### SIGN CRITERIA



# Creekside Plaza

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**ORIGINAL MSP PAGES 1-9** 

For further information, please contact:



SIGNS 🍑 LIGHTING 🐸 SERVICE 🐸 MAINTENANCE DIGITAL READER BOARDS 💗 ELECTRICAL

PLACERVILLE, CA (530) 903-6785

**REVISION TO MSP** SEE REVISION PAGES PAGE 10- REVISED SITE PLAN

PAGE 11- ARCO AMPM ATTACHED SIGNS TO PAD 1 NORTH & SOUTH ELEVATIONS AND MONUMENT SIGNS A1,A2 WITH SIGNAGE TABLE FOR PAGES 11,12,13.

PAGE 12- ATTACHED SIGNS TO DRIVE THRU CAR WASH PAD 2

PAGE 13 ATTACHED SIGNS TO FUEL PUMP CANOPY

THE INTENT OF THIS REVISION IS TO ACCOMMODATE \*THE SINGLE USE OF ARCO AMPM (PAD 1) \*THE FUEL PUMP CANOPY \*THE CARWASH(PAD 2)

IF THE USE CONVERTS BACK TO A MULTIPLE TENANT PROPERTY THE MSP WILL REVERT TO ITS ORIGINAL APPROVALS



**REVISED PAGE 9** 

#### SIGN CRITERIA



# Introduction to sign Criteria Creekside Plaza

#### INTRODUCTION

The purpose of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be strictly enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the County.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required County permits.

#### LANDLORD/TENANT REQUIREMENTS

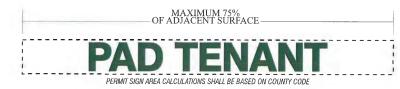
- 1. Each Tenant shall submit to for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
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Creekside Plaza

### SIGN CRITERIA



### PAD TENANT



**CONSTRUCTION:** Plex faced channels allowed, Raceway-mounted ONLY.

**ILLUMINATION:** No 'halo' lit letters. Day-Night letters acceptable. LED acceptable. (see page 6)

**COPY**: Tenant name and/or logo

HEIGHT: 18" Maximum

**LENGTH**: 75% of adjacent surface **TYPEFACE**: Custom logo and type OK.

COLORS: Custom Colors OK

(county codes will prevail if mo

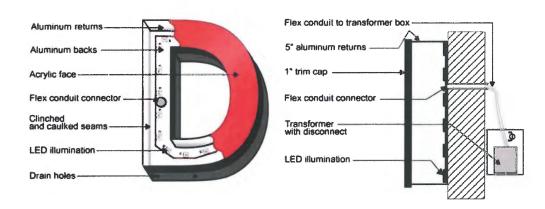
(county codes will prevail if more restrictive than this criteria)



#### SIGN CRITERIA



#### SIGN CONSTRUCTION



#### **FRONT VIEW**

#### SIDE VIEW

#### Illuminated ACRYLIC FACED CHANNELS with THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.

Faces: Use any color translucent acrylic with black trim cap, unless approved otherwise.

LED Illumination.

Paint aluminum channel any color, as per landlord approval.

#### SIGN CRITERIA



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1. Signs constituting a Traffic Hazard:

No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters ins much a manner as to interfere with, mislead or confuse traffic.

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External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character the activity to which it relates.

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Creekside Plaza

#### SIGN CRITERIA



#### SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" are for the main sign body. (See Diagram below)

#### STOREFRONT SIGNAGE

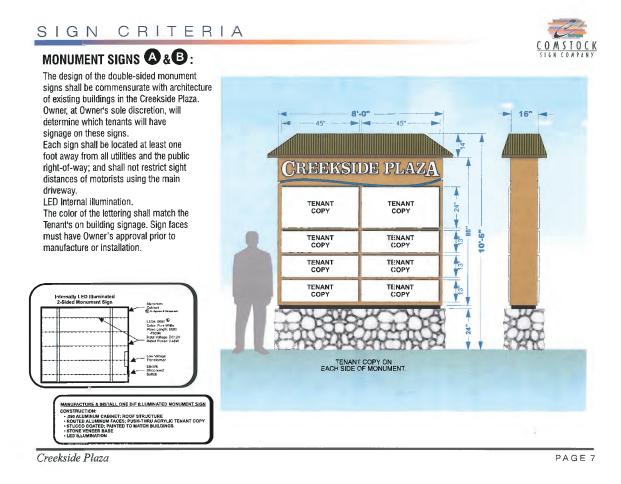
The following types of construction will be allowed:

- \* Acrylic face channels
- \* Acrylic face icons and logos



Irregular shaped icons & logos should be considered in sign design for increased visual impact. Descender: (The part of the lowercase letters, as g,p, and y which extends below the other lowercase letters)





#### SIGN CRITERIA



#### GENERAL SIGN CONSTRUCTION REQUIREMENTS:

- 1. All signs and their installation shall comply with all local building and electrical codes.
- 2. All electrical will be fabricated by U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
- 3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurance.
- 4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
- 5. Internal illumination to be LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
- 6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
- 7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type front exclusive of swashes, ascenders, and descenders.
- 8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to below standard.
- 9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.

- Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
- 11. Color coatings shall exactly match the colors specified on the approved plans.
- 12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- 13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- 14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- 15. Exposed junction boxes, lamps, tubing or LED crossovers of any type are not permitted.
- 16. All conduits, etc....installed on wall, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

For further information, please contact:



#### SIGN CRITERIA



## Creekside Plaza

#### Monument Sign A1 (Missouri Flat Road)

Primary Sign measuring  $8 \times 10.5$  feet; 84.0 sf sign area; 10.5 ft tall; Internal Illumination. Double-Sided Signage.

