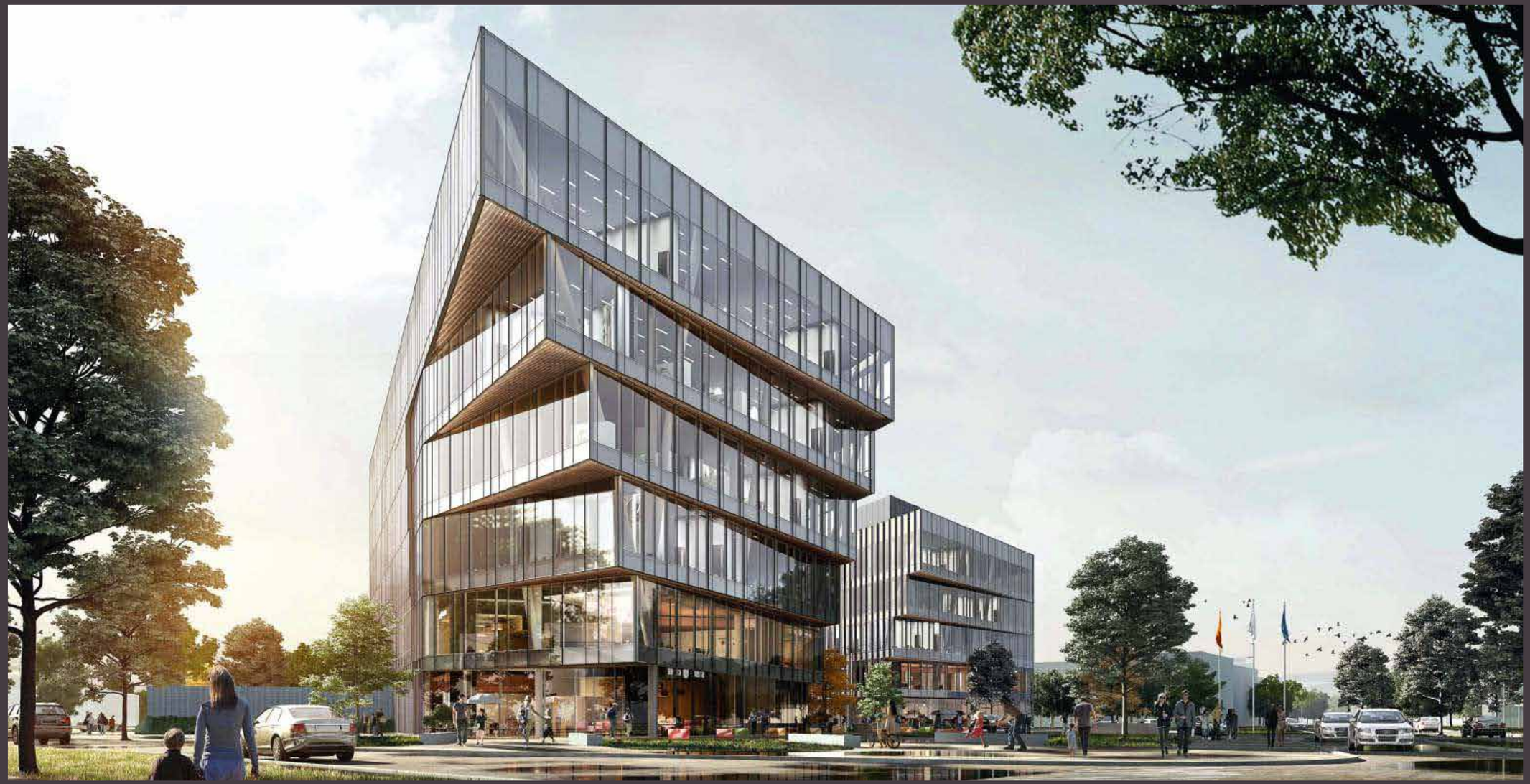
Vantage
Master Sign Program

APN : 015-050-580
Address : 480 + 490 Forbes Boulevard



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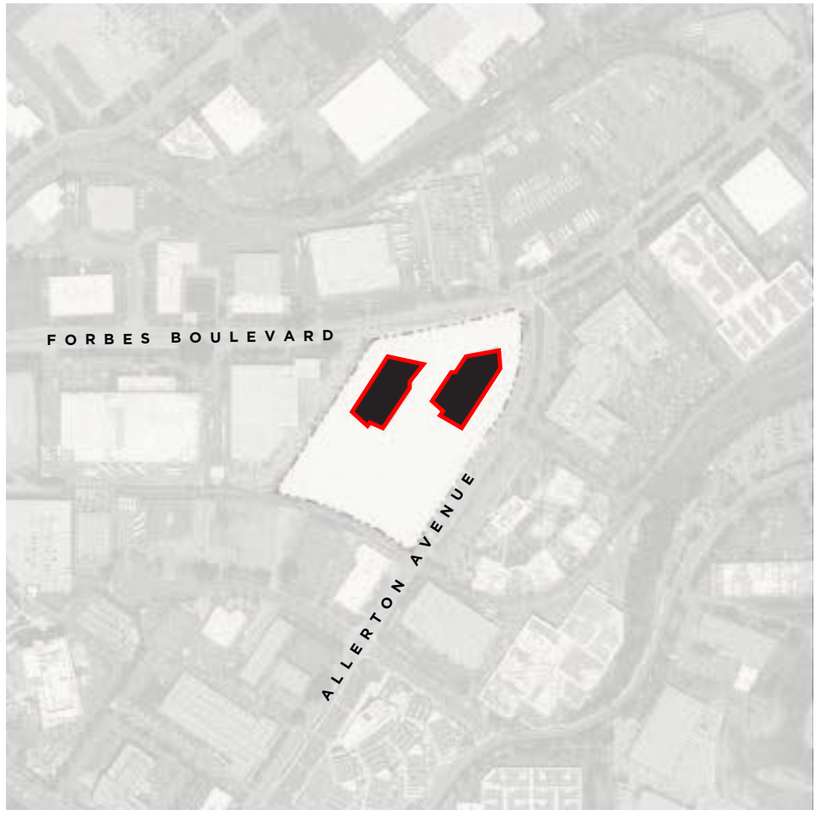
Vantage Location



Campus and Tenant Signage Guidelines

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Overview

Master Sign Program

This 2022 Master Sign Program for the Vantage campus, which is comprised of the Exterior Site Sign System and the Tenant Signage Guidelines, has been developed to:

- Provide a consistent framework and design vocabulary to the overall signage system to assist day to day users and visitors to navigate safely and efficiently within the campus and provide a consistent, high quality visual thread of Campus Brand Identity.
- Provide general design intent of all signage system components and specific design direction and location intent for certain portions of the system.
- Allow for simplified review and approval of future signage applications for sign elements consistent with these guidelines.

Design Considerations

- Incorporate the character of the campus and observe consistency with the vision of the Vantage Master Plan.
- Create a unique identity for the entire Vantage Campus and provide a unified appearance throughout the site.
- Utilize a cohesive materials palette, color palette and typography. Materials chosen will be inspired from those provided within the landscape plan and surrounding project architecture. Color palette and typography will be selected based upon the project's Brand Identity.
- Optimize sign placement and design for legibility during the day and night. Lighting will play a roll in ensuring nighttime visibility for some of the major project identification sign types within the hierarchy.
- Design so massing will be appropriate in scale to the surroundings and will integrate with other elements of the landscape design when applicable.

