



2022 CALIFORNIA CODE WILL APPLY TO THIS PROJECT

SIGN TYPE A1 - PRIMARY MONUMENT (CENTER IDENTIFICATION SIGNS)

- Fabricate and install (x2) internally illuminated primary monument (center identification) sign, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGN TYPE A2 - TENANT IDENTITY PYLON

- Fabricate and install (x5) internally illuminated tenant identity pylon sign, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGN TYPE A3 - FREESTANDING TENANT LISTING

- Fabricate and install (x15) internally illuminated freestanding tenant listing sign, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGN TYPE A4 - VEHICULAR DIRECTIONAL

- Fabricate and install (x19) internally illuminated vehicular directional, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGN TYPE A5 - TAXI/RIDESHARE IDENTITY

- Fabricate and install (x2) non-illuminated exterior taxi/rideshare id, concrete footing.

SIGN TYPE A6 - SHUTTLE IDENTITY

- Fabricate and install (x2) non-illuminated exterior shuttle id, concrete footing.

SIGN TYPE A7 - EXTERIOR AMENITY IDENTITY

- Fabricate and install (x4) internally illuminated exterior amenity identity, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGN TYPE A8 - EXTERIOR RULES AND REGULATIONS

- Fabricate and install (x5) non-illuminated exterior rules and regulations, concrete footing.

SIGN TYPE A9 - SERVICE AREA IDENTITY

- Fabricate and install (x8) non-illuminated service area id, concrete footing.

SIGN TYPE A10 - ENHANCED REGULATORY SIGNAGE

- Fabricate and install (x4) non-illuminated enhanced regulatory sign, aluminum post and concrete footing.

SIGNTYPE B1 - PEDESTRIAN DIRECTIONAL

- Fabricate and install (x7) internally illuminated pedestrian directional sign, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGNTYPE B2 - PEDESTRIAN DIRECTORY

- Fabricate and install (x4) internally illuminated pedestrian directory sign, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGNTYPE T2 - ADDRESS ID

- Fabricate and install (x11) non-illuminated address id, wall mounting.

SIGNTYPE P1 - BUILDING MOUNTED ENTRANCE ID

- Fabricate and install (x6) non-illuminated building entrance id, wall mounting.

SIGNTYPE P2 - FREESTANDING/BLADE ENTRY ID

- Fabricate and install (x10) internally illuminated freestanding entry sign, concrete footing. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

SIGNTYPE T1 - TENANT ID (HIGH-RISE BUILDING)

- Fabricate and install as many as (x21) face illuminated tenant id, wall mounted. Connecting to power source (BY OTHERS) with dedicated 20amp circuit, photocell, and timer.

THE GATEWAY

PROJECT:

901 GATEWAY SOUTH SAN FRANCISCO, CA

MASTER SIGN PROGRAM

10/13/23

Design + Build.

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UPDATED 10/13/2023



408.292.1600
2464 De La Cruz Blvd., Santa Clara, CA 95050
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CONTRACTOR'S LIC# 765078
CLASS C45-ELECTRICAL SIGN CONTRACTOR

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INTRODUCTION



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A. PROJECT DESCRIPTION

The Gateway is a high intensity office / R&D project in the City of San Francisco, CA

B. NAMING CONVENTIONS IN THIS GUIDE

The term Project shall be used to refer to all activities including planning, construction and maintenance in regard to the property.

The term Campus shall be used to refer to all buildings, grounds, roadways or other architectural features not specifically included in the scope of other terms such as Tenant.

The term Tenant shall be used to refer to the occupants and businesses utilizing the portions of the Campus for their business.

The term Owner shall be used to refer to Alexandria, 611 Gateway center LP, its agents and subsidiaries.

The term City shall be used to refer to the city of San Francisco and its respective agencies, laws, policies or representatives.

C. PURPOSE OF THE MASTER SIGN PLAN CRITERIA

The Master Sign Plan Criteria is provided to guide developers, designers, architects, tenants and the City of San Francisco in the design, development, approval and implementation of signs at the Project. The regulations of this section shall govern the design and maintenance of Campus and Tenant signage within the Project Area.

THE OBJECTIVES OF THIS CRITERIA ARE

- * To provide a clear criteria for developing a Master Sign Plan. Such a plan should follow the specifications in this document as guidelines for creating specific signage designs addressing all sign types within the Project.
- * To generate varied and creative signage incorporating a uniformly high level of design, graphics, continuity, consistency and maintenance.
- * To establish signing as a design element that contributes to the overall aesthetic of the project.
- * To provide standards of acceptability for signs in order to facilitate the review and approval process by the Owner and the City.
- * To supply property signage, tenant signage, and information and directional signage, providing for public safety through the ready recognition of wayfinding throughout the property.
- * To provide specific criteria regulating various aspects of signage for the property.
- * To provide specific criteria regulating various aspects of signage for the Tenant.
- * To regulate all permanent Campus and Tenant signage within the Projects boundaries.
- * To provide criteria for approval such that all signage approved from this document needs administrative approval in relation to zoning & guidelines.

*** All signs will require a building permit and must be submitted, reviewed and approved by the city before installed.**

D. FUTURE REVISIONS

Minor deviations to the master sign program may be reviewed by the city's planning department at staff level. Larger revisions would require an amendment to the Master Sign Program to be submitted. The level of revision requested will be reviewed and determined by the City's planning department.

SITE PLAN PARCEL FRONTAGES

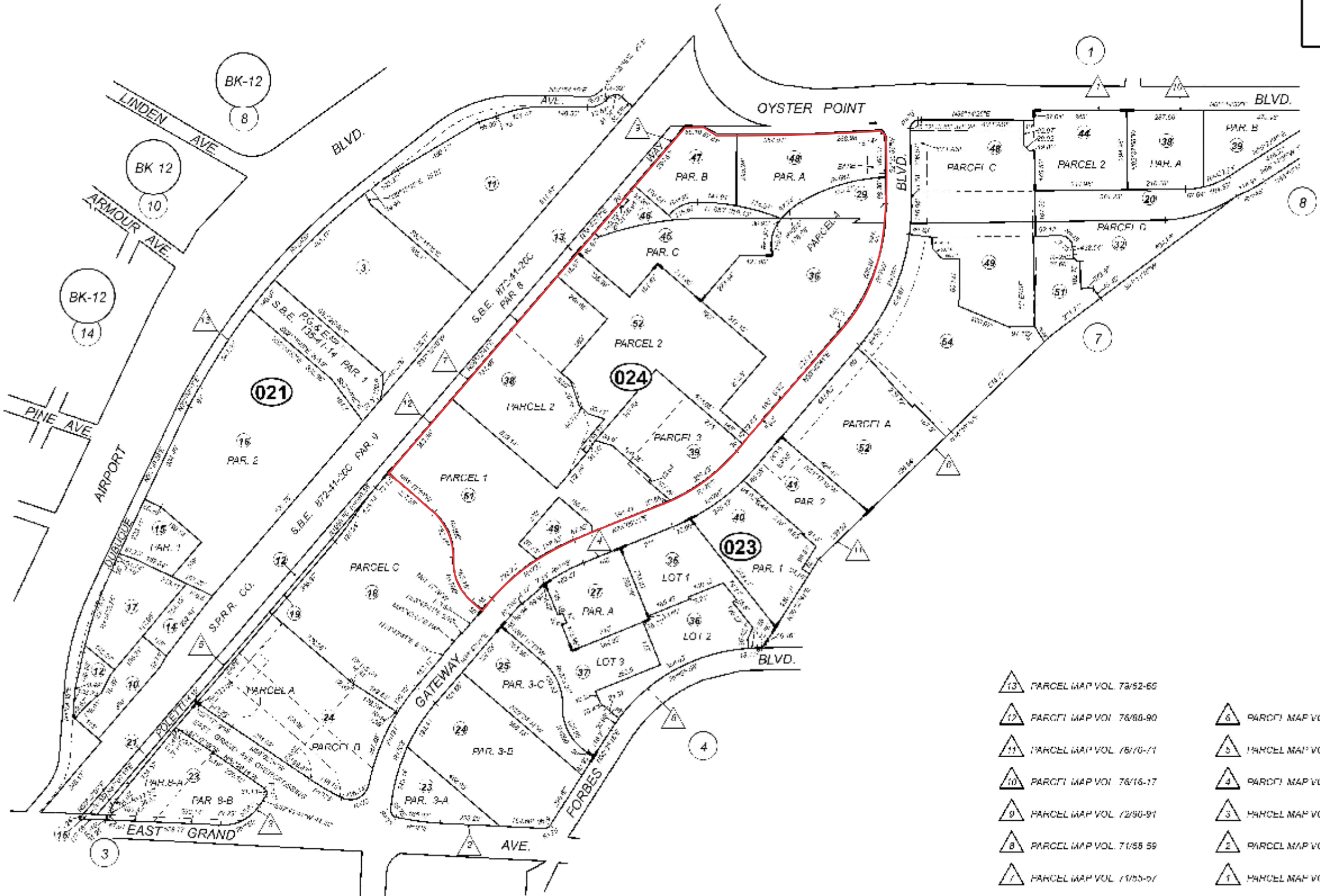
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15-2

1" = 300'
 N



APN NUMBERS:

015-024-290, 015-024-360,
 015-024-480, 015-024-470,
 015-024-460, 015-024-450,
 015-024-520, 015-024-390,
 015-024-380, 015-024-510,
 015-024-490

- 13 PARCEL MAP VOL 78/52-65
- 12 PARCEL MAP VOL 76/86-90
- 11 PARCEL MAP VOL 76/70-71
- 10 PARCEL MAP VOL 76/16-17
- 9 PARCEL MAP VOL 72/90-91
- 8 PARCEL MAP VOL 71/58-59
- 7 PARCEL MAP VOL 71/53-57
- 6 PARCEL MAP VOL 63/79-80
- 5 PARCEL MAP VOL 63/32-33
- 4 PARCEL MAP VOL 60/66-67
- 3 PARCEL MAP VOL 53/19-20
- 2 PARCEL MAP VOL 53/17-18
- 1 PARCEL MAP VOL 12/29

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

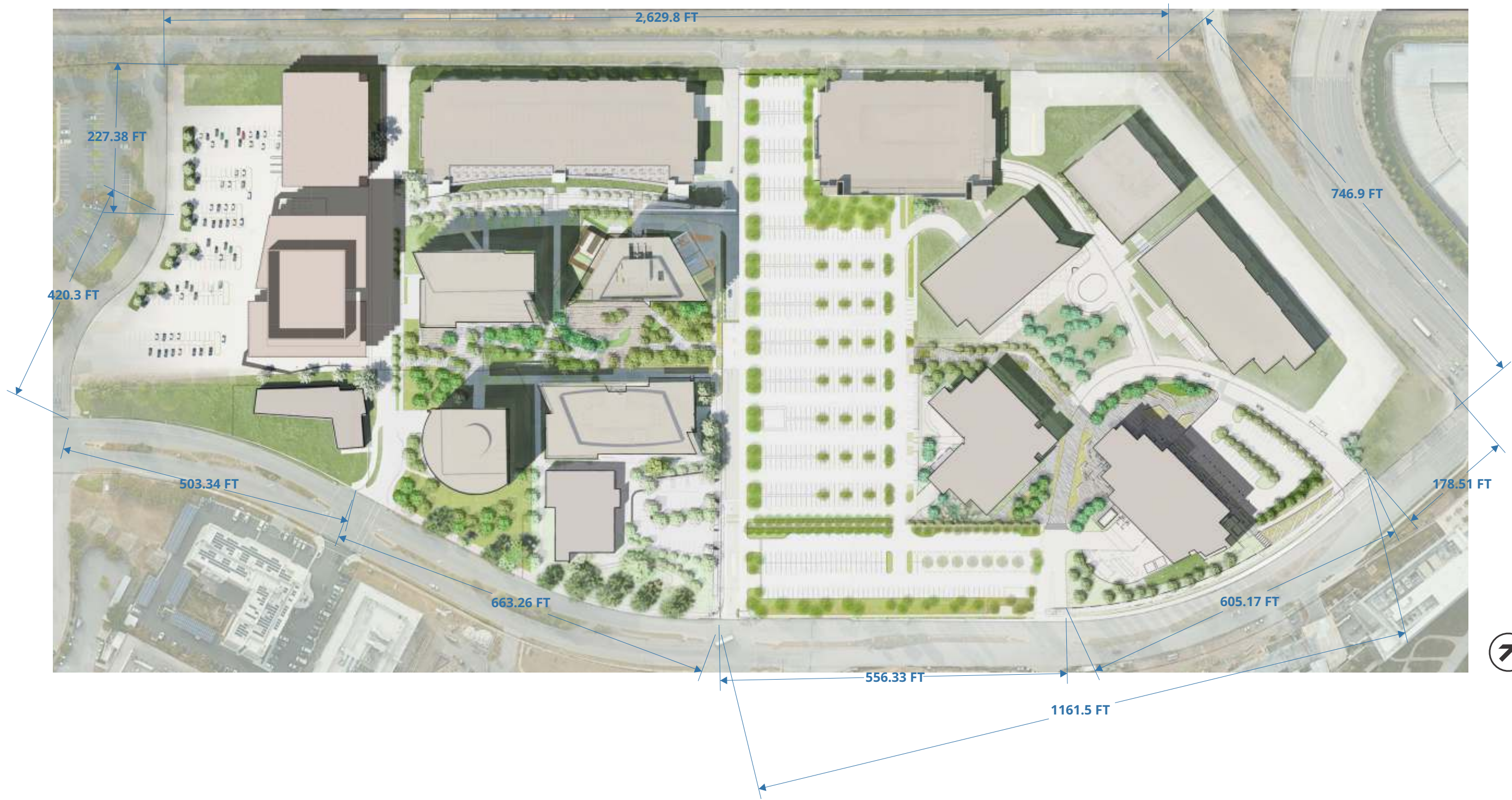
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SITE PLAN BUILDING FRONTAGES

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ACRES: 38.37
SQ. FEET: 1,671,222.6
SQ. METERS: 155,260.37

ALLOWABLE SIGNAGE - CALCULATIONS

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TOTAL SIGN AREA CALCULATIONS

Total Sign Area Calculations in SF

THE GATEWAY CAMPUS

SITE AREA ACREAGE	MAXIMUM SIGN AREA	MONUMENT/FREESTANDING SIGNAGE			
		SIGN TYPE	PROPOSED SF	x QTY PROPOSED	= TOTAL SIGN AREA USED
38.4 ACRES	3840 SF	A1. PRIMARY MONUMENT (center identification signs)	76 SF	2	(type A1 does not count toward total sign area)
		A2. TENANT IDENTITY PYLON	40.5 SF	5	202.5 SF
		A3. FREESTANDING TENANT LISTING	30 SF	15	450 SF
		A4. VEHICULAR DIRECTIONAL	14.6 SF	19	277.4 SF
		B1. PEDESTRIAN DIRECTIONAL	8.375 SF	7	58.625 SF
		B2. PEDESTRIAN DIRECTORY	18 SF	4	72 SF
		P2. FREESTANDING/BLADE ENTRY ID	12 SF	10	120 SF
		TOTAL =			1,180.525 SF

HIGH RISE BUILDING ID SIGNAGE				
SIGN TYPE	PROPOSED SF	x QTY PROPOSED	= TOTAL SIGN AREA USED	
T1. TENANT ID (High-Rise Building)	420 SF	21	8,820 SF	
TOTAL =			8,820 SF	

* High-Rise Building Identification Signs shall be limited to buildings of at least four stories located in the Commercial and Employment districts.
 1. **Location.** Signs shall be located on the upper-most story of the building.
 2. **Sign Type.** Signs shall be composed of individual, internally illuminated channel letters.
 3. **Sign Copy.** Sign copy shall be limited to one

DIRECTIONAL & INFORMATIONAL SIGNAGE				
SIGN TYPE	PROPOSED SF	x QTY PROPOSED	= TOTAL SIGN AREA USED	
A5. TAXI/RIDESHARE IDENTITY	5.3 SF	2	(type A5 does not count toward total sign area)	
A6. SHUTTLE IDENTITY	5.3 SF	2	(type A6 does not count toward total sign area)	
A7. EXTERIOR AMENITY IDENTITY	3.3 SF	4	(type A7 does not count toward total sign area)	
A8. EXTERIOR RULES AND REGULATIONS	6.9 SF	5	(type A8 does not count toward total sign area)	
A9. SERVICE AREA IDENTITY	6.9 SF	8	(type A9 does not count toward total sign area)	
A10. ENHANCED REGULATORY SIGNAGE - STOP SIGN	2 SF	4	(type A10 does not count toward total sign area)	
A10. ENHANCED REGULATORY SIGNAGE - ACCESSIBLE AND EV	1.25 SF	4	(type A10 does not count toward total sign area)	
T2. ADDRESS ID	4.75 SF	11	(type T2 does not count toward total sign area)	
P1. BUILDING MOUNTED ENTRANCE IDENTITY	9.67 SF	6	58.02 SF	
TOTAL =			58.02 SF	

GRAND TOTAL =			10,058.545 SF	
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STYLE SHEET

BRAND ARTWORK

FONTS

Century Gothic Reg

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890


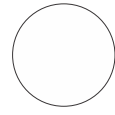


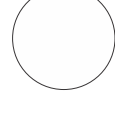
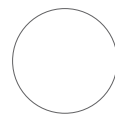

Century Gothic Bold




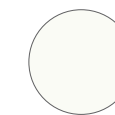




ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

ICON/SYMBOLS



MATERIAL AND COLOR SCHEDULE

-  (M1) Aluminum
-  (M2) White Acrylic #7328
-  (M3) Concrete
No exposed aggregate
-  (M4) Decomposed Granite
-  (M5) White Polycarbonate
(Lexan)
-  (V1) 3M Vinyl
White Reflective
-  (V2) 3M Vinyl
Blue Translucent

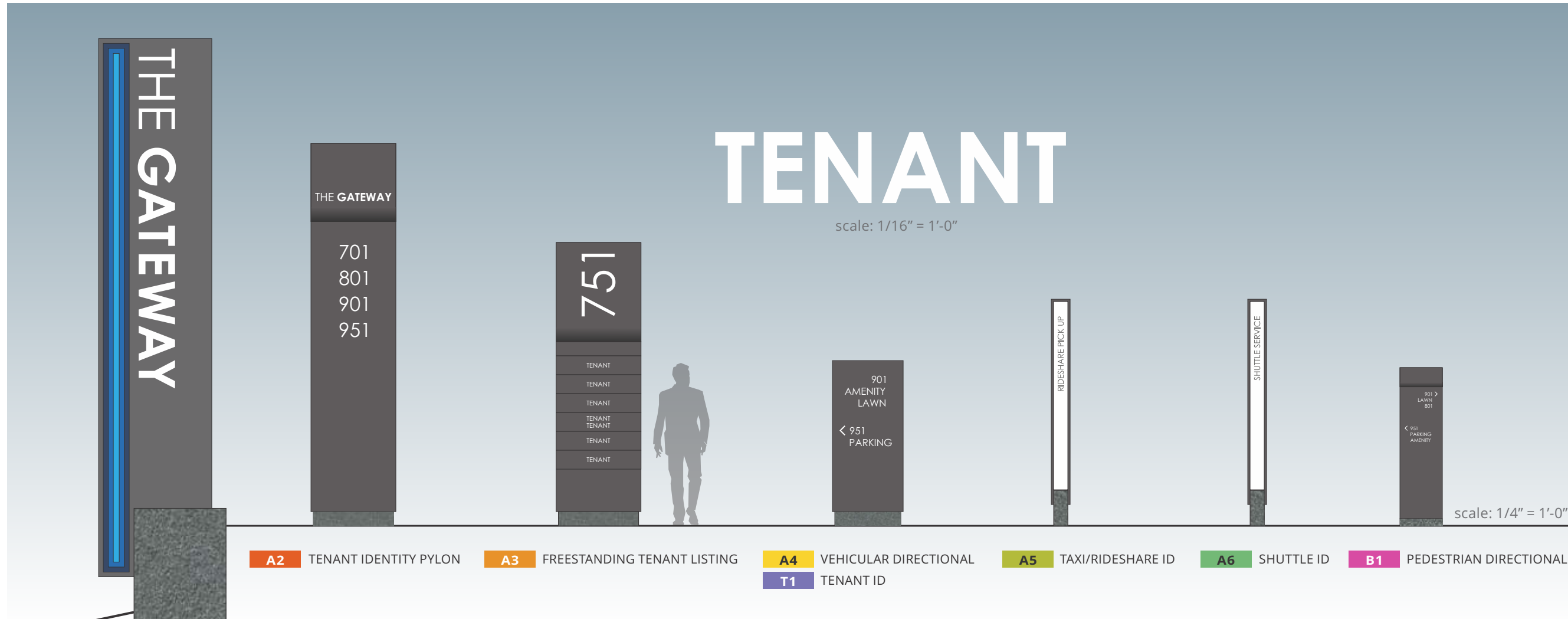
-  (P1) Matthews MP 31846
Onyx
-  (P2) Matthews MP 4439
Angora Grey
-  (P3) Matthews MP 13702
Beale Street Blues
-  (P4) Matthews MP 31645
Designer White
-  (P5) Matthews MP 2160
Sailboat Blue
-  (P6) Matthews MP 483
Limonlima
-  (P7) Matthews paint to match
Blue Pantone 300U
-  (P8) Matthews paint to match
Light Blue Pantone 306U
-  (P9) Silver Metallic Precision Coating
Satin Finish

The materials and colors shown are intended to be base, standard color pallet for the project.
Additional colors and materials may be reviewed and approved on a case-by-case basis.
Custom colors for tenant logos may be allowed with planning review.

SIGN TYPES

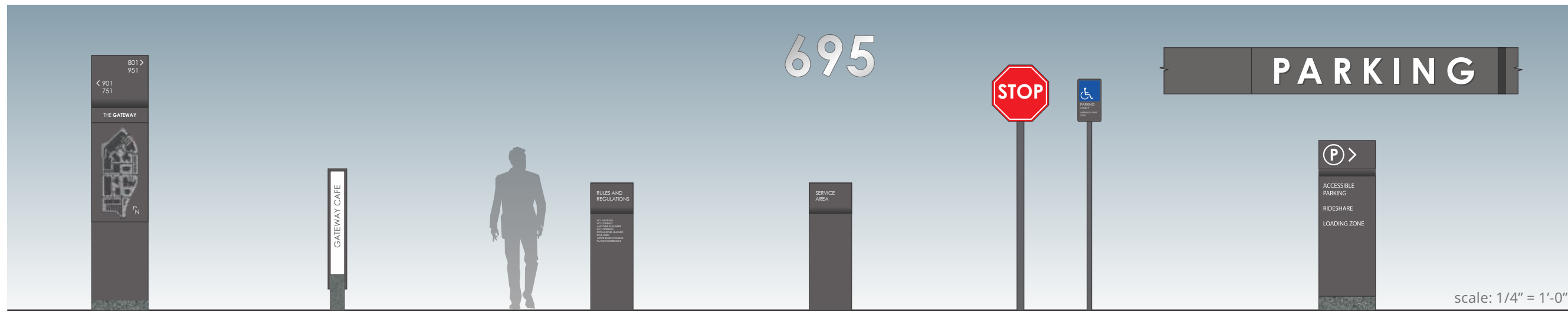
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A1 PRIMARY MONUMENT

- A2** TENANT IDENTITY PYLON
- A3** FREESTANDING TENANT LISTING
- A4** VEHICULAR DIRECTIONAL
- A5** TAXI/RIDESHARE ID
- A6** SHUTTLE ID
- B1** PEDESTRIAN DIRECTIONAL
- T1** TENANT ID



- B2** PEDESTRIAN DIRECTORY
- A7** INTERIOR AMENITY ID
- A8** EXTERIOR RULES AND REGULATIONS
- A9** SERVICE AREA ID
- A10** ENHANCED REGULATORY SIGNAGE
- P1** BLDG. MOUNTED ENTRANCE ID
- T2** ADDRESS ID
- P2** FREESTANDING/BLADE ENTRY ID

DESCRIPTIONS / USAGE / RESTRICTIONS

A. CAMPUS SIGNAGE DESIGN GUIDELINES

1. Design objective

The primary objective of the Master Sign Program for The Gateway is to generate quality, creative signage that works to reinforce the quality and character of this Project, while at the same time providing effective project identity, wayfinding and campus safety.

2. Design Quality

All signage will achieve the highest level of design quality and be consistent with the quality defined in the Project submittal documents.

All signage will be consistent with the architectural and landscape character of the Project. This consistency shall be maintained through: complimentary materials, design, texture, color and typefaces. The scale and proportion of graphics shall be consistent with the site, landscape and buildings of the project.

All signage must be designed and specified to meet the construction requirements in this document. This includes all quality standards for finishing, color and durability.

Employ illumination techniques in keeping with a high quality development such as:

- Internally illuminated channel letters and logos with back lit illumination
- Externally illuminated from light sources hidden in the landscaping for ground / monument signs

3. Design Content

Campus signs will convey the name of Project, identify tenants and address as well as provide wayfinding information around the campus. Specifics of this content and its use are detailed in this document.

4. Sign Placement

Campus signs shall be located as indicated on the elevations and master sign location plans included in this package.

Locations given indicate a general area where the sign will be located. Exact location will depend on final design and will be given during submittal stage of sign implementation and permitting.

Monument and free-standing signs will be located in such a way as to have a minimum setback from traffic, but shall not block view of traffic entering a lane. Exact location should be coordinated with traffic consultant's line of sight studies.

DESCRIPTIONS / USAGE / RESTRICTIONS

5. Typestyles

Type shall be sized in accordance with established standards for visibility and legibility. Sizing shall take into consideration viewing distance, site lines and vehicle speed for vehicular oriented signs.

The font Century Gothic Regular and Bold has been outlined as the project's default and standard type style. Minor variations may be approved by planning at staff level when keeping consistent with design guidelines and project style.

6. Lighting

Design of signage lighting shall contribute to the design of the sign, and shall not detract from the overall design character of the Project. Lighting shall provide for enhanced legibility and effectiveness.

7. Colors

Sign colors are to provide sufficient contrast against building background colors. Color of letter returns are to contrast with building colors for good daytime readability.

Refer to this document's style sheet for approved colors and materials.

8. Sign Maintenance

All signs shall be maintained in an as-new and fully-functional condition. Signs shall meet all relevant standards of the Project submittal documents at all times. Project management shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business(es) responsible for the maintenance of said sign or signs.

9. Temporary Signs

Temporary signs shall comply with the City's Planning Division requirements.

10. Prohibited Sign Types

The following sign types shall be prohibited on this Project :

- Illuminated sign boxes with face lit panels.
- Illuminated back-lit canopies.
- Signs with exposed raceways, conduit, junction boxes, transformer lamps, tubing, or neon crossovers of any type.
- Rotating, animated and flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
- Pennants, banners, or flags identifying individual tenants.
- A-frame sandwich boards.
- Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle which is used in the operation of the business. The signage must be painted on or otherwise affixed so as not to project from the usual profile of the vehicle. The vehicle must be in an operable state.
- Signs painted on an exterior building wall, window, fascia, chimney of a building, on a fence or fence-type wall, on benches, fence posts, trash receptacles, utility poles, utility boxes, storage sheds, bus shelters, satellite dish antennas or other accessory structures.
- Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
- Any sign designed to be moved from place to place.
- Signs attached, painted or otherwise affixed to awnings, tents or umbrellas.

- Balloons and inflatable signs.
- Any signs including freestanding signs advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Signs attached directly to raceways unless reasonable access is possible through wall or structure behind sign.
- Fluorescent or reflective materials such as mirror.

***NOTE - All signs must be submitted to the City for staff review and approval before being installed. Exemptions to any of the restrictions outlined in this document must be presented to and approved by the Director of Community Development or equivalent authority and will require an amendment to the Master Sign Program for future reference.**

PRIMARY MONUMENT

(CENTER IDENTIFICATION SIGNS)

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SIGN TYPE A1

PRIMARY MONUMENT

A. DESIGN INTENT

Campus Identification signs are intended to serve as a means of identifying the campus. This sign type reinforces and celebrates the brand identity of the campus or a major tenant of the campus.

Depending on tenant leasing and the Owner's branding strategy for the project, the content of this sign may display the project logo (The Gateway), the identity of a tenant who has leased a significant majority of the campus (or a section of campus) or a combination of both.

The intent of this sign is to create a unique sense of the campus as a branded environment while at the same time compliment the architectural character of the project. Designs of this sign type should include strong landscaping and architectural elements as well as the brand identity content.

B. DESIGN CRITERIA

Sign type A1 signs may be designed in a variety of ways, but should include an overall sculptural feel. Sign content may include project or tenant logo and other brand imagery or elements. Final design shall have strong integration with landscaping and is encouraged to include complimentary materials and design elements.

C. SIGN MASSING

***Identifiable Area.** The signs must be for a development containing a minimum of 20,000 square feet with an integrated site and design plan creating a single unified development with one or more uses.

***Non-Residential Districts.** The maximum sign area in nonresidential districts may be no more than one foot for each linear foot of street frontage, but in no case shall the total sign area exceed 200 square feet. If more than one entrance to the lot exists, the maximum sign area permitted will be divided among the number of entryways and signs requested.

***Residential Districts and Subdivisions.** For subdivisions and other residential area entry signs, the maximum sign area permitted is 20 square feet. Signs shall be mounted on a fence, wall or other similar entry feature. If more than one entrance exists, the sign area permitted will be divided between the number of entryways and signs requested.

***Sign Base.** The sign base is to be located within a planter box or planting area, the design and location of which is to be approved by the Chief Planner.

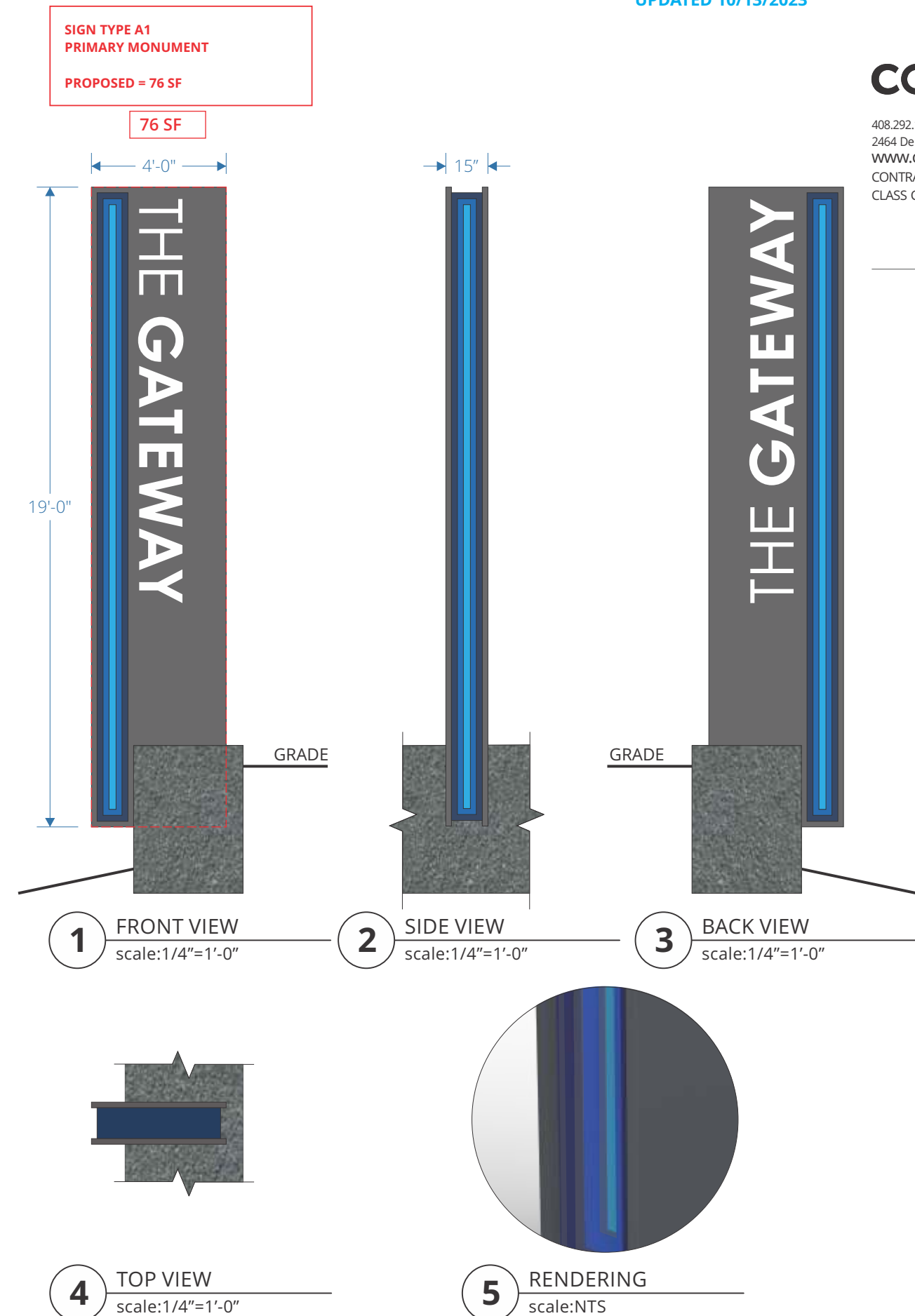
***Area Not Counted.** The area of the sign shall not count towards the permissible sign area of the individual lot.

D. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

E. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.



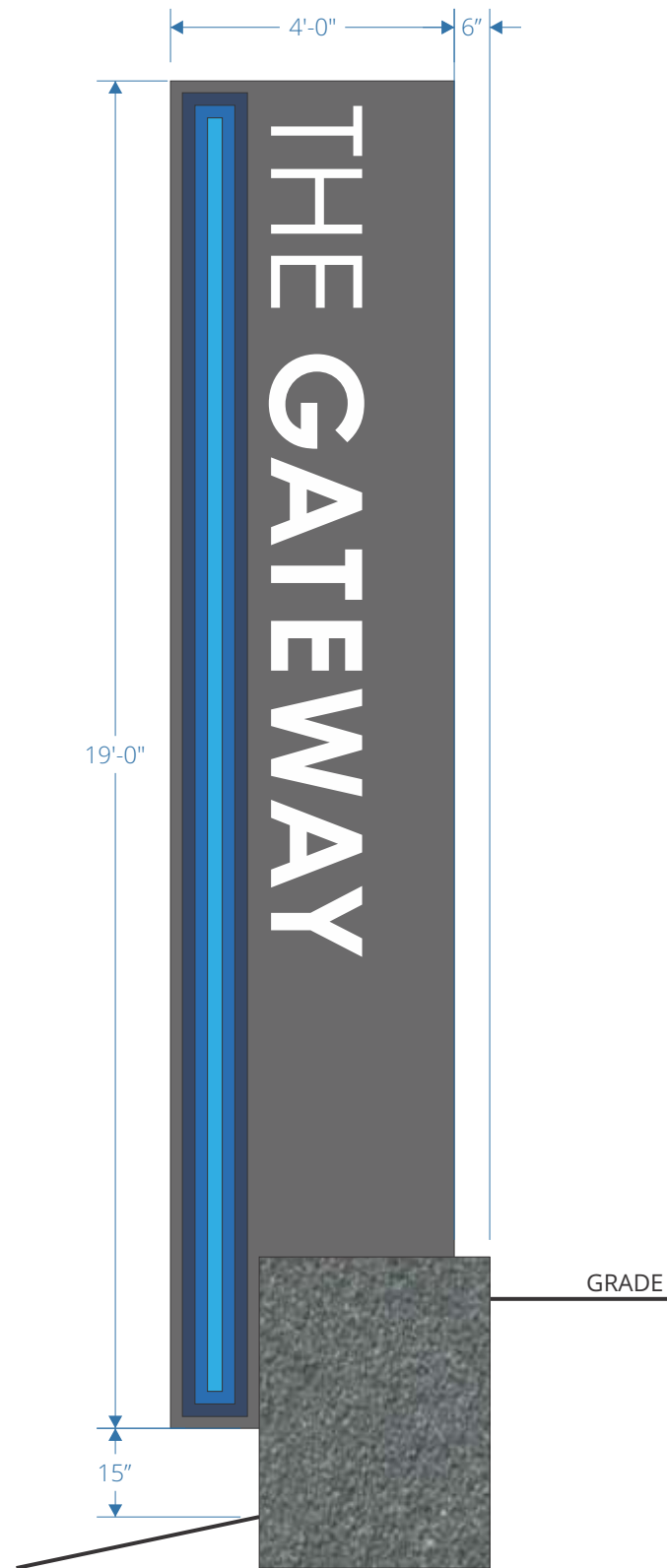
PRIMARY MONUMENT ELEVATIONS

(CENTER IDENTIFICATION SIGNS)

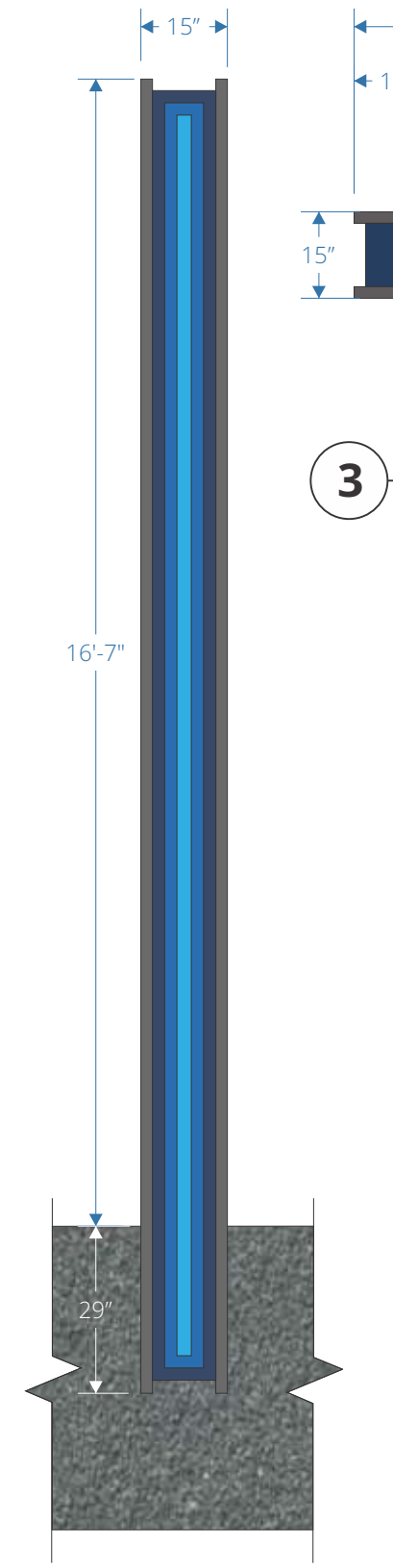
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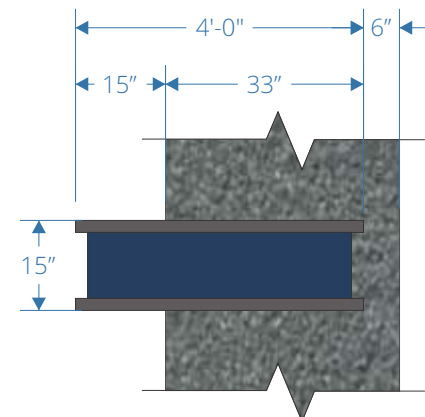
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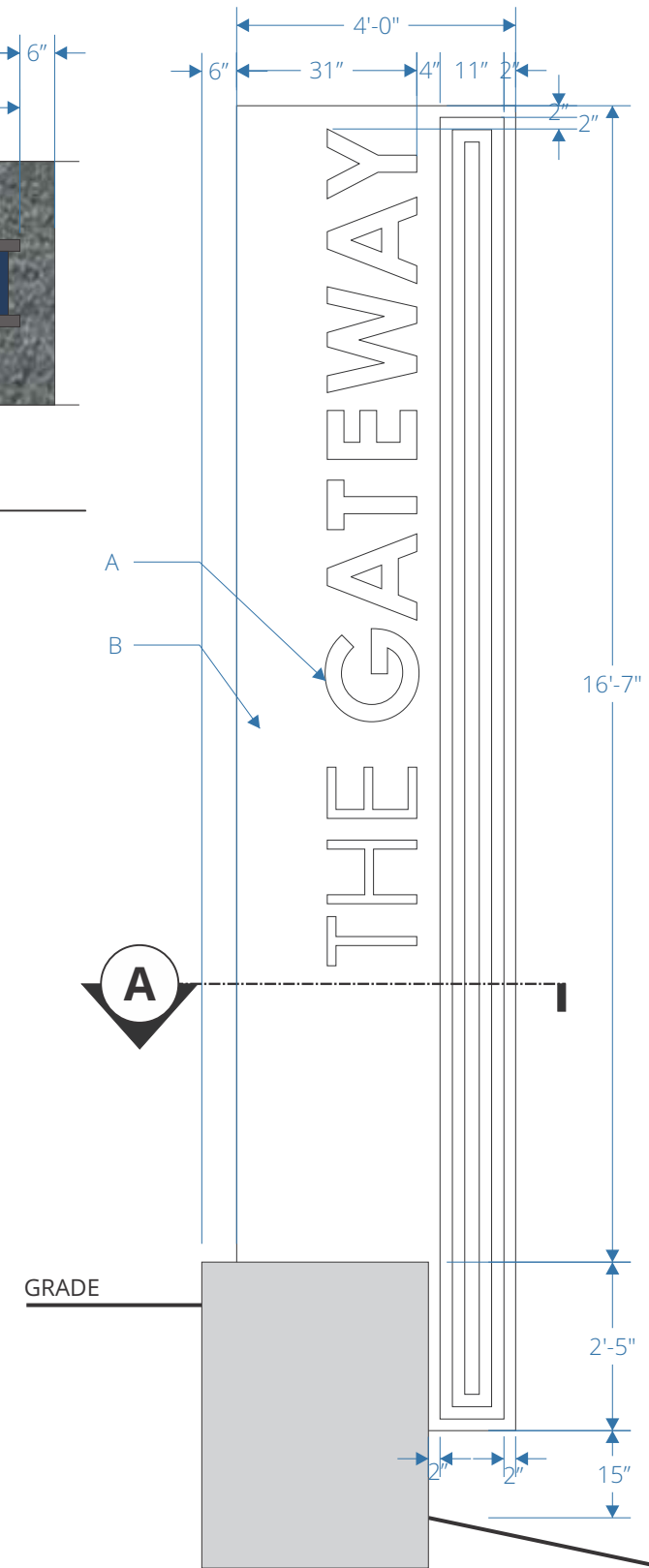
1 FRONT VIEW
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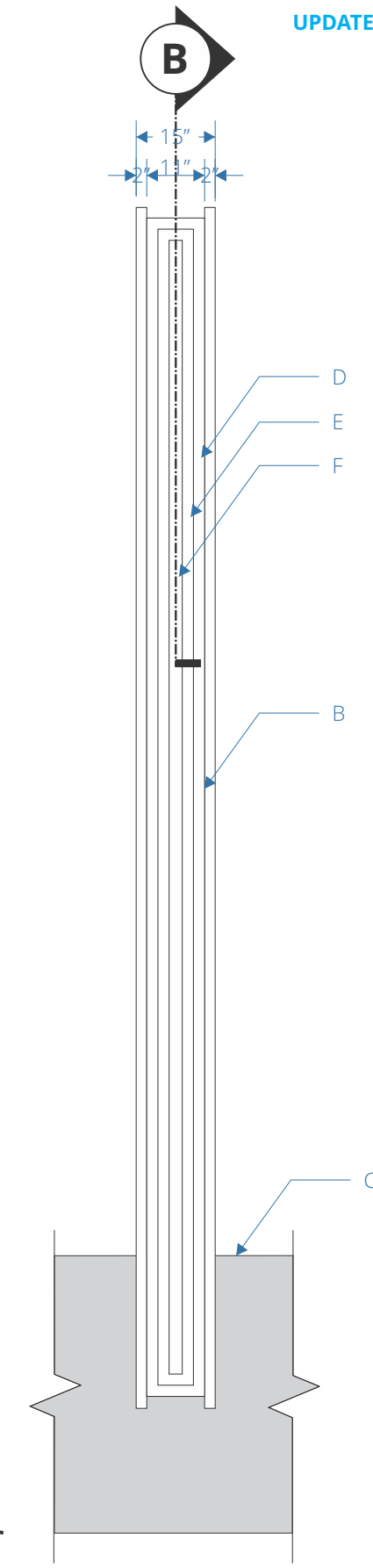
2 SIDE VIEW
 scale: 3/8"=1'-0"



3 TOP VIEW
 scale: 3/8"=1'-0"



4 BACK VIEW - DETAIL
 scale: 3/8"=1'-0"



5 SIDE VIEW - DETAIL
 scale: 3/8"=1'-0"

SIGN TYPE	QTY:
A1	2
DESCRIPTION	
A. Push through 1/2" proud white acrylic M2, internally illuminated	
B. Fabricated aluminum cabinet with internal structural frame as required	
C. Landscape wall by others	
D. Painted P3 accent inset 1" from face to side frame	
E. Internally illuminated acrylic accent inset 2" from face of side frame	
F. Painted P8 accent inset 3" from face of side frame.	

**SIGN TYPE A1
 PRIMARY MONUMENT
 PROPOSED = 76 SF**

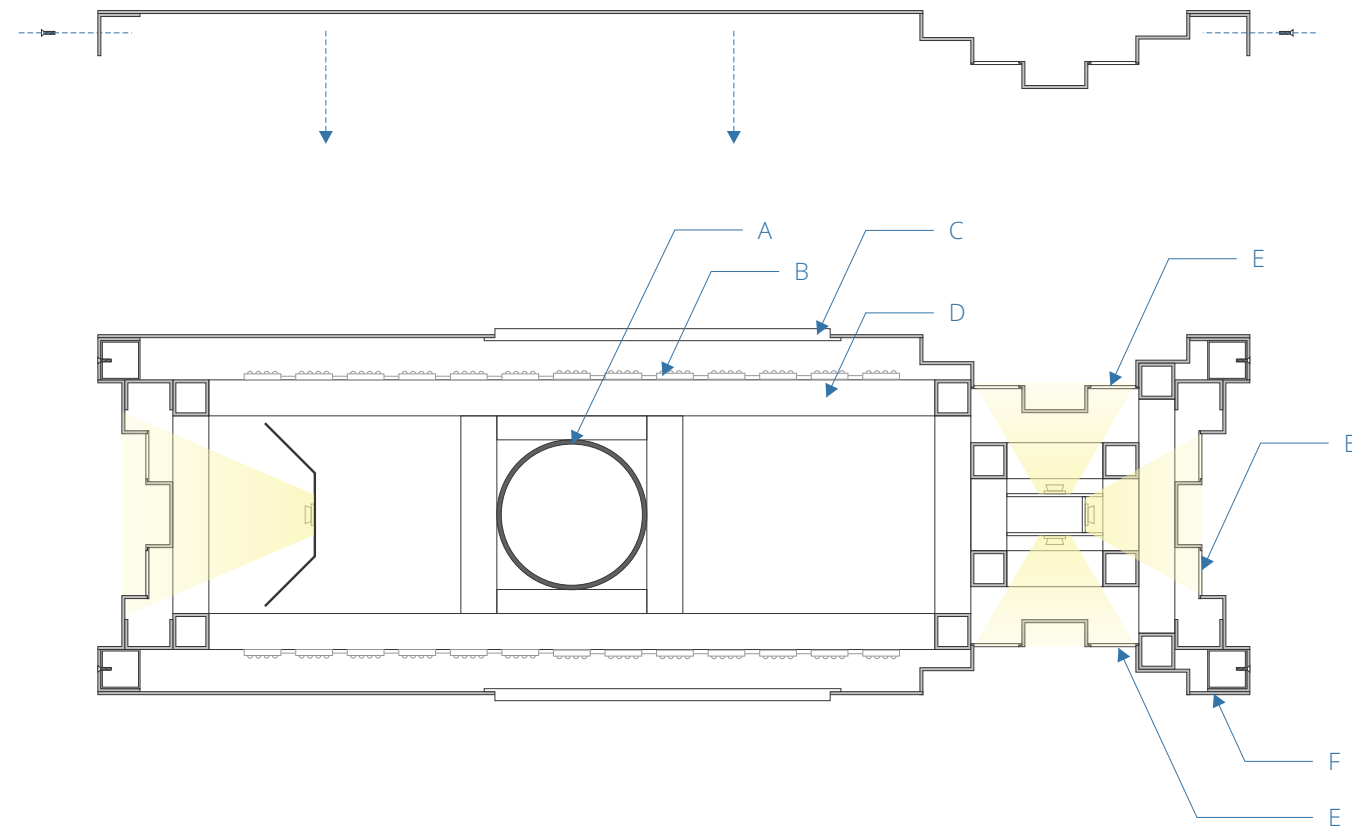
PRIMARY MONUMENT

(CENTER IDENTIFICATION SIGNS) CONSTRUCTION DETAILS

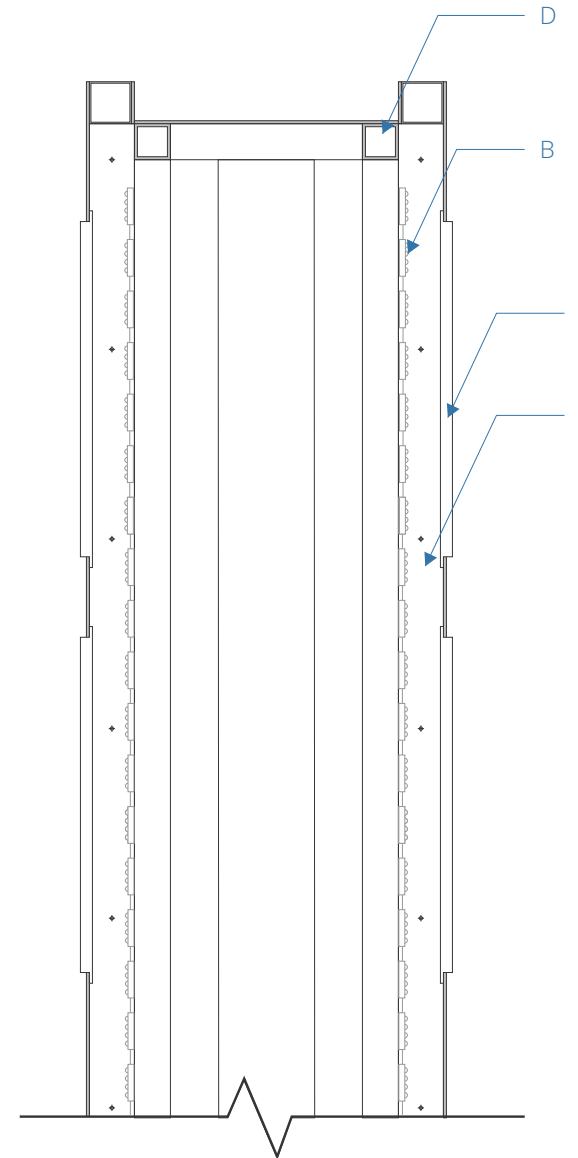
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6 SECTION A
 scale: 1 1/2"=1'-0"



7 SECTION B
 scale: 1 1/2"=1'-0"

SIGN TYPE

A1

DESCRIPTION

QTY: 2

- A.** Steel support as required per sign contractor's engineer
- B.** LED system as required to provide even illumination
- C.** Push through 1/2" proud white acrylic M2, internally illuminated
- D.** Fabricated aluminum cabinet with internal structural frame as required
- E.** Internally illuminated acrylic accent with first surface applied translucent vinyl inset 2" from face of side frame
- F.** Removable face and back panels mechanically fastened to internal frame with stainless steel socket drive c/s flat head screws painted to match adjacent color

**SIGN TYPE A1
 PRIMARY MONUMENT
 PROPOSED = 76 SF**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

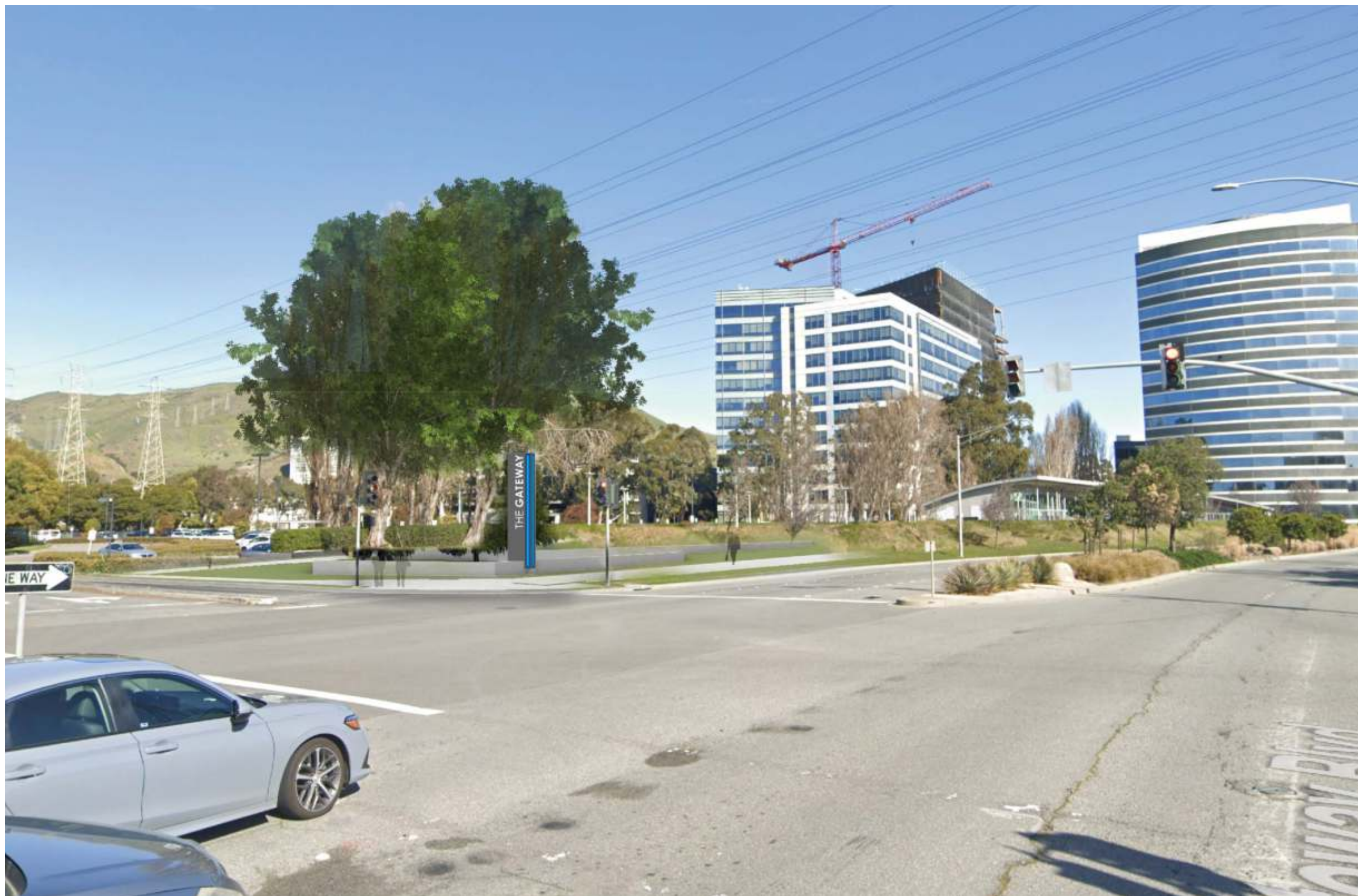
PRIMARY MONUMENT

(CENTER IDENTIFICATION SIGNS) PHOTO ELEVATION

UPDATED 09/11/2023

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CLASS C45-ELECTRICAL SIGN CONTRACTOR



TENANT IDENTITY PYLON

SIGN TYPE A2

TENANT IDENTITY PYLON

A. DESIGN INTENT

Campus Identification signs are intended to serve as a means of identifying the campus. This sign type reinforces and celebrates the brand identity of the campus or a major tenant of the campus.

Depending on tenant leasing and the Owner's branding strategy for the project, the content of this sign may display the project logo (The Gateway), the identity of a tenant who has leased a significant majority of the campus (or a section of campus) or a combination of both.

The intent of this sign is to create a unique sense of the campus as a branded environment while at the same time compliment the architectural character of the project. Designs of this sign type should include strong landscaping and architectural elements as well as the brand identity content.

B. DESIGN CRITERIA

Sign type A2 signs may be designed in a variety of ways, but should include an overall sculptural feel. Sign content may include project or tenant logo and other brand imagery or elements. Final design shall have strong integration with landscaping and is encouraged to include complimentary materials and design elements.

C. SIGN MASSING

Pylon signs not exceeding twenty feet in height, and twenty five (25) square feet in total sign area are allowed per street frontage. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

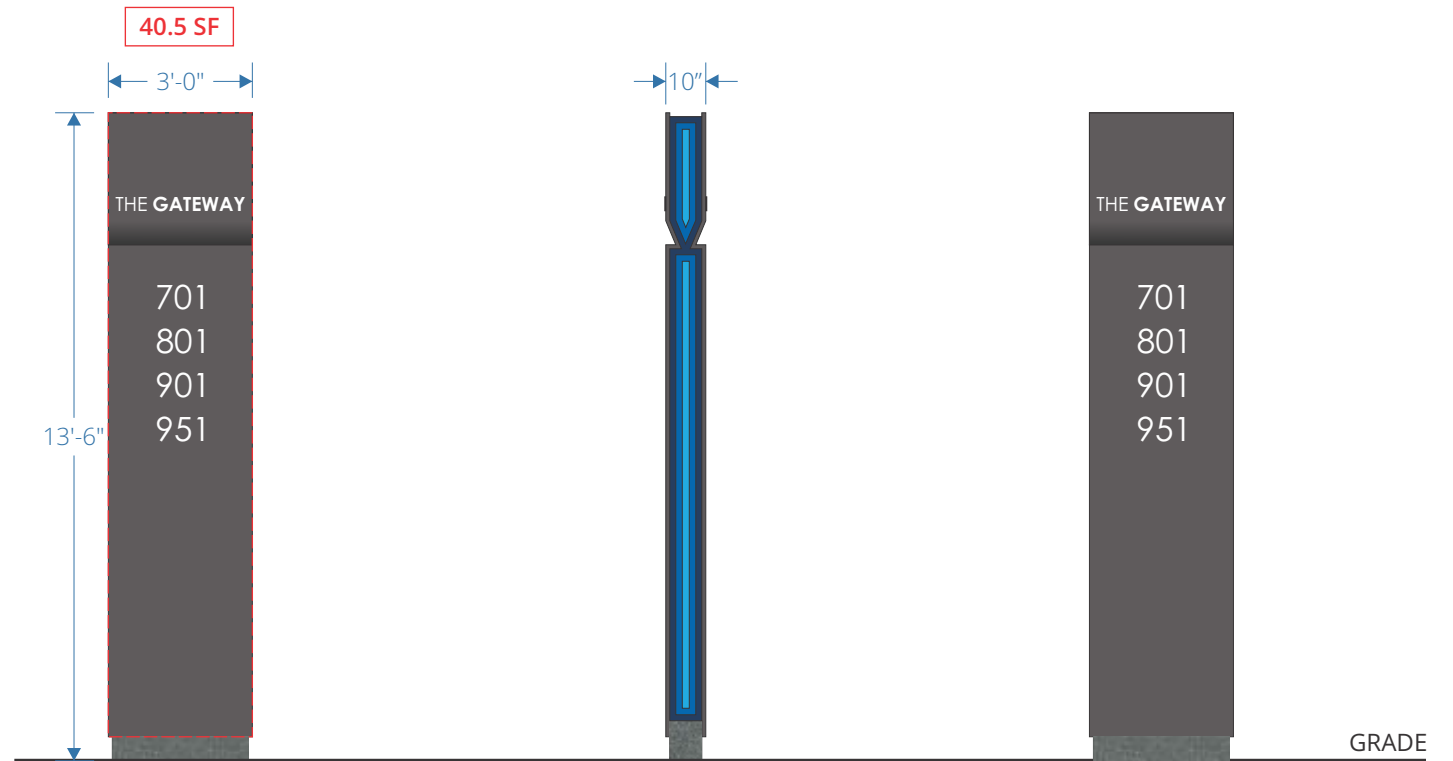
D. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

E. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

**SIGN TYPE A2
TENANT IDENTITY PYLON**
PROPOSED = 40.5 SF



1 FRONT VIEW
scale: 1/4"=1'-0"

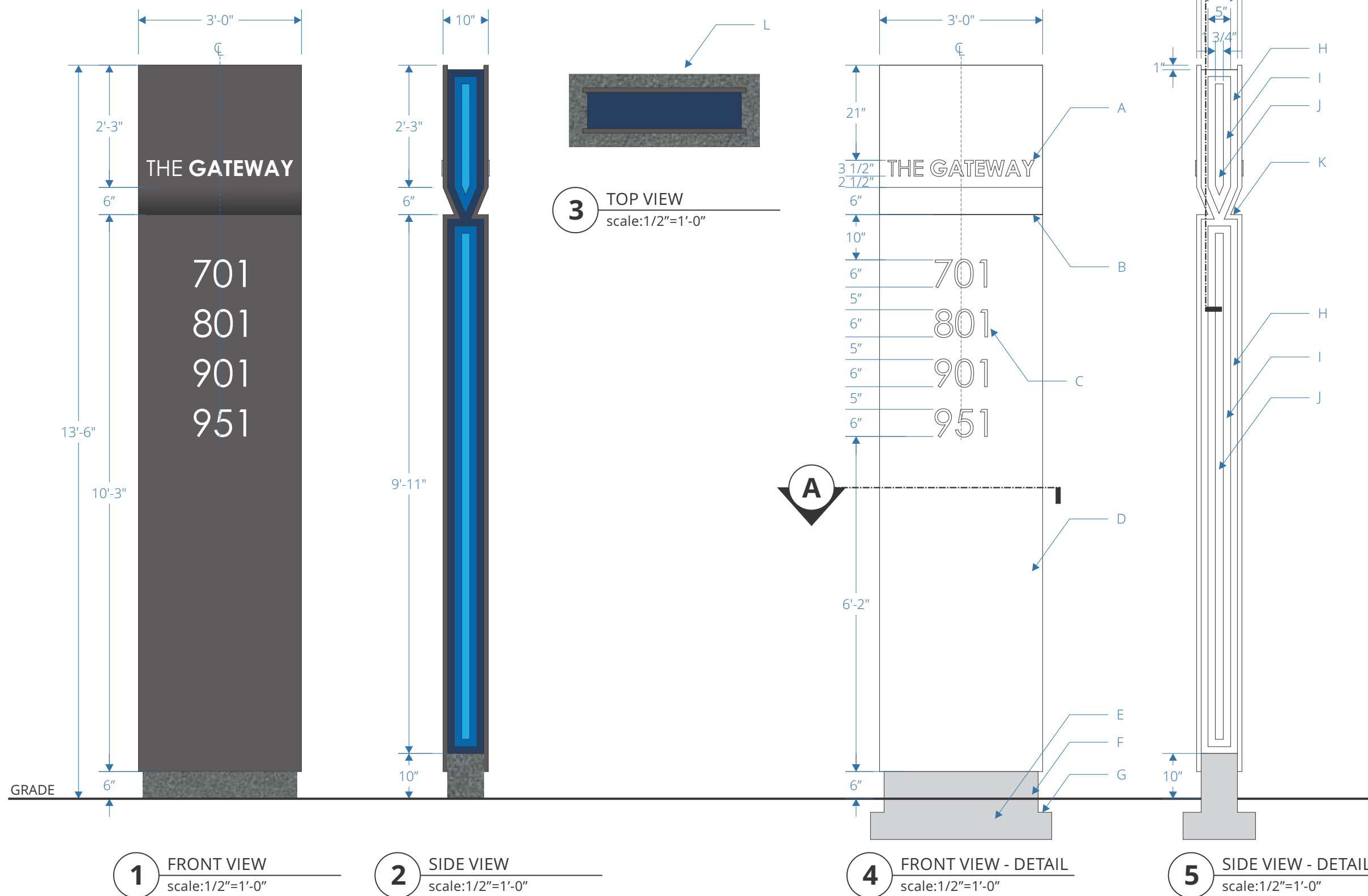
2 SIDE VIEW
scale: 1/4"=1'-0"

3 BACK VIEW
scale: 1/4"=1'-0"

4 TOP VIEW
scale: 1/4"=1'-0"

5 RENDERING
scale: NTS

TENANT IDENTITY PYLON ELEVATIONS



SIGN TYPE

A2

DESCRIPTION

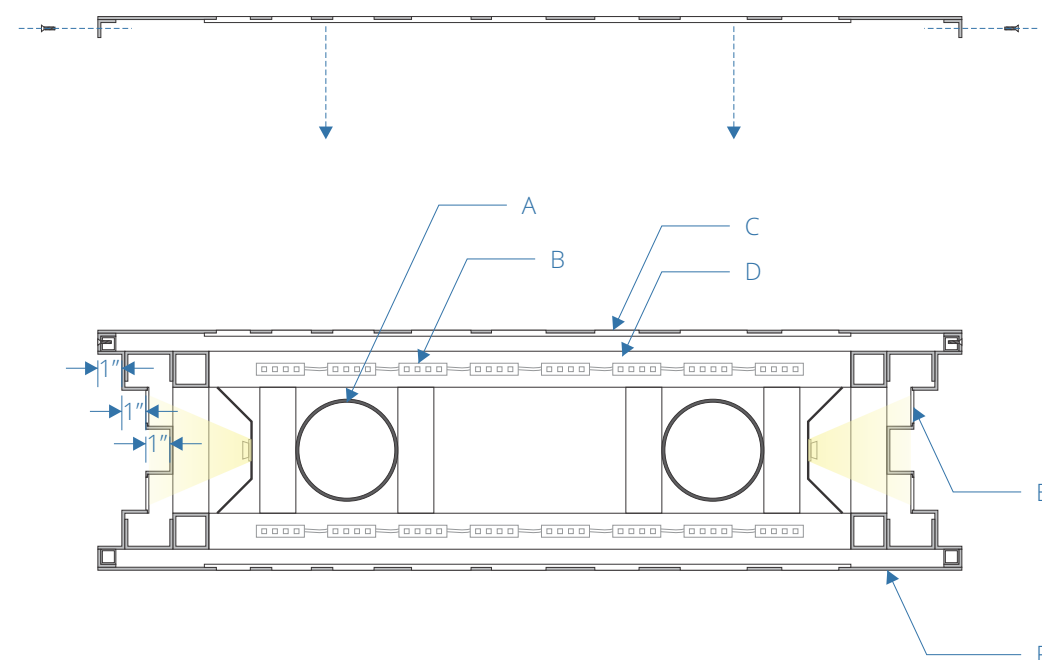
QTY: 5

- A.** Push through 1/4" proud white acrylic M2, internally illuminated
- B.** Notch to house linear light fixture to wash up angled face
- C.** Push through flush white acrylic M2, internally illuminated
- D.** Fabricated aluminum cabinet with internal structural frame as required
- E.** Below grade concrete footing as required per sign contractor's engineer
- F.** Concrete base with below grade foundation
- G.** Minimum 6" sign fabricator to verify final grade prior to fabrication and installation.
- H.** Painted P3 accent inset 1" from face to side frame
- I.** Internally illuminated acrylic accent inset 2" from face of side frame
- J.** Painted P8 accent inset 3" from face of side frame.
- K.** Uplighting
- L.** Where sign is located in soft-scape: Crushed granite rock bed with aluminum edging

