

# THE EXCHANGE MASTER SIGN PROGRAM

2525 Bayfront Blvd, Hercules, CA





# RETAIL TENANT SIGN PROGRAM



## THE EXCHANGE AT BAYFRONT 2525 BAYFRONT BLVD HERCULES, CA

JULY 3, 2018

LED COR / THE EXCHANGE AT BAYFRONT



5/1/18 SG - 5/10/18 AB2 - 5/18/18 SG - 6/5/18 SG - 6/27/20 SG

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1. **INTENT:** The intent of this Master Sign Program is:

- A. To recognize that the primary purpose of signage is to identify, locate, and encourage business & events.
- B. To encourage well designed consistent signage that is pleasing in appearance and compatible with community character while providing latitude for a variety of signage.
- C. To eliminate potential traffic and safety hazards to motorists and pedestrians.
- D. To maintain the attractiveness of the community and to enhance the character of the City as a place in which to live, work, play, and visit.
- E. To promote the public health, safety, and general welfare of the citizens and business community of the City through quality sign standards.
- F. To promote a high quality business environment by assuring signage is complementary to the City's urban design.

The purpose of the provisions of this Master Sign Program is to provide a reasonable and equitable system for regulation of the location, size, type, content, illumination, and number or signs, integrated as a part of the City of Hercules Municipal Codes.

2. **When Sign Regulations Apply:** This Master Sign Program applies to all *signs* within this specific site unless otherwise specifically regulated. This Master Sign Program applies to all construction within the site whether or not a permit or other approval is required.

3. **City Sign Regulations:** All signs shall comply with the City of Hercules Municipal Code. All signs will require a city permit, except the Retail Tenant signs **R.3, R.4 & R.5**. All new signs shall be subject to a sign permit and plan check fee for each sign. Permit shall be paid to the City prior to the issuance of a sign permit in accordance with the schedule of fees established by a resolution of the City Council.

## TYPE OF SIGN PERMITTED

Each **Retail Tenant** is allowed • one (1) set channel letters (R.1-pg.15 & 16) attached flush to walls. Retail Tenant will have one (1) projecting sign (R.2-pg.17 & 18). Each Retail Tenant is allowed on every entrance door • one (1) window identification set of vinyl (R.3-pg. 19) that includes name, logo, address and hours of operation. Each Retail Tenant is allowed on every entrance door required regulatory vinyl.(R.4-pg. 20)

Each Retail Tenant will have one (1) set of vinyl address numbers.(R.5-pg. 21)

Retail Area A is allowed three (3) sets of channel letters (R.1-pg.15 & 16) and three (3) projecting signs (R.2-pg.17 & 18). One for each frontage.

Retail Areas B & C are allowed two (2) sets of channel letters (R.1-pg.15 & 16) and two (2) projecting signs (R.2-pg.17 & 18). One for each frontage.

All signs will require a city permit unless stated different in this criteria.

## TYPE OF SIGN COPY PERMITTED

Wording of the signage shall be limited to the Retail Tenant's trade name, and shall generally not include specification of merchandise sold or services rendered, regardless of Retail Tenant's "legal name". Logos may be permitted at the discretion of the City/Owner.

An exception shall be made to this requirement to allow the tenant to include the product sold, (i.e., shoes, dresses, etc.), when identifications of Retail Tenant is impossible without same and it is part of Retail Tenant's trade name or insignia, (i.e. Tony's Tacos, Betty's Bakery, etc.).

Owner and/or the City Planning Director shall be the sole judge in its discretion as to conformity in accordance herewith.

## APPROVED EXTERIOR COLORS FOR THIS PROJECT

ANY OTHER COLOR CAN BE REQUESTED AND MUST BE APPROVED BY CITY/OWNER.



SW 6127  
IVOIRE



BLACK



SW 6172  
HARDWARE



SW 2803  
ROOKWOOD TERRA COTTA

## APPROVED TYPESTYLES FOR THIS PROJECT

ANY OTHER TYPESTYLE CAN BE REQUESTED AND MUST BE APPROVED BY CITY/OWNER.

Gotham Medium :

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ  
1234567890

Avenir Roman :

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ  
1234567890

Nutra Face Bold :

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ  
1234567890

Frutiger Roman :




ABCDEFGHIJKLMN  
OPQRSTUVWXYZ  
1234567890



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LEDCOR / THE EXCHANGE AT BAYFRONT

## ILLUMINATED SIGNS

- All signage and sign components shall be installed in accordance with approved  listings and N.E.C. specifications. All illuminated signage shall bear the  label; the installation shall comply with the City of Hercules Municipal Code.  Labels shall be placed in accordance with approved display guidelines.

The following basic types of illumination are allowed:

A. Internally illuminated halo channel letters using warm low voltage LED white light (3200K°-3500K°) with metal sides and metal backs with 3/16" plexiglass face. Letters cannot be more than five (5) inches in depth. The letter color will be determined on an individual basis and included on material and color board for City approval.

- Sign manufacturer's labels or other identification will be permitted on the exposed surface of any portion of sign(s) which shall be in an inconspicuous location.
- All conductors, conduits, tubing, crossovers, transformers and other equipment must be concealed. No exposed cords or plugs may be visible.
- Visible fasteners will not be permitted.
- Electrical raceways are not allowed. All channel letters must be separate and not connected
- Lags, fasteners or screws are to be rust proof plated or stainless steel and installed in a concealed manner. Tenant is responsible for drilling through building wall so that it is not damaged.
- Full weld construction.
- Building penetrations are to be watertight sealed with industrial strength epoxy.
- Contractors shall repair all damages caused by their work.
- Aluminum to be primed brilliant white inside and out.
- Electrical service is from house meter controlled by photo sensor or 24 hour timer. (i.e. illuminated all hours of darkness)
- Plexiglass thickness of 3/16 inch minimum.
- All Channel Letter returns to be painted to match building color.

## COLORS AND MATERIALS DISCUSSION

It is the intent of these guidelines to support creative expression, eye-catching design and high quality sign materials on the part of The Exchange at Bayfront. Within this context, the following material and color guidelines shall be followed:

- A. Neon and "day glow" colors are prohibited
- B. Reflective and rainbow vinyl's are prohibited
- C. Colors shall be used in combination to ensure legibility, contrast and distinction
- D. Using one of the approved tenant colors or a landlord approved color on all channel letter faces.
- E. Using the same type of sign supports, or method of mounting for all signs of the same type, or by using the same type of construction material for components, such as sign copy, cabinets and supports, or by using dissimilar signing determined compatible by the City.

## SIGN AREA, SIZE OF LETTERS/LOGO & OTHER CRITERIA

Note that throughout these standards, the following measurement criteria will be used. Total sign area will be determined by a series of up to Eight (8) contiguous lines that enclose all parts of affixed sign, not to include backplate.

Retail Signage at The Exchange at Bayfront will be called **RETAIL SIGNAGE**, which will be installed at (and restricted to) the first and second floor levels, and is to be installed on building facades to maximize visibility.



## RETAIL SIGNAGE

### ILLUMINATED CHANNEL LETTER-pg. 15 & 16 **R.1**

Height shall not exceed eighteen (18) inches. Lower case ascenders and descenders are not permitted. Caps Only.

Multi-line copy shall not be allowed.

Enlarged first letter will be permitted up to twenty four (24) inches where Retail Tenant has established trade signature regularly using such device only on special approval of City Staff / Owner.

Only Retail Tenant A will be allowed to have a logo.

Retail Tenants total sign area shall not exceed twenty (20) square feet for wall mounted channel letters.

### PROJECTING SIGNS-pg. 17 & 18 **R.2**

Shall be no larger than 2' x 2' or four (4) square feet per side.

Signs shall not be lower than 8' above grade and project no more than 4' from building. Signs shall not be internally illuminated. Contingent upon the sign owner obtaining and maintaining in force liability insurance if the projecting sign projects or is suspended above a public right-of-way.

### WINDOW IDENTIFICATION VINYL-pg. 19 **R.3**

Incidental signs are small signs intended primarily for the convenience of the public and have a maximum area of two (2) square feet. Including name, logo and hours of operation.

### REGULATORY VINYL-pg. 20 **R.4**

This also includes one (1) handicap access window sticker, one (1) no smoking window sticker and one (1) Prop. 65 sign.

Any sign not otherwise specified within the Master Sign Program must have the City's written approval prior to placement on any storefront surface.

### RETAIL ADDRESS VINYL NUMBERS-pg. 21 **R.5**

All Retail Tenants fronts shall have a address to

satisfy fire, post office or building code requirements.

Copy shall be a minimum of four (4) inches tall.

Retail Tenants address to be decided by the

Postal Service.



## RETAIL SIGNAGE

### GENERAL SIGN INSTALLATION / FABRICATION REQUIREMENTS

- No ladders, no installation equipment and no installation crews are permitted to lean on storefront or building facades to protect the building and landscaping materials due to these being easily damaged by same. All installation equipment must be of scaffolding or bucket truck type to avoid contact with the building facade or landscaping.
- Each Retail Tenant, or its sign contractor, shall be responsible for the repair of any damage to the building caused by the installation of said Retail Tenant's sign.
- Each Retail Tenant shall be responsible for the performance of its sign contractor.
- No conduit or electrical runs allowed over roof top.
- All bolts, fasteners, and hardware shall be corrosion resistant (i.e. stainless steel, aluminum, brass or bronze). No black iron materials of any type will be permitted.
- The sign contractor on drawings submitted to the City shall indicate location of all openings for conduit sleeves and supports in sign panels of building walls. Sign contractor shall install signage in accordance with the approved drawings.
- Retail Tenant shall be fully responsible for the operations of his sign contractor.
- All sign installation will be coordinated with the City Building Department prior to initiation of any work by the Retail Tenant and/or his subcontractors.
- All materials used in fabrication and installation of materials shall be of high quality.
- All wall penetrations to be waterproofed and sealed with industrial strength epoxy.

## RETAIL SIGNAGE

### ADMINISTRATION AND ENFORCEMENT

The Director of Planning or his authorized designee shall have the authority to enforce all the provisions of this Sign Criteria and the applicable provisions of the City of Hercules Municipal Code.

Sign permits shall be reviewed in the following manner:

- A. Administration approval. Sign applications deemed by the Community Development Department to be in substantial compliance with the City of Hercules Sign Guidelines may be approved administratively by the Planning Director of City Community Development or his authorized designee.
- B. After review of The Exchange at Bayfront Sign Guidelines, if the Director of Community Development or his authorized designee determines that the sign application is not in conformance with the said guide lines, then the sign application may be forwarded by the Planning Director to the Planning Commission for formal review.
- C. The Planning Commission may approve, deny or approve with conditions, through a Design Review, the Permit for the sign application based on:
  1. Suitability of the site for the proposed sign; and
  2. Sign design that is appropriate for the site and compatible with the character of the surrounding area.

### PERMIT APPLICATION

An application for a sign permit shall be made in writing upon forms provided by the Department of Community Development. The application shall be signed either by the owner, lessee, or authorized agent of the premises on which the sign is located

Permit application requirements shall include:

- A. A completed application form.
- B. Plans drawn to scale, to include the following:
  1. All sign details including sign area, dimensions, colors, materials, letter style, proposed copy, letter height and method of illumination.
  2. A site plan indicating the location of all existing and proposed signs with sign area, dimensions, colors, materials, letter style, proposed copy, letter height and method of illumination.
  3. All building elevations with the proposed signs depicted on the elevations.

## RETAIL SIGNAGE

### PERMIT ISSUANCE

The Planning Director of shall determine whether the proposed sign and related discretionary approvals with respect to construction, location, and materials conform to all applicable City ordinances, regulations, and the provisions of this Master Sign Program. Any permit may be revoked in accordance with the City of Hercules Municipal Code should any of the provisions set for the in this Master Sign Program, any provisions of the City Municipal Code, or other applicable regulations and ordinances be violated by the permittee.

