

Cosmoenck Lights Ct

STANDARDS FOR COMPREHENSIVE SIGN PROGRAM

FOR

BIRCHER BUSINESS CENTER

PREPARED FOR: Orange County Planning Commission

ON: July 16, 1979

REVISED ON: October 14, 1980

PROPERTY DEVELOPED BY:

Bircher Pacific
2130 East 4th Street
Suite #240
Santa Ana, California 92709

PREPARED BY:

Design/2 Signmakers
2632 South Harbor Blvd.
Santa Ana, California 92704

Attn: DAN N. BEEGLE

CONDITIONALLY
APPROVED

By the City of Orange dated 2/14/80

BIRTCHEr BUSINESS CENTER

Comprehensive Sign Program
Prepared for the Orange County Planning Commission

1. STATEMENT OF GENERAL PHILOSOPHY

It is the purpose and intent of this sign program to develop a comprehensive signing system for the Birtcher Business Center, in its entirety and to carry out the overall landscape and architectural theme. The amplification of this system is designed to accomplish the following:

- 1.1 Provide overall project identification to define the boundaries as well as identify Birtcher Business Center as totally integrated development.

LOCATION CRITERIA:

Project identification signs (Major Project I.D. Signs - 3 required) will be located a minimum of 10' behind property line and a maximum of 30' behind property line and located in landscaped area.

- 1.2 Facilitate traffic flow, both vehicular and pedestrian, to insure ease, efficiency and safety for all probable conditions.
- 1.3 Provide a system for maximum readability for all varying conditions.
- 1.4 Have minimum impact on landscape and architectural environment, designed to integrate rather than interrupt.
- 1.5 Develop a palette of materials and methods which will insure the lowest possible maintenance and maximum life.

It is the further purpose of this guideline to be the basis for approval and disapproval of plans and specification for signing throughout the development.

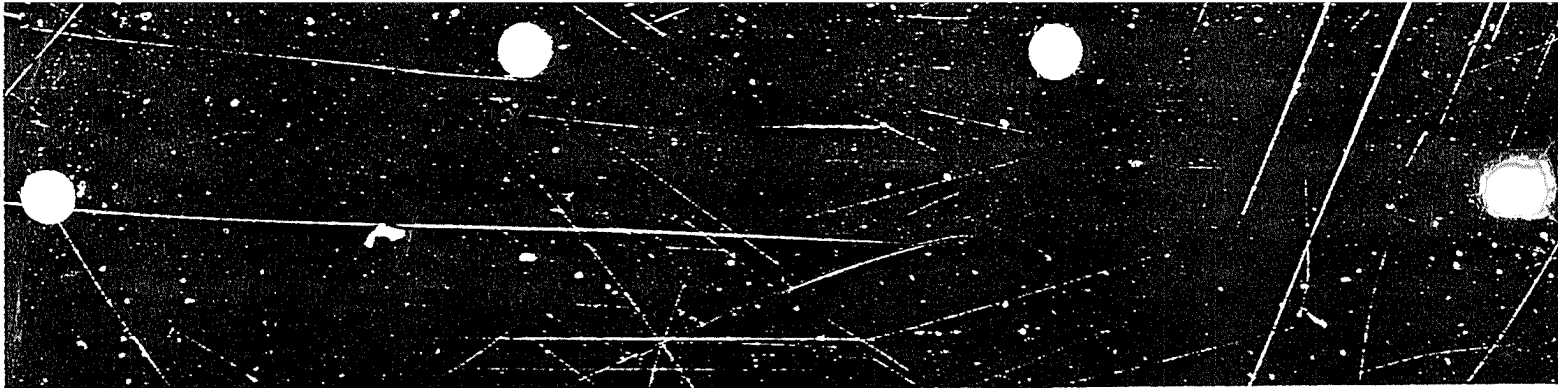
Due to the nature of this project, this program may be modified or clarified from time to time to conform to presently unforeseen conditions. This will be done, as may be appropriate, to carry out the above purpose and intent. Any modification must be approved by the Assistant Director of E.M.A. All ground signs shall be located outside of the ultimate right-of-way, shall provide a safe sight distance per OCMA Standard Plan, #117, and shall not exceed four feet in height within the public safety area.

BIRCHER BUSINESS CENTER

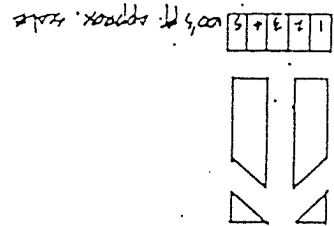
ECONOMIC RESPONSIBILITY
FOR CONSTRUCTION AND MAINTENANCE OF ALL SIGNS

1. It is the sole responsibility of the sign owner and user to pay for construction and maintenance of all required signs. Any non-conforming sign must be brought to conformance by its user at his expense.

Amended as part of Narland CC & R's

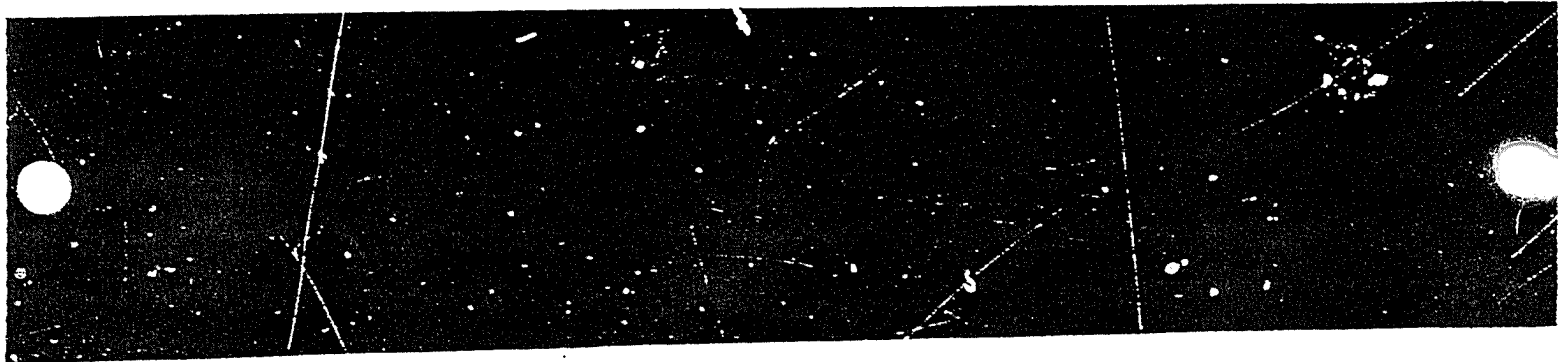
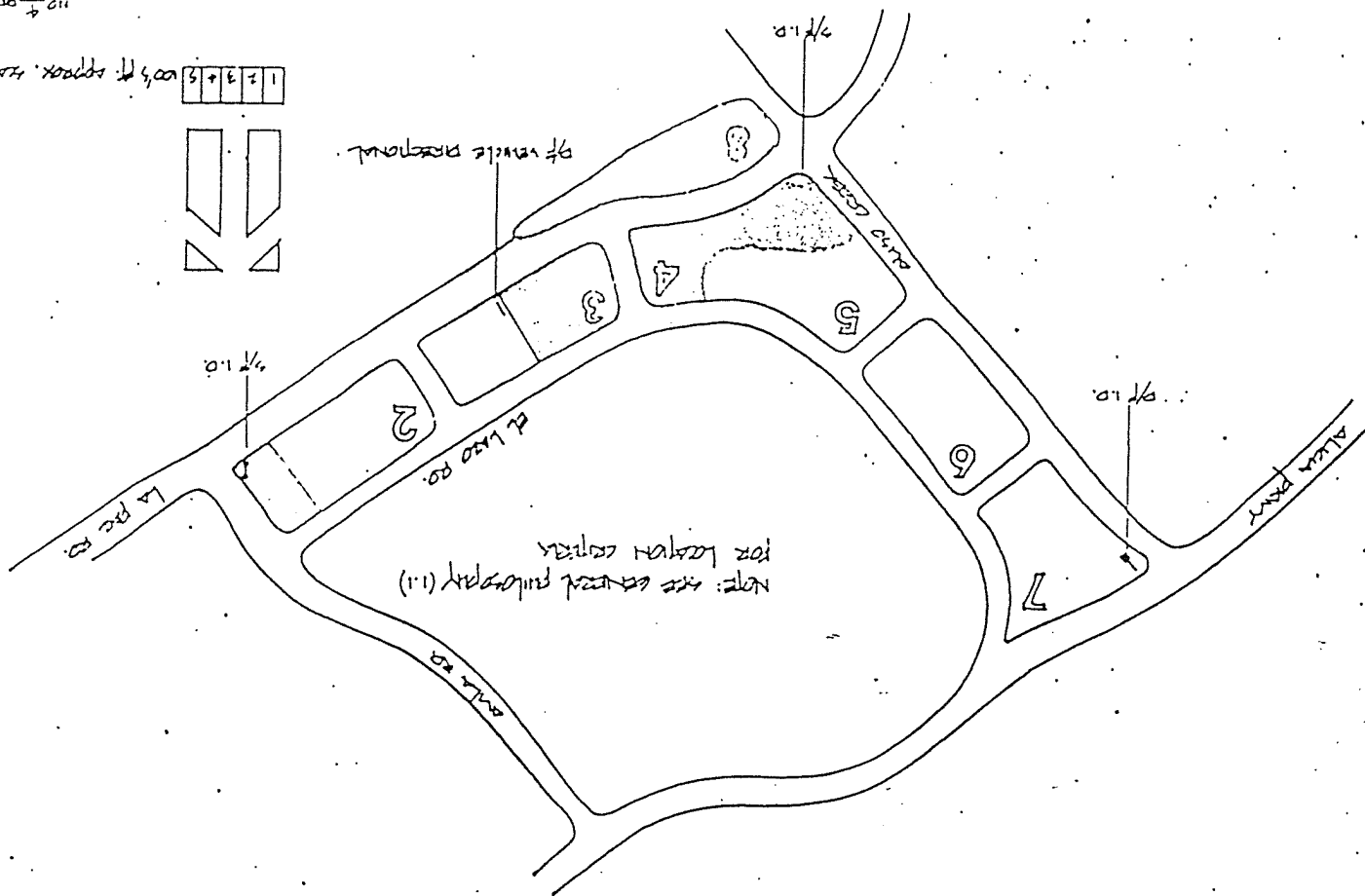


