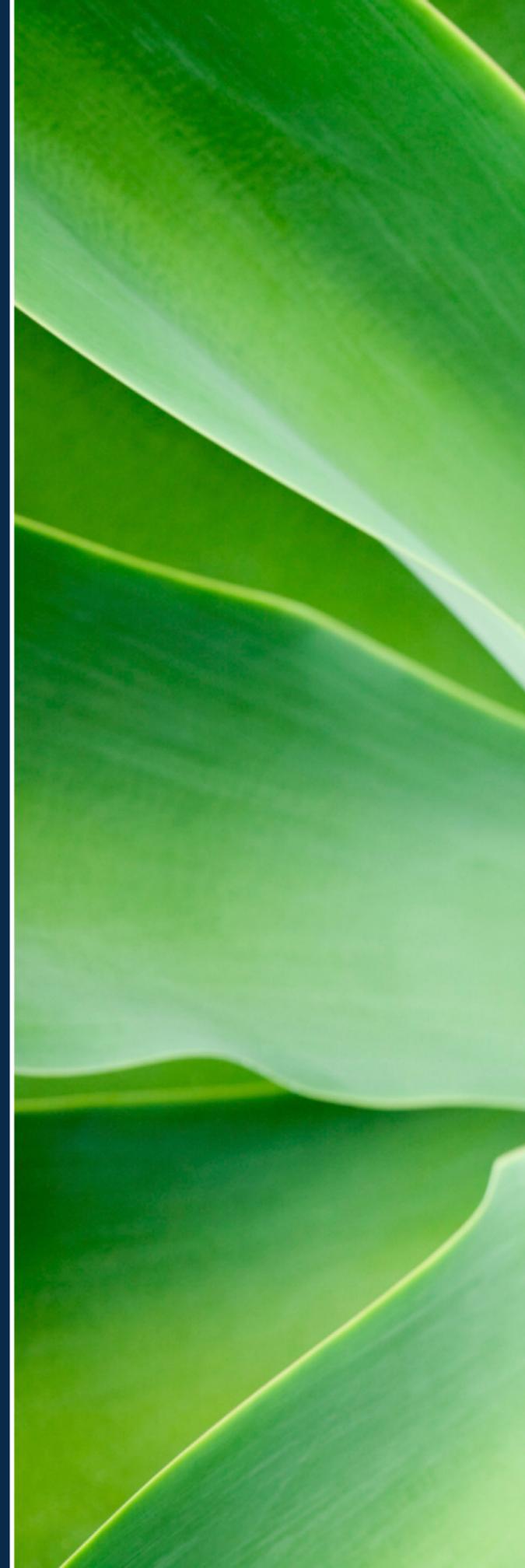




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REVISED SIGNAGE
MASTER PLAN
CITY SUBMITTAL

MARCH 02 , 2016



GENERAL RSM DESIGN SIGNAGE SPECIFICATIONS

These general specifications addressing signage and graphic elements within the attached package are intended for the signage fabricator, and are a supplement and subservient to the general project specifications provided by the Owner, developer, or architect of record. The sign fabricator is responsible for obtaining and complying with the referenced general project specifications in addition to these signage specifications.

This document has been assembled by RSM Design with the expectation that the sign fabricator will meet the following quality and performance requirements. The acceptance of these drawings by the sign fabricator constitutes agreement to comply with the following conditions. The Owner will hold the sign fabricator to these requirements as part of their contract obligations.

I. INDEMNITY

These signage drawings are for design purposes only and are not intended to be used for construction. Anyone who uses these designs for construction does so at their own risk. Owner, and Owner's agents, servants and employees who use these designs ("Indemnitors") agree to indemnify and hold RSM Design, its officers, directors, agents, servants and employees ("Indemnitees") harmless from any and all claims, liability, cost, losses, damages, recovery and expenses (including attorney's fees, court costs and expert witness fees) incurred by Indemnitee arising from any claims involving these designs or any other work done by Indemnitee.

The following package represents the signage and graphics scope as understood by RSM Design throughout the design process and at the time of issuance. RSM Design cannot be held responsible for alterations, changes, value engineering, and other modifications made to the signage scope and fabrication methods without the inclusion of and consent of RSM Design prior to fabrication and installation.

With the acceptance of this package by the Owner, developer, and/or architect of record, all of the designs represented in this package have been reviewed (and approved unless RSM Design is notified otherwise) by the architects of record and the client for original design intent, placement, appropriateness, and functionality.

All location plans and location elevations represented in this package may not be representative of the existing built conditions. The sign fabricator is responsible for verifying all existing conditions (dimensions, backing, accessibility, electrical accessibility, other conditions) prior to fabrication and installation.

Conflicts / Contradictions with Drawings or Existing Conditions

The contractor should recognize and bring to RSM Design any conflicts or contradictions either in regards to these drawings or existing conditions or as they relate to other disciplines or contractors. All conflicts should be described in writing and the sign fabricator is to provide alternative solutions to resolve the conflict. All conflicts are to be resolved and any changes approved by RSM Design and client prior to sign fabrication.

Roles and Responsibilities

RSM Design's role on this project is for the design intent and aesthetic look of each sign and in coordination with the overall project design team. The sign fabricator is responsible for all structural, mechanical, fabrication, details of the signs (venting, waterproofing, safety, etc.), engineering of the signs construction coordination, and installation of all signs. The sign fabricator is responsible for meeting all local and national codes, ordinances, and laws associated with these designs and their construction documentation.

Sign fabricator to inform owner, developer, general contractor, and RSM Design that the sign package has been submitted to the local governing municipality or city for review and plan check, and any variances have been approved for the signs.

General Notes

1. It is the sign fabricator's and installers responsibility to:
 - a. Coordinate all sign installations with general contractor.
 - b. Remove all existing signs and dispose of them legally.
 - c. Patch and repair any damage to wall surfaces and surrounding finished floor, at or adjacent to sign, includes existing damage and any damage caused by removal of existing sign.
 - d. Remove Legal, Warning, Code Required or ADA signs only when replacement sign is to be installed; and temporary sign(s) to be provided as needed for safety measures.
 - e. Advise RSM Design of any existing signs not accounted for in RSM Design's sign package.
2. Sign fabricator to verify all locations and conditions prior to fabrication and notify RSM Design of any changes or conflicts within the design package.
3. Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes or comments.
4. Sign fabricator's shop drawings to include layout of all seams, attachments, and messaging on all signs.
5. Renderings in RSM Design's package are illustrative and conceptual in nature; measured, dimensioned drawings, and messages in this document govern.
6. All exterior signs to have appropriate water proofing and weep holes to discharge any water inside, but weep holes must contain internal light baffles to shield any light leakage.
7. Sign fabricator to detail and provide all necessary mechanical or non-mechanical ventilation for signs (exterior and interior) to keep signs from overheating or condensation building up. If vents or ventilation devices alter the design intent, RSM Design is to be notified prior to fabrication.

8. Where signs will be anchored to concrete, sign fabricator to provide steel plate with epoxy set anchors (locate and avoid existing rebar). Where signs will be located on brick, locate anchors at grout where brick occurs and tie into existing concrete.

9 Sign fabricator's shop drawings (which will be used for construction) must include and clearly document all of the following:

- Internal structure
- Construction details and joints
- All visible attachments and material seams
- Venting
- Lighting details
- Water proofing and water drainage
- Electrical locations
- Access panels
- Foundation details
- Engineered structural members
- Material thicknesses
- Color samples sprayed on actual (final) materials

10. Sign fabricator's drawings to be based off of their original documentation and drawings, and are not to be "copies" of or re-formatting of RSM Design's original design drawings.

II. PERFORMANCE INFORMATION NON-DISCLOSURE AGREEMENT

All ideas, designs, arrangements, and plans indicated or presented by these drawings are owned by and are the property of the Redmond Schwartz Mark Design, Inc. (RSM Design) and the project Owner, and were created, evolved, and developed for use on and in connection with the specified project ONLY. These designs and details cannot be used on any other project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any persons, firm, or corporation for any purpose whatsoever without the written permission of Redmond Schwartz Mark Design Inc. and the Owner. Any and all inquiries in this regard by outside parties should be referred to RSM Design. It is required that all original artwork furnished by RSM Design be returned upon completion of this project.

For the purpose of this package and these specifications, the term "Contractor" shall mean sign fabricator or sign contractor and the term "sign" shall refer to any fabrication, object, or article of graphics or furniture described in these drawings and/or specifications. The acceptance of these drawings by contracted general contractors, vendors, bidders, sign fabricators, or sub-contractors and their agents constitutes agreement to all of the following conditions outlined in these specifications.



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III. DESIGN INTENT AND SHOP DRAWINGS

A. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs. It shall be the responsibility of the contractor to perform the complete structural design of the signs and to incorporate all the reasonable safety factors necessary to protect the Owner, general contractor, and RSM Design against public liability. Sign fabricator also to be responsible for the detailing and inclusion of all necessary water proofing, proper ventilation devices, and internal lighting specifications in their shop drawings.

B. Fabrication and installation design: Unless otherwise directed by Owner, design to withstand severe public abuse, souvenir theft or vandalism, but not less than equivalent of resisting simple hand implements and tools (screwdrivers, knives, coins, keys, and similar items), and adult physical force for approximately 10 minutes. All fabricated signs shall also be built to withstand normal maintenance operations used by employees/staff.

C. Electrical Design: Contractor shall specify all internal and external electrical and internal lighting components to be used to illuminate sign elements. Major, large scale elements may require the involvement of a licensed lighting designer at the sole cost of the Owner. Final coordination of fixture type, lamping, quantity and locations to take place between Contractor, general contractor, and Owner, as well as selected lighting designer for suitability in attaining desired appearance and/or effect.

a) Actual installation of lighting fixtures not contained within the sign element(s) must be performed by a licensed electrical contractor or equivalent for the location of the project.

b) Sign connection to existing electrical power on site, if more than (6) feet from sign element(s), must be performed by a licensed electrical contractor. Sign fabricator to coordinate necessary electrical requirements and locations with the general contractor.

c) When requested by the Owner and RSM Design, lighting mock-up(s) shall be provided using the specified fixtures or lamps, either in-shop review, or on-site evaluation, to determine the effectiveness of the desired lighting scheme and to the approval of the Owner.

d) If required, sign fabricator to submit calculations signed by a registered professional lighting engineer in the area or country of the project to Owner for review.

e) Sign fabricator to submit certification of conformance to UL (or similar in the area or country of the project) requirements for sign construction.

D. Resulting working drawings, shop drawings, and contract documents including permit documents are the sole responsibility of the Contractor in every respect. Contractor is responsible for obtaining all permits in the area, local municipality, or country of the project's location.

E. RSM Design will review the submitted shop drawings only for conformance with general design intent, and will in no way be responsible or liable for any results of construction from approved working drawings, material selection, shop drawings, contract documents or any other agreements other than agreement with the Owner authorizing these documents.

F. Sign fabricator to submit shop drawings for review and approval obtained by RSM Design and Owner prior to any fabrication begins. Should fabrication that has begun and might need to be changed prior to obtaining approval of shop drawings, sign fabricator to assume all costs associated with the changes.

G. Sign fabricator to make corrections to and resubmit any shop drawings not approved.

IV. QUALITY ASSURANCE

A. Quality of Workmanship.

The Contractor shall be responsible for the quality and delivery of all materials, and workmanship required for the execution of the contract including the materials and workmanship of any firms or individuals who act as his or her subcontractors. It is desired that the Contractor for work of this type shall have in-house, broad knowledge, diverse shop and field experience, flexibility, coordinating ability, skilled craftsmen, and physical labor as necessary as well as facilities to produce quality products. Contractor shall be responsible for providing subcontractors with complete and up-to-date drawings, specifications, graphic schedule and other information issued by RSM Design.

B. Performance.

The contractor shall base his or her proposal on the performance of all services, including all items of labor, material and equipment required for the complete fabrication and installation of the specified work (and these specifications) within the time frame agreed to by Contractor, Owner, and RSM Design.

C. Dimensions.

Written dimensions on the drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown by these drawings as they relate to actual material sizes, existing construction and related site conditions. If there are discrepancies with dimensions or materials, it is the responsibility of the Contractor to bring it to RSM Design's attention before fabrication for any clarifications deemed necessary.

D. Sign Package Graphics Schedule.

Copy, quantities and references shown on the included Graphics Schedule shall take precedence over drawings. Specification shall take precedence over the large-scale details. The large-scale details shall take precedence over the smaller-scale drawings. If there are discrepancies it is the responsibility of the Contractor to bring it to RSM Design's attention before fabrication for any clarifications deemed necessary.

E. Execution.

In the case of discrepancies, in quantities, dimensions, message, or any other related elements Contractor is to notify RSM Design before proceeding further in any operation, in order to resolve the issues in question. It is required that the Contractor not attempt to resolve the discrepancies without consulting RSM Design.

F. Contractor Recommendations.

The Contractor shall carefully study the detailed drawings for the various signs and make specific recommendations and changes if those changes will improve the quality of any sign. Such recommendations and changes shall be approved in writing by RSM Design or their technical representative prior to preparation of shop drawings or fabrication of any samples of signs. The Contractor is responsible for including industry standard details in their shop drawings, whether indicated in RSM Design's design drawings or not....items such as proper venting (mechanical or natural), water proofing, foundations details, weep holes, access panels, etc. It is the Contractor's responsibility in the production of the shop drawings for construction to accommodate for all necessary local code required conditions and sign detailing that will promote the long life and ease of maintenance of the signs.

G. Artwork.

Apple Macintosh generated electronic artwork as required by the Contractor for signs, symbols, and custom designed graphic components (i.e. logos, logo types, arrows, or patterns) will be provided in Mac-based Adobe Illustrator CS5 format at a scaled percentage of the final size. A high resolution appropriate art or graphic scan will be provided when necessary for non-vector based graphics. All required copy message layouts and text for project signage system is the responsibility of the sign Contractor. All enlarging and reducing is the responsibility of the sign Contractor. Contractor shall submit an itemized list of all required artwork at time of bid prior to generating shop drawings. Note: Any artwork required beyond electronic computer artwork noted above (i.e. additional custom copy layouts, formatting for other platforms or file types, AutoCAD files, "Linotronic" output, or copying to other media, etc.) will be billed to the Contractor on a time and materials basis by RSM Design. RSM Design cannot provide copies of licensed fonts.

H. UL (or similar) Compliance.

Complete Underwriters Compliance (for the United States) or approved recognized testing agency (for other countries), compliance, as required, is the responsibility of the Contractor. Contractor shall provide lighting fixtures and electrical components that meet all UL (or similar) testing lab requirements for safety, operation, construction and are UL-labeled and listed.

J. Lamp Emission.

All lighting fixtures/sources shall emit a color balanced, consistent and uniform light with no browning, flickering, haloing, or other uneven effect.

K. Electrical Hardware.

All transformers and electrical hardware shall be concealed, non-audible and non-visible to pedestrian and vehicular traffic. Provide disconnect switch as required by local or international governing agencies. Confirm with Owner and general contractor the necessity or desirability of light sensor switches, day-night circuit connections, local restrictions on night time area lighting or other conditions that could affect the use and operation of any sign illumination.



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L. Labeling.

There shall be no visible labels, manufacturer's or otherwise, code permitting, on the completed signs. If labels are required, a sample label and intended location along with an explanation of the requirements must be submitted for review by RSM Design and the Owner, prior to application and/or installation. No visible sign fabricator company labels or stickers are permitted.

M. Stock.

All material, hardware, electrical components, finishes, etc. used to fabricate any and all sign components shall be "NEW" (not previously used or operated in any other application) and from the most recent original manufacturer's production run/supply and appropriately matched to the service conditions required of the site.

N. Testing.

Contractor is required to provide Owner with a copy of all testing inspection reports as may be required by local or international codes. An independent testing lab may be hired by the Owner to do inspection and material testing. Contractor is not to proceed with fabrication until all unsatisfactory conditions have been corrected by the Contractor in a manner acceptable to the Owner.

V. SUBMITTAL

A. Shop Drawings.

The Contractor shall submit a digital PDF file of detailed shop drawings; as well as two (2) sets of detailed shop drawings for each sign type, to the following; (1 set of 11" x 17" prints) to general contractor and (1 set of 11" x 17" prints) to RSM Design for review prior to the start of any fabrication. These drawings are to show and indicate all materials, finishes, construction details, lighting specifications and installation details of artwork and signage structure. This includes types and locations of all mechanical fasteners, indicated welds, attachments, joint details, internal frames, lighting details and specifications, reinforcements, support backing, ventilation (natural or mechanical), water proofing, engineering details and calculations, electrical locations, foundation details, access panels, material thicknesses, color samples (on actual materials), and connection to support structure or mounting surface, whether shown or discussed in RSM Design's drawings or not. Shop drawings and data shall be reviewed by RSM Design with such promptness as to cause no delay in the work. The Contractor shall make all corrections required by RSM Design and resubmit for final review. Shop drawings for all signs must be approved by RSM Design and the General Contractor or Owner before the start of fabrication.

B. Conflicts/Contradictions w/ Drawings or Conditions.

The contractor should recognize and bring to RSM any conflicts or contradictions either in regards to the drawings or as the drawings relate to other disciplines or contractors. All conflicts should be described in writing and the Contractor is to provide alternative solutions to resolve the conflict. All conflicts are to be resolved and any changes approved by RSM Design and Owner prior to sign fabrication.

C. Product Data.

The Contractor shall submit manufacturer's technical data and installation instructions for each type of sign and/or fixture required as will be provide in the completed, installed sign unit. Identification of all materials used, by manufacturer's descriptive literature, control number, name, code number, batch and formula when available shall be provided by the Contractor. All materials used and specified are the responsibility of the Contractor. Any materials indicated or specified in RSM Design's drawings must be approved of by the Contractor for availability, warranty, appropriateness, compatibility with other materials, etc. If Contractor has any concerns about any materials suggested or specified by RSM Design in their design intent drawings, Contractor to inform RSM Design in writing prior to fabrication or take on full responsibility for use of specified material.

D. Specific Samples and Mock-ups

The Contractor shall submit two (2) samples and/or prototypes as specified within the drawings, minimum size 8.5"x 11" or as requested by RSM Design of each color and finish on the specified materials and/or accessories required for signs. Samples must be submitted to RSM Design in a time frame allowable for review of color, texture and aesthetic compatibility to any existing adjacent materials prior to fabrication. It is strongly encourages that all color and material samples be submitted to RSM Design when shop drawings are submitted for review. Compliance with all other requirements is the exclusive responsibility of the Contractor. When specified, furnish full-size samples of sign materials. Contractor to resubmit all samples and mock-ups as requested until all RSM Design, general contractor, and Owner specifications are met and approved. All project mock-ups need to be approved prior to fabrication of all final signs.

E. Structure.

Installation, engineered internal structure, engineered mounting assemblies and engineered foundations are by Contractor and are to adhere to design intent of RSM Design, if specified. Contractor to coordinate and provide architect of record and general contractor with drawings indicating placement and structural requirements for architectural backing. Contractor shall submit two (2) sets of prints and one digital set of comprehensive engineering drawings to RSM Design incorporating an adequate foundation and/or mounting structure for all sign components to meet all load and wind requirements and given site conditions. The Contractor shall, at his or her expense, submit to general contractor for distribution and review, calculations, sealed by certified engineers registered in the state or country of final installation, for all structural members including foundations.

F. Custom Fabricated Items.

The Contractor is to submit shop drawings of all custom fabricated items and specifications on all standard pre-manufactured items.

G. Electrical Requirements.

The Contractor shall provide, within 30 days of the award of contract, the specific electrical requirements to the Owner and/or general contractor.

H. Light Service.

The Contractor shall provide the general contractor or Owner with complete lighting or LED replacement information, brand, type, wattage, color, etc., for all lighted components. This information shall be in a digital format and shall indicate at least one local area (site) supplier.

J. Special Conditions.

The Contractor shall provide RSM Design and the Owner with specifications and recommendations to provide a magnetic force field around all signs that will protect the signs from all damage. Please email RSM Design upon receipt of and acknowledgement of this "Special Condition" so that RSM Design can remove it from the final bid / award package. Thank you.

K. Maintenance.

The Contractor shall provide the Owner with complete finish/component care instructions as specified by the manufacturer for on-going sign cleaning and maintenance. Three (3) sets are to be submitted. Contractor to provide Owner with one (1) gallon or one (1) liter (unopened and clearly marked) of each paint color/finish used on the project.

L. Copy / Text / Messaging Layouts.

The Contractor shall provide the Owner full size black and white copy layouts required for all signs and all copy prior to fabrication. Layouts must be submitted to the Owner and/or RSM Design in a time frame allowable for review, multiple adjustments and approval without delay to the project. Final copy of all signs, including size and fonts used to be reviewed and approved by Owner prior to final fabrication. RSM Design is not responsible for correct adherence to code, copy information or location of signs. City, County, State, or Country sign requirements supersede information shown in the RSM Design sign designs.

VI. FINISHES

A. Colors and Surface Textures.

All colors shall match exactly the color and finish specifications provided by RSM Design. Exercise care to assure that finished surfaces are unblemished in the completed work. For exposed signage, materials with applied colors or other characteristics related to appearance, Contractor shall provide color matches indicated, or if not indicated, as selected and reviewed by RSM Design.

B. Surface Preparation.

All surfaces shall be thoroughly cleaned and free from dust, dirt, rust, scale, mill scale, oil, greasy materials or residue from cleaning. All structural metals shall be cleaned by sandblasting. Except as indicated or directed otherwise, finish all surfaces smooth. All coatings shall be applied in strict accordance with the manufacturer's recommendations. All paint products shall conform to local codes. All finished pieces shall present a uniform opaque color appearance unless specifically indicated otherwise by RSM Design.



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C. Painted Finish.

1. Ferrous Surfaces

Using Matthews paint products (or similar quality), finish with 1 coat 74-734 & 74-735 Metal Pretreat @ .25 mils DFT, 1 coat Matthews Acrylic Polyurethane 1 mil Dft (min.). Observe designer's specification regarding specularly (matte to gloss). If Matthews paints are not available, Contractor to use similar and submit to RSM Design for approval prior to fabrication.

2. Aluminum

Using Matthews paint products finish (or similar quality), with 1 coat 74-734 / 74- 735 Metal Pretreat @ .25 mils DFT or 1 coat 74 793 Spray Bond @ .15 to .25 mils DFT and 1 coat Matthews Acrylic Polyurethane 1 mil DFT (min). Matthews paints are not available, Contractor to use similar and submit to RSM Design for approval prior to fabrication.

3. Bright Metals

Match finish (polished, satin, brushed, etc.) detailed on drawing. If specified, coat with a non-yellowing polyurethane clear coat.

4. Plastic Surfaces

All plastic to be paint finished according to paint manufacturer's specifications.

D. Application.

All applications of color coatings are to be equal and of consistent cover with no "streaking", "spotting", "gradation" or other variations within and from each similar application.

E. Ultra-Violet/Fading Protection.

Contractor shall utilize materials, coatings and processes to minimize as much as possible any noticeable fading of pigmented coatings.

F. Neon Returns.

All exposed neon returns and double backs are to be opaque with a top coat to match the field area immediately behind that neon unless otherwise specified.

VII. MATERIALS

A. Acrylic / Color Translucent Sheet.

Where sheet material is indicated as a "color," provide color translucent sheet of density required to produce uniform brightness without halo-like effect. Material provided shall be appropriately matched to the intended permanent field conditions. Note: Where translucent material is called out as 'cast', 'formed' or 'molded' resin, acrylic or polycarbonate (i.e. 'Lexan', 'Tuffac', etc), the Contractor shall research and specify the optimum material and fabrication method for the desired finish and/or effect. Contractor shall provide samples of such materials as indicated on RSM drawings.

B. Acrylic/Transparent Sheet.

Where sheet material is indicated as "clear" provide colorless sheet in gloss finish, with light transmittance of 92% where tested in accordance with the requirements of ASTM D-1103 (or similar local or country standards).

C. Aluminum Sheet.

Provide aluminum sheet of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated and with no less than the strength and durability properties specified in ASTM B-109 for 5005-H15 (or similar local or country standards).

D. Aluminum Extrusion.

Provide aluminum extrusion of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated and with not less than the strength and durability properties specified is ASTM B- 221 for 6063-T5 (or similar local or country standards).

E. Structural Steel.

Contractor to coordinate with Architect of Record all internal structural steel support as required, to meet the requirements of the permanent installation. Contractor to provide architect of record and general contractor with drawings indicating placement and structural requirements for architectural backing.

F. Fasteners.

Unless otherwise indicated, provide concealed fasteners fabricated from metals that are non-corrosive to either the signage materials or the mounting surface. Where screw-heads are necessarily visible, they shall be indicated on all shop drawings, be a flush mounted "allen-head" attachment, and be 'painted out' to match the adjacent surface.

G. Electrical/Lamps.

Provide new electrical components and respective lamps, so as to be easily repaired or replaced from local available stock (24 hr. max. turn-around).

H. Vinyl Machine-Cut Copy.

Vinyl machine-cut copy shall be of 3M Scotchcal brand film or other quality product with provable identical performance specifications and warranty conditions. Any vinyl other than 3M must be submitted to RSM Design for review and approval prior to fabrication.

J. Paint.

Paint shall be manufacturer's highest grade for best ultraviolet light resistance, weather-ability and overall longevity of finish and color. Paint shall have a written warranty against premature fading and be approved by RSM Design prior to construction. Prior to close-out, Contractor shall turn over to Owner (3) copies of complete paint schedule indicating colors used on each sign type.

J. Engineering and Wind Loads.

Signs should be detailed and engineered by selected sign Contractor to withstand severe wind loads in potential hurricane or wind storm conditions; engineering should comply with local sign and building code requirements and calculations and drawing should be submitted with shop drawings for review.

VIII. FABRICATION

Intent of Specifications: It is intended that all finished work be of highest quality to pass eye-level examination and scrutiny by RSM Design and the Owner. Contractor to be responsible for all signage engineering; as such Contractor is to assume responsibility for coordinating with the various team members (including general contractor, lead architect of record, landscape architect, and RSM Design) all final locations of sign types, as well as necessary footings and foundations and blocking as may be necessary within walls.

Contractor is responsible for coordinating with general contractor all electrical power requirements and connections to all applicable sign locations.

A. Copy Application.

All sign copy shall be crisp, sharp, clean, and free from "ticks," discontinuous curves, line waver, and similar type of imperfections.

1. Sign copy to comply with the requirements indicated for size, proportion, style, spacing, content, position, material, finish and color of letters, numbers, symbols and other graphic devices.

2. All letter forms shall be aligned so as to maintain a baseline parallel to the sign format, with margins and layout as indicated on design drawings and approved shop drawings.

3. Silk-screening copy: Finish sheen of copy to match sheen of copy panel background (gloss, semi-gloss, or sheens between). Edges of letters shall be straight and corners sharp. Surfaces of letters shall be uniform in color, finish and free from pinholes and other imperfections.

4. Routed copy: Cutting and routing shall be done in such manner that edges and corners of finished letter forms shall be sharp and true. Letter forms with nicked, cut, ragged, rounded (positive or negative) corners, and similar disfigurements will not be acceptable. Letter forms shall be aligned so as to maintain a base line parallel to the sign format, with margins and layout as indicated on RSM Design's design drawings and approved shop drawings. Vertical strokes shall be plumb. Mechanically fasten center of letters to acrylic plastic as required.

B. Illumination.

Illuminate units in the manner indicated using the manufacturer's standard lighting components including fluorescent, incandescent, LED, or neon, fixtures, transformers, insulators and other components. Make provision for servicing and for concealed connection to the building system. Coordinate the electrical components of signs with those of the power supply provided.



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C. Signage / Cabinet.

1. Details shown on the drawing shall be followed for exterior appearance only. Structural design shall utilize unitized, self supportive framing. Fabricate cabinet, exposed faces and graphic devices to size and style indicated and produce surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories as required.
2. Contractor may change interior construction shown on these details to conform with their shop practices and industry standards. However, these changes must be submitted as part of the shop drawings and be reviewed by RSM Design prior to fabrication.
3. Construct all work to eliminate burrs, cutting edges and sharp corners.
4. Qualifications: Welding must be performed by operators who are currently qualified by tests as prescribed in AWS D1.1, D1.2, or D1.3 (or similar), as applicable, and/or certified by a recognized building or code authority. Submit qualifying data and certification to Developer for approval. Welding must conform to the acceptable requirement of AWS D1.1, D1.2, and D1.3 and MPS 11-0099 (or similar in country of project).
5. Parts indicated to be turned must be accurately machined worked from solid stock to dimensions indicated or on approved shop drawings. Finished surfaces to be polished smooth unless otherwise indicated or directed by Developer, free of any visible pits, voids, or similar defects.
6. Make all signs tight fitting, between parts and sections, and with adjacent surfaces. Unless indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, hairline-type appearance, without gaps (varying or otherwise). Provide sufficient fastenings to preclude looseness, racking, or similar movement.
7. Conform with manufacturer's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar materials.
8. Isolate dissimilar materials. Exercise particular care to isolate non ferrous metals from ferrous metals, including fasteners.
9. Metal thickness: Provide metal thicknesses most appropriate for the fabrication conditions. These must all be called out in the shop drawings. RSM Design to be advised of any changes to specified dimensions.
10. It is the responsibility of the contractor to schedule reviews of signs in production with Owner for approval. Review meetings are to be scheduled at the convenience of the Owner.
11. All non-painted exposed metal to be stainless steel unless otherwise specified.
12. Signs to be assembled and mounted so as to provide reasonable ease of access and replacement of all components. ie: use conforming, accessible, but not visible fasteners where possible.

13. Should any substitutions of materials be suggested by the Contractor from what is specified in the design drawings, RSM Design and the Owner must be notified prior to and approved prior to fabrication.

14. Contractor responsible for the integration of all proper sign ventilation (natural or mechanical) to prevent overheating and condensation build up, and these details should be shown on the shop drawings and approved prior to fabrication.

D. Fastenings.

1. Fasteners on sign-face surface shall not be exposed, except where specifically noted.
2. Sign-face surfaces shall not be penetrated during fabrication or installation of signs, except where specifically noted.
3. Sign-face surface shall not be deformed, distorted, or discolored by attachment of concealed fasteners.
4. All fasteners shall be resistant to oxidation or other corrosive action completely through their cross sections.
5. Work shall be secured with fasteners of the same metal, color and finish as the components they secure where they are exposed to view.

E. Neon / Lamps.

All exposed neon if used shall be installed in such a manner as to minimize double backs, exposed wires, etc. All exposed neon shall appear as a continuous line (4'0" min. seamless runs) of light with no irregularities from section to section. Contractor shall coordinate with RSM Design to select exact color of neon and/or lamps prior to fabrication. Contractor is responsible for referencing and following local code constraints.

F. Mock-Ups

1. Mock-Ups of specific sign(s) may be requested by RSM Design as part of the final Design Intent Documents. The cost of Mock-Ups will be a part of fabricators bid.
2. Mock-Ups will be specified in drawings as two or three dimensional, as well as being operational or not.
3. Mock-Ups will be specified in drawings for in-shop or on-site review, and coordinated with Owner and all interested parties.
4. Mock-Ups will be reviewed and signed off by Owner, RSM Design, and interested parties prior to fabrication and installation.
5. Contractor to resubmit all samples and mock-ups as requested until all RSM Design, general contractor, and Owner specifications are met and approved.

G. Aluminum Sheet.

Not less than 0.125" (or equivalent metric measurement) thick unless noted otherwise fabricate by the HELIARC or MIG welded, filled and ground smooth, unless the seam occurs along a color break. Then a clean butt joint with concealed backing channel and plug weld is acceptable upon receipt of RSM Design approved sample to match surrounding material finish. All binds, curves and folds to be geometrically correct and produced by a consistent mechanical method unless approved otherwise by RSM Design.

H. Jointing and Brake Forming.

All sheet metal shall have brake formed edges with radii not greater than sheet thickness unless otherwise specified. Adjacent stock shall have edges with similar radii.

J. Welding.

All exposed welds are to be ground smooth to match surface of adjacent material.

IX. LARGE FORMAT COMPUTER OUTPUT

High-resolution large format computer output to comply with the following:

1. Minimum resolution 200 dpi.
2. Process: 3M SCOTCHPRINT (or approved equal).
3. Substrate: Opaque or Translucent Scotchcal film (or approved equal).
4. Finish: 2 mil matte overlamine.
5. Input: Electronic art as specified to be provided by RSM Design.
6. Warranty: 5 year minimum

X. INSTALLATION

A. Contractor shall be responsible for determining the erection and dismantling of all barricade or protective coverings necessary to safeguard the public and property during the performance and duration of his or her work.

B. Contractor shall attach signs to substrates in accordance with the structural engineer's and the manufacturer's instructions unless otherwise shown. Install level, plumb and at proper height. Repair or replace damaged units as directed by and to the approval of Owner or RSM Design.

C. Installation of all signage items shall be by the Contractor. Installation includes provision of any required footing, to be reviewed by RSM Design, all anchor bolts, fastenings, attachment metals, and other miscellaneous metal items embedded in concrete or building wall material as required, and security of sign units in place with no visible fasteners.



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D. The Contractor shall provide required electrical equipment and connection to shell building. The point of connection is to be provided by the general contractor. All electrical connections shall be made by a licensed electrician employed by the Contractor for this purpose. All connections shall be made in accordance with the requirements of the National Electrical Code, NEC (or similar code in country of project) in addition to all applicable local codes. Electrical contractor shall provide and install all wiring, conduit, junction boxes and electrical devices necessary to provide electrical power to rough in connections unless otherwise noted. Contractor shall provide concealed neon transformers and all electrical connections beyond rough-in connections by electrical contractor, according to NEC approved methods.

E. Contractor shall be responsible for matching sign service available on site to the requirements of the sign, including transformers.

F. All necessary signage components as well as the entire signage assembly are to be UL listed, or by approved nationally recognized testing lab in country of project.

G. Contractor is responsible for compliance with all applicable environmental regulations.

H. Contractor is responsible for compliance with all OSHA regulations (or similar regulations in country of project).

J. Contractor must coordinate installation with general contractor so that overall project schedule is not impacted.

K. Contractor is responsible for determining site wind load requirements and insuring that all signs comply.

XI. CLEANING / PROTECTION AND WARRANTIES

A. All items to be installed by the Contractor shall be left in a clean condition. Upon completion of the installation of each sign, clean all soiled sign surfaces and "touch up" as directed by Owner or RSM Design in accordance with the manufacturer's instructions. All debris and packing material shall be removed and disposed of in a legal manner. The protective masking of the plastic surfaces shall be removed by the Contractor upon completion of installation. All excavation and site work shall be returned to its original grade configuration after contract items are installed.

B. Finish Surfaces.

Sign units shall be warranted in writing by the Contractor for a period of no less than one year from the date of Owner acceptance. All finishes are to be warranted for 3 years from the date of Owner acceptance. There shall be:

1. No delamination of any parts of the sign or of lettering from the sign face.
2. No cupping, warping or dishing in excess of the requirements stipulated in the specifications.
3. No bubbling, crazing, chalking, rusting or other disintegration of the sign face, messages or edge finish of the panels.
4. No corrosion developing beneath the paint surface of the support systems, except as the result of obvious vandalism.

5. No corrosion of the fasteners.

6. No movement of signs from their foundations. The signs must remain true and plumb on their foundations, except when the sign has sustained obvious post-installation external damage.

7. No fading of the colors when matched against a sample of the original color and material.

8. No variation of any other performance specified by RSM Design on the drawings or in the specifications.

C. Structure/Components

1. Contractor shall provide Owner with three (3) copies of the written warranty prior to installation, guaranteeing to correct, to Owner's satisfaction, at Contractor's sole expense, all defects in fabrication, faulty materials, workmanship, design, and installation of signage work for a period of one year after completed installation of signage work.

2. Fading, cracking, warping, peeling, delaminating, rusting, corroding, and structural failure, including distortion by whatever cause, shall be construed as failure because of faulty materials and workmanship.

3. Failures during warranty period shall be repaired or replaced to satisfaction of Owner.

D. External Lamps.

All lamps shall be warranted against failure for 90 days, all LED and neon three (3) years and all ballast one (1) year. Lamps and LEDs are to be replaced within 48 hours of notice by Owner, in the event of failure within specified time. These items are to be replaced by Contractor at Contractor's sole expense.

E. Contractor shall have total and complete responsibility for the security of all equipment, materials, and sign components until reviewed and accepted by the Owner

XII. PERMITS

A. Securing and paying for all permits required by local governmental agencies is the responsibility of the Contractor. Inspections and tests necessary for the construction and placement of all work required by the applicable governing agencies is by the Contractor.

B. Contractor shall secure and pay for all insurance required by law including but not limited to Liability, Worker's Compensation, Comprehensive Construction Liability, Personal Injury, Comprehensive Auto and Property on-and off-sites. Contractor shall check insurance requirements for terminology and coordinate insurance requirements with project general specifications. Insurance requirements should be checked for terminology and coordinated with general specifications.

C. Contractor shall not reveal or disseminate any information to any persona(s), private or public, other than RSM Design, Owner, or contractor's personnel as necessary to execute the contract without first contacting the Owner for permission.

XIII. CODE REQUIREMENTS

All Signs Must Comply With ADA Guidelines (in the United States) and/or County/City/Fire Marshall Code Requirements:

A. Contractor to provide copy proofed Grade Two Braille to ADA specifications for permanent room signs for projects within the United States. Type and symbols to be raised a minimum of 1/32".

B. Signs must be mounted 60" (or metric equivalent) from finish floor to center of sign on latch side of the door where applicable.

C. Characters and background on ADA signage shall be eggshell, matte or other non-glare finish for projects within the United States.

D. Contractor to provide copy of approved city or county fire marshal drawing sets of all applicable signage.

E. Contractor responsible for all signs complying with all applicable codes for specified region.

XIV. BID NOTES

Original fabrication quotes shall be sent directly to the Owner with copies of all pricing information to be sent simultaneously to RSM Design and general contractor. Pricing shall be submitted in accordance with the bid documents.

Bidding contractors are required to clearly indicate in writing within their bid the method of construction anticipated, the materials to be used, and any exclusions or exceptions to the bid documents.

XV. COORDINATION

All foundations, electrical plans, specialty lighting, LED, digital sign components to be coordinated by Contractor. All wiring, fixtures, anchoring, foundations to be by Contractor.

XVI. ACCEPTANCE OF SPECIFICATIONS

Contractor has read and understands the above specifications and agrees to the terms outlined above.

I hereby acknowledge that I/we have read, understand, and accept responsibility for compliance with the provisions set forth within these specifications and will comply with all specifications.

Fabricator Signature: _____

Date: _____



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PRIMARY LOGO



Stacked Logo Option



Horizontal Logo Option

PROJECT FONTS

Gotham - Book

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Gotham - Medium

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

DIN Alternate - Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

DIN Alternate - Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

PROJECT SYMBOLS



Parking

PROJECT ARROWS



Left



Right



Straight



Keep Left / Right



Left



Right



Straight

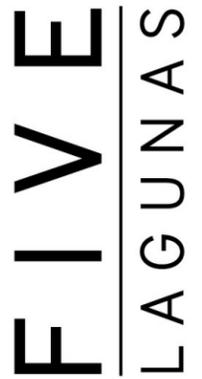


Keep Left / Right



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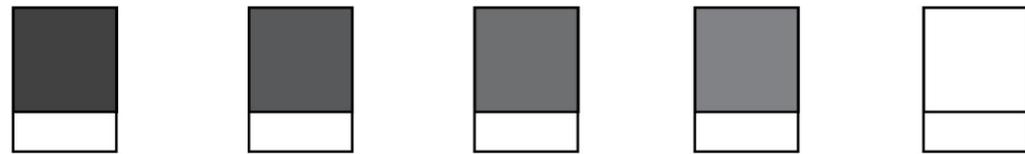


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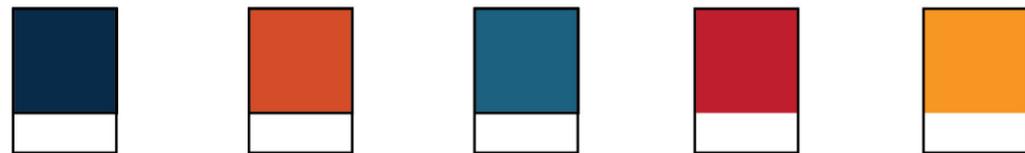
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PAINTS All paints to have Satin Finish unless otherwise specified. All painted surfaces are to be on aluminum.

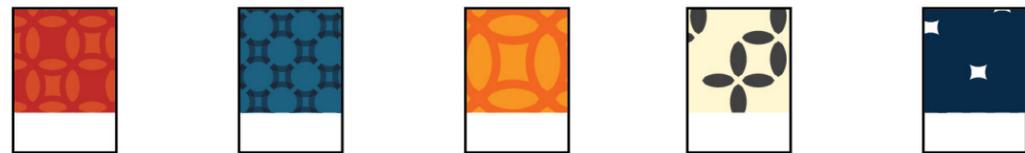


P1 MP25595 Black Mamba
P2 MP03730 Metal Shop Gray
P3 MP13914 Grey Shank
P4 MP30896 Trendy Grey Metallic
P5 MP31645 Designer White



P6 MP03597 Indiglo
P7 MP00205 Orange Ember
P8 MP10180 Highway Blue
P9 Regulatory Signage MP10252 Campbells Soup Red
P10 Regulatory Signage MP02548 Dahlia Yellow

BANNERS



B1 Pantone PMS 173 PMS 7620
B2 Pantone PMS 7700 PMS 7463
B3 Pantone PMS 715 PMS 1505
B4 Pantone PMS 7499 PMS 447
B5 Pantone PMS 7463 PMS white

- Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl call out listed on this sheet, minimum size 8"x 8" in size. All paint spray outs must be on aluminum.
- Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials.
- RSM will review the samples and send one set back to the fabricator, one set to the client team and keep one set as control samples throughout the fabrication process.
- If a color or material is not approved, the Fabricator must re-submit a new sample until it is approved by the team.