Regulatory Considerations

- Standard Department of Transportation and California Building Code requirements will be met in the development of control and informational signage throughout the campus.
- Fire safety and emergency codes are taken into account within the program. This will ensure a controlled, accessible and safe campus environment for all visitors, day-to-day users and emergency personnel.
- The SSF Planning Regulations, Municipal Code and MSP shall regulate a building tenant's implementation of building mounted signage.

There are a wide variety of signs required within the Vantage Campus. The following Site Plan diagram illustrates the proposed locations of the sign program and is to be viewed in tandem with the text and graphics in this document.

The following pages outline the entire Program Sign Hierarchy and provide information regarding each sign type's function, general location size, and description.

Materials

Color + Material Palette

The Master Signage Program and Guidelines are intended to outline and illustrate acceptable signage standards for the campus and future tenants. Moreover, the guidelines are intended to provide dimensional and aesthetic guidance prior to formal signage application. Conformance with the guidelines does not replace the review process and does not guarantee approval.

Tenant identity signs should be integrated into the design of each building and compliment the overall campus wayfinding and identity signage.

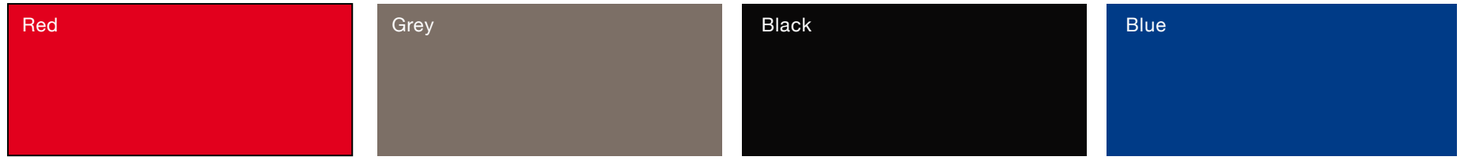
Sign designs shall incorporate high-quality materials – architectural grade metals, glass, metal leaf, porcelain and hardwoods. Potential materials include:

1. Wood-painted or natural.
2. Metal-natural finishes, polished , brushed, patterned, galvanized steel, raw steel, brushed aluminum.
3. Natural stone / Cast concrete.
4. Painted or engraved - directly on facade glazing.

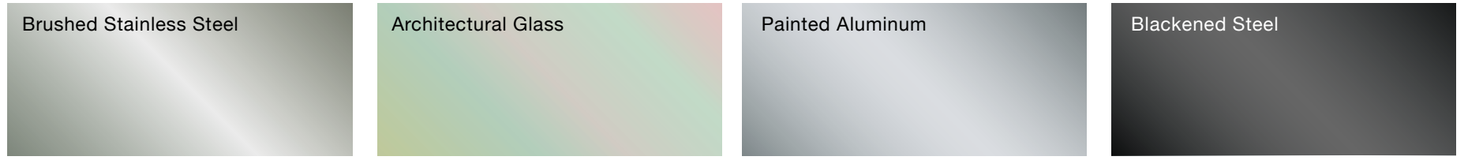
There are no color requirements or restrictions.

The colors and materials shown here are used for campus identity and wayfinding signage. They are not required colors or materials for future signage.

Vantage / Corporate Brand Colors



Vantage / Materials



Vantage / Fonts

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 12345

GOTHAM LIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 12345

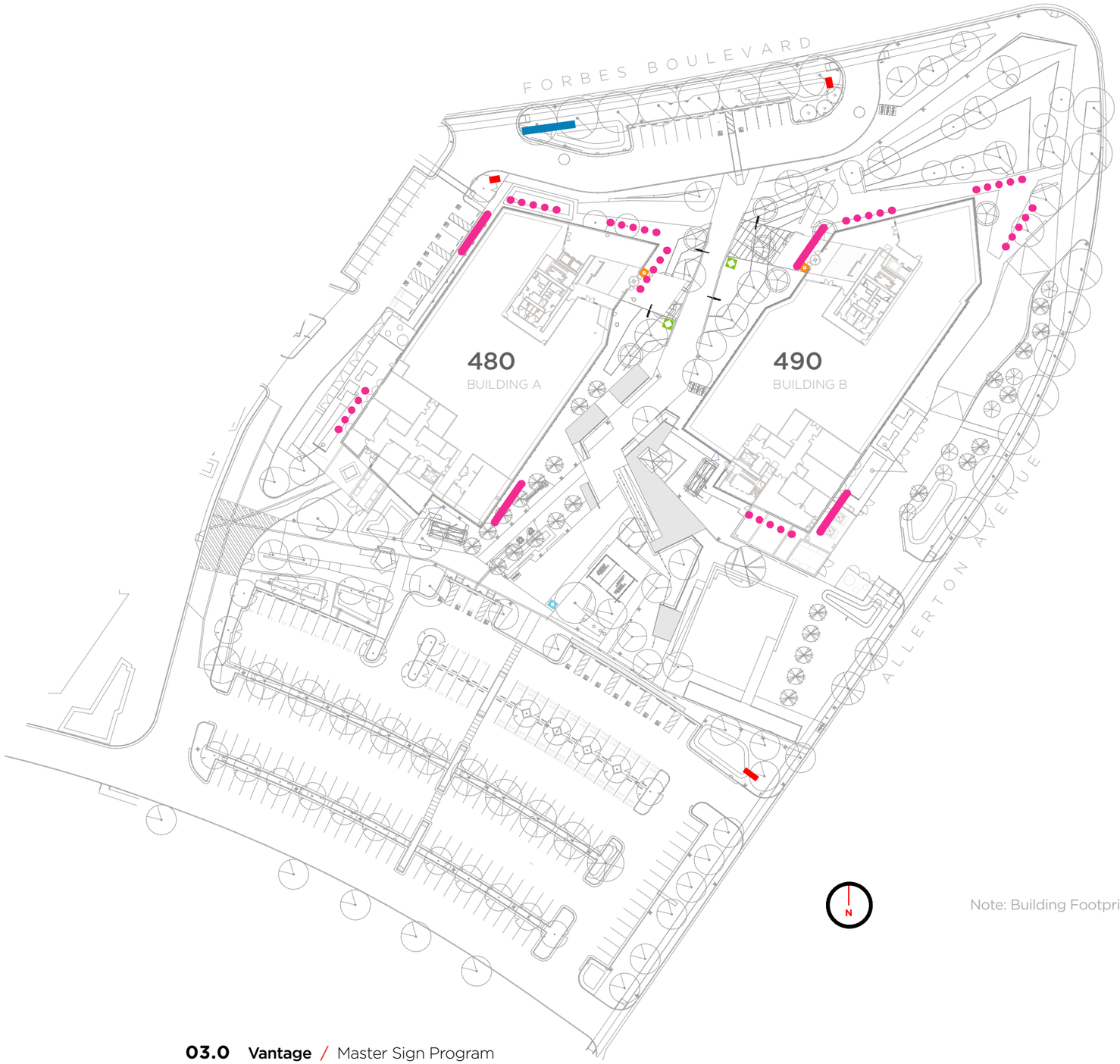
GOTHAM BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 12345

TUNGSTEN NARROW REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 12345

TUNGSTEN NARROW SEMI BOLD



L E G E N D

EG	Project Identification Signage
EH	High-Rise Identification Signage
EH	Alternate High-Rise Locations
EM	Monument Identification Signage
EV	Vehicular Directional Signage
ED	Pedestrian Directional Signage
EF	Building Directory

Note: Building Footprints are conceptual and sign locations are approximate and illustrative.

