

Alexandria Center for Advanced Technologies Signage and Environmental Graphics — City Submittal



May, 2026
Compiled by: Studio Matthews



Alexandria Center for Advanced Technologies South San Francisco



Vicinity Map



Site Map

Site Address:
249–281 East Grand Avenue
South San Francisco CA 94080

Project overview
The existing four buildings, parking garage, and landscape are undergoing renovation. Anticipated occupancy is B-group life science research and development.

The renovation will create new building entries, canopies and associated support structures and re-cladding, with new signage throughout.

Existing site — all current signs to be removed



Summary of New Signs, City Code Information

Ref	Description	Proposed Max Height (ft and in)	Proposed Max Area per sign (sq ft)	Total quantity for site	Proposed Max Area, all signs (sq ft)	Illumination	Location	Applicable Code Sections
Signage								
A1	Feature Address at building entrance — siding	2'-11"	19'-1"	4	76'-4"	None	Façade mounted	Table 20.360.006-1: Sign Standards for Non-Residential Zoning Districts Signs will comply with maximum sign areas permitted.
A2	Small Address at building entrance — canopy	9"	1'-3"	8	10'-0"	None	On canopy	§ 20.360.006 D. Awning and Canopy Signs Sign height: Max of 25 feet. Sign clearance: Minimum of 8 feet. (See A1)
A3	Feature Address on glass — entry	3'-0"	19'-5"	3	58'-3"	None	On glass adjacent to entry doors	(See A1)
A4	Small Address on glass — entry	9"	1'-3"	2	2'-6"	None	On glass adjacent to entry doors	(See A1)
A5	Address, parking garage	9"	1'-3"	2	2'-6"	None	Façade mounted	(See A1)
B	Interpretation	3'-10"	6'-8"	11	73'-4"	None	Freestanding	§ 20.360.005 Sign Design Standards. M. Artistry and Innovation. The use of artistry and innovation in sign design will make the sign stand out and draw attention to the use or activity it is advertising. It can also improve the overall appearance of a building or neighborhood. O. Freestanding Signs. Freestanding signs must incorporate the materials and architectural features used in the building(s) they serve.
D1	Directional Vehicle (2-sided + side faces)	5'-6"	15'-8"	9	141'-0"	Uplit from landscape	Freestanding	§ 20.360.005 Sign Design Standards Freestanding Signs. Freestanding signs must incorporate the materials and architectural features used in the building(s) they serve. Freestanding signs are most effective when placed perpendicular to approaching vehicular traffic. § 20.360.004 External Illumination b. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays onto the sign face and away from streets and adjacent properties. Where electrical service is provided to freestanding signs or landscape wall signs, the electrical service shall be placed underground and concealed. § 20.360.004 5. Direct Illumination. b. All direct illumination must be turned off daily at the close of business or 10:00 p.m., whichever occurs last.
D2	Directional Pedestrian (2-sided)	4'-9"	6'-1"	8	48'-8"	None	Freestanding	§ 20.360.005 Sign Design Standards. N. Sign Scale. Signs must be designed and placed relative to who the intended viewer will be. Signs intended to be read by pedestrians must be smaller in scale than a vehicle-oriented sign which is designed to be viewed from a much greater distance. In general, the closer the sign's viewing distance, the smaller the sign needs to be.
D3	Regulatory Pedestrian (1-sided)	3'-4"	2'-9"	3	8'-3"	None	Freestanding	§ 20.360.005 Sign Design Standards. Freestanding Signs. Freestanding signs must incorporate the materials and architectural features used in the building(s) they serve. Freestanding signs are most effective when placed perpendicular to approaching vehicular traffic.
E1	Campus Entrance Primary Monument (1-sided)	6'-3"	75'-5"	2	150'-10"	Internally lit	Freestanding	§ 20.360.006 7. Monument Signs Freestanding signs erected on the ground or on a monument base designed as an architectural unit are allowed, subject to the specific zoning district standards in Section 20.360.006(B) ("Sign Standards for Residential Uses and Districts") and Section 20.360.006(C) ("Sign Standards for Non-Residential Districts") and the following standards: a. Height. A maximum of 10 feet. b. Sign Base. The monument sign's base must be at least 60 percent of the width of the sign. The sign base must be maximum four feet in height. c. Landscape. All monument signs shall require automatic irrigated landscape at the base equivalent to two times the area of the sign copy. d. Illumination. Non-illuminated, internal illumination, or external illumination. § 20.360.004 F 1 Internal Illumination. Internal illumination is allowed on single-or two-color LED signs, signs constructed with pan channel letters, or signs constructed with indirect halo illuminated channel letters (i.e. reverse pan channel letters) on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.)

Summary of New Signs, City Code Information (cont.)

Ref	Description	Proposed Max Height (ft and in)	Proposed Max Area per sign (sq ft)	Total quantity for site	Proposed Max Area, all signs (sq ft)	Illumination	Location	Applicable Code Sections
Signage								
E2	Campus Entrance Secondary Monument (2-sided)	4'-5"	32'-3"	1	32'-3"	Internally lit	Freestanding	(See E1) § 20.360.004 E.1.a Double-Faced Signs For double-faced signs with less than 18 inches between faces, and less than a 30-degree interior angle between faces, only one side shall be counted as the total area. See D1 and E1 above.
L1	Tenant Logo Monument (1 front face, 2 side faces)	5'-6"	15'-8"	8	125'-4"	Internally lit	Freestanding	(See E1 and E2)
T1	Tenant Logo on Façade	6'-0"	129'-5"	8	647'-1"	Internally lit	Façade mounted	§ 20.360.004 G Sign Structure and Installation Electrical service to building mounted signs, including conduit, housings, and wire, shall be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A Building Permit shall be issued prior to installation of any new signs requiring electrical service. § 20.360.006 Standards for Permanent Signs Skyline Signs. The following standards apply to buildings of at least four stories located in non-residential districts: a. Location. The skyline sign shall be located within the upper 25 percent of the building face and the top of the sign must be placed within 10 feet of the top of the wall surface to which the sign is attached. b. Number. Only one skyline sign is allowed per building elevation. c. Sign Type. Signs shall be composed of individual, internally illuminated pan channel letters.
M1	Map Sign	4'-9"	8'-4"	5	41'-8"	None	Freestanding	(See B)
M2	Post Marker	4'-9"	2'-5"	14	33'-10"	None	Freestanding	(See B)
R1	Retail (café) sign	3'-0"	48'-0"	1	48'-0"	Internally lit	Mounted near door	§ 20.360.006 D. Awning and Canopy Signs Sign height: Max of 25 feet. Sign clearance: Minimum of 8 feet.
	Subtotal:		0.0					

note: Environmental graphics not included in the total

Site Signage Combined Max Area (sq ft):	1499'-10" 1472'-4" (old)
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Total Sign Area Allowed for Site (sq ft):	1758'-0"	Table 20.360.006-1 1.5 sq. ft of signage allowed per linear foot of building frontage. See Page 6 for frontage calculations.
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Ref	Description	Proposed Max Area (sq ft)	Illumination	Location	Applicable Code Sections
Environmental Graphics					
EG1-1	Mural on wall	881	None	Wall-based	20.360.003(C) Special Circumstances Sign Permit
EG1-2	Mural on wall	514	None	Wall-based	See above
EG1-3	Mural on wall	687	None	Wall-based	See above
EG1-4	Mural on outbuilding/sports pavilion	173	None	Wall-based	See above
EG2-1A	Mural on window	137	None	On glass	See above
EG2-1B	Mural on window	146	None	On glass	See above
EG2-2A	Mural on window	161	None	On glass	See above
EG2-2B	Mural on window	227	None	On glass	See above
EG3-1	Mural on interior wall visible from outside	1540	None	Wall-based	See above
EG3-2	Mural on interior wall visible from outside	1979	None	Wall-based	See above
EG3-3	Mural on interior wall visible from outside	1146	None	Wall-based	See above
EG3-4	Mural on interior wall visible from outside	2257	None	Wall-based	See above

Building frontages



City of South San Francisco Signage Code

Site Type: BTP-H

Total Building Frontage

- 1145'-9" linear ft (bldgs 249, 269, 279)

Sign Area Allowed by City Code

- 1758'-0"

Sign Locations

SIGN CODE KEY



SIGN TYPES

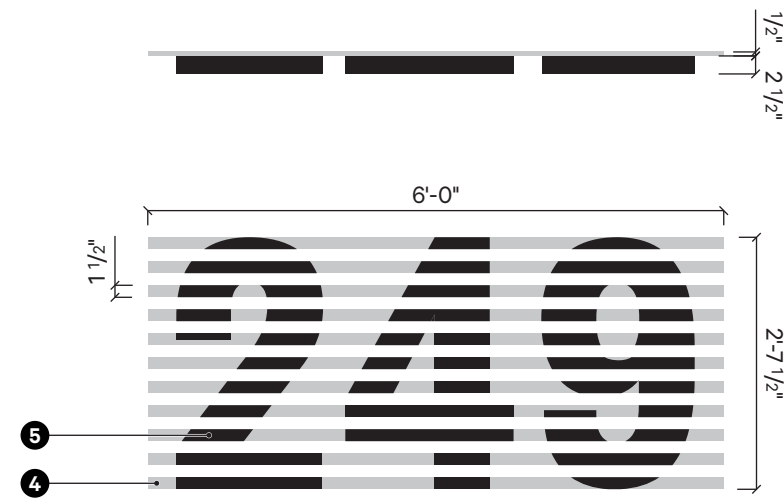
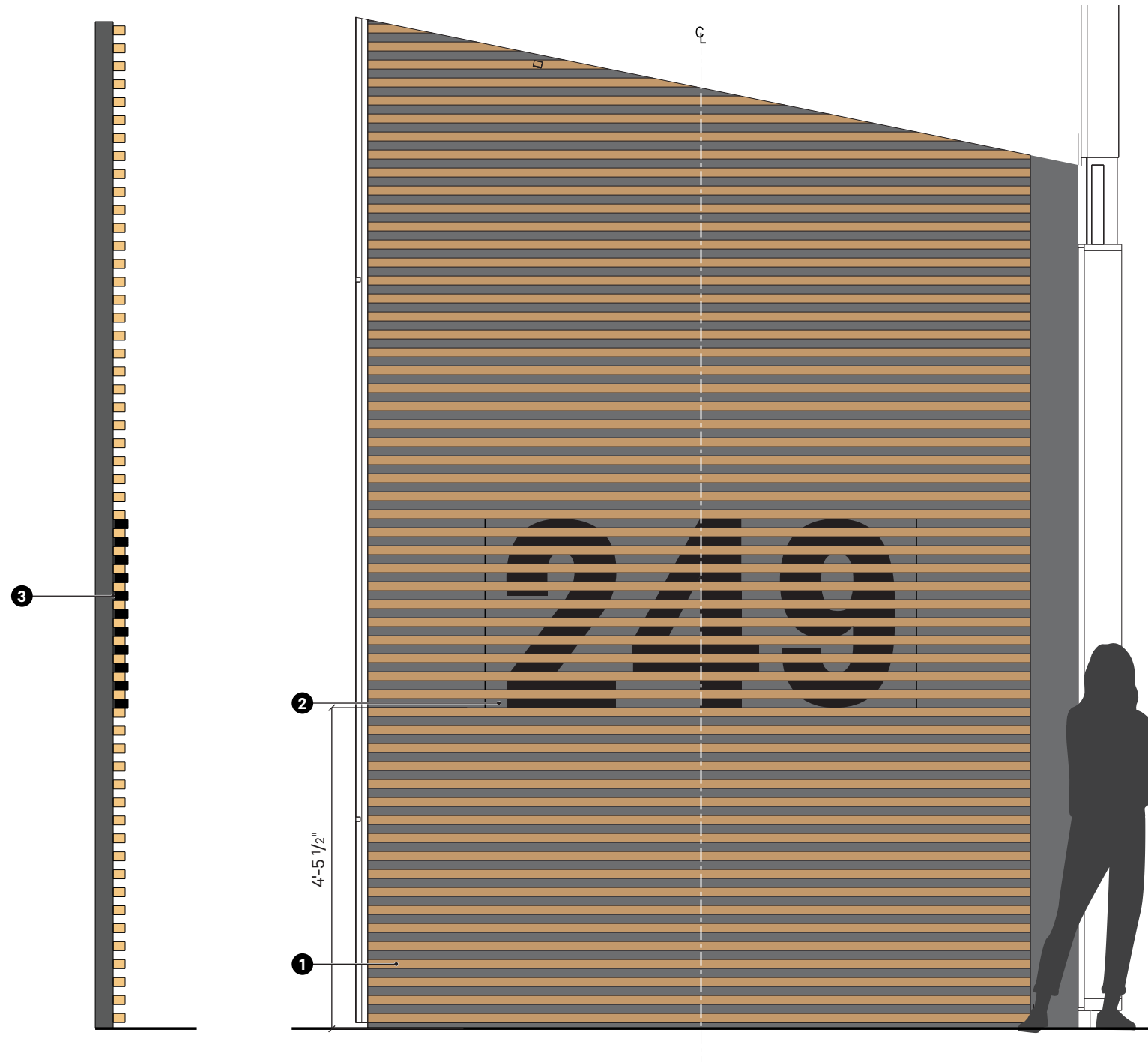
- E Entrance
- E1 Entrance Primary
- E2 Entrance Secondary
- A Address
- A1 Feature Address on Siding
- A2 Small Address on Canopy
- A3 Feature Address Vinyl on Glass
- A4 Small Address Letters on Glass/Wall
- A5 Address Parking
- D1 Directional Vehicular
- D1a Directional Vehicular - Single Sided
- D1b Directional Vehicular - Double Sided
- D2 Directional Pedestrian
- D2a Directional Pedestrian - Single Sided
- D2b Directional Pedestrian - Double Sided
- D3 Regulatory
- L1 Logo Monument
- M1 Map
- M2 Pole Marker
- B Interpretation
- R1 Retail



A1: Feature Address on Siding (Typical)

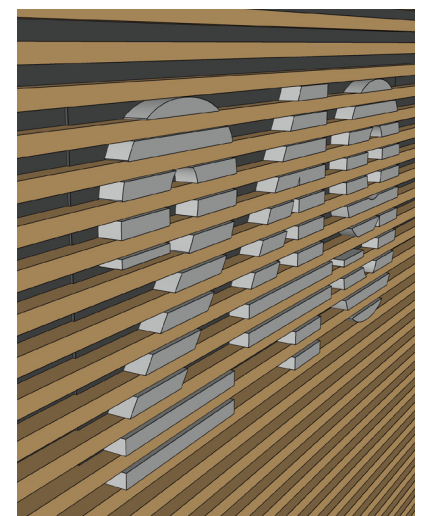
Height: 2'-11" max.

