Appendix B

California Northstate University Medical Center Submittal and Signage Plan
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER
Seventy Five parking spaces, more than the minimum of five percent required of all spaces, will be preferred parking for green vehicles.

Thirty of the preferred spaces for green vehicles, more than the two percent required of all spaces, will have access to a charging station.
One Hundred and Sixty One parking spaces, more than the minimum of five percent required of all spaces, will be preferred parking for green vehicles.

Sixty Five of the preferred spaces for green vehicles, more than the two percent required of all spaces, will have access to a charging station.
One Hundred and Sixty One parking spaces, more than the minimum of five percent required of all spaces, will be preferred parking for green vehicles.

Sixty Five of the preferred spaces for green vehicles, more than the two percent required of all spaces, will have access to a charging station.
**NOTES**

1. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.

2. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY OTHERS.

3. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

**SURVEYOR'S STATEMENT**

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.
1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

2. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.

3. THE AERIAL TOPOGRAPHY SHOWN HERON WAS PROVIDED BY OTHERS.

4. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

5. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.

DEPARTMENT OF MANUFACTURING AND ENGINEERING INDEX

PROJECT NO. 467

CITY OF ELK GROVE P. ROBERTS

M. SPOKELY

SACRAMENTO WATER BOARD

CITY OF SACRAMENTO PARK DISTRICT

CITY OF ELK GROVE COMMUNITY DEVELOPMENT COMMISSION

CITY OF ELK GROVE & ELK GROVE-FLORIN SCHOOL DISTRICT

ELECTRICITY

EXISTING ZONING: GC - GENERAL COMMERCIAL

PROPOSED ZONING: GC - GENERAL COMMERCIAL

PROPERTY SQUARE FOOTAGE: 1,230,900 ± SF

BUILDING COVERAGE SUMMARY

BUILDING SQUARE FOOTAGE: 1,230,900 ± SF

DISTANCE: 16 8 4 0

NOTE: PER TABLE 23.58-3 OF THE CITY OF ELK GROVE ZONING CODE.

NOTE: PER TABLE 23.58-3 OF THE CITY OF ELK GROVE ZONING CODE.

BUILDING COVERED VOLUME: 1,230,900 ± SF

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.
1. This is an application for a development permit.
2. This exhibit is for preliminary plan purposes only. All site characteristics are to be verified prior to development.
3. The aerial topography shown here was provided by others.
4. No design deviations are proposed with this site design.
1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
4. THE AERIAL TOPOGRAPHY SHOWN HERE WAS PROVIDED BY OTHERS.
5. NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.
1. ALL ELEVATIONS SHOWN ON FLOOR PLANS ARE RELATIVE AND INDICATE TOP OF STRUCTURAL SLAB.
2. NOMINAL REFERENCE ELEVATION AT FIRST FLOOR IS 0'-0" WHICH IS EQUAL TO DATUM EL. 18'-0" (BASED ON NGS POINT EGOC NAVD 88).
3. PROVIDE WATER REPELLENT COATING TYPE 1 ON ALL EXTERIOR EXPOSED CONCRETE CURBS AND CONCRETE WALLS. PROVIDE WATERPROOFING TYPE 4 ON ALL EXTERIOR EXPOSED CMU WALLS.

one eighth inch = one foot

three inches = one foot

one and one half inches = one foot

one inch = one foot

three quarters inch = one foot

one half inch = one foot

three eighths inch = one foot

one quarter inch = one foot
SECOND FLOOR POWER PLAN - OVERALL

1. GENERATOR AIR INTAKE LOCATION.
2. GENERATOR EXHAUST LOCATION. EXHAUST DISCHARGE UP.
3. INDICATED BRANCH CIRCUIT WIRING HOMERUNS ARE PROVIDED FOR REFERENCE. ACTUAL CIRCUIT WIRING HOMERUNS AND ROUTING WILL BE REVISED TO SUIT FIELD CONDITIONS. CONTRACTOR SHALL INCLUDE FINAL CIRCUIT ASSIGNMENTS AND ROUTING CONDITIONS IN AS-BUILTS DRAWINGS. PANEL DIRECTORIES SHALL BE UPDATED TO REFLECT FINAL CONDITIONS.
4. REFER TO SINGLE LINE DIAGRAM FOR HVAC, PLUMBING AND ELEVATOR EQUIPMENT FEEDER CONDUCTOR AND CONDUIT SIZES.
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER

California Northstate University College of Medicine, Elk Grove, California

Prepared by: Fong & Chan Architects

EXHIBIT A - EXTERIOR FINISHES & RENDERINGS | June 24, 2020
View from Main Entry Drive | California Northstate University Medical Center
View from Service Access Road | California Northstate University Medical Center
View to Patient Tower | California Northstate University Medical Center
South Elevation

Elevations | California Northstate University Medical Center
Ambulance Bay

North Elevation

Elevations | California Northstate University Medical Center
Concrete Wall with Medium Sand Blasted Finish, TYP.

Metallic Architectural Metal Panel Clad Canopy

Neutral Tone Vertical Aluminum Perforated Sunshades, TYP.

