Design Intent Drawings

CONTENTS

- **Sheet Contents and Vicinity Map A0.0**
- **Proposed Site Plan AI.0**
- Entry Sign C Vicinity Plan AI.2
- AI.3 Entry Sign G Vicinity Plan
- Proposed Entry Sign C AI.4
- AI.5 Proposed Entry Sign G
- **Pylon Sign Vicinity Plan** A2.I
- Former Pylon Sign A2.2
- **Proposed Pylon Sign** A2.3
- **General Notes** A3.0

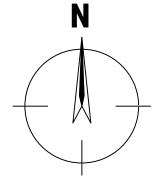
DESIGN INTENT DRAWING PACKAGE/CONTRACTOR DESIGN BUILD DRAWINGS

It is expected that the Contractor, shall execute the project on a Design Build basis and shall be responsible for any additional information or engineering not shown in this Design Build Drawing Intent Package required for Building Permit. It should be understood that Design Intent Documents are not Construction Documents or Permit Documents. The Contractor's Engineers and other Consultants will prepare the necessary documents to be submitted by the Contractor to the Building Department for permits as required. Such documents may include, but not be limited to:

Title 24 Report Electrical drawings **Demolition drawings** Landscape drawings **Civil Engineering drawings**

SZFM for review and approval prior to submittal for building permit.





VICINITY MAP

The contractor shall submit all shop and permit drawings, including awning, trellis structure, and storefront shop drawings to

APN: 008-373-410 008-373-049



CLIENT CRES Management Company, LLC 2000 Powell Street, Suite 1280

ARCHITECT

KEY PLAN



ISSUE

SHEET TITLE

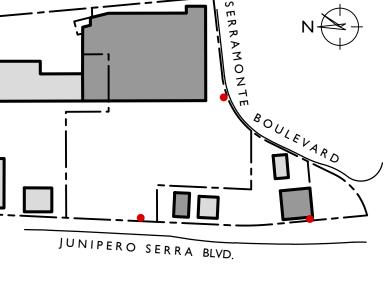


Sheet Contents and Vicinity Map

1529.01 **PROJECT NUMBER**

2/2/17 Planning Submittal

DATE



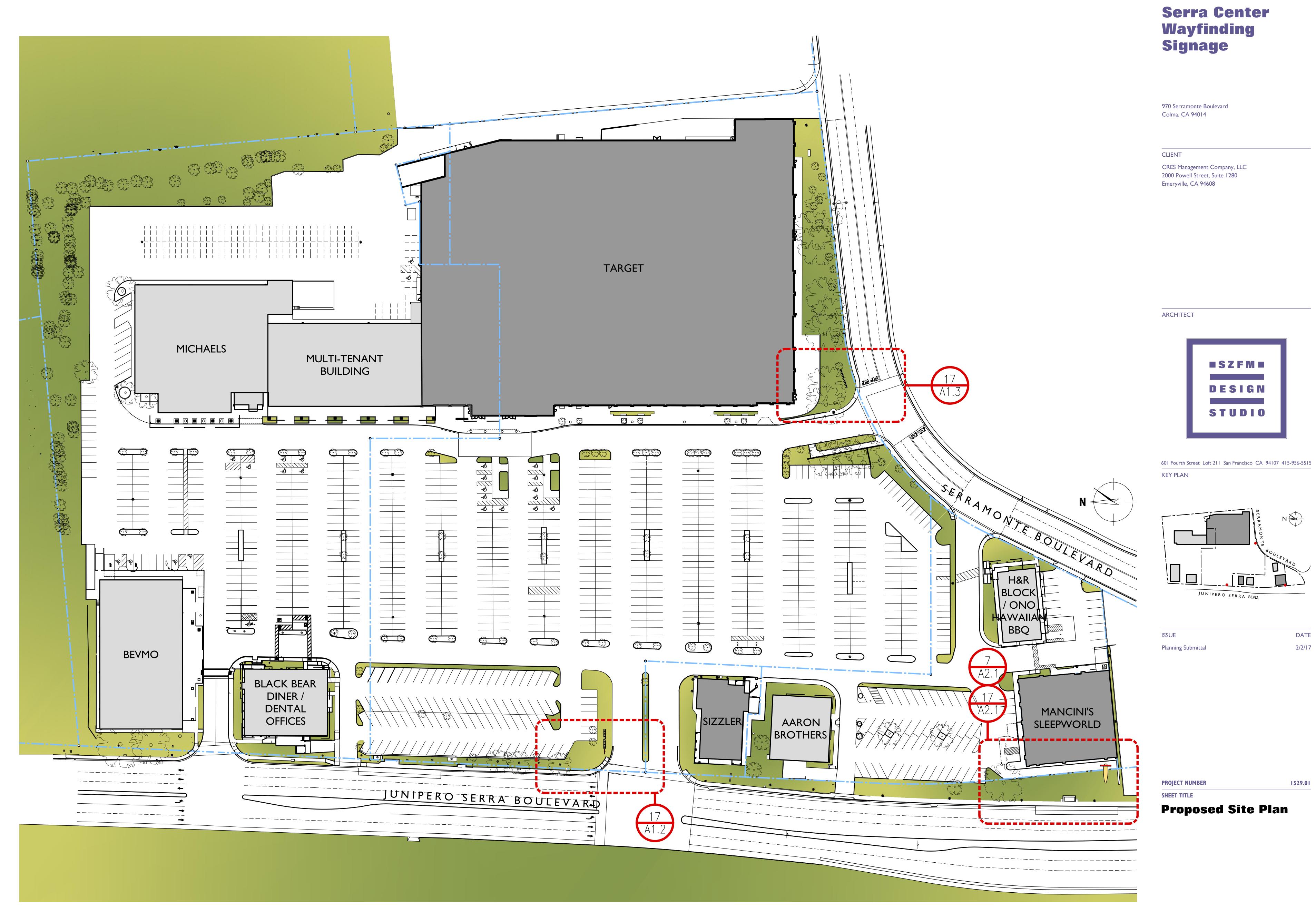
601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515



Emeryville, CA 94608

970 Serramonte Boulevard Colma, CA 94014

Wayfinding Signage



A1.0 Proposed Site Plan SCALE: 1" = 40'-0"

