



Community Design Standards

In accordance with the Zoning Ordinance Update

Parking and Loading Standards

Adopted December 15, 2015

Exhibit W

Community Design Standards

Parking And Loading Standards

PARKING AND LOADING

Sections:

- 4.1 Purpose and Intent
- 4.2 Definitions
- 4.3 Parking Plan Required
- 4.4 Special Parking Requirements and Adjustments
- 4.5 Material and Passenger Loading/Unloading Areas
- 4.6 Recreational Vehicle Parking
- 4.7 Parking Lot Design Standards
- 4.8 Parking Lot Construction and Maintenance Standards
- 4.9 Non-conforming Parking

4.1 Purpose and Intent

The purpose of this Chapter is to ensure the provision and maintenance of safe, adequate, and well-designed off-street parking facilities in conjunction with a use or development in order to protect the public health, safety, and welfare. The intent is to reduce road congestion and traffic hazards, to promote storm water quality and management practices, to provide safe and convenient access to businesses, public services, and places of public assembly, and to promote an attractive environment through design and landscape standards for parking areas.

4.2 Definitions

“**Active use area (AUA)**” shall mean all developed areas within a building except for storage areas, restrooms, and employee lunchroom/cafeteria(s).

“**Gross floor area (GFA)**”. See Article 8

“**Outside use area (OUA)**” shall mean the total square footage of an area enclosed by fences, gates, walls, buildings, landscaping or other features which define the perimeter of the outdoor area where uses and activities are or may be conducted, including, but not limited to recreational use, retail sales, rentals, and restaurant seating.

“**Transportation Demand Management Plan (TDM)**” shall mean a program designed by an employer to reduce the amount of traffic generated by either new nonresidential development or the expansion of existing nonresidential development, by using a combination of services and incentives to maximize the potential for alternative transportation usage and encourage efficient utilization of existing transportation facilities.

4.3 Parking Plan Required

- A. A parking plan showing all off-street parking spaces, parking aisles, and access to parking areas shall be required, as follows:

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1. At the time of submittal of an application for a building permit for construction of any building or structure that requires parking under this Section;
 2. For an expansion or addition to increase the floor area, lot coverage, or seating capacity of an existing use or structure that requires additional parking under this Chapter;
 3. When a more intensive land use is established requiring more parking than a previous use; or
 4. At the time of submittal of any discretionary application.
- B. The parking improvements shown on the approved plan shall be constructed prior to occupancy of any structure, or the commencement of any approved use.
- C. Minor revisions to an approved parking plan may be approved by the Director. If the parking plan was approved as a part of a discretionary permit, the Director shall refer revisions to the review authority if the revisions have the potential to raise new issues that were not reviewed or are substantial enough to warrant further review at public hearing.

4.4 Special Parking Requirements and Adjustments

The following special requirements and adjustments may apply to the parking standards set forth in Section 17.35.040:

- A. **Increases and Decreases in Requirements.** The required number of parking spaces may be increased or decreased by the Director or review authority, as part of a discretionary permit, as follows:
1. The number of parking spaces required by this Chapter may be increased when it is determined that the proposed use would have a parking demand in excess of the requirements of this Chapter.
 2. The number of parking spaces required for commercial and industrial uses may be decreased from the requirements of this Chapter where the review authority finds all of the following:
 - a. The intent of the parking ordinance is preserved;
 - b. The parking provided is sufficient to serve the use for which it is intended; and
 - c. The modification will not be detrimental to the public health, safety, or welfare.

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3. In considering requests for an increase or decrease in the number of parking spaces, the review authority shall consider:
 - a. Size and type of use or activity;
 - b. Composition and number of tenants;
 - c. Peak traffic and parking loads;
 - d. Rate of turnover based on the following criteria, as applied in Table 17.35.040.1:
 - (1) High intensity areas are those having rapid turnover of less than two hours;
 - (2) Medium intensity areas are those where vehicles are parked from two to four hours;
 - (3) Low intensity areas have minimum turnover and few repeat users, such as long-term and employee parking lots.
 - e. Availability of public transportation including carpools or employer-provided transportation.
 - f. Payment of in-lieu fees authorized by the County Transit Authority for public transportation facilities, if available, or other options that support mass transportation alternatives.
 - g. The extent and effectiveness of a proposed TDM program including its monitoring plan.
- B. **Reduction Methods.** The following reductions in required parking can be applied separately or in concert with each other, providing findings under Paragraph A.2 above can be made.
 1. **Reduction for On-street Parking.** Where on-street parking is available on public streets fronting the subject property, the required off-street parking may be reduced by one space for each available on-street space adjoining the property. Determination of availability of on-street parking shall be made by the review authority after consultation with the Department of Transportation and the local fire district.
 2. **Reduction for Rear-lot Parking.** The required off-street parking for commercial and civic uses located in a community region or rural center may be reduced by 10 percent when the project locates the parking area behind the structure(s) so that the parking area is not visible from the road frontage, sidewalks or other pedestrian accessways are available, and a transit stop is within 300 feet of the site.
 3. **Shared Parking.** Shared parking shall be permitted as follows:

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Parking And Loading Standards

- a. Where two or more nonresidential uses on a single site or adjacent sites are developed, a parking analysis shall be required demonstrating parking demand based on distinct and differing hours of use and peak traffic periods. Table 4.4.A below shall be the default method of calculation, however, variations may be allowed subject to Director review and approval.

Table 4.4.A Calculating Shared Parking by Use Types (in percents)

| Use Type | Weekday | | Weekend | | Nighttime |
|--------------------------|---------------------------|------------------------------|---------------------------|------------------------------|---------------------|
| | Daytime 8 am - 6 pm | Evening 6:01 pm – 12am | Daytime 8 am - 6 pm | Evening 6:01 pm – 12am | 12:01am – 7:59am |
| Office/Industrial | 100% | 10% | 10% | 5% | 5% |
| Retail/Service | 60 | 90 | 100 | 70 | 5 |
| Lodging | 75 | 100 | 75 | 100 | 75 |
| Restaurant | 50 | 100 | 100 | 100 | 10 |
| Recreation/Entertainment | 40 | 100 | 80 | 100 | 10 |
| Churches/Assembly | 40 | 80 | 100 | 100 | 5 |
| Schools | 100 | 75 | 40 | 40 | 5 |

- b. Shared parking shall be calculated as follows:
- (1) Parking shall be determined for each use as though it were a separate use, based on Table 4.4.A;
 - (2) Each amount of required parking shall be multiplied by the corresponding percentage for each time period;
 - (3) The parking requirement shall be totaled for each column; and
 - (4) The column with the highest value shall be the total parking space requirement.

Example: Calculating Shared Parking Requirement

For a development of office, retail, and restaurant uses that require the following number of spaces for each separate use:

| | |
|------------|----|
| Office | 50 |
| Retail | 75 |
| Restaurant | 60 |

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185 Total required spaces

Under shared parking requirements using Table 4.4.A:

| Use Type / Space Requirements | Weekday | | Weekend | | Nighttime 12:01am – 7:59am |
|-------------------------------|------------------------|---------------------------|------------------------|---------------------------|-------------------------------|
| | Daytime 8 am - 6 pm | Evening 6:01 pm – 12am | Daytime 8 am - 6 pm | Evening 6:01 pm – 12am | |
| Office / 50 | (50 x 100% =) 50 | (50 x 10% =) 5 | (50 x 10% =) 5 | (50 x 5% =) 3 | (50 x 5% =) 3 |
| Retail / 75 | (75 x 60% =) 45 | (75 x 90% =) 68 | (75 x 100% =) 75 | (75 x 70% =) 53 | (75 x 5% =) 4 |
| Restaurant / 60 | (60 x 50% =) 30 | (60 x 100% =) 60 | (60 x 100% =) 60 | (60 x 100% =) 60 | (60 x 10% =) 6 |
| Total | 125 | 133 | 140 | 116 | 13 |

The “weekend daytime” is the highest use period and the hypothetical mixed use project would require 140 parking spaces, thereby reducing the parking requirement by 45 spaces.

- c. The following restrictions shall apply to shared parking provisions:
 - (1) Reserved parking spaces shall be prohibited.
 - (2) Where shared parking occurs on adjoining lots, a maintenance agreement, in a form acceptable to the County. Said agreement shall provide for common maintenance of the parking area and shall state that any change in occupancy shall be subject to proof that sufficient parking is available.

4. Off Site Parking. Required parking for commercial or industrial uses may be located off site when all of the following requirements are met:

- a. Off-site parking is located on a site where parking is otherwise allowed and is located within 500 feet of the site which it is intended to serve.

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- b. Parking requirements shall be met for both on site and off site uses either in total or as allowed by any of the reduction methods under this Subsection.
 - c. There shall be no hazardous traffic safety conditions for pedestrians utilizing an off site parking facility.
 - d. An off site parking easement is granted ensuring the continued availability of the off-site parking facilities for the life of the use that it is intended to serve, in compliance with Chapter 17.65 (Covenant of Easement).
- C. **Handicap Parking.** Parking for the physically handicapped shall be provided as required in the building code, in compliance with the Americans with Disabilities Act (ADA).
- D. **Compact Car Spaces.** Where 10 or more parking spaces are required for commercial, industrial, recreational, or civic uses, compact spaces may be incorporated for up to ten percent of the required spaces. Multi-unit residential developments containing ten or more units may incorporate compact spaces for up to 20 percent of the required visitor parking. All compact parking spaces shall be clearly marked by surface paint or signage reserving each parking space for compact car use, only. Compact spaces shall be evenly distributed throughout the parking lot.
- E. **Carpool/Vanpool.** Voluntary installation of carpool/vanpool parking may be allowed in return for a reduction in total parking requirements as part of a Transportation Demand Management Plan approved by the review authority.
- F. **Motorcycle Parking.** Parking areas accommodating 100 cars or more shall designate five percent of their required parking space for motorcycle use, rounded to the nearest whole number. General space requirements shall measure four feet wide by eight feet long per motorcycle, with adequate maneuvering space around the motorcycle. Two such spaces shall count as one car space.
- G. **Bicycle Parking.** Bicycle racks shall be designed to enable a bicycle to be locked to the rack and shall be installed in a manner that allows adequate access to the bicycle. General space allowances shall measure two feet wide by six feet long per bicycle, with a five foot maneuvering space behind the bicycle. Surfacing shall be consistent with adjacent sidewalk or parking areas. Bicycle parking shall be required for the following development:
- 1. **Office and Retail Commercial.** One bicycle space per every five required vehicle parking spaces up to the first 25 vehicle spaces. An additional bicycle space is required for every ten additional vehicle spaces or portion thereof. The maximum number of bicycle spaces required is 20, unless more are deemed necessary by the Director for major employment and commercial facilities.
 - 2. **Community Services - Minor and Public Recreation Facilities.** Thirty percent of the required number of vehicle spaces, to a maximum of 25 bicycle spaces, unless more are deemed necessary by the Director.

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3. **Elementary, Middle and High Schools.** One bicycle space per student at 25 percent of peak enrollment.
- H. **Drive-through Facilities.** Sites containing these facilities shall be in compliance with the following circulation and traffic control standards:
1. A drive-through facility shall be located at the rear or side of a commercial structure and not within any front setback area.
 2. Ingress to and egress from a drive-through facility shall be prohibited from driveway(s) directly facing a residential zone.
 3. A drive-through facility, including stacking areas for vehicles awaiting service, shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot.
 4. Stacking lane(s) shall be physically separated from other traffic circulation on the site by concrete or asphalt curbing. The stacking lane(s) shall accommodate a minimum of four cars per drive-through window in addition to the car receiving service. The lanes shall be a minimum width of ten feet.
 5. Signage shall be provided to indicate the entrance, exit, and one-way path of drive-through lanes in compliance with Chapter 17.37 (Signs).
 6. Stacking areas shall not block access to any parking area or space required of a business. Lane striping to separate drive-through traffic from parking areas shall be provided from the nearest point of site access, as feasible, to the stacking lane(s).
 7. Where a facility exceeds the standards of Paragraphs 1 through 6 above, and is not located within a development that is subject to a discretionary permit, such as a Conditional Use, Design Review, or Development Plan Permit, a Conditional Use Permit shall be required.
 8. When a drive-through facility requires a Conditional Use Permit or is within a development that is subject to a discretionary permit, the review authority may impose a greater setback than is required under Paragraph 3 above, when it is determined necessary to mitigate impacts from noise, air pollution, lights, or other land use conflicts. The review authority may deny any application for a drive-through facility if it finds that the facility will add to the cumulative air quality impacts for a specified pollutant and the County is found to be in non-attainment status of either federal or state air quality standards for that pollutant.
- I. **Historic Structures.** The following exemptions and reductions in parking standards shall apply to all historic structures, as designated by the County:

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1. When a change or increase in intensity of use occurs in a historic structure no additional parking spaces shall be required.
2. When expansions or additions to an historic structure increase its square footage by more than 25 percent, additional parking shall be required. The revised parking requirement shall be calculated on the resultant total square footage of the structure, whether such total increase occurs at one time or in successive stages, such as with a phased project.

