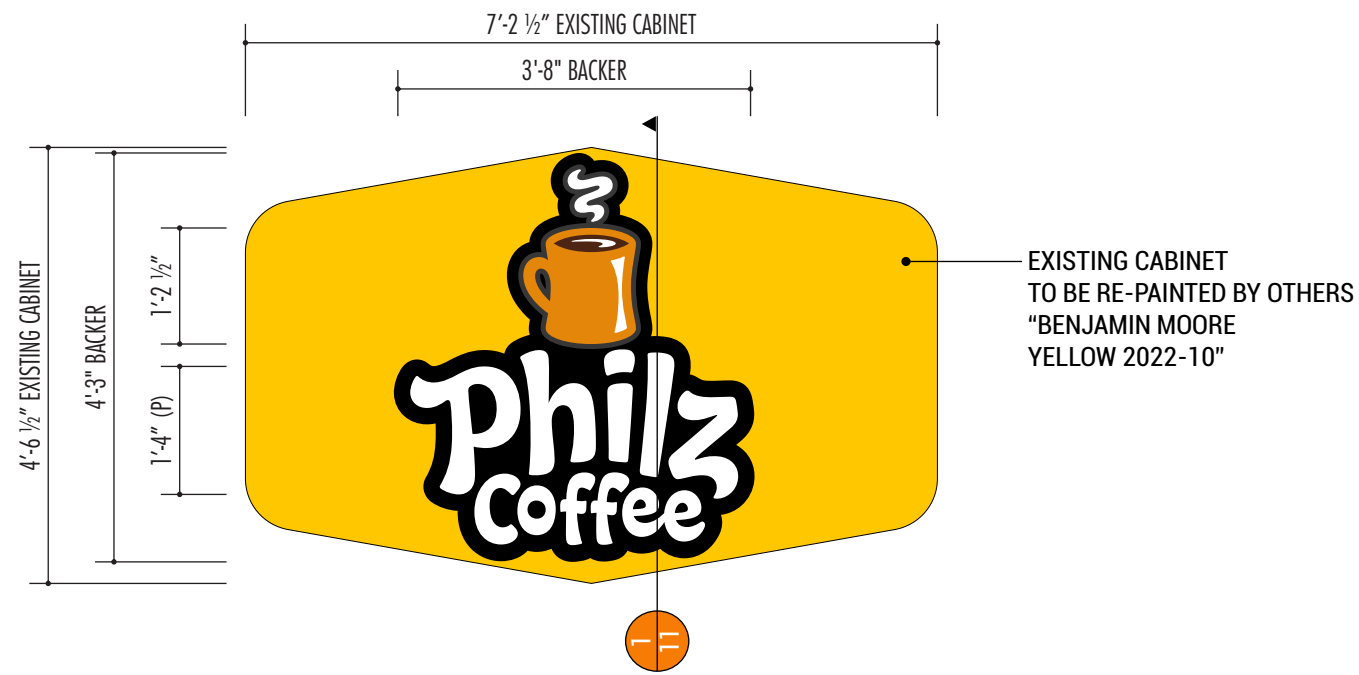
DATE:

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## MATERIALS SCHEDULE

- M1 3/16" Thick White Acrylic
- M2 3/16" Clear Lexan Backs
- M3 1" Trimcaps Pre-coat White
- M4 .040 Aluminum
- M5 .063 Aluminum
- M6 .090 Aluminum