Main Entry

Emergency Entrance

East Elevation

Elevations | California Northstate University Medical Center
Aluminum Composite Panel | Alucobond Anodic Steel City Silver
Mica (Color Approximation)

Glazing | Viracon Green 2
(Color Approximation)
Glass Fiber Reinforced Concrete / Precast Concrete | Clark Pacific 4-1
(Color Approximation)

Concrete Masonry Unit | Basalite 397
(Color Approximation / Split face finish)

Perforated Aluminum Panel | Neutral Tone Kynar Finish
California Northstate University
Exterior Sign Program
9700 Taron Way
Elk Grove, CA 95757

Major Unifying Sign Program
June 8, 2020

Project Job #: 2360
Contents

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Project Site

California Northstate University
Medical School & Hospital Campus

Address
9700 Taron Drive
Elk Grove, California

Vicinity Map

Owner
California Northstate University
9700 Taron Drive
Elk Grove, California
CEO
Dr. Alvin Cheung

Architects
Fong & Chan Architects
1361 Bush Street
San Francisco, California 94109
p: 415-931-8600

Landscape Architect
OMG Studio
1818 Harmon Street, Suite 2
Berkeley, California 94703
p: 510-289-9325

Environmental Graphics Consultant
Shannon Leigh Associates
1631 Alhambra Boulevard, Suite 100
Sacramento, California 95816
p: 510-969-7870

Government Agencies
City of Elk Grove Planning Department
8401 Laguna Palms Way,
Elk Grove, California
p: 916-478-2265
f: 916-691-3168
Major Uniform Sign Program
California Northstate University
Medical School & Hospital Campus

Overview

1. Objective
The Unified Sign Program for the California Northstate University Medical School Campus in Elk Grove, California is established for the purpose of assuring high quality campus and retail tenant signage. All signage shall be designed and constructed to compliment the project architecture and the neighborhood environment, reflecting the broader Stonelake aesthetic. This document describes the acceptable types of signs, materials, locations, sizes and illumination methods and outlines the process for signage review and approval. Renderings, drawings, and shop drawings contained in these guidelines are included for illustrative purposes only and are intended to aid the tenant and owner in complying with the design criteria.

2. Interpretation and Compliance
All signage must receive city issued sign permits before being fabricated or installed. If ownership should change for all or part of the project, and/or retail tenant spaces, the guidelines herein established shall remain applicable and in force under the new ownership. Any redesign or color changes shall require separate approval from the City of Elk Grove. Any amendments to these guidelines shall require approval from the City of Elk Grove.

3. General Criteria for all signage
• Architectural Compatibility: all signage shall be designed as an integral part of, or complimentary to, the architectural features of the building, landscape, and/or storefront
• Code Compliance: all signage shall comply with the City of Elk Grove Sign Ordinance
• Maintenance: maintenance of installed signs are the tenant’s sole responsibility
• Allowable Messages: sign messages shall be limited to the tenant’s name or logo
• Allowable Sign Types: sign types shown in these guidelines are the only signs permitted on the building or property
• Preferred Materials: sign design and construction should include the use of high quality materials such as architectural grade metals, glass, plastics and vinyl
• Lighting: light levels must be dim-able. No sign lighting shall create a nuisance to the community or surrounding neighborhood
• Light Efficiency: low voltage, LED and other high efficiency lighting is required
• Sign Locations: permitted only in the sign areas shown
• License Requirements: sign installers are to be State of California licensed contractors and are required to provide a contractor’s license, proof of liability insurance and worker’s compensation insurance
• Removal at Move-Out: when vacating a retail space, the tenant, at their expense, shall remove all signage, patch, repair and leave the building surfaces in as-new condition
• Bird Repellent: visible bird repellent on any sign is prohibited
4. Prohibited Signs and Sign Components
The following sign components are not permitted:

• Cabinet type illuminated signs with full acrylic sign faces
• Vacuum formed plastic letters or sign faces
• Moving, flashing, rotating, or odor producing signs. Digital and changing message signs are also prohibited
• Exposed non-ornamental hardware or electrical conduit and components
• The retailer’s name and logo are allowable on signs, however no brand or trade names, logos, trademarks, service marks or other graphic insignia are allowed
• Hand-painted signs
• Projected or otherwise produced images of a sign or message on any surface or object
• Streamers, clusters of flags, twirlers, flares, balloons, and other similar attention getting devices, including noise emitting devices

5. Allowable Sign Area
Signage areas shown on the drawings are the allowable square footage for that sign type and location based on the City of Elk Grove Sign Ordinance (passed March 13, 2019).
Site Plan Existing Sign Locations

Site Plan Date: 06/03/2020
Current Conditions / Existing Signs On Site
These signs are currently located on and around the project site. Some will be removed while others are to remain.

Sign A
South-West Corner of Site

Sign B
North-West Corner of Site

Sign C
North Side of Site

Sign D
East Side of Site

Sign E
East Side of Site

Sign F
East Side of Site
Current Conditions / Existing Signs On Site
These signs are currently located on and around the project site. Some will be removed while others are to remain.

Monument Sign
North-West Corner at W. Taron Dr & W. Taron Ct.

Building Sign / Adjacent to Site

Building Sign / On Current Site
Building Sign / On Current Site
Current Conditions / Existing Signs On Site
These signs are currently located on and around the project site. Some will be removed while others are to remain.

Building Sign / On Current Site

Building Sign / On Current Site

Building Sign / On Current Site
Precedents / Immediate Area

These signs are currently around the project's neighborhood.

Holiday Inn / Maritime Drive

McDonald's / Elk Grove Blvd & Harbor Point

Stonelake Gateway / Elk Grove Blvd

Stonelake Gateway / Elk Grove Blvd
Precedents / Immediate Area

These signs are currently around the project’s neighborhood.

Stonelake Gateway / Elk Grove Blvd

Dignity Health / North-East Corner Wymark Dr.

Dignity Health / Monument Wymark Dr.

