



#2022-119 Northwestern Medicine SUP Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 1, 2022
<u>Request:</u>	Special Use Permit Amendment for new free-standing signs with variations to the height and square footage and new wall signage.
<u>Location:</u>	200 Congress Parkway
<u>Acreage:</u>	Approximately 8.acres
<u>Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: M Manufacturing South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Previous Approvals:**
 - The property received a Special Use Permit in 1993 which laid out the allowable free-standing signs.
- **Existing Use:** The current building is owned and operated by Northwestern Medicine. Due to the changes in ownership, the signage needs to change to reflect their branding identity.

Development Analysis:

- There are multiple free-standing signs on the property. The existing signs were approved as part of the SUP. The existing signs were allowed at:
 - Sign 1 – 45 square feet, 5 feet 2 inches in height
 - Sign 2 – 16.25 square feet, 4 feet in height
 - Sign 3 – 4.5 square feet, 3 feet in height
 - Sign 4 – 5 square feet, 4 feet in height
- **Request:** To allow new free-standing signs as detailed in the table below.

Sign Type	Height	Square Footage	Location
Site ID Sign 1	6 feet 6 inches	32.8 square feet	Second Entrance On Congress Pkwy
Site ID Sign 2	6 feet 6 inches	32.8 square feet	Main Entrance On Commonwealth Dr
Directional Small	6 feet	15.1 square feet	East Entrance
Directional Small	6 feet	15.1 square feet	Internal
Directional Small	Existing 3 feet 6 inches	4.59 square feet	Internal

- Wall Signage: Three new walls signs are proposed

Sign	Square Footage
NM Northwestern Medicine	49.2 square feet
Health & Fitness	8.6 square feet
Natural Therapy	4.9 square feet

- The UDO allows one (1) free-standing monument style sign at 50 square feet and eight (8) feet in height. This request is for two (2) monument signs at 32.8 square feet and six (6) feet six (6) inches in height.
- The UDO allows multiple directional signs four (4) square feet and three (3) feet in height. This request is for multiple signs up to 15.1 square feet and six (6) feet in height.
- The UDO allows up to 150 square feet of wall signage. This request meets the wall signage standards.
- Landscape materials will need to be removed to remove some of the existing signs. New landscape meeting the UDO requirements is being planned around the signs.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for physical fitness, health club service use.
- Zoning: The site is zoned B-2 PUD General Commercial. The zoning district is appropriate for the health club.

Findings of Fact:

Special Use Permit Amendment

The petitioner is requesting approval of an amendment to a Special Use Permit Amendment to allow multiple free-standing signs that exceed the height and square footage requirements. A Special Use requires separate review because of the potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes

standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 4 to allow multiple free-standing signs that exceed the height and square footage requirements.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create

a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and service uses. The following goals are applicable to this request:

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting actions:

Supporting Action: Encourage mixed-use developments that allow people to live, work, and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Dylan DeGraw, received 05/17/22).
 - B. Sign Plan Package (Kiku Obata, dated 05/10/22, received 05/17/22)
2. Changes to the signs which meet the UDO or the heights and sizes in this amendment are not required to amend the SUP in the future.
3. The petitioner shall comply with all of the requirements of the Community Development Department.

PIQ MAP
200 Congress Parkway





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: _____

Address: _____

Phone: _____

E-mail: _____

Project Name & Description: _____

Project Address/Location: _____

Signature

Dylan DeGraw *5/17/22*

Owner: Print and Sign name

Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY
OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Northern Illinois Medical Center

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Northwestern Medicine for a Special Use Permit Amendment, relating to the property at 200 Congress Parkway in Crystal Lake, Illinois 60014. PIN: 19-04-301-018.

This application is filed for the purpose of seeking an amendment to an approved Special Use Permit to allow changes to the signage with a variation from height and square footage and any other changes as presented at the hearing, pursuant to Article 2, Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday June 1, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman,
Chairperson Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on May 17, 2022) 1984557



Northwestern Medicine
Northwest Region Transition
200 Congress Parkway
Crystal Lake, IL

Exterior Brand & Wayfinding Signage
Design Documentation

May 10, 2022

2019017.00

Kiku Obata & Company
 6161 Delmar Blvd., Suite 200
 St. Louis, MO 63112
 Office 314.361.3110
 Fax 314.361.4716
 www.kikuobata.com

Owner:
 Northwestern Medicine
 251 E Huron St.
 Chicago, IL 60611

Authorized Use:

Review

Issue Date: May 10, 2022

Revisions:	No.	Date	Description	Drawn By
	1	-		
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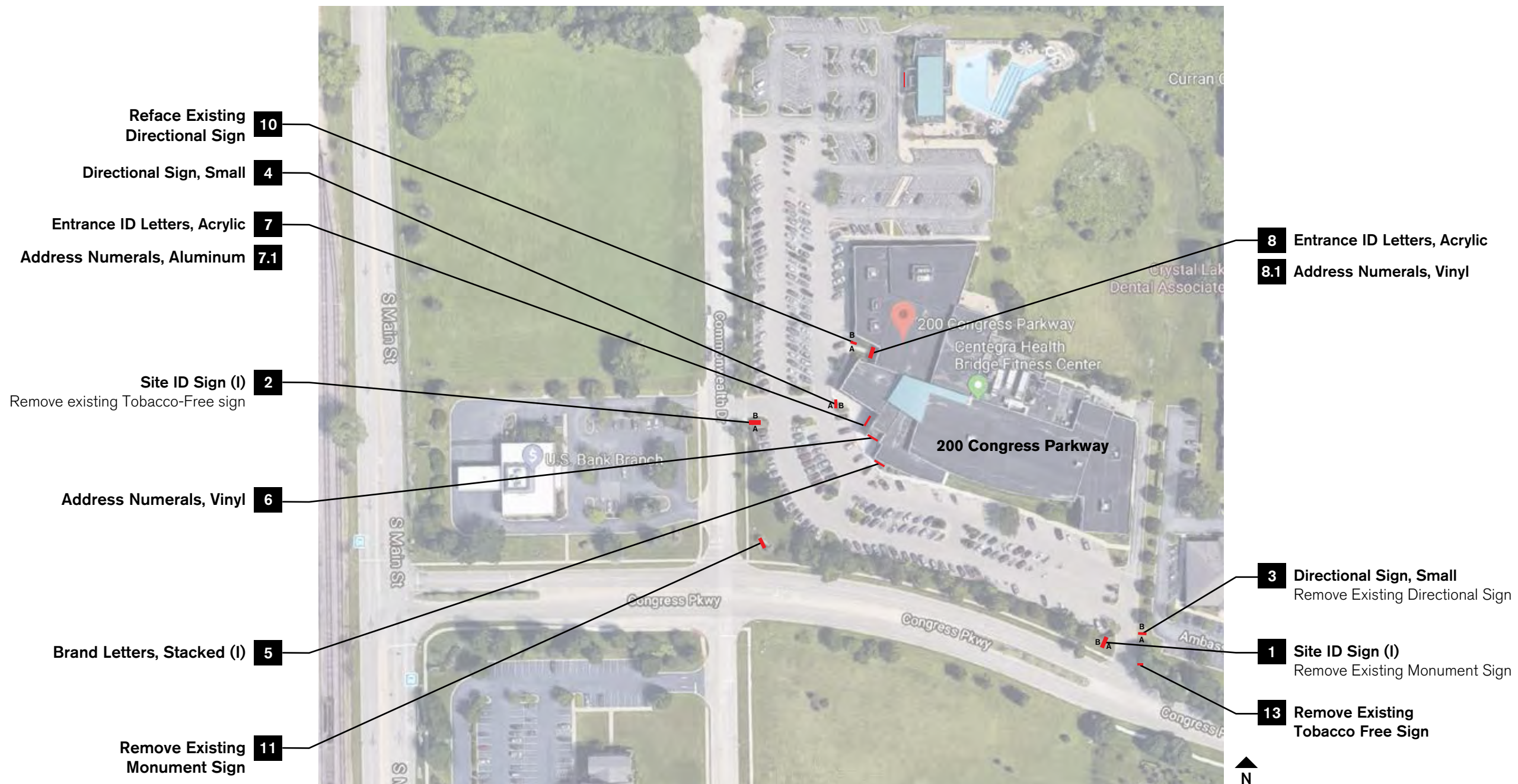
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**200 Congress Parkway
 Crystal Lake, IL**

Project Number: 20219017.00

Sign Location Plan

Drawn by: JM
 Checked by: DL



Not to Scale

I = Internally illuminated, type varies, refer to drawings

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200 Congress Parkway
Crystal Lake, IL

Project Number: 20219017.00

Sign Location 1

Drawn by: JM
 Checked by: DL



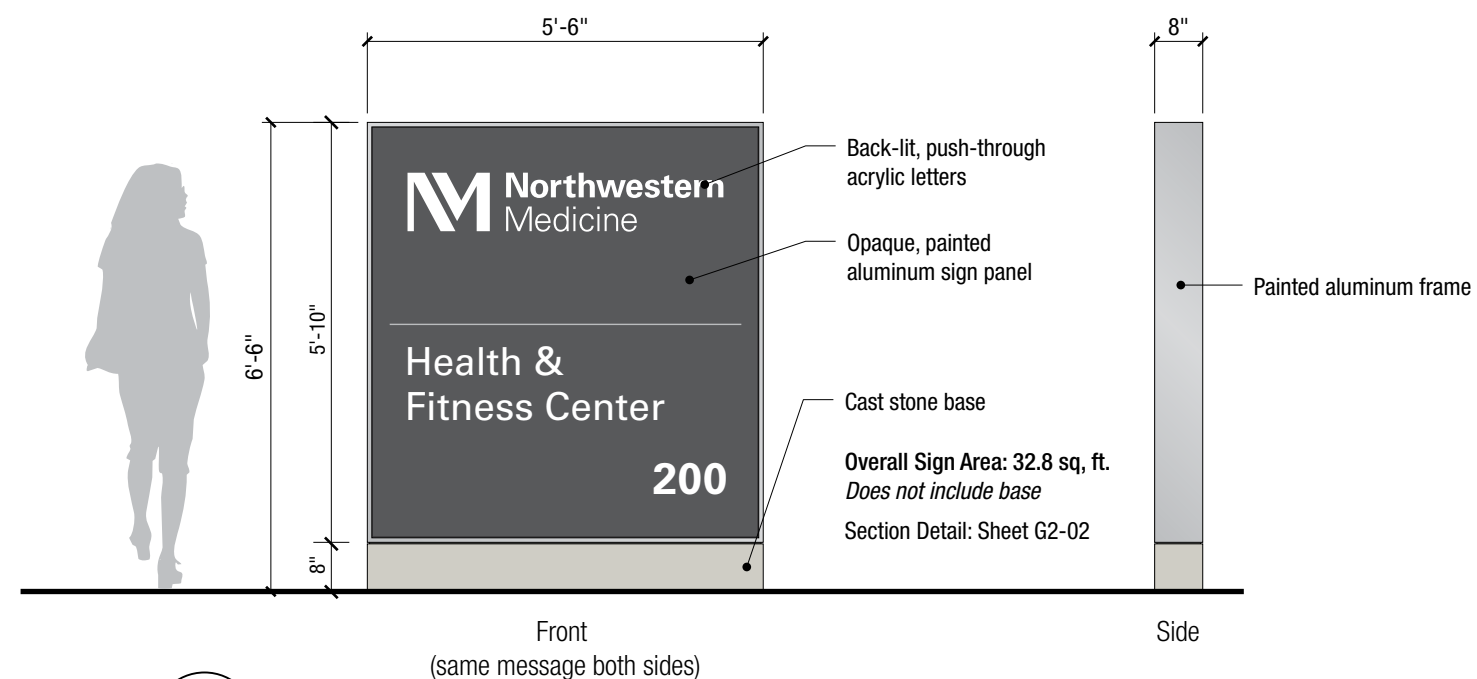
Existing Sign Removal / Electrical

Remove entire brick wall structure, sign panel, and ground light fixtures; use existing power source for new sign.

1 Site ID Sign (I)

Landscaping

1. Restore mulch around new sign
 2. Restore grass around new sign (seed)
 3. Replace any damaged low-growth plantings in kind.
 - A. TO – Nigra Arborvite (behind existing sign)
 - B. JS – Green Sargent Juniper (sides of existing sign)
 - C. SK – Kamtschaticm Sedum (sides of sign)
- Refer to original landscape plans provided at end of document.



1 ELEVATION
 SCALE: 3/8"=1'-0"

SEE NEXT SHEET FOR
 LOCATION PLAN DETAIL

KIKU OBATA

Kiku Obata & Company
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 Office 314.361.3110
 Fax 314.361.4716
 www.kikuobata.com

Owner:
 Northwestern Medicine
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Revisions:

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200 Congress Parkway
Crystal Lake, IL

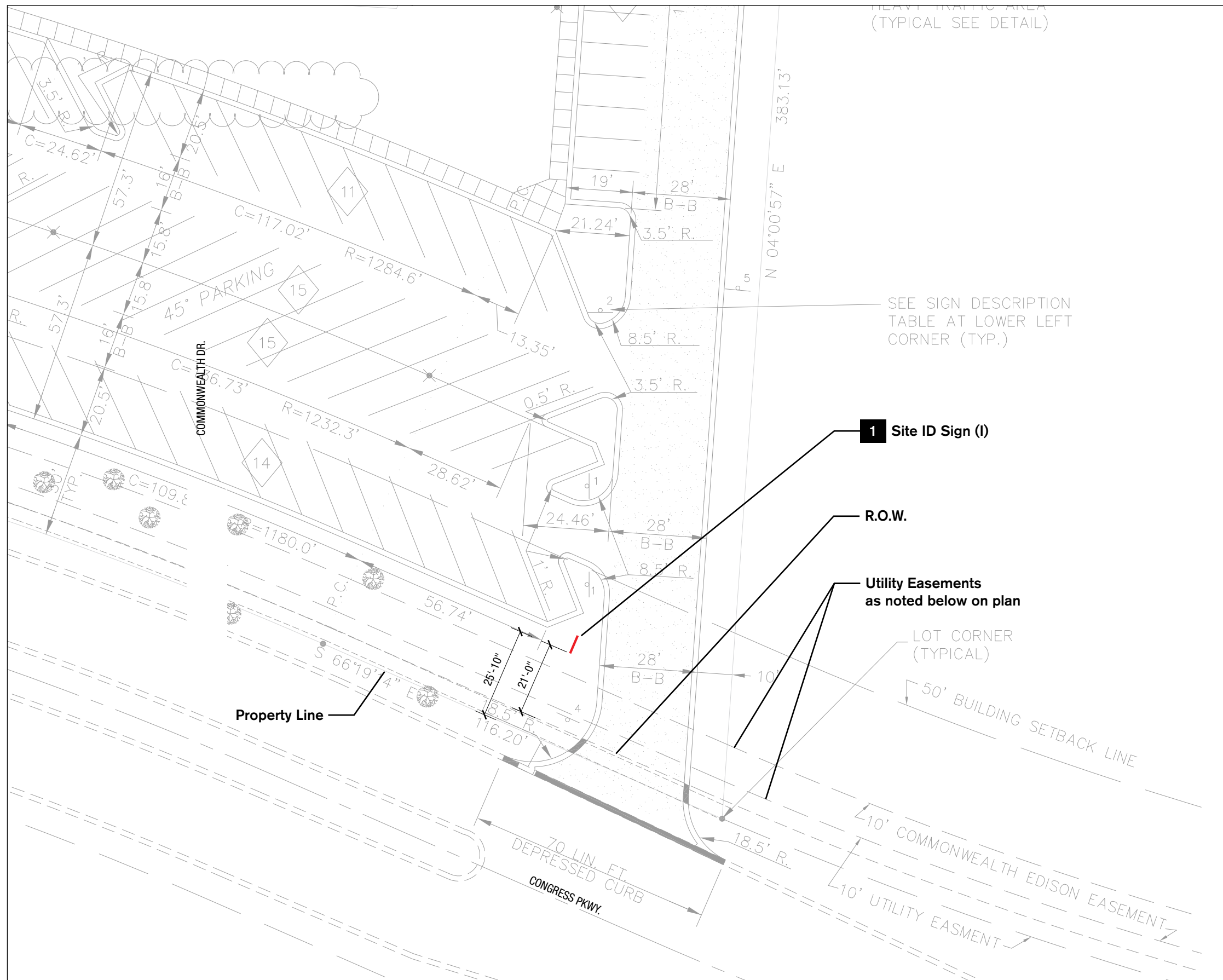
Project Number: 20219017.00

Sign Location 1 – Location Detail

Drawn by: JM

Checked by: DL

04



1 LOCATION 1 – PLAN DETAIL
 SCALE: 1" = 30'-0"

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Authorized Use:

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Issue Date: May 10, 2022

Revisions:			
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**200 Congress Parkway
 Crystal Lake, IL**

Project Number: 20219017.00

Sign Location 2

Drawn by: JM
 Checked by: DL



Existing Sign Removal
 Remove post and panel sign.



