

Signage Scope

- 10.01 Project Pylon
- 10.02 Project Entry
- 10.03 Vehicular Directional
- 10.04 Directory
- 10.05 Building Mounted Identity
- 10.06 Existing Pylon Update (Large)
- 10.07 Existing Pylon Update (Small)

Murals Scope (NOT INCLUDED)

- 20.01 Graphic/Murals
- 20.02 Historical Graphics/Mural/Art

Signage Color/Finishes

<ul style="list-style-type: none">  C-1 Sherwin Williams SW 7005 - Pure White  C-2 Sherwin Williams SW 7068 - Grizzle Gray  C-3 Sherwin Williams SW 7069 - Iron Ore  C-4 Glen Gary Brick Veneer Canyon Blend 	<ul style="list-style-type: none">  C-5 PMS 021 (Dk. Orange)  C-6 PMS 157 (Orange)  C-7 PMS 160 (Brown)  C-8 PMS 168 (Dk. Brown) 	<ul style="list-style-type: none">  C-9 PMS 7506 (Lt. Cream)  C-10 PMS 155 (Lt. Orange)
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PROPRIETARY INFORMATION

inPLACE Design shall have the right to include a credit line on completed designs or any visual representation as drawings, models and photographs. The credit shall be included in any publication of the design by the Owner or by others. inPLACE Design should be notified of any publication, awards or similar recognition that may be related to the project.

DESIGN DOCUMENTATION

- A. These Design Documentation drawings are for the sole purpose of conveying design intent and are not intended for construction purposes.
- B. Construction drawings/shop drawings are the responsibility of the appropriate fabricator/contractor for each of the disciplines contained therein.
- C. inPLACE Design, and the Owner shall review all shop drawings for conformance with the design intent of these drawings and will not be responsible or liable for any results of construction from working drawings, materials selection, shop drawings, or any other agreements.

QUALITY ASSURANCE

A. Fabricator Qualifications

1. The fabricator shall be responsible for the quality and delivery of all materials and workmanship required for the execution of this contract. It is desirable that the fabricator for work herein have in-house a broad knowledge, diverse shop and field experience, flexibility, coordinating ability, skilled craftsmen, and physical workshop necessary to produce quality products equivalent to or better than similar type products in use in the industry. These general requirements apply equally to the contractor and to his subcontractors.
2. The fabricator shall be responsible for providing all subcontractors with complete and up-to-date drawings, specifications, message schedules and other information issued by the project manager.
3. The fabricator shall submit qualifying data to owner for approval.
4. Fabricator shall notify owner and designer if any changes are made to drawings that affect the design of specific items. (See Section D)
5. The fabricator may make recommendations and/or changes to the details and use of materials as shown on the drawings; and if such recommendations are approved in writing by the project manager designer prior to shop drawings or fabrication of prototypes or samples. Such recommendations shall include the substitution of materials as indicated on the design drawings based upon previous fabrication experiences or as a value engineering exercise. Fabricator recommendations and suggestions are encouraged to achieve the highest quality product. All recommendations and/or suggestions must be approved in writing by the project manager designer.
6. The fabricator shall base his proposal on the performance of all services, including all labor, materials, mock-ups, sample requests, and equipment for the complete fabrication and installation of the product at the agreed upon schedule.

B. Dimensions

1. Written dimensions on the drawings shall take precedence over scaled dimensions. Fabricator shall verify and be responsible for all dimensions and conditions shown by these drawings and shall be responsible for confirming all field dimensions and conditions prior to beginning fabrication.
2. Copy, quantities and references shown on the message schedule shall take precedence over copy shown on the drawings.

3. Locations of signs shown on the plans are for general information. The fabricator shall confirm each sign location with the Owner and general contractor.

C. Execution

1. Fabricator shall notify the designer of any discrepancies in the drawings, in field dimensions or conditions, and/or changes required in construction details. All discrepancies shall be brought to the attention of the project manager.
2. Sign fabricator shall provide all internal/external sign components such as transformer, light source, wiring, fixture receptors, and internal reinforcing as an integral unit. GC shall provide electrical service as required.
3. Sign fabricator shall assume responsibility for protecting all signage and graphics from any environmental damage and obvious hazards or risks associated with location of the project, such as damage caused by birds, high winds, salt laden air, etc. This includes, but is not limited to omitting all chances of habitation of birds on both interior and exterior signage, as well as assuring the continued cleanliness and visibility of the signage and graphics from other environmental factors.

D. Contractor Responsibility

1. Review shop drawings, product data and samples prior to submittal.
2. Verify field measurements, field construction criteria, catalog numbers and similar data.
3. Sign fabricator's responsibility for deviations in submittals from requirements of the Design Documentation is not relieved by project manager's review of submittals unless the project manager gives written acceptance of specific deviations.
4. A deviation shall be construed to mean a minor change to the sequence indicated on the drawings or specifications. A deviation is not intended to allow substitutions of product options.
5. In addition to notifying the project manager in writing of deviations, such deviations shall be circled on the shop drawings.
6. Do not begin work until the corresponding submittals have been reviewed and approved.
7. Coordinate and provide to the GC locations requiring blocking and backing built into the building construction for securely mounting sign panels and carefully field check and cross reference with the owner, municipality, GC and all other parties to verify/identify any conflicts with existing site elements such as underground or overhead utilities.
8. Review and understand local codes in order to meet all local code requirements for signage.

E. Artwork

1. Artwork will be submitted as a hard color copies in a scaled percentage of the final size or in the form of digital PDF. Artwork will be provided for symbols, logos and custom-designed graphic components. The artwork provided will not be color-separated nor will it provide for trapping, overprinting or other requirements specific to the reproduction method. All enlarging and reducing of scale is the responsibility

of the signage contractor to keep items to proper proportion. Refer to the design development drawings for reference as to what artwork will be provided.

F. Labels

1. There shall not be any visible labels on the completed signs unless required by law.

G. Mock-ups or Prototypes

1. Provide visual mock-ups, for review and approval where/when requested.

H. Inspection

1. The sign contractor shall examine the substrates and conditions on which the signs are to be installed and notify the owner's designated representative in writing of conditions that would impede the proper and timely completion of the work. Do not proceed with the work until all unsatisfactory conditions have been remedied.

I. Delivery, Storage, and Handling

1. Pack, wrap, crate, bundle, box, bag or otherwise package, handle, transport, and store all fabricated work as necessary to provide protection from damage by any cause.
2. Protect surfaces and edges of door and wall plaques from damage. Maintain acrylic plastic manufacturer's original protective sheet on face of plaques or replace with new protective covering. Identify "up" side of plaques. Package each plaque individually and in similar groups. Identify each package.

J. Installation

1. Signage design and installation for this project must conform to all federal, state and city regulations and ordinances. It is the responsibility of signage fabricator to submit drawings to the proper agencies for review and approval prior to construction. It is also the responsibility of the signage fabricator to obtain the necessary permits and approvals prior to construction.

K. Warranty

1. Warrant work against failure because of faulty materials, workmanship, and design for a period of five years from date of substantial completion.
2. Fading, cracking, warping, peeling, delaminating, rusting, oil canning, corroding and structural failure, including distortion, will be construed to mean failure because of faulty materials and workmanship.
3. Sign fabricator shall be prepared to make all necessary repairs after completion of a punch list has been preformed by the designer or others after installation.
4. Failures during the warranty period shall be repaired or replaced to the satisfaction of the Owner.

L. Submittals

1. Shop drawings
 - a.) The sign fabricator shall submit digital PDF's to both the Owner, Project Manager (designer) and General Contractor.
 - b.) The drawings are to show all materials thicknesses, finishes, construction details, installation details, of structure, artwork and illumination as well as the location of all seams, finished and unfinished.

c.) Review of shop drawings will be done in a timely manner by the Designer and Owner so as not to delay the work.

d.) The sign fabricator shall make any changes indicated by the designer and Owner and resubmit the shop drawings for final approval. Approved shop drawings must be received by the fabricator before fabrication can start.

e.) Shop drawings will be reviewed for compliance with design intent only. The sign contractor is completely responsible for all other aspects of fabrication including engineering, procedures, installation techniques and performance, as well as coordination with site contractors and related trades.

f.) During the review process, affixed stamp and initials or signature acknowledging review of submittal are as follows:

- I. No Exceptions. (Allowing fabrication to proceed).
- II. Exceptions as Noted: Submit Corrected Record Copy. (Allowing fabrication to proceed pending changes as noted).
- III. Not Accepted; Revise & Resubmit. (Changes must be made and review process with continue with new submittal to Owner and Project Manager. Fabrication can not proceed).