#### Monument Sign A2 (Missouri Flat Road)

Primary Sign measuring 8 x 10.5 feet; 84.0 sf sign area; 10.5 ft tall; Internal Illumination. Double-Sided Signage.

#### Tenant Wall Signs C

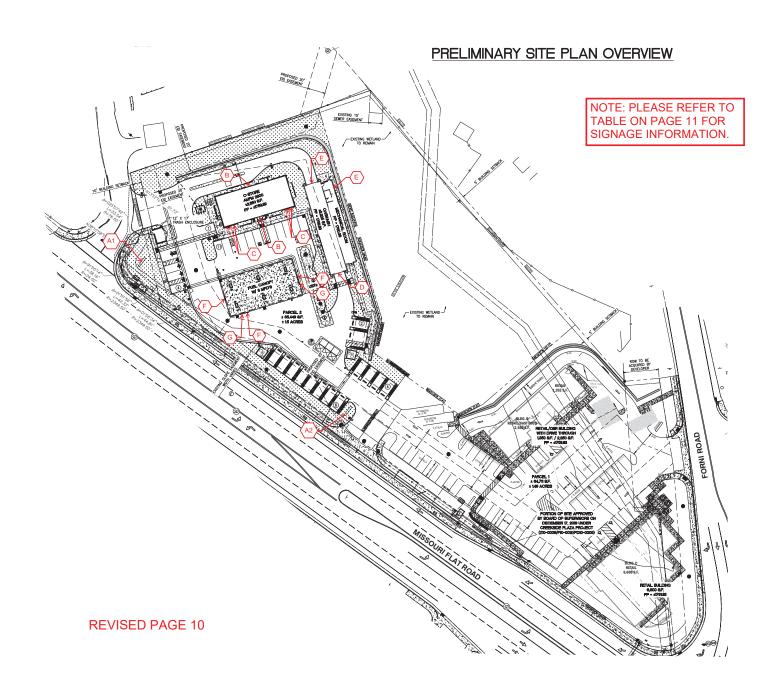
#### Carwash Wall Signs D

#### Landscape Wall Center I.D. Lettering

**1 Set** Internally Illuminated Channel Letters with Acrylic Day/Night Faces (White/Black). Two 14" letters, and twelve 12" Letters.
Returns to be 3", Duronotic Finish. Black Trim-Cap, 3/4".

### Total Freestanding Signs

2 Signs

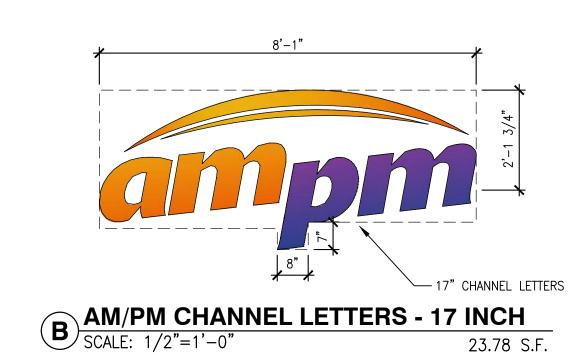


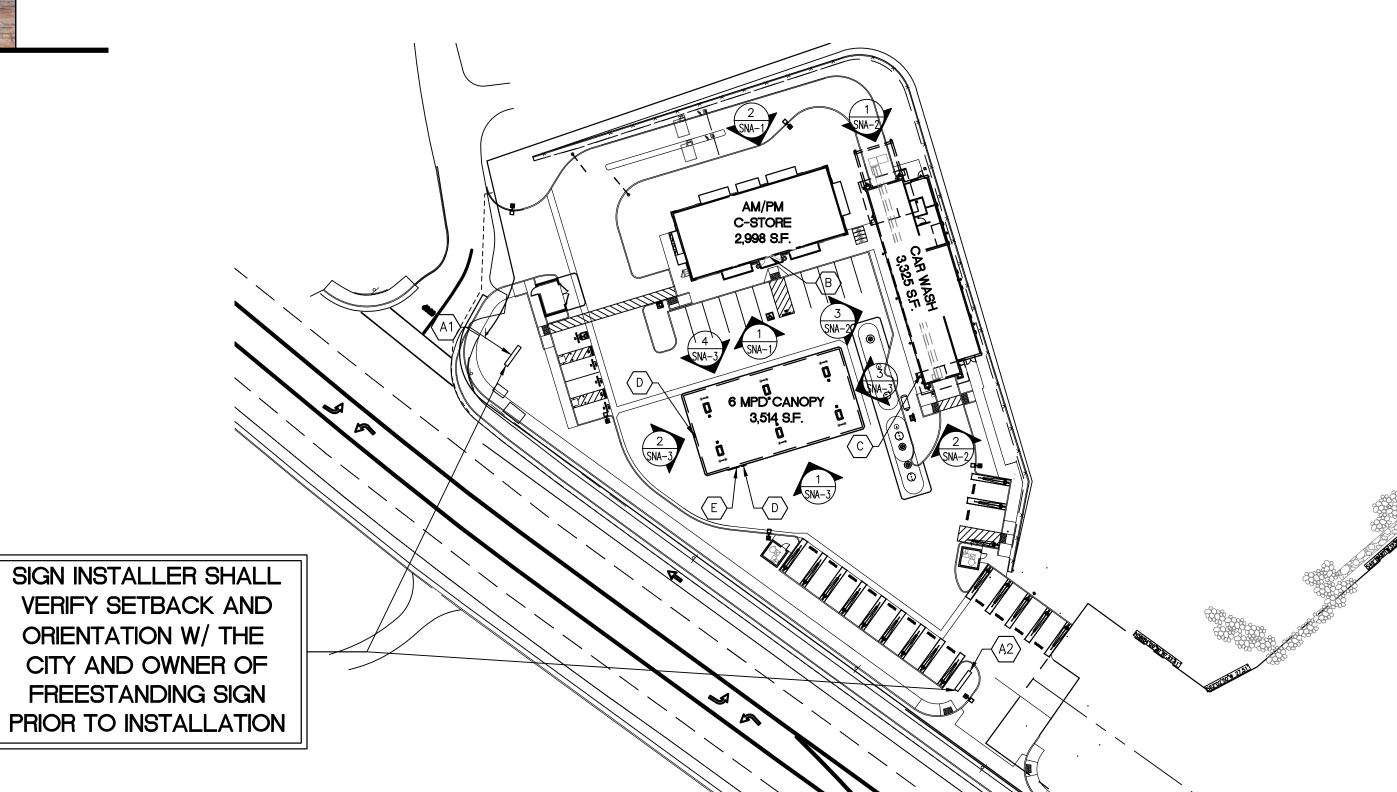
Alpha Architectural Signs & Lighting Signs & Signs