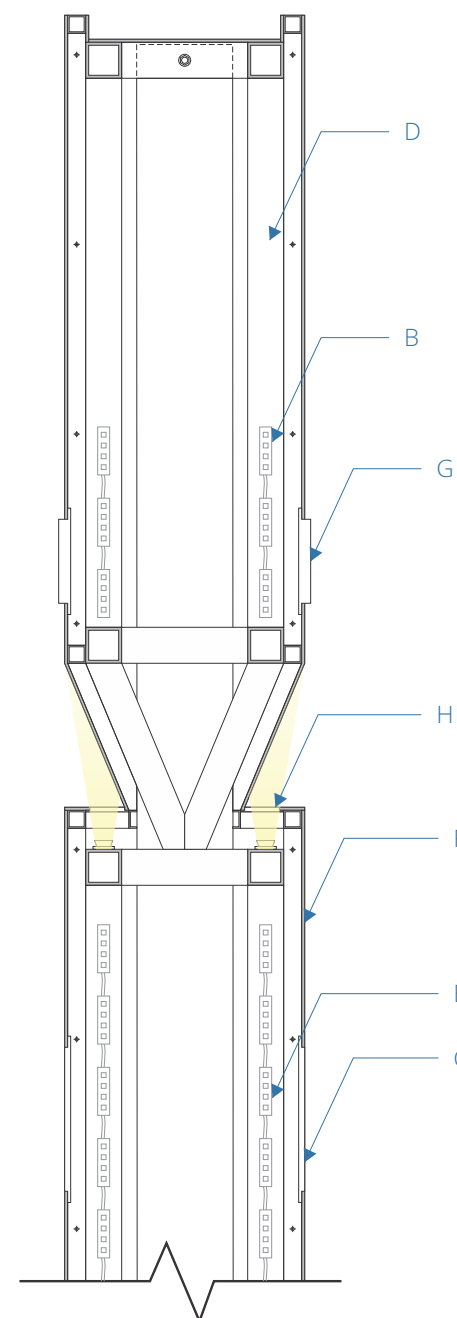
SIGN TYPE A2
TENANT IDENTITY PYLON
PROPOSED = 40.5 SF

TENANT IDENTITY PYLON

CONSTRUCTION DETAILS



6 SECTION A
scale: 1 1/2"=1'-0"



7 SECTION B
scale: 1 1/2"=1'-0"

SIGN TYPE

A2

DESCRIPTION

QTY: 5

- A.** Steel support as required per sign contractor's engineer
- B.** LED system as required to provide even illumination
- C.** Push through flush white acrylic M2, internally illuminated
- D.** Fabricated aluminum cabinet with internal structural frame as required
- E.** Internally illuminated acrylic accent with first surface applied translucent vinyl inset 2" from face of side frame
- F.** Removable face and back panels mechanically fastened to internal frame with stainless steel socket drive c/s flat head screws painted to match adjacent color
- G.** Push through 1/4" proud white acrylic M2, internally illuminated
- H.** Notch to house LED system to washup angled face

SIGN TYPE A2
TENANT IDENTITY PYLON
PROPOSED = 40.5 SF

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

TENANT IDENTITY PYLON

PHOTO ELEVATION

UPDATED 09/11/2023

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FREESTANDING TENANT LISTING

SIGN TYPE A3

FREESTANDING TENANT LISTING

A. SIGN MASSING

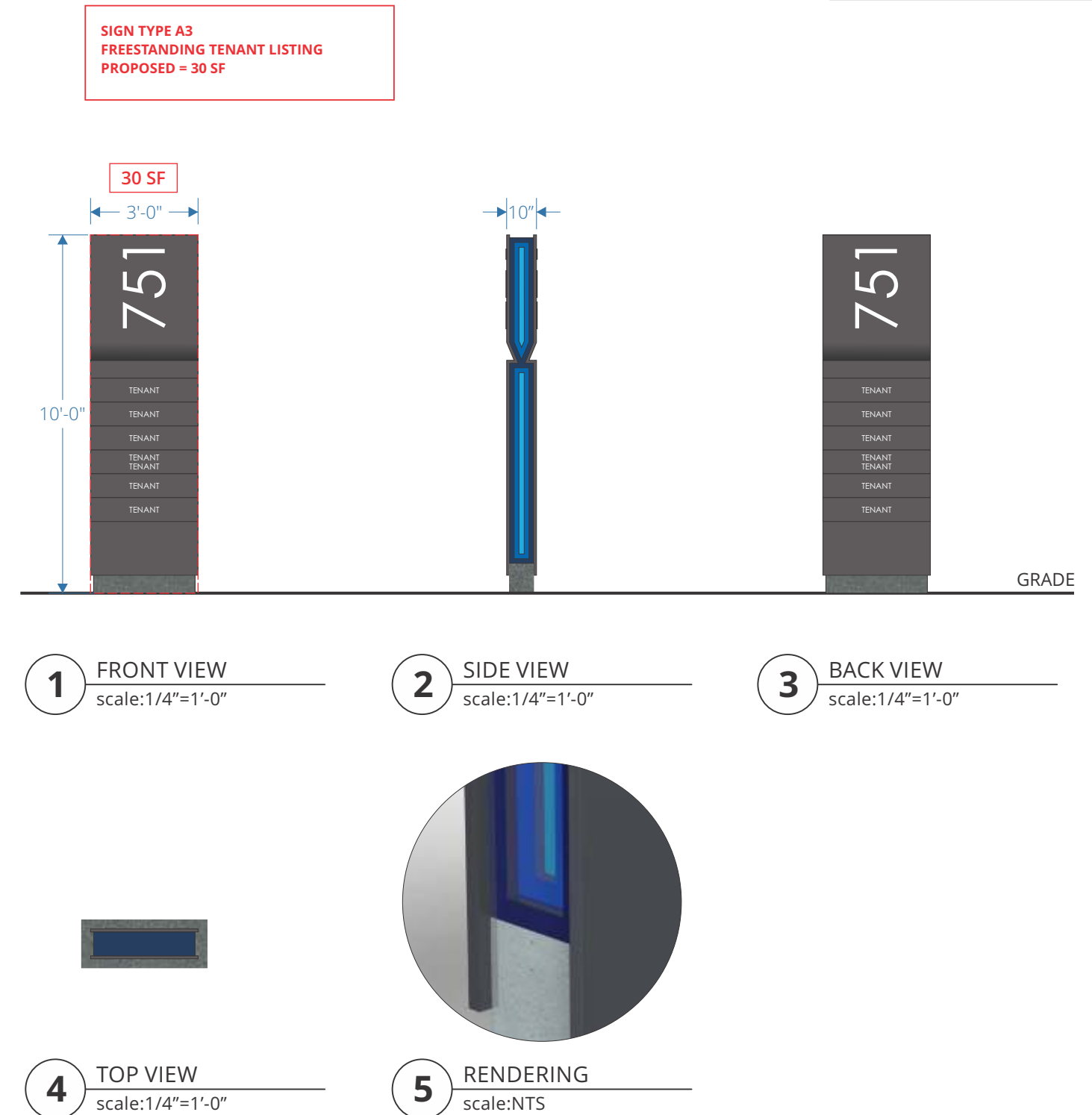
The height of Monument signs are in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

B. VARIATION

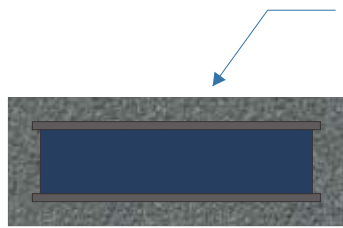
Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

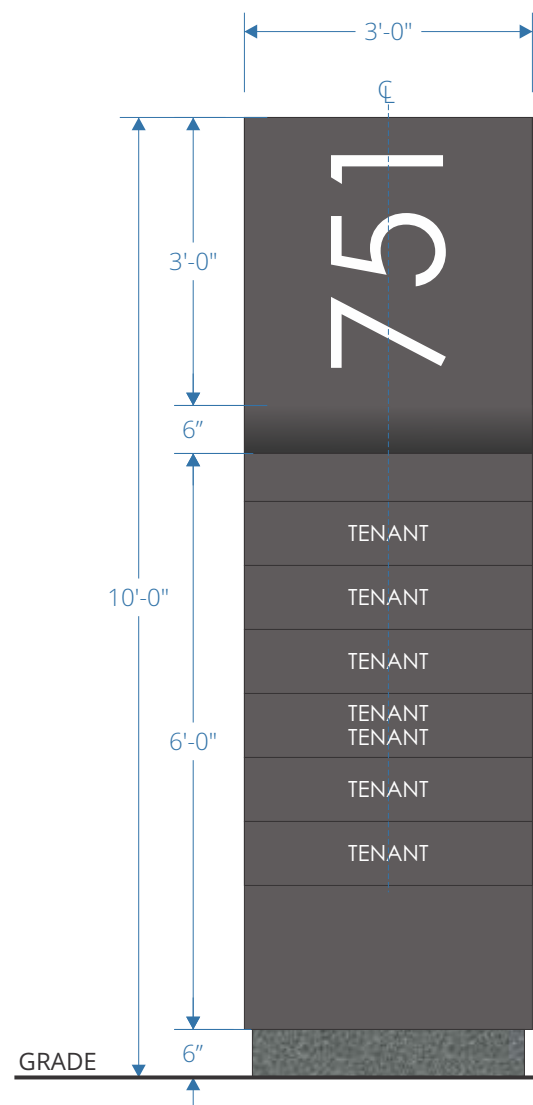


FREESTANDING TENANT LISTING ELEVATIONS

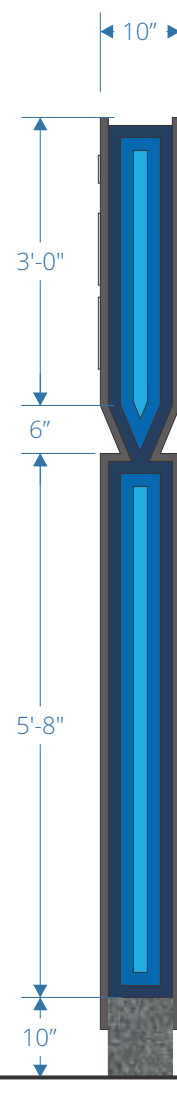


3 TOP VIEW
scale: 1/2" = 1'-0"

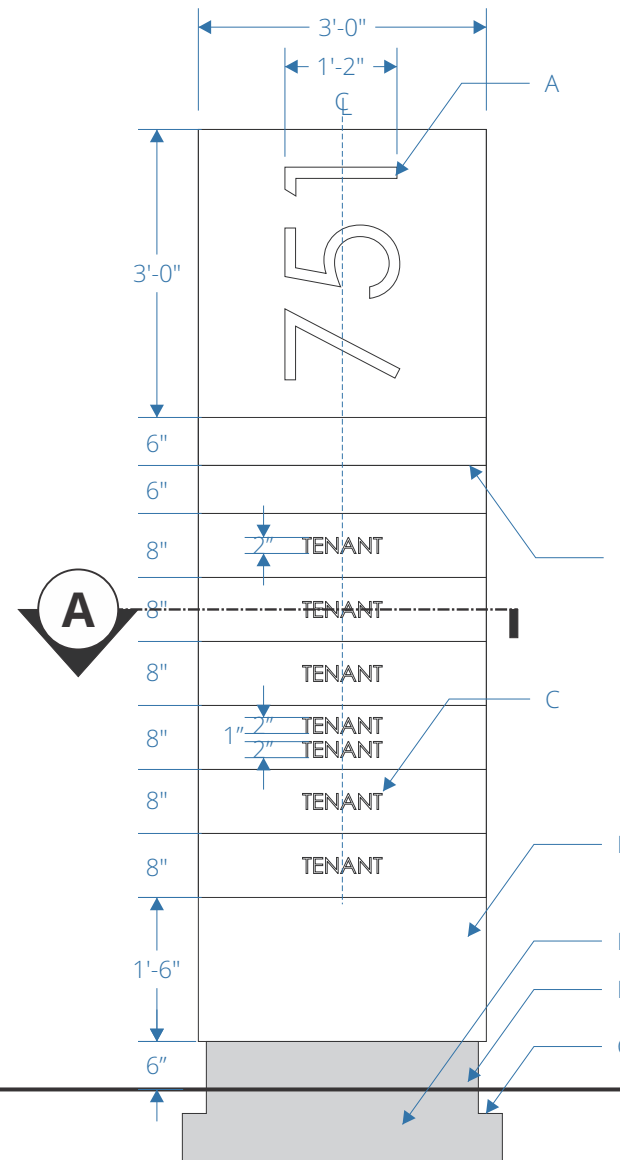
SIGN TYPE A3
FREESTANDING TENANT LISTING
PROPOSED = 30 SF



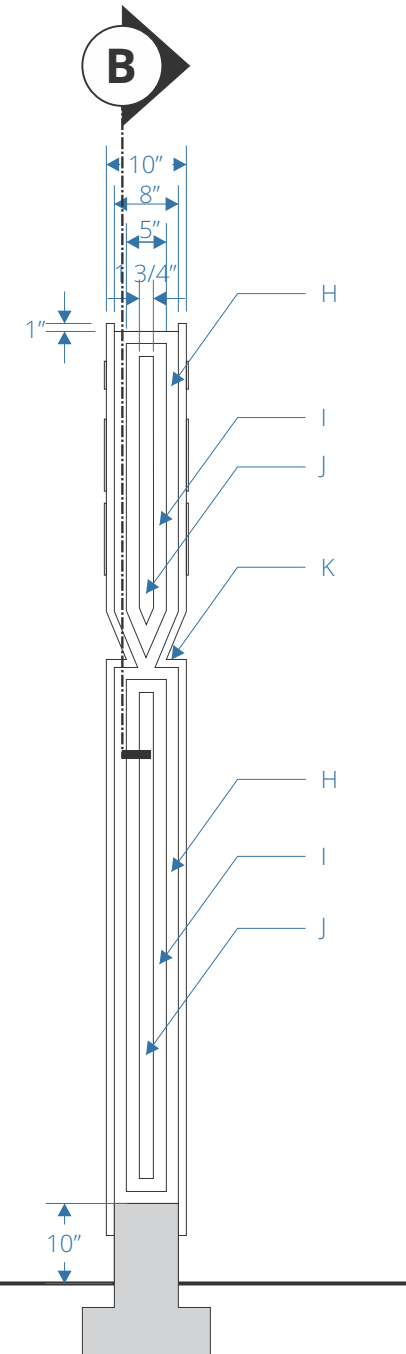
1 FRONT VIEW
scale: 1/2" = 1'-0"



2 SIDE VIEW
scale: 1/2" = 1'-0"



4 FRONT VIEW - DETAIL
scale: 1/2" = 1'-0"



5 SIDE VIEW - DETAIL
scale: 1/2" = 1'-0"

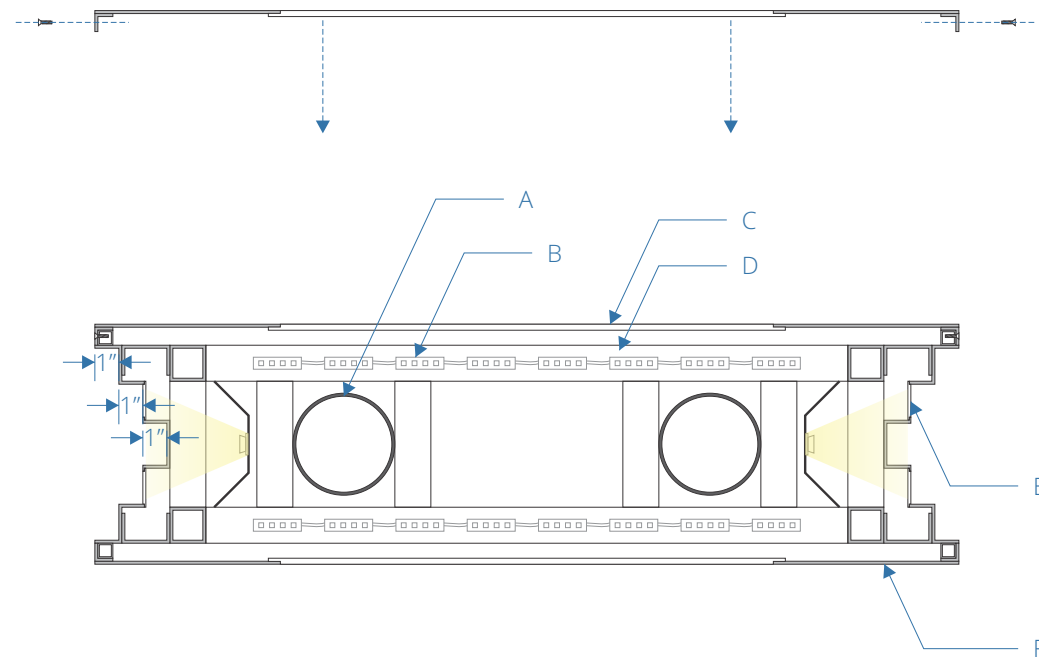
SIGN TYPE
A3

DESCRIPTION QTY: 15

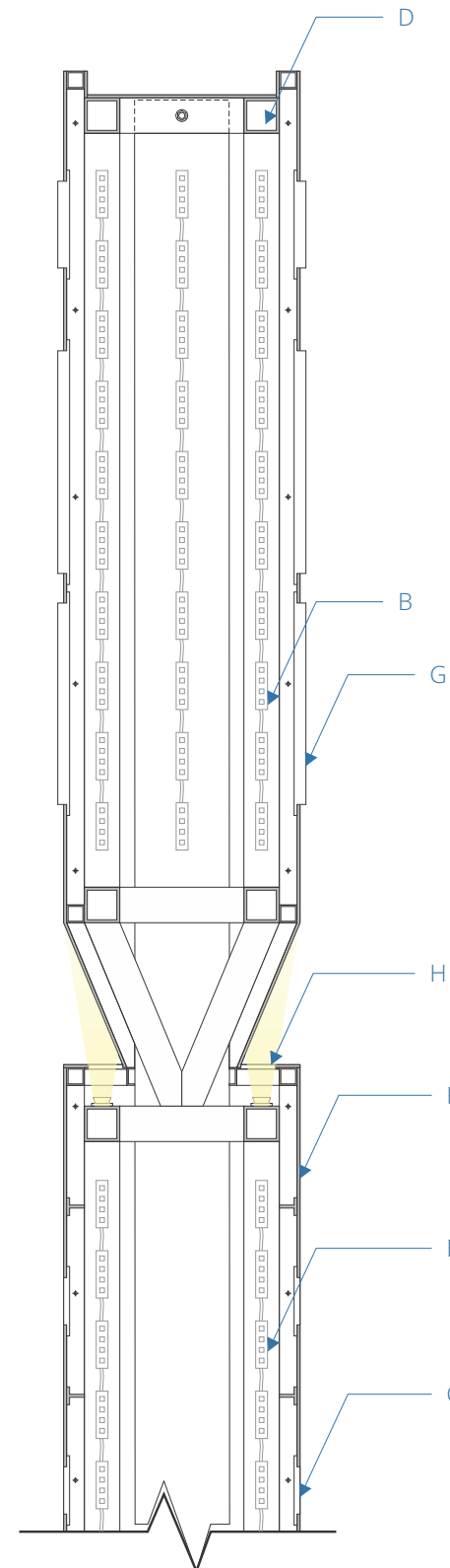
- A.** Push through 1/4" proud white acrylic M2, internally illuminated
- B.** Notch to house linear light fixture to wash up angled face
- C.** Removable panel with push through flush white acrylic M2, internally illuminated
- D.** Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum
- E.** Below grade concrete footing as required per sign contractor's engineer
- F.** Concrete base with below grade foundation
- G.** Minimum 6" sign fabricator to verify final grade prior to fabrication and installation.
- H.** Painted P3 accent inset 1" from face to side frame
- I.** Internally illuminated acrylic accent inset 2" from face of side frame
- J.** Painted P8 accent inset 3" from face of side frame.
- K.** Uplighting
- L.** Where sign is located in soft-scape: Crushed granite rock bed with aluminum edging

FREESTANDING TENANT LISTING

CONSTRUCTION DETAILS



6 SECTION A
scale: 1 1/2"=1'-0"



7 SECTION B
scale: 1 1/2"=1'-0"

SIGN TYPE

A3

DESCRIPTION

QTY: 15

- A.** Steel support as required per sign contractor's engineer
- B.** LED system as required to provide even illumination
- C.** Push through flush white acrylic M2, internally illuminated
- D.** Fabricated aluminum cabinet with internal structural frame as required
- E.** Internally illuminated acrylic accent with first surface applied translucent vinyl inset 2" from face of side frame
- F.** Removable face and back panels mechanically fastened to internal frame with stainless steel socket drive c/s flat head screws painted to match adjacent color
- G.** Push through 1/4" proud white acrylic M2, internally illuminated
- H.** Notch to house LED system to washup angled face

**SIGN TYPE A3
FREESTANDING TENANT LISTING
PROPOSED = 30 SF**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FREESTANDING TENANT LISTING

PHOTO ELEVATION

UPDATED 09/11/2023

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VEHICULAR DIRECTIONAL

UPDATED 03/09/2023



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SIGN TYPE A4

VEHICULAR DIRECTIONAL

A. SIGN MASSING

Directional signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

B. VARIATION

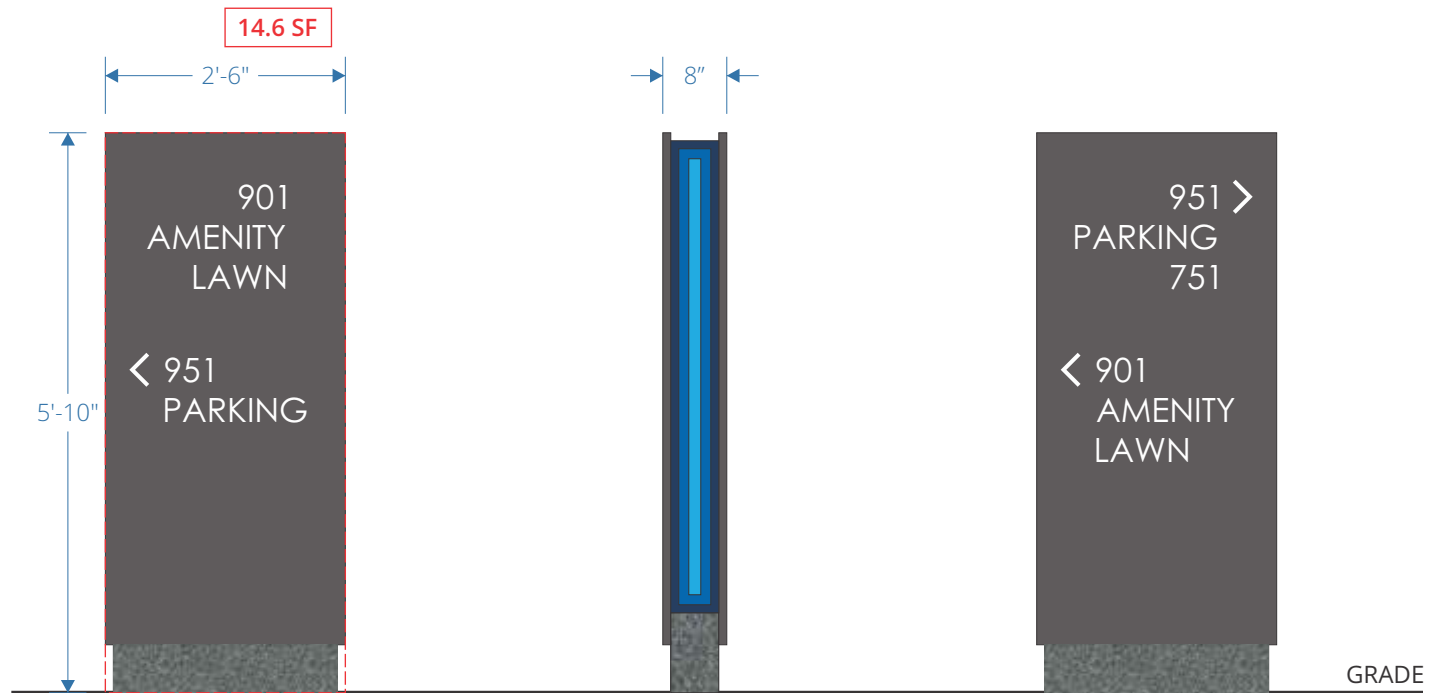
Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

SIGN TYPE A4
VEHICULAR DIRECTIONAL
PROPOSED = 14.6 SF

NOTE:
TEXT IS PLACEHOLDER.
FINAL COPY TBD.



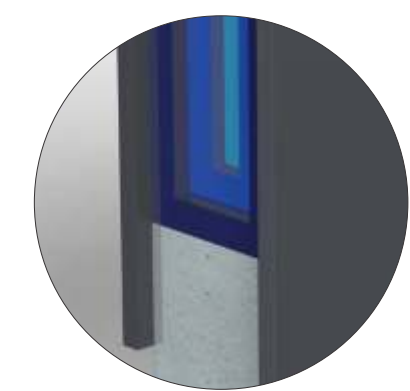
1 FRONT VIEW
scale:1/2"=1'-0"

2 SIDE VIEW
scale:1/2"=1'-0"

3 BACK VIEW
scale:1/2"=1'-0"



4 TOP VIEW
scale:1/2"=1'-0"



5 RENDERING
scale:NTS

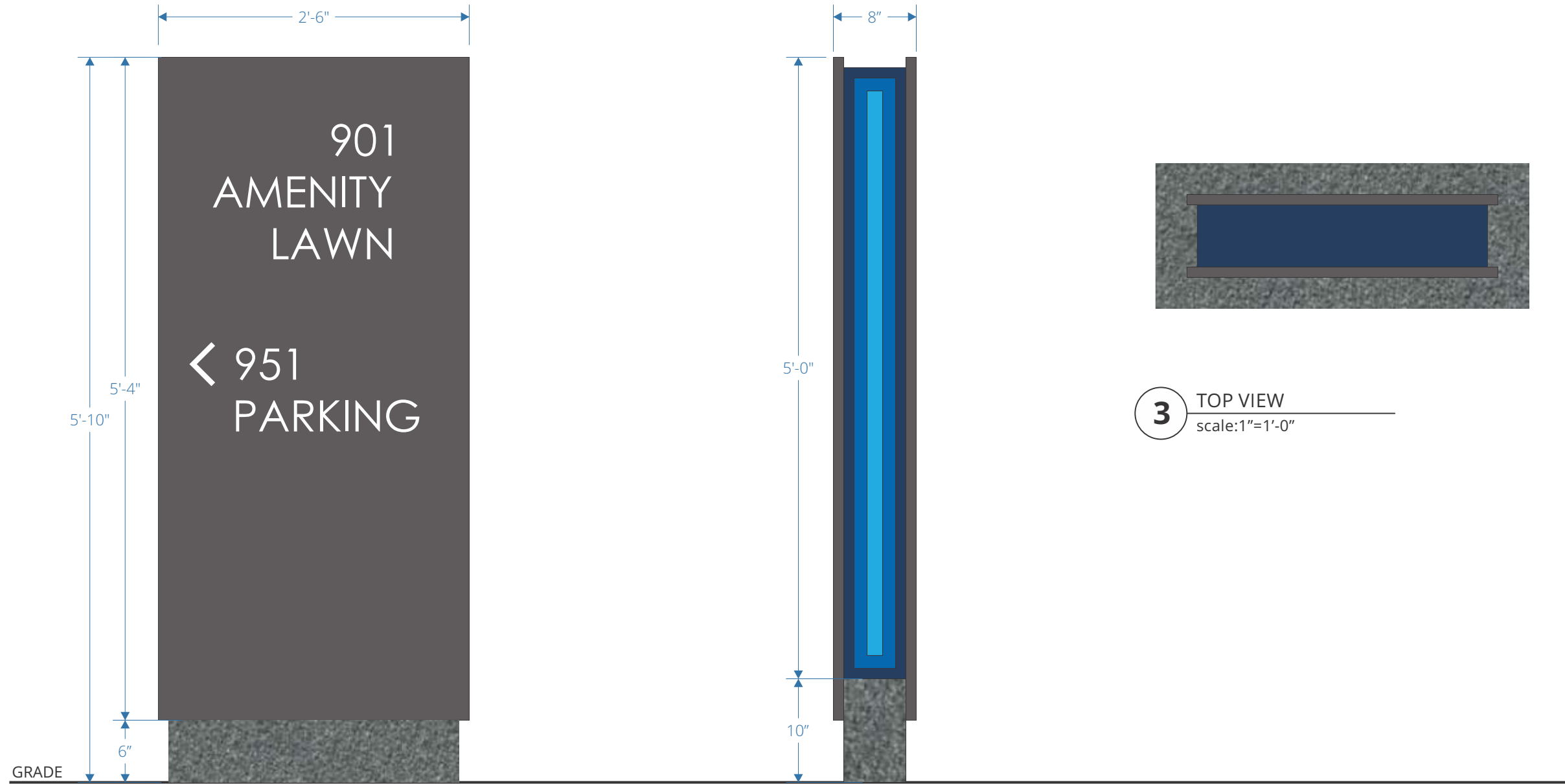
VEHICULAR DIRECTIONAL ELEVATIONS

UPDATED 03/09/2023

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NOTE:
TEXT IS PLACEHOLDER.
FINAL COPY TBD.