2. Product Data

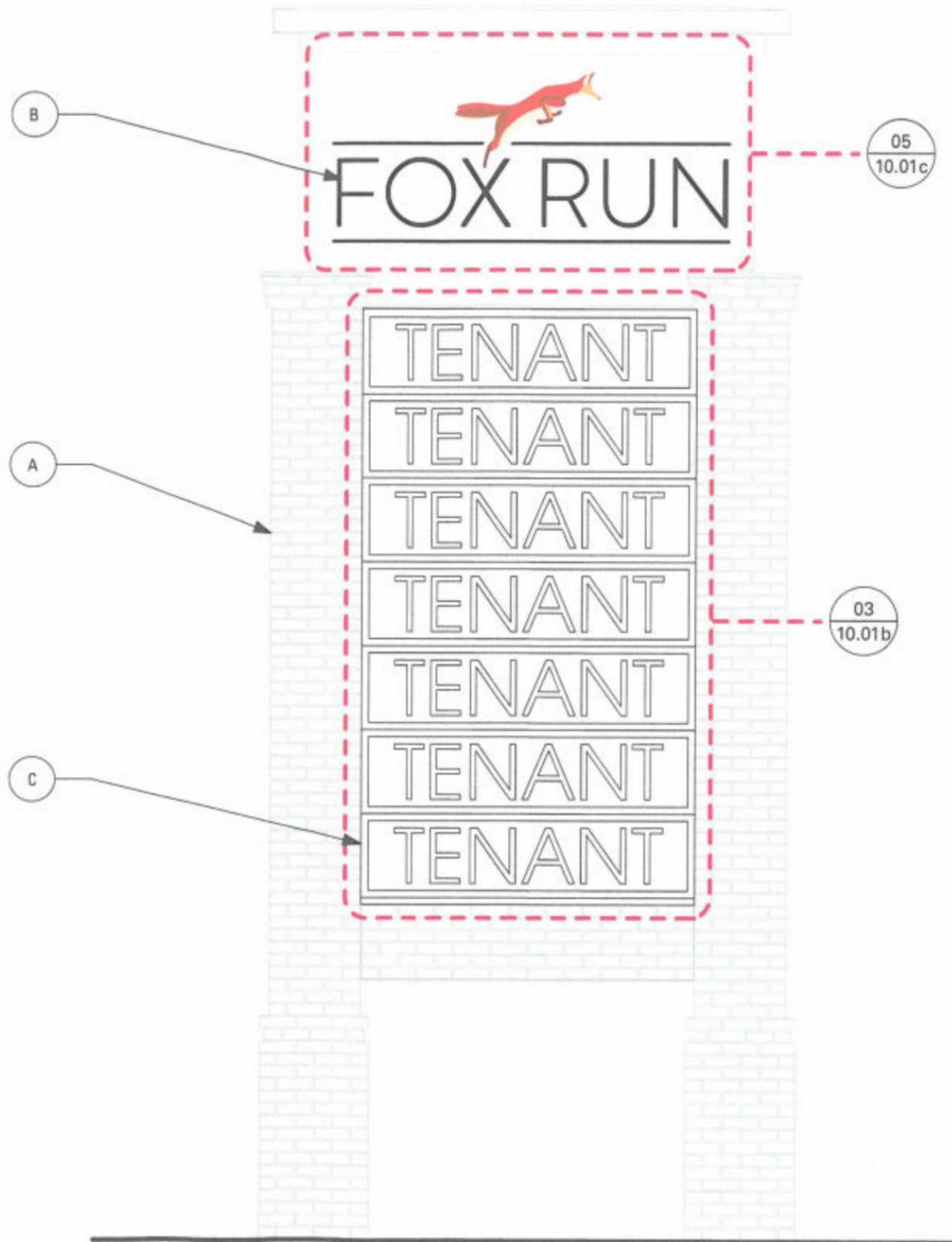
- a.) The contractor shall submit manufacturer's technical data and installation instructions for each type of sign or fixture required for the finished and installed unit.
- b.) The contractor shall supply specific samples as requested on the drawings. The fabricator shall submit three (3) samples of each material in the finish and texture specified and each paint color on the material and in the finish specified on the drawings. Minimum size shall be 3" x 3". Samples should be submitted in ample time to allow adjustments and resubmits without causing delay to the project.
- c.) The fabricator shall provide the Owner with complete care and maintenance instructions for the installed pieces.
- d.) The fabricator shall provide the Owner with one half-pint can of touch-up paint of each type and color used.

NOTE: These drawings are intended to convey design intent only. Final engineering, materials, fabrication and installation shall remain the responsibility of the fabricator to insure quality fit and finish for all components. Signage fabricator will warranty all work as mentioned in this document.

All ideas, designs, arrangements and plans indicated or represented by all drawings in this set are owned by and are property of inPLACE Design, created and developed for use on and in connection with a specific project. None of such ideas, designs arrangements or plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of inPLACE Design.



01 Rendering
NTS



02 Front Elevation
Scale: 3/8" = 1'-0"

Signage Color/Finishes

- C-1 Sherwin Williams SW 7005 - Pure White
- C-2 Sherwin Williams SW 7068 - Grizzle Gray
- C-3 Sherwin Williams SW 7069 - Iron Ore
- C-4 Glen Gary Brick Veneer Canyon Blend

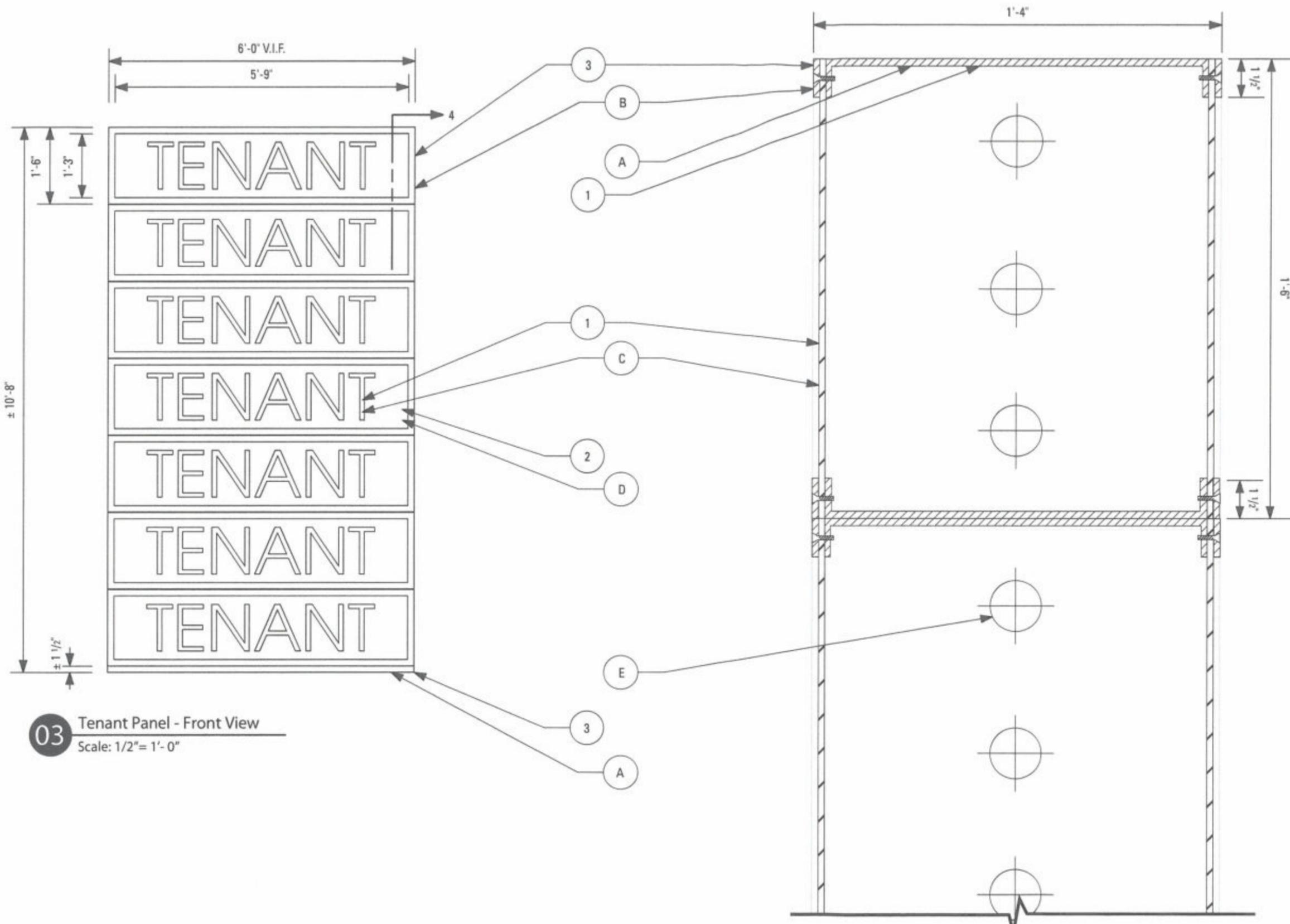
Notes

- A. Pylon by others
- B. Pinned-off face and rear lit channel letters and icon
- C. Internally illuminated cabinet

General Notes

- Sign to be double sided
- Only the tenant names to be illuminated
- Signs to have even and bright illumination

Quantity: 2



03 Tenant Panel - Front View
Scale: 1/2" = 1'-0"

04 Tenant Panel - Section
Scale: 3" = 1'-0"

Signage Color/Finishes

- C-1 Sherwin Williams SW 7005 - Pure White
- C-2 Sherwin Williams SW 7068 - Grizzle Gray
- C-3 Sherwin Williams SW 7069 - Iron Ore
- C-4 Glen Gary Brick Veneer Canyon Blend

