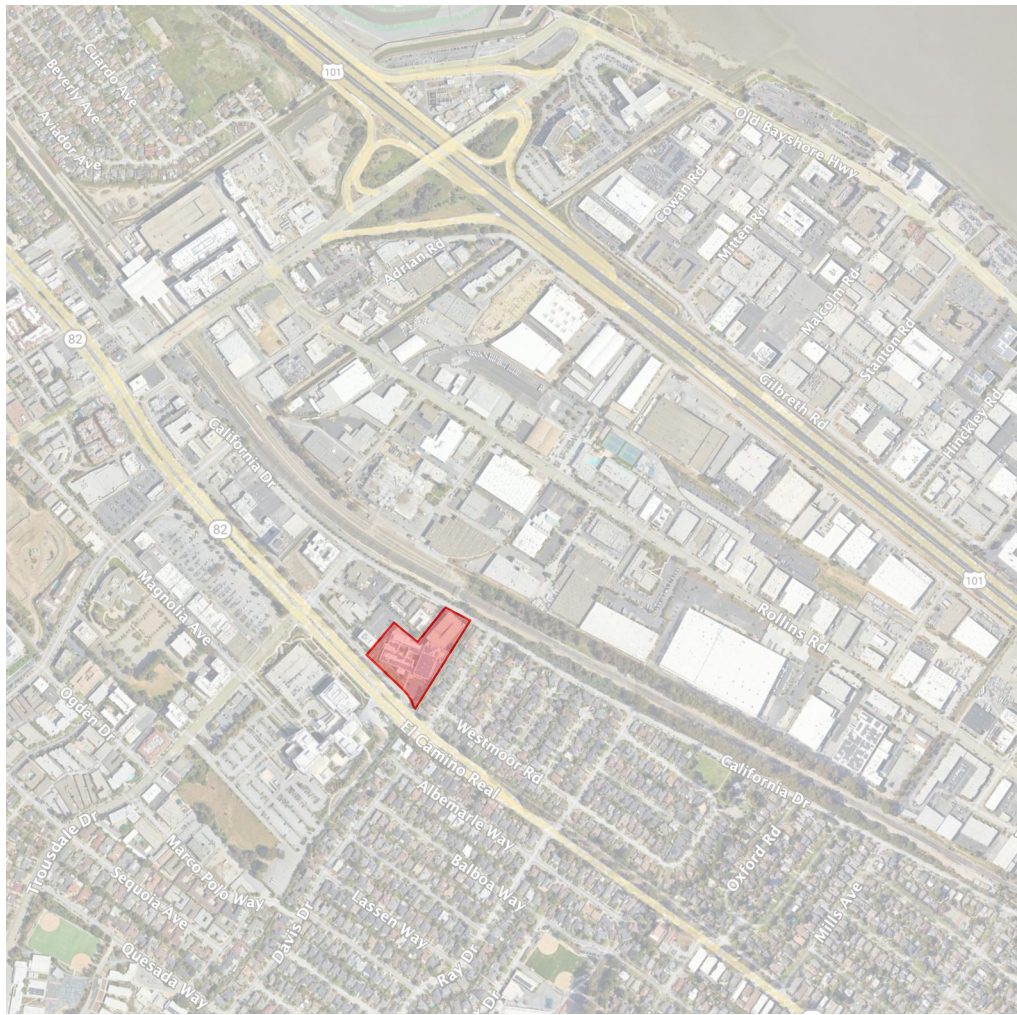




RECEIVED
7.15.25
CITY OF BURLINGAME
CDD-PLANNING DIVISION

APN: 025161090
2022 CALIFORNIA CODE WILL APPLY TO THIS PROJECT

SIGN TYPE A - BUILDING ID
- Fabricate and install (x1) non-illuminated building id, wall mounting



VICINITY MAP



PROJECT:

1720 EL CAMINO REAL
BURLINGAME, CA 94010

MASTER SIGN PROGRAM

07/14/25

Design + Build.

TABLE OF CONTENTS



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INTRODUCTION

A. PROJECT DESCRIPTION

Anchor Health Properties is a high intensity office / R&D project in the City of Burlingame, CA

B. NAMING CONVENTIONS IN THIS GUIDE

The term Project shall be used to refer to all activities including planning, construction and maintenance in regard to the property.

The term Campus shall be used to refer to all buildings, grounds, roadways or other architectural features not specifically included in the scope of other terms such as Tenant.

The term Tenant shall be used to refer to the occupants and businesses utilizing the portions of the Campus for their business.

The term Owner shall be used to refer to Anchor Health Properties, its agents and subsidiaries.

The term City shall be used to refer to the city of Burlingame and its respective agencies, laws, policies or representatives.