## PAINT SCHEDULE

- P1 Clear Matte Finish
- P2 3M 3630-59 Dark Brown
- P3 3M 3630-84 Tangerine



CREATING VISUAL IMPACT

12155 MAGNOLIA AVE BLDG 11-A  
RIVERSIDE, CA 92503  
(951) 689-0270  
FXCVI.COM  
LIC# 1014540

### SITE LOCATION:

PHILZ COFFEE

202 N Glassell St  
Orange, CA 92886

### CLIENT:

PHILZ COFFEE  
Email: info@philzcoffee.com

Rob George  
Email: robgeorge@philzcoffee.com  
Phone: (408) 838-6451

### PROPERTY OWNER / MGT

### CREATED DATE:

May 30, 2025

### JOB NUMBER:

1895 R11 | 250006 City R01

### SALES REP:

FL

### DRAWN BY:

SP

**REVISION: R11**  
**02 23 2026**

REVISED BY: SP

### CLIENT APPROVAL:

### DATE:

### LANDLORD APPROVAL:

### DATE:

**Approved For Construction**

### ACCOUNT MANAGER:

### DATE:

### DESIGNER:

### DATE:

### PRODUCTION:

### DATE:

SHEET: **10** OF **11**

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## B SIGN ELEVATION LAYOUT

Quantity: One (1) Required

SIGN AREA: 15.93

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

### MANUFACTURE AND INSTALL REVERSE HALO LETTERS FOR (PHILZ COFFEE) & DUAL LIT CHANNEL FOR (STEAM & CUP) MOUNTED ONTO BACKER

#### SHOEBOX STYLE BACKER:

FACE: Shoebox Style .090 alum. welded to aluminum return painted double coated clear matte finish  
BACK: Shoebox Style .090 alum. welded to aluminum return painted double coated clear matte finish  
RETURN: 1" deep .063 alum. painted double coated clear matte finish  
Secured w/ #8-14 thread x 3/4" zinc phillips flat head screws (1 every 10"-12" apart)

#### PHILZ COFFEE (REVERSE HALO CHANNEL LETTERS):

FACES: .090 aluminum painted white  
BACKS: 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns  
RETURNS: 3" deep .063 alum. Pre-coat White  
SPACERS: To be mounted 2" away from Shoebox Style aluminum face w/ #10-24 x 3" screws w/ 3/8"Ø spacers (4-6 spacers) & painted double coat clear matte finish  
LIGHTING: 12V LEDs 3000K Maximum White Illumination | Remote power supplies

#### STEAM & CUP (DUAL LIT PAN-CHANNEL):

FACES: Routed out .090 aluminum painted double coated clear matte finish  
GRAPHICS: Backed up 3/16" thick white acrylic with painted graphics (See colors schedule)  
BACKS: 3/16" thick clear lexan for halo effect with diffuser apply to the back & clinched to letter returns  
RETURNS: 3" deep .063 aluminum painted double coated clear matte finish  
SPACERS: To be mounted 2" away from Shoebox Style aluminum face w/ #10-24 x 3" screws w/ 3/8"Ø spacers (4-6 spacers) & painted double coat clear matte finish  
LIGHTING: 12V LEDs 3000K Maximum White Illumination | Remote power supplies

## 1 OPPOSITE VIEW

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



## 2 OPPOSITE VIEW

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

ALL COMPONENTS TO BE APPROVED

UL MANUFACTOR #E357488

### REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

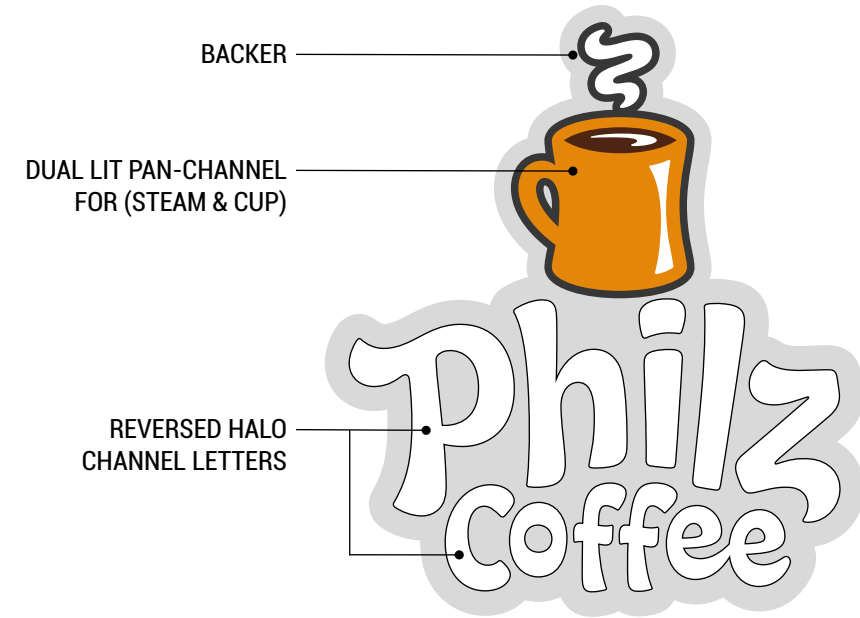
PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION. ALL TRANSFORMERS SHALL BE, (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS. ALL SIGNS HAVE (DEDICATED BRANCH CIRCUIT • THREE WIRES: LINE, NEUTRAL, & GROUND • WIRE SIZE: MINIMUM OF 12 GA. THIN COPPER WIRE) ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300. (GROUND WIRES MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANEL BOARD GROUND BUS. • VOLTAGE SHOULD READ NO MORE THEN 3 VOLTS BETWEEN GROUND AND NEUTRAL. • CONDUIT CAN NOT BE USED A GROUND PATH.