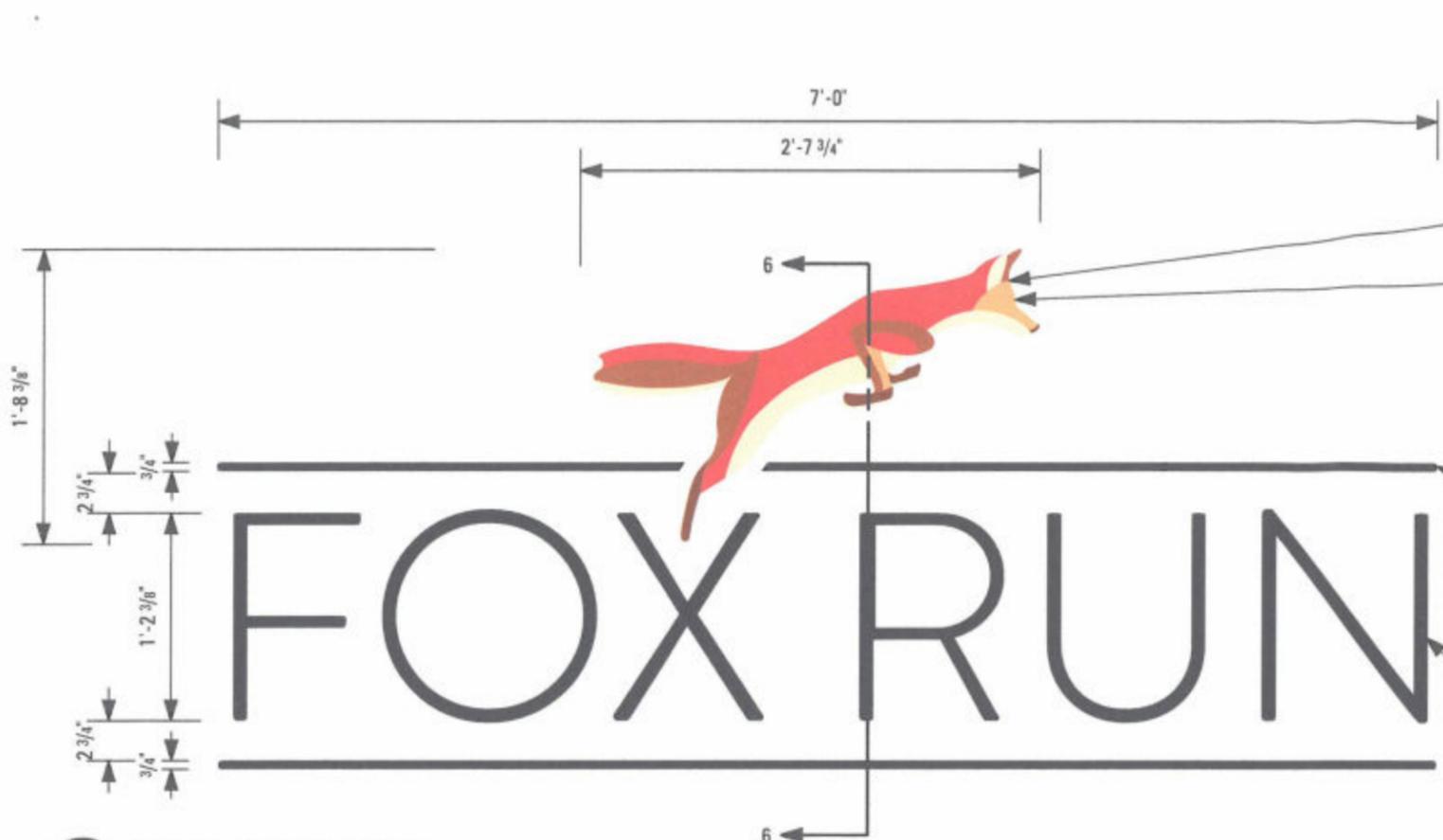
Notes

- A. Painted metal sign cabinet
- B. Removable routed metal frame
- C. Translucent acrylic face
- D. Applied reverse cut opaque vinyl
- E. LED Light source

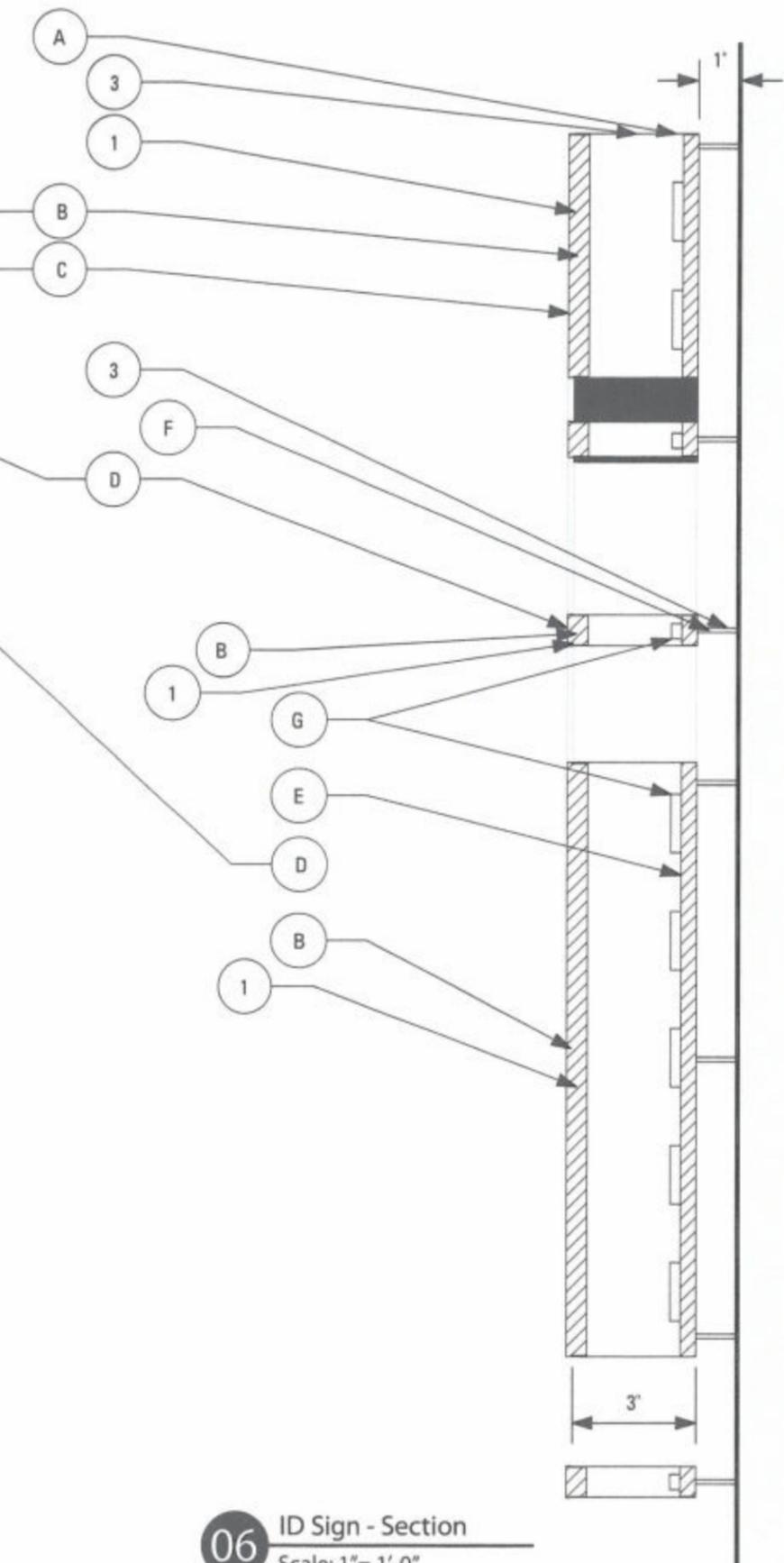
General Notes

- Sign to be Double Sided
- Only the tenant names to be illuminated
- Signs to have even and bright illumination

Quantity: 2



05 ID Sign - Front Elevation
Scale: 1" = 1'-0"



06 ID Sign - Section
Scale: 1" = 1'-0"

- Signage Color/Finishes**
- C-1 Sherwin Williams SW 7005 - Pure White
 - C-2 Sherwin Williams SW 7068 - Grizzle Gray
 - C-3 Sherwin Williams SW 7069 - Iron Ore

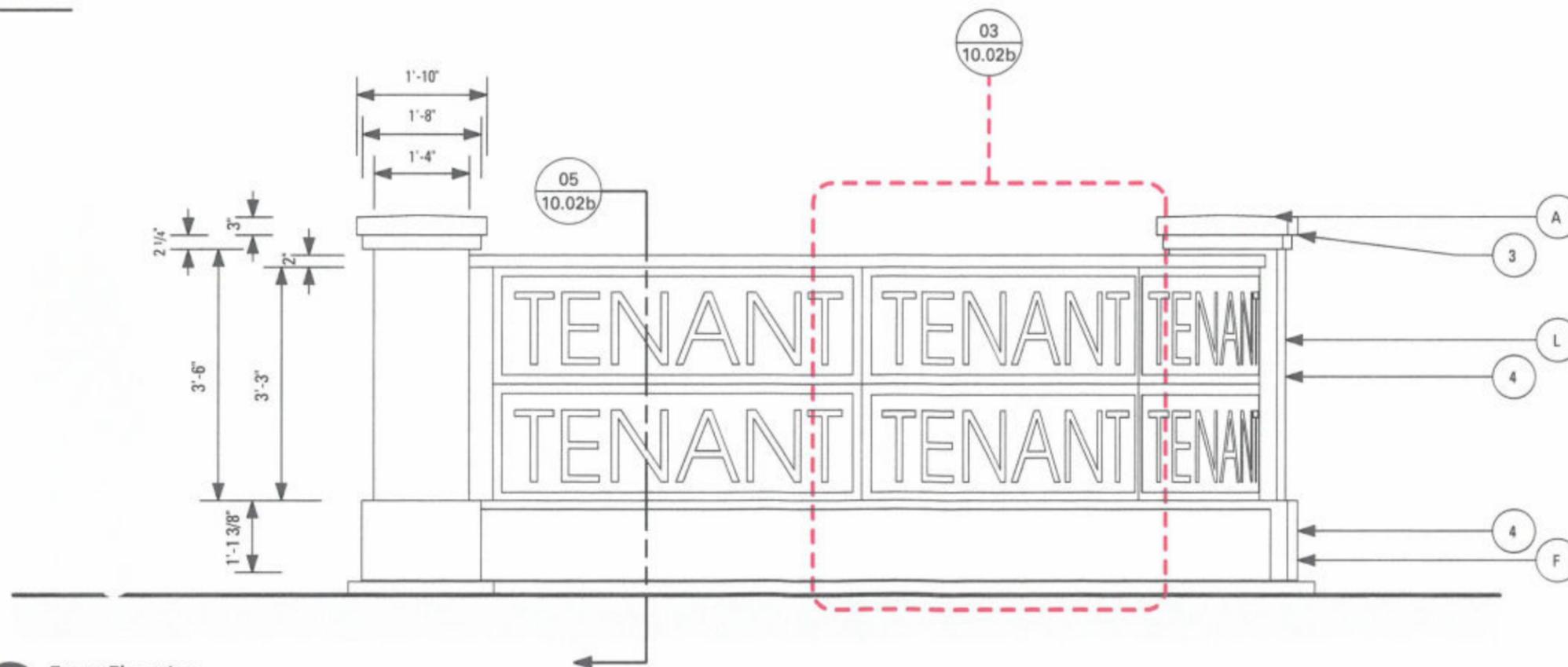
- Notes**
- A. Painted metal returns
 - B. Acrylic sign face with routed edges
 - C. Applied translucent vinyl print
 - D. Applied Day/Night Vinyl face
 - E. Clear polycarbonate face
 - F. 1" Stand-off
 - G. LED light source

- General Notes**
- Sign to be pinned-off the wall
 - No visible fasteners on face
 - Sign to be face and back-lit

Quantity: 4 (2 per pylon)



01 Rendering
NTS



02 Front Elevation
Scale: 1/2" = 1'-0"

Signage Color/Finishes

- C-1 Sherwin Williams SW 7005 - Pure White
- C-2 Sherwin Williams SW 7068 - Grizzle Gray
- C-3 Sherwin Williams SW 7069 - Iron Ore
- C-4 Glen Gary Brick Veneer Canyon Blend