1 FRONT VIEW
scale:1"=1'-0"

2 SIDE VIEW
scale:1"=1'-0"

3 TOP VIEW
scale:1"=1'-0"

VEHICULAR DIRECTIONAL PHOTO ELEVATION

UPDATED 09/11/2023



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TAXI/RIDESHARE IDENTITY

UPDATED 03/09/2023



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SIGN TYPE A5

TAXI/RIDESHARE IDENTITY

A. SIGN MASSING

Exterior Amenity signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

B. VARIATION

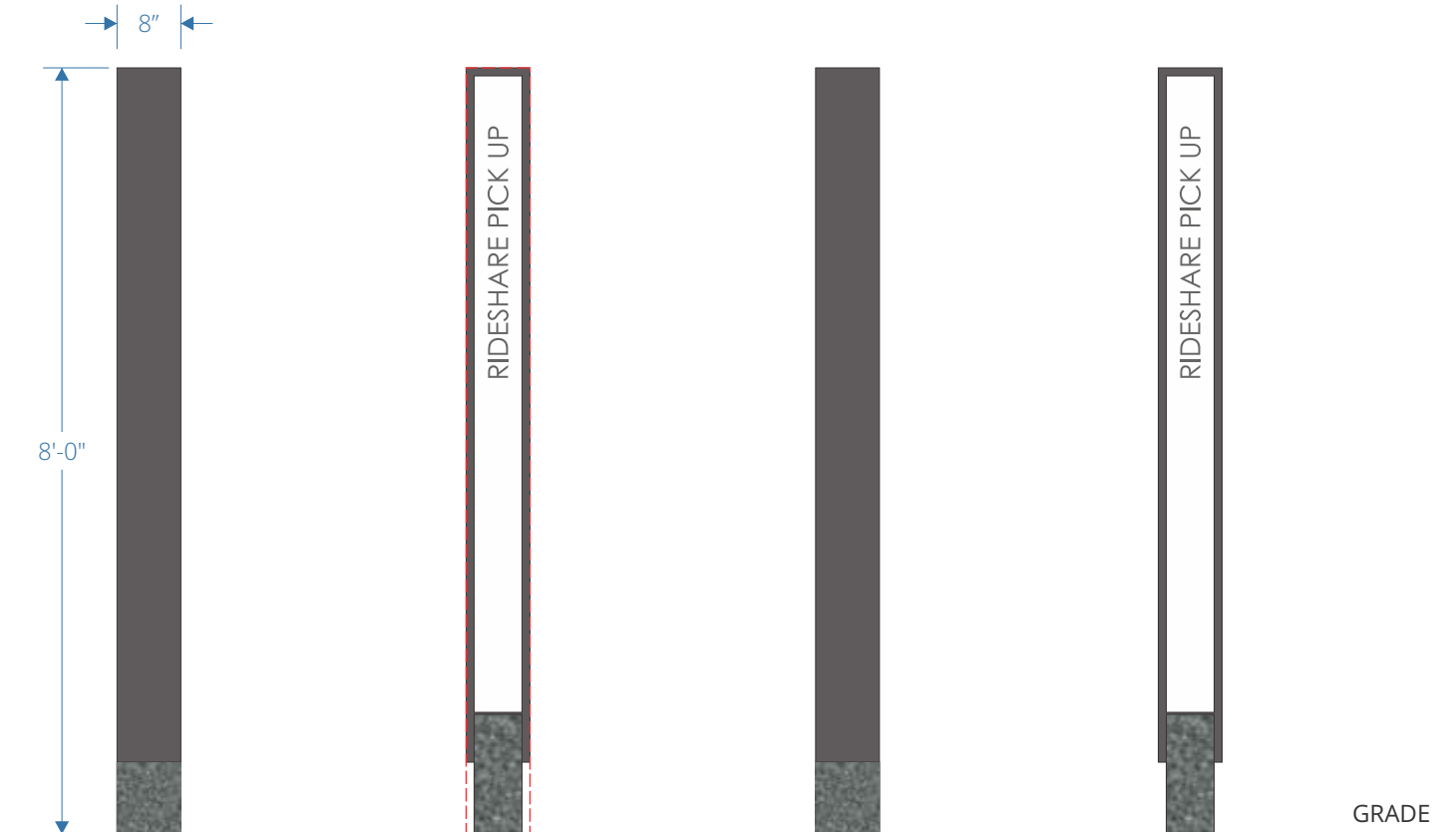
Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

SIGN TYPE A5
TAXI/RIDESHARE IDENTITY
PROPOSED = 5.3 SF

5.3 SF

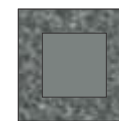


1 FRONT VIEW
 scale: 1/2"=1'-0"

2 SIDE VIEW
 scale: 1/2"=1'-0"

3 BACK VIEW
 scale: 1/2"=1'-0"

4 SIDE VIEW
 scale: 1/2"=1'-0"



5 TOP VIEW
 scale: 1/2"=1'-0"

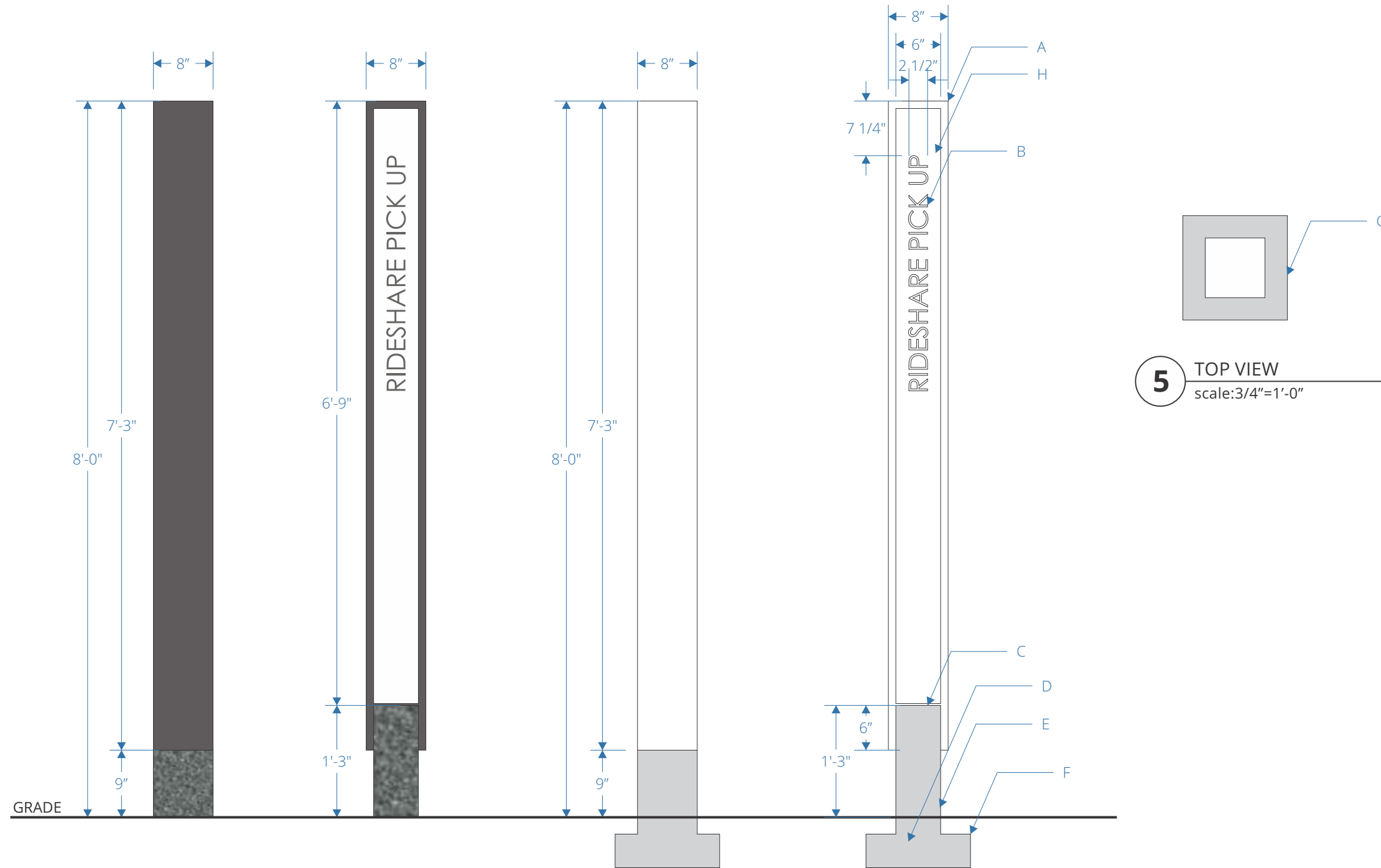
TAXI/RIDESHARE IDENTITY

ELEVATIONS AND CONSTRUCTION DETAILS

UPDATED 03/09/2023



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SIGN TYPE

A5

DESCRIPTION

QTY: 2

- A.** Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum
- B.** 3/16" Laser cut adhered to polycarbonate face
- C.** 1/4" Thick plate under polycarbonate face
- D.** Below grade concrete footing as required per sign contractor's engineer
- E.** Concrete base with below grade foundation
- F.** Minimum 6" sign fabricator to verify final grade prior to fabrication and installation
- G.** Where sign is located in soft-scape: crushed granite rock bed with aluminum edging
- H.** 1/4" Thick white polycarbonate inset 1/2" from face of frame

SIGN TYPE A5
TAXI/RIDESHARE IDENTITY
PROPOSED = 5.3 SF

1 FRONT VIEW
scale:3/4"=1'-0"

2 SIDE VIEW
scale:3/4"=1'-0"

3 FRONT VIEW - DETAIL
scale:3/4"=1'-0"

4 SIDE VIEW - DETAIL
scale:3/4"=1'-0"

SHUTTLE IDENTITY

UPDATED 03/09/2023



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SIGN TYPE A6

SHUTTLE IDENTITY

A. SIGN MASSING

Exterior Amenity signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

B. VARIATION

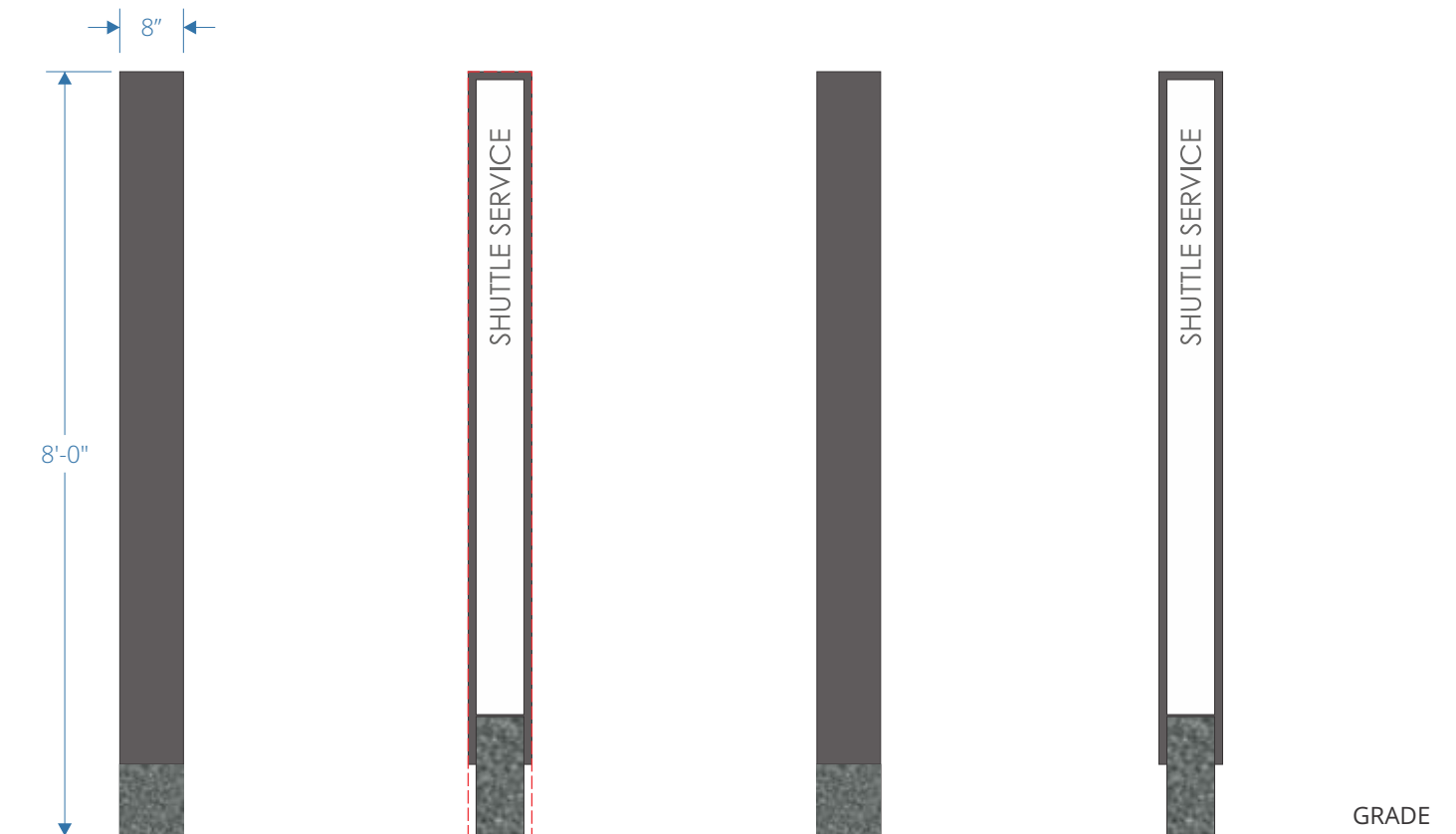
Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

SIGN TYPE A6
SHUTTLE IDENTITY
PROPOSED = 5.3 SF

5.3 SF

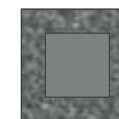


1 FRONT VIEW
scale:1/2"=1'-0"

2 SIDE VIEW
scale:1/2"=1'-0"

3 BACK VIEW
scale:1/2"=1'-0"

4 SIDE VIEW
scale:1/2"=1'-0"



5 TOP VIEW
scale:1/2"=1'-0"

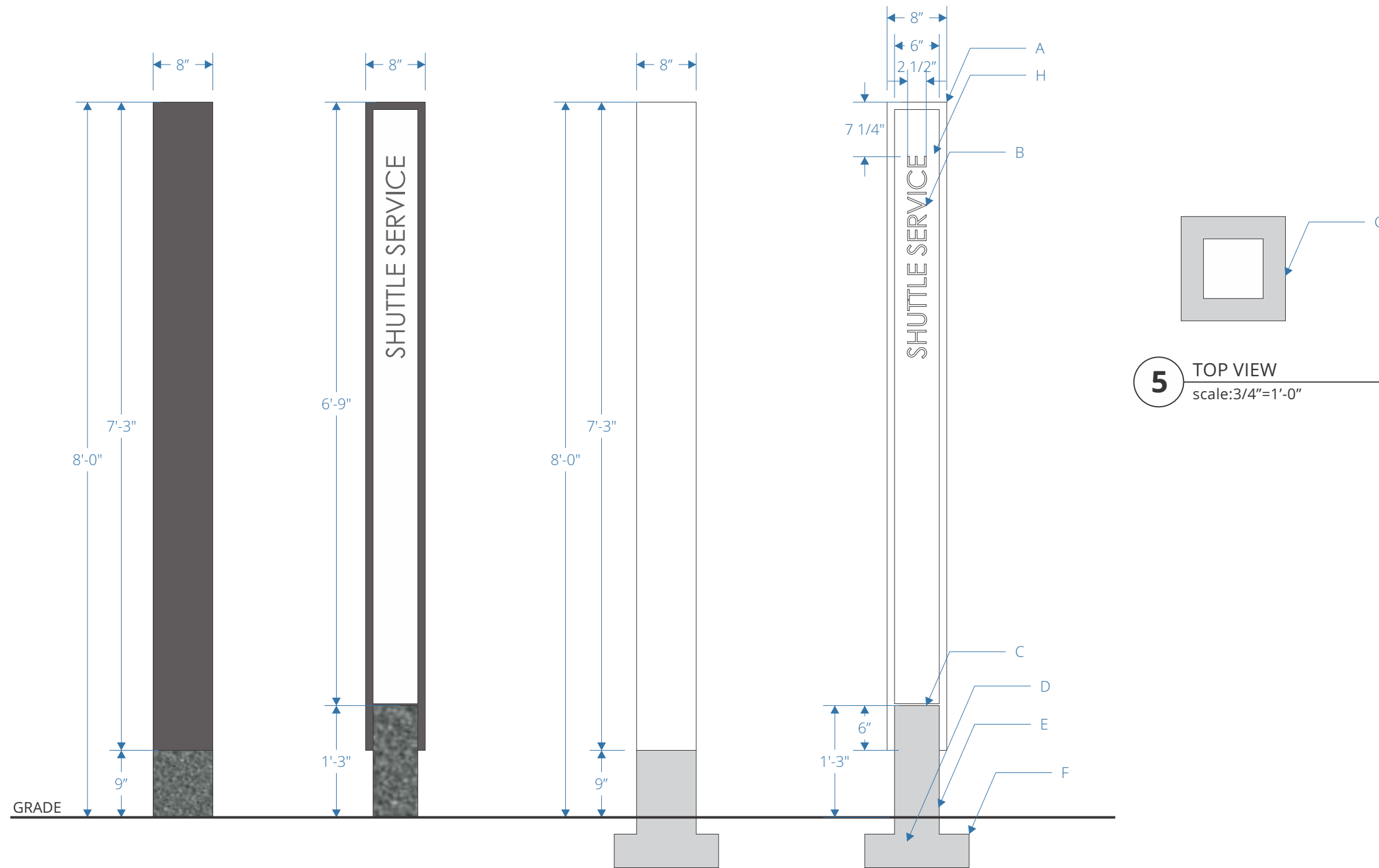
SHUTTLE IDENTITY

ELEVATIONS AND CONSTRUCTION DETAILS

UPDATED 03/09/2023



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SIGN TYPE

A6

DESCRIPTION

QTY: 2

- A.** Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum
- B.** 3/16" Laser cut adhered to polycarbonate face
- C.** 1/4" Thick plate under polycarbonate face
- D.** Below grade concrete footing as required per sign contractor's engineer
- E.** Concrete base with below grade foundation
- F.** Minimum 6" sign fabricator to verify final grade prior to fabrication and installation
- G.** Where sign is located in soft-scape: crushed granite rock bed with aluminum edging
- H.** 1/4" Thick white polycarbonate inset 1/2" from face of frame

SIGN TYPE A6
SHUTTLE IDENTITY
PROPOSED = 5.3 SF

1 FRONT VIEW
scale:3/4"=1'-0"

2 SIDE VIEW
scale:3/4"=1'-0"

3 FRONT VIEW - DETAIL
scale:3/4"=1'-0"

4 SIDE VIEW - DETAIL
scale:3/4"=1'-0"

EXTERIOR AMENITY IDENTITY

UPDATED 03/09/2023



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SIGN TYPE A7

EXTERIOR AMENITY IDENTITY

A. SIGN MASSING

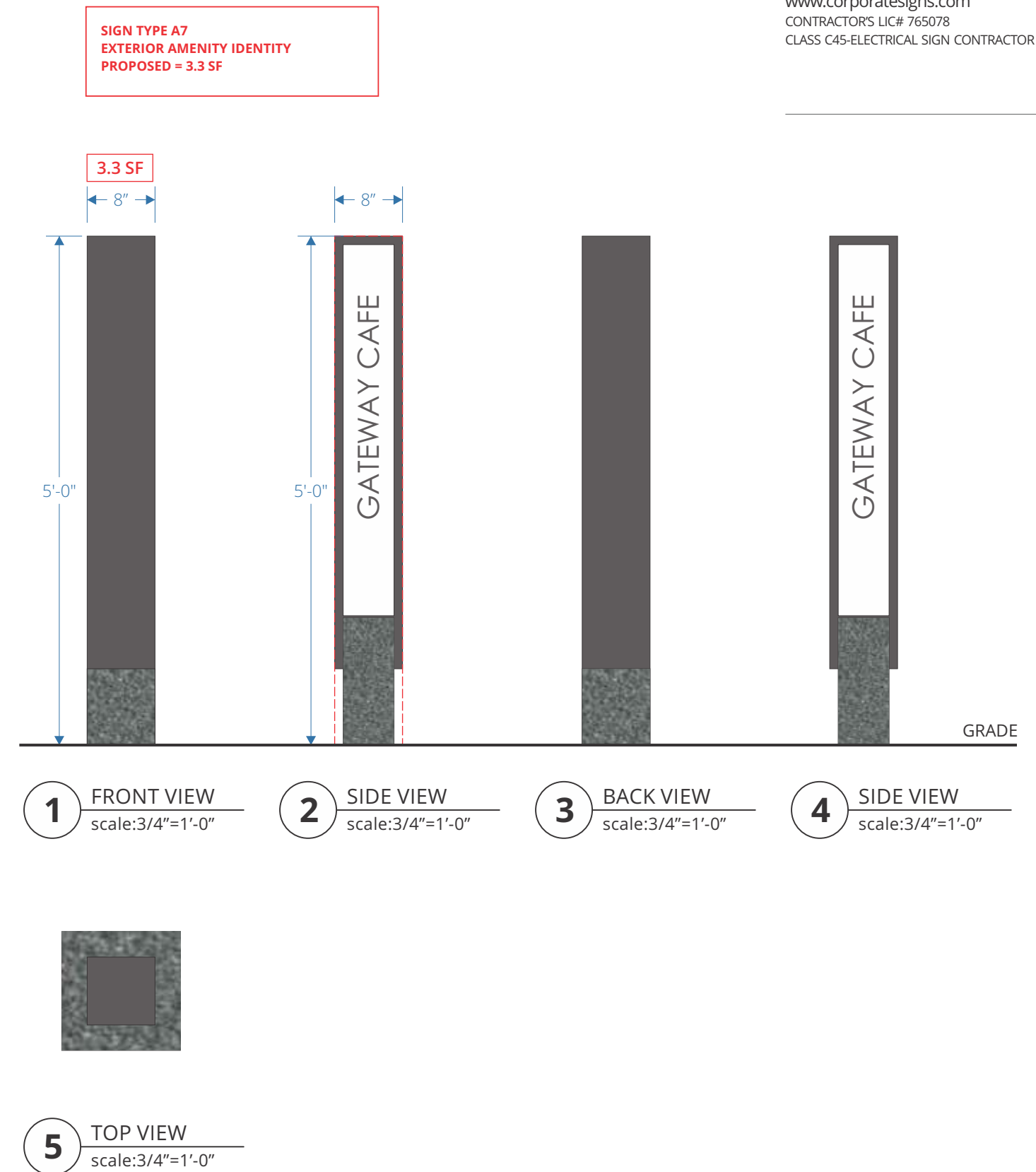
Exterior Amenity signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

B. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

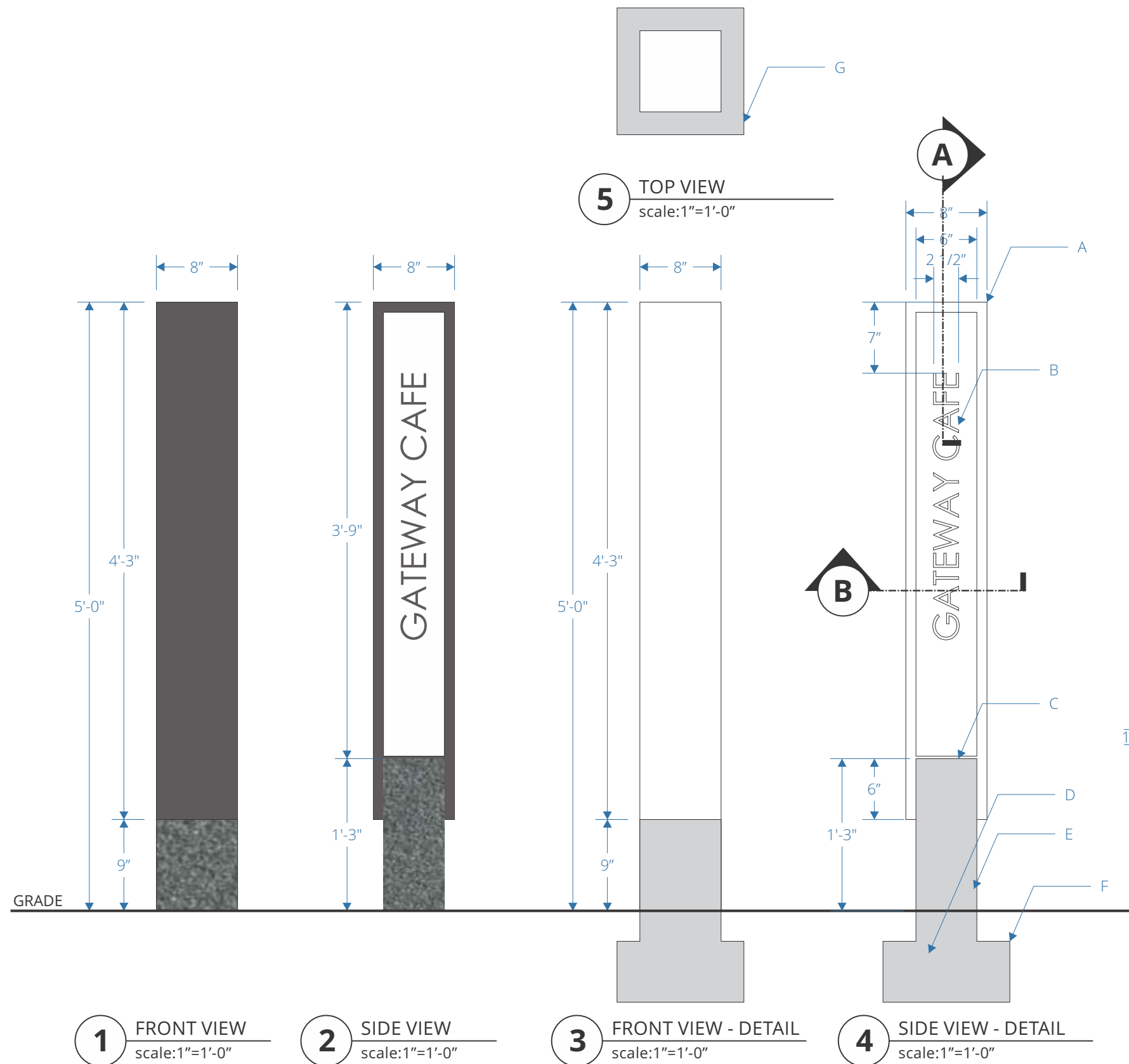
C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.



EXTERIOR AMENITY IDENTITY

ELEVATIONS AND CONSTRUCTION DETAILS



SIGN TYPE

A7

DESCRIPTION

QTY: 4

- A.** Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum
- B.** 3/16" Laser cut adhered to polycarbonate face
- C.** 1/4" Thick plate under polycarbonate face
- D.** Below grade concrete footing as required per sign contractor's engineer
- E.** Concrete base with below grade foundation
- F.** Minimum 6" sign fabricator to verify final grade prior to fabrication and installation
- G.** Where sign is located in soft-scape: crushed granite rock bed with aluminum edging
- H.** Steel support with threaded cap for attachment of cabinet as required per sign contractor's engineer
- I.** White polycarbonate inset 1/2" from face of frame
- J.** LED system as required to provide even illumination. No hot spots.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

EXTERIOR RULES AND REGULATIONS

UPDATED 03/09/2023



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SIGN TYPE A8

EXTERIOR RULES AND REGULATIONS

A. SIGN MASSING

Rules and regulations signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

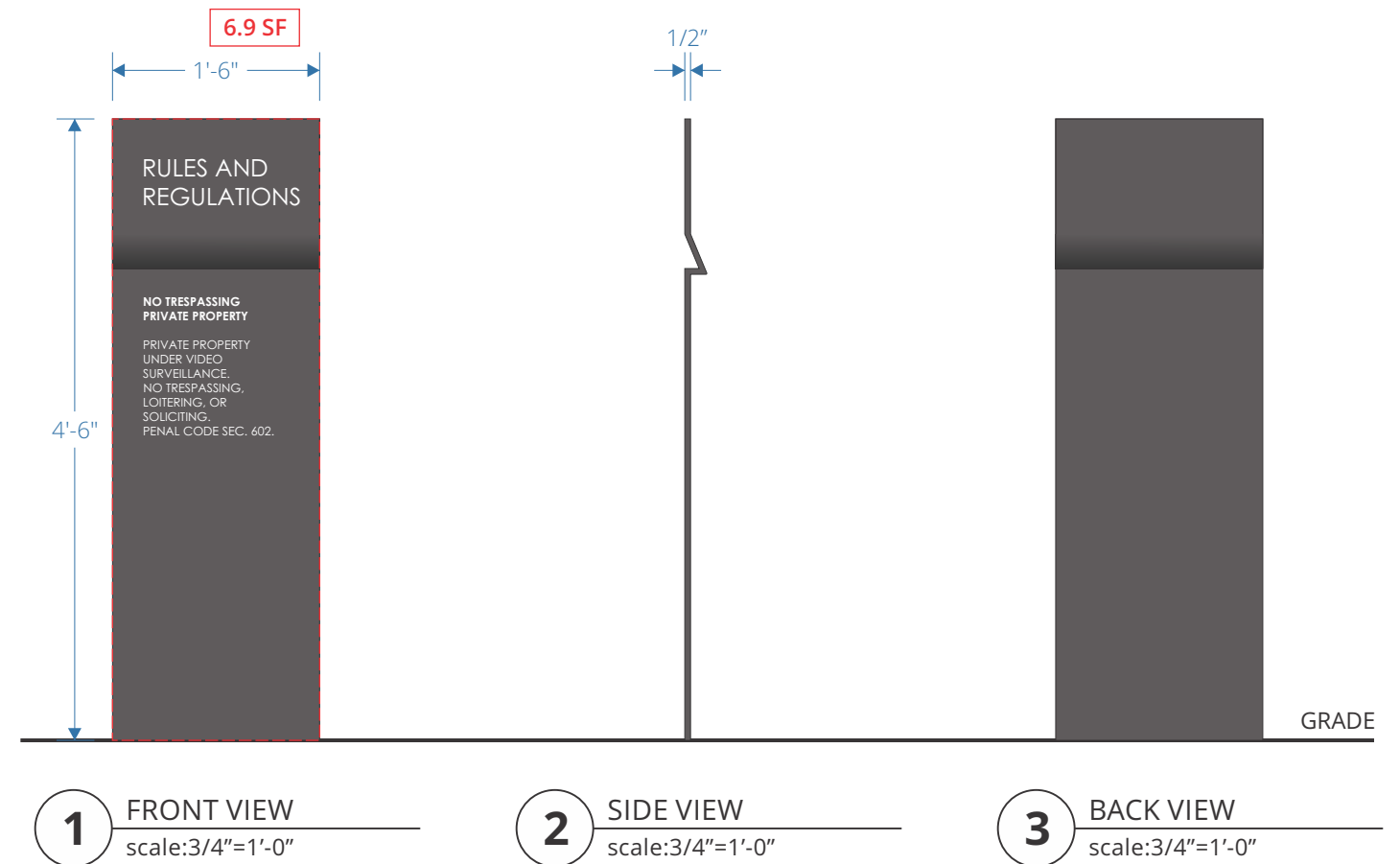
B. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

SIGN TYPE A8
EXTERIOR RULES AND REGULATIONS
PROPOSED = 6.9 SF

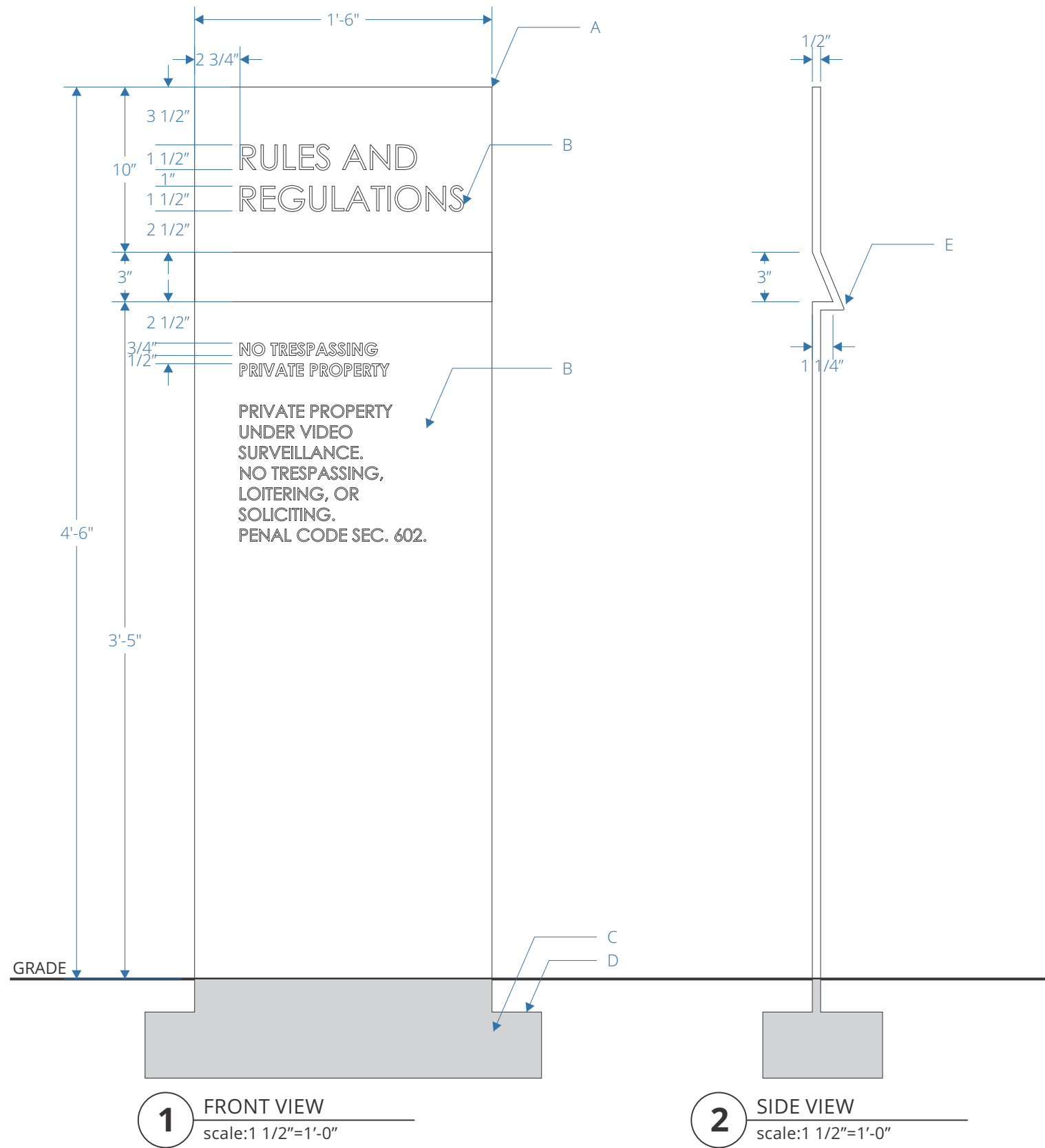


EXTERIOR RULES AND REGULATIONS ELEVATIONS

UPDATED 03/09/2023



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SIGN TYPE	QTY:
A8	5
DESCRIPTION	
A. 1/2" Thick aluminum plate embedded into concrete footing as required	
B. Direct print copy with clear coat	
C. Below grade concrete footing as required per sign contractor's engineer	
D. Minimum 6" sign fabricator to verify final grade prior to fabrication and installation	
E. Eased corners	
F. Where sign is located in soft-scape: crushed granite rock bed with aluminum edging	
SIGN TYPE A8 EXTERIOR RULES AND REGULATIONS PROPOSED = 6.9 SF	