EG / Site Monument

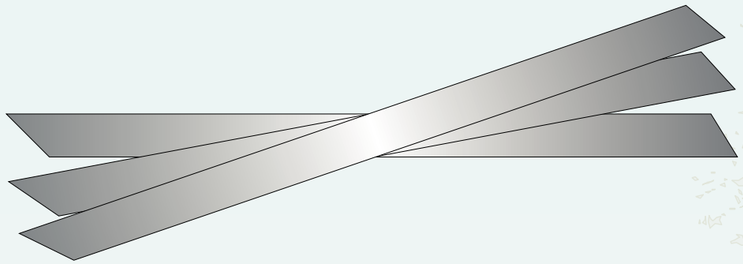
This sign type is located at building entrances along primary roads.
The purpose of this sign is to direct visitors to building entrances.
Exact locations on campus to be determined.
Sign Info: Maximum Sign Area not to exceed **55 Square Feet**.

Note: All text is shown for design intent only.

Illumination: Dimmable Internally Illuminated Sign. Color: Warm White 4000K.

Max. Allowable Square Footage: 55 sq. ft.

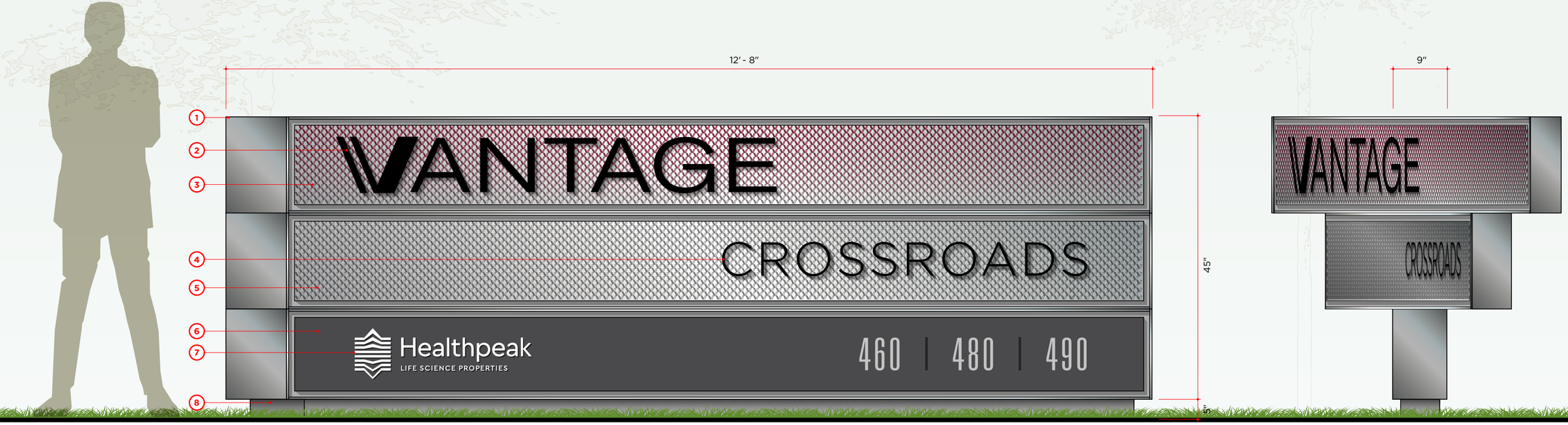
Mow Strip: Fabricator to provide 4 inch wide mow strip around entire sign.



PLAN (REDUCED)

NOTES

1. **Sign Type EG:** 50" tall x 12'-6" wide x 9" thick stainless steel monument. Sign frame to have a brushed face with brushed returns. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
2. 1.5" thick x 9" tall logo / graphic with painted face and satin edges and halo-lit illumination. Color: Black. Sheen: Matte.
3. 1/8" thick x 134" wide x 13.25" tall stainless steel panel with perforated pattern, brushed face and satin edges. Finish: #4 brushed finish.
4. 1" thick x 5.5" tall (varies) metal letters / logo with painted finish. Color: Black. Sheen: Matte.
5. 1/8" thick x 134" wide x 13.25" tall stainless steel panel with perforated pattern, brushed face and satin edges. Finish: #4 brushed finish.
6. 1/8" thick x 134" wide x 13.25" tall metal panel with painted finish. Color: Grey. Sheen: Matte.
7. 1/2" thick x 3.5" tall (varies) metal letters with painted finish. Color: White. Sheen: Matte.
8. Concrete base with board formed texture.



ELEVATION

N.T.S.

SIDE

VANTAGE
CROSSROADS
Healthpeak
LIFE SCIENCE PROPERTIES
460 | 480 | 490

VANTAGE
CROSSROADS

EH / High-Rise Identification Sign

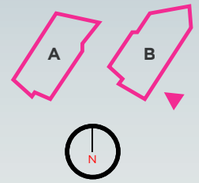
This sign type is located at the building roofline but not above the roofline.
The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Illustrative example of signage locations below.
Sign Info: Maximum Sign Area not to exceed **318 Square Feet**.