25

PROJECT







EXISTING CONDITIONS

30

____ 25

____ 20

____ 2

____ 0

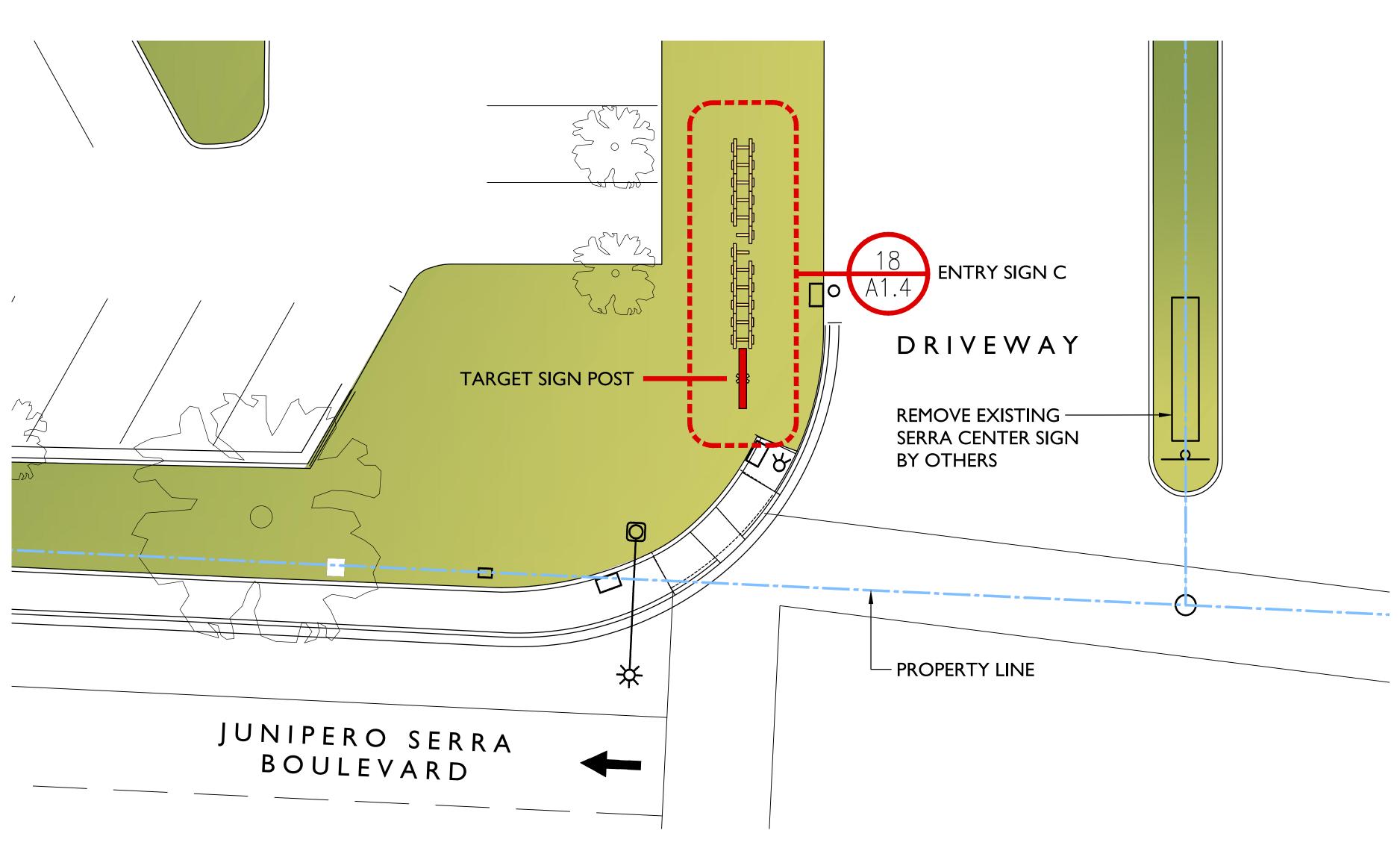
____ Ы

— 00



PROPOSED ENTRY SIGN









CLIENT

KEY PLAN



ISSUE

SHEET TITLE



Serra Center Wayfinding Signage

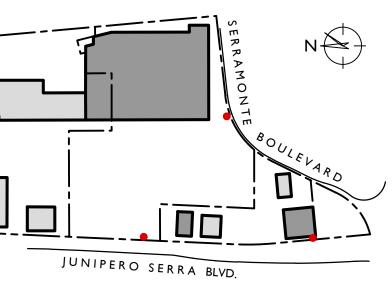
970 Serramonte Boulevard Colma, CA 94014

CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608

ARCHITECT



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515



Planning Submittal

DATE 2/2/17

PROJECT NUMBER 1529.01 **Entry Sign C Vicinity** Plan



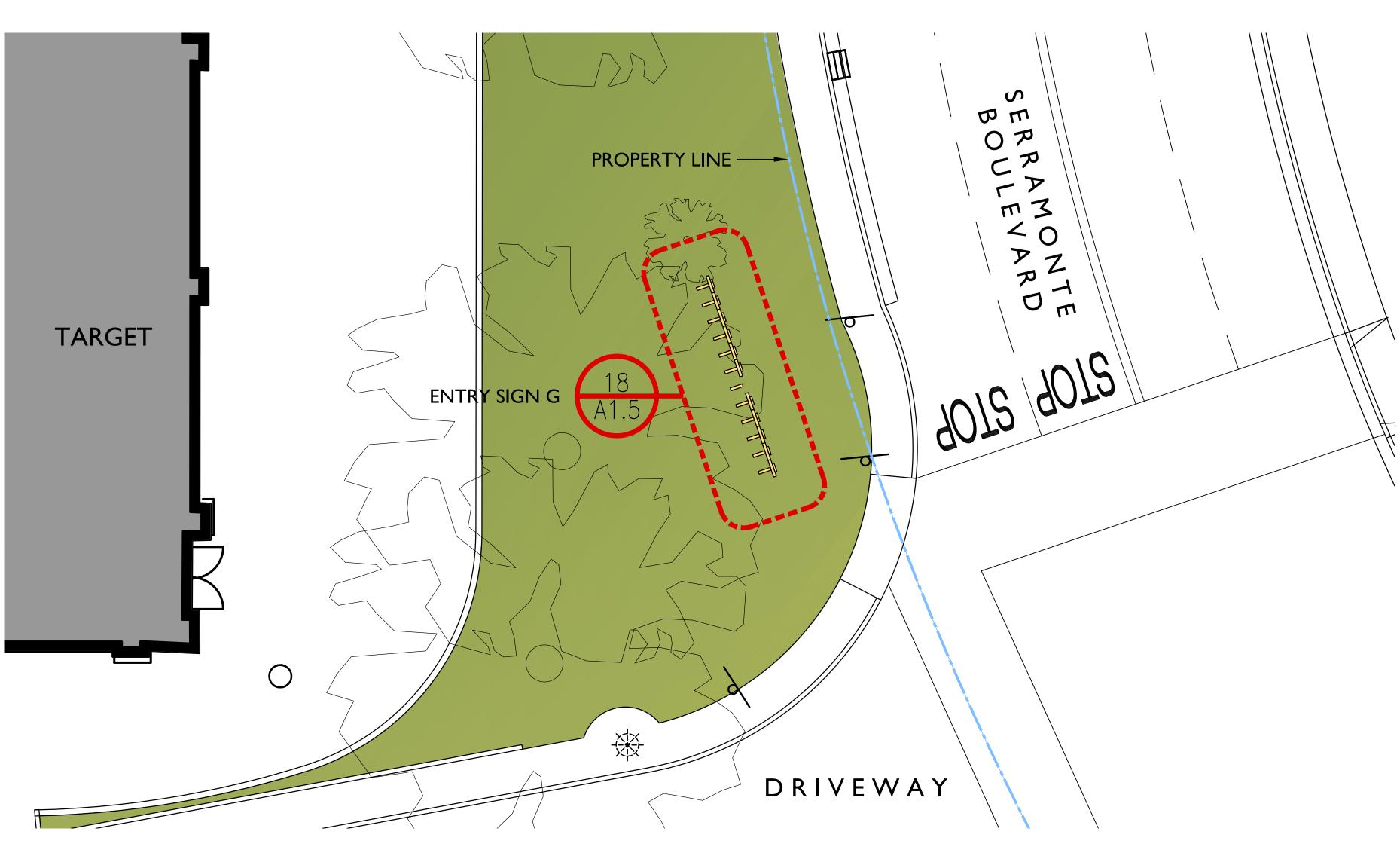


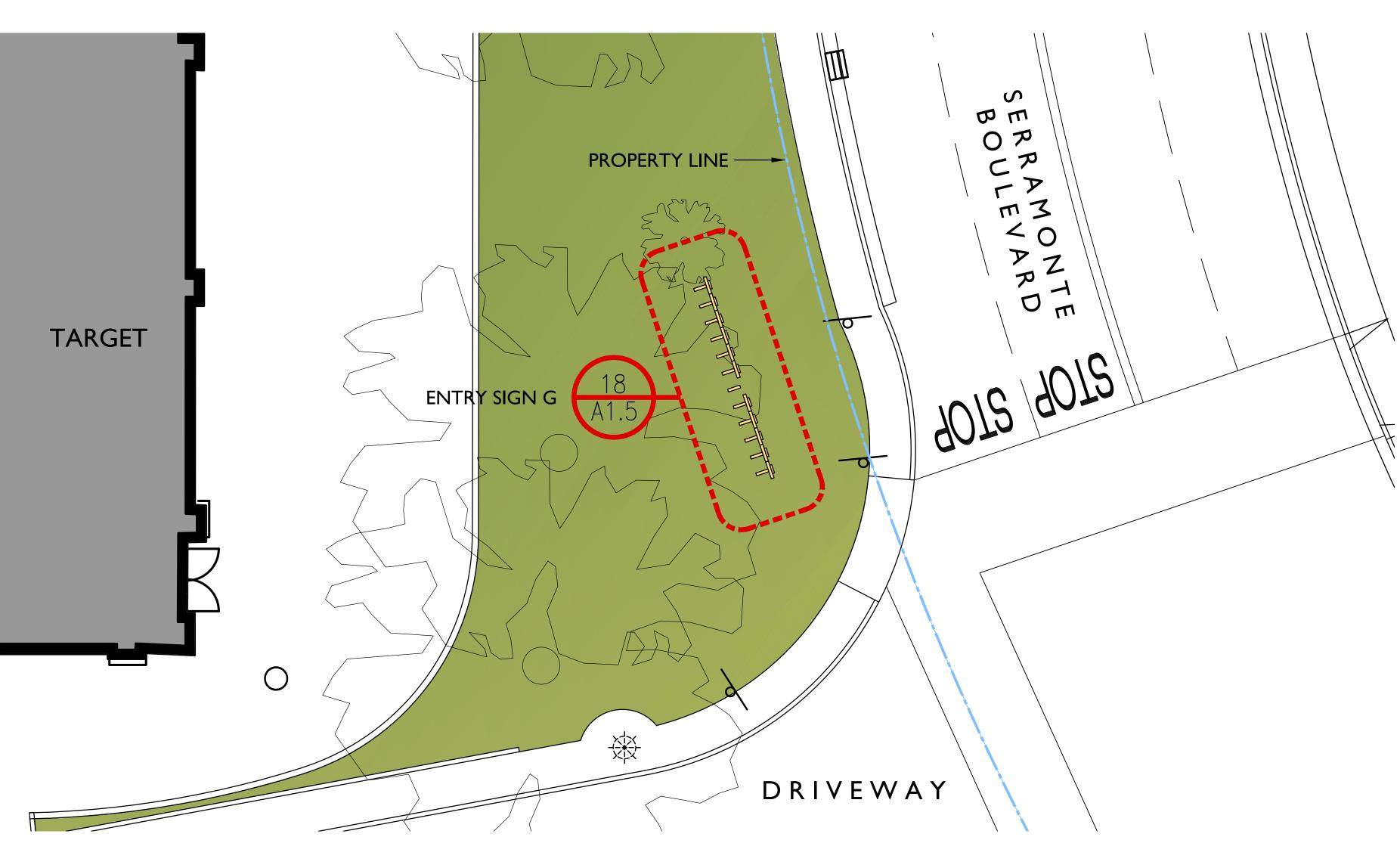
EXISTING CONDITIONS

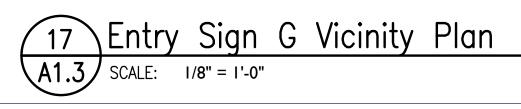


PROPOSED ENTRY SIGN







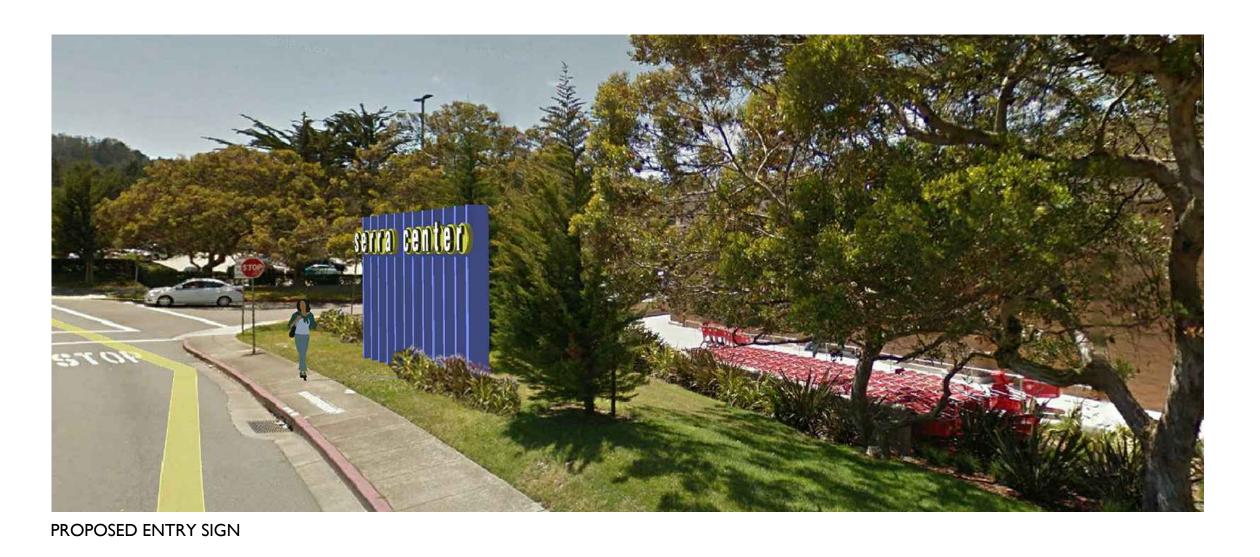


____ 25 ____ 20 ____ — 15 ____ ____ ____ 0 ____ ____ ____ ____ Ь ____ ____ ____

30











CLIENT

KEY PLAN



ISSUE

SHEET TITLE

Serra Center Wayfinding Signage

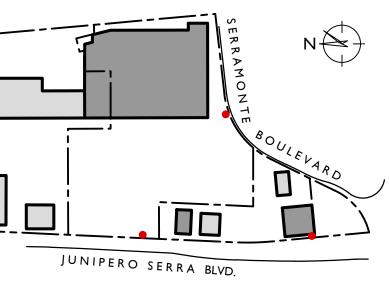
970 Serramonte Boulevard Colma, CA 94014

CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608

ARCHITECT



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515

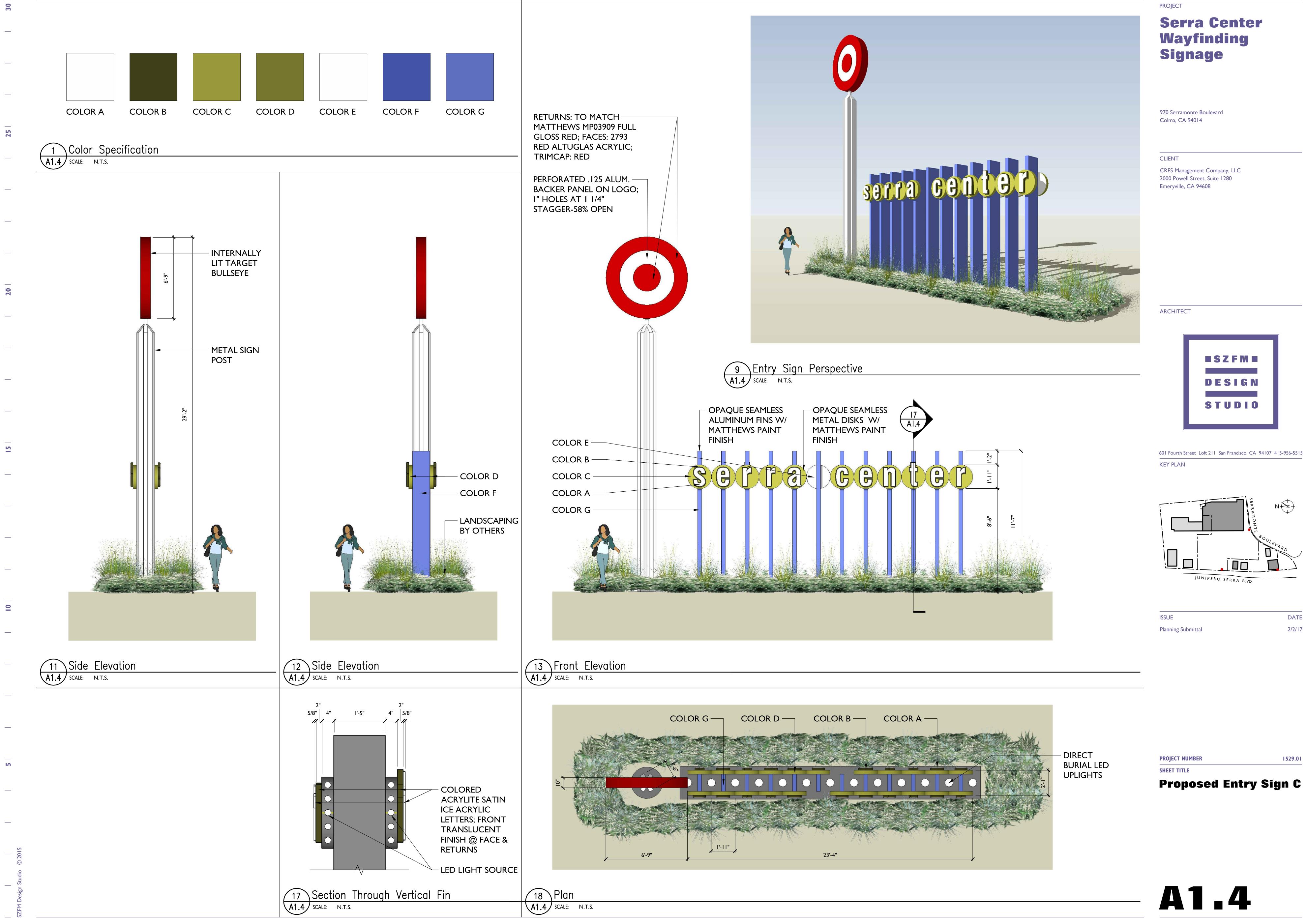


Planning Submittal

DATE 2/2/17

PROJECT NUMBER 1529.01 Entry Sign G Vicinity Plan

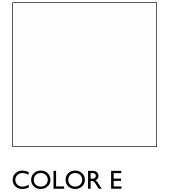






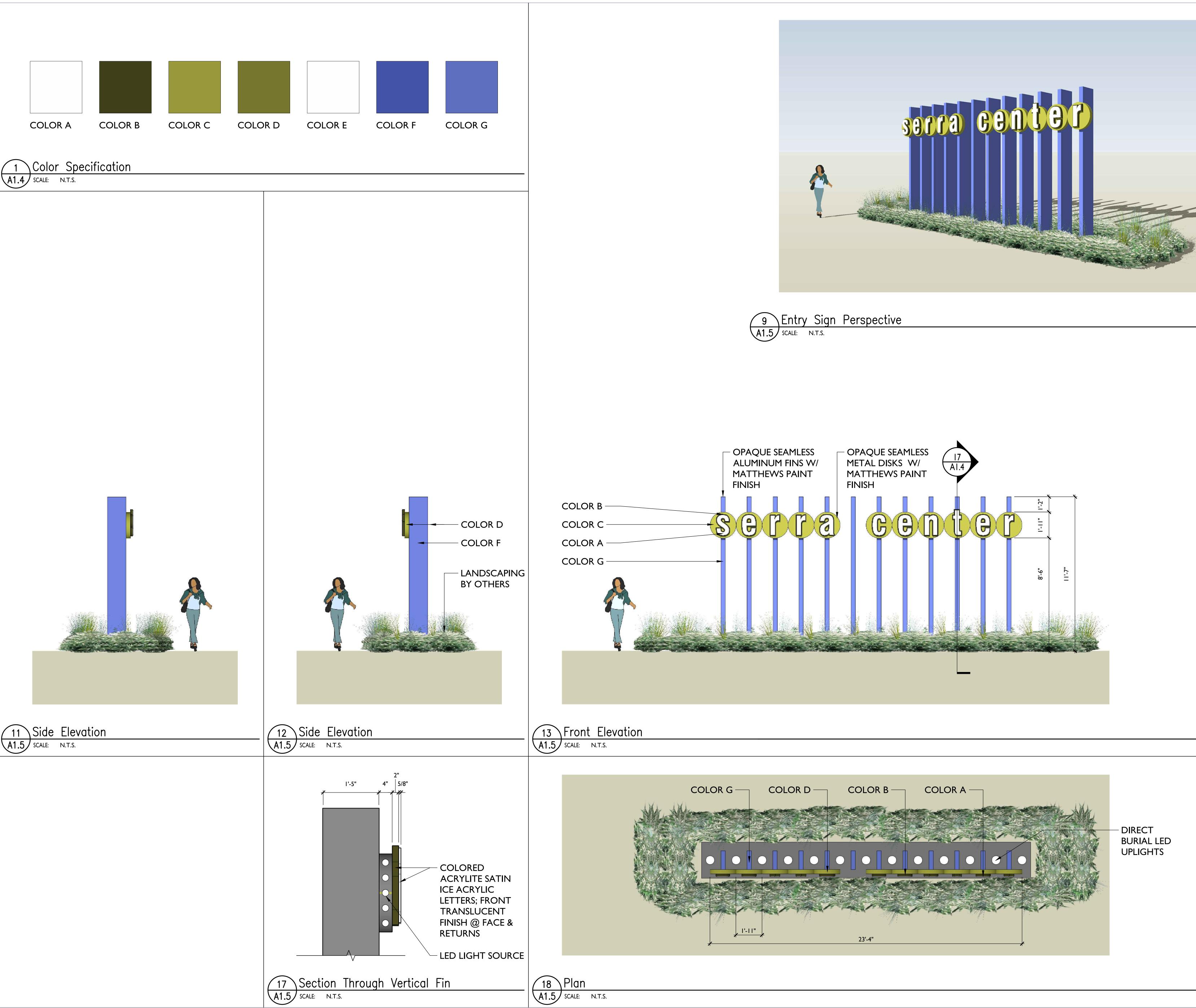








Ы



PROJECT

KEY PLAN



ISSUE

SHEET TITLE

Serra Center Wayfinding Signage

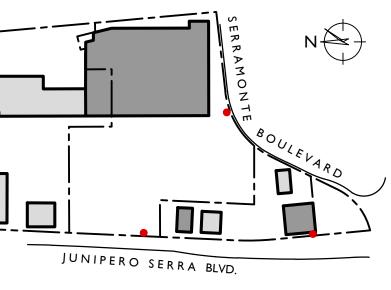
970 Serramonte Boulevard Colma, CA 94014