110' ± ON 2



BIRCHER BUSINESS CENTER

Developed by various people
Industrial group
Office, commercial, retail group



BIRTCHEER BUSINESS CENTER

Lot 2 - Tenant Sign Specification,
Buildings 1-3

STREET ADDRESSES:

Individual street address numbers to be mounted on wall
in area adjacent to building entrance and determined by
Bircher Pacific.

GENERAL:

Signs to consist of individual letters, utilizing tenant's
own company letter style and logo, applied directly to
wall in designated sign area. Signs to contain company
name only. No advertising will be allowed.

DESIGNATED AREA:

Signs to be installed in designated areas adjacent to build-
ing entrance. See building elevations for buildings 1-3,
Page 9-11.

NUMBER OF SIGNS ALLOWED:

One sign is allowed for each major tenant (definition as
determined by Bircher Pacific).

SPECIFICATION:

Graphics: Type style at tenants option. Logo optional.

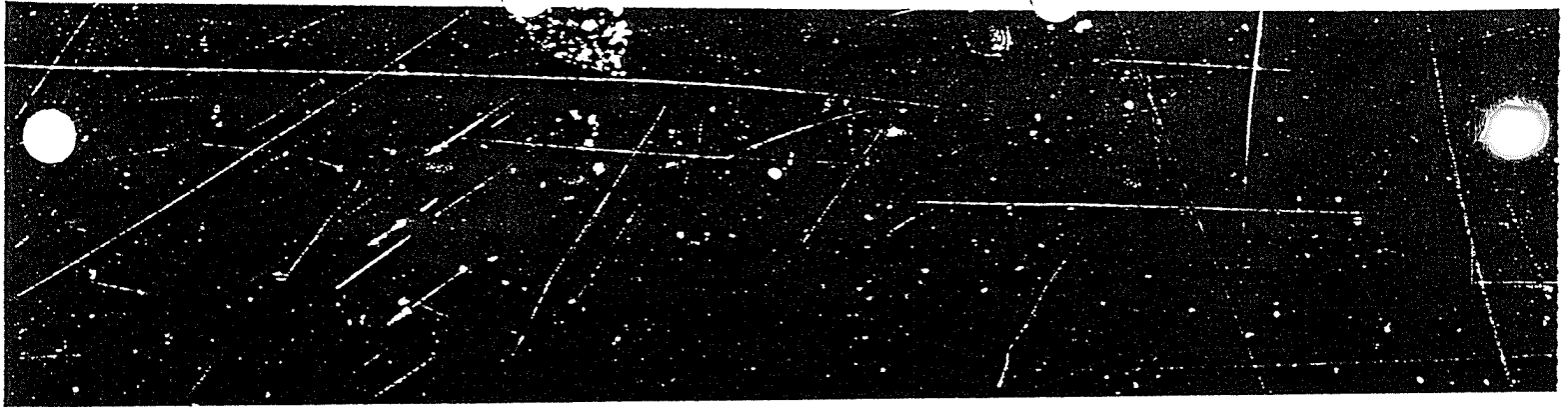
Color: Project color (Acrilone #289A (Peach Brandy) with
dark brown sides.

Size: Letters - 18" maximum height Logos - 36" maximum
height.

Refer to detail sheet for materials and installation. Pg 20

APPROVAL:

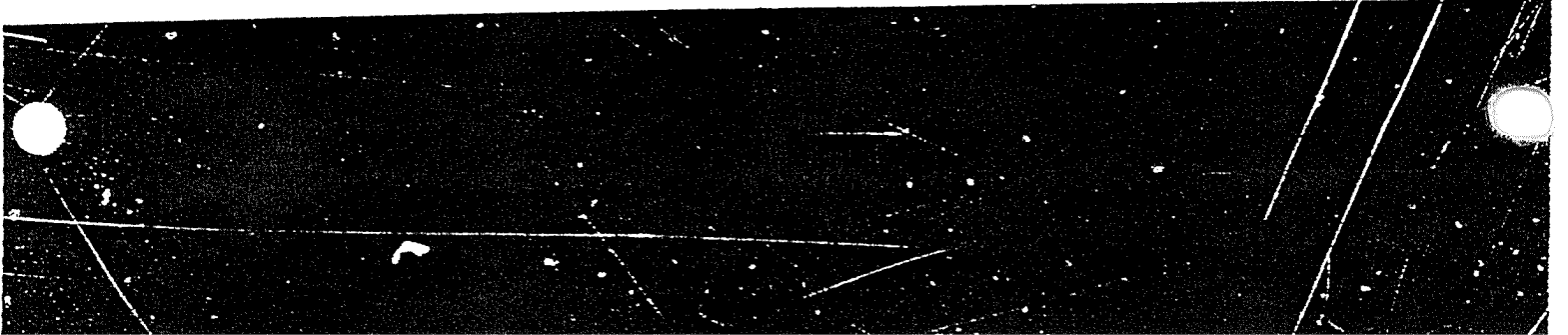
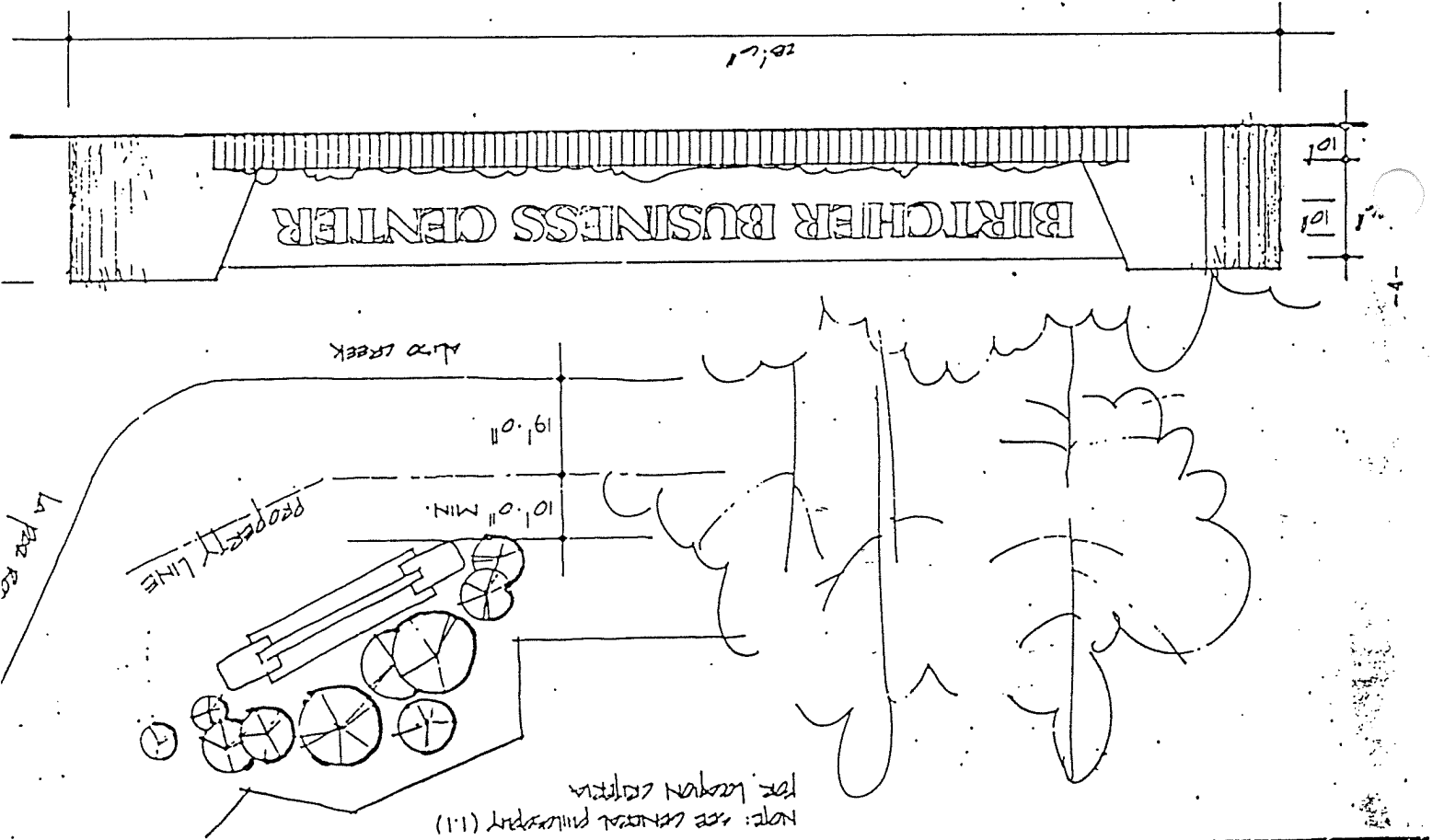
All sign designs and locations must be approved by Bircher
Pacific as well as permits required by the County of Orange.