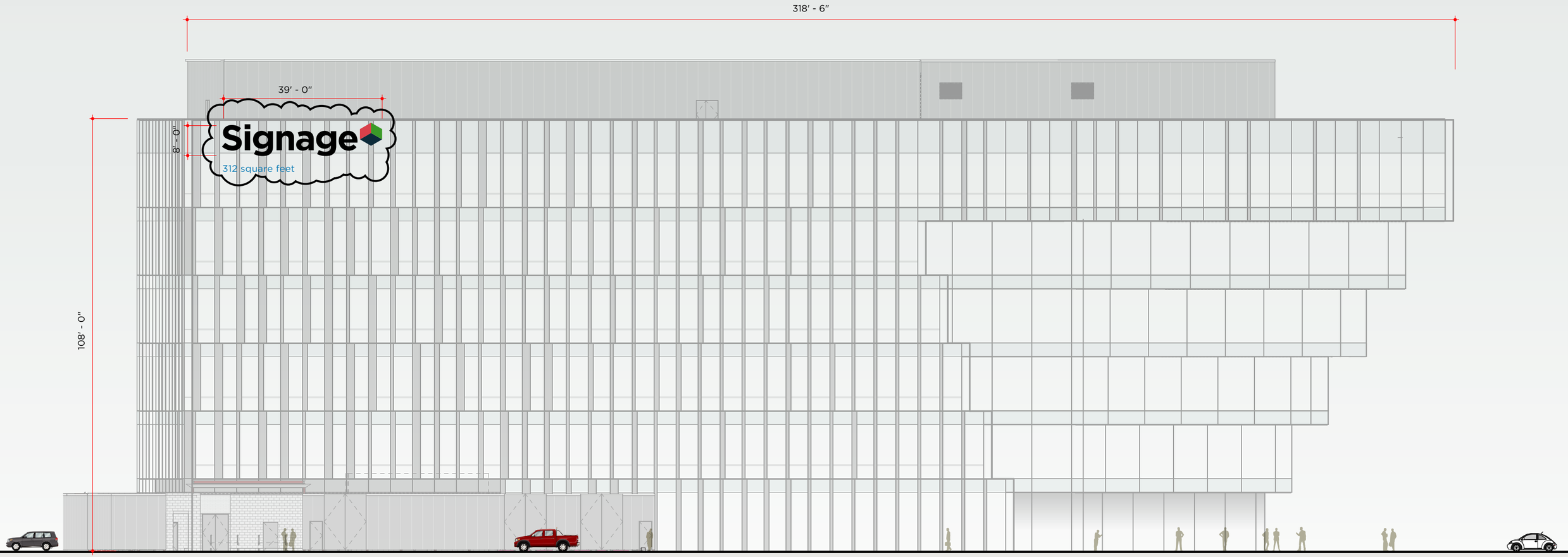
Quantity : 2 Per building with at least four stories, 1 on any facade.

Fabricated Stainless Steel individual channel letters/logos with face lit or halo lit warm white illumination. Letters/logos are mounted to building facade without exposed raceway or visible fasteners or attachments. Color to be determined by tenant.

Note: All text is shown for design intent only.

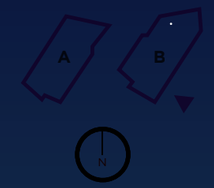
Illumination: Dimmable Internally Illuminated Sign.
Color: Warm White 4000K.





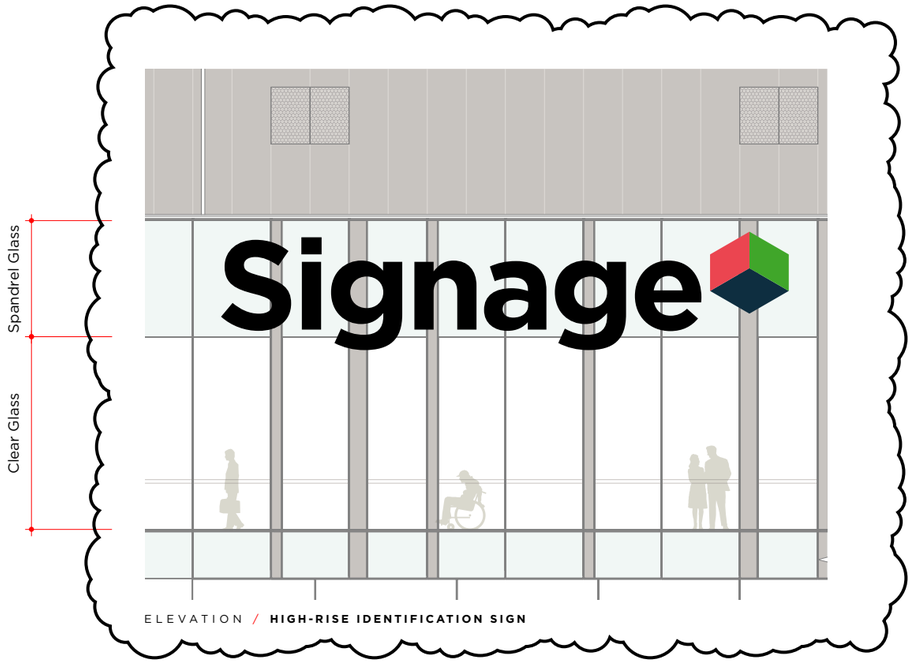
EAST ELEVATION / **BUILDING B**

Signage

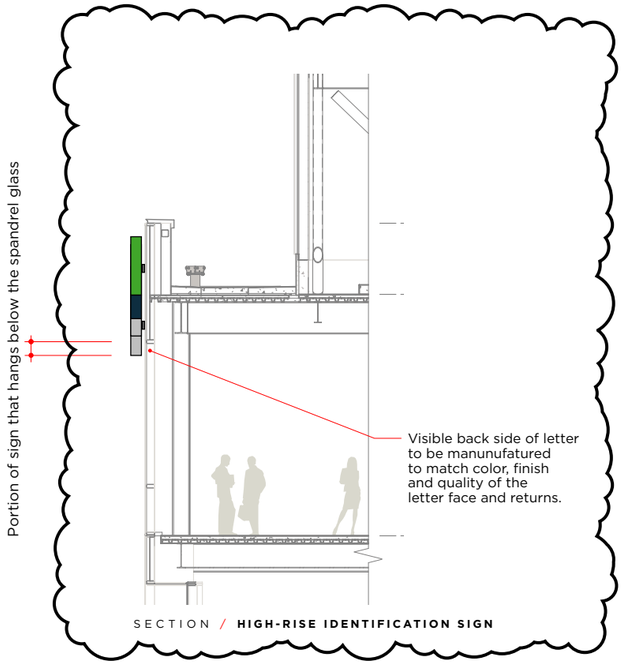

A
B
N

Signage

EH / High-Rise Identification Sign



ELEVATION / **HIGH-RISE IDENTIFICATION SIGN**



SECTION / **HIGH-RISE IDENTIFICATION SIGN**

PRECEDENT IMAGE / **HIGH-RISE IDENTIFICATION SIGN**

AXONOMETRIC / **HIGH-RISE IDENTIFICATION SIGN**

EH / High-Rise Identification Sign

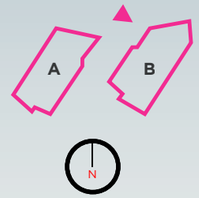
This sign type is located at the building roofline but not above the roofline.
The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Illustrative example of signage locations below.
Sign Info: Maximum Sign Area not to exceed **327 Square Feet**.