CLIENT CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608

ARCHITECT



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515

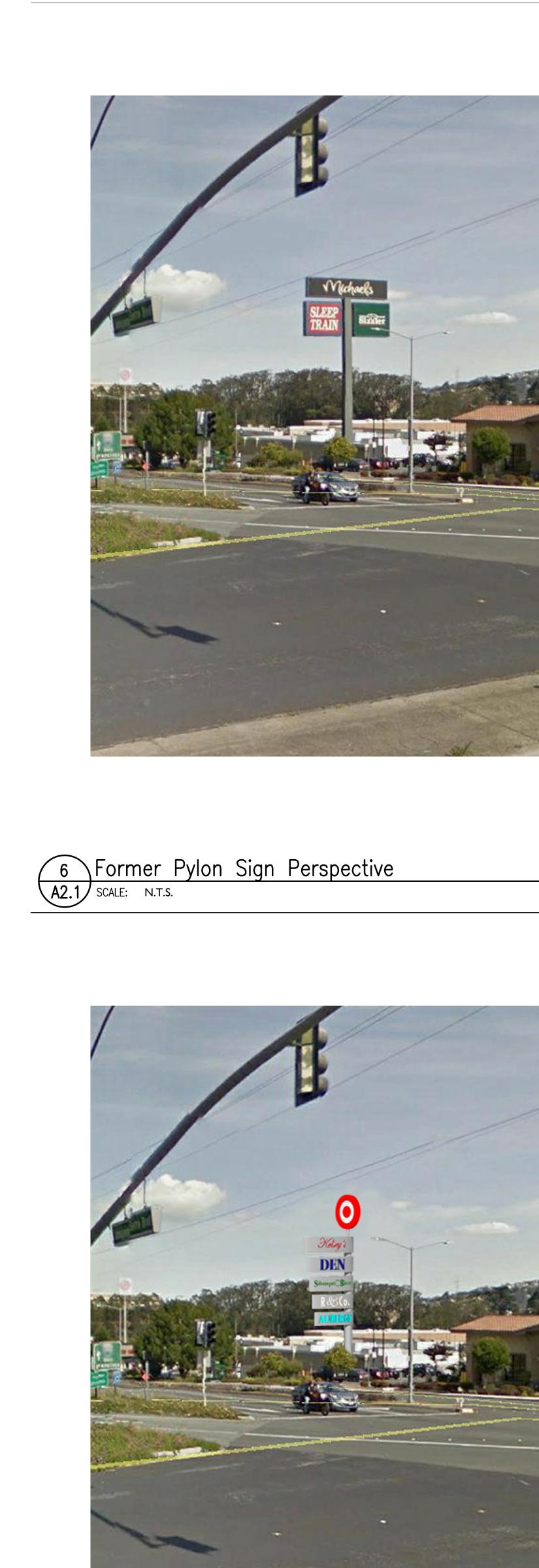


Planning Submittal

DATE 2/2/17

PROJECT NUMBER 1529.01 **Proposed Entry Sign G**





80

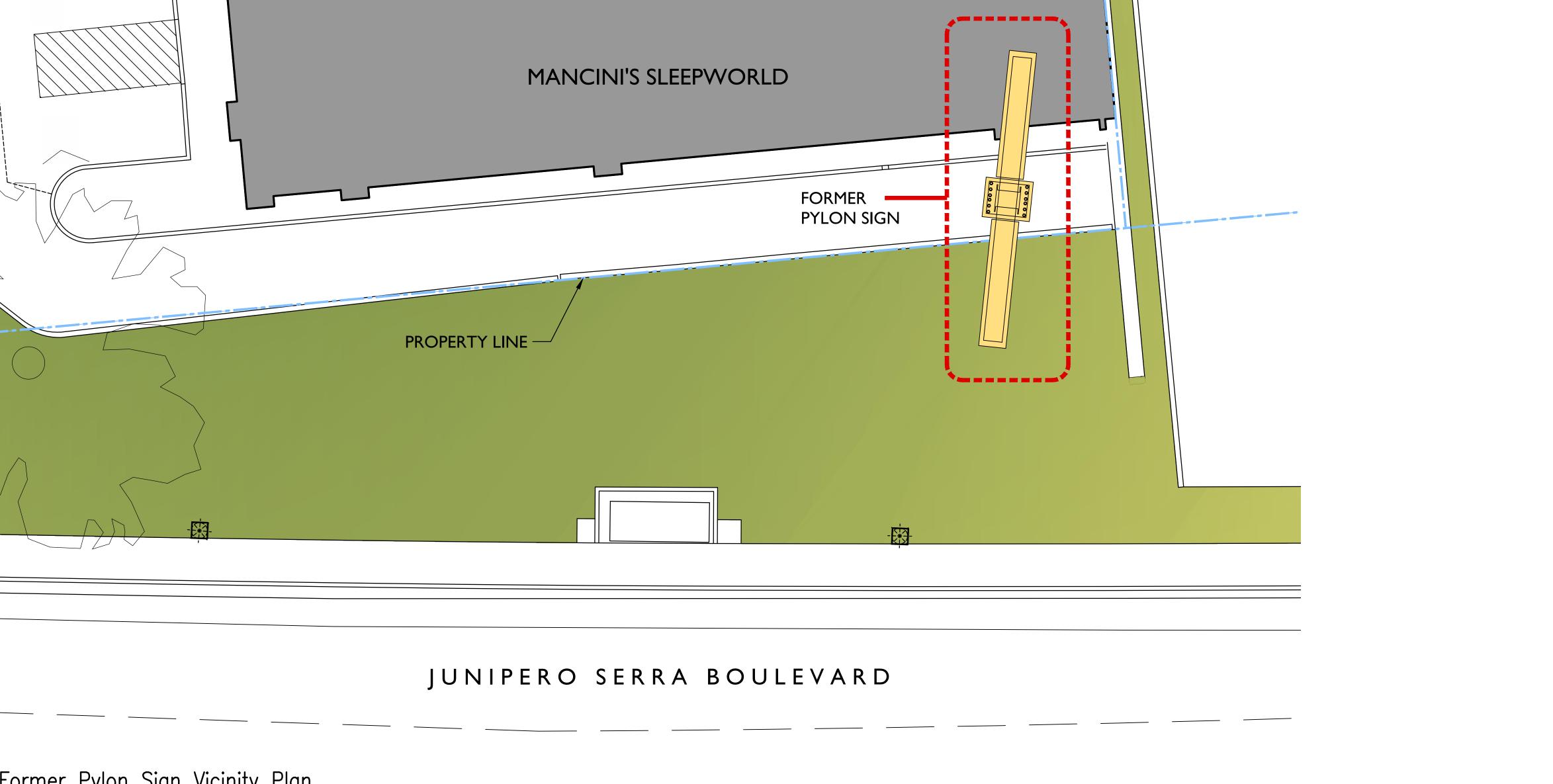
____ 25

____ 20

2