4.5 Material and Passenger Loading/Unloading Areas

- A. **Materials.** All uses which require the receipt or distribution of materials or merchandise by vehicle shall provide off-street loading spaces in the amount specified under Table 4.5.A, based on the projected demand intensity for the use as provided by the applicant, subject to approval by the review authority:

Table 4.5.A Loading Bay Requirements

| Use Area (in square feet) | NUMBER PER LOADING BAY DEMAND | | |
|------------------------------|-------------------------------|--------|------|
| | High | Medium | Low |
| Less than 10,000 | 1 | 0 | 0 |
| 10,000 to 30,000 | 2 | 1 | 0 |
| 30,001 to 60,000 | 3 | 2 | 1 |
| 60,001 to 100,000 | 4 | 3 | 2 |
| 100,001 to 150,000 | 5 | 4 | 3 |
| Each additional 50,000 | 1 | 0.5 | 0.25 |

1. Area(s) provided for passenger loading and unloading required under Subsection B below, may be utilized for material loading/unloading at the discretion of the review authority based on the type of use and material, expected demand for loading/unloading the material, time of material delivery, and other relevant factors.
2. Industrial sites shall be self-contained and capable of handling all truck loading, maneuvering, and docking on site. The use of public roads for staging and/or maneuvering is prohibited.
3. The review authority may modify the loading zone requirements in special circumstances based on the specific nature of the use or combination of uses, the design characteristics of the project and site dimensions, the impacts to surrounding properties, and public safety.

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- B. **Passengers.** Vehicle turn-out lanes for passenger loading and unloading shall be provided outside of the normal circulation lane for the following uses:
1. Apartments/condominiums containing 50 units or more.
 2. Retail sales and service uses containing 30,000 square feet or more of building area.
 3. Hotels/motels containing 50 units or more.
 4. Schools and child day care facilities with 50 or more students.
 5. Public buildings open for general use by the public.
 6. Public transportation facilities.
 7. River recreational use areas.
 8. Ski areas.
- C. All loading/unloading areas shall conform to the dimensions under Table 4.5.B:

Table 4.5.B Dimensions of Loading/Unloading Areas

| Use Type | Width | Length | Vertical Clearance |
|--|--------|--------|--------------------|
| Commercial Office, Recreational, and Civic | 12 ft. | 25 ft. | 14 ft. |
| Other Commercial and Industrial | 12 ft. | 40 ft. | 14 ft. |

- D. All loading and unloading areas shall be marked appropriately with curb painting and/or signs that prohibit parking.

4.6 Recreational Vehicle Parking

- A. Recreational vehicle (RV) parking spaces shall be required as set forth in Table 17.35.040.1.
- B. In residential zones, RV parking or storage shall be limited to one such vehicle per lot. RV parking or storage shall not encroach into any required setback area and shall be screened from public view.

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- C. Where RV parking and storage areas are provided in association with a mobile/manufactured home park, townhouse, apartment, or other multi-unit residential development, such parking shall be screened with fencing or landscaping.

4.7 Parking Lot Design Standards

The following standards shall apply to all parking lots required under this Chapter.

- A. **Parking Lot Dimensions.** Parking lot dimensions shall conform to requirements under the El Dorado County Standard Plans Manual, Standard Plan RS-90.
- B. **Controlled Access.** Every parking and loading stall shall be accessible from the drive aisle without displacement of other vehicles.
- C. **Public Road Access.** Except for single-unit residential dwellings, as defined in Article 8, parking stalls shall be designed so as to prohibit the backing of vehicles directly into any public road right-of-way or easement in order to exit the site.
- D. **Vertical Clearance.** Every parking stall and drive aisle shall have a minimum of eight feet vertical clearance.
- E. **Snow Removal Storage.** Parking areas located at the 4,000 foot elevation or higher shall provide snow removal storage areas. Such storage areas shall be equivalent to 10 percent of the surface used for parking and access and shall not utilize any required parking spaces. Landscaping areas may be utilized for this purpose in compliance with Section 17.34.060 (Maintenance and Protection).
- F. **Parking Area Gradient.** All parking areas shall be graded to provide adequate drainage of all surface areas into an on-site drainage improvement or stormwater drainage system, in compliance with the gradient standards in the Land Development Manual (LDM).
- G. **Landscaping Required.** Landscaping shall be required for all parking lots consistent with the requirements set forth in Chapter 17.33 (Landscaping Standards).

4.8 Parking Lot Construction and Maintenance Standards

Based on parking lot turnover set forth in Table 4.8.A, all required parking and loading areas shall conform to the following surfacing requirements, as provided in the LDM, unless otherwise allowed under Article 4 for a specific use:

Table 4.8.A Parking and Loading Area Surfacing Requirements

| Location | PARKING LOT TURNOVER | | |
|---------------------|----------------------|--------------------|--------------------|
| | High | Medium | Low |
| A. Community Region | Asphalt / Concrete | Asphalt / Concrete | Asphalt / Concrete |
| B. Rural Center | Asphalt / Concrete | Asphalt / Concrete | Chip Seal |
| C. Rural Region | Asphalt / Concrete | Chip Seal | Gravel |

Wheel Stops.

1. All parking spaces adjacent to sidewalks or landscaping, other than for single-unit residential dwellings, shall provide concrete wheel stops a minimum of three feet between the farthest edge of the wheel stop and the nearest edge of the sidewalk or landscaped area.
2. Wheel stops may be eliminated adjacent to landscape areas in compliance with Paragraph 17.33.050.C.3 (Landscape Standards).
3. Wheel stops shall be anchored securely to the asphalt.

D. Directional Arrows and Signage. Aisles, approach lanes, pedestrian crossings, and loading/unloading areas shall be clearly marked with directional lines, arrows and/or signs to facilitate traffic movement and ensure pedestrian safety.

E. Maintenance. All parking and loading areas, drive aisles, and access drives shall be maintained in good condition and kept free of outside storage and debris.

4.9 Non-conforming Parking

No additional parking spaces shall be required for those existing uses made noncompliant with parking standards on the effective date of this Chapter, subject to the following:

- A. Whenever the existing use is enlarged, expanded, or intensified, additional parking spaces shall be provided only for the enlargement, expansion, or intensification subject to the standards in this Chapter.

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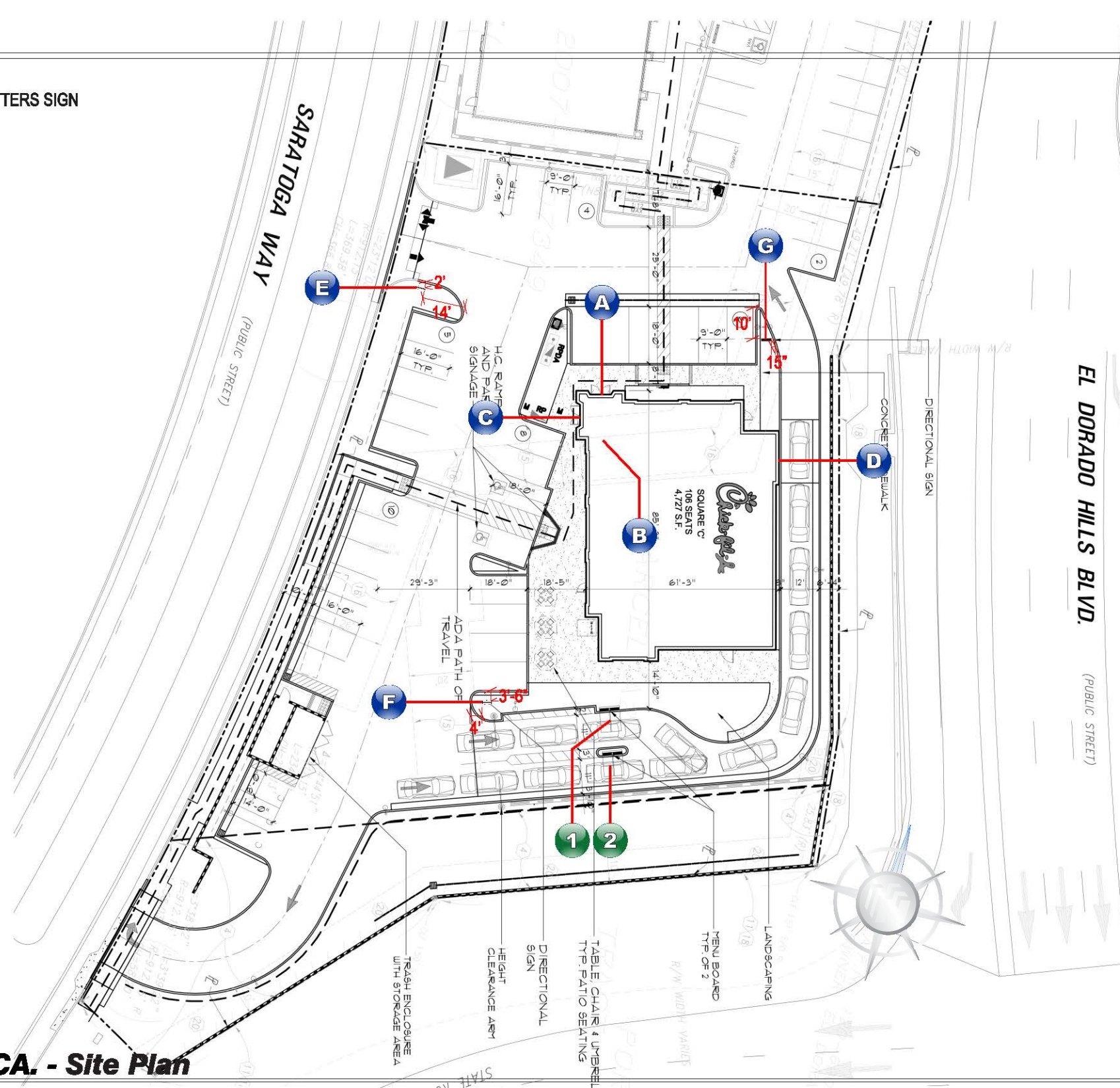
- B. Whenever the existing use is changed to a new use where the parking requirement becomes 50 percent higher, parking for the entire site shall be consistent with the requirements and standards of this Chapter.

Scope of Work

- A B C** NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- D** NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO CABINET
- E F G** NEW D/F ILLUM. DIRECTIONAL SIGN
- H** NEW D/F ILLUM. MONUMENT SIGN



VICINITY MAP



| SIGN ID LETTER | FACE A | FACE B |
|----------------|--------|--------|
| A B C | | N/A |
| D | | N/A |
| E | | |
| F | | |
| G | | |
| H | | |
| 1 2 | | N/A |

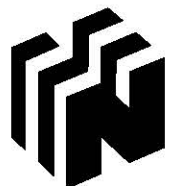
Install Only
Manufacturing By Others

- 1 2** DRIVE-THRU CANOPY

CHICK-FIL-A - El Dorado Hills, CA. - Site Plan

SCALE: 1" = 40'-0"

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY NSMC. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF NSMC



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Lic# 745030 - Exp. 01/31/18

Project: Chick-Fil-A #3889 (El Dorado Hills Blvd @ Hwy 50)
Address: NWC of El Dorado Hills Blvd @ Hwy 50, El Dorado Hills, CA 95762
Phone: _____ **Account Mgr.** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

Client Approval: _____
Date: _____

This sign intended to be in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and banding of this sign.