BIRTCHEER BUSINESS CENTER

MAJOR PROJECT I.D. - SINGLE FASE MOVINGMAN TEAM
REPRESENTATION ALTERNATIVE WITH GIVEN W/ ROOFTOP CORPUS
WINGS COPY ON THIS SIDE (REPRESENTATION)
CONCEPT: THREE
CONCEPTED BY: ROBERT PETER

NO. 1 PAGE 7.9



BIRTCHEER BUSINESS CENTER

developed by BIRTCHEER PAPER

major project i.e. south face marking 25m
 comparison typical of single face marking 25m

2012 2012
 2012 2012
 2012 2012



2012 2012

2012 2012

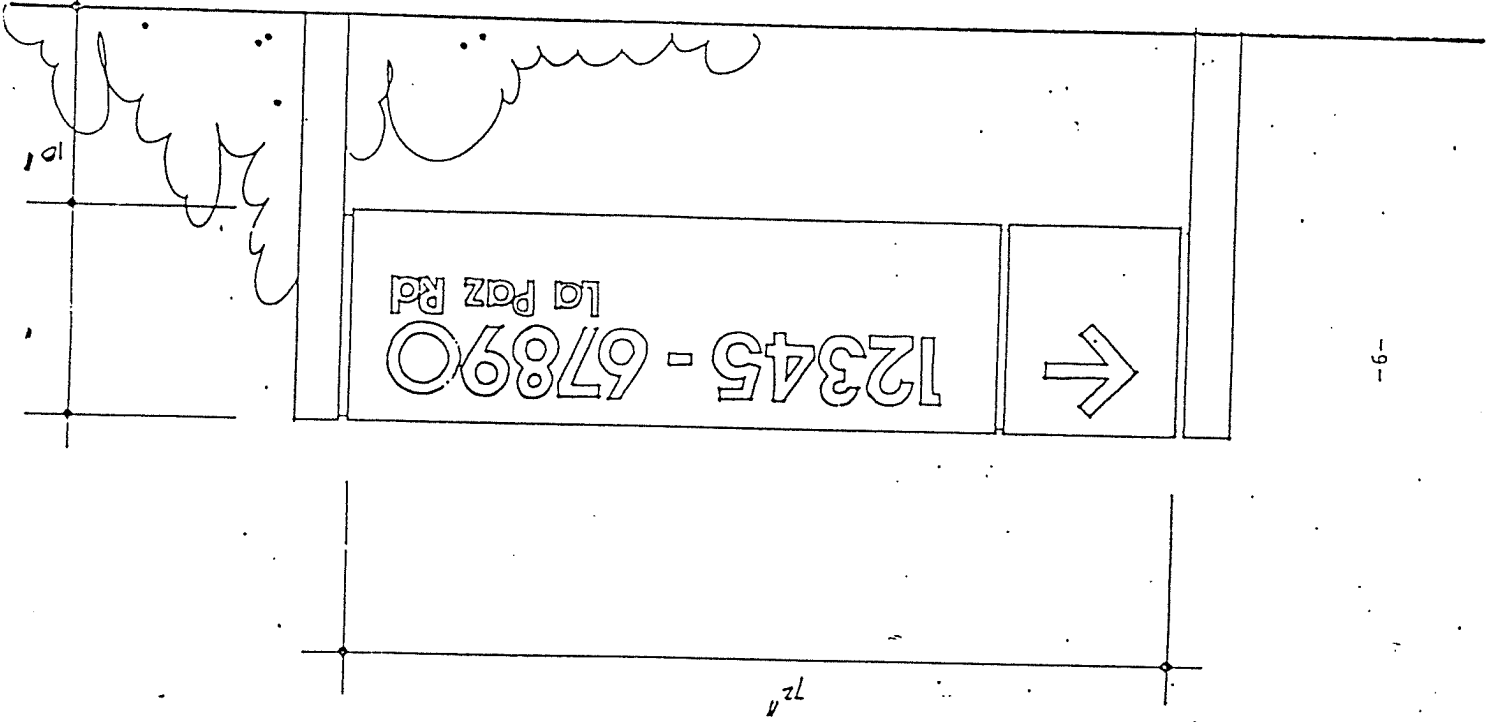
BIRTCHEER BUSINESS CENTER

ALSO CREEK

also pinky

BIRTCHEK BUSINESS CENTER

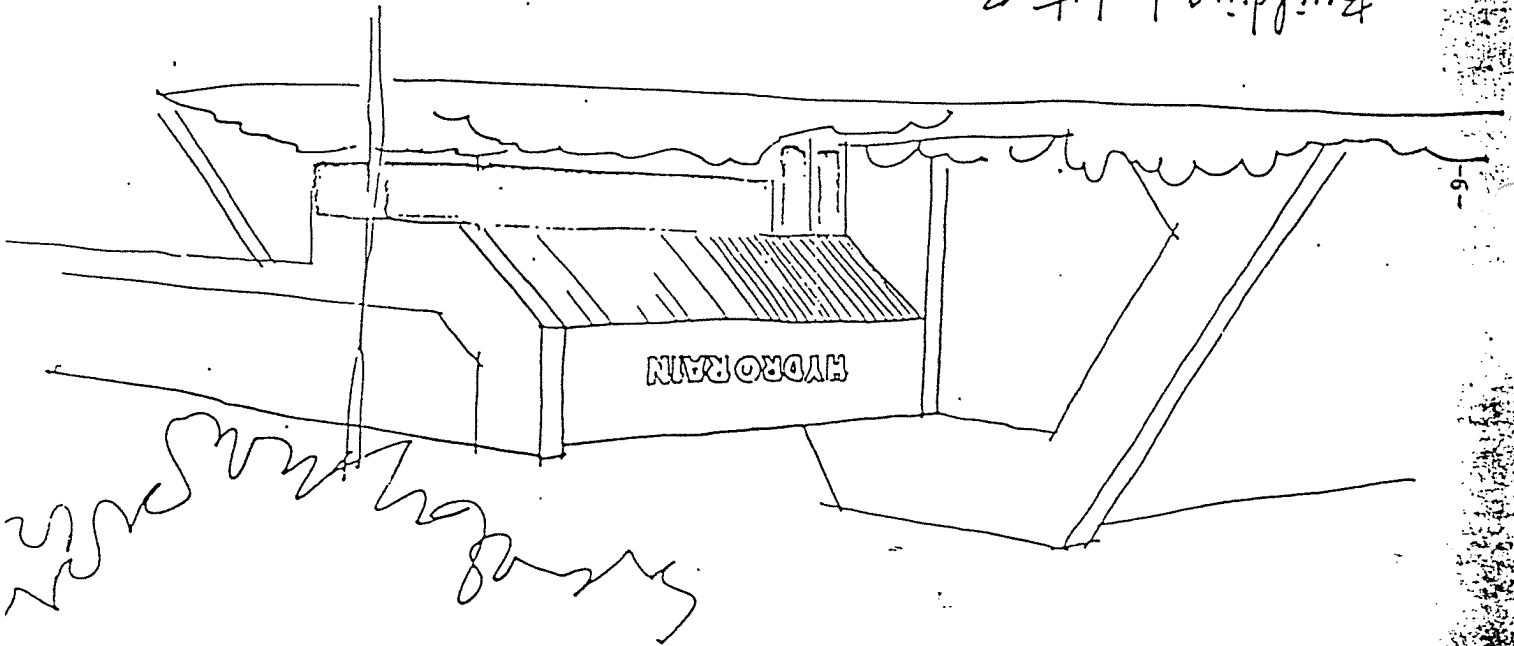
Developed by Birchek Corp.
Prescribed standard 12' x 10' panel system
w/ 1/2" square
w/ 1/2" square
w/ 1/2" square



TENANT SIGN CRITERIA

Graphics: Type style at tenants option. Logo optional
Color: Project color (Ameritone #289A (Peach) brand. With dark brown sides.
Size: Letters - 18" maximum height. Logs - 36" maximum height.
Refer to detail sheet for materials and installation.