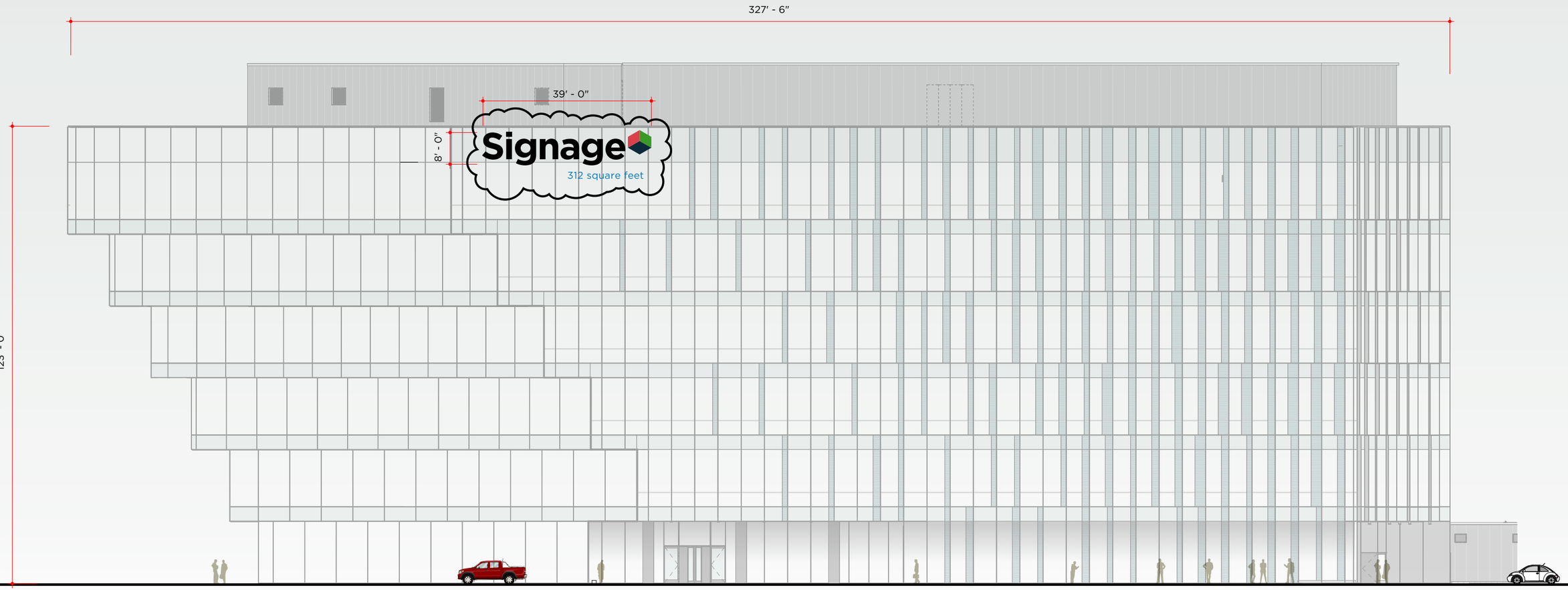
Quantity : 2 Per building with at least four stories, 1 on any facade.

Fabricated Stainless Steel individual channel letters/logos with face lit or halo lit warm white illumination. Letters/logos are mounted to building facade without exposed raceway or visible fasteners or attachments. Color to be determined by tenant.

Note: All text is shown for design intent only.

Illumination: Dimmable Internally Illuminated Sign.
Color: Warm White 4000K.





WEST ELEVATION / **BUILDING B**

EH / High-Rise Identification Sign

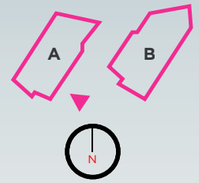
This sign type is located at the building roofline but not above the roofline.
The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Illustrative example of signage locations below.
Sign Info: Maximum Sign Area not to exceed **313 Square Feet**.

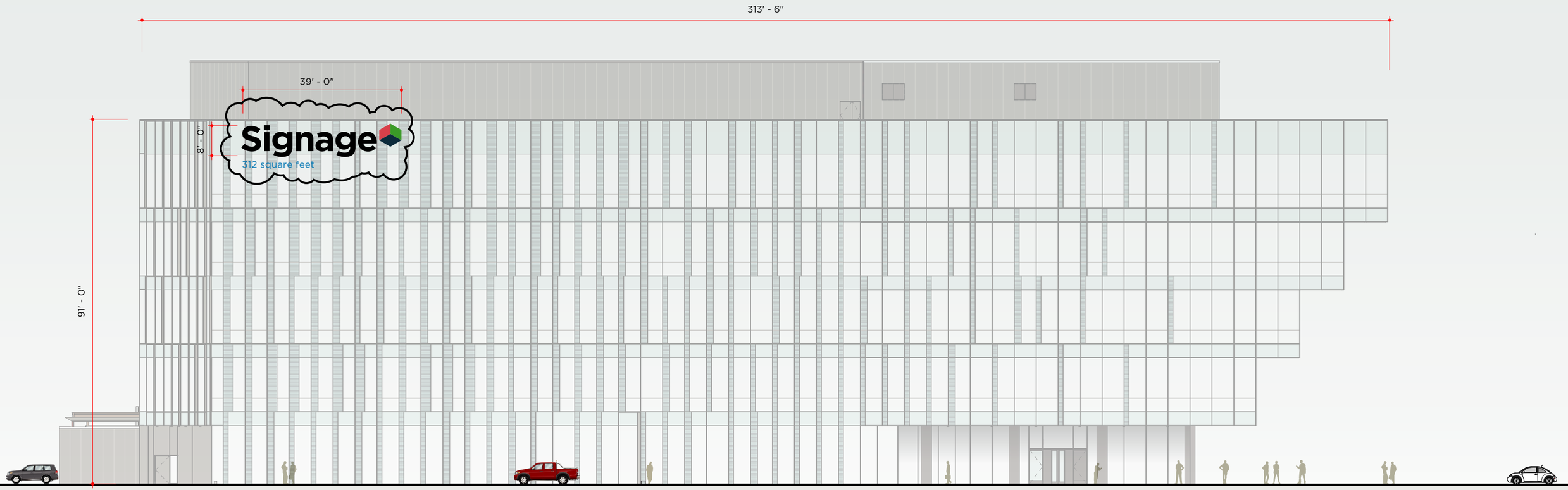
Quantity : 2 Per building with at least four stories, 1 on any facade.

Fabricated Stainless Steel individual channel letters/logos with face lit or halo lit warm white illumination. Letters/logos are mounted to building facade without exposed raceway or visible fasteners or attachments. Color to be determined by tenant.

Note: All text is shown for design intent only.

Illumination: Dimmable Internally Illuminated Sign.
Color: Warm White 4000K.





EAST ELEVATION / **BUILDING A**

EH / High-Rise Identification Sign

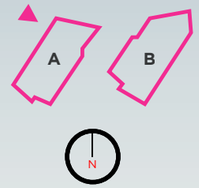
This sign type is located at the building roofline but not above the roofline.
The purpose of this sign is to identify the major building occupants from a greater viewing distance. Tenant logo use is acceptable. Illustrative example of signage locations below.
Sign Info: Maximum Sign Area not to exceed **313 Square Feet**.