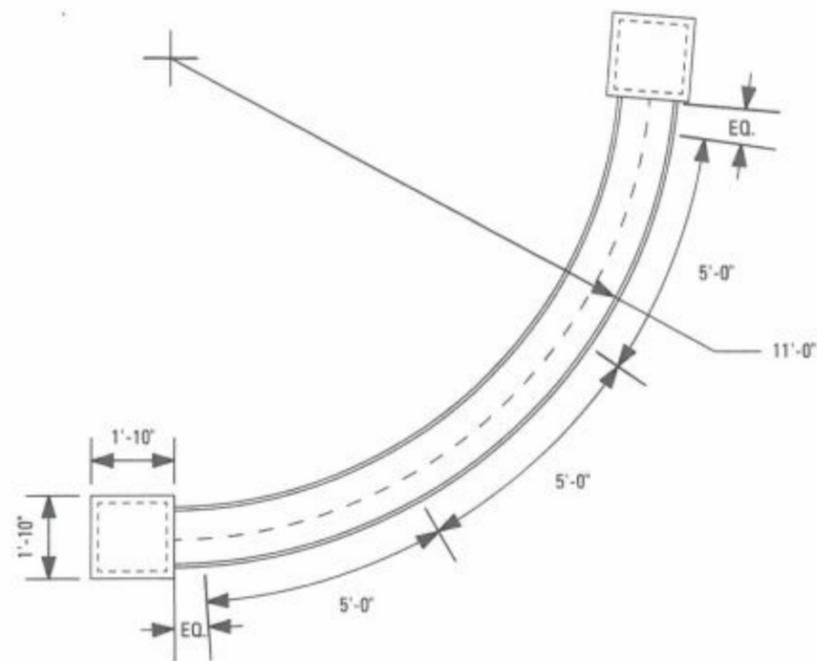
Notes

- A. Metal Cap
- B. Metal cabinet
- C. Removable metal frame
- D. Reverse-cut vinyl
- E. Translucent acrylic panel
- F. Masonry Base
- G. Footer as required
- H. Mounting hardware as required
- J. LED light source
- K. Metal tubing frame
- L. Masonry Column

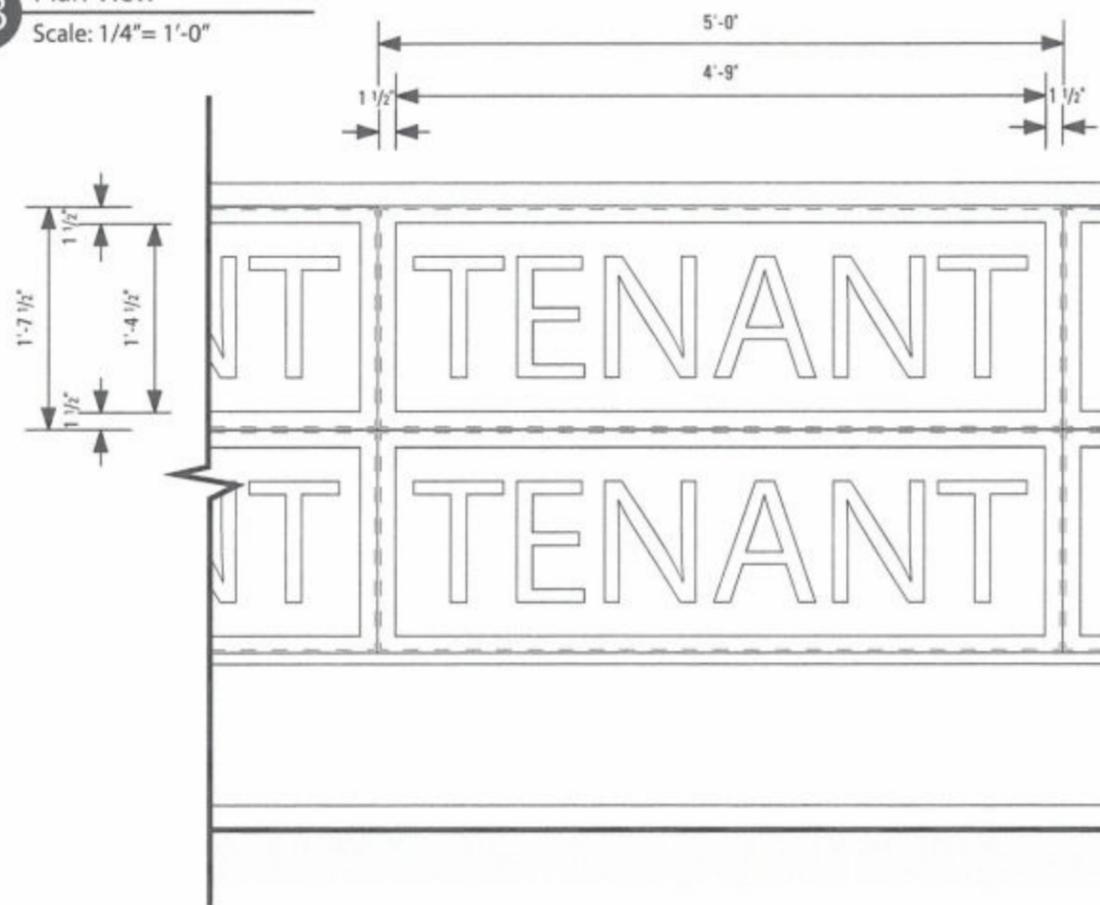
General Notes

- Only the tenant names to be illuminated
- Signs to have even and bright illumination

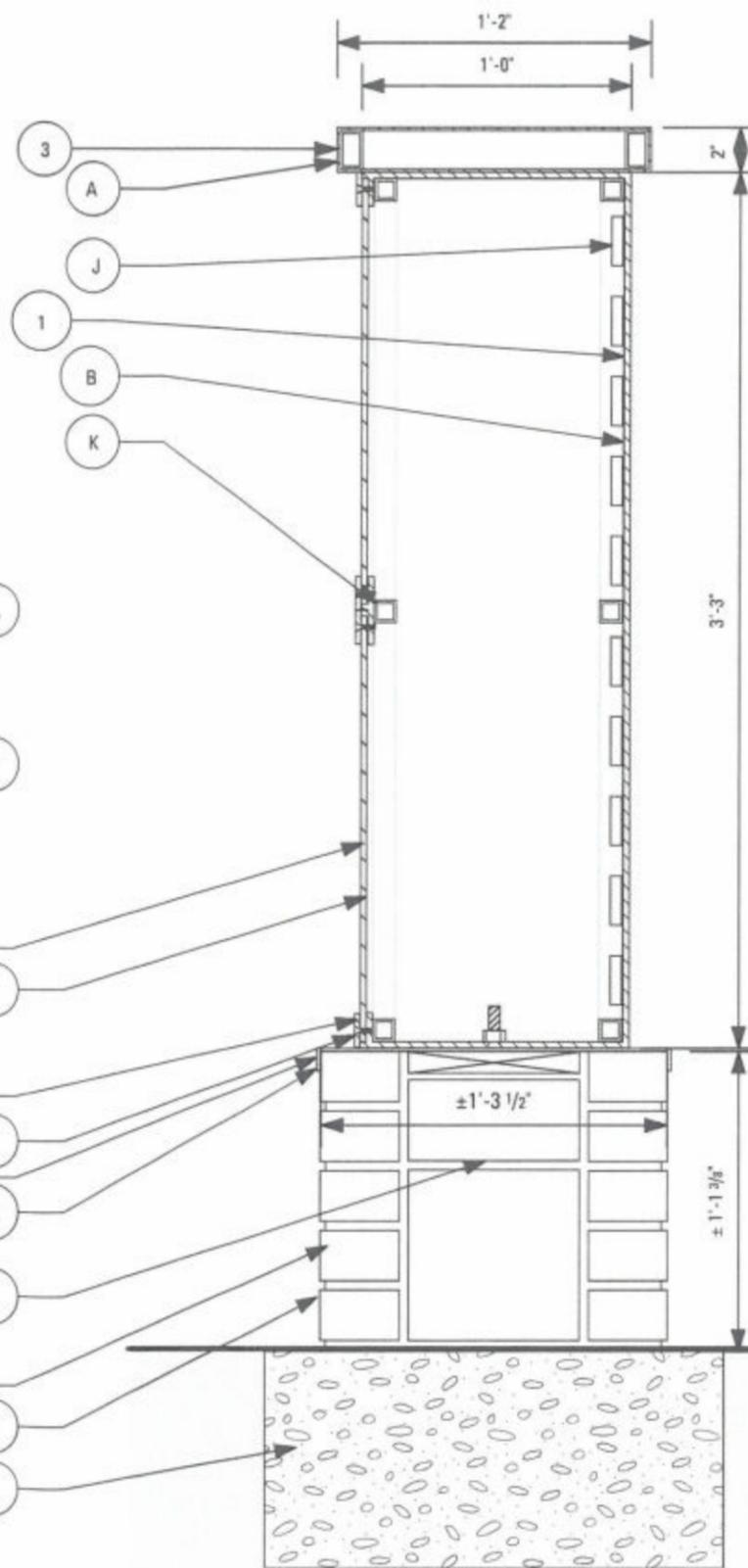
Quantity: 4



03 Plan View
Scale: 1/4" = 1'-0"



04 Panel Details
Scale: 3/4" = 1'-0"



05 Cabinet Section
Scale: 1 1/2" = 1'-0"

Signage Color/Finishes

- C-1 Sherwin Williams SW 7005 - Pure White
- C-2 Sherwin Williams SW 7068 - Grizzle Gray
- C-3 Sherwin Williams SW 7069 - Iron Ore
- C-4 Glen Gary Brick Veneer Canyon Blend

Notes

- A. Metal Cap
- B. Metal cabinet
- C. Removable metal frame
- D. Reverse-cut vinyl
- E. Translucent acrylic panel
- F. Masonry Base
- G. Footer as required
- H. Mounting hardware as required
- J. LED light source
- K. Metal tubing frame
- L. Masonry Column