See City of Hercules Municipal Code for all conditions and requirements. The municipal code is available on the city's website.

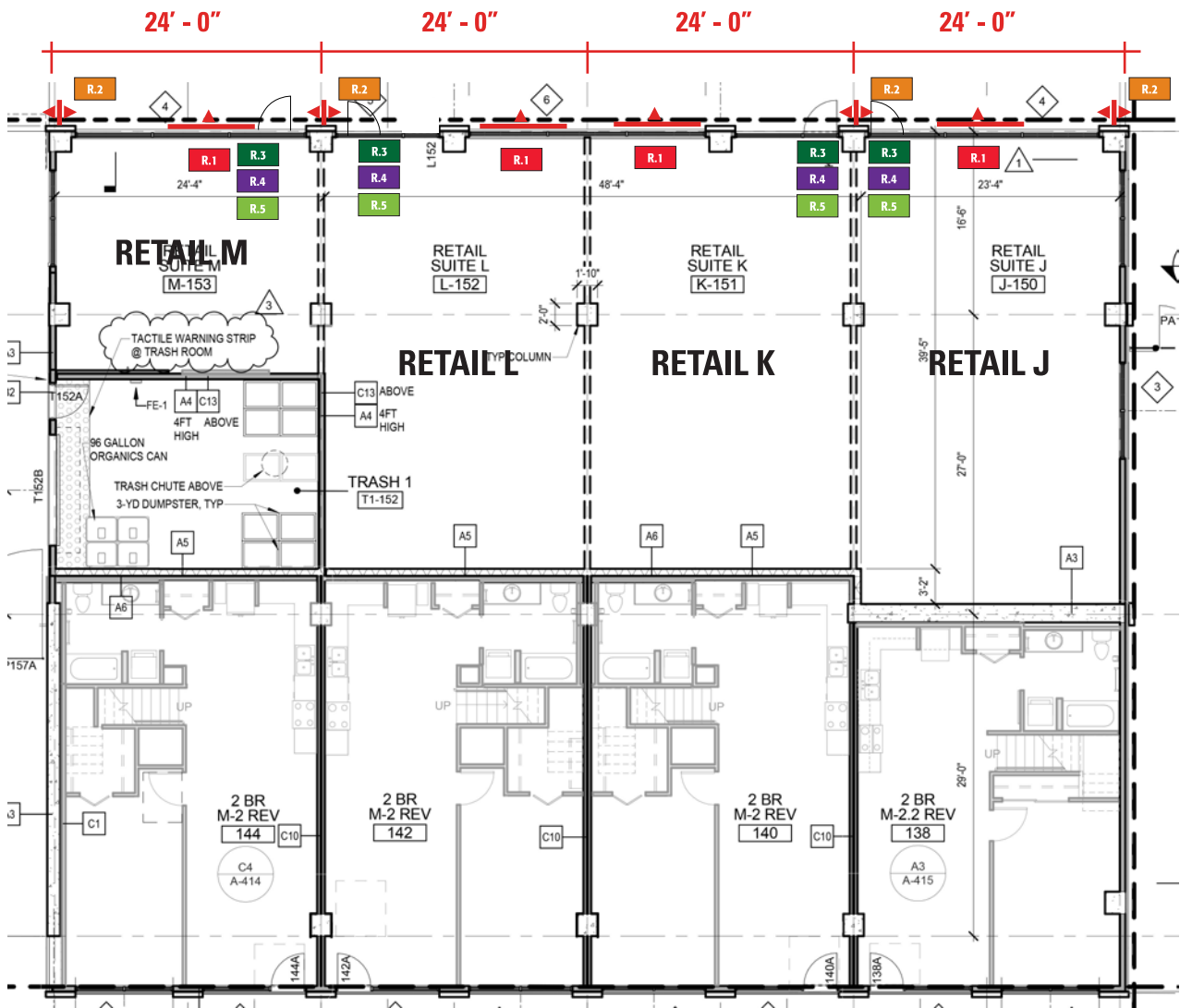
## RETAIL SIGNAGE

### PROHIBITED SIGNS

Except as otherwise expressly permitted in this Sign Criteria, all signs are expressly prohibited including, but not limited to the following:

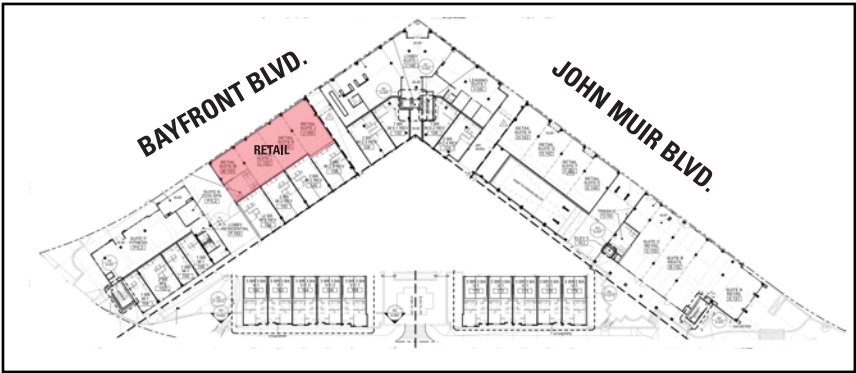
- A. Flashing, moving, animated and intermittently lighted signs and advertising devices including animals and human beings, excluding public service signs such as time and temperature signs and traditional barber shop poles
- B. Roof signs
- C. Signs which project over public right-of-way or adjacent private property.
- D. Changeable copy signs.
- E. Banners, flags, pennants, balloons, and other temporary signage except and may be permitted in conjunction with a Temporary Site Development Permit
- F. Off-site signs and other similar signs installed for the purpose of advertising a project, subject, or business, unrelated to the premises upon which the sign is located, inclusive of "snipe" signs and billboards, but exclusive of garage/yard sale and open house signs.
- G. Vehicular signs including signs attached by any means to automobiles, trucks, trailers, or other vehicles on private or public property for the purpose of advertising, identifying, or providing direction to a use or activity not related to the lawful use of the vehicle for rendering service or delivering merchandise.
- H. Obscene or unlawful signs.
  - i. Signs in the public right-of-way and public property except those signs that are provided for in this Sign Criteria.
- J. Permanent pole signs exceeding five (5) feet in height, not including flag signs, with open space from ground level to the bottom of the sign exceeding thirty-five (35) percent of the overall height.
- K. Audible signs or advertising devices.
- L. Inflatable signs and advertising devices.
- M. Portable signs which include A-frame or sandwich board signs.

Landscape Architect:	Name:	WRT
	Address:	478 Tehama Street, Suite 2B San Francisco, CA 94103
	Tel.:	(415) 229-2806
	Contact:	John Gibbs
Civil Engineer:	Name:	Parisi Associates
	Address:	1936 University Ave., Suite 250 Berkley, CA 94704
	Tel.:	(510) 343-6351
	Contact:	Mike Vidra
Architect:	Name:	GGLO
	Address:	1301 First Avenue, Suite 301 Seattle, WA 98101-2074
	Tel.:	(206) 467-5828
	Contact:	Tom Sheldon
Signage Consultant:	Name:	Outdoor Dimensions
	Address:	5325 Hunter Ave., Anaheim, CA. 92807
	Tel.:	(714) 578-9555
	Fax:	(714) 693-9578
	E-Mail:	sstruss@outdoordimensions.com
	Contact:	Stacy Struss
Owner:	Name:	Ledcor Properties, Inc.
	Address:	114 Pacifica, Suite 100, Irvine, CA. 92618
	Tel.:	(949) 255-0415
	Contacts:	Benjamin L. Ortega Marni-Lynn Fox
Retail Broker:	Name:	Lee & Associates
	Address:	520 3rd Street, Suite 105 Oakland, CA 94607
	Tel.:	(510) 599-9139
	Contact:	Cass Gulden



THE EXCHANGE RETAIL CHANNEL LETTERS		
	TOTAL LIN. FT. (FRONTAGE)	TOTAL SQ. FT. ALLOWED
RETAIL J	24'	24'
RETAIL K	24'	24'
RETAIL L	24'	24'
RETAIL M	24'	24'

MAXIMUM SQ. FT. 1 SQ. FT. FOR EVERY 1.0 LINEAR FT. OF FRONTAGE



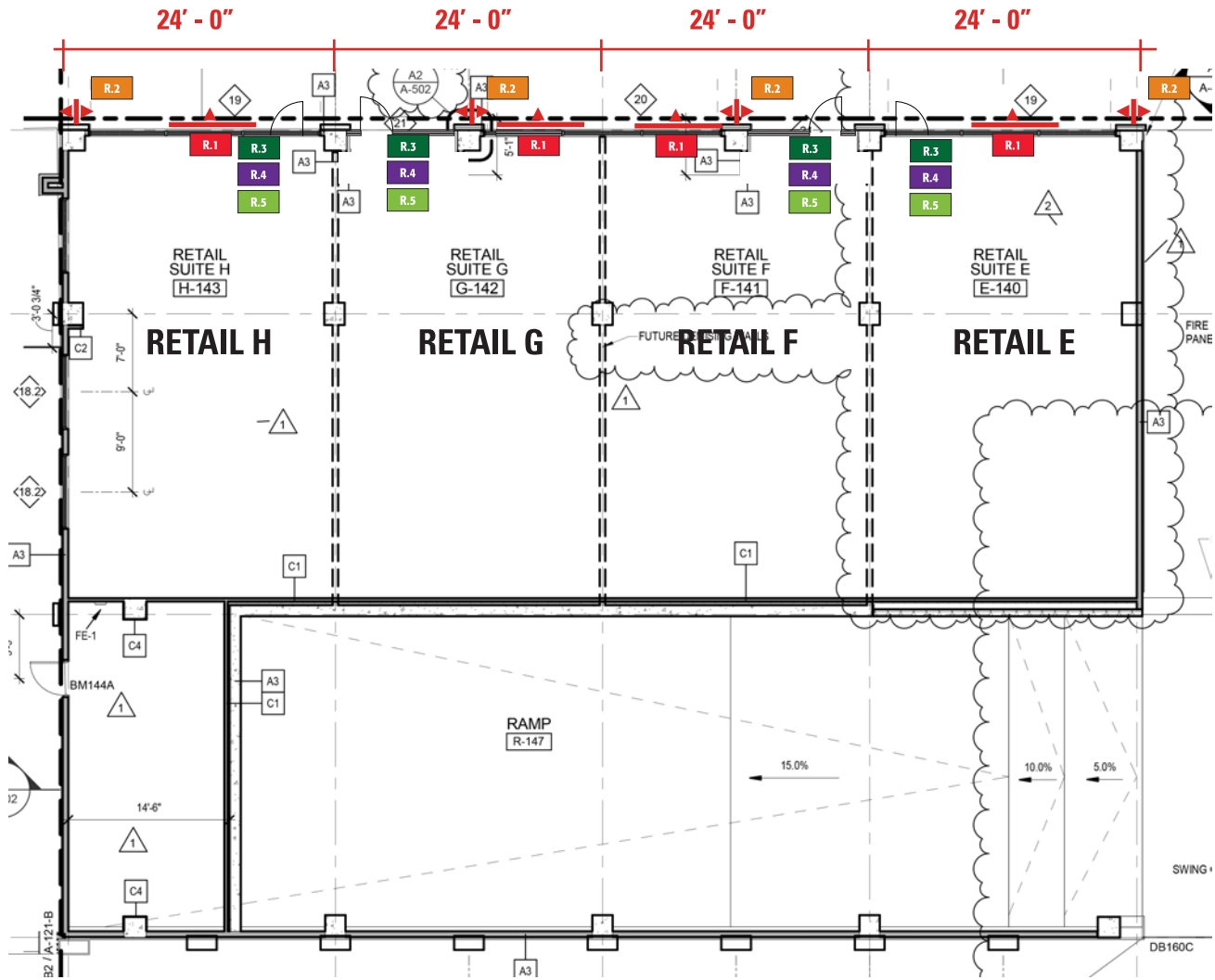
KEY MAP



1 BUILDING FRONT ELEVATION BAYFRONT BLVD.  
SCALE: 1/16" = 1' - 0"

TYPE	DESCRIPTION	QTY.
R.1	Retail Tenant Illuminated Channel Letters	4
R.2	Retail Tenant Projecting Sign	4
R.3	Window Identification Vinyl	4
R.4	Retail Tenant Regulatory Vinyl	4
R.5	Retail Tenant Address Numbers	4