C. PURPOSE OF THE MASTER SIGN PLAN CRITERIA

The Master Sign Plan Criteria is provided to guide developers, designers, architects, tenants and the City of Burlingame in the design, development, approval and implementation of signs at the Project. The regulations of this section shall govern the design and maintenance of Campus and Tenant signage within the Project Area.

THE OBJECTIVES OF THIS CRITERIA ARE

- * To provide a clear criteria for developing a Master Sign Plan. Such a plan should follow the specifications in this document as guidelines for creating specific signage designs addressing all sign types within the Project.
- * To generate varied and creative signage incorporating a uniformly high level of design, graphics, continuity, consistency and maintenance.
- * To establish signing as a design element that contributes to the overall aesthetic of the project.
- * To provide standards of acceptability for signs in order to facilitate the review and approval process by the Owner and the City.
- * To supply property signage, tenant signage, and information and directional signage, providing for public safety through the ready recognition of wayfinding throughout the property.
- * To provide specific criteria regulating various aspects of signage for the property.
- * To provide specific criteria regulating various aspects of signage for the Tenant.
- * To regulate all permanent Campus and Tenant signage within the Projects boundaries.
- * To provide criteria for approval such that all signage approved from this document needs administrative approval in relation to zoning & guidelines.

*** All signs will require a building permit and must be submitted, reviewed and approved by the city before installed.**

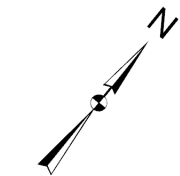
D. FUTURE REVISIONS

Minor deviations to the master sign program may be reviewed by the city's planning department at staff level. Larger revisions would require an amendment to the Master Sign Program to be submitted. The level of revision requested will be reviewed and determined by the City's planning department.

