



## MILPITAS PLANNING COMMISSION AGENDA REPORT

Meeting Date: January 9, 2008

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<b>APPLICATION:</b>	<b>CONDITIONAL USE PERMIT AMENDMENT No. UA2007-25 &amp; "S" ZONE AMENDMENT No. SA2007-56</b>
<b>APPLICATION SUMMARY:</b>	A request for a new sign program (SA2007-56) that includes a 6-foot monument sign (UA2007-25) at the Centria project located on the corner of S. Main St. and Great Mall Parkway.
<b>LOCATION:</b>	1101 S. Main St. (APN:086-12-022 )
<b>APPLICANT:</b>	Julie Nebozuk, 2300 Clayton Rd., Concord, CA
<b>OWNER:</b>	D.R. Horton, 2300 Clayton Rd., Concord, CA
<b>RECOMMENDATION:</b>	<b>Staff recommends that the Planning Commission:</b> <b>1. Close the public hearing; and</b> <b>2. Approve the project subject to the attached Resolution and conditions of approval.</b>
<b>PROJECT DATA:</b>	
General Plan/ Zoning Designation:	Multifamily Very High Density (R4)/Multi-Family Very High Density (R4-TOD)
Overlay District: Specific Plan:	Transit Oriented Development Overlay Midtown
Site Area: Any other pertinent info:	8.2 acres
CEQA Determination:	Categorically Exempt
PLANNER:	Bridgette Carroll, Assistant Planner
PJ:	2501
<b>ATTACHMENTS:</b>	<b>A. Resolution/Findings/Conditions of Approval</b> <b>B. Plans</b>

# LOCATION MAP



No scale

**BACKGROUND**

The Centria site was approved by the Planning Commission on May 10, 2006 to construct two buildings containing a total of 464-multi family residential units

The subject property is located on the south side of Great Mall Parkway between South Abel and South Main Street. The parcel is approximately 8.2 acres in size and is currently under construction.

Surrounding uses include the Montevista Apartments, Great Mall Shopping Center, Elmwood Correctional Facility, VTA “park and ride” facility and light rail station. Other uses include industrial uses to the east, commercial and residential uses to the south, and residential uses to the north and west. In addition, Penitencia Creek borders the site on the southern edge. A vicinity map of the subject site location is included on the previous page.

On August 28, 2007, D.R. Horton submitted an application for a sign program for the Centria residential development. According to Section 30-3.01(b) of the Municipal Code, Planning Commission shall be empowered to approve, conditionally approve or disapprove a “S” Zone Application for a sign program(s) pursuant to Section 30-4-04 (a). According to the Zoning Ordinance, since Centria’s buildings are over two stories in height any sign proposal shall be approved by the Planning Commission through the sign program process.

**PROJECT DESCRIPTION*****Sign Program***

The project includes descriptions for a monument sign, three building wall address signs, 36 internal address directional signs, 137 unit address signs, one community emergency map sign, eight vehicle parking signs (guest parking, and no parking), and one vehicular directional and community sign. In addition, the sign program includes descriptions for signs that identify various rooms and facilities, such as the spa, restrooms, etc. Each sign is uniform in color and includes the Centria project logo. Although many of these signs would otherwise not require a permit, since the sign program includes these signs, all of them are considered under the program. The intent of the program is to achieve overall uniform design and compatibility with the residential project.

The monument sign (MID on the plans) is designed to stand six feet from the street grade and 5’5” from the finished grade at the sign location along Main Street just south of Great Mall Parkway. The sign comprises of a fabricated aluminum cabinet and the logo will be made out of ¼” acrylic. It will be located at the driveway entrance to the project.

**ADOPTED PLANS AND ORDINANCES CONSISTENCY*****General Plan***

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

**Table 2**  
**General Plan Consistency**

Policy	Consistency Finding
<i>2.a-I-5 Encourage economic pursuits which will strengthen and promote development through stability and balance.</i>	Consistent.

***Zoning Ordinance***

The proposed project conforms to Section XI-30 Chapter 30 Signs. Planning Commission shall be empowered to approve, conditionally approve or disapprove a “S” Zone Application for a sign program(s) pursuant to Section 30-4-04. The signs exhibit consistent color and font themes throughout and are compatible with the residential buildings they intend to serve.

**ENVIRONMENTAL REVIEW**

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

**PUBLIC COMMENT/OUTREACH**

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

**CONCLUSION**

The purpose of a sign program is to provide a harmonious and aesthetically consistent design of signs that is compatible with the buildings they intend to serve. A sign program provides a clear understanding of what the standards are for new and existing signs on the site, including materials, illumination, color and dimensions. A sign program will also provide for consistent and streamlined review, approval and administration of existing and new signs for the site when signs are replaced in the future. The proposed sign program is consistent with the purpose.

**RECOMMENDATION**

STAFF RECOMMENDS THAT the Planning Commission approve Conditional Use Permit Amendment No. UA2007-25/”S”Zone Amendment No. SA2007-56, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution/Findings/Conditions of Approval
- B. Plans

## RESOLUTION NO. 08-002

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING USE PERMIT AMENDMENT NO. UA2007-25/"S" ZONE AMENDMENT NO. SA2007-56, CENTRIA SIGN PROGRAM, AT 1101 SOUTH MAIN STREET

**WHEREAS**, on January 9, 2008, an application was submitted by Julie Nebozuk, 2300 Clayton Rd., Concord, CA, to allow for a sign program. The property is located within the Multi-Family Very High Density (APN: 086-12-022); and

**WHEREAS**, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

**WHEREAS**, on January 9, 2007, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

**NOW THEREFORE**, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

**Section 1:** The recitals set forth above are true and correct and incorporated herein by reference.

**Section 2:** Staff determined that the project is categorically exempt from further environmental review pursuant to Class 11, Section 15311 (Accessory Structures – On-premise signs) of the State CEQA Guidelines.

**Section 3:** The layout of the site and design of the signs are compatible and aesthetically harmonious with adjacent and surrounding development in that the proposed modifications will enhance the exterior of the location because the sign program and freestanding signs will have a unifying theme and will provide way-finding to the center.

**Section 4:** The proposed project is consistent with the Milpitas General Plan and Zoning Ordinance in that the project promotes a consistent design and exhibit high quality materials.

**Section 5:** The proposed sign program will not create any adverse community impacts and will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare.

**Section 6:** The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit Amendment No. UA2007-25/"S" Zone Amendment No.

SA2007-56, Centria Sign Program , subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Milpitas on January 9, 2007.

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Chair

**TO WIT:**

**I HEREBY CERTIFY** that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on January 9, 2007, and carried by the following roll call vote:

**AYES:            COMMISSIONERS:**  
**NOES:            COMMISSIONERS:**  
**ABSTAIN:        COMMISSIONERS:**  
**ABSENT:         COMMISSIONERS:**

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Secretary of the Planning Commission

**EXHIBIT 1**

**CONDITIONS OF APPROVAL  
CONDITIONAL USE PERMIT AMENDMENT No. UA2007-25 and an "S" ZONE  
AMENDMENT No. SA2007-56**

**Planning Division**

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on January 9, 2007, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.

2. Conditional Use Permit Amendment No. UA2007-25 and an "S" Zone Amendment No. SA2007-56 shall become null and void if the project is not commenced within 18 months from the date of approval. Pursuant to Section 64.04-2 of the Zoning Ordinance of the City of Milpitas, since the project requires the issuance of a building permit, the project shall not be deemed to have commenced until the date of the building permit is issued and a foundation is completed.

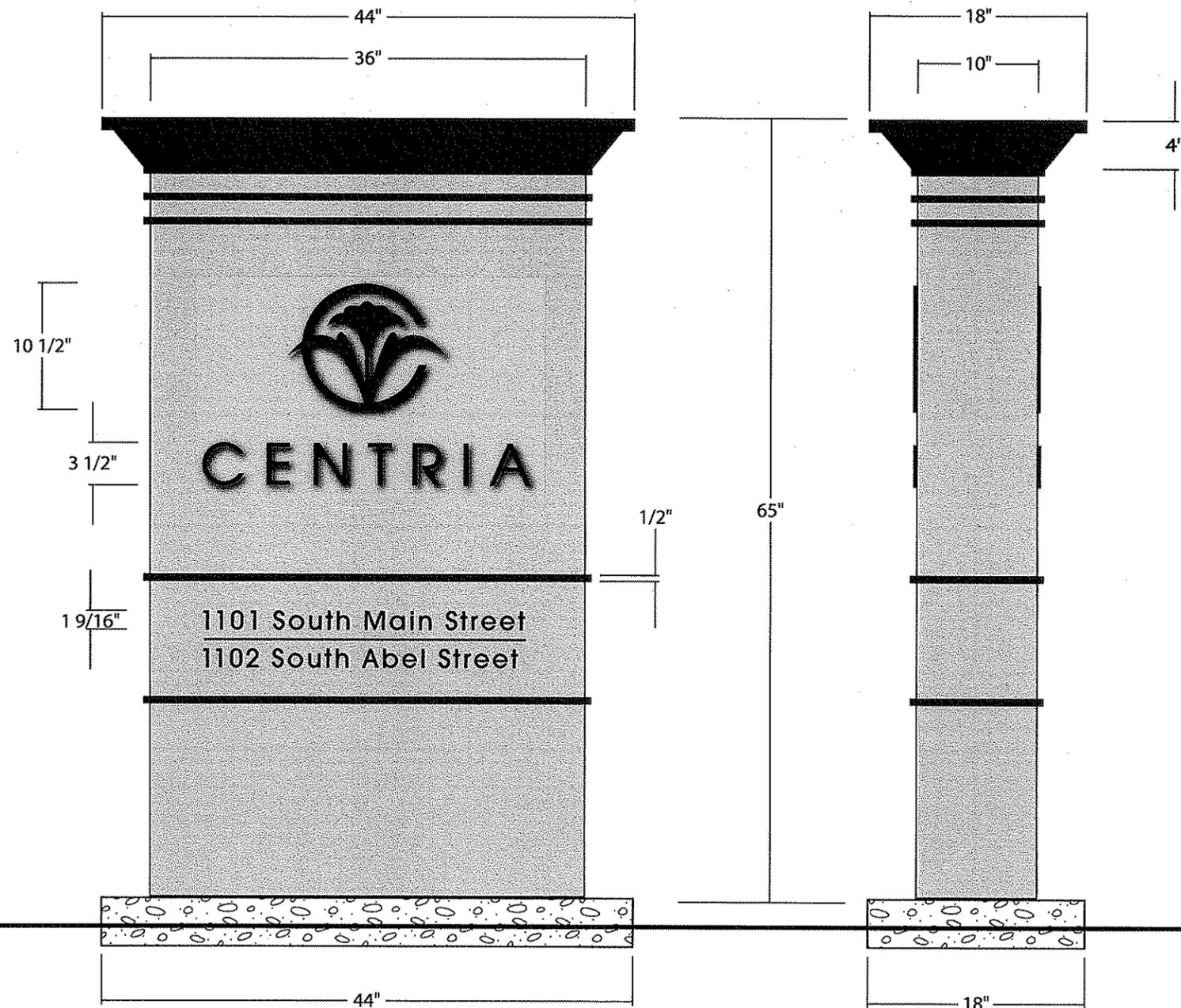
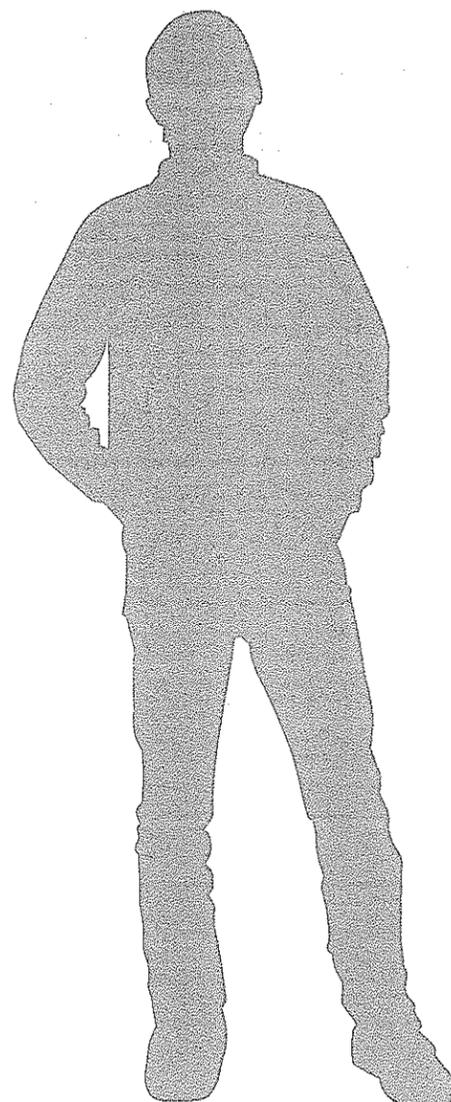
Pursuant to Section 64.04-1, the owner or designee shall have the right to request an extension of UA2007-25 and SA2007-56 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein.

**Engineering Division**

1. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation.(E)
2. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
3. All existing on-site or off-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements or public right of way. (E)
4. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to plan check and inspection deposit, and 2.5% building permit automation fee. (E)

5. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers, including but not limited to construction activities, to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
6. It is the developer's responsibility to obtain any necessary permits or approvals from affected agencies or private parties. Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
7. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)

(E) = Engineering Division



SCALE: 3/4" = 1'

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR  
Checked By/Date: [ ]

Date: 11-09-07  
Phase: SUBMITTAL

REVISIONS No.	Date	Phase	By
▲			
▲			
▲			
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Sign Type Description  
Main ID Monument  
Double Sided  
(option a)

Sign Type Code

**MID-Ma**

Sheet No.

**1.0**

**QUANTITY**

SEE MESSAGE SCHEDULE  
(DOUBLE SIDED)

**MATERIALS**

FABRICATED ALUMINUM CABINET.  
LOGO: 1/4" THICK ACRYLIC - PAINTED.  
RULE LINE & ADDRESS: VINYL.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C & MATCH 3M CRANBERRY #283.  
LOGO: MATCH 3M CRANBERRY #283.  
RULE LINE: CRANBERRY VINYL #283.  
ADDRESS: BLACK VINYL #220-12.

**TYPEFACES**

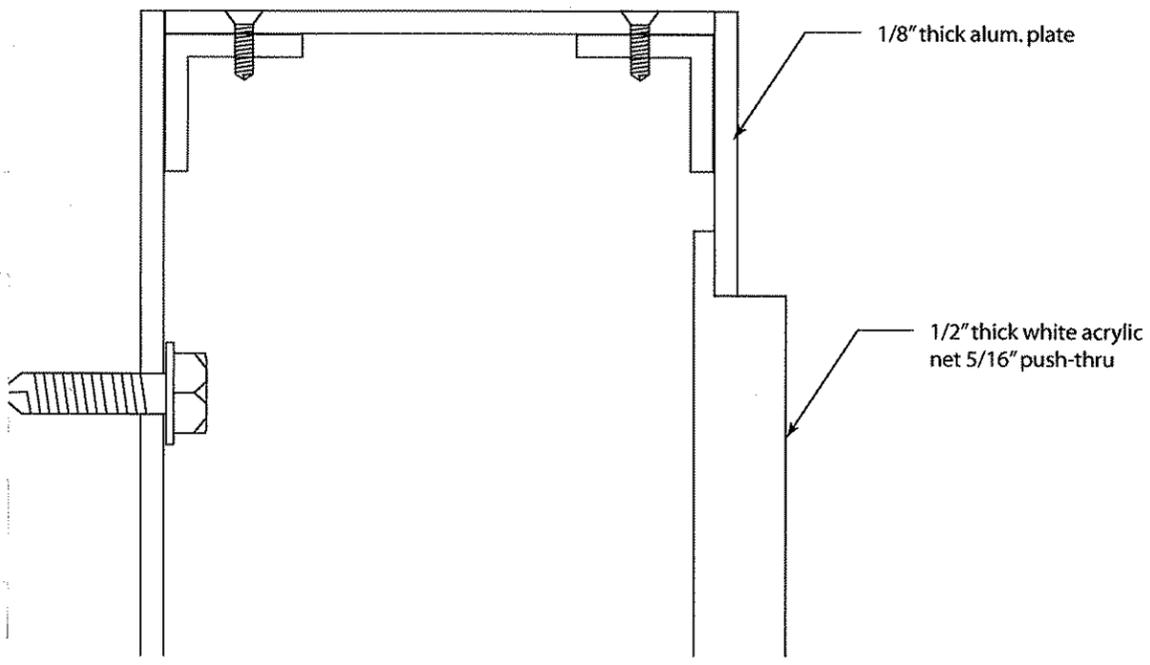
ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

**INSTALLATION**

EXPANSION ANCHOR TO COMBO SPREAD/SHALLOW PIER FOOTING.

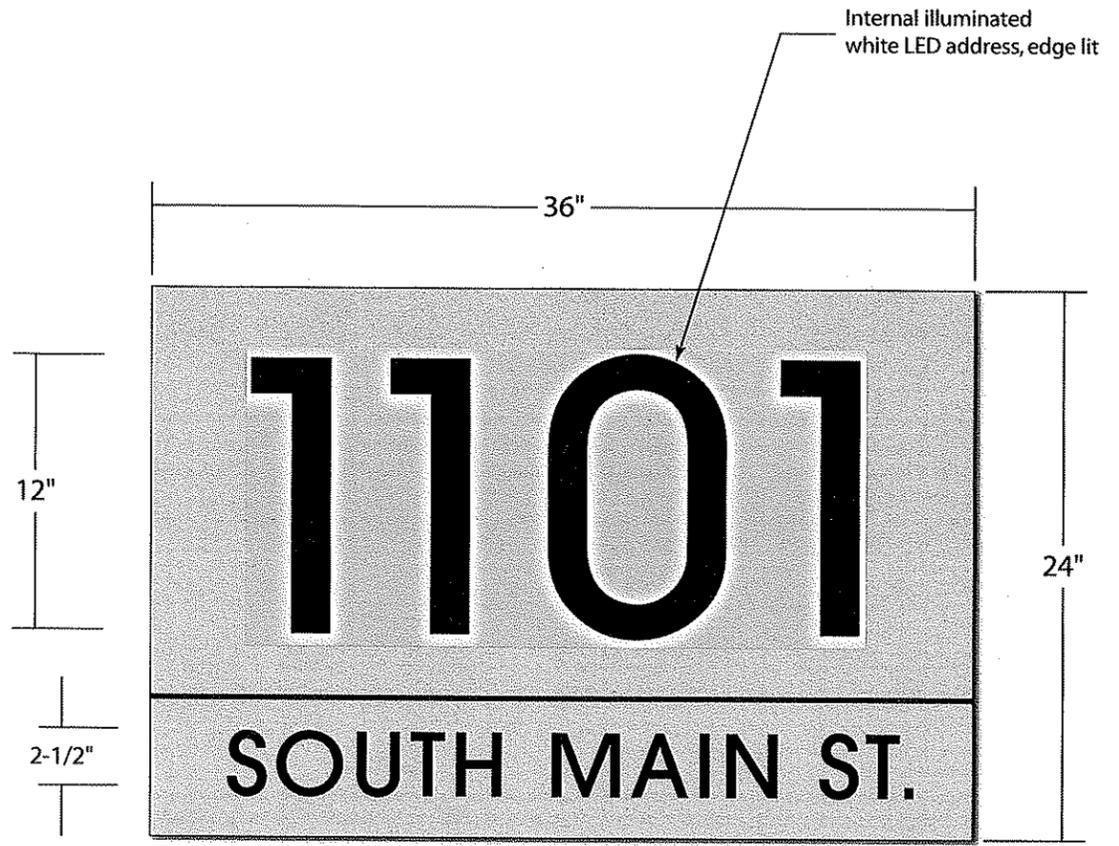
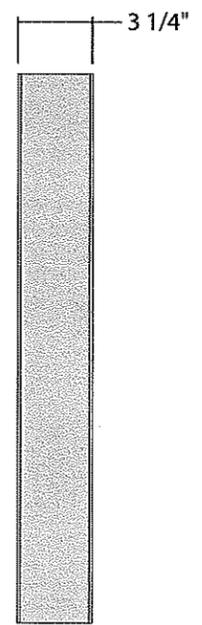
**PRODUCTION APPROVAL**

Side panels removable for installation & servicing,  
FHMS paint to match cabinet.