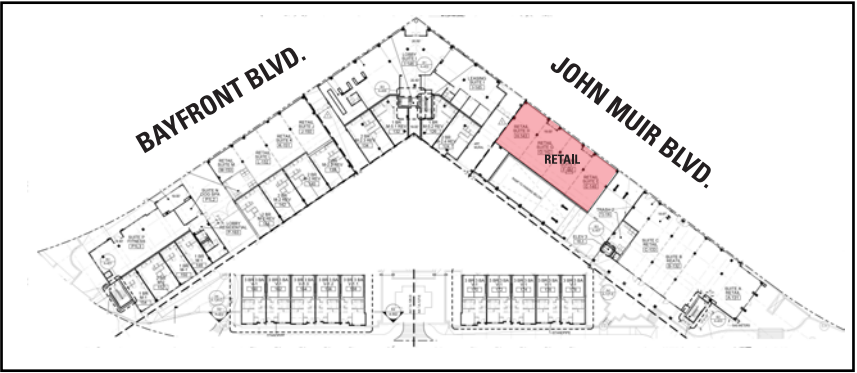


SCALE: 1/16" = 1' - 0"

TYPE	DESCRIPTION	QTY.
R.1	R.1 Retail Tenant Illuminated Channel Letters	4
R.2	R.2 Retail Tenant Projecting Sign	4
R.3	R.3 Window Identification Vinyl	4
R.4	R.4 Retail Tenant Regulatory Vinyl	4
R.5	R.5 Retail Tenant Address Numbers	4

THE EXCHANGE RETAIL CHANNEL LETTERS		
	TOTAL LIN. FT. (FRONTAGE)	TOTAL SQ. FT. ALLOWED
RETAIL E	24'	24'
RETAIL F	24'	24'
RETAIL G	24'	24'
RETAIL H	24'	24'

MAXIMUM SQ. FT. 1 SQ. FT. FOR EVERY 1.0 LINEAR FT. OF FRONTAGE

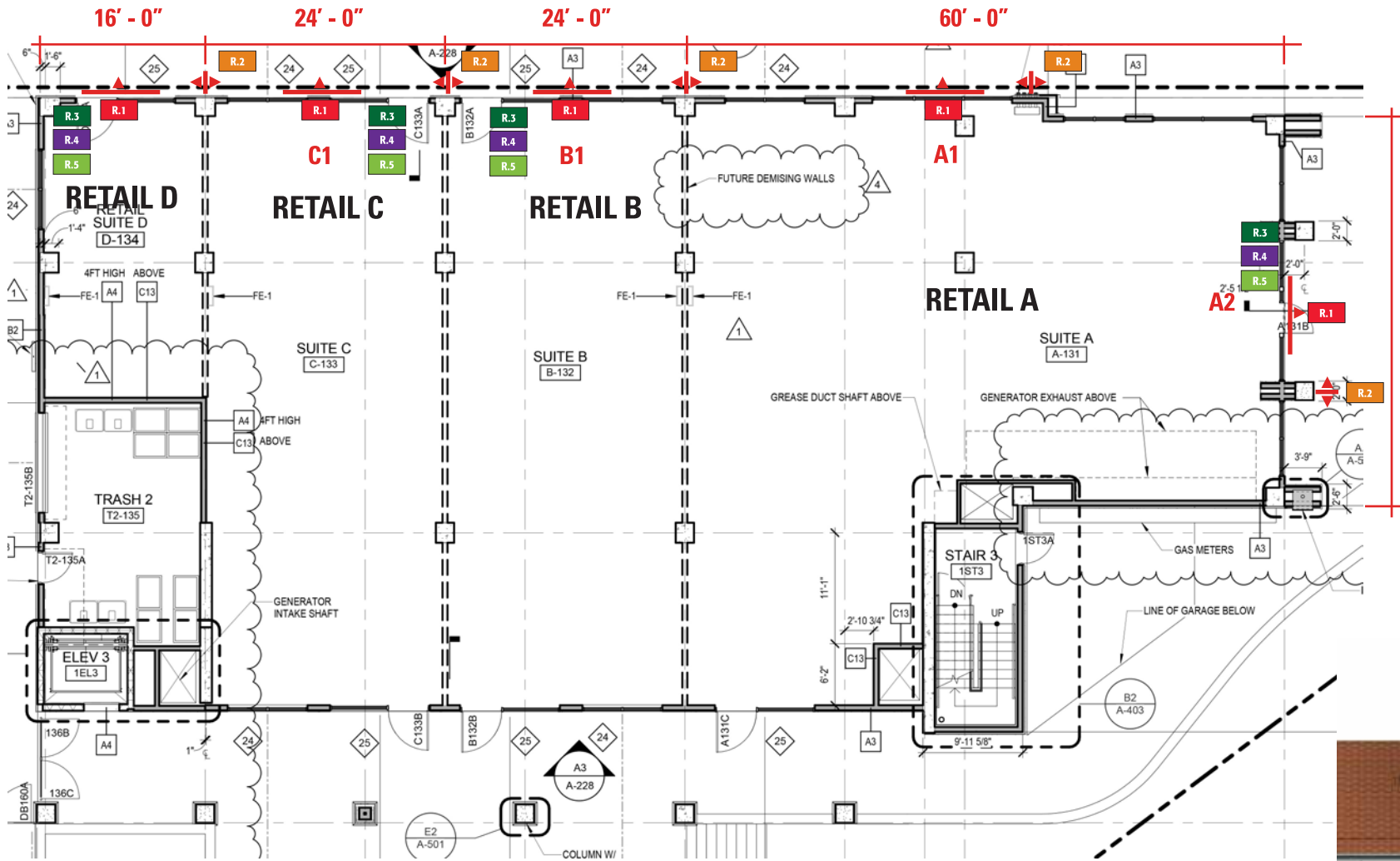


KEY MAP



1 BUILDING FRONT ELEVATION JOHN MUIR BLVD.  
SCALE: 1/16" = 1' - 0"





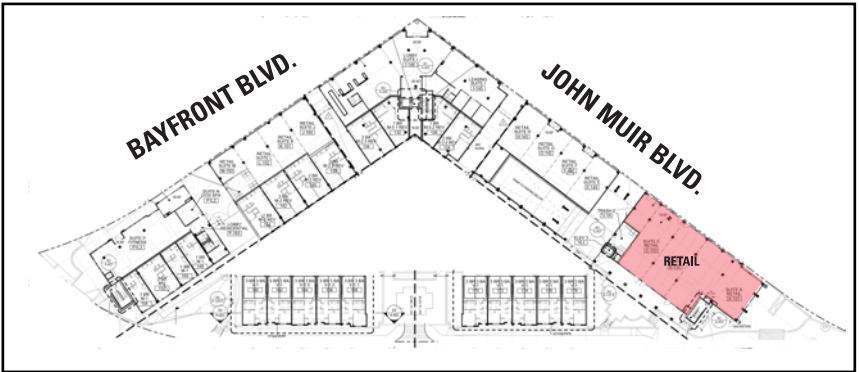
SCALE: 1/16" = 1' - 0"

TYPE	DESCRIPTION	QTY.
R.1	Retail Tenant Illuminated Channel Letters	5
R.2	Retail Tenant Projecting Sign	5
R.3	Window Identification Vinyl	4
R.4	Retail Tenant Regulatory Vinyl	4
R.5	Retail Tenant Address Numbers	4

THE EXCHANGE RETAIL CHANNEL LETTERS		
	TOTAL LIN. FT. (FRONTAGE)	TOTAL SQ. FT. ALLOWED
RETAIL A1	60'	60'
RETAIL A2	39'	39'
RETAIL A3	24'	24'
RETAIL B1	24'	24'
RETAIL B2	24'	24'
RETAIL C1	24'	24'
RETAIL C2	24'	24'
RETAIL D	16'	16'

MAXIMUM SQ. FT. 1 SQ. FT. FOR EVERY 1.0 LINEAR FT. OF FRONTAGE

NORTH



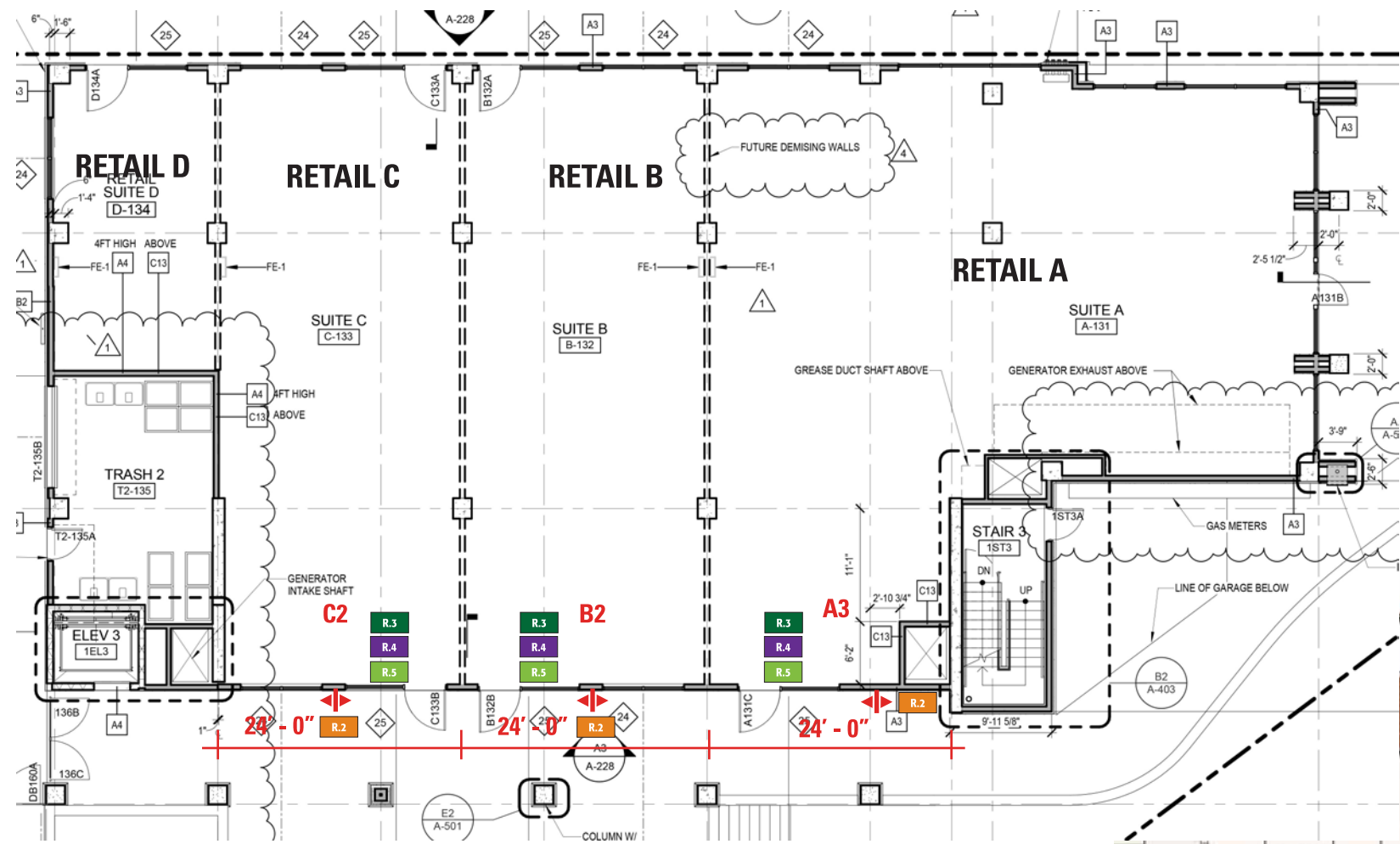
KEY MAP



1 BUILDING FRONT ELEVATION JOHN MUIR BLVD.

SCALE: 1/16" = 1' - 0"