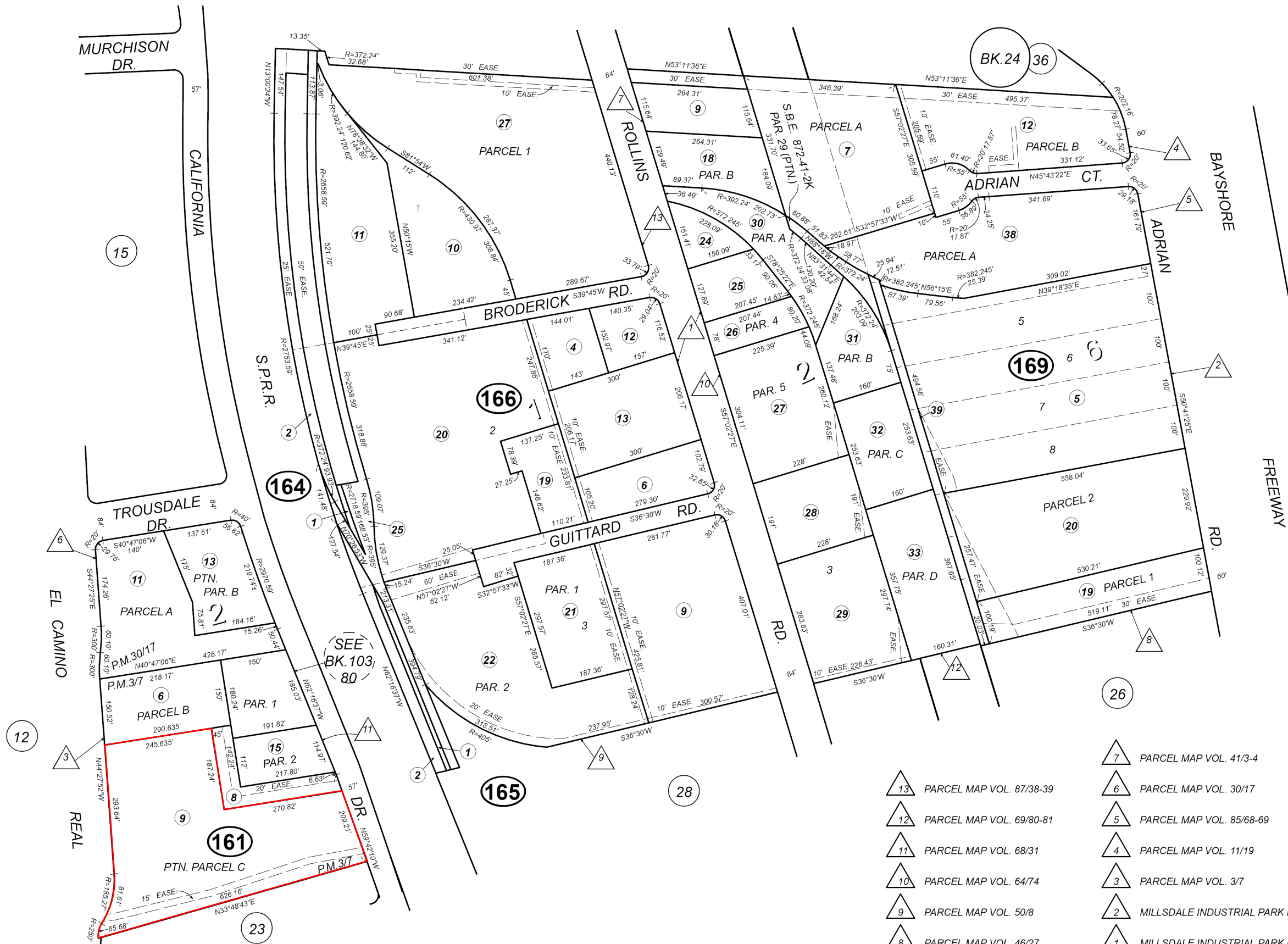
SITE PLAN

PARCEL FRONTAGES

25-16



BK.24
40



- | | | | |
|----|--------------------------|---|--|
| 13 | PARCEL MAP VOL. 87/38-39 | 7 | PARCEL MAP VOL. 41/3-4 |
| 12 | PARCEL MAP VOL. 69/80-81 | 6 | PARCEL MAP VOL. 30/17 |
| 11 | PARCEL MAP VOL. 68/31 | 5 | PARCEL MAP VOL. 85/68-69 |
| 10 | PARCEL MAP VOL. 64/74 | 4 | PARCEL MAP VOL. 11/19 |
| 9 | PARCEL MAP VOL. 50/8 | 3 | PARCEL MAP VOL. 3/7 |
| 8 | PARCEL MAP VOL. 46/27 | 2 | MILLSDALE INDUSTRIAL PARK NO. 3 RSM 41/45-46 |
| | | 1 | MILLSDALE INDUSTRIAL PARK NO. 1 RSM 39/49-50 |

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

11/20/1970

APN: 025161090

SITE PLAN

BUILDING FRONTAGES



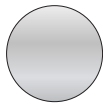
1 SITE PLAN - PROPERTY LINE
scale: NTS

STYLE SHEET

BRAND ARTWORK



MATERIAL AND COLOR SCHEDULE



M1 Aluminum



C1 Sutter Teal
PMS 3272 C

The materials and colors shown are intended to be base, standard color pallet for the project. Additional colors and materials may be reviewed and approved on a case-by-case basis. Custom colors for tenant logos may be allowed with planning review.



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SIGN TYPES



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

A

 BUILDING ID

DESCRIPTIONS / USAGE / RESTRICTIONS

A. CAMPUS SIGNAGE DESIGN GUIDELINES

1. Design objective

The primary objective of the Master Sign Program for Anchor Health Properties is to generate quality, creative signage that works to reinforce the quality and character of this Project, while at the same time providing effective project identity, wayfinding and campus safety.

2. Design Quality

All signage will achieve the highest level of design quality and be consistent with the quality defined in the Project submittal documents.

All signage will be consistent with the architectural and landscape character of the Project. This consistency shall be maintained through: complimentary materials, design, texture, color and typefaces. The scale and proportion of graphics shall be consistent with the site, landscape and buildings of the project.

All signage must be designed and specified to meet the construction requirements in this document. This includes all quality standards for finishing, color and durability.

Employ illumination techniques in keeping with a high quality development such as:

- Internally illuminated channel letters and logos with back lit illumination
- Externally illuminated from light sources hidden in the landscaping for ground / monument signs

3. Design Content

Campus signs will convey the name of Project, identify tenants and address as well as provide wayfinding information around the campus. Specifics of this content and its use are detailed in this document.

4. Sign Placement

Campus signs shall be located as indicated on the elevations and master sign location plans included in this package.

Locations given indicate a general area where the sign will be located. Exact location will depend on final design and will be given during submittal stage of sign implimentation and permitting.

Monument and free-standing signs will be located in such a way as to have a minimum setback from traffic, but shall not block view of traffic entering a lane. Exact location should be coordinated with traffic consultant's line of sight studies.

DESCRIPTIONS / USAGE / RESTRICTIONS

5. Typestyles

Type shall be sized in accordance with established standards for visibility and legibility. Sizing shall take into consideration viewing distance, site lines and vehicle speed for vehicular oriented signs.

The logo font has been outlined as the project's default and standard type style. Minor variations may be approved by planning at staff level when keeping consistent with design guidelines and project style.

6. Lighting

Design of signage lighting shall contribute to the design of the sign, and shall not detract from the overall design character of the Project. Lighting shall provide for enhanced legibility and effectiveness.