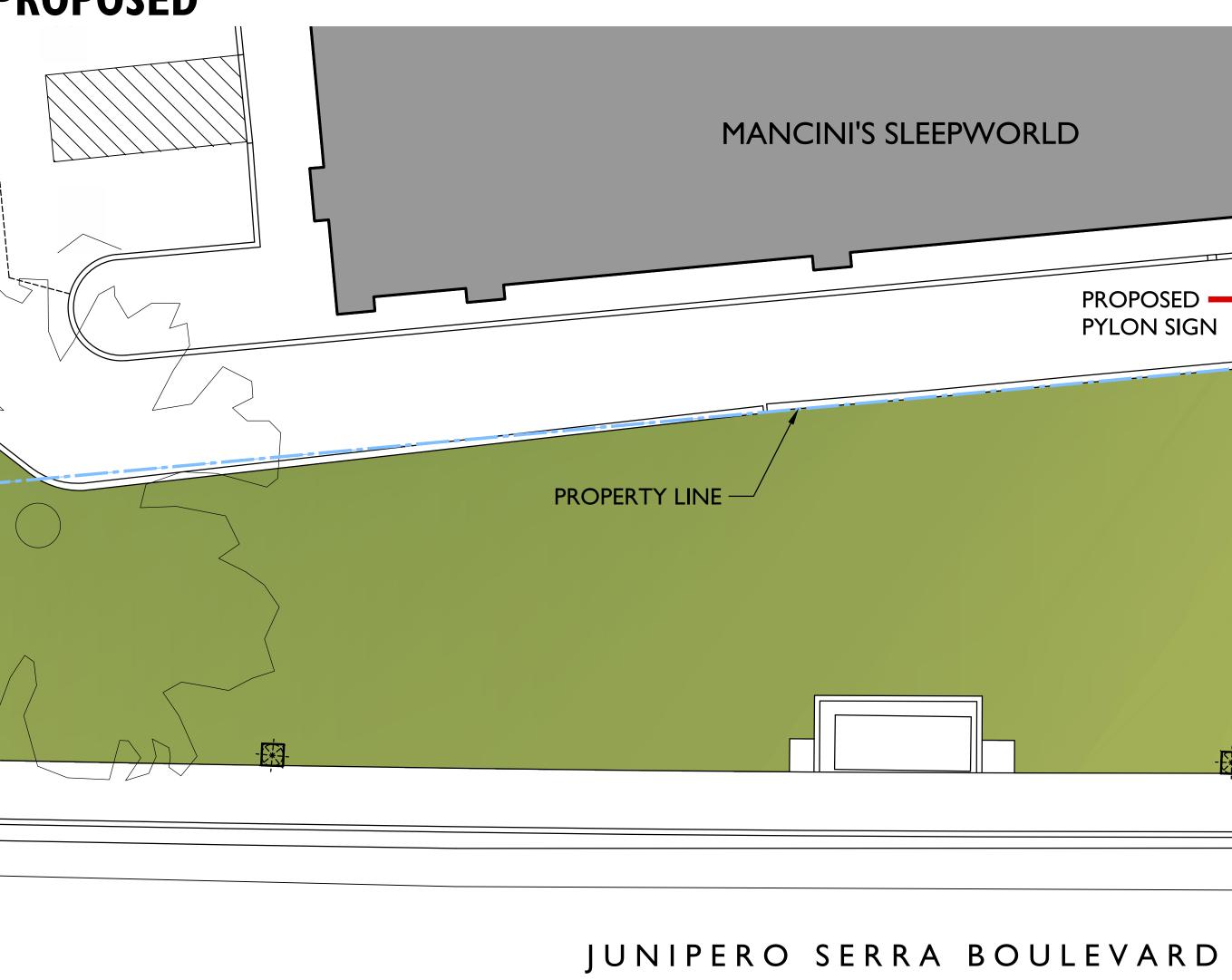
0

FORMER



7Former Pylon Sign Vicinity PlanA2.1SCALE:I/8" = 1'-0"

PROPOSED



A2.1 SCALE: 1/8" = 1'-0"



PROPOSED -PYLON SIGN ------ [*]-

ARCHITECT

KEY PLAN



ISSUE

SHEET TITLE

Serra Center Wayfinding Signage

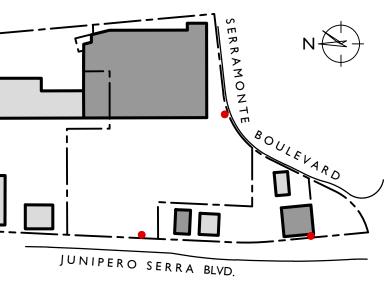
970 Serramonte Boulevard Colma, CA 94014