### NOTE TO ALL CONTRACTORS:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICEAE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE. ONE (1) DEDICATED • 20AMP CIRCUIT AT 120V (NOTE 1: ALL ABOVE IS NOT IN SIGN COMPANY SCOPE OF WORK AND MUST BE IN PLACE PRIOR TO INSTALLATION. CIRCUIT TO BE BROUGHT TO JOB SITE BY LICENSED ELECTRICIAN.) (NOTE 2: TIMERS AND/OR PHOTOCELLS FOR SIGNS TO BE FURNISHED AND INSTALLED BY THE CUSTOMER'S ELECTRICAN, WHO SHOULD ALSO ENSURE THAT THE COMPLETED ELECTRICAL SYSTEM IS CODE COMPLIANT.

- STEAM & CUP**
- DUAL LIT PAN-CHANNEL
  - 3/16" THICK ACRYLIC FACE
  - 3/16" THICK CLEAR LEXAN BACK
  - 3" DEEP .063 ALUMINUM RETURNS
  - 1" DEEP SHOEBOX STYLE BACKER
  - 3/8"Ø X 2" ROUND TUBE SPACERS
  - POWER SUPPLY INSIDE CABINET

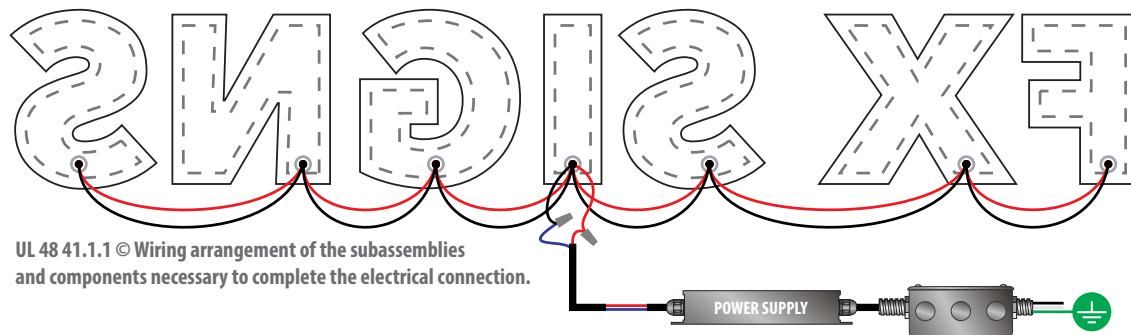
- PHILZ COFFEE**
- REVERSE HALO
  - .090 ALUMINUM FACES
  - 3/16" THICK CLEAR LEXAN BACKS
  - 3" DEEP .063 ALUMINUM RETURNS
  - 1" DEEP SHOEBOX STYLE BACKER
  - 3/8"Ø X 2" ROUND TUBE SPACERS