Full Size Section

- Notes:
- 1) White LED lit address.
  - 2) Internal transformer.
  - 3) 120 V. supplied by others.



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision	JR	
1	11-09-07	Revision	JR	

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Sign Type Description  
**BUILDING ADDRESS**  
(illuminated)

SCALE: 1/8" = 1"

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

FABRICATED INTERNAL ILLUMINATED ALUMINUM CABINET. WHITE LED, 1/2" THICK WHITE ACRYLIC ADDRESS PUSH-THRU NET 5/16" EDGE LIT.

RULE LINE: VINYL.

COPY: VINYL.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.

BACKGROUND: MATCH PMS 7535 C.  
ADDRESS: BLACK (EDGE LIT).

RULE LINE: CRANBERRY VINYL #283.  
COPY: BLACK VINYL #220-12.

**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**

MECHANICALLY FASTEN TO WALL.

SEE INSTALL ELEVATIONS SHEET 3.1.

**PRODUCTION APPROVAL**

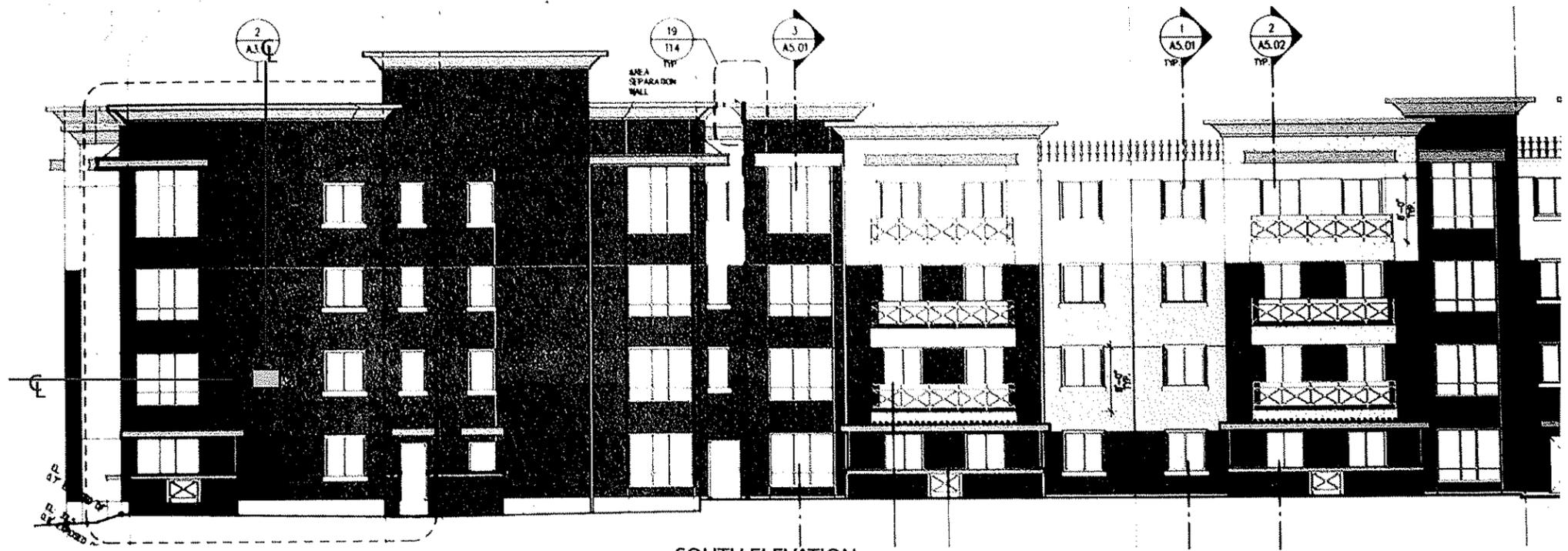
Sign Type Code

**AD**

Sheet No.

**2.0**

5001 24th Street  
Sacramento CA 95822  
**916.452.8000**  
Fax 916.452.3331  
CA Lic. #559090  
NV Lic. #0040109



SOUTH ELEVATION  
(WEST SIDE OF BUILDING)



SOUTH ELEVATION  
(EAST SIDE OF BUILDING)

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
\_\_\_\_\_

Date  
07-06-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
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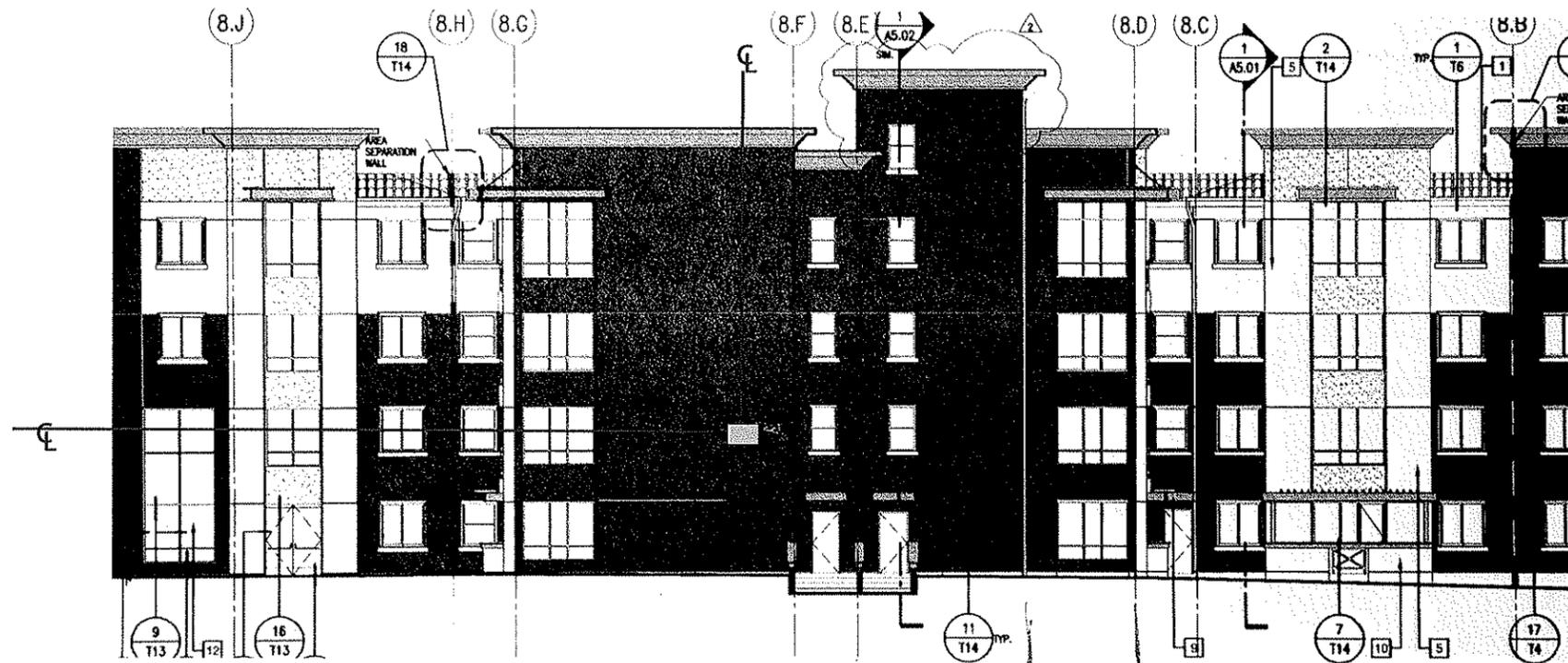
Sign Type Description  
**BUILDING ADDRESS**

Sign Type Code

**AD**

Sheet No.

**2.1**



EAST ELEVATION

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
07-06-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
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Sign Type Description  
BUILDING ADDRESS

Sign Type Code

**AD**

Sheet No.

**2.2**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR  
Checked By/Date:

Date: 04-10-07  
Phase: SUBMITTAL

REVISIONS No.	Date	Phase	By
1	07-06-07	Revision	JR

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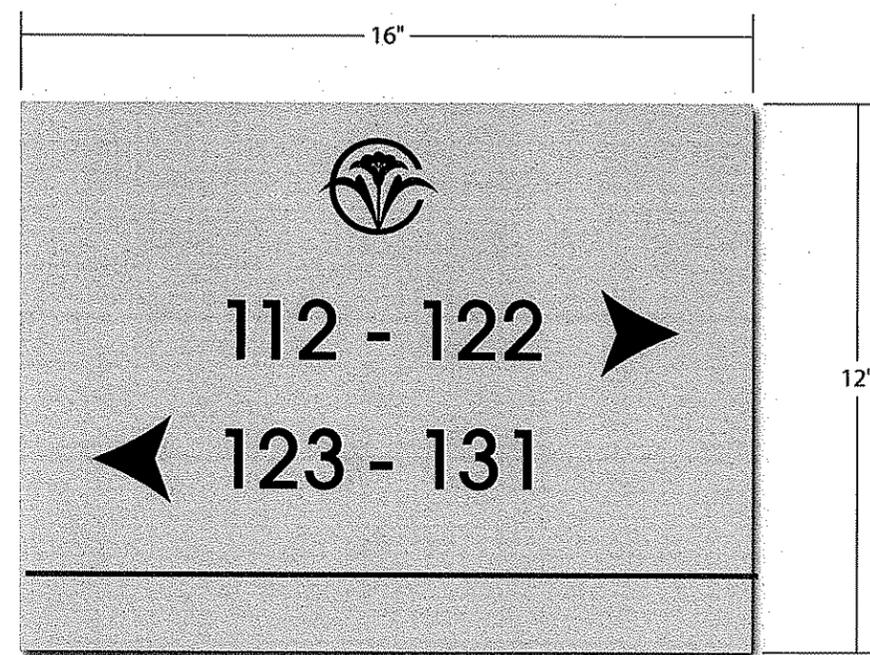
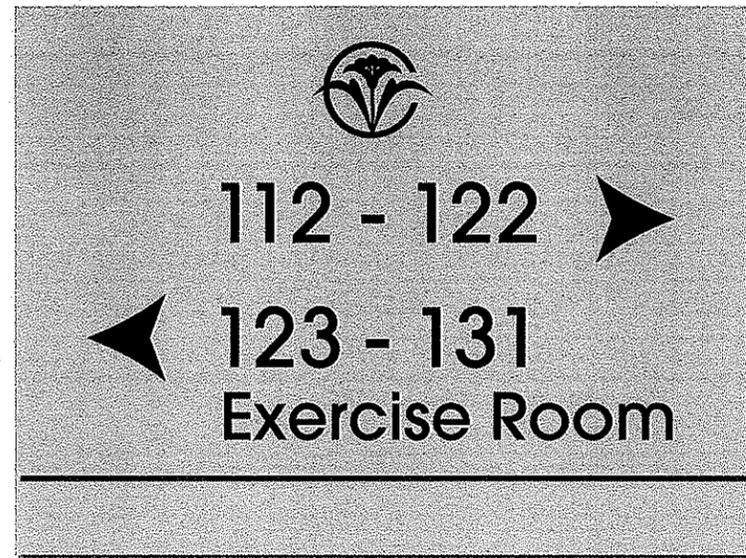
Sign Type Description  
**FLOOR DIRECTIONAL**

Sign Type Code

**FDIR**

Sheet No.

**4.0**



SCALE: 1/4" = 1"

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED LOGO & RULE LINE.  
VINYL COPY & ARROWS.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
LOGO & RULE LINE: MATCH 3M CRANBERRY #283.  
COPY & ARROWS: BLACK VINYL #220-12.

**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

**INSTALLATION**

MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

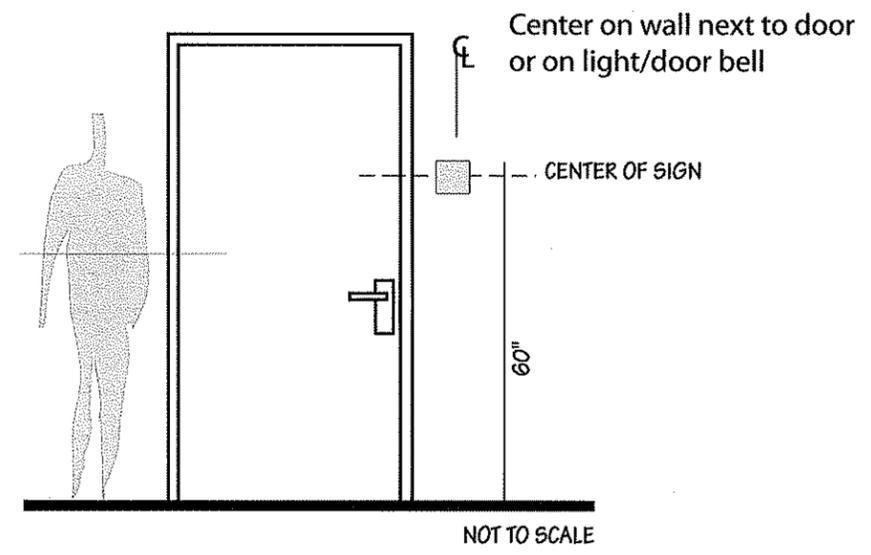
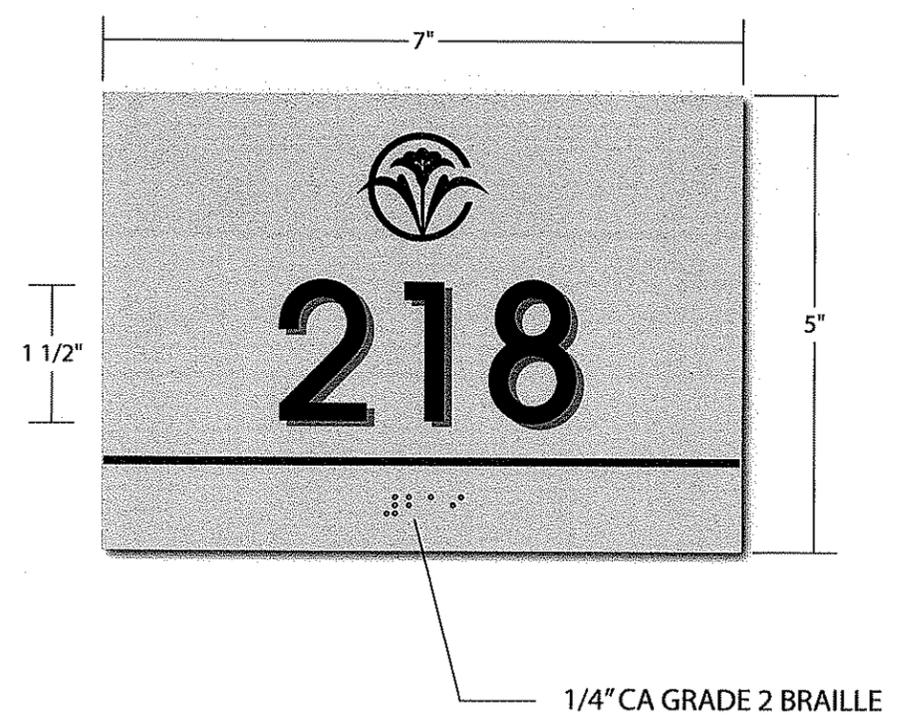
Work Order  
**29877**  
Drawn By  
JR  
Checked By/Date  
[ ]  
Date  
04-10-07  
Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision	JR	

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Sign Type Description  
UNIT ID (ADA)

SCALE: 1/2" = 1"



**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED LOGO & RULE LINE.  
TACTILE COPY & BRAILLE BEADS.

**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
LOGO & RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code

**UID**

Sheet No.

**5.0**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS No.	Date	Phase	By
1	07-06-07	Revision	JR
2	11-09-07	Revision	JR

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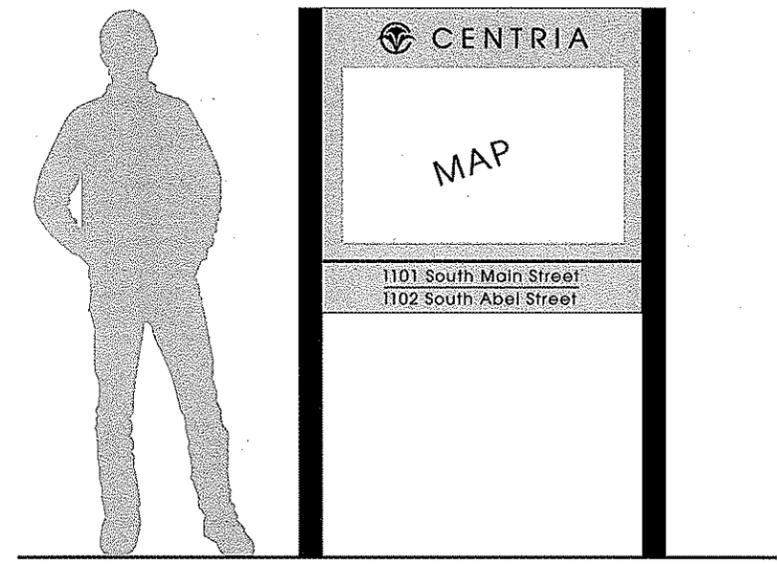
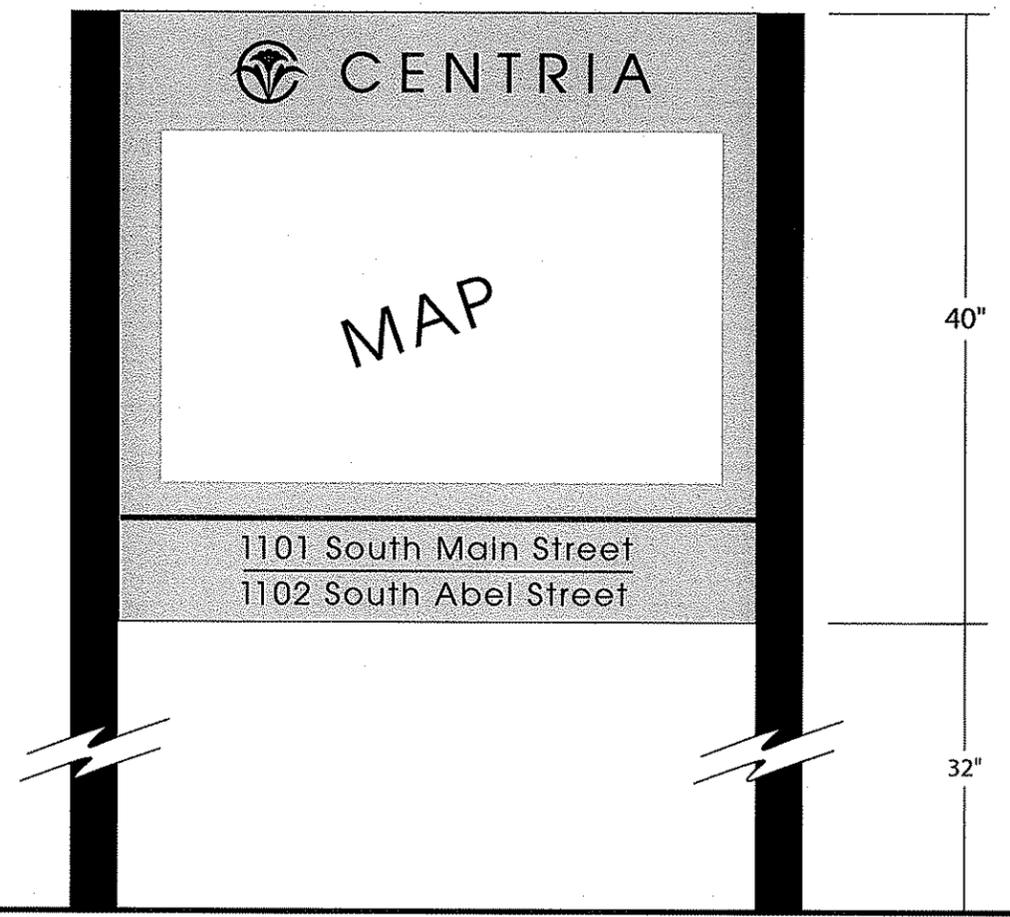
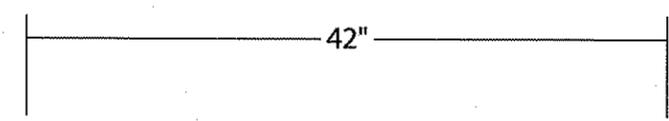
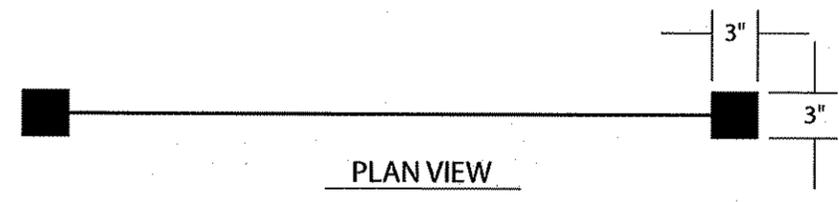
Sign Type Description  
**COMMUNITY EMERGENCY  
DIRECTIONAL MAP**

Sign Type Code

**CEDM**

Sheet No.