Total sq ft: 19'-1" max.



FABRICATION NOTES

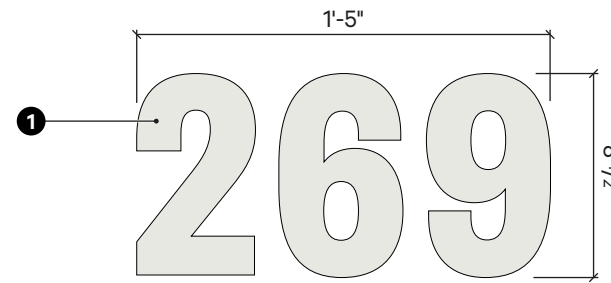
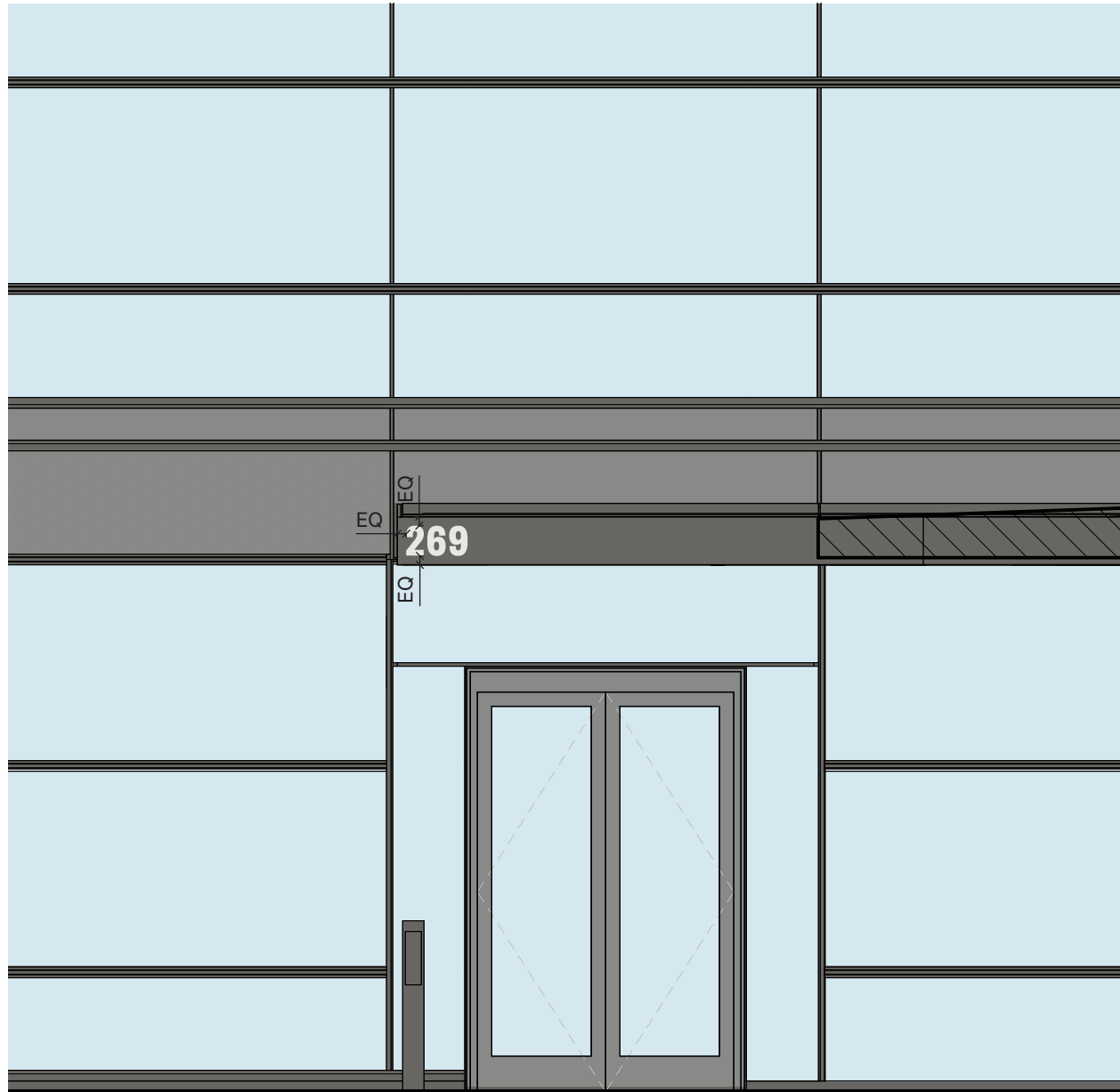
- 1 Existing slat wall
- 2 Sign type placed between slats of existing wall
- 3 Back of sign elements to be flush with existing wall; all hardware to be concealed or flush and painted to match attachment point
- 4 Aluminum; color to match existing wall, should not be visible to viewers
- 5 Dark grey aluminum channel letter; protruding 7/8" from wall slats. All hardware to be concealed or flush and painted to match attachment point



A2: Small Address on Canopy (Typical)

Height: 9" max.

Total sq ft: 1'-3" max.



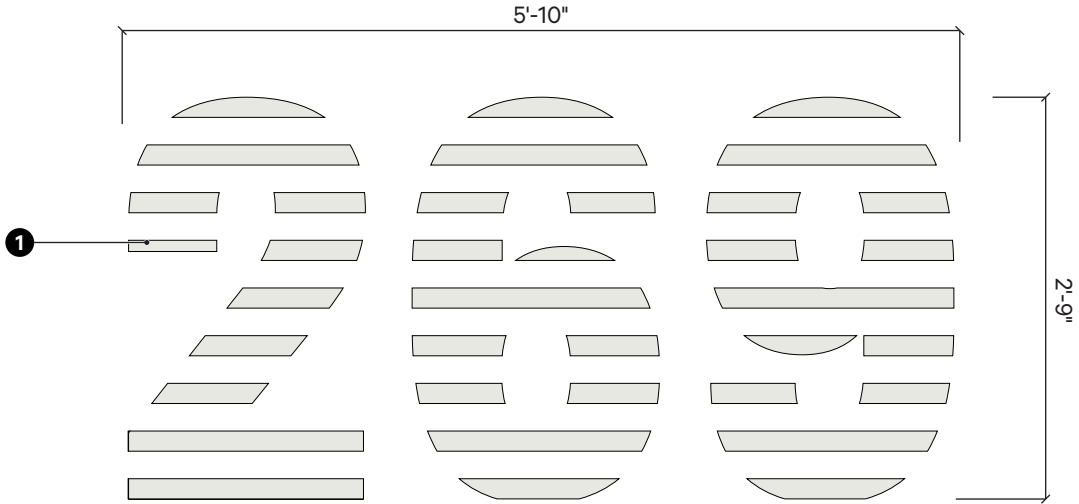
FABRICATION NOTES

- 1 Light grey vinyl; applied flush to canopy

A3: Feature Address on Glass

Height: 3'-0" max.

Total sq ft: 19'-5" max.



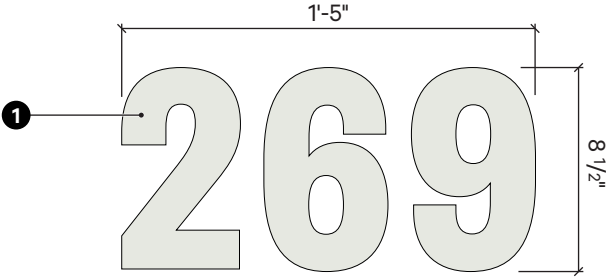
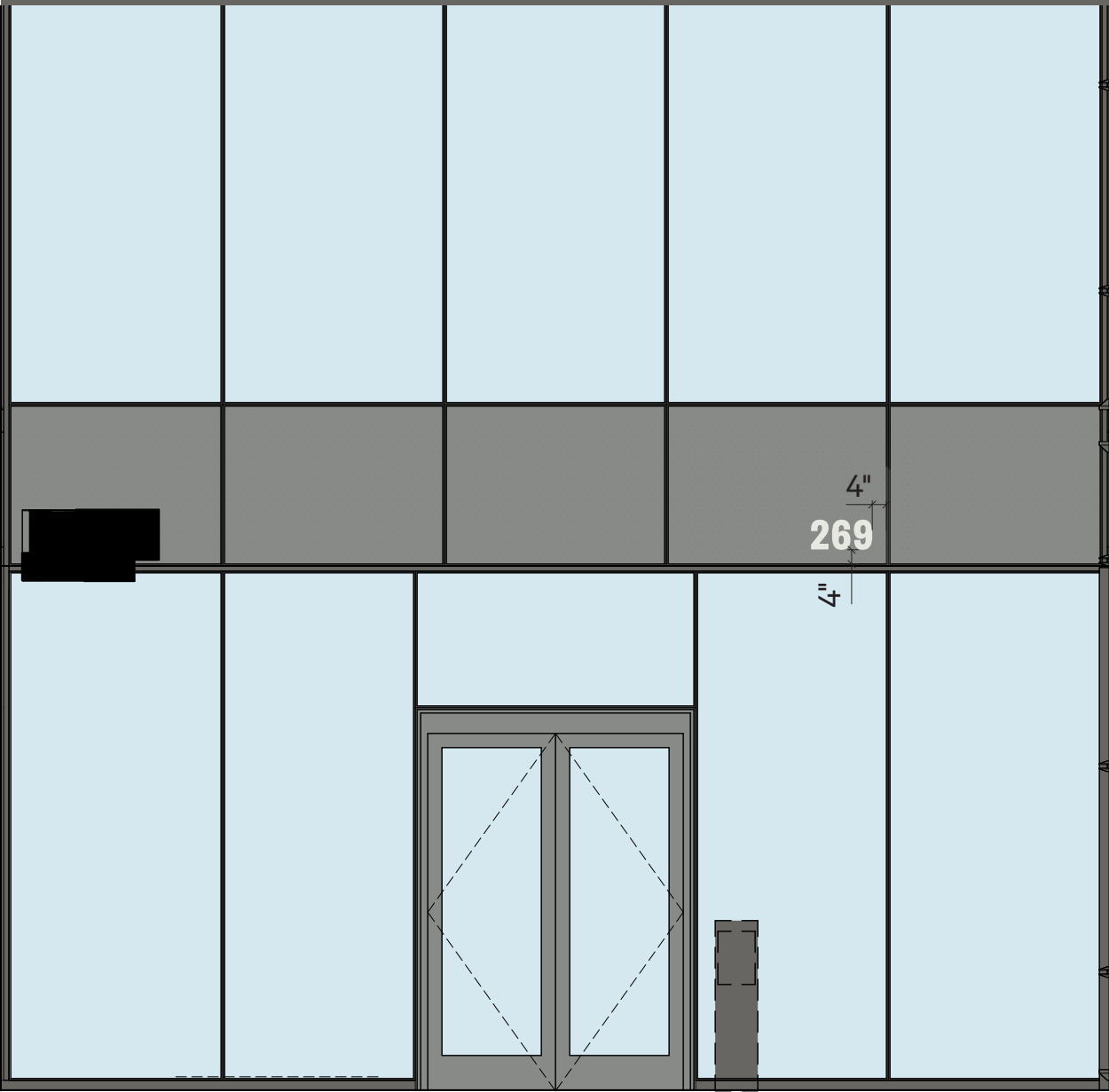
FABRICATION NOTES

- 1 Light grey vinyl; applied to first surface

A4: Small Address on Glass

Height: 9" max.

Total sq ft: 1'-3" max.