SERVICE AREA IDENTITY

SIGN TYPE A9

SERVICE AREA IDENTITY

A. SIGN MASSING

Service area signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

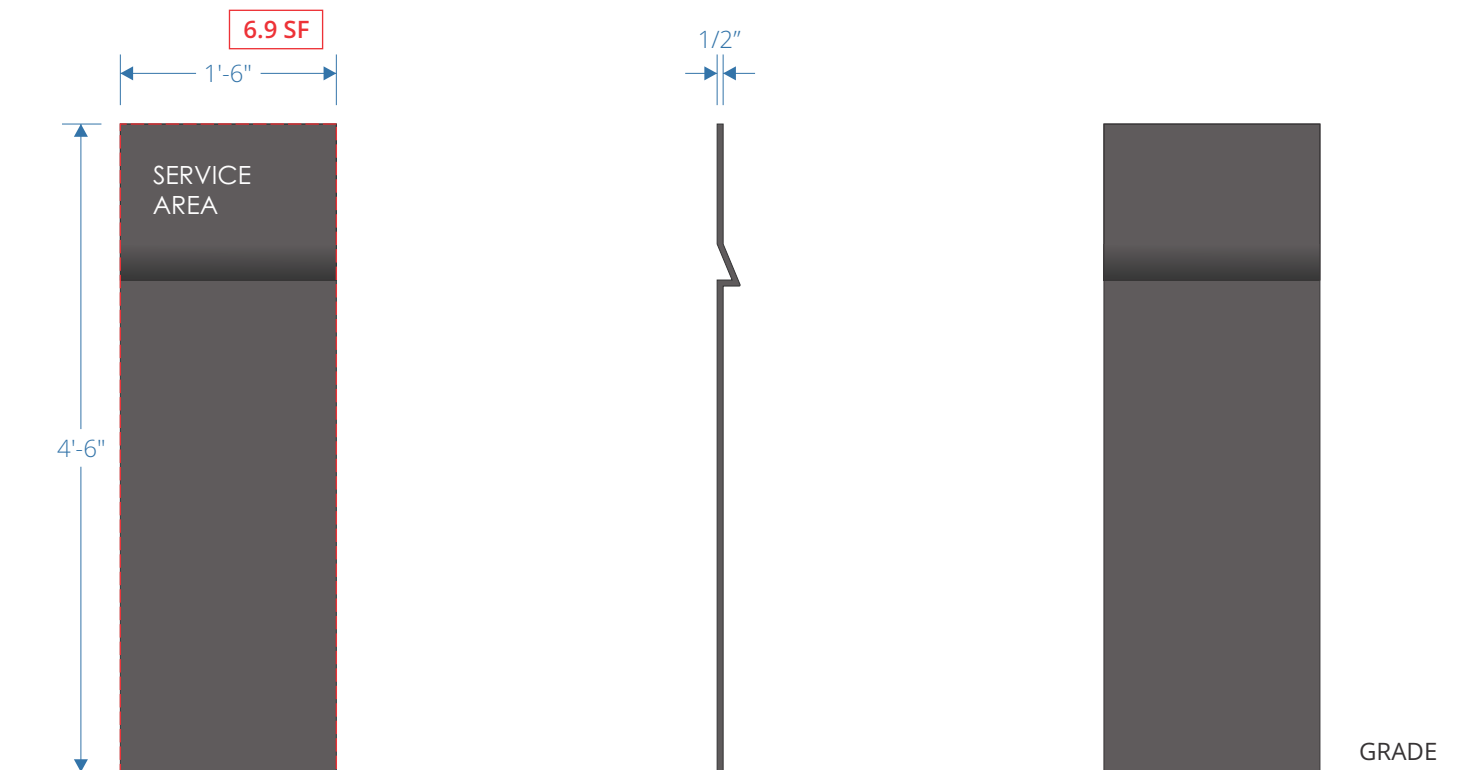
B. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

SIGN TYPE A9
SERVICE AREA IDENTITY
PROPOSED = 6.9 SF



1 FRONT VIEW
scale:3/4"=1'-0"

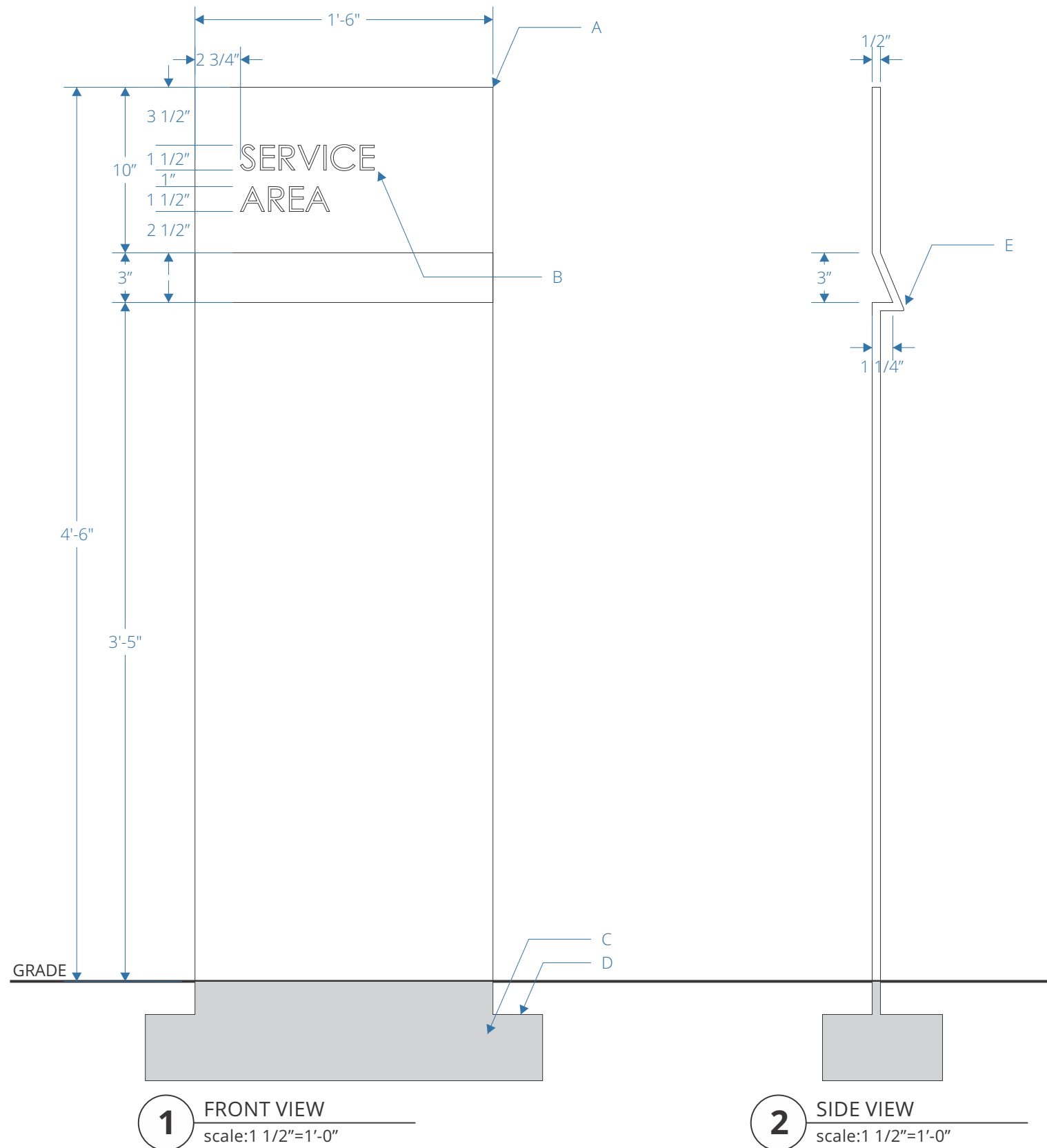
2 SIDE VIEW
scale:3/4"=1'-0"

3 BACK VIEW
scale:3/4"=1'-0"

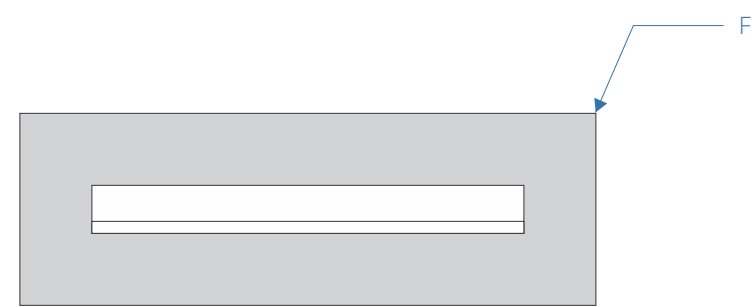


4 TOP VIEW
scale:3/4"=1'-0"

SERVICE AREA IDENTITY ELEVATIONS



3 TOP VIEW
scale: 1 1/2" = 1'-0"



SIGN TYPE

A9

DESCRIPTION

QTY: 8

- A.** 1/2" Thick aluminum plate embedded into concrete footing as required
- B.** Direct print copy with clear coat
- C.** Below grade concrete footing as required per sign contractor's engineer
- D.** Minimum 6" sign fabricator to verify final grade prior to fabrication and installation
- E.** Eased corners
- F.** Where sign is located in soft-scape: crushed granite rock bed with aluminum edging

**SIGN TYPE A9
SERVICE AREA
PROPOSED = 6.9 SF**

ENHANCED REGULATORY SIGNAGE

SIGN TYPE A10

ENHANCED REGULATORY SIGNAGE

A. DESIGN INTENT

Parking Regulatory is a sign to inform the visitor about the parking regulations for the vehicles in the property.

Sign Type A10 is a vehicular sign and should be designed and located in such a way as to effectively communicate its content to vehicular traffic through the parking lot.

B. DESIGN CRITERIA

Final designs for Sign Type A10 will be developed to comply with the guidelines outlined within this Project Criteria. Final designs for Sign Type A10 should conform to all general design Guidelines as outlined in Section 2.A of this document

C. SIGN MASSING

The requirement for the sign is:

- Minimum 1" for text height.

An exemption has been made for this sign type - allowing a maximum sign area of 4 sq ft - single sided to accommodate the amount of information required on this all-encompassing regulatory sign.

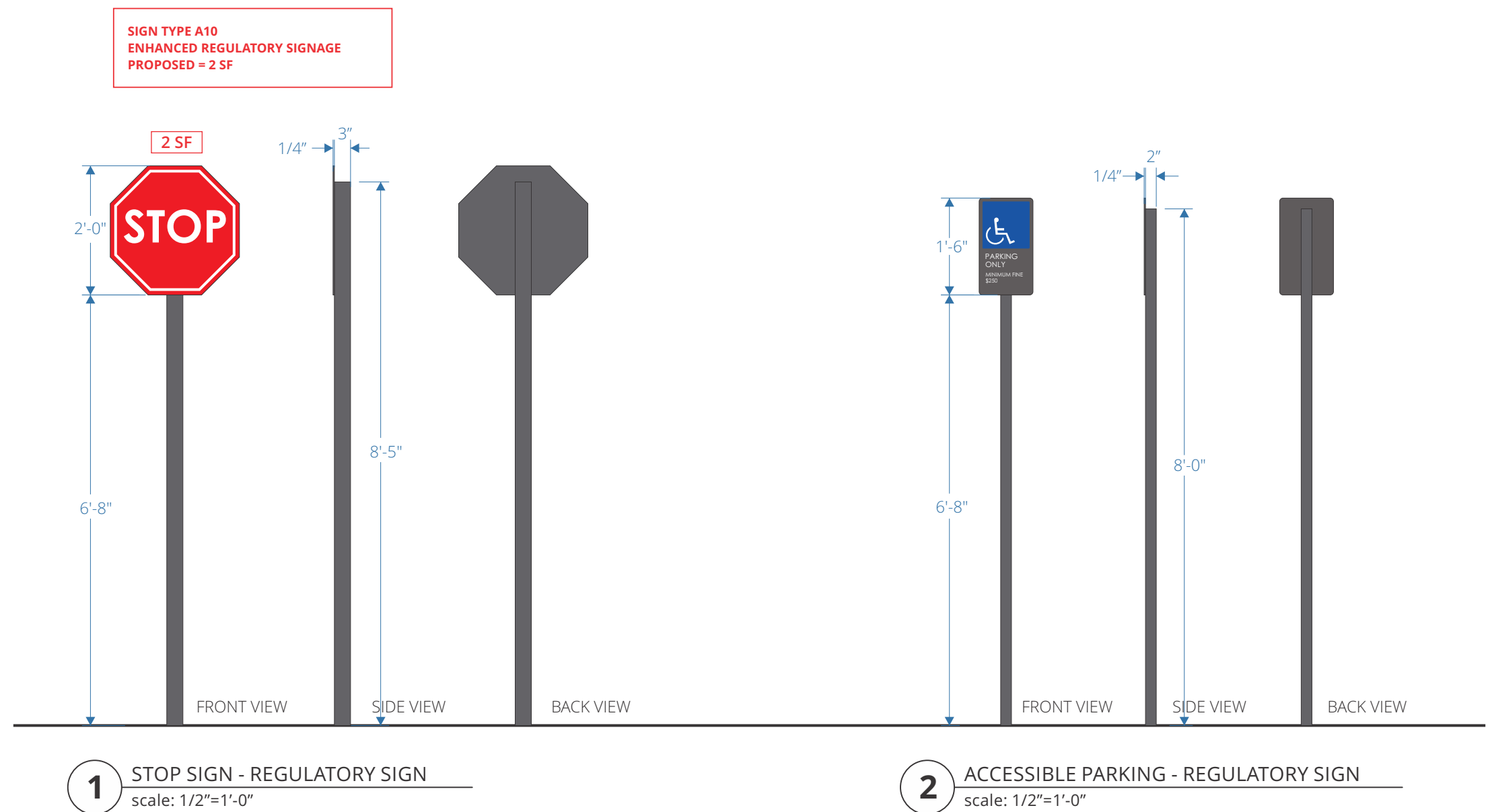
* This sign does not count toward maximum number of allowable ground signs.

D. VARIATION

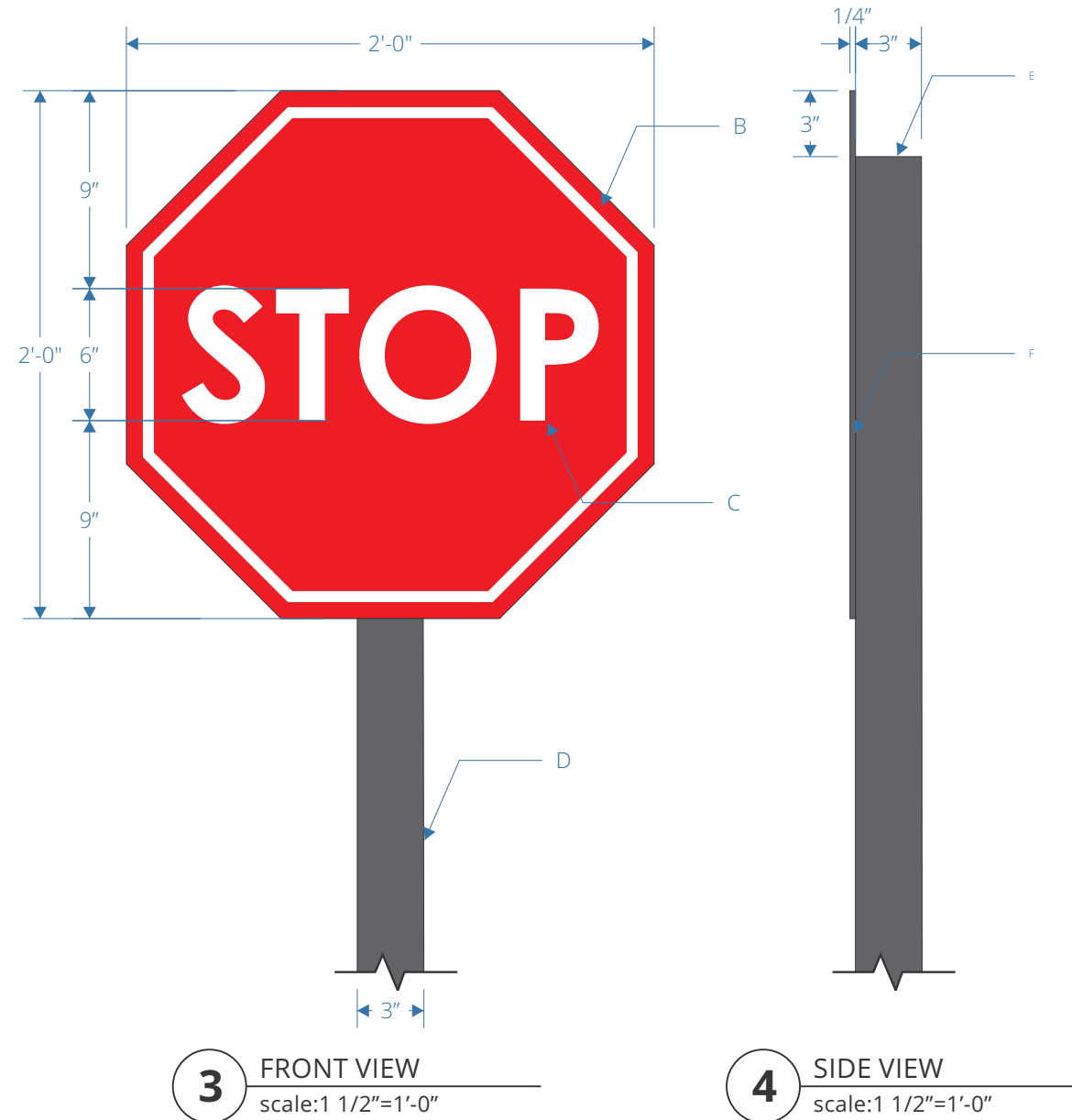
Final design for Sign Type A10 should contain no (or very minimal) variation in size or layout to provide for maximum recognition and wayfinding effectiveness.

E. SIGN LOCATION

Sign Type A10 will be located to mark proximity to the building's functional entry or access to a parking structure used by the building. Exact sign location to be determined based on final sign design and shape, and to comply with sight distance analyses based on 10' clear sight distance at project driveways and adjacent intersections.



ENHANCED REGULATORY SIGNAGE ELEVATIONS



SIGN TYPE

A10

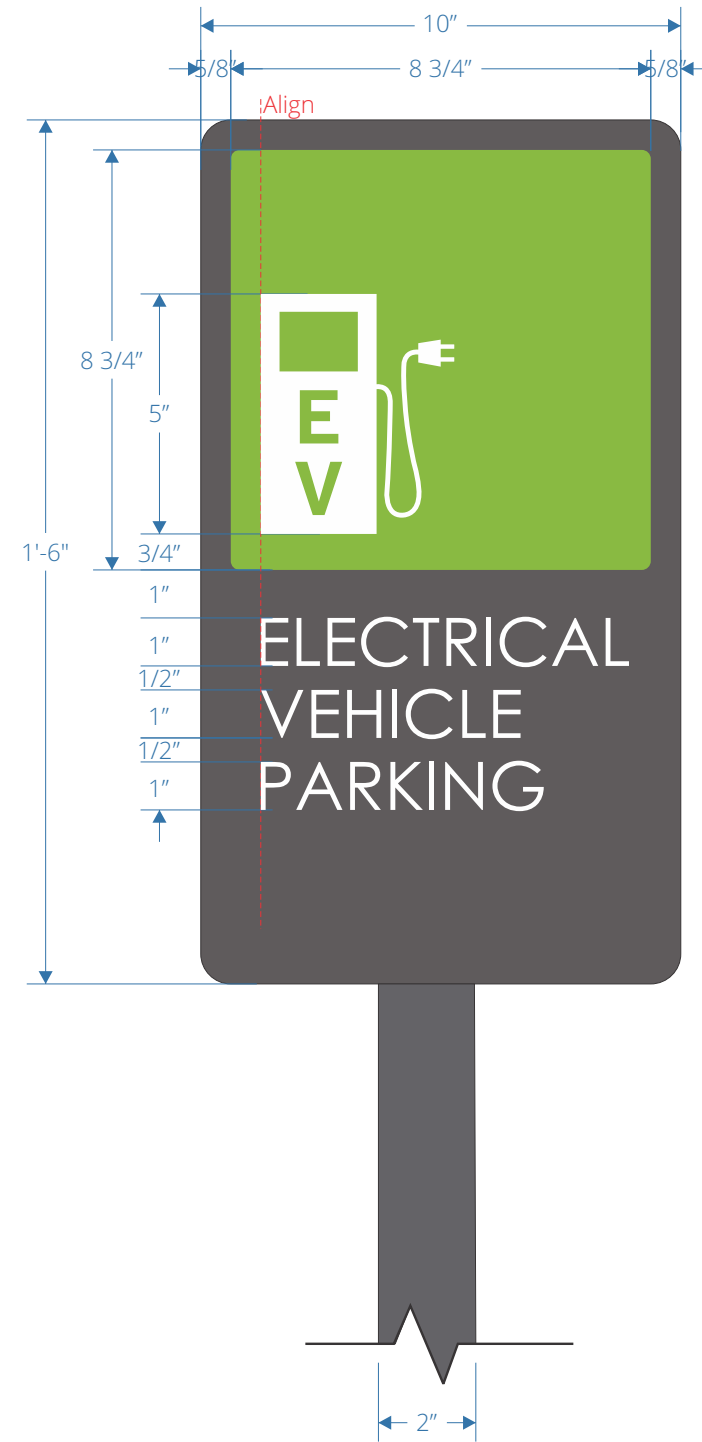
DESCRIPTION

QTY: 4

- A.** Direct print blue P5 and green P6 field and reflective vinyl pictogram, clear coat after application of graphics.
- B.** 1/8" Thick painted aluminum panel. Panel to be plug welded to post, filled, sanded, and ground smooth prior to paint and application of graphics
- C.** Direct copy and clear coat after application of graphics, Fabricator to verify design meets all local code and ADA requirements
- D.** 2"x 2" painted P1 aluminum tube with footing as required by sign fabricator's engineering
- E.** Cap welded in place, filled, ground smooth prior to paint. No visible fasteners or seams
- F.** Aluminum panel to be plug welded to post
- G.** 3"x 3" painted P1 aluminum tube with footing as required by sign fabricator's engineering

SIGN TYPE A10
ENHANCED REGULATORY SIGNAGE
PROPOSED = 2 SF

ENHANCED REGULATORY SIGNAGE ELEVATIONS



1 MESSAGES
 scale: 3"=1'-0"

PEDESTRIAN DIRECTIONAL

UPDATED 03/09/2023



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 CONTRACTOR'S LIC# 765078
 CLASS C45-ELECTRICAL SIGN CONTRACTOR

SIGN TYPE B1

A. SIGN MASSING

Monument signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

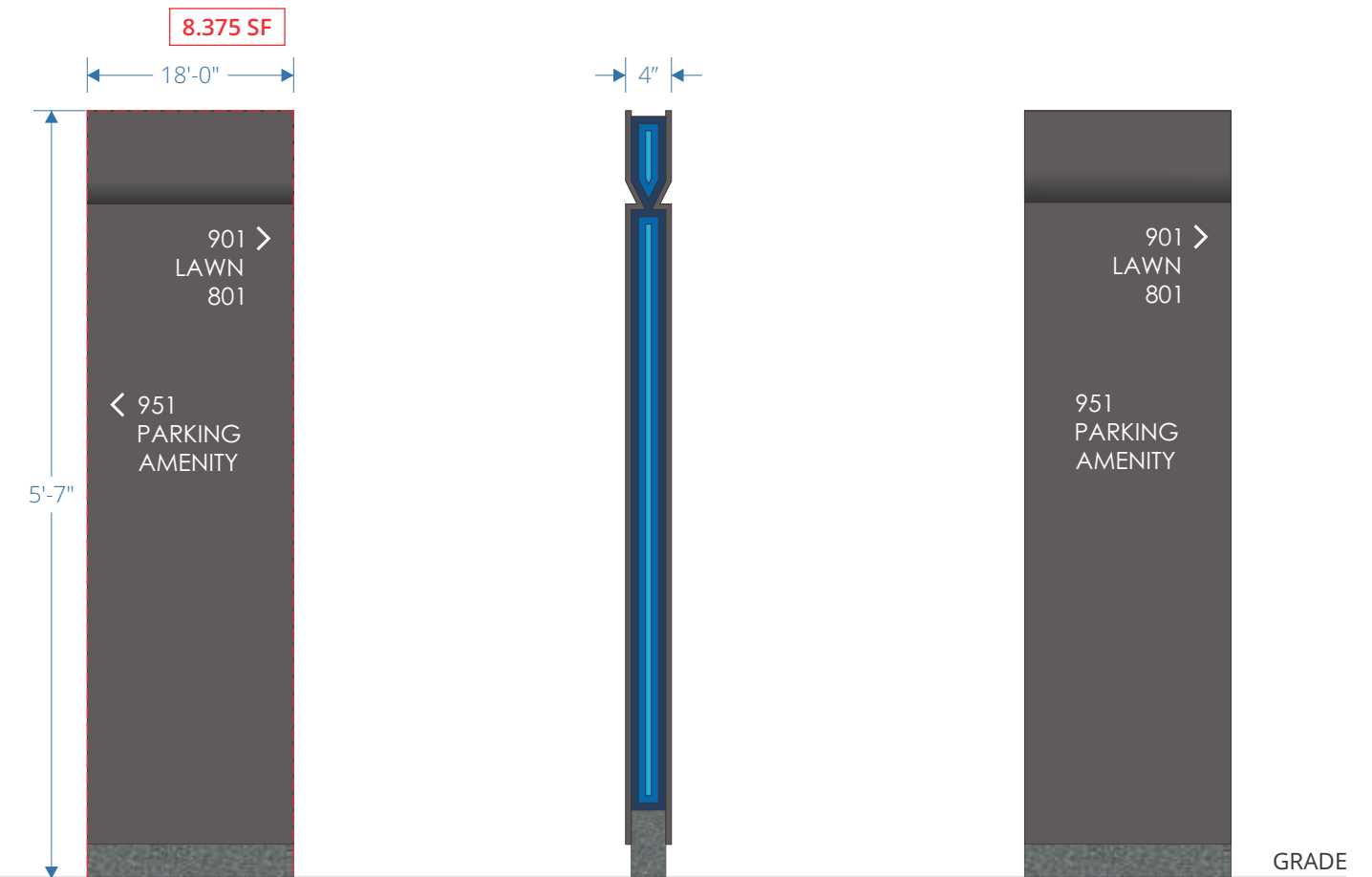
B. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

**SIGN TYPE B1
 PEDESTRIAN DIRECTIONAL
 PROPOSED = 8.375 SF**

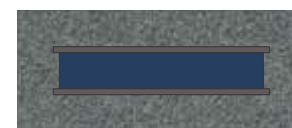


**NOTE:
 TEXT IS PLACEHOLDER.
 FINAL COPY TBD.**

1 FRONT VIEW
 scale:3/4"=1'-0"

2 SIDE VIEW
 scale:3/4"=1'-0"

3 BACK VIEW
 scale:3/4"=1'-0"



4 TOP VIEW
 scale:3/4"=1'-0"

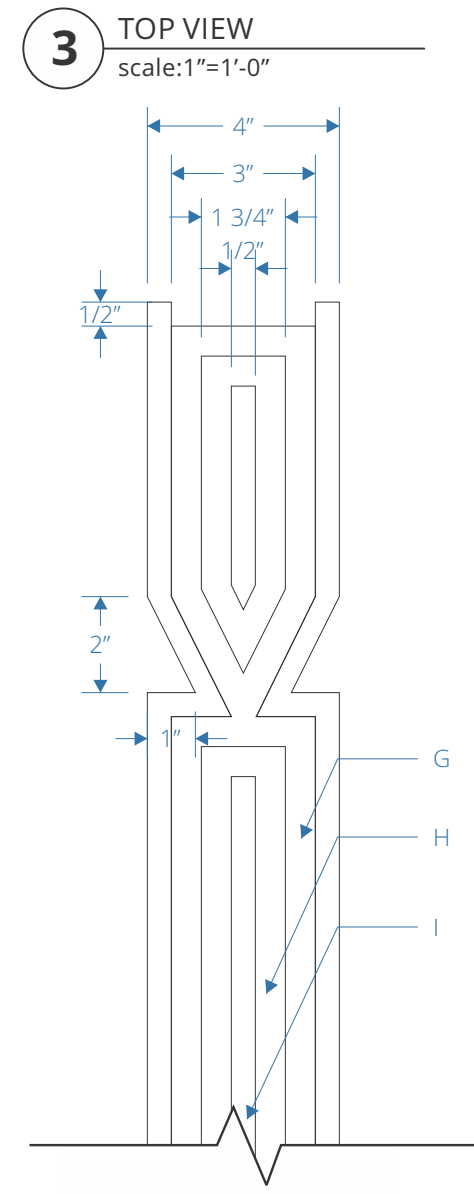
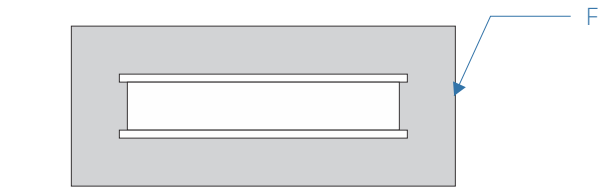
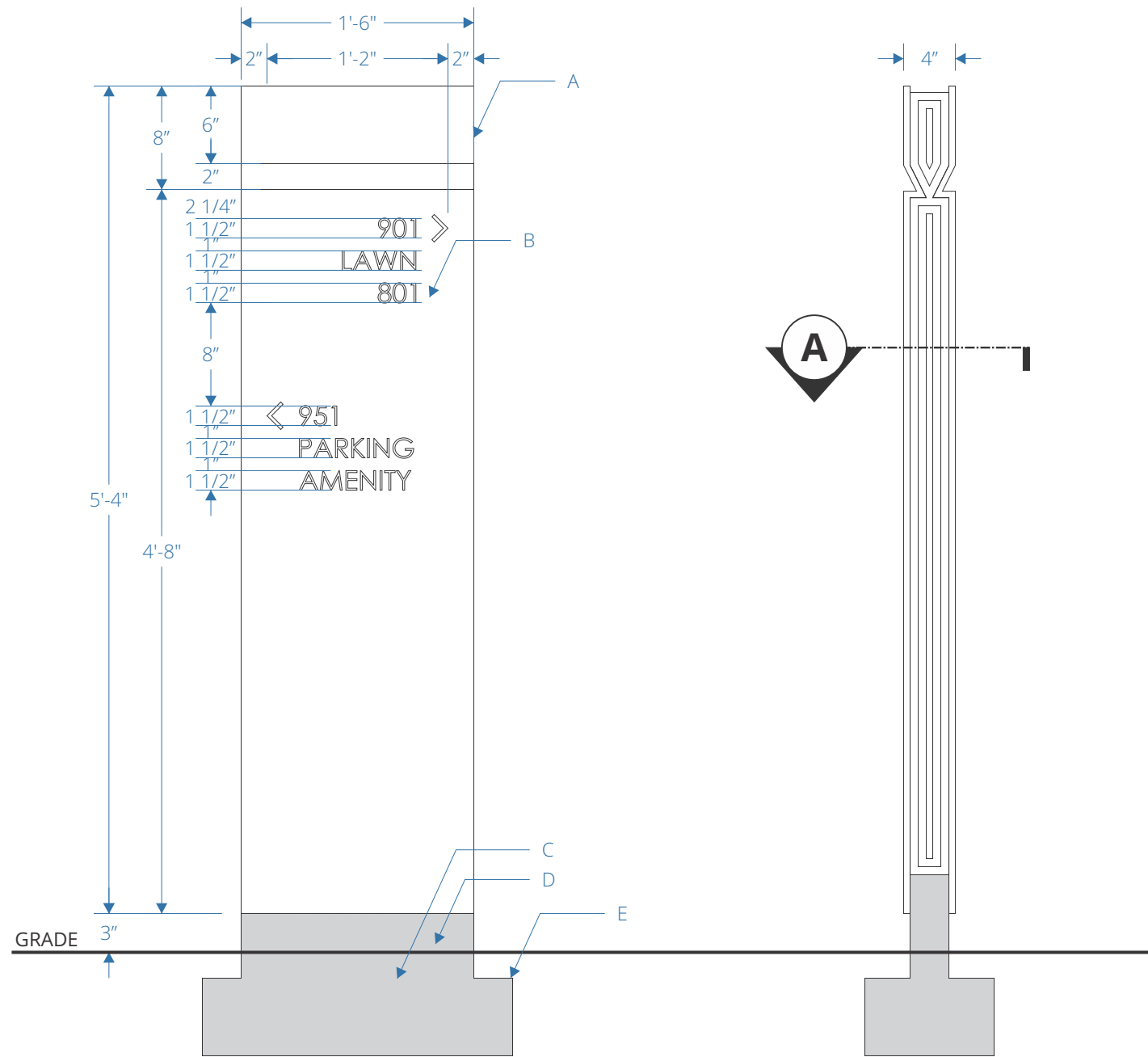
PEDESTRIAN DIRECTIONAL ELEVATIONS

UPDATED 03/09/2023



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CLASS C45-ELECTRICAL SIGN CONTRACTOR

NOTE:
TEXT IS PLACEHOLDER.
FINAL COPY TBD.