CLIENT

CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515



Planning Submittal

DATE 2/2/17

PROJECT NUMBER 1529.01 **Pylon Sign Vicinity** Plan







CLIENT

ARCHITECT

KEY PLAN



ISSUE

SHEET TITLE



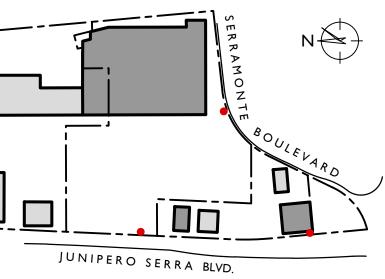
Serra Center Wayfinding Signage

970 Serramonte Boulevard Colma, CA 94014

CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515

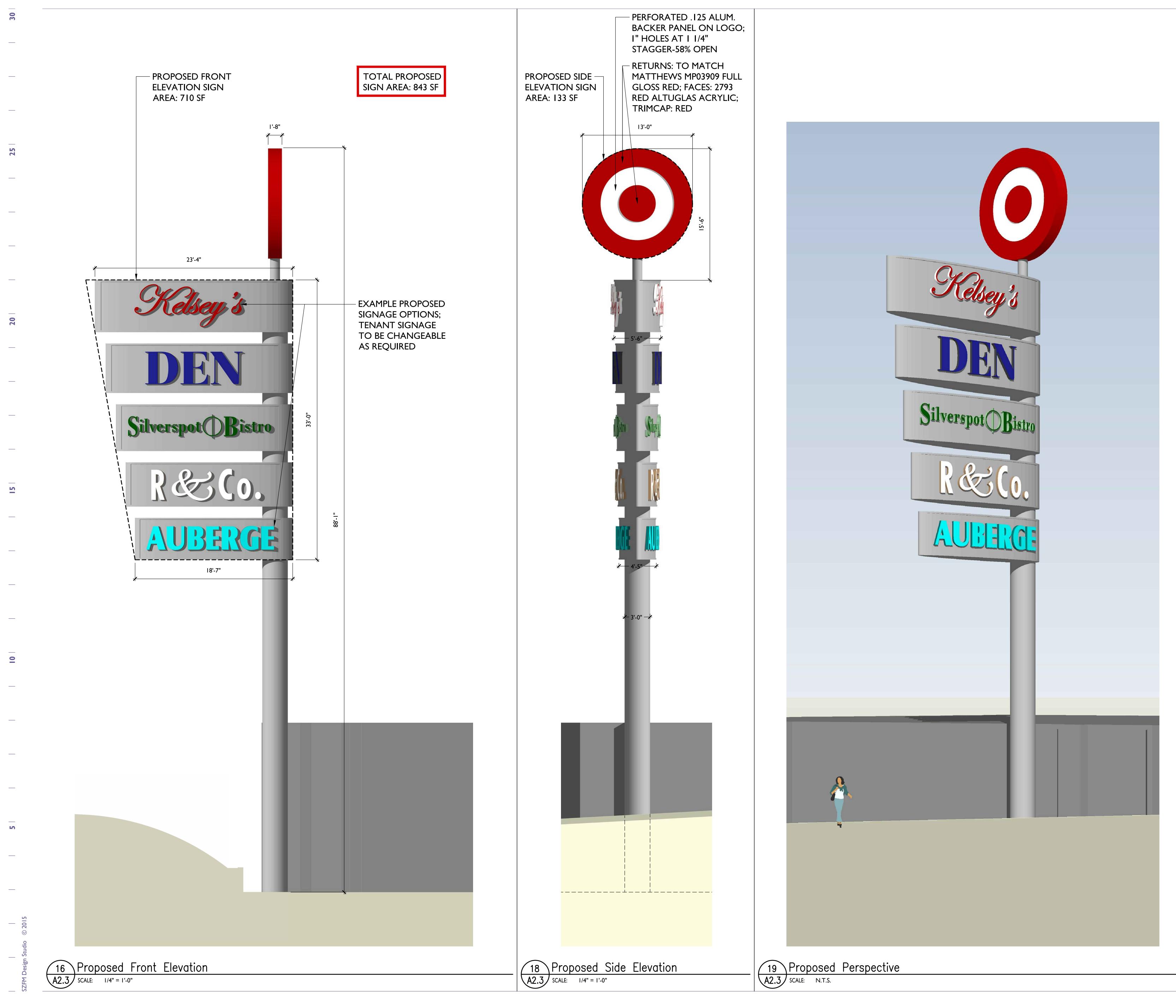


Planning Submittal

DATE 2/2/17

PROJECT NUMBER 1529.01 Former Pylon Sign







CLIENT

ARCHITECT

KEY PLAN



ISSUE

SHEET TITLE



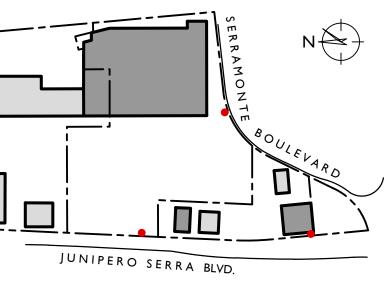
Serra Center Wayfinding Signage

970 Serramonte Boulevard Colma, CA 94014

CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515



Planning Submittal

DATE 2/2/17

PROJECT NUMBER 1529.01 **Proposed Pylon Sign**



GENERAL NOTES

- A. GENERAL:
- I. Electronic files of the logos and related graphics to be provided by the Owner. All modifications to the artwork must be reviewed and approved by the Architect prior to shop drawings preparation.
- 2. Signage Design Intent Drawings prepared by SZFM Design Studio (Architect), are intended to establish basic dimensions, alignment, profiles and relationships of signage elements to other building components.
- 3. See attached Bid Form for scope of work requirements. 4. The Contractor is required to prepare Shop Drawings and Engineering Calculations to be submitted to the Architect for review and approval.
- 5. The Contractor is required to provide all permit documents, including but not limited to structural and electrical drawings.
- 6. The Contractor is to obtain all required permits. 7. The Contractor must furnish all labor, material, tools, equipment and services
- required to complete the work. 8. The Contractor is responsible for coordination with work of all other trades.
- 9. Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure, functional and complete installation.
- B. SHOP DRAWINGS, SAMPLES & ON SITE MOCKUPS
- I. Sign fabricator to provide full size, Entry Sign G on site mock up with support structure that can be moved to all sign locations for on site review by the Architect and Owner.
- 2. Sign fabricator to provide full size, lit sample of the "serra center" letter "s" for Architect and Owner to review at night at the site. The letter shall be mounted on the metal background plate as per the design.

Samples will be evaluated for acrylic thickness, paint finish, film, face/edge details and all lighting.

3. Sign fabricator to provide full size sample of aluminum fin for Architect and Owner to review at night at the site. If the sample is approved it may be installed in a finished sign.

- 4. Shop drawings and related engineering must be completed within 3 weeks of signing the contract. If the Architect requires a resubmittal on shop drawings this
- 5. Submit complete shop drawings and construction details, to the Architect for review and approval. Do not proceed with fabrication prior to approval of shop drawings. Do not use Design Intent Drawings prepared by the Architect for shop drawings or fabrication.
- 6. Shop drawings shall be to scale and indicate elevations, plans, sections, details, interfaces, connections with all materials, proposed identification of component parts, their finishes and methods of erection. Provide the Architect with PDF file shop drawings.
- 7. Submit three, 8-1/2" x 11", clearly labeled samples of all specified materials, colors and finishes. If samples are rejected, the Contractor is required to resubmit new samples as requested by the Architect.