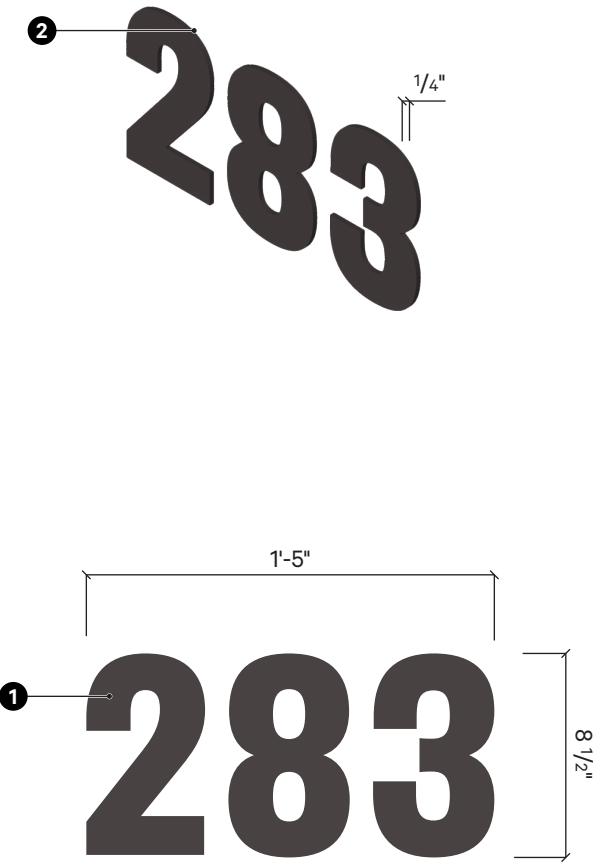
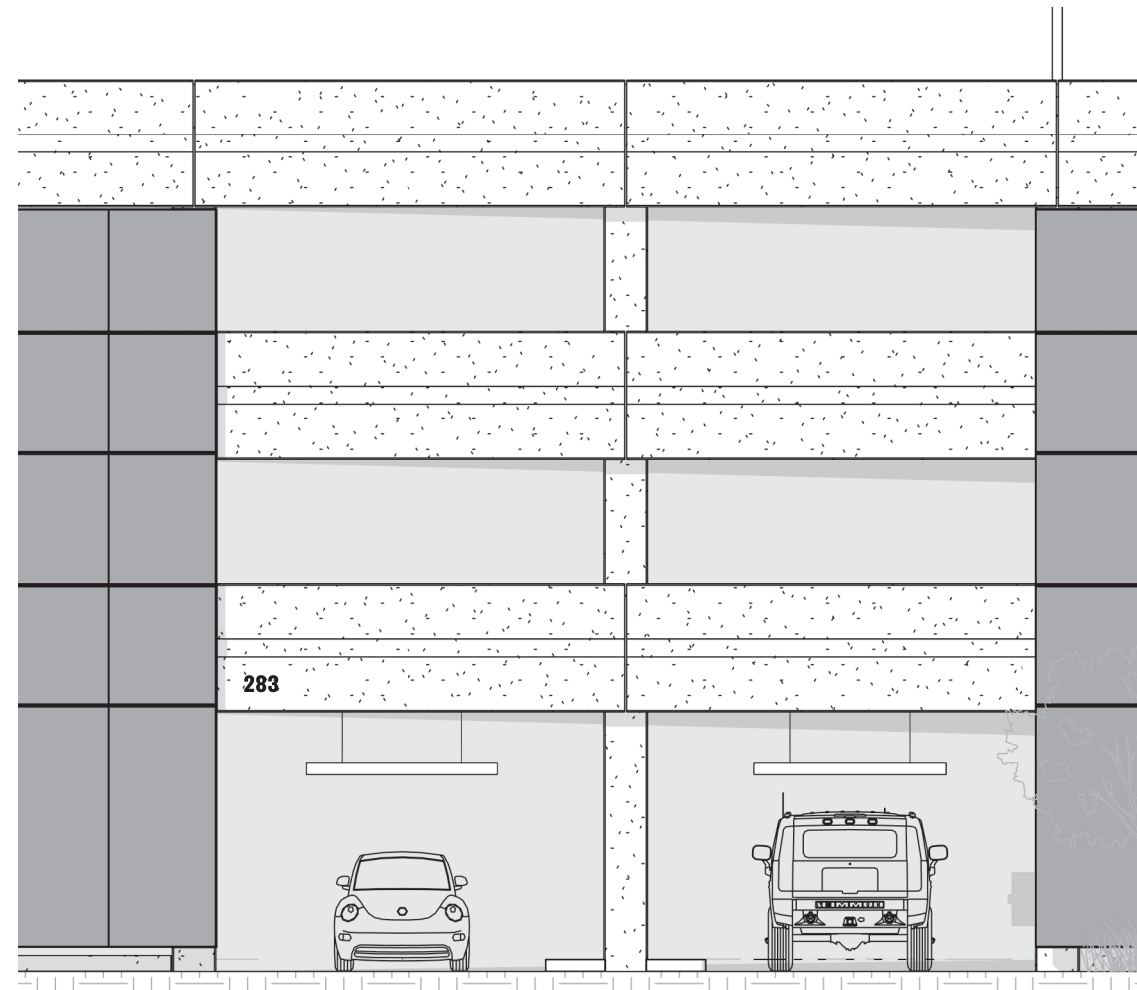
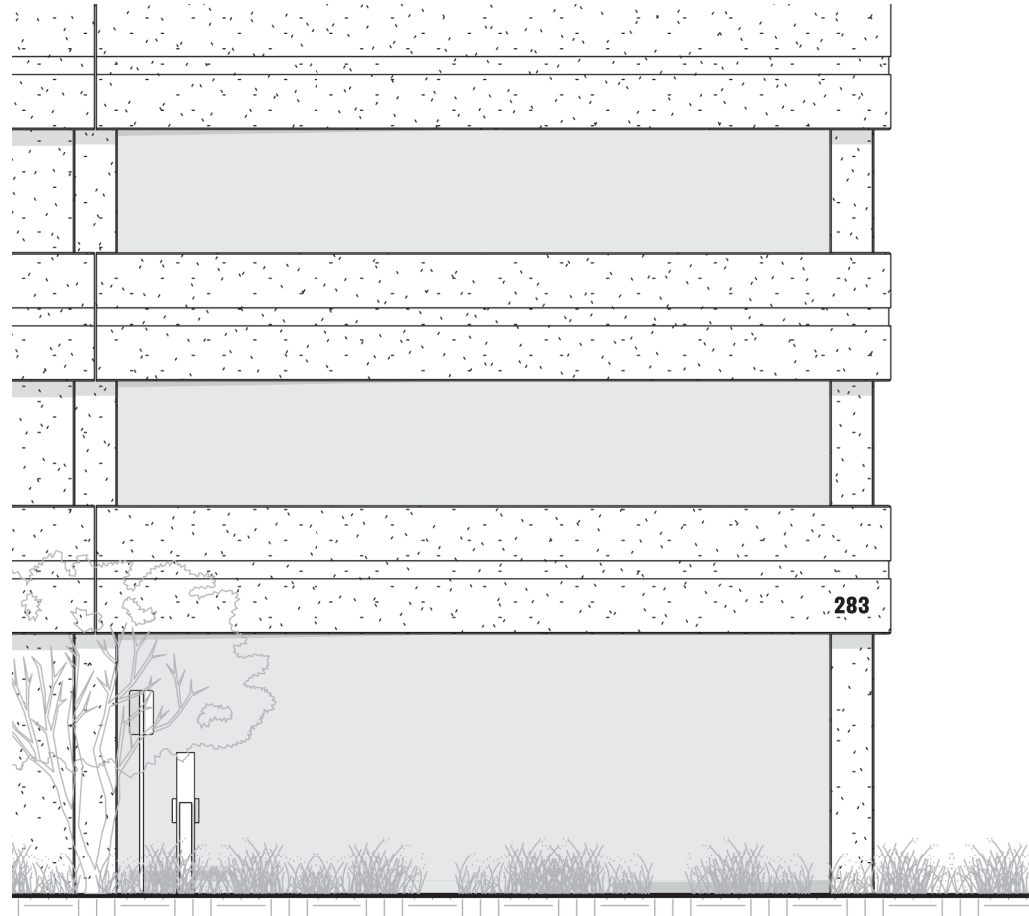
FABRICATION NOTES

- 1 Light grey vinyl; applied to first surface

A5: Address at Parking Garage

Height: 9" max.

Total sq ft: 1'-3" max.



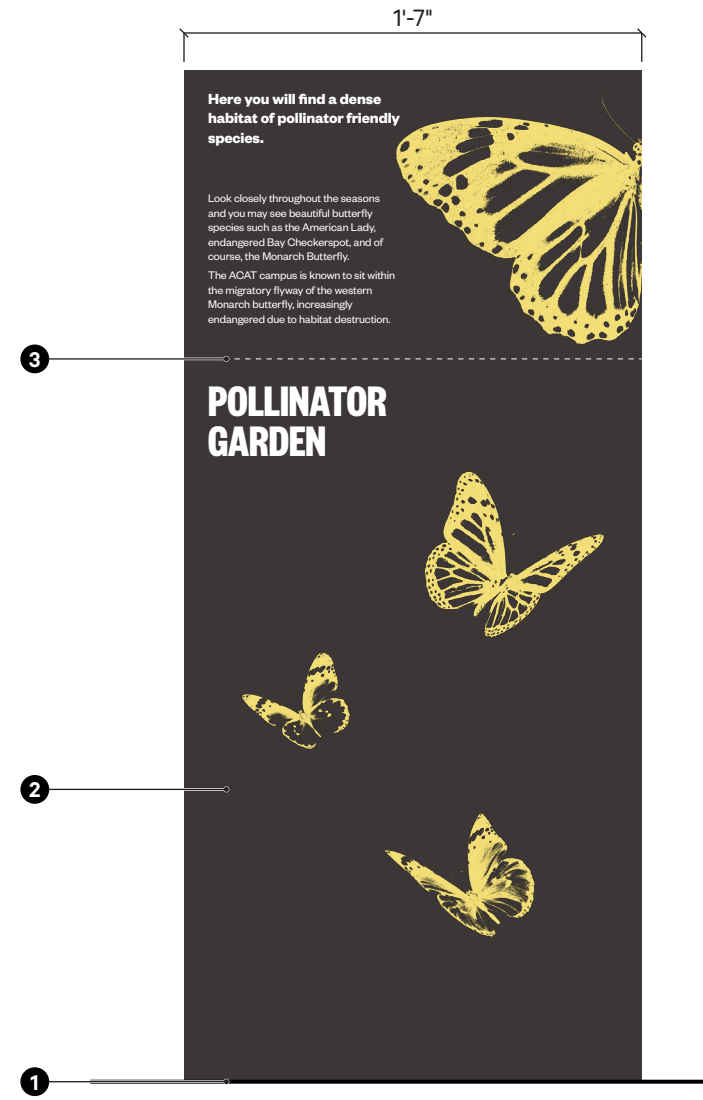
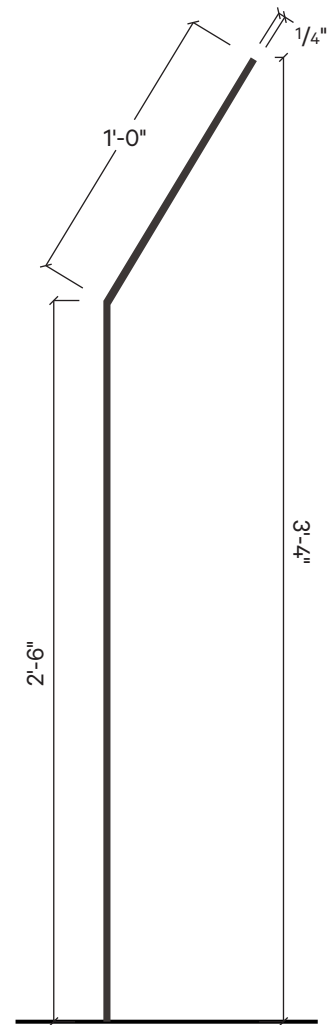
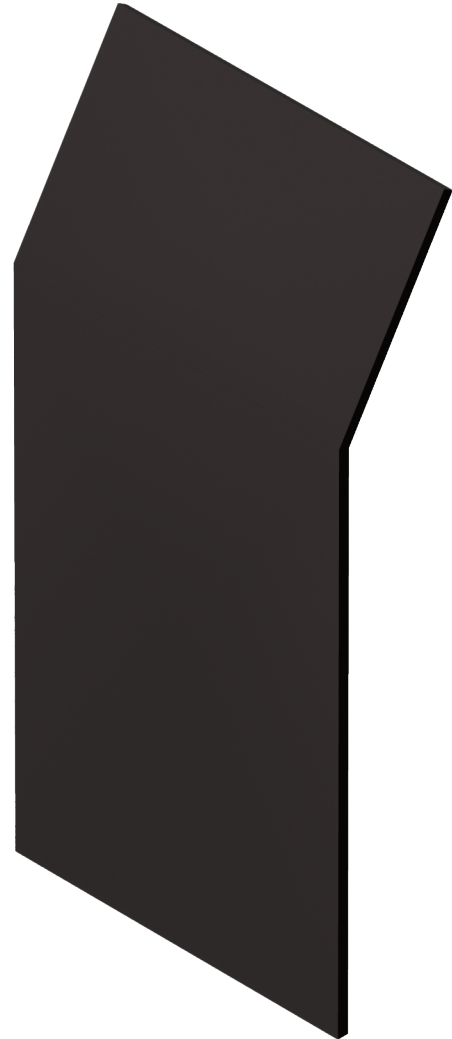
FABRICATION NOTES

- 1 Dark grey aluminum cut letters
- 2 Applied flush to existing structure with concealed fasteners

B: Interpretation

Height: 3'-10" max.

Total sq ft: 6'-8" max.