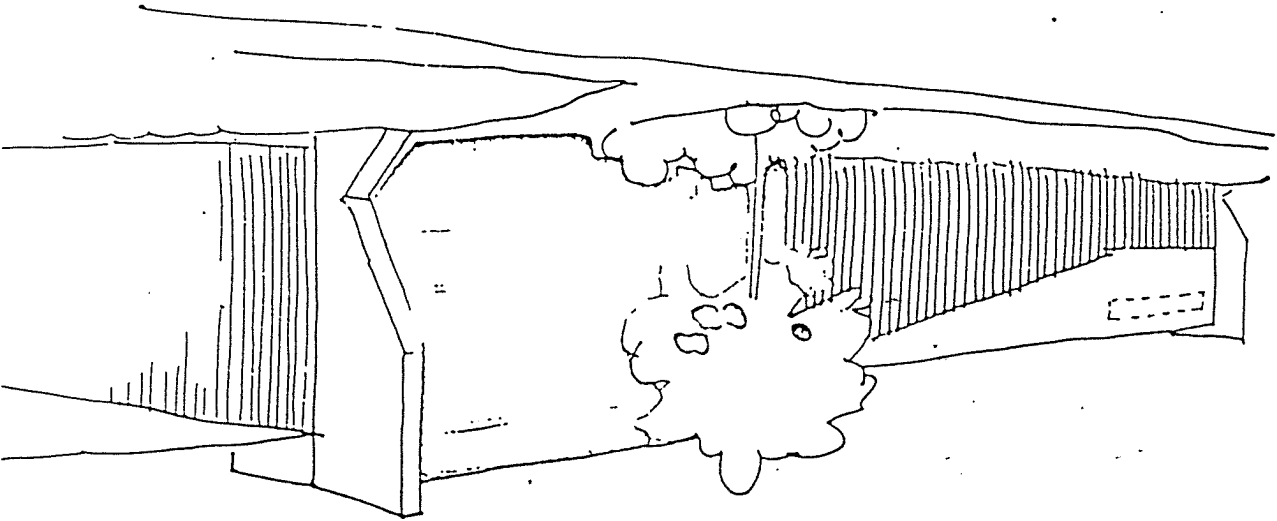
Building 1, lot 2

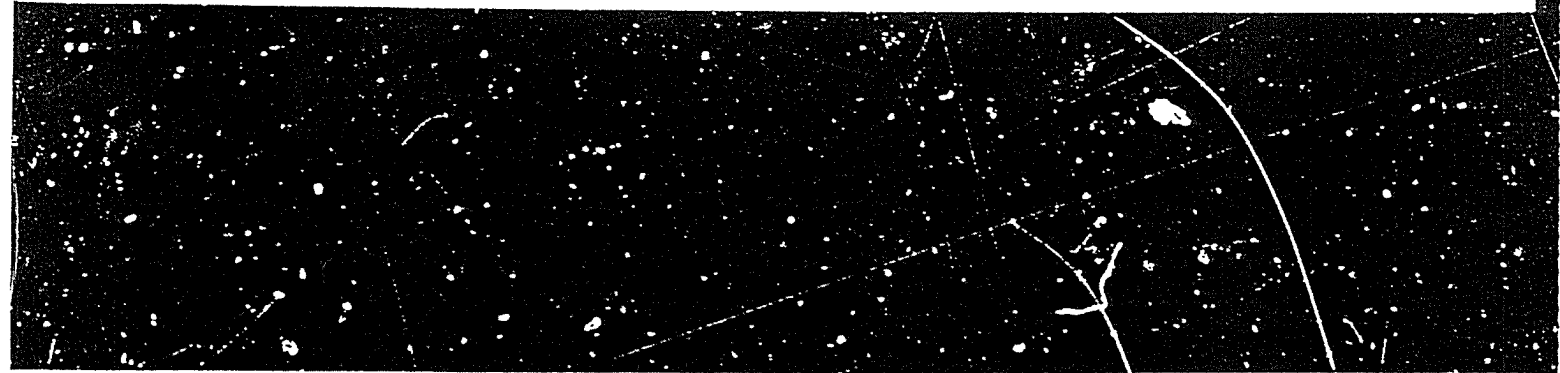


Long Island City

Building 2, Lot 2 (Typical location for both ends of Bldg.)

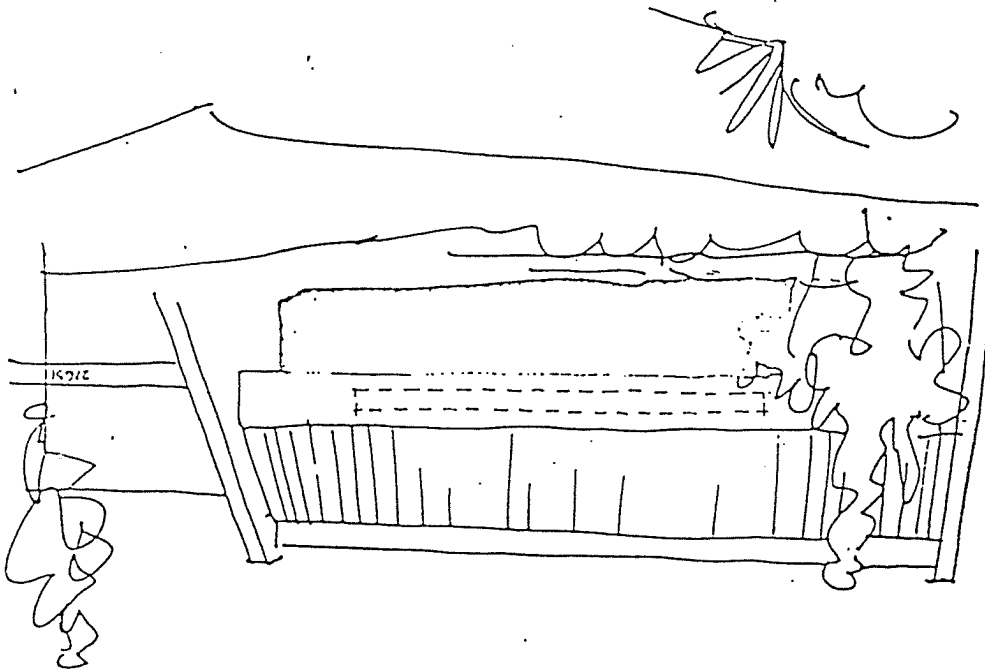
Graphics: Type style at tenant's option. Logo optional
Color: Project color (Americitone #289A (Peach Brandy) with dark brown sides.
Size: Letters - 18" maximum height Logos - 36" maximum height.
Refer to detail sheet for materials and installation.





Graphics: Type style at tenants option. Logo optional
Color: Project color (Amaritone #289A (Peach Brandy) with dark brown
Size: Letters - 4" maximum height Logos - 36" maximum height.
Refer to detail sheet for materials and installation.

Building 3, Lot 2 (South East Elevation)



BIRTCHEE BUSINESS CENTER

Lot 3 - Tenant Sign Specifications
Buildings 13-16

STREET ADDRESSES:

Individual street address numbers to be mounted on wall in area adjacent to building entrance and determined by Birtcher Pacific.

GENERAL:

Signs to consist of individual letters, utilizing tenant's own company letters style and logo. The color is to be the selected project color. No other colors will be allowed.

Signs are to be applied to the wall in designated location. Signs are to contain company name only. No advertising will be allowed.

DESIGNATED AREA:

Signs to be installed in designated areas adjacent to building entrance. See building elevations for buildings 13-16, Pages 13-16.

NUMBER OF SIGNS ALLOWED:

One sign is allowed for each major tenant (definition as determined by Birtcher Pacific).