**6.0**



SCALE: 1/2" = 1'

SCALE: 1" = 1'

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

PANEL: 1/8" THICK ALUMINUM - PAINTED.  
POST: 3" SQ. ALUMINUM - PAINTED.  
MAP: EXTERIOR HIGH QUALITY DIGITAL MAP.  
LOGO, RULE LINE & ADDRESS: VINYL.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
PANEL: MATCH PMS 7535 C.  
POST: BLACK.  
MAP ARTWORK BY WEIDNER, CLIENT TO APPROVE ARTWORK PRIOR TO FABRICATION.  
LOGO & RULE LINE: CRANBERRY VINYL #283.  
ADDRESS: BLACK VINYL #220-12.

**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

**INSTALLATION**

DIRECT BURIAL OF POST IN CONCRETE, IN SOFTSCAPE.

**PRODUCTION APPROVAL**

Sign Type Code

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
▲	1	07-06-07	Revision	JR
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Sign Type Description  
**VISITOR PARKING**  
(POST MOUNTED)

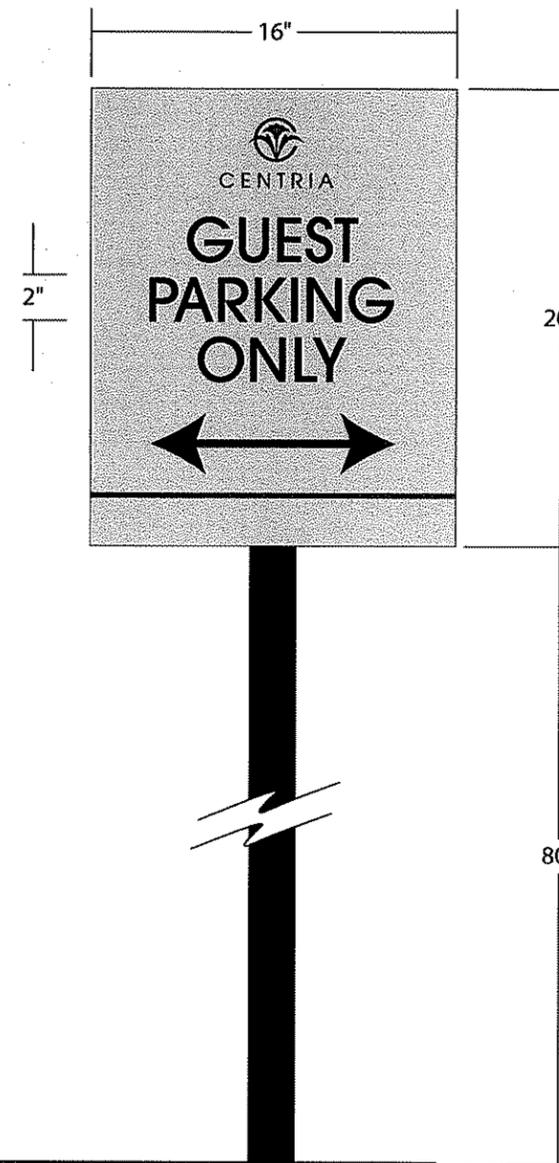
Sign Type Code

**VP-P**

Sheet No.

**7.0**

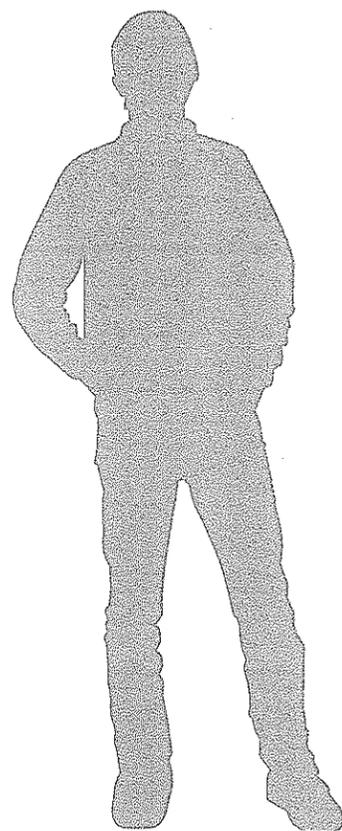
PLAN VIEW



SCALE: 1-1/2" = 1'



SCALE: 3/4" = 1'



**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
PANEL: 1/8" THICK ALUMINUM - PAINTED.  
POST: 3" SQ. ALUMINUM - PAINTED.  
VINYL LOGO, RULE LINE & COPY.

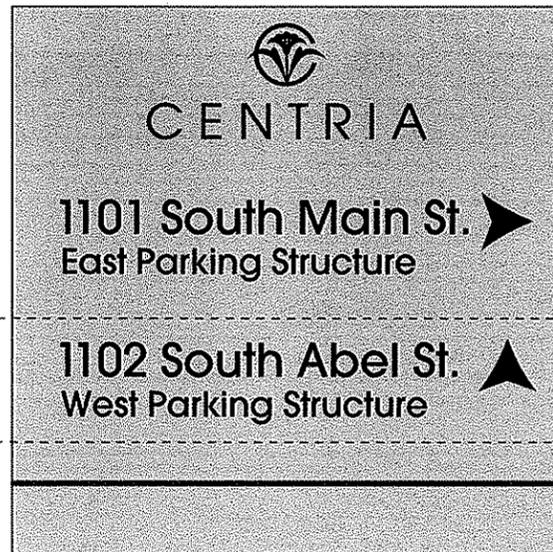
**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
PANEL: MATCH PMS 7535 C.  
POST: BLACK.  
LOGO & RULE LINE: CRANBERRY VINYL #283.  
COPY: BLACK VINYL #220-12.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

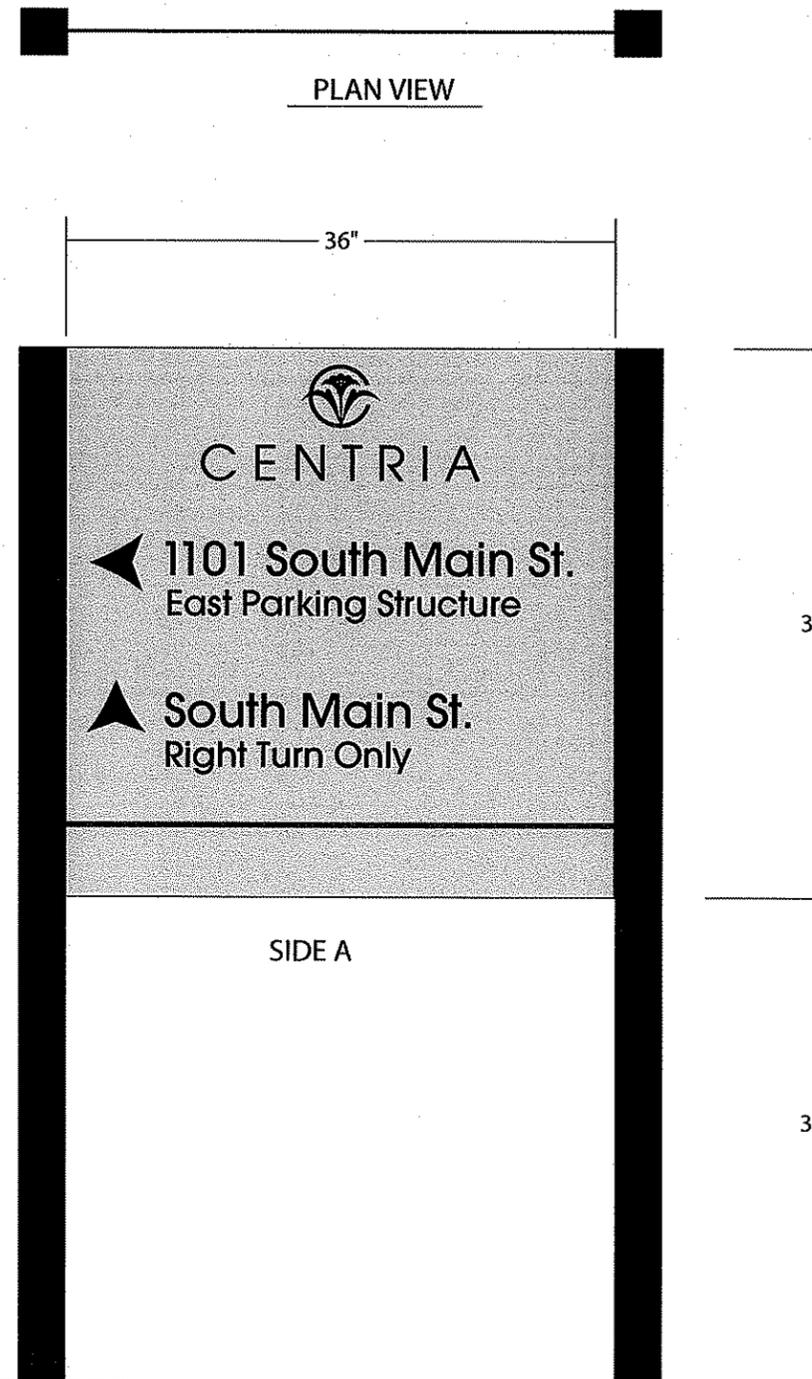
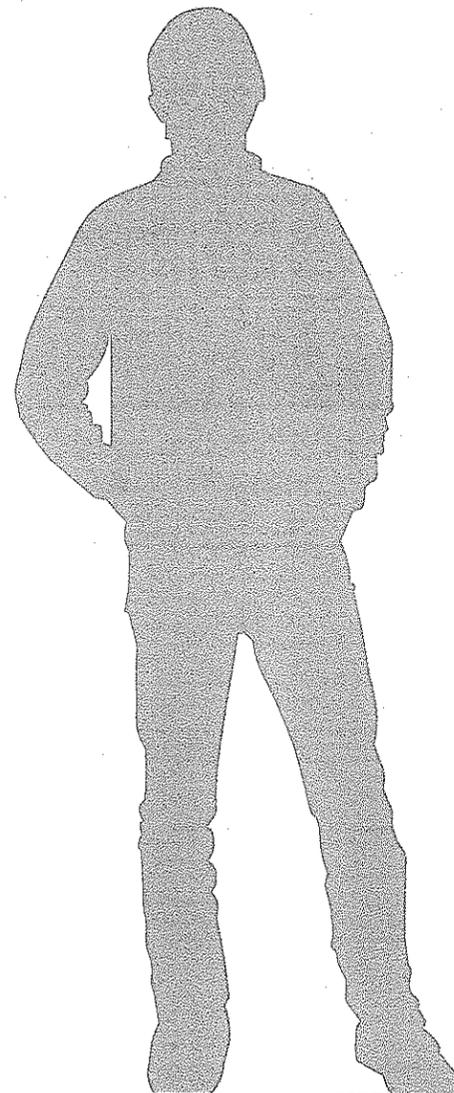
**INSTALLATION**  
DIRECT BURIAL OF POST IN CONCRETE, IN SOFTSCAPE.

**PRODUCTION APPROVAL**

Sign Type Code



SIDE B



SIDE A

36"

32"

SCALE: 1" = 1'

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Date  
04-10-07

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision	JR	
2	11-09-07	Revision	JR	

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Sign Type Description  
**VEHICULAR DIRECTIONAL & COMMUNITY ENTRY**

Sign Type Code

**VDCE**

Sheet No.

**8.0**

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

PANEL: 1/8" THICK ALUMINUM - PAINTED.  
POST: 3" SQ. ALUMINUM - PAINTED.  
VINYL LOGO, RULE LINE & COPY.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
PANEL: MATCH PMS 7535 C.  
POST: BLACK.  
LOGO & RULE LINE: CRANBERRY VINYL #283.  
COPY & ADDRESS: BLACK VINYL #220-12.

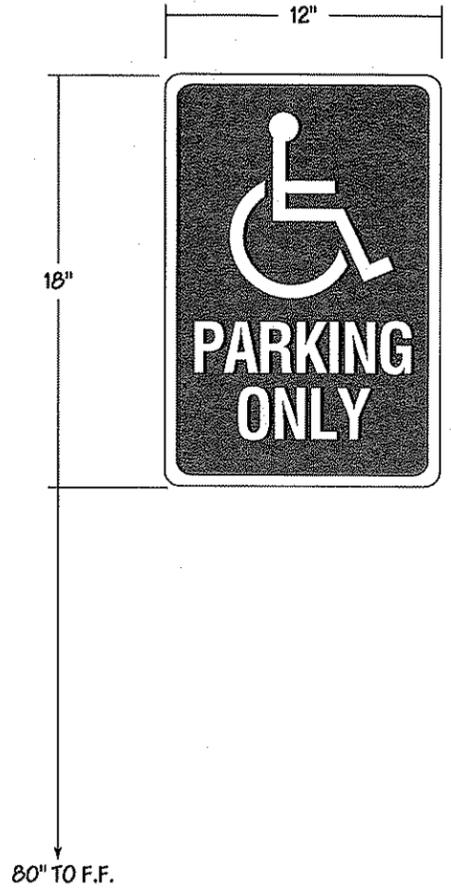
**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

**INSTALLATION**

DIRECT BURIAL OF POST IN CONCRETE, IN SOFTSCAPE.

**PRODUCTION APPROVAL**



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date: [ ]

Date: 04-10-07      Phase: SUBMITTAL

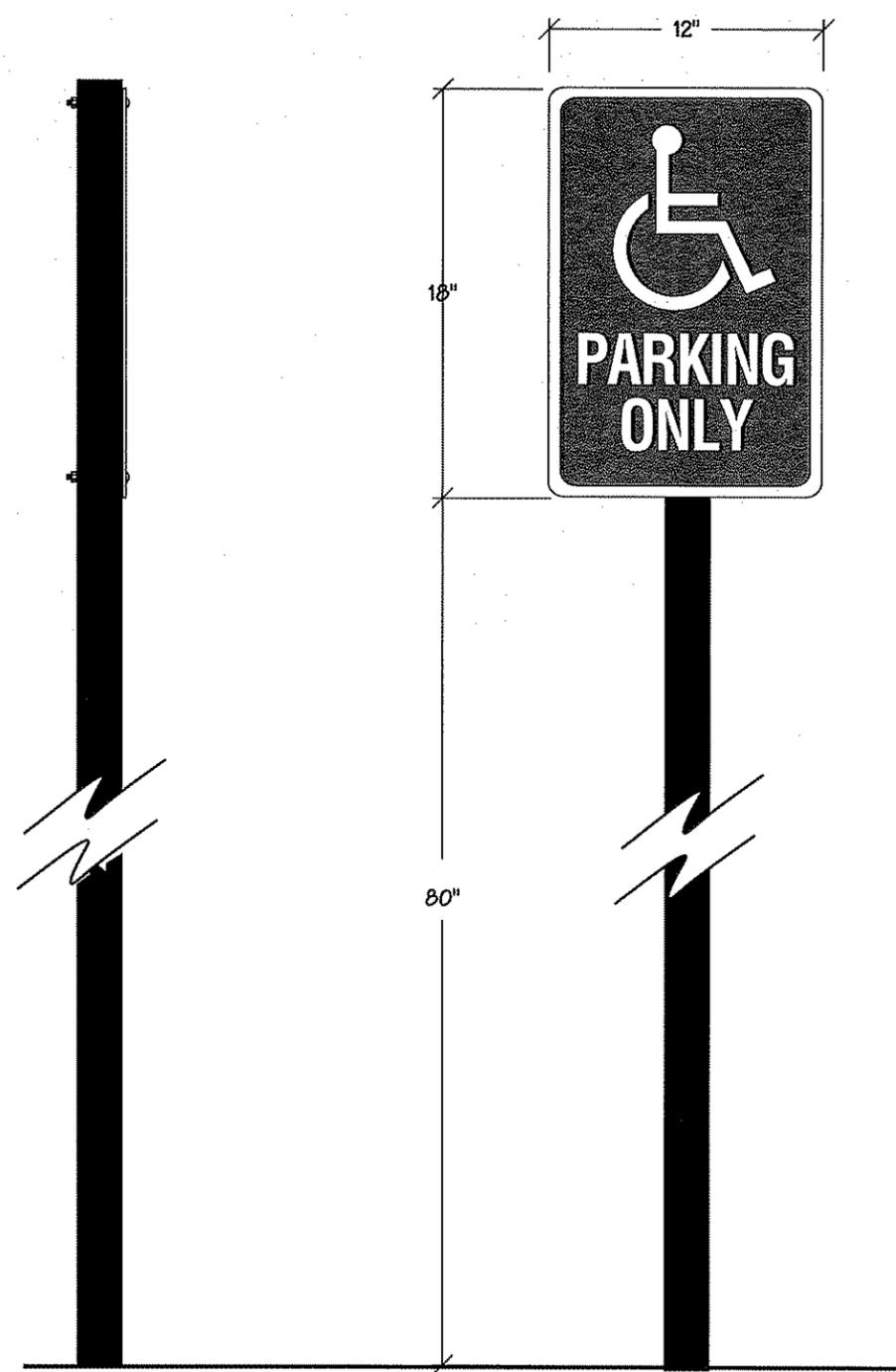
REVISIONS No.	Date	Phase	By
1	07-06-07	Revision	JR

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Sign Type Description  
Handicap Parking Stall  
(Post Mounted)

SCALE: 1-1/2" = 1'

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	STANDARD WESTERN HIGHWAY TRAFFIC SIGN.	SIGN PANEL: STANDARD STOCK SIGN.	HELVETICA BOLD - COND.	MECHANICALLY FASTEN TO GARAGE WALL.		<b>HCS-P</b>
						Sheet No. <b>9.0</b>



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR  
Checked By/Date: [ ]

Date: 04-10-07  
Phase: SUBMITTAL

REVISIONS	No.	Date	Phase	By
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Sign Type Description  
Handicap Parking Stall  
(Post Mounted)

SCALE: 1-1/2" = 1'

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
STANDARD WESTERN HIGHWAY TRAFFIC SIGN.  
2" SQ. ALUMINUM POST, CAPPED - PAINTED.

**COLORS / FINISHES**  
SIGN PANEL: STANDARD STOCK SIGN.  
POST: BLACK.

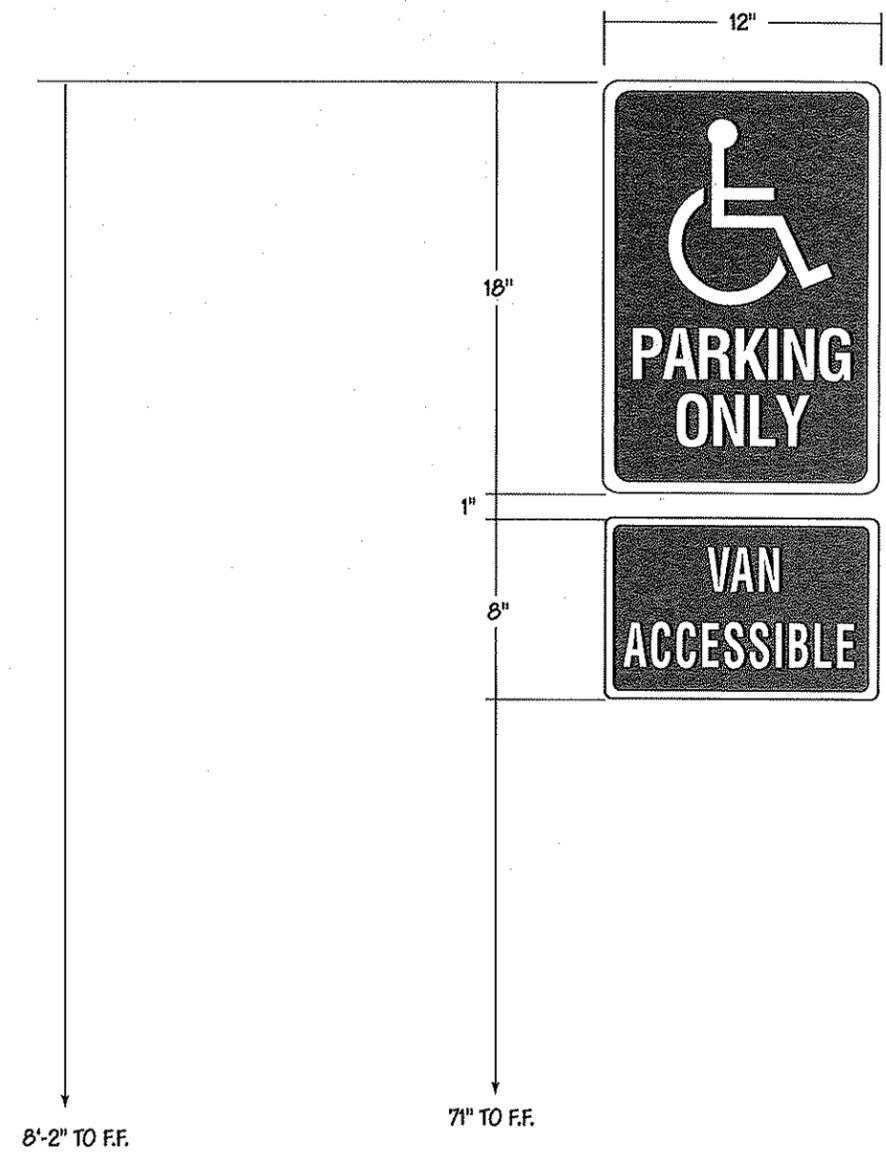
**TYPEFACES**  
HELVETICA BOLD - COND.