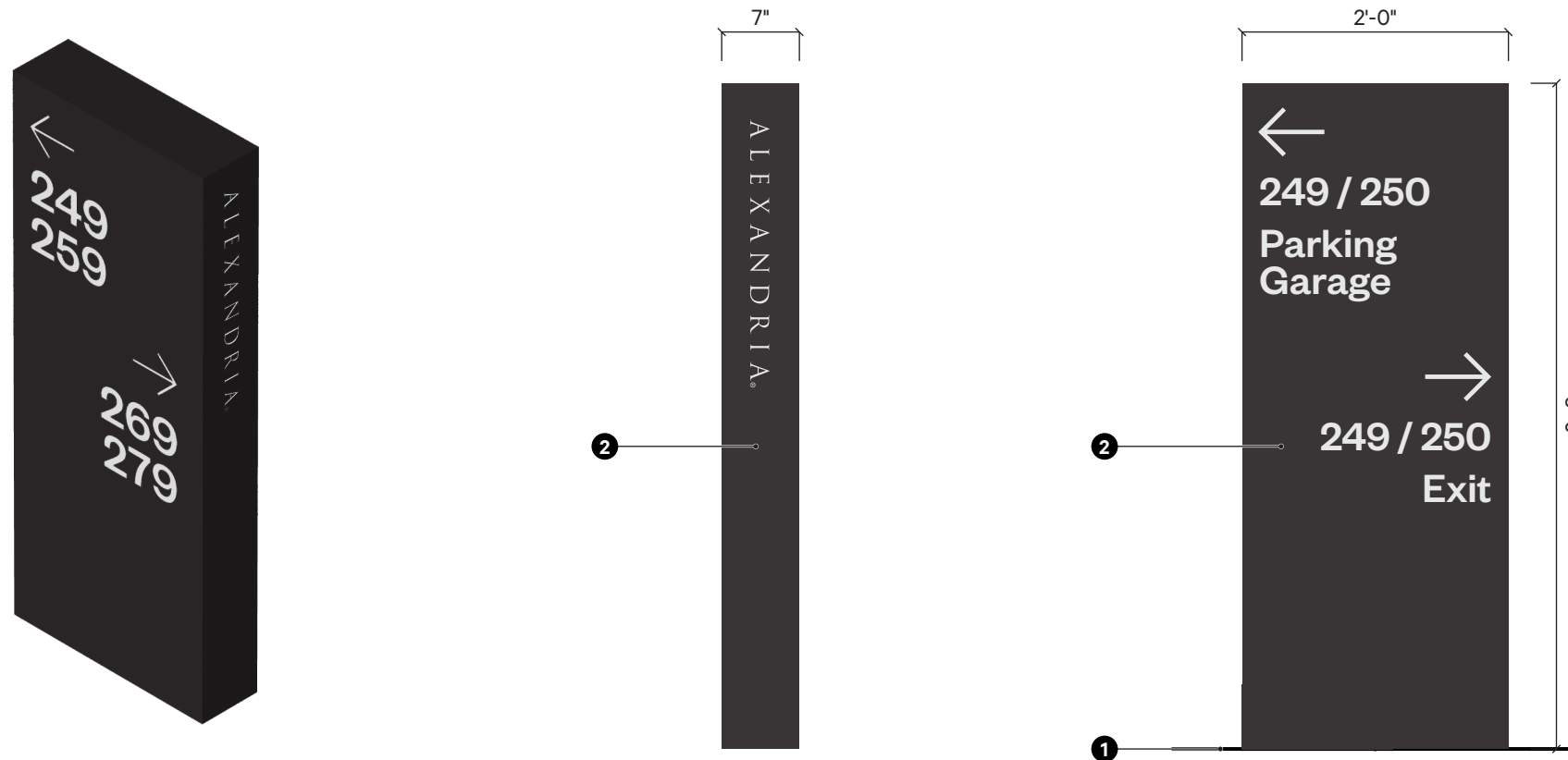
FABRICATION NOTES

- 1 Bottom of sign to be flush with ground; foundation/footing not to be visible
- 2 Aluminum; dye-sublimated graphics
- 3 Bent

D1: Directional Vehicular

Height: 5'-6" max.

Total sq ft: 15'-8" max.



FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl graphics, in some instances on both sides of panel

D2: Directional Pedestrian

Height: 4'-9" max.

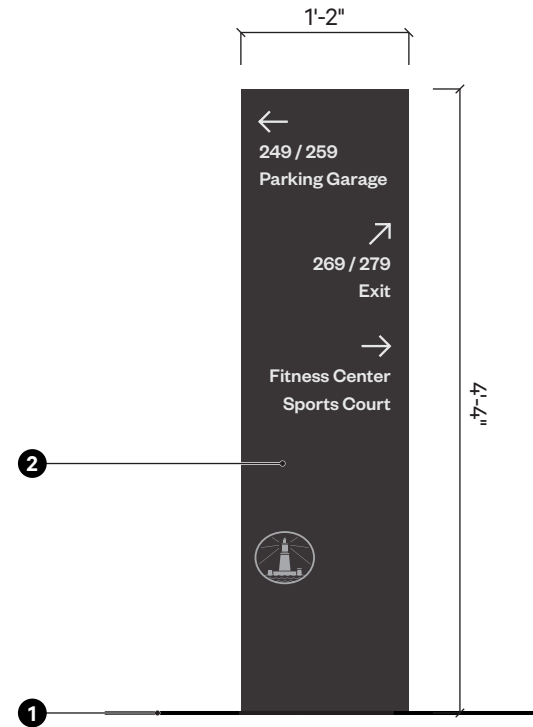
Total sq ft: 6'-1" max.



2"



1'-2"



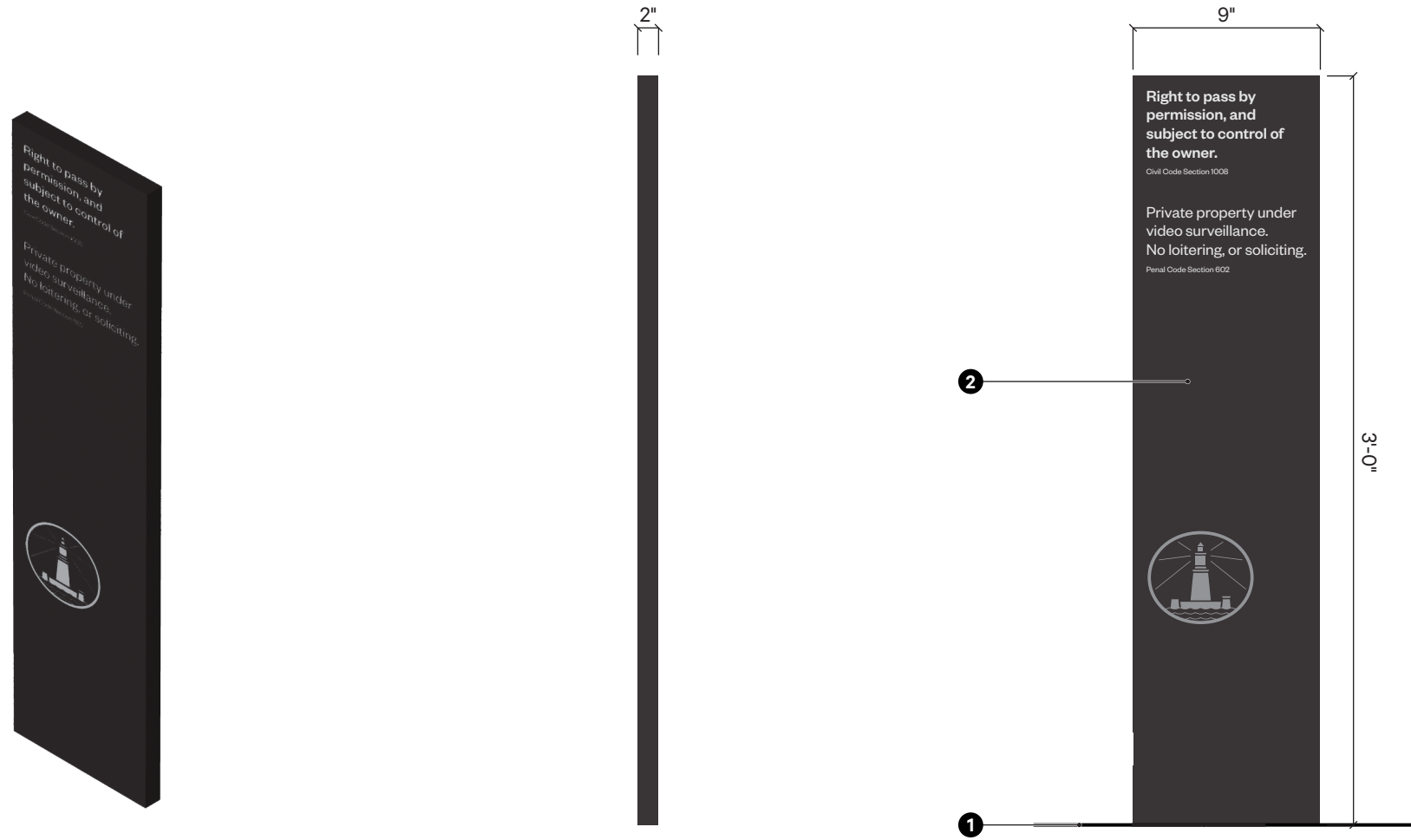
FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl graphics, in some instances on both sides of panel

D3: Regulatory Pedestrian

Height: 3'-4" max.

Total sq ft: 2'-9" max.



FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl graphics, in some instances on both sides of panel

E1 Campus Entrance Primary

Height: 6'-3" max.

Total sq ft: 75'-5" max.



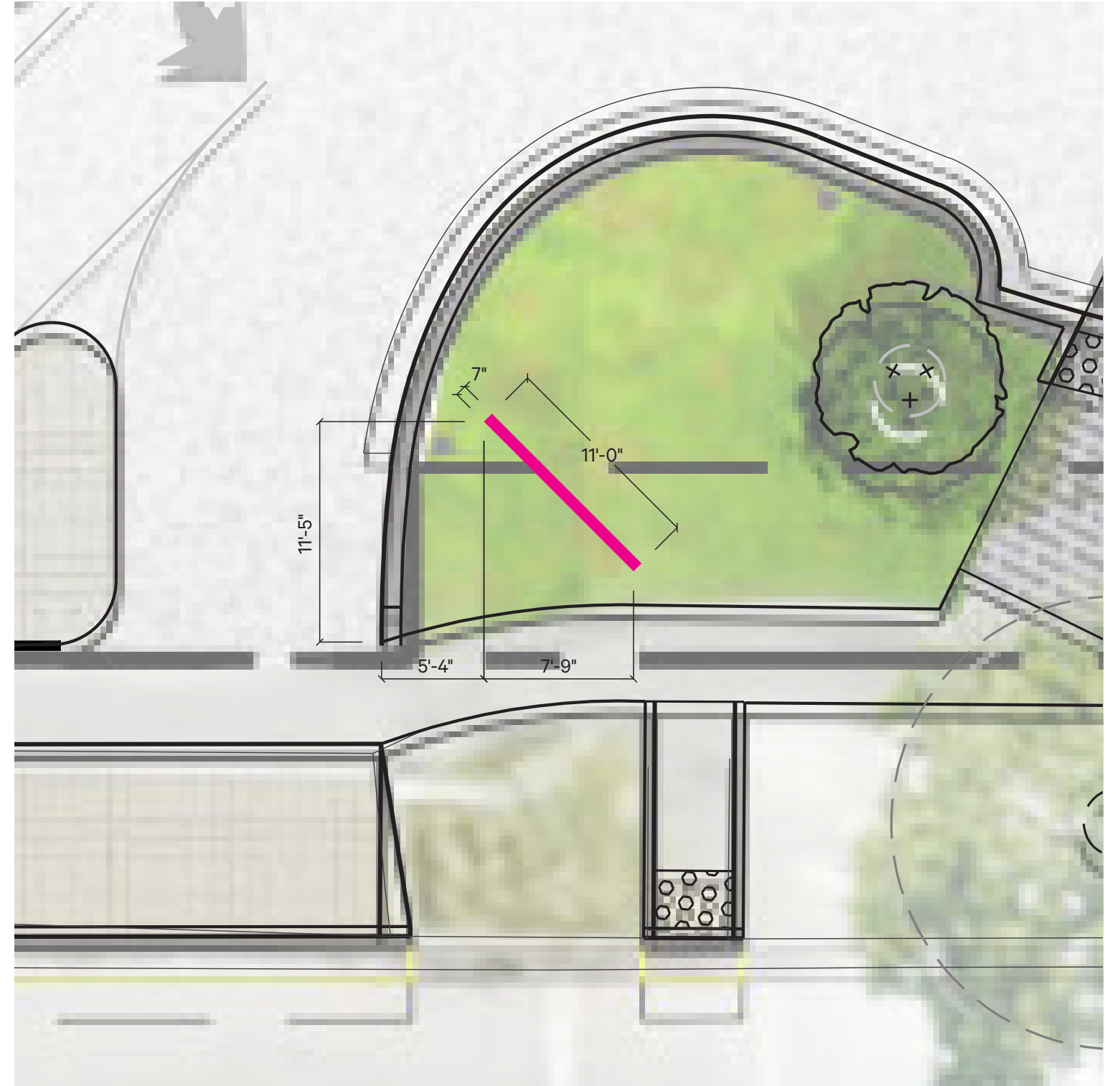
FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl logo and address
- 3 Pushed through acrylic letters push-thru clear acrylic letters with applied 3M diffuser vinyl film to eliminate LED module light leak and provide an even illuminated face appearance.
- 4 Channel letters illuminated with white LEDs from within. Light coming out through perforated sides. Power supply inside cabinet. Sign uplit from landscape ground plane. Lighting on controlled timer.

Reference image:



E1 Campus Entrance Primary Sign—Location



Site plan: Sign position

E2 Campus Entrance Secondary

Height: 4'-5" max.

Total sq ft: 32'-3" max.



FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl logo and address
- 3 Pushed through acrylic letters push-thru clear acrylic letters with applied 3M diffuser vinyl film to eliminate LED module light leak and provide an even illuminated face appearance.
- 4 Channel letters illuminated with white LEDs from within. Light coming out through perforated sides. Power supply inside cabinet. Sign uplit from landscape ground plane. Lighting on controlled timer.