Dignity Health North-West Corner Wymark Dr.
Site Plan with Sign Locations

Key

Identity Signage
- Pylon Site Signs (existing)
- Primary Monuments
- Secondary Monuments
- Secondary Monument / ED
- Building Sign / Site ID
- Building ID Sign

Wayfinding Signs
- Directional Sign (Vehicle)
- Parking Entry Signs
- Directional Sign (Ped)
- Destination Markers
- Building Entry Signs
- Entry Sign / ED & UC
- Retail Entry Sign

Site Plan Date: 06/03/2020
Site Identification Signage
This section covers the ground mounted, freestanding signs proposed for the campus

- Primary Site Identity Pylon Sign
- Secondary Site Identity Pylon Sign
- Primary Site Identity Monuments
- Secondary Monument / Directional
- Site Identity Signage (Building Mounted & Freeway Facing)
Primary Site ID Pylon
Remodel Existing A

The Primary Site Identity Pylon Sign is located on the west side of the site facing Interstate 5 freeway. The existing sign will be remodeled to align with the overall design of the site signage. This sign will provide identification for the medical school and the medical center along with specialty emergency and urgent care facilities.

Site Plan Locations:

1. Quantity
   a. One exiting sign location

2. Size
   a. Max Height: 24'-0"
   b. Max Square Footage: 180 sq.ft.
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
   b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish, Color TBD
   c. Sign Base: Natural Concrete, No Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
   c. Sign Base: Natural Concrete color

6. Illumination
   a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Signs edges and backs to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement
   a. Located at the primary entry to the campus
   b. Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations
Freestanding signs, Commercial Integrated Development
Quantity: One sign per site entrance
Sign Size: max. 150 sq.ft.
Max Height: 20 ft.
Set Back: 10 ft. from right of way

Requested Variance
None
This is an existing pylon sign on the site. The sign will be remodeled with no additional height, width or signage area.
Primary Site ID Pylon / Remodel Existing A

LOGO GRAPHIC

CNU Medical Center

California Northstate University

Retail Tenant

max. 180 sqft sign area

15'-0"

23'-6"

5'-8"

California Northstate University
School of Medicine
June 8, 2020
Secondary Site ID Pylon
Remodel Existing B&C

The Secondary Site Identity Pylon Sign are located on the north side of the site along Elk Grove Boulevard. The existing signs will be remodeled to align with the overall design of the site signage. This sign will provide identification for the medical school and the medical center along with specialty emergency and urgent care facilities.

Site Plan Locations:

1. Quantity
   a. Two exiting sign location

2. Size
   a. Max Height: 24'-0"
   b. Max Square Footage: 160 sq.ft.
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
   b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish, Color TBD
   c. Sign Base: Natural Concrete, No Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
   c. Sign Base: Natural Concrete color

6. Illumination
   a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Signs edges and backs to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement
   a. Located at the primary entry to the campus
   b. Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations
Freestanding signs, Commercial Integrated Development

Quantity: One sign per site entrance
Sign Size: max. 150 sq.ft.
Max Height: 20 ft.
Set Back: 10 ft. from right of way

Requested Variance
None

These are existing pylon signs on the site. The sign will be remodeled with no additional height, width or signage area.
Secondary Site ID Pylon / Remodel Existing B

- LOGO
- GRAPHIC
- CNU Medical Center
- California Northstate University
- Retail Tenant

15'-0"
23'-0"
max. 160 sqft sign area

California Northstate University
School of Medicine
June 8, 2020

SHANNON LEIGH
California Northstate University
School of Medicine
June 8, 2020

14
Secondary Site ID Pylon / Remodel Existing C

LOGO GRAPHIC

Medical Center
Medical School
Retail Tenant
Retail Tenant

max. 80 sqft sign area

11'-3"
18'-0"
Primary Hospital Monument
Replace Existing Monument

The Primary Hospital Monument Signs will be located at the primary site entrance at the intersection of West Taron Drive and West Taron Way. These signs will provide identification for the Medical Center along with specialty Emergency and Urgent Care facilities. The signs will be situated at street level for pedestrian and vehicular traffic.

Site Plan Locations:

1. Quantity
   a. One sign located on northern corner of the primary site entrance.

2. Size
   a. Max Height: 10'-0"
   b. Max Square Footage: 50sq.ft. per sign
   (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
   b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish, Color TBD
   c. Sign Base: Natural Concrete, No Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
   c. Sign Base: Natural Concrete color

6. Illumination
   a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Signs edges and backs to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement
   a. Located at the primary entry to the hospital site
   b. Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations
Freestanding signs, Integrated Development

Quantity: 1 per project entrance
Sign Size: 50 sq.ft. per sign
Max Height: 10 ft.
Set Back: 10 ft.; measured from back of the public right-of-way

Requested Variance
This sign replaces an existing sign at that location. The Medical School and Medical Center share the primary entrance at West Taron Drive and West Taron Way. One (1) Additional primary monument sign at the main campus entry for a total of two (2)
Primary Hospital Monument

Examples

Existing sign at location
Primary School Campus Monument

The Primary Campus Monument Signs will be located at the primary campus entrance at the intersection of West Taron Drive and West Taron Way. These signs will provide identification for the medical school campus. The signs will be situated at street level for pedestrian and vehicular traffic.

Site Plan Locations: ●

1. Quantity
   a. One sign located on southern corner of the primary campus entrance.

2. Size
   a. Max Height: 10'-0"
   b. Max Square Footage: 50 sq.ft. per sign
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
   b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish, Color TBD
   c. Sign Base: Natural Concrete, No Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: CNU Brand Colors, Sign Base: Natural Concrete color

6. Illumination
   a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Signs edges and backs to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement
   a. Located at the primary entry to the campus
   b. Situated at ground level and angled to face oncoming vehicular traffic on West Taron Drive.