7. Colors

Sign colors are to provide sufficient contrast against building background colors. Color of letter returns are to contrast with building colors for good daytime readability.

Refer to this document's style sheet for approved colors and materials.

8. Sign Maintenance

All signs shall be maintained in an as-new and fully-functional condition. Signs shall meet all relevant standards of the Project submittal documents at all times. Project management shall make periodic inspections of all signs on site. Any deficiencies shall be immediately corrected by the person(s) or business(es) responsible for the maintenance of said sign or signs.

9. Temporary Signs

Temporary signs shall comply with the City's Planning Division requirements.

10. Prohibited Sign Types

The following sign types shall be prohibited on this Project :

- Illuminated sign boxes with face lit panels.
- Illuminated back-lit canopies.
- Signs with exposed raceways, conduit, junction boxes, transformer lamps, tubing, or neon crossovers of any type.
- Rotating, animated and flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
- Pennants, banners, or flags identifying individual tenants.
- A-frame sandwich boards.
- Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle which is used in the operation of the business. The signage must be painted on or otherwise affixed so as not to project from the usual profile of the vehicle. The vehicle must be in an operable state.
- Signs painted on an exterior building wall, window, fascia, chimney of a building, on a fence or fence-type wall, on benches, fence posts, trash receptacles, utility poles, utility boxes, storage sheds, bus shelters, satellite dish antennas or other accessory structures.
- Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
- Any sign designed to be moved from place to place.
- Signs attached, painted or otherwise affixed to awnings, tents or umbrellas.

- Balloons and inflatable signs.
- Any signs including freestanding signs advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
- Signs attached directly to raceways unless reasonable access is possible through wall or structure behind sign.
- Fluorescent or reflective materials such as mirror.

***NOTE - All signs must be submitted to the City for staff review and approval before being installed. Exemptions to any of the restrictions outlined in this document must be presented to and approved by the Director of Community Development or equivalent authority and will require an amendment to the Master Sign Program for future reference.**

BUILDING ID

SIGN TYPE A

Building ID

A. DESIGN INTENT

Building Ids are intended to identify the major Tenants in a prominent way from a larger or campus-wide view. Signage is proposed on the roof level of the 3 story building.

B. DESIGN CRITERIA

Final designs for Sign Type A will be developed to comply with the guidelines outlined within this Master Sign Plan Criteria.

Final designs for Sign Type A should conform to all general design Guidelines.

C. SIGN MASSING

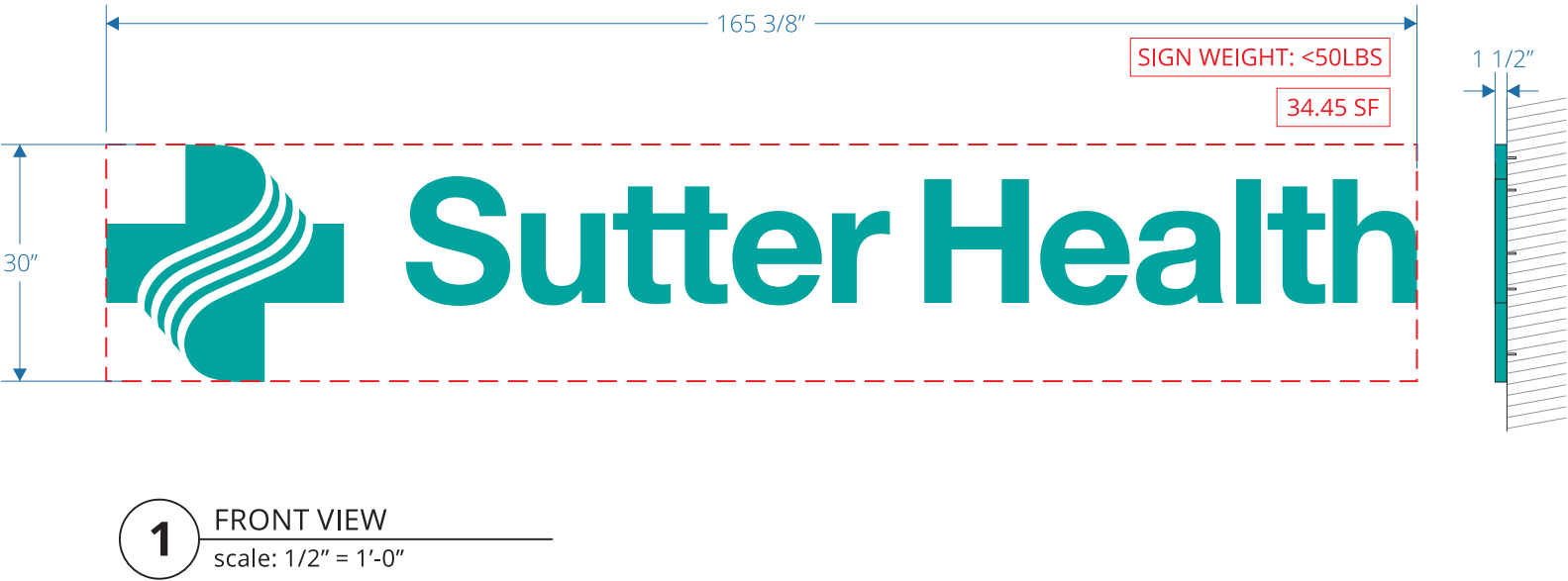
Wall signs shall no be higher than twenty-five (25) feet from the finished grade of the ground below the sign to the highest elevation of the sign structure.