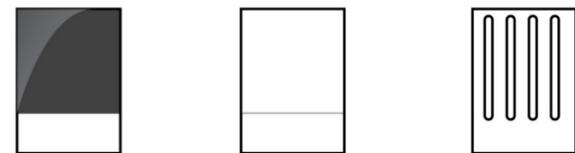
MATERIALS All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.



M1 Stainless Steel #4 brush finish
M2 Wood or Trespa like material to reference back to the architecture
M3 Perforated aluminum
M4 3 Form Chroma Midnight
M5 White Acrylic

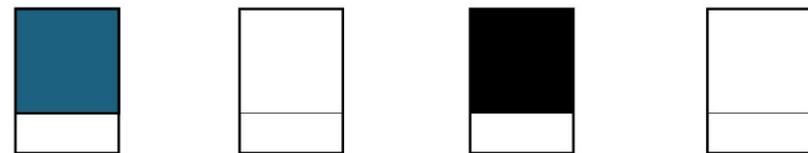


M6 Poured in place concrete
M7 Aluminum
M8 Blue neon To match P6
M9 Blue neon To match P8
M10 Orange neon To match P7



M11 Laminated glass w/ P1 subsurface paint
M12 Striping paint
M13 White neon To match P5

VINYL All vinyl sheeting shall match exactly the color, finish, and durability of the manufacturers products as noted



V1 3M Vinyl 3630-36 Blue
V2 3M Vinyl 3290 Reflective White
V3 3M Vinyl 3290 Reflective Black
V4 3M Vinyl Translucent White

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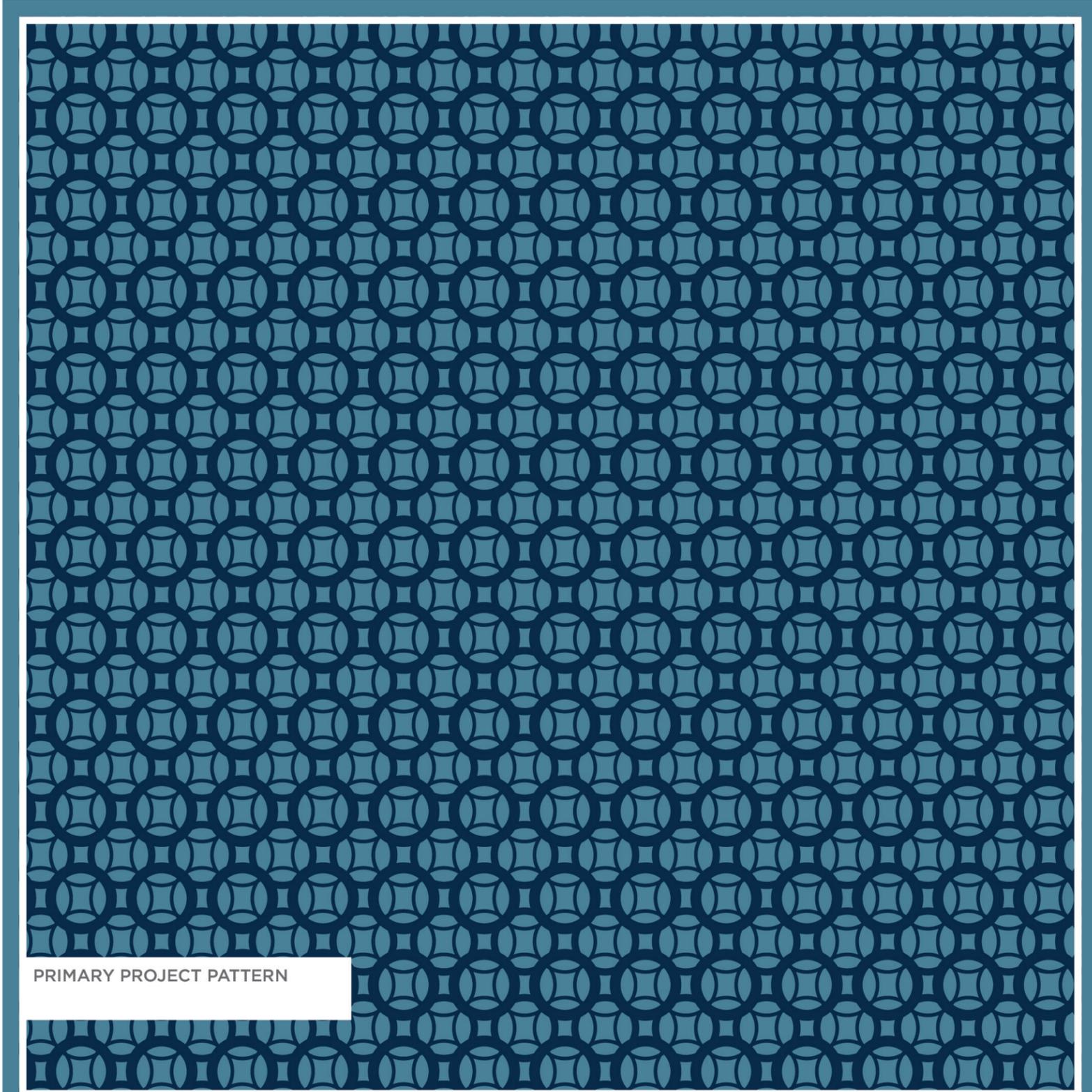
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PRIMARY PROJECT PATTERN

SITE SIGNAGE

Type	Sign Type	QTY *	Electrical	Foundation	Area	Mock-Up	Additional Notes
A1	Building Mounted Project Identity	1	Yes, Internal	C	1706' sq ft	-	Building mounted neon signage
A2	Freeway Project Pylon	1	Yes, Internal	A	1500' sq ft	-	Location may change based on landscape
A3	Primary Project Entry Pylon Identity	1	Yes, Internal	A	192' sq ft	-	Locations may change as landscape and architecture are finalized
A4	Secondary Project Entry Pylon Identity	5	Yes, Internal	A	45' sq ft	-	Locations may change as landscape and architecture are finalized
A5	Project Entry Monument Identity	2	Yes, Internal	C	88'-9" sq ft	-	Modification of Existing
A6	Project Corner Monument Identity	1	Yes, Internal	A	88'-9" sq ft	-	Sign to be coordinated with civil engineer.
A7	Project Identity on Parking Garage	1	Yes, Internal	C	542'-2 sq ft	-	Attached with concealed mechanical fasteners.
A8	Primary Project Parking Garage Entry Identity	1	Yes, Internal	C	217'-2" sq ft	-	Attached with concealed mechanical fasteners.
A9	Secondary Project Parking Garage Entry Identity	2	Yes, Internal	C	149'-5" sq ft	-	Attached with concealed mechanical fasteners.
A10	Project Building Entry Identity	3	Yes, Internal	C	6'-5" sq ft	-	Attached with concealed mechanical fasteners.
A11	Tenant Wall	1	Yes, Internal	C	684'-11" sq ft	-	Tenant and Project Identity Pin mounted to wall.
A12	Project Identity on Parking Garage Corner	1	Yes, Internal	C	265'-7" sq ft	-	Attached with concealed mechanical fasteners.
A13	Project ID and Tenant ID on Building Canopy	1	Yes, Internal	C	182'-6" sq ft	-	Attached with concealed mechanical fasteners.
A14	Primary Vehicular Directional	13	Yes, Internal	A	28'-7" sq ft	-	Locations may change as landscape and architecture are finalized
A15	Secondary Vehicular Directional	6	No, Ambient	A	6'-2" sq ft	-	Locations may change as landscape and architecture are finalized
A16	Pedestrian Directional	11	Yes, Internal	A	18 sq ft	-	Locations may change as landscape and architecture are finalized
A17	Pedestrian Directory	10	Yes, Internal	A	26'-10"ft	-	Locations may change as landscape and architecture are finalized
A18	Residential Identity Monument	5	Yes, Internal	A	27'-6" sq ft	-	Final Design TBD. Options Provided
A19	Enhanced Regulatory Signage	-	No, Ambient	B	5'-6" sq ft	-	Final locations and quantity to be determined by traffic engineer
A20	Enhanced Street Sign Identity	-	No, Ambient	B	1'-2"sq ft	-	Final locations and quantity to be determined by traffic engineer
A21	Restroom Identity Plaque	2	No, Ambient	C	1'-10" sq ft	-	-
A22	Typical Room Identity Plaque	-	No, Ambient	C	1' sq ft	-	-
A23	Crosswalk graphics	-	No, Ambient	Painted Surface	-	-	Locations to be coordinated
A24	Ghosted Painted Mural	-	No, Ambient	Painted Surface	-	-	Placeholder Mural. All final murals to be reviewed by client and city
A25	Paving Graphics	1	No, Ambient	Inlaid graphic	2'-10" sq ft	-	Inlaid paving graphic integrated into landscape
A26	Banner Graphics	-	No, Ambient	Pole mounted	10'-11" sq ft	-	Final Amount to be determined by Client
A27	Parking Identity Blade	2	Yes, Internal	C	15'sq ft	-	Attached with concealed mechanical fasteners.

PLEASE NOTE

- FINAL LOCATIONS SHALL BE APPROVED BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR
- ALL SIGNS AND THEIR FOUNDATIONS TO BE SET BACK MINIMUM 5' FROM PUBLIC RIGHT OF WAY UNLESS OTHERWISE APPROVED BY CITY.
- OTHER SIGNAGE NOT LISTED, SHOWN, OR DESCRIBED IN THIS MASTER SIGN PROGRAM TO GO THROUGH TYPICAL CITY PLANNING APPLICATION, REVIEW, AND APPROVAL PROCESS AFTER RECEIVING OWNER APPROVAL. MAY INCLUDE RESIDENTIAL BUILDING IDENTITY SIGNAGE, SPECIALTY THEATER SIGNAGE, AND OTHERS.

* ESTIMATED QUANTITY - PLEASE NOTE: ALL QUANTITIES NEED TO BE VERIFIED WITH SITE PLAN BY FABRICATOR PRIOR TO CONSTRUCTION. ALL LOCATIONS TO BE FIELD VERIFIED PRIOR TO INSTALLATION.



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GENERAL NOTES

- NOTES LISTED HERE ARE TO APPLY TO ALL SIGN TYPES WITHIN THIS PACKAGE UNLESS OTHERWISE NOTED ON THE INDIVIDUAL DESIGN DRAWING.

General Package Notes:

1. All signs, structures and letters need to be engineered by sign fabricator prior to shop drawing submittal and fabrication for structural and backing requirements to withstand local regulations, codes and weather conditions.
2. All sizes shown are approximate and should be verified prior to final fabrication based on construction documents and/or as built conditions on site, fabricator to notify team if difference occurs per as built conditions.
3. Fabricator must use Matthews UV clear coat on painted surfaces to minimize / prevent as much as possible any noticeable fading.
4. All metal edges to be eased; corners to have a maximum radius of .0125. All welds to be ground smooth prior to final painting and clear coated / vandalism coating are applied.
5. No exposed fasteners unless noted within the design intent drawing or approved in shop drawing. Fasteners throughout package to be tamper proof, fabricator to submit sample for approval prior to ordering.
6. All integrated signage to be coordinated with Architect and General Contractor prior to final fabrication and installation.
7. Fabricator to calculate all sign weight loads to be provided to general contractor for additional backing that may be required.
8. Fabricator to provide power requirement for each sign type prior to shop drawings submittal to General Contractor & Architect.
9. All existing conditions to be field verified by fabricator prior to shop drawings are generated to ensure that all as built conditions are accommodated. Including all unknowns such as interior parking garage elevations / conditions and mounting details to support all sign types.
10. All messaging within this package is placeholder at this time until written approval is received by the client team prior to fabrication.

THE FABRICATOR MUST SIGN BELOW INDICATING THEY HAVE READ AND ACKNOWLEDGED ALL GENERAL NOTES LISTED ABOVE AND WILL COMPLY WITH THESE GENERAL NOTES AND APPLY THEM TO EACH SIGN TYPE WITHIN THIS PACKAGE;

FABRICATOR SIGNATURE & TITLE; _____

DATE; _____

****MOCK-UP LEGEND:**

(all mock-ups must be provided by fabricator per this mock-up legend prior to fabrication)

1. Full Size, 2D, Movable Mock-Up; 3M Full Color Digital Print On Plywood Backing; On site review in each location.
2. Partial 3D Working Mock-Up; Installed On site review, See Area Located on Design Drawing.
3. Full 3D Working Mock-Up; Installed On site review.
4. 1/2 Size (50%) 2D Black & White Prints Of All Type And/Or Icons Required.
5. Full Size (100%) 2D Black & White Prints Of All Type And/Or Icons Required.
6. No Mock-Up Required.

MOUNTING & FOUNDATION:

- A. Below grade recessed stepped foundation; no exposed foundation permissible; surrounding hardscape + softscape to cover foundation and abut sign base
- B. Mounting or foundation as required to side of Roadway
- C. Backing in wall / storefront as required per engineering
- D. Bolted to Slab. Integrated into existing monument(s).
- E. Etched in Glass
- F. Suspended



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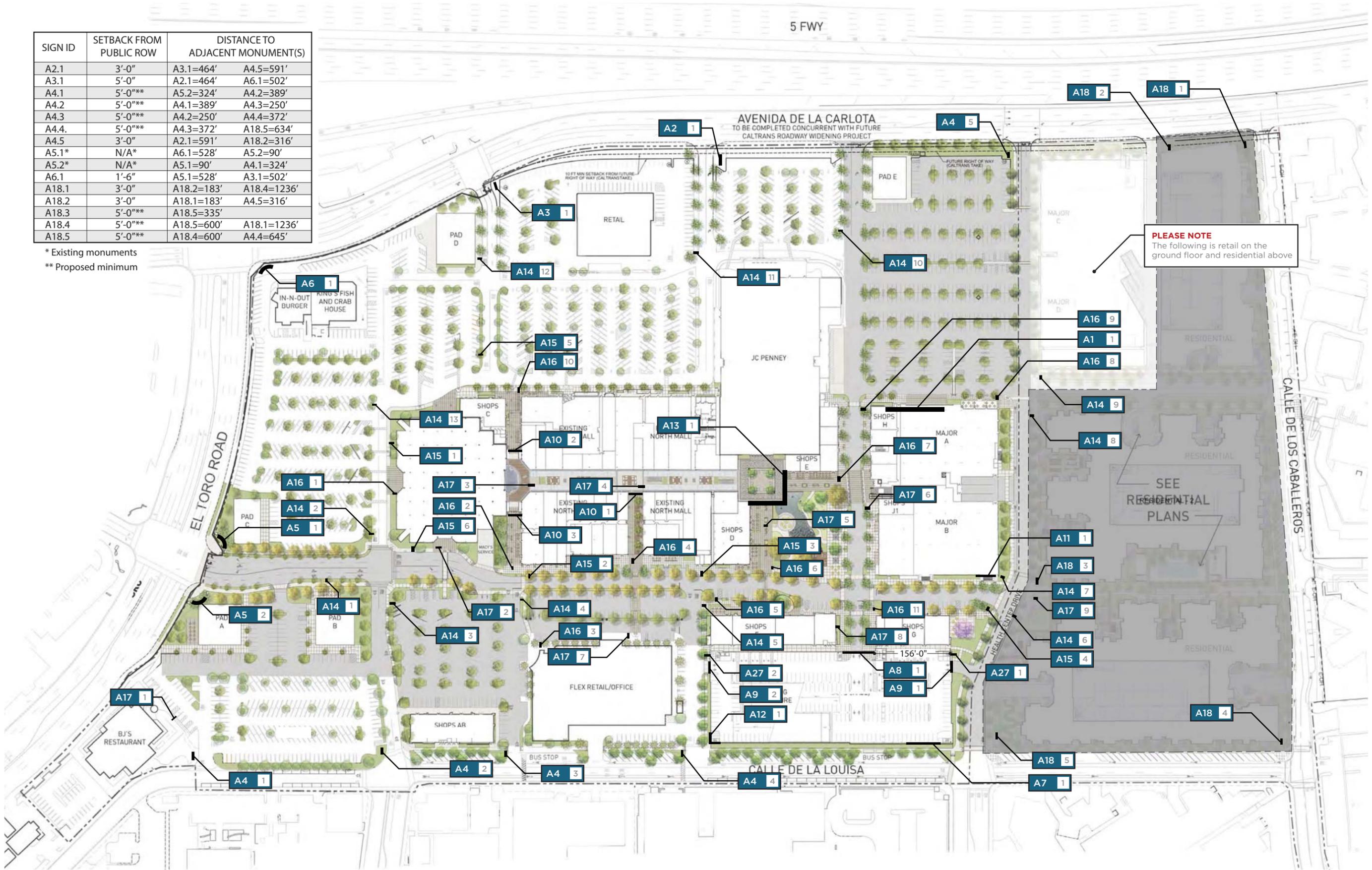
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SIGN ID	SETBACK FROM PUBLIC ROW	DISTANCE TO ADJACENT MONUMENT(S)	
A2.1	3'-0"	A3.1=464'	A4.5=591'
A3.1	5'-0"	A2.1=464'	A6.1=502'
A4.1	5'-0"***	A5.2=324'	A4.2=389'
A4.2	5'-0"***	A4.1=389'	A4.3=250'
A4.3	5'-0"***	A4.2=250'	A4.4=372'
A4.4	5'-0"***	A4.3=372'	A18.5=634'
A4.5	3'-0"	A2.1=591'	A18.2=316'
A5.1*	N/A*	A6.1=528'	A5.2=90'
A5.2*	N/A*	A5.1=90'	A4.1=324'
A6.1	1'-6"	A5.1=528'	A3.1=502'
A18.1	3'-0"	A18.2=183'	A18.4=1236'
A18.2	3'-0"	A18.1=183'	A4.5=316'
A18.3	5'-0"***	A18.5=335'	
A18.4	5'-0"***	A18.5=600'	A18.1=1236'
A18.5	5'-0"***	A18.4=600'	A4.4=645'

* Existing monuments
** Proposed minimum

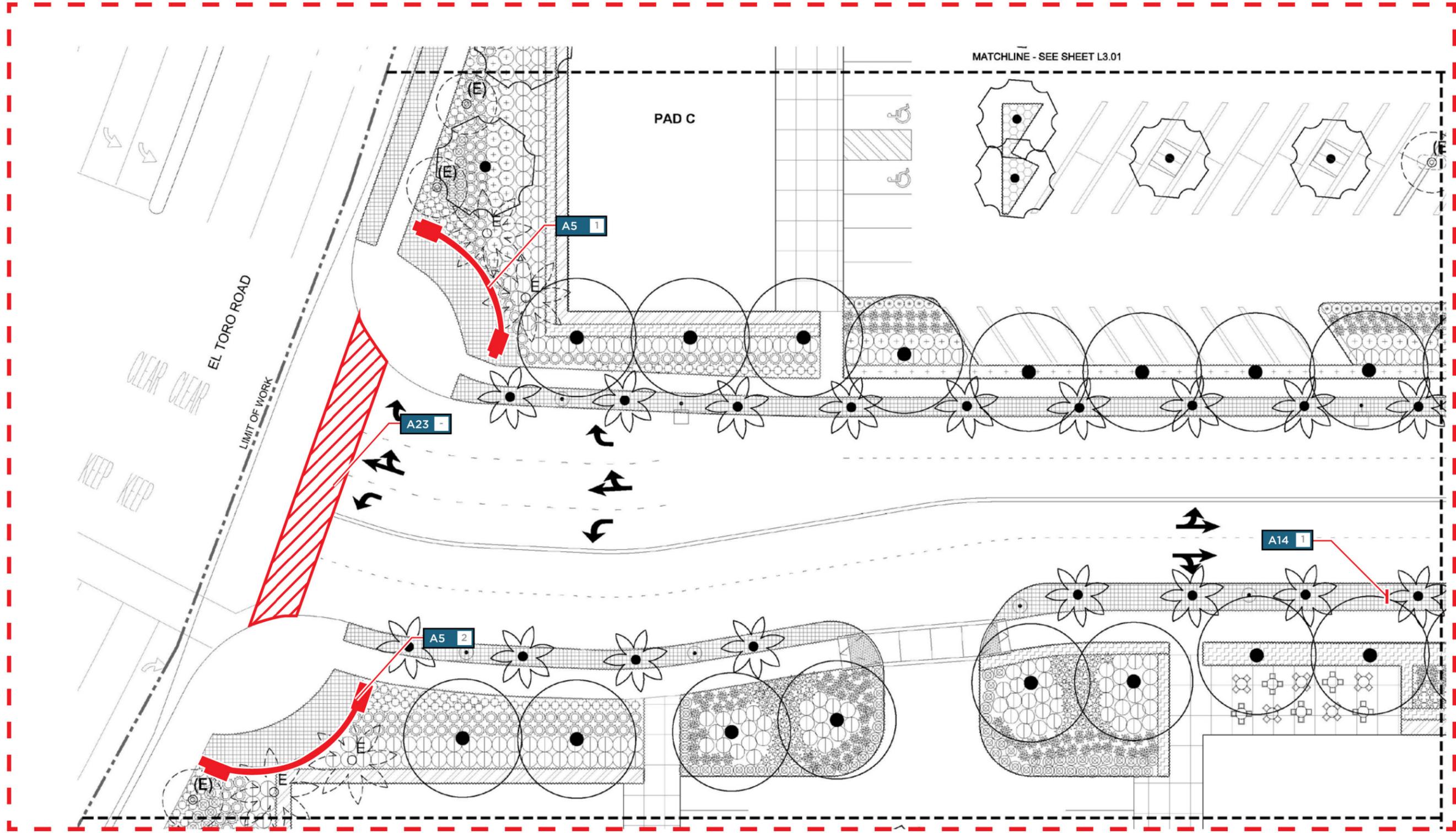


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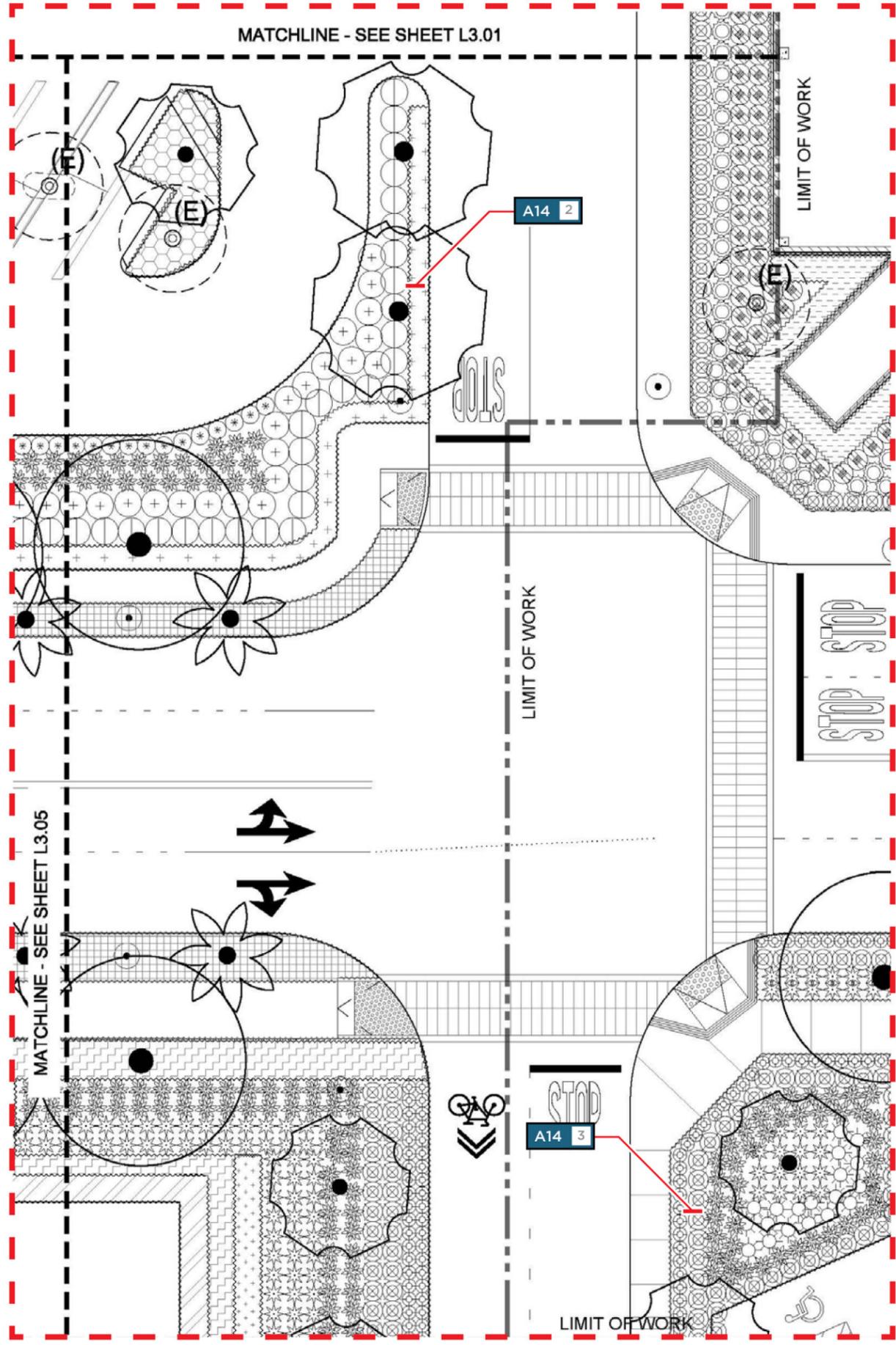
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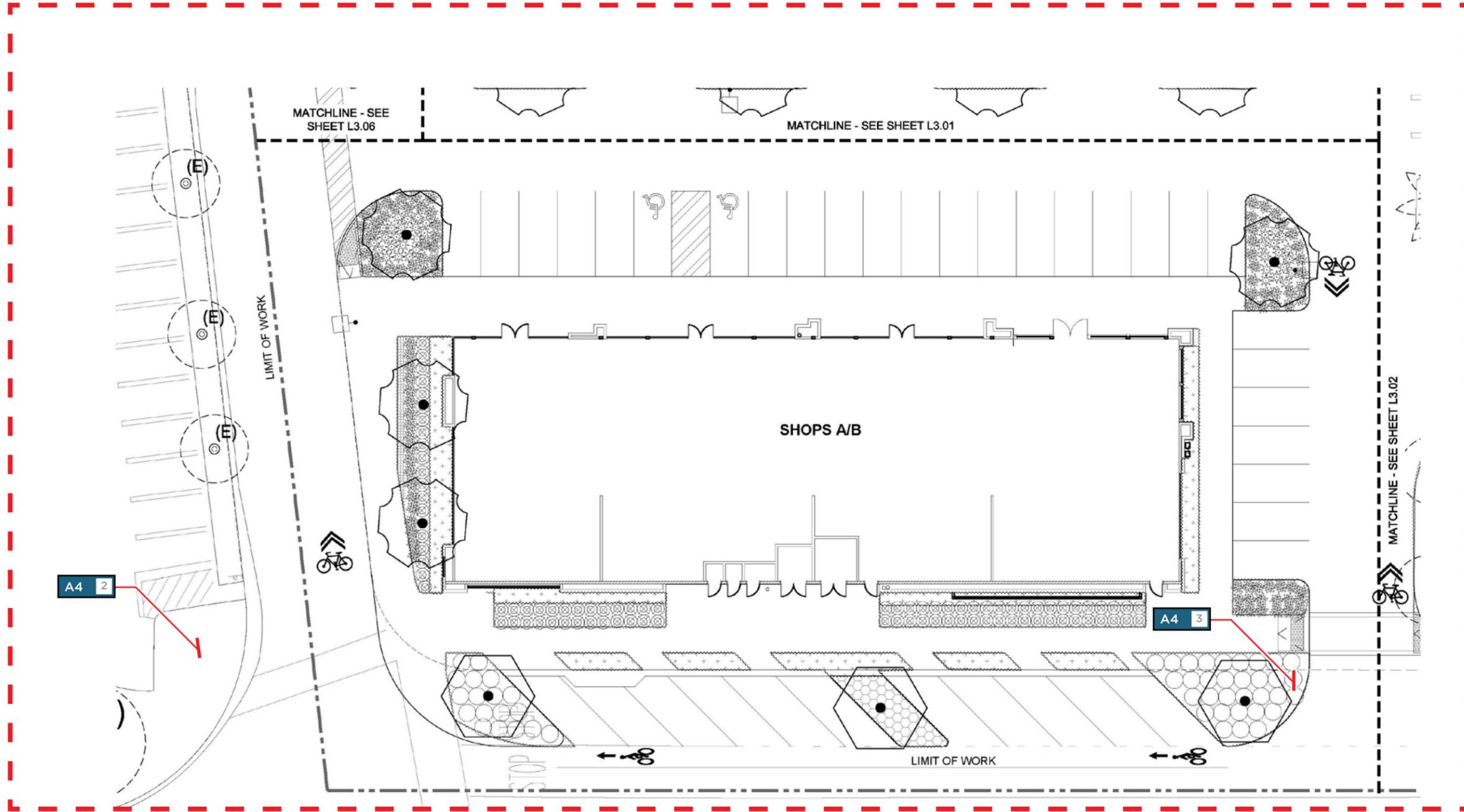
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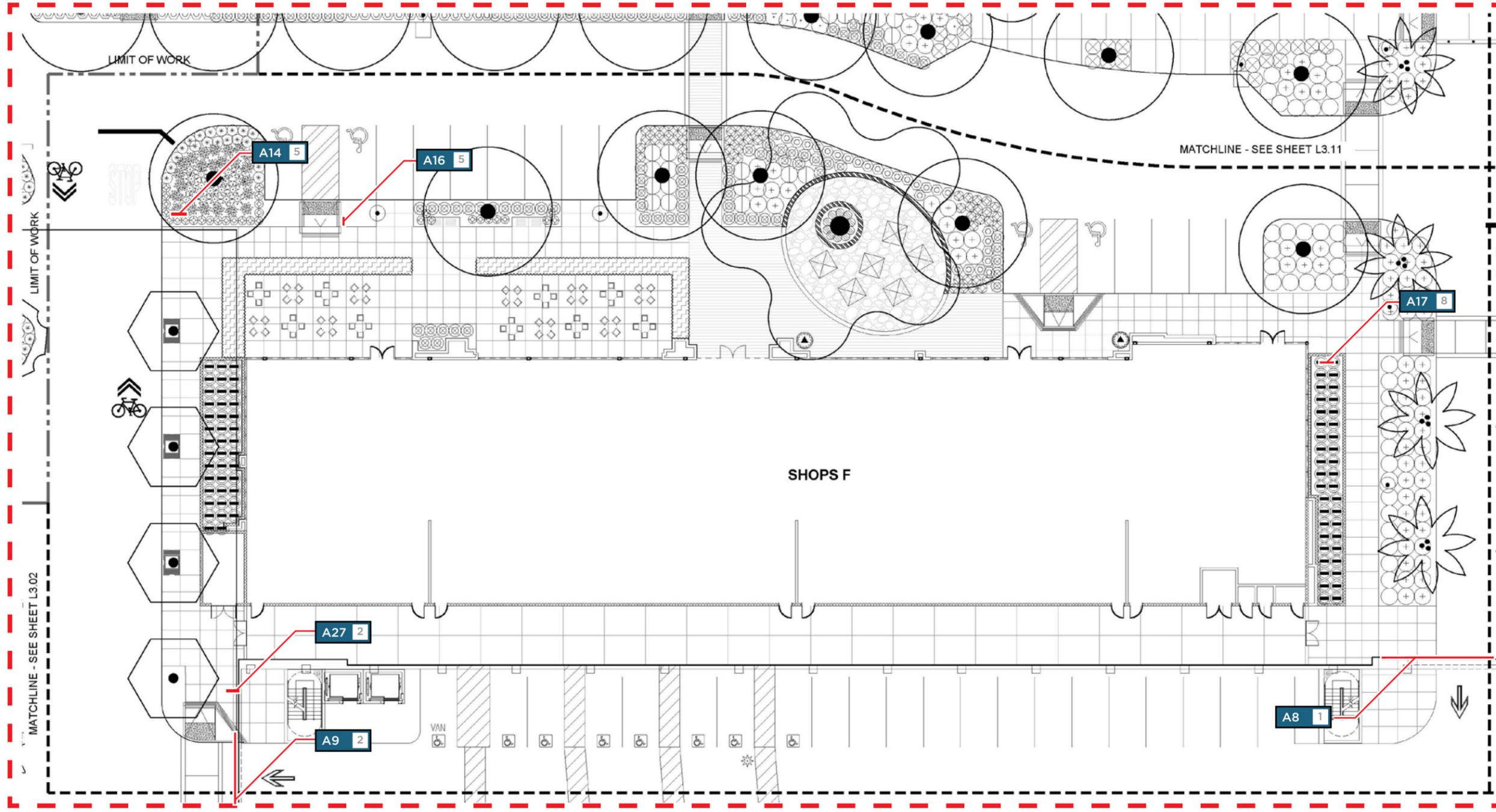
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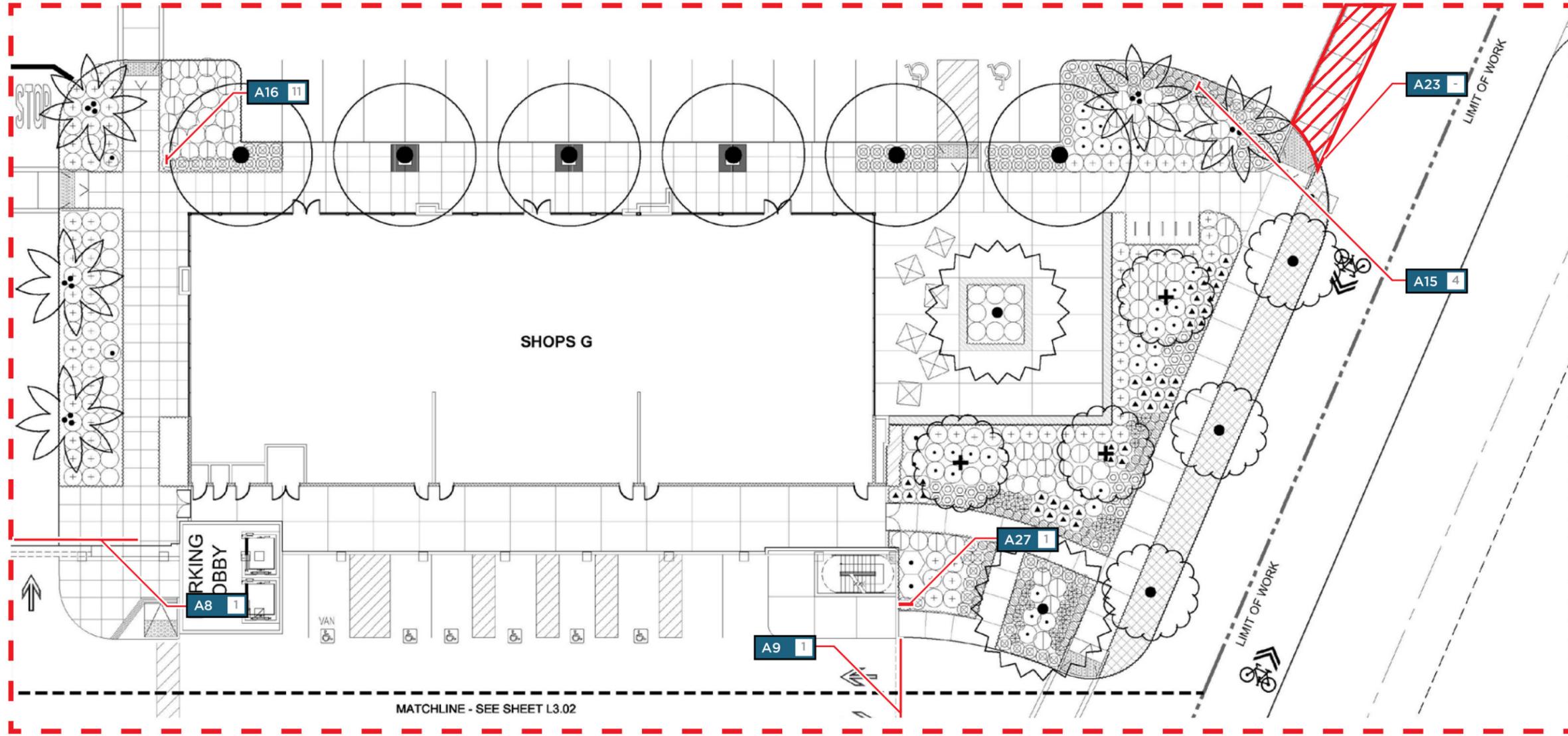




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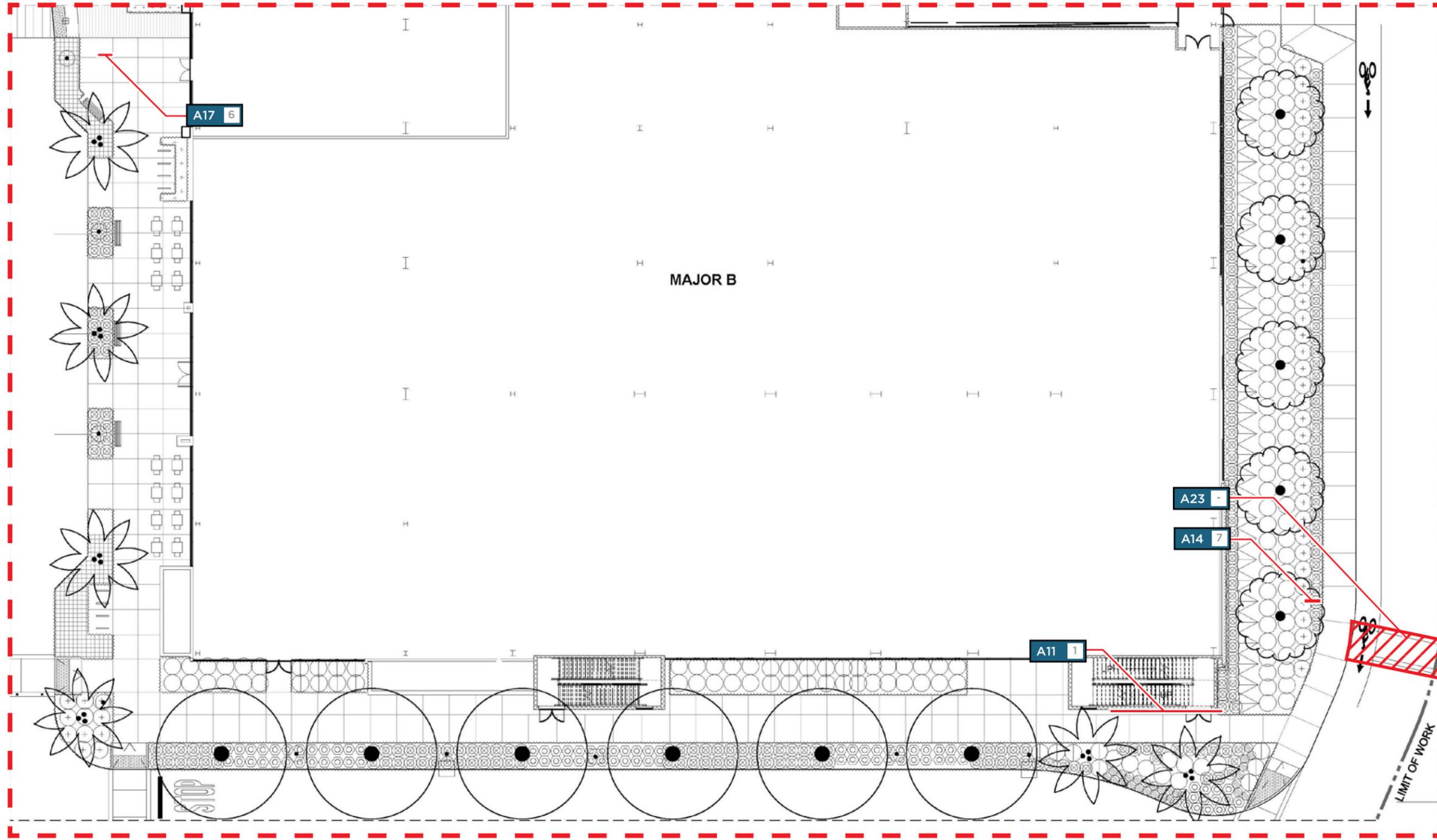
REVISION:	DATE:
O1	3.02.16