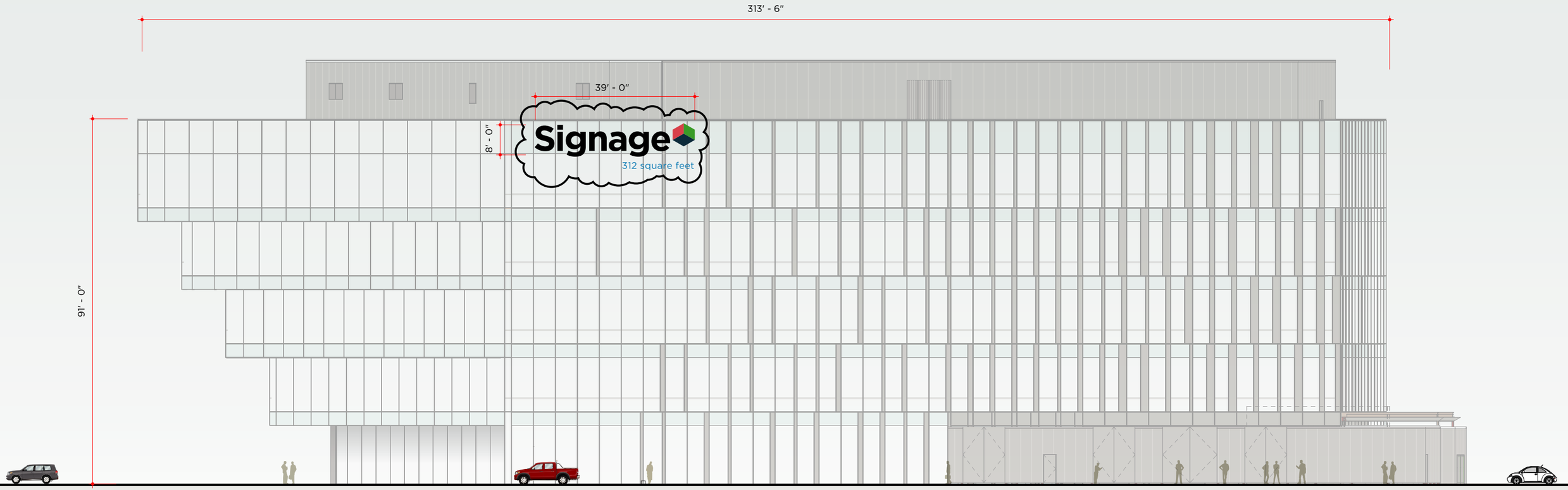
Quantity : 2 Per building with at least four stories, 1 on any facade.

Fabricated Stainless Steel individual channel letters/logos with face lit or halo lit warm white illumination. Letters/logos are mounted to building facade without exposed raceway or visible fasteners or attachments. Color to be determined by tenant.

Note: All text is shown for design intent only.

Illumination: Dimmable Internally Illuminated Sign.
Color: Warm White 4000K.

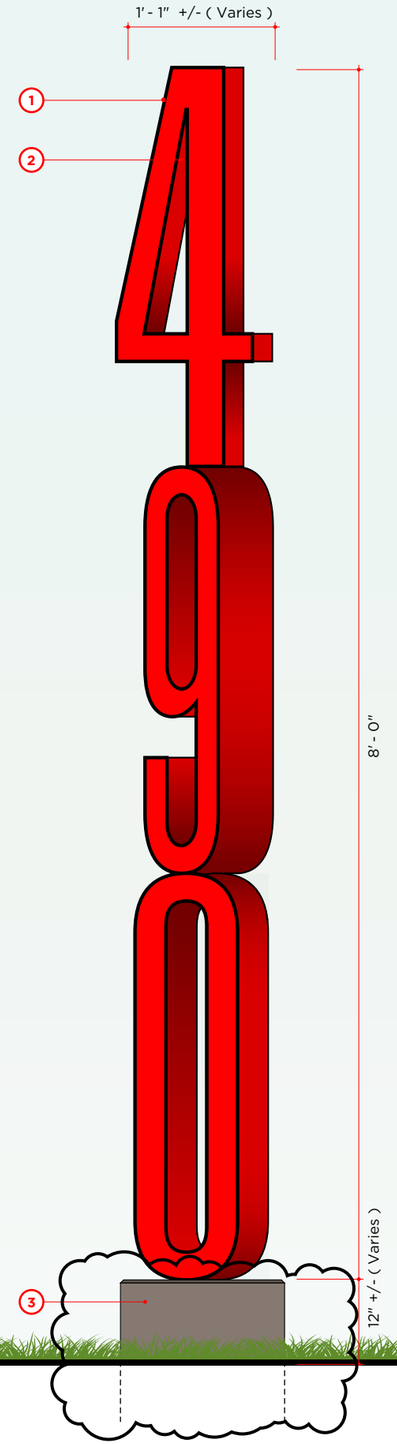




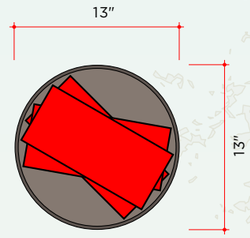
WEST ELEVATION / **BUILDING A**

EM / Monument Identification Sign

This sign type is located at primary decision points on the campus.
The purpose of this sign is to direct visitors to campus buildings.
Exact locations on campus to be determined.
Sign Info: Maximum Sign Area not to exceed **11 Square Feet**.



ELEVATION @ SIGN TYPE EM



PLAN

NOTES

1. **Sign Type EM:** 8'-0" tall x 1'-1" wide x 5" thick painted metal monument. Sign to have painted enamel face with painted returns. Finish: Matte. Metal color and finish to match architects sample. Each location to have unique color.
2. Returns painted a unique color (not face color).
3. Concrete base with integral colored finish. Color: Black.

Note: All text is shown for design intent only.

Illumination: None.

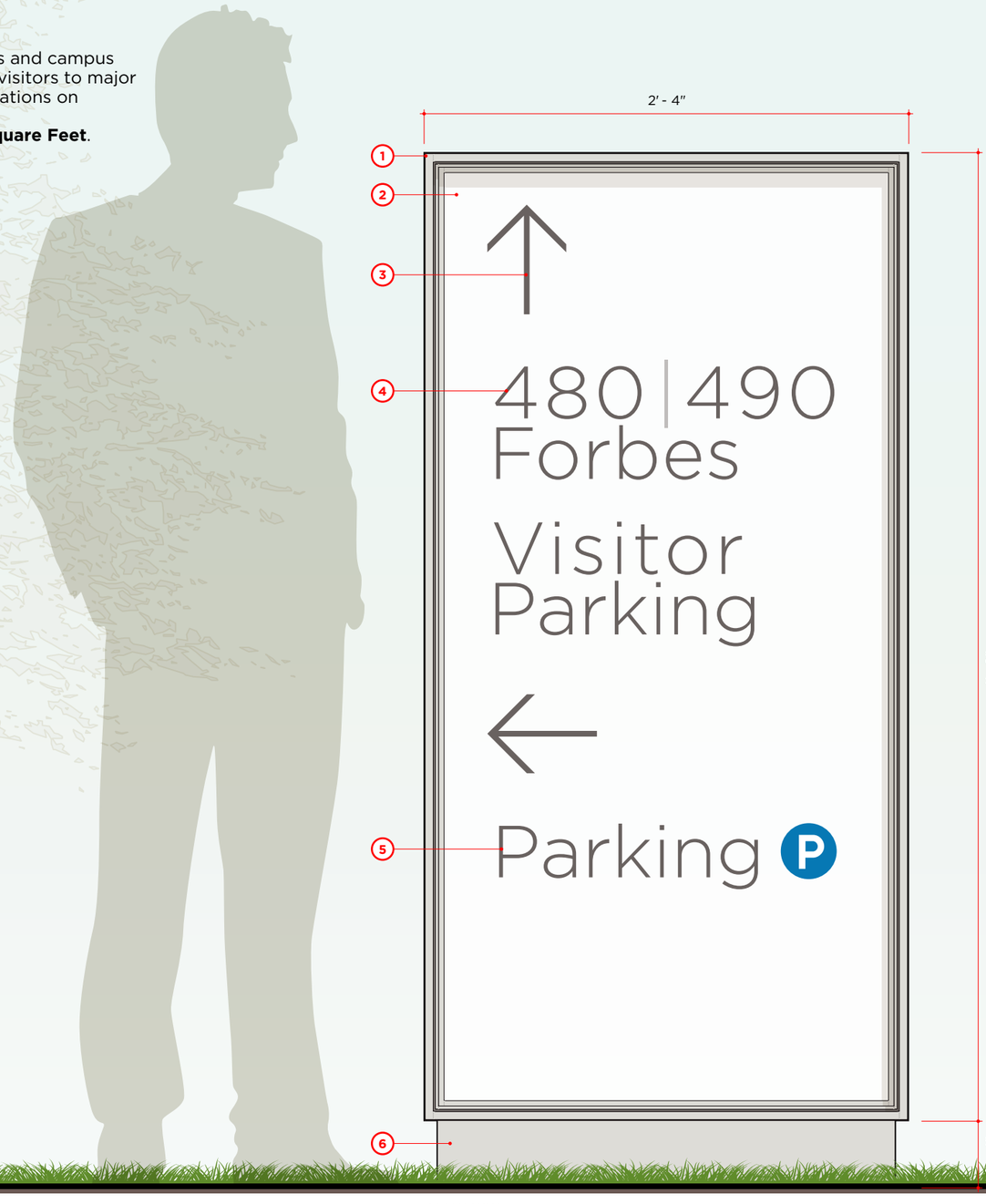
Max. Allowable Square Footage: 11 sq. ft.