D. VARIATION

Final design for Sign Type A should contain no (or very minimal) variation in size or layout to provide for maximum recognition and wayfinding effectiveness.

E. SIGN LOCATION

Exact sign location to be determined based on final sign design and shape, and to comply with sight distance analyses based on 10' clear sight distance at project driveways and adjacent intersections.



SIGN TYPE A
BUILDING ID
BUILDING ID
NBMU ZONING DISTRICT
PROPOSED = 34.45 SF
ALLOWED: MAX 60 SF/ SIGN



PROPOSED SIGNAGE

1 FRONT VIEW
scale: 3/4" = 1'-0"

2 SIDE VIEW
scale: 3/4" = 1'-0"

SIGN TYPE	
A	
NON-ILLUMINATED SIGNAGE	
DESCRIPTION	QTY: 1
A. 1 1/2" thick fabricated aluminum (M1) letters non illuminated, painted color Sutter teal (C5)	
B. 1 1/2" thick fabricated aluminum (M1) logo non illuminated, painted color Sutter teal (C5)	
C. 1/4"dia 3" deep stainless steel all-thread stud mounted flush to building fascia. Affixed and sealed with silicone adhesive	
Sign is less than 50LBS	

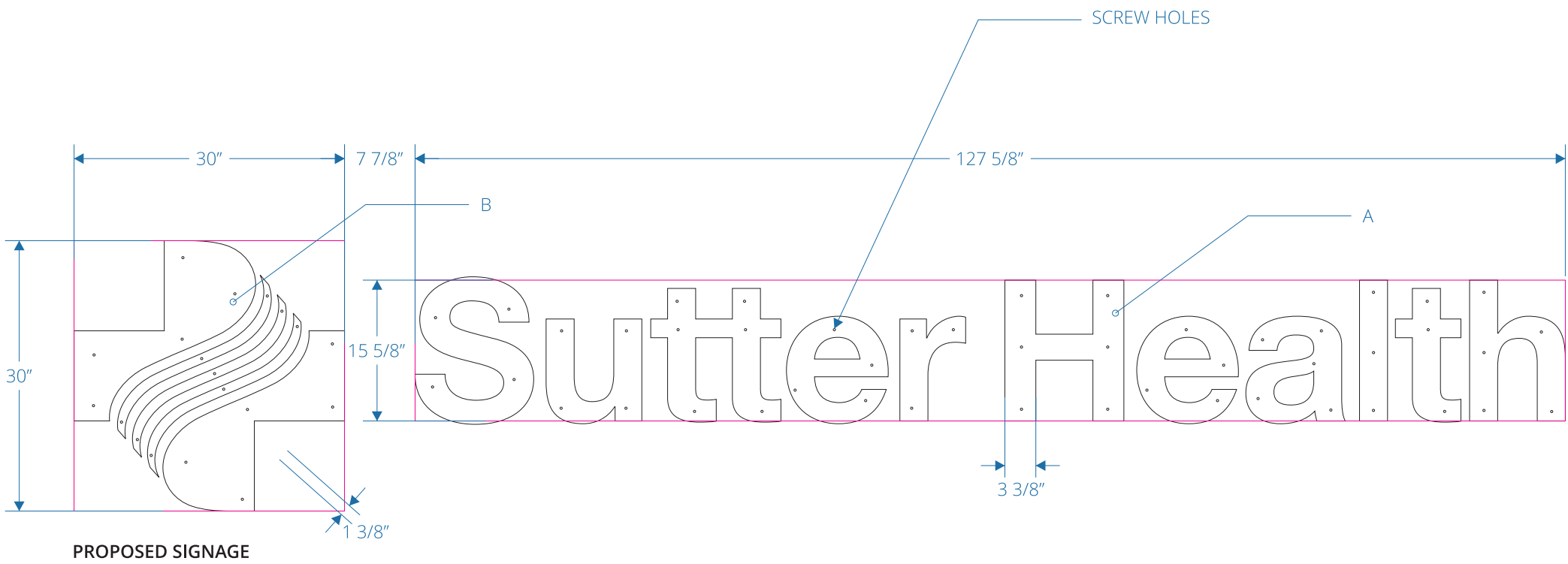
SIGN TYPE A BUILDING ID
BUILDING ID NBMU ZONING DISTRICT PROPOSED = 34.45 SF ALLOWED: MAX 60 SF/ SIGN