2 Site ID Sign (I)

Electrical

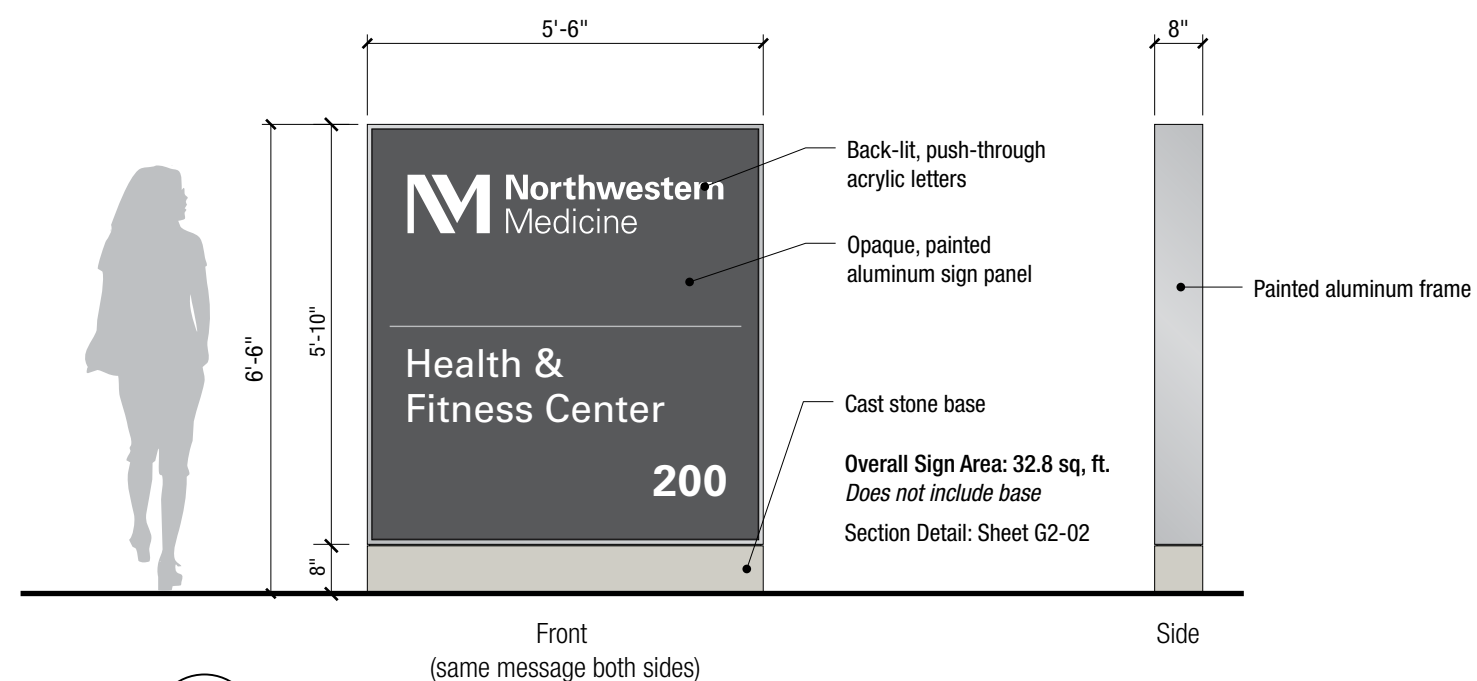
No existing power source at sign location. Verify conditions with Owner and provide cost to run power to sign location, including any landscape repair that may be required as a result.

Landscaping

Restore mulch around new sign
 Replace any damaged low-growth plantings in kind.

- A. Grass - Seed
- B. MD - Marshall's Delight Bee Balm
- C. JC - Sea Green Juniper (evergreen shrub)
- D. RA - Low Grow Sumac (Deciduous shrub)
- E. HS - Stella De Oro Day Lilly

Refer to original landscape plans provided at end of document.



1 ELEVATION

SCALE: 3/8"=1'-0"

SEE NEXT SHEET FOR
 LOCATION PLAN DETAIL

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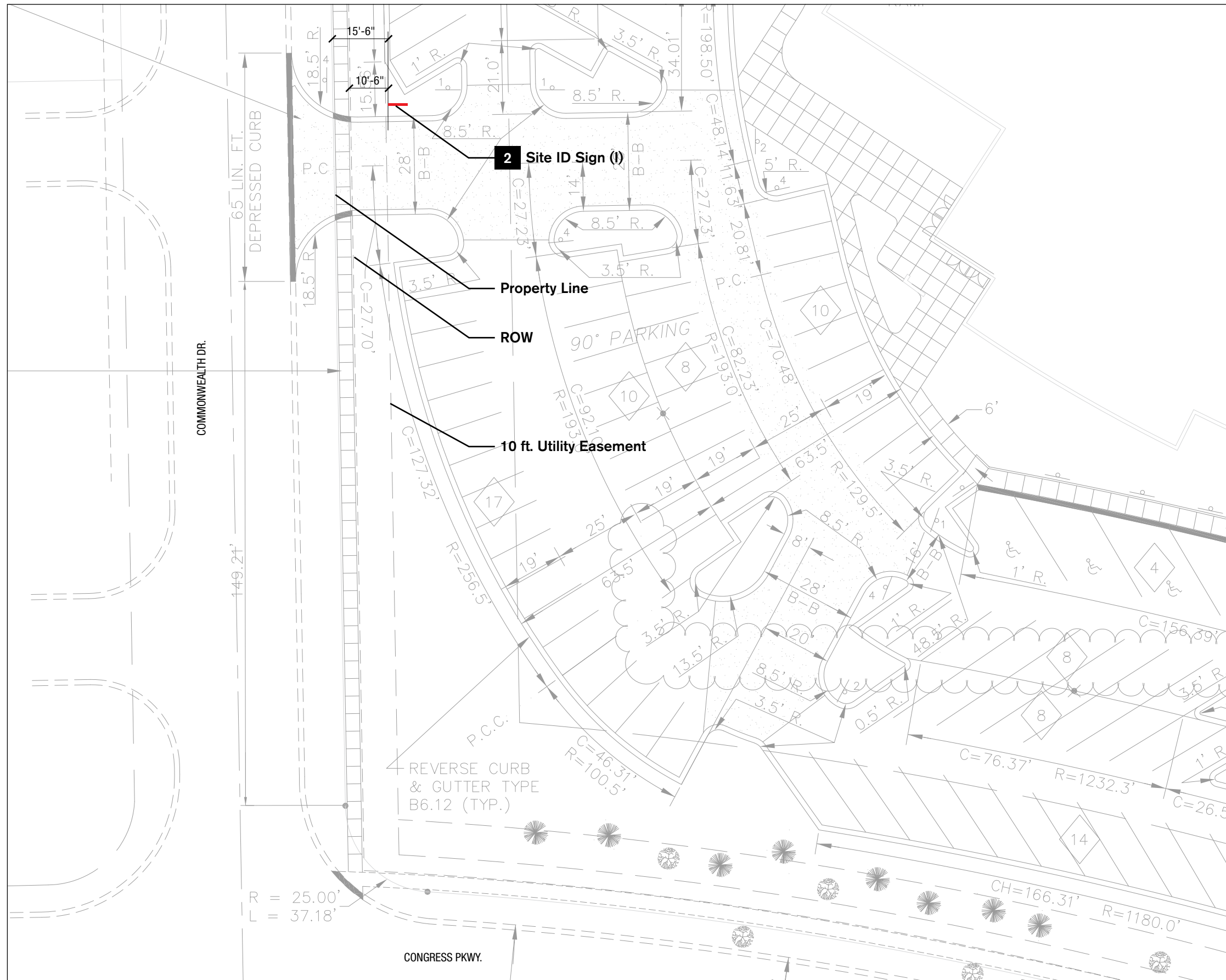
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200 Congress Parkway
Crystal Lake, IL

Project Number: 20219017.00

Sign Location 2 – Location Detail

Drawn by: JM
 Checked by: DL



1 LOCATION 2 – PLAN DETAIL
 SCALE: 1" = 30'-0"

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Authorized Use:

Review

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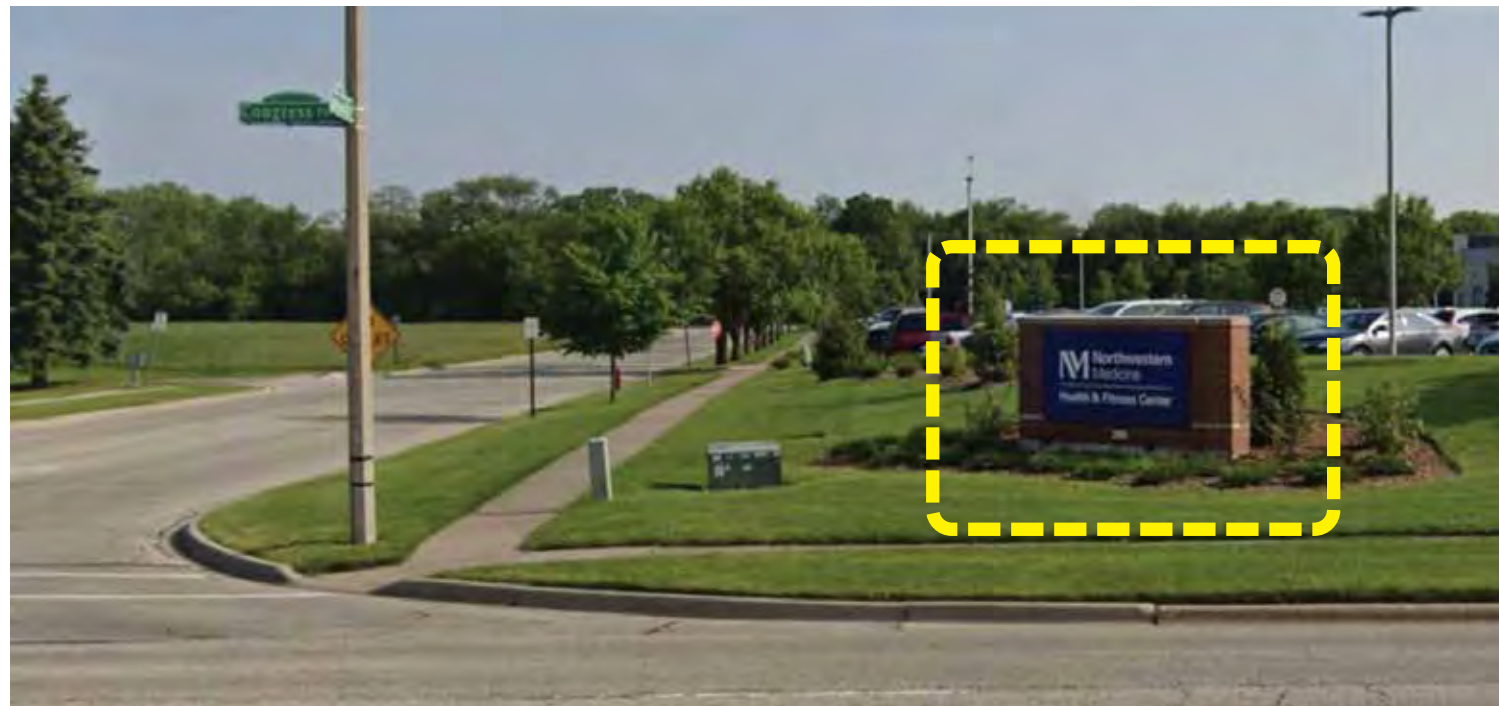
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**200 Congress Parkway
 Crystal Lake, IL**

Project Number: 20219017.00

Sign Location 11 & 13

Drawn by: JM
 Checked by: DL



11 Remove Existing Monument Sign

Existing Sign Removal / Electrical

Remove entire brick wall structure, sign panel, and ground light fixtures; terminate power source to lights.

Landscaping

- Maintain taller shrubs behind monument sign if possible, remove if not:
 - TO – Nigra Arborvite (evergreen tree) behind existing monument sign
- Restore disturbed mulch. Infill to cover removed foundation
- Replace damaged low-growth plantings in kind.
 - JS – Green Sargent Juniper (evergreen shrub)
 - VC – Compact Koreanspice Viburnum (deciduous shrub)
 - SS – Little Bluestem (groundcover, perennial, ornamental grass)
 - HS – Stella De Oro Day Lilly (groundcover, perennial, ornamental grass)
- Add low grow plantings per original landscape plan. To replace arborvite (if required) and infill existing monument sign location.
 - JS – Green Sargent Juniper (evergreen shrub)
 - SS – Little Bluestem (groundcover, perennial, ornamental grass)
 - HS – Stella De Oro Day Lilly (groundcover, perennial, ornamental grass)

Refer to original landscape plans provided at end of document.



13 Remove Existing Tobacco Free Sign

Existing Sign Removal
 Remove post and panel sign.

Landscaping
 Restore disturbed mulch.

NOTE
 Additional sign removal locations shown with new signs.

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 Chicago, IL 60611

Authorized Use:

Review

Issue Date: May 10, 2022

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**200 Congress Parkway
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Project Number: 20219017.00

Sign Location 3

Drawn by: JM
 Checked by: DL



Existing Sign Removal

Remove post and panel sign. See sheet **G1-02** for removal requirements.