SPECIFICATIONS:

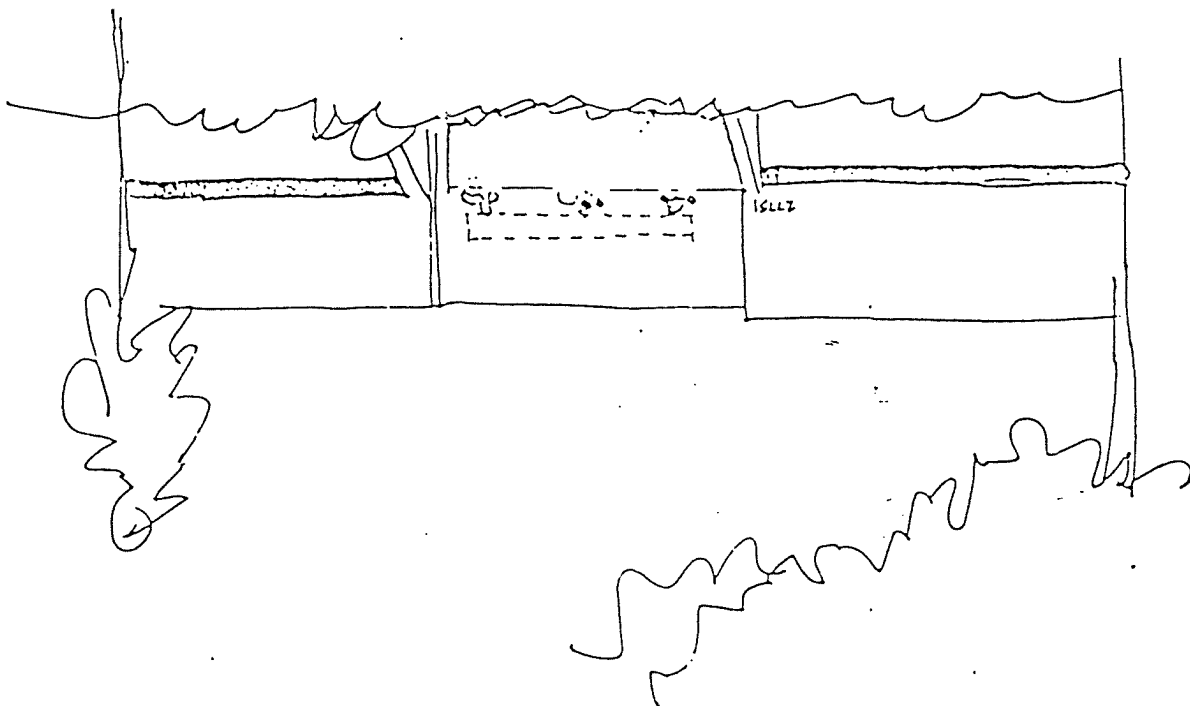
Graphics: Typeface at tenants option. Logo optional
Color: Ameritone #289A (Heach Brandy) with dark brown sides
Size: Letters - 15" maximum height Logos - 30" maximum height
35 square foot maximum sign area
Refer to detail sheet for materials and installation Pg.-20

APPROVAL:

All sign designs and locations must be approved by Birtcher Pacific as well as permits required by the County of Orange.

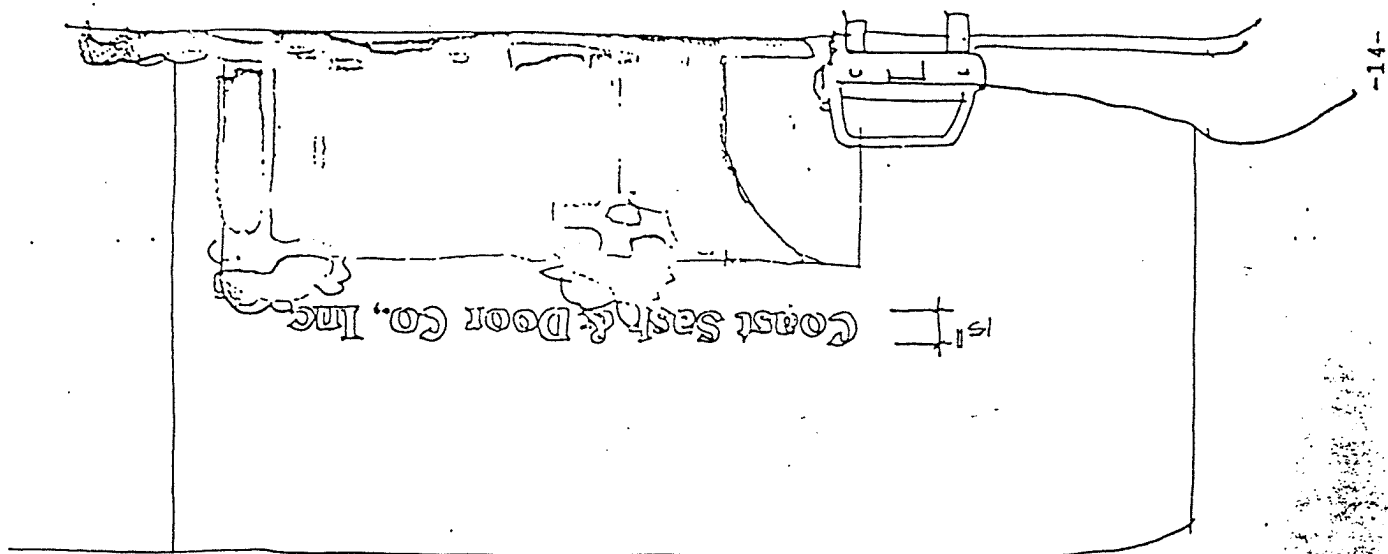
Graphics: Typeface at tenants option. Logo optional
 Color: Ameritone #289A (Peach Brandy) with dark brown sides
 Size - Letters - 15" maximum height Logos - 30" maximum height
 35 square foot maximum sign area
 Refer to detail sheet for materials and installation

Building 13, lot 3

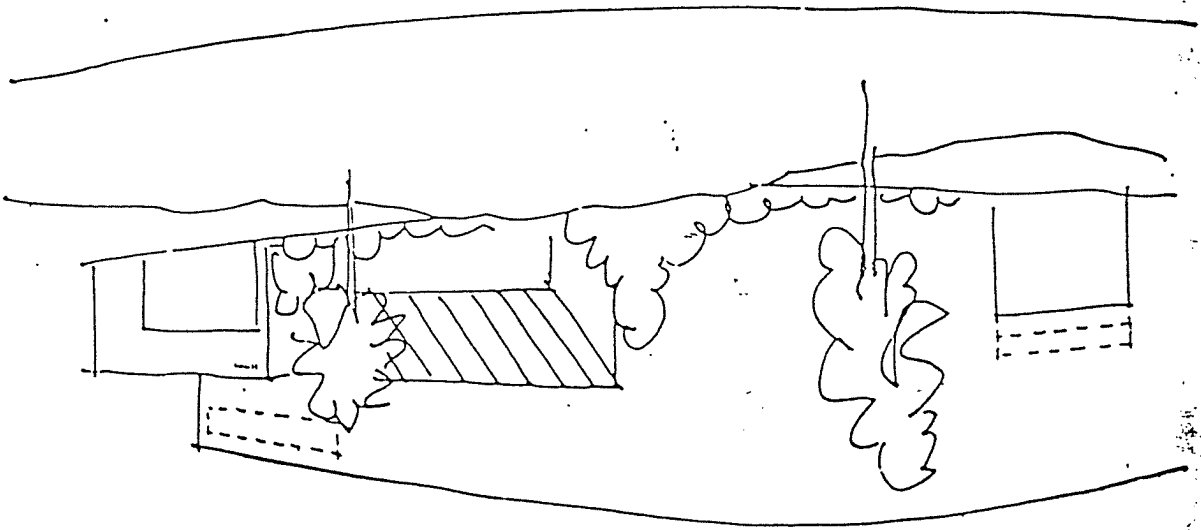


Building 14, Lot 3 (Typical of Buildings 13-16)

Graphics: Typeface at tenants option. Logo optional.
 Color: Ameritone #289A (Peach Brandy) with dark brown sides
 Size - Letters - 15" maximum height
 35 square foot maximum sign area
 Refer to detail sheet for materials and installation