Revisions:
08/15/2017 SD: Rotate dir, relocate B

Drawing Number
27675
R1



Scope of Work

- I** NEW SINTRA ADDRESS NUMERALS
- J K** NEW HANDICAP PARKING SIGNS
- L M** NEW PEDESTRIAN SIGNS
- N O P** NEW WAYFINDING SIGNS
- Q** NEW WINDOW VINYL
- A1 A2 A3 A4 A5** NEW ALUMINUM AWNING

Install Only Manufacturing By Others

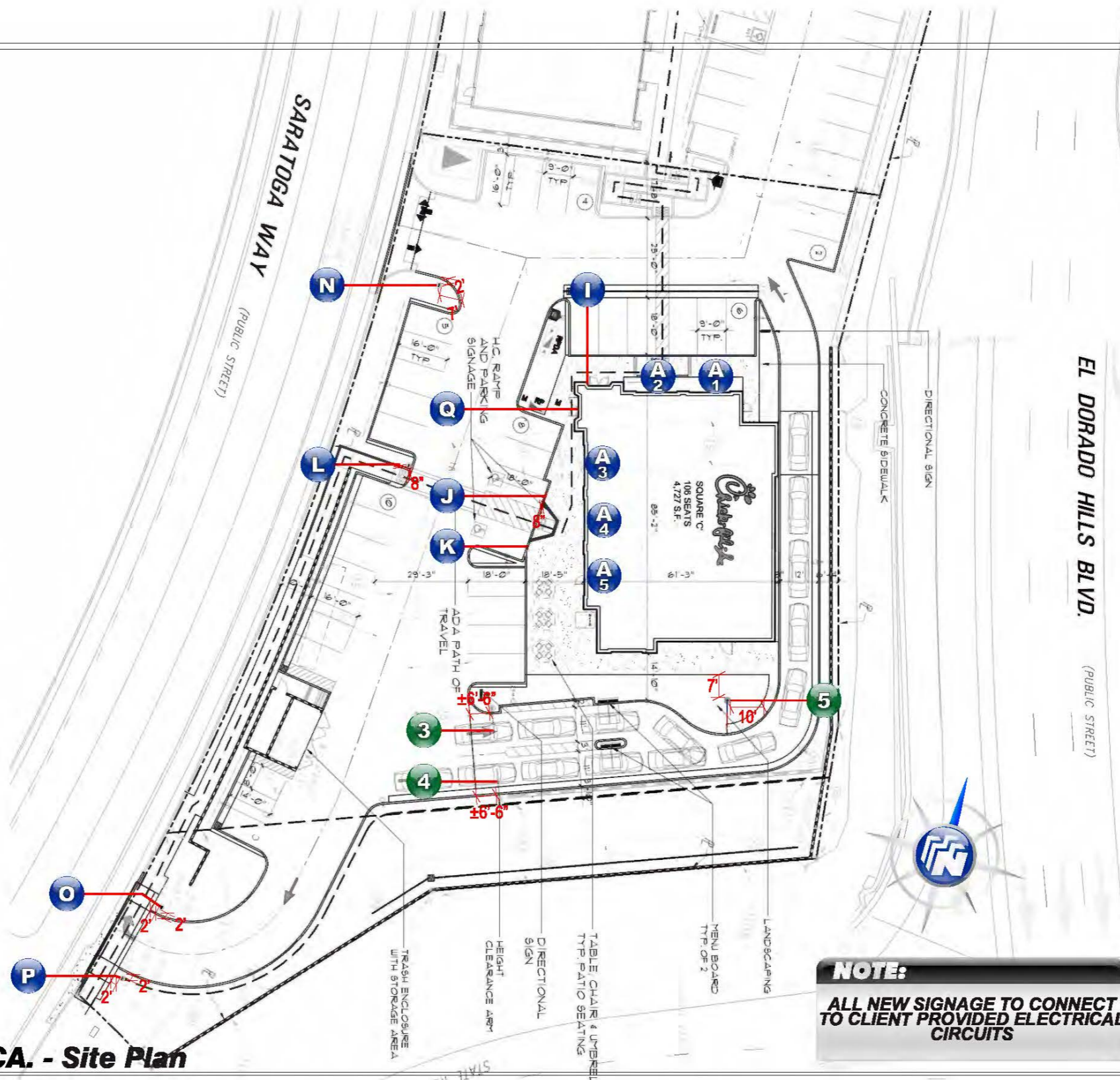
- 3 4** DRIVE-THRU CLEARANCE ARM
- 5** FLAG POLE



VICINITY MAP

CHICK-FIL-A - El Dorado Hills, CA. - Site Plan

SCALE: 1" = 40'-0"



NOTE:
ALL NEW SIGNAGE TO CONNECT TO CLIENT PROVIDED ELECTRICAL CIRCUITS

| SIGN ID LETTER | FACE A | FACE B |
|----------------|--------|--------|
| I | 0000 | N/A |
| J | | N/A |
| K | | N/A |
| L | | |
| N | | N/A |
| O | | |
| P | | N/A |
| Q | 0000 | N/A |
| 3 | | N/A |
| 4 | | N/A |
| 5 | | N/A |

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Drawing Number
27675
R1

- A** NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- I** NEW SINTRA ADDRESS NUMERALS
- A1** **A2** NEW ALUMINUM AWNING



North Elevation

SCALE: 3/32" = 1'-0"

- B** NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN



South Elevation

SCALE: 3/32" = 1'-0"

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Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

Client Approval: _____

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Revisions:
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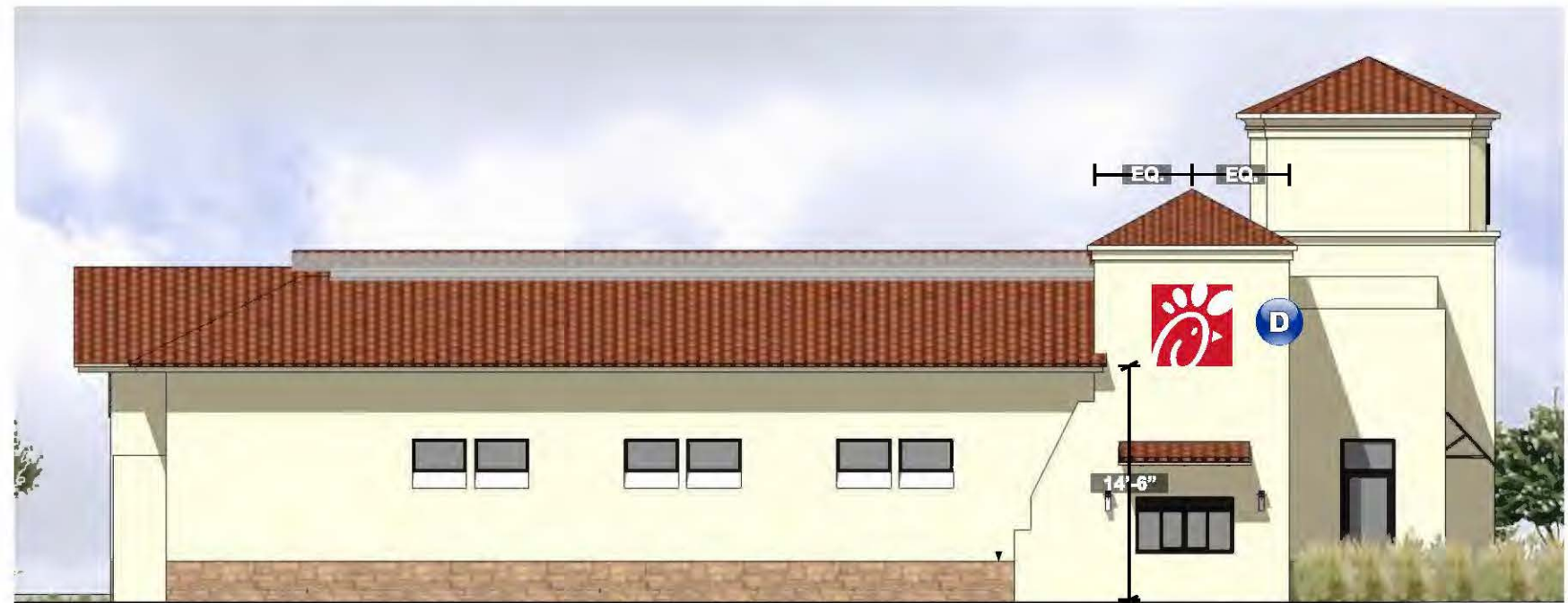
- C** NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN
- Q** NEW WINDOW VINYL
- A₃** **A₄** **A₅** NEW ALUMINUM AWNING



West Elevation

SCALE: 3/32" = 1'-0"

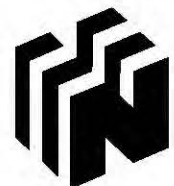
- D** NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO CABINET



East Elevation

SCALE: 3/32" = 1'-0"

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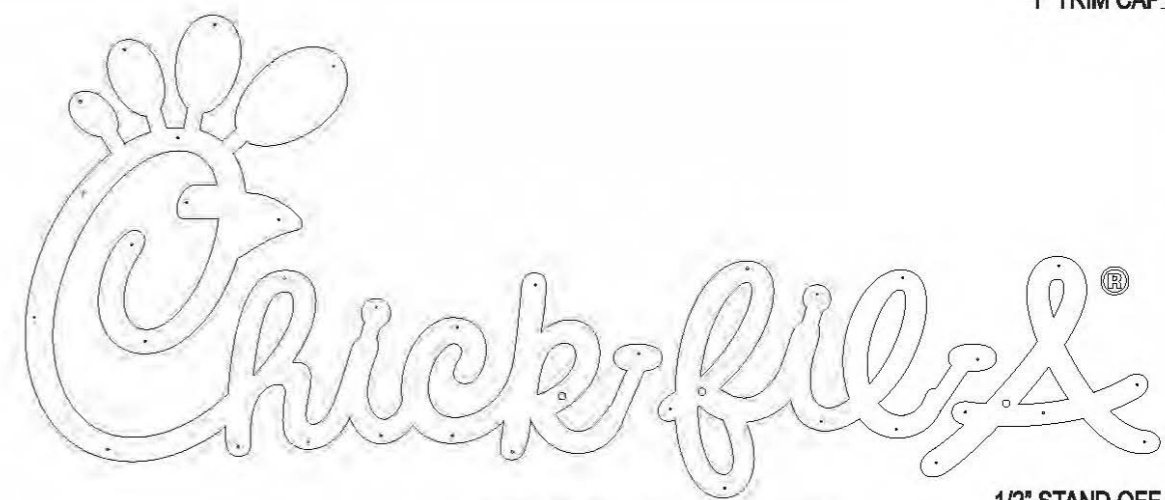
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 R1





AREA: 58.75 SQ. FT.
 AREA: 35.15 SQ. FT.
 8 STRAIGHT LINES

A B C NEW 5'-0" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN



MOUNTING AND ELECTRICAL PENETRATIONS

1" TRIM CAP
 1/2" STAND OFF HARDWARE
 BUILDING FASCIA



PERSPECTIVE VIEW

Specifications:

- BODY:** S/F CUSTOM FABRICATED ALUMINUM CABINET CONSTRUCTED OF .040 WITH .080 ALUMINUM BACKS. ALUMINUM RETURNS MECHANICALLY FASTENED TO BACKS. INTERIOR OF SIGN TO BE PAINTED MATTE WHITE.
 - FACES:** 3/16" #2793 RED ACRYLIC OR EQUIVALENT.
 - TRIM CAP:** 1" TRUE RED JEWELITE TRIM CAP (ADHERED VIA WELD ON RETURNS)
 - RETURNS:** 5" DEEP RETURNS PAINTED TO MATCH MOUNTING SURFACE COLOR
 - STANDOFF:** 3/8" SLEEVE ANCHORS WITH 1/2" ALUMINUM SPACERS.
 - REGISTERED:** 3/16" CLEAR POLYCARBONATE FLAG WITH 3M 3632-53 CARDINAL RED VINYL @ APPLIED FIRST SURFACE ATTACHED TO BACK OF 'A'
 - DISCONNECT:** ELECTRICAL TOGGLE DISCONNECT SWITCH WITH WATERPROOF BOOT
 - ILLUMINATION:** RED LED LIGHTING WITH REMOTE TRANSFORMERS.
- ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

- R & H 2793 / 3M RED 3632-53
- SW 7541 GRECIAN IVORY



- LETTER RETURN:** PAINTED TO MATCH MOUNTING SURFACE.
- REGISTRATION MARK:** 3/16" CLEAR POLYCARBONATE 3M 3632-53 CARDINAL RED (OR EQUIVALENT) VINYL @ APPLIED FIRST SURFACE
- TRIM CAP:** WAGNER JEWELITE TRUE RED TRIM CAP
- FACE:** #2793 3/16" RED TRANSLUCENT ACRYLIC OR EQUIVALENT

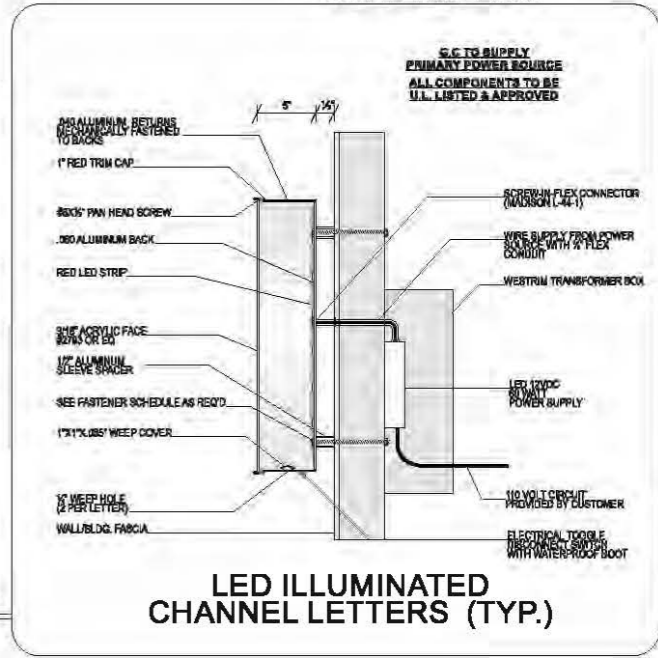
RENDERING COLORS ARE FOR REFERENCE ONLY. ALL MATERIALS SHOULD BE MANUFACTURED TO COLOR SPECIFICATIONS.