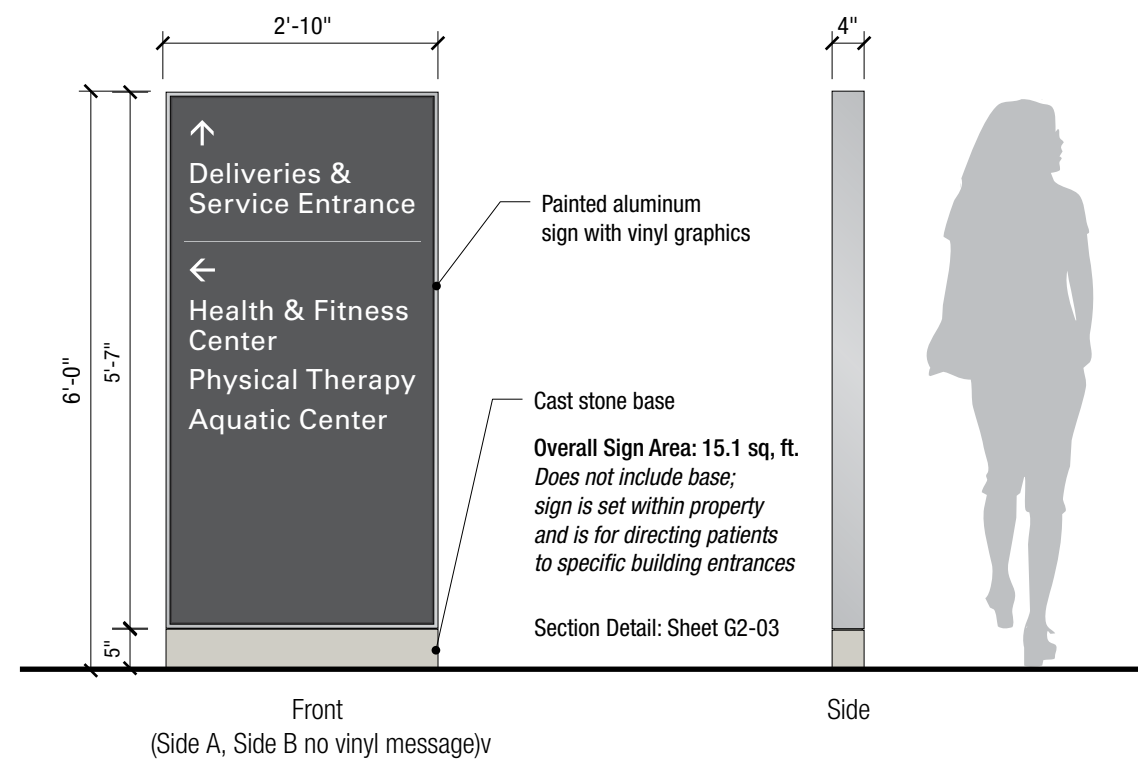


3 Directional Sign, Small

LOCATION NOTE

Match location and curb setback of existing sign; perpendicular to curb.

Landscaping
 Restore/replant grass around sign (seed)
 Refer to original landscape plans provided at end of document.



1 ELEVATION
 SCALE: 1/2"=1'-0"

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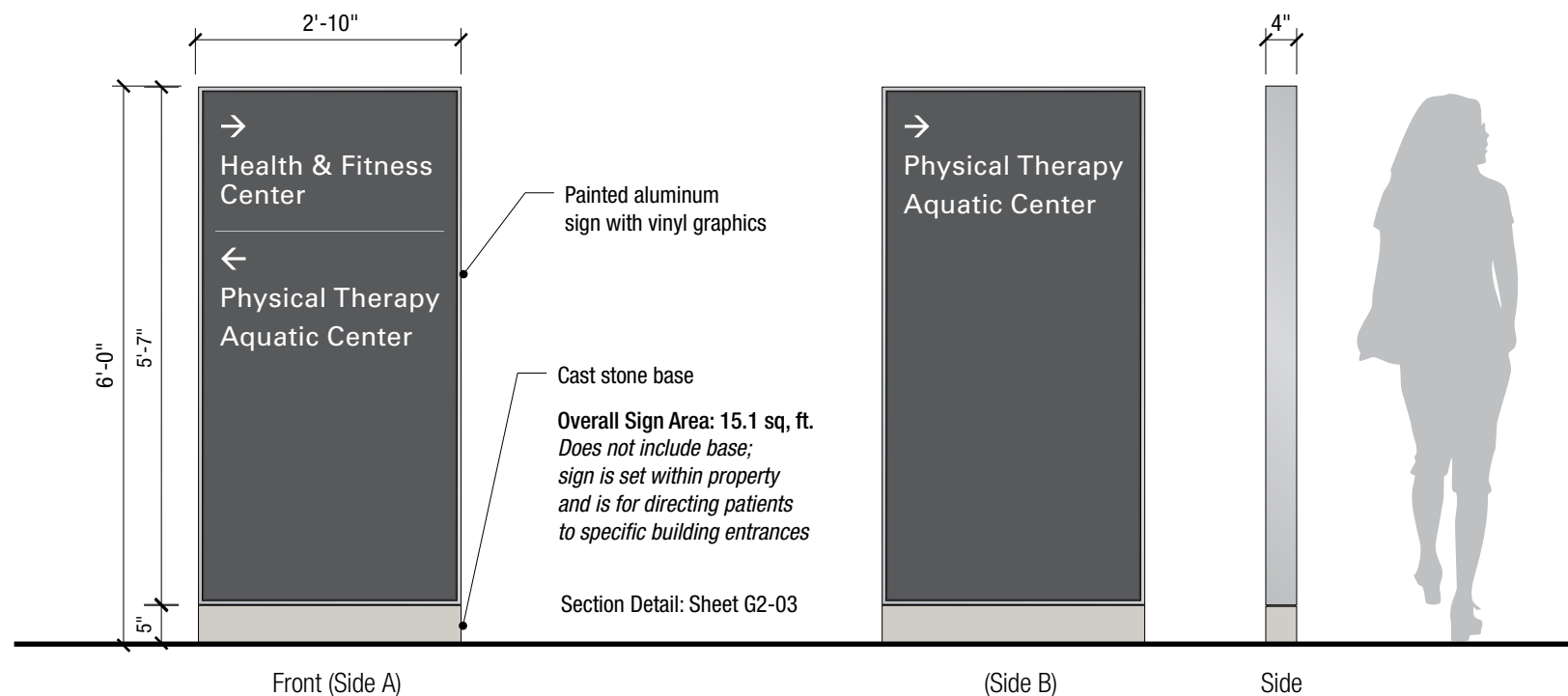


Landscaping

1. Restore mulch around new sign
2. Replace any damaged low-growth plantings in kind.
 - A. EP – Bubblegum coneflower
 - B. SK – Kamtschaticm Sedum
 - C. PH – Dwarf fountain grass

Refer to original landscape plans provided at end of document.

4 Directional Sign, Small



1 ELEVATION
 SCALE: 1/2"=1'-0"

2 LOCATION PLAN DETAIL
 SCALE: 1/16"= 1'-0" (approx.)

Authorized Use:

Review

Issue Date: May 10, 2022

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**200 Congress Parkway
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Project Number: 20219017.00

Sign Location 4

Drawn by: JM
 Checked by: DL

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Authorized Use:

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Revisions:

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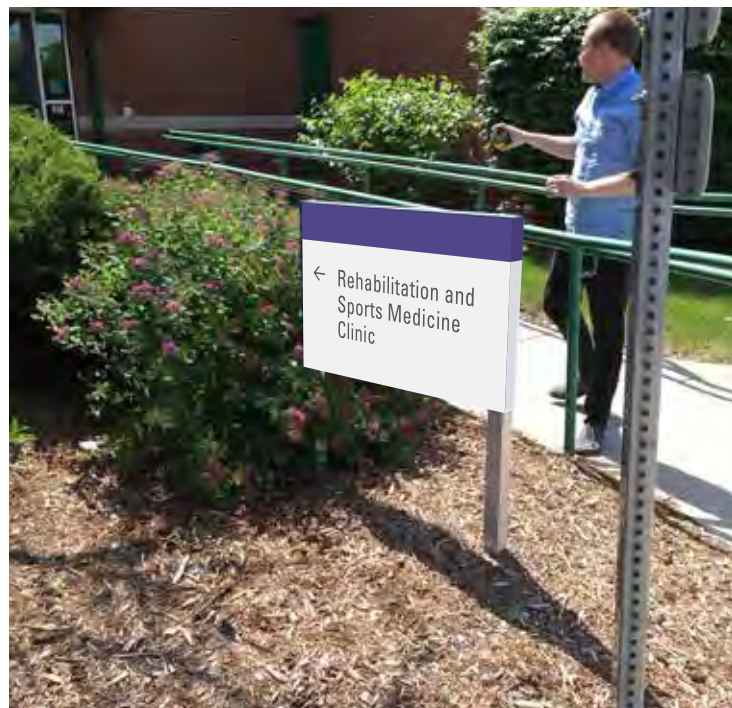
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**200 Congress Parkway
 Crystal Lake, IL**

Project Number: 20219017.00

Sign Location 10

Drawn by: JM
 Checked by: DL



Existing



10 Reface Existing Directional Sign

Replace sign panels and paint top/side/bottom returns **NM Grey** in the field (describe application to achieve smooth as surface possible in shops)

Posts remain the same, touch up paint to match existing as needed

Landscaping

1. Restore any disturbed much.
2. Replace any damaged low-growth plantings in kind.

- A. SS – Little Bluestem
- B. LS – Snow Cap Shasta Daisy

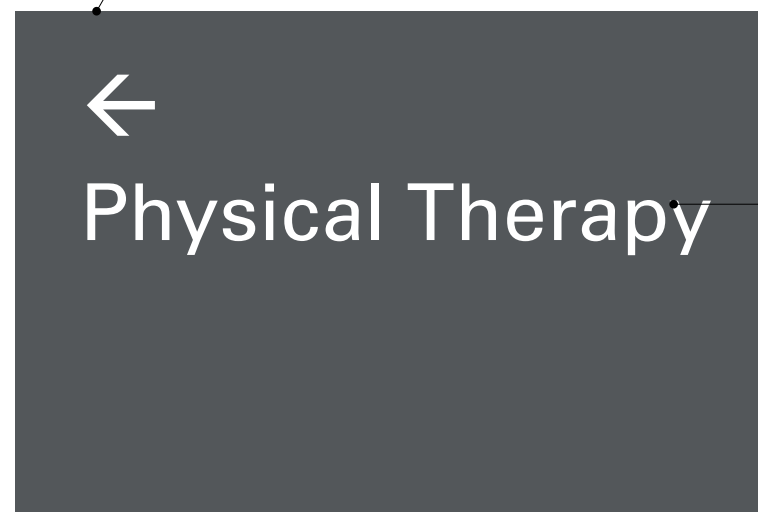
Refer to original landscape plans provided at end of document.

Painted aluminum panel, **NM Grey**, verify thickness of existing (.090-.125) and match

V-R White



Side A



Side B

1 **ELEVATION (Sign Panels)**
 SCALE: 1/2"=1'-0"

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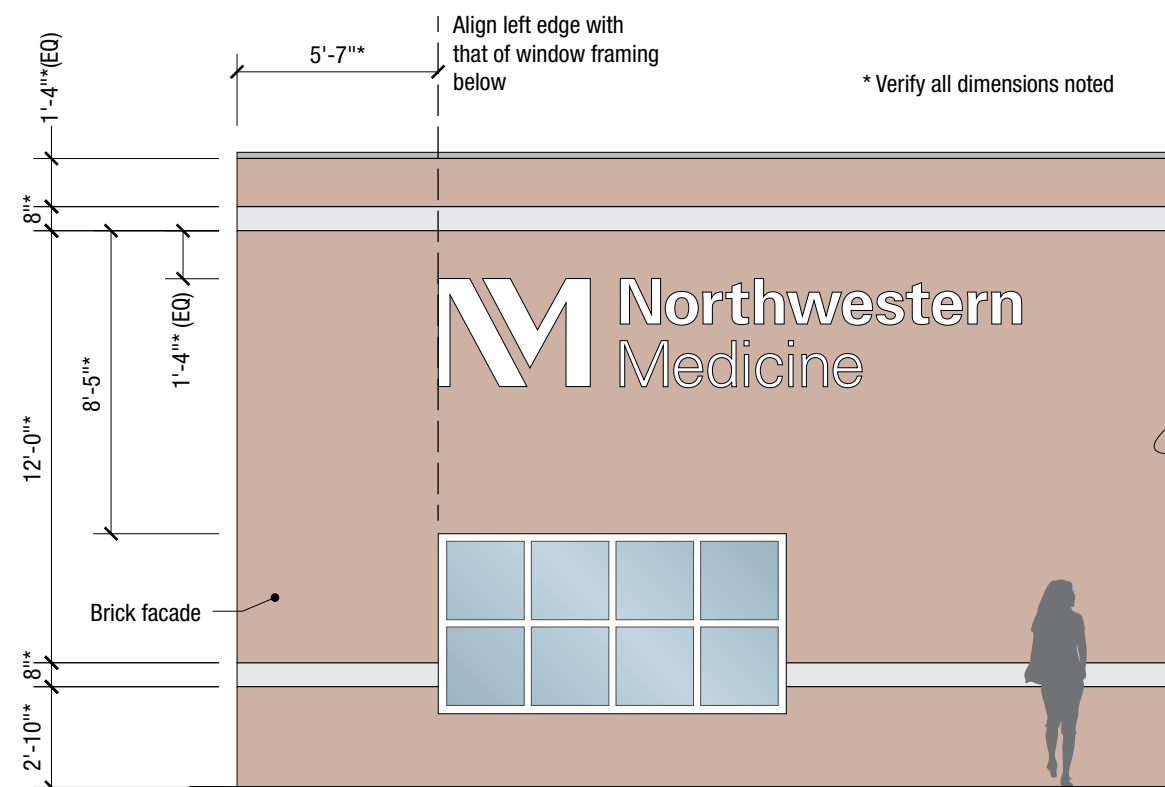
Sign Location 5

Drawn by: JM
 Checked by: DL

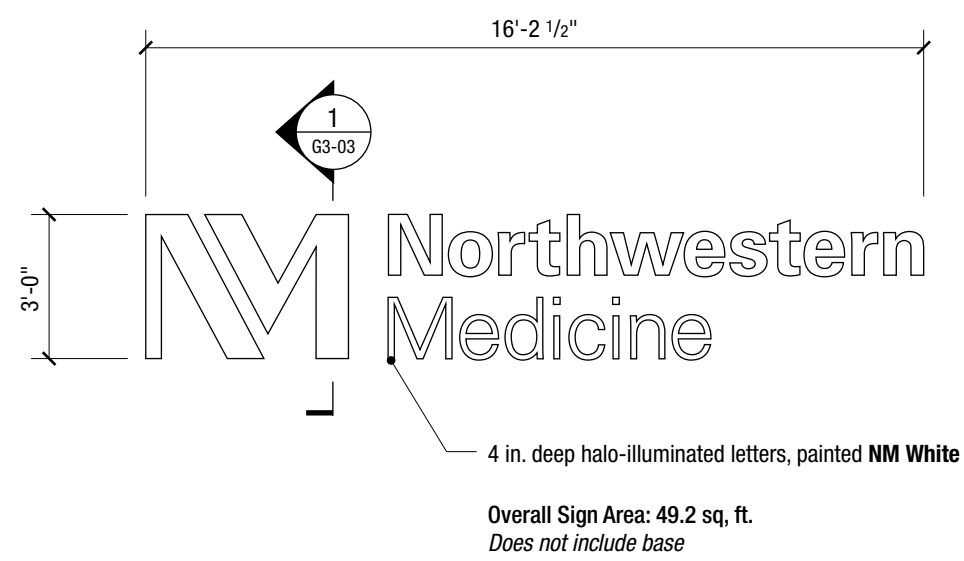


Electrical
 No existing power source at sign location. Verify conditions with Owner and provide cost to run power to sign location, including any building repair that may be required as a result.

5 Brand Letter, Stacked (I)



1 MOUNTING ELEVATION
 SCALE: 3/16"=1'-0"



2 ELEVATION
 SCALE: 1/4"=1'-0"

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**200 Congress Parkway
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Sign Location 6

Drawn by: JM
 Checked by: DL



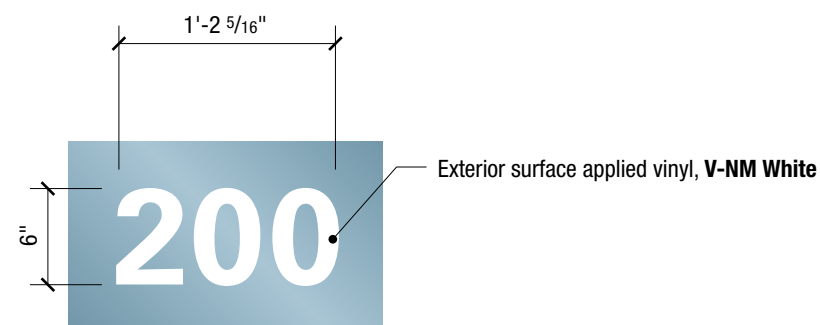
Existing Sign Removal

Remove existing vinyl address numerals and clean surface before installing new vinyl numerals.