City of Elk Grove / Sign Regulations
Freestanding signs, Integrated Development

Quantity: 1 per project entrance
Sign Size: 50 sq.ft. per sign
Max Height: 10 ft.
Set Back: 10 ft.; measured from back of the public right-of-way

Requested Variance
The Medical School and Medical Center share the primary entrance at West Taron Drive and West Taron Way. One (1) Additional primary monument sign at the main campus entry for a total of two (2)
Primary School Campus Monument

Examples
Secondary Monument / Directional

The Site Entry Markers will be located at each campus entrance except for the primary campus entrance. Most will be along West Taron Drive with one located at the ambulance entrance on Elk Grove Boulevard. These signs will identify particular campus entrances and provide directional information to other entrances and facilities. The signs will be situated at street level for pedestrian and vehicular traffic.

Site Plan Locations:

1. Quantity
   a. 5 signs for entire campus

2. Size
   a. Max Height: 6’-0”
   b. Max Square Footage: 36 sq.ft. per sign
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
   b. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish, Color TBD
   c. Sign Base: Natural Concrete, No Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
   c. Sign Base: Natural Concrete color

6. Illumination
   a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Signs edges and backs to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

7. Placement
   a. Located at the five (5) secondary campus entrances.
   b. Situated at ground level and perpendicular to vehicular traffic.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional Signs

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None
Secondary Monument / Directional

Examples
Site Identity / Building Sign
Freeway Facing

The Brand Identity Freeway Facing Sign is a large scale sign with high visibility designs to communicate the corporate brand and ownership of the building and campus to the vehicular traffic along the adjacent freeway.

Site Plan Locations:

1. Description
   a. Sign is composed of individual dimensional letterforms and graphic elements
   b. Sign is limited to the corporate brand word-mark or logo artwork; tag lines or slogans are not allowed

2. Quantity
   a. Two sign for campus

3. Size
   a. Sign is limited to 200 square feet each.
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials
   a. Sign elements to be fabricated aluminum cans with acrylic faces

5. Finishes
   a. Sign Cans: Painted returns and backs
   b. Sign Faces: Translucent white acrylic with Day/Night translucent vinyl on front face.

6. Colors
   a. Sign Cans: Dark gray, returns and backs
   b. Letterform Faces: Dark gray during the day and white at night.
   c. Graphic Element Faces: Brand Colors, TBD

7. Illumination
   a. Individual letterforms and graphic elements are to be internally illuminated, with even light distribution and no hot spots
   b. Each letterform and graphic element shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.
   c. LED or other energy-efficient lighting source is required
   d. Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
   e. Sign can edges and backs to contain all light without showing light leaks
   f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. The sign is to be mounted on the parapet of the building facing the adjacent freeway.
   b. Two signs will be located at the corner of the building to capture viewing from two directions along the freeway.
   c. A sign may not project above the wall on which it is located
   d. Signs must be attached to, and parallel to, the building facade.

City of Elk Grove / Sign Regulations
Building Signs, Office & Industrial Zone Districts

Quantity: 1 per public frontage (additional signs allowed for each public frontage if accumulated sq. footage does not exceed allowable.)

Max Sign Size: 1 sq.ft. for every linear foot of public frontage. Not to exceed 150 sq.ft.

Max Height: Roof line

Requested Variance
Increase signage area for visibility from freeway corridor.

Building Frontage is 122 ft.

Requesting additional 28 sq.ft. of sign area to make a total of 150 sq.ft of sign area.
Site Identity / Building Sign / Freeway Facing

Examples
Building Identity Signage
This section covers the building mounted signs proposed for the campus

• Building Sign / Primary Site Identity
• Secondary Building Identity Signage
• Building Name & Number
Building Sign / Primary Identity

The Primary Identity Sign is a large scale sign with high visibility designs to communicate the corporate brand and ownership of the building.

Site Plan Locations:

1. Description
   a. Sign is composed of individual dimensional letterforms and graphic elements
   b. Sign is limited to the tenant’s word-mark or logo artwork; tag lines or slogans are not allowed

2. Quantity
   a. One sign for the building

3. Size
   a. Signs shall be limited to 1000 sq.ft.
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
   b. Maximum cap height shall be limited to 48 inches

4. Materials
   a. Sign Cans: fabricated aluminum cans with acrylic faces and applied vinyl

5. Finishes
   a. Sign Cans: Painted returns and backs
   b. Sign Faces: Translucent white acrylic with Day/Night vinyl on front face

6. Colors
   a. Sign Cans: Dark gray, returns and backs
   b. Letterform Faces: Dark gray during the day and white at night.

7. Illumination
   a. Individual letterforms and graphic elements are to be internal illuminated, with even light distribution and no hot spots
   b. Each letterform and graphic element shall be individually placed and electrified directly to the building marquee without a continuous sign box or visible raceway.
   c. LED or other energy-efficient lighting source is required
   d. Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
   e. Sign can edges and backs to contain all light without showing light leaks
   f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs must be attached to, and parallel to, the building facade. A sign may not project above the wall on which it is located

City of Elk Grove / Sign Regulations
Building Signs, Office & Industrial Zone Districts

Quantity: 1 per public frontage (additional signs allowed for each public frontage if accumulated sq. footage does not exceed allowable.)

Max Sign Size: 1 sq.ft. for every linear foot of public frontage. Not to exceed 150 sq.ft.

Max Height: Roof line

Note: Buildings over seventy-five thousand (75,000 ft²) square feet may exceed the maximum signage total through a major design review approval issued pursuant to EGMC Chapter 23.16.

Requested Variance
The building exceeds the 72,000 sq.ft.. to allow a variance of signage area

Due to the large scale of the building, large scale signage is visually appropriate.