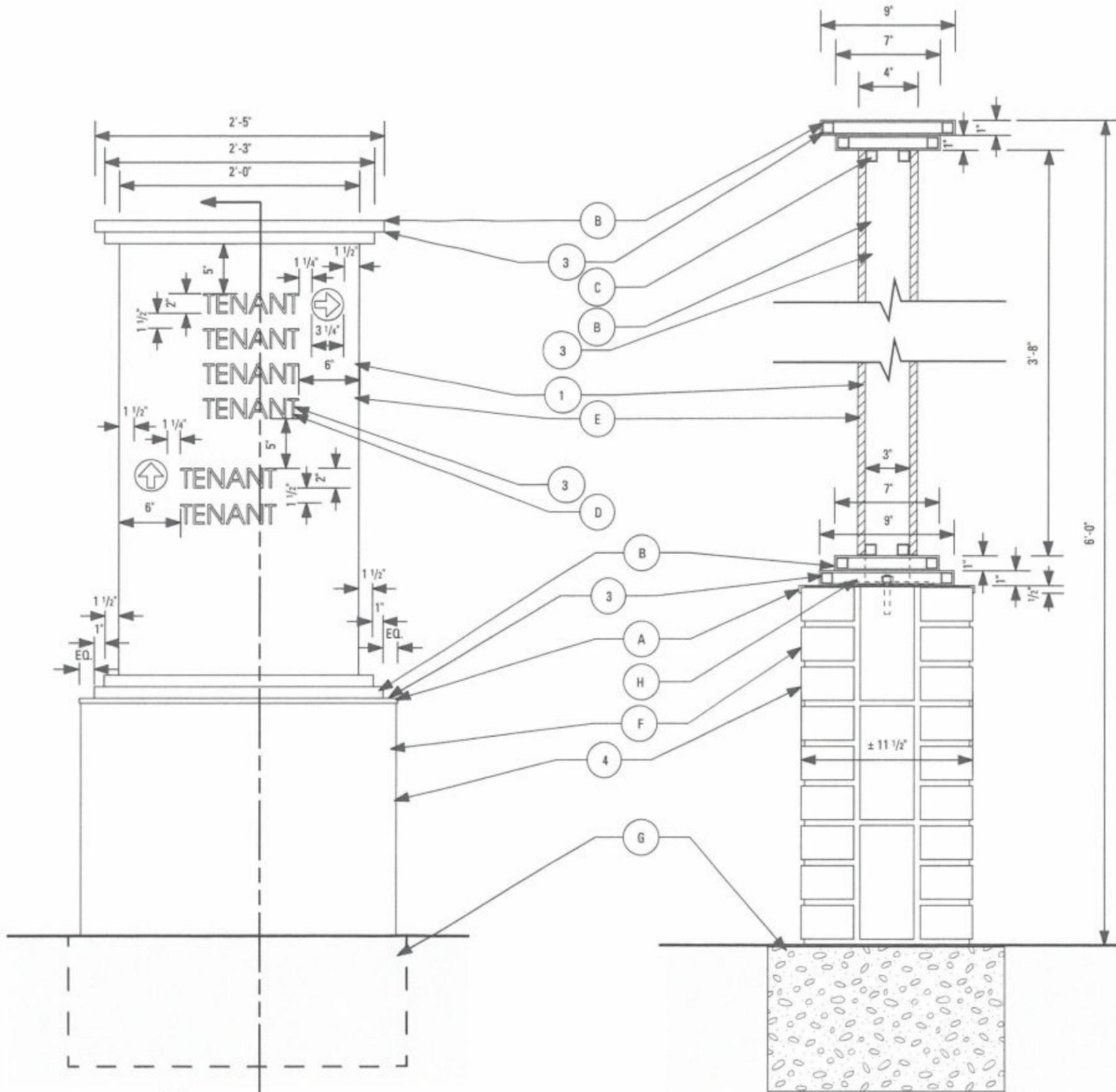
General Notes

- Only the tenant names to be illuminated
- Signs to have even and bright illumination

Quantity: 4



01 Rendering
NTS



02 Front Elevation
Scale: 1" = 1'-0"

03
10.03a

03 Directional Section
Scale: 1 1/2" = 1'-0"

Signage Color/Finishes

- C-1 Sherwin Williams
SW 7005 - Pure White
- C-3 Sherwin Williams
SW 7069 - Iron Ore
- C-4 Glen Gary Brick Veneer
Canyon Blend

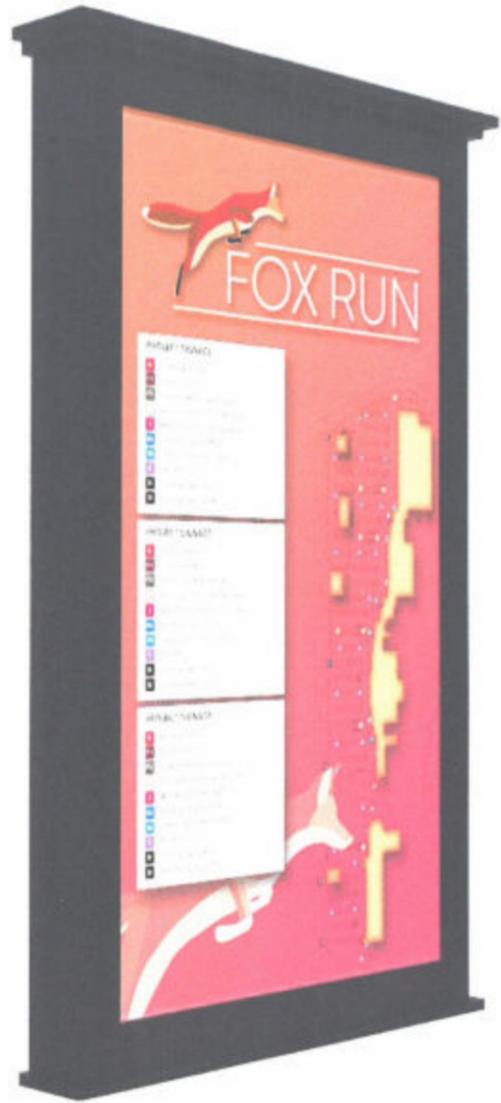
Notes

- A. Metal Cap
- B. Metal cabinet
- C. Metal tubing
- D. Applied Reflective Vinyl
- E. Acrylic panel/Metal Sign Cabinet
- F. Masonry Base
- G. Footer as required
- H. Mounting hardware as required
- J. Metal tubing frame
- K. Masonry Base

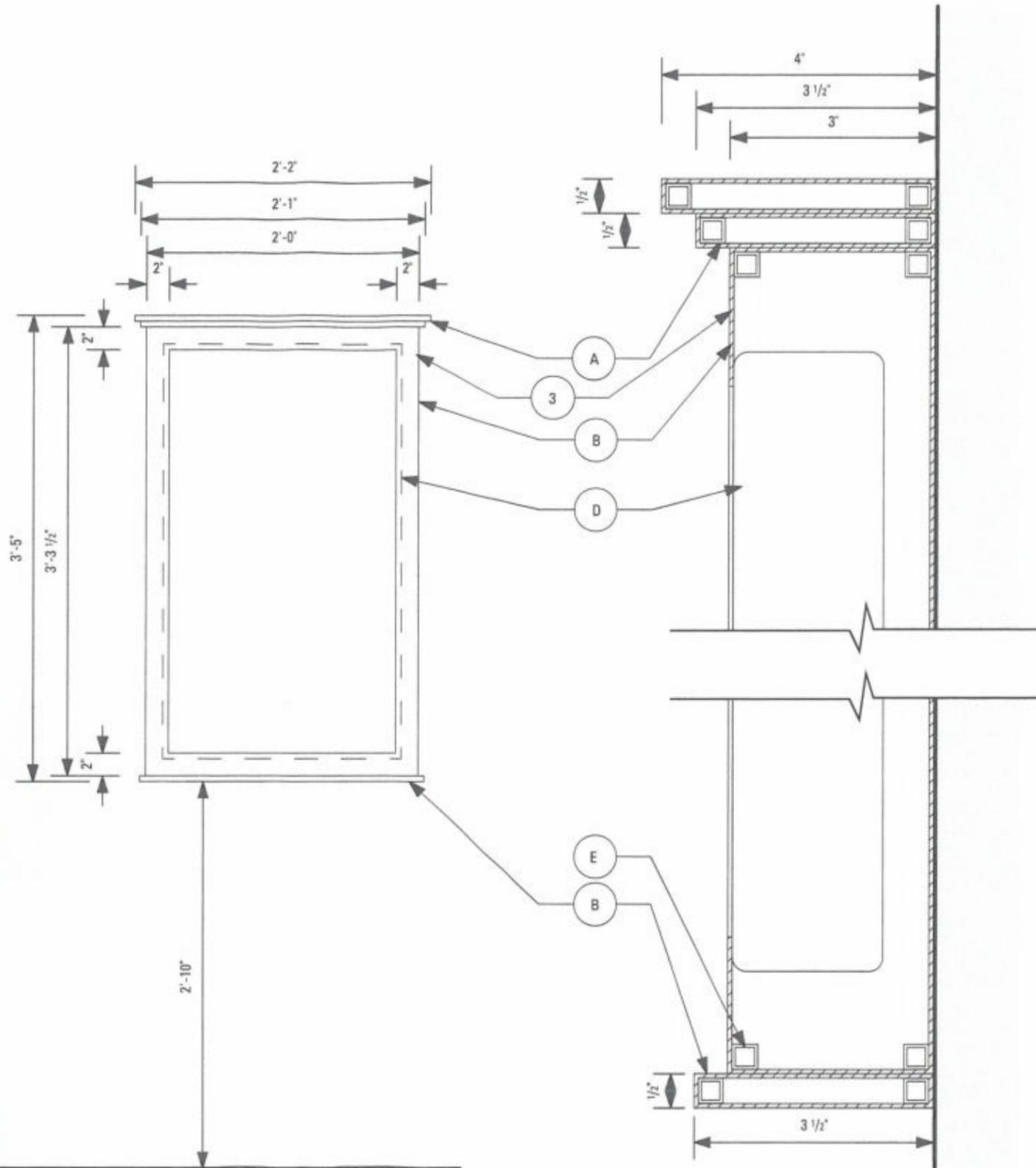
General Notes

No visible fasteners on face

Quantity: 11



01 Rendering
NTS



02 Front Elevation
Scale: 1" = 1'-0"

03 Section
Scale: 1:2

Signage Color/Finishes

C-3 Sherwin Williams
SW 7069 - Iron Ore

Notes

- A. Metal cap
- B. Metal cabinet
- C. Removable metal frame
- D. Wifi enabled interactive monitor
- E. Metal tubing