**INSTALLATION**  
DIRECT BURIAL OF POST IN CONCRETE, IN SOFTSCAPE.

**PRODUCTION APPROVAL**

Sign Type Code  
**HCS-P**

Sheet No.  
**09.1**



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date:

Date: 04-10-07      Phase: SUBMITTAL

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision	JR	

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Sign Type Description  
Handicap Parking Stall W/ Van  
(Post Mounted)

SCALE: 1-1/2" = 1'

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
STANDARD WESTERN HIGHWAY TRAFFIC SIGN.

**COLORS / FINISHES**  
SIGN PANEL: STANDARD STOCK SIGN.

**TYPEFACES**  
HELVETICA BOLD - COND.

**INSTALLATION**  
MECHANICALLY FASTEN TO GARAGE WALL.

**PRODUCTION APPROVAL**

Sign Type Code  
**HCS-V-W**

Sheet No.  
**10.0**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
▲				
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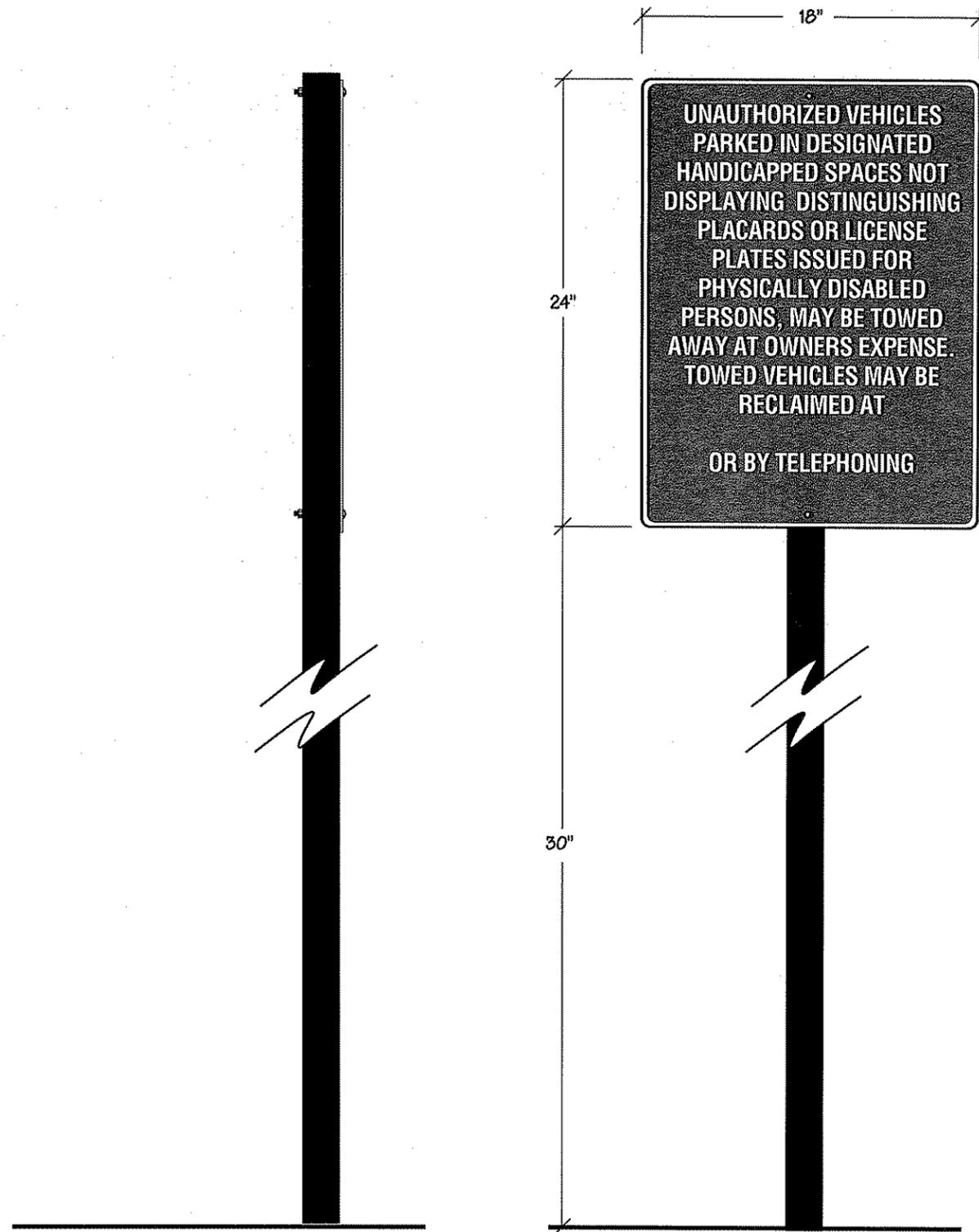
Sign Type Description  
Handicap Regulatory  
(Post Mounted)

Sign Type Code

**HCR-P**

Sheet No.

**11.0**



CLIENT TO PROVIDE  
MISSING INFORMATION

SCALE: 1-1/2" = 1'

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
STANDARD WESTERN HIGHWAY TRAFFIC SIGN.  
2" SQ. ALUMINUM POST, CAPPED - PAINTED.

**COLORS / FINISHES**  
SIGN PANEL: STANDARD STOCK SIGN.  
POST: BLACK.

**TYPEFACES**  
HELvetica BOLD - COND.

**INSTALLATION**  
DIRECT BURIAL OF POST IN CONCRETE,  
IN SOFTSCAPE.

**PRODUCTION APPROVAL**

Sign Type Code

**HCR-P**

Sheet No.

**11.0**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS No.	Date	Phase	By
1	07-06-07	Revision	JR
2	08-06-07	Revision	JR

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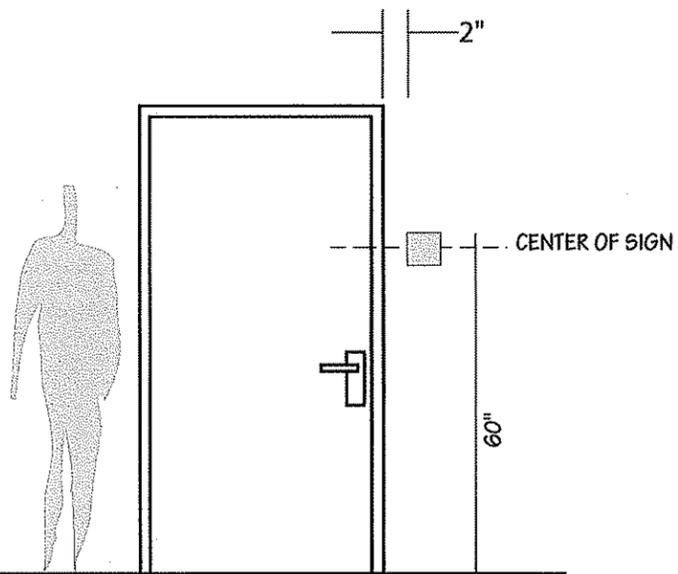
Sign Type Description  
PRIMARY ROOM ID (ADA)

Sign Type Code

**RID-1**

Sheet No.

**12.0**



SCALE: 1/2" = 1"

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED LOGO & RULE LINE.  
TACTILE COPY & BRAILLE BEADS.

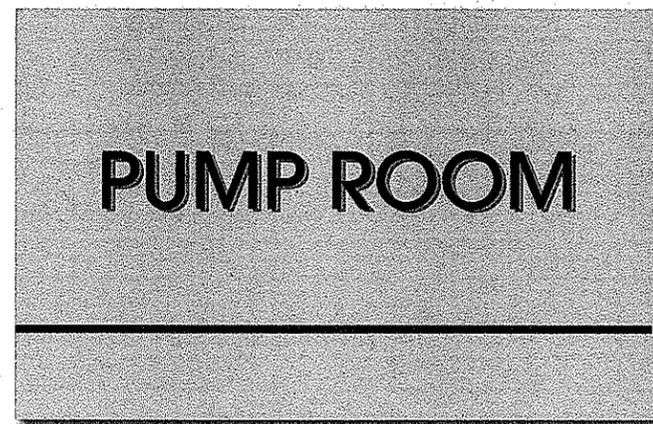
**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
LOGO & RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.  
LOGO ARTWORK SUPPLIED BY CLIENT.

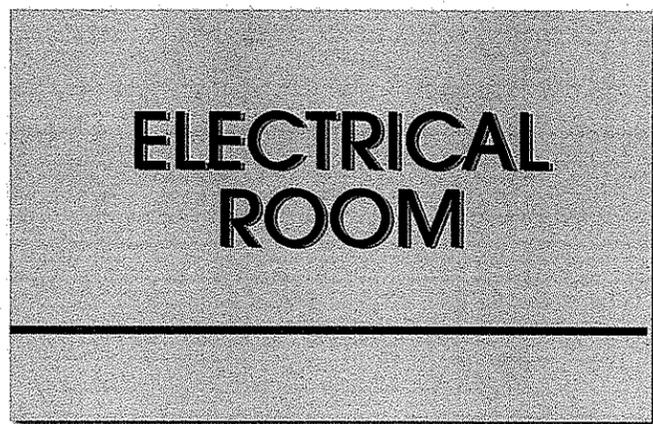
**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

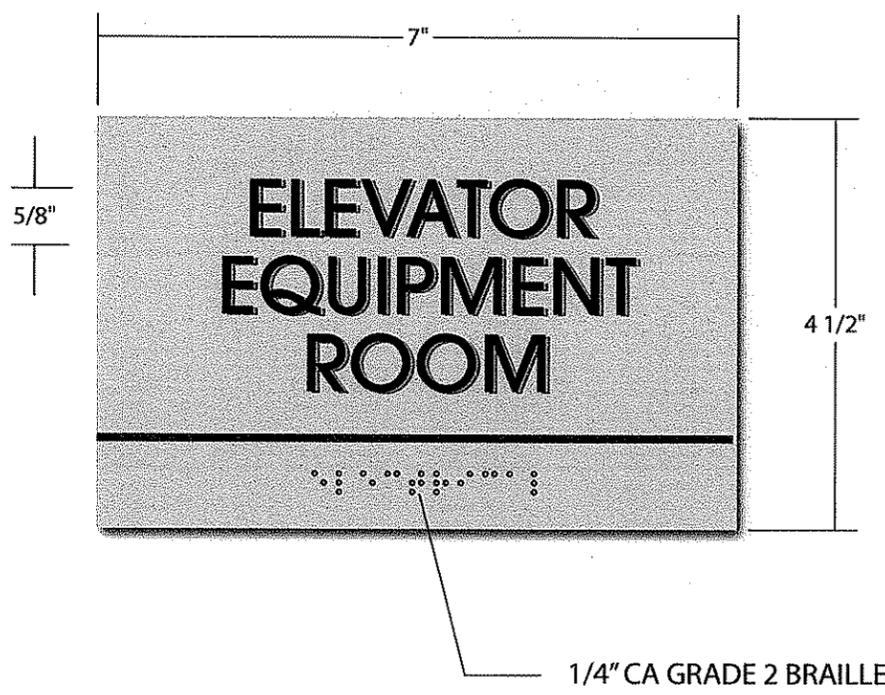
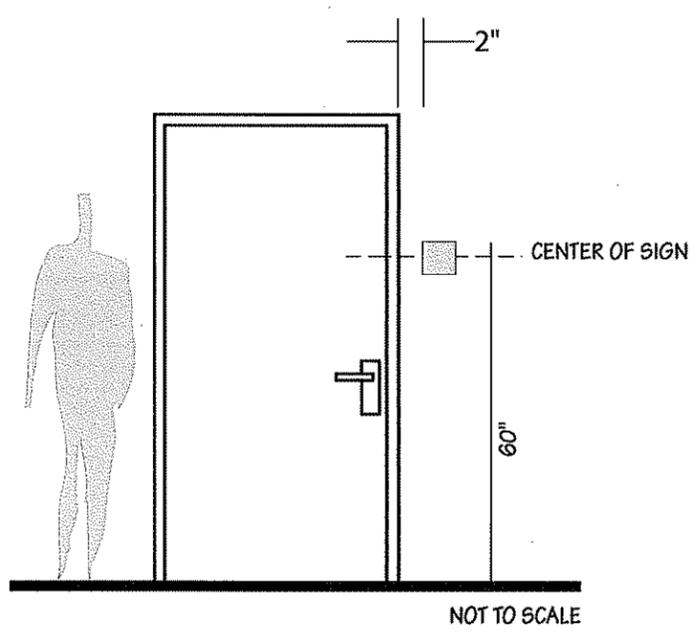
Sign Type Code



1 LINE LAYOUT



2 LINE LAYOUT



SCALE: 1/2" = 1"

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**  
Drawn By  
JR  
Checked By/Date  
[ ]  
Date  
04-10-07  
Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision	JR	

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Sign Type Description  
SECONDARY ROOM ID (ADA)

Sign Type Code

**RID-2**

Sheet No.  
**13.0**

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED RULE LINE.  
TACTILE COPY & BRAILLE BEADS.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

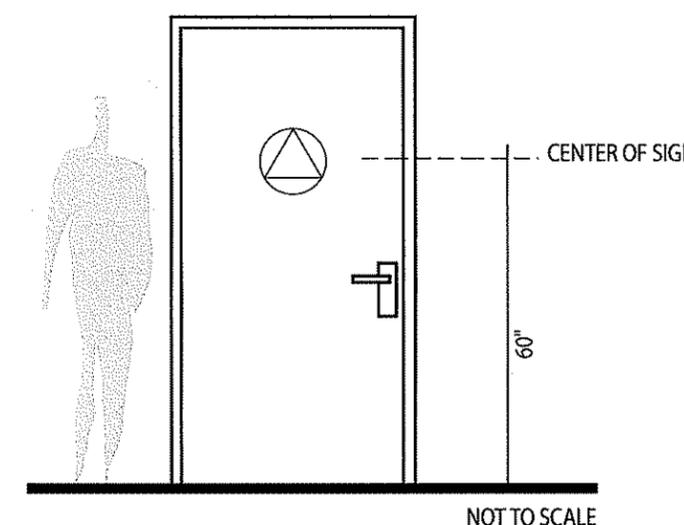
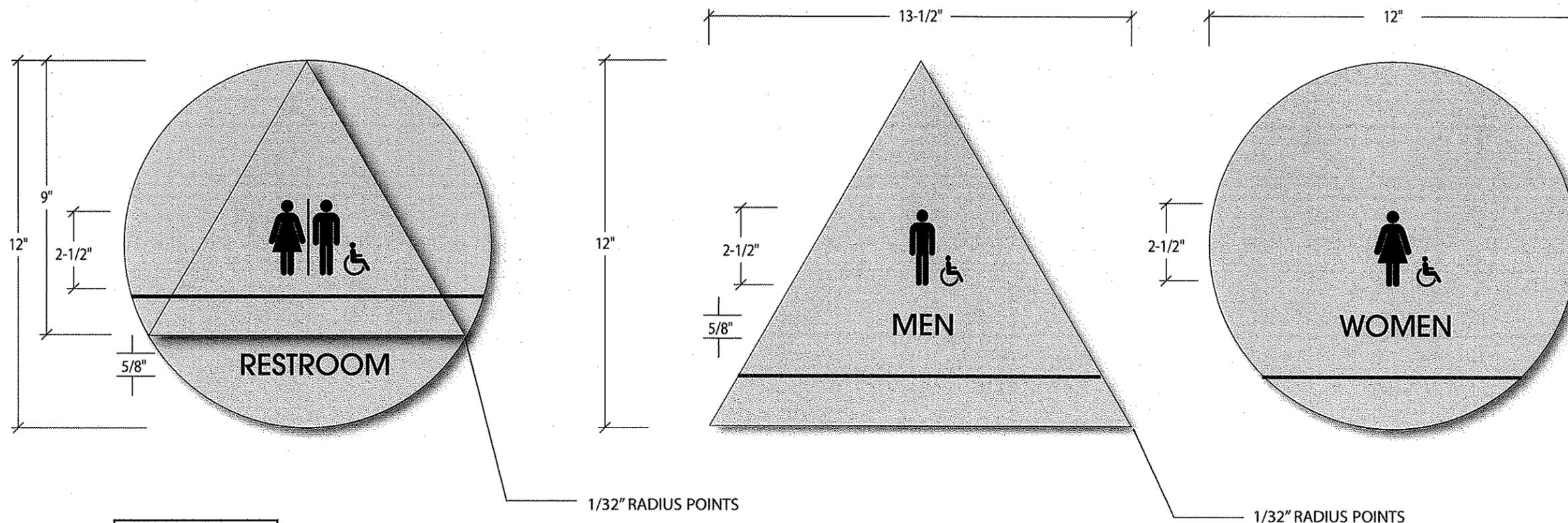
**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**

MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**  
Drawn By: JR  
Checked By/Date: \_\_\_\_\_  
Date: 04-10-07  
Phase: SUBMITTAL

REVISIONS No.	Date	Phase	By

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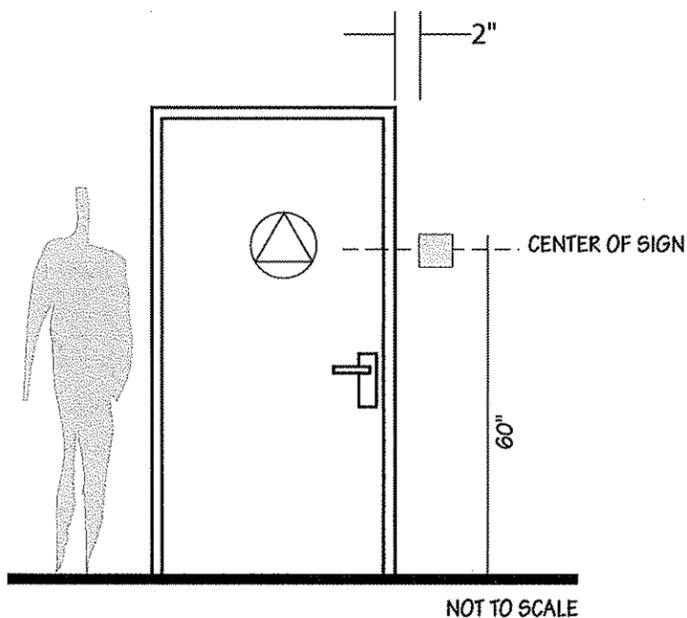
Sign Type Description  
Restroom Door T-24

SCALE: 1/4" = 1"

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	1/4" THICK ACRYLIC - PAINTED. SCREENED PRINTED RULE LINE. VINYL COPY & GRAPHICS.	ALL VISIBLE SURFACES PAINTED. BACKGROUND: MATCH PMS 7535 C. BORDER: MATCH 3M CRANBERRY #283. COPY: BLACK. GRAPHICS & COPY: BLACK VINYL #220-12.	ITC AVANT GARDE GOTHIC-MEDIUM.	MOUNT TO RESTROOM DOOR WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D., AS SHOWN ABOVE.		<b>T24</b> Sheet No. <b>14.0</b>



SCALE: 1/4" = 1"



SCALE: 1/2" = 1"

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**  
Drawn By  
JR  
Checked By/Date  
[ ]  
Date  
04-10-07  
Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
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Sign Type Description  
Restroom ID (ADA)

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED RULE LINE.  
TACTILE GRAPHICS & COPY - BRAILLE BEADS.