6 Address Numerals, Vinyl

1 MOUNTING ELEVATION/RENDERING
 SCALE: 1/4"=1'-0" (approx.)



2 ELEVATION
 SCALE: 1"=1'-0"

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Revisions:

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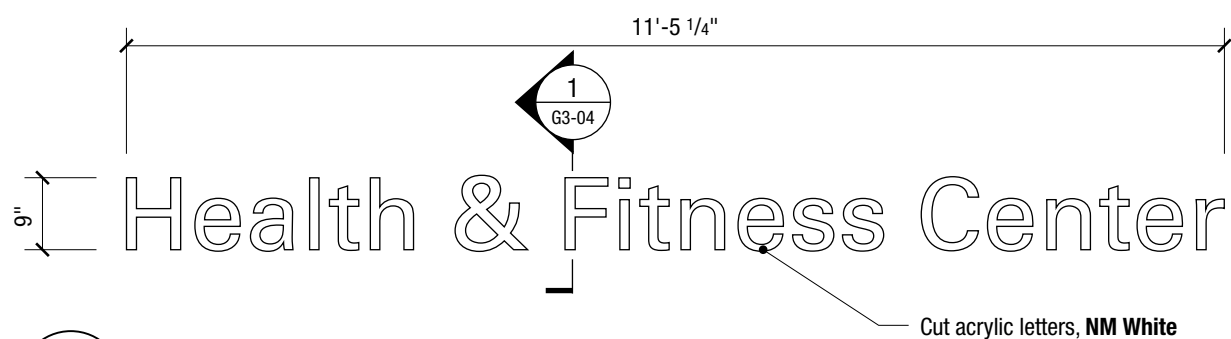
Sign Location 7 & 7.1

Drawn by: JM
 Checked by: DL

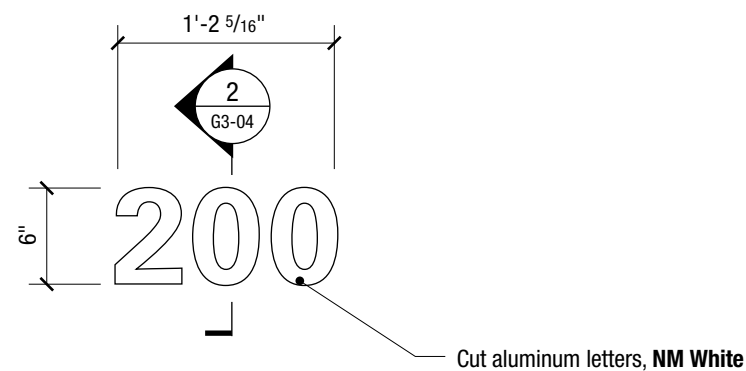


1 MOUNTING ELEVATION/RENDERING
 SCALE: 1/4"=1'-0" (approx.)

- 7 Entrance ID Letters, Acrylic**
- 7.1 Address Numerals, Aluminum**



2 ELEVATION – Location 7
 SCALE: 1/2"=1'-0"



3 ELEVATION – Location 7.1
 SCALE: 1"=1'-0"

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Issue Date: May 10, 2022

Revisions:

No.	Date	Description	Drawn By
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**200 Congress Parkway
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Project Number: 20219017.00

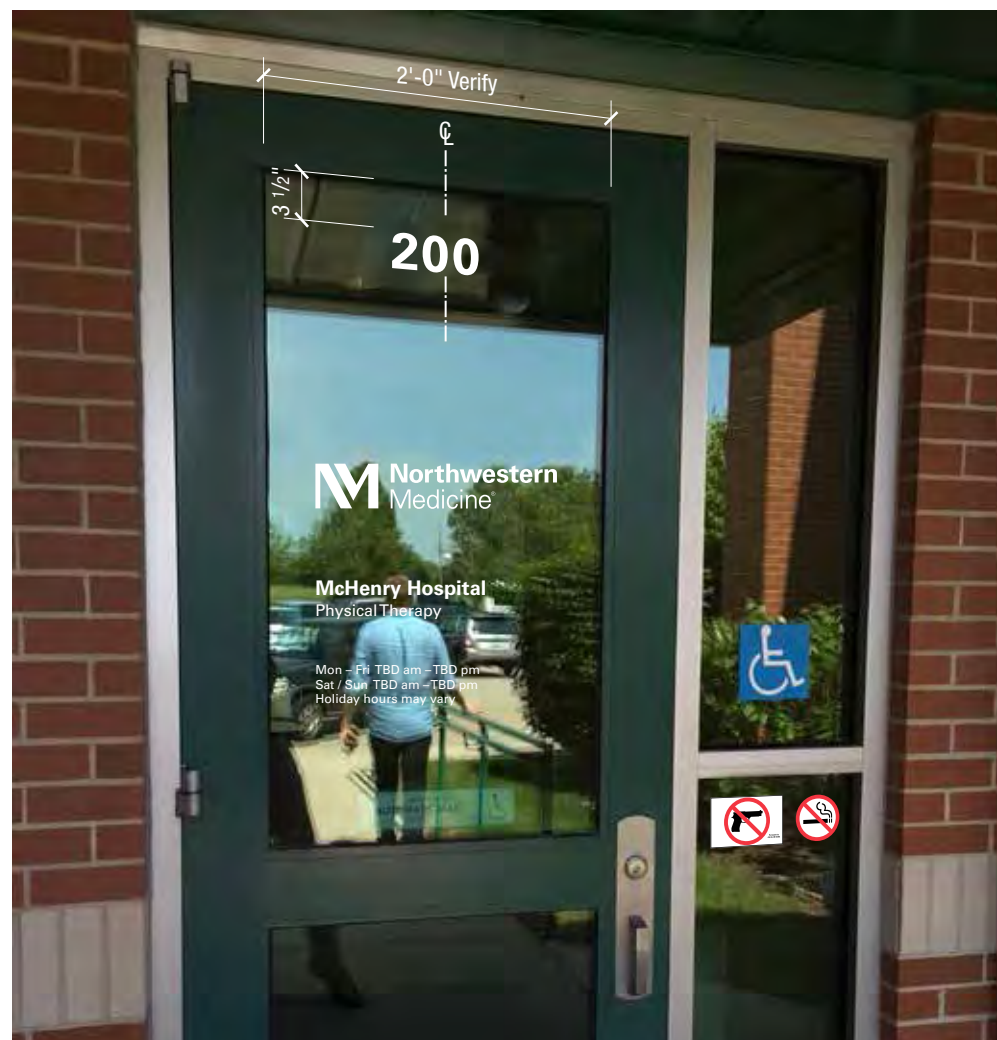
Sign Location 8 & 8.1

Drawn by: JM
 Checked by: DL



1 MOUNTING ELEVATION/RENDERING
 Not to Scale

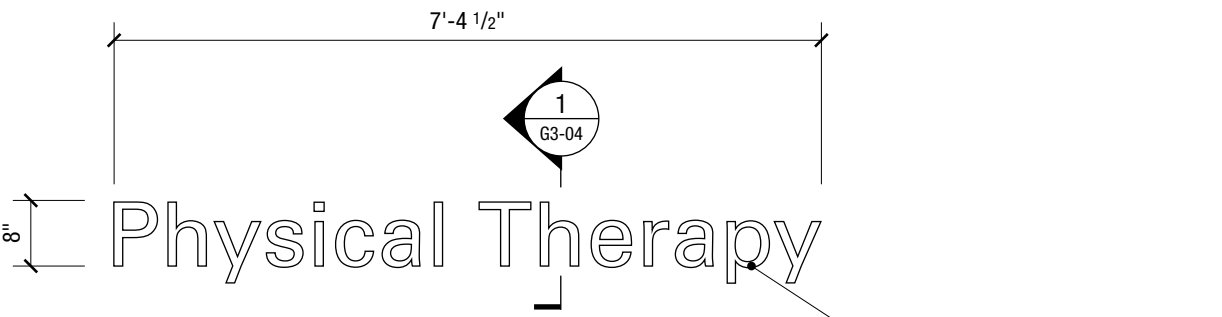
8 Entrance ID Letters, Acrylic



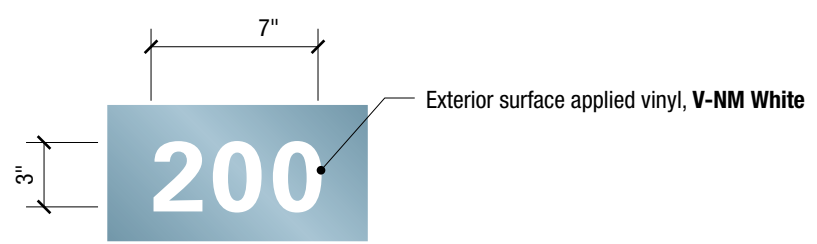
2 MOUNTING ELEVATION/RENDERING
 Not to Scale

8.1 Address Numerals, Vinyl

NOTE
 Verify existing vinyl conditions at entrance, provide image in shops, plan for removal of existing similar "Suite A" vinyl letters.



3 ELEVATION – Location 8
 SCALE: 1/2"=1'-0"



4 ELEVATION – Location 8.1
 SCALE: 1 1/2"=1'-0"



Northwestern Medicine
Northwest Region Transition
Off-Campus Sites

2019017.00

Exterior Brand & Wayfinding Signage
Typical Details & Specifications

September 17, 2021

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**Exterior Brand & Wayfinding
Signage Typical Details &
Specifications**

Project Number: 20219017.00

Contents

Drawn by: JM
Checked by: DL

G1-01

Contents

G1 Series

- G1-01 Contents
- G1-02 General Notes
- G1-03 General Notes (cont.)

G2 Series

- G2-01 Colors and Finishes
- G2-02 Elevation, Type EW2-2 – Site ID, Small
- G2-03 Elevation, Type EW7-1 – Directional, Small
- G2-04 Elevation, Type EV1-2 – Door Vinyl

G3 Series

- G3-01 Section Details, Type EW2-2 – Site ID, Small
- G3-02 Section Details, Type EW7-1 – Directional, Small
- G3-03 Section Details, Types EB1, EB2, EB3 (all sub types) – Brand Letters
- G3-04 Section Details, Types EE1-1, EE1-3, EE2-1, EE2-2, Cut Letters
- G3-05 Section Details, Brand Panel with Frame

G4 Series

- G4-01 Specifications
- G4-02 Specifications
- G4-03 Specifications
- G4-04 Specifications
- G4-05 Specifications
- G4-06 Specifications
- G4-07 Specifications

This document is part of a set that includes drawing packages
for individual facility locations; refer to all drawing packages.

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Existing Sign Removal

- Refer to specific location drawing sets for existing signs to be removed. Only remove signs noted on drawings, notify Designer of any conflicts with existing signage not designated for removal.
- Contractor to inspect areas of all existing signs to be removed and inform owner of any damage, maintenance needs, or unsafe conditions.
- Building-mounted Signs: Contractor to remove all signs designated for removal and patch, repair, clean, paint, or refinish building as required to match existing adjacent conditions; all final repair to appear seamless with adjacent undamaged areas and as though original sign never existed (e.g. clear silicone fill alone for patching holed in masonry is not acceptable, fill must match color of brick or mortar).
- Freestanding Signs: Sign contractor to remove all signs designated for removal including footings unless noted otherwise on specific drawing sheets; backfill to existing grade and plant grass seed or mulch to match existing conditions.

Civil/ Landscaping

- Extent of finished landscaping for freestanding signs is backfill to grade and plant grass seed or mulch to match adjacent conditions.

Electrical Work

- Refer to specific drawing and plan sheets for signs requiring power.
- Several sign locations do not have power source at location. Contractor is responsible for running power to all illuminated signs as required where existing power source is not available as noted on drawings. Verify all conditions and coordinate as required with Owner; provide cost and proposal accordingly. Contractor is responsible for all required electrical components, connections for signage.

Structural Engineering

- Contractor is responsible for the design of the structural elements and the structural integrity of all signs; and any stamped engineering drawings for permitting.

Also refer to G4 Specifications Section

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Sign Layout Artwork

Designer to provide electronic layout artwork for all signs based on field verification and shop drawing dimensions from Sign Contractor.

Sign Mock-Ups

In addition to the submittals outlined in the Specifications section, Sign Contractor is to submit sign mock-ups as identified on the drawing sheets

Also refer to G4 Specifications Section

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**Exterior Brand & Wayfinding
Signage Typical Details &
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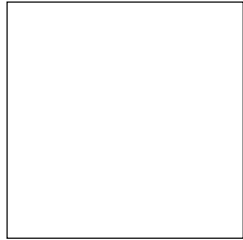

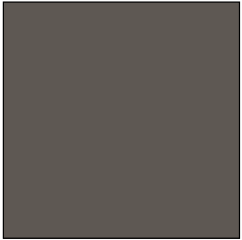
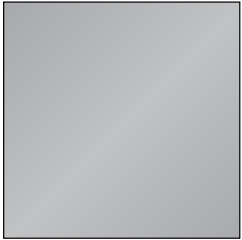
Project Number: 20219017.00

General Notes

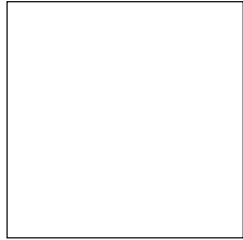
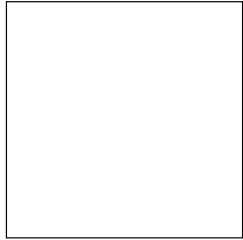
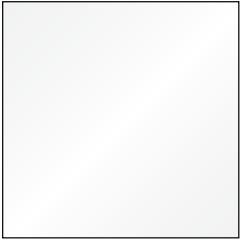
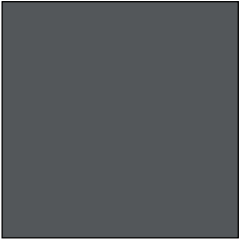
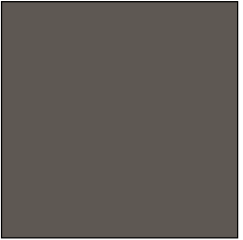

Drawn by: JM
Checked by: DL

G1-03

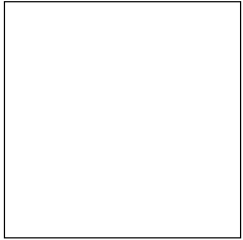
Paint Colors

				All Paints shall be Matthews Acrylic Polyurethane Satin or approved equal
NM White Matthews MP32071 White Wonder Satin Finish	NM Grey Matthews Paint Match Pantone 425C Satin Finish	NM Warm Grey Matthews MP12718 Unicorn Brown Satin Finish	NM Silver Matthews MP18071 Sterling Silver Metallic Satin Finish	

Vinyl Colors

					
V-NM White 3M ScotchCal 50-100 Matte White	V-T White 3M ScotchCal 3630-20 Transparent White	V-R White 3M ScotchCal 5100-10 Reflective White	V-NM Grey 3M ScotchCal 7725-41 Dark Grey	V-NM Warm Grey TBD to match paint spec, opaque	V-Light Grey 3M ScotchCal 7725-61 Mid Grey

Acrylic Finishes


A-T White #7328 Translucent White Acrylic Standard product finish for sheets/panels

Notes

1. Additional paint, vinyl, or other finishes may be added upon confirmation of building material finishes as noted in drawings.