PAINT INTERIOR OF CAN MATTE WHITE
 ALL PAINTS TO HAVE SEMI GLOSS FINISH

NOTE: THRU-BOLT FASTENERS ARE THE PREFERRED METHOD FOR ATTACHMENT

| FASTENER SCHEDULE | | |
|-------------------|---|--|
| | 3/8" LAG SCREW | FOR USE WITH WOOD OR EIFS WALL SYSTEMS. 1-1/2" MIN PENETRATION (EXCL. TIP) |
| | 3/8" DIA. THREADED ROD | FOR USE WITH WOOD, CONCRETE BLOCK OR EIFS WALL SYSTEMS. |
| | 3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON) | FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE. EMBED A MIN. OF 2 1/2". |
| | 3/8" DIA. HILTI HIT ROD WITH HY150 MAX ADHESIVE | FOR USE WITH CONCRETE. EMBED A MIN. OF 2". |
| | 3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE | FOR USE WITH MASONRY AND BRICK. EMBED A MIN. OF 3 3/8". |
| | 3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE | FOR USE WITH CONCRETE BLOCK. EMBED A MIN. OF 2". |
| | 3/8" DIA. HILTI HLC SLEEVE ANCHOR | FOR USE WITH CONCRETE, MASONRY AND BRICK. EMBED A MIN. OF 3 3/8". |

INSTALLER SHALL VERIFY THAT FASTENERS CHOSEN ARE SUITABLE WITH WALL CONDITIONS



LED ILLUMINATED CHANNEL LETTERS (TYP.)

CHICK-FIL-A S/F LED ILLUMINATED CHANNEL LETTERS

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

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 13580 5th St., Chino, CA 91710
 Tel 909.591.4742 Fax 909.591.9792
 e-mail : sales@nsmc.com
 Lic# 745030 - Exp. 01/31/18

Project: Chick-Fil-A #3889 (El Dorado Hills Blvd @ Hwy 50)
Address: NWC of El Dorado Hills Blvd @ Hwy 50, El Dorado Hills, CA 95762
Phone: _____ **Account Mgr.:** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

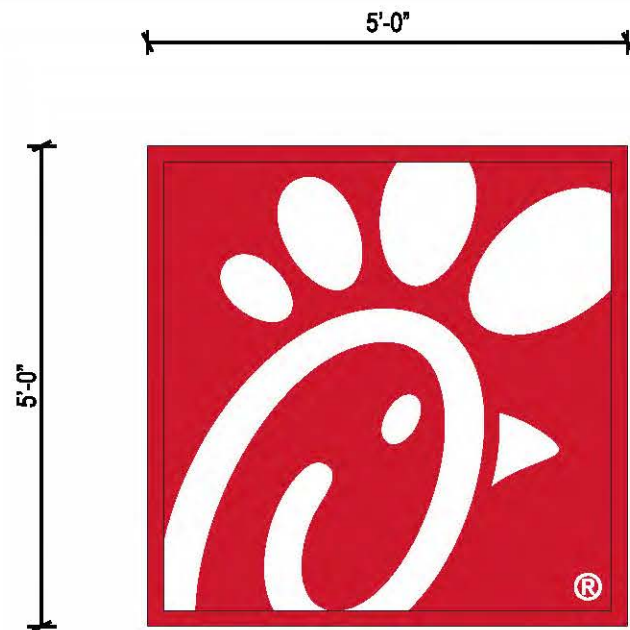
Client Approval: _____
 Date: _____

This sign intended to be in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of this sign.

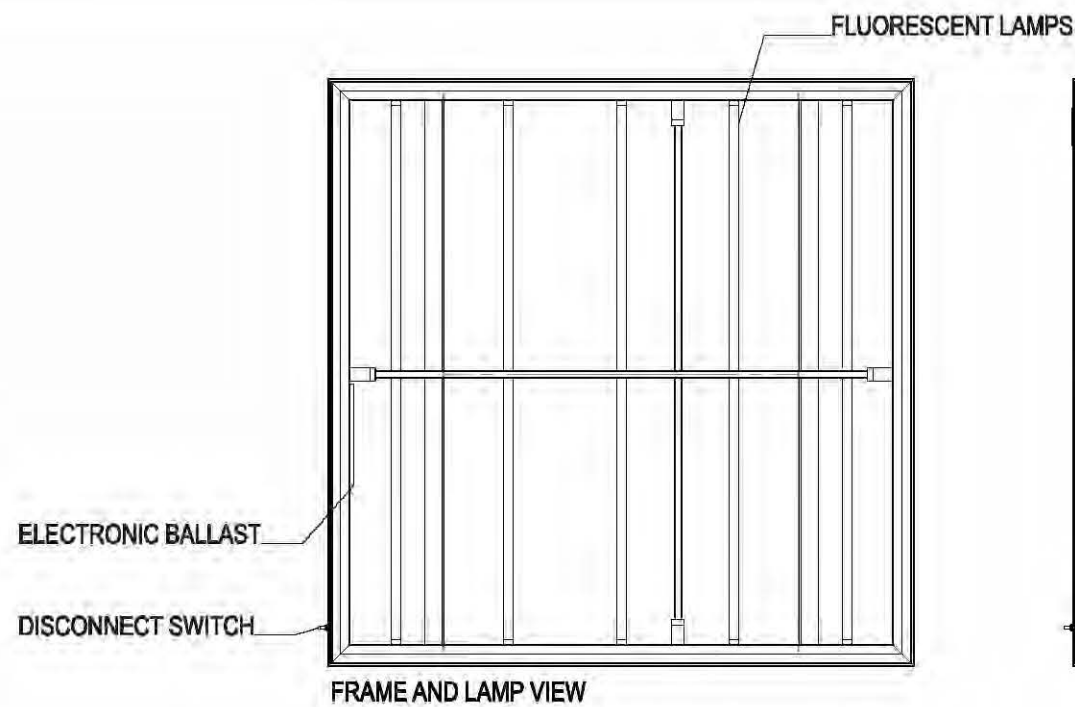
Revisions:
 08/15/2017 SD: Rotate dir, relocate B

Drawing Number
27675
 R1

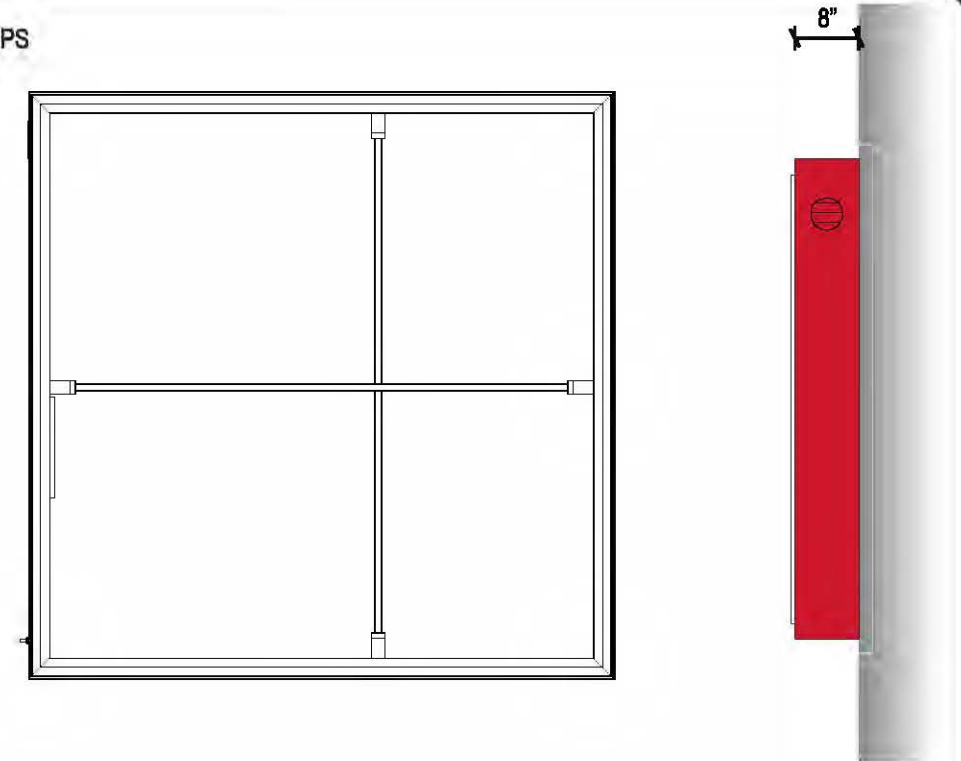
VISCO
 ELECTRONIC SIGNS
 18-1215 H 18 of 32



FACE VIEW
AREA: 25.00 SQ. FT.



FRAME AND LAMP VIEW



SIDE VIEW

Specifications:

- CABINET: INTERNALLY ILLUMINATED SIGN CABINET.
- FACES: ALUMINUM FACE PAINTED RED WITH ROUTED OUT 1/2" PUSH THRU LOGO..
- RETAINER: 2" ALUMINUM RETAINER PAINTED MATHEWS RED MP 10252.
- RETURNS: 8" DEEP ALUMINUM RETURN PAINTED MATHEWS RED MP 10252.
- ILLUMINATION: 800MA HO FLUORESCENT LAMPS PLACED ON CENTER FOR EVEN LIGHTING.
- DISCONNECT: ELECTRICAL TOGGLE DISCONNECT SWITCH WITH BOOT

ALL WIRING & COMPONENTS TO MEET U.L. STANDARDS

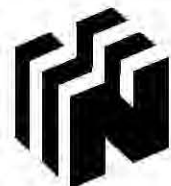
- 3M VINYL #3832-53/ MATHEWS RED MP 10252 SEMI-GLOSS
- WHITE

D NEW 5'-0" ILLUM. "CHICK-FIL-A" ICON LOGO CABINET

NEW S/F ILLUMINATED ICON LOGO CABINET

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

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Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

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08/15/2017 SD: Rotate dir. to local B

Drawing Number
27675
R1



Specifications:

CABINETS: FABRICATED .080 ALUMINUM 8" DEEP, WITH ALUMINUM ANGLE FRAME CABINET PAINTED MATTE BLACK.

FACES: WHITE #7328 ACRYLIC WITH APPLIED FIRST SURFACE 3M RED #3632-53 TRANSLUCENT VINYL. RETAINERS TO BE 1".

POST: 4"X4" SQUARE STEEL TUBE WITH MATCH PLATE POLE PAINTED MATTE BLACK.

ILLUMINATION: WHITE LED.

SWITCH: ELECTRICAL TOGGLE DISCONNECT SWITCH WITH BOOT

NOTE: TRY TO KEEP DIRECTIONALS 5'-0" FROM CURBS WHEREVER POSSIBLE TO INSURE VEHICLES WILL NOT HIT THEM.

ALL COMPONENTS TO BE U.L. APPROVED

- 3M RED 3632-53
- MATTHEWS MP 929 MATTE BLACK
- WHITE / #7328 ACRYLIC



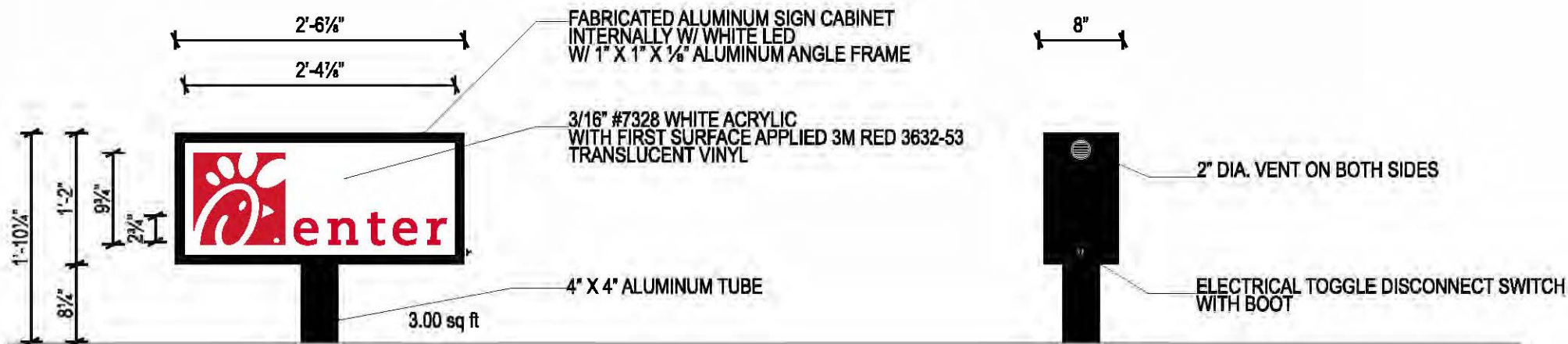
E NEW D/F ILLUM. DIRECTIONAL SIGN



F NEW D/F ILLUM. DIRECTIONAL SIGN



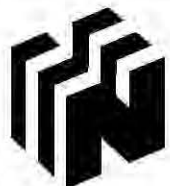
G NEW D/F ILLUM. DIRECTIONAL SIGN



CHICK-FIL-A - NEW D/F ILLUMINATED DIRECTIONAL SIGNS

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

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27675
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SURVEY REQUIRED PRIOR TO MANUFACTURING



Specifications:

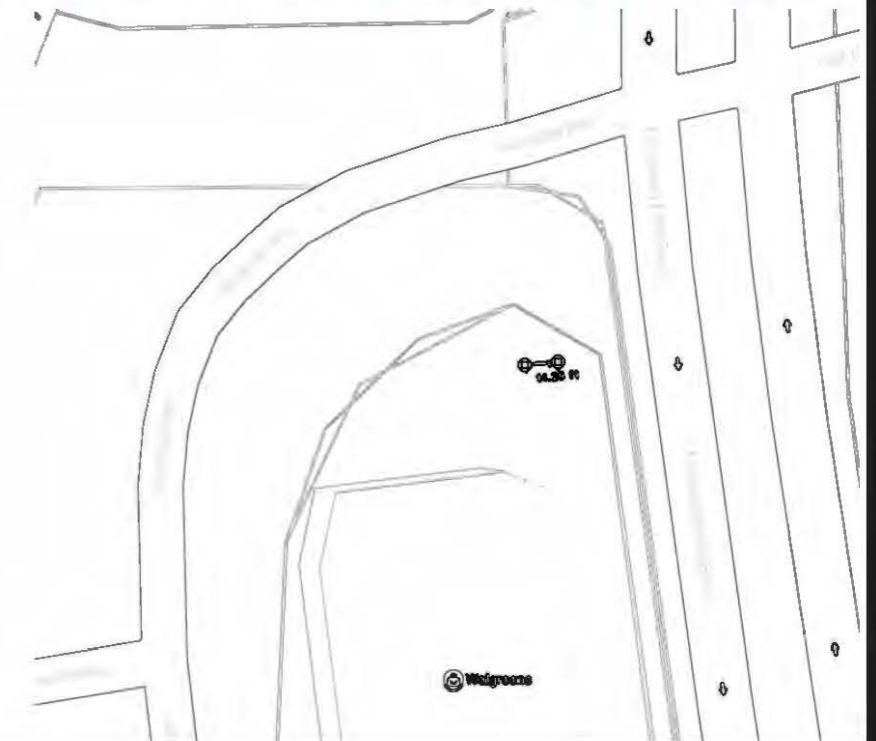
CABINETS: EXISTING CABINET.
 FACES: ALUMINUM PAN FACE PAINTED RED WITH
 ROUTED OUT BACKED UP WITH WHITE
 ACRYLIC COPY.
 ILLUMINATION: EXISTING
 ALL COMPONENTS TO BE U.L. APPROVED

ARLON RED 2500-253 / 3M RED 3632-53
 WHITE

H REFACE D/F ILLUM. MONUMENT SIGN TENANT PANEL

CHICK-FIL-A - REFACE D/F ILLUMINATED MONUMENT SIGN TENANT PANEL

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



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Phone: _____ **Account Mgr.** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

Client Approval: _____
 Date: _____

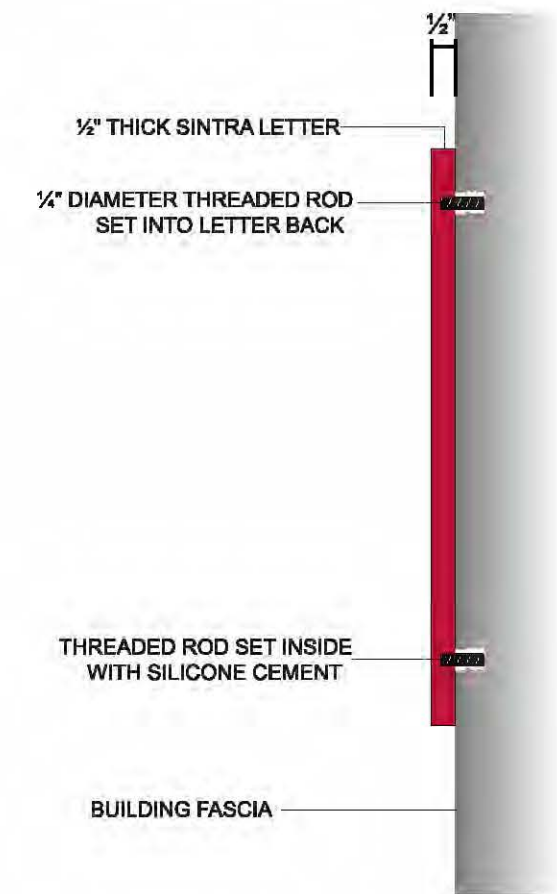
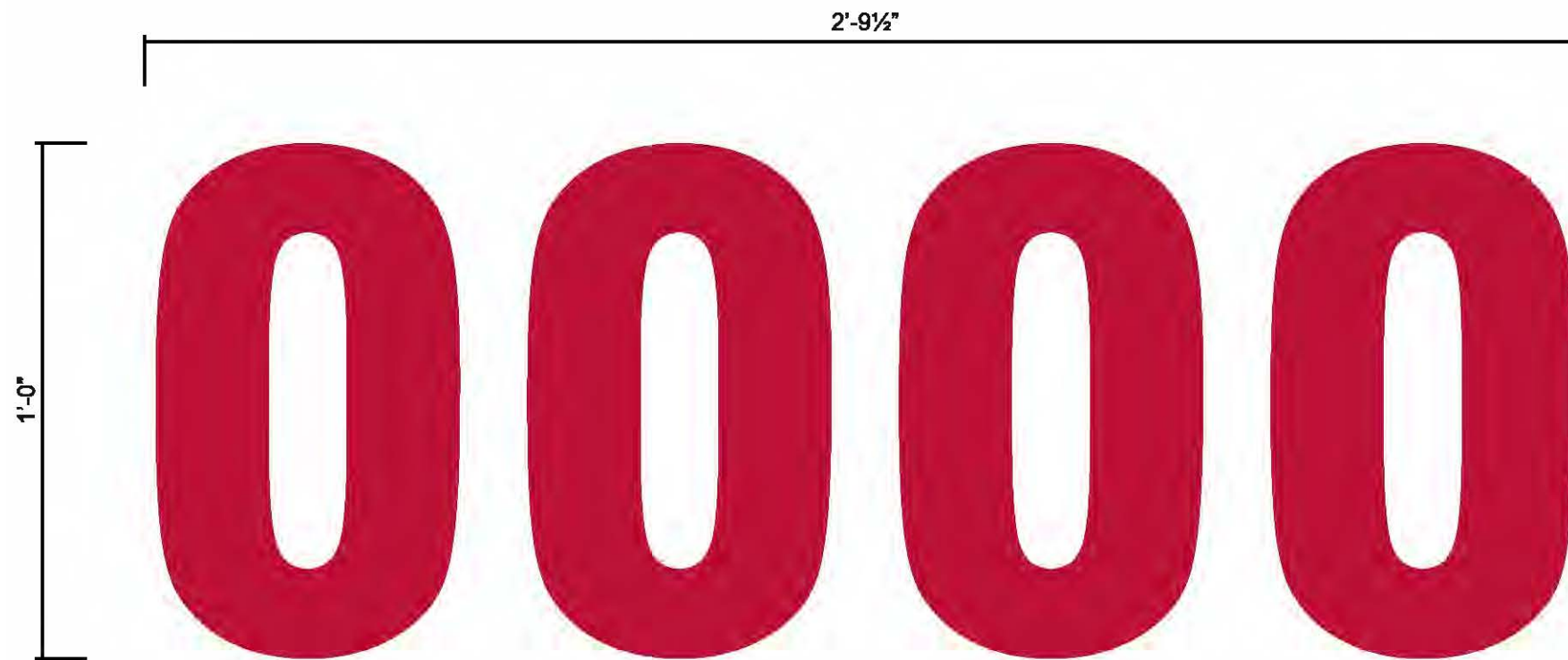
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UL

Revisions:
 08/15/2017 SD: Rotate dir, relocate B

Drawing Number
27675
 R1





SPECIFICATIONS:

NUMERALS: TO BE 1/2" THICK FLAT-CUT NON-ILLUMINATED SINTRA NUMERALS WITH FACES AND RETURNS EDGES TO BE PAINTED MATHEWS RED MP 10252.

MOUNTING: NUMERALS TO BE FLUSH MOUNTED TO FASCIA WITH THREADED ROD INTO LETTER BACKS & SET INTO PRE-DRILLED HOLES WITH SILICONE.



I NEW SINTRA ADDRESS NUMERALS

NEW SINTRA NON-ILLUMINATED ADDRESS NUMERALS

SCALE: 3" = 1'

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 Date: _____

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Revisions:
 08/15/2017 SD: Rotate dir, relocate R

Drawing Number
27675
 R1

**BOLLARD TO BE SET BY OTHERS
FINISHED WITH POST AND PANEL SIGN BY NSMC**

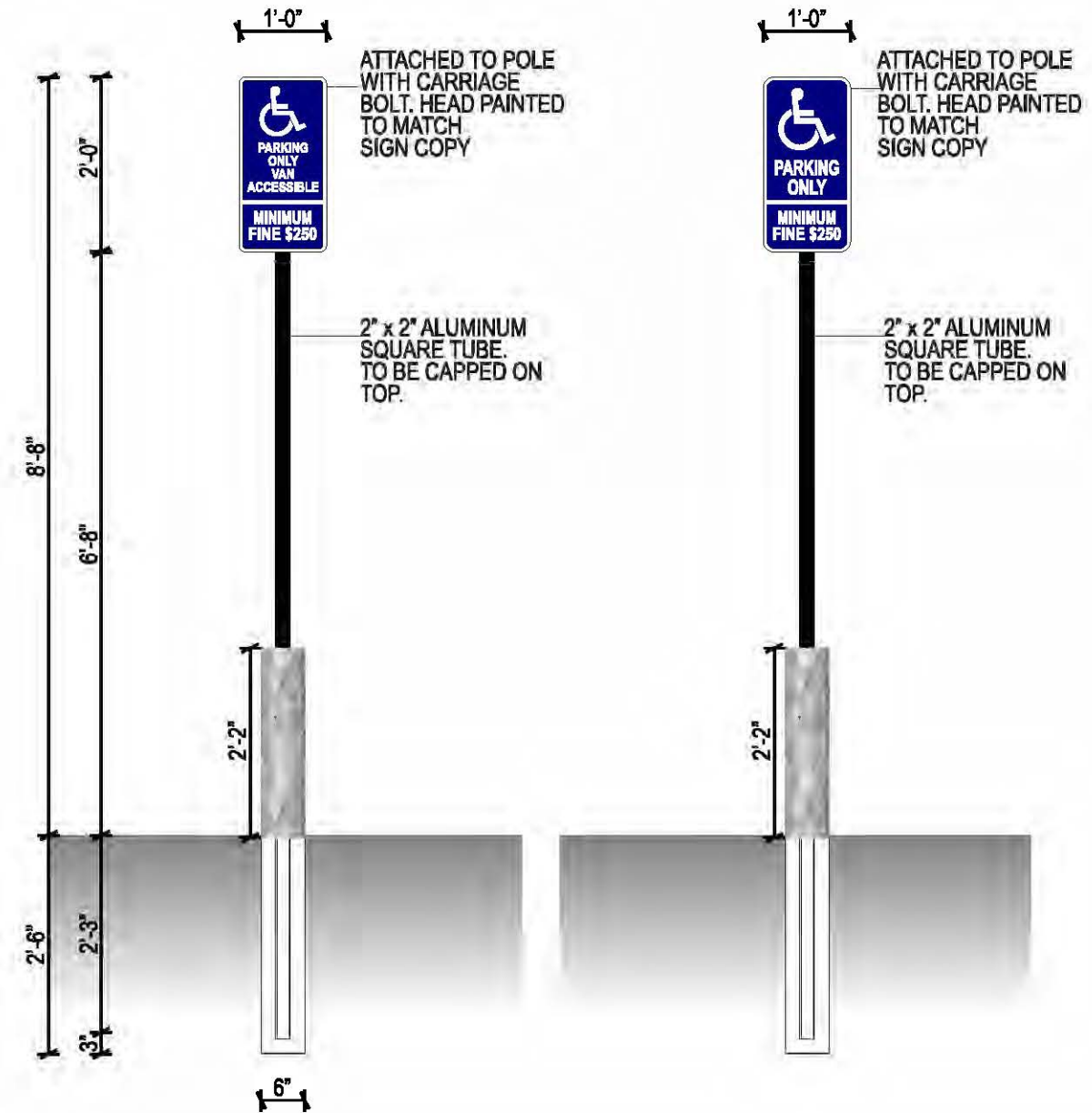
Specifications:

PANEL: .080 ALUMINUM PANELS WITH 1" RADIUS CORNERS, ATTACHED TO POLE WITH CARRIAGE BOLTS. BACKS PAINTED MATTE BLACK
 BACKGROUND: REFLECTIVE WHITE.
 COPY & GRAPHICS: TO BE REFLECTIVE PANTONE REFLEX BLUE, PANTONE 3282 C, AND WHITE
 POST: 2" X 2" ALUMINUM POLE CAPPED ON TOP, WITH 6" DIAMETER CONCRETE BOLLARD. POST TO BE PAINTED MATTE BLACK.
 FOOTING: CONCRETE FOOTING PER CITY REGULATIONS.