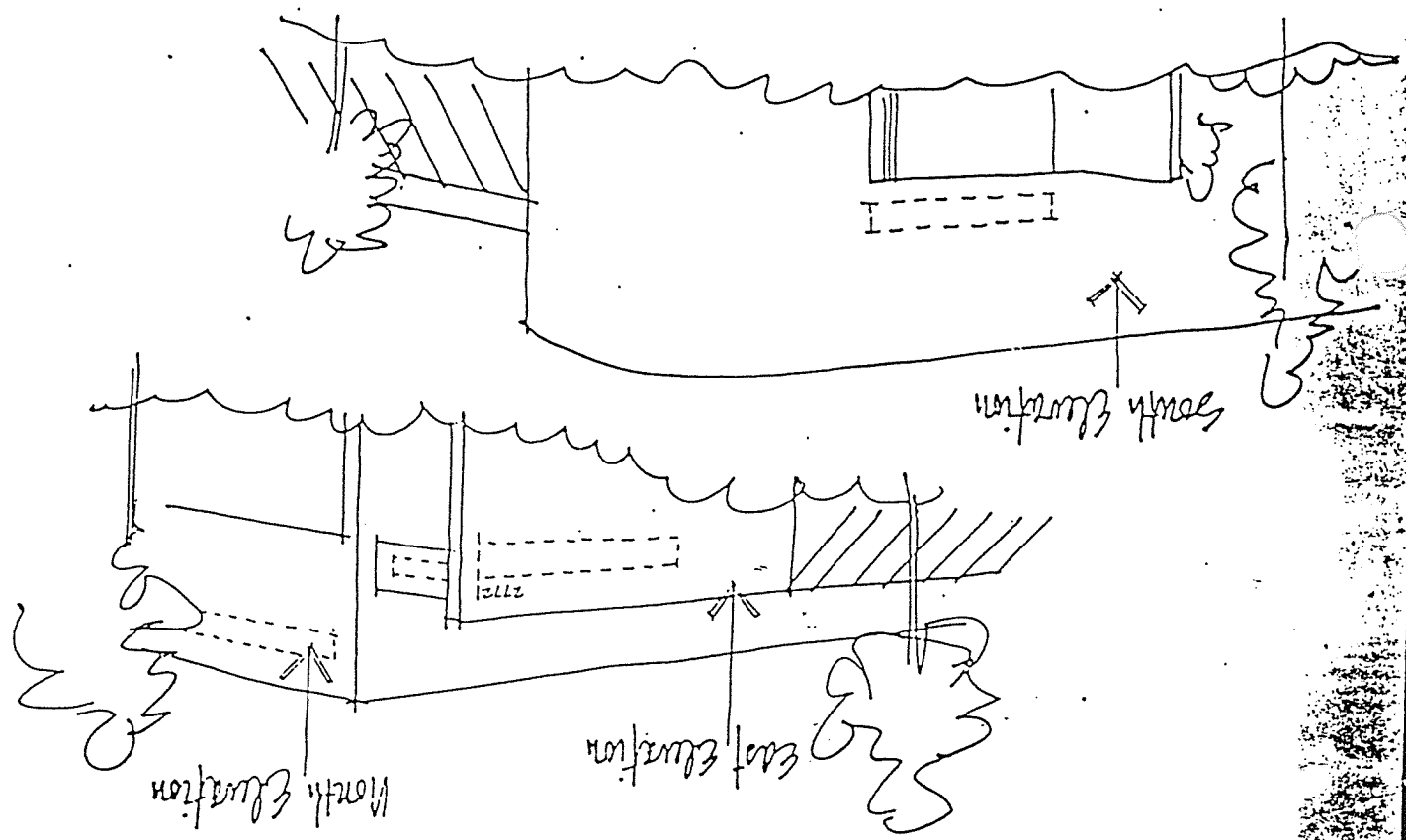
Building 15, lot 3



Graphics: Typefaces at tenants option. Logo optional.
Color: Ameritone #289A (Peach Brandy) with dark brown sides
Size - Letters - 15" maximum height
Logos - 30" maximum height
35 square foot maximum sign area
Refer to detail sheet for materials and installation

Building 16, Lot 3

Graphics: Typeface at tenants option. Logo optional
 Color: Ameritone #289A (Peach Brandy) with dark brown sides
 Size - Letters - 15" maximum height
 Logos - 30" maximum height
 35 square foot maximum sign area
 Refer to detail sheet for materials and installation



BIRTCHEP BUSINESS CENTER

Lot 3 - Tenant Sign Specifications
Buildings 1-12

STREET ADDRESSES:

Individual street address numbers to be mounted on wall in area adjacent to building entrance and determined by Birtcher Pacific.

GENERAL:

Signs to consist of individual letters, utilizing project typestyle and color.

Signs are to be applied to the wall in designated location. Signs are to contain company name only. No advertising will be allowed.

DESIGNATED AREA:

Signs to be installed in designated areas adjacent to building entrance. See building elevations for buildings 13-16, Page 19.

NUMBER OF SIGNS ALLOWED:

One sign is allowed for each major tenant (definition as determined by Birtcher Pacific).

SPECIFICATIONS:

Typeface: Helvetica medium, Caps and Lower Case. No logos permitted
Color: Ameritone #289A (Peach Brandy) with dark brown sides
Size: 12" tall capital letters
Refer to detail sheet for materials and installation Pg. 20

APPROVAL: All sign designs and locations must be approved by Birtcher Pacific as well as permits required by the County of Orange.

BIRTCHEE BUSINESS CENTER

Lot 3 - Tenant Sign Specifications
Buildings 1-12
Continued

Front and Rear Door (Entrance Signs)

Size: 12" x 12" - Maximum Height: 5'4" Area: 1 Square foot.

Color/Background: Oyster

Address and Suite Number to appear on sign in designated area
(see drawing page 21)

Lettering style, size, color and use of logo at Tenant's option.

Location: All signs to be located 6" from window mullion adjacent to door and 52" from finished floor to bottom of sign.

APPROVAL:

All sign designs and locations must be approved by Birtcher Pacific as well as permits required by the County of Orange.

Typeface: Helvetica medium, Caps and Lower Case. No logos permitted
Color: Ameritone #289A (Peach Brandy) with dark brown sides
Size: 12" tall capital letters
Refer to detail sheet for materials and installation

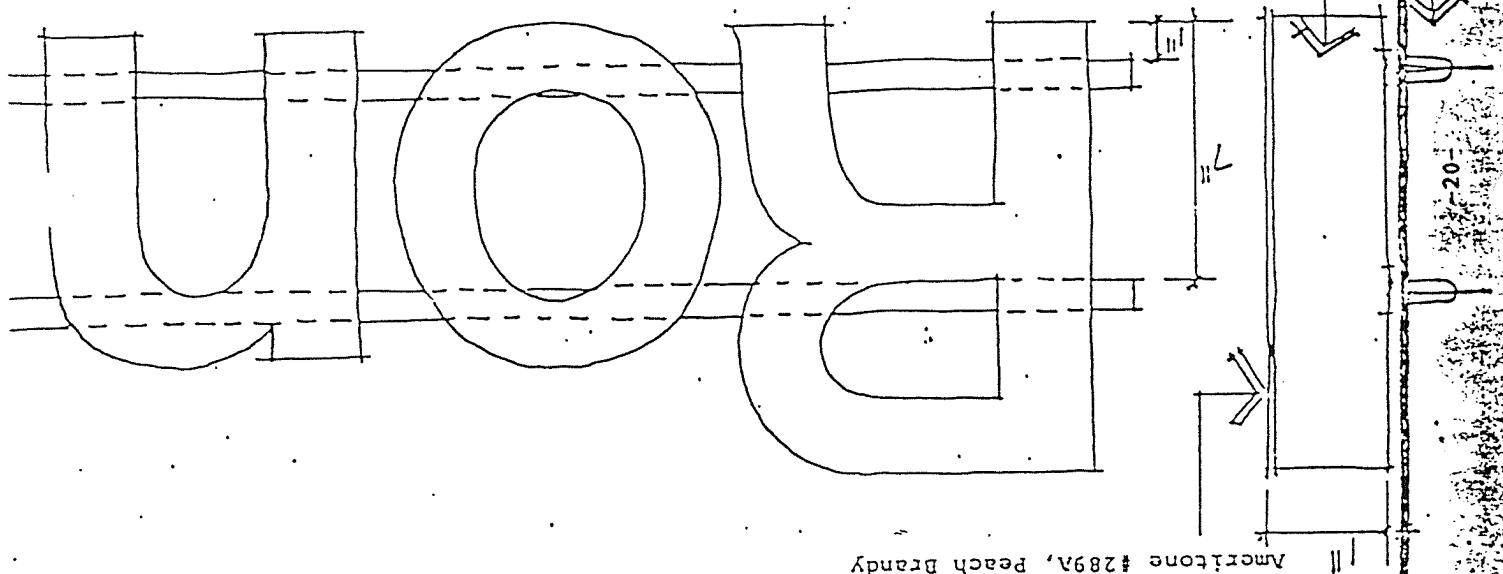
Building 11, Lot 3 (Typical of Buildings 1-12)

27831 Ron Williams Realty

27831 Ron Williams Realty

Detail sheet

60 MI. High impact styrene face with NAZDAR color finish.
 Ameritone #289A, Peach Brandy



Weather protected poly styrene painted dark brown.
 Applied with silicone adhesive to plex raceway (1/4" x 3/4")