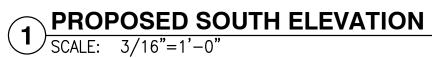


# NOT FOR CONSTRUCTION CONCEPTUAL ONLY NOT APPROVED BY CITY

	SITE SIGNAGE TABLE				
KEY	SIGN	ALLOWED AREA	QTY.	PROPOSED AREA	TOTAL AREA
(A1)	MULTI-TENANT MAIN I.D. SIGN/PRICE SIGN		1	50.0 sf	50.0 sf
A2	MAIN I.D. SIGN/PRICE SIGN		1	25.0 sf	25.0 sf
B	17" AM/PM CHANNEL LETTERS (23.78 sf ea.)	<10,000 sf	1	23.78 sf	0.937 of
(C)	SMALL CAR WASH SIGNAGE CABINET (16 sf ea.)	FLOOR AREA = 50 sf x 20%	1	16.0 sf	9,837 sf FLOOR AREA
D	CANOPY SIGN (SPARK) (4.91 sf ea.)	= 60 sf MAX. SIGN	2	9.82 sf	59.60 sf SIGN AREA
E	CANOPY "ARCO" CHANNEL LETTERS (10 sf ea.)	AREA	1	10.0 sf	









PROPOSED NORTH ELEVATION

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



MAIN ID/PRICE SIGN- 50 S.F.

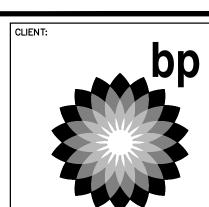
SCALE: NTS

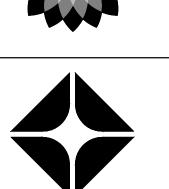


PRICE SIGN- 25 S.F.

SCALE: NTS

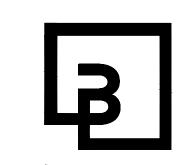
SCALE: N.T.S.





**ARCO** 

BP WEST COAST PRODUCTS, LLC



Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com** 

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DEVELOPMENT INFORMATION: **ARCO NTI** 

2900 am/pm FUEL CANOPY w/ 8 MPD's 105' CAR WASH

NWC MISSOURI FLAT RD @ FORNI ROAD PLACERVILLE, CALIFORNIA

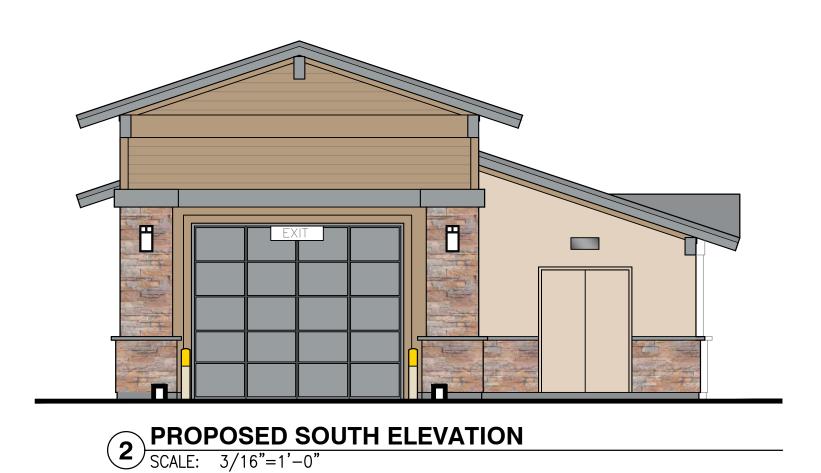
FACILITY #TBD

CHECKED BY:	BP REPM:
DRAWN BY:	ALLIANCE PM:
VERSION:	PROJECT NO:
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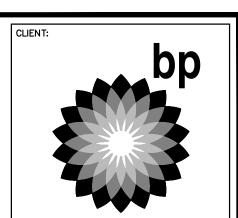
SIGN PLAN

SNA-1





NOT FOR CONSTRUCTION CONCEPTUAL ONLY NOT APPROVED BY CITY







Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South Kent, WA 98032 425.251.6222 **barghausen.com** 

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DEVELOPMENT INFORMATION:

**ARCO NTI** 2900 am/pm

FUEL CANOPY w/ 8 MPD's

105' CAR WASH

SITE ADDRESS:

NWC MISSOURI FLAT RD @ FORNI ROAD Placerville, California

FACILITY #TBD

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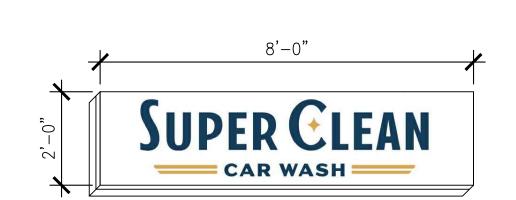
**SIGN PLAN** 

SNA-2

SUPER CLEAN CAR WASH SMALL INTERNALLY
ILLUMINATED CAR WASH
SIGN, REFER TO DETAIL "C"

PROPOSED WEST ELEVATION - FACING MISSOURI FLAT RD

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

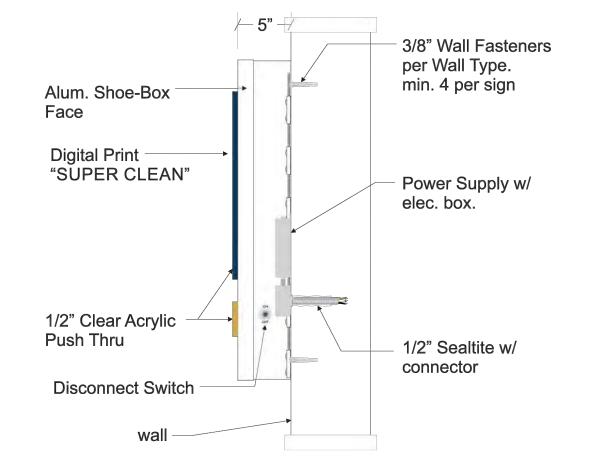


**SIGN-A:** S/F LED Illuminated Wall Sign Cabinet. Scale: 3/8" = 1'-0"

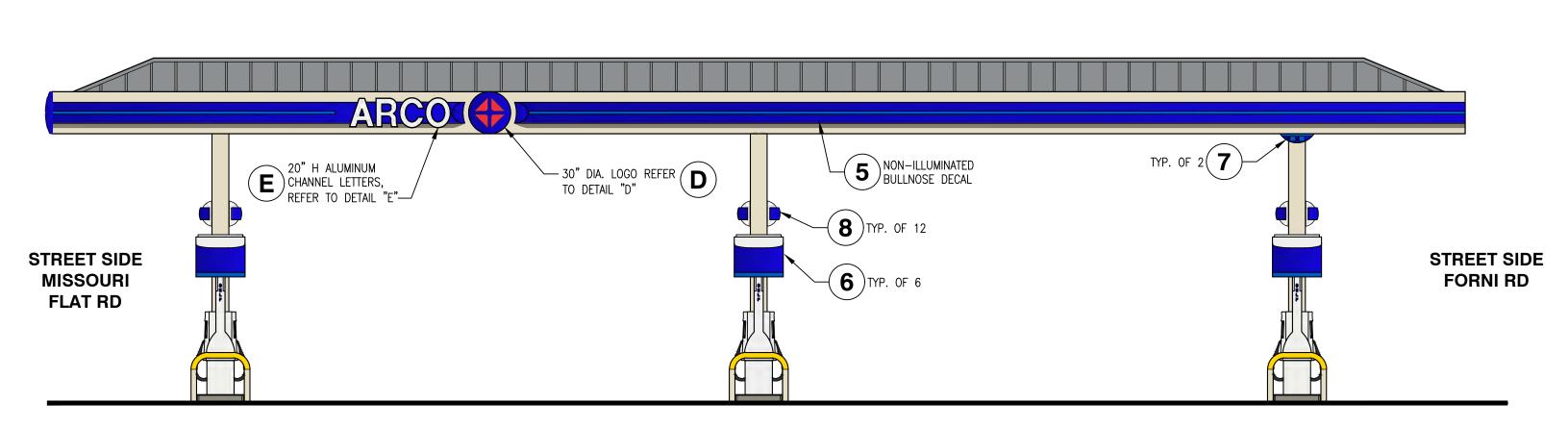
Fab. 5" Deep S/F Alum. Cabinet Painted White Satin Finish.
0.100" Alum. Shoe-box Face w/ Routed out Copy and Graphics.
1/2" Clear Acrylic Push Thru Copy and Graphics w/
Digital Print and Vinyl Overlay.
White LED Illuminated w/ Self-contained Power Supply.

Flush Mounted to Wall.

SMALL CAR WASH INTERNALLY ILLUMINATED SIGN
SCALE: 1/2"=1'-0"