Requesting additional 850 sq.ft. of sign area above the 150 sq.ft. maximum.
Building Sign / Primary Identity

Examples
Secondary Building Identity Signs

Building Signs reside above the first floor window line of the building and serves to identify the building to the general public. These signs are to be mounted on the building in a locations that are close to the edge of the building, facing directions that are visible to the general public.

Site Plan Locations:

1. Description
   a. Sign is composed of individual reverse pan channel letterforms, numbers, and/or graphics, pin mounted off building surface
   b. Signs are to be limited to the building name or logo artwork; tag lines or slogans are not allowed

2. Quantity
   a. Maximum of two signs per building

3. Size
   a. Maximum 75 sq.ft.
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
   b. Allowable, accumulative sign area is equal to 1 sq.ft. for every lineal foot of building frontage.
   c. Limited to accumulated 150 sq.ft. max.

4. Materials
   a. Sign letters/numbers to be fabricated aluminum cans

5. Finishes
   a. Letters/numbers to be painted on all sides

6. Color
   a. Sign color to contrast with the color of the building where it is located. Color to be light gray on a dark background or dark gray on a light background

7. Illumination
   a. Individual letters /numbers are to have internal halo illumination, with even light distribution all round edges with no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Each letter and/or logo shall be individually placed and electrified directly to the building facade without a continuous sign box or visible raceway
   d. Signs edges and sides to contain all light without showing light leaks
   e. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs are to be placed above the first floor window line of the building
   b. Signs must be attached to, and parallel to, the building facade. A sign may not project above the building wall.

City of Elk Grove / Sign Regulations
Building Signs, Office & Industrial Zone Districts

Quantity: 1 per public frontage (additional signs allowed for each public frontage if accumulated sq. footage does not exceed allowable.)

Max Sign Size: 1 sq.ft. for every lineal foot of public frontage. Not to exceed 150 sq.ft.

Max Height: Roof line

Requested Variance
None
Secondary Building Identity Signs

Examples

max. 75 sq.ft.

1'-6"

BUILDING SIGN

Examples
Building Name & Numbers
These signs are used to communicate the street address or on-campus identity number/letter of the building. These signs are intended to be highly visible for not only visitor wayfinding but for City Emergency Services.

Site Plan Locations: not located on site plan

1. Description
   a. Sign is composed of individual reverse pan channel letterforms or numbers, pin mounted to building surface
   b. Sign is limited to letterforms or numbers

2. Quantity
   a. One sign per building.

3. Size
   a. Capitol Height: Minimum 12”, maximum 24”

4. Materials
   a. Sign letters/numbers to be fabricated aluminum cans

5. Finishes
   a. Letters/numbers to be painted on all sides

6. Colors
   a. Sign color to contrast with the color of the building where it is located ie. Light Gray on a dark background or Dark Gray on a light background

7. Illumination
   a. Individual letters/numbers are to have internal halo illumination, with even light distribution all round edges with no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Each letter/number shall be individually placed and electrified directly to the building facade without a continuous sign box or visible raceway
   d. Signs edges and sides to contain all light without showing light leaks
   e. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs are to be placed at parapet level of the building
   b. Signs must be attached to, and parallel to, the building. The sign may not project above the top of the building

City of Elk Grove / Sign Regulations
Regulations unknown

Quantity: not specified
Max Sign Size: not specified
Max Height: not specified

Requested Variance
None
Building Name & Numbers

Examples
Vehicular Wayfinding & Regulatory Signs

This section covers signage specifically for identifying and regulating the various parking facilities on campus.

• Vehicular Directional Signage
• Garage Entry Signage (Wall Mounted)
• Parking Information Signage
• Vehicular Regulatory Signage
Vehicular Directional Signage

Vehicular Directionals will only be within the campus property and located along the vehicular paths/roads. These signs will provide directional information to buildings and facilities. The signs will be situated at ground level for vehicular traffic.

Site Plan Locations:

1. Quantity
   a. Ten (10) signs for entire campus

2. Size
   a. Max Height: 6’-0”
   b. Max Square Footage: 36 sq.ft. per sign
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum
   b. Lettering & Graphics: Vinyl
   c. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish, Color TBD
   b. Lettering & Graphics: Reflective Vinyl
   c. Sign Base: Natural Concrete, No Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: CNU Brand Colors, Emergency Red, Urgent Orange
   c. Sign Base: Natural Concrete color

6. Illumination
   a. Externally illuminated with ambient landscape lighting and by vehicle headlights.

7. Placement
   a. Located at ten locations along inner-campus roadways.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None:
This sign is a directional sign in the vehicular way-finding system.
Vehicular Directional Signage

Examples
Parking Garage Entry Signs

Parking Entry Signs are located above the vehicular entrances to the parking facility to provide identification as a wayfinding destination.

Site Plan Locations: —

1. Description
   a. These signs are to identify the vehicular entry and exit of a parking facility as part of the vehicular wayfinding system.
   b. These signs are limited to the name or identification of the parking facility

2. Quantity
   a. One sign per each parking garage entry and exit.
   b. Each letter/number or graphic shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.

3. Size
   a. Signs shall be limited to 30 square feet per location. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials
   a. Letters/Numbers: Fabricated aluminum cans

5. Finishes
   a. Letters/Numbers: Painted face and returns

6. Colors
   a. Sign color to contrast with the color of the building where it is located ie. Light Gray on a dark background or Dark Gray on a light background

7. Illumination
   a. Individual letters/numbers are to have internal halo illumination, with even color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Internally illuminated sign cans with printed graphics are not allowed
   d. Signs edges to contain all light without showing light leaks
   e. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs are to be placed above the vehicular entries/exits of the parking facility

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City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None:
This sign is a destination identification sign in the vehicular wayfinding system.
Parking Garage Entry Signs

Examples
Parking Information Signs
Parking Information signs are to be mounted near the entrances and exits to the parking structure. These signs provide information regarding parking restrictions, hours of operation, damage liability warnings, etc.