FIVE LAGUNAS

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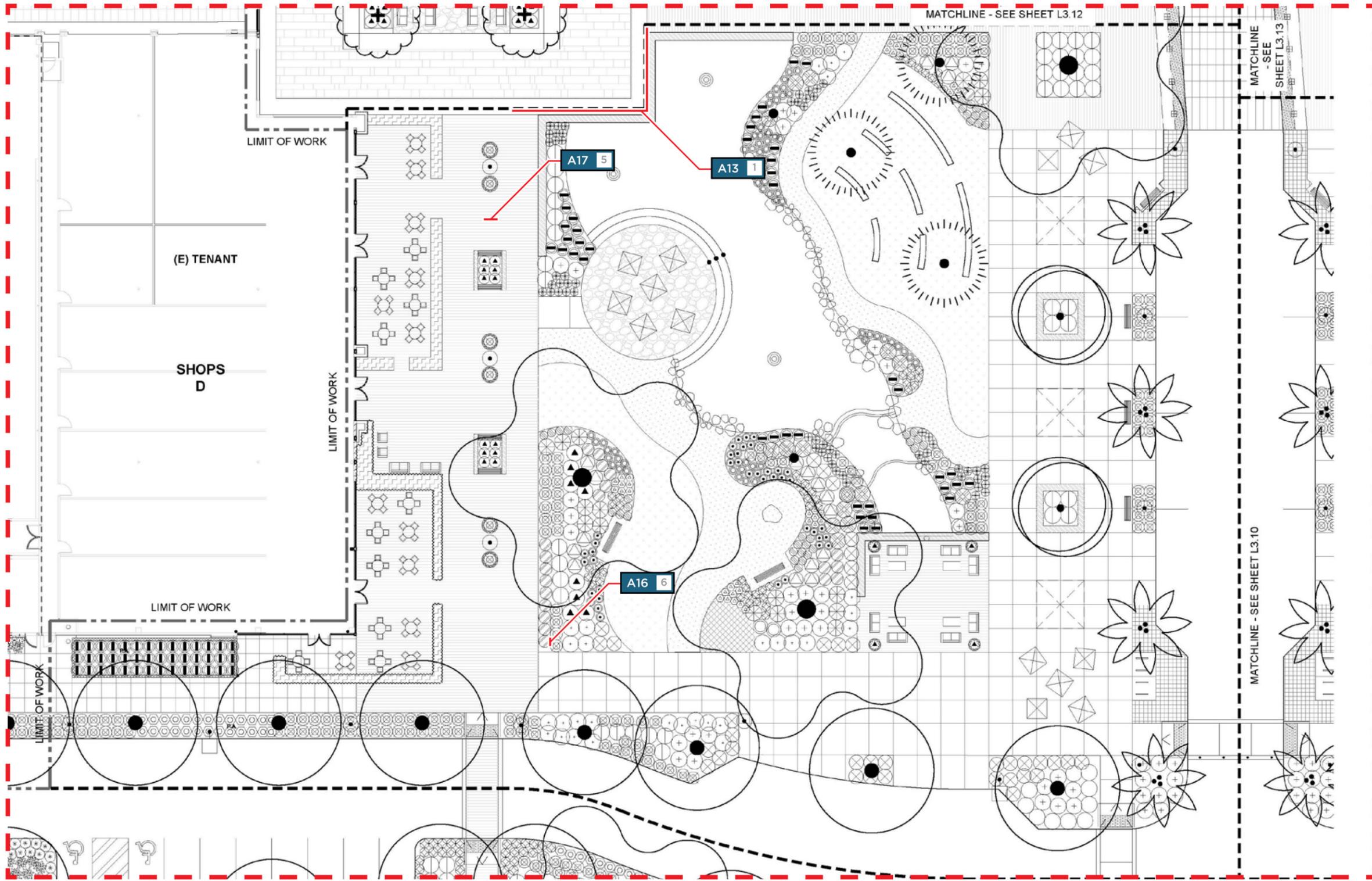
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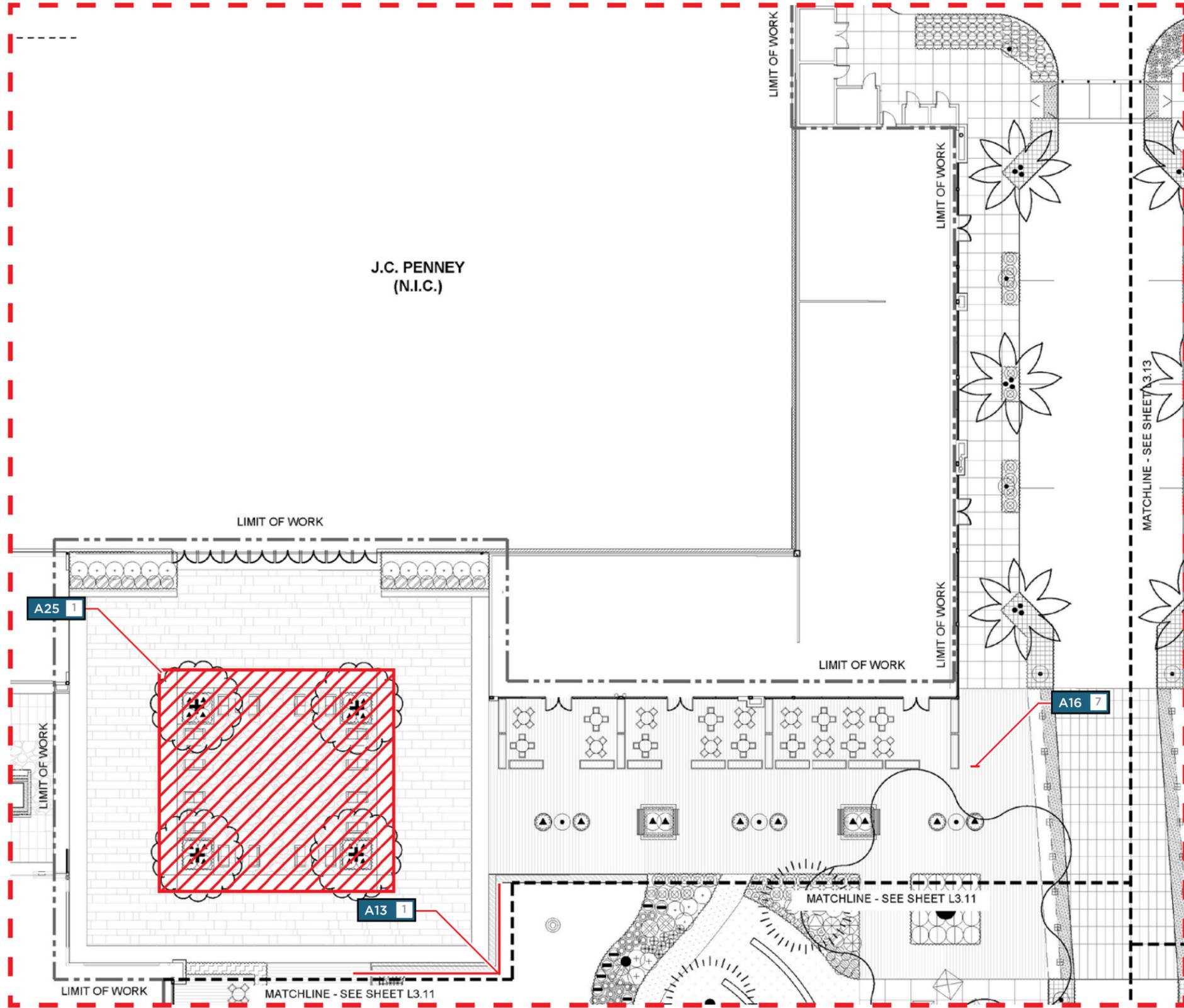


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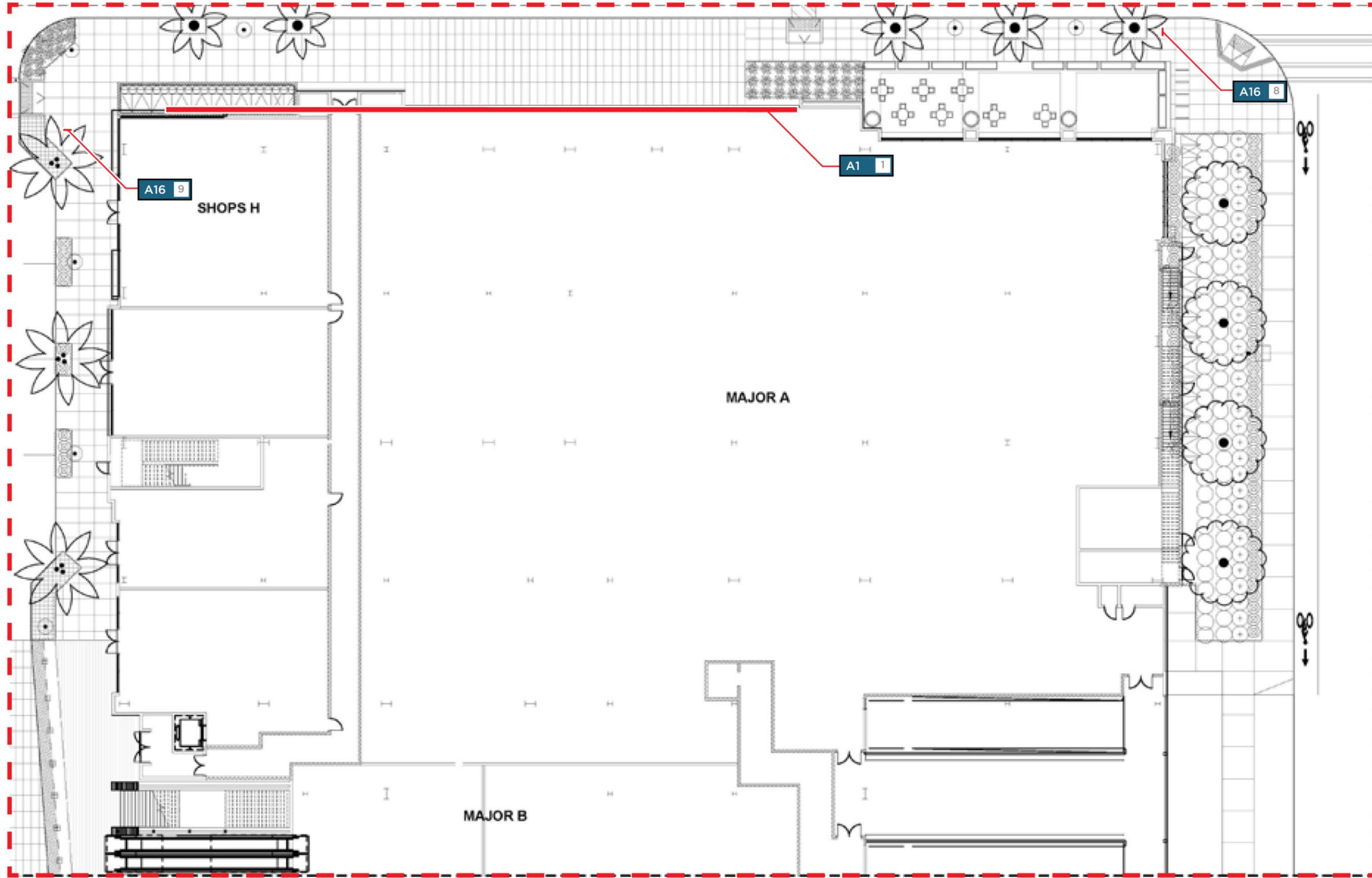
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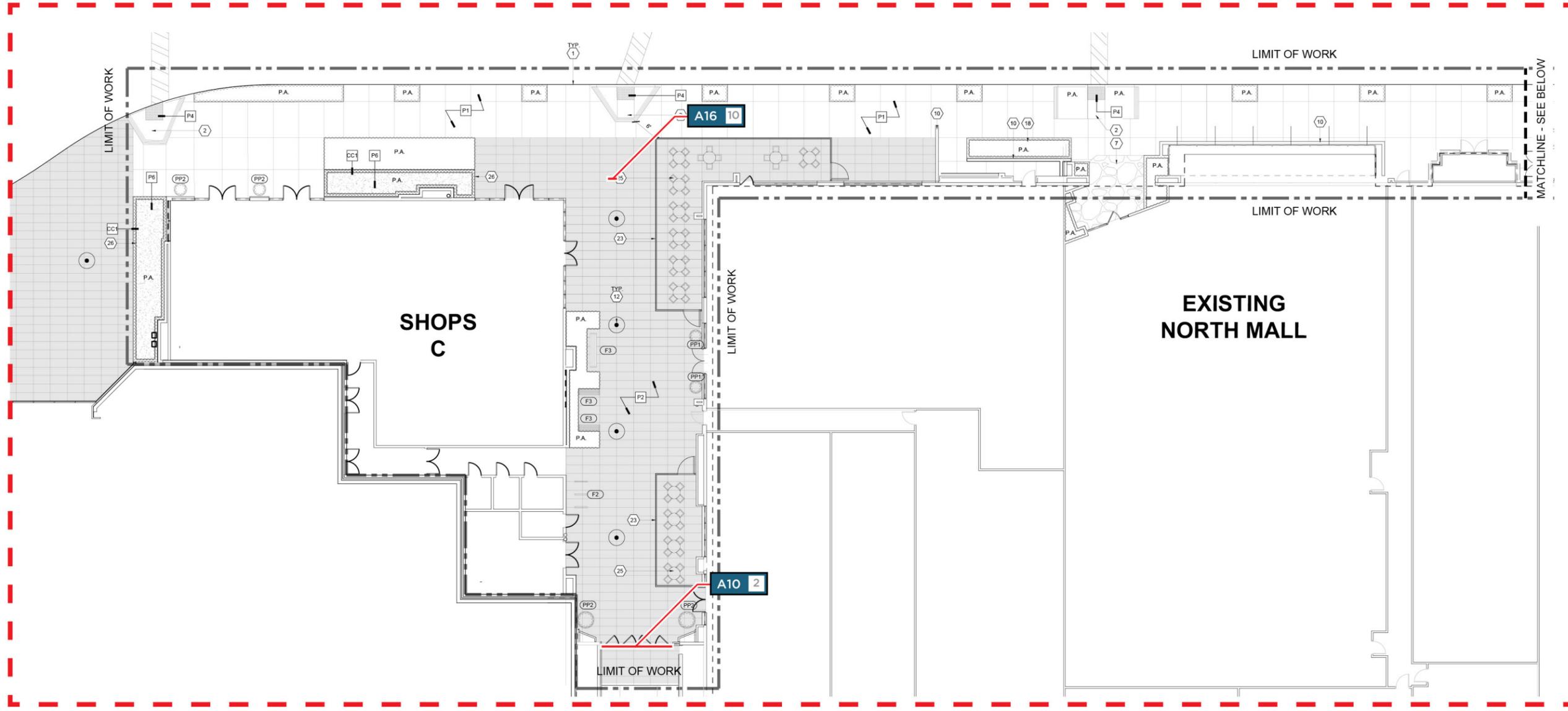
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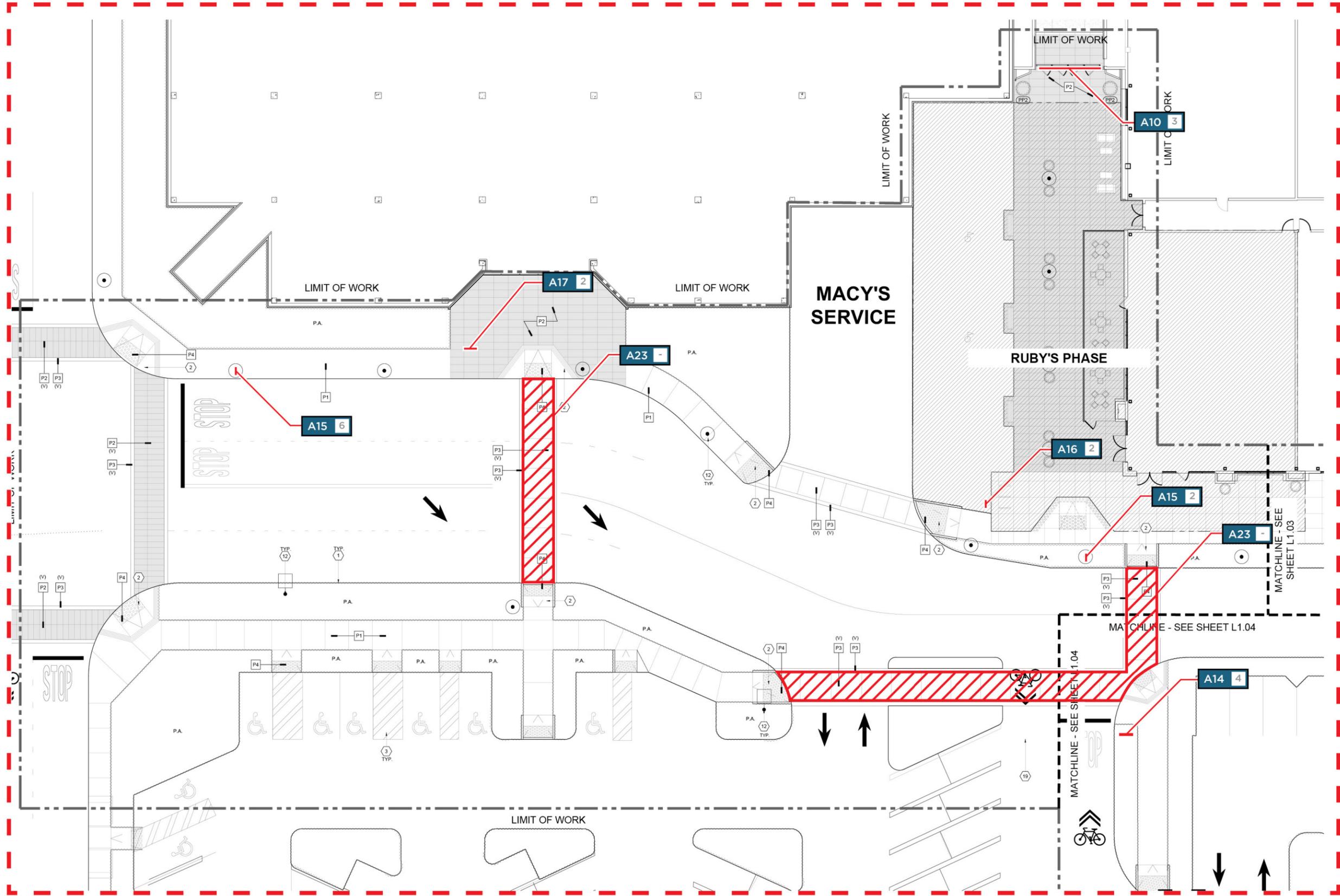


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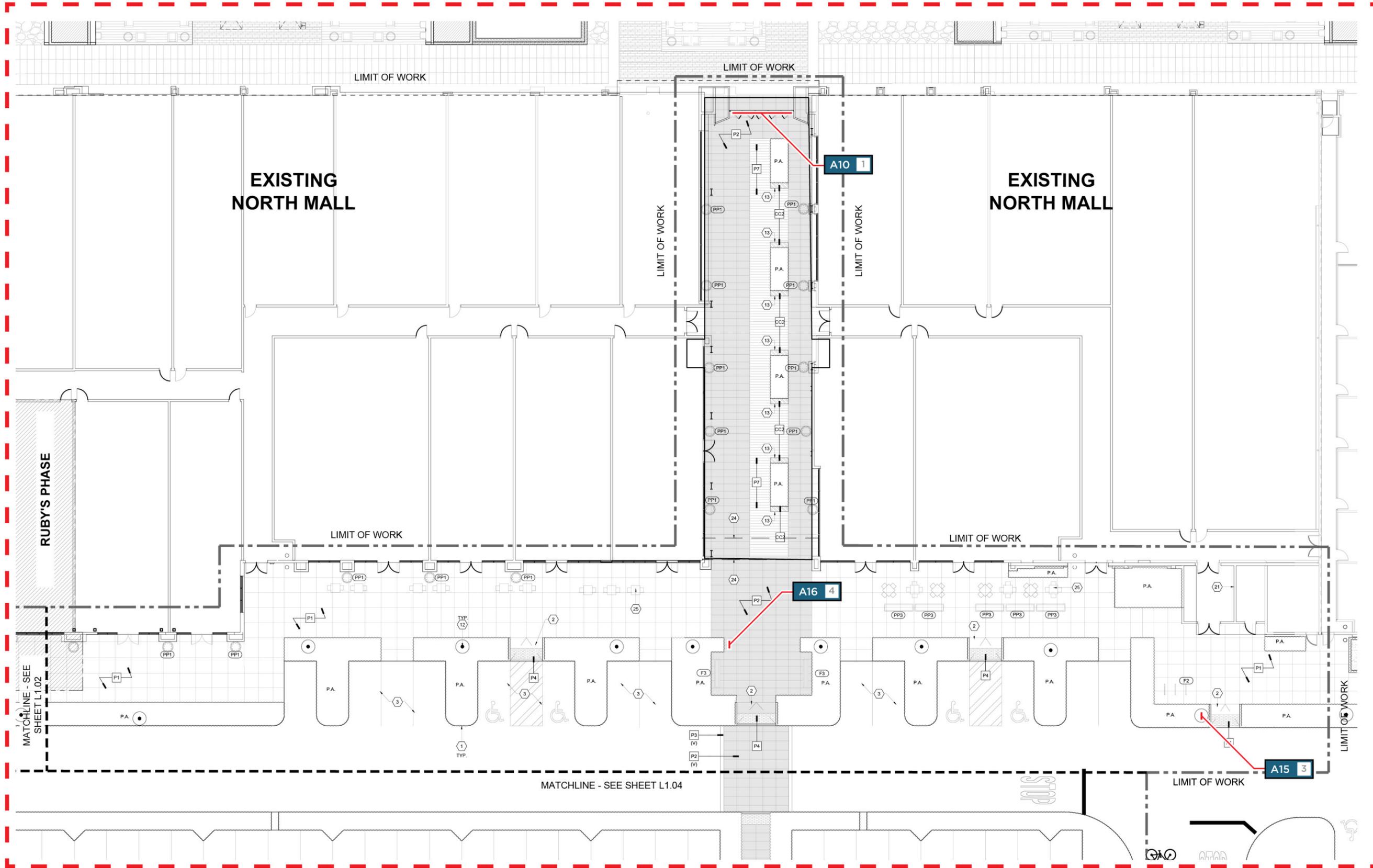


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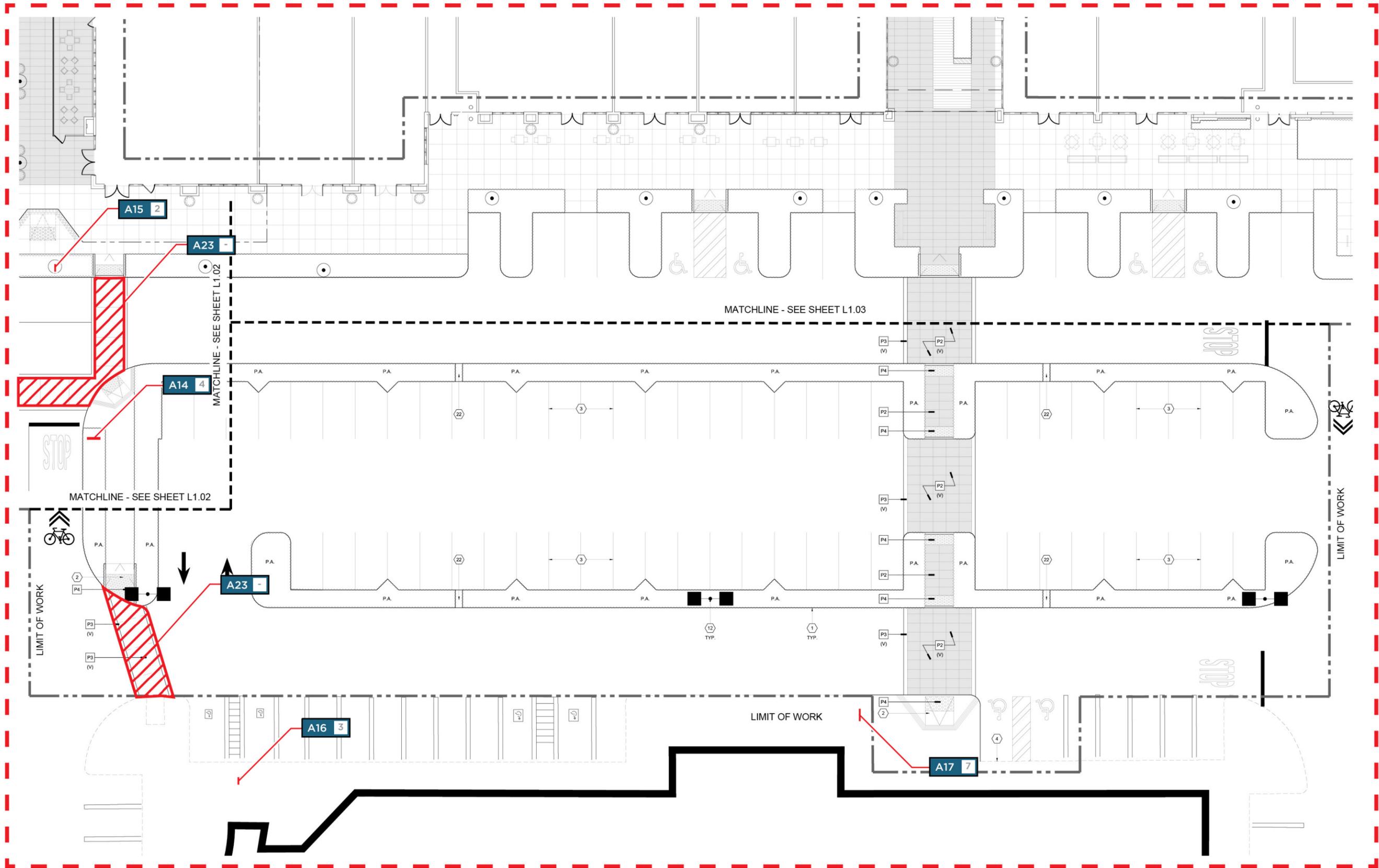
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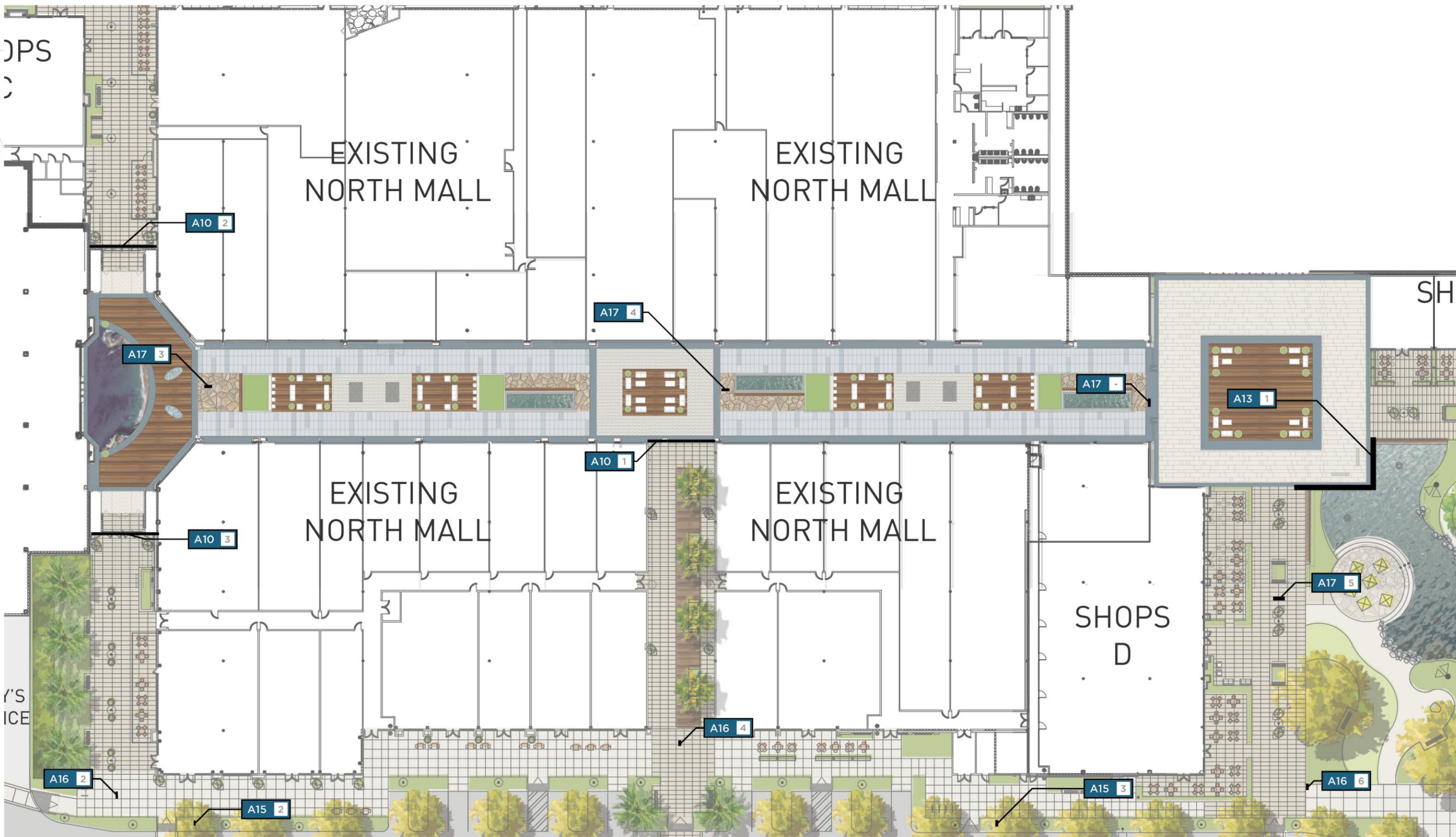
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RENDERING OF PROPOSED ELEVATION - EAST

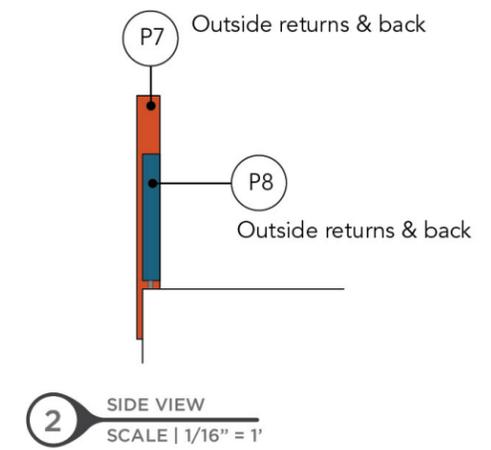
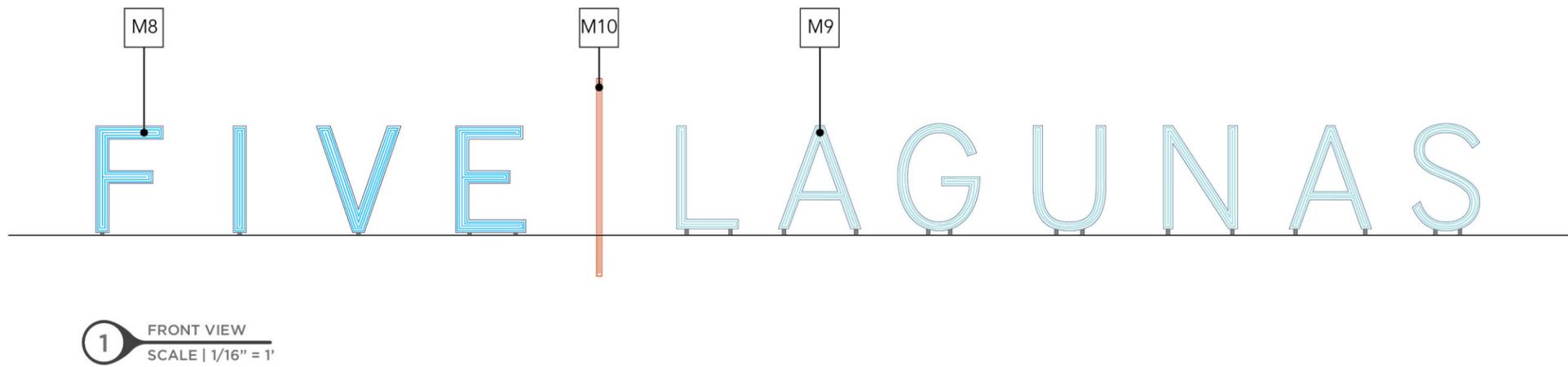
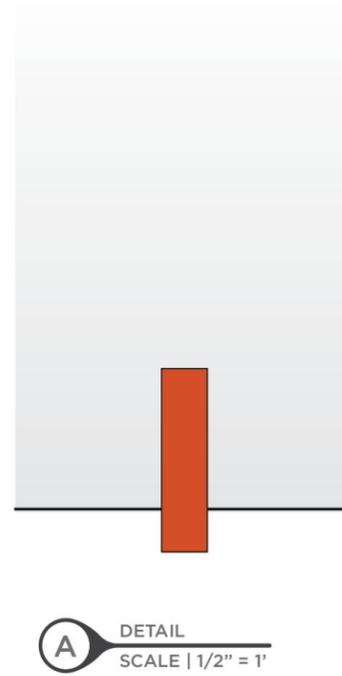
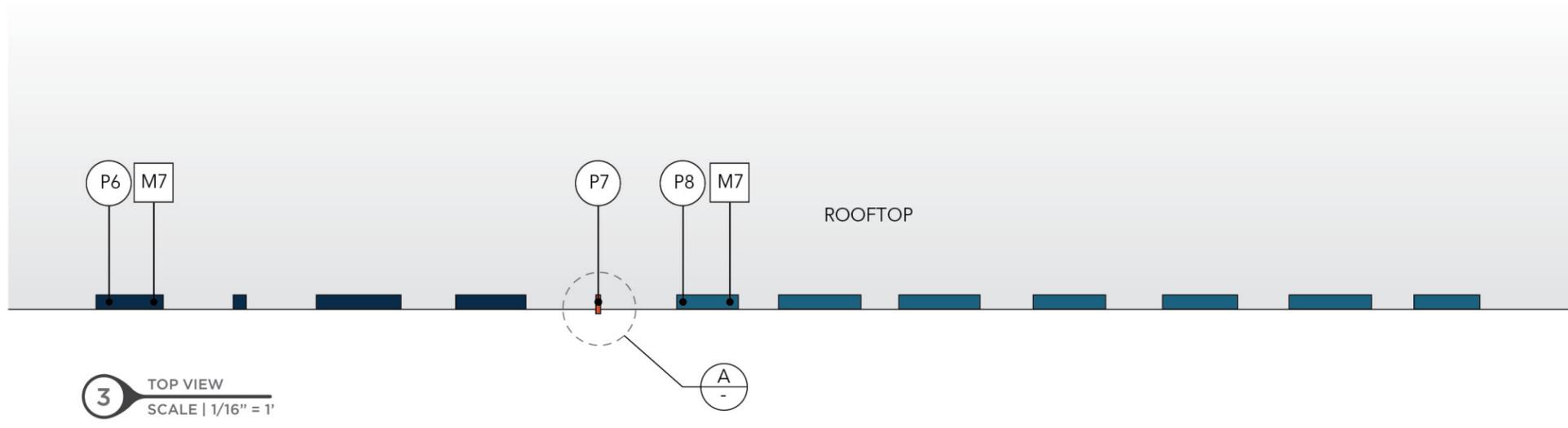


1 PROPOSED ELEVATION - EAST
SCALE | 1/16" = 1'

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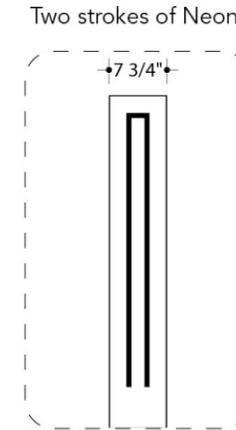


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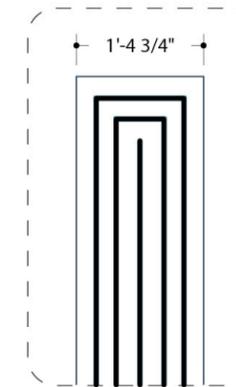
FIVE
LAGUNAS

Note:
Letter widths vary by letter.
Neon strokes to be evenly spaced based
on letter width.

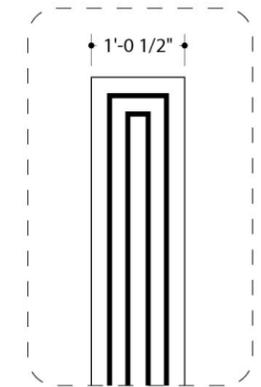


E DETAIL
SCALE | 1/2" = 1'

C DETAIL
SCALE | 1/2" = 1'

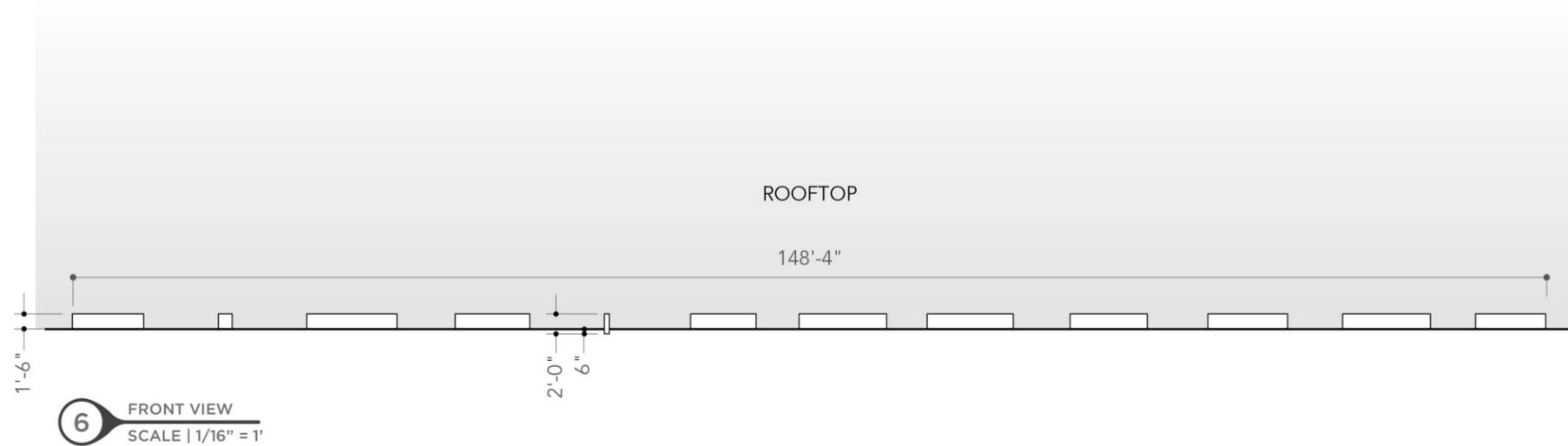


D DETAIL
SCALE | 1/2" = 1'

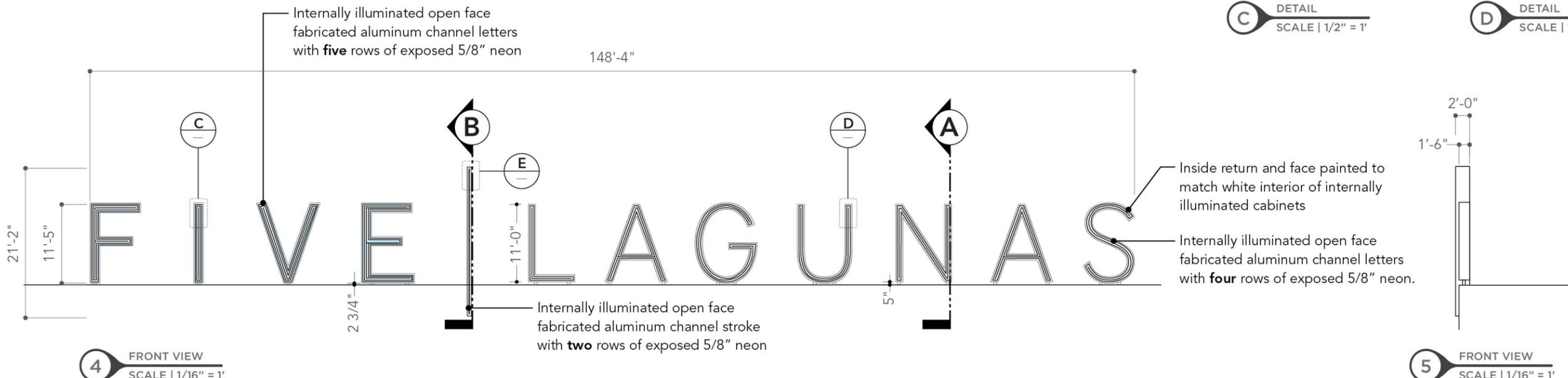


C DETAIL
SCALE | 1/2" = 1'

D DETAIL
SCALE | 1/2" = 1'

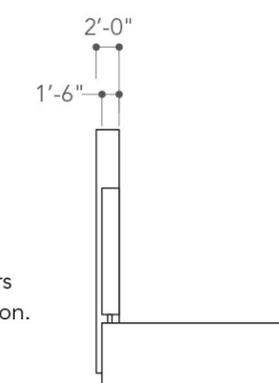


6 FRONT VIEW
SCALE | 1/16" = 1'



4 FRONT VIEW
SCALE | 1/16" = 1'

5 FRONT VIEW
SCALE | 1/16" = 1'



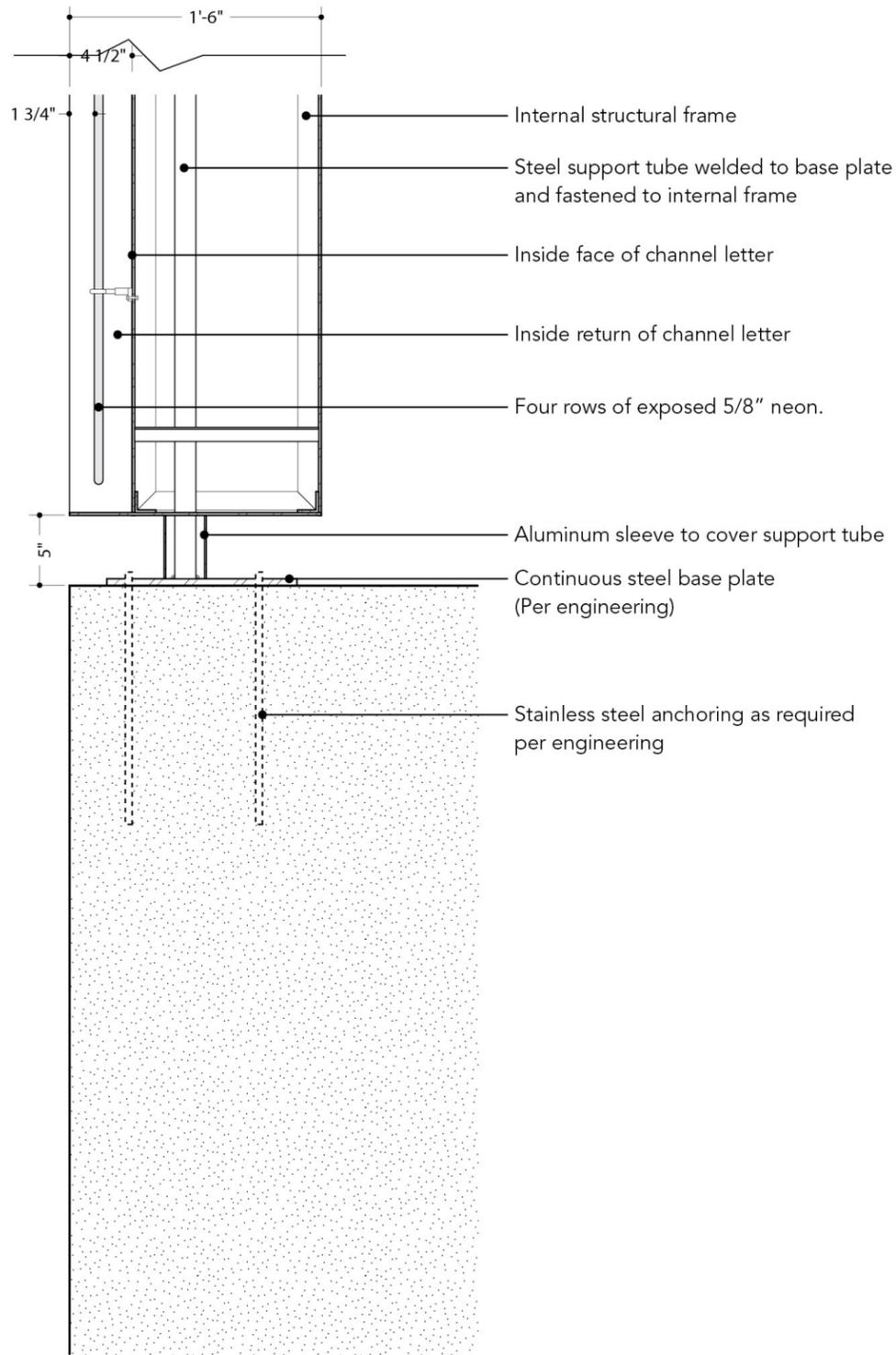
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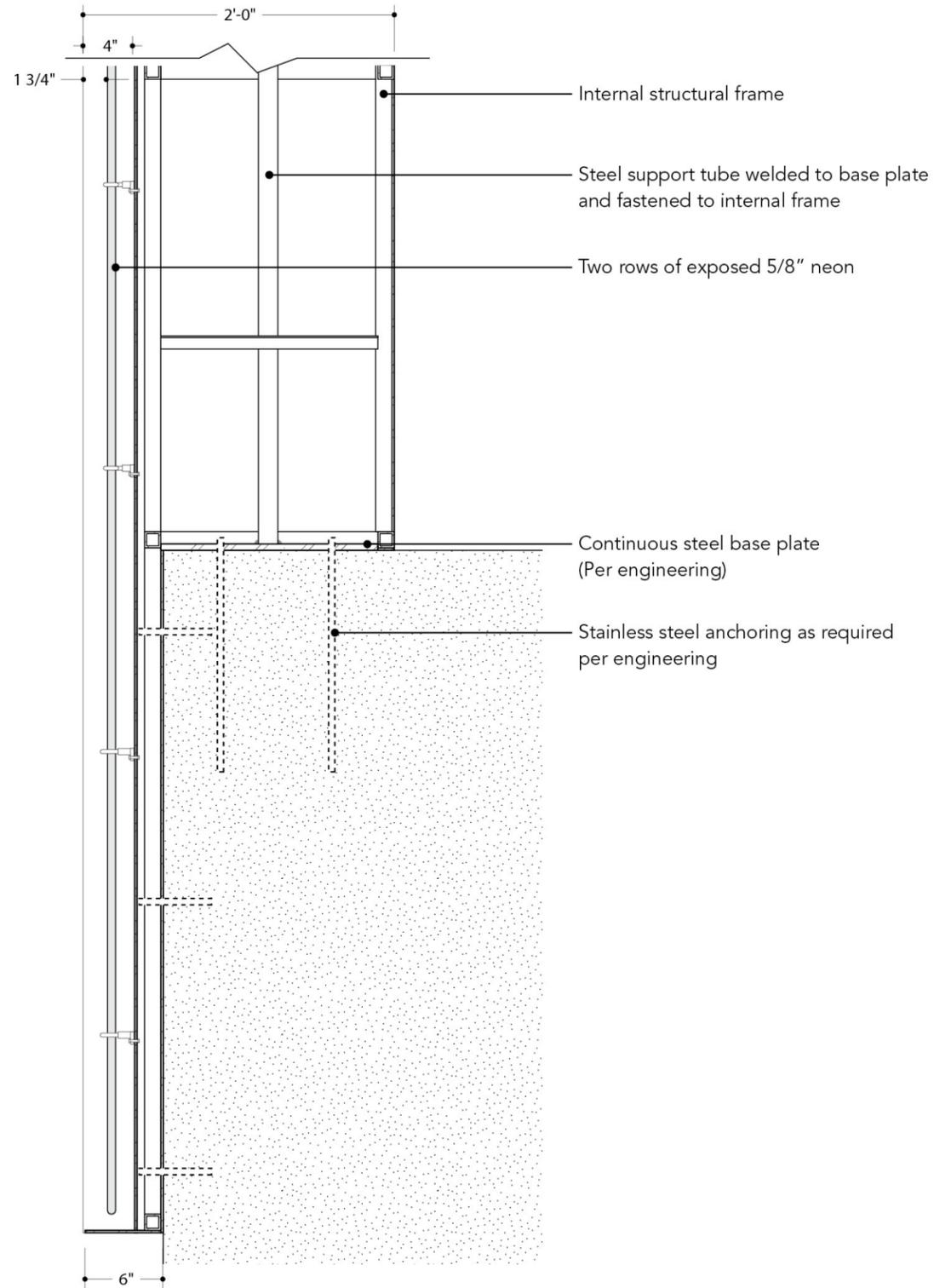
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A SECTION OF "LAGUNAS" LETTER
SCALE | 1" = 1'



B SECTION OF LOGO VERTICAL STROKE
SCALE | 1" = 1'

FIVE LAGUNAS

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General Notes:
- Final locations to be field verified for all as built conditions prior to final fabrication
- All weight/wind loads and engineering to be provided by fabricator prior to fabrication and installation.