J NEW HANDICAP PARKING SIGNS

K NEW HANDICAP PARKING SIGNS



NON-ILLUMINATED HANDICAPPED PARKING SIGN (CALIFORNIA)

SCALE: 1/2" = 1'

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 Date: _____

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Drawing Number
27675
 R1

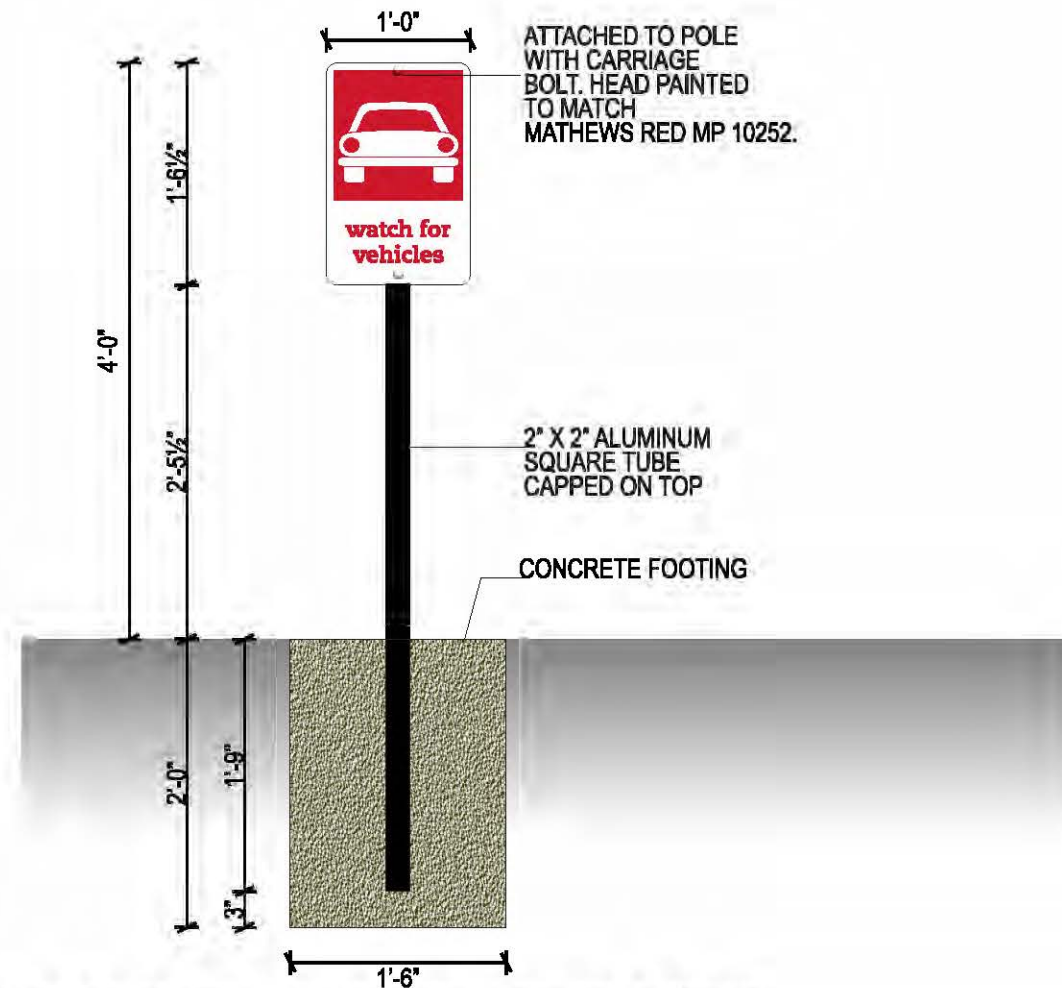


Specifications:

PANEL: .080 ALUMINUM PANELS WITH 1" RADIUS CORNERS. ATTACHED TO POLE WITH CARRIAGE BOLTS. BACKS PAINTED MATTE BLACK.
 BACKGROUND: REFLECTIVE WHITE.
 COPY & GRAPHICS: TO BE REFLECTIVE PANTONE 186C, AND WHITE
 POST: 2" X 2" ALUMINUM POLE PAINTED MATTE BLACK.
 FOOTING: CONCRETE FOOTING PER CITY REGULATIONS.



L NEW PEDESTRIAN SIGNS



ATTACHED TO POLE WITH CARRIAGE BOLT. HEAD PAINTED TO MATCH MATHEWS RED MP 10252.

2" X 2" ALUMINUM SQUARE TUBE CAPPED ON TOP

CONCRETE FOOTING

NON-ILLUMINATED S/F PEDESTRIAN CROSSWALK AND VEHICLE CROSSING SIGNS

SCALE: 3/4" = 1'

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Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

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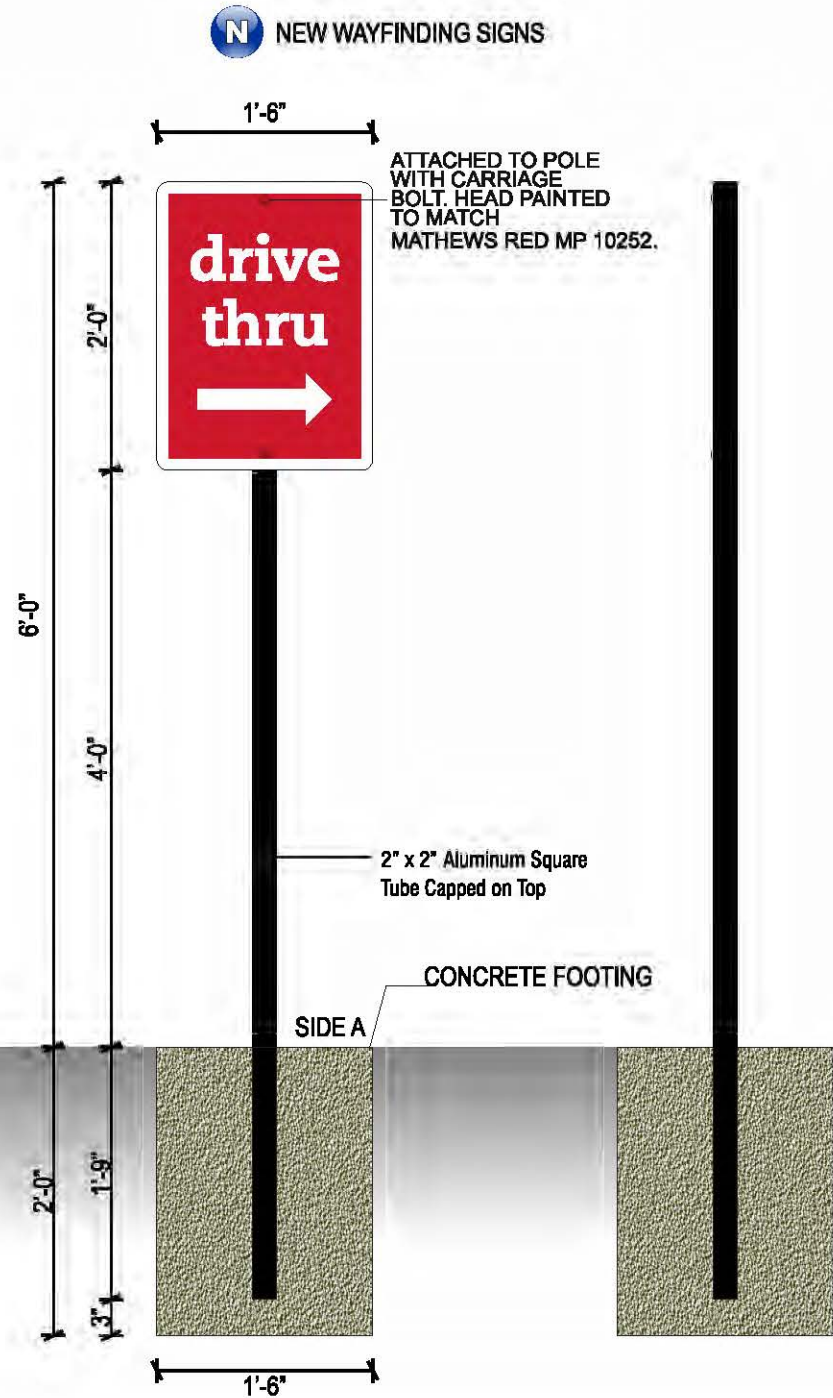
Drawing Number
27675
 R1



Specifications:

PANEL: .080 ALUMINUM PANELS WITH 1" RADIUS CORNERS. ATTACHED TO POLE WITH CARRIAGE BOLTS. BACKS PAINTED MATTE BLACK.
 BACKGROUND: REFLECTIVE WHITE.
 COPY & GRAPHICS: TO BE REFLECTIVE PANTONE 186C, AND WHITE
 POST: 2" X 2" ALUMINUM POLE PAINTED BLACK.
 FOOTING: CONCRETE FOOTING PER CITY REGULATIONS.

 PANTONE 186 C RED
 MATTHEWS #N6425SP WHITE
 MATTE BLACK / MP 929



NEW WAYFINDING SIGN

SCALE: 3/4" = 1'

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 R1

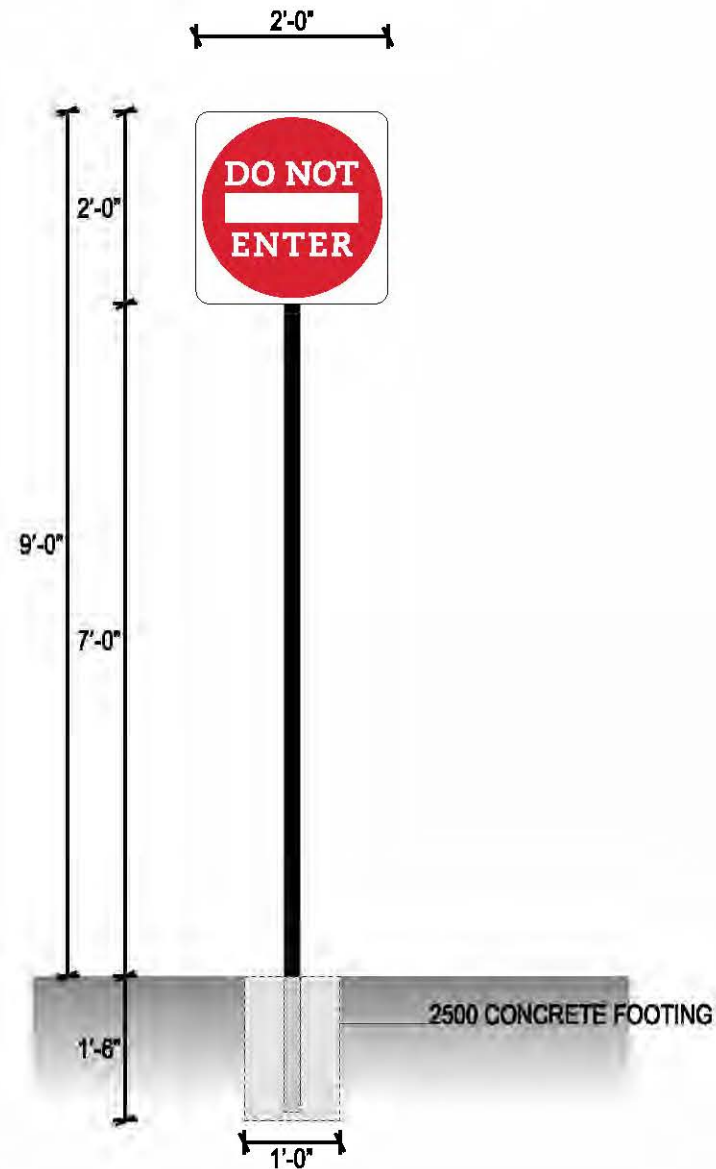


SPECIFICATIONS:

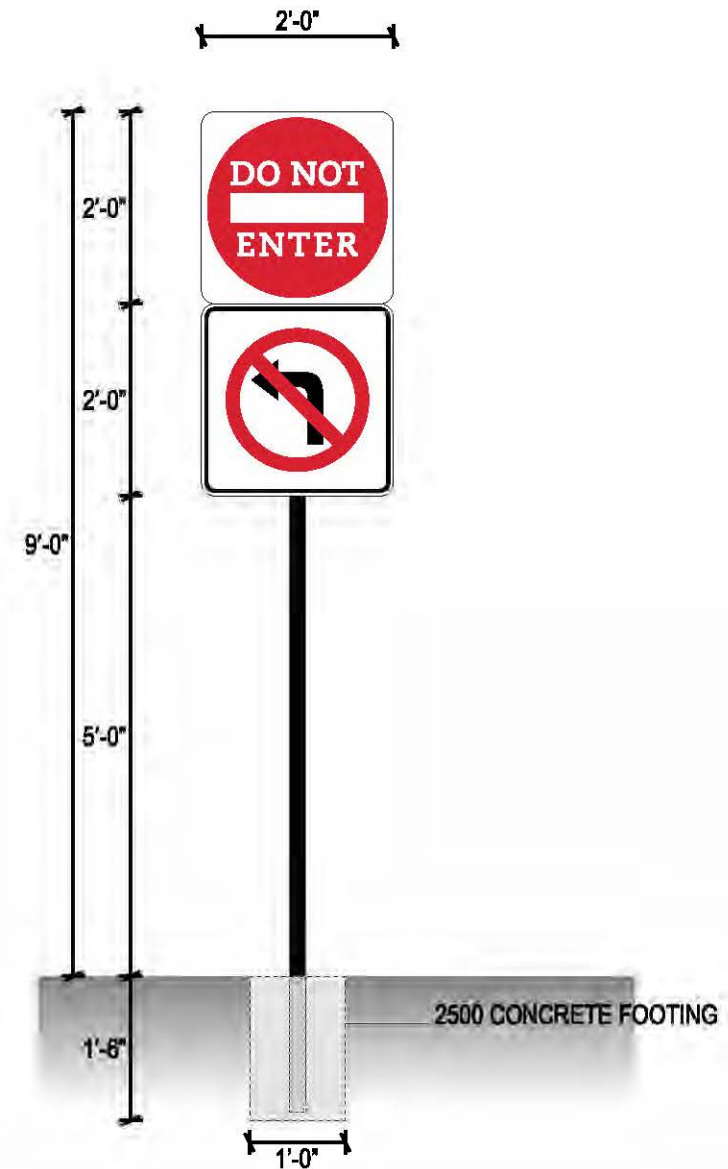
FACE: .080 ALUMINUM FACE WITH 3M REFLECTIVE COPY (#3272 RED, #3290 WHITE.)
 POLE: 2"X2"X1/4" ALUMINUM TUBE TO BE CAPPED ON TOP. PAINTED MATTE BLACK.