25 S.F.



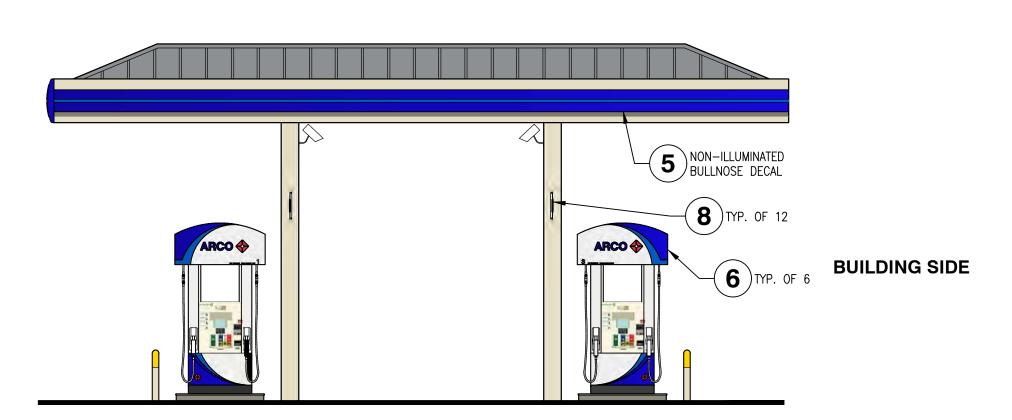
PROPOSED SOUTH ELEVATION

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



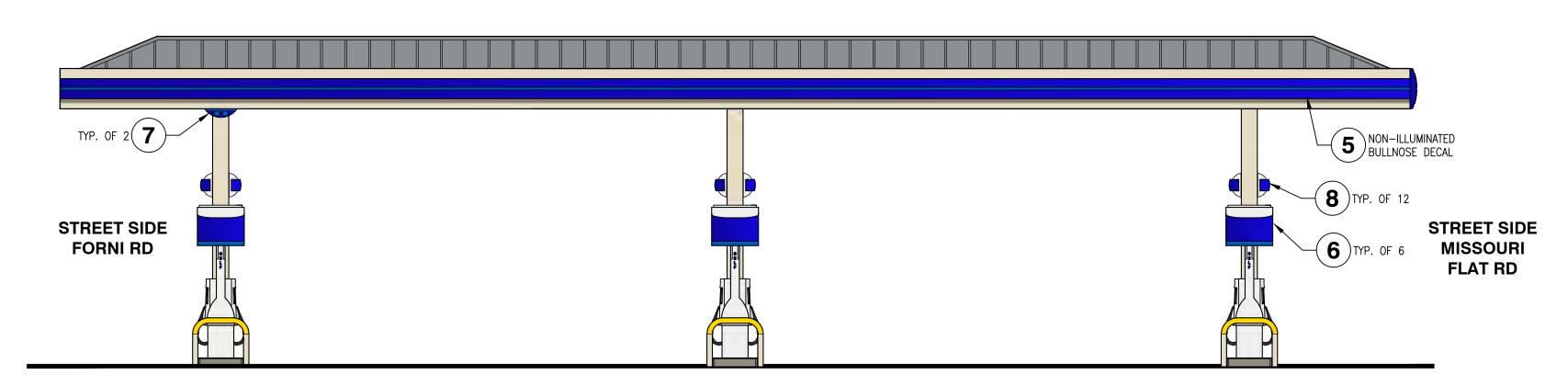
PROPOSED WEST ELEVATION- FACING MISSOURI FLAT RD

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



PROPOSED EAST ELEVATION- FACING FORNI RD

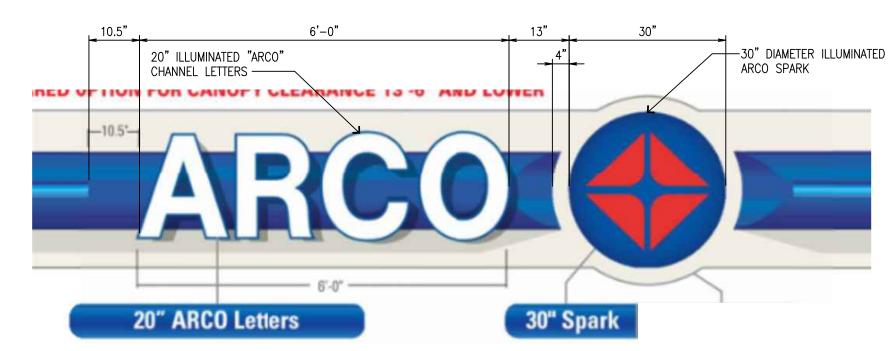
SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION- FACING BUILDING

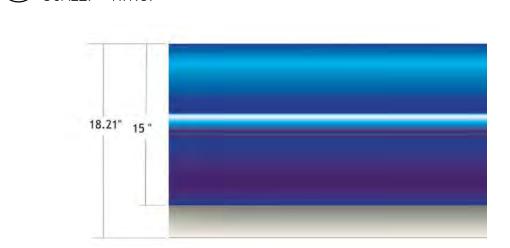
SCALE: 3/16"=1'-0"

# NOT FOR CONSTRUCTION CONCEPTUAL ONLY NOT APPROVED BY CITY

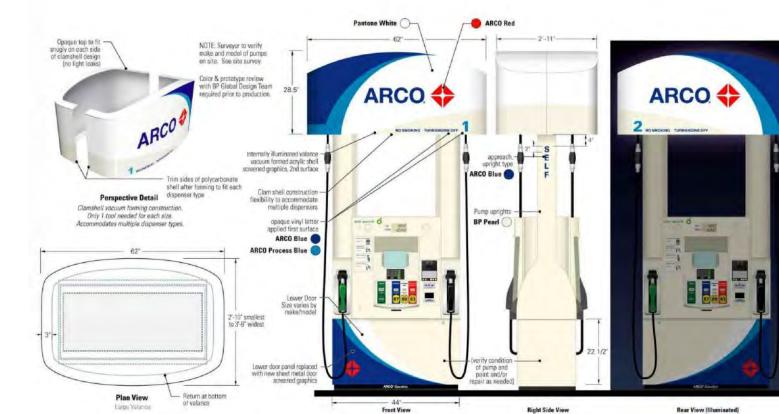


20" ILLUMINATED CHANNEL LETTERS (10 S.F.) DE 30" ILLUMINATED SPARK LOGO (4.91 S.F.)