Site Plan Location: not located on site plan

1. Description
   a. Sign panel attached to the building wall with information text and graphics
   b. These signs are used to communicate to the vehicle driver any pertinent information regarding parking regulations and/or restrictions.

2. Quantity
   a. Two sign per each parking garage entry.

3. Size
   a. Sign Area shall be limited to 2 sq.ft. per location. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials
   a. Sign Panel: Aluminum
   b. Lettering & Graphics: Cut Vinyl

5. Finishes
   a. Sign Panel: Paint finish
   b. Lettering & Graphics: TBD

6. Colors
   a. Sign Panel: TBD
   b. Lettering & Graphics: TBD

7. Illumination
   a. Externally illuminated with ambient lighting

8. Placement
   a. Signs are to be placed at the vehicular entries to parking facilities

City of Elk Grove / Sign Regulations
Exempt with Limitations / Incidental Signs
Quantity: Not Specified
Max Sign Size: Not to exceed 2 sq.ft.
Max Height: Not Specified

Requested Variance
None
Parking Regulation/Information Signs

Examples

- Visitor Parking Rates
- 10780 Santa Monica Blvd.
- Automated Parking Facility
- Parking Rates
- Handicap Parking
- Parking Contract: Liability

PARKING ENTRY
Vehicular Regulatory Signs
Vehicular Traffic Regulatory signs will only be within the campus property and located along the vehicular paths/roads. These signs will provide traffic flow and entry information to parking areas and roadway entrances. The signs will be situated at ground level for vehicular traffic.
Site Plan Locations: not located on site plan

1. Quantity
   a. As needed

2. Size
   a. Max Square Footage: 2 sq.ft. per sign
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
   b. Max Height: 3’-0” for monument signs
   c. Min Height: 80” clearance below pole or flag signs

3. Materials
   a. Sign Panel: Aluminum
   b. Lettering & Graphics: Cut Vinyl

4. Finishes
   a. Sign Panel: Paint finish, Color TBD
   b. Lettering & Graphics: Cut reflective vinyl

5. Colors
   a. Sign Panel: TBD
   b. Lettering and Graphics: TBD

6. Illumination
   a. Externally illuminated with ambient landscape lighting

7. Placement
   a. Located along inner-campus roadways and parking areas.

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City of Elk Grove / Sign Regulations
Exempt with Limitations / Incidental Signs

**Quantity**: Not Specified

**Max Sign Size**: Not to exceed 2 sq.ft.

**Max Height**: Not Specified

**Requested Variance**
None
Vehicular Regulatory Signs

Examples

Patient Drop-off & Pick-up Only

Do Not Enter

Authorized Parking Only
Pedestrian Wayfinding
This section covers the building mounted signs proposed for the campus

- Pedestrian Directional Signage
- Building Entry Markers
- Building Entry Signage (Wall Mounted)
- Building Entry Signage (Awning Mounted)
Pedestrian Directionals

Pedestrian Directionals will only be within the campus property and located along the pedestrian paths of travel. These signs will provide directional information to buildings and facilities. The signs will be situated at ground level for pedestrian traffic.

Site Plan Locations:

1. Quantity
   a. As needed

2. Size
   a. Max Height: 6’-0”
   b. Max Square Footage: 36 sq.ft. per sign
   (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Sign Cabinet: Fabricated from aluminum
   b. Lettering and Graphics: Cut vinyl
   c. Base: Constructed with Concrete masonry unit, vertical comb face.

4. Finishes
   a. Sign Cabinet: Paint finish
   b. Lettering and Graphics: Matte
   c. Sign Base: Paint Finish

5. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: TBD
   c. Sign Base: TBD

6. Illumination
   a. Externally illuminated with ambient landscape lighting

7. Placement
   a. Located along inner-campus pedestrian paths.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Sign Size: 36 sq.ft.
Max Height: 6’-0”

Note:

Requested Variance
None:
This sign is a directional sign in the pedestrian way-finding system.
Pedestrian Directionals

Examples
Building Entry Markers & Security Phone

The Building Entry Markers will only be within the campus property and located at or near primary building entrances. These signs will provide long range identification of building entrances along with directional information to other buildings and facilities. Emergency call boxes with blue light indicators will be integrated into the sign. The signs will be situated at ground level for pedestrian traffic.

Site Plan Locations:

1. Description
   a. Freestanding, internally illuminated sign cabinet with pushed through acrylic lettering and graphics
   b. Integrated Security Call Box system

2. Quantity
   a. six (6) signs for entire campus

3. Size
   a. Height: Max. 10’-0”
   b. Sign Area: Max. 36 sq.ft. per sign.
      (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials
   a. Sign Cabinet: Fabricated from aluminum with acrylic push through letters and graphics.
   b. Base: Constructed with Concrete masonry unit, vertical comb face.

5. Finishes
   a. Sign Cabinet: Paint Finish
   c. Sign Base: Natural Concrete, No Finish

6. Colors
   a. Sign Cabinet: TBD
   b. Lettering and Graphics: TBD
   c. Sign Base: TBD

7. Illumination
   a. Sign cabinet to have internal illumination. Individual letters and/or logos are to have even light and color distribution and no hot spots
   b. LED or other energy-efficient lighting source is required
   c. Signs cabinet edges to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

8. Placement
   a. Located at building entrances on the campus.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
Additional 4’-0” of allowable sign height.
This sign is a destination identification sign in the pedestrian wayfinding system. These signs are intended for pedestrian, long distance visibility. The additional height will provide that visibility across campus.
Building Identity Markers

Examples

Front View

Side View
Building Entry Signs (Wall Mounted)

Building Entry Signs are located above the primary entrances to the building and/or any exterior entrance to a distinct department/facility within the building and provides identification of building by name or facility function.