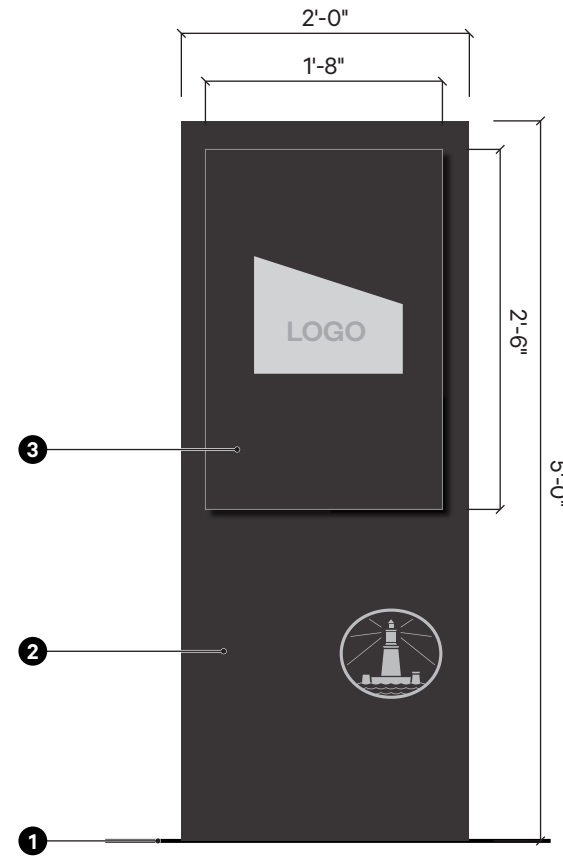
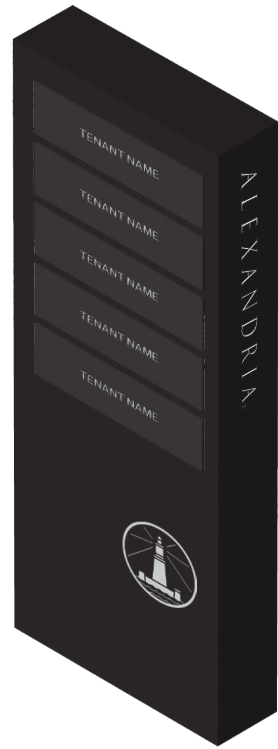
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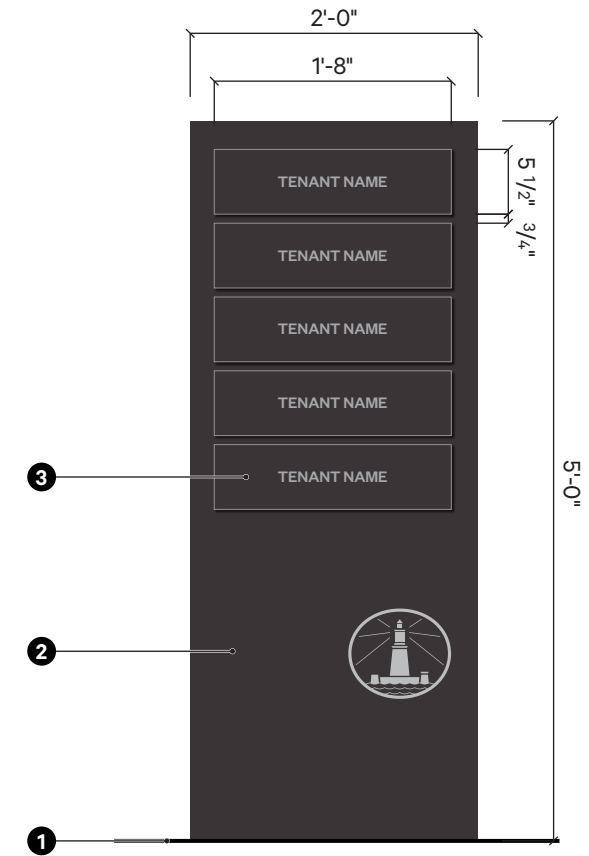
L1: Tenant Monument

Height: 5'-6" max.

Total sq ft: 15'-8" max.



With Option A panel



With Option B panel

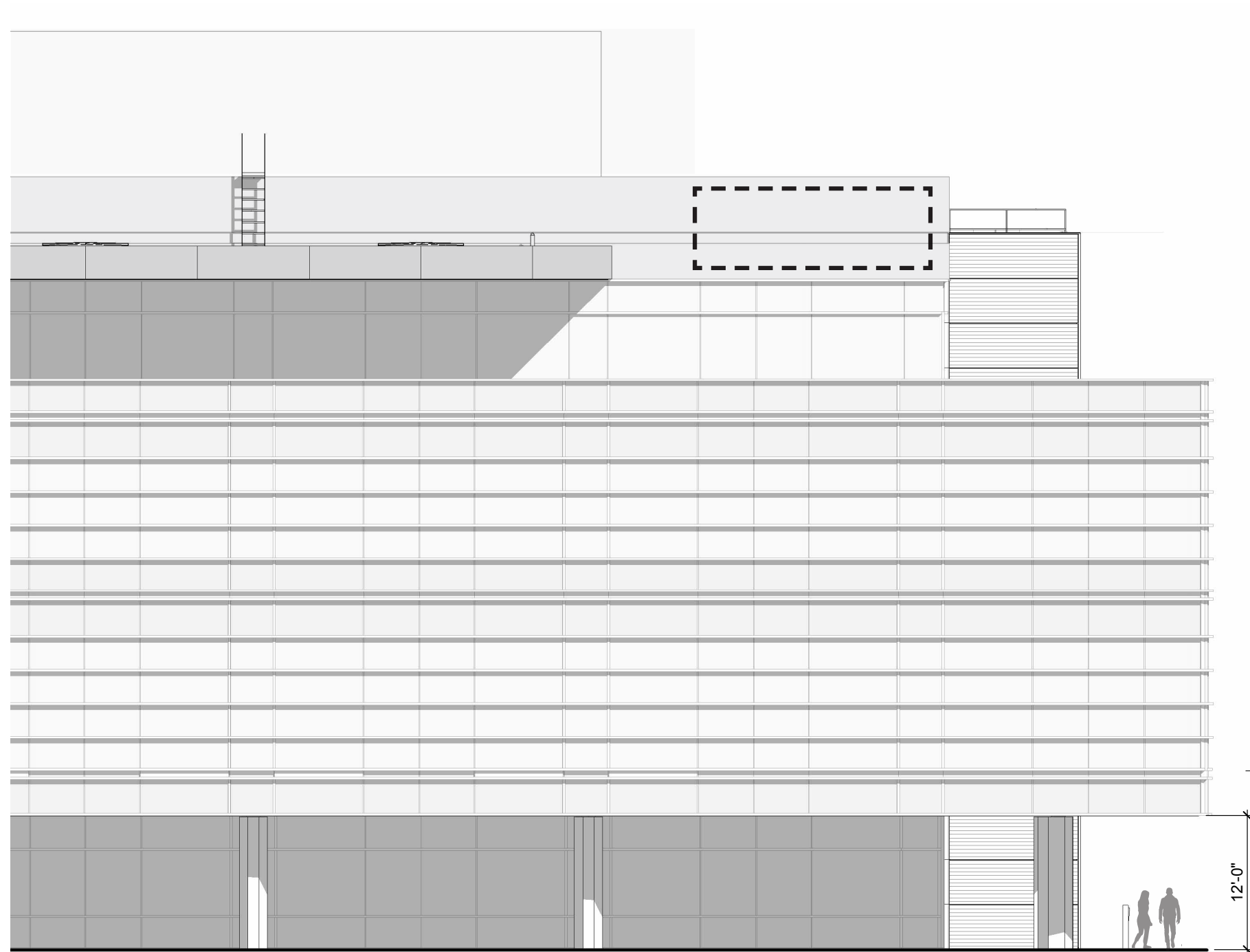
FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl graphics
- 3 Pushed through acrylic panel, edges to match 2 base color; reverse cut-out tenant name/logos. Internally lit

T1: Tenant Sign on Facade

Total sq ft: 129'-5" max.

Type: Tenant Sign on Facade
Spec: Dimensional cut acrylic and/or aluminum lettering/symbol. Visibility of support structures to be minimized, to the extent technically feasible.
Illumin: Internally lit



T1: Tenant Sign on Facade — Building 249

Total sq ft: 129'-5" max.



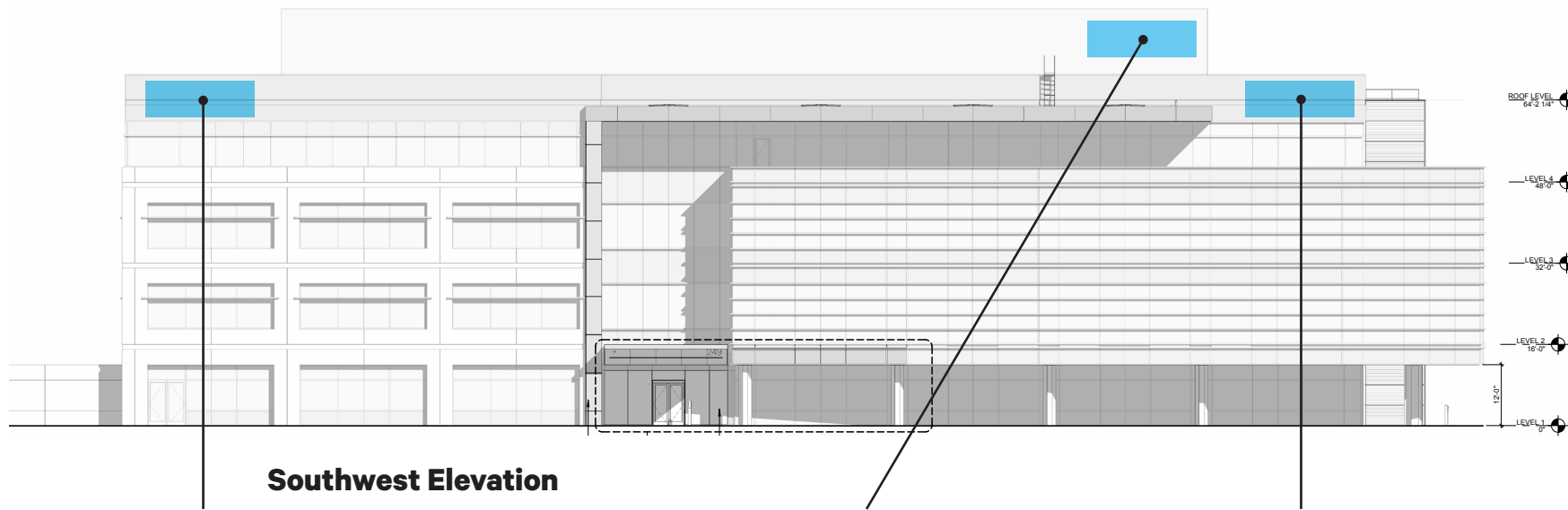
Site Plan (NTS) — general sign position indication.
 Areas shown are proposed locations only. Detailed signage proposals will be included in a future submittal.



Architect visualization of renovated exterior



Previous sign

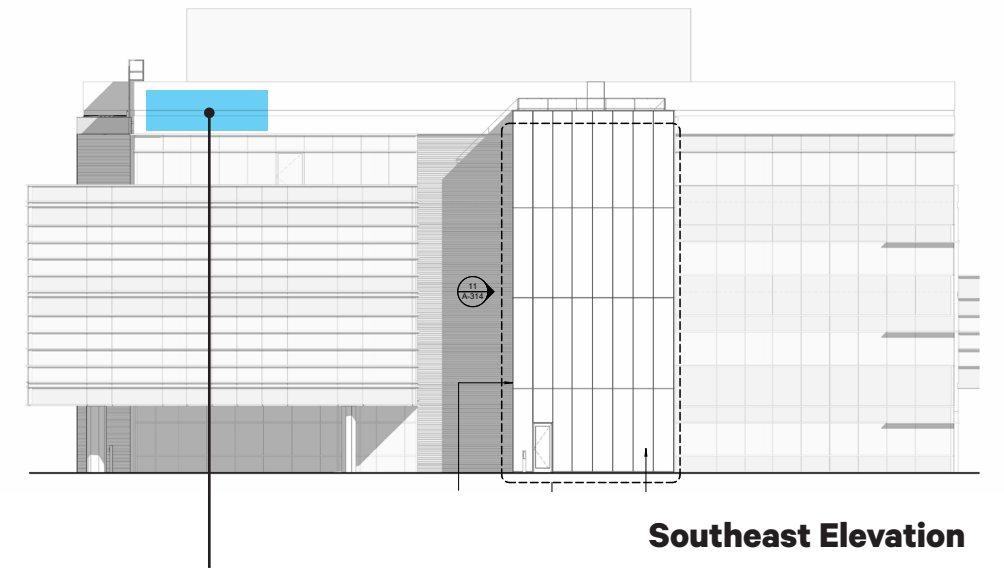


Southwest Elevation

T1
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1
 Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1
 Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft



Southeast Elevation

T1
 Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1: Tenant Sign on Facade — Building 259

Total sq ft: 129'-5" max.



Site Plan (NTS) — general sign position indication.
 Areas shown are proposed locations only. Detailed signage proposals will be included in a future submittal.