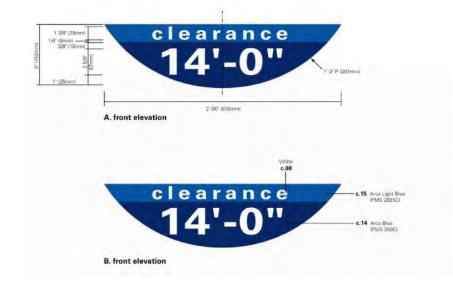
SCALE: N.T.S.



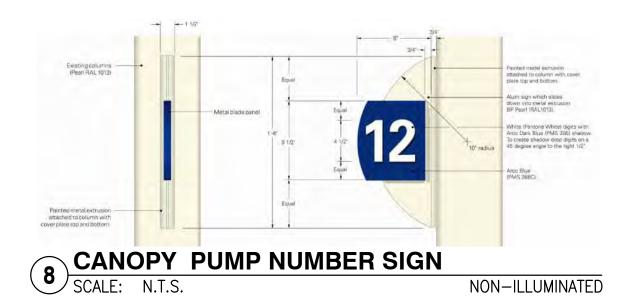
5 CANOPY DECAL ON ACM FASCIA SCALE: NTS

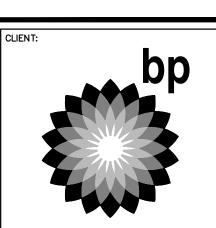


**FUEL DISPENSER GRAPHICS**SCALE: 3/8"=1'-0"

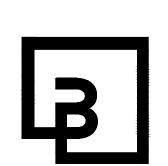


CANOPY CLEARANCE SIGN NON-ILLUMINATED









Consulting Engineers, Inc.

18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com

NO. DATE REVISION DESCRIPTION

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21517

SIGN PLAN

SNA-3

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# Creekside Plaza

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DIGITAL READER BOARDS → ELECTRICAL
PLACERVILLE, CA (530) 903-6785

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
BAUTA OF SUPERVISORS
DATE DECEMBER 17, 2019
BY TIFFAND SCHMING OS
EXECUTIVE SECRETARY

### SIGN CRITERIA



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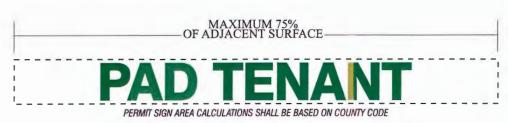
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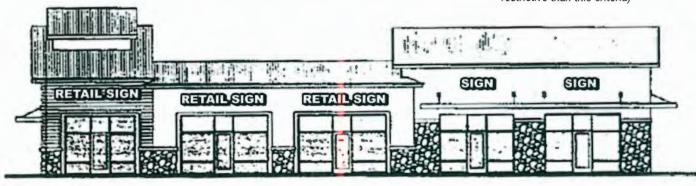
**HEIGHT**: 18" Maximum

**LENGTH**: 75% of adjacent surface

TYPEFACE: Custom logo and type OK.

**COLORS**: Custom Colors OK

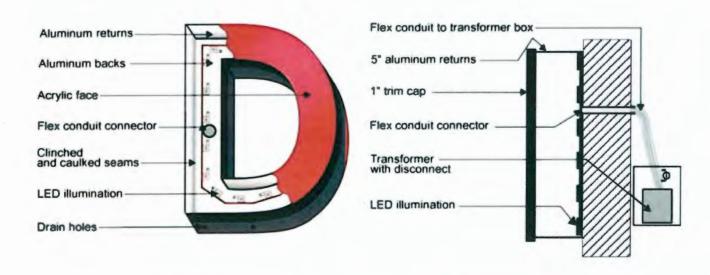
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#### SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging the creativity of typographical and iconic elements to develop interest and style. Signs must be architecturally compatible with the entire center.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" are for the main sign body. (See Diagram below)

#### STOREFRONT SIGNAGE

The following types of construction will be allowed:

- \* Acrylic face channels
- \* Acrylic face icons and logos



Irregular shaped icons & logos should be considered in sign design for increased visual impact. Descender: (The part of the lowercase letters, as g,p, and y which extends below the other lowercase letters)



### SIGN CRITERIA



## MONUMENT SIGNS A&B:

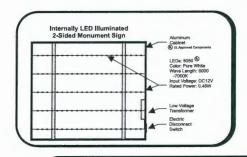


The design of the double-sided monument signs shall be commensurate with architecture of existing buildings in the Creekside Plaza. Owner, at Owner's sole discretion, will determine which tenants will have signage on these signs.

Each sign shall be located at least one foot away from all utilities and the public right-of-way; and shall not restrict sight distances of motorists using the main driveway.

LED Internal illumination.

The color of the lettering shall match the Tenant's on building signage. Sign faces must have Owner's approval prior to manufacture or installation.