SIGN TYPE

B1

DESCRIPTION

QTY: 7

- A.** Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum
- B.** Direct print graphics with clear coat
- C.** Below grade concrete footing as required per sign contractor's engineer
- D.** Concrete base with below grade foundation
- E.** Minimum 6" sign fabricator to verify grade prior to fabrication and installation
- F.** Where sign is located in soft-scape: crushed granite rock bed with aluminum edging
- G.** Painted P3 accent inset 1/2" from face to side frame
- H.** Painted P7 accent inset 1" from face of the side frame
- I.** Painted P8 accent inset 1 1/2" from face of side frame.

SIGN TYPE B1
PEDESTRIAN DIRECTIONAL
PROPOSED = 8.375 SF

PEDESTRIAN DIRECTORY

SIGN TYPE B2

A. SIGN MASSING

Monument signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

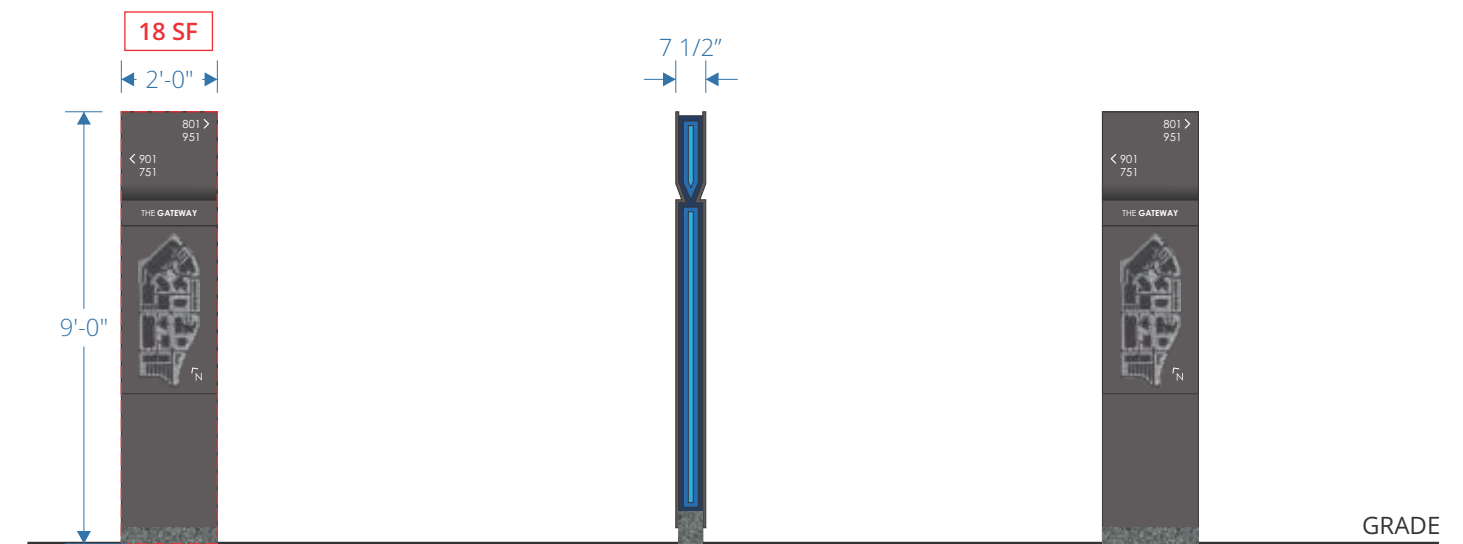
B. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

**SIGN TYPE B2
PEDESTRIAN DIRECTORY
PROPOSED = 18 SF**



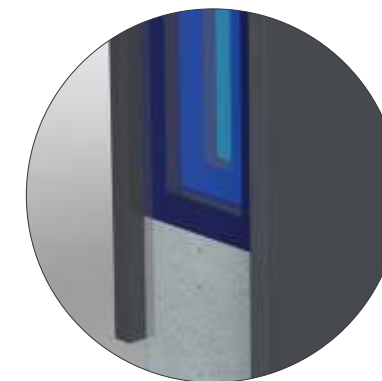
1 FRONT VIEW
scale: 1/4"=1'-0"

2 SIDE VIEW
scale: 1/4"=1'-0"

3 BACK VIEW
scale: 1/4"=1'-0"

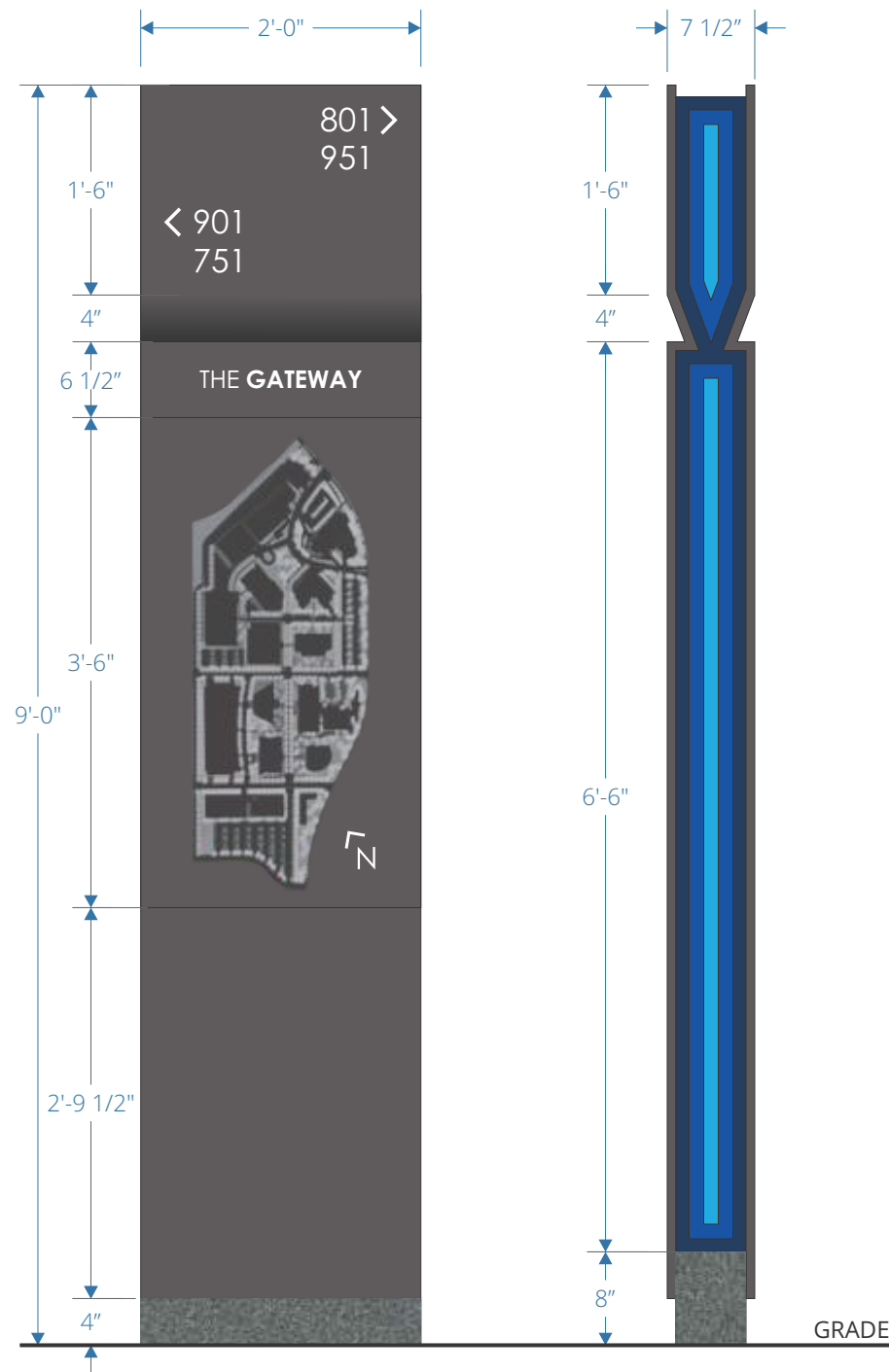


4 TOP VIEW
scale: 1/4"=1'-0"



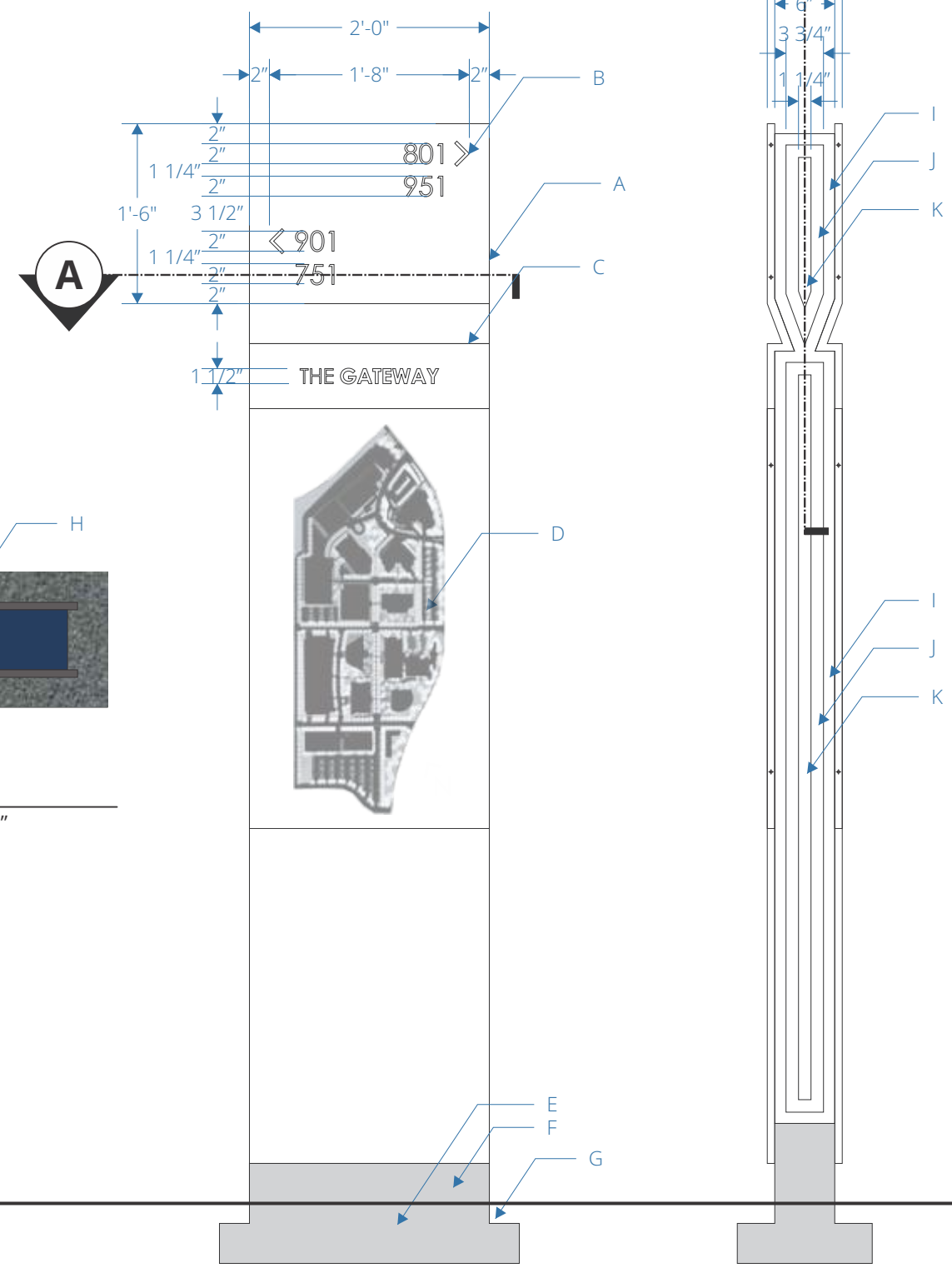
5 RENDERING
scale: NTS

PEDESTRIAN DIRECTORY ELEVATIONS



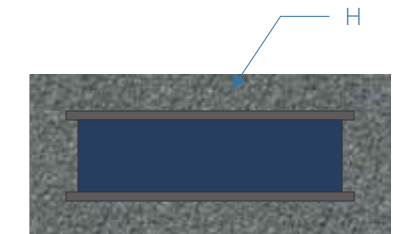
1 FRONT VIEW
scale: 3/4"=1'-0"

2 SIDE VIEW
scale: 3/4"=1'-0"



4 FRONT VIEW - DETAIL
scale: 3/4"=1'-0"

5 SIDE VIEW - DETAIL
scale: 3/4"=1'-0"

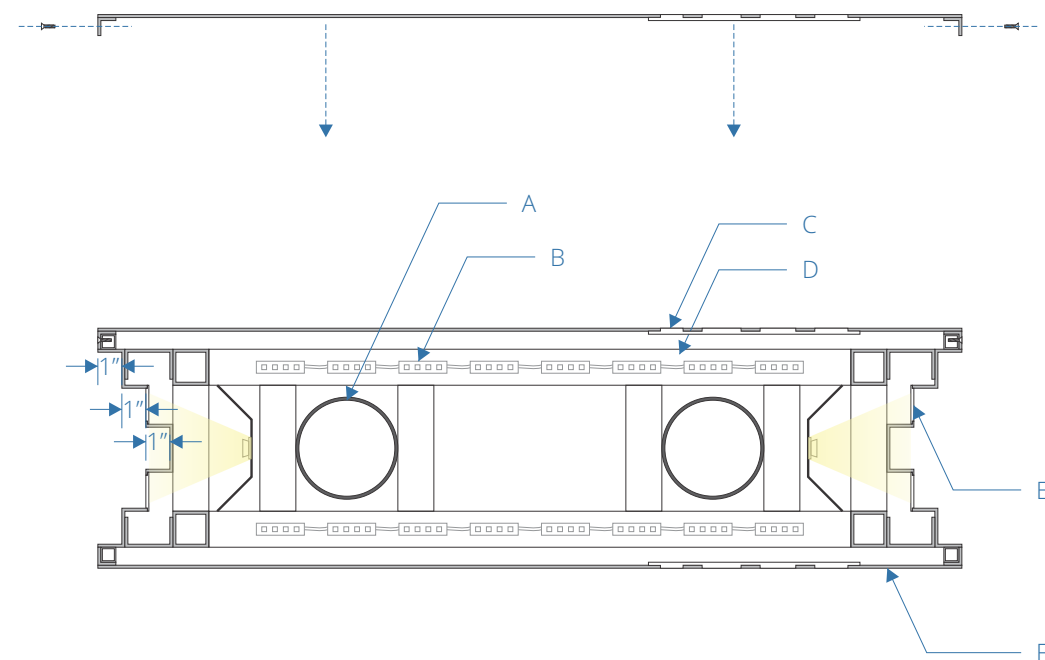


3 TOP VIEW
scale: 3/4"=1'-0"

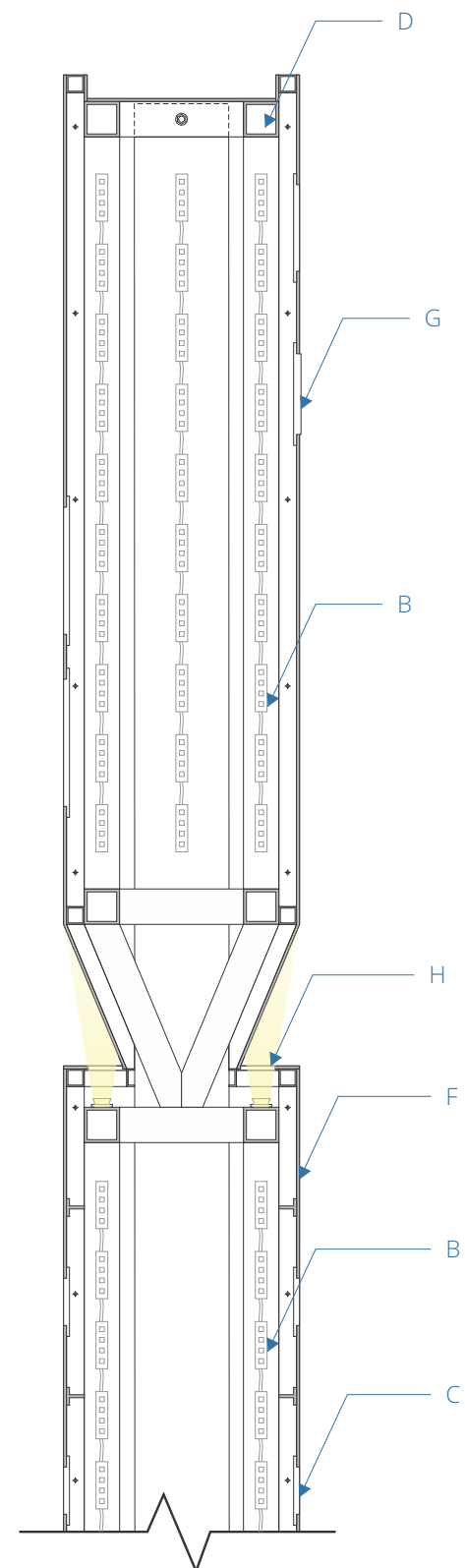
SIGN TYPE	
B2	
DESCRIPTION	QTY: 4
A. Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum	
B. Push through flush white acrylic M2, internally illuminated	
C. Notch to house linear light fixture to wash up angled face	
D. Removable panel with direct print map	
E. Below grade concrete footing as required per sign contractor's engineer	
F. Concrete base with below grade foundation	
G. Minimum 6" sign fabricator to verify final grade prior to fabrication and installation.	
H. Where sign is located in soft-scape: Crushed granite rock bed with aluminum edging	
I. Painted P3 accent inset 1" from face to side frame	
J. Internally illuminated acrylic accent inset 2" from face of side frame	
K. Painted P8 accent inset 3" from face of side frame.	

SIGN TYPE B2
PEDESTRIAN DIRECTORY
PROPOSED = 18 SF

PEDESTRIAN DIRECTORY CONSTRUCTION DETAILS



6 SECTION A
scale: 1 1/2"=1'-0"



7 SECTION B
scale: 1 1/2"=1'-0"

SIGN TYPE

B2

DESCRIPTION

QTY: 4

- A.** Steel support as required per sign contractor's engineer
- B.** LED system as required to provide even illumination
- C.** Push through flush white acrylic M2, internally illuminated
- D.** Fabricated aluminum cabinet with internal structural frame as required
- E.** Internally illuminated acrylic accent with first surface applied translucent vinyl inset 2" from face of side frame
- F.** Removable face and back panels mechanically fastened to internal frame with stainless steel socket drive c/s flat head screws painted to match adjacent color
- G.** Push through 1/4" proud white acrylic M2, internally illuminated
- H.** Notch to house LED system to washup angled face

**SIGN TYPE B2
PEDESTRIAN DIRECTORY
PROPOSED = 18 SF**

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

ADDRESS ID

UPDATED 02/12/2023



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SIGN TYPE T2

A. DESIGN INTENT

Address Ids are intended to identify the major Tenants in a prominent way from a larger or campus-wide view.

B. DESIGN CRITERIA

Final designs for Address ID will be developed to comply with the guidelines outlined within this Master Sign Plan Criteria.

Final designs for Sign Address ID with Cladding should conform to all general design Guidelines.

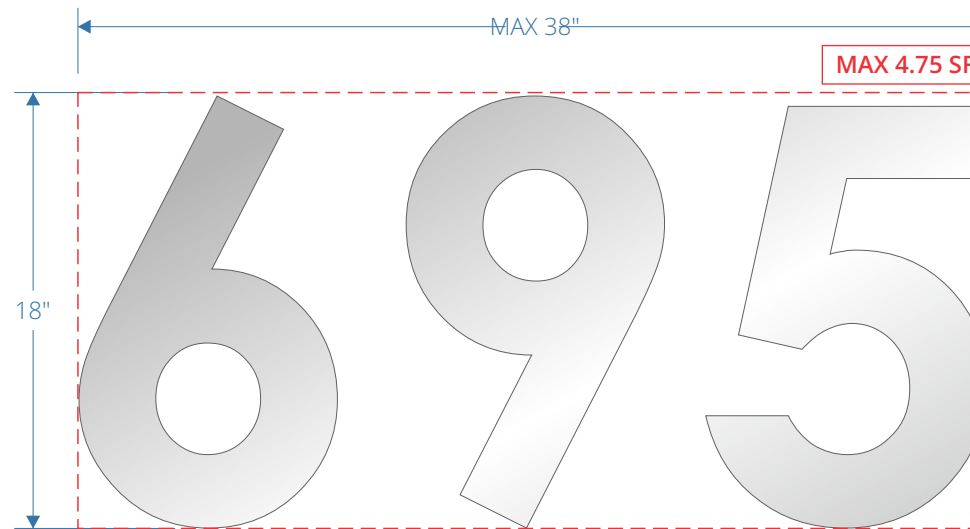
C. SIGN MASSING

Sign shall not be attached to an extend building or be located above the roofline of the building to which it is attached. Sign in C-3 District shall not exceed 100 feet from the ground and Sign in C,M, and PDR District shall not exceed 60 feet from the ground. Such sign may contains letters, numbers, a logo, service mark and/or trademark and may be Nonilluminated or Indirectly Illuminated.

D. VARIATION

Final design for this sign should contain no (or very minimal) variation in size or layout to provide for maximum recognition and wayfinding effectiveness.

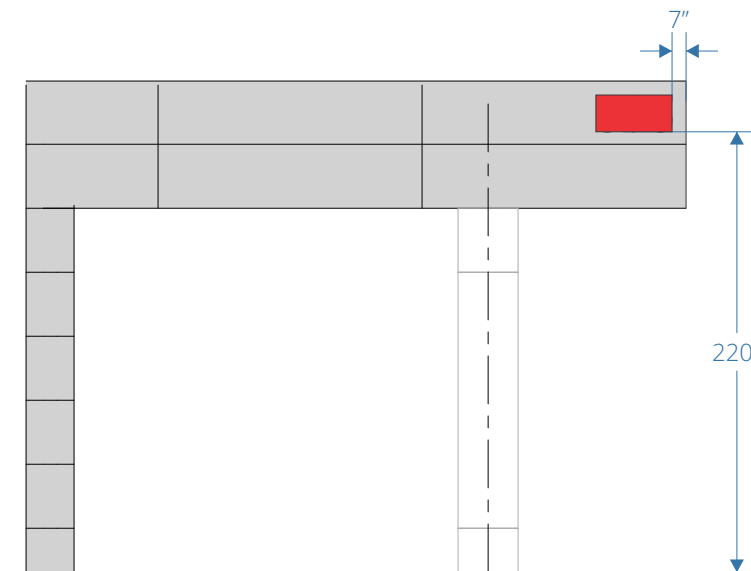
SIGN TYPE T2
ADDRESS ID
PROPOSED = 4.75 SF



1 FRONT VIEW
scale:1 1/2"=1'-0"



2 SIDE VIEW
scale:1 1/2"=1'-0"



3 TYP. INSTALL ELEVATION
scale:1/8"=1'-0"

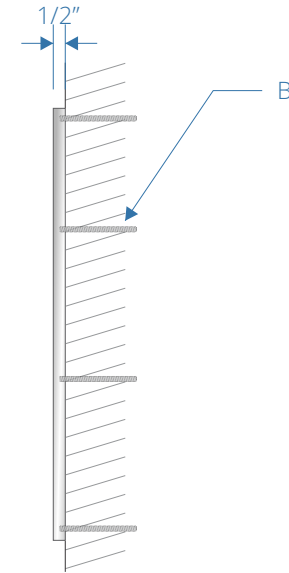
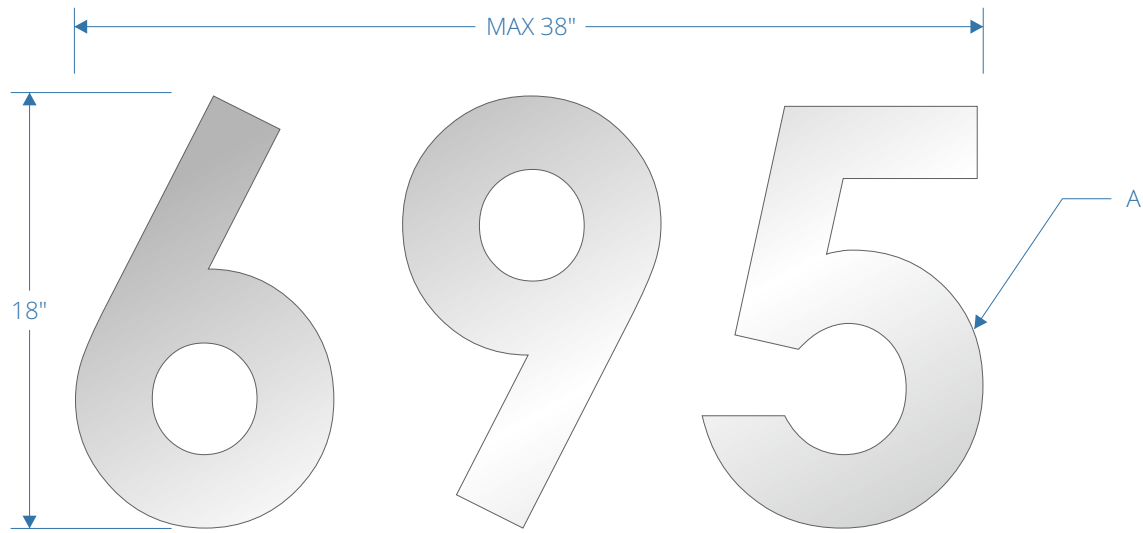
ADDRESS ID

CONSTRUCTION DETAILS

UPDATED 02/12/2023

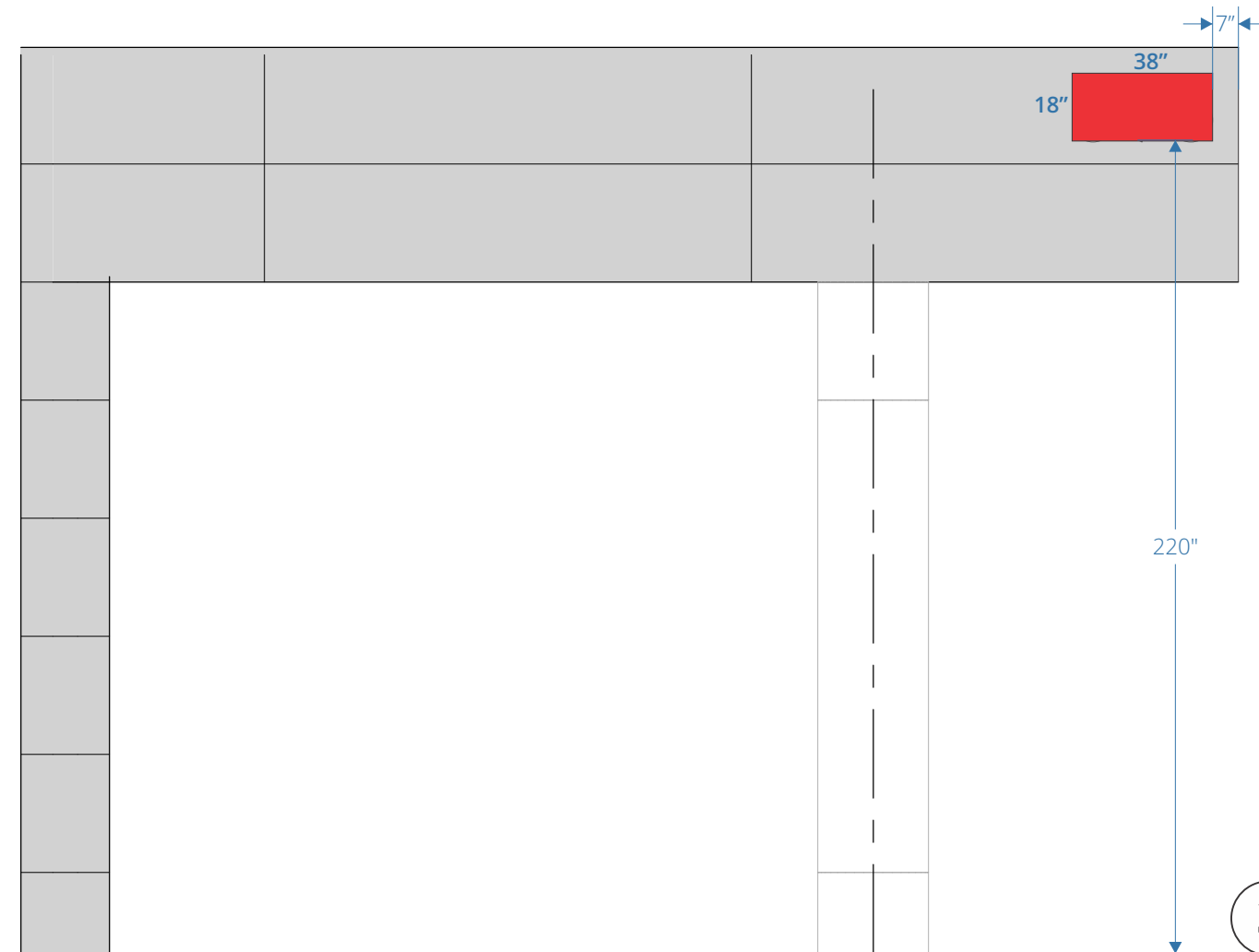


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1 FRONT VIEW
scale: 1 1/2" = 1'-0"

2 SIDE VIEW
scale: 1 1/2" = 1'-0"



3 TYP. INSTALL ELEVATION
scale: 1/4" = 1'-0"

SIGN TYPE

T2

DESCRIPTION

QTY: 11

A. 1/2" Deep TCO aluminum (M1) numbers, finish Silver Metallic P9, mounted on the existing wall.

B. Threaded studs and silicone adhesive

SIGN TYPE T2
ADDRESS ID
PROPOSED = 4.75 SF

BUILDING MOUNTED ENTRANCE ID

UPDATED 03/09/2023



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 CLASS C45-ELECTRICAL SIGN CONTRACTOR

SIGN TYPE P1
BUILDING MOUNTED ENTRANCE ID
PROPOSED = 9.67 SF

SIGN TYPE P1

A. DESIGN INTENT

Building Mounted Entrance Ids are intended to identify the major Parking areas in a prominent way from a larger or campus-wide view.

B. DESIGN CRITERIA

Final designs for Building Mounted Entrance ID will be developed to comply with the guidelines outlined within this Master Sign Plan Criteria.

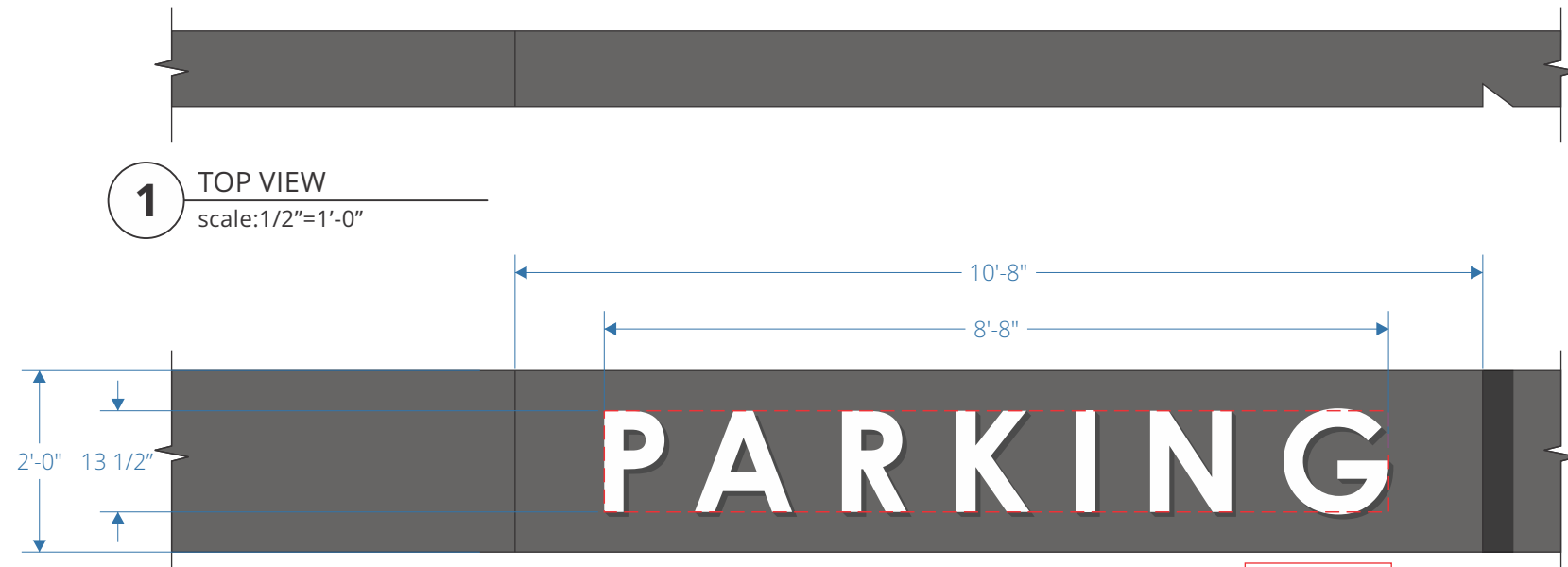
Final designs for Sign Building Mounted Entrance ID should conform to all general design Guidelines.