-  3M REFLECTIVE RED #3272
-  3M REFLECTIVE WHITE #3290
-  MATTE BLACK / MP 929

O NEW WAYFINDING SIGNS



P NEW WAYFINDING SIGNS



NON-ILLUMINATED STOP SIGN

SCALE: 1/2" = 1'




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Address: NWC of El Dorado Hills Blvd @ Hwy 50, El Dorado Hills, CA 95782
Phone: _____ **Account Mgr.:** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

Client Approval: _____
 Date: _____

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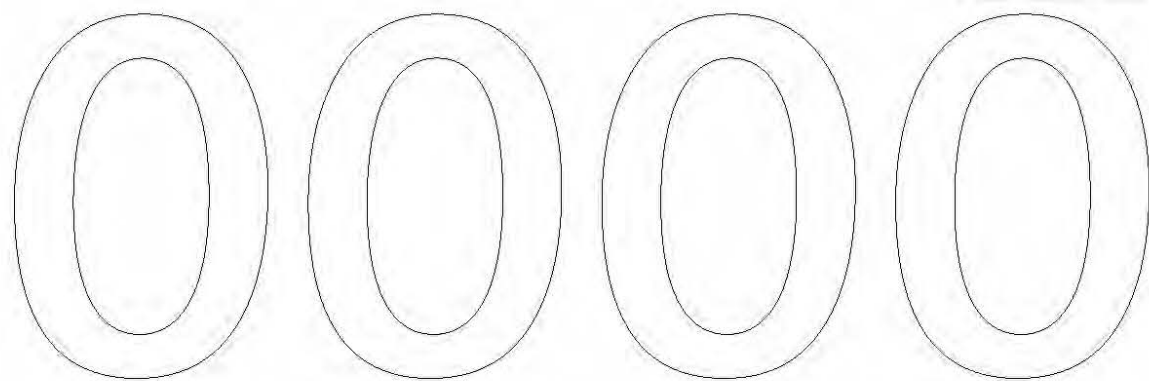


Revisions:
 08/15/2017 SD: Rotate dir. relocate B

Drawing Number
27675
 R1



8"



ADDRESS APPLIED
FIRST SURFACE

12"

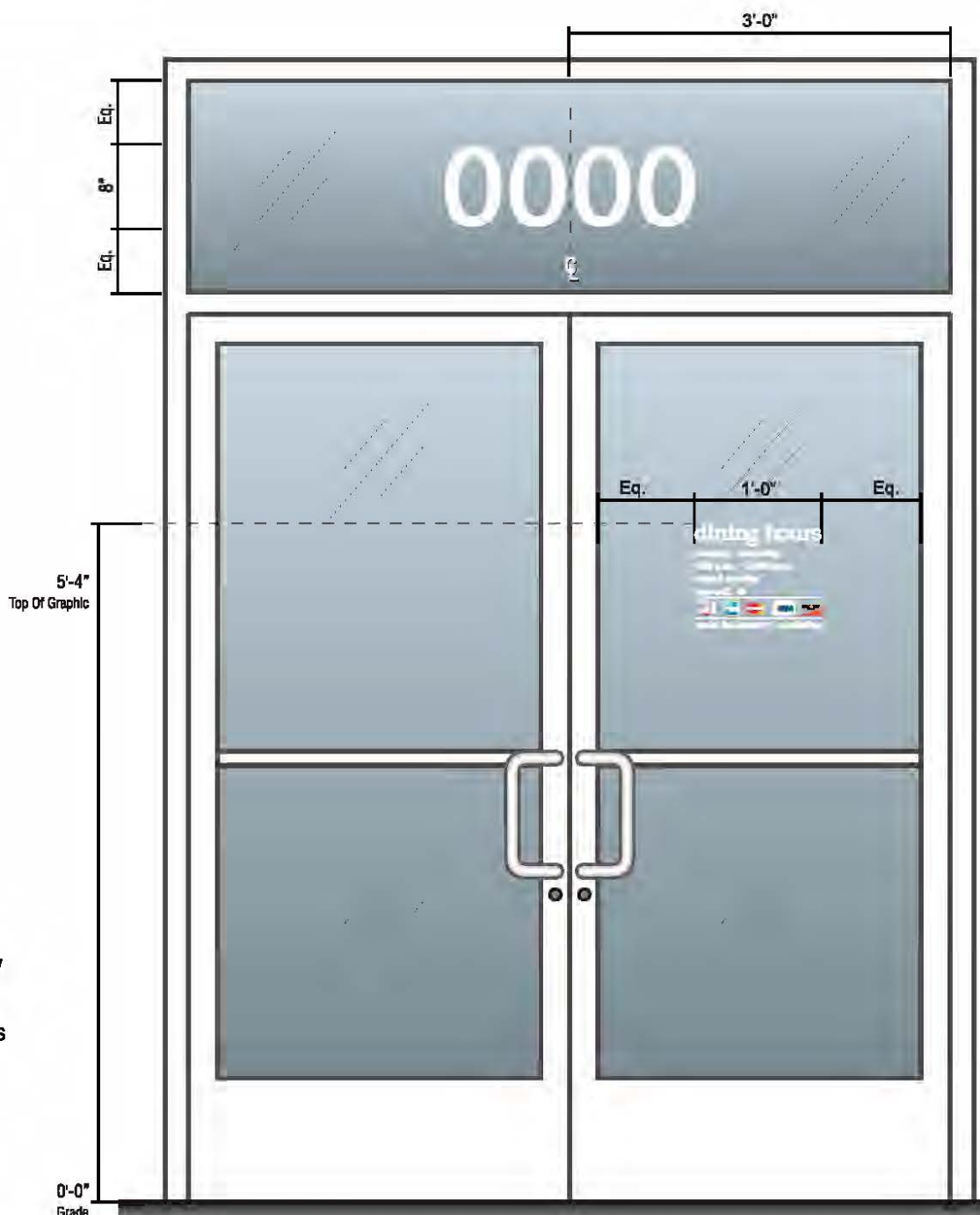
DINING HOURS APPLIED
SECOND SURFACE

dining hours
 monday - saturday
 6:30 a.m. - 10:00 p.m.
 closed sunday
 free wifi

smoke free property · no soliciting

Credit Card icons should be individually cut out, not printed on clear substrate
 Blue line around credit cards represents the die line DOES NOT PRINT

STORE HOURS TO BE VERIFIED



DOOR ELEVATION
SCALE: 3/4" = 1'

NEW WINDOW VINYL

WHITE DOOR WINDOW VINYL APPLIED SECOND SURFACE

SCALE: 3" = 1'

3M 7025-510 OPAQUE WHITE

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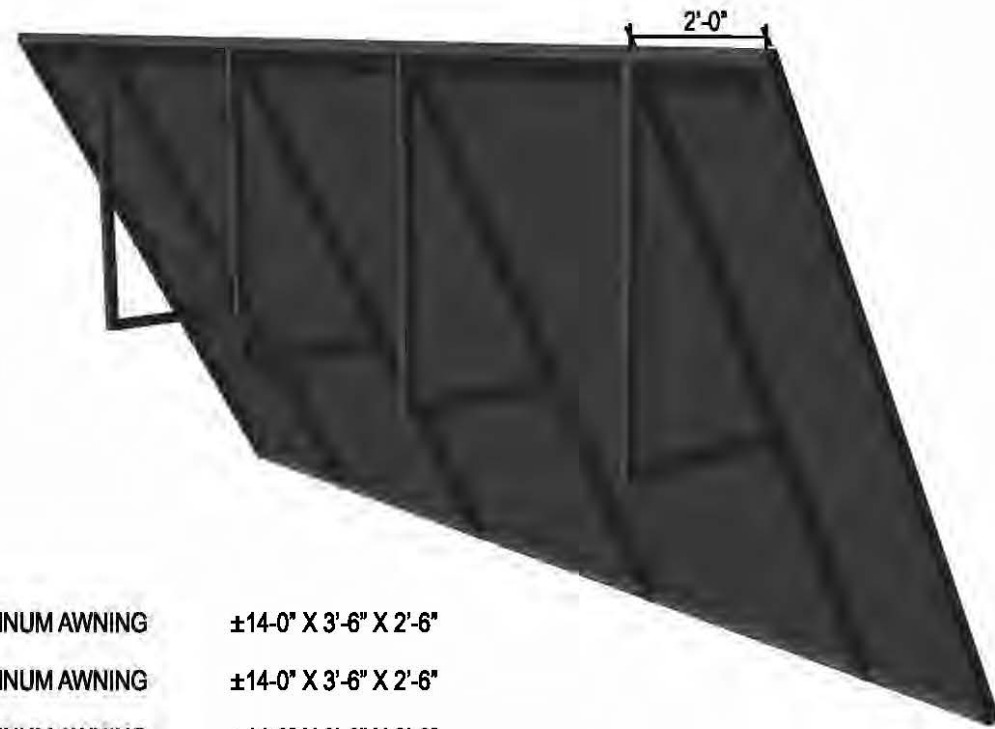
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Drawing Number
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 R1



SURVEY REQUIRED PRIOR TO MANUFACTURING



- A1 NEW ALUMINUM AWNING ±14-0" X 3'-6" X 2'-6"
- A2 NEW ALUMINUM AWNING ±14-0" X 3'-6" X 2'-6"
- A3 NEW ALUMINUM AWNING ±14-0" X 3'-6" X 2'-6"
- A4 NEW ALUMINUM AWNING ±14-0" X 3'-6" X 2'-6"
- A5 NEW ALUMINUM AWNING ±14-0" X 3'-6" X 2'-6"

Specifications:

ILLUMINATED AWNING:

STRAIGHT AWNINGS:
 MANUFACTURE AND INSTALL NEW ILLUMINATED WEDGE AWNING WITH 1 1/4" X 1 1/4" X 1/8" ALUMINUM SQUARE TUBE WITH VERTICAL SUPPORTS PAINTED MATTE BLACK STARTING FROM 2'-0" OF THE SIDE OF THE AWNING. AWNING FRAME TO BE COVERED WITH ALUMINUM STANDING SEAM PAINTED BLACK.