BUILDING AND ADDRESS ID

CONSTRUCTION DETAILS

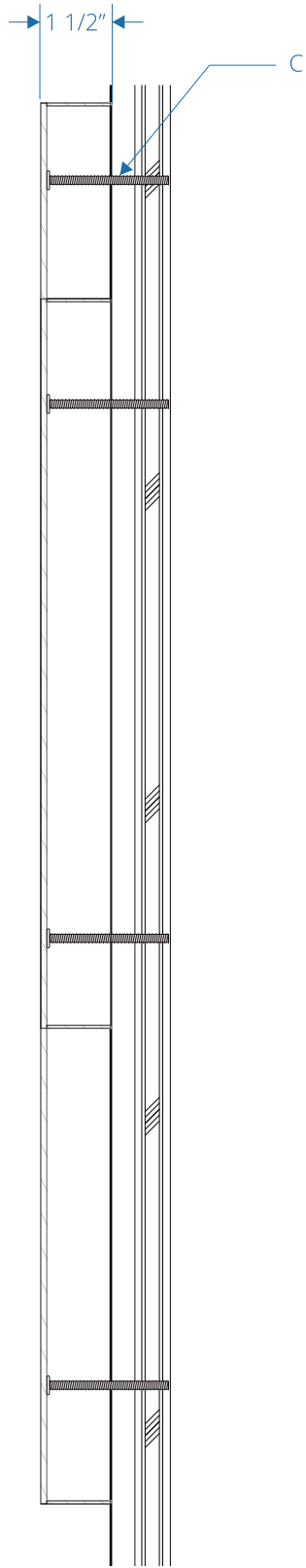


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PROPOSED SIGNAGE

1 FRONT VIEW - DETAIL
scale: 3/4" = 1'-0"



2 SIDE VIEW - DETAIL -TYPICAL
scale: 3/4" = 1'-0"

SIGN TYPE	
A	
NON-ILLUMINATED SIGNAGE	
DESCRIPTION	QTY: 1

- A. 1 1/2" thick fabricated aluminum (M1) letters non illuminated, painted color Sutter teal (C5)
- B. 1 1/2" thick fabricated aluminum (M1) logo non illuminated, painted color Sutter teal (C5)
- C. 1/4"dia 3" deep stainless steel all-thread stud mounted flush to building fascia. Affixed and sealed with silicone adhesive