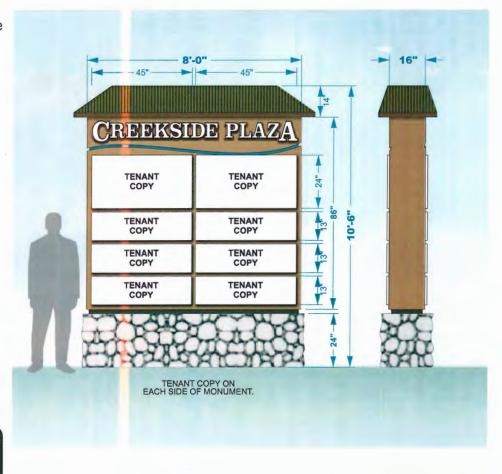
MANUFACTURE & INSTALL ONE D/F ILLUMINATED MONUMENT SIGN CONSTRUCTION:

• .080 ALUMINUM CABINET: ROOF STRUCTURE

- ROUTED ALUMINUM FACES; PUSH-THRU ACRYLIC TENANT COPY

  STUCCO COATED; PAINTED TO MATCH BUILDINGS
- STONE VENEER BASE
   LED ILLUMINATION

Creekside Plaza



PAGE 7

### SIGN CRITERIA



### **GENERAL SIGN CONSTRUCTION REQUIREMENTS:**

- 1. All signs and their installation shall comply with all local building and electrical codes.
- 2. All electrical will be fabricated by U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
- Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and General Liability Insurance.
- 4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
- 5. Internal illumination to be LED, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
- 6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
- 7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type front exclusive of swashes, ascenders, and descenders.
- 8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to below standard.
- 9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.

- 10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
- 11. Color coatings shall exactly match the colors specified on the approved plans.
- 12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
- 13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- 14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- 15. Exposed junction boxes, lamps, tubing or LED crossovers of any type are not permitted.
- 16. All conduits, etc....installed on wall, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.

For further information, please contact:



### SIGN CRITERIA



# Creekside Plaza

### Monument Sign (Missouri Flat Road)

Primary Sign measuring 8 x 10.5 feet; 84.0 sf sign area; 10.5 ft tall; Internal Illumination. Double-Sided Signage.

### Monument Sign (Florni Road)

Primary Sign measuring **8 x 10.5 feet**; 84.0 sf sign area; **10.5 ft tall**; Internal Illumination. Double-Sided Signage.

### Tenant Wall Signs ()

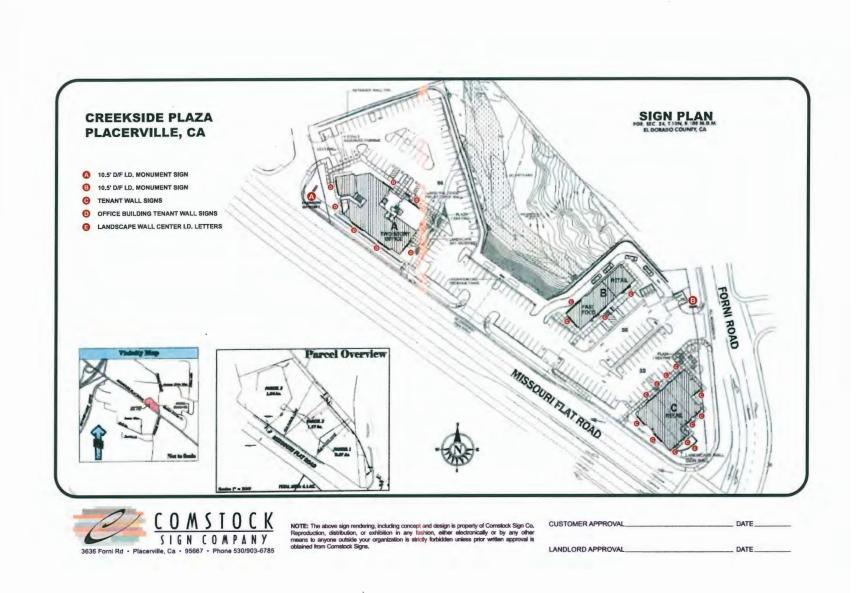
### Office Building Wall Signs 10

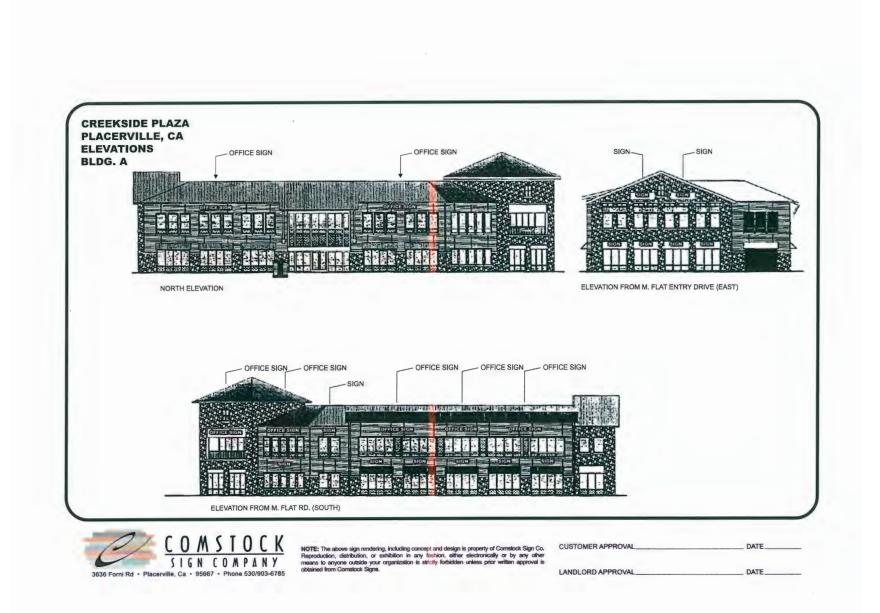
### Landscape Wall Center I.D. Lettering (3)