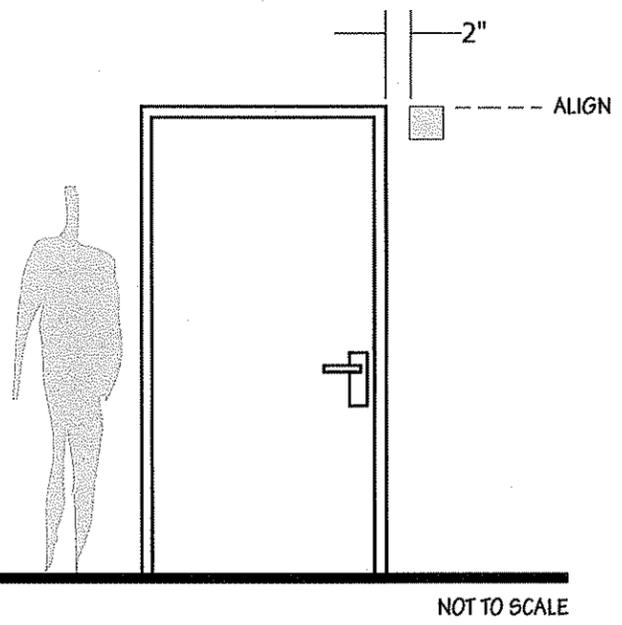
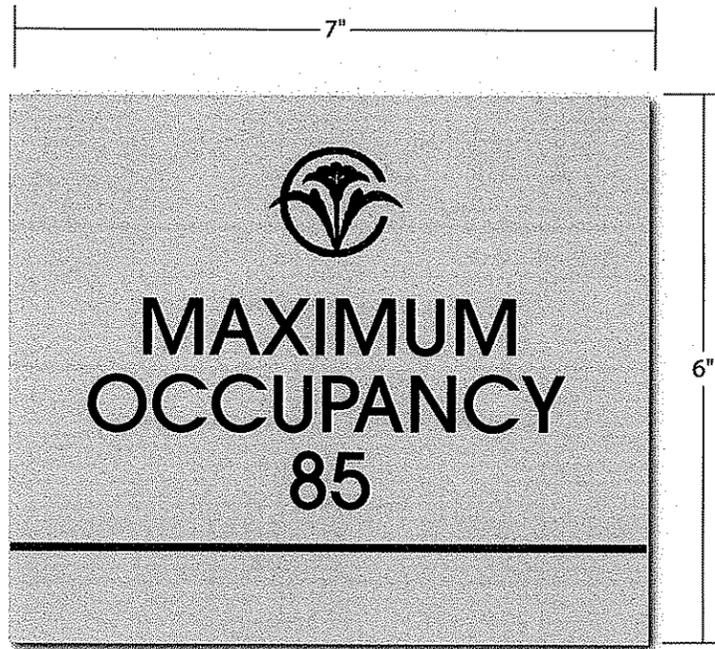
**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
RULE LINE: MATCH 3M CRANBERRY #283.  
COPY & GRAPHICS: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code  
**RADA**  
Sheet No.  
**15.0**



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**  
Drawn By: JR  
Checked By/Date: [ ]  
Date: 04-10-07  
Phase: SUBMITTAL

REVISIONS			
No.	Date	Phase	By
1	07-06-07	Revision	JR

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Sign Type Description  
Maximum Occupancy

SCALE: 1/2" = 1"

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	1/8" THICK ACRYLIC - PAINTED. SCREEN PRINTED LOGO & RULE LINE. VINYL COPY.	ALL VISIBLE SURFACES PAINTED. BACKGROUND: MATCH PMS 7535 C. LOGO & RULE LINE: MATCH 3M CRANBERRY #283. COPY: BLACK VINYL #220-12.	ITC AVANT GARDE GOTHIC-MEDIUM.	MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.		<b>MO</b>
						Sheet No. <b>16.0</b>

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**  
Drawn By  
JR  
Checked By/Date  
[ ]  
Date  
04-10-07  
Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
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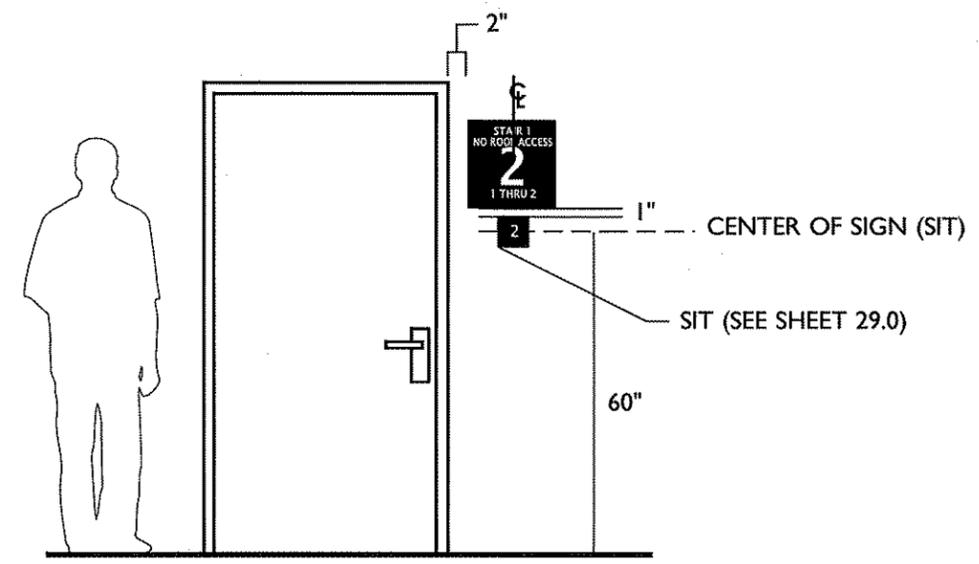
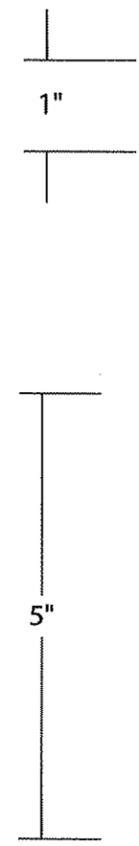
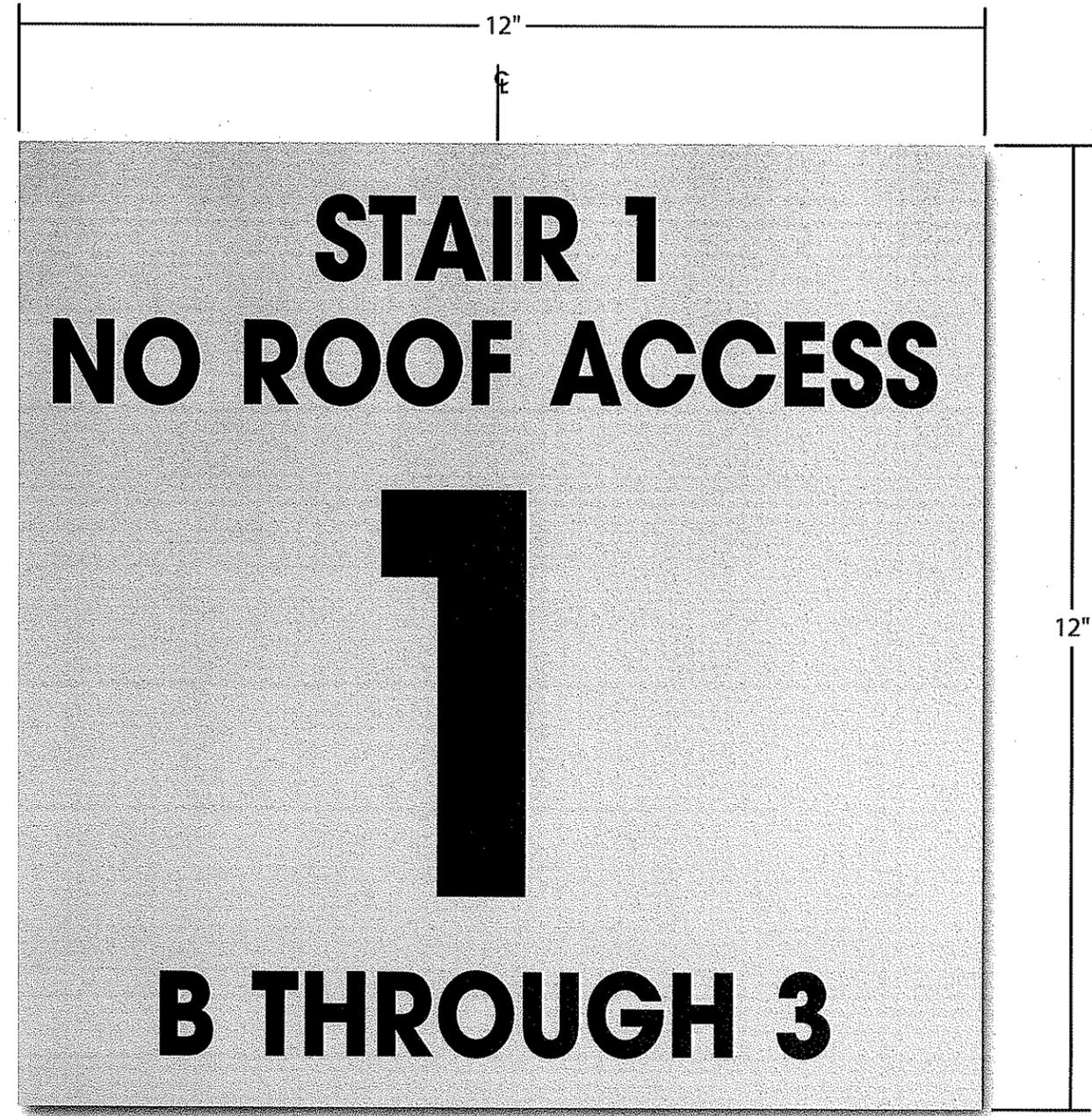
Sign Type Description  
Stairwell ID

Sign Type Code

**SII**

Sheet No.

**17.0**



TYPICAL INSTALLATION  
NTS

SCALE: 1/2" = 1"

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

1/8" THICK ACRYLIC - PAINTED.  
VINYL COPY.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
COPY: BLACK VINYL #220-12.

**TYPEFACES**

ITC AVANT GARDE GOTHIC-BOLD, COND. 15% .

**INSTALLATION**

MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

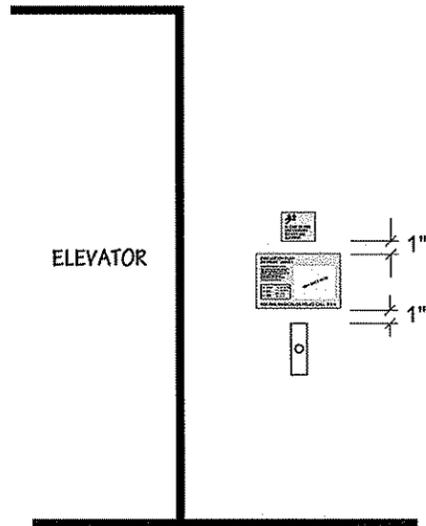
Work Order  
**29877**  
Drawn By Checked By/Date  
JR [ ]  
Date Phase  
04-10-07 SUBMITTAL

REVISIONS	No.	Date	Phase	By
▲	1	07-06-07	Revision	JR
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Sign Type Description  
In Case of Fire

SCALE: 1/2" = 1"



NOT TO SCALE

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK NON-GLARE ACRYLIC - PAINTED SUB-SURFACE.  
VINYL COPY & GRAPHICS APPLIED SUB-SURFACE.

**COLORS / FINISHES**  
BACKGROUND: MATCH PMS 7535 C.  
COPY: BLACK VINYL #220-12.  
GRAPHICS: BLACK VINYL & TOMATO RED VINYL #220-13.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code  
**ICF**  
Sheet No.  
**18.0**



5001 24th Street  
 Sacramento CA 95822  
**916.452.8000**  
 Fax 916.452.3331  
 CA Lic. #559090  
 NV Lic. #0040109

# POOL RULES

ALL PERSONS USING POOL DO SO AT OWN RISK. OWNER IS NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.

POOL IS FOR RESIDENTS AND GUESTS ONLY.

NO GLASS, FOOD, ANIMALS, RUNNING OR ROUGH PLAY. UNNECESSARY NOISE IS NOT PERMITTED AT ANY TIME.

POOL USE PROHIBITED AFTER HOURS. SHOWER BEFORE ENTERING POOL. MANAGEMENT RESERVES THE RIGHT TO DENY USE TO ANYONE AT ANY TIME.

DO NOT USE POOL WHILE UNDER THE INFLUENCE OF ALCOHOL OR DRUGS.

36-1/2"

## WARNING NO LIFEGUARD ON DUTY • NO DIVING

PERSONS UNDER THE AGE OF 14 SHOULD NOT USE POOL WITHOUT ADULT SUPERVISION

<p style="text-align: center; font-weight: bold; font-size: small;">POOL RULES</p> <ol style="list-style-type: none"> <li>1 ALL PERSONS USING POOL DO SO AT OWN RISK. OWNER IS NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.</li> <li>2 POOL IS FOR RESIDENTS AND GUESTS ONLY.</li> <li>3 NO GLASS, FOOD, ANIMALS, RUNNING OR ROUGH PLAY. UNNECESSARY NOISE IS NOT PERMITTED AT ANY TIME.</li> <li>4 POOL USE PROHIBITED AFTER HOURS. SHOWER BEFORE ENTERING POOL. MANAGEMENT RESERVES THE RIGHT TO DENY USE TO ANYONE AT ANY TIME.</li> <li>5 DO NOT USE POOL WHILE UNDER THE INFLUENCE OF ALCOHOL OR DRUGS.</li> </ol>	<p style="text-align: center; font-weight: bold; font-size: small;">ARTIFICIAL RESPIRATION</p> <ol style="list-style-type: none"> <li>1 CHECK BREATHING AND CLEAR AIRWAYS. TILT HEAD BACKWARD, PUSH JAW UPWARD. IMMEDIATELY START MOUTH TO MOUTH. </li> <li>2 PINCH VICTIM'S NOSTRILS SHUT, OPEN YOUR MOUTH WIDE, PLACE OVER VICTIM'S MOUTH AND BLOW. REPEAT 2 FULL BREATHS FOR 1-1/2 TO 2 SECONDS EACH.</li> <li>3 REMOVE YOUR MOUTH FROM VICTIM'S. LOOK, LISTEN AND FEEL FOR BREATHING AND PULSE. CHECK AIRWAYS, CONTINUE MOUTH TO MOUTH IF NECESSARY. </li> <li>4 CALL THE PARAMEDICS. KEEP VICTIM WARM. CONTINUE TO CHECK PULSE AND BREATHING UNTIL MEDICAL AID ARRIVES.</li> </ol>
---	---

POOL CAPACITY: ??

POOL HOURS: ??

911

IN CASE OF EMERGENCY DIAL

36-1/2"

Project  
**CENTRIA**  
 1101 South Main Street  
 Milpitas, CA  
 Company  
 D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date:

Date: 04-10-07      Phase: SUBMITTAL

REVISIONS	No.	Date	Phase	By

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Sign Type Description  
 Pool Rules

SCALE: 1-1/2" = 1'

<b>QUANTITY</b>	<b>MATERIALS</b>	<b>COLORS / FINISHES</b>	<b>TYPEFACES</b>	<b>INSTALLATION</b>	<b>PRODUCTION APPROVAL</b>	<b>Sign Type Code</b>
SEE MESSAGE SCHEDULE	1/8" THICK ALUMINUM - PAINTED.  SCREENED PRINTED COPY & GRAPHICS.  POOL HOURS & CAPACITY: VINYL.	ALL VISIBLE SURFACES PAINTED.  BACKGROUND: MATCH PMS 7535 C.  COPY & GRAPHICS: BLACK.	HELvetica MEDIUM CONDENSED.	MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.		<b>RPL</b>
						Sheet No. <b>19.0</b>



5001 24th Street  
 Sacramento CA 95822  
**916.452.8000**  
 Fax 916.452.3331  
 CA Lic. #559090  
 NV Lic. #0040109

## SPA RULES

SPA IS FOR PRIVATE USE ONLY. ALL PERSONS USING SPA DO SO AT THEIR OWN RISK. WE ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.

SPA USE PROHIBITED AFTER HOURS. MANAGEMENT RESERVES THE RIGHT TO DENY USE TO ANYONE AT ANY TIME.

NO GLASS, FOOD, ANIMALS, RUNNING OR ROUGH PLAY.

ELDERLY PERSONS, PREGNANT WOMEN, INFANTS AND THOSE WITH HEALTH CONDITIONS REQUIRING MEDICAL CARE SHOULD CONSULT WITH A PHYSICIAN BEFORE ENTERING A SPA.

HOT WATER IMMERSION WHILE UNDER THE INFLUENCE OF ALCOHOL, NARCOTICS, DRUGS OR MEDICINES MAY LEAD TO SERIOUS CONSEQUENCES AND IS NOT RECOMMENDED.

LONG EXPOSURE MAY RESULT IN NAUSEA DIZZINESS OR FAINTING.

36-1/2"

# WARNING NO LIFEGUARD ON DUTY • NO DIVING

PERSONS UNDER THE AGE OF 14 SHOULD NOT USE SPA WITHOUT ADULT SUPERVISION

<p style="text-align: center; font-weight: bold; font-size: small;">SPA RULES</p> <p style="font-size: x-small;">1 SPA IS FOR PRIVATE USE ONLY. ALL PERSONS USING SPA DO SO AT THEIR OWN RISK. WE ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES.</p> <p style="font-size: x-small;">2 SPA USE PROHIBITED AFTER HOURS. MANAGEMENT RESERVES THE RIGHT TO DENY USE TO ANYONE AT ANY TIME.</p> <p style="font-size: x-small;">3 NO GLASS, FOOD, ANIMALS, RUNNING OR ROUGH PLAY.</p> <p style="font-size: x-small;">4 ELDERLY PERSONS, PREGNANT WOMEN, INFANTS AND THOSE WITH HEALTH CONDITIONS REQUIRING MEDICAL CARE SHOULD CONSULT WITH A PHYSICIAN BEFORE ENTERING A SPA.</p> <p style="font-size: x-small;">5 HOT WATER IMMERSION WHILE UNDER THE INFLUENCE OF ALCOHOL, NARCOTICS, DRUGS OR MEDICINES MAY LEAD TO SERIOUS CONSEQUENCES AND IS NOT RECOMMENDED.</p> <p style="font-size: x-small;">6 LONG EXPOSURE MAY RESULT IN NAUSEA DIZZINESS OR FAINTING.</p>	<p style="text-align: center; font-weight: bold; font-size: small;">ARTIFICIAL RESPIRATION</p> <p style="font-size: x-small;">1 CHECK BREATHING AND CLEAR AIRWAYS. TILT HEAD BACKWARD. PUSH JAW UPWARD. IMMEDIATELY START MOUTH TO MOUTH. </p> <p style="font-size: x-small;">2 PINCH VICTIM'S NOSTRILS SHUT. OPEN YOUR MOUTH WIDE. PLACE OVER VICTIM'S MOUTH AND BLOW. REPEAT 2 FULL BREATHS FOR 1-1/2 TO 2 SECONDS EACH.</p> <p style="font-size: x-small;">3 REMOVE YOUR MOUTH FROM VICTIM'S. LOOK, LISTEN AND FEEL FOR BREATHING AND PULSE. CHECK AIRWAYS, CONTINUE MOUTH TO MOUTH IF NECESSARY. </p> <p style="font-size: x-small;">4 CALL THE PARAMEDICS. KEEP VICTIM WARM, CONTINUE TO CHECK PULSE AND BREATHING UNTIL MEDICAL AID ARRIVES.</p>
---	--

SPA CAPACITY: ??

SPA HOURS: ??