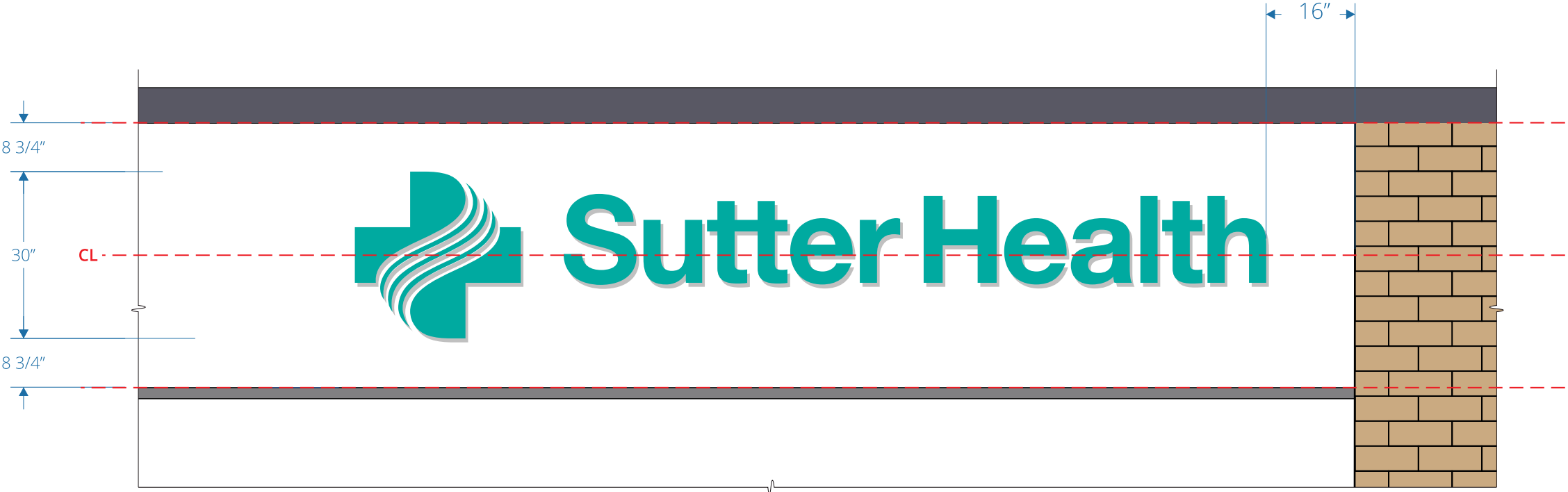
Sign is less than 50LBS

SIGN TYPE A
BUILDING ID

BUILDING ID
NBMU ZONING DISTRICT
PROPOSED = 34.45 SF
ALLOWED: MAX 60 SF/ SIGN

BUILDING ID

INSTALLED ELEVATION



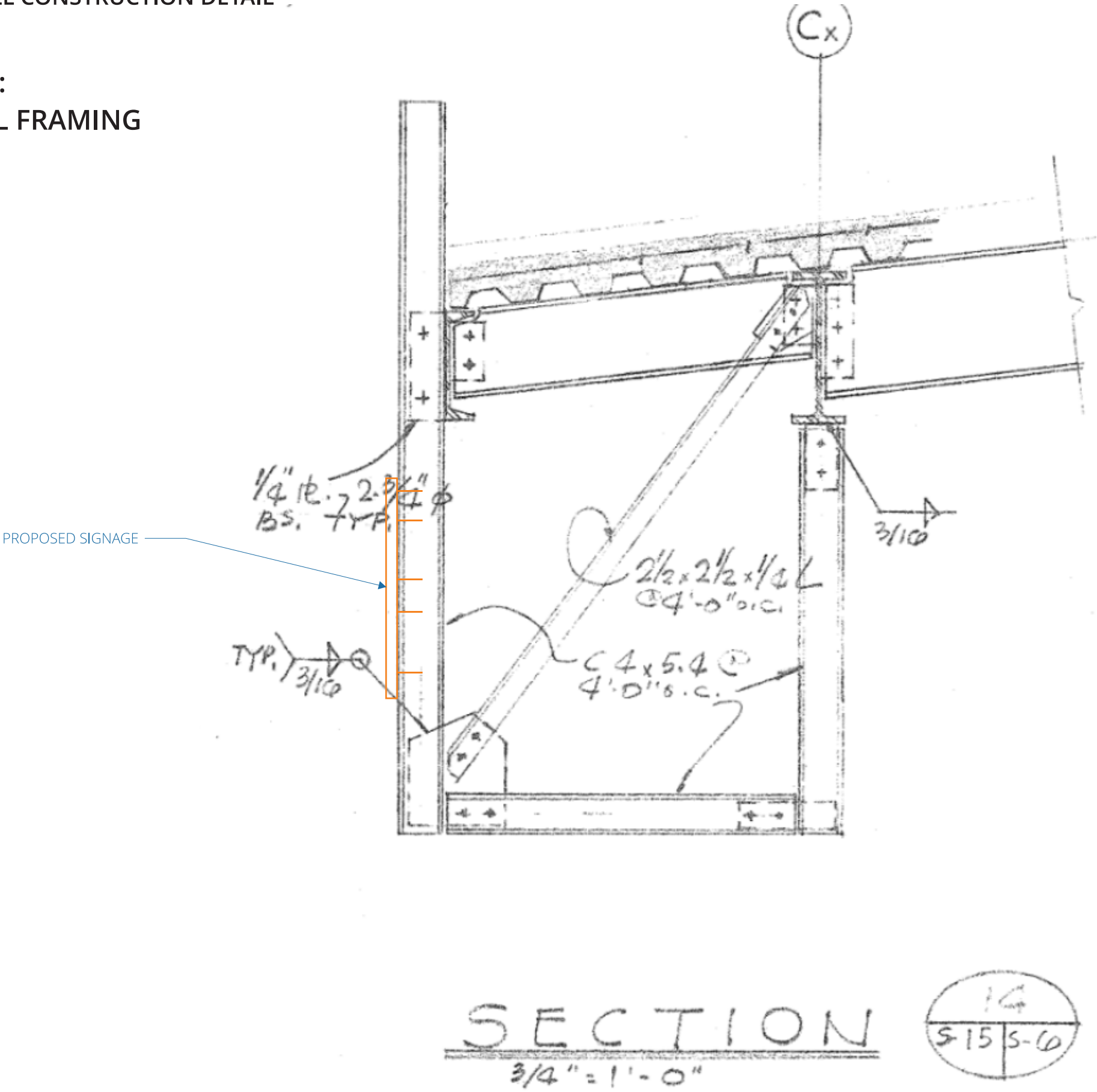
PROPOSED SIGNAGE

1 INSTALLED ELEVATION
scale: 1/2" = 1'-0"