Messaging Notes:
- All messaging and copy is placeholder until final written approval is given by client team.
- Final message schedule to be approved by client representative prior to fabrication.

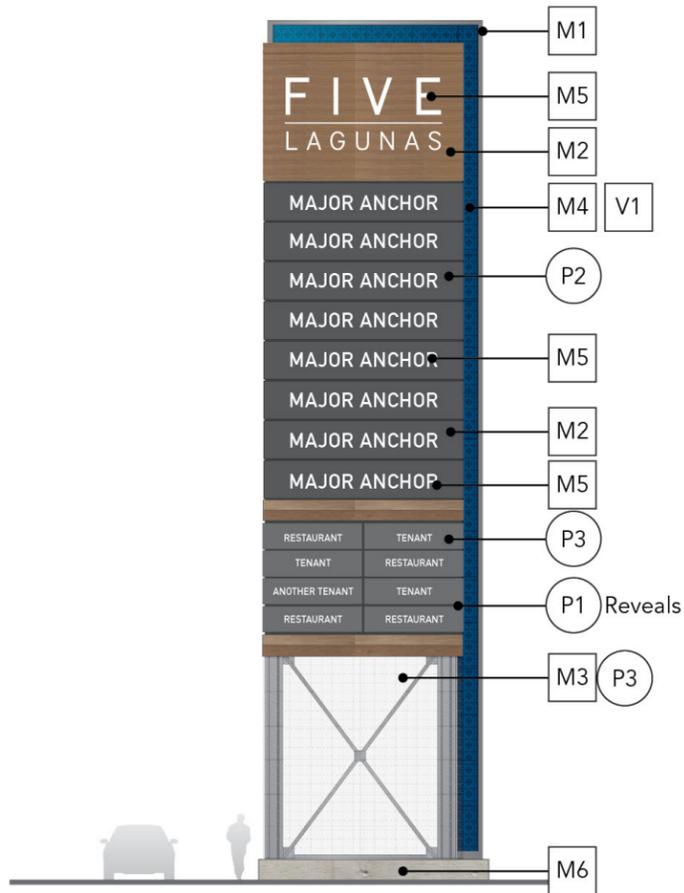
Design Notes:
- Interpretation of local sign codes was considered in RSM's design of signage.
- It is the responsibility of the fabricator to verify local sign codes and pull permits as required prior to fabrication and installation.



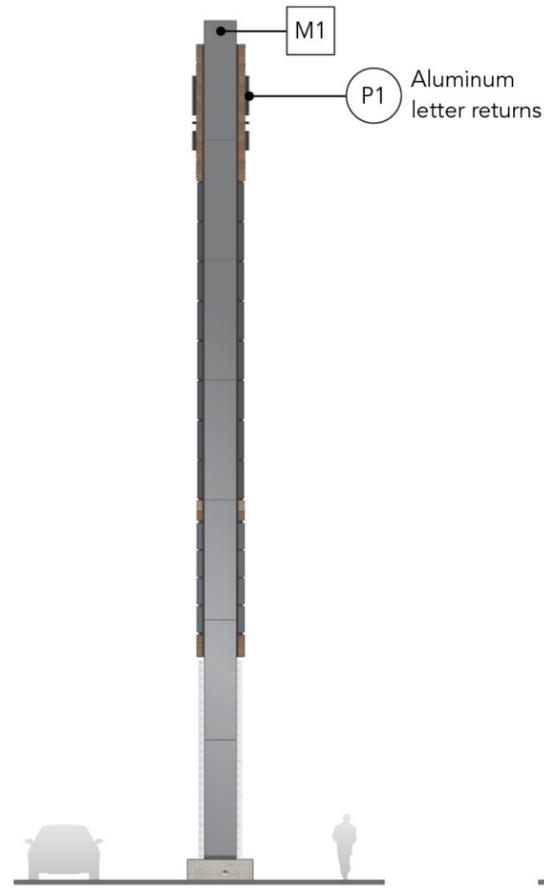
5 TOP VIEW
SCALE | 1/16" = 1'



6 TOP VIEW
SCALE | 1/16" = 1'



1 FRONT VIEW
SCALE | 1/16" = 1'



2 SIDE VIEW
SCALE | 1/16" = 1'



3 BACK VIEW
SCALE | 1/16" = 1'

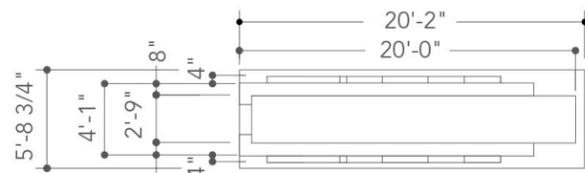


4 SIDE VIEW
SCALE | 1/16" = 1'

FIVE LAGUNAS

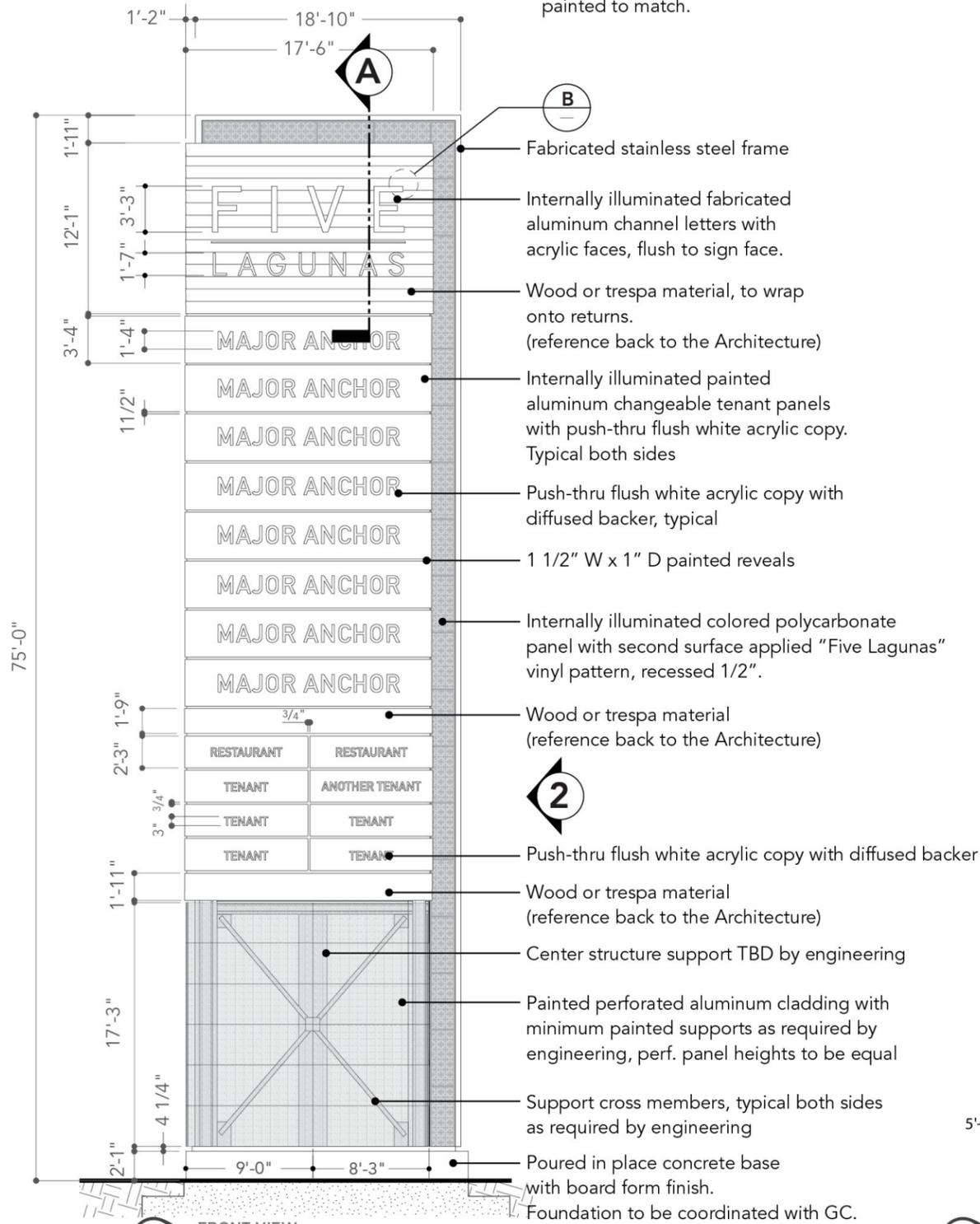
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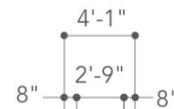


4 TOP VIEW
SCALE | 3/32" = 1'

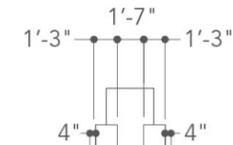
Notes:
- All fasteners countersunk flush and painted to match.



1 FRONT VIEW
SCALE | 3/32" = 1'

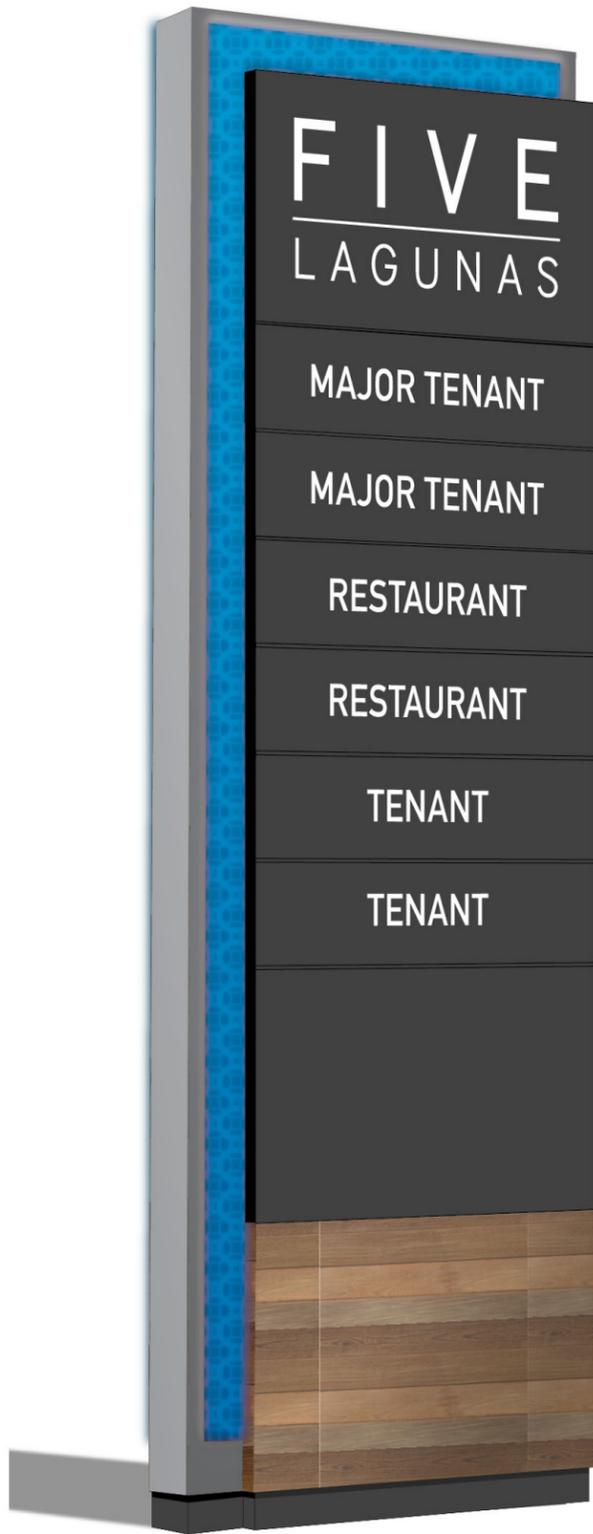


2 SIDE VIEW
SCALE | 3/32" = 1'



3 SIDE VIEW
SCALE | 3/32" = 1'

FIVE
LAGUNAS



PLEASE NOTE NUMBER OF "MAJOR TENANT"
AND "TENANT" PANELS TO VARY BY SIGN.
TENANTS SHOWN HERE ARE PLACEHOLDER ONLY.

1 FRONT VIEW
SCALE | 1/4" = 1'

2 SIDE VIEW
SCALE | 1/4" = 1'

3 FRONT VIEW
SCALE | 1/4" = 1'

4 SIDE VIEW
SCALE | 1/4" = 1'

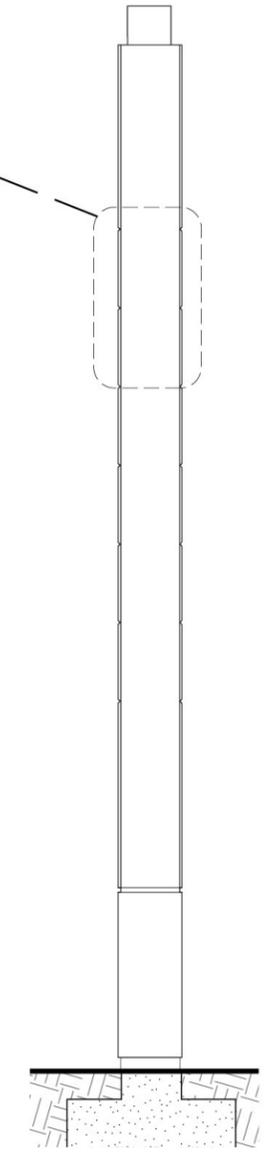
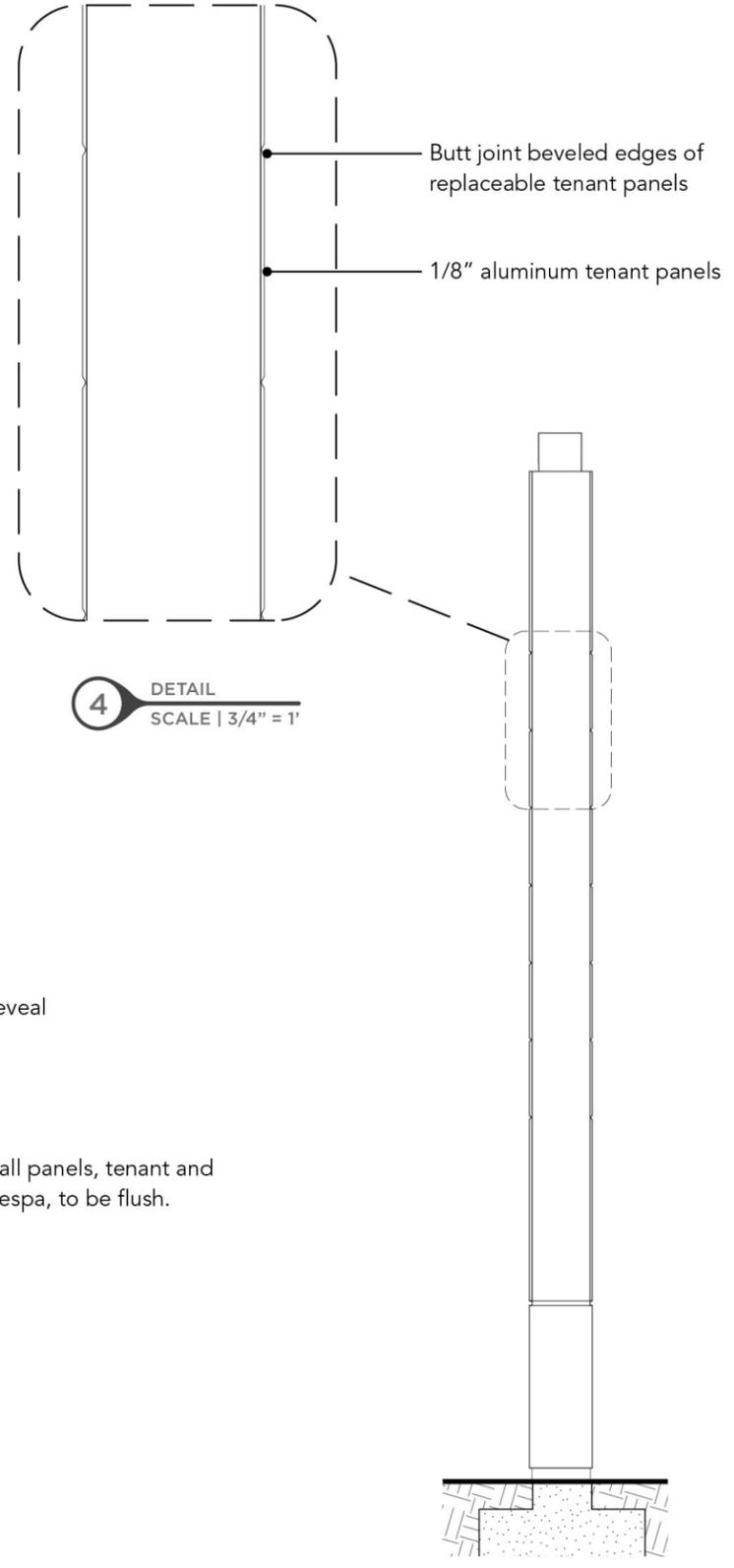
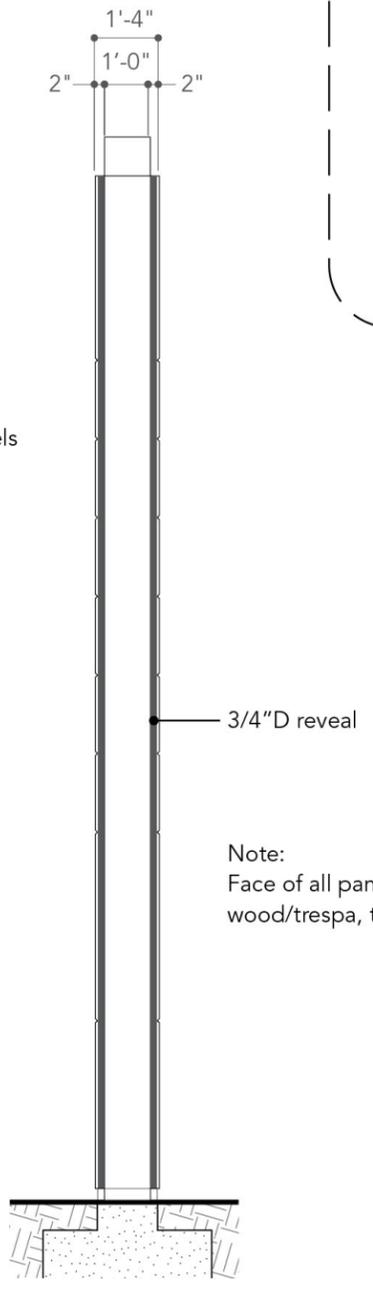
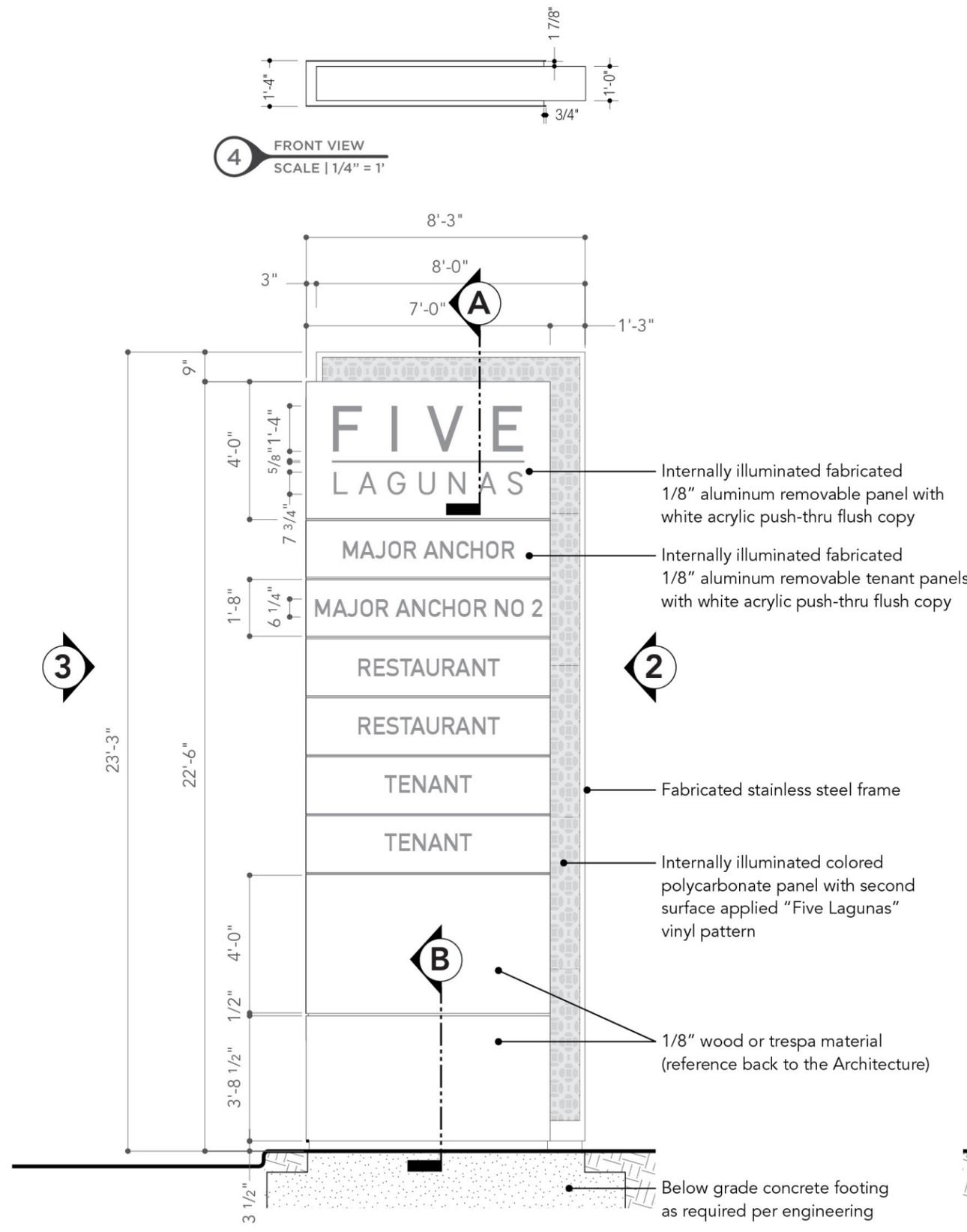
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PLEASE NOTE NUMBER OF "MAJOR ANCHOR" AND "TENANT" PANELS TO VARY BY SIGN. TENANTS SHOWN HERE ARE PLACEHOLDER ONLY. PANELS TO BE UNIFORMED IN SIZE REGARDLESS OF TENANT

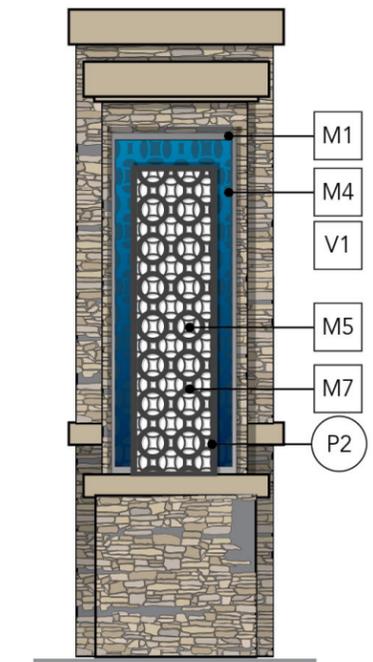
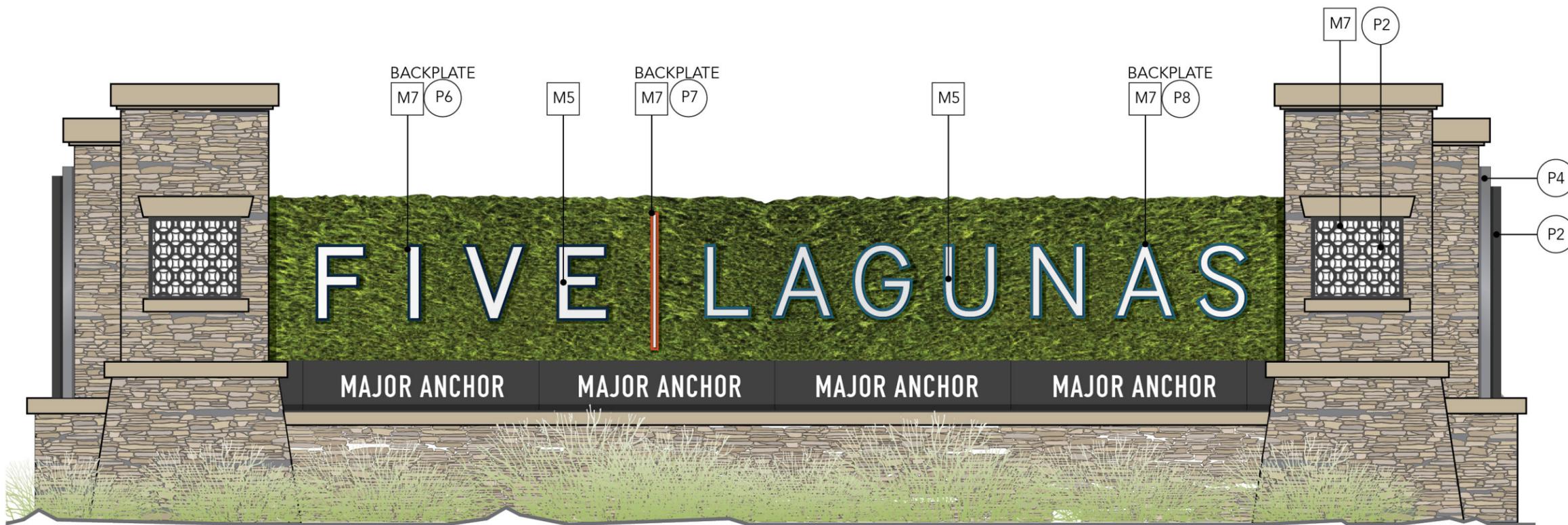
1 FRONT VIEW
SCALE | 1/2" = 1'

2 SIDE VIEW
SCALE | 1/2" = 1'

3 REVERSE VIEW
SCALE | 1/2" = 1'

4 SIDE VIEW
SCALE | 1/2" = 1'

FIVE LAGUNAS



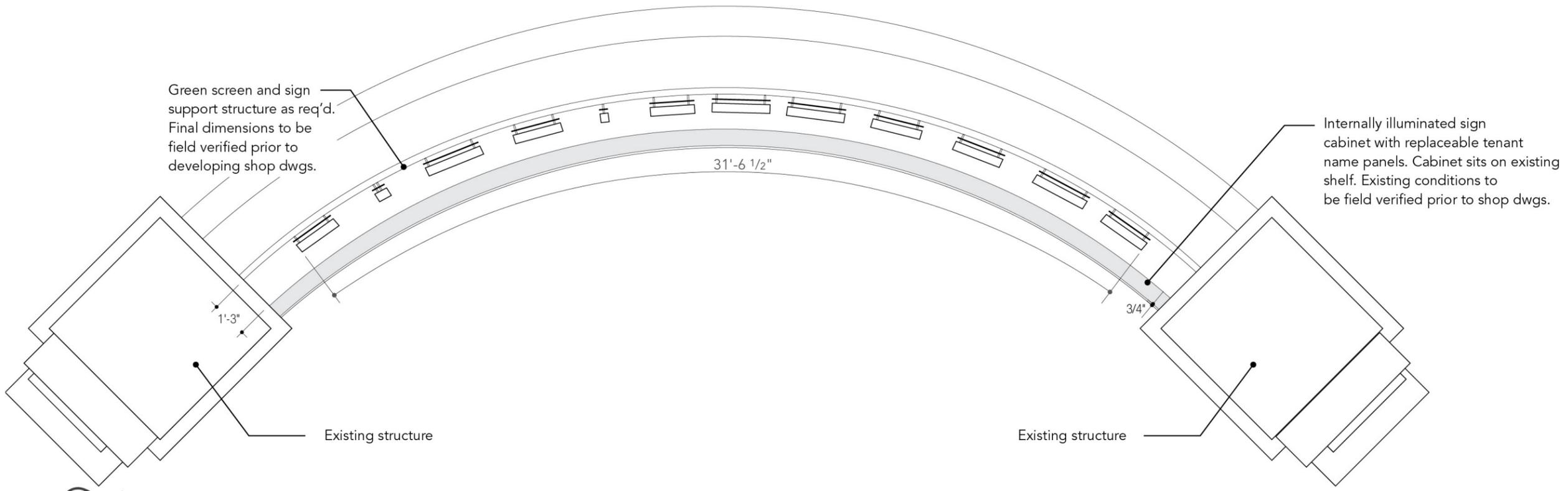
2 FRONT VIEW
SCALE | 1/4" = 1'

2 SIDE VIEW
SCALE | 1/4" = 1'

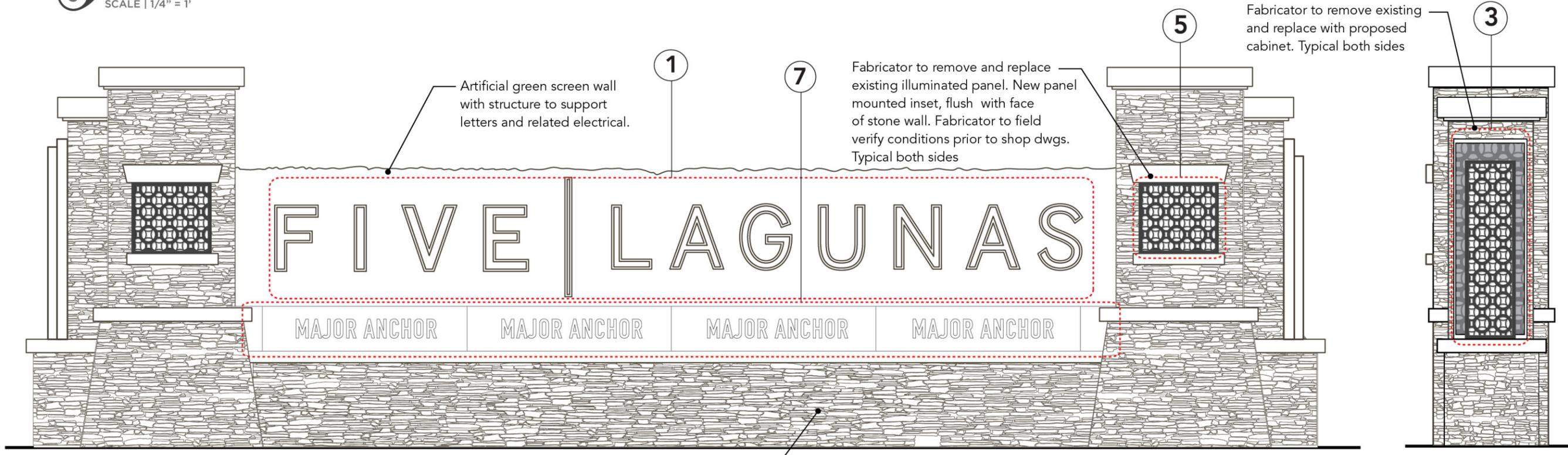
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FIVE
LAGUNAS



3 TOP VIEW
SCALE | 1/4" = 1'



1 FRONT VIEW
SCALE | 1/4" = 1'

2 SIDE VIEW
SCALE | 1/4" = 1'

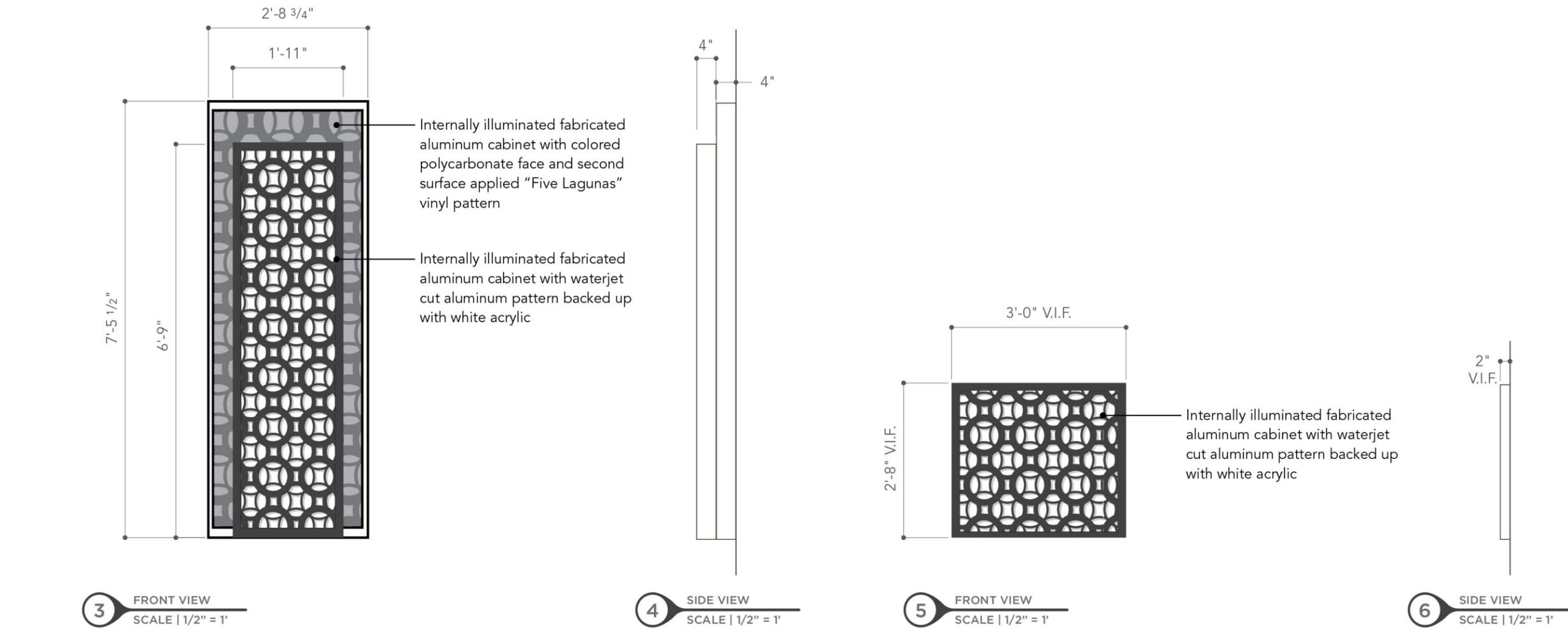
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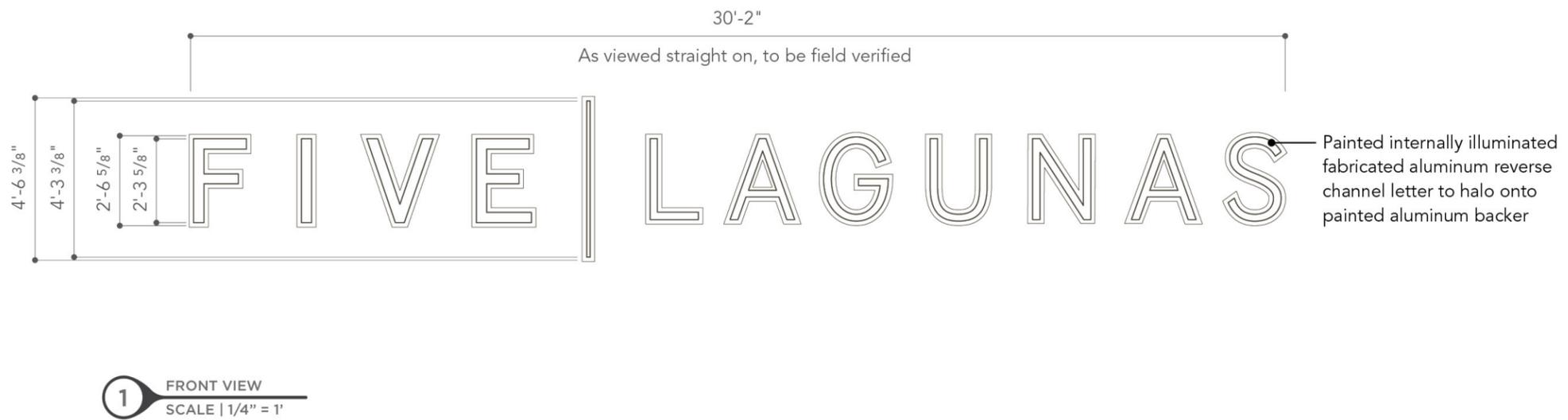