IN CASE OF  
EMERGENCY 911  
DIAL

36-1/2"

Project  
**CENTRIA**  
 1101 South Main Street  
 Milpitas, CA  
 Company  
 D.R. Horton

Work Order  
**29877**

Drawn By  
 JR

Checked By/Date

Date  
 04-10-07

Phase  
 SUBMITTAL

REVISIONS	No.	Date	Phase	By
▲				
▲				
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Sign Type Description  
 Spa Rules

SCALE: 1-1/2" = 1'

**QUANTITY**  
 SEE MESSAGE SCHEDULE

**MATERIALS**  
 1/8" THICK ALUMINUM - PAINTED.  
 SCREENED PRINTED COPY & GRAPHICS.  
 POOL HOURS & CAPACITY: VINYL.

**COLORS / FINISHES**  
 ALL VISIBLE SURFACES PAINTED.  
 BACKGROUND: MATCH PMS 7535 C.  
 COPY & GRAPHICS: BLACK.

**TYPEFACES**  
 HELVETICA MEDIUM  
 CONDENSED.

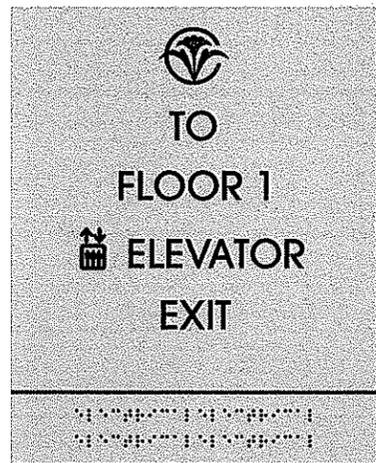
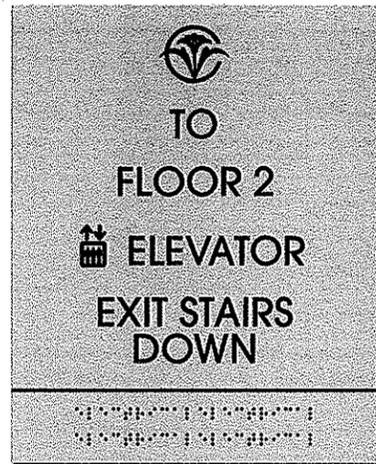
**INSTALLATION**  
 MOUNT TO WALL WITH FOAM TAPE &  
 SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code

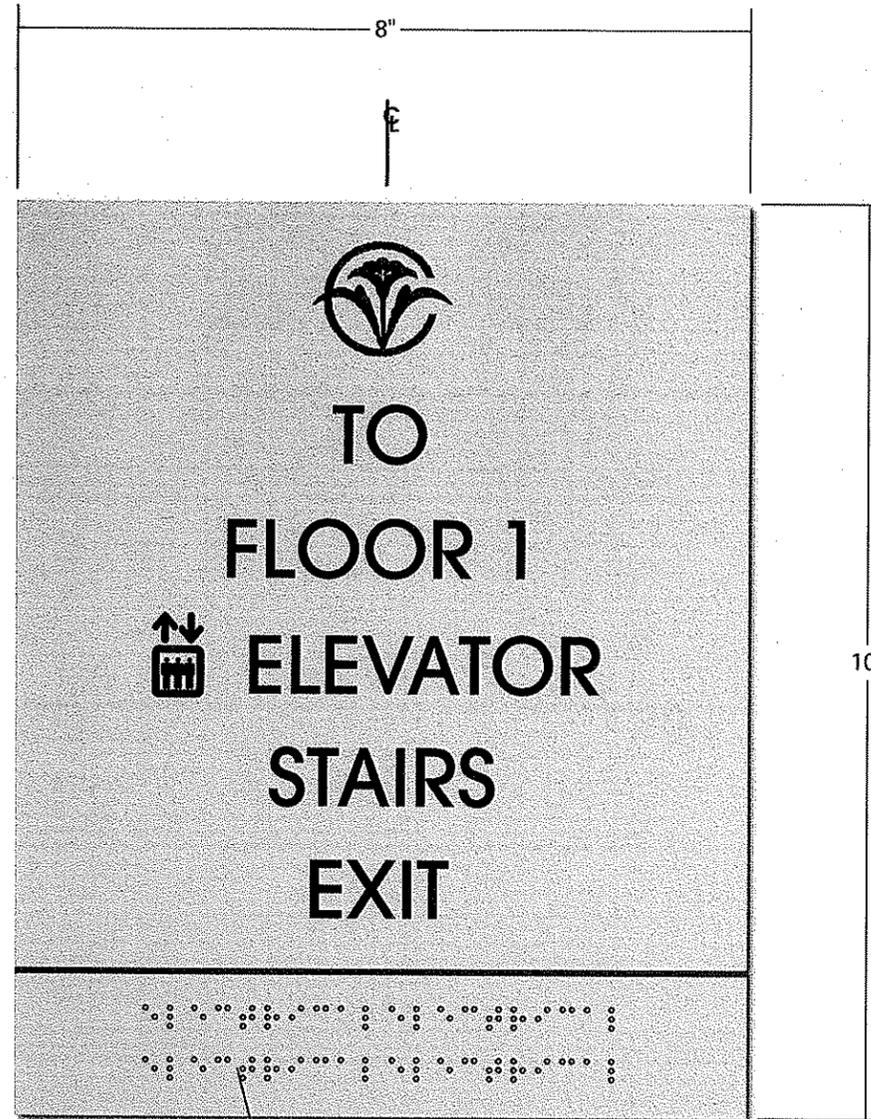
RSP

Sheet No.  
20.0



SCALE: 1/4" = 1"

5/8"



1/4" CA GRADE 2 BRAILLE

10"

SCALE: 1/2" = 1"

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS			
No.	Date	Phase	By
1	07-06-07	Revision	JR

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Sign Type Description  
Floor ID & Elevator Location

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED LOGO & RULE LINE.  
TACTILE COPY & BRAILLE BEADS.

**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
LOGO & RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

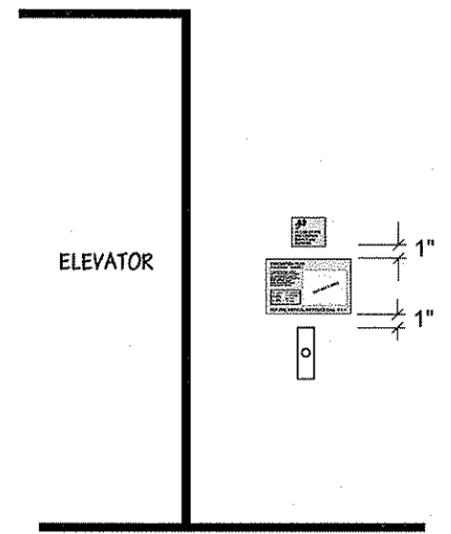
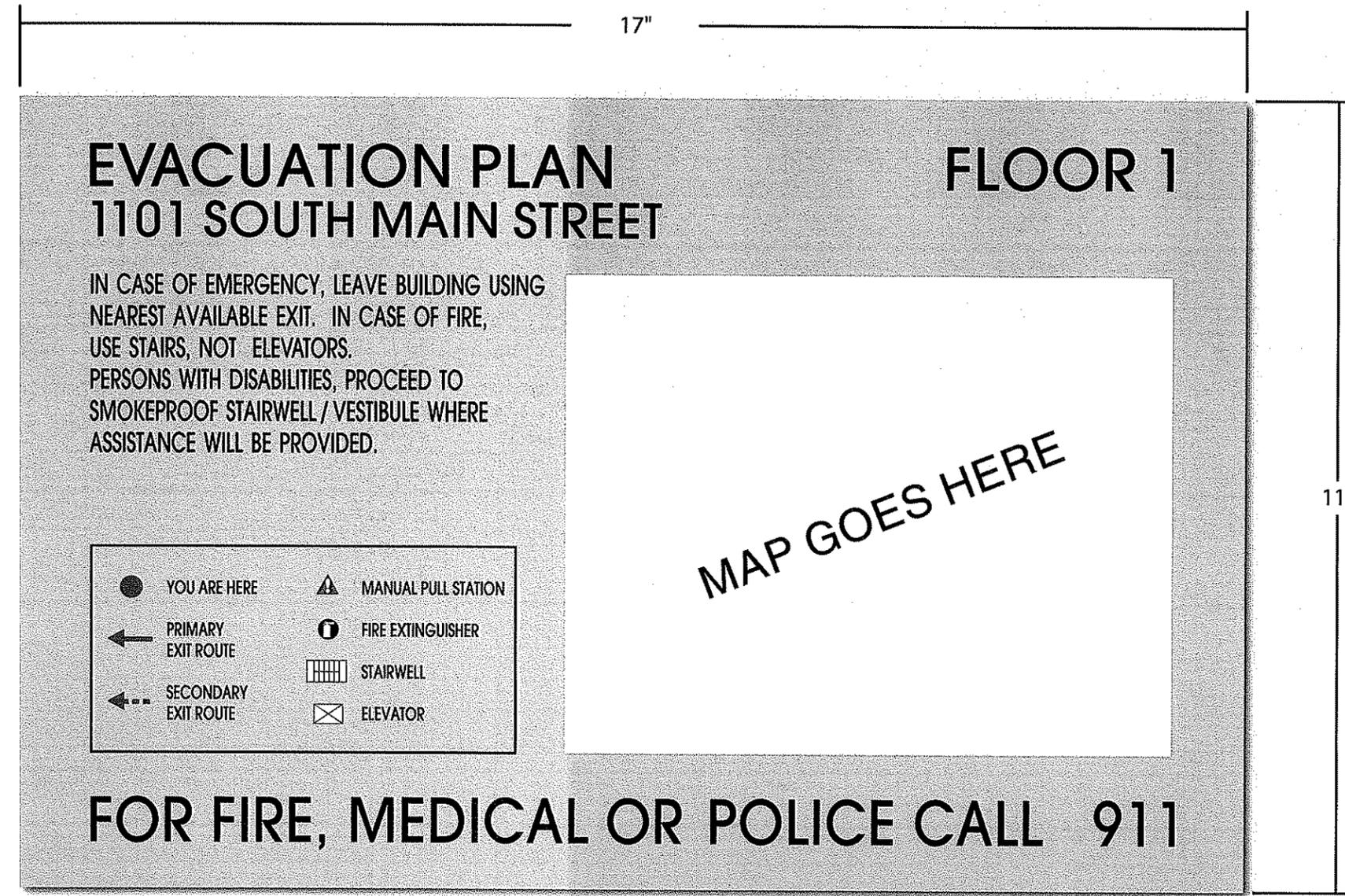
**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

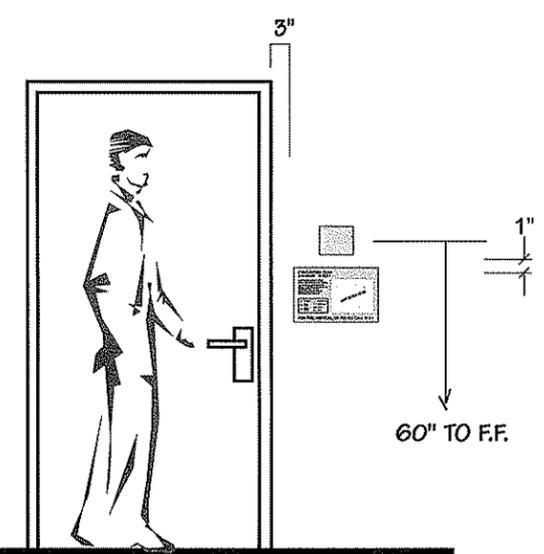
**PRODUCTION APPROVAL**

Sign Type Code

**FID**  
Sheet No.  
**21.0**



NOT TO SCALE



NOT TO SCALE

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Date  
04-10-07

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision		JR

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Sign Type Description  
Evacuation Map

SCALE: 1/2" = 1"

QUANTITY  
SEE MESSAGE SCHEDULE

MATERIALS  
1/8" THICK NON-GLARE ACRYLIC W/ DIGITAL PRINT APPLIED SUB-SURFACE.  
  
MAP ARTWORK BY WEIDNER. CLIENT TO APPROVE MAP ARTWORK PRIOR TO FABRICATION.

COLORS / FINISHES  
BACKGROUND: MATCH PMS 7535 C.  
  
COPY: BLACK.

TYPEFACES  
ITC AVANT GARDE GOTHIC-MEDIUM.

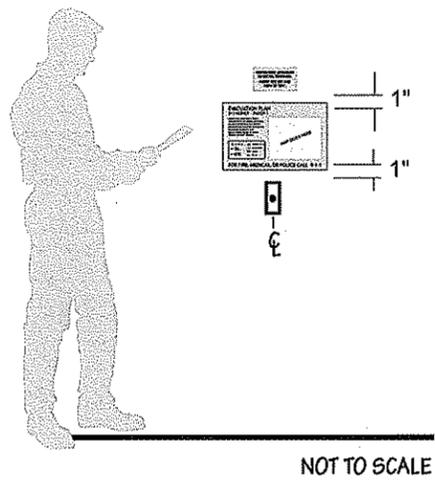
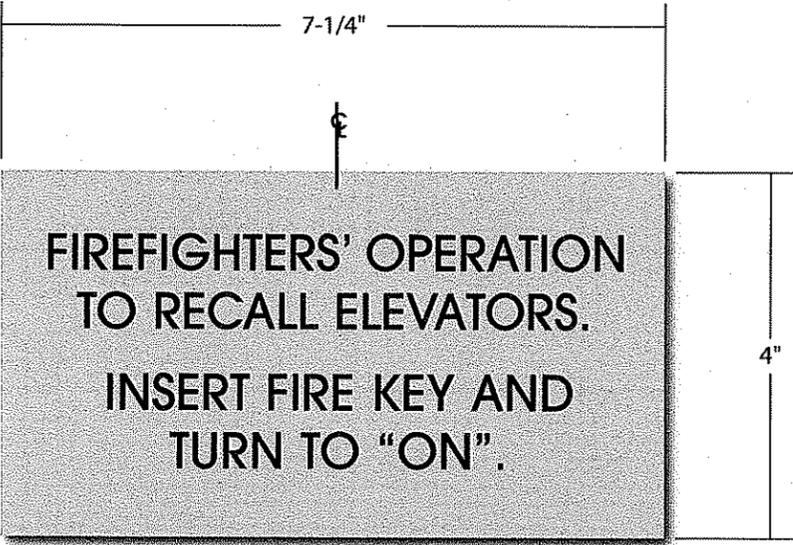
INSTALLATION  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

PRODUCTION APPROVAL

Sign Type Code

**EVAC**

Sheet No.  
**22.0**



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

---

Company  
D.R. Horton

Work Order  
**29877**

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Drawn By: JR      Checked By/Date: [ ]

---

Date: 04-10-07      Phase: SUBMITTAL

REVISIONS No.	Date	Phase	By
1	07-06-07	Revision	JR

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SCALE: 1/2" = 1"

Sign Type Description  
Elevator Recall

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

1/8" THICK NON-GLARE ACRYLIC - PAINTED SUB-SURFACE.  
  
VINYL COPY APPLIED SUB-SURFACE.

**COLORS / FINISHES**

BACKGROUND: MATCH PMS 7535 C.  
  
COPY: BLACK VINYL #220-12.

**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**

MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code  
**ERC**  
Sheet No.  
**23.0**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
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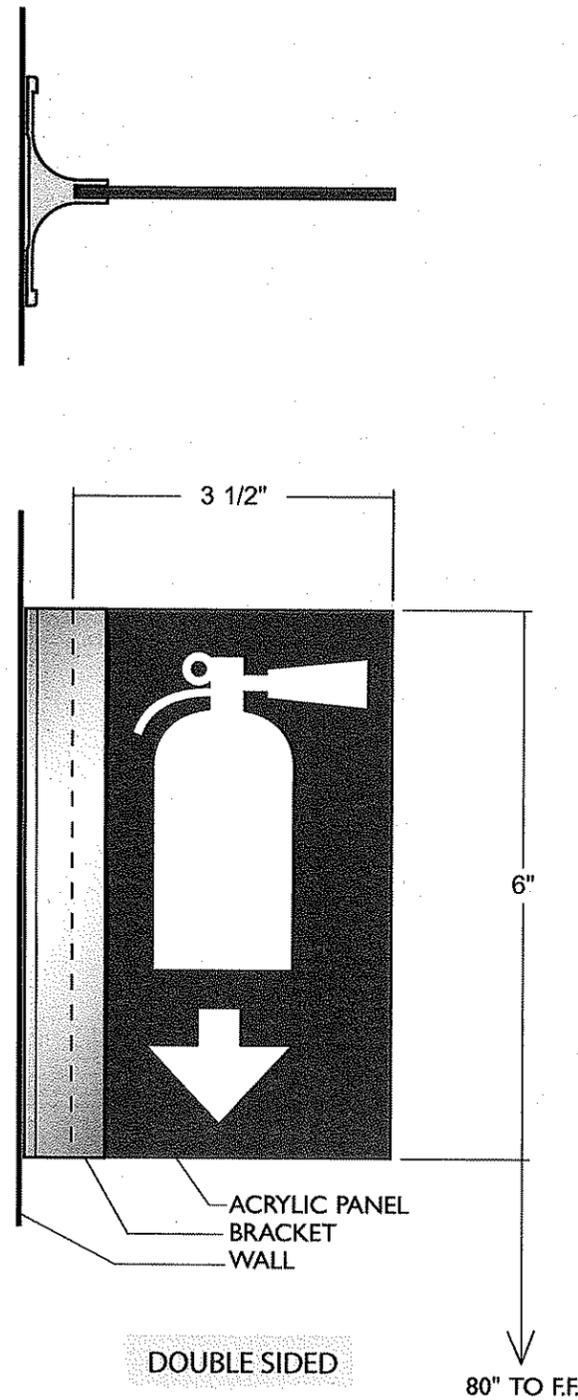
Sign Type Description  
Fire Extinguisher - Flag Mtg.  
(Double Sided)

Sign Type Code

**FE**

Sheet No.

**24.0**



SCALE: 1/2" = 1"

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

1/8" RED ACRYLIC.  
ALUM. 'T' BAR.  
VINYL GRAPHICS.