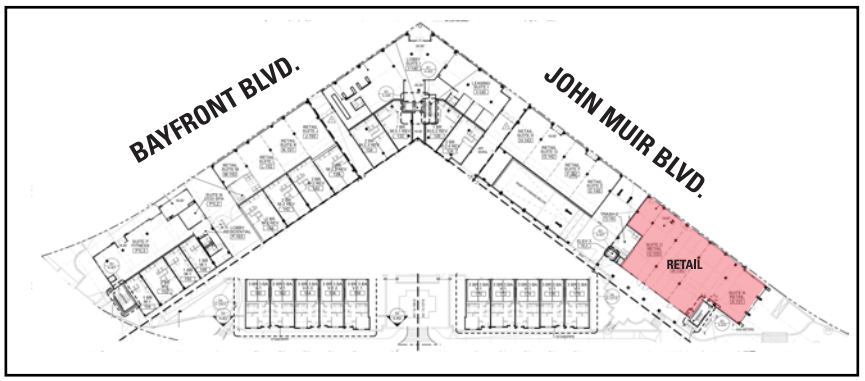


SCALE: 1/16" = 1' - 0"

TYPE	DESCRIPTION	QTY.
R.2	Retail Tenant Projecting Sign	3
R.3	Window Identification Vinyl	3
R.4	Retail Tenant Regulatory Vinyl	3
R.5	Retail Tenant Address Numbers	3

THE EXCHANGE RETAIL CHANNEL LETTERS		
	TOTAL LIN. FT. (FRONTAGE)	TOTAL SQ. FT. ALLOWED
RETAIL A1	60'	60'
RETAIL A2	39'	39'
RETAIL A3	24'	24'
RETAIL B1	24'	24'
RETAIL B2	24'	24'
RETAIL C1	24'	24'
RETAIL C2	24'	24'
RETAIL D	16'	16'

MAXIMUM SQ. FT. 1 SQ. FT. FOR EVERY 1.0 LINEAR FT. OF FRONTAGE



KEY MAP



1 BUILDING BACK ELEVATION COURTYARD  
SCALE: 1/16" = 1' - 0"



**SIGN TYPE R.1 - S/F RETAIL ILLUMINATED CHANNEL LETTERS** **R.1**

**QUANTITY:** 13

**LOCATION:** AS INDICATED ON LOCATION MAP PAGES 12, 13, 14

**COPY:** TENANT NAME AND LOGO

**MATERIALS:** ALUMINUM, PLEXIGLASS AND LED LIGHTS

**SIGN AREA:** MAXIMUM SIGN SIZE 24 SQUARE FEET

**LETTER HEIGHT:** TBD BY CLIENT LOGO

**LOGO HEIGHT:** TBD BY CLIENT LOGO

**COLORS:** TO BE APPROVED BY LANDLORD/OWNER

**TYPE FACE:** TBD BY CLIENT LOGO

**LIGHTING:** INTERNAL LED ILLUMINATION

**CONSTRUCTION GUIDELINES**

1 .063" ALUMINUM CHANNEL LETTERS INTERNALLY FRONT ILLUMINATED

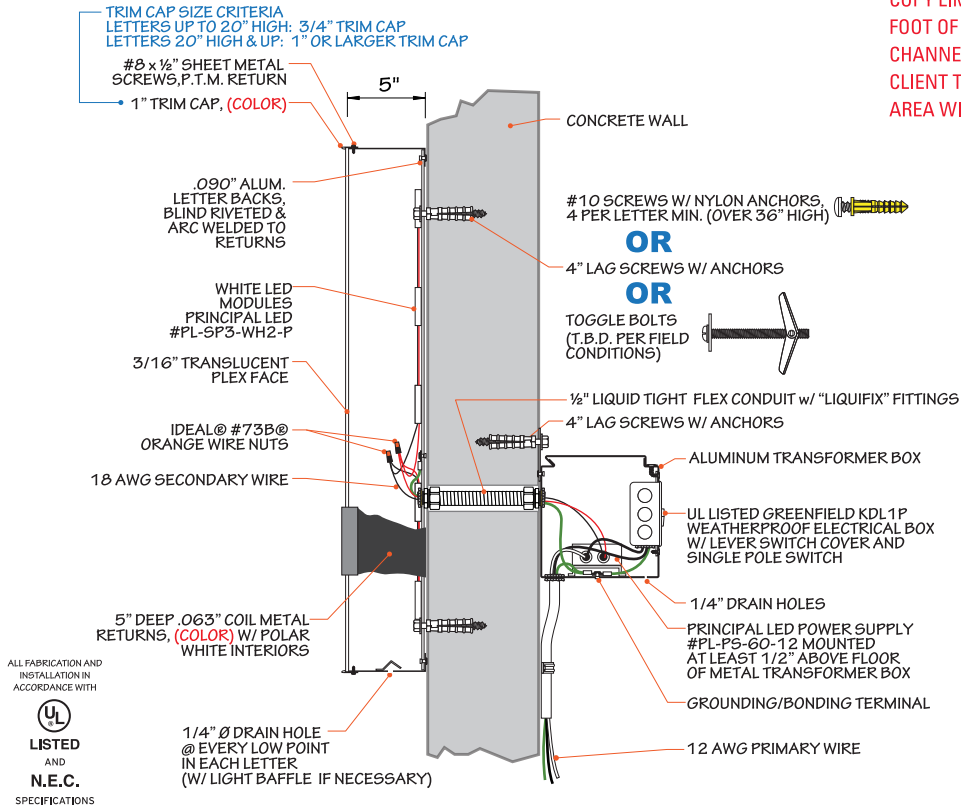
CHANNEL LETTERS MECHANICALLY ATTACHED TO BUILDING WALL

FONT: TBD BY CLIENT LOGO

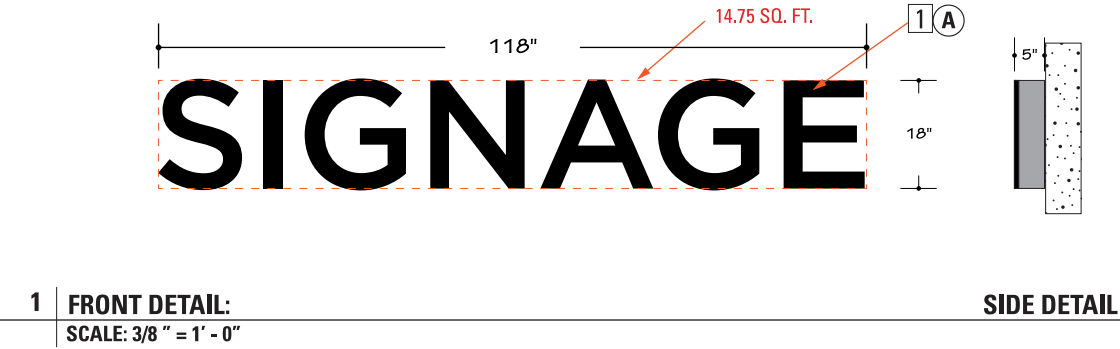
A

TBD BY CLIENT LOGO

COLORS TO BE APPROVED BY CITY/OWNER  
COPY LIMITED TO 1 SQUARE FEET PER 1 LINER FOOT OF FRONTAGE.  
CHANNEL LETTER RETURNS NOT TO EXCEED 5".  
CLIENT TO SUPPLY DEDICATED POWER TO SIGN AREA WITH WHIP



CHANNEL LETTER-FACE-LIT, SECTION-WALL MOUNT, REMOTE POWER SUPPLY  
SCALE: 1"=1'-0"



**SIGN TYPE R.1 - S/F RETAIL ILLUMINATED CHANNEL LETTERS** **R.1**

**QUANTITY:** 13

**LOCATION:** AS INDICATED ON LOCATION MAP PAGES 12, 13, 14

**COPY:** TENANT NAME AND LOGO

**MATERIALS:** ALUMINUM, PLEXIGLASS AND LED LIGHTS

**SIGN AREA:** MAXIMUM SIGN SIZE 24 SQUARE FEET

**LETTER HEIGHT:** TBD BY CLIENT LOGO

**LOGO HEIGHT:** TBD BY CLIENT LOGO

**COLORS:** TO BE APPROVED BY LANDLORD/OWNER

**TYPE FACE:** TBD BY CLIENT LOGO

**LIGHTING:** INTERNAL LED ILLUMINATION

**CONSTRUCTION GUIDELINES**

1 .063" ALUMINUM CHANNEL LETTERS INTERNALLY FRONT ILLUMINATED

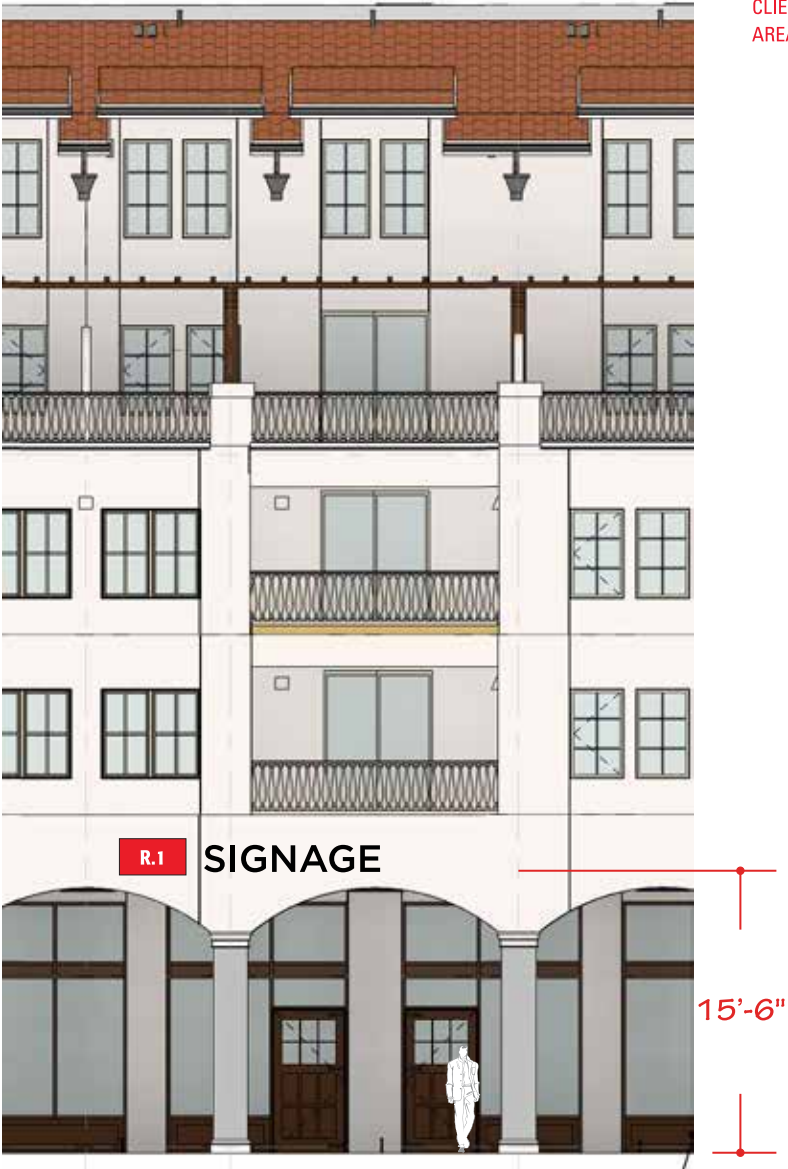
CHANNEL LETTERS MECHANICALLY ATTACHED TO BUILDING WALL

FONT: GOTHAM MEDIUM

A

TBD BY CLIENT LOGO

COLORS TO BE APPROVED BY CITY/OWNER  
COPY LIMITED TO 1 SQUARE FEET PER 1 LINER FOOT OF FRONTAGE.  
CHANNEL LETTER RETURNS NOT TO EXCEED 5".  
CLIENT TO SUPPLY DEDICATED POWER TO SIGN AREA WITH WHIP