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Exterior Brand & Wayfinding Signage Typical Details & Specifications

Project Number: 20219017.00

Colors and Finishes

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EW2-2 – Site ID, Small

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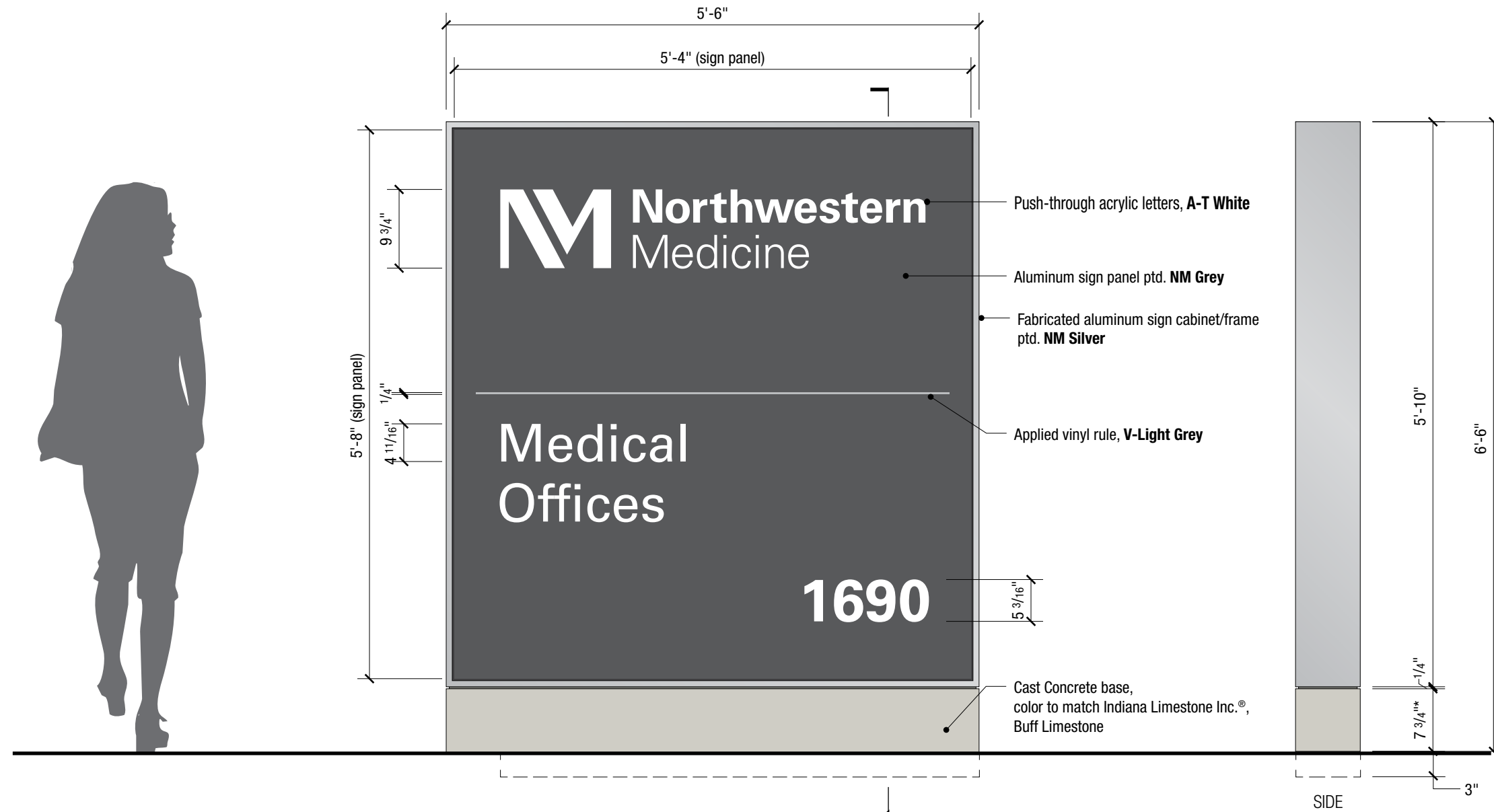
Exterior Brand & Wayfinding Signage Typical Details & Specifications

Project Number: 20219017.00

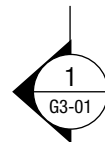
Elevation, Type EW2-2 – Site ID, Small

Drawn by: JM
 Checked by: DL

G2-02



1 TYPICAL ELEVATION
 SCALE: 3/4"=1'-0"



EW7-1 – Directional, Small

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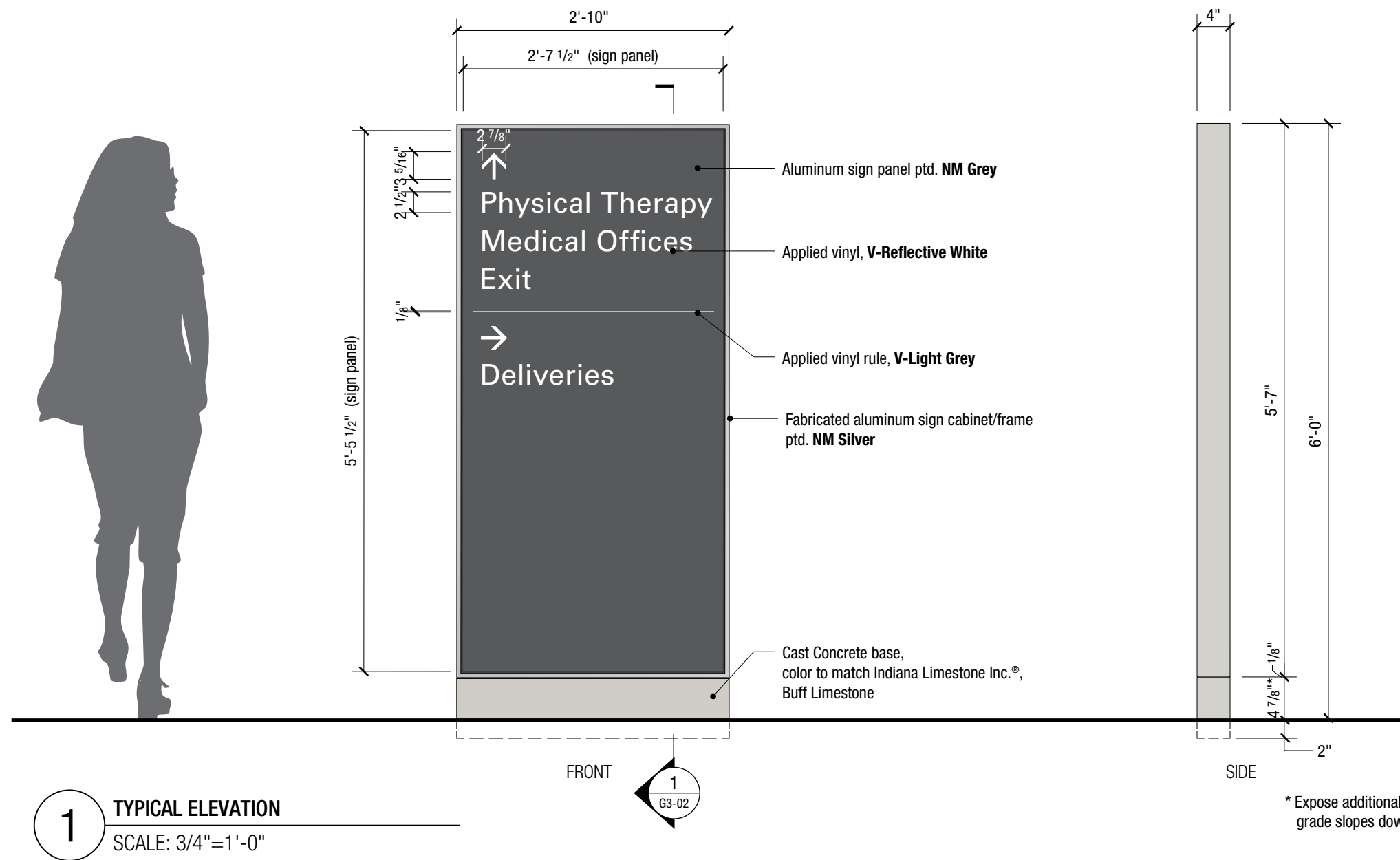
Exterior Brand & Wayfinding Signage Typical Details & Specifications

Project Number: 20219017.00

Elevation, Type EW7-1 – Directional, Small

Drawn by: JM
 Checked by: DL

G2-03



1 TYPICAL ELEVATION
 SCALE: 3/4"=1'-0"

EV1-2 – Door Vinyl, Non-Hospital Building

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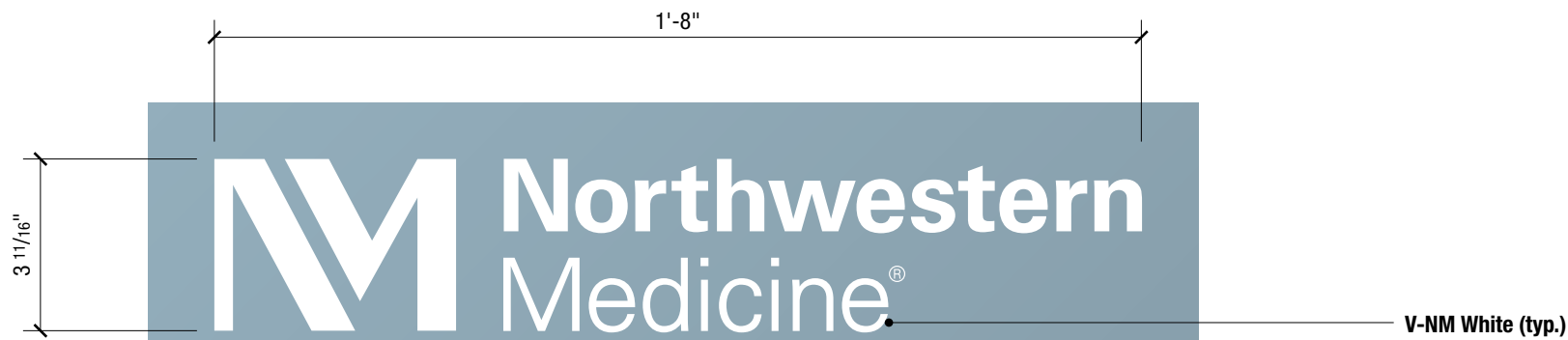
Exterior Brand & Wayfinding Signage Typical Details & Specifications

Project Number: 20219017.00

Elevation, Type EV1-2 – Door Vinyl

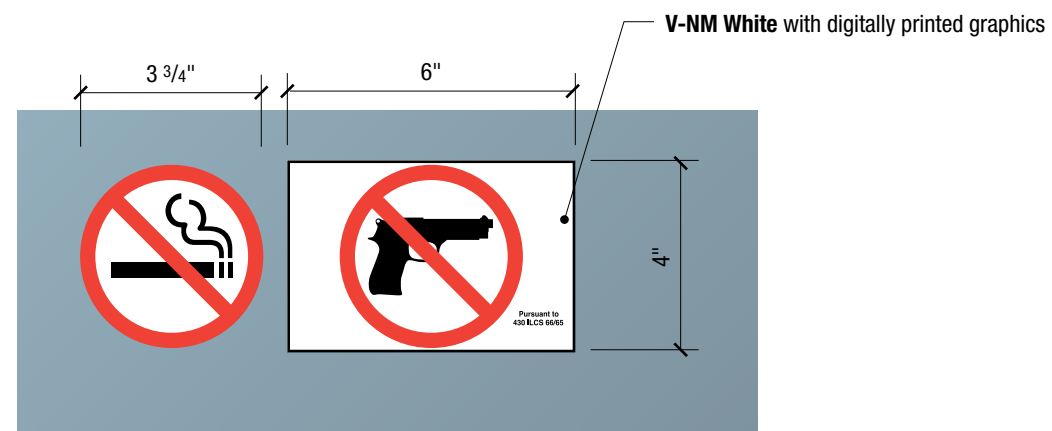
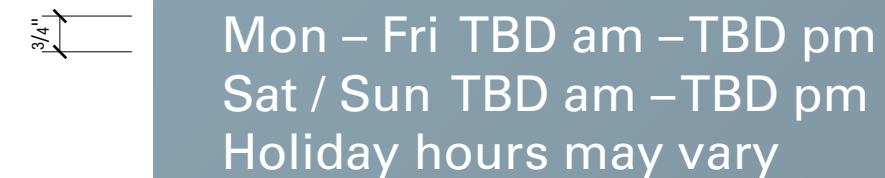
Drawn by: JM
 Checked by: DL

G2-04



All vinyl is applied to the exterior surface of the glass.

Refer to specific site Plans and Elevations for mounting locations.



1 TYPICAL ELEVATION
 SCALE: 3"=1'-0"

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Section Details, Type EW2-2 – Site ID, Small

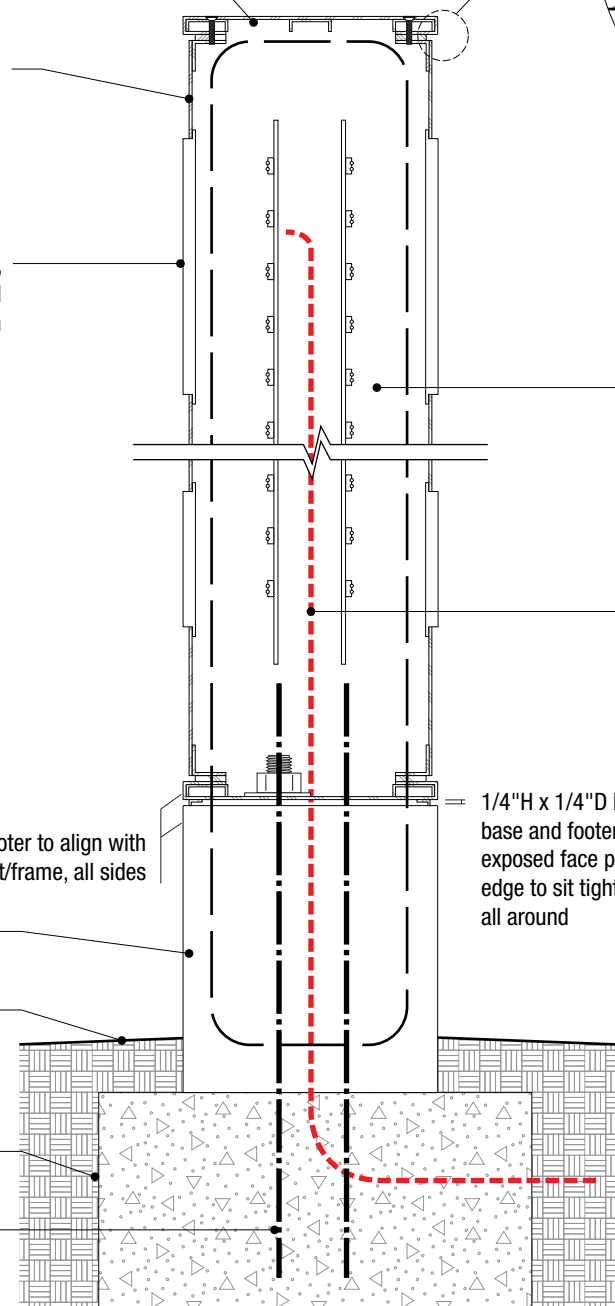
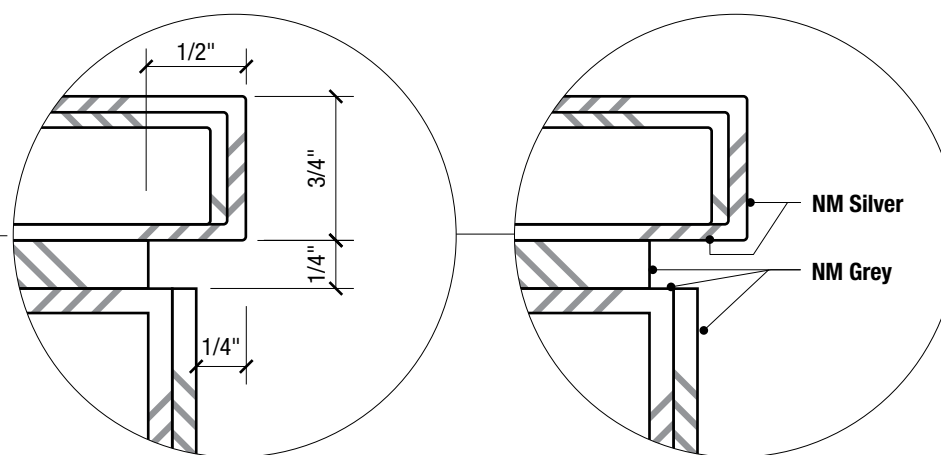
Drawn by: JM
 Checked by: DL