Architect visualization of renovated exterior



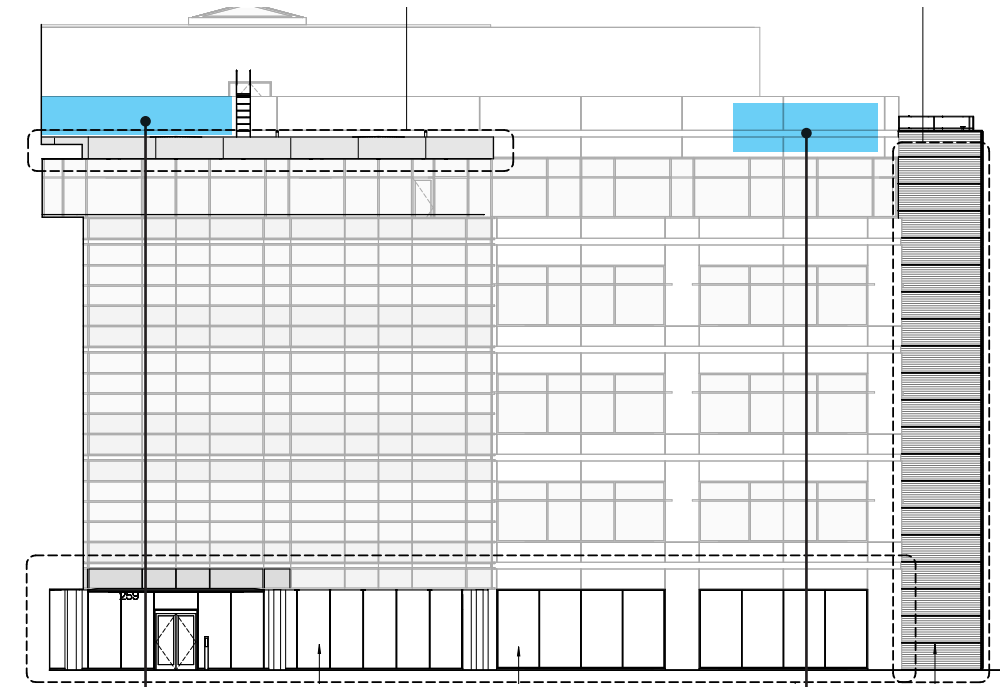
Current Building



West Elevation

T1

Tenant Sign on Facade
 Max area: 129'-5" sq ft



Southeast Elevation

T1

Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1

Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1: Tenant Sign on Facade — Building 269

Total sq ft: 129'-5" max.



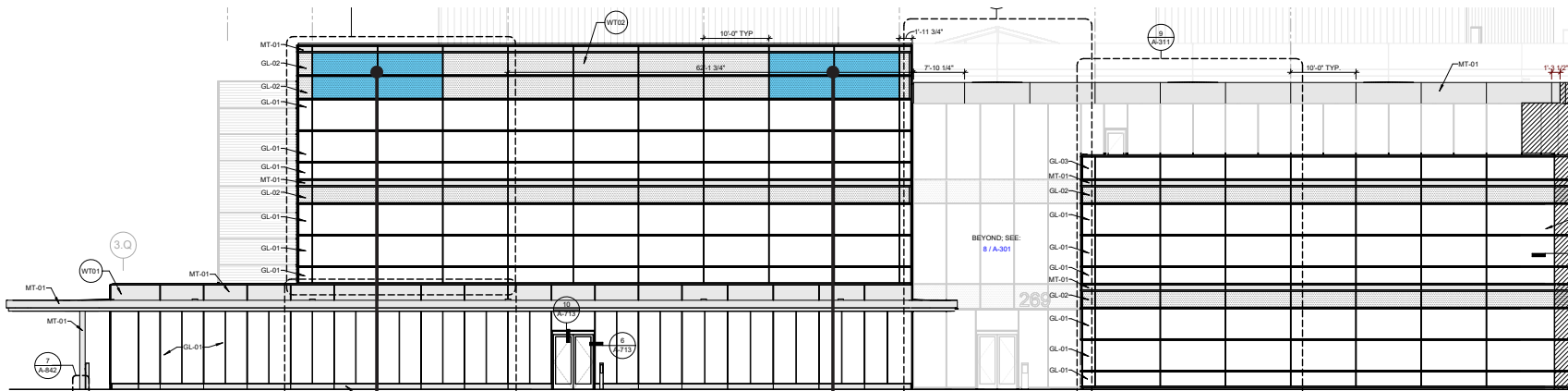
Site Plan (NTS) — general sign position indication.
 Areas shown are proposed locations only. Detailed signage proposals will be included in a future submittal.



Architect visualization of renovated exterior



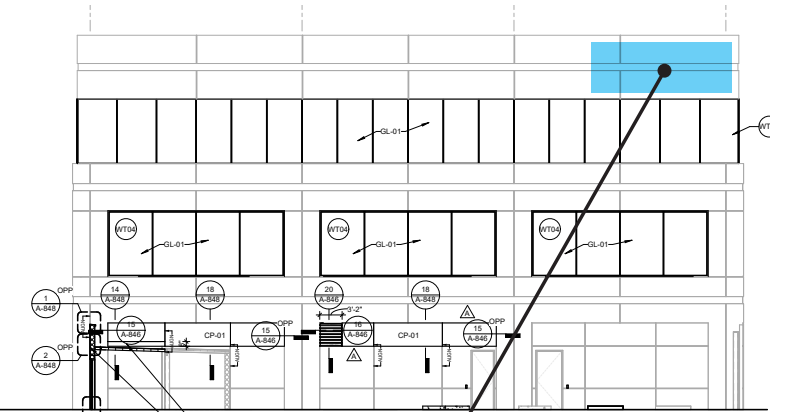
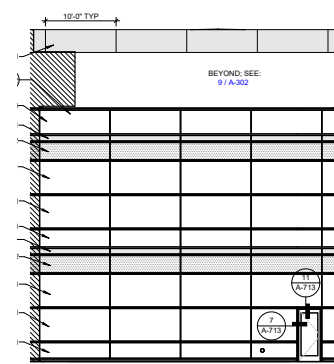
Previous facade



Southwest Elevation

T1
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1
 Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft



Southeast Elevation

T1
 Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1: Tenant Signs on Facade — Building 279

Total sq ft per sign: 129'-5" max.



Site Plan (NTS) — general sign position indication.

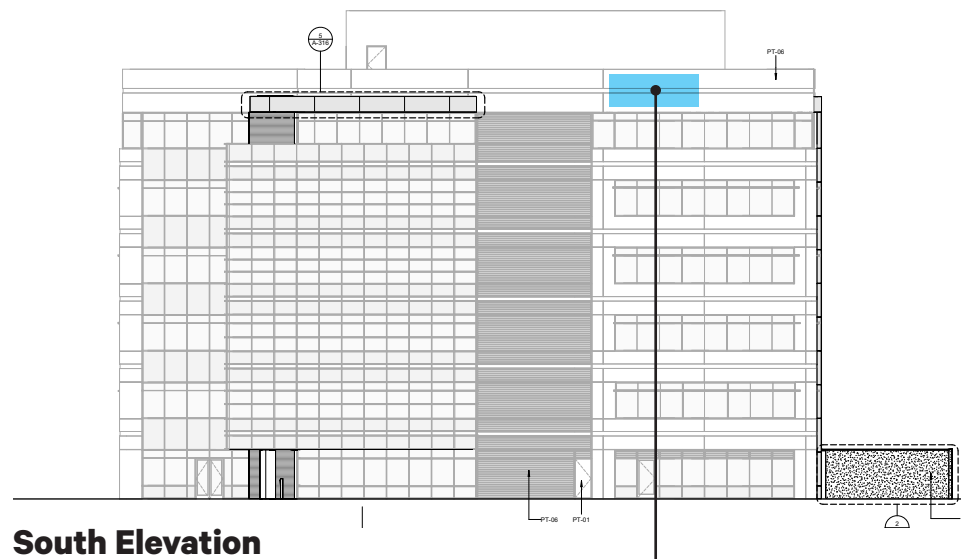
Areas shown are proposed locations only. Detailed signage proposals will be included in a future submittal.



Architect visualization of renovated exterior

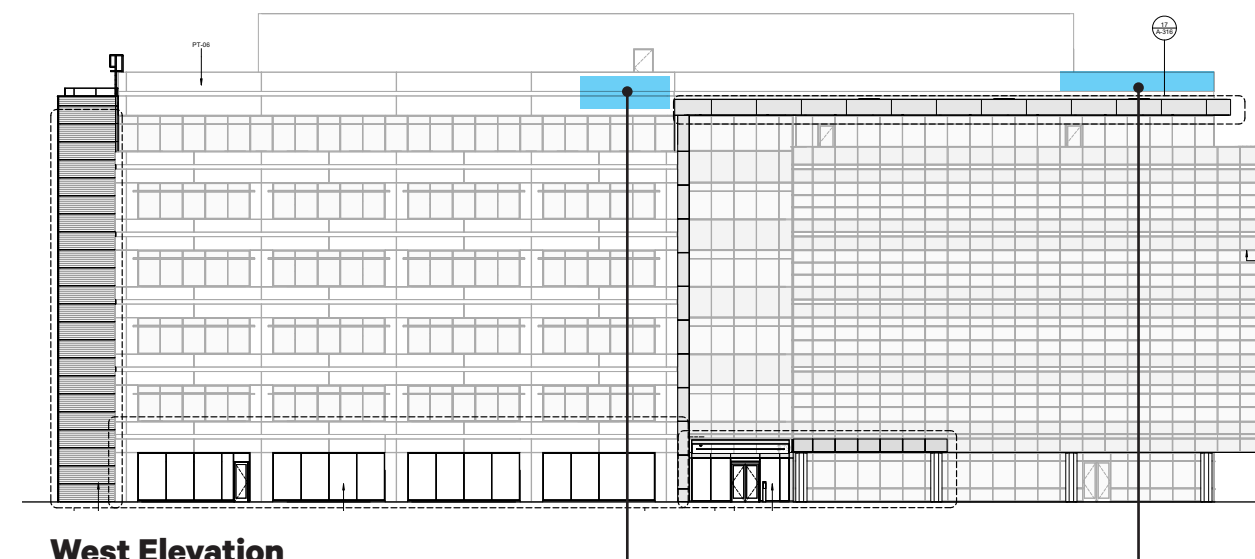


Previous sign



South Elevation

T1
 Tenant Sign on Facade
 Max area: 129'-5" sq ft



West Elevation

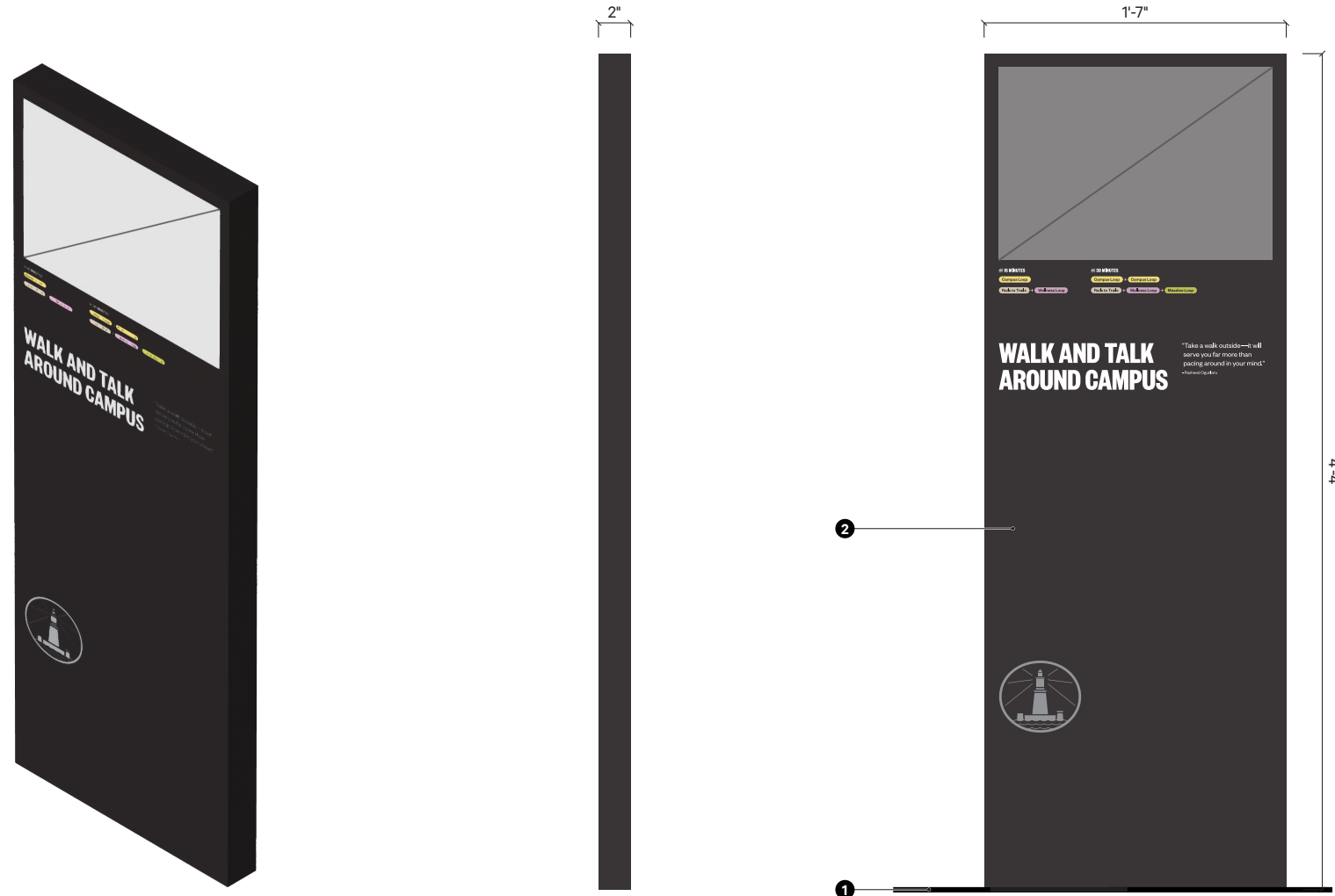
T1
 Alternative location:
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

T1
 Tenant Sign on Facade
 Max area: 129'-5" sq ft

M1: Map

Height: 4'-9" max.