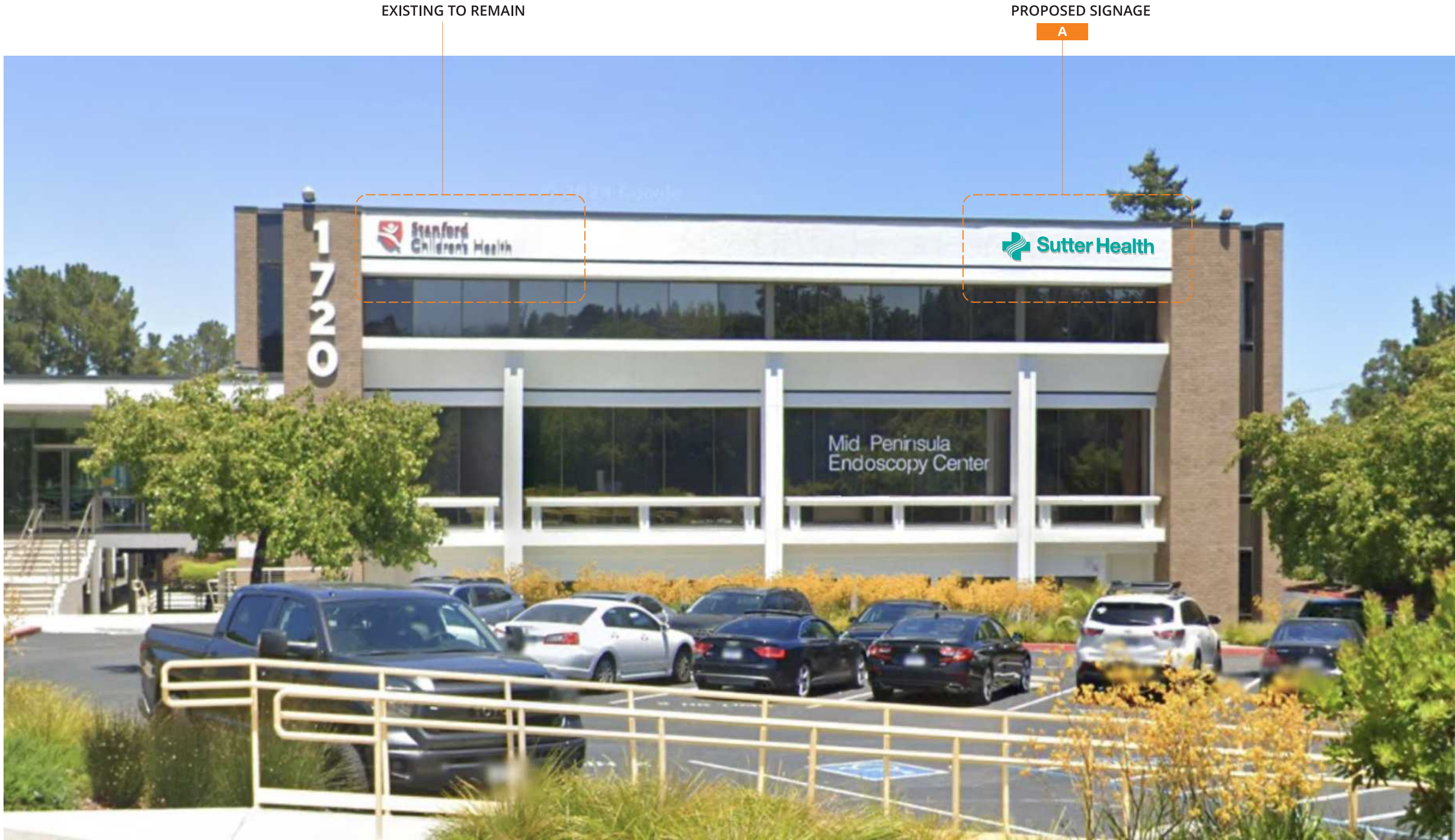
BUILDING ID

WALL CONSTRUCTION DETAIL

WALL CONSTRUCTION DETAILS:
LATH AND PLASTER WITH STEEL FRAMING



BUILDING ID RENDERING



1

RENDERING
scale: NTS

BUILDING ID

EXISTING ELEVATION



2 EXISTING - ELEVATION
scale: NTS

LOCATION PLAN



1 LOCATION PLAN
scale: NTS

EXISTING TO REMAIN

A
PROPOSED SIGNAGE