3 FRONT VIEW
SCALE | 1/2" = 1'

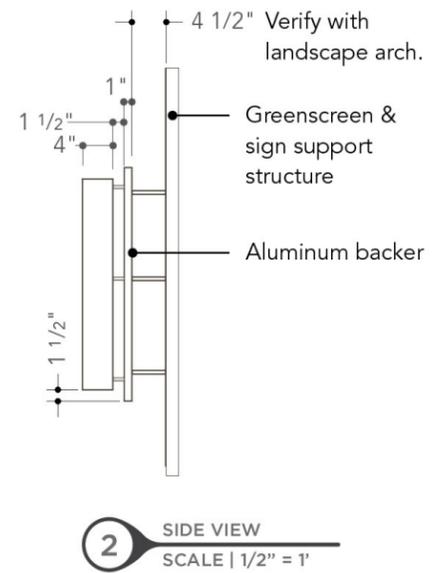
4 SIDE VIEW
SCALE | 1/2" = 1'

5 FRONT VIEW
SCALE | 1/2" = 1'

6 SIDE VIEW
SCALE | 1/2" = 1'



1 FRONT VIEW
SCALE | 1/4" = 1'

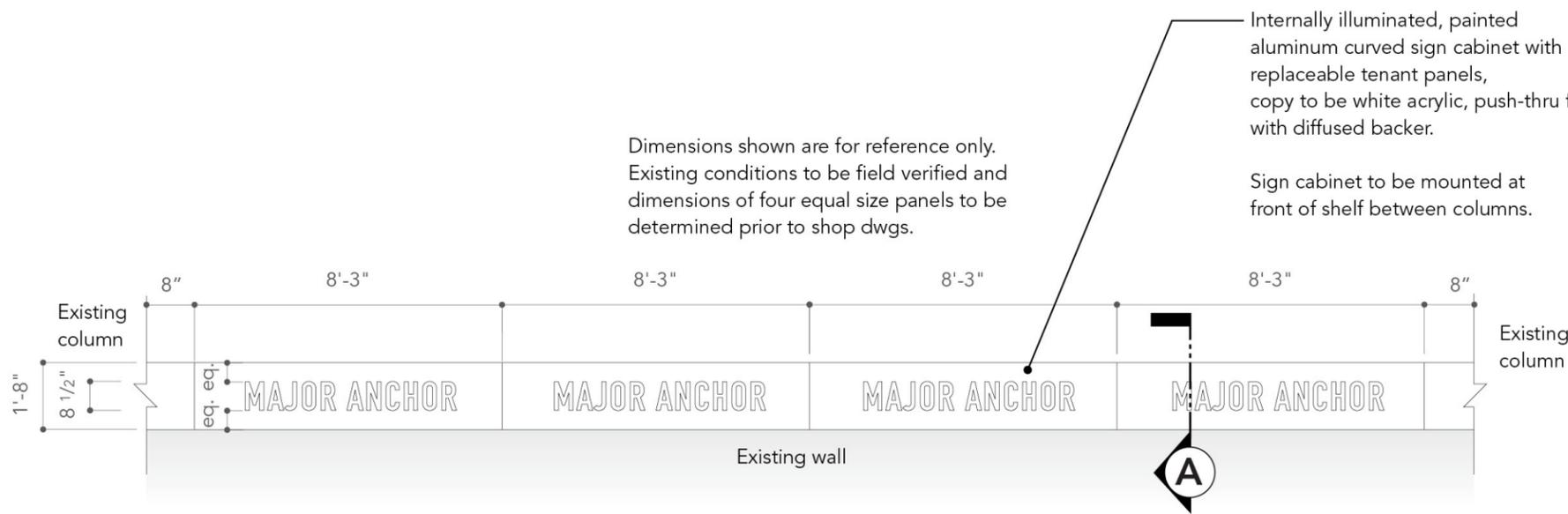


2 SIDE VIEW
SCALE | 1/2" = 1'

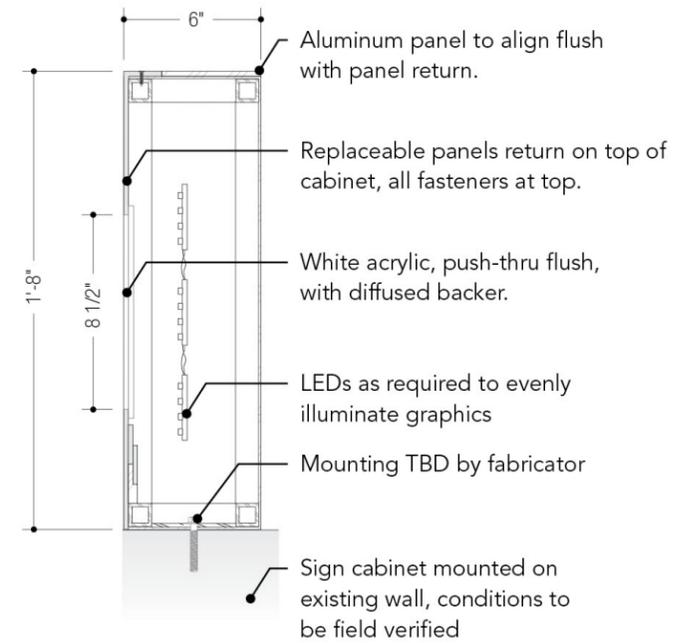
FIVE
LAGUNAS



8 TOP VIEW
SCALE | 1/4" = 1'



7 FRONT VIEW
SCALE | 1/4" = 1'



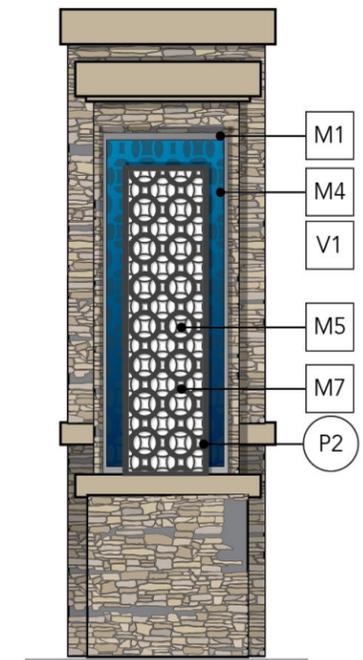
A SECTION
SCALE | 1 1/2" = 1'

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2 FRONT VIEW
SCALE | 1/4" = 1'

2 SIDE VIEW
SCALE | 1/4" = 1'

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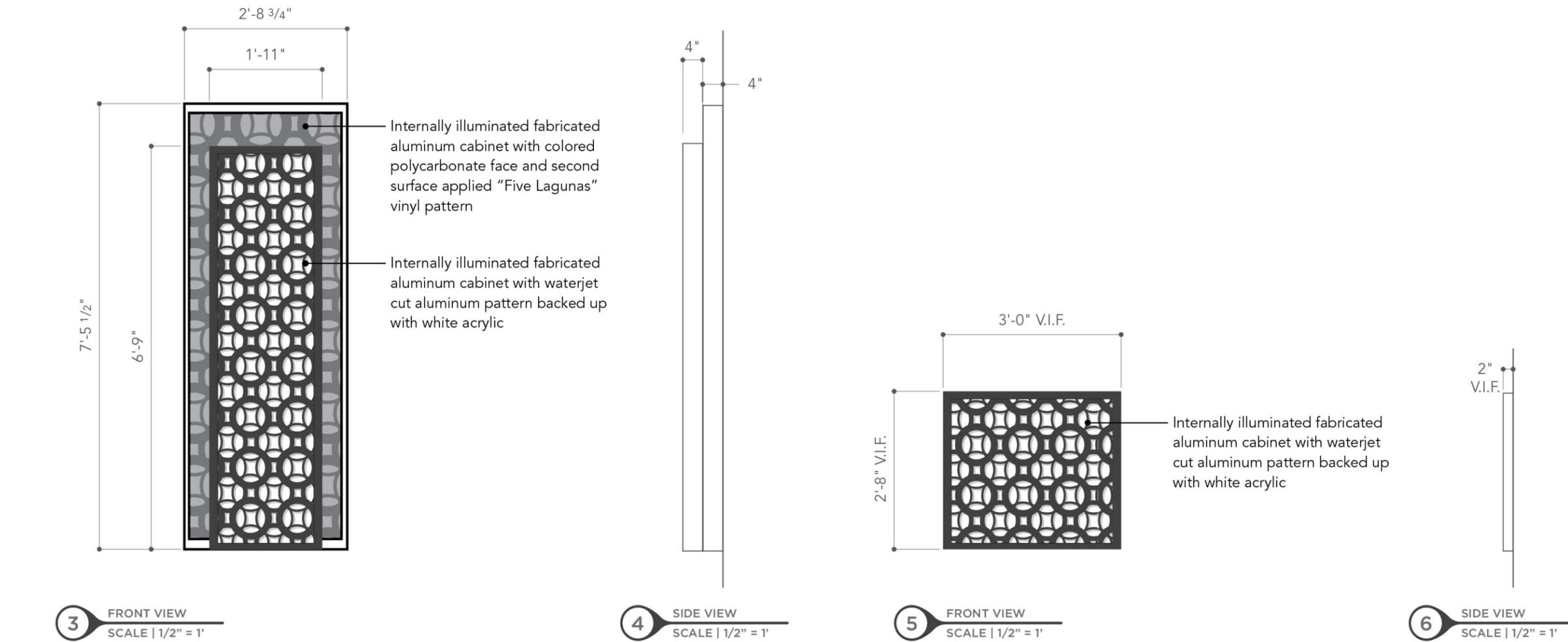
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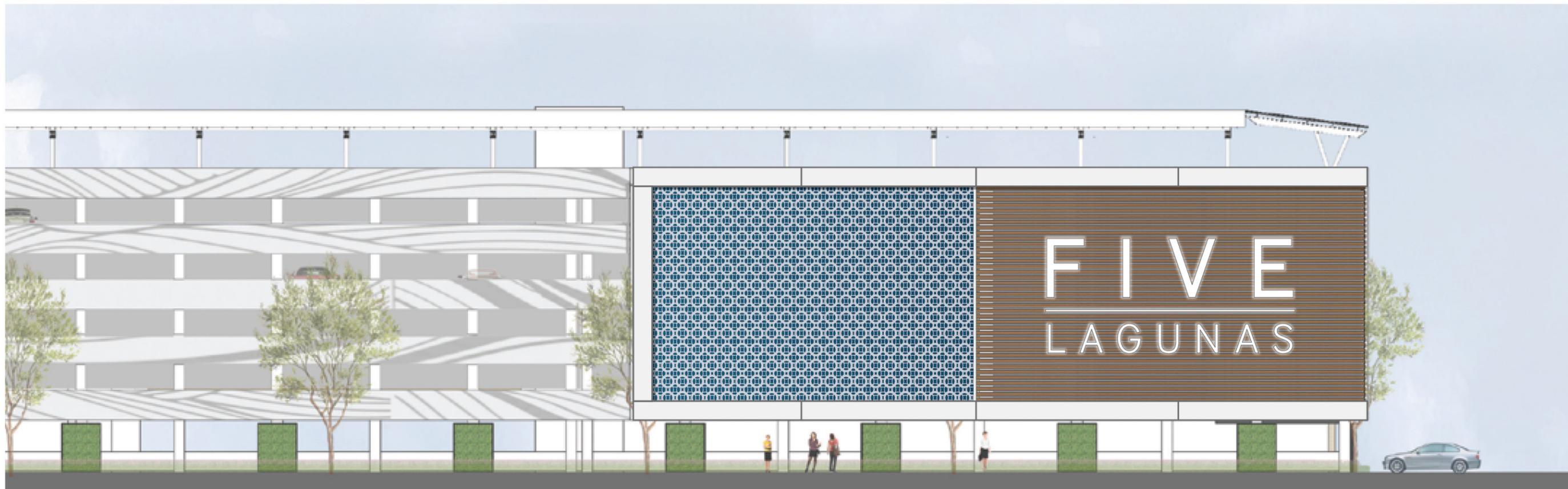
7 FRONT VIEW
SCALE | 1/4" = 1'

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PROPOSED WEST OVERALL ELEVATION



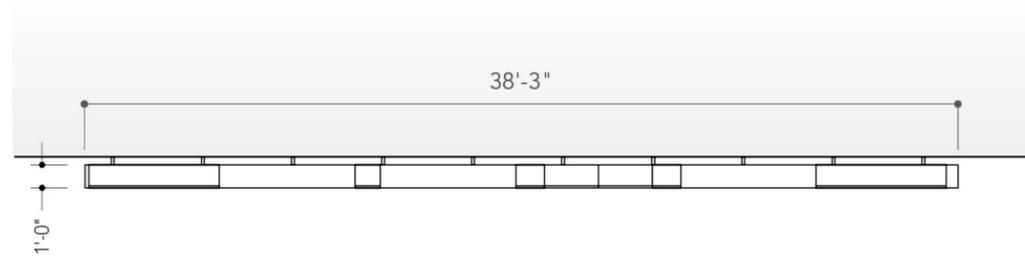
1 PROPOSED WEST ELEVATION - PARTIAL
SCALE | 1/16" = 1'

FIVE
LAGUNAS

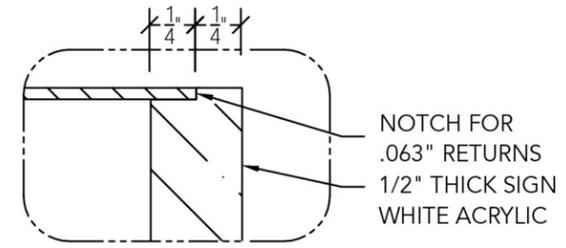
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3 TOP VIEW
SCALE | 1/8" = 1'



1/2" THICK ACRYLIC FACE WITH 1/4" x .063" NOTCH
GLUED INTO PLACE WITH METHACRYLATE EPOXY

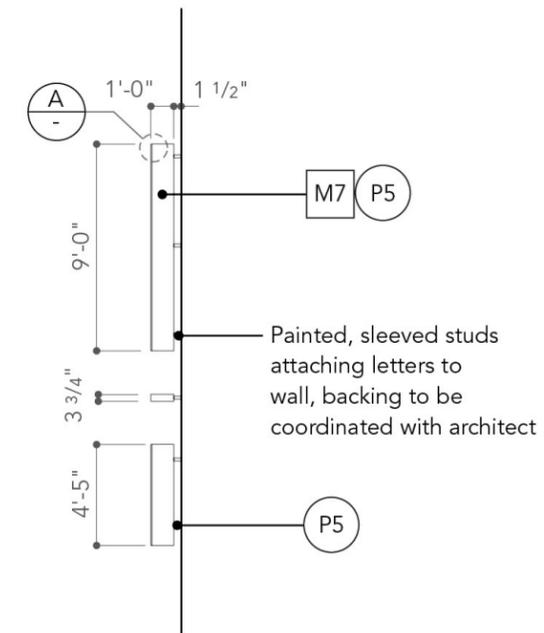
A LETTER EDGE DETAIL
NOT TO SCALE



Internally illuminated aluminum reverse channel letters and rule line with diffused white acrylic faces; letters to halo illuminate onto back wall.

Centered on wall.
Attached with concealed mechanical fasteners.

1 FRONT VIEW
SCALE | 1/8" = 1'



2 SIDE VIEW
SCALE | 1/8" = 1'

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OVERALL EAST PARKING ELEVATION



1 PROPOSED EAST PARKING ELEVATION
SCALE | 1/16" = 1'

FIVE
LAGUNAS

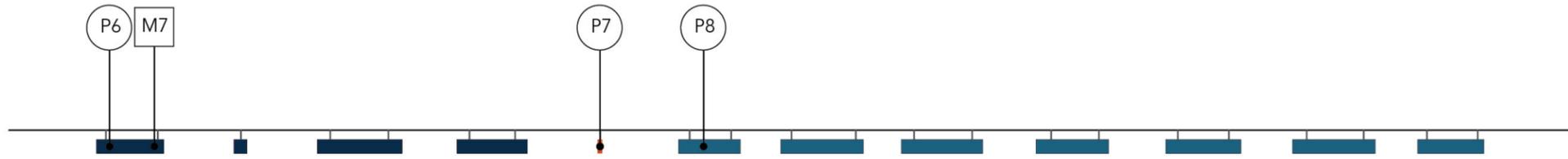
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01	3.02.16

FIVE
LAGUNAS

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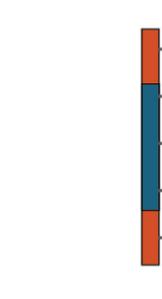
REVISION:	DATE:
O1	3.02.16



6 TOP VIEW
SCALE | 3/16" = 1'



4 FRONT VIEW
SCALE | 3/16" = 1'



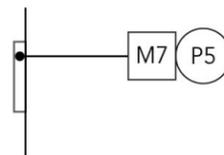
5 SIDE VIEW
SCALE | 3/16" = 1'



3 FRONT VIEW
SCALE | 3/16" = 1'



1 FRONT VIEW
SCALE | 3/16" = 1'



2 FRONT VIEW
SCALE | 3/16" = 1'

FIVE
LAGUNAS

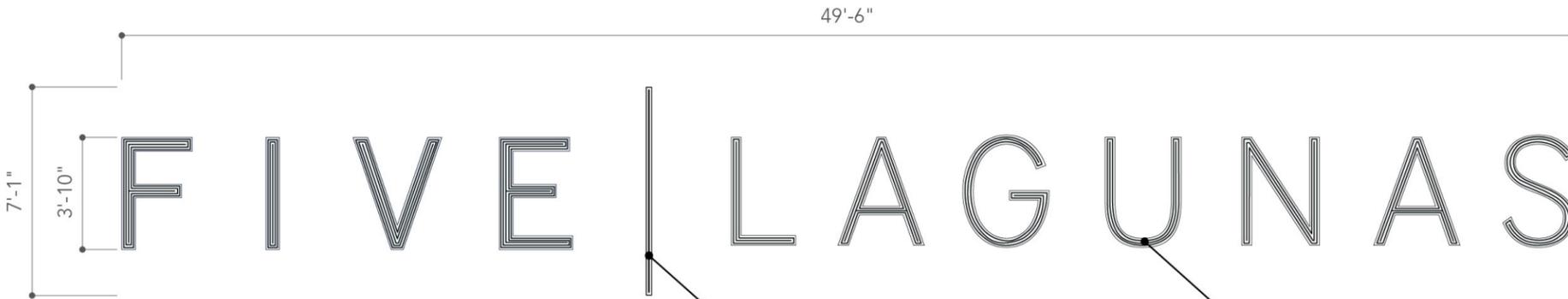
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6 TOP VIEW
SCALE | 3/16" = 1'

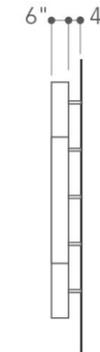
Painted sleeved studs to match wall, backing to be coordinated with architect



4 FRONT VIEW
SCALE | 3/16" = 1'

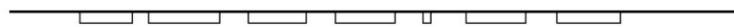
Internally illuminated open face fabricated aluminum channel line with one row of exposed neon

Internally illuminated open face fabricated aluminum channel letters with three rows of exposed neon



5 SIDE VIEW
SCALE | 3/16" = 1'

"FIVE LAGUNAS" centered on wall.
"PARKING" centered vertically in panel below and aligned with right end of "LAGUNA".



3 TOP VIEW
SCALE | 3/16" = 1'



1 FRONT VIEW
SCALE | 3/16" = 1'

Internally illuminated fabricated aluminum channel letters with white acrylic faces and diffused backer. Letters mounted flush to wall.



2 SIDE VIEW
SCALE | 3/16" = 1'

FIVE
LAGUNAS



1 PROPOSED SOUTH PARKING ELEVATION - PARTIAL
SCALE | 1/16" = 1'



2 PROPOSED NORTH PARKING ELEVATION - PARTIAL
SCALE | 1/16" = 1'

See details for Sign Type A12 on pg.58

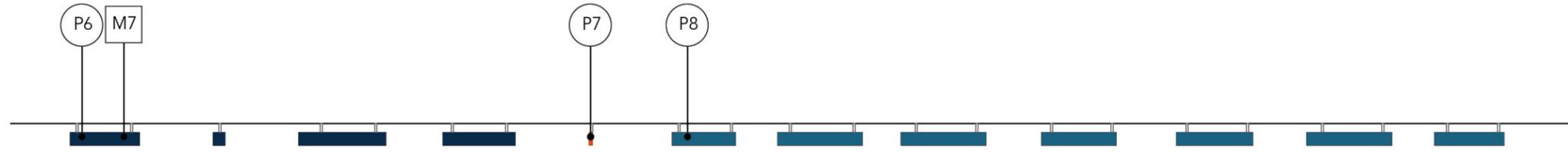
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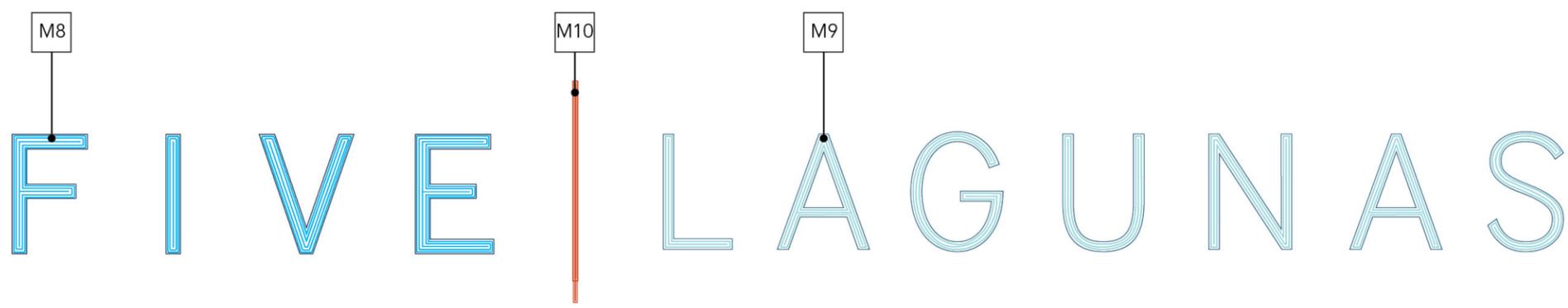
FIVE
LAGUNAS

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6 FRONT VIEW
SCALE | 1/4" = 1'



4 FRONT VIEW
SCALE | 1/4" = 1'

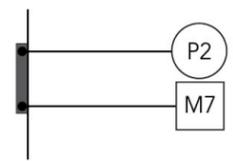
5 FRONT VIEW
SCALE | 1/4" = 1'



3 FRONT VIEW
SCALE | 3/16" = 1'

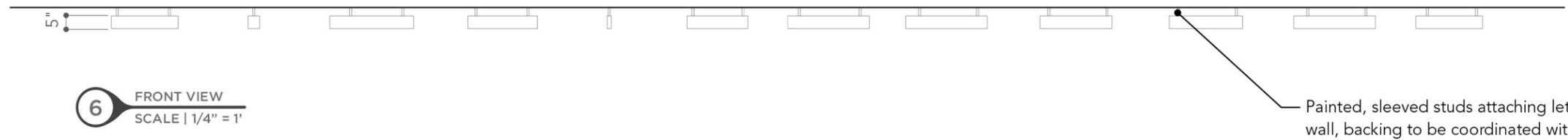


1 FRONT VIEW
SCALE | 1/4" = 1'



2 FRONT VIEW
SCALE | 1/4" = 1'

FIVE
LAGUNAS



6 FRONT VIEW
SCALE | 1/4" = 1'

Painted, sleeved studs attaching letters to wall, backing to be coordinated with architect

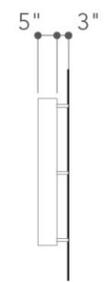


4 FRONT VIEW
SCALE | 1/4" = 1'

Internally illuminated open face fabricated aluminum channel letters with five rows of exposed neon

Internally illuminated open face fabricated aluminum channel line with one row of exposed neon

Internally illuminated open face fabricated aluminum channel letters with three rows of exposed neon



5 FRONT VIEW
SCALE | 1/4" = 1'

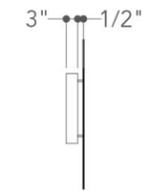


3 TOP VIEW
SCALE | 3/16" = 1'



1 FRONT VIEW
SCALE | 1/4" = 1'

Internally illuminated fabricated aluminum channel letters with white acrylic faces and diffused backer. Letters mounted flush to wall.



2 FRONT VIEW
SCALE | 1/4" = 1'

"FIVE LAGUNAS" centered on wall.
"PARKING" centered vertically in space below "FIVE LAGUNAS" and aligned with right end of same.

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1 TYPICAL MALL ENTRY ELEVATION
SCALE | 3/16" = 1'

FIVE
LAGUNAS

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FIVE
LAGUNAS

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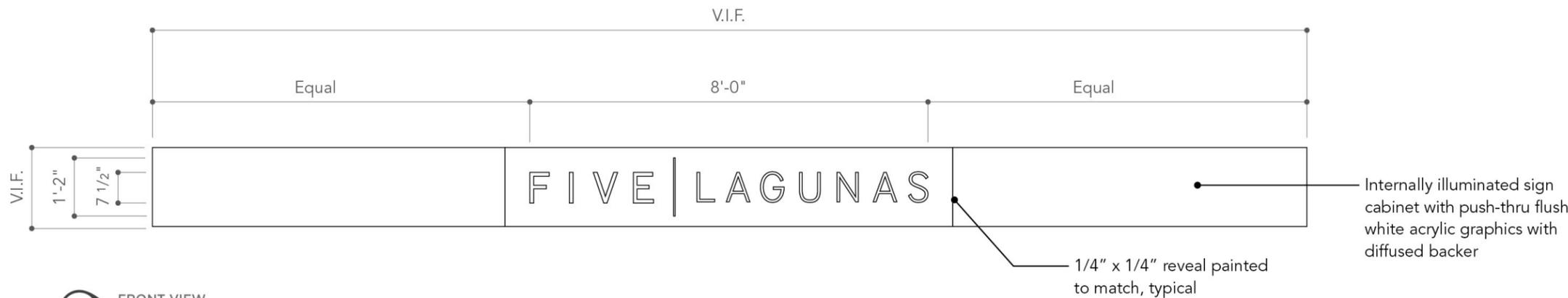


3 FRONT VIEW
SCALE | 3/8" = 1'

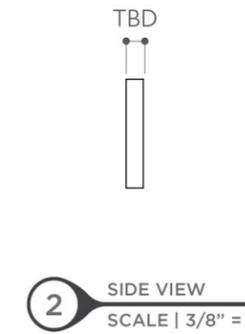
Mounting TBD



4 SIDE VIEW
SCALE | 3/8" = 1'



1 FRONT VIEW
SCALE | 3/8" = 1'



2 SIDE VIEW
SCALE | 3/8" = 1'

FIVE
LAGUNAS



1 PROPOSED ELEVATION - WEST
SCALE | 1" = 20'

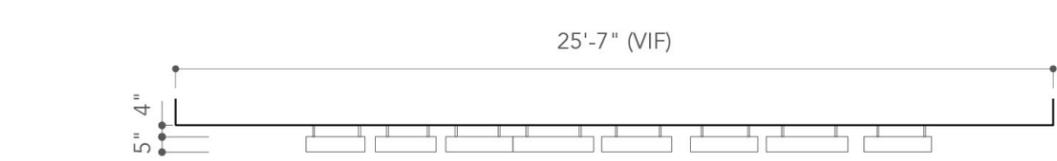
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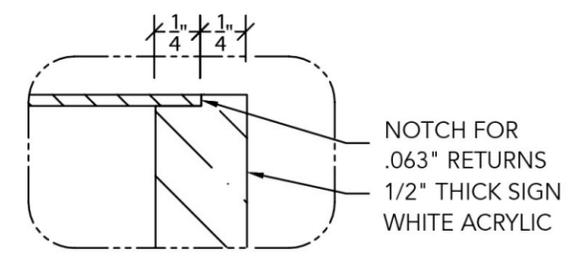
FIVE
LAGUNAS

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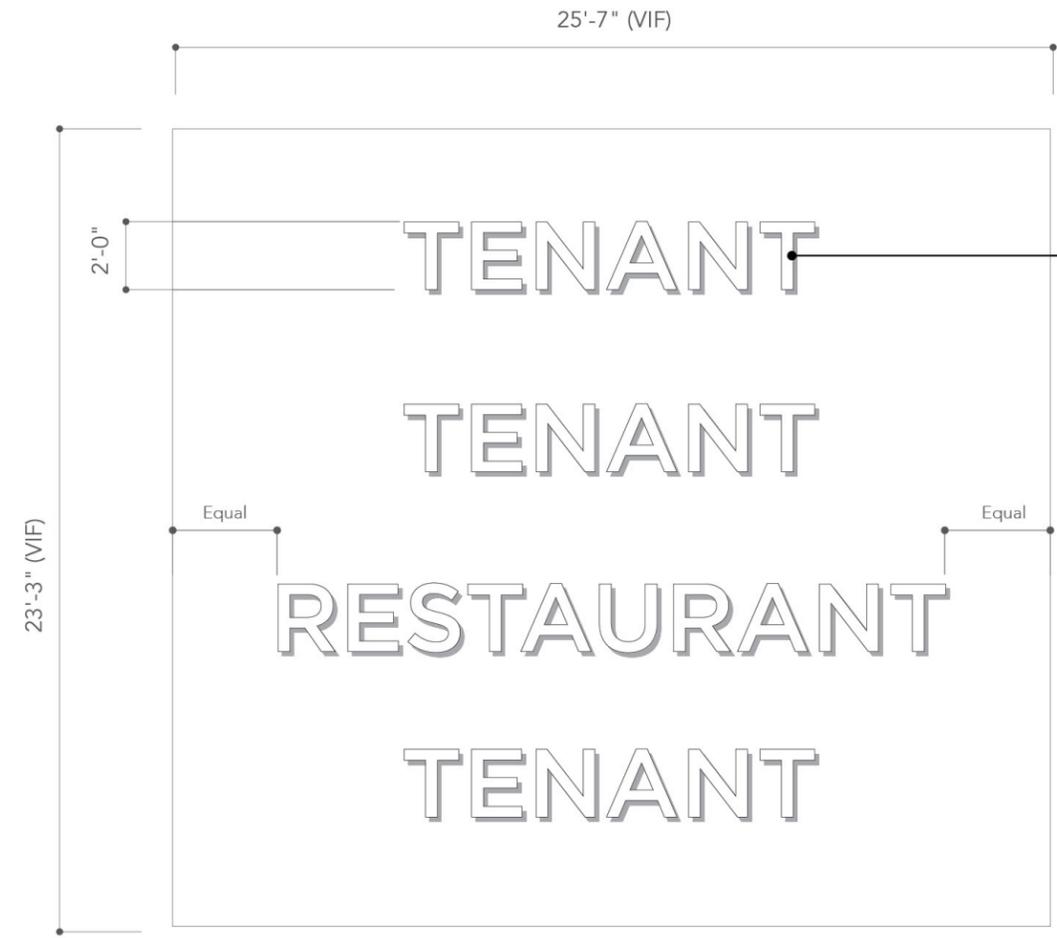
REVISION:	DATE:
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A LETTER EDGE DETAIL
NOT TO SCALE



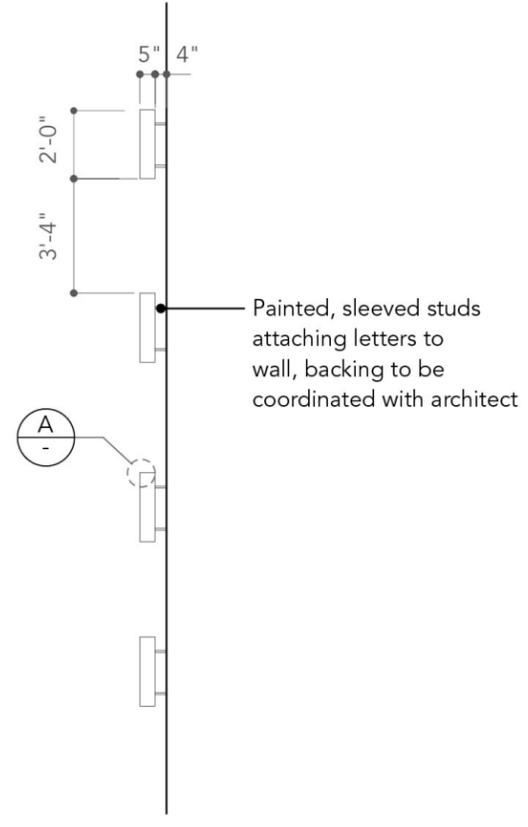
1/2" thick acrylic face with 1/4" x .063" notch
glued into place with methacrylate epoxy



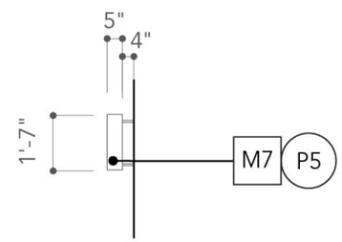
Architectural panel by others.

Internally illuminated aluminum channel letters with diffused white acrylic faces and halo illumination on wall, pin mounted to architecture.
Backing to be coordinated with architect

Tenant names centered horizontally in space



M5
Internally illuminated aluminum channel letters with diffused white acrylic faces and halo illumination on wall, pin mounted to architecture.
Backing to be coordinated with architect



1 FRONT VIEW
SCALE | 3/16" = 1'

2 SIDE VIEW
SCALE | 3/16" = 1'



1 PROPOSED WEST ELEVATION - PARTIAL
SCALE | 1/16" = 1'



2 PROPOSED NORTH ELEVATION - PARTIAL
SCALE | 1/16" = 1'

FIVE
LAGUNAS

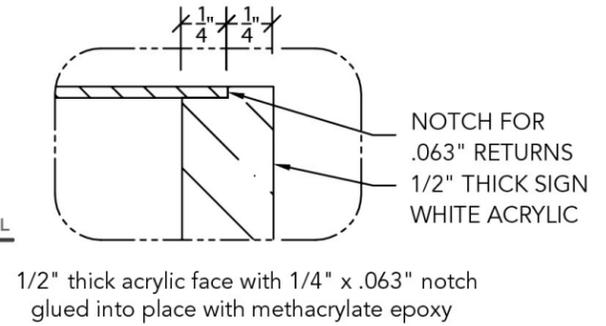
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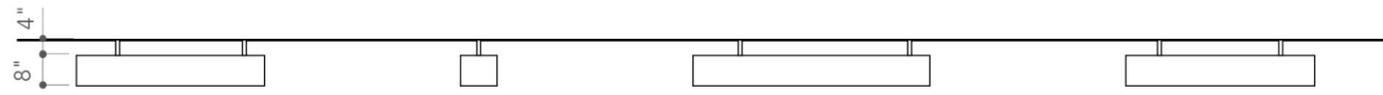
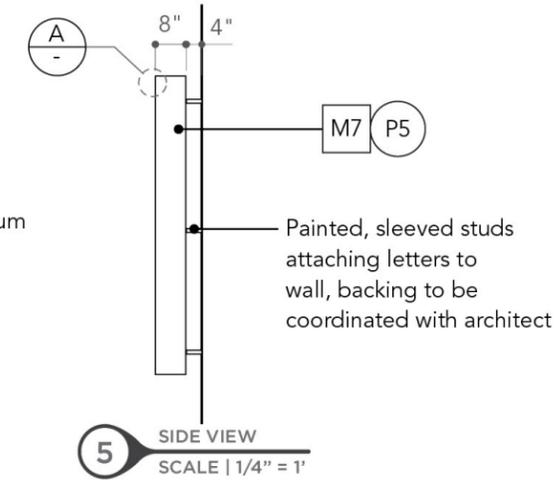
FIVE LAGUNAS

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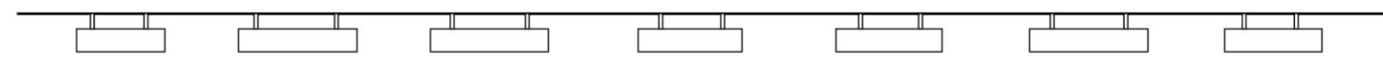
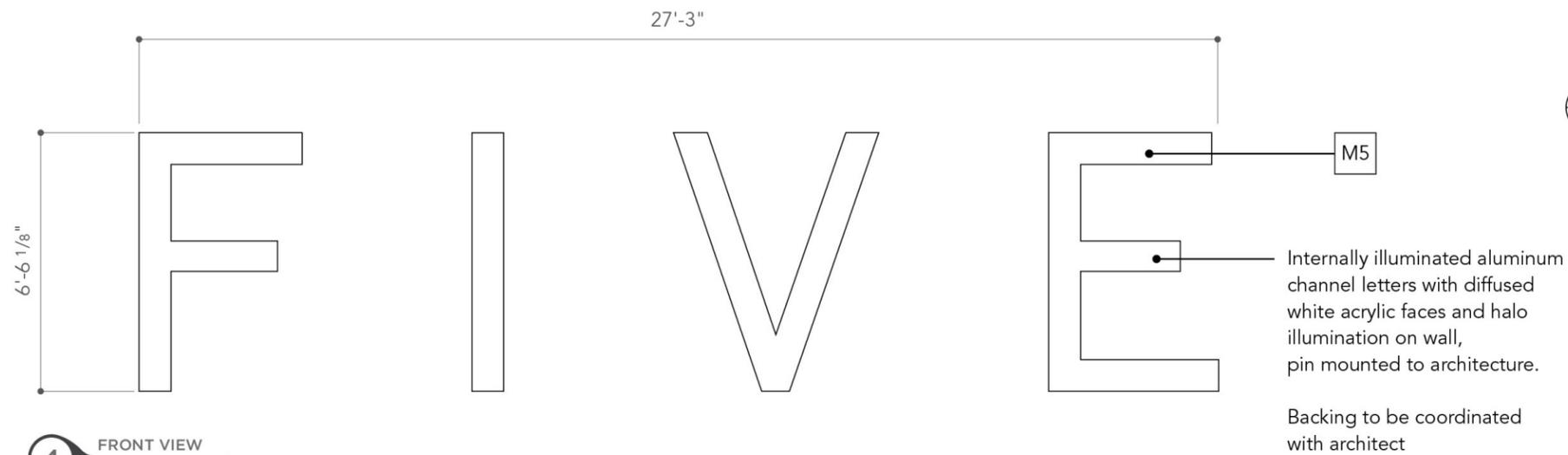
REVISION:	DATE:
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A LETTER EDGE DETAIL
NOT TO SCALE



6 TOP VIEW
SCALE | 1/4" = 1'



3 TOP VIEW
SCALE | 1/4" = 1'



1 FRONT VIEW
SCALE | 1/4" = 1'

Top and bottom of letter strings to align



1 PROPOSED WEST ELEVATION - BUILDING CANOPY
SCALE | 1/16" = 1'



2 PROPOSED SOUTH ELEVATION - BUILDING CANOPY
SCALE | 1/16" = 1'

FIVE
LAGUNAS

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FIVE
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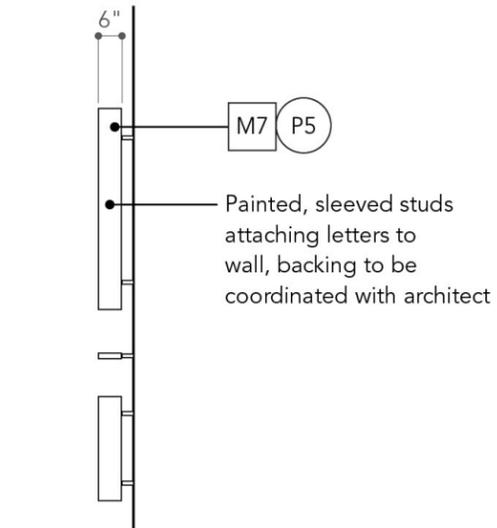
REVISION:	DATE:
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6 TOP VIEW
SCALE | 1/4" = 1'



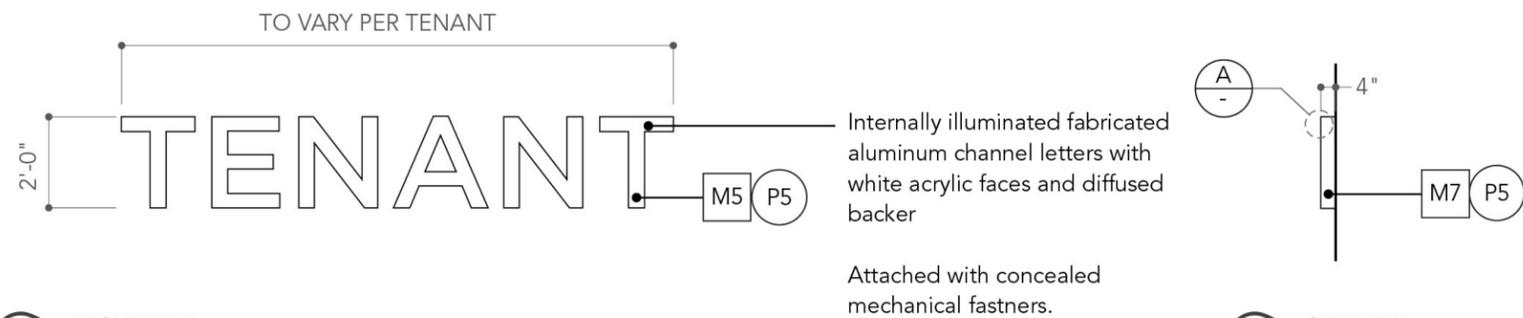
4 FRONT VIEW
SCALE | 1/4" = 1'



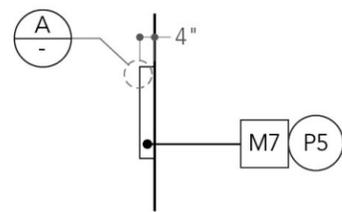
5 SIDE VIEW
SCALE | 1/4" = 1'