G3-01

3/4" in. fabricated aluminum frame, welded and ground smooth, all sides of cabinet, ptd. **NM Silver**; mitered connection at corners on face, to be tight seam; bracing as required; any required seams to be tight and flush;
No visible fasteners on sides or face of frame;
Countersunk fasteners on top as required for cabinet access and panel removal, space evenly; provide frame detail in shop drawings showing how it is removed/secured; show any required seams in drawings

1/8 in. thk aluminum sign panel ptd. **NM Grey**; welded bracing as required to ensure rigidity; any required seams to be tight and flush; **to be removable, no visible fasteners on sign face provide detail in shop drawings**

Routed, translucent bright white 7328 acrylic (A-T White), push-through letters project 1/4" beyond face of sign



Welded interior structure as required for structural integrity with 4100K LEDs for back-lighting graphics, space as required for even illumination, see Specifications; **to be accessible, provide detail in shop drawings**

Power source for existing sign, run through base of sign

1/4"H x 1/4"D Reveal between base and footer, all around, exposed face ptd. **NM Silver**, bottom edge to sit tight against stone base all around

Face of footer to align with face of cabinet/frame, all sides

Cast concrete base, buff to match limestone, cast in shop for sharp corners

Backfill where base meets footer, see base height in elevations, plant grass seed or mulch to match adjacent

Concrete footing as required

Anchor bolts as required

Electrical Notes:

1. Contractor is responsible for providing power to sign location; verify existing conditions with Owner and provide proposal and pricing accordingly.
2. Transformers to be concealed from view and accessible for future maintenance. Service power disconnect switches and UL stickers shall be concealed from view.
3. Provide ventilation and weep holes as required for draining with light shields to prevent light leak.
4. If the sign is not on a timed circuit, provide a photo eye to automatically power sign on and off from dusk until dawn; propose low visibility location.
Coordinate above items with Owner as required and show and note locations in shop drawings.

1 VERTICAL SECTION
 SCALE: 1 1/2"=1'-0"

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**Exterior Brand & Wayfinding
 Signage Typical Details &
 Specifications**

Project Number: 20219017.00

**Section Details, Type EW7-1 –
 Directional, Small**

Drawn by: JM
 Checked by: DL

G3-02

1/2" in. fabricated aluminum frame, welded and ground smooth, all sides of cabinet, ptd. **NM Silver**; mitered connection at corners on face, to be tight seam; bracing as required; ease all edges.
No visible fasteners on sides or face of frame;
Countersunk fasteners on top as required for cabinet access and panel removal, space evenly; provide frame detail in shop drawings showing how it is removed/secured; show any required seams in drawings

1/8 in. thk aluminum sign panel ptd. **NM Grey**, with applied vinyl graphics as noted in elevation; welded bracing as required to ensure rigidity; to be removable, no visible fasteners on sign face, provide detail in shop drawings;

Welded interior structure as required for structural integrity, see Specifications; to be accessible, provide detail in shop drawings

Face of footer to align with face of cabinet/frame, all sides

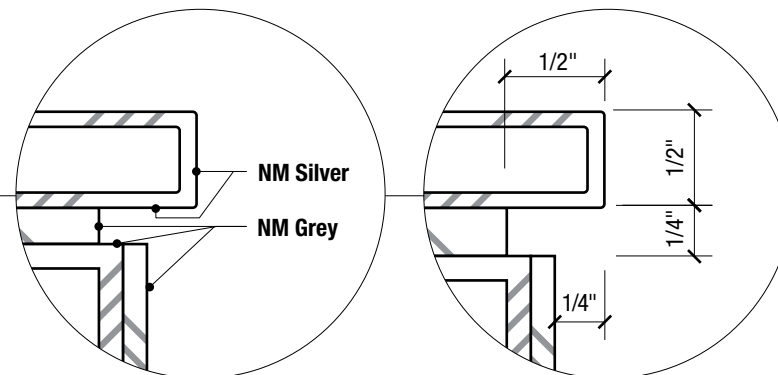
1/8"H x 1/4"D Reveal between cabinet and base, all around, exposed face ptd. **NM Warm Grey**

Cast concrete base, buff to match limestone, cast in shop for sharp corners

Backfill where base meets footer, see base height in elevations, plant grass seed or mulch to match adjacent

Concrete footing as required

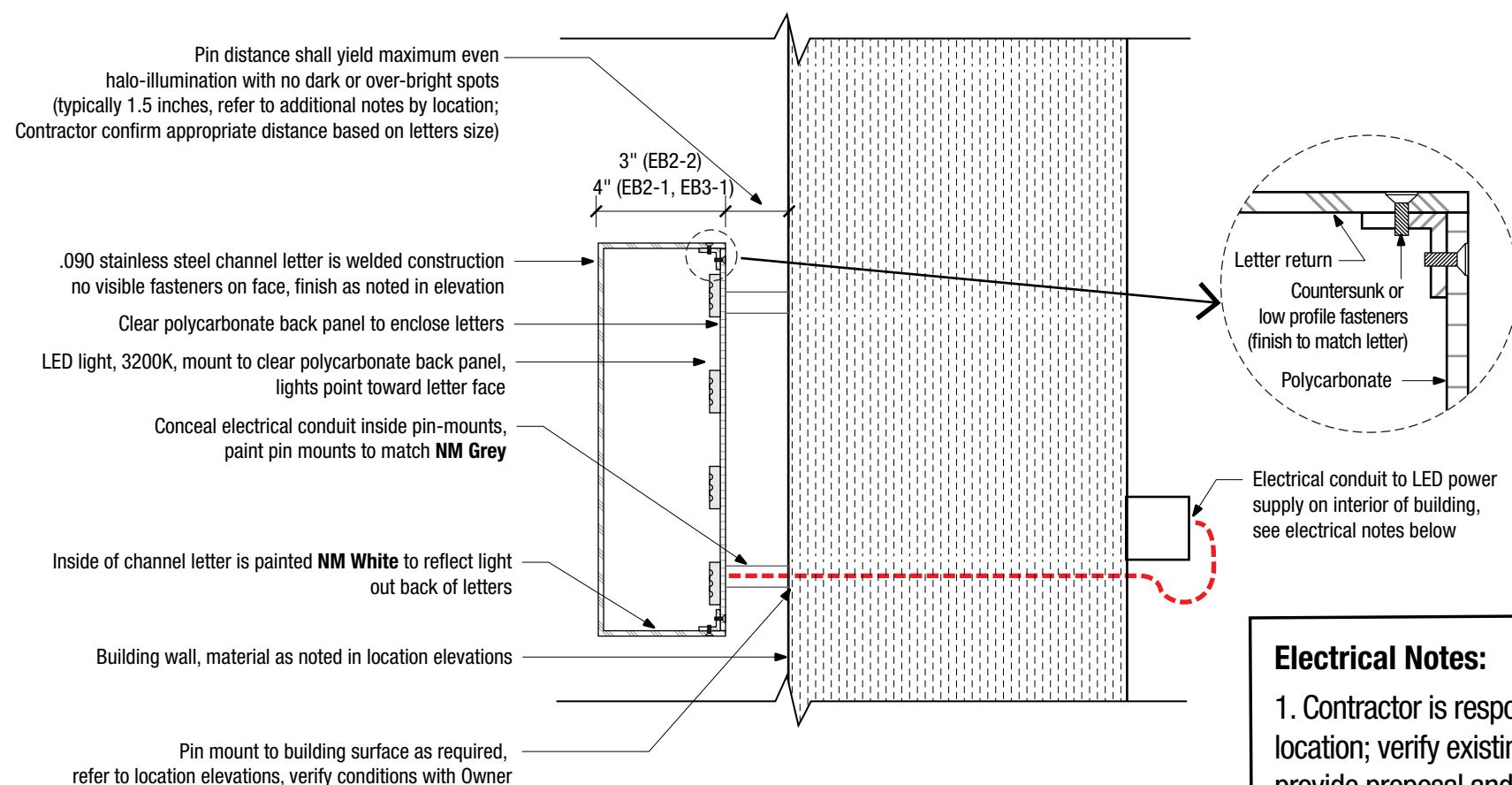
Anchor bolts as required



1 VERTICAL SECTION
 SCALE: 1 1/2"=1'-0"

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1 VERTICAL SECTION
 SCALE: 3"=1'-0"

Electrical Notes:

1. Contractor is responsible for providing power to sign location; verify existing conditions with Owner and provide proposal and pricing accordingly.
2. Transformers to be concealed from view and accessible for future maintenance. Service power disconnect switches and UL stickers shall be concealed from view.
3. Provide ventilation and weep holes as required for draining with light shields to prevent light leak.

Coordinate above items with Owner as required and show and note locations in shop drawings.

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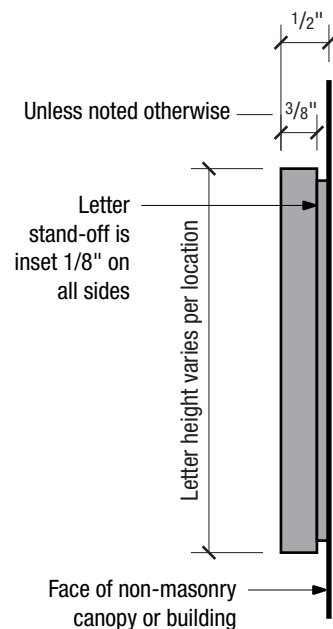
**Exterior Brand & Wayfinding
 Signage Typical Details &
 Specifications**

Project Number: 20219017.00

**Section Details, Types EE1-1,
 EE1-3, EE2-1, EE2-2, Cut Letters**

Drawn by: JM
 Checked by: DL

G3-04



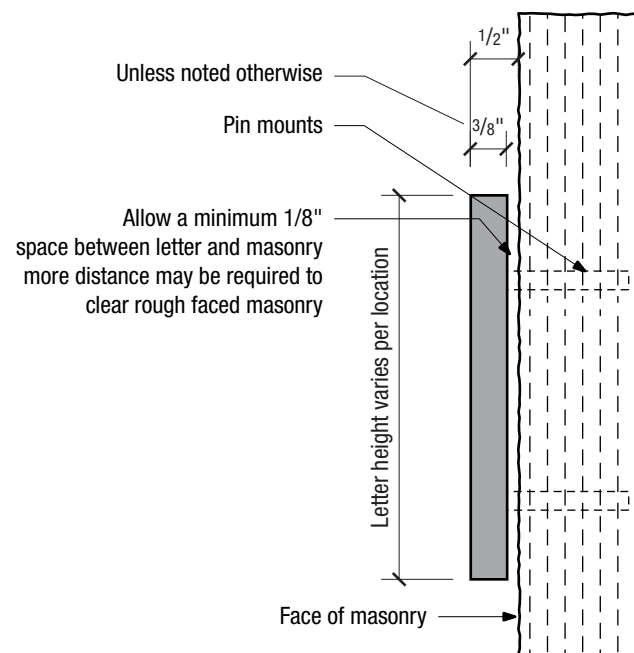
Letters are painted acrylic with 1/8" router cut inset on back side to create an 1/8" stand-off. Apply letter to facade with VHB tape.

EE1-1, EE2-1 SECTION:

Typical Cut Letter or Numeral Mounted to Non-Masonry Surface

1

SCALE: Half Size



Letters are painted aluminum. Apply letter to masonry with metal pin mounts and silicone adhesive as required.

EE1-2, EE2-2 SECTION:

Typical Cut Letter or Numeral Mounted to Masonry

2

SCALE: Half Size

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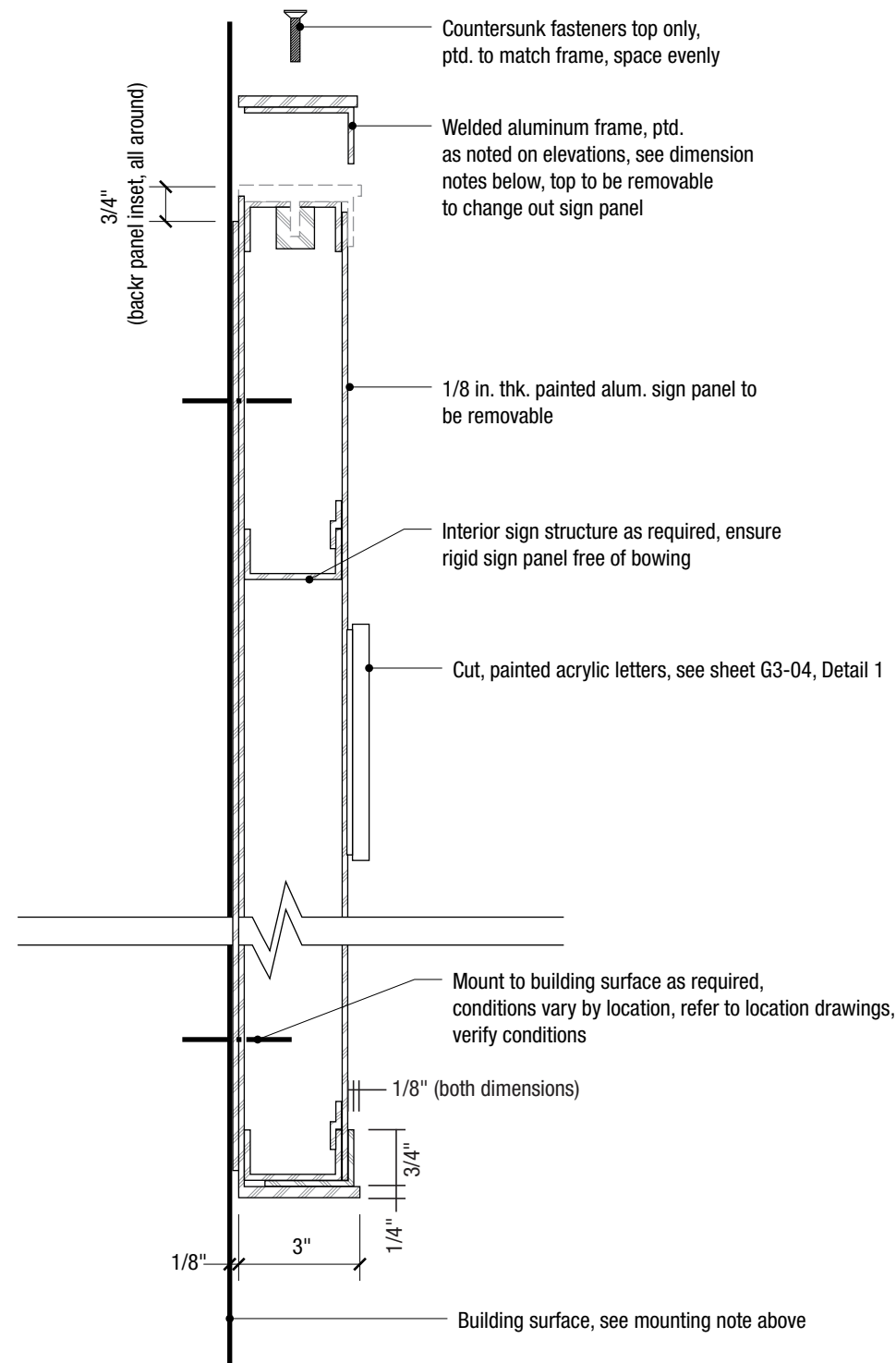
Exterior Brand & Wayfinding Signage Typical Details & Specifications

Project Number: 20219017.00

Section Detail, Brand Panel w. Frame

Drawn by: JM
 Checked by: DL

G3-05



1 VERTICAL SECTION
 SCALE: 3"=1'-0"

SECTION 10 40 00 - SIGNAGE AND GRAPHICS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Sign Message Schedule, Sign Location Plan, Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. The work includes the manufacture and installation of exterior signs.
- B. The Sign Contractor shall provide all labor, materials, equipment and services necessary for the fabrication, delivery and installation of signage as described in the detail drawings, including all fasteners, connectors, hardware and support structures, and as needed for a complete and proper installation. The Sign Contractor is responsible for visiting the Project site prior to starting the work and field verifying all existing conditions and dimensions, and shall notify the Designer and Owner immediately of any discrepancies.
- C. Refer to the individual site drawings for a complete list of sign types and quantities. Signs listed on drawings should match those indicated on sign location plans. The Sign Contractor shall notify the Designer and Owner immediately of any discrepancies in sign quantities or locations.