Total sq ft: 8'-4" max.



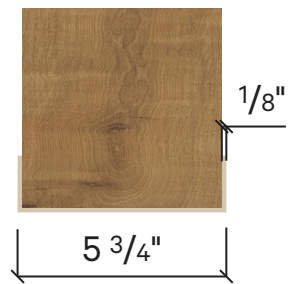
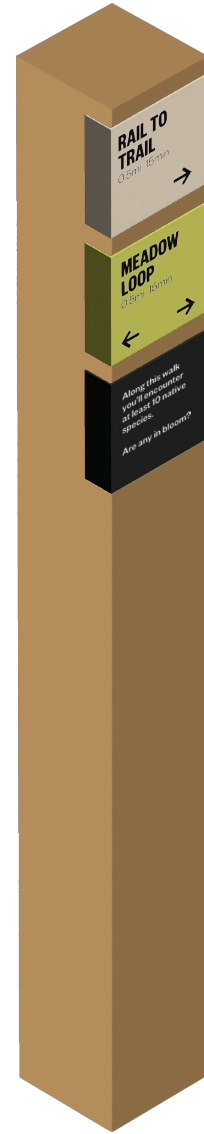
FABRICATION NOTES

- 1 Foundation/footing not to be visible
- 2 Painted aluminum; cut vinyl and direct printed graphics, in some instances on both sides of panel

M2: Post Marker

Height: 4'-9" max.

Total sq ft: 2'-5" max.



FABRICATION NOTES

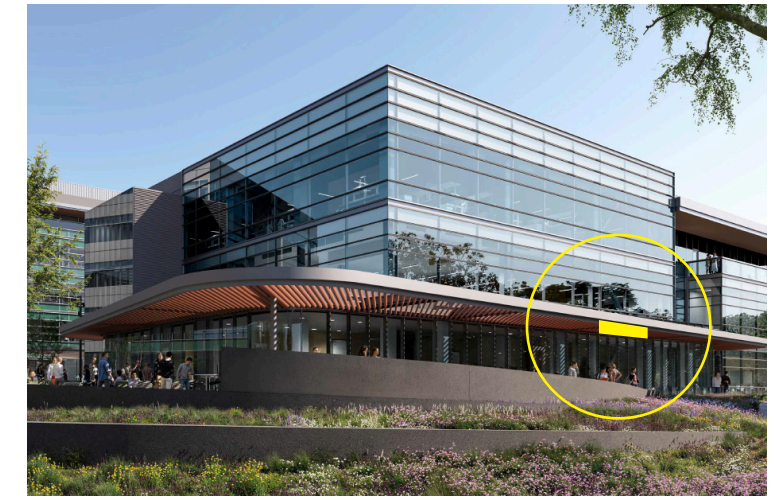
- 1 Foundation/footing not to be visible
- 2 Redwood, Exterior Grade Coatings
- 3 Aluminum; silk screen graphics
- 4 Panel attached flush to 2; hardware to be countersunk flush and painted to match background color of graphic

R1 Retail Sign: Building 269

Height: 3'-0" max.

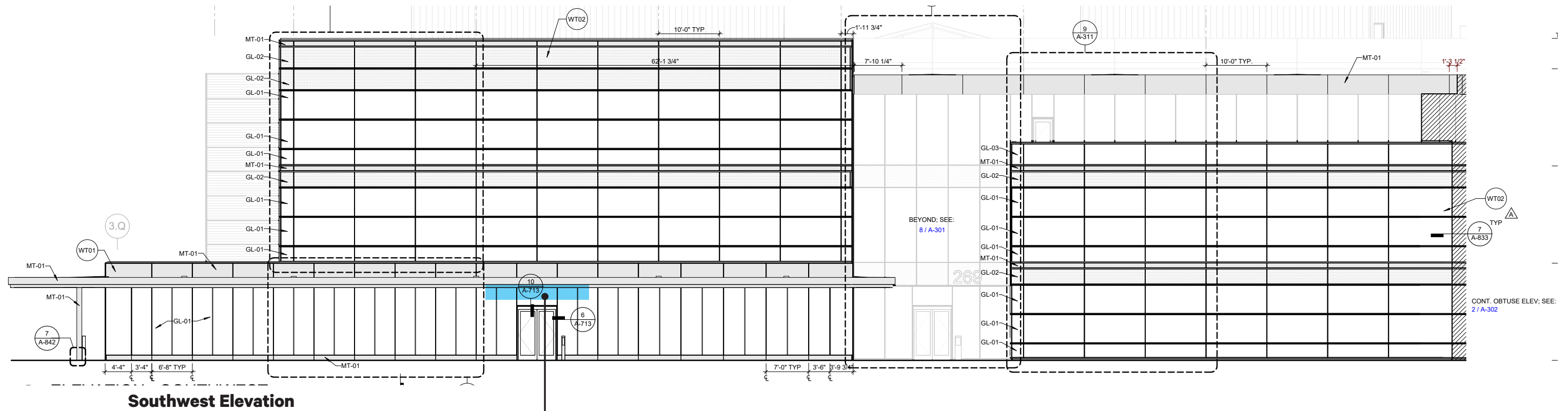
Total sq ft: 48'-0" max.

Areas shown are proposed locations only.
Detailed signage proposals will be included in a future submittal.



Reference image:
Cafe name/logo may hang from canopy,
or may be on glass near door

Architect visualization of renovated exterior



R1
Retail Logo/Sign
Max area: 16' x 3' (48 sq ft)

Summary of Environmental Graphics

Ref	Description	Proposed Max Area (sq ft)	Illumination	Location	Applicable Code Sections
Environmental Graphics					
EG1-1	Mural on wall	881	None	Wall-based	20.360.003(C) Special Circumstances Sign Permit
EG1-2	Mural on wall	514	None	Wall-based	See above
EG1-3	Mural on wall	687	None	Wall-based	See above
EG1-4	Mural on outbuilding/sports pavilion	173	None	Wall-based	See above
EG2-1A	Mural on window	137	None	On glass	See above
EG2-1B	Mural on window	146	None	On glass	See above
EG2-2A	Mural on window	161	None	On glass	See above
EG2-2B	Mural on window	227	None	On glass	See above
EG3-1	Mural on interior wall visible from outside	1540	None	Wall-based	See above
EG3-2	Mural on interior wall visible from outside	1979	None	Wall-based	See above
EG3-3	Mural on interior wall visible from outside	1146	None	Wall-based	See above
EG3-4	Mural on interior wall visible from outside	2257	None	Wall-based	See above

EG: Environmental Graphics

SIGN CODE KEY

Type	Location	Number
	X-L1-1	

SIGN TYPES

- EG Environmental Graphics
- EG1 Wall Mural
- EG2 Glass Mural
- EG3 Interior Mural



EG1: Wall Murals

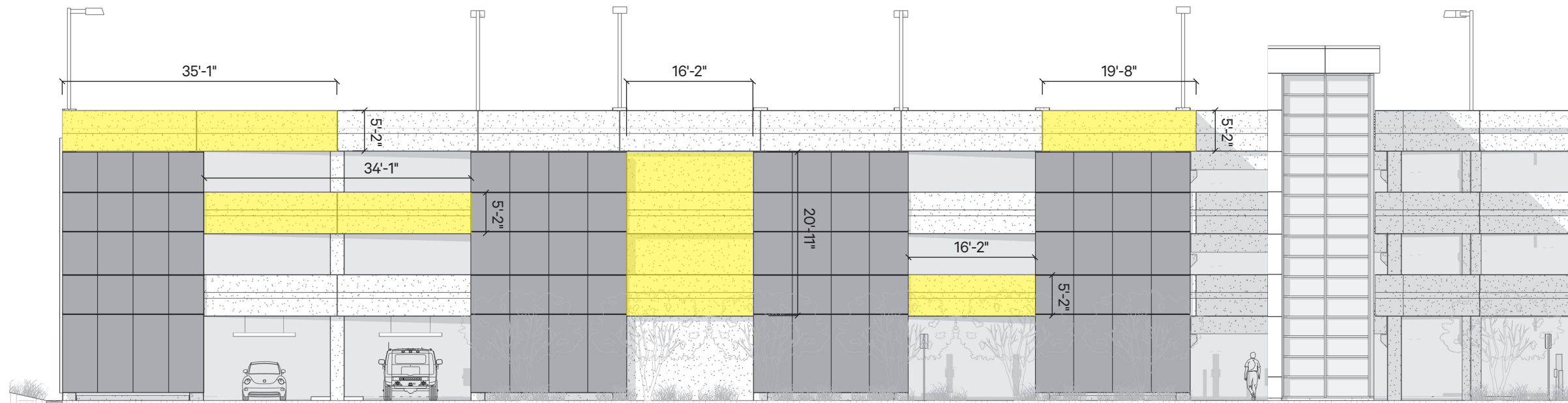
Total sq ft:

EG1-1: 881

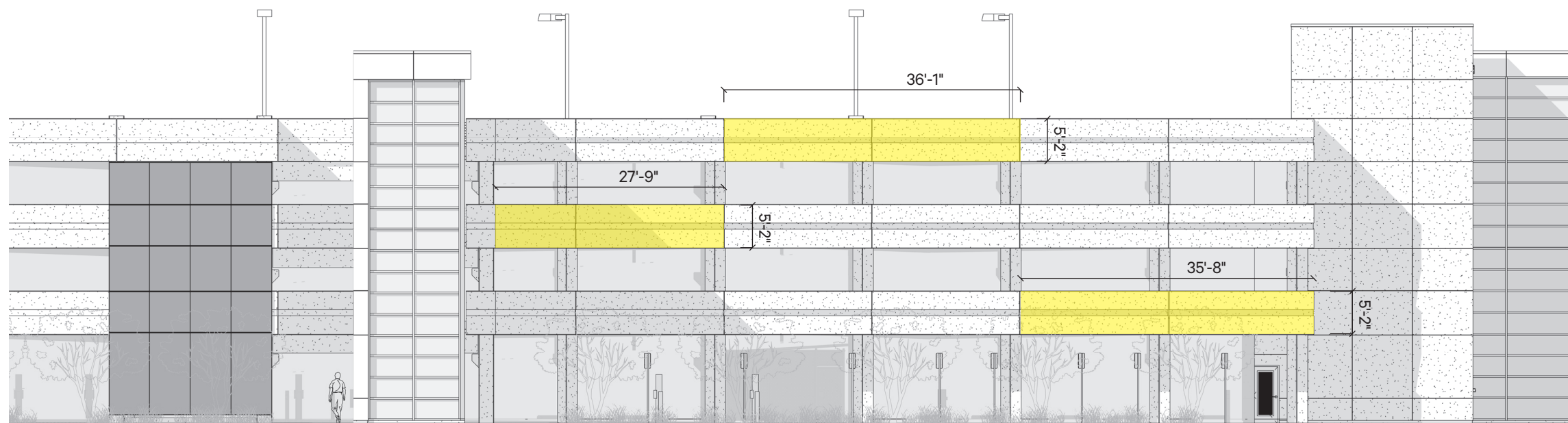
EG1-2: 514



Site photos for general reference



EG1-1



EG1-2

FABRICATION NOTES

All Graphics:

Paint on existing structure

Details TBD in shop drawing process.