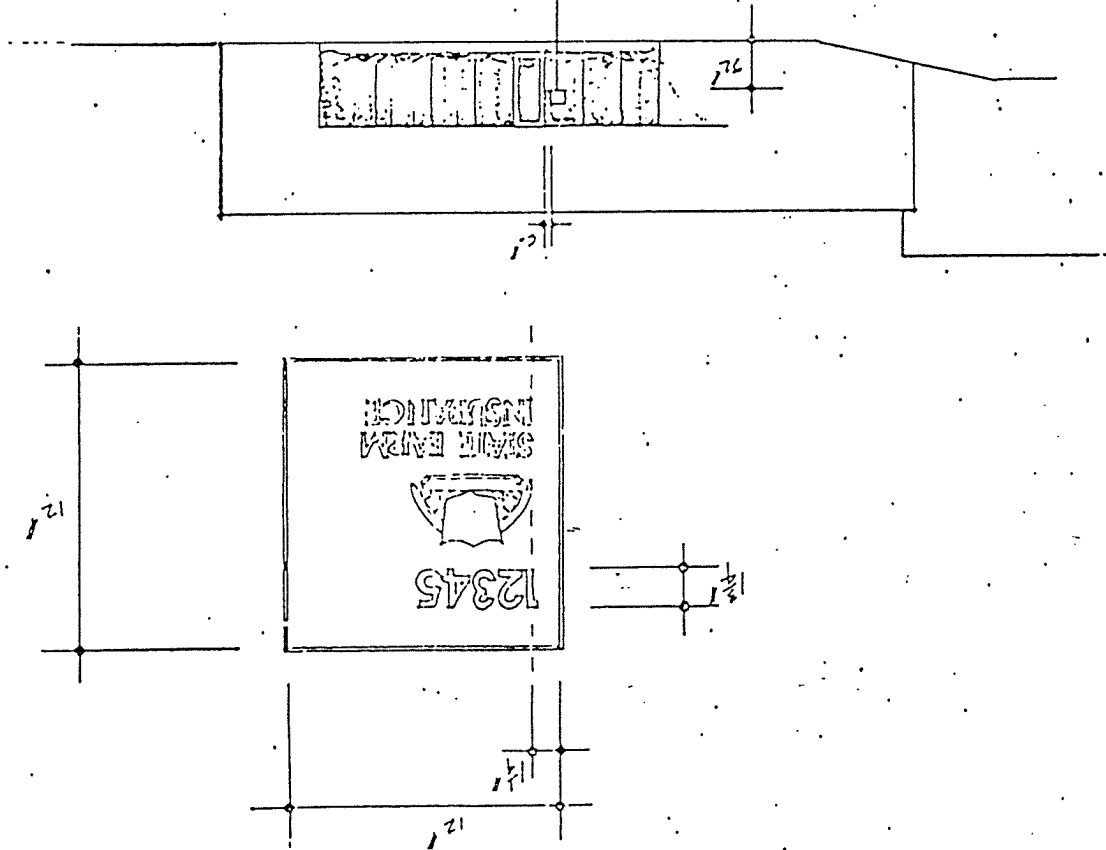
Raceway screw-mounted to bldgs. and painted to match bldgs.
 Note: Typical installation detail for Lot 3, Bldg's 1-12.

BRITCHER BUSINESS CENTER

Developed by BRITCHER PACIFIC

Single town lot 1-12 (near road)
 other adjacent parcels with related taxes
 townships & utilities also related to water

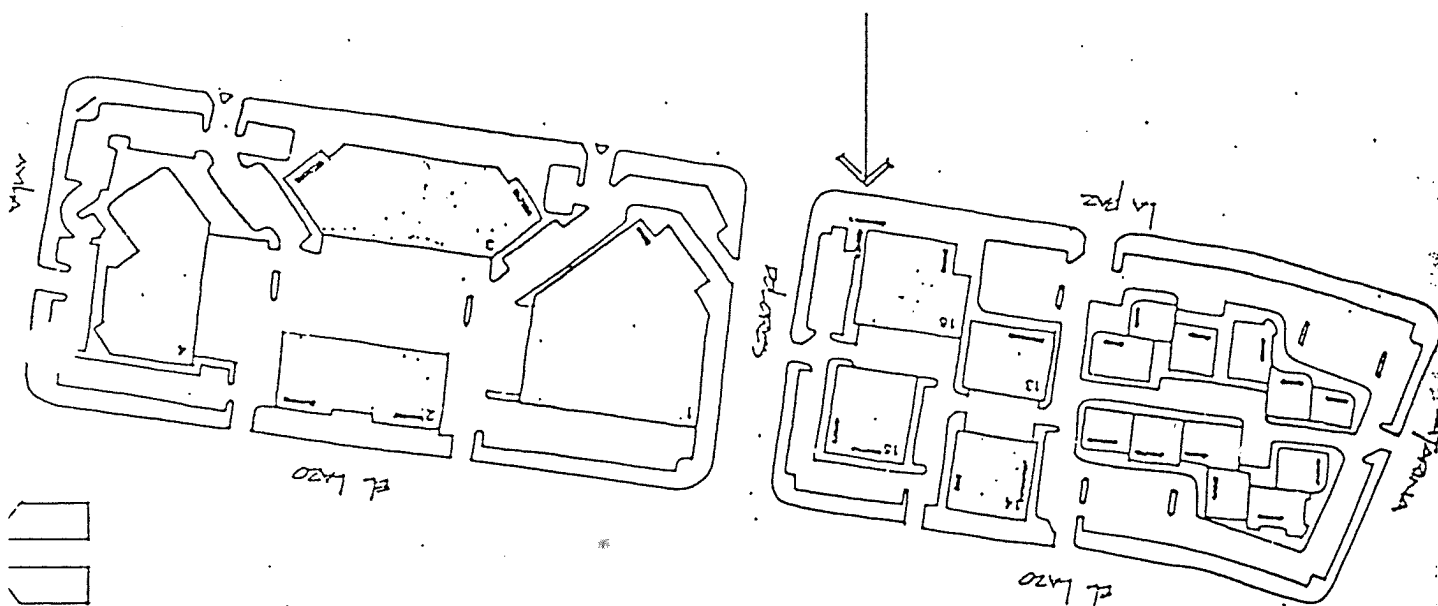
Typical location



11-01-79
 2652 2652 2652
 2652 2652 2652
 2652 2652 2652

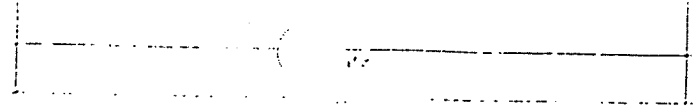
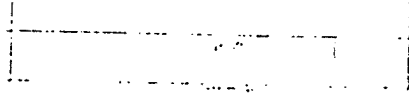
עליון ופחותה

Typical location for tenant identification.
Refer to specific building elevations for exact location.



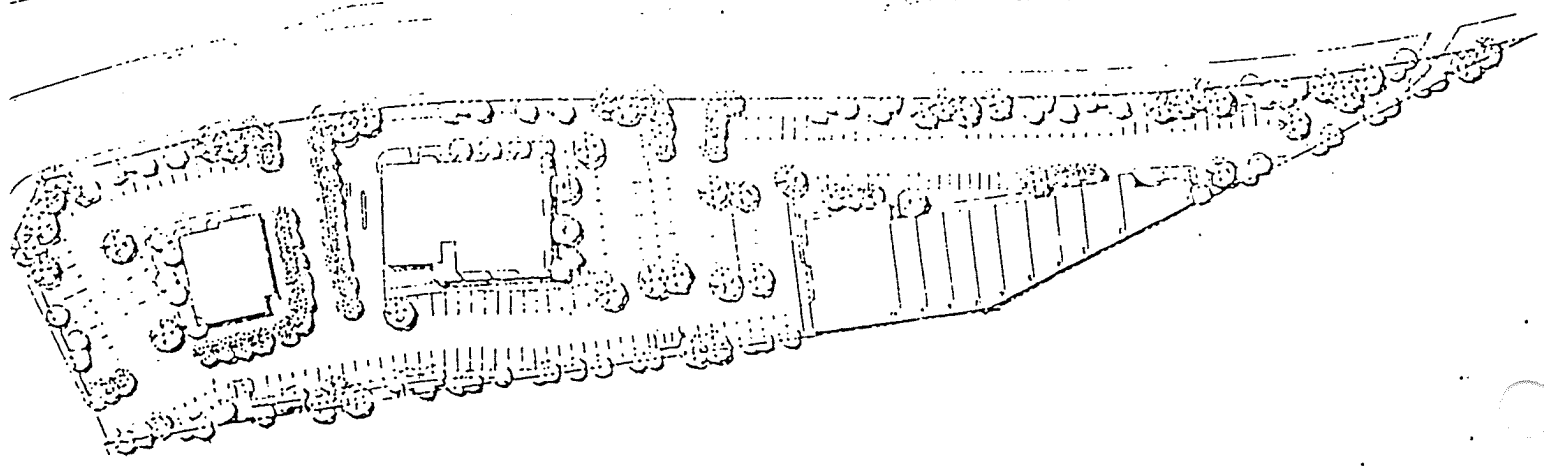
Lot 2

3 707

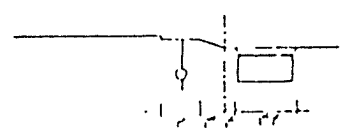
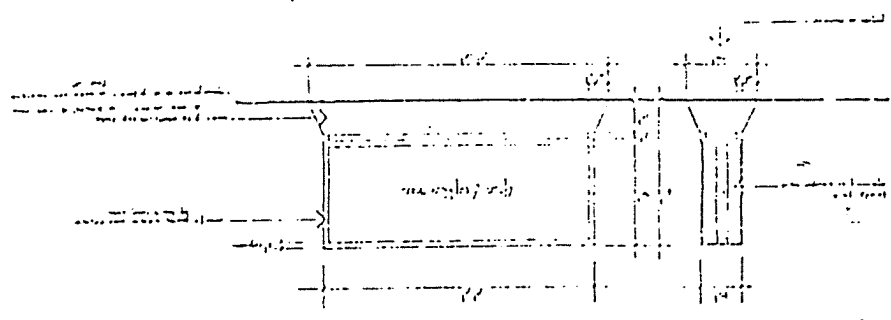