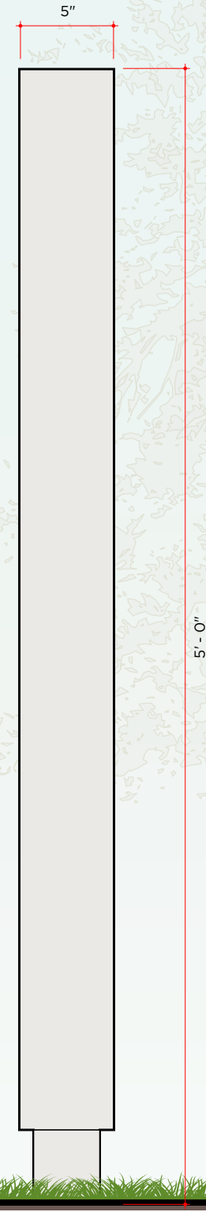
Mow Strip: Fabricator to provide 9 inch tall mow strip at base of sign.

N.T.S

EV / Vehicular Directional Sign

This sign type is located at primary decision points and campus intersections. The purpose of this sign is to direct visitors to major campus destinations and visitor parking. Exact locations on campus to be determined.
Sign Info: Maximum Sign Area not to exceed **14 Square Feet**.





NOTES

1. **Sign Type EV:** 6'-0" tall x 2'-4" wide x 5" thick stainless steel and glass monument. Sign frame to have a brushed face with brushed returns. Finish: #4 brushed finish with vertical grain. Metal finish to match architects sample.
2. 1/4" thick x 26.875" wide x 66.75" tall Frosted Glass with satin etched face and polished edges. Color: Translucent White. Supplier: Schott Glass. Panel is back-lit.
3. 1/8" thick x 3" tall Stainless Steel letters / arrow with brushed face and satin edges. Finish: #4 brushed finish with vertical grain.
4. 1/2" thick x 3.5" tall (varies) metal letters / symbols with painted face and satin edges. Color: Grey + Light Grey. Sheen: Matte.
5. 1/2" thick x 3.5" tall (varies) metal symbol with painted face and satin edges. Color: Blue + White. Sheen: Matte.
6. Step down transformer located in sign base with access panel.

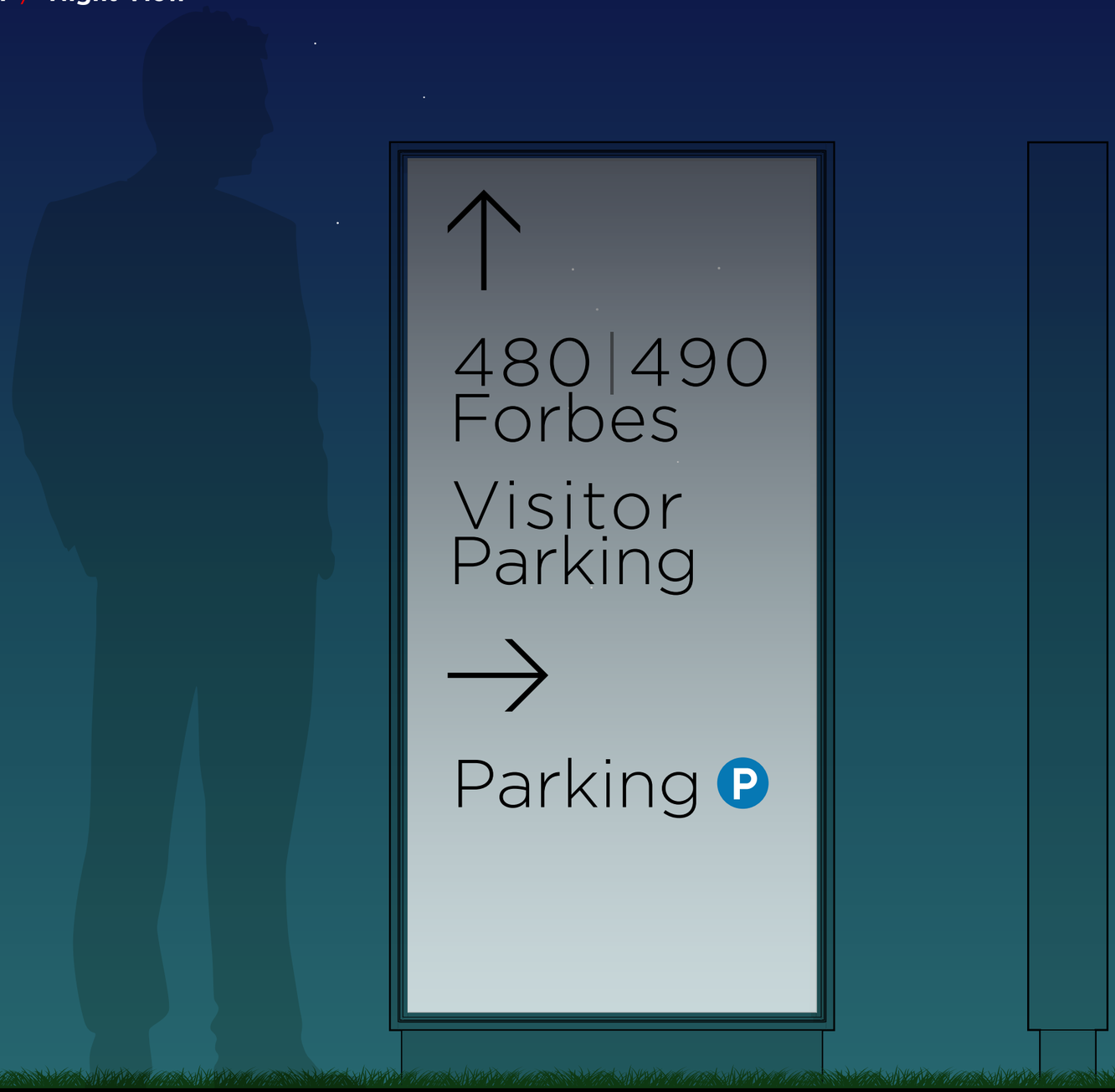
Note: All text is shown for design intent only.