**1 BUILDING FRONT ELEVATION JOHN MUIR BLVD.**  
SCALE: 3/32" = 1' - 0"



SIGN TYPE R.2 - D/F RETAIL PROJECTING SIGN **R.2**

- QUANTITY:** 16  
**LOCATION:** AS INDICATED ON LOCATION MAP PAGES 12, 13, 14  
**COPY:** TENANT NAME AND LOGO  
**MATERIALS:** ALUMINUM  
**SIGN AREA:** 24" X 24" MAXIMUM 4 SQ. FT.  
**LETTER HEIGHT:** TBD BY CLIENT LOGO  
**LOGO HEIGHT:** TBD BY CLIENT LOGO  
**COLORS:** TO BE APPROVED BY LANDLORD/OWNER  
**TYPE FACE:** TBD BY CLIENT LOGO  
**LIGHTING:** NON-ILLUMINATED

CONSTRUCTION GUIDELINES

- 1 .125 ALUMINUM PROJECTING SIGN PAINTED
- 2 1/4" ALUMINUM SUPPORT PLATE PAINTED
- 3 1/8" ALUMINUM CAN SIGN FACE
- 4 HD VINYL PRINT TENANT LOGO
- 5 PROTECTIVE UV CLEARCOAT

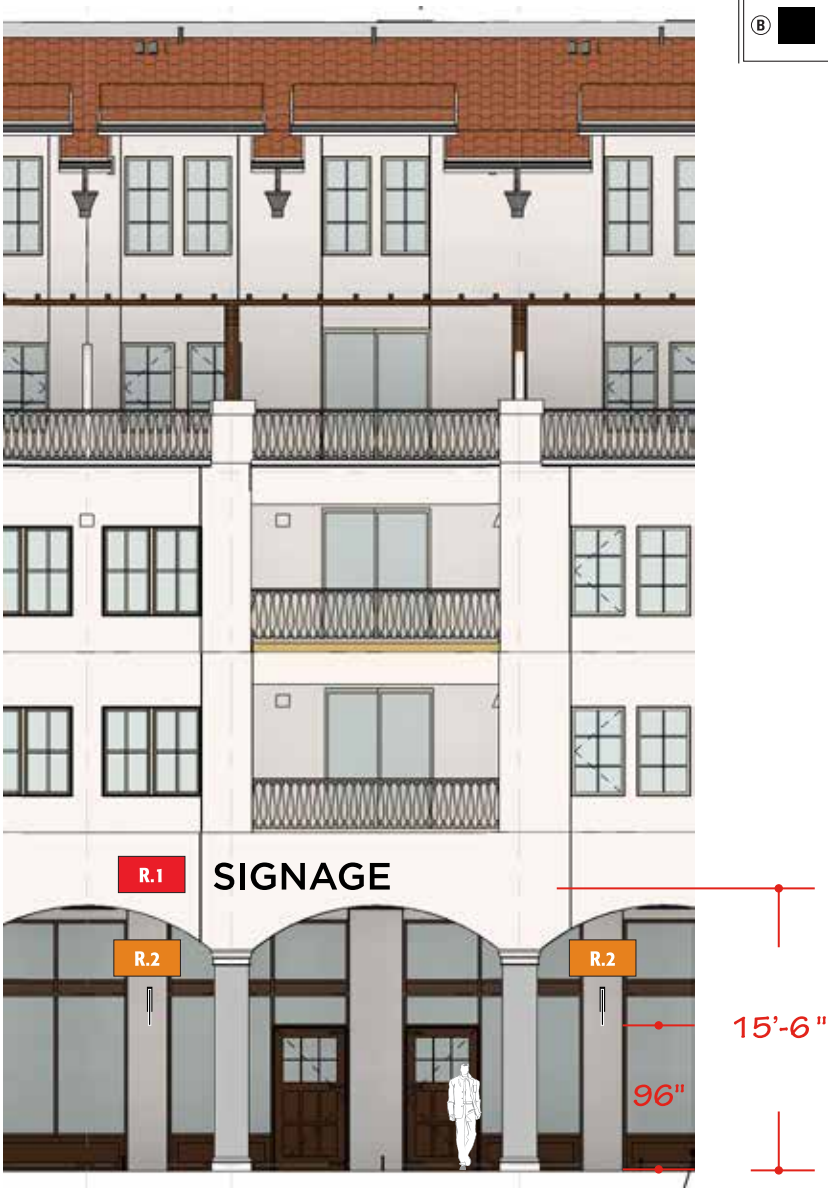


PROJECTING SIGN ATTACHED TO BUILDING WALL WITH LAG SCREWS AND NYLON ANCHORS.

COLORS AND FONT TO BE APPROVED BY CITY / OWNER AND MUST CONTRAST BUILDING COLOR

FONT: GOTHAM MEDIUM

- A WHITE
- B BLACK



1 BUILDING FRONT ELEVATION JOHN MUIR BLVD.  
SCALE: 3/32" = 1' - 0"



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LED COR / THE EXCHANGE AT BAYFRONT

**SIGN TYPE R.3 - S/F WINDOW IDENTIFICATION VINYL R.3**

**QUANTITY:** 16  
**LOCATION:** ON RETAIL ENTRANCE DOOR  
**COPY:** TENANT NAME, LOGO AND HOURS OF OPERATION  
**MATERIALS:** WHITE VINYL  
**SIGN AREA:** SIGN SIZE 20"h x 14"w; 1.94 SQUARE FEET  
 2 SQUARE FEET MAXIMUM  
**LETTER HEIGHT:** TBD BY CLIENT LOGO  
**LOGO HEIGHT:** TBD BY CLIENT LOGO  
**COLORS:** WHITE  
**TYPE FACE:** GOTHAM MEDIUM AND CLIENT LOGO  
**LIGHTING:** NON-ILLUMINATED

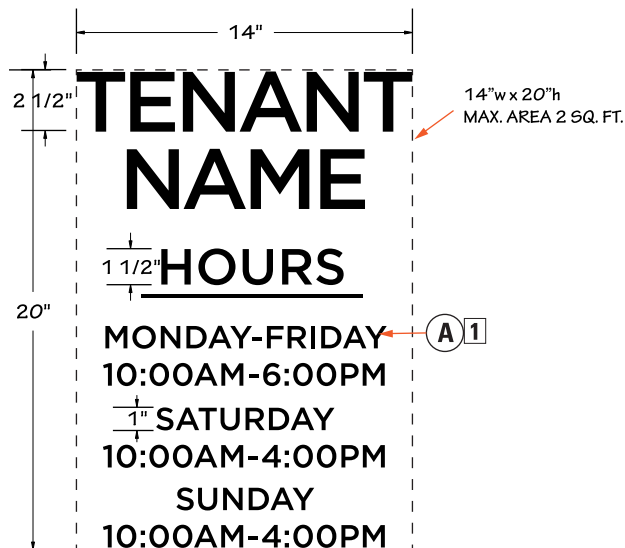
**CONSTRUCTION GUIDELINES****1** WHITE DIE CUT REVERSE VINYL

SIGN AREA 1.94 SQ. FT.

VINYL PLACED ON INSIDE OF DOOR  
 MAXIMUM 2 SQUARE FEET SIGN  
 AREA ALLOWED

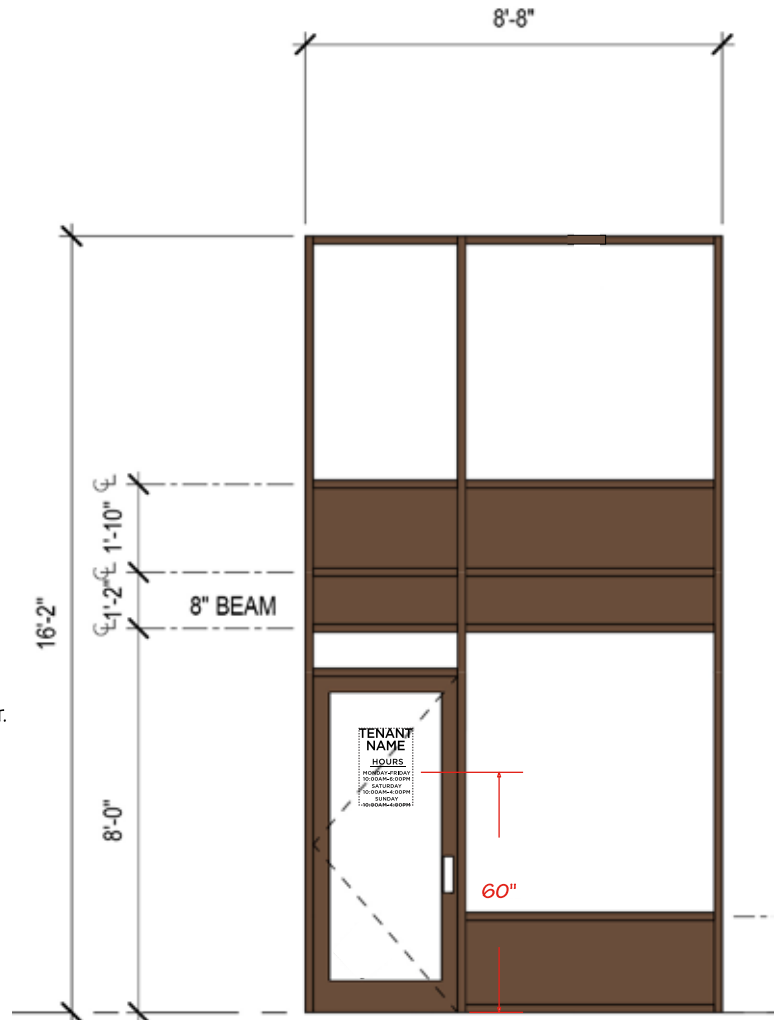
NOTE: VERBIAGE IS FOR ILLUSTRATION ONLY  
 COPY WILL VARY WITH TENANT

FONT: GOTHAM MEDIUM

**2** **DETAIL: TENANT I.D. VINYL**

SCALE: 1 1/2" = 1' - 0"

NOTE: VERBIAGE IS FOR ILLUSTRATION ONLY  
 COPY WILL VARY WITH EACH RETAIL TENANT

**2** **BUILDING ELEVATION - TYPICAL**

SCALE: 1/4" = 1' - 0"