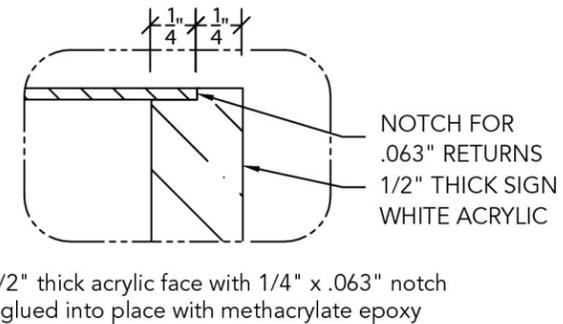
3 TOP VIEW
SCALE | 1/4" = 1'



1 FRONT VIEW
SCALE | 1/4" = 1'

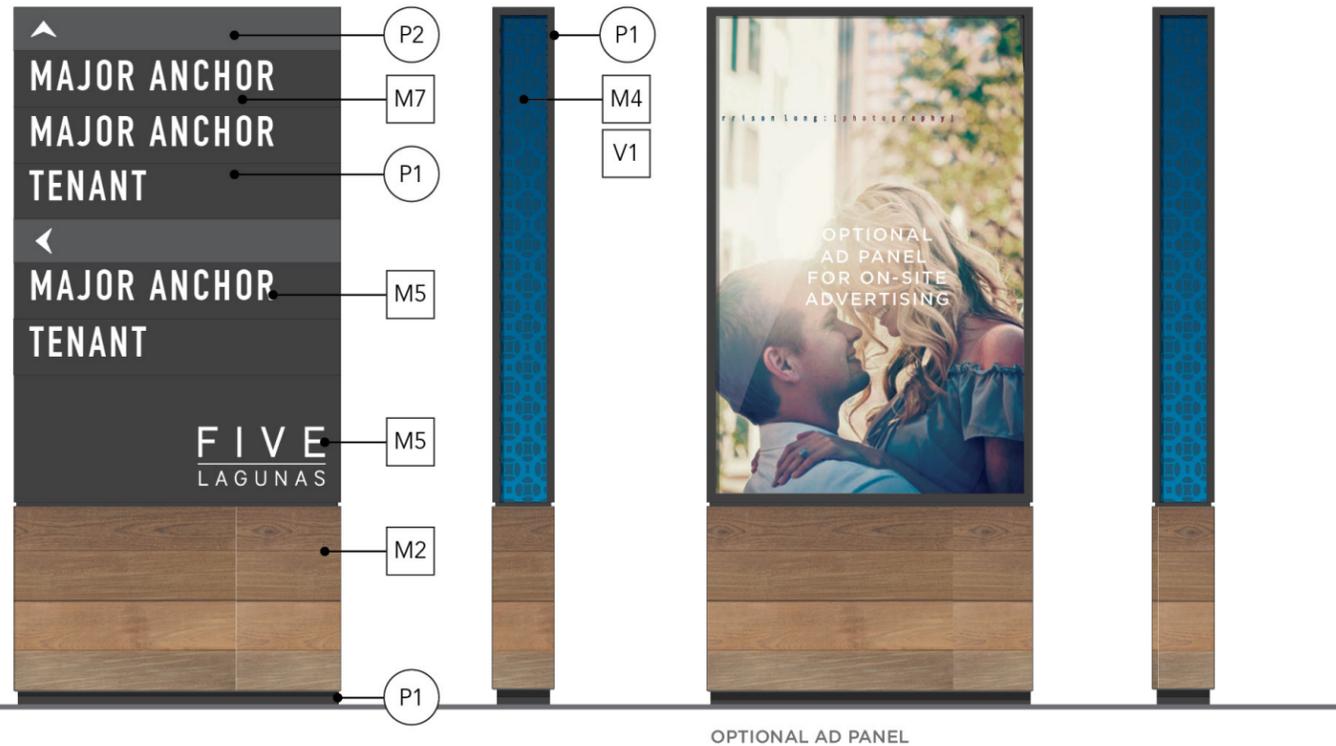


2 SIDE VIEW
SCALE | 1/4" = 1'



A LETTER EDGE DETAIL
NOT TO SCALE

FIVE
LAGUNAS



1 FRONT VIEW
SCALE | 1/2" = 1'

2 SIDE VIEW
SCALE | 1/2" = 1'

3 REVERSE VIEW
SCALE | 1/2" = 1'

4 SIDE VIEW
SCALE | 1/2" = 1'

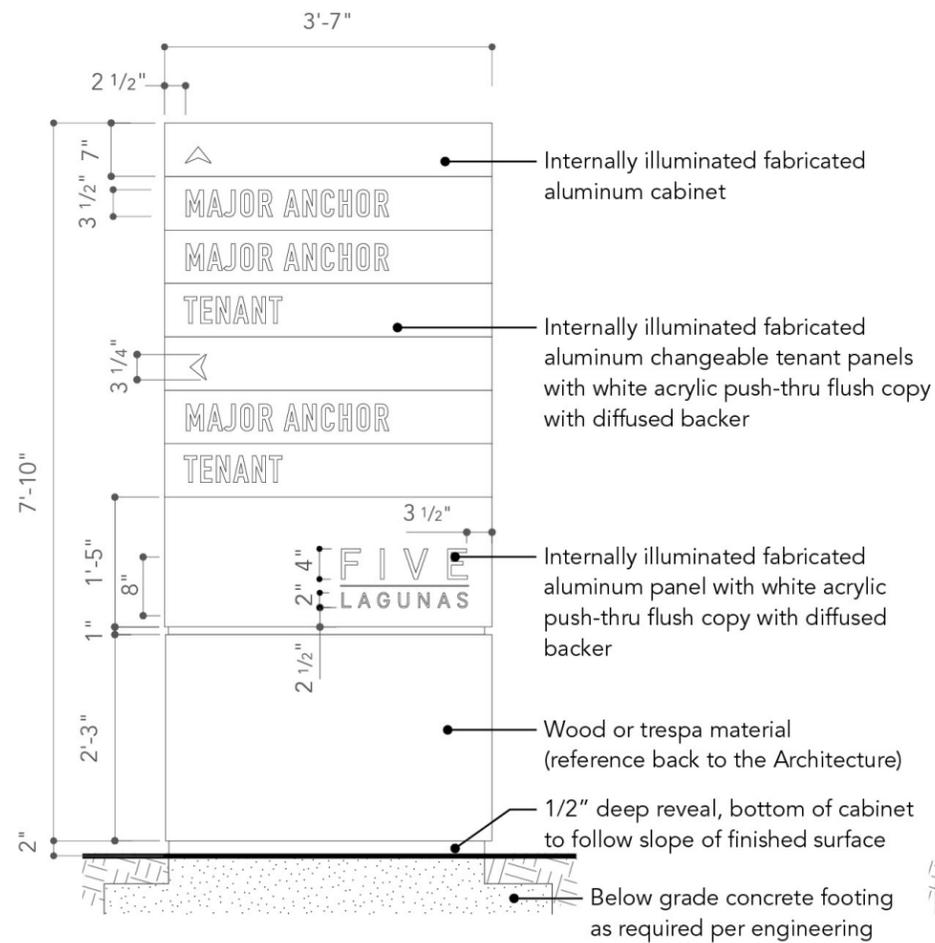
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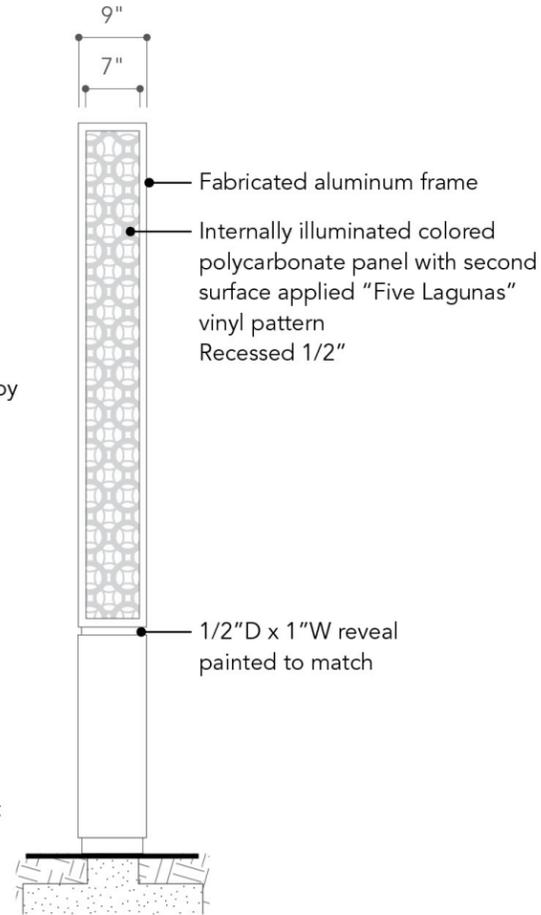
FIVE LAGUNAS



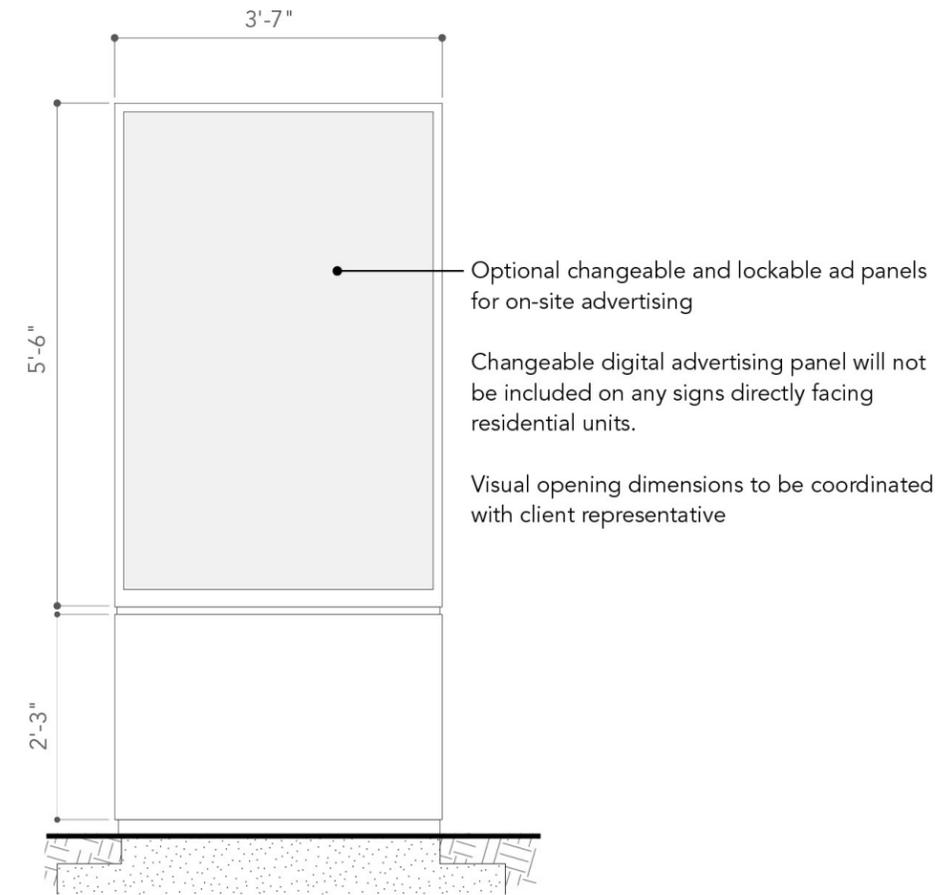
4 TOP VIEW
SCALE | 1/2" = 1'



1 FRONT VIEW
SCALE | 1/2" = 1'



2 SIDE VIEW-TYPICAL
SCALE | 1/2" = 1'



3 REVERSE VIEW
SCALE | 1/2" = 1'

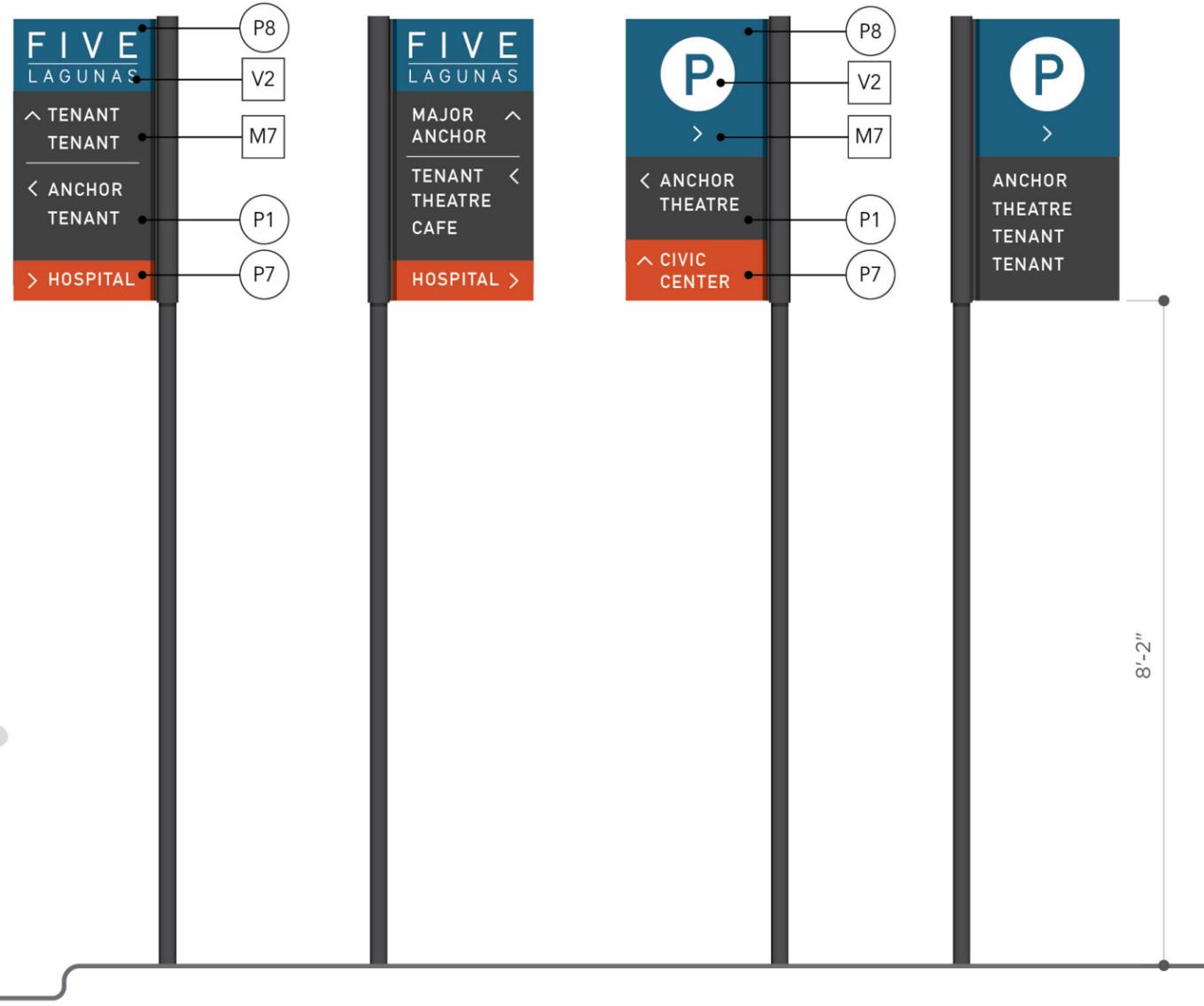
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LAGUNAS

PLEASE NOTE

In the future as the site continues to develop and the wayfinding needs grow and change the quantity of this sign will increase to fit the needs of the site.



1 FRONT VIEW
SCALE | 1/2" = 1'

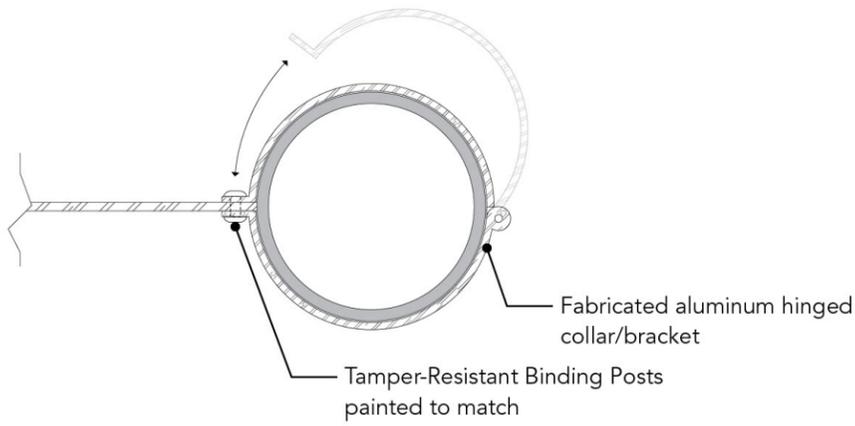
2 REVERSE VIEW
SCALE | 1/2" = 1'

3 FRONT VIEW
SCALE | 1/2" = 1'

4 REVERSE VIEW
SCALE | 1/2" = 1'

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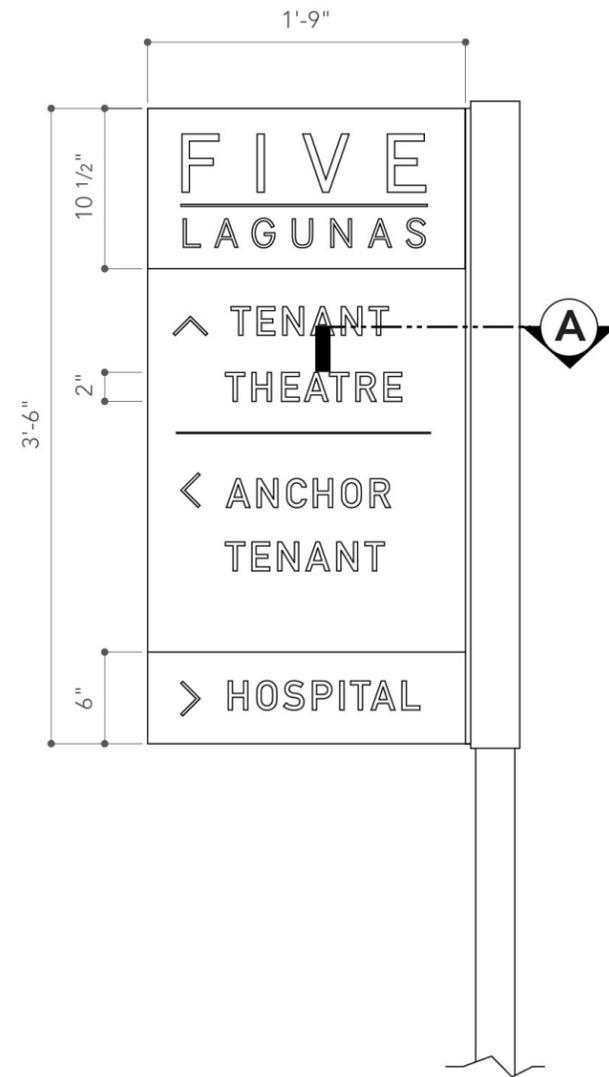
A SECTION
SCALE | 3" = 1'

PLEASE NOTE
Wherever possible signs will be mounted onto a light pole. Where there is not a light pole available, sign will be mounted onto a freestanding pole.

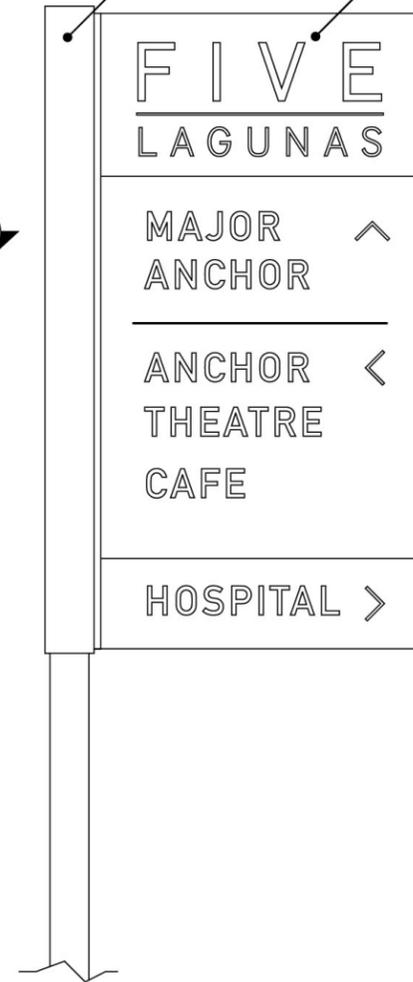
3/16" thk. aluminum panel with painted background and reflective graphics

PLEASE NOTE
Wherever possible signs will be mounted onto a light pole. Where there is not a light pole available, sign will be mounted onto a freestanding pole.

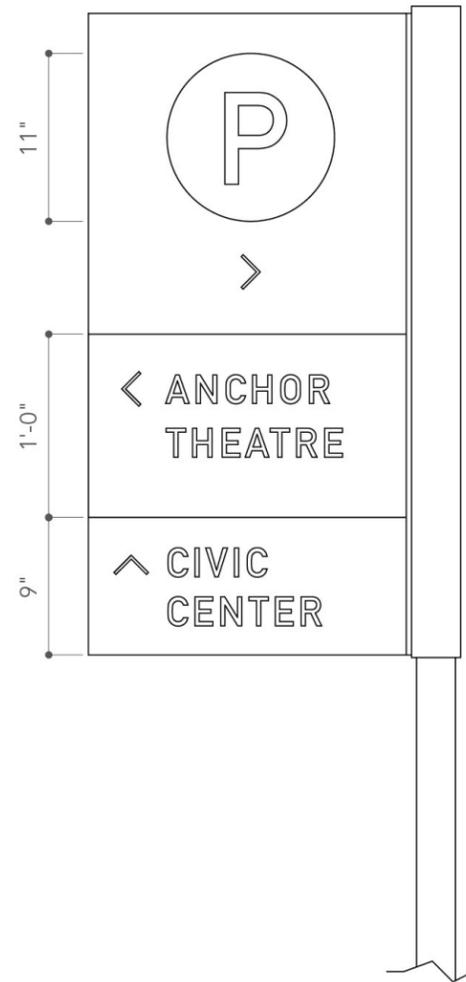
3/16" thk. aluminum panel with painted background and reflective graphics



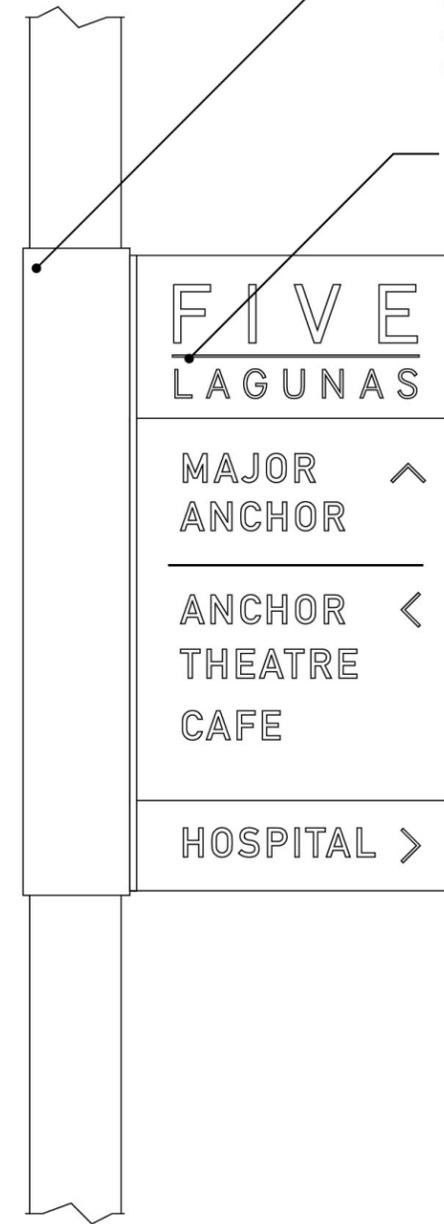
1 FRONT VIEW
SCALE | 1" = 1'



2 REVERSE VIEW
SCALE | 1" = 1'



3 FRONT VIEW
SCALE | 1" = 1'



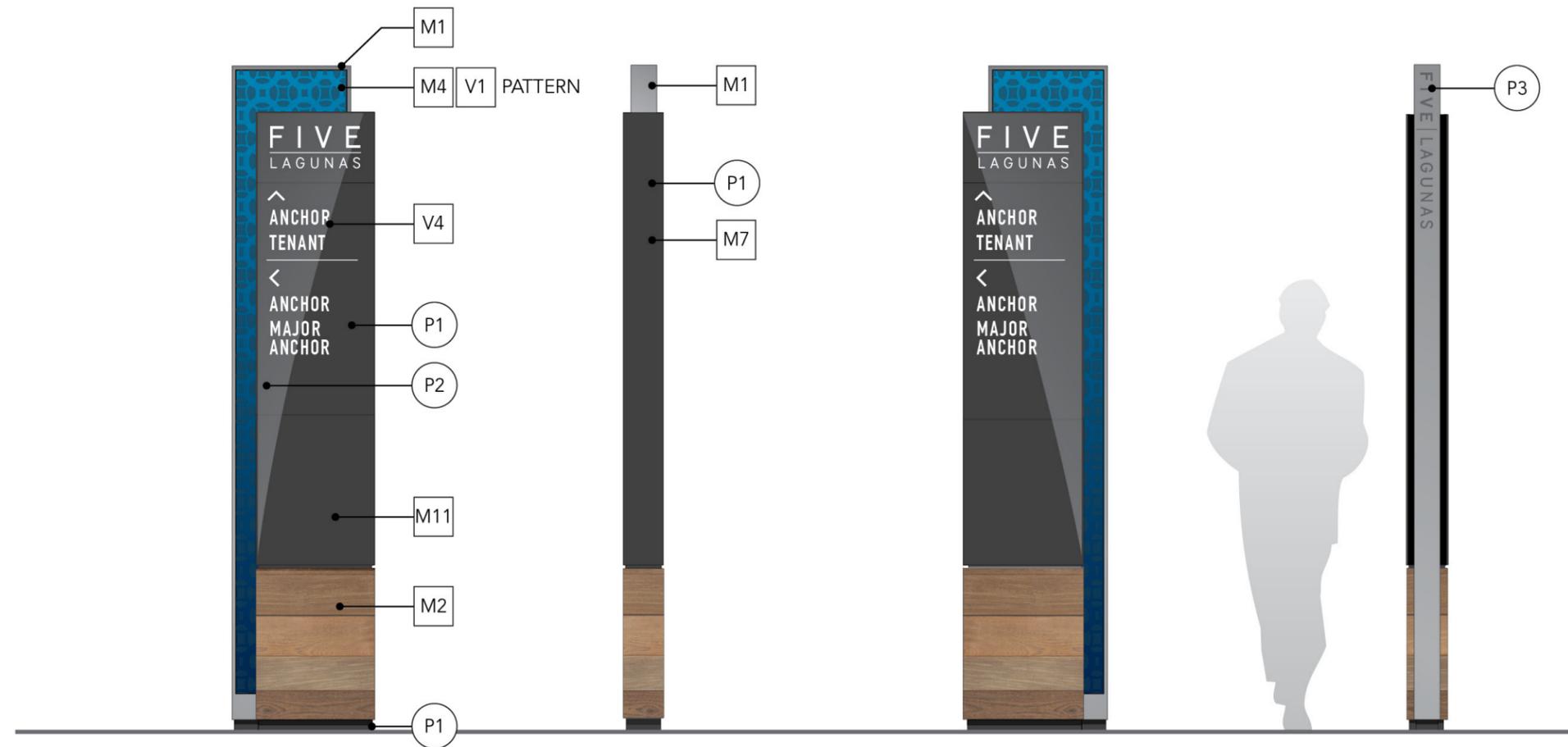
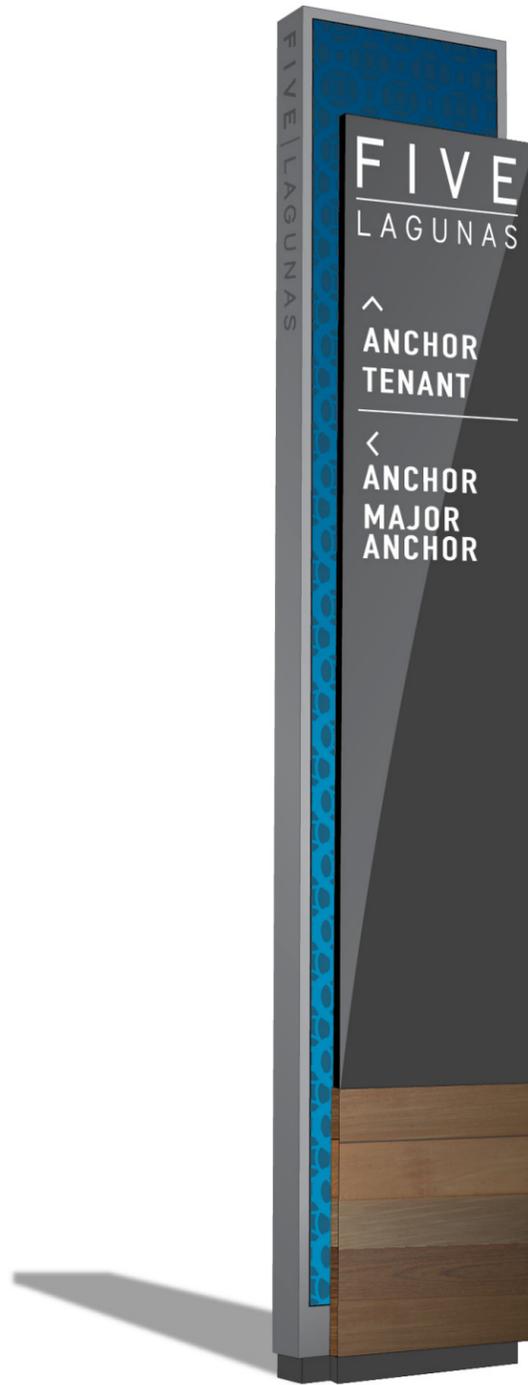
4 LIGHTPOLE MOUNTED
SCALE | 1" = 1'

FIVE LAGUNAS

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LAGUNAS



1 FRONT VIEW
SCALE | 1/2" = 1'

2 SIDE VIEW
SCALE | 1/2" = 1'

3 REVERSE VIEW
SCALE | 1/2" = 1'

4 SIDE VIEW
SCALE | 1/2" = 1'

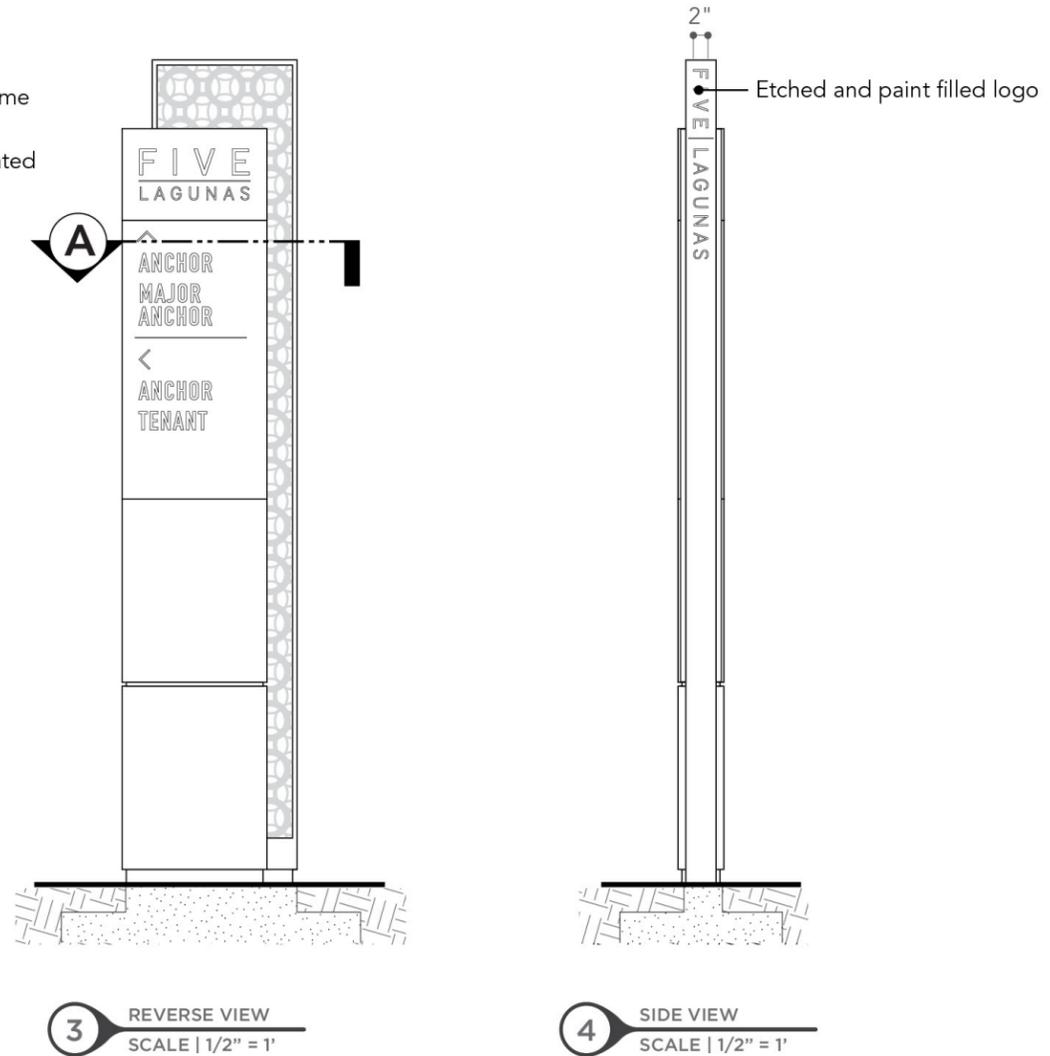
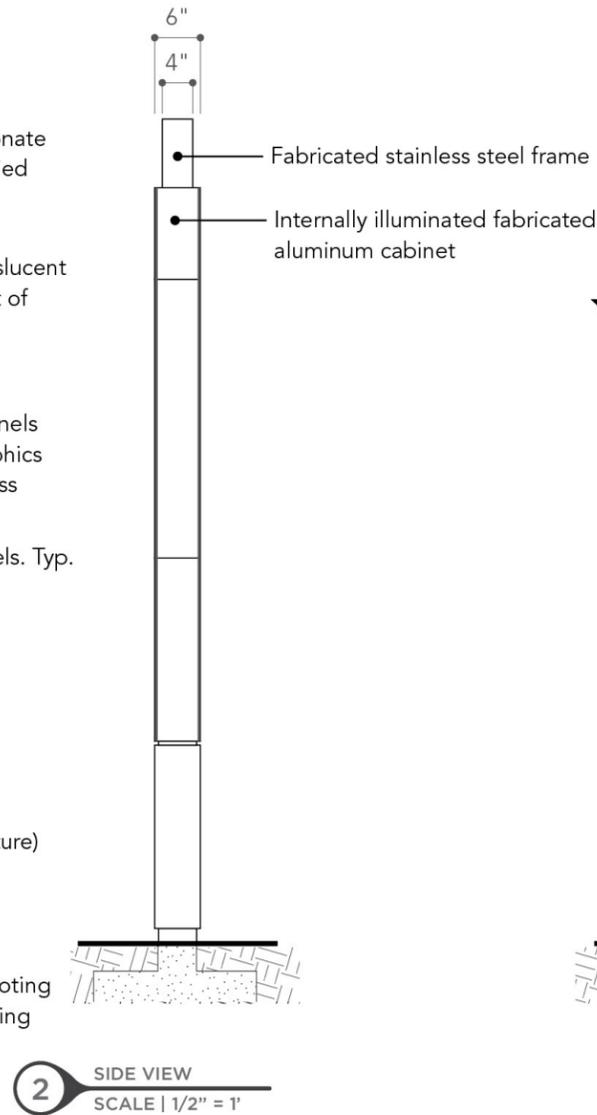
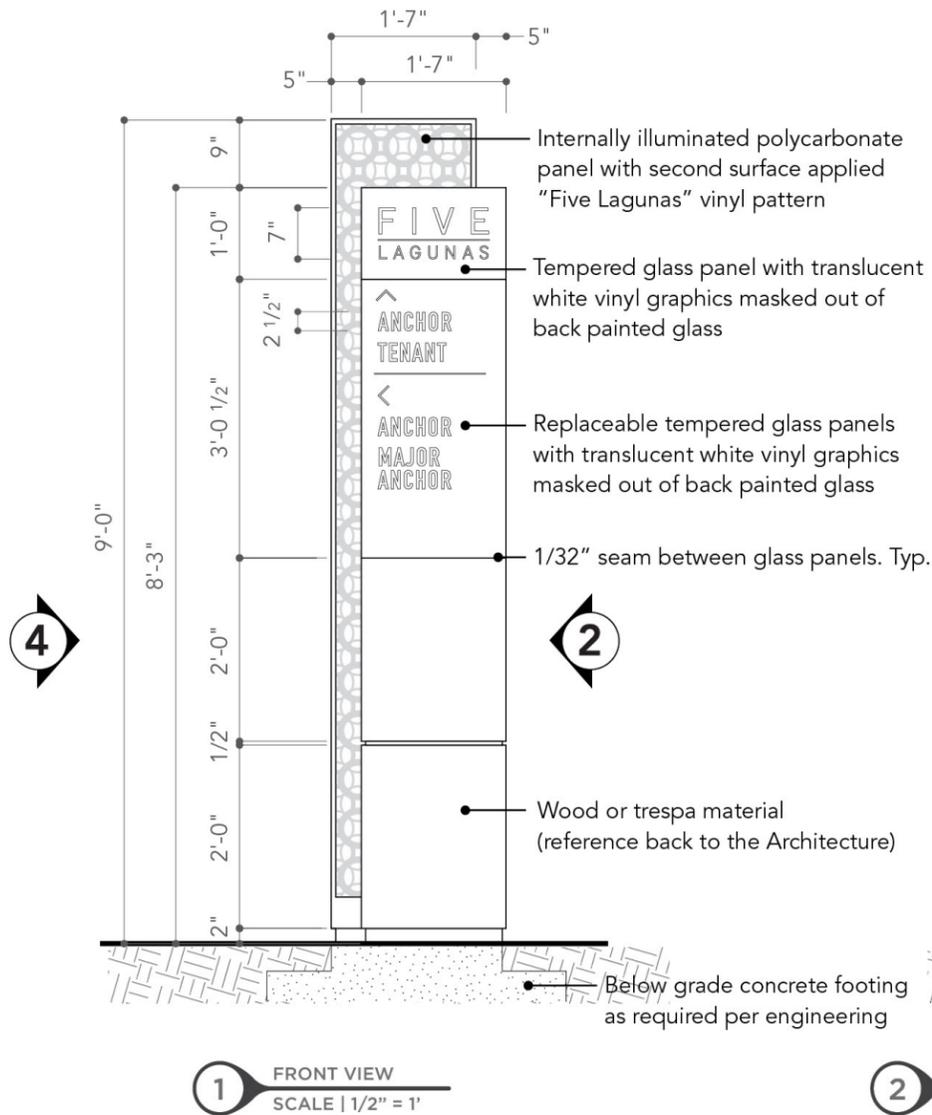
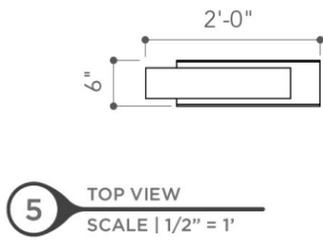
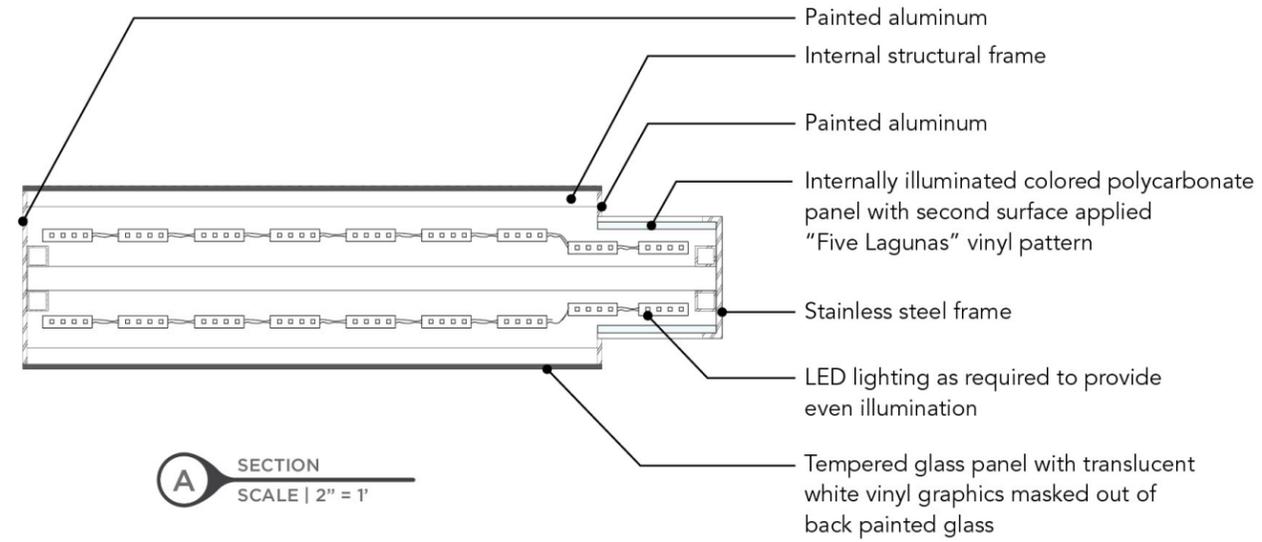
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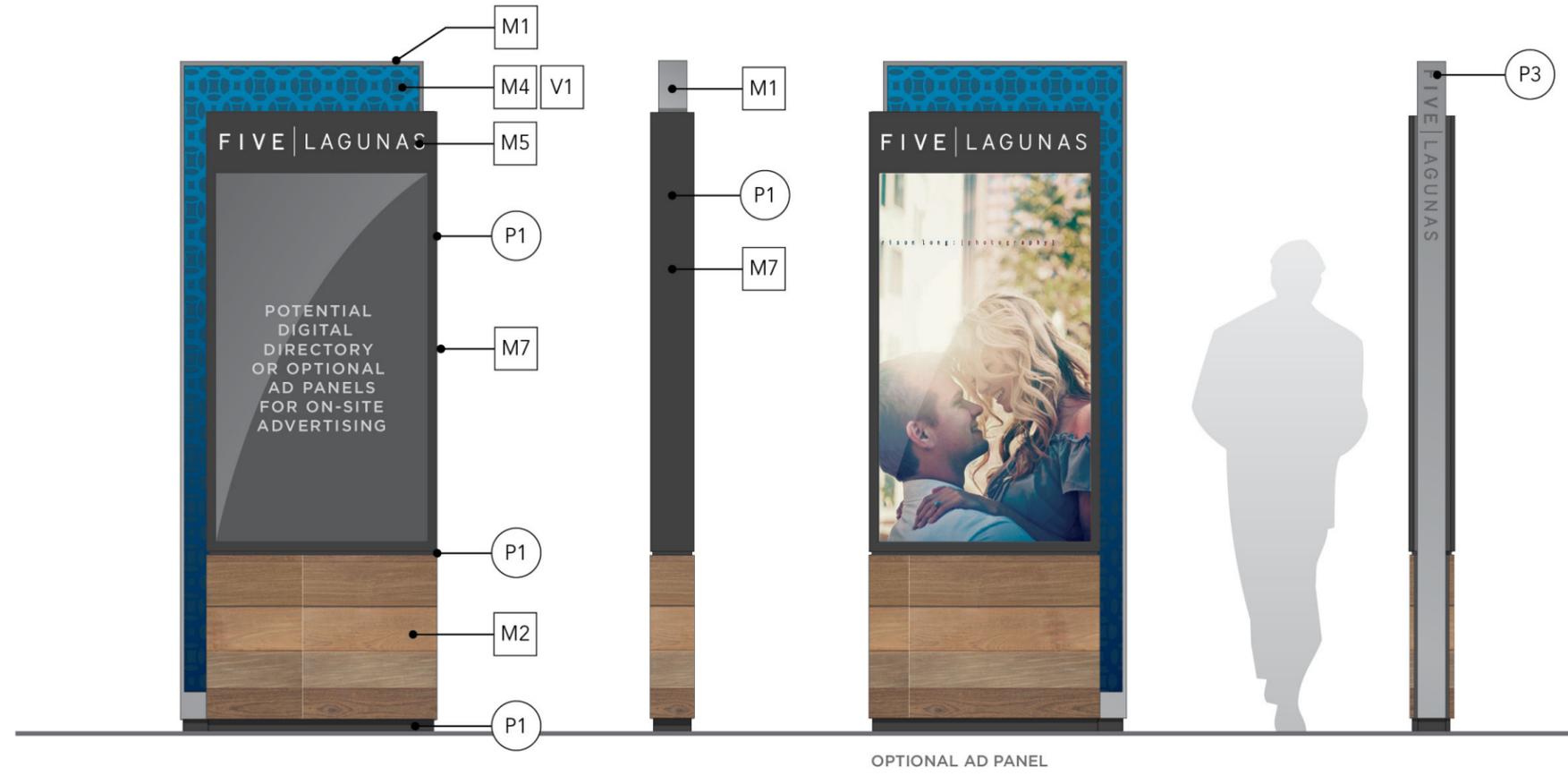
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FIVE LAGUNAS