Illumination: Dimmable Internally Illuminated Sign. Color: Warm White 4000K.

Max. Allowable Square Footage: 14 sq. ft.

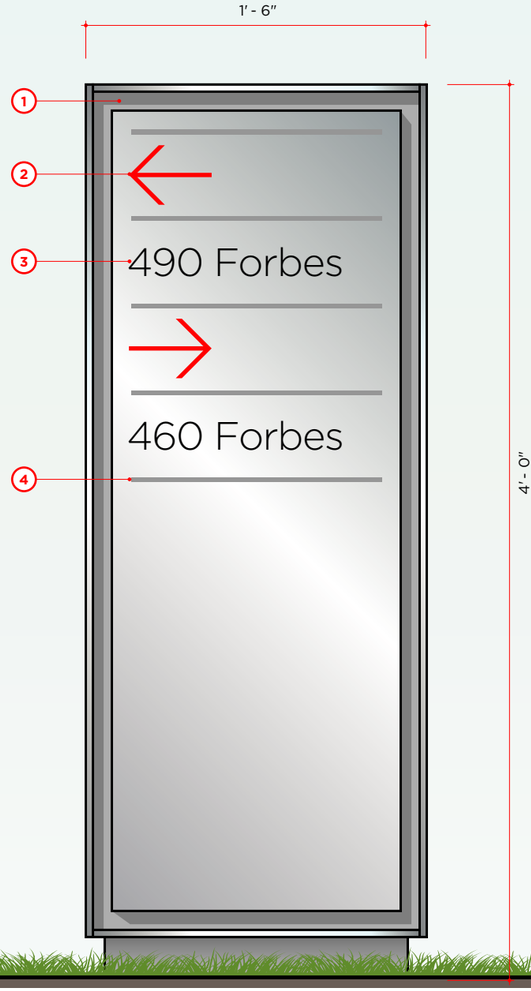
Number of Sides: Two Sided Sign.

Mow Strip: Fabricator to provide 4 inch wide mow strip around entire sign.


480 | 490
Forbes
Visitor
Parking
Parking
P

ED / Pedestrian Directional Signage

This sign type is located at decision points on the campus. The purpose of this sign is to direct visitors to the correct building or destination. Exact locations on campus to be determined.
Sign Info: Maximum Sign Area not to exceed **6 Square Feet**.



ELEVATION

NTS

SIDE

NOTES

1. **Sign Type ED:** 4'-0" tall x 1'-6" wide x 3" thick brushed stainless steel monument. Sign to have brushed metal face with applied letters. Finish: Matte. Metal color and finish to match architects sample.
2. .25" thick x 2" tall (varies) metal letters with painted finish. Color: Red. Sheen: Matte.
3. .25" thick x 3" tall (varies) metal letters / logo with painted finish. Color: Black. Sheen: Matte.
4. Surface applied vinyl graphics. Color: Dark Grey. Sheen: Matte.

Note: All text is shown for design intent only.

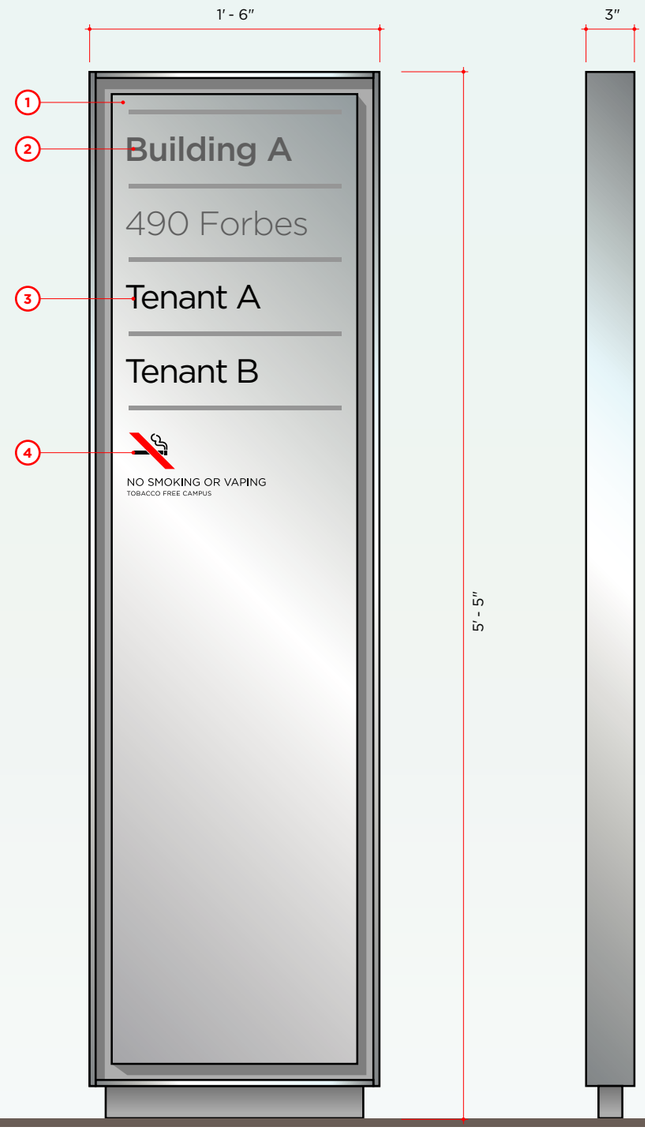
Illumination: None.

Max. Allowable Square Footage: 6 sq. ft.

Mow Strip: Fabricator to provide 4 inch wide mow strip around entire sign.

EF / Building Directory

This sign type is located at building lobby entrances on the campus.
The purpose of this sign is to direct visitors to the correct building.
Exact locations on campus to be determined.
Sign Info: Maximum Sign Area not to exceed **9 Square Feet**.



ELEVATION

NTS

SIDE

NOTES

1. **Sign Type EF:** 5'-5" tall x 1'-6" wide x 3" thick brushed stainless steel monument. Sign to have brushed metal face with applied letters. Finish: Matte. Metal color and finish to match architects sample.
2. .5" thick x 2" tall (varies) metal letters with painted finish. Color: Grey. Sheen: Matte.
3. .5" thick x 3" tall (varies) metal letters / logo with painted finish. Color: Black. Sheen: Matte.
4. Etched graphics with enamel fill. Color: Black, Red + White. Sheen: Matte.

Note: All text is shown for design intent only.

Illumination: None.

Max. Allowable Square Footage: 9 sq. ft.

Mow Strip: Fabricator to provide 4 inch wide mow strip around entire sign.