C. SIGN MASSING

Sign shall not be attached to an extend building or be located above the roofline of the building to which it is attached. Sign in C-3 District shall not exceed 100 feet from the ground and Sign in C,M, and PDR District shall not exceed 60 feet from the ground. Such sign may contains letters, numbers, a logo, service mark and/or trademark and may be Nonilluminated or Indirectly Illuminated.

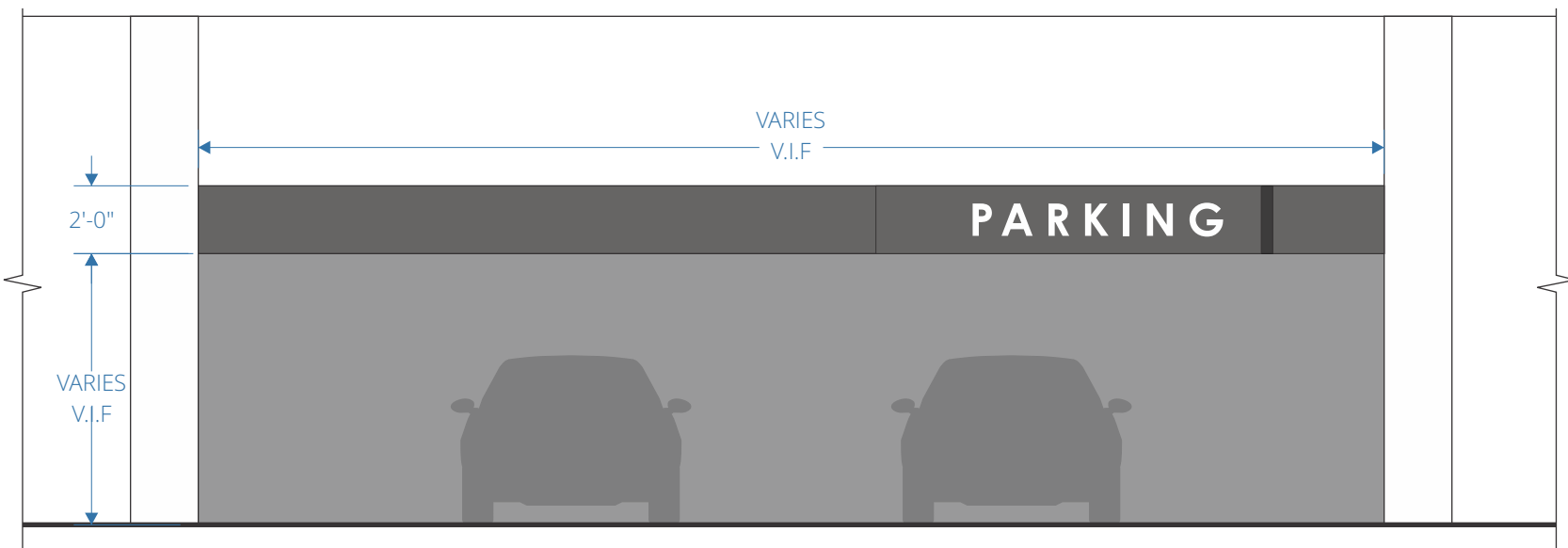
D. VARIATION

Final design for this sign should contain no (or very minimal) variation in size or layout to provide for maximum recognition and wayfinding effectiveness.



1 TOP VIEW
 scale: 1/2"=1'-0"

2 FRONT VIEW
 scale: 1/2"=1'-0"



3 FRONT ELEVATION
 scale: 3/16"=1'-0"

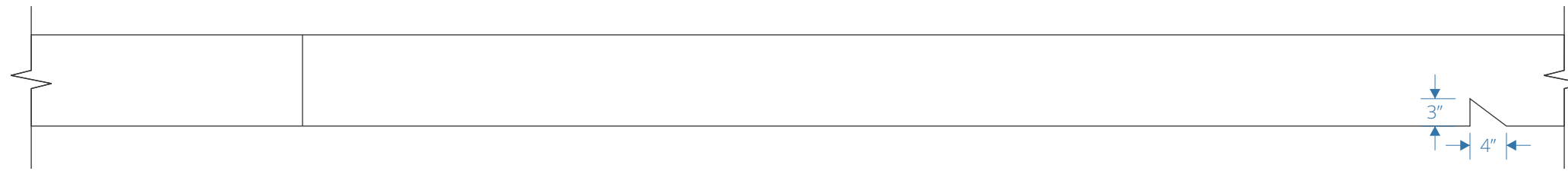
BUILDING MOUNTED ENTRANCE ID

ELEVATIONS AND CONSTRUCTION DETAILS

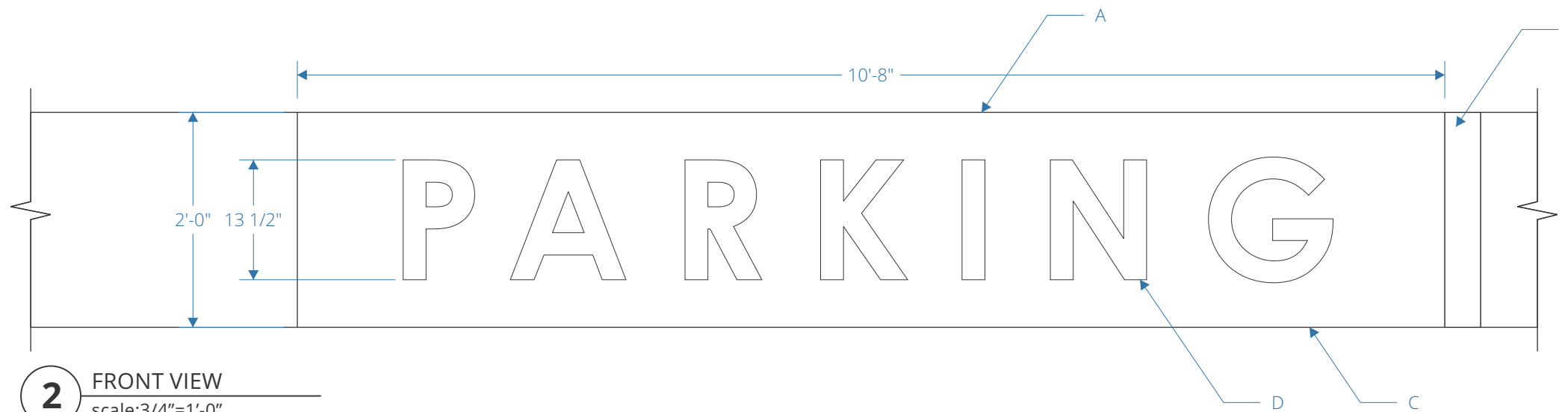
UPDATED 03/09/2023



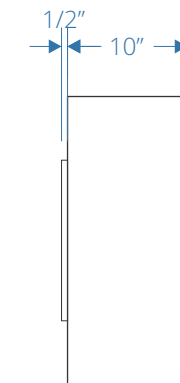
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CONTRACTOR'S LIC# 765078
CLASS C45-ELECTRICAL SIGN CONTRACTOR



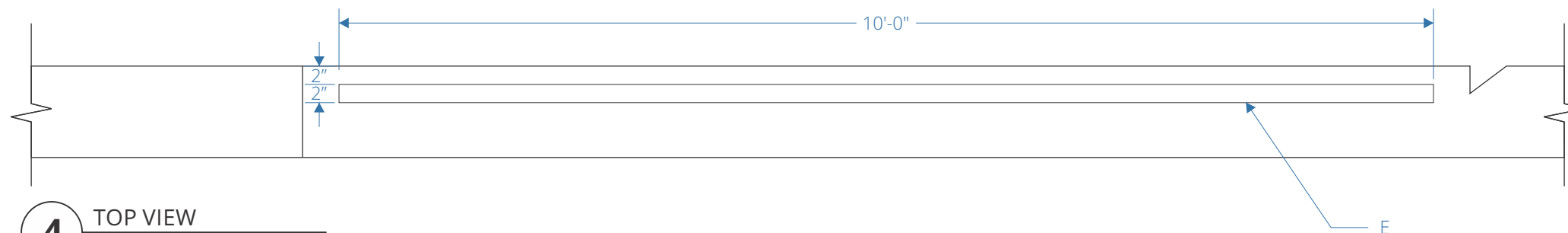
1 TOP VIEW
scale:3/4"=1'-0"



2 FRONT VIEW
scale:3/4"=1'-0"



3 SIDE VIEW
scale:3/4"=1'-0"



4 TOP VIEW
scale:3/4"=1'-0"

SIGN TYPE

P1

DESCRIPTION

QTY: 6

- A.** Panel area to be centered over inbound drive aisle. Overall dimensions will vary per location. Sign fabricator to survey prior to fabricator.
- B.** Notch to house LED system to wash up angled face
- C.** Fabricated aluminum cabinet with internal structural frame as required.
- D.** 1/2" Proud push through white acrylic, internally illuminated.
- E.** Light channel and lens in bottom of cabinet to down-light driveway.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

SIGN TYPE P1
BUILDING MOUNTED ENTRANCE ID
PROPOSED = 9.67 SF

BUILDING MOUNTED ENTRANCE ID PHOTO RENDERING

UPDATED 03/09/2023

0
corporate[™]
SIGN SYSTEMS

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FREESTANDING/BLADE ENTRY ID

UPDATED 03/09/2023



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CLASS C45-ELECTRICAL SIGN CONTRACTOR

SIGN TYPE P2

SIGN TYPE P2
FREESTANDING/BLADE ENTRY ID
PROPOSED = 12 SF

A. SIGN MASSING

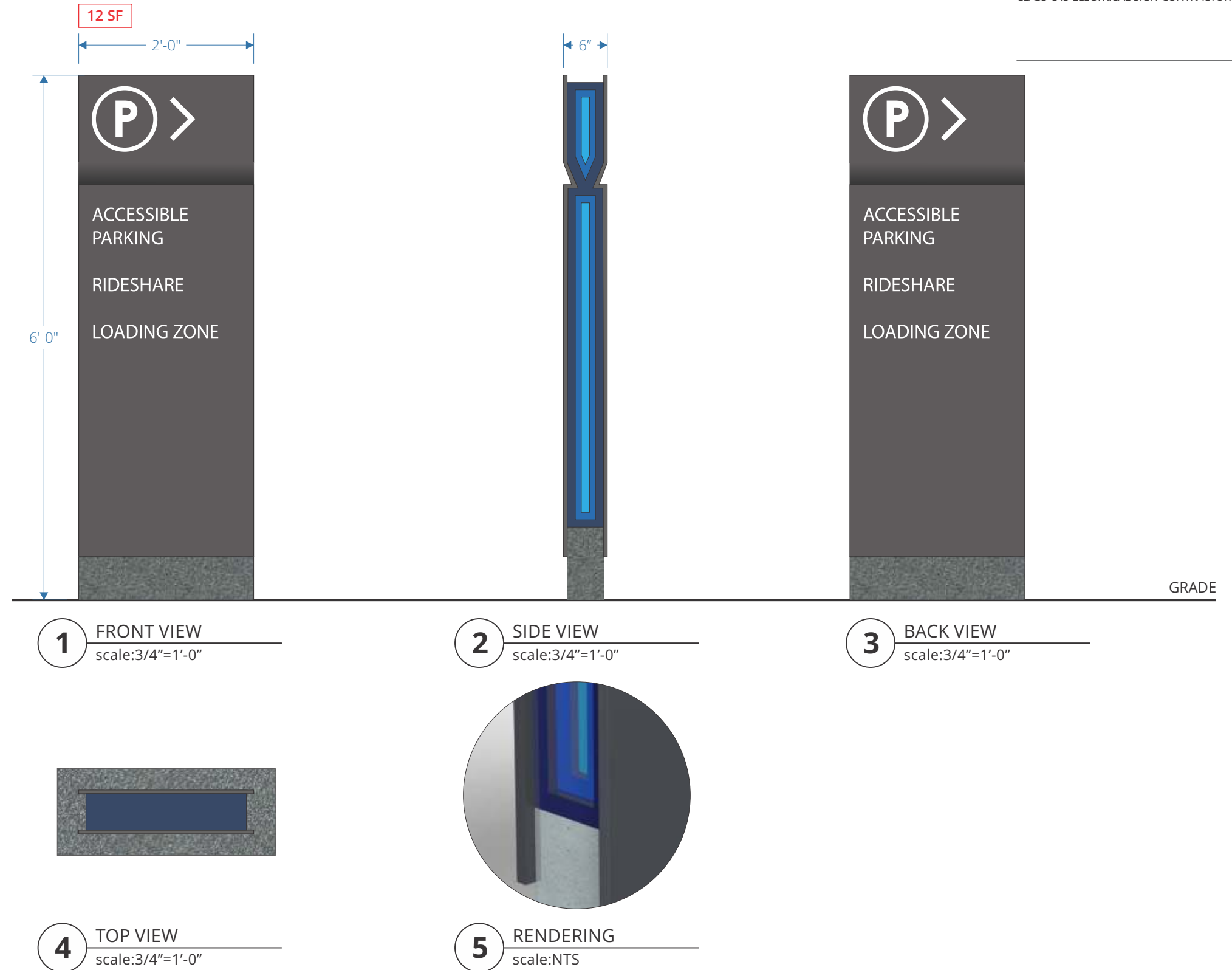
Monument signs in C-2 District shall not exceed 36 feet, and in all other C, M and PDR District shall not exceed 40 feet. The height of such signs shall be measured from the top of the nearest public street curb. Signs located near street corners and driveways may be referred to the City's traffic engineer for determinations regarding appropriate vehicle sight clearances.

B. VARIATION

Final placement, orientation and dimensions of this sign type may vary slightly from location to location and dependent on final architectural conditions. The overall mass and total sign area should remain consistent with this document.

C. SIGN LOCATION

Signs will be located as per the location plans in this document. Exact sign location to be determined based on final sign design and shape, and to comply with the City's sign triangle and traffic view area.

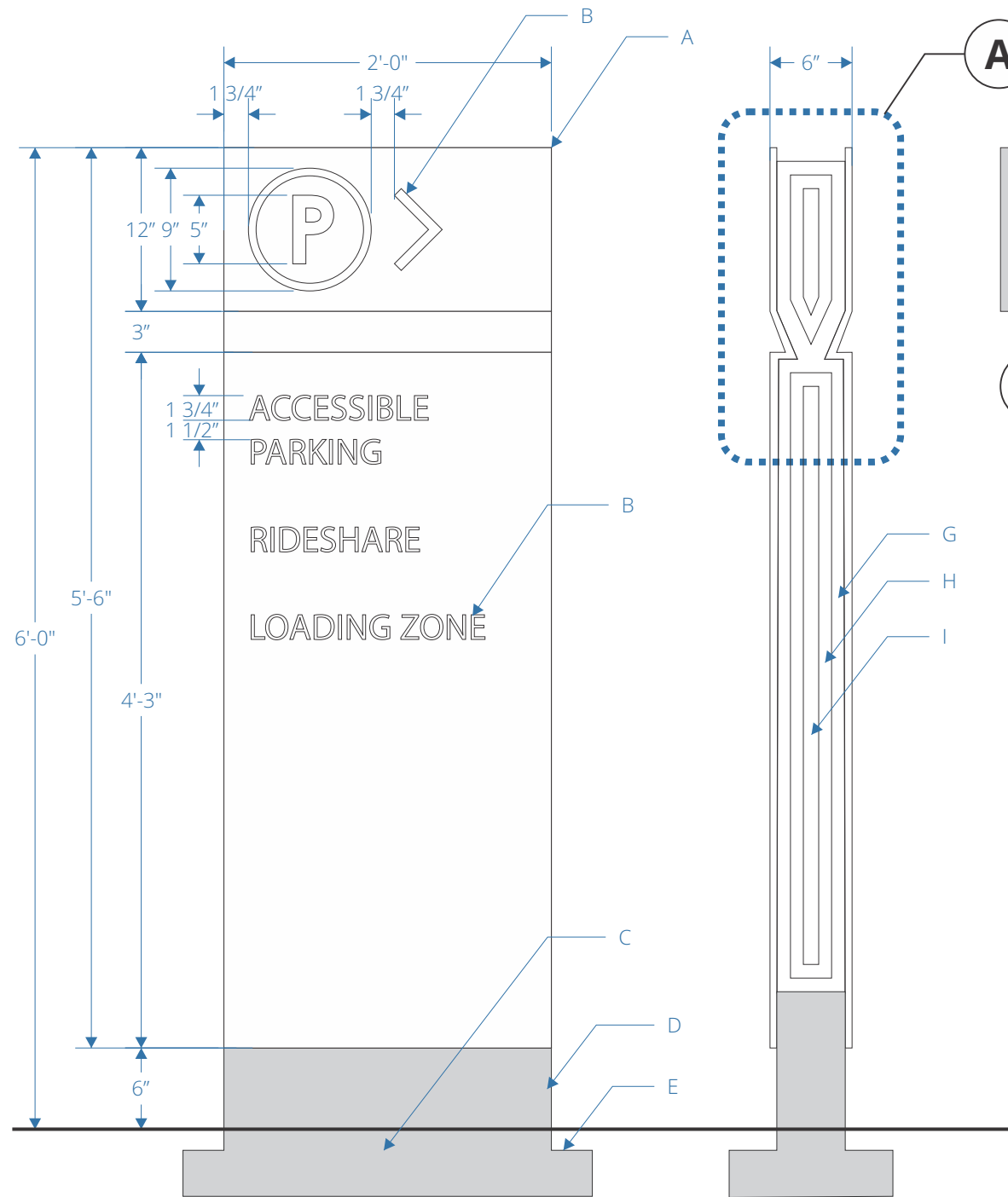


FREESTANDING/BLADE ENTRY ID ELEVATIONS AND CONSTRUCTION DETAILS

UPDATED 03/09/2023

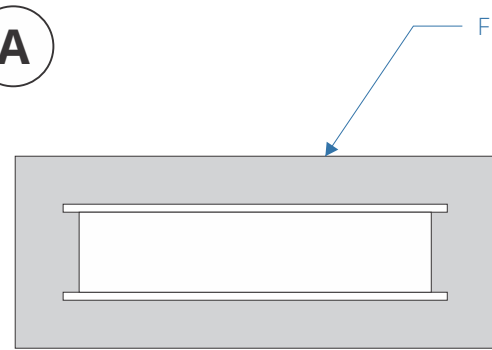


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 CLASS C45-ELECTRICAL SIGN CONTRACTOR

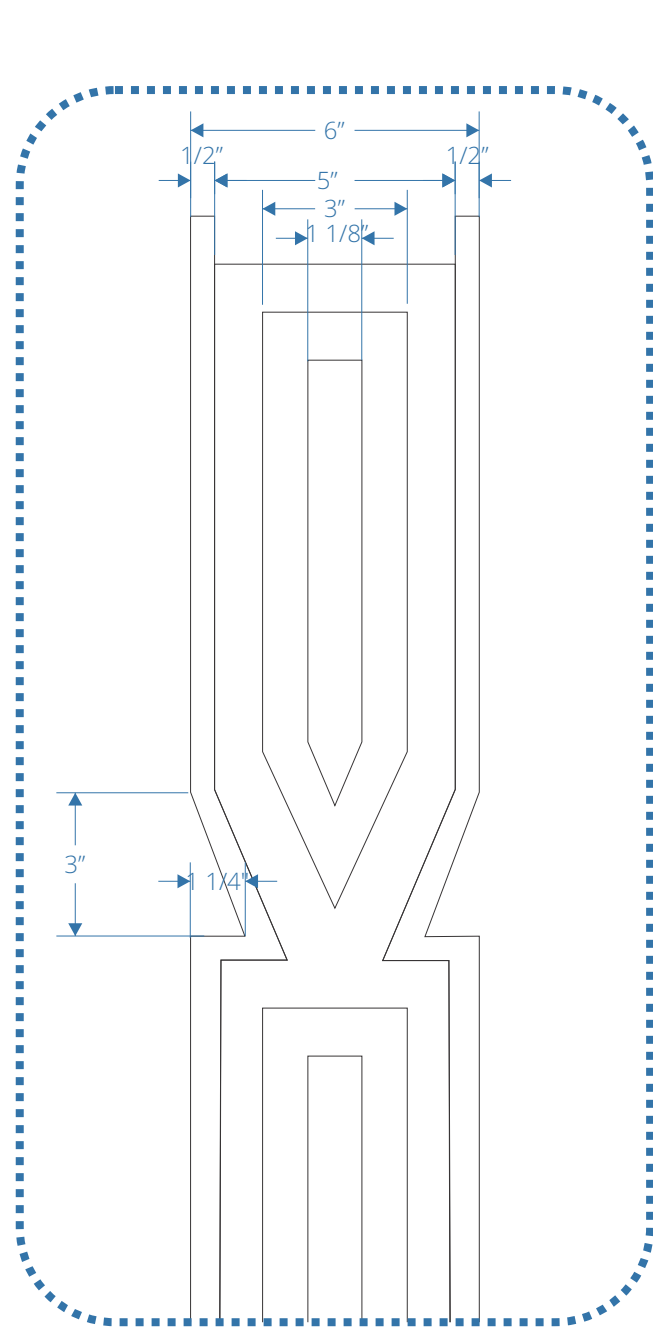


1 FRONT VIEW
 scale: 1"=1'-0"

2 SIDE VIEW
 scale: 1"=1'-0"



3 TOP VIEW
 scale: 1"=1'-0"



4 DETAIL A
 scale: 3"=1'-0"

SIGN TYPE	
P2	
DESCRIPTION	QTY: 10
<p>A. Fabricated aluminum cabinet with internal structural frame as required 1/8" thick skin minimum</p> <p>B. Applied reflective vinyl graphic with clear coat</p> <p>C. Below grade concrete footing as required per sign contractor's engineer</p> <p>D. Concrete base with below grade foundation</p> <p>E. Minimum 6" sign fabricator to verify final grade prior to fabrication and installation.</p> <p>F. Where sign is located in soft-scape: Crushed granite rock bed with aluminum edging</p> <p>G. Painted P3 accent inset 1/2" from face to side frame</p> <p>H. Painted P7 accent inset 1" from face to side frame</p> <p>I. Painted P8 accent inset 1 1/2" from face of side frame.</p>	

**SIGN TYPE P2
 FREESTANDING/BLADE ENTRY ID
 PROPOSED = 12 SF**

TENANT ID

(HIGH-RISE BUILDING)

UPDATED 10/13/2023



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CLASS C45-ELECTRICAL SIGN CONTRACTOR

SIGN TYPE T1

A. DESIGN INTENT

Tenant IDs are intended to identify the major Tenants in a prominent way from a larger or campus-wide view.

B. DESIGN CRITERIA

Final designs for Tenant ID will be developed to comply with the guidelines outlined within this Master Sign Plan Criteria.

Final designs for Sign Tenant ID with Cladding should conform to all general design Guidelines.

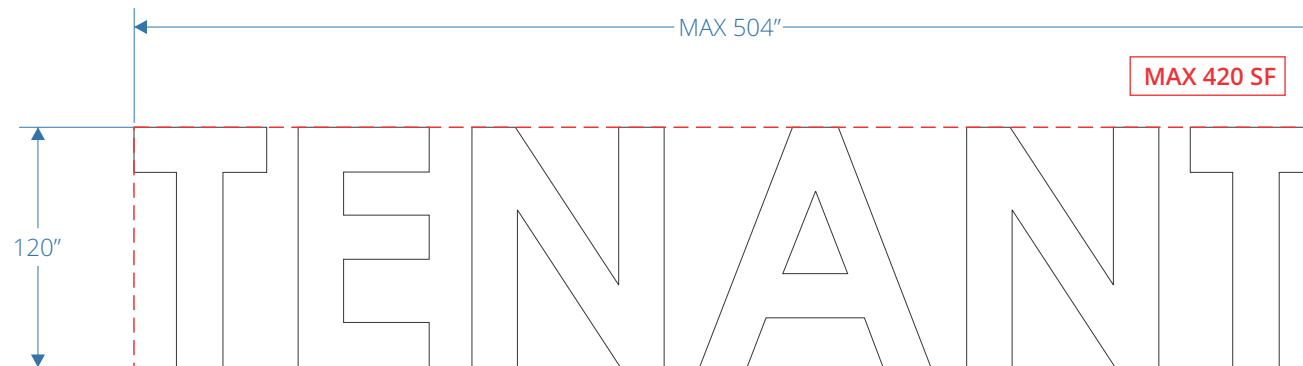
C. SIGN MASSING

Sign shall not be attached to an extend building or be located above the roofline of the building to which it is attached. Sign in C-3 District shall not exceed 100 feet from the ground and Sign in C,M, and PDR District shall not exceed 60 feet from the ground. Such sign may contains letters, numbers, a logo, service mark and/or trademark and may be Nonilluminated or Indirectly Illuminated.

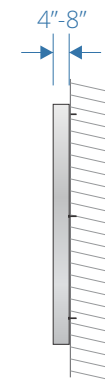
D. VARIATION

Final design for this sign should contain no (or very minimal) variation in size or layout to provide for maximum recognition and wayfinding effectiveness.

SIGN TYPE T1
TENANT ID
PROPOSED = 420 SF



1 FRONT VIEW
scale:1/8"=1'-0"



2 SIDE VIEW
scale:1/8"=1'-0"



3 REFERENCES
scale:NTS

TENANT ID

(HIGH-RISE BUILDING)

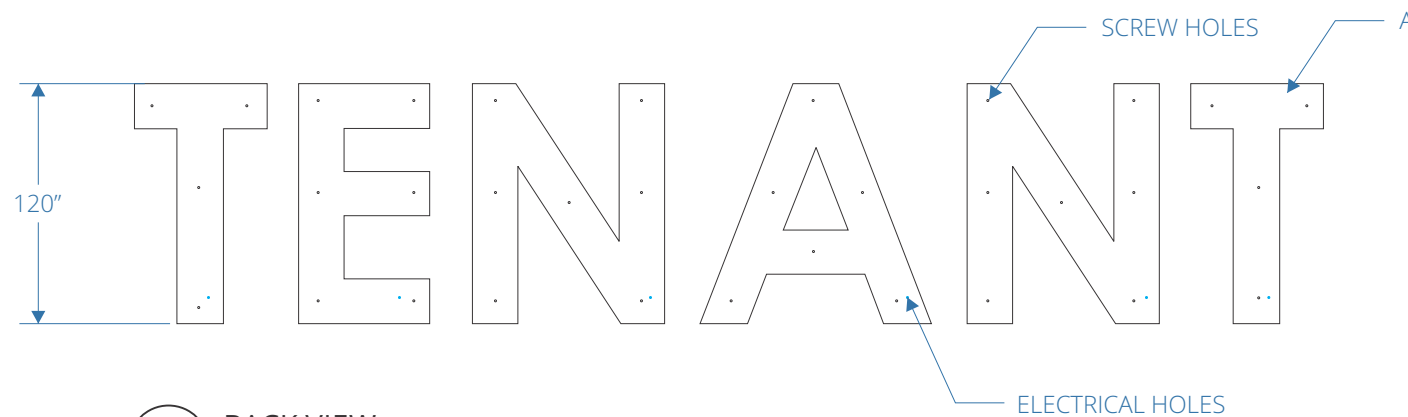
CONSTRUCTION DETAILS



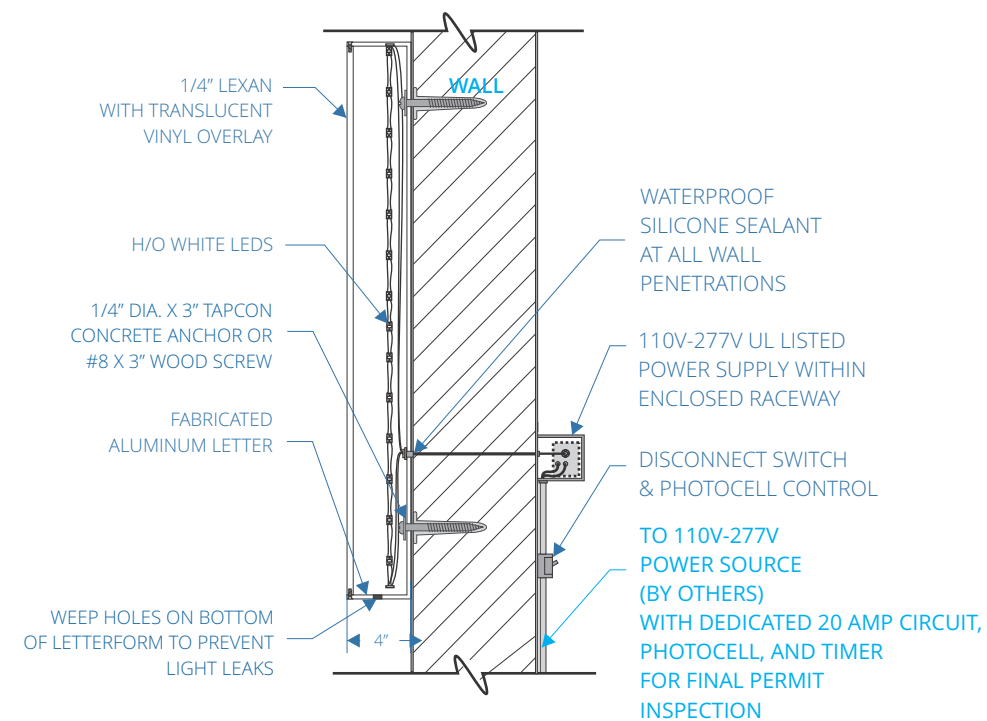
1 FRONT VIEW
scale: 1/8" = 1'-0"



2 SIDE VIEW
scale: 1/8" = 1'-0"



3 BACK VIEW
scale: 1/8" = 1'-0"



4 SIDE VIEW - ELECTRICAL DETAIL
scale: 1" = 1'-0"

SIGN TYPE

T1

DESCRIPTION

QTY: 21

- A.** Fabricated aluminum channel lettering with face illumination, painted TBD
- B.** Mechanically attached to wall with tapcon concrete anchor

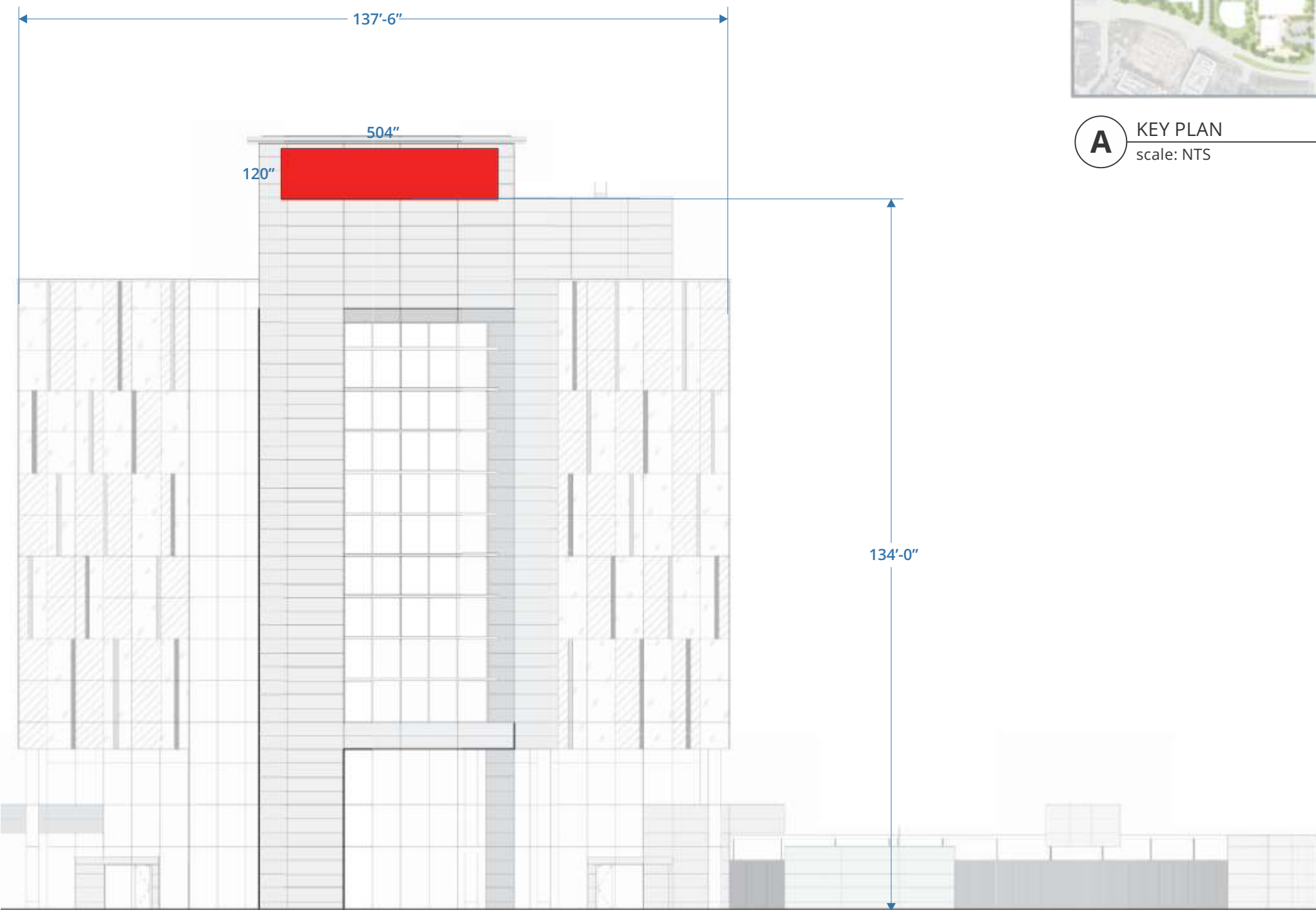
SIGN TYPE T1
TENANT ID
PROPOSED = 420 SF