1.3 SUBMITTALS

- A. The Sign Contractor shall not begin fabrication without approved Shop Drawings, Product Data, and Samples.
- B. Limitations on Substitutions:
 - 1. Sign Contractor-requested Substitutions for any materials, products, colors, and components will only be considered for acceptance if the following conditions are met:
 - a. Documented Delivery Problem: The Sign Contractor must provide substantial written documentation to support a claim of a delivery problem which is in conflict with the fabrication/installation schedule, including but not limited to copies of correspondence to and from the product manufacturer which demonstrates that a delivery problem exists relative to the timely completion of the work. Delivery problems caused by the Sign Contractor or any subcontractor failure to place orders for materials or items in a timely manner shall not be considered.
 - b. Requests for Substitution will NOT be considered during the Bid period. Sign Contractor's bid shall be based on the Drawings and Specifications.
 - c. Sign Contractor-requested product substitution will NOT be considered if the Sign Contractor or any subcontractor has delayed executing subcontract labor agreements or scheduling subcontract work from the time of contract award.
- C. Substitutions will NOT be considered when indicated on shop drawings or product data submittals without prior approval by Designer.

- D. Substitutions will NOT be considered when requested directly by subcontractor or supplier.
- E. Additional studies, investigations, submittals, redesign and/or analysis by the Architect/Engineer or Designer caused by the requested substitutions shall be paid by the Sign Contractor at no expense to Owner.
- F. Substitute products shall NOT be ordered or installed without written acceptance by Designer or Owner.
- G. Requests For Substitution:
 - 1. All Requests For Substitution submitted by the Sign Contractor shall include, for all products, finishes, or materials proposed to be substituted: Complete manufacturer's product specification information; MSDS; catalog information; full range of colors and options available as applicable; and documentation demonstrating that the substitute product is equal to the specified product.
 - 2. Request For Substitution constitutes a representation that the Sign Contractor has investigated the proposed product and has determined that it is equal to or superior in all respects to the specified product.
 - 3. Request For Substitution constitutes a representation that the Sign Contractor will provide the same type of warranty for substitution as for the specified product.
 - a. Sign Contractor's warranty shall be in writing guaranteeing all substituted products have same or superior performance as the product specified.
 - 4. Request For Substitution constitutes a representation that the Sign Contractor will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects.
 - 5. The Sign Contractor shall state in writing the reason for the Request For Substitution; e.g., time, price, better quality, etc.
- H. Shop Drawings:
 - 1. Shop Drawings shall be submitted in electronic format (PDF).
 - 2. Sign Contractor shall provide complete fabrication and installation drawings for each type and version of sign, and each installation condition, clearly mark drawings with sign type and location, and indicate all dimensions, materials, components, parts, connections, and devices. Field-verified dimensions and conditions shall be included in shop drawings where applicable.
 - 3. Sign Contractor shall provide accurately scaled pattern layouts (in electronic format) for all signs of each type. All letter styles, fonts, and graphic elements shall be faithfully reproduced. Do not re-submit Message Schedule.
 - 4. Sign Contractor shall provide a copy of their stamped and signed Structural Design Drawings and Calculations, for record purposes only.
 - 5. For projects where the sign contractor is subcontracted to a General Contractor, the General Contractor's stamp, initialed or signed, certifying review of submittal, compliance with Contract Documents, and verification of field measurements, shall be affixed to each drawing.
- I. Product or Catalog Data:
 - 1. Product or Catalog Data shall be submitted in electronic format (PDF)
 - 2. Submit only pages which are pertinent, or manufacturer's standard drawings modified to delete non-applicable data:

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Authorized Use:

Bid

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Revisions:

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Clearly mark the product information or catalog to identify pertinent materials, products, or models.

Clearly mark-the data to identify the sign type or specified material which it references.

Show dimensions and clearances required.

J. Samples:

1. Submit (3) samples of the following items:
 - a. Each type exposed metal used, with respective finish (5"x5" min. size).
 - b. Each type plastic used, with respective finish (5"x5" min. size).
 - c. Each type adhesive vinyl film, including computer-cut designs. Samples shall include actual fonts, glyphs or designs as specified in project. Sample size shall be large enough to clearly depict fonts or patterns.
 - d. All specified paint colors and finishes, on actual materials to be provided in project (5"x5" min. size). If paint or finish has an appearance range or variation, provide a range of samples including extreme appearances.
 - e. Special letters, numbers, or logo types.
2. Samples of each piece of hardware, that is visible on the exterior all finished signs, are to be submitted for approval.

K. Submittal Review:

1. Designer shall review submittals and return to Sign Contractor for revisions or re-submittals as indicated, within (7) business days of receipt.
2. Designer's review of submittals does not relieve the Sign Contractor of the responsibility to complete all work in accordance with the Contract Documents.

L. Typography

1. Lettering shown on the Contract Documents are intended as guidelines for layouts and type size only, and are based on scale calculations of the message lengths within estimated sign areas. Should conflicts arise in the final message layout, notify the Designer before proceeding. Notations contained within parenthesis () in the message schedule are instructions referencing a name to be supplied by the Owner or other instructions.
2. The Sign Contractor shall be responsible for purchasing all required fonts for the project.
3. All type shall be straight and accurately spaced with correct spelling and punctuation.

M. Artwork

1. All sign final layout artwork will be provided to scale in electronic form (Adobe Illustrator), by the Designer. It is the responsibility of the Sign Contractor to access and translate the digital information correctly.
2. Quality of artwork for finished signage shall be the responsibility of the Sign Contractor. Owner and Designer reserve the right to reject artwork if it fails to meet the standard of quality established.
3. Do not, under any circumstances, use Contract Documents as final art.

1.4 ENGINEERING AND FABRICATION METHODS

- A. The Sign Contractor is responsible for structural and electrical engineering;

structural integrity of signage, sign mountings, and attachments; and fabrication means and methods. Any significant structural or engineering changes in design, materials, fabrication techniques, or details that the Sign Contractor deems necessary to the successful completion of the Project shall be communicated in a timely manner to the Designer and Owner, and shall be subject to the following conditions:

1. Proposed changes solely related to cost issues shall not be considered. The Sign Contractor's bid shall be based on the Drawings and Specifications.
- B. Further development and engineering of Designer's details for fabrication and installation is required and shall be shown in the Sign Contractor's shop drawings.
- C. Nothing in this section shall be construed as allowing the Sign Contractor to make substitutions of any specified product or finish material without submitting a Request For Substitution and receiving Owner and Designer approval.

1.5 QUALITY ASSURANCE

- A. The work shall comply with all applicable codes and regulations as enforced by the governing jurisdiction.
- B. All signs shall comply with applicable provisions of the Americans with Disabilities Act, ADA Standards for Accessible Design, as revised 2010 (ADA).
 1. Lettering and graphics including, but not limited to, copy height, letter stroke, symbols, materials, and finishes shown on the Contract Document are intended as guidelines for compliance. Should conflicts or questions arise, notify the Designer before proceeding.
 2. Where braille copy is required, the Sign Contractor is responsible for the coordination of all messages in conjunction with sign schedule. Braille copy shown on Contract Documents is for general size and position only and should not be used for full message.
 3. The Sign Contractor shall provide written documentation the braille translation included on the signage has been evaluated by the American Foundation for the Blind and is, in their opinion, correct and compliant with ADA.
- C. The work shall comply with the highest relevant industry and trade standards, and standards as indicated in product sections of this specification.
- D. Unless otherwise specified, materials and equipment shall be new and of the latest design.
- E. Use only personnel thoroughly skilled and experienced with the products and method for fabrication and installation of signage specified.
- F. The Owner shall reserve the right to reject any shop drawings, samples or other submittals, as well as any finished product or installation, that cannot meet the standard of quality established. Any such decision will be considered final and not subject to recourse.
- G. Materials and hardware not specified, but necessary to the complete functioning of the sign, shall conform to the quality level established.
- H. Structural Design and Calculations: It shall be the responsibility of the Sign Contractor to provide complete structural design for signs and signage supports,

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foundations and attachments as required, and to coordinate with all other work. Design must meet all applicable local, state, and national codes, as well as testing laboratory listings where required. Sign Contractor drawings and calculations shall be prepared, stamped, and signed by a licensed structural engineer in the State of Illinois.

1.6 DELIVERY STORAGE & HANDLING

- A. Transport, deliver, handle, and store materials and equipment at the job site in such manner as to prevent damage, including damage to finish and damage which might result from the intrusions of foreign matter or moisture from any source.
- B. Packaging:
 - 1. Maintain packaged materials in manufacturer's original container with seals unbroken and labels intact until they are incorporated into the Work.
 - 2. Protect finishes on exposed surfaces from damage by application of strippable temporary protective covering prior to shipment.
 - 3. Protect assemblies from injury at the shop, in transit to the job and until erected in place, completed, inspected and accepted.
 - 4. Packaged material shall bear the name of the manufacturer, the product, including brand name, color, stock number, and all other complete identifying information.
 - 5. Packages showing indications of damage that may affect conditions of content are not acceptable.
- C. Store all materials and equipment:
 - 1. In accordance with manufacturer's instructions, above grade, and properly protected from weather and construction activities.
 - 2. For any attic stock ordered, package separately or in like groups labeled as to contents. Include installation hardware, adhesives and installation instructions; include a reasonable array of alternate adhesives, fasteners or materials to be able to respond effectively to varying field conditions.

1.7 SCHEDULING

- A. Within (14) business days of being awarded the contract, the Sign Contractor shall prepare and present to the General Contractor, Owner and Designer a schedule for submittals, reviews, fabrication and installation of the work. The Sign Contractor is responsible for coordinating the schedule of all necessary work with the General Contractor.

1.8 MAINTENANCE

- A. Maintenance Materials:
 - 1. Touch-up paint: Provide Owner with one 1/2 pint can of touch-up paint of each type and color used in the work.
 - 2. Extra parts: Sign Contractor shall provide a listing of extra stock or parts furnished as part of the Contract.
- B. Maintenance Manual:

- 1. Provide electronic files of all shop drawings, product data, parts lists, nameplate data, warranties, and other information described in this section.
 - a. Provide all information in 8-1/2 x 11 or folded 11 x 17 sheets in tabbed and labeled three ring binders.
 - b. Provide specific manufacturer's warranty. List each component covered, with day and date warranty begins, date of expiration, and name, address and telephone number of person to contact regarding problems during warranty period.
 - c. Provide names, addresses, email addresses, and telephone numbers of Sign Contractor and Sign Installation Contractor.
 - d. Compile and maintain a listing of all paint colors with the factory batch number and formulation code for all paints and coatings, including contact information for local representative.
- 2. Provide each manufacturer's recommendations and instructions for maintenance of all items and materials:
 - a. The instructions shall cover cleaning, repair, repainting and maintenance of signs, including data on cleaning solutions or methods of application which should be avoided.

1.9 WARRANTIES AND SUBSTANTIAL COMPLETION

- A. Provide written warranty signed by the Sign Contractor agreeing to repair or replace products which fail because of faulty materials, workmanship, and design for a minimum period of two years from date of substantial completion, or within parts manufacturer's specified warranty, whichever is greater.
 - 1. Vinyl die-cut letters shall be warranted for five years against delamination from substrate.
 - 2. Paint finishes shall be warranted for seven years against chalking and fading.
- B. Failure includes, but is not limited to: Fading, cracking, crazing, warping, peeling, fading, oxidizing, delaminating, rusting, corroding, improper functioning of electrical apparatus other than lamps, loose welds or fasteners, loose joints or panels, and structural failure, including distortion by whatever cause, shall be construed to mean failure because of faulty materials and workmanship.
- C. Failures during the warranty period shall be repaired or replaced to the satisfaction of the Owner.
- D. Products corrected under warranty shall have a warranty extension of minimum one year from the date of correction in addition to the two-year warranty.
- E. Punch List:
 - 1. When the Sign Contractor considers the work to be acceptable to the Owner and Designer and is substantially completed, the Sign Contractor shall notify the Owner and Designer and request a Punch List.
 - 2. When the Designer has observed the work and determined that the work or designated portion thereof is substantially complete, he will prepare and issue the Punch List and letter to the Owner and Sign Contractor indicating the project is substantially complete, or if not substantially complete, describing the portion of the work that is not acceptable.
 - 3. This letter shall establish the date of Substantial Completion and shall fix the schedule in which the Sign Contractor shall complete the items listed in the Punch List.

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4. Failure by the Designer to include any items on the Punch List does not relieve the Sign Contractor of the responsibility to complete all work in accordance with the Contract Documents.

F. Warranties shall commence on the Date of Substantial Completion of the Work or designated portion thereof.

PART 2 - PRODUCTS

2.1 GENERAL SIGN CONSTRUCTION

- A. It is intended that all finished work be of the highest quality to pass eye-level examination and scrutiny by the Designer and Owner.
 1. Construct all work to eliminate burrs, dents, cutting edges, and sharp corners.
 2. Finish welds on exposed surfaces shall be of the correct type to eliminate distortions of flat surfaces, and to be imperceptible in the finished work. At exposed connections, all flux, oxides, slag, and discolorations shall be removed so that these areas match the finish of adjacent areas. Any damage by welding must be repaired by grinding, polishing or buffing.
 3. Except as indicated or directed otherwise, finish all surfaces smooth.
 4. Surfaces which are intended to be flat shall be without dents bulges, oil canning, gaps, or other physical deformities.
 5. Surfaces which are intended to be curved shall be smoothly free-flowing to required shapes.
 6. Except where approved otherwise by Designer, conceal all fasteners.
 7. Make access panels tight-fitting, lightproof, and flush with adjacent surfaces.
 8. Place all identification labels and U.L. labels to conform to U.L. Codes in a discreet location.
 9. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.
 10. Exercise care to assure that polished, plated, or finished surfaces are unblemished in the finished work.
 11. Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals.
 12. Sign Contractor responsible for coordination of work with other trades.
 13. Hangers, brackets and accessories shall be of the type indicated, and of size, material and construction to provide appropriate structural support as calculated by the Sign Contractor. Where such items are not specifically called for, provide hangers, brackets and accessories as required for the proper execution of the work, as approved by the Owner.

2.2 REVERSE CHANNEL LETTER CONSTRUCTION

- A. Material: As indicated on drawings.
- B. Fabrication: Letters shall be accurately cut, reverse channel construction with polycarbonate panels cut to fit inside the letters on the back. Letter returns shall have a minimal number of overlapped seams placed so that visibility is minimized.