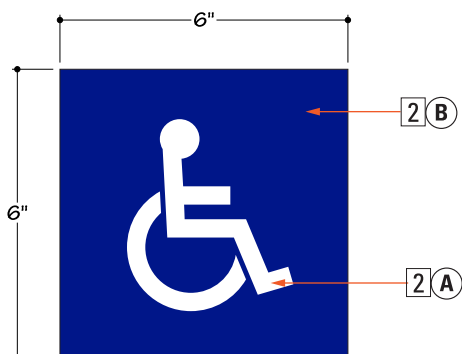
**SIGN TYPE R.4 - S/F REGULATORY VINYL** **R.4**

**QUANTITY:** 16 EACH  
**LOCATION:** BY RETAIL ENTRANCE DOOR  
**COPY:** N/A  
**MATERIALS:** VINYL  
**SIGN AREA:** 1 SQUARE FEET  
**LETTER HEIGHT:** N/A  
**LOGO HEIGHT:** N/A  
**COLORS:** WHITE AND BLUE  
**TYPE FACE:** GARAMOND BOLD  
**LIGHTING:** NON-ILLUMINATED

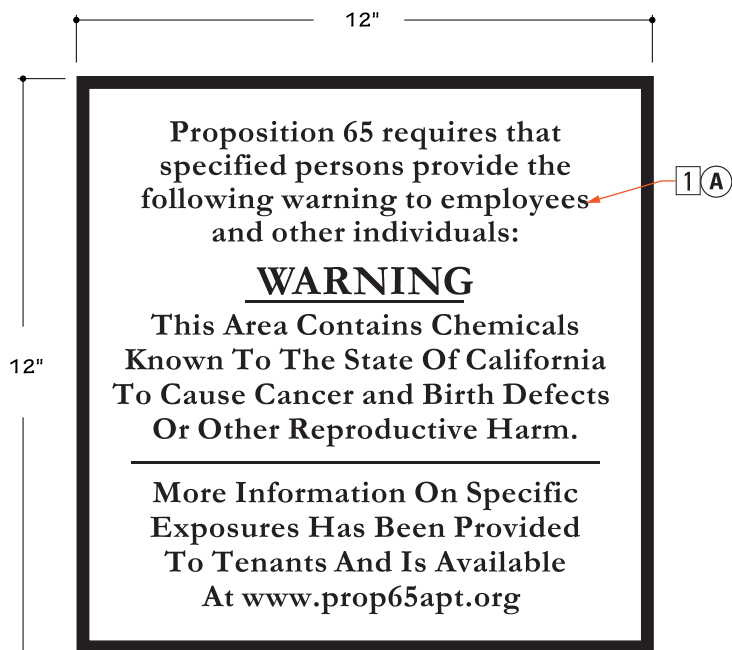
**CONSTRUCTION GUIDELINES**

- 1 WHITE DIE-CUT VINYL
- 2 HQ C.G.V. LOGO

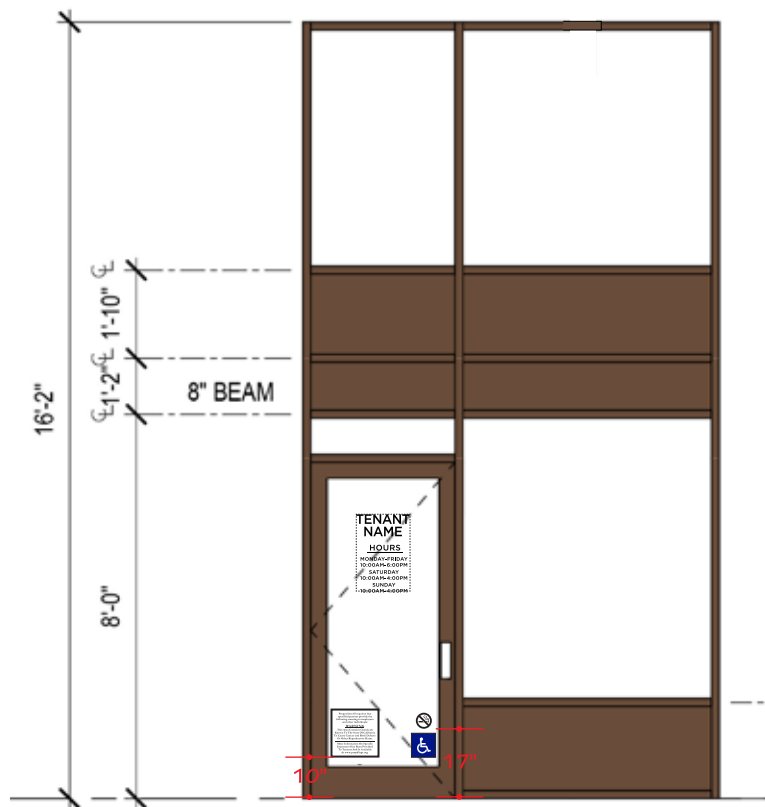
- |     |                       |
|-----|-----------------------|
| (A) | WHITE                 |
| (B) | MATCH<br>FEDERAL BLUE |

**4 | DETAIL: HANDICAP ACCESS STICKER**

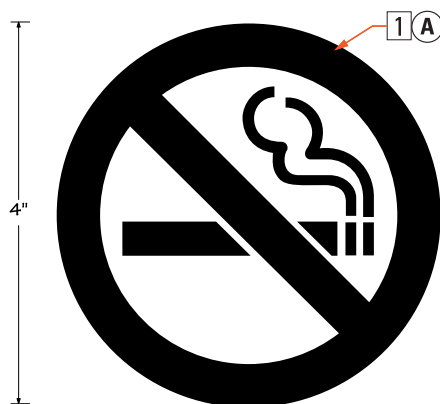
SCALE: 3" = 1' - 0"

**3 | DETAIL: PROP. 65 VINYL**

SCALE: 3" = 1' - 0"

**2 | BUILDING ELEVATION - TYPICAL**

SCALE: 1/4" = 1' - 0"

**2 | DETAIL: NO SMOKING VINYL**

SCALE: 1 : 2 (HALF SIZE)

**QTY: 16 EACH****LEDCOR / THE EXCHANGE AT BAYFRONT**
**OUTDOOR  
DIMENSIONS**

5325 E. HUNTER AVENUE  
 ANAHEIM, CA 92807  
 714-578-9555 FAX 714-693-9578

5/1/18 SG-5/10/18 AB2 - 5/18/18 SG - 6/5/18 SG



**SIGN TYPE R.5 - S/F RETAIL CUT-OUT ADDRESS NUMBERS****R.5**

**QUANTITY:** 16  
**LOCATION:** ON BUILDING GLASS ABOVE ENTRANCE DOOR  
**COPY:** TBD BY POSTAL SERVICE  
**MATERIALS:** PLEX, PAINT  
**SIGN AREA:** .625 SQUARE FEET  
**LETTER HEIGHT:** 4 INCHES  
**LOGO HEIGHT:** N/A  
**COLORS:** WHITE  
**TYPE FACE:** GOTHAM MEDIUM  
**LIGHTING:** NON-ILLUMINATED

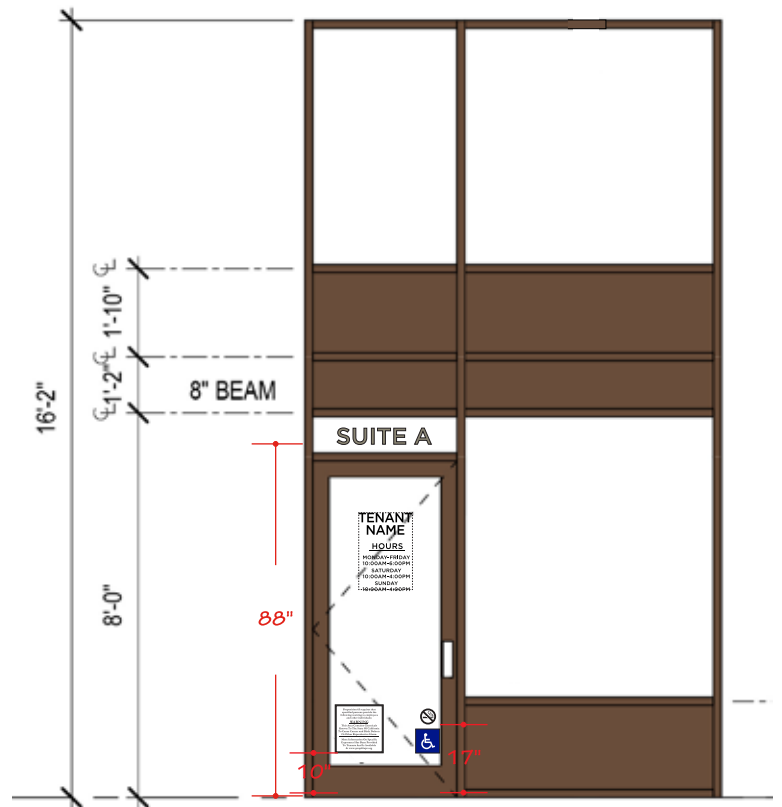
**CONSTRUCTION GUIDELINES**

1 DIE CUT VINYL COPY

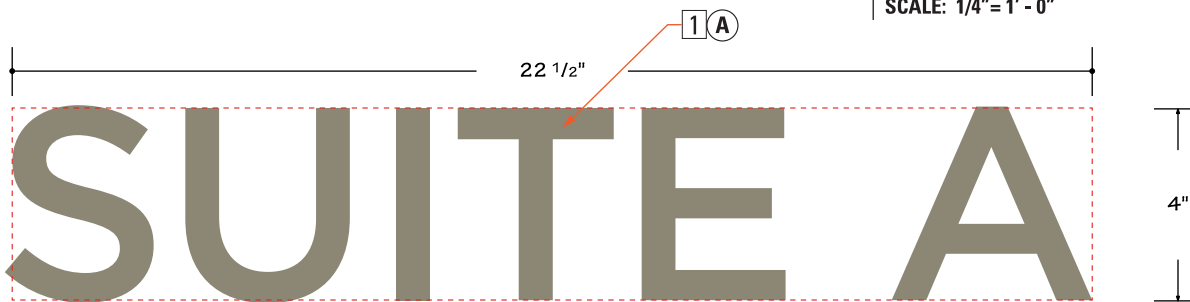
NUMBERS PIN MOUNTED TO WALL

FONT: GOTHAM MEDIUM

(A) SW 6172 "HARDWARE"

**2 BUILDING ELEVATION - TYPICAL**

SCALE: 1/4" = 1' - 0"

**1 DETAIL: RETAIL ADDRESS NUMBERS**

SCALE: 3" = 1' - 0"

**LEDCOR / THE EXCHANGE AT BAYFRONT**

**OUTDOOR  
DIMENSIONS**

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 ANAHEIM, CA 92807  
 714-578-9555 FAX 714-693-9578

5/1/18 SG-5/10/18 AB2-5/18/18 SG-6/5/18 SG



TYPE	DESCRIPTION	QTY.
R.1	Retail Tenant Illuminated Channel Letters	13
R.2	Retail Tenant Projecting Sign	16
R.3	Window Identification Vinyl	15
R.4	Retail Tenant Regulatory Vinyl	15
R.5	Retail Tenant Address Numbers	15

# RESIDENTIAL EXTERIOR SIGN PROGRAM

2525 Bayfront Blvd, Hercules, CA







**NOTE: ALL HOLES PENETRATING WALL TO BE SEALED WITH SILICONE FOR WEATHER PROOFING**



**S/F - PROJECT BLADE SIGN**

- 1 3" thk. ALUMINUM CHANNEL LETTERS PAINTED  
NON-ILLUMINATED
- 2 1/8" thk. ALUMINUM SIGN CABINET PAINTED  
CHANNEL LETTERS MECHANICALLY ATTACHED TO  
SIGN CABINET. SIGN CABINET ATTACHED TO  
SUPPORT POSTS. SUPPORT POSTS ATTACHED TO  
BUILDING WALL.