**COLORS / FINISHES**

PANEL & ALUM. 'T' BAR: STOCK FINISH  
GRAPHICS: WHITE VINYL #220-10  
(DOUBLE SIDED)

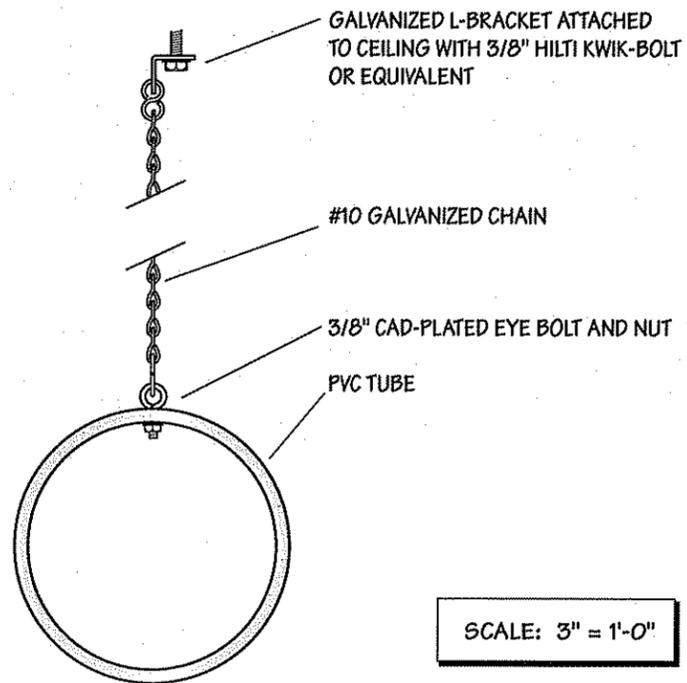
**TYPEFACES**

N/A

**INSTALLATION**

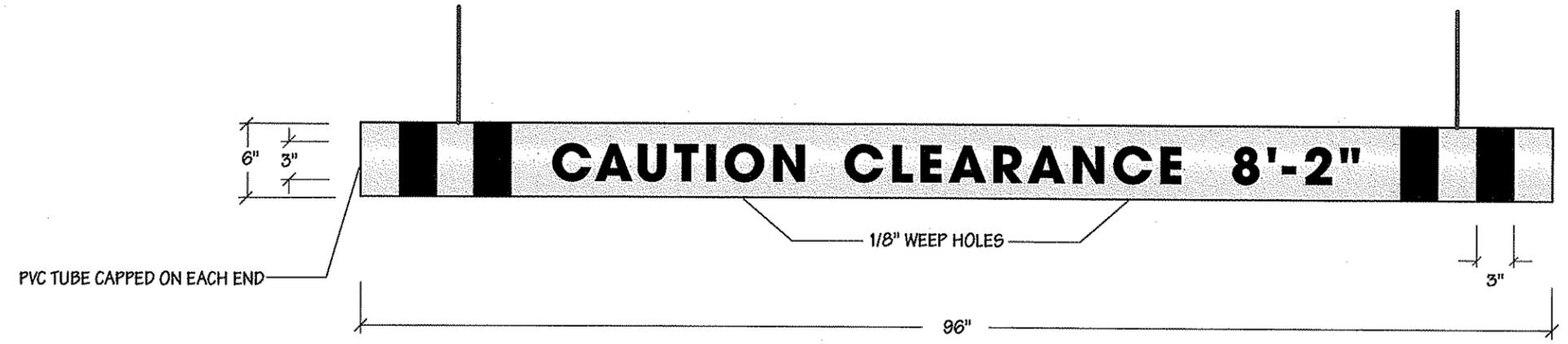
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**



SCALE: 3" = 1'-0"

Side View



SCALE: 1" = 1'

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date: \_\_\_\_\_

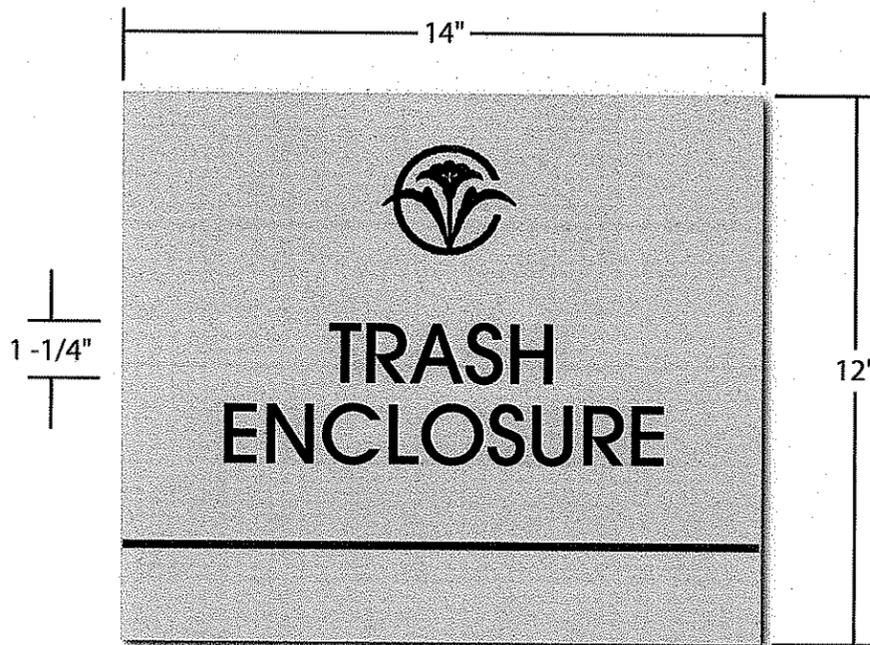
Date: 04-10-07      Phase: SUBMITTAL

REVISIONS	No.	Date	Phase	By
▲	1	07-06-07	Revision	JR
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Sign Type Description  
Caution Clearance  
(Bang Bar)

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	BAR: 6" PVC TUBE, ENDS CAPPED.  3M REFLECTIVE VINYL  ALUM. BRACKETS	BAR - PAINTED YELLOW  COPY & STRIPS: 3M REFLECTIVE BLACK #580-85	ITC AVANT GARDE GOTHIC BOLD.	SEE DETAILS & INSTALLATION NOTE ABOVE.		<b>CC</b>
						Sheet No. <b>25.0</b>



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date: \_\_\_\_\_

Date: 04-10-07      Phase: SUBMITTAL

REVISIONS	No.	Date	Phase	By
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Sign Type Description  
Trash Enclosures Messages

SCALE: 1/4" = 1"

**QUANTITY**

SEE MESSAGE SCHEDULE

**MATERIALS**

1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED LOGO & RULE LINE.  
VINYL COPY.

**COLORS / FINISHES**

ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
LOGO & RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK VINYL #220-12.

**TYPEFACES**

ITC AVANT GARDE GOTHIC-MEDIUM.

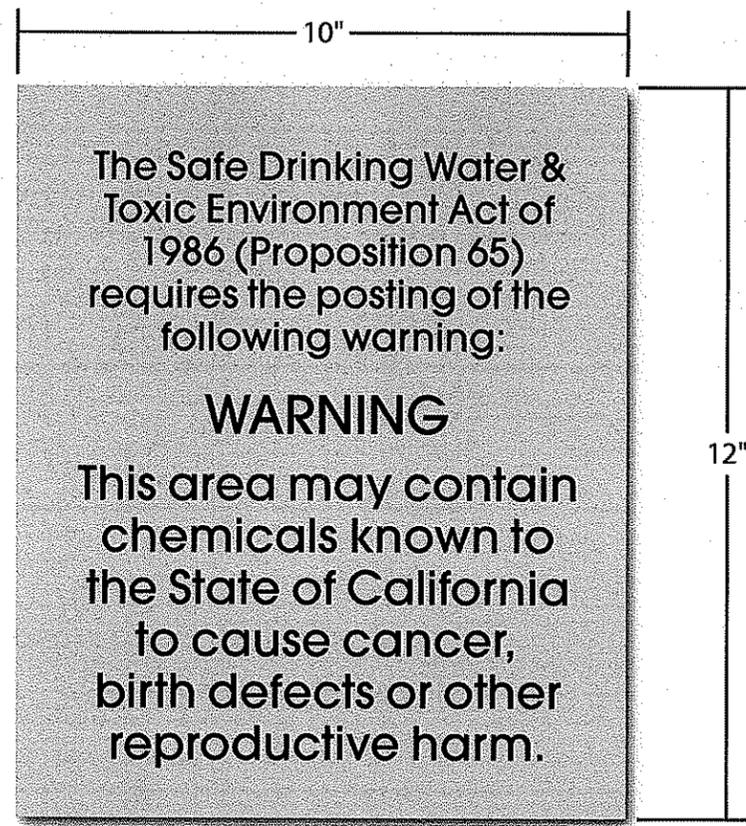
**INSTALLATION**

MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code

**TEM**  
Sheet No.  
**26.0**



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date:

Date: 04-10-07      Phase: SUBMITTAL

REVISIONS No.	Date	Phase	By
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Sign Type Description  
**Prop 65 Warning**  
(wall mounted)

SCALE: 1/2" = 1"

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	1/8" THICK ACRYLIC - PAINTED.  VINYL COPY.	ALL VISIBLE SURFACES PAINTED.  BACKGROUND: MATCH PMS 7535 C.  COPY: BLACK VINYL #220-12.	ITC AVANT GARDE GOTHIC-MEDIUM.	MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.		<b>P65-W</b> Sheet No. <b>27.0</b>

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

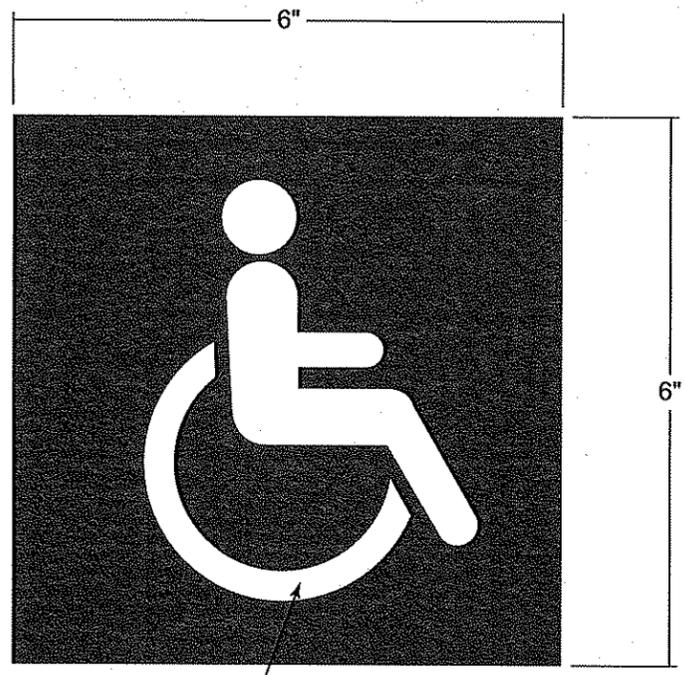
Work Order  
**29877**  
Drawn By: JR      Checked By/Date:   
Date: 04-10-07      Phase: SUBMITTAL

REVISIONS			
No.	Date	Phase	By
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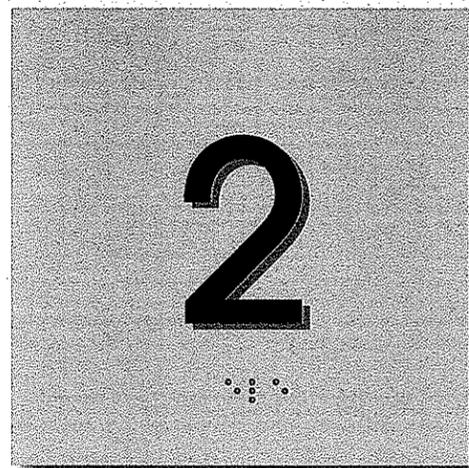
Sign Type Description  
**Handicap Symbol**

SCALE: 1/2" = 1"

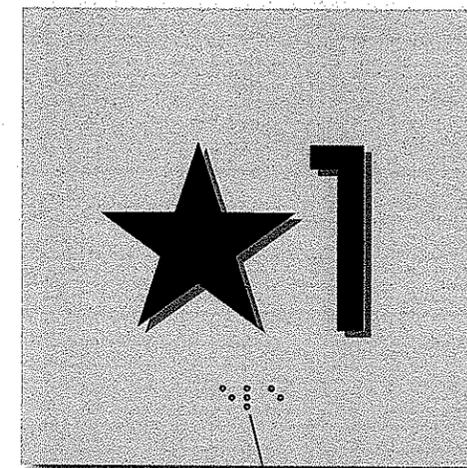


SMYBOL IS CUT OUT

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	SUB-SURFACE APPLIED VINYL.	VIVID BLUE #220-17.	N/A	APPLY SUB-SURFACE TO GLASS.		<b>HCA</b>
						Sheet No. <b>28.0</b>

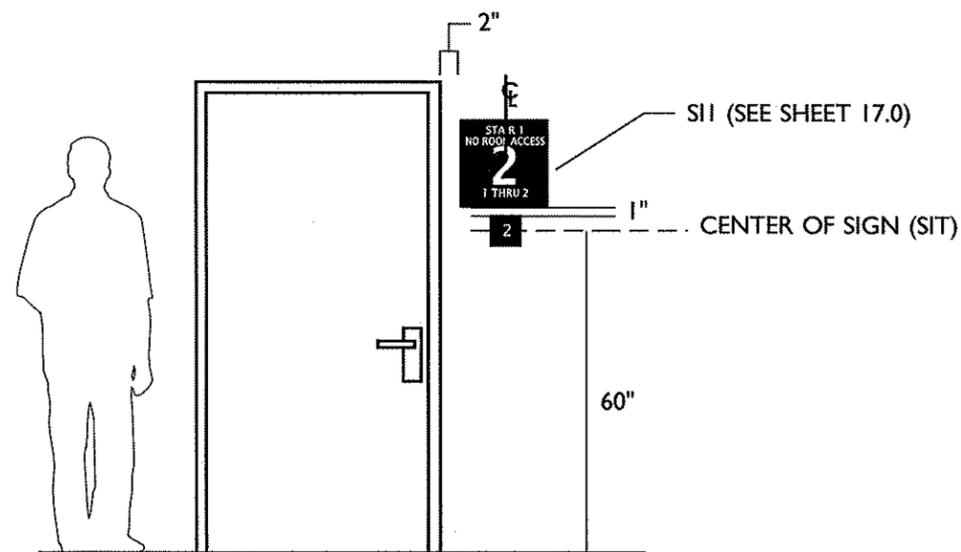


NON-EXIT LEVEL



EXIT LEVEL

1/4" CA GRADE 2 BRAILLE



TYPICAL INSTALLATION  
NTS

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

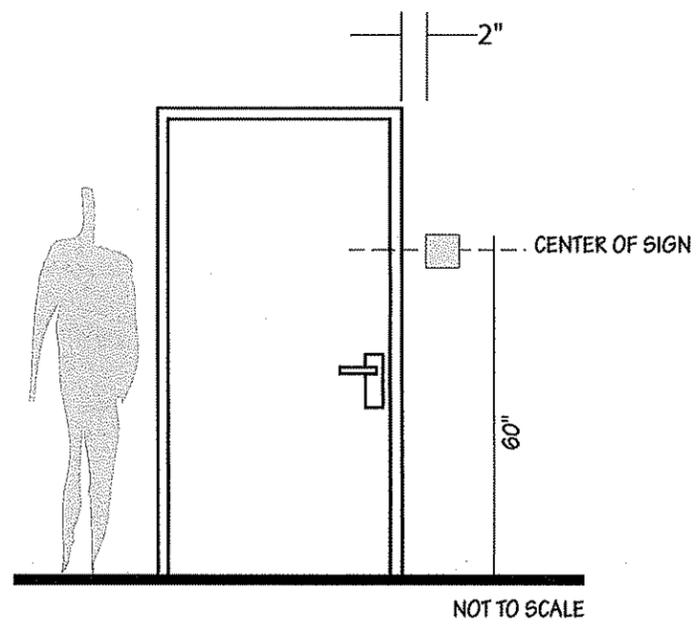
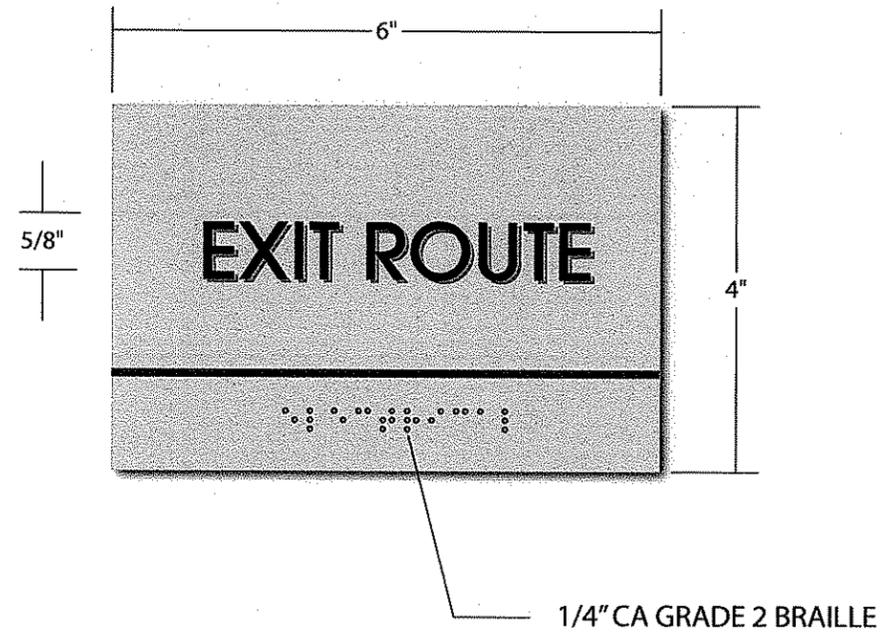
REVISIONS	No.	Date	Phase	By

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Sign Type Description  
STAIRWELL LEVEL ID (ADA)

SCALE: 1" = 1"

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL	Sign Type Code
SEE MESSAGE SCHEDULE	1/8" THICK ACRYLIC - PAINTED. TACTILE COPY & BRAILLE BEADS.	ALL VISIBLE SURFACES PAINTED. BACKGROUND: MATCH PMS 7535 C. COPY: BLACK. BRAILLE PAINTED SAME COLOR AS BACKGROUND.	ITC AVANT GARDE GOTHIC-MEDIUM.	MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.		<b>SIT</b> Sheet No. <b>29.0</b>



Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**  
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JR  
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Date  
04-10-07  
Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By

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Sign Type Description  
EXIT ROUTE / EXIT (ADA)

SCALE: 1/2" = 1"

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED RULE LINE.  
TACTILE COPY & BRAILLE BEADS.

**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code

**EXIT-R**

Sheet No.

**30.0**

Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

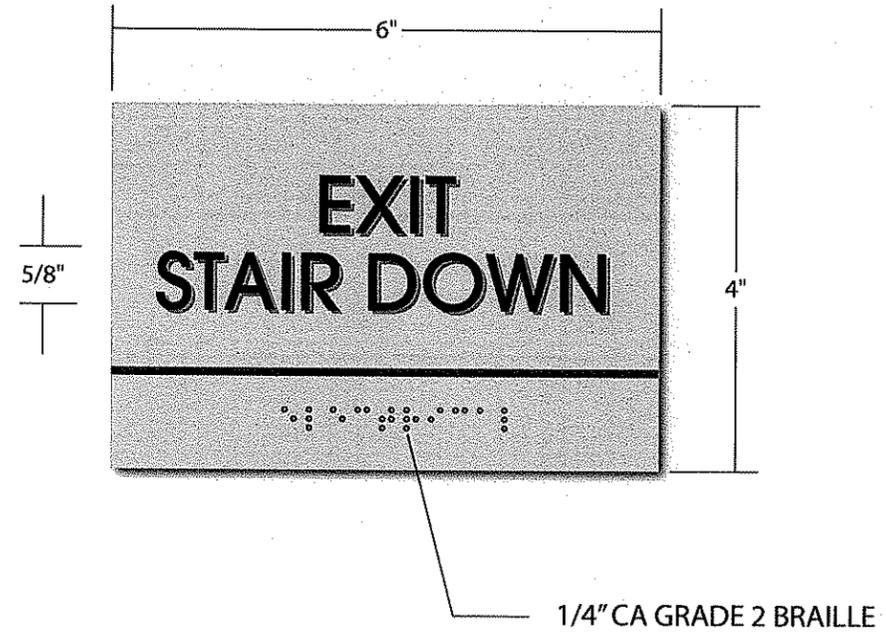
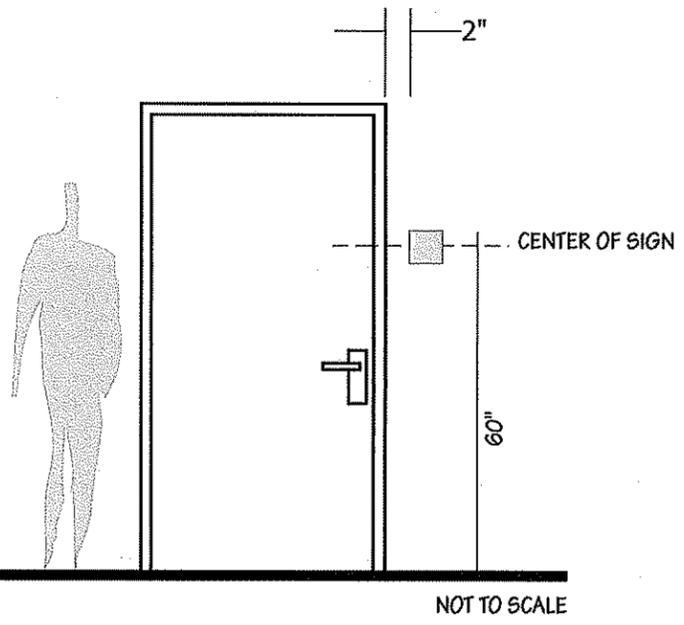
Work Order  
**29877**  
Drawn By  
JR  
Checked By/Date  
  
Date  
04-10-07  
Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By

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Sign Type Description  
STAIR ID (ADA)

SCALE: 1/2" = 1"



**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
1/8" THICK ACRYLIC - PAINTED.  
SCREEN PRINTED RULE LINE.  
TACTILE COPY & BRAILLE BEADS.

**COLORS / FINISHES**  
ALL VISIBLE SURFACES PAINTED.  
BACKGROUND: MATCH PMS 7535 C.  
RULE LINE: MATCH 3M CRANBERRY #283.  
COPY: BLACK.  
BRAILLE PAINTED SAME COLOR AS BACKGROUND.