General Notes

- Directory to be mounted flush to wall
- No visible fasteners on sign face

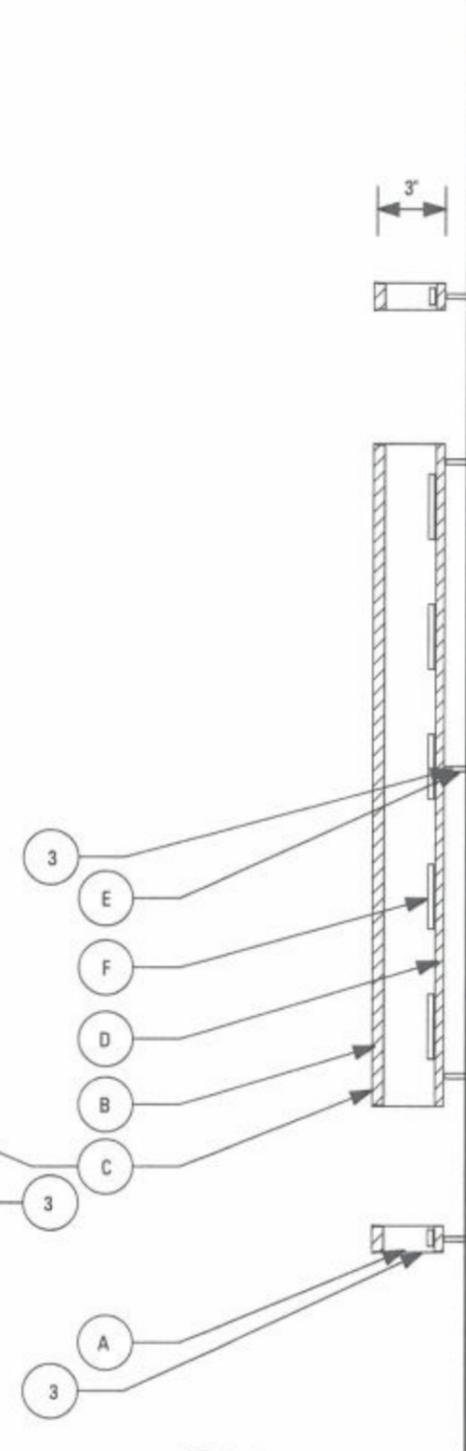
Quantity: 5



01 Context Elevation
Scale: 1/4" = 1'-0"



02 Front Elevation
Scale: 1/2" = 1'-0"



03 Sections
Scale: 1 1/2" = 1'-0"

Signage Color/Finishes

C-3 Sherwin Williams
SW 7069 - Iron Ore

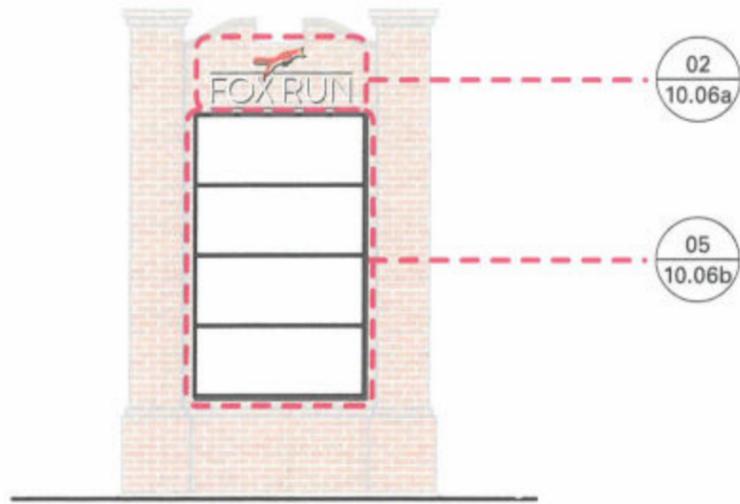
Notes

- A. Painted metal returns
- B. Acrylic sign face with routed edges
- C. Applied Day/Night Vinyl face
- D. Clear polycarbonate face
- E. 1" Stand-off
- F. LED light source

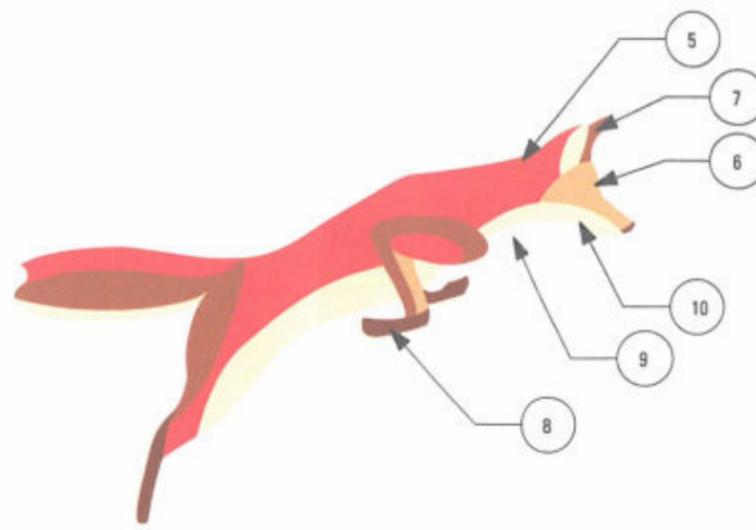
General Notes

- Sign to be pinned-off the wall
- No visible fasteners on face
- Sign to be face and back-lit

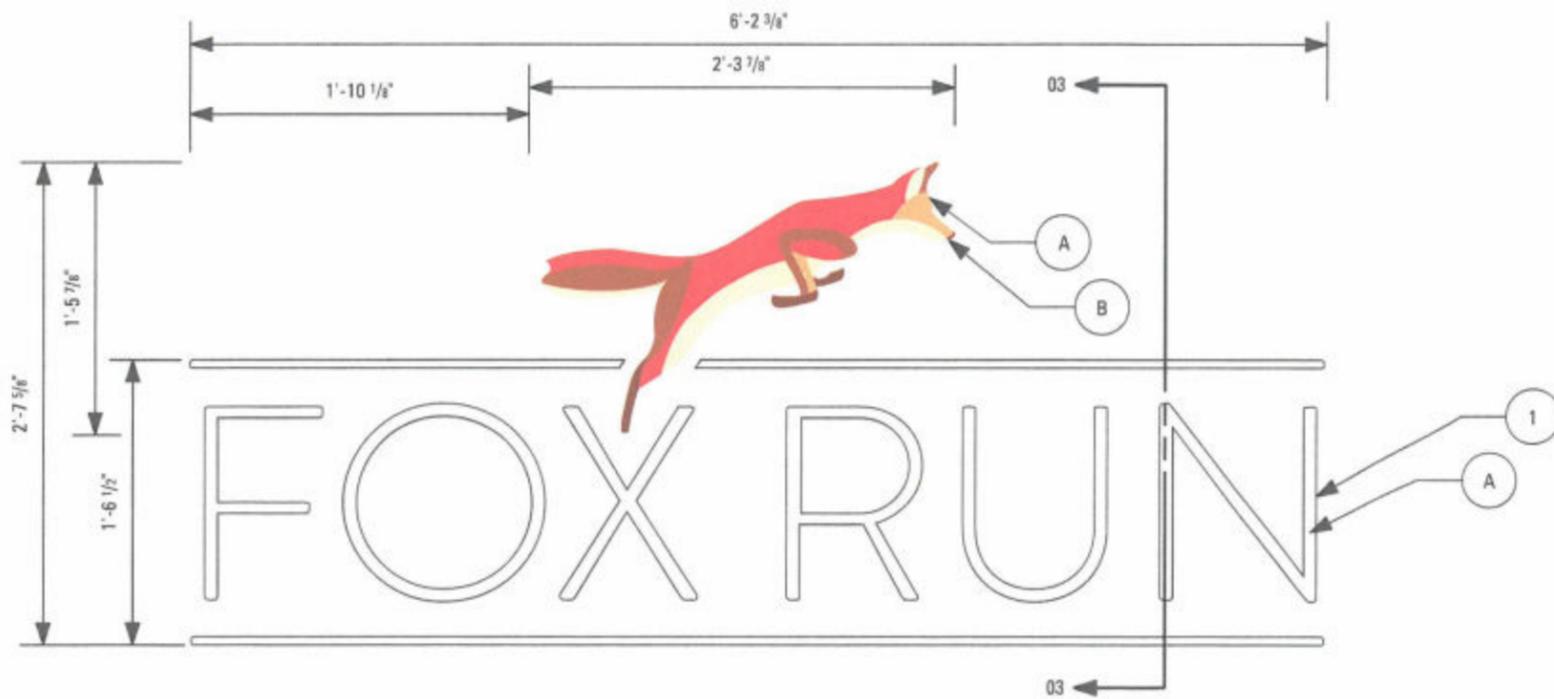
Quantity: 6



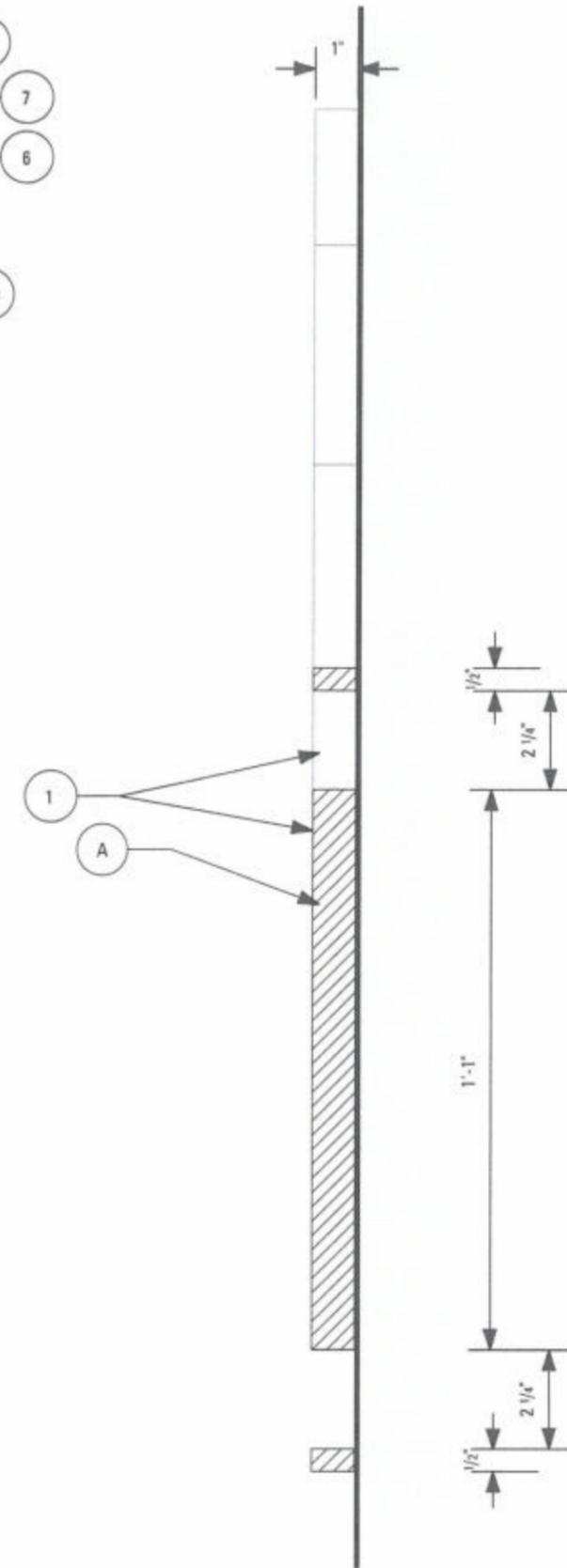
01 Context Elevation
Scale: 1/8" = 1'-0"