1 FRONT VIEW
SCALE | 1/2" = 1'

2 SIDE VIEW
SCALE | 1/2" = 1'

3 REVERSE VIEW
SCALE | 1/2" = 1'

4 SIDE VIEW
SCALE | 1/2" = 1'

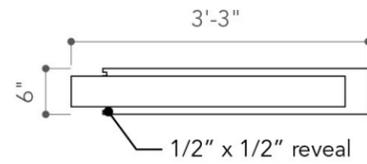
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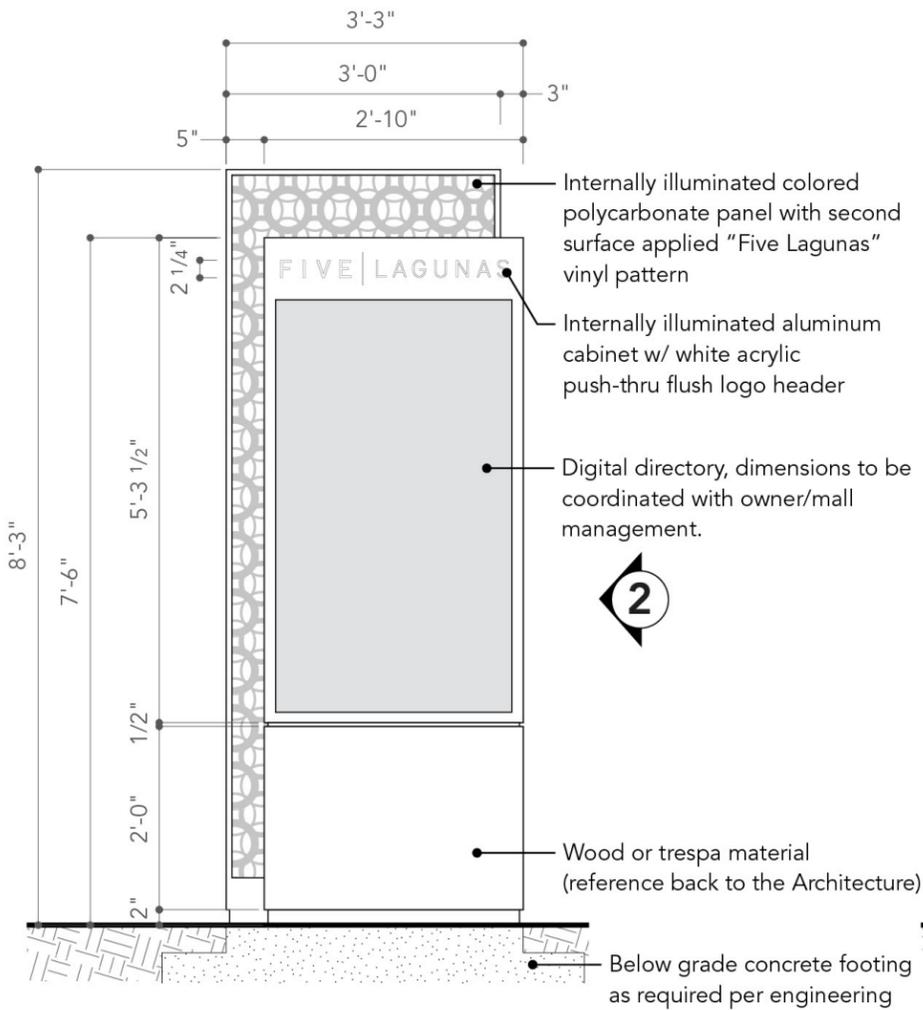
FIVE LAGUNAS

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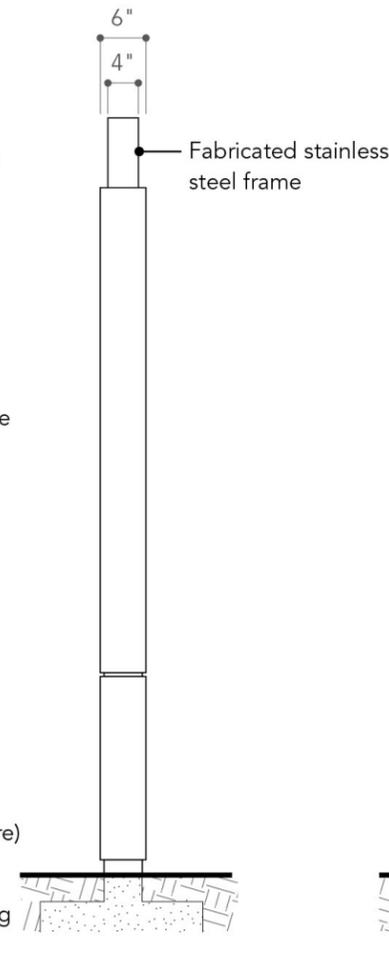
REVISION:	DATE:
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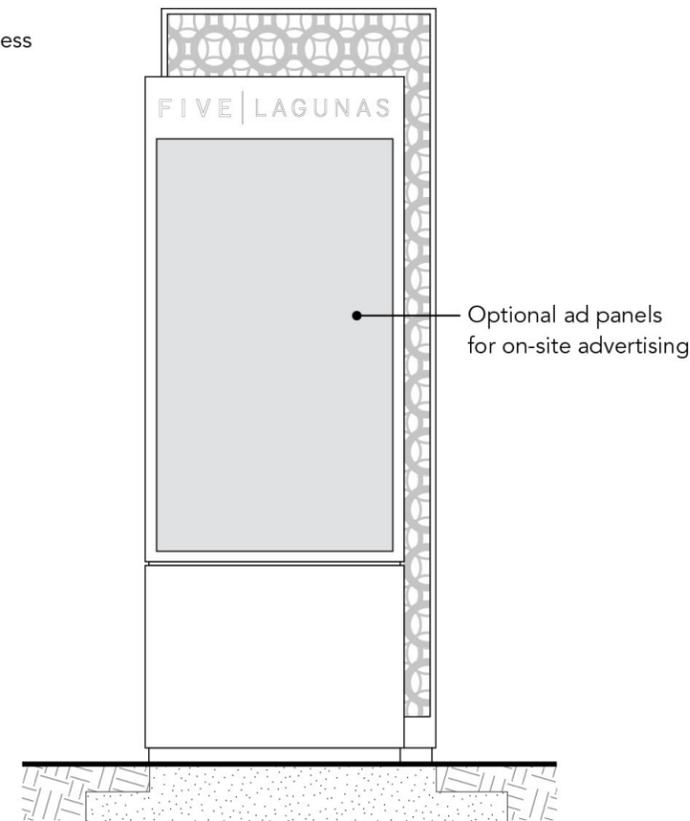
5 TOP VIEW
SCALE | 1/2" = 1'



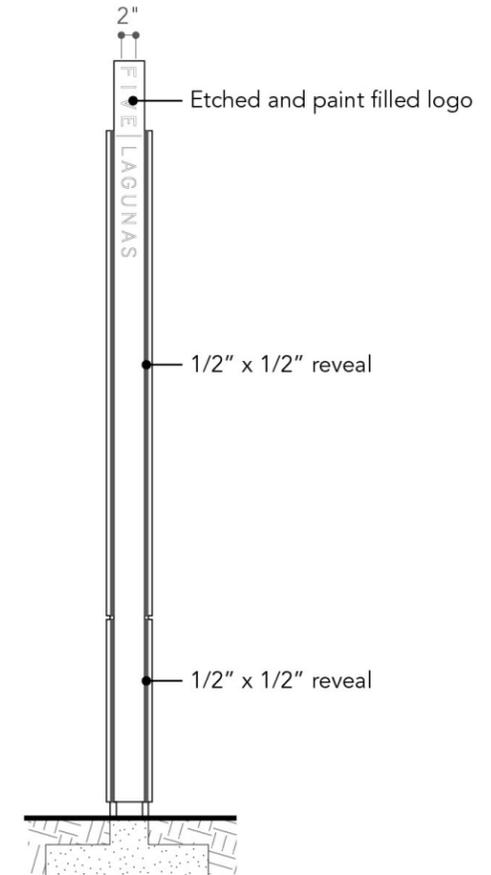
1 FRONT VIEW
SCALE | 1/2" = 1'



2 SIDE VIEW
SCALE | 1/2" = 1'



3 REVERSE VIEW
SCALE | 1/2" = 1'



4 SIDE VIEW
SCALE | 1/2" = 1'

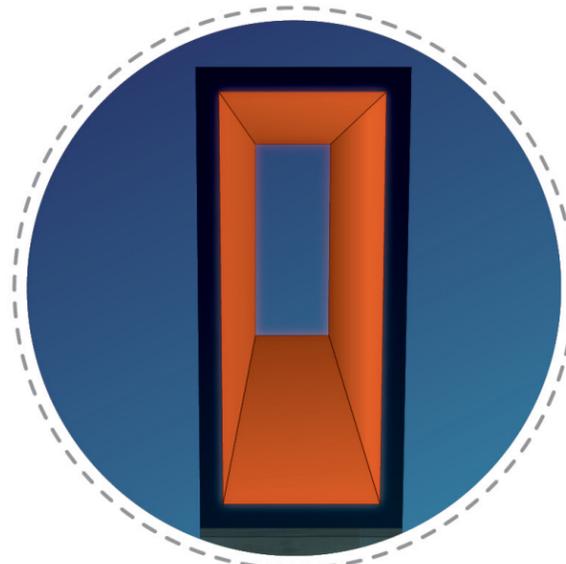
FIVE
LAGUNAS



WOOD OR TRESPA
LIKE MATERIAL TO
REFERENCE BACK TO
FIVE LAGUNAS SIGNAGE



PUSH THRU FLUSH WHITE
INTERNALLY ILLUMINATED
IDENTITY AND NAMING



INTERNALLY ILLUMINATED
BRIGHT COLOR ON THE INTERIOR
EDGE OF OPEN SIGN CABINET.

COLOR TO RESIDENTIAL COLOR
AND CONTRAST AGAINST FIVE
LAGUNAS BLUE.



PLEASE NOTE NAMING FOR RESIDENTIAL IS STILL IN DEVELOPMENT AND WHAT IS CURRENTLY SHOWN HERE IS PLACEHOLDER ONLY.

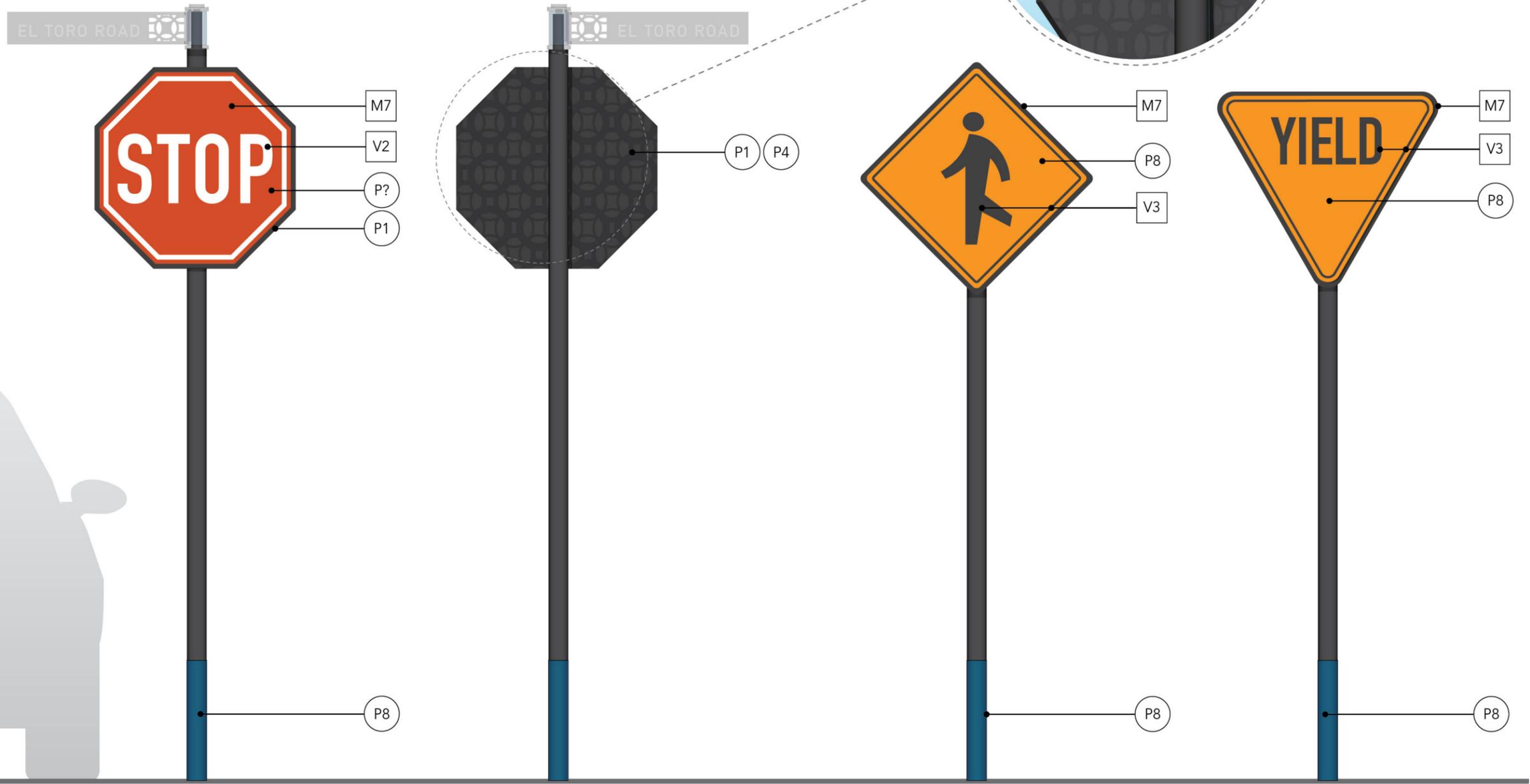
1 FRONT VIEW
SCALE | 1/2" = 1'

2 SIDE VIEW
SCALE | 1/2" = 1'

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FIVE
LAGUNAS



1 FRONT VIEW
SCALE | 3/4" = 1'

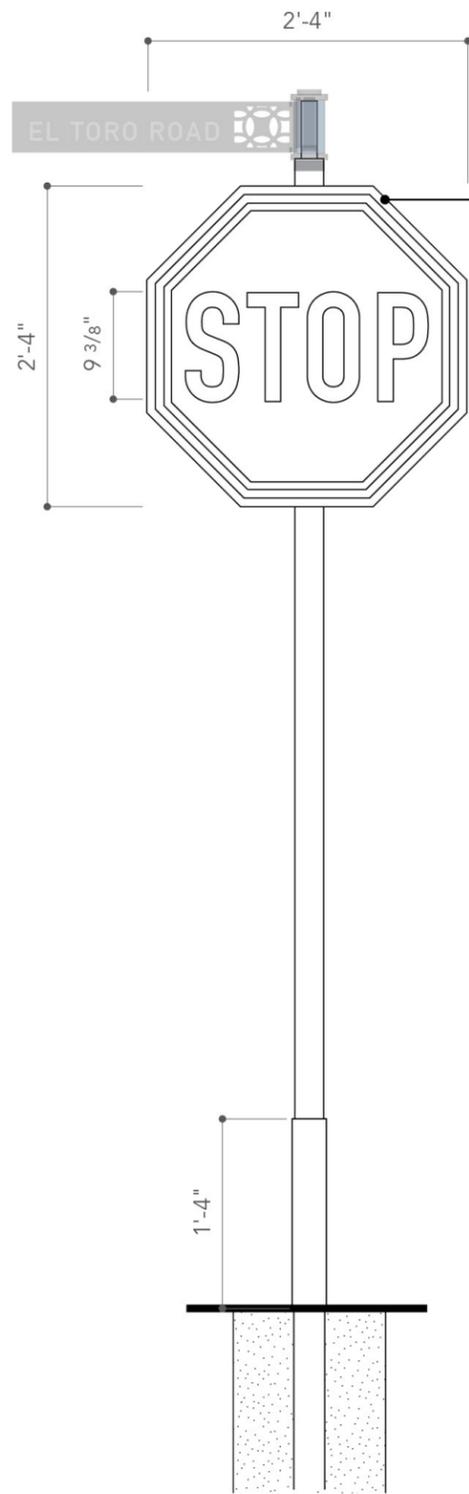
2 BACK VIEW
SCALE | 3/4" = 1'

3 FRONT VIEW
SCALE | 3/4" = 1'

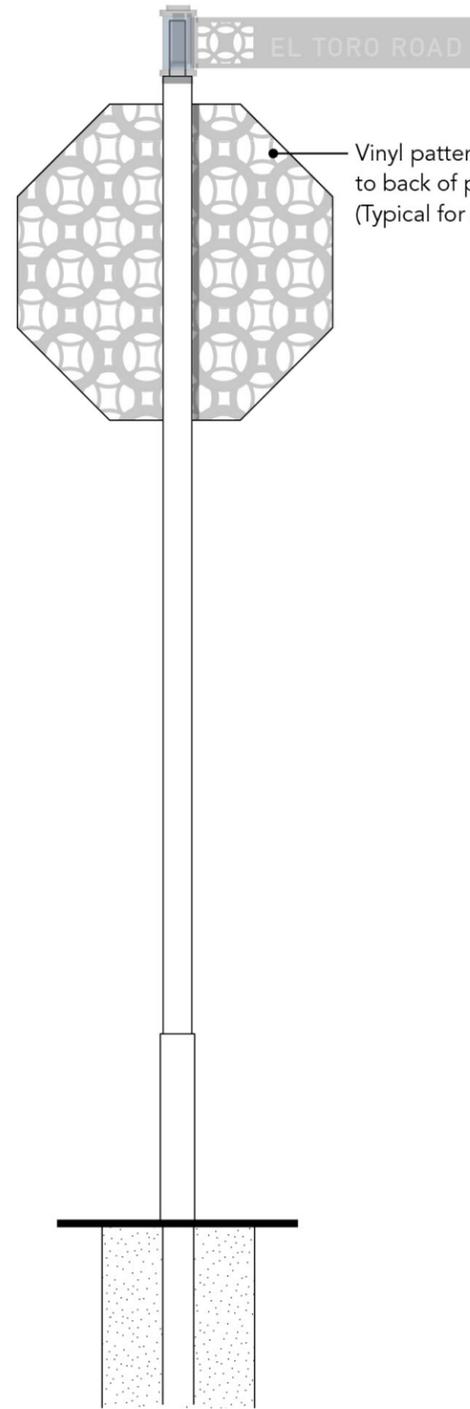
4 FRONT VIEW
SCALE | 3/4" = 1'

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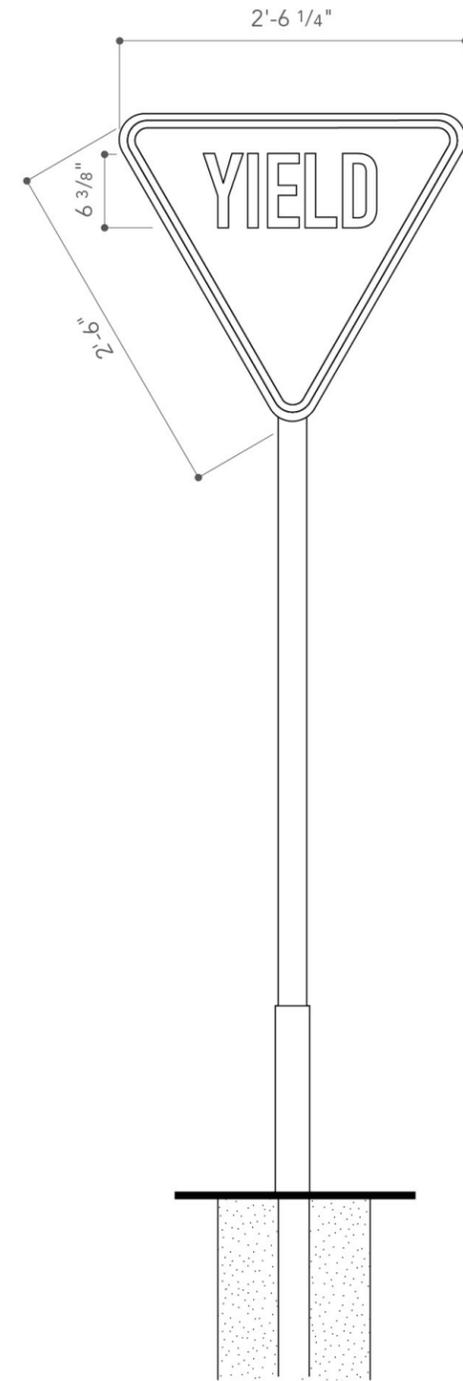
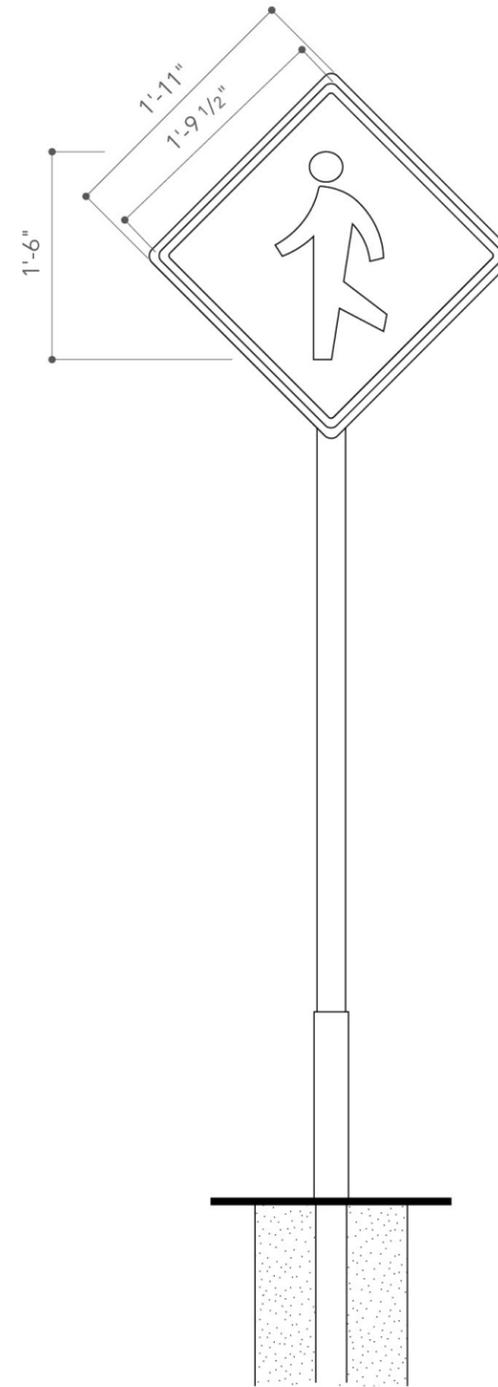
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3/16" thk. aluminum panel with painted face and reflective border and copy (Typical for all)



Vinyl pattern applied to back of panel (Typical for all)



1 FRONT VIEW
SCALE | 3/4" = 1'

2 SIDE VIEW
SCALE | 3/4" = 1'

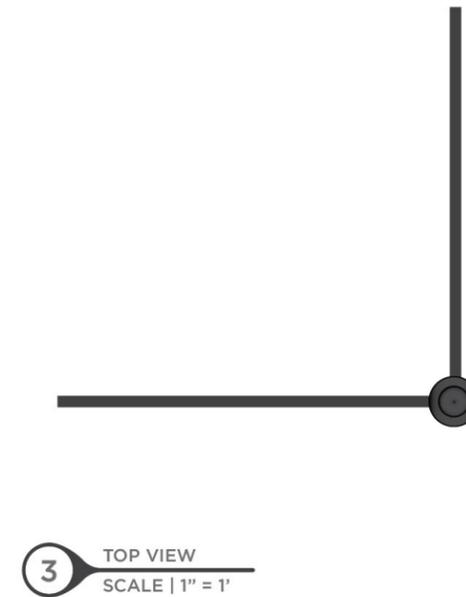
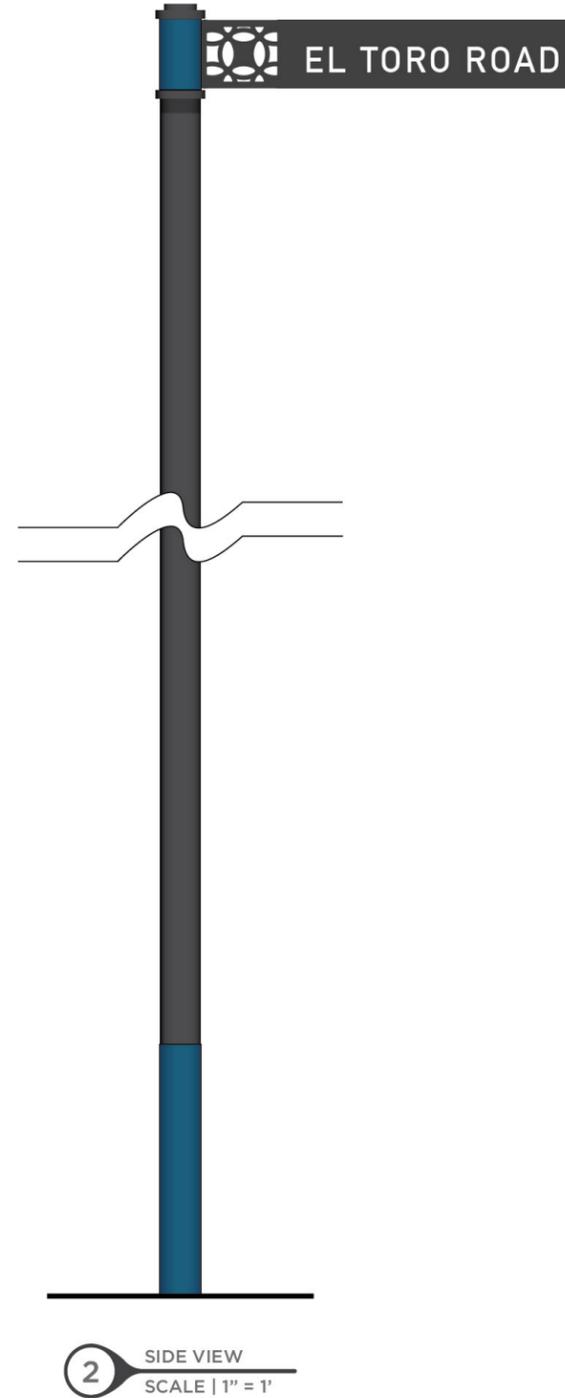
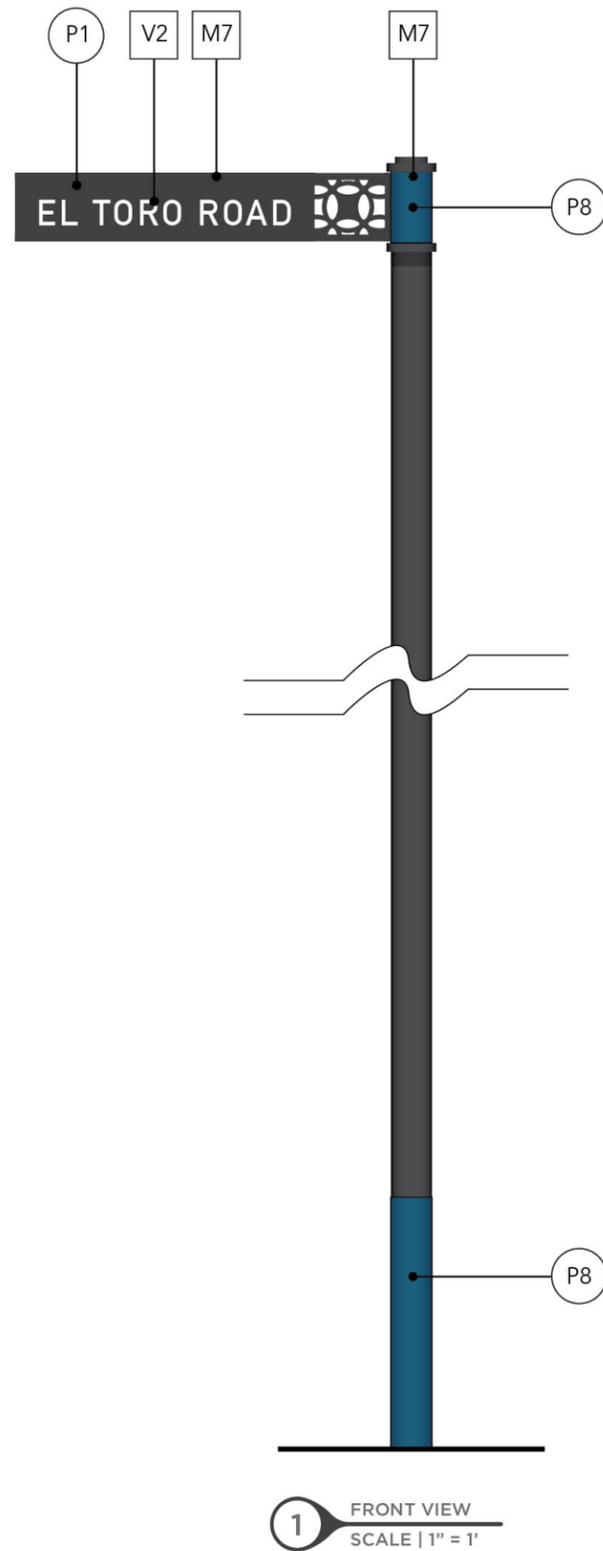
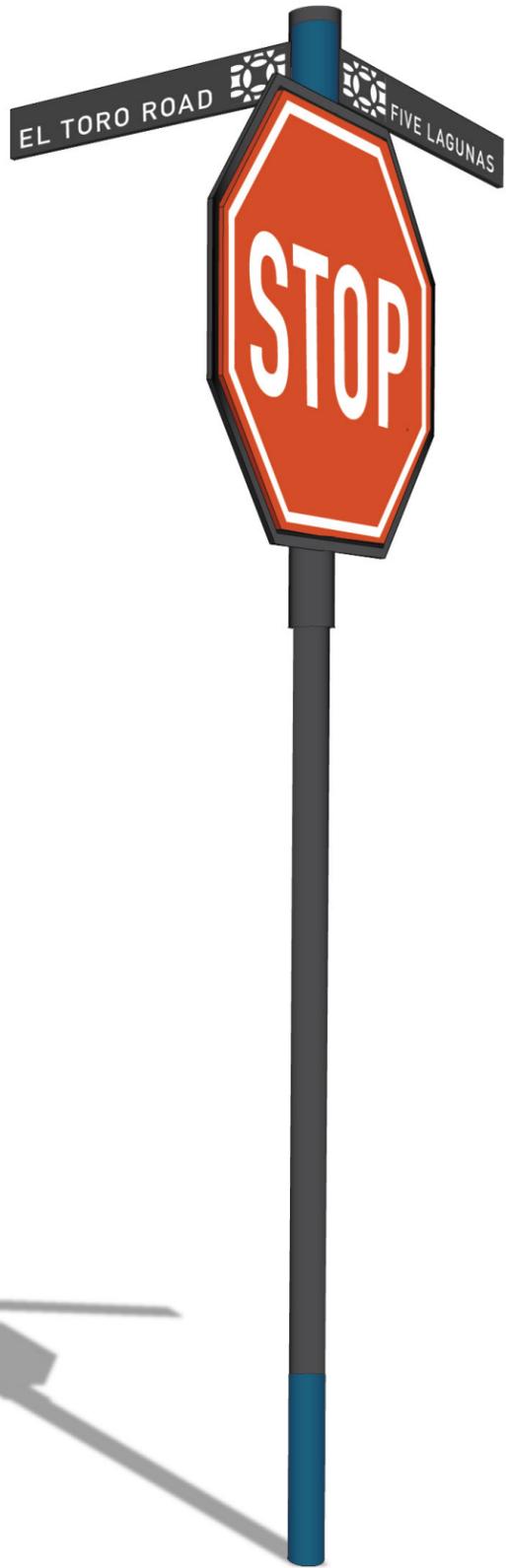
3 BACK VIEW
SCALE | 3/4" = 1'

4 FRONT VIEW
SCALE | 3/4" = 1'

5 FRONT VIEW
SCALE | 3/4" = 1'

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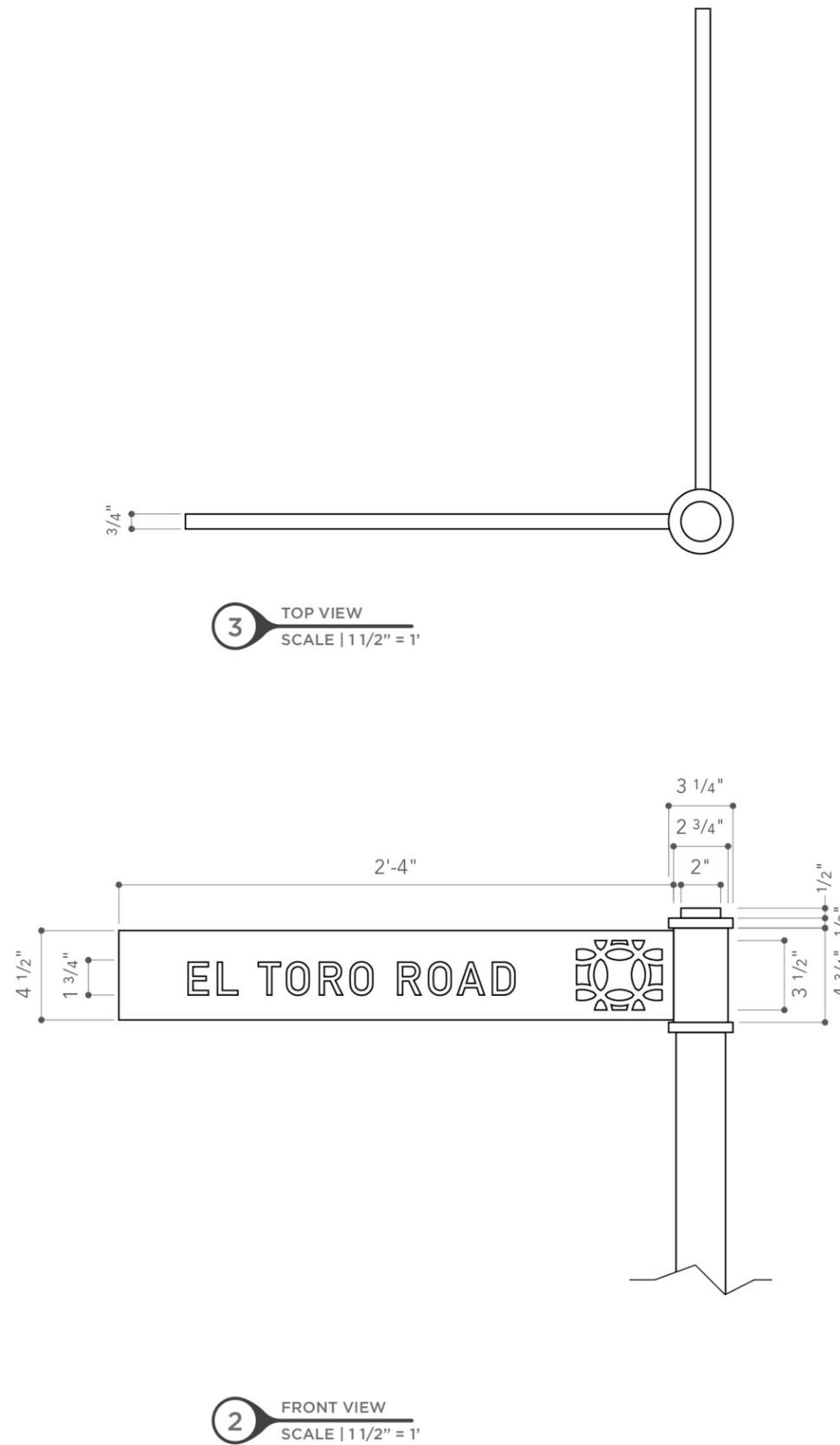
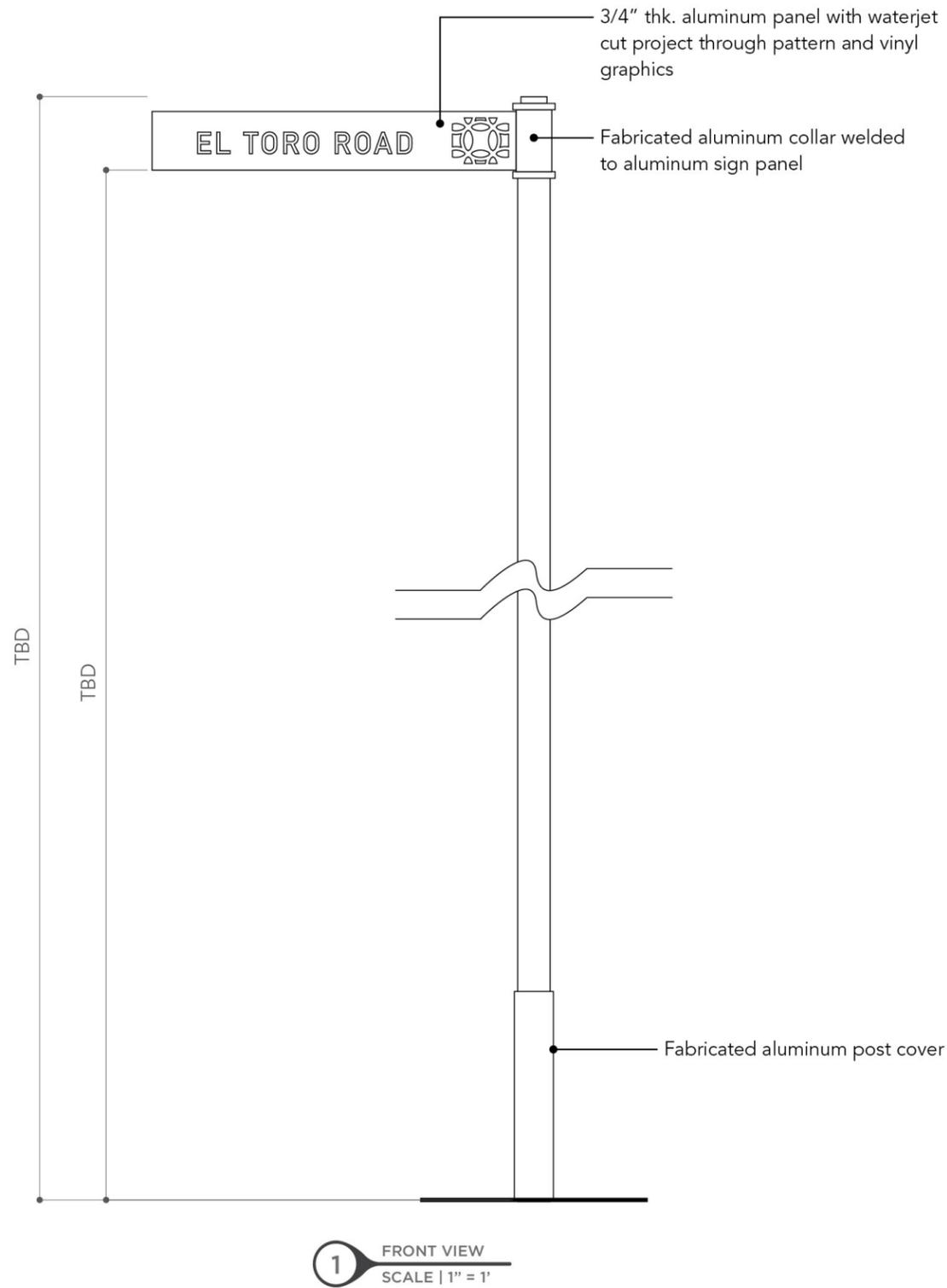