Site Plan Locations:

1. Description
   a. Individual dimensional letters/graphic elements attached to building.
   b. Signs are to be limited to the building name or logo artwork; tag lines or slogans are not allowed

2. Quantity
   a. One sign per each primary, exterior facing entrance on the ground level

3. Size
   a. Signs area is limited to 30 square feet per location. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
   b. Maximum cap height shall be limited to 12 inches

4. Materials
   a. Sign letterforms and graphic elements to be fabricated aluminum cans

5. Finishes
   a. All sign elements to be painted on all sides

6. Colors
   a. Sign color to contrast with the color of the building where it is located. Color to be light gray on a dark background or dark gray on a light background

7. Illumination
   a. Individual letters /numbers are to have internal halo illumination, with even light distribution all round edges with no hot spots
   b. Each letterform and graphic element shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.
   c. LED or other energy-efficient lighting source is required
   d. Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
   e. Sign can edges to contain all light without showing light leaks
   f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs are to be placed above the building entry.
   b. Signs must be attached to, and parallel to, the building.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None:
This sign is a destination identification sign in the pedestrian wayfinding system.
Building Entry Signs (Wall Mounted)

Examples
Building Entry Signs (Marquee Mounted)

Building Marquee Signs are located above the primary entrance to building and/or any exterior entrance to a distinct department/facility within the building. These signs are to be mounted onto the marquee at these exterior entrances.

Site Plan Locations:  

1. Description
   a. Individual dimensional letters/graphic elements mounted on entry marquee.
   b. Signs are to be limited to the tenant’s name or logo artwork; tag lines or slogans are not allowed.
   c. The only signage permitted are corporate logos or graphic symbols.

2. Quantity
   a. One sign per each primary, exterior facing entrance on the ground level.

3. Size
   a. Signs shall be limited to 15 square feet per location. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
   b. Maximum cap height shall be limited to 12 inches.

4. Materials
   a. Sign Cans: fabricated aluminum cans with acrylic faces and applied vinyl.

5. Finishes
   b. Sign Faces: Translucent white acrylic with Day/Night vinyl on front face.

6. Colors
   a. Sign Cans: Dark gray, returns and backs.
   b. Letterform Faces: Dark gray during the day and white at night.

7. Illumination
   a. Individual letterforms and graphic elements are to be internally illuminated, with even light distribution and no hot spots.
   b. Each letterform and graphic element shall be individually placed and electrified directly to the building marquee without a continuous sign box or visible raceway.
   c. LED or other energy-efficient lighting source is required.
   d. Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed.
   e. Sign can edges and backs to contain all light without showing light leaks.
   f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street.

8. Placement
   a. Signs are to be placed above the first floor marquee of the building.
   b. Signs must be attached to, and parallel to, the building marquee. The sign may not project above the marquee more than 12 inches.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None:
This sign is a destination identification sign in the pedestrian wayfinding system.
Building Entry Signs (Marquee Mounted)

max. 15 sq.ft.

Examples
Retail Signage
This section covers signage specifically for the retail tenants within the building along West Taron Drive

• Retail Entry Sign (wall mounted)
• Retail Entry Sign (awning mounted)
• Blade signs
• Storefront Graphics
Retail Entry Sign (Marquee Mounted)

Retail Marquee Signs are located on the building entry marquee and provide identification of building tenants to the general public. These signs are to be mounted on the building marquee above the entrance to the tenants individual spaces. These signs identify the brand/logo for a tenant within first level of the building.

1. Description
   a. Individual dimensional letters/graphic elements attached to the top of the entry marquee.
   b. Signs are to be limited to the tenant’s name or logo artwork; tag lines or slogans are not allowed
   c. The only signage permitted are corporate logos or graphic symbols.

2. Quantity
   a. One sign per each retail tenant exterior facing entrance on the ground level

3. Size
   a. Signs shall be limited to 15 square feet per location. *(Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)*
   b. Maximum cap height shall be limited to 12 inches

4. Materials
   a. Sign Cans: fabricated aluminum cans with acrylic faces and applied vinyl

5. Finishes
   a. Sign Cans: Painted returns and backs
   b. Sign Faces: Translucent white acrylic with Day/Night vinyl on front face

6. Colors
   a. Sign Cans: Dark gray, returns and backs
   b. Letterform Faces: Dark gray during the day and white at night.

7. Illumination
   a. Individual letters and/or logos are to have internal illumination, with even color distribution and no hot spots
   b. Each letterform or logo shall be individually placed and electrified directly to the building canopy without a continuous sign box or visible raceway.
   c. LED or other energy-efficient lighting source is required
   d. Internally illuminated sign cans with printed graphics are not allowed
   e. Signs edges and backs to contain all light without showing light leaks
   f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs are to be placed above the first floor awning of the building
   b. Signs must be attached to, and parallel to, the building awning. The sign may not project above the awning more than 12 inches

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None:
This sign is a destination identification sign in the pedestrian wayfinding system.
Retail Entry Sign (Marquee Mounted)

Examples
Retail / Entry Sign (Building Mounted)
Retail Entry Signs provide identification of building tenants to the general public. These signs are to be mounted on the building above the entrance to the tenants individual spaces. These signs identify the brand/logo for a tenant within first level of the building.