FONT: TRAJAN EXTRA BOLD

**A**  COLOR TBD  
**B**  COLOR TBD

CLIENT: LEDCOR										PROJECT: THE EXCHANGE AT BAYFRONT										DATE: 6/19/18			SIGN TYPE: E1_2										
REVISIONS: <div><div>1</div>06/27/18 SG</div> <div><div>2</div>07/2/18 SG</div> <div><div>3</div>07/3/18 SG</div> <div><div>4</div></div> <div><div>5</div></div> <div><div>6</div></div> <div><div>7</div></div> <div><div>8</div></div> <div><div>9</div></div> <div><div>10</div></div> <div><div>11</div></div>																				SCALE: AS NOTED			SALES REP: STACY S.										
PROOF: <div>(Initial)</div> <div><div>1</div>SG -.5</div> <div><div>2</div>SG -.25</div> <div><div>3</div>SG -.25</div> <div><div>4</div></div> <div><div>5</div></div> <div><div>6</div></div> <div><div>7</div></div> <div><div>8</div></div> <div><div>9</div></div> <div><div>10</div></div> <div><div>11</div></div>																							DESIGNER: SG										
CLIENT APPROVAL: (Please Check Box) <input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES					CLIENT SIGNATURE _____ DATE _____					YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.										DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.					CONCEPTS: <div><div></div></div>			WORKING DRAWING: <div><div></div></div>			PROOF: <div><div>(Initial)</div>SG</div> 1.0		



E.2

S/F - NON ILLUMINATED CHANNEL LETTERS

1 3" thk. ALUMINUM CHANNEL LETTERS PAINTED NON-ILLUMINATED

CHANNEL LETTERS MECHANICALLY ATTACHED TO BUILDING WALL.

FONT: TRAJAN EXTRA BOLD

- A

COLOR TBD
- B

COLOR TBD

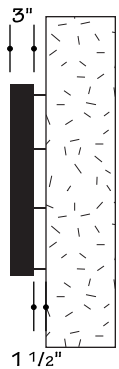


2 BUILDING FRONT VIEW: JOHN MUIR PARKWAY ELEVATION  
SCALE: 1/16" = 1'



QTY: 2

1 FRONT FRONT DETAIL  
SCALE: 1/2" = 1' - 0"



SIDE VIEW

 5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578	CLIENT: LEDCOR										PROJECT: THE EXCHANGE AT BAYFRONT										DATE: 6/19/18		SIGN TYPE: E2_2	
	REVISIONS: <div>06/27/18 SG</div> <div>07/12/18 SG</div> <div>07/31/18 SG</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>																				SCALE: AS NOTED		SALES REP: STACY S.	
	PROOF: (Initial) <div>SG - .5</div> <div>SG - .25</div> <div>SG - .25</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>																				WORKING DRAWING: <input type="checkbox"/>		DESIGNER: SG	
	CLIENT APPROVAL: (Please Check Box) <input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES										YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.										CONCEPTS: <input type="checkbox"/>		PROOF: SG .75	
	CLIENT SIGNATURE _____										DATE _____													

Elc. 4

S/F - STANDARD 3' x 5' DIRECTORY

- 1 WEATHER PROOF ALUMINUM DIRECTORY CABINET
- 2 HQ DIRECT PRINT ON DURA-TRANS FACE.
- 3 PROTECTIVE U.V. COATING

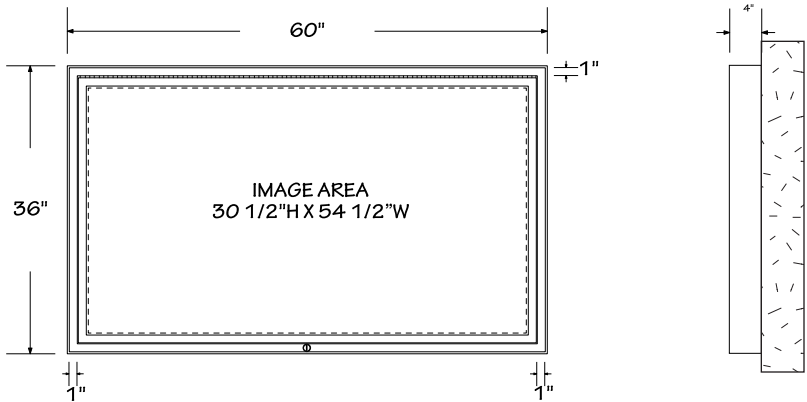


FONT: TRAJAN EXTRA BOLD

DIRECTORY CABINET MECHANICALLY ATTACHED TO BUILDING WALL. CLIENT TO SUPPLY ELECTRICITY FOR ILLUMINATION.

ARTWORK FOR POSITION ONLY. CLIENT TO PROVIDE HIGH QUALITY VECTOR ARTWORK FOR PRODUCTION.

- A COLOR TBD
- B COLOR TBD

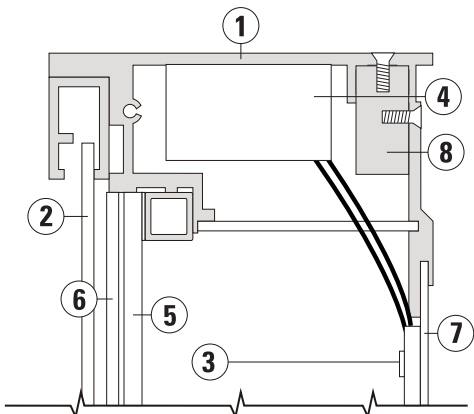


2 DIRECTORY FRONT DETAIL:

SIDE DETAIL:

SCALE : 1/2" = 1' - 0"

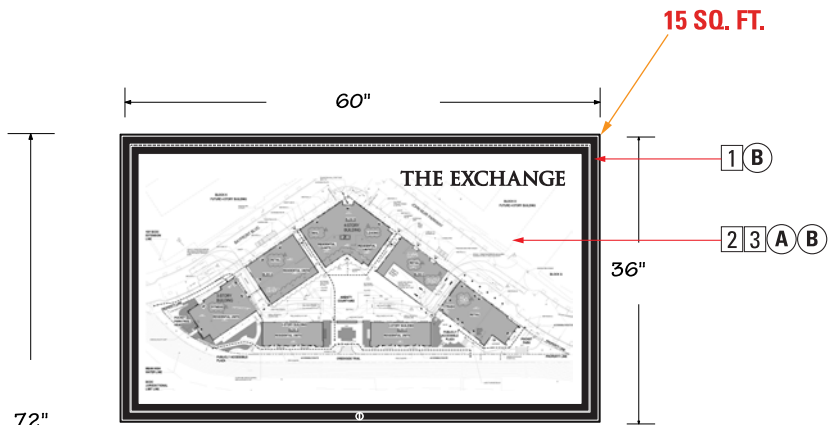
SIDE VIEW



- KEY NOTES:
- 1. CLEAR ANODIZED FRAME
  - 2. ACRYLIC COVER
  - 3. LOW VOLTAGE LED LIGHTS
  - 4. LOW VOLTAGE BALLAST
  - 5. 3/16" WHITE TRANSLUCENT DIFFUSING PANEL
  - 6. DURATRANS HQ DIRECT PRINT SITE MAP
  - 7. ALUMINUM BACKING
  - 8. "L" BRACKET

3 DIRECTORY CONSTRUCTION DETAIL:

SCALE : NTS



QTY: 7

1 DIRECTORY FRONT DETAIL:

SCALE : 1/2" = 1' - 0"



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ANAHEIM, CA 92807  
714-578-9555 FAX 714-693-9578

CLIENT: LEDCOR

PROJECT: THE EXCHANGE AT BAYFRONT

DATE: 6/19/18

SIGN TYPE: Elc.4\_0

REVISIONS:

07/2/18 SG

PROOF:

(Initial) SG - .25

CLIENT APPROVAL:

(Please Check Box)

☐ AS SHOWN

☐ WITH CHANGES

CLIENT SIGNATURE

DATE

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.

CONCEPTS:

☐

WORKING DRAWING:

☐

SCALE: AS NOTED

SALES REP: STACY S.

DESIGNER: SG

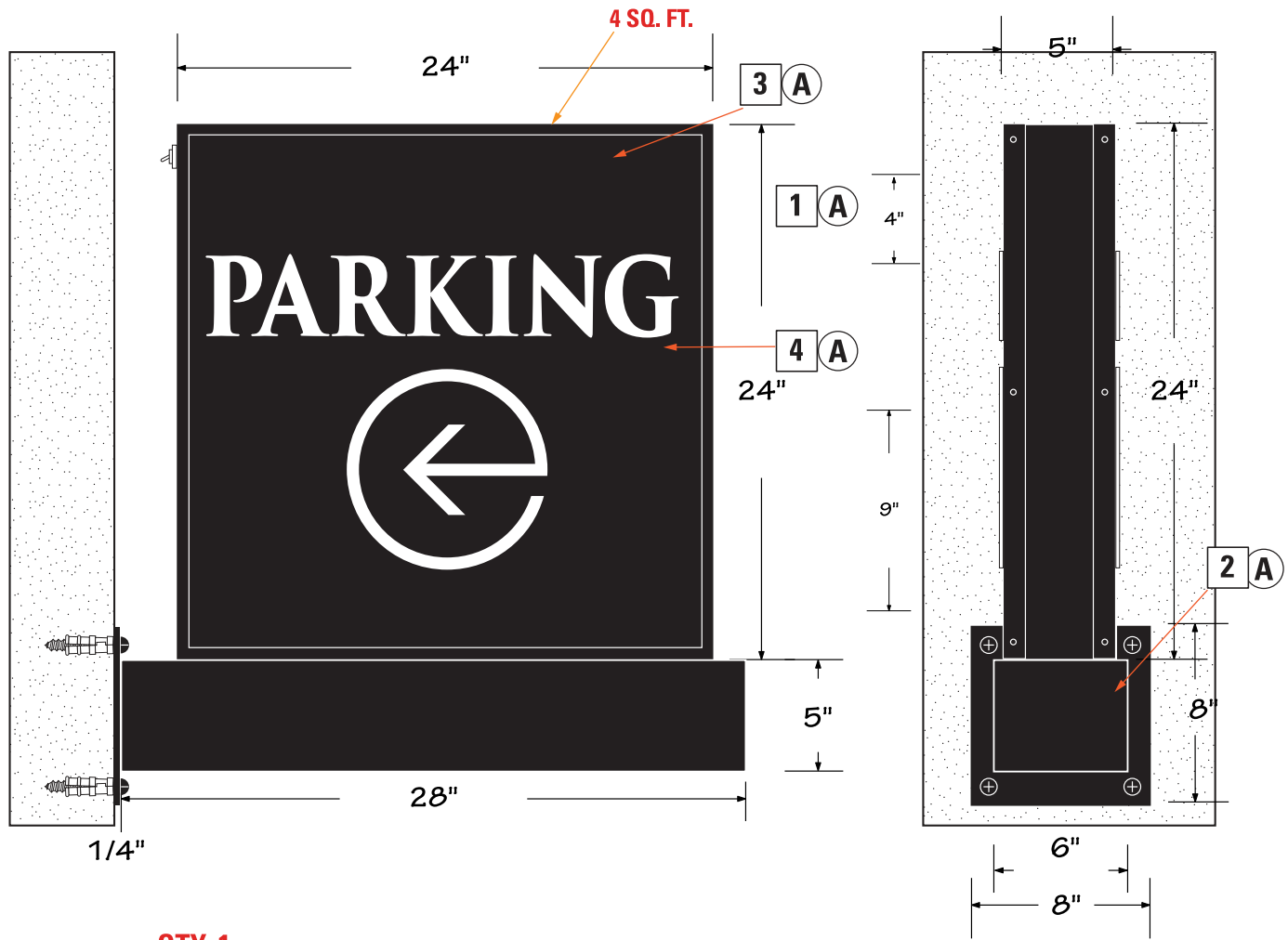
PROOF:

(Initial) SG

.75



2 RETAIL PARKING ENTRANCE  
SCALE: 1/16" = 1' - 0"



QTY: 1

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

FRONT VIEW



NEED FIELD INSPECTION TO  
DETERMINE INSTALLATION  
METHOD AT GARAGE ENTRANCE

NOTE: ALL HOLES PENETRATING WALL  
TO BE SEALED WITH SILICONE FOR  
WEATHER PROOFING

Elc. 5

D/F ILLUMINATED DIRECTIONAL BLADE SIGN

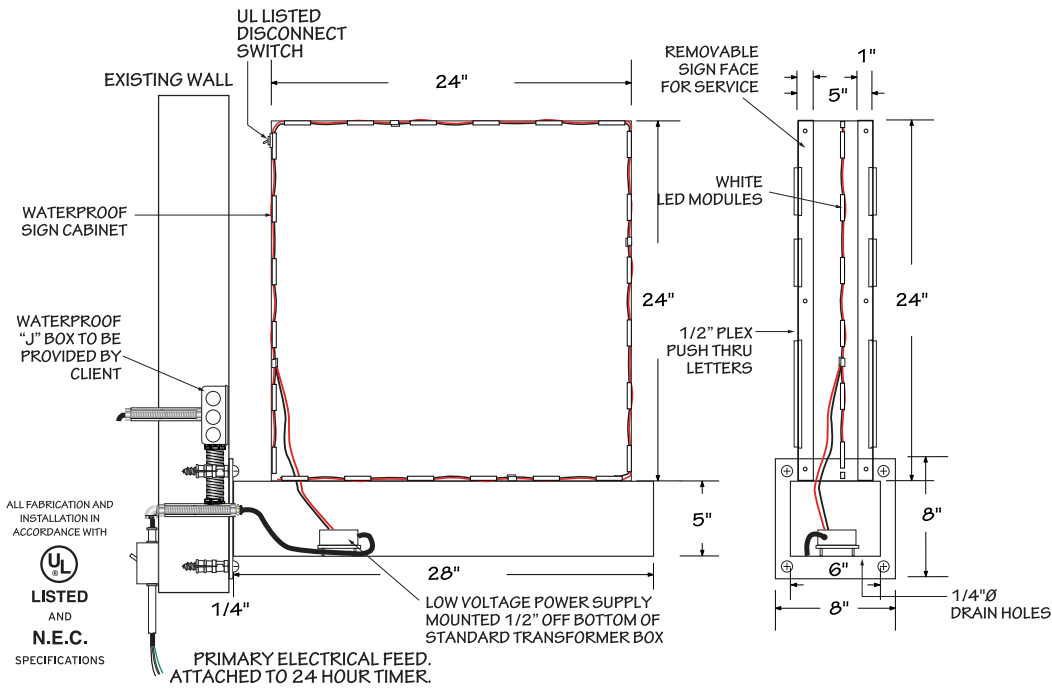
- 1 1/8" ALUMINUM SIGN CABINET PAINTED
- 2 1/8" ALUMINUM SUPPORT BRACKET
- 3 1/8" ALUMINUM PAN FACE ROUTED OUT
- 4 1/2" WHITE TRANSLUCENT PUSH THRU LETTERS

SUPPORT BRACKET ATTACHED TO FACADE  
WITH 1/4" MOUNTING PLATE ATTACHED TO WALL  
WITH SCREWS AND NYLON ANCHORS. SIGN CABINET  
ATTACHED TO BRACKET WITH HIDDEN WELDS.

LETTERS DO NOT HAVE TO BE PUSH THRU BUT  
FACES MUST BE ROUTED OUT. MINIMUM CLEARANCE  
FOR PROJECTION SIGN IS 8 FEET

FONT: TRAJAN BOLD

- A COLOR TBD
- B COLOR TBD



2 CONSTRUCTION DETAIL:  
SCALE: 3/4" = 1' - 0"



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ANAHEIM, CA 92807  
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CLIENT: LEDCOR

PROJECT: THE EXCHANGE AT BAYFRONT

DATE: 6/19/18

SIGN TYPE: Elc.5\_0

REVISIONS:	1	07/21/18 SG	2		3	4	5	6	7	8	9	10	11
PROOF:	(Initial)	1	SG - .25	2	3	4	5	6	7	8	9	10	11

CLIENT APPROVAL: (Please Check Box)  
☐ AS SHOWN  
☐ WITH CHANGES  
CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF  
OUTDOOR DIMENSIONS UNTIL  
PURCHASED BY CLIENT.

CONCEPTS:



SCALE: AS NOTED

WORKING  
DRAWING:



SALES REP: STACY S.

DESIGNER: SG

PROOF: (Initial) SG .75



Elc. 6

S/F - ILLUMINATED CHANNEL LETTERS

1 3" thk. ALUMINUM CHANNEL LETTERS PAINTED

CHANNEL LETTERS MECHANICALLY ATTACHED TO BUILDING WALL.

FONT: TRAJAN EXTRA BOLD

A

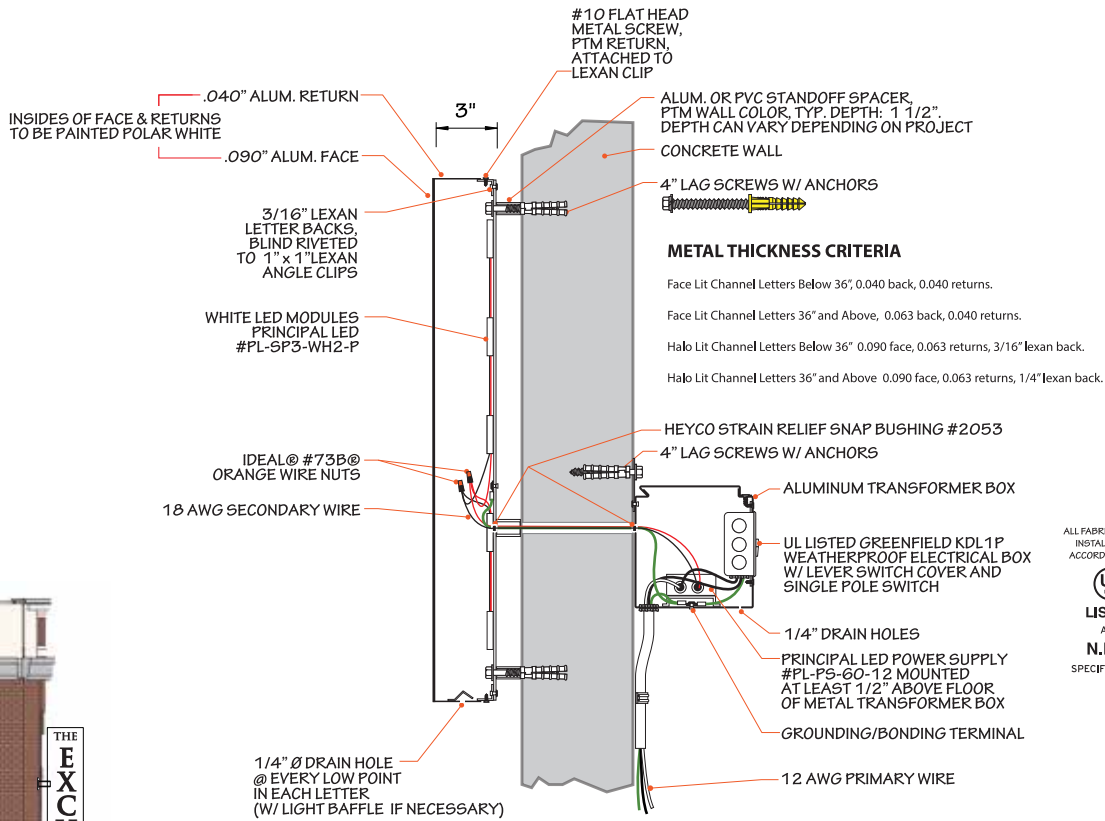
COLOR TBD

B

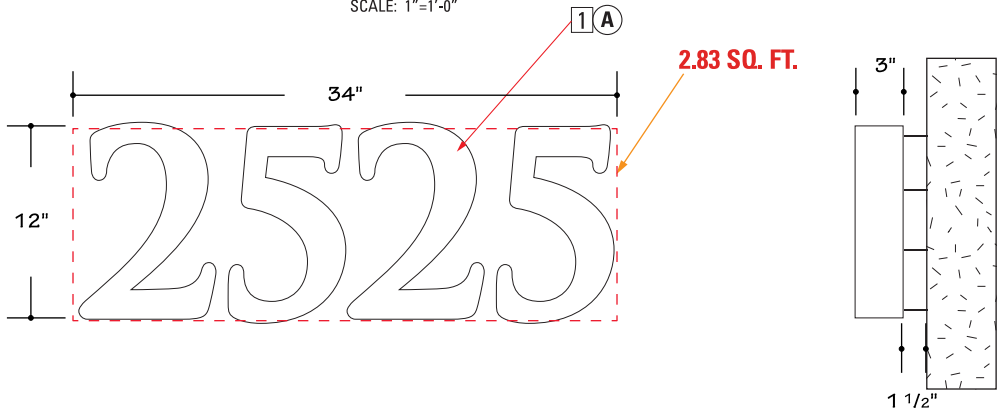
COLOR TBD



2 BUILDING FRONT VIEW: JOHN MUIR PARKWAY ELEVATION  
SCALE: 1/16" = 1'



HALO LIT REVERSE CHANNEL LETTER SECTION  
WALL MOUNT-REMOTE POWER SUPPLY  
SCALE: 1"=1'-0"



QTY: 1  
1 FRONT DETAIL  
SCALE: 1" = 1' - 0"

SIDE VIEW

 5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578	CLIENT: LEDCOR										PROJECT: THE EXCHANGE AT BAYFRONT										DATE: 6/19/18		SIGN TYPE: Elc.6_1											
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	Δ	07/21/18 SG	Δ	07/31/18 SG	Δ		Δ		Δ																									
	PROOF: (Initial) <table><tr><td>Δ</td><td>SG - .25</td><td>Δ</td><td>SG - .25</td><td>Δ</td><td></td><td>Δ</td><td></td><td>Δ</td><td></td></tr></table>										Δ	SG - .25	Δ	SG - .25	Δ		Δ		Δ												WORKING DRAWING: <input type="checkbox"/>		DESIGNER: SG	
	Δ	SG - .25	Δ	SG - .25	Δ		Δ		Δ																									
CLIENT APPROVAL: (Please Check Box) <input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES										YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.										CONCEPTS: <input type="checkbox"/>		PROOF: (Initial) SG .75												
CLIENT SIGNATURE										DATE																								



TYPE	DESCRIPTION	QTY.
E.01	D/F Non-Illuminated Blade Sign	1 <span>E.1</span>
E.02	S/F Building ID Non-Illuminated Channel Letters	2 <span>E.2</span>
Elc.04	Illuminated Directory	7 <span>Elc. 4</span>
Elc.05	Illuminated Parking Directional	1 <span>Elc. 5</span>
Elc.06	Illuminated Address Channel Letters	1 <span>Elc. 6</span>

LEGEND

- E.1 = E.01
- E.2 = E.02
- Elc. 4 = Elc.04
- Elc. 5 = Elc.05
- Elc. 6 = Elc.06

EXTERIOR BUILDING SIGNS

SHEET NO.:  
**A-101**