04 Icon Colors
Scale: 1 1/2" = 1'-0"



02 Identity Sign
Scale: 1" = 1'-0"



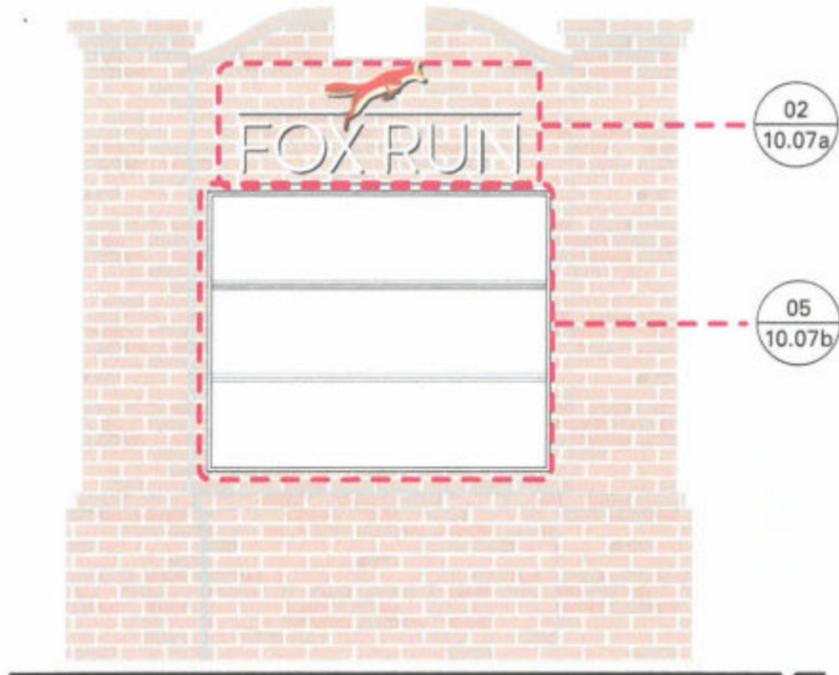
03 Section
Scale: 3" = 1'-0"

- Signage Color/Finishes**
- C-1 Sherwin Williams SW 7005 - Pure White
 - C-3 Sherwin Williams SW 7069 - Iron Ore
 - C-5 PMS 021 (Dk. Orange)
 - C-6 PMS 157 (Orange)
 - C-7 PMS 160 (Brown)
 - C-8 PMS 168 (Dk. Brown)
 - C-9 PMS 7506 (Cream)
 - C-10 PMS 155 (Lt. Orange)

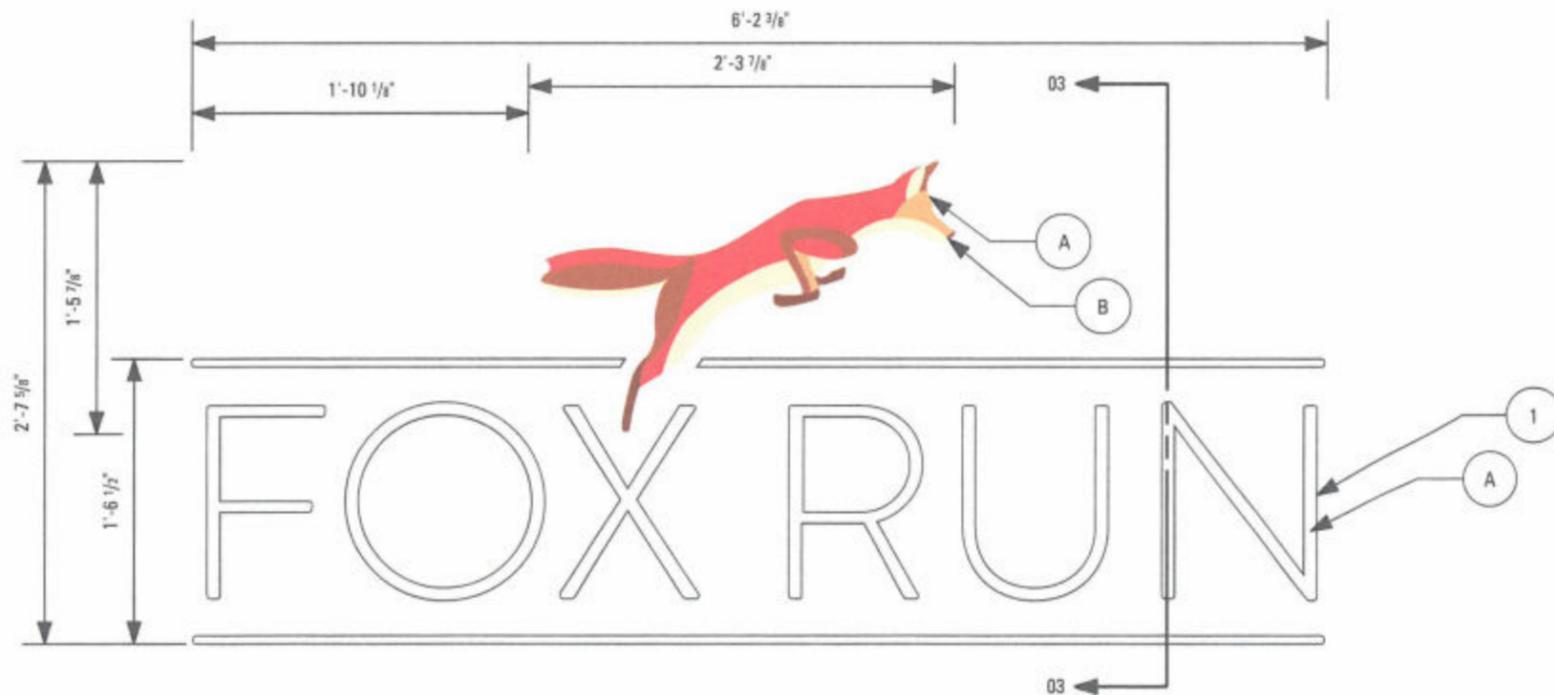
- Notes**
- A. Flush-mounted Routed Acrylic/PVC
 - B. Painted Graphic or Applied Digital Print with UV Laminate
 - C. Painted metal sign cabinet
 - D. Removable routed metal frame
 - E. Translucent acrylic face
 - F. Applied reverse cut opaque vinyl
 - G. LED Light source

General Notes
No visible fasteners on face

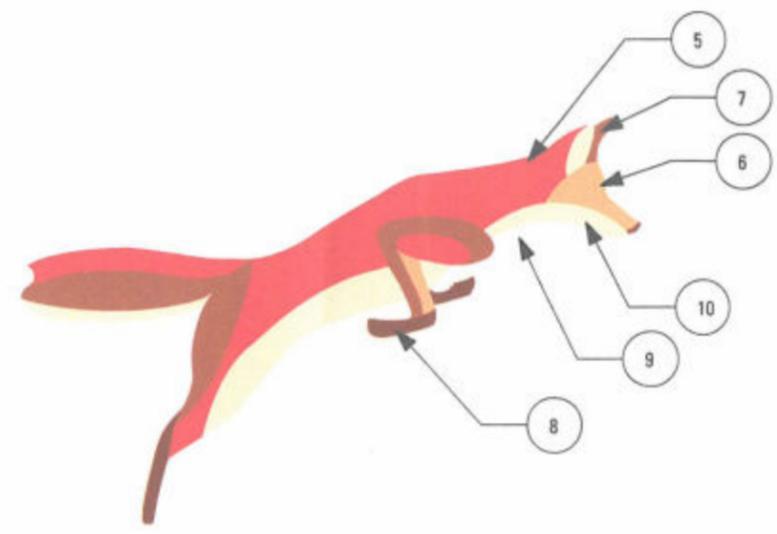
Quantity: 2 (1 per side)