Site Plan Locations:

1. Description
   a. Individual dimensional letters/graphic elements attached to building.
   b. Signs are to be limited to the building name or logo artwork; tag lines or slogans are not allowed

2. Quantity
   a. One sign per each primary, exterior facing entrance on the ground level

3. Size
   a. Signs area is limited to 30 square feet per location. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)
   b. Maximum cap height shall be limited to 12 inches

4. Materials
   a. Sign letterforms and graphic elements to be fabricated aluminum cans

5. Finishes
   a. All sign elements to be painted on all sides

6. Colors
   a. Sign color to contrast with the color of the building where it is located. Color to be light gray on a dark background or dark gray on a light background

7. Illumination
   a. Individual letterforms and graphics are to have internal halo illumination, with even light distribution all round edges with no hot spots
   b. Each letterform and graphic element shall be individually placed and electrified directly to the building without a continuous sign box or visible raceway.
   c. LED or other energy-efficient lighting source is required
   d. Internally illuminated sign cabinets with full acrylic/plastic faces and printed graphics are not allowed
   e. Sign can edges and backs to contain all light without showing light leaks
   f. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Signs are to be placed above the retail entry.
   b. Signs must be attached to, and parallel to, the building.

City of Elk Grove / Sign Regulations
Exempt Signs with Limitations / Directional

Quantity: Not Specified
Max Sign Size: 36 sq.ft.
Max Height: 6’-0”
Note: No advertising allowed

Requested Variance
None:
This sign is a destination identification sign in the pedestrian wayfinding system.
Retail / Entry Sign (Building Mounted)

Examples

![Examples of Retail/Entry Signs](images/examples.png)
Retail / Blade Signs

The Blade Sign for the retail tenant will be located at or near the exterior entry to the retail space. The sign will contain the tenant name, tenant logo, or tenant logo mark. This sign provides tenant visibility from vantage points parallel to the building entry facade.

Site Plan Locations: not located on site plan

1. Description
   a. Rectangular sign cabinet with structural brackets mounted perpendicular to the building surface.
   b. Double sided sign
   c. Lettering and Graphics are pushed through sign faces.

2. Quantity
   a. One sign shall be allowed per each retail tenant entry, up to 8 locations on entire building

3. Size
   a. Signs shall be limited to 4 square feet per location. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

4. Materials
   a. Sign cabinet and bracket to be fabricated from aluminum
   b. Lettering and Graphics to be translucent acrylic

5. Finishes
   a. Sign Cabinet and Brackets: Painted finish on all sides
   b. Lettering and Graphics: Translucent acrylic pushed through sign face

6. Colors
   a. Sign cabinet and bracket: Dark gray
   b. Lettering and Graphics: All white

7. Illumination
   a. Sign Cabinet with pushed through lettering and graphics is internally illuminated with even light distribution and no hot spots.
   b. LED or other energy-efficient lighting source is required
   c. Sign Cabinet edges and sides to contain all light without showing light leaks
   d. Lighting shall not produce a glare on other properties in the vicinity, and the source of the light shall not be visible from adjacent properties or from a public street

8. Placement
   a. Sign to be located at or near the exterior retail entry
   b. Signs must be attached to, and perpendicular to, the building facade. A sign may not project above the wall on which it is located

City of Elk Grove / Sign Regulations
Building Signs, Special Category Signs

Quantity: Not Specified
Max Sign Size: 4 sq.ft.
Max. Projection: 5’-0”
Min Height: 8’-0” above ground at lowest point
Notes: The area of Blade Signs is included in the maximum allowable square footage for Building Signs.

Requested Variance
None
Retail / Blade Signs

Examples
Retail / Window Graphics

Window Signs are used to communicate the tenant name or logo and operational hours at a pedestrian scale.

Site Plan Location: not located on site plan

1. Quantity
   a. Each individual tenant is allowed one name or logo, which can include a branded tagline or message
   b. Each individual tenant is allowed one hours of operation sign

2. Size
   a. Name or Logo Graphic: Max. 4 sq.ft.
   b. Hours of Operation: Max. 1.5 sq.ft.
   c. (Note: Sign Area is equal to the area of a rectangle that would enclose all letters and graphics of the sign.)

3. Materials
   a. Individually cut out vinyl artwork
   b. No solid clear vinyl sheets with printed artwork allowed
   c. No paper signs placed in temporary sleeves are allowed

4. Finishes
   a. All vinyl shall be matte or satin finish
   b. No high-gloss finish allowed

5. Colors
   a. All window signs shall be white or a light gray in color

6. Illumination
   a. No illumination

7. Placement
   a. The tenant name or logo graphic can be placed either on the transom window above the main entrance, on the main door leading into the space or on the window to the handle side of the main entry door
   b. Hours signs can be placed either in the main door leading into the space or on the window to the handle side of the main entry door
   c. All vinyl shall be placed on the first (exterior) surface of the glass

City of Elk Grove / Sign Regulations
Building Signs

Quantity: Not Specified

Max Sign Size: Does not exceed total square footage for building facade

Note: The area of Window Signs are included in the overall maximum allowable square footage for Building Signs.

Requested Variance
None
Retail Window Graphics

Examples
Materials, Finishes & Colors
This section contains the preliminary architectural material and color palettes The intent is to extended these colors and materials into the signage.
Materials & Colors

Metal Wall Panels & Roof
Material: Aluminum
Finish: Paint
Color: RGB: 218, 218, 218

Concrete Wall Panels
Material: Reinforced Concrete
Finish: Paint
Color: RGB: 255, 245, 231

Comb Face Concrete Walls
Material: Comb Face CMU
Finish: Paint
Color: RGB: 65, 35, 18

Perforated Metal Panels
Material: Aluminum
Finish: Paint
Color: RGB: 26, 36, 33

Glazing
Material: Glass
Finish: None
Color: Clear