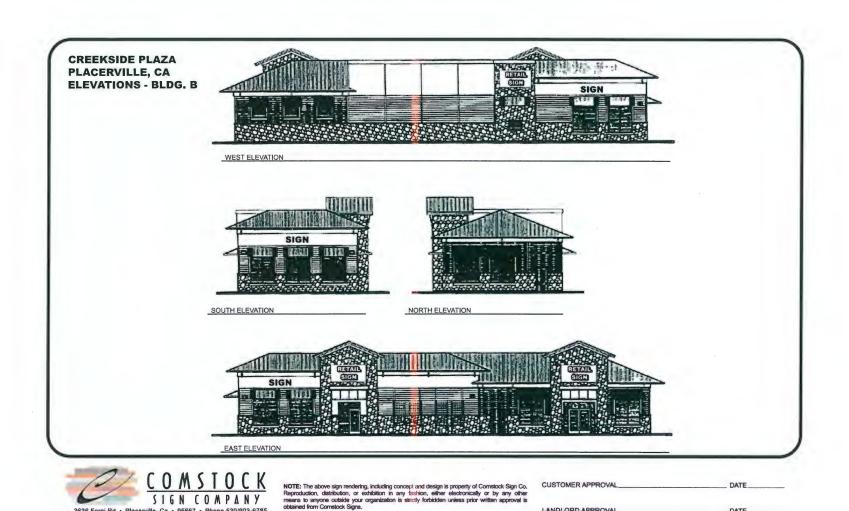
**1 Set** Internally Illuminated Channel Letters with Acrylic Day/Night Faces (White/Black). Two 14" letters, and twelve 12" Letters. Returns to be 3", Duronotic Finish. Black Trim-Cap, 3/4".

### **Total Freestanding Signs**

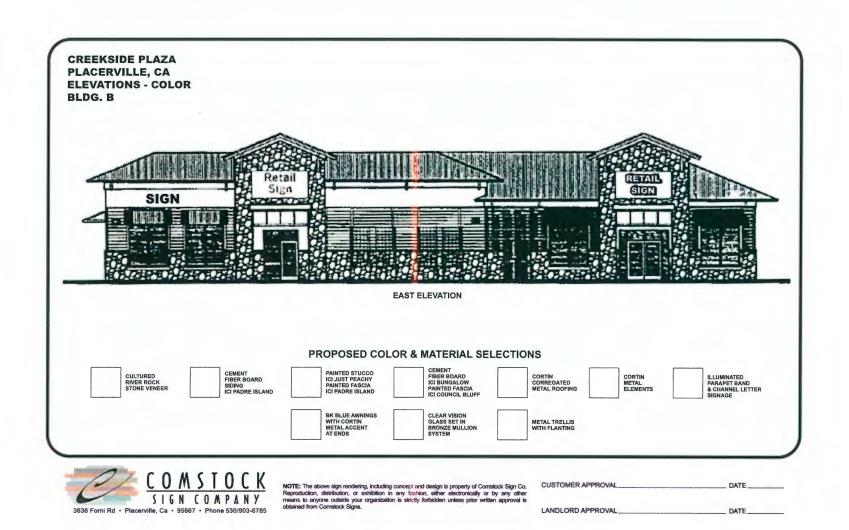
2 Signs







LANDLORD APPROVAL





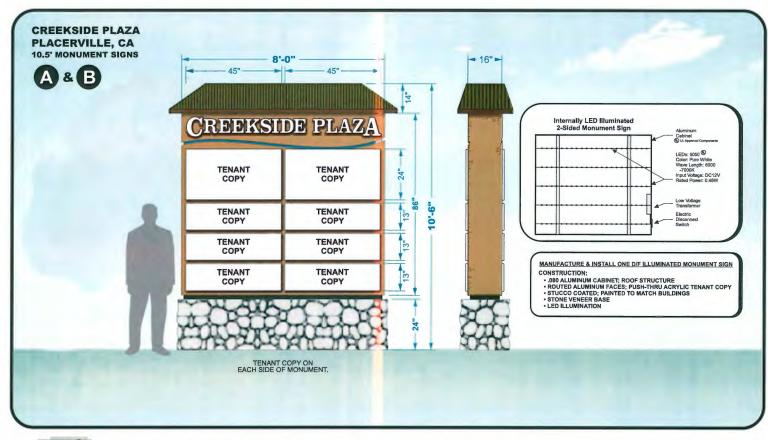
3636 Forni Rd • Placerville, Ca • 95667 • Phone 530/903-6785

DATE

LANDLORD APPROVAL

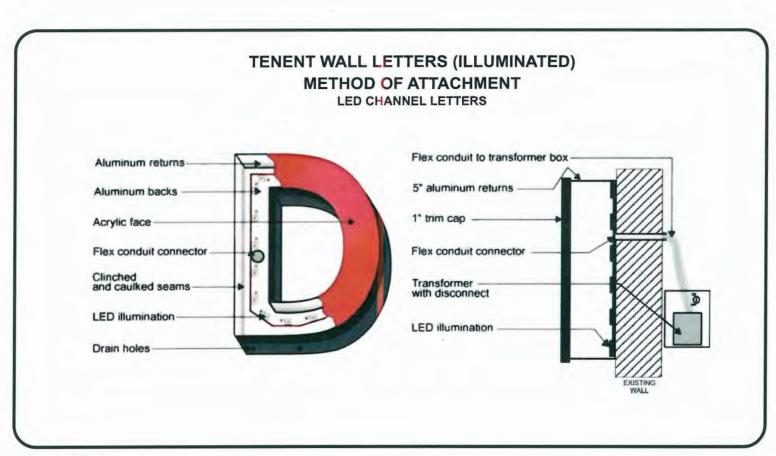


LANDLORD APPROVAL



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