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

TENANT ID

(HIGH-RISE BUILDING)

ELEVATION



1 NORTH ELEVATION - 751 GATEWAY
scale: 1/24" = 1'-0"

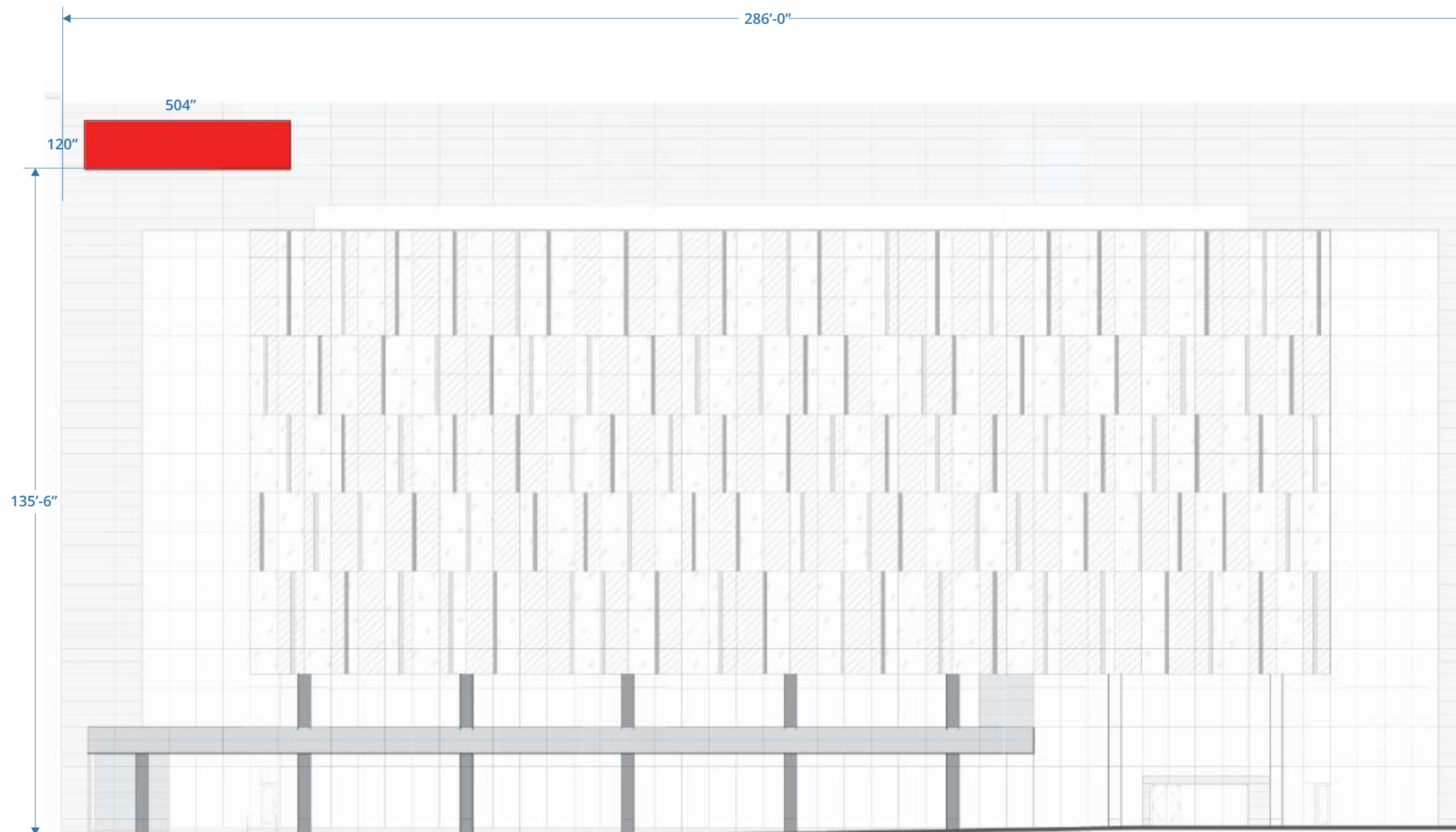


A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

ELEVATION



2 EAST ELEVATION - 751 GATEWAY
scale: 1/24" = 1'-0"

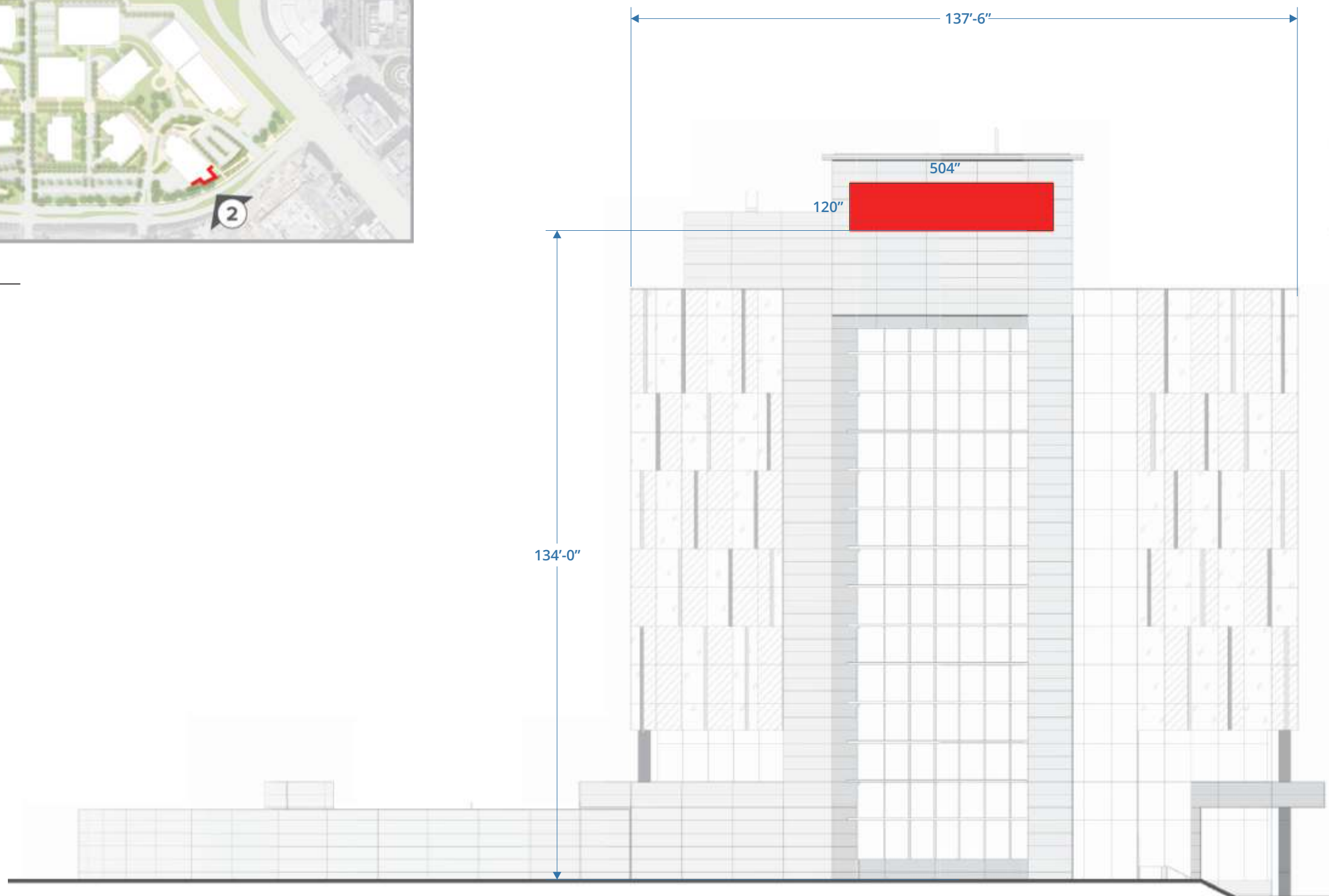
A KEY PLAN
scale: NTS

TENANT ID ELEVATION

(HIGH-RISE BUILDING)



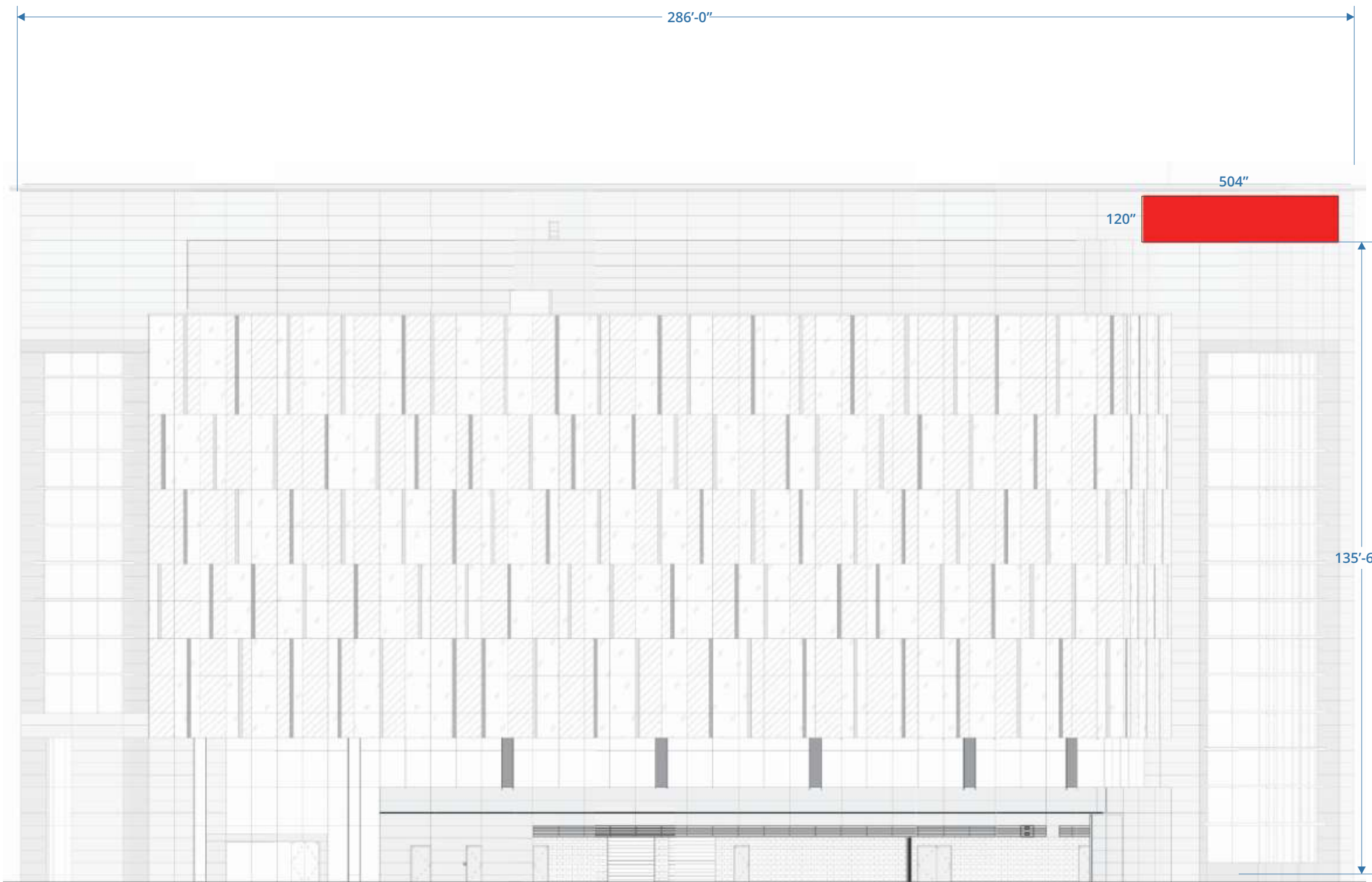
A KEY PLAN
 scale: NTS



3 SOUTH ELEVATION - 751 GATEWAY
 scale: 1/24" = 1'-0"

TENANT ID ELEVATION

(HIGH-RISE BUILDING)



4 WEST ELEVATION - 751 GATEWAY
scale: 1/24" = 1'-0"



A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

PHOTO ELEVATION

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01a NORTH ELEVATION - 751 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

PHOTO ELEVATION



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01b WEST ELEVATION - 751 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

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02a EAST ELEVATION - 751 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

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02b SOUTH ELEVATION - 751 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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03a EAST ELEVATION - 901 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

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03b SOUTH ELEVATION - 901 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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04a NORTH ELEVATION - 901 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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04b WEST ELEVATION - 901 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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05a SOUTH ELEVATION - 951 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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05b EAST ELEVATION - 951 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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06a NORTH ELEVATION - 951 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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06b WEST ELEVATION - 951 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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09a EAST ELEVATION - 701 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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09b NORTH ELEVATION - 701 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

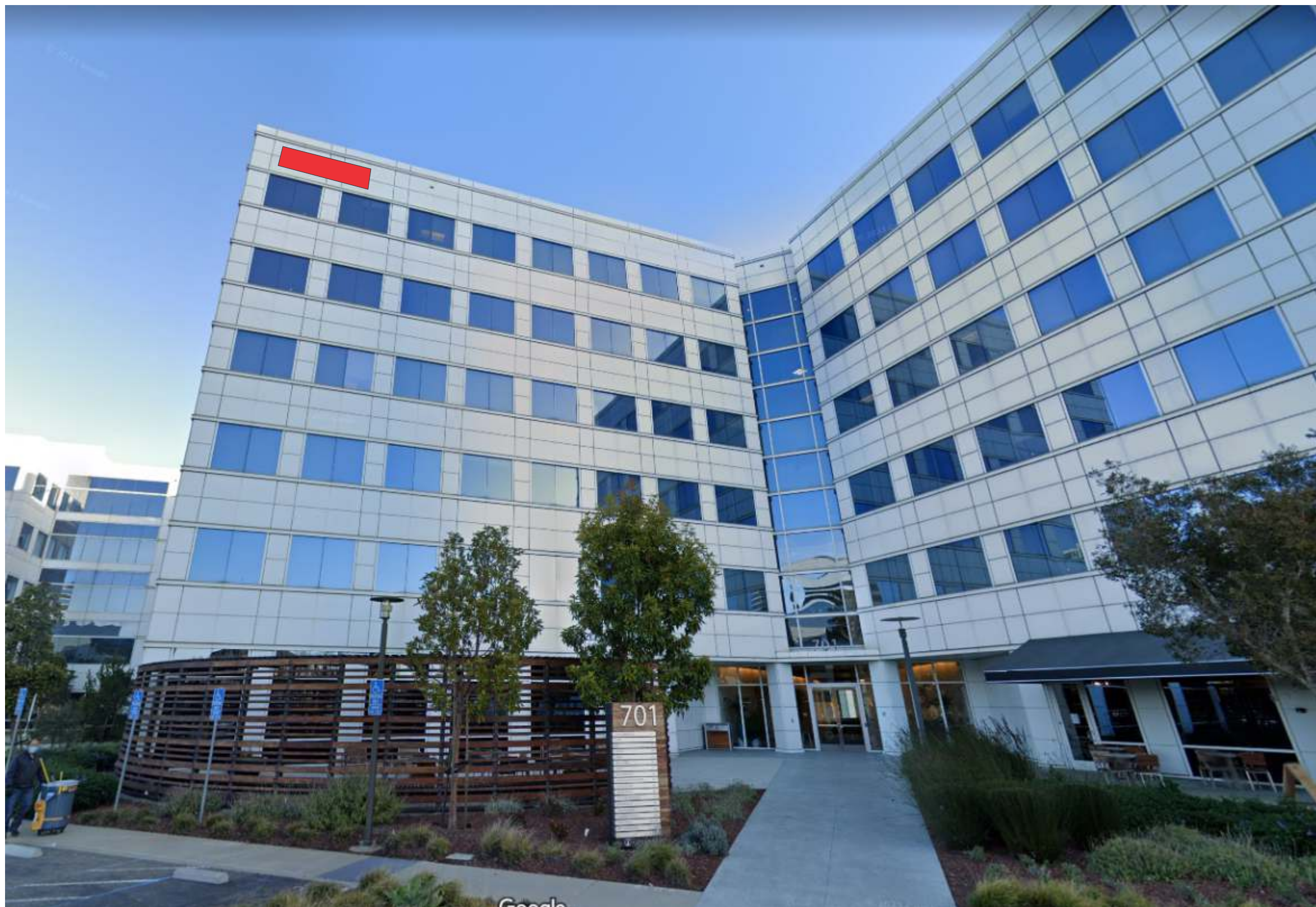
TENANT ID

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10a SOUTH ELEVATION - 701 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

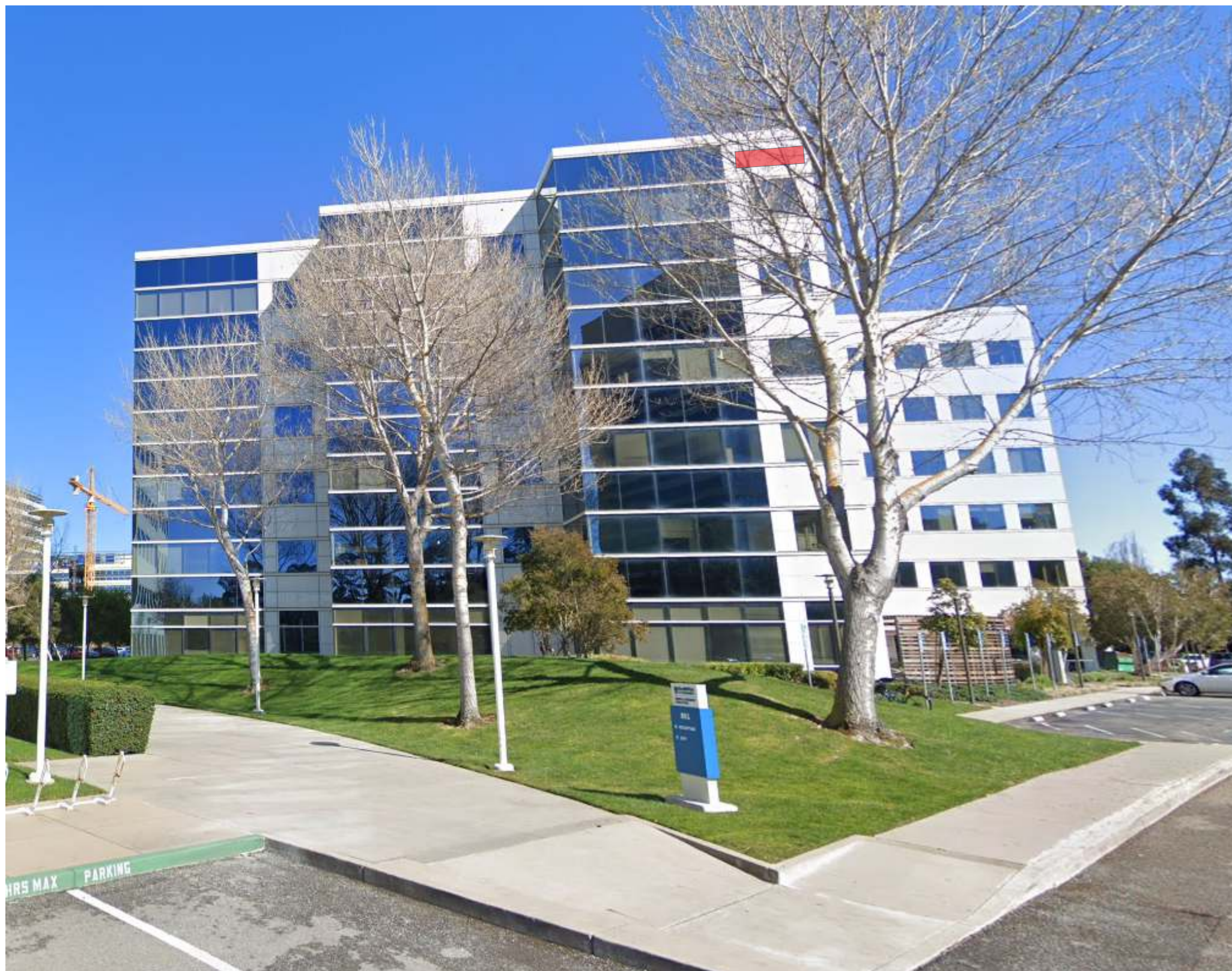
TENANT ID

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10b WEST ELEVATION - 701 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

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11a EAST ELEVATION - 681 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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11b NORTH ELEVATION - 681 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

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12a EAST ELEVATION - 681 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

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12b WEST ELEVATION - 681 GATEWAY
scale: NTS

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13a NORTH ELEVATION - 685 GATEWAY
scale: NTS

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13b EAST ELEVATION - 685 GATEWAY
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14 EAST ELEVATION - 651 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

TENANT ID

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15 NORTH ELEVATION - 651 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

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07 SOUTH ELEVATION - 651 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

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08 WEST ELEVATION - 651 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

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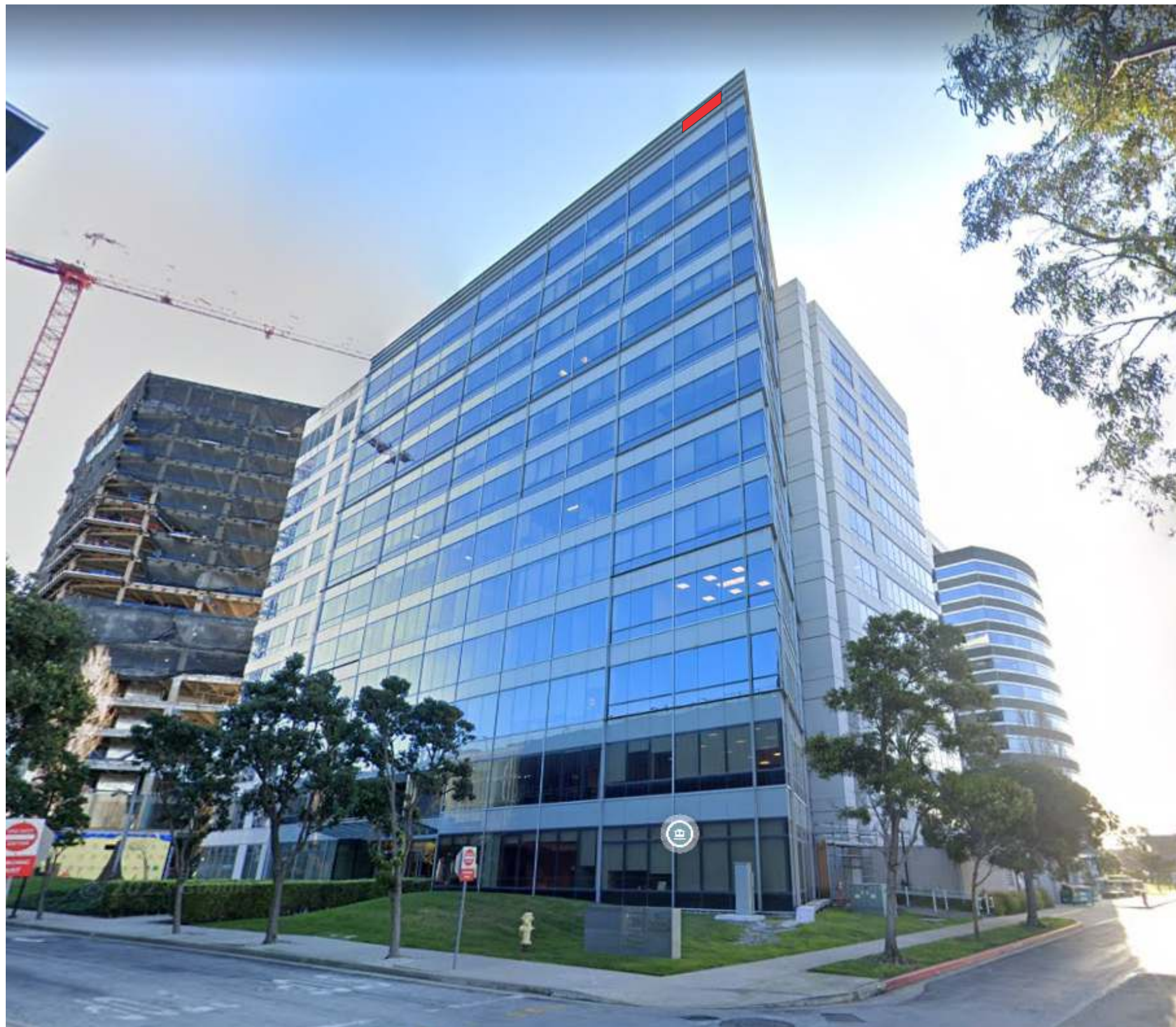
16a WEST ELEVATION - 611 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

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16b WEST ELEVATION - 611 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

TENANT ID

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17a WEST ELEVATION - 611 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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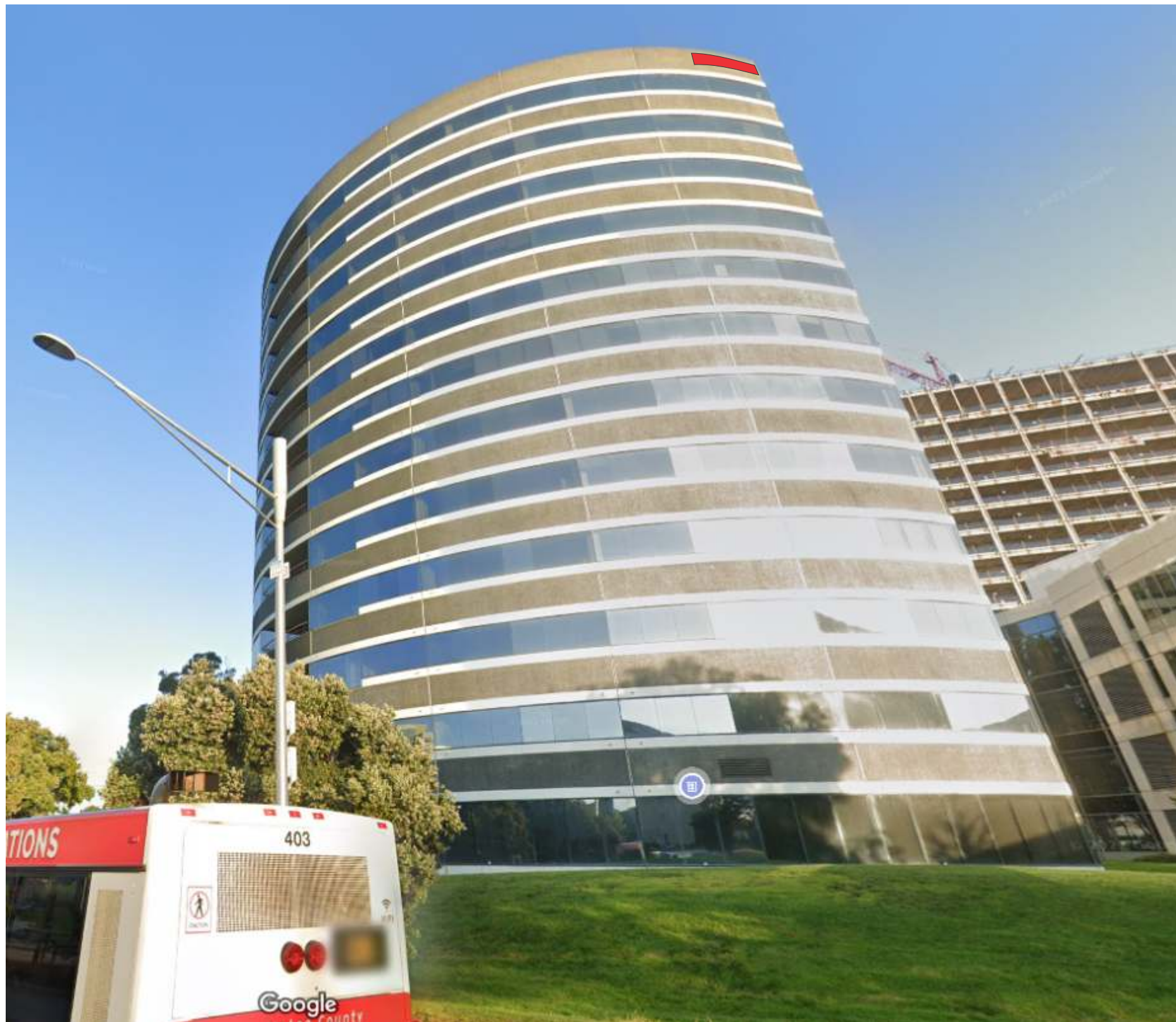
17b SOUTH ELEVATION - 611 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

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PHOTO ELEVATION



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18a EAST ELEVATION - 601 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

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18b NORTH ELEVATION - 601 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

TENANT ID

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19a WEST ELEVATION - 601 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

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19b SOUTH ELEVATION - 601 GATEWAY
scale: NTS



A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

PHOTO ELEVATION



20 SOUTH ELEVATION - 555 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

TENANT ID

(HIGH-RISE BUILDING)

PHOTO ELEVATION



21 EAST ELEVATION - 555 GATEWAY
scale: NTS

A KEY PLAN
scale: NTS

LOCATION PLAN

UPDATED 03/09/2023



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- A1** PRIMARY MONUMENT (Center IDs) qty:2
- A2** TENANT IDENTITY PYLON qty:5
- A3** FREESTANDING TENANT LISTING qty:15
- A4** VEHICULAR DIRECTIONAL qty:19
- A5** TAXI/RIDESHARE IDENTITY qty:2
- A6** SHUTTLE IDENTITY qty:2
- A7** INTERIOR AMENITY IDENTITY qty:4
- A8** EXTERIOR RULES AND REGULATIONS qty:5
- A9** SERVICE AREA IDENTITY qty:8
- A10** ENHANCED REGULATORY SIGNAGE qty:4
- B1** PEDESTRIAN DIRECTIONAL qty:7
- B2** PEDESTRIAN DIRECTORY qty:4
- T1** TENANT ID (High-Rise Building) qty:19
- T2** ADDRESS ID qty:11
- P1** BUILDING MOUNTED ENTRANCE ID qty:6
- P2** FREESTANDING/BLADE ENTRY ID qty:10



LOCATION PLAN

UPDATED 07/11/2023



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qty:2
- A2 TENANT IDENTITY PYLON
qty:5
- A3 FREESTANDING TENANT LISTING
qty:15
- A4 VEHICULAR DIRECTIONAL
qty:19
- A5 TAXI/RIDESHARE IDENTITY
qty:2
- A6 SHUTTLE IDENTITY
qty:2
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qty:4
- A8 EXTERIOR RULES AND REGULATIONS
qty:5
- A9 SERVICE AREA IDENTITY
qty:8
- A10 ENHANCED REGULATORY SIGNAGE
qty:4
- B1 PEDESTRIAN DIRECTIONAL
qty:7
- B2 PEDESTRIAN DIRECTORY
qty:4
- T1 TENANT ID (High-Rise Building)
qty:19
- T2 ADDRESS ID
qty:11
- P1 BUILDING MOUNTED ENTRANCE ID
qty:6
- P2 FREESTANDING/BLADE ENTRY ID
qty:10



LOCATION PLAN

UPDATED 03/09/2023



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qty:2
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qty:7
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qty:19
- T2 ADDRESS ID
qty:11
- P1 BUILDING MOUNTED ENTRANCE ID
qty:6
- P2 FREESTANDING/BLADE ENTRY ID
qty:10



LOCATION PLAN

UPDATED 03/09/2023



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qty:2
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qty:19
- A5 TAXI/RIDESHARE IDENTITY
qty:2
- A6 SHUTTLE IDENTITY
qty:2
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qty:19
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qty:11
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qty:6
- P2 FREESTANDING/BLADE ENTRY ID
qty:10