Scale 1/4" = 1'-0"

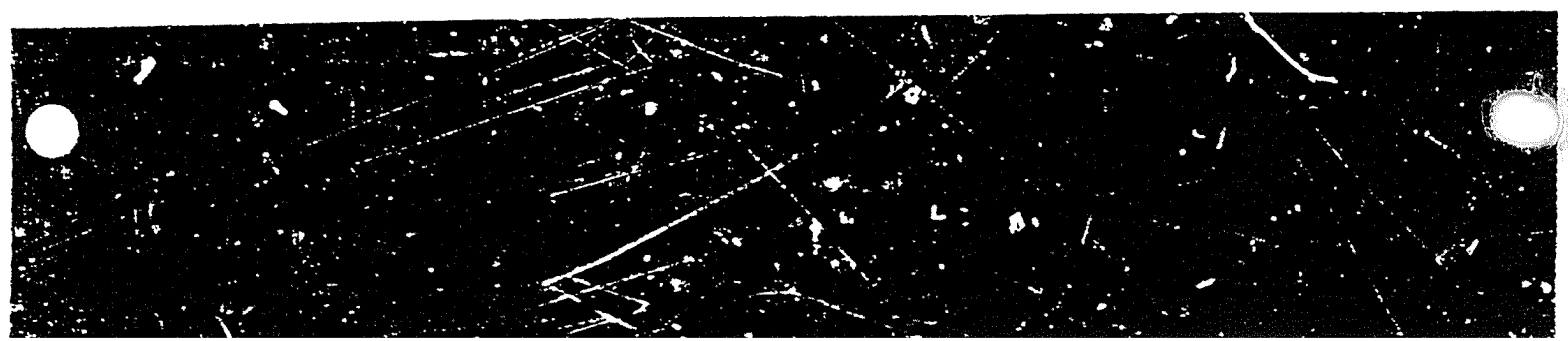
LA PAZ ROAD



See page 10

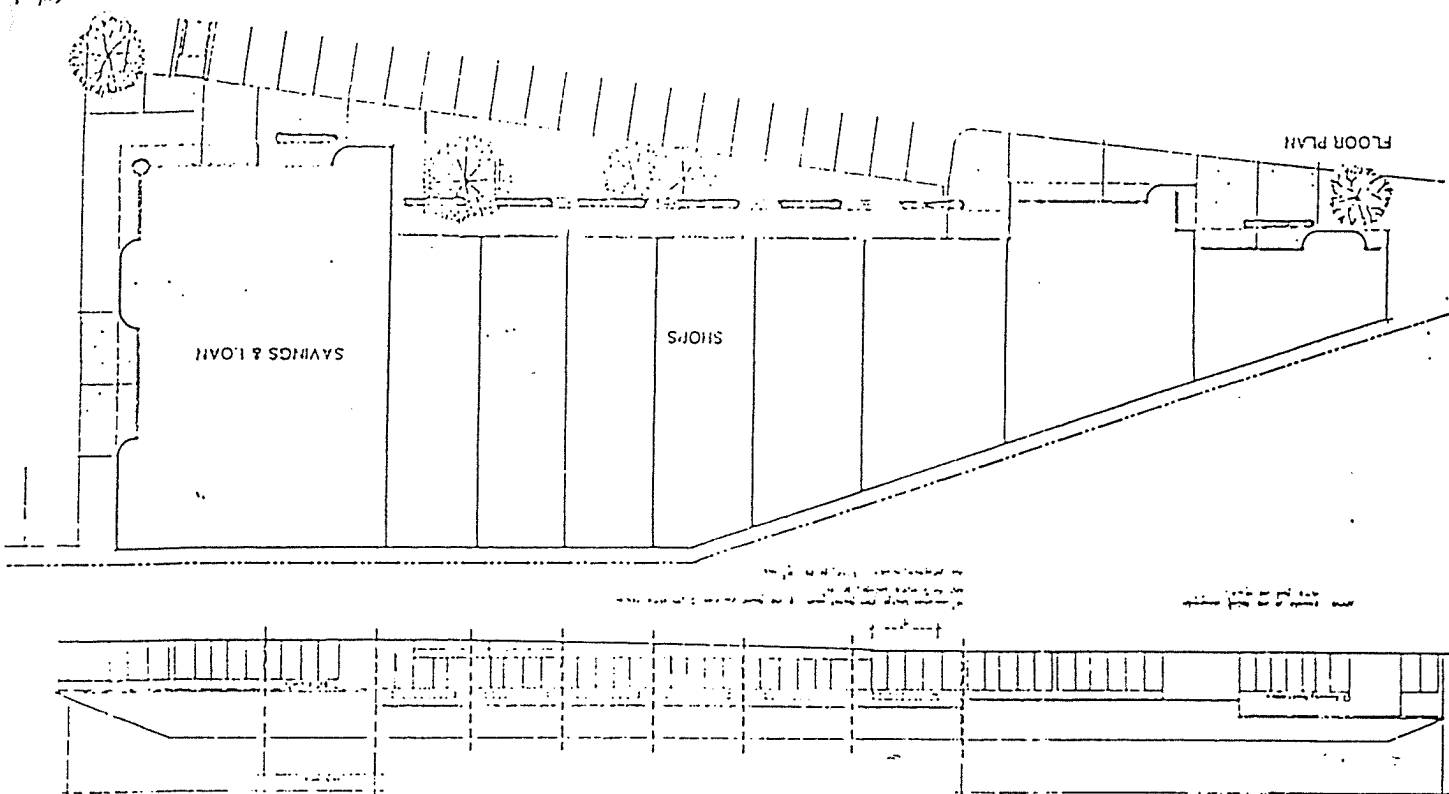


Major Tenant Monument



FO 150-188.4

Tenant: I.D.



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

ATTENTION: []

Continued on next page

BIRTCHEE BUSINESS CENTER

Lots 4 - 7 Sign Specifications

At the time of this writing, final plans have not been prepared for Lots 4-7, and thus it is impossible to write specifications for these lots.

At the completion of plans for each lot, a specification similar to Lot 2 & 3 must be prepared and approved by the Assistant Director, EMA - Regulations.

These specifications should be consistent with overall comprehensive sign program with consideration of the following:

Scale Relationship Typical to Existing Lots.

Colors Typical to Existing Lots.

Materials Typical to Existing.

BIRMINGHAM BUSINESS CENTER

Lot 2 - Tenant Sign Specifications

1. MAJOR TENANTS (FREESTANDING BUILDINGS)

A. WALL SIGNS

Individual - Internally illuminated letters applied directly to walls.

QUANTITY:

One wall sign on each elevation necessary to provide identification from traffic flow with a maximum of two signs. Total sign area not to exceed maximum allowed by the SR "Sign Restrictions" District.

SIZE:

Conform to scale relationship occurring in other lots with consideration for commercial use.

LOCATION:

To be determined by architecture and conform to overall sign program.

STYLE AND COLOR:

Consistent with project with the exception where registered trade mark exists. The use of color and typestyle to conform to registered trade mark.

B. MAJOR TENANT MONUMENT (GROUND SIGNS)

GENERAL:

Double face internally illuminated signs on a stucco finished base.

QUANTITY:

A maximum of three such signs shall be allowed on Lot 2.

SIZE:

Cabinet - 3'-0" x 2'-0" Sign Base - 1'-0" x 8'-10"

COLORS:

Cabinet - Dark Wood
3000 - 1/2" Hardwood Sandstone Dark 200

SIGN BOARD:

General: Sign or solid concrete (No sheet metal or wood)
covered with stucco to match buildings.

NOTE: See details in drawing.

A. WALL SIGNS:

GENERAL:

Illuminated or non-illuminated individual letters.

TYPE:

Channel Classic with small gold trim cap

SIGN:

14" letter height

LETTER STYLE:

As occupants option and approval of Birchco Pacific

COLORS:

Letter faces: Robin Hood #2282 Red
#2119 Orange
#2465 Yellow
White

NOTE: Color placement at Birchco Pacific's option. No

two adjacent signs shall have the same color.

LETTER EDGES:

Dark Bronze aluminum with small gold trim caps.

LOGOS:

Registered logos may be used. All logos will be contained
14" square illuminated sign with 3/8" radius corners and
placed 1" to the left of copy.

PLACEMENT:

All signs shall be placed on building surface in designated area's (see attached page

Tenant's occupying a single space of 20 linear feet or less shall have a maximum not to exceed length of 14'-0" for their sign.

Tenants occupying a space of more than 20 linear feet or more than one space shall have a maximum length of 21'-0" (50% increase).

Major Tenant Monument