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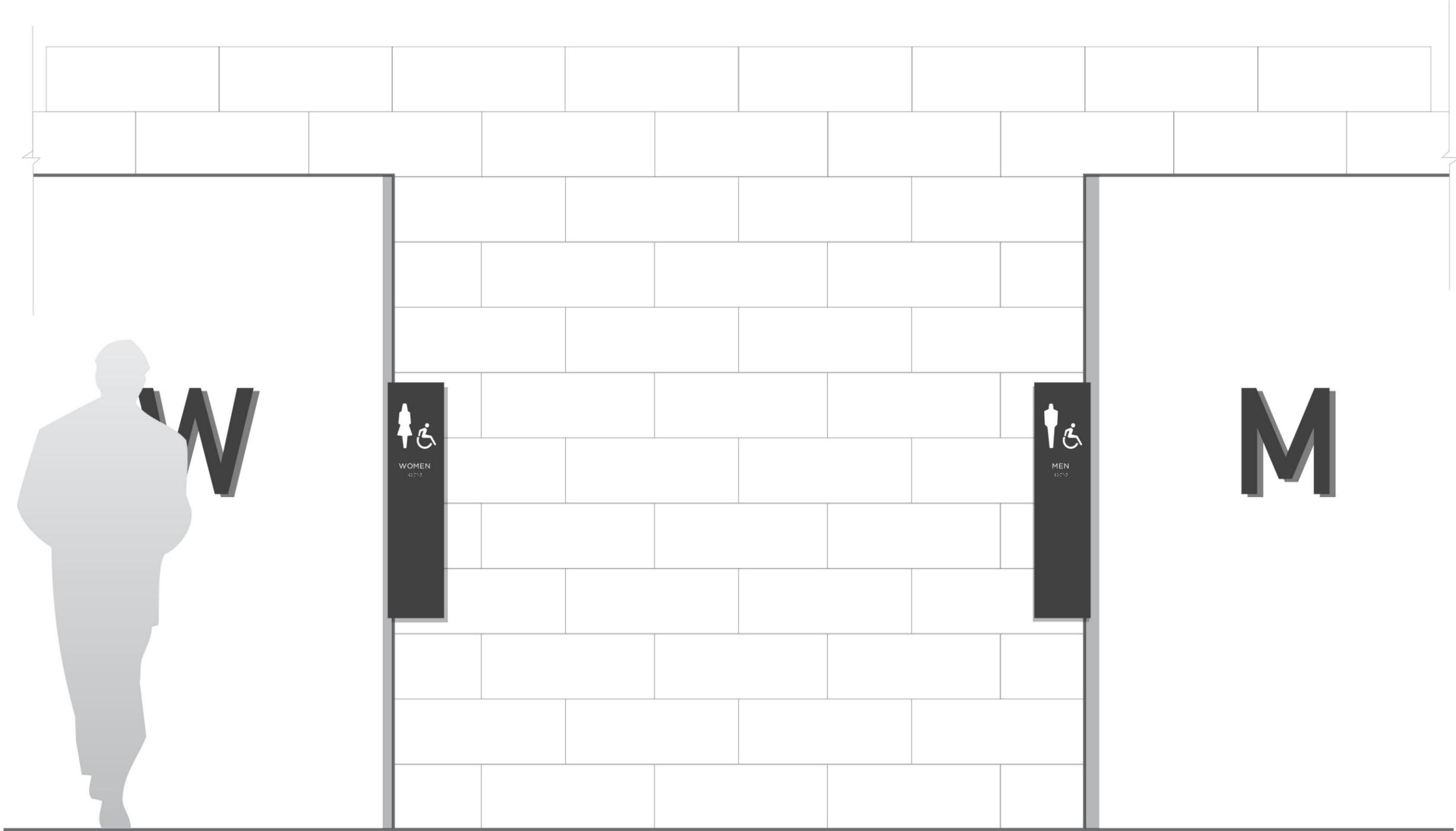
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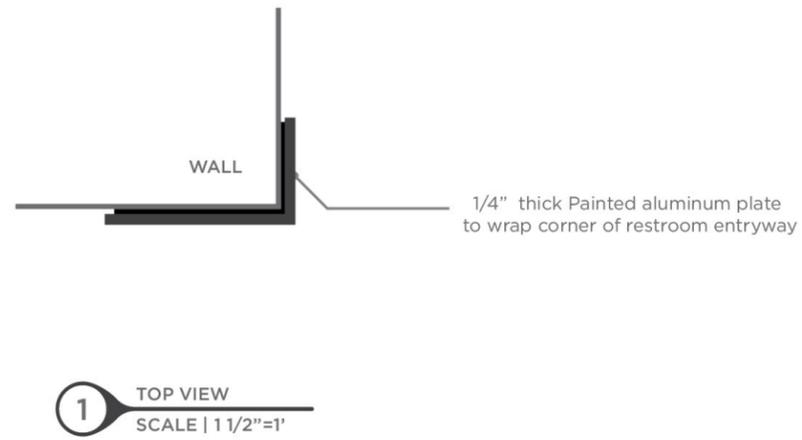
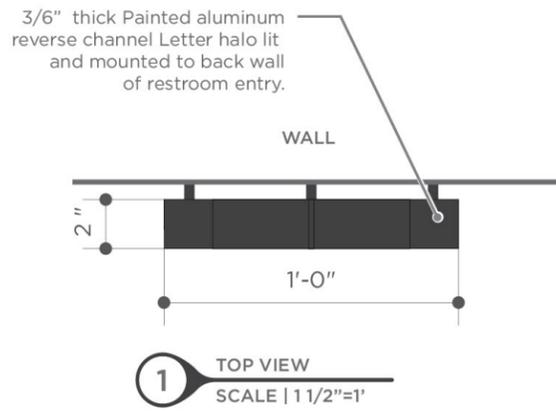
FIVE
LAGUNAS



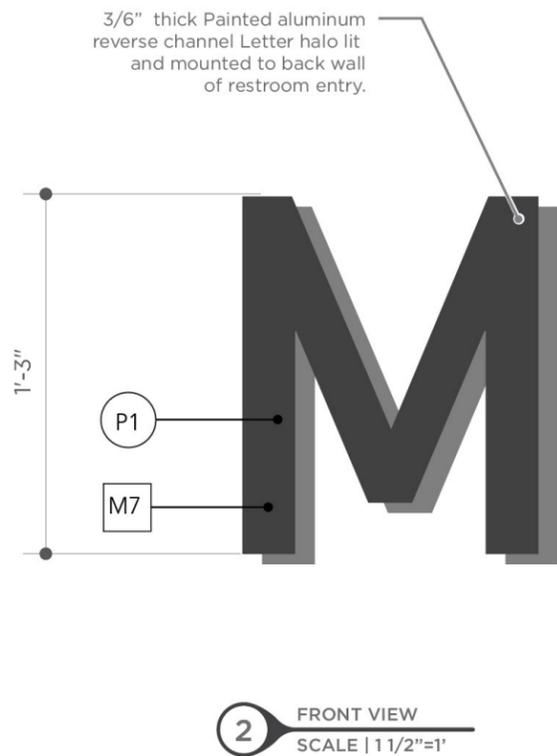
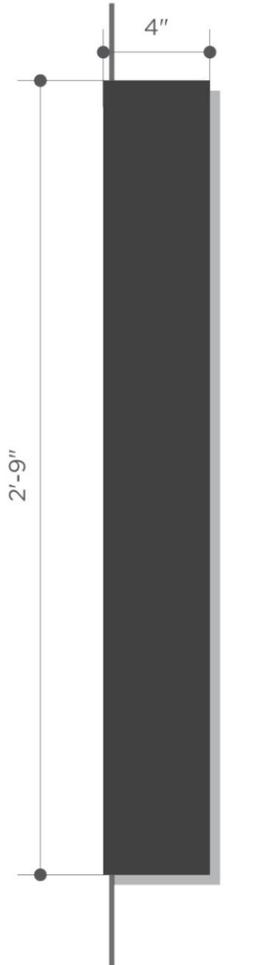
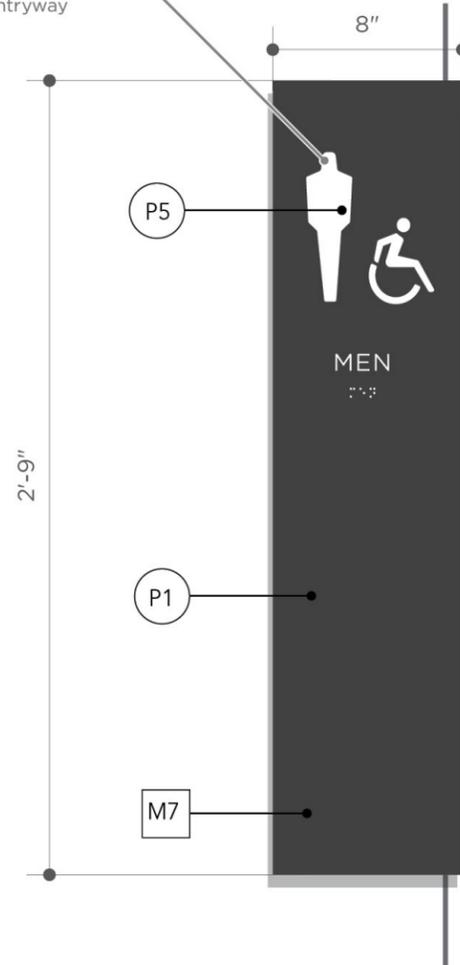
1 FRONT VIEW
SCALE | 3/4"=1'

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Etched and painted copy, centered on Painted aluminum plate to wrap corner of restroom entryway



FIVE
LAGUNAS

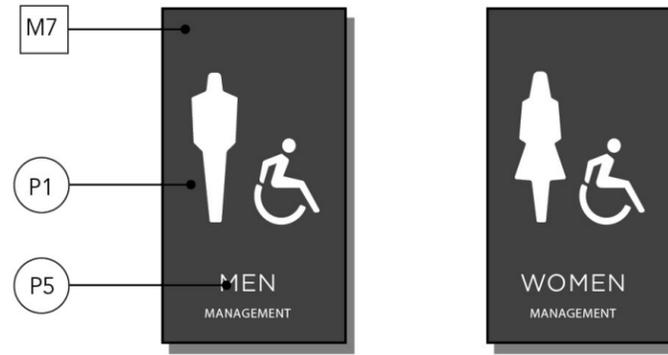
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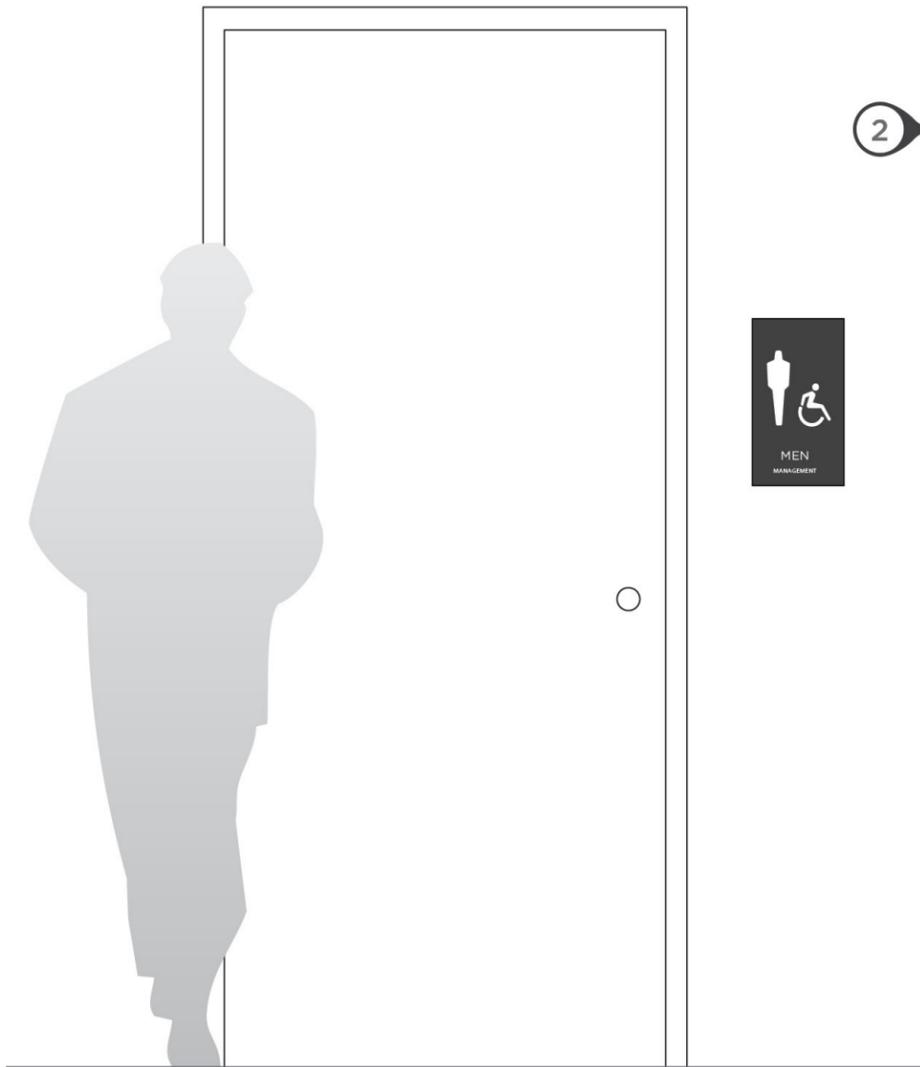


1/4" thick Painted aluminum plate mounted to side of door.



3 TOP VIEW
SCALE | 1 1/2"=1'

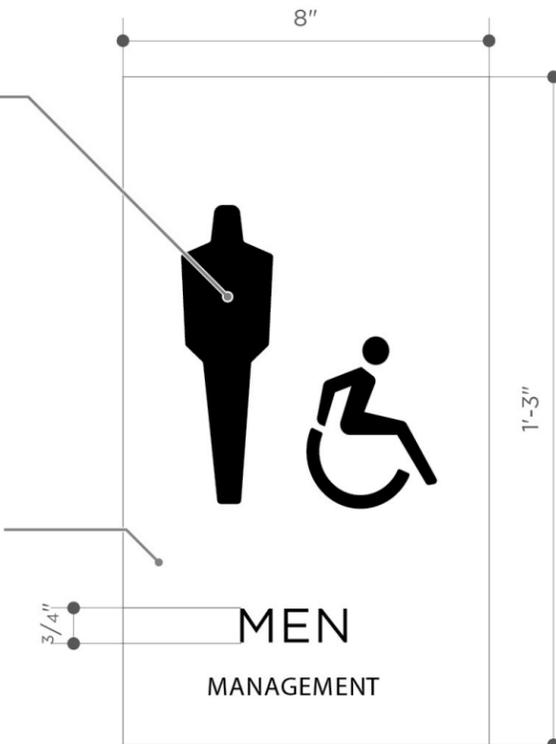
2 MESSAGING OPTIONS
SCALE | 1 1/2"=1'



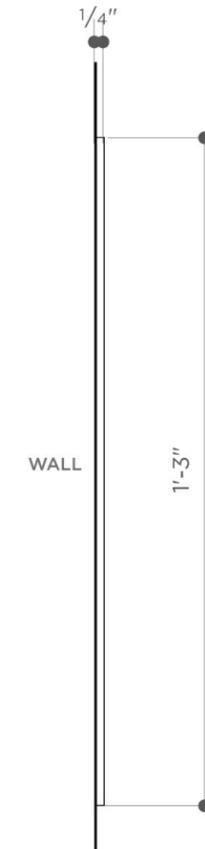
1 FRONT VIEW
SCALE | 3/4"=1'

Etched and painted copy, centered on Painted aluminum plate mounted to side of door.

1/4" thick Painted aluminum plate mounted to side of door.



4 FRONT VIEW
SCALE | 3"=1'



5 SIDE VIEW
SCALE | 3"=1'

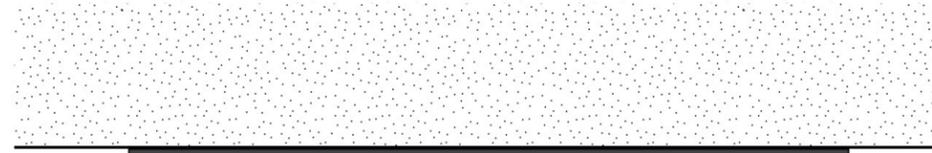
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1 FRONT VIEW
SCALE | 3/4"=1'



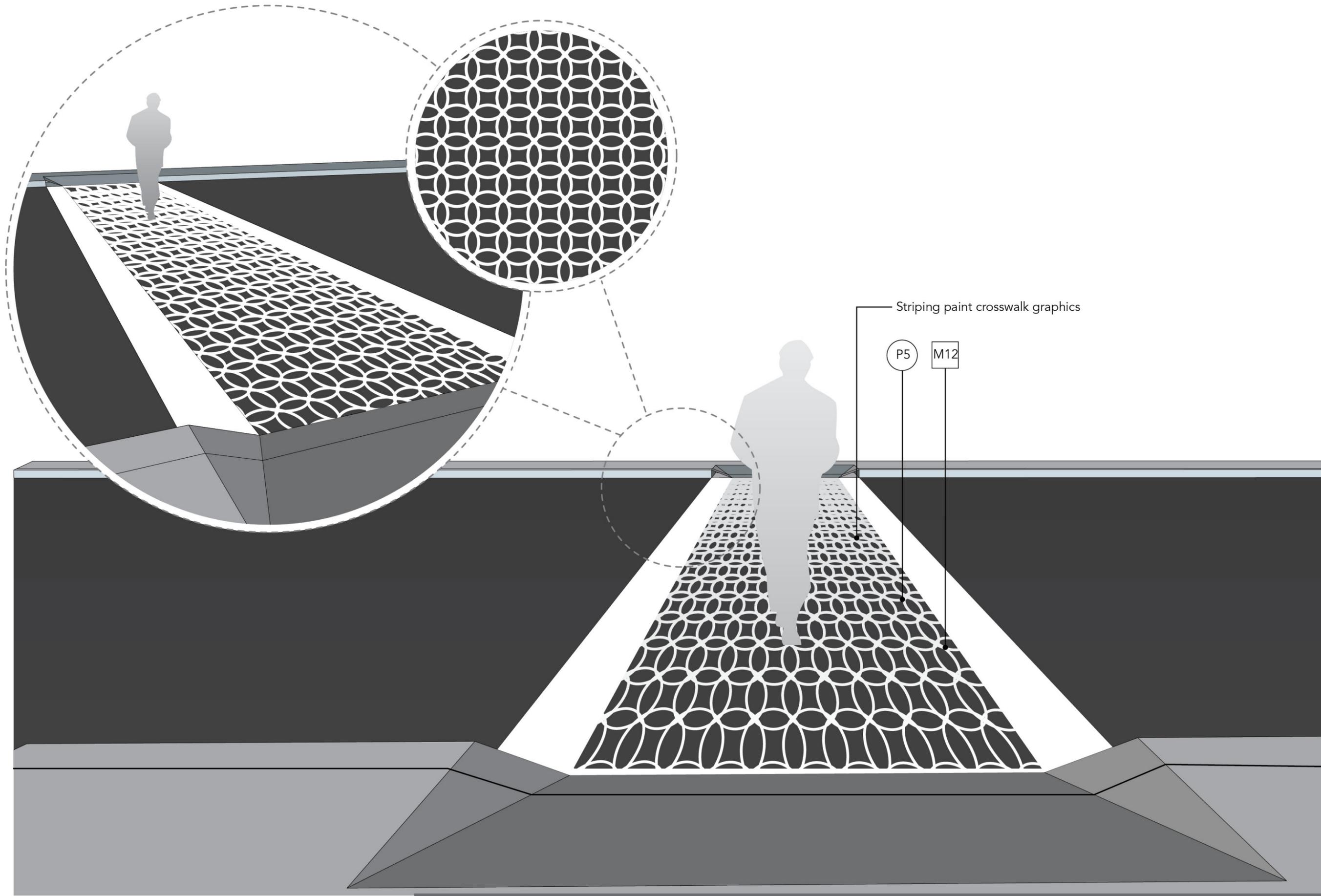
2 TOP VIEW
SCALE | 1 1/2"=1'



3 FRONT VIEW
SCALE | 3"=1'



4 SIDE VIEW
SCALE | 3"=1'



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PLEASE NOTE

All murals to received further city review on an individual mural basis.
 The mural shown here is a placeholder / general option with the project's logo.
 Placement is not indicated on the site plan as murals are intended to improve
 the project's ambience and visual identity where space is available and unused by tenants.
 A full roster of tenant type and locations will not be known at the time of the
 master sign program submittal, therefore a single placeholder has been included
 to convey the design intent and to allow for murals in the future under the master sign program.

FIVE
LAGUNAS

P6
 FIVE | LAGUNAS
 P7
 P8

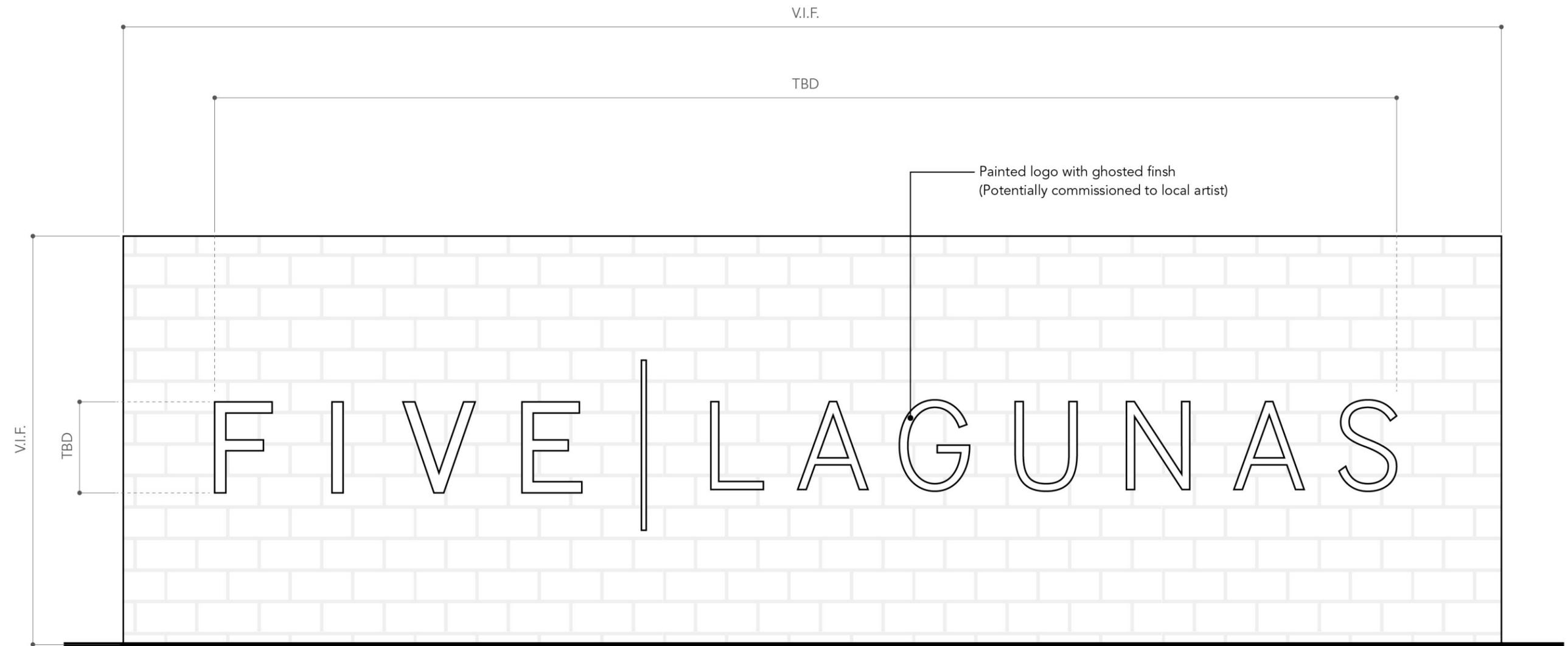
4 FRONT VIEW
 SCALE | 3/4" = 1'

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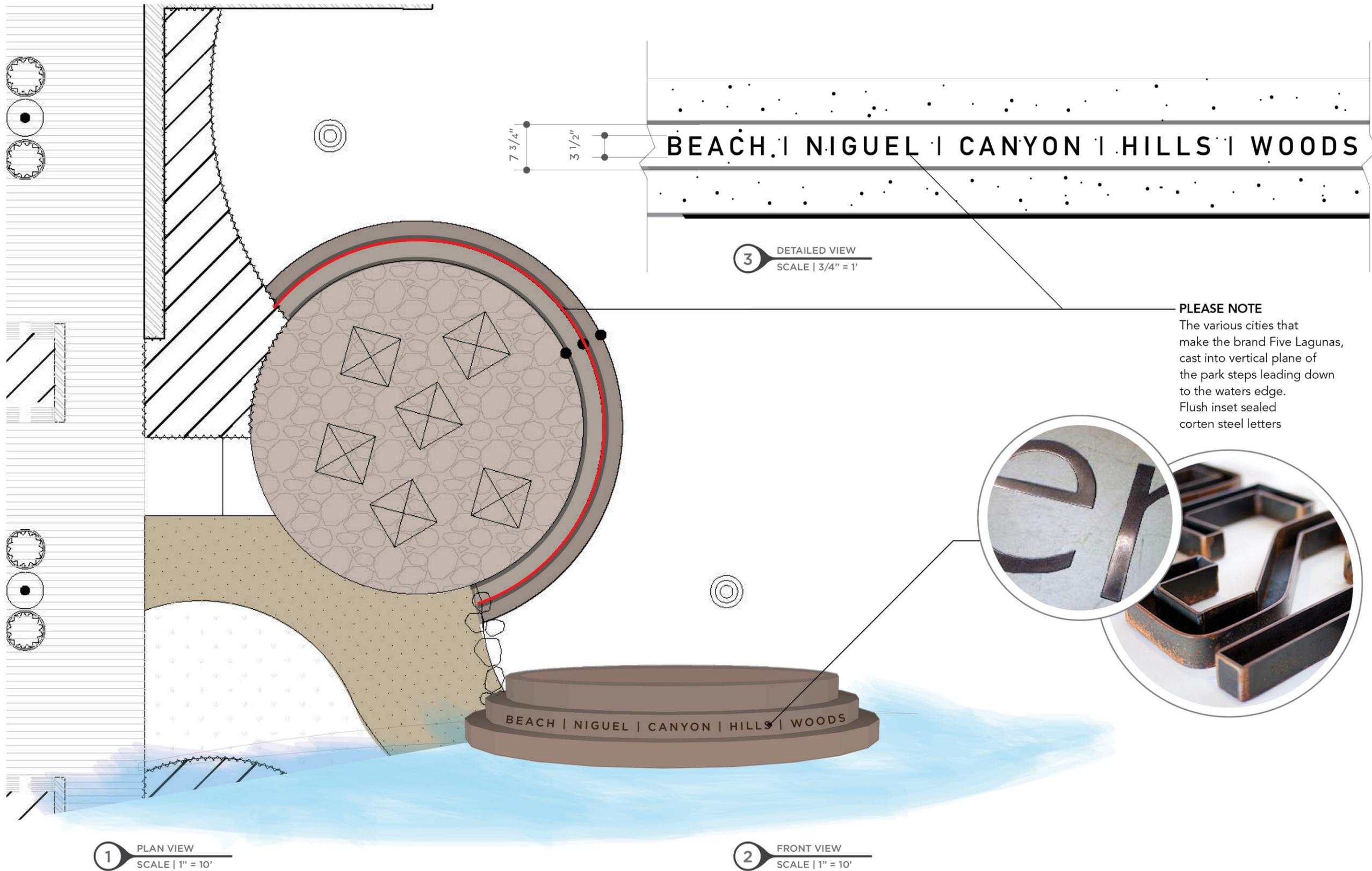
4 FRONT VIEW
SCALE | 3/4" = 1'

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PLEASE NOTE
The various cities that make the brand Five Lagunas, cast into vertical plane of the park steps leading down to the waters edge. Flush inset sealed corten steel letters



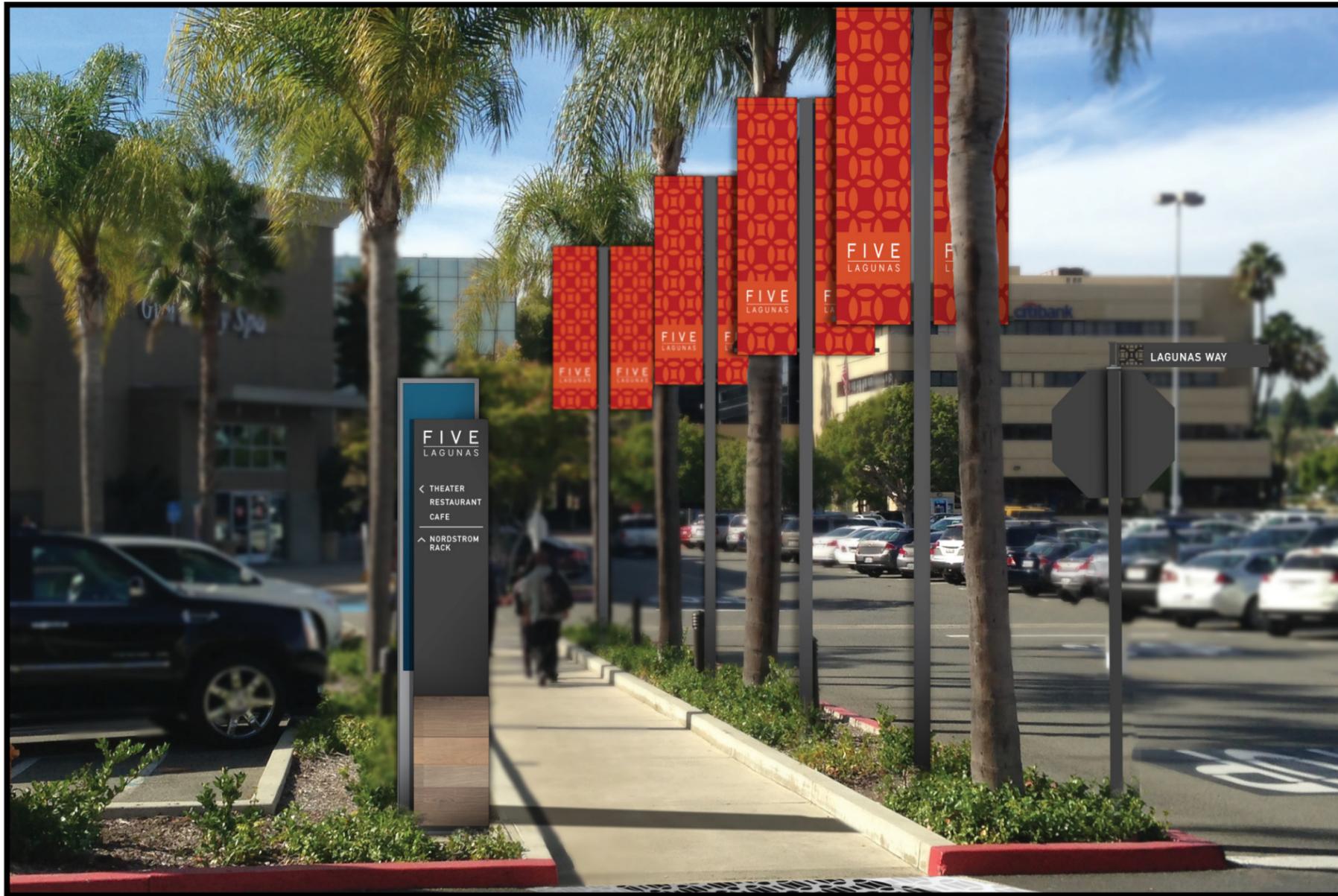
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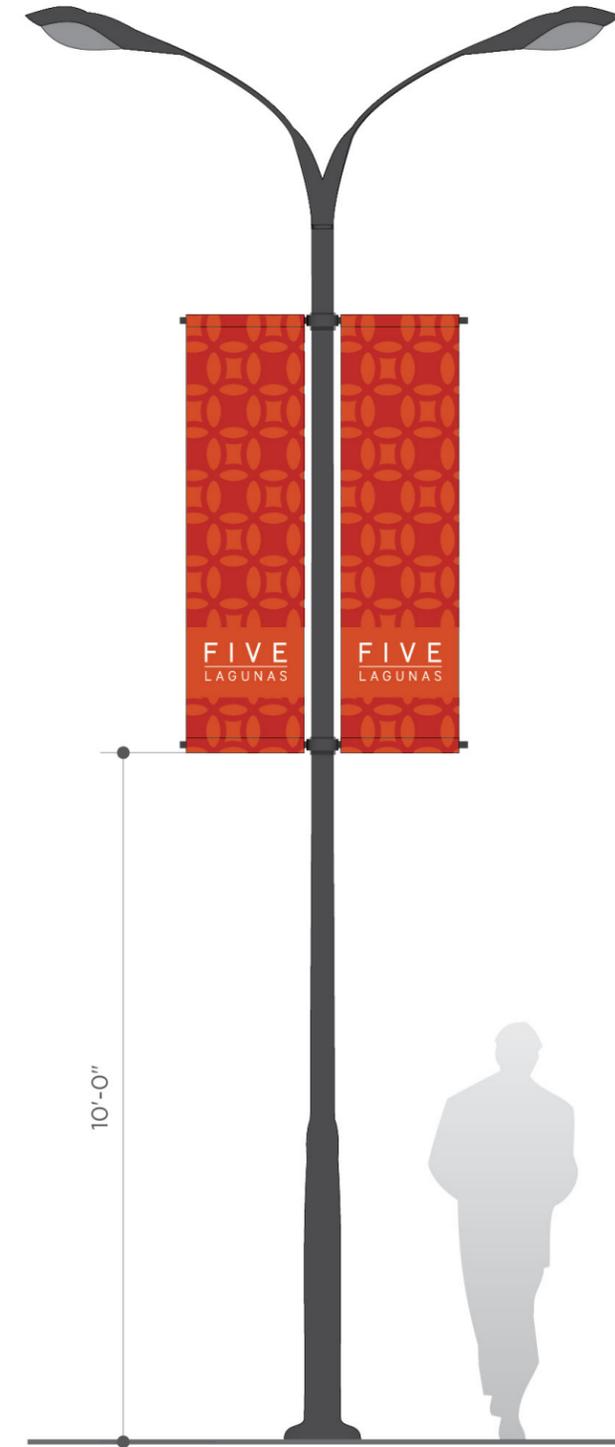
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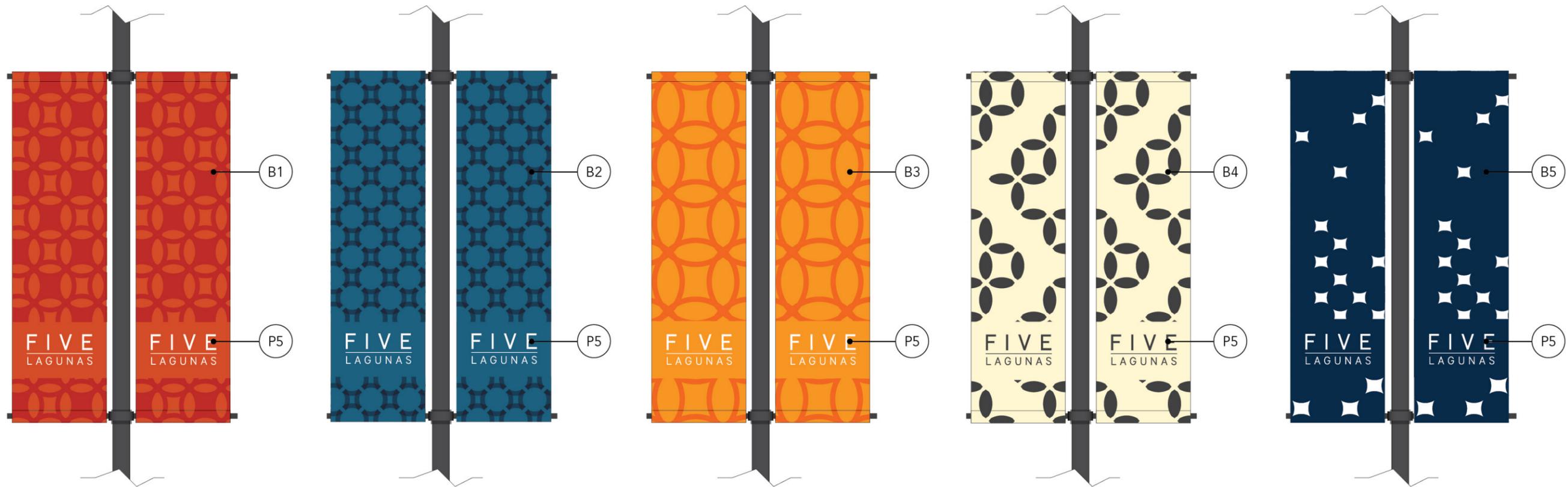


1 LOCATION ELEVATION
SCALE | N.T.S.



1 FRONT VIEW
SCALE | 3/8" = 1'

FIVE LAGUNAS

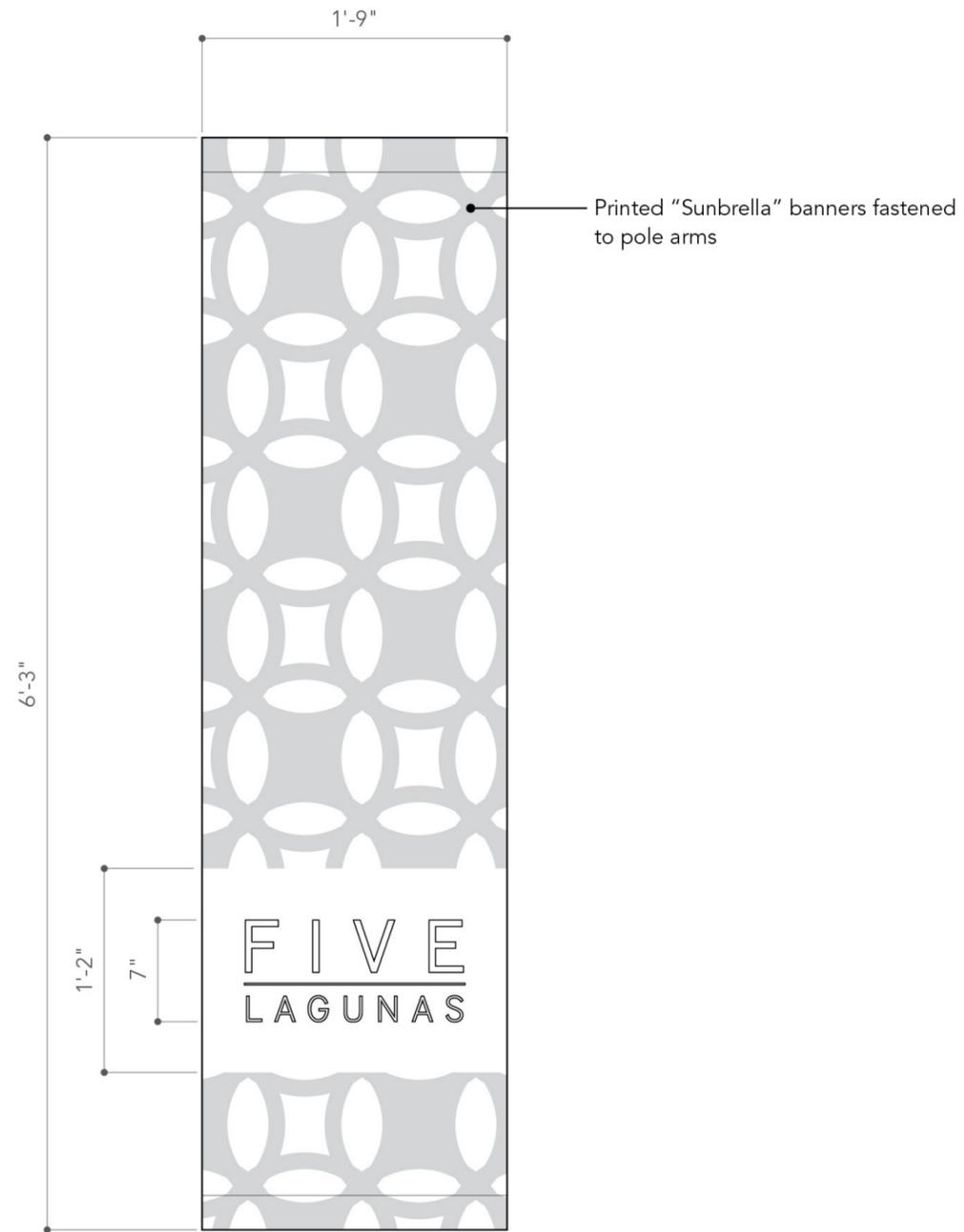


1 FRONT VIEW
SCALE | 1/2" = 1'

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1 FRONT VIEW
SCALE | 1" = 1'

THANK YOU

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