Returns shall be spot-welded or riveted to letter front with no exposed welds or rivets on return of letter. All returns shall be straight and perpendicular and follow exact edge of letter back. Letter returns shall be free from oil canning, buckling, dents or other defects.

2.3 CUTTING

- A. Push-Through Letters: All "push-thru" or "punch-through" letters are to be through-cut with clean edges. Remove all saw marks and irregularities, chips, etc. provide uniform minimum required space between acrylic infill and sign face material for temperature expansion and contraction. All acrylic infill to be mechanically attached to sign face with blind (no exposed fasteners on sign face) mechanical fasteners designed to allow required movement for expansion and contraction.

2.4 PAINTING AND FINISHING

- A. Products:
 1. Aliphatic Polyurethane Enamel: Low VOC M.A.P. High Solids Acrylic Polyurethane System, Matthews Paint Co, Pleasant Prairie, WI 53158. (1-800-323-6593) Manufacturer's specification MPC108.
 2. Clear topcoat over all painted surfaces: Matthews VOC clear topcoat products, gloss level to be determined by application.
 3. Gloss level of finish shall be as indicated on drawings.
- B. Application and Finish: Coatings shall be applied by an applicator having facilities, equipment and experience required to apply the finish to manufacturer specifications. All substrates shall be cleaned of any foreign substance such as oil, grease, dirt, etc.
 1. Aluminum components to receive painted finish: All faces shall be etched to give an even satin finish and remove oxidation, then conversion coated to improve paint adhesion and inhibit corrosion. Surface shall be belt-sanded for a smooth finish, edges filed and ground then immersed in hot alkaline cleaner to remove contamination.
 2. Provide manufacturer's Recommended System as appropriate for specific substrates and applications.
 3. An acid-wash prime coat shall be applied per manufacturer's specifications when using raw metal as a substrate.
 4. A primer / filler seal coat shall be properly applied to all substrates per manufacturer's specifications.
 5. Primer / filler coat shall be sanded smooth before topcoating and coated with a minimum of two applications of acrylic polyurethane in colors as indicated on the drawings. Top coating shall be applied per manufacturer's recommendations to a minimum total dry film thickness of 2.0 mil.
 6. All painting shall be free of oxidation, cracking, chipping, or any defect. Sign Contractor shall be required to touch-up or otherwise repair any damage to painted surfaces to the satisfaction of the Designer or Owner.
 7. Sign panels shall be predrilled in proper locations before any priming, painting or coating processes.
 8. Adhesion: No removal of any finish after 1/16" cross-hatching to base metal,

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impacting to the point of metal rupture, and subjecting to application and quick removal of cellophane tape.

- C. Pigmented (Opaque) finishes: Completely cover to provide an opaque, smooth surface of uniform color, appearance, and cover. Cloudiness, spotting, holidays, laps, brush marks, orange peel, runs sags, or other surface imperfections will not be acceptable.

2.5 ELECTRICAL

- A. Sign Illumination: All illuminated signs and letters shall have an evenly distributed lighted surface. All areas of illumination shall be of equal intensity in all parts of the sign or illuminated letter. Non-illuminated areas of signage shall not have light leaks. All weep holes shall have baffles to prevent light leak.
- B. Conform to State Electrical Code, National Electrical Code, and U.L. listings for all materials. Provide wiring and conductors as required by code and specific application. Sign Contractor is responsible for making final connections at all signs. Make provisions for future servicing of all electrical and lighting components.
- C. Required disconnect switches shall be provided. Locations shall be inconspicuous and shown on shop drawings for approval by Designer. Use heavy duty, fused or unfused, by General Electric, Square D, or ITE. Provide NEMA 1 for dry locations and proper enclosure for others.
- D. LED:
 - 1. Provide all the necessary components required for a complete operational lighting system. Illumination at faces of letters and sign panels to be even and shadow free. System to include all necessary modules, cable & connectors, mounting accessories, and power supplies to achieve a completely operational U.L. rated system.
 - 2. Provide GE Tetra Lighting System or approved equal:
 - Tetra Mini Max (Small Channel Letters or Sign Panel)
Color Temp: 3,200K | Lumens: 30 lumens /module
Viewing Angle: 150 degrees | Lamp Life: 50,000 hours.
 - Tetra Max (Medium Channel Letters or Sign Panel)
Color Temp: 3,200K | Lumens: 43 lumens /module
Viewing Angle: 150 degrees | Lamp Life: 50,000 hours.
 - Tetra Power Max (Large Channel Letters or Sign Panel)
Color Temp: 3,200K | Lumens: 109 lumens /module
Viewing Angle: 125 degrees | Lamp Life: 50,000 hours.
 - Tetra Power Strip (Single & Double Sided Panel Backlighting Applications)
Color Temp: 4,100K | Lumens: 300 lumens /module – single sided and 600 lumens/module double sided
Viewing Angle: 135 degrees horizontal/140 degrees vertical
Lamp Life: 50,000 hours.
- E. Sign Contractor is responsible for verifying available power sources for illuminated signs and providing connection(s) at signs as required.

2.6 METAL MATERIALS

- A. Aluminum Extrusions:
 - 1. Conform to ASTM B- 221, Alloy 6063-T6. Shapes, sizes and weights of members shall be as required for structural stability. All connections of aluminum members shall be heli-arc welded, continuous fillets, ground smooth on all exposed faces, unless specifically detailed otherwise.
 - 2. Aluminum sign extrusions such as SignComp™ or similar are unacceptable if they alter the design, dimensions, functionality, or add additional joints/ reveals. Prior to incorporating SignComp™ or similar extrusions into the shop drawings, the Sign Contractor shall provide cut sheets showing the extrusion dimensions, note where the extrusion would be used, and provide product data to the Owner and Designer. The Owner and Designer shall reserve the right to reject SignComp™ or similar extrusions that do not conform to the design intent and performance specifications.
 - 3. Finishes as shown on drawings.
- B. Aluminum Finishes:
 - 1. Finishes shall be consistent in color and surface appearance throughout the project.
 - 2. Matte finish - clear anodized: AA M12 C22 A41. Except as otherwise indicated or directed by Designer, use this type finish for all exposed aluminum.
 - 3. Matte finish - color anodized: AA M12 C22 A42.
 - 4. Bright finish - clear anodized: AA M21 C31 A41.
- C. Aluminum sheet and plate:
 - 1. Type 5052-H-32 alloy aluminum, thickness as indicated on drawings.
- D. Stainless steel
 - 1. Type 302 or 304, to meet ASTM A167.
 - 2. Exposed surfaces shall be No. 4 finish, unless otherwise indicated.
 - 3. Unexposed surfaces shall be mill finish.
- E. Stainless steel tubing
 - 1. Type 300 Series, to meet ASTM A269 or ASTM A312.
 - 2. Exposed surfaces shall be No. 4 finish unless otherwise indicated.
 - 3. Unexposed surfaces shall be mill finish.
- F. Metal thickness: Provide metal thickness indicated on drawings. When metal thickness is not indicated on drawings, provide thickness most appropriate for the fabrication condition to prevent warping or distortion.
 - 1. For sheet steel not indicated, use not less than 20 gauge.
 - 2. For non-ferrous metal not indicated, use not less than 0.063” thickness.
- G. Corrosion Protection: Coat concealed surfaces which will be in contact with concrete, stone, masonry, wood, or dissimilar metals, in exterior work, with a heavy or double coat of bituminous paint.

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2.7 PLASTIC MATERIALS

- A. Acrylic: Provide cast (not extruded) methylmethacrylate Monomer plastic sheet with a minimum flexural strength of 16,000 psi, when tested in accordance with ATSM D790, minimum allowable continuous service temperature of 180 degrees F.
 - 1. Provide solid sheet, laminated sheet, or cast acrylic in size, thickness, clarity, opacity, texture, and color required for work or specified in Contract Documents.
 - 2. Edges shall be free of saw marks, chips, and to be square to face of material. All edges are to be smooth unless otherwise specified.
 - 3. Transparent Sheet: Where indicated as "Clear" provide colorless sheet with light transmittance of 92%, when tested in accordance with ASTM D 1003, in a non-glare finish unless otherwise indicated. The non-glare finish should not compromise the clarity or resolution of the displayed image.
 - 4. White Translucent Sheet: Where indicated as "White" provide white translucent sheet of density required to provide uniform brightness and minimum halation. Product: Translucent bright white #7328 acrylic.
 - 5. Cement for acrylic plastic: No. 4 cement by Industrial Polychemical Co.
- B. Suppliers:
 - 1. Plexiglas: Arkema
800-523-1532
 - 2. Lucitelux: Lucite International
800-4- LUCITE
 - 3. Acrylite: Evonik Industries
800-631-5384
- C. Polycarbonate: Lexan by General Electric.
 - 1. Provide with scratch and ultra-violet resistant coating.
 - 2. Transparent Sheet: Where indicated as "Clear" provide colorless sheet with light transmittance of 92%, when tested in accordance with ASTM D 1003, in a non-glare finish unless otherwise indicated. The non-glare finish should not compromise the clarity or resolution of the displayed image.

2.8 ADHESIVE VINYL FILM

- A. Computer-generated vinyl graphics:
 - 1. Non-reflective: Pressure-sensitive adhesive type, .0035 inch thickness minimum, .006 inch thickness maximum, 3M "Scotchcal" series OR APPROVED EQUAL.
 - 2. Reflective: Pressure sensitive adhesive type, .0065 inch minimum, .0075 inch maximum, 3M "Scotchlite" engineer-grade series OR APPROVED EQUAL.
- B. Manufacturer:
 - 1. 3M Commercial Graphics Division,
800-328-3908
 - 2. Avery Dennison

800-282-8379

- C. All inks, paints dyes, and other materials used in the process will be compatible and guaranteed against discolorations, deterioration or delamination.

2.9 ADHESIVES

- A. Very High Bond (VHB) Tape: Acrylic foam tape, in specific foam, adhesive, color, and release liner type appropriate to the materials, conditions, and substrates to be adhered. Provide products as manufactured by 3M Company, VHB Tape Specialty Tapes, or approved equal. Prepare surfaces and apply VHB tape per manufacturer's recommendations and within recommended temperature ranges.
- B. Liquid adhesive mounting: Use liquid adhesive recommended by manufacturer to attach pin mounted or flush mounted signs to porous or irregular surfaces.

2.10 CONCRETE & STONE

- A. Stone per Indiana Limestone, Inc. ® manufacturers criteria, standards, guidelines
- B. Cast-in-place concrete shall meet all applicable building code and jurisdictional requirements. Concrete mix and reinforcement shall be designed and specified by the Sign Contractor.
- C. Concrete footings are to be poured in place, from thoroughly mixed and agitated concrete in order prevent unreasonable voids. All exposed faces of concrete shall receive a finish to match existing, adjacent surfaces unless otherwise noted or described in the drawings.
- D. All brackets, anchor bolts, connectors, base plates or other attachment points for signs shall be set and allowed to fully cure in place before any signage is attached or mounted in any way.

2.11 HARDWARE

- A. All hardware at, on and within signs to be stainless steel unless noted otherwise.
- B. Every piece and type of hardware used on the entire project, including all sign mounting hardware, is to be thoroughly documented. Information is to include hardware type, dimension, thread sizes, material, strength rating and identification number. ID number example is McMaster Carr catalogue number, or equal.

PART 3 - EXECUTION

3.1 INSPECTION AND OBSERVATION

- A. Designer reserves the right to observe work or portions of the work in the Sign Contractor's fabrication shop before it is shipped to the job site for installation.
- B. Sign Contractor shall inspect installation locations for conditions which will

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Owner:
Northwestern Medicine
251 E Huron St.
Chicago, IL 60611

Authorized Use:

Bid

Issue Date: September 17, 2021

Revisions:			
No.	Date	Description	Drawn By
1	-		
2	-		
3	-		
4	-		
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Exterior Brand & Wayfinding Signage Typical Details & Specifications

Project Number: 20219017.00

Specifications

Drawn by: JM
Checked by: DL

G4-06

adversely affect execution, permanence and quality of work, and shall not proceed with installation until unsatisfactory conditions have been corrected.

- C. Approval by Designer or Owner of portions of the work, shop drawings, or submittals, prior to the time of final acceptance shall not preclude rejection of delivered items which do not satisfy these specifications.

3.2 PREPARATION

A. Protection:

- 1. Protect all finished building surfaces, including jambs and soffits of all openings used as passage-ways through which materials and equipment are handled.
- 2. Provide protection for all finished flooring surfaces in traffic areas before allowing materials and equipment to be moved over those finished surfaces.

B. Surface Preparation:

- 1. Maintain all finished surfaces clean, un-marred and suitably protected until accepted by the Owner

3.3 INSTALLATION

- A. Verify the exact location with the Designer for all signs, which are not exactly dimensioned on the Contract Documents. Sign location plans represent general sign location only. The indicator representing the sign is not to scale, nor does it show exact placement. Field verify all sign locations.
- B. Prior to installation, Sign Contractor must examine areas, surfaces and conditions under which work is to be installed. Sign Contractor shall inspect installation locations for conditions which will adversely affect execution, permanence and quality of work and shall not proceed with installation until unsatisfactory conditions have been corrected. Notify the Designer in writing of these conditions.
- C. Except as may be indicated otherwise on the Contract Documents, install prefabricated work plumb, level, square, and true to line.
- D. Provide anchors and fasteners required to secure work in place. All anchors/ fasteners shall be appropriate for the anchorage condition and be of non-corrosive type. Any signs that require cutting of building surface materials, shall be coordinated with the Owner and General Contractor. The Sign Contractor shall be responsible for repairing and patching the affected areas.
- E. Sign Contractor is responsible for coordination of work with other trades as required.
- F. Surfaces under adhesive-applied signs shall be smooth, clean, and free of dust, oil, fingerprints, or other foreign matter. All adhesives required shall be used in accordance with the manufacturer's specifications. Signs shall be permanently installed and not removable unless indicated on the Contract Documents. No adhesives which will fade, discolor or delaminate as a result of ultra violet light or heat shall be used.
- G. Final adjustment and cleaning:

- 1. Touch-up all scratched, marred, abraded, or otherwise damaged surface to match original finishes.
- 2. Clean-up work area after installation has been completed.

3.4 WORKMANSHIP

- A. Tradeswork: It is intended that the workmanship be of the highest quality obtainable by the respective trades and crafts experienced in the fabrication of signs, and that all work be done by journeymen, or by tradesmen under the direct supervision of journeymen.
 - 1. "Journeymen" shall be interpreted to mean those craftsmen who have the qualifications and experience to meet the requirements described in the Job Classification and Descriptions for the Electric Sign Industry, as developed by the NESA/TRI-TRADES COMMITTEE.
- B. Artisans: It is intended that work of an artistic or specialized nature such as gilding, artistic carving and engraving, artistic painting, when included as part of Contract, be executed by artisans with experience, credentials, and reputation to satisfy the demands of the Designer.

3.5 SITE CLEANUP

- A. Clean-up during construction:
 - 1. Execute cleaning to ensure excavation sites, premises, adjacent and public properties are maintained free from accumulation of materials and construction debris.
- B. Final Clean-up/Landscaping:
 - 1. All interior and exterior sign surfaces, including light boxes, translucent materials, and internally illuminated signs, shall be cleaned and free of dirt, dust, oil, fingerprints or other foreign matter.
 - 2. Repair, replace, and clean-up surrounding landscaping adjacent to excavated areas. Backfill landscape to grade. Building renovation GC responsible for additional landscaping to match adjacent conditions
 - 3. All evidence of installation work or damages incurred on other surfaces shall be cleaned or repaired prior to completion of work. Protect all work from damage until acceptance by the Owner.
 - 4. Remove protective materials and dispose of properly.
 - 5. Broom clean paved or concrete surfaces. Rake clean other surfaces of excavation site.

END OF SECTION 10 40 00

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