EG1: Wall Murals

Total sq ft:

EG1-3: 687

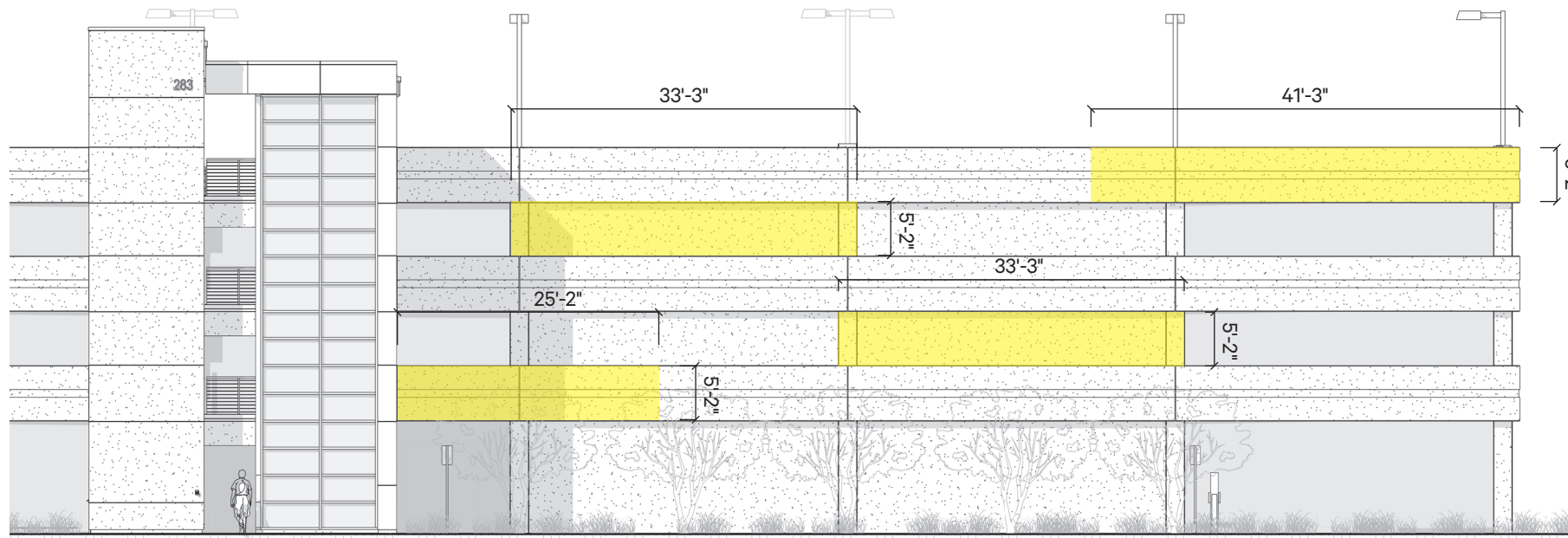
EG1-4: 173



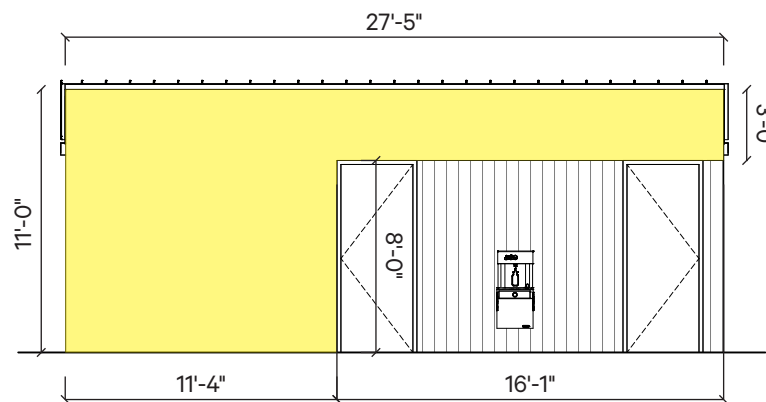
Site photo for general reference



Architect visualization of new sports pavilion building, for general indication.



EG1-3



EG1-4

FABRICATION NOTES

All Graphics:

Paint on existing structure

Details TBD in shop drawing process.

EG2: Murals on glass

Total sq ft:

EG2-1A: 137

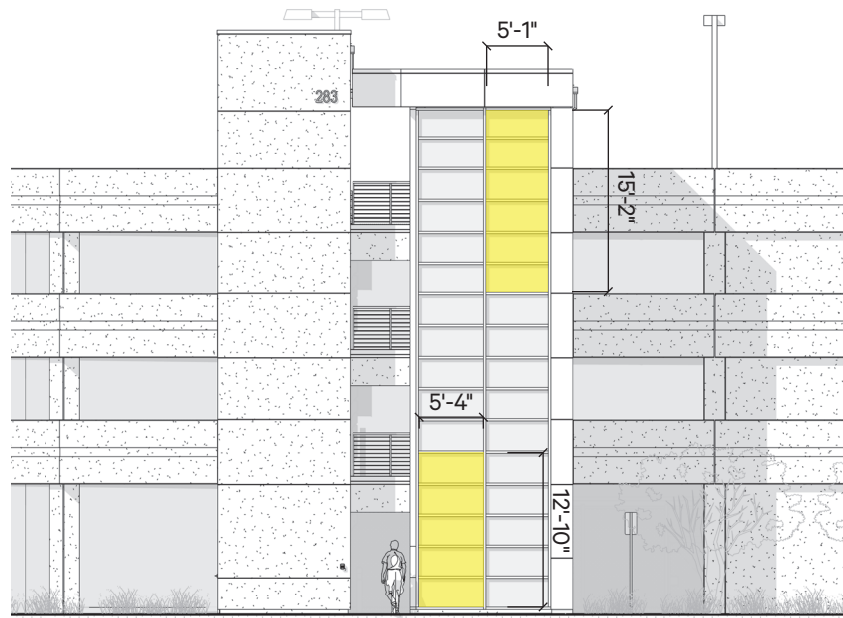
EG2-1B: 146

EG2-2A: 161

EG2-2B: 227



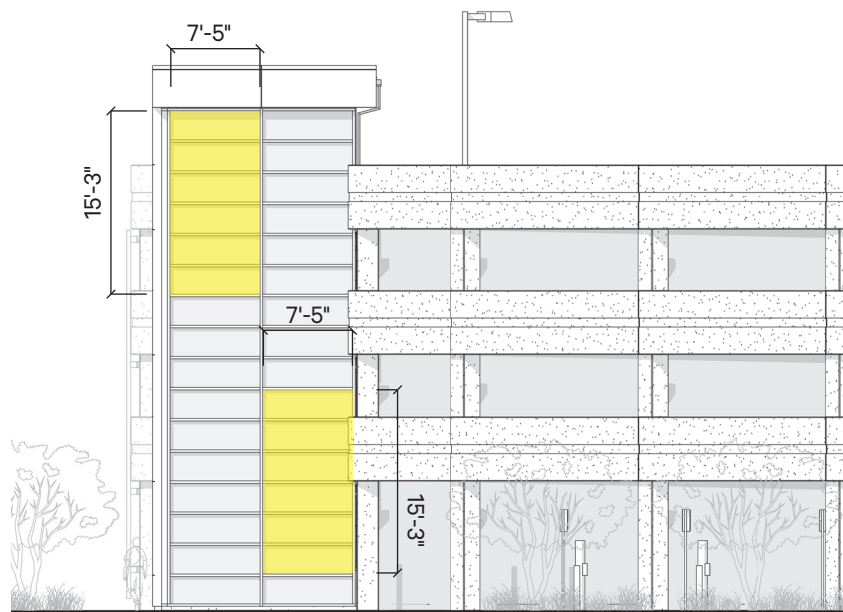
Site photos for general reference



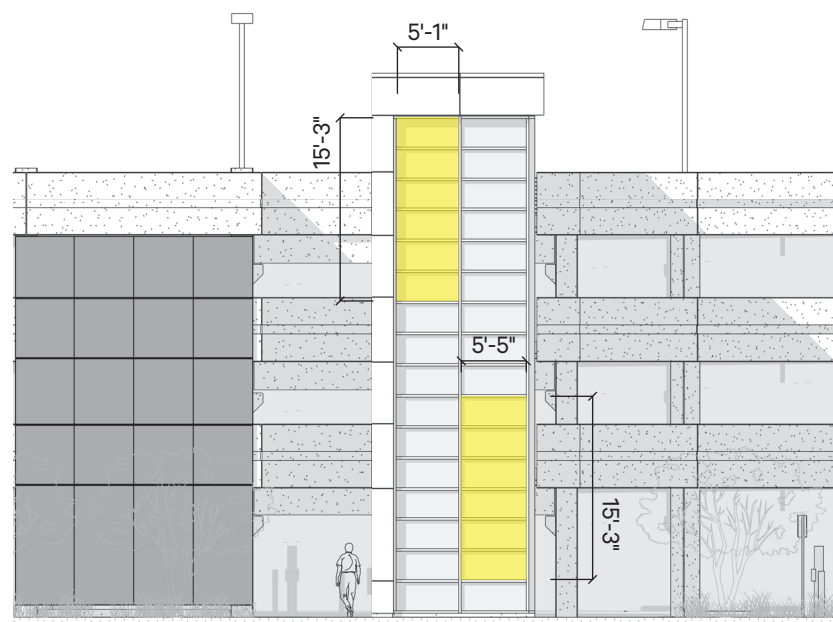
EG2-1 Side B



EG2-1 Side A



EG2-2 Side B



EG2-2 Side A

FABRICATION NOTES

All Graphics:

Graphic printed on optically clear vinyl applied on first surface.

Details TBD in shop drawing process.

EG3: Environmental Graphics: Interior stairwell murals (visible from exterior)

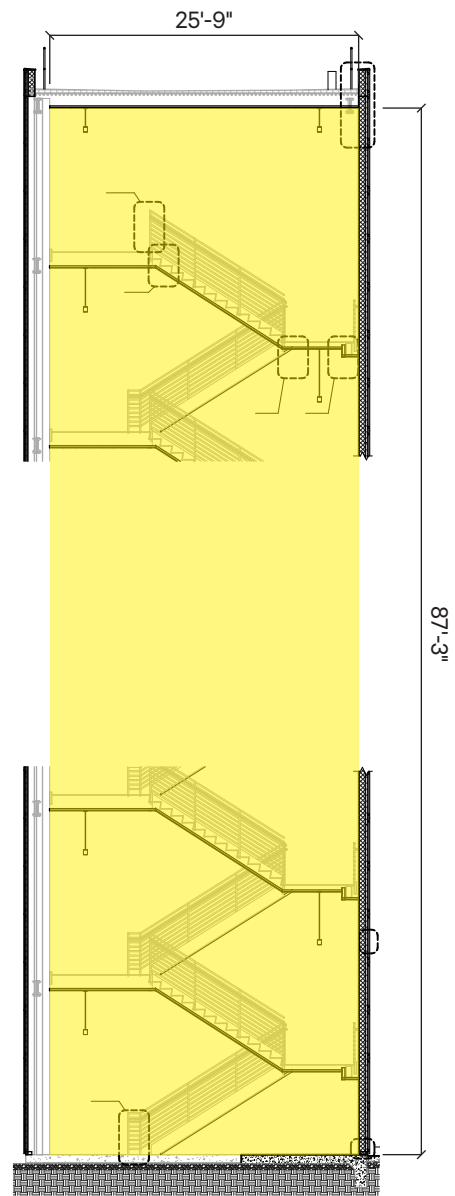
Total sq ft:

EG3-1: 1540

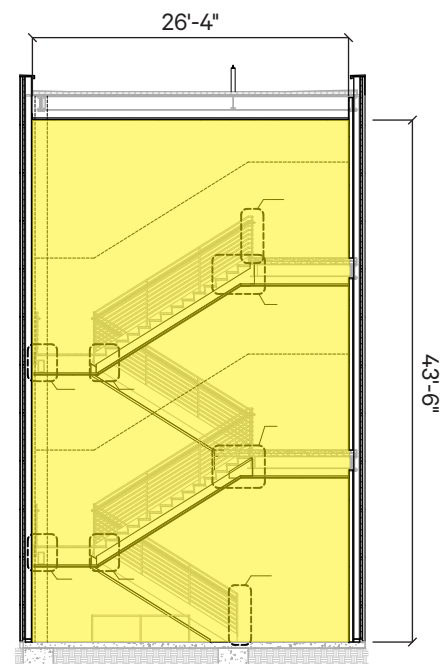
EG3-2: 1979

EG3-3: 1146

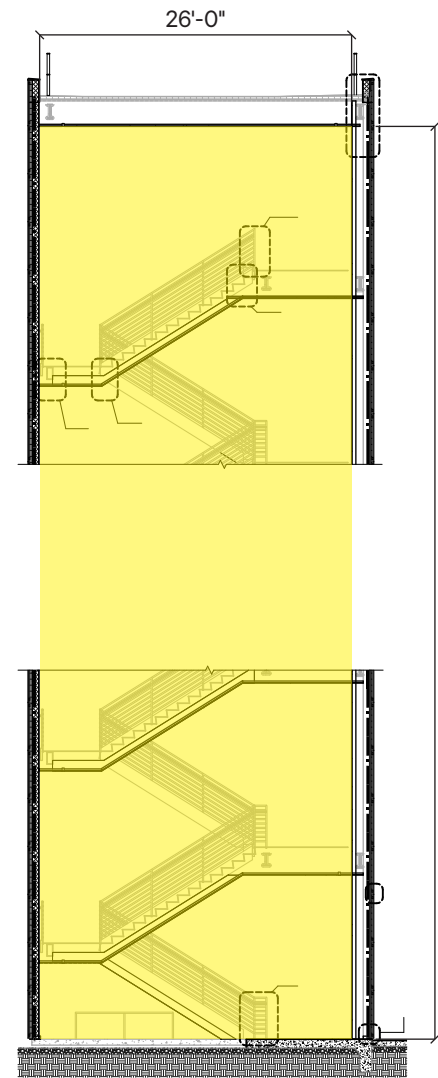
EG3-4: 2257



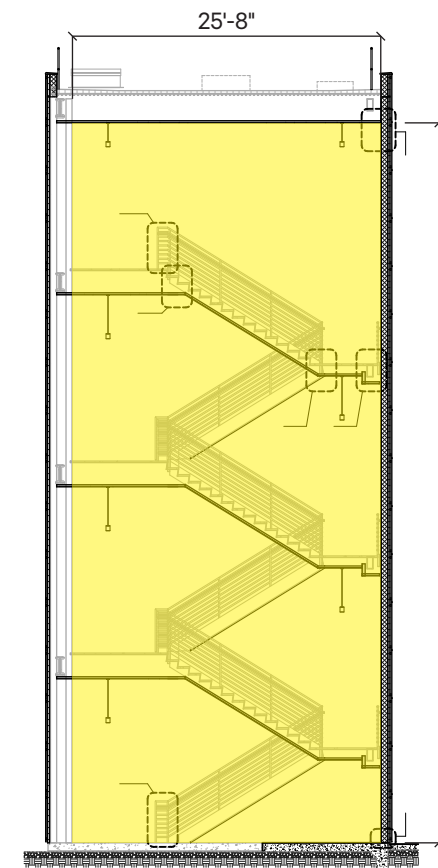
EG3-4



EG3-3



EG3-2



EG3-1

FABRICATION NOTES

All Graphics:

Paint on existing structure;
walls opposite windows on
wall "behind" staircase
Details TBD in shop drawing process.