**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**  
MOUNT TO WALL WITH FOAM TAPE & SILICONE ADHESIVE AS REQ'D.

**PRODUCTION APPROVAL**

Sign Type Code

**STR**

Sheet No.

**31.0**

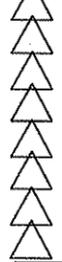
Project  
**CENTRIA**  
1101 South Main Street  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Date  
04-10-07

Phase  
SUBMITTAL



REVISIONS  
No. Date Phase By  
1 07-06-07 Revision JR

Sign Type Description  
STAIR ID - VINYL

Sign Type Code

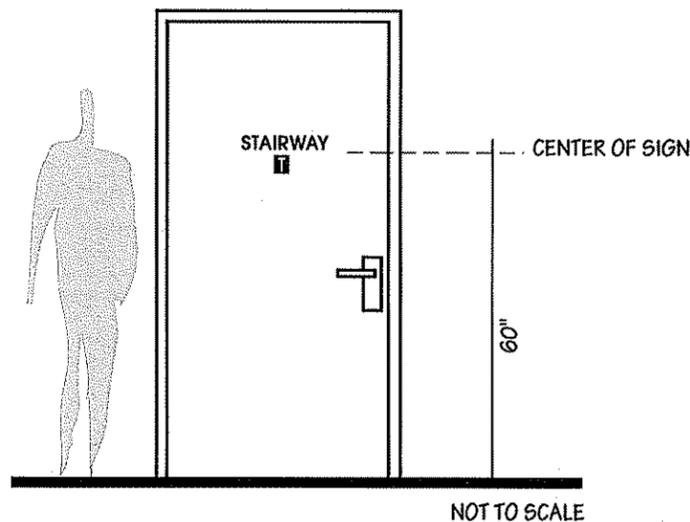
**STR-V**

Sheet No.

**32.0**



# STAIRWAY



SCALE: 1/2" = 1"

**QUANTITY**  
SEE MESSAGE SCHEDULE

**MATERIALS**  
VINYL COPY.

**COLORS / FINISHES**  
COPY: BLACK VINYL #220-12.

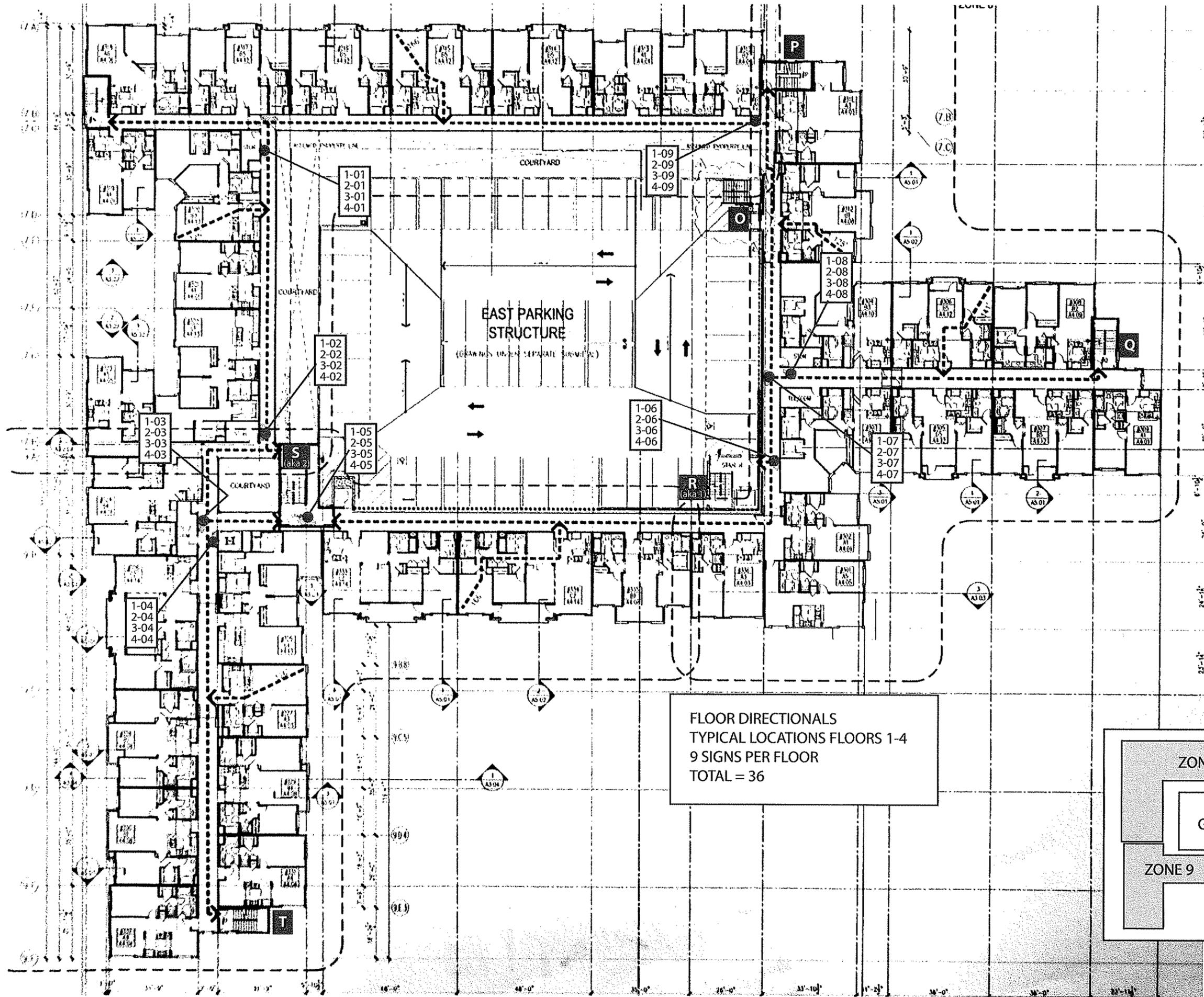
**TYPEFACES**  
ITC AVANT GARDE GOTHIC-MEDIUM.

**INSTALLATION**  
APPLY TO EXTERIOR DOOR.

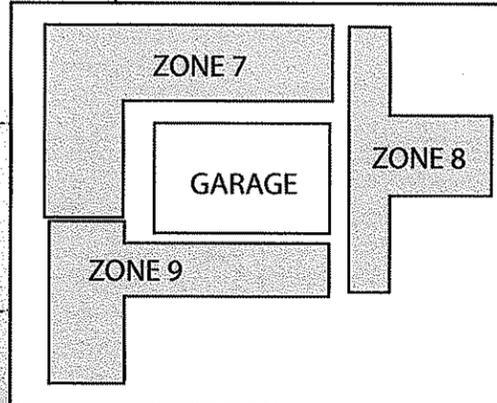
**PRODUCTION APPROVAL**

Sign Type Code

5001 24th Street  
Sacramento CA 95822  
**916.452.8000**  
Fax 916.452.3331  
CA Lic. #559090  
NV Lic. #0040109



FLOOR DIRECTIONALS  
TYPICAL LOCATIONS FLOORS 1-4  
9 SIGNS PER FLOOR  
TOTAL = 36



Project  
**CENTRIA**  
120 Great Mall Parkway  
Milpitas, CA

Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR      Checked By/Date: \_\_\_\_\_

Date: 07-06-07      Phase: SUBMITTAL

REVISIONS	No.	Date	Phase	By
▲	1	11-09-07	Revision	JR
▲				
▲				
▲				
▲				
▲				
▲				
▲				
▲				
▲				

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LOCATIONS  
(Floor Directionals)

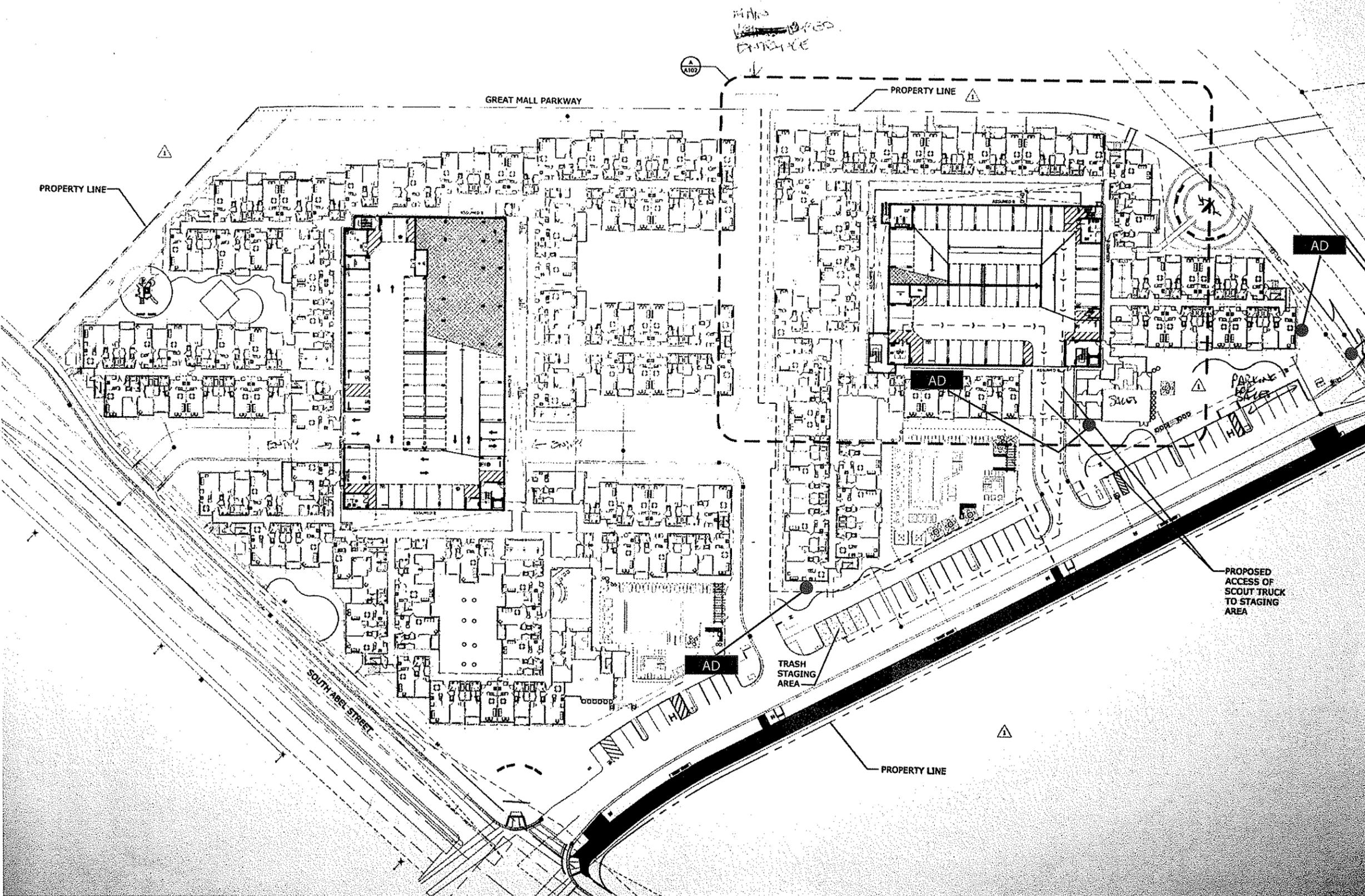
Sign Type Code

**LOC**

Sheet No.

**DIR**

5001 24th Street  
Sacramento CA 95822  
**916.452.8000**  
Fax 916.452.3331  
CA Lic. #559090  
NV Lic. #0040109



Project  
**CENTRIA**  
120 Great Mall Parkway  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By: JR  
Checked By/Date: \_\_\_\_\_

Date: 04-10-07  
Phase: SUBMITTAL

REVISIONS No.	Date	Phase	By
1	07-06-07	Revision	JR
2	11-09-07	Revision	JR



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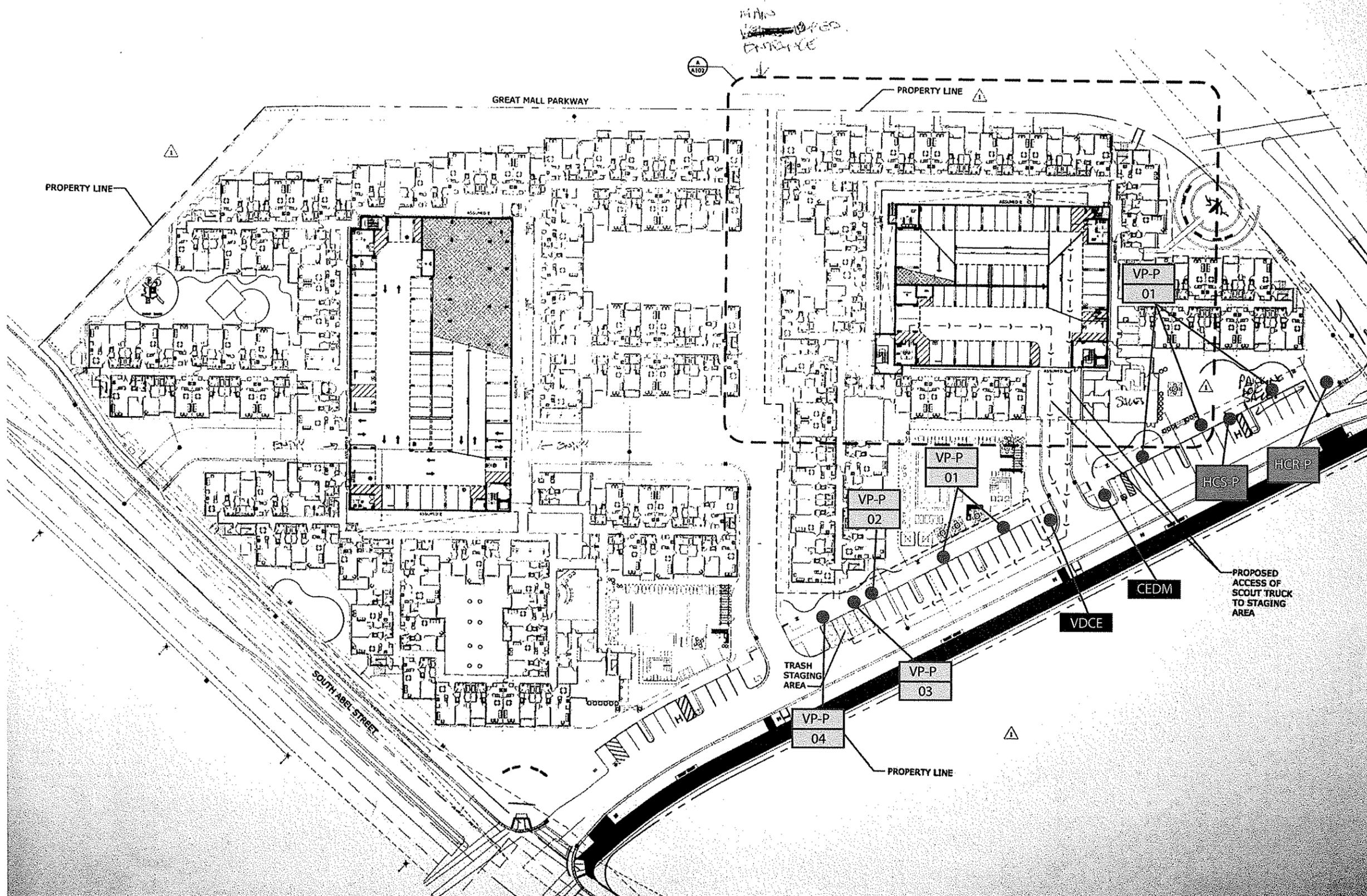
LOCATIONS  
(SITE)

Sign Type Code

**LOC**

Sheet No.

**L-00a**



Project  
**CENTRIA**  
120 Great Mall Parkway  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
JR

Checked By/Date  
[ ]

Date  
04-10-07

Phase  
SUBMITTAL

REVISIONS	No.	Date	Phase	By
1	07-06-07	Revision	JR	
2	11-09-07	Revision	JR	

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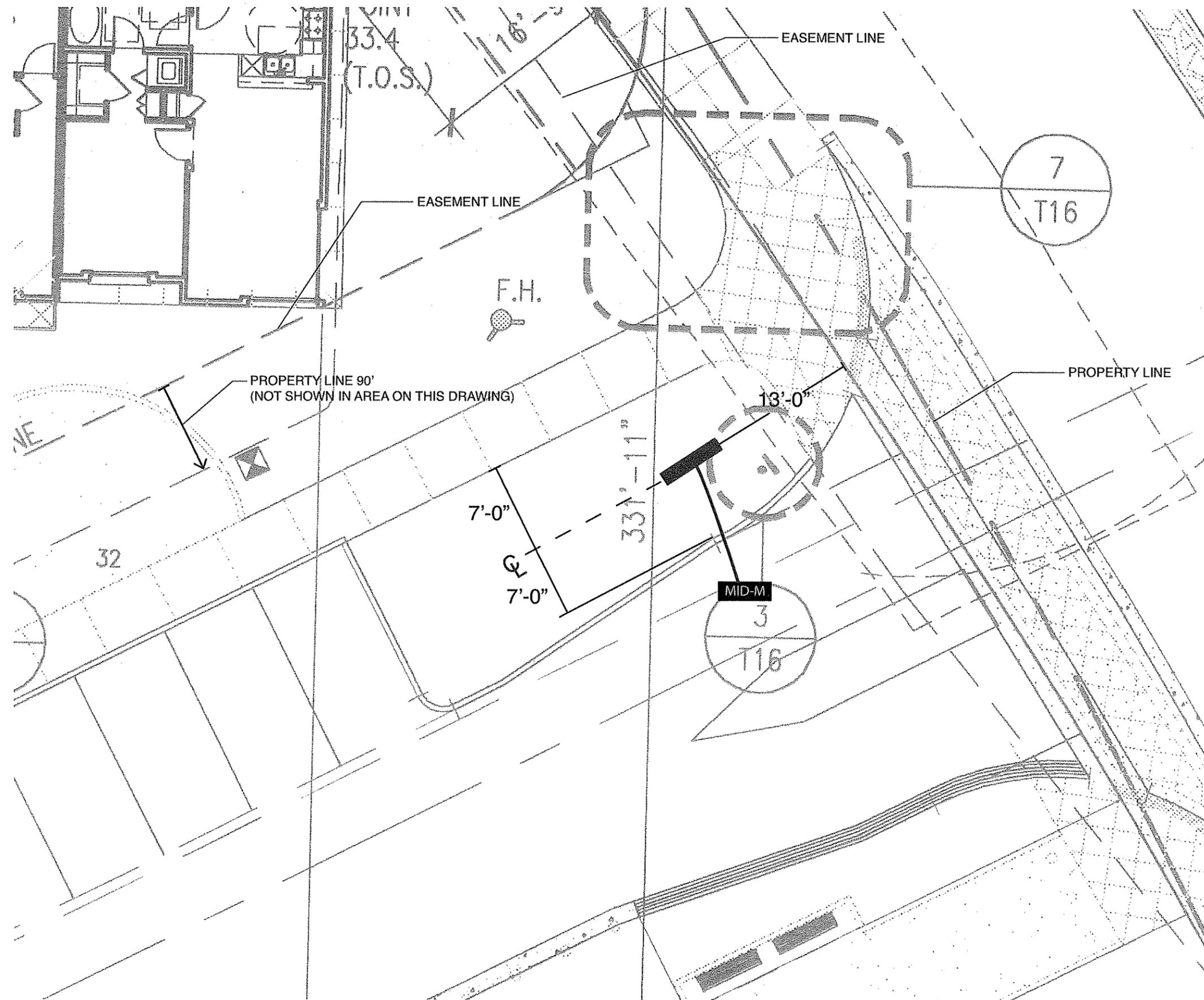
LOCATIONS  
(SITE)

Sign Type Code

**LOC**

Sheet No.

**L-00b**



NOT TO SCALE

Project  
**CENTRIA**  
120 Great Mall Parkway  
Milpitas, CA  
Company  
D.R. Horton

Work Order  
**29877**

Drawn By  
WR

Checked By/Date  
\_\_\_\_\_

Date  
09-12-07

Phase  
SUBMITTAL

REVISIONS No.	Date	Phase	By
1	11-09-07	Revision	JR



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LOCATIONS  
(SITE)

Sign Type Code

**LOC**

Sheet No.

**L-00c**