REVERSED HALO CHANNEL LETTERS

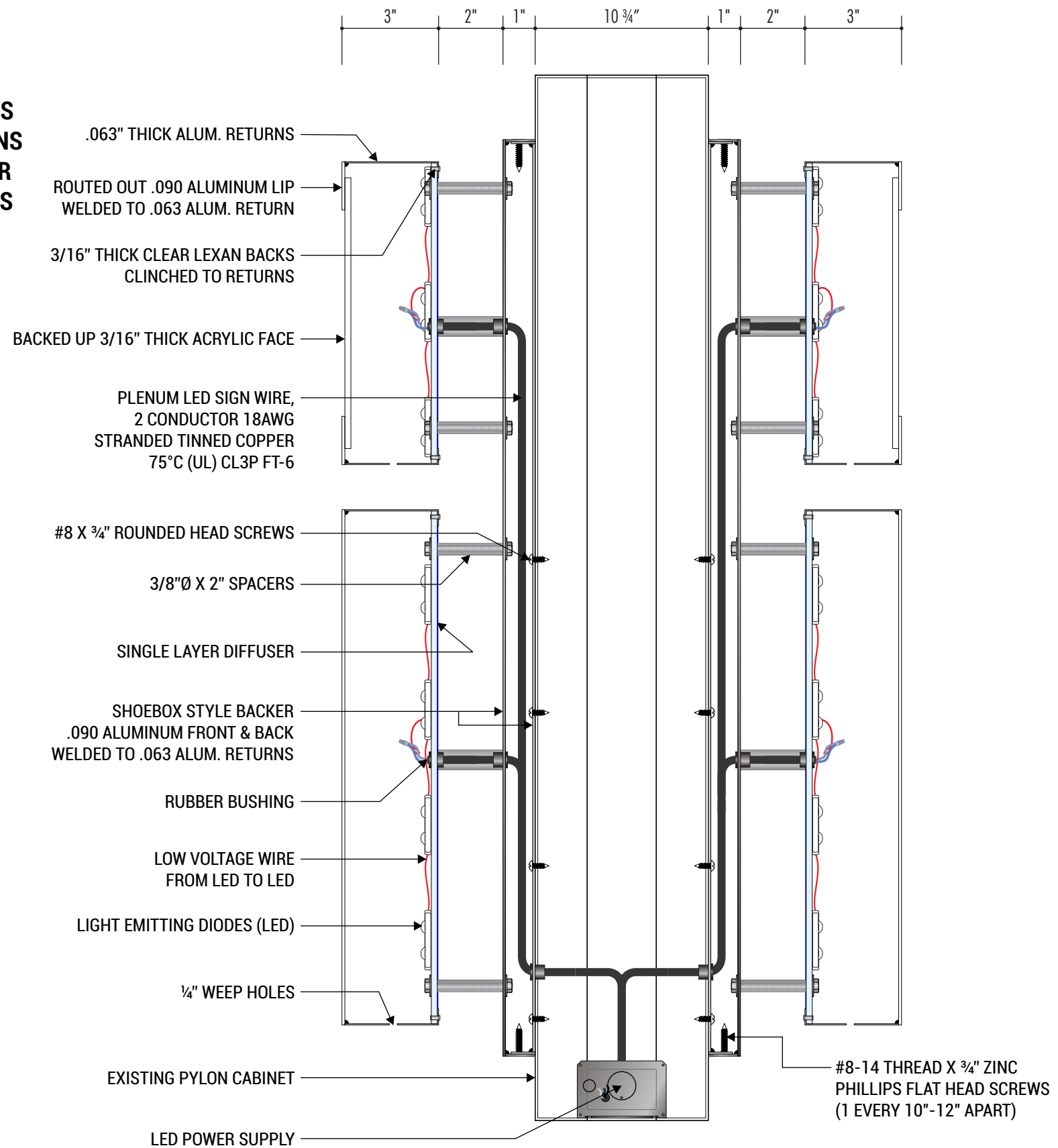
**3 REVERSED HALO CHANNEL LETTERS MOUNTED 2" AWAY FROM BACKER**

NOT TO SCALE



UL 48 41.1.1 © Wiring arrangement of the subassemblies and components necessary to complete the electrical connection.

**2 WIRING GUIDELINE**



**1 REVERSE HALO CHANNEL LETTERS MOUNTED TO BACKER W/ SPACERS**

SCALE: NTS



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ALL COMPONENTS TO BE APPROVED

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Philz Coffee

A neon sign for Philz Coffee. The word "Philz" is in a cursive, bubbly font, followed by a stylized coffee cup with steam rising from it, and then the word "Coffee" in a similar cursive font. The entire sign is illuminated with a warm, orange-yellow glow.