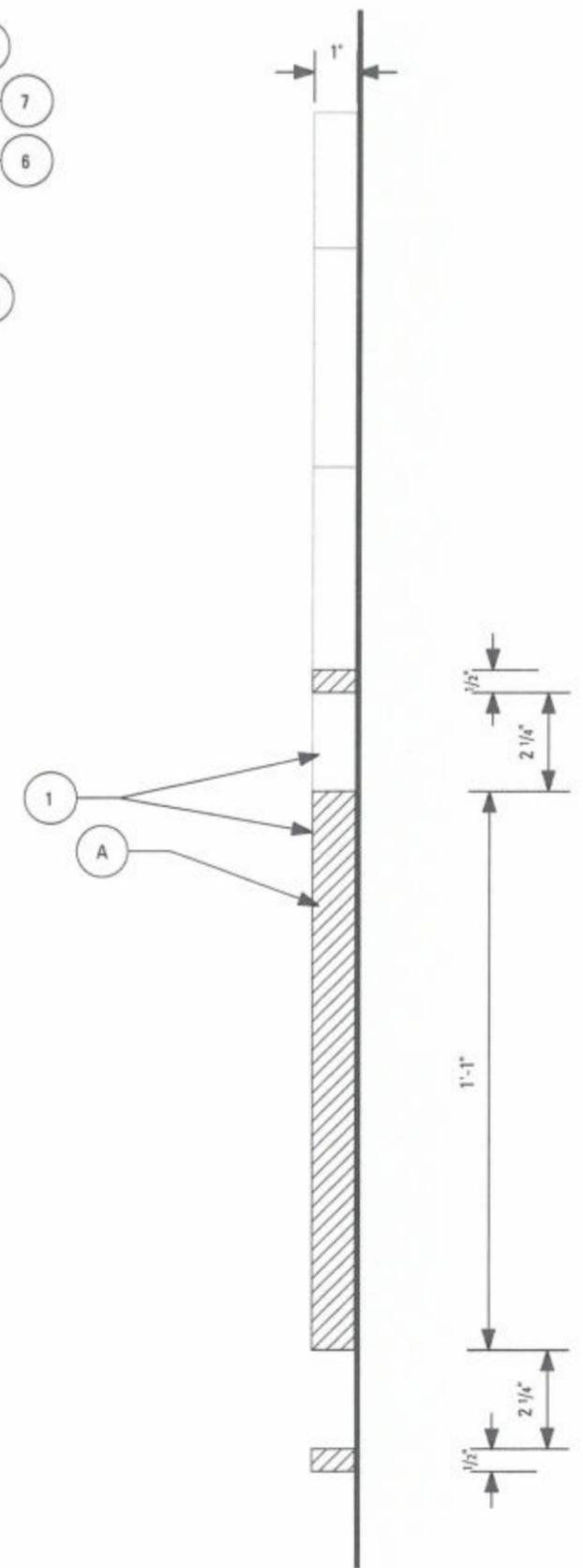
01 Context Elevation
Scale: 1/8" = 1'-0"



02 Identity Sign
Scale: 1" = 1'-0"



04 Icon Colors
Scale: 1 1/2" = 1'-0"



03 Section
Scale: 3" = 1'-0"

Signage Color/Finishes

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- C-9 PMS 7506 (Cream)
- C-10 PMS 155 (Lt. Orange)

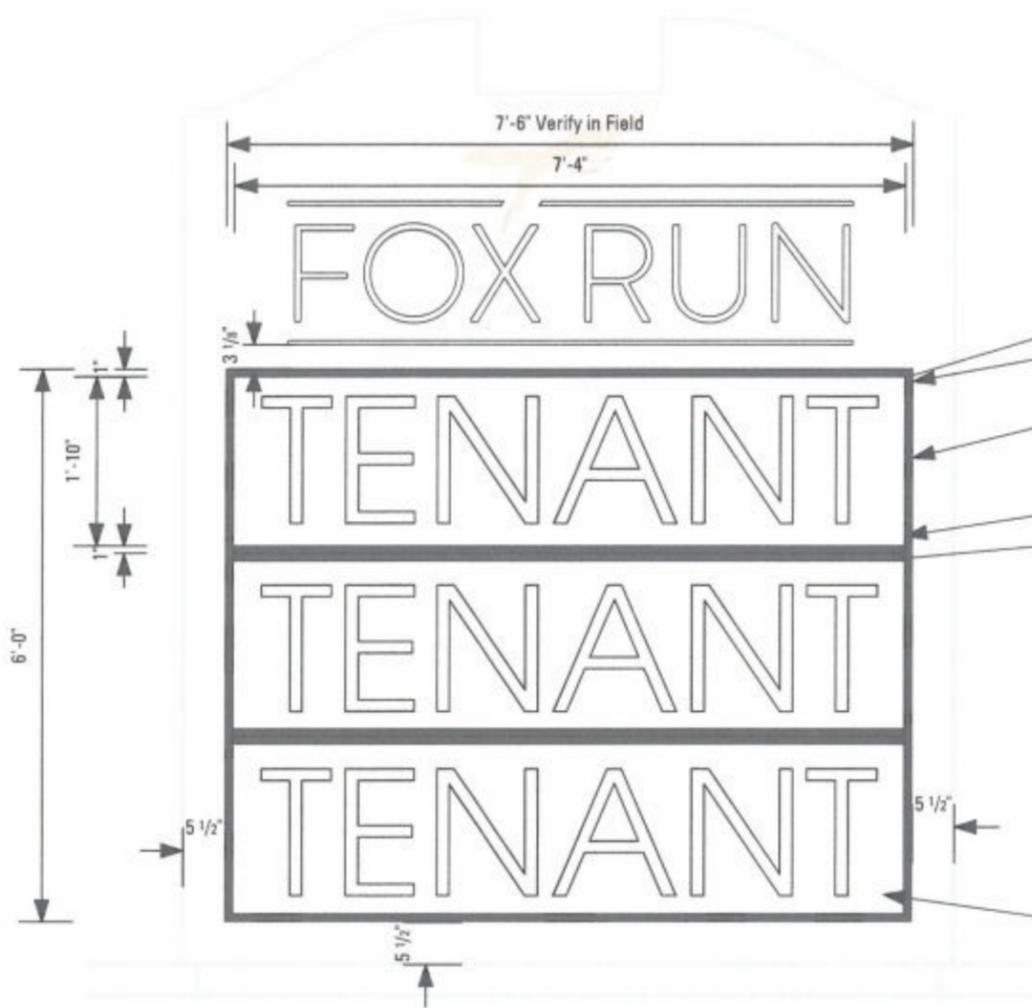
Notes

- A. Flush-mounted Routed Acrylic/PVC
- B. Painted Graphic or Applied Digital Print with UV Laminate
- C. Painted metal sign cabinet
- D. Removable routed metal frame
- E. Translucent acrylic face
- F. Applied reverse cut opaque vinyl
- G. LED Light source

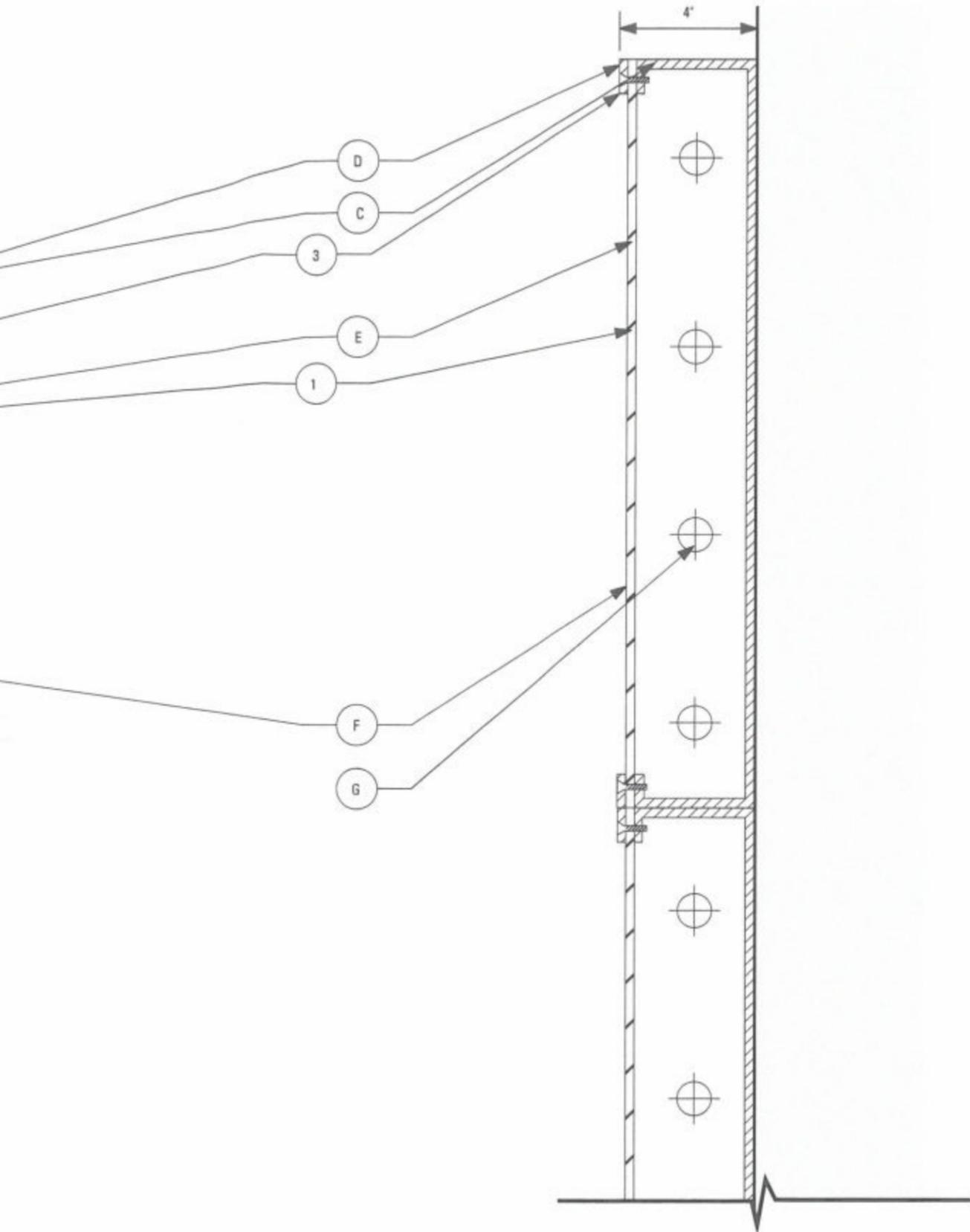
General Notes

No visible fasteners on face

Quantity: 2 (1 per side)



04 Front Elevation
Scale: 1/2" = 1'-0"



05 Section
Scale: 3" = 1'-0"

Signage Color/Finishes

- C-1 Sherwin Williams SW 7005 - Pure White
- C-3 Sherwin Williams SW 7069 - Iron Ore
- C-5 PMS 021 (Dk. Orange)
- C-6 PMS 157 (Orange)
- C-7 PMS 160 (Brown)
- C-8 PMS 168 (Dk. Brown)
- C-9 PMS 7506 (Cream)
- C-10 PMS 155 (Lt. Orange)

Notes

- A. Flush-mounted Routed Acrylic/PVC
- B. Painted Graphic or Applied Digital Print with UV Laminate
- C. Painted metal sign cabinet
- D. Removable routed metal frame
- E. Translucent acrylic face
- F. Applied reverse cut opaque vinyl to match tenant's brand colors
- G. LED Light source

General Notes

Only the tenant names to be illuminated

Signs to have even and bright illumination

Quantity: 2 (1 per side)