- project record. 9. An onsite survey should be done by the Contractor to verify all dimensions of existing elements at signage locations. Contractor to verify that signs will not
- Intent Drawings. 10. All required anchors, fasteners, conduit, electrical equipment and labels to be concealed unless otherwise reviewed and accepted.

should be done within I week of receiving the Architect's review comments.

8. Provide the Architect with PDF files shop drawings and samples to keep for the

conflict with existing utilities or other elements may not be shown in the Design

- C. PRODUCT DELIVERY, STORAGE AND HANDLING
- 1. Deliver signage to job site properly packaged to provide protection against transportation damage.
- 2. Exercise extreme care in unloading, storing and erecting signage to prevent bending, warping, twisting and surface damage.
- 3. Contractor to store all materials and accessories above ground, on well-skidded platforms. Store under waterproof coverings. Provide proper ventilation of materials to prevent condensation build-up between components.

D. MATERIALS & FABRICATION

- I. Shop fabricate items in accordance with the approved shop drawings to dimensions and sizes shown, or if not specifically shown, use materials of required size and thickness to produce strength and durability in the finished products.
- 2. Continuity: fabricate items in longest continuous lengths available. If size prohibits continuous fabrication, design field joints to be invisible in the finished product but show seam locations and details in shop drawings for the Architect's review and approval.
- 3. Welding: Comply with relative standards. All exposed welds shall be continuous, and ground smooth prior to finishing.
- 4. Anchorage Devices: Coordinate with supporting structure, space as required to provide adequate support.

e. Installation

- drawings and fabricators instructions.
- discrepancies have been resolved.
- Drawings by others.
- corner.

I. Verify that signage installation may be made in accordance with approved shop 2. In event there is a discrepancy between field conditions and approved shop

drawings, notify the Architect. Do not proceed with installation until

3. Demolition and removal of all existing signage as indicated in the Design Intent

4. Patch and repair all demolition scars or damages at existing work as a result of conducting the installation. In patched areas or any area where a finish is not specified, match adjacent material in construction, color, texture, and manufacturer. Refinish may be required to next adjacent construction joint or

5. Install signage secure, without waves, warps, buckles, fastening stresses or distortion, allowing for expansion and contraction.

6. Install signage in accordance with fabricator's instructions and shop drawings.

7. Install signs plumb, level and straight, conforming to design as indicated. 8. Dispose of excess materials and remove debris from site.

9. Clean work in accordance with fabricator's recommendations.

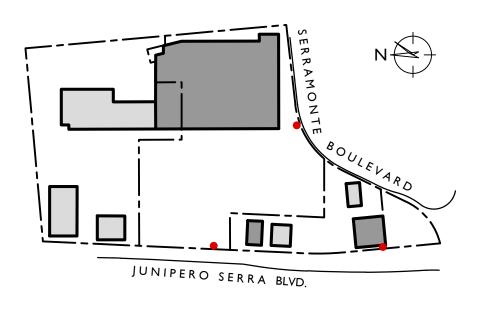
10.Protect work against damage until final acceptance. Replace or repair to the satisfaction of the architect and/or owner, any work that becomes damaged prior to final acceptance. Touch up minor scratches and abrasions.

PROJECT



CLIENT

KEY PLAN



ISSUE

SHEET TITLE

Serra Center Wayfinding Signage

970 Serramonte Boulevard Colma, CA 94014

CRES Management Company, LLC 2000 Powell Street, Suite 1280 Emeryville, CA 94608

ARCHITECT



601 Fourth Street Loft 211 San Francisco CA 94107 415-956-5515

Planning Submittal

DATE 2/2/17

1529.01 **PROJECT NUMBER General Notes**