NOTE:

NEW AWNINGS TO BE ILLUMINATED USING EXISTING LIGHTING SYSTEM. INSTALL AWNING USING EXISTING STRUCTURE AND METHOD-SURVEY REQUIRED

■ MATTE BLACK

CONT. HORIZONTAL 1 1/4" X 1 1/4" X 1/8" ALUMINUM TUBE

1 1/4" X 1 1/4" X 1/8" ALUMINUM TUBE FRAME @ 3'-0" MAX O.C. TYP

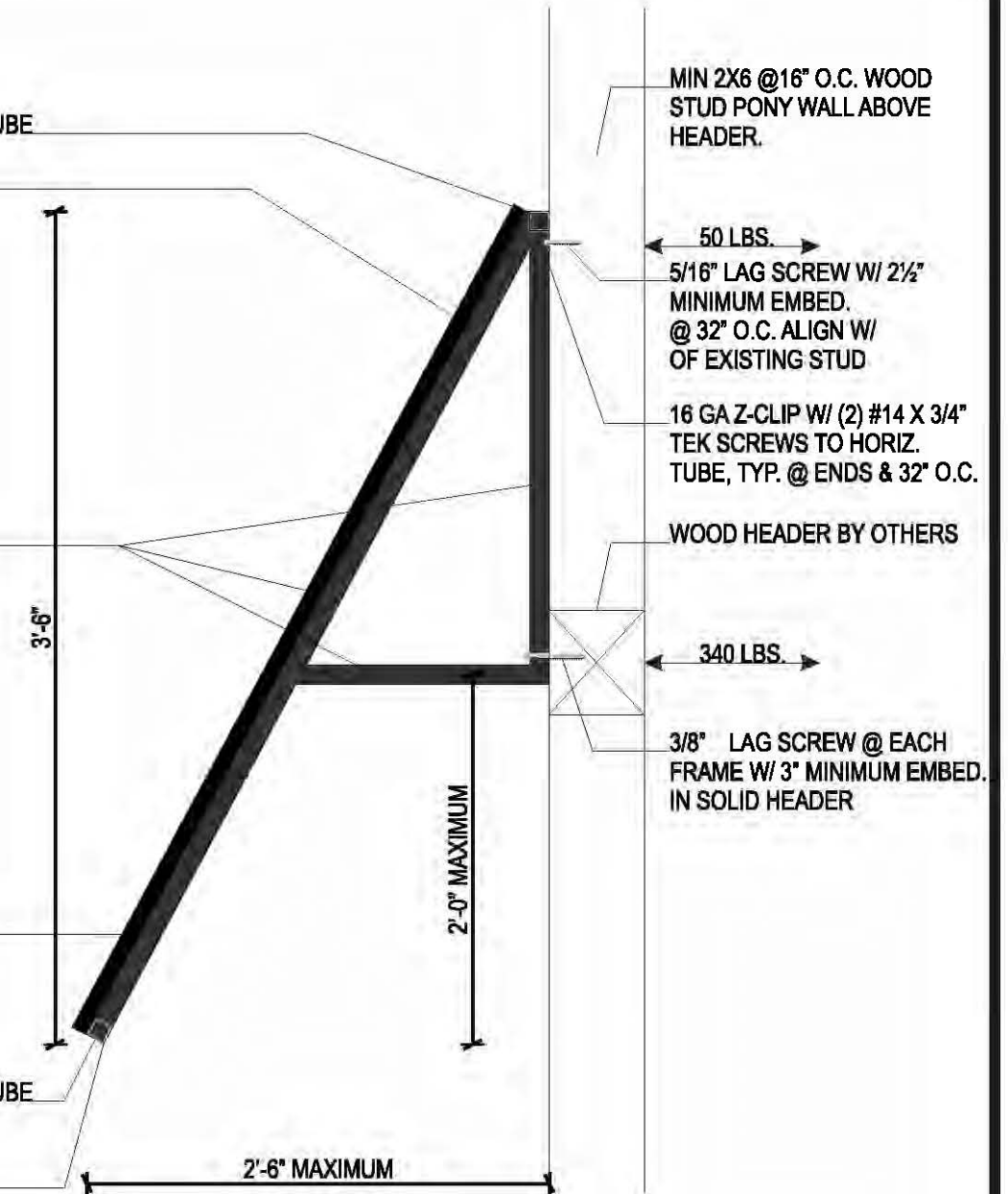
1 1/4" X 1 1/4" X 1/8" ALUMINUM TUBE FRAME @ 3'-0" MAX O.C., TYP.

DIAGONAL MEMBER ONLY AT END (NO VERT. OR HORIZ. FRAME MEMBERS)

CONT. HORIZONTAL 1 1/4" X 1 1/4" X 1/8" ALUMINUM TUBE

BOTT. HORIZ. MAY CANT'L UP TO 2'-0" TO SUPPORT AND VERTICAL

EACH AWNING TO HAVE 4 SUPPORT FRAMES
 LIGHT FIXTURE @ MIDDLE
 DOOR BELOW AWNING @ 8'-1" AWNING TO CLEAR DOOR BY ONE INCH MINIMUM.



NOTES:

- 1) ALL DIMENSIONS ARE APPROXIMATE.
- 2) PROVIDE SUPPORT FRAME SHOWN 3'-0" MAX. O.C. & AT 2'-0" MAX FROM ENDS
- 3) CONNECTIONS TO AND ADEQUACY OF BUILDING STRUCTURE TO BE VERIFIED BY OTHERS FOR THE REACTIONS SHOWN.

NEW AWNING SPECIFICATIONS

SCALE: NTS

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National Sign & Marketing Corporation
 13580 5th St., Chino, CA 91710
 Tel 909.591.4742 Fax 909.591.9792
 e-mail : sales@nsmc.com
 Lic# 745030 - Exp. 01/31/18

Project: Chick-Fil-A #3889 (El Dorado Hills Blvd @ Hwy 50)
Address: NWC of El Dorado Hills Blvd @ Hwy 50, El Dorado Hills, CA 95762
Phone: _____ **Account Mgr.:** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

Client Approval: _____
 Date: _____

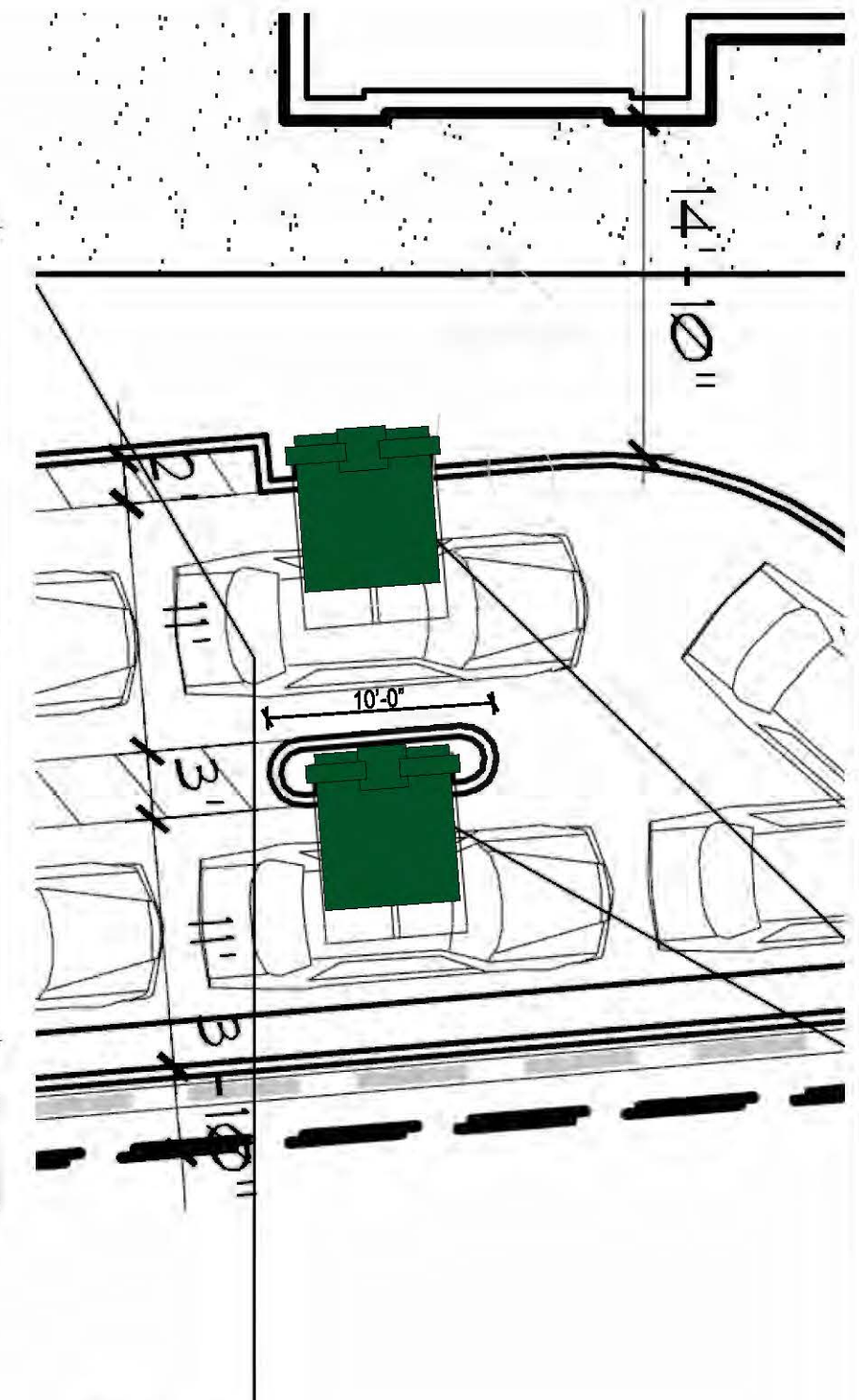
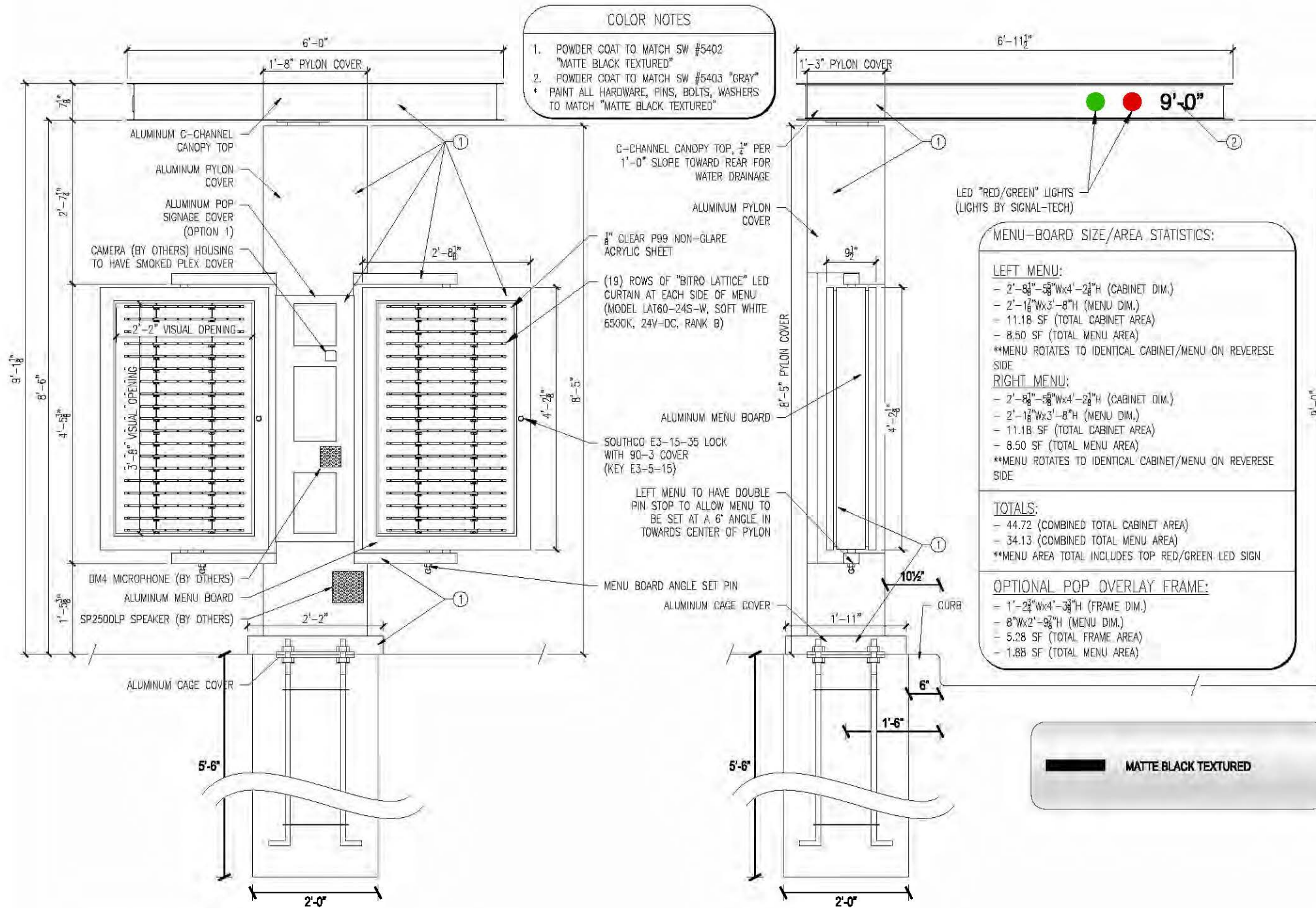
This sign intended to be in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of this sign.

Revisions:
 08/15/2017 SD: Rotate dir, relocate B

Drawing Number
27675
 R1

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FOOTINGS BY OTHERS, FINAL SETTING BY NSMC



1 2 DRIVE-THRU CANOPY

DRIVE THRU CANOPY WITH MENU BOARD (TO BE FABRICATED BY OTHERS)

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

NOTE: ALL WORK TO COMPLY WITH 2013 CALIFORNIA ELECTRICAL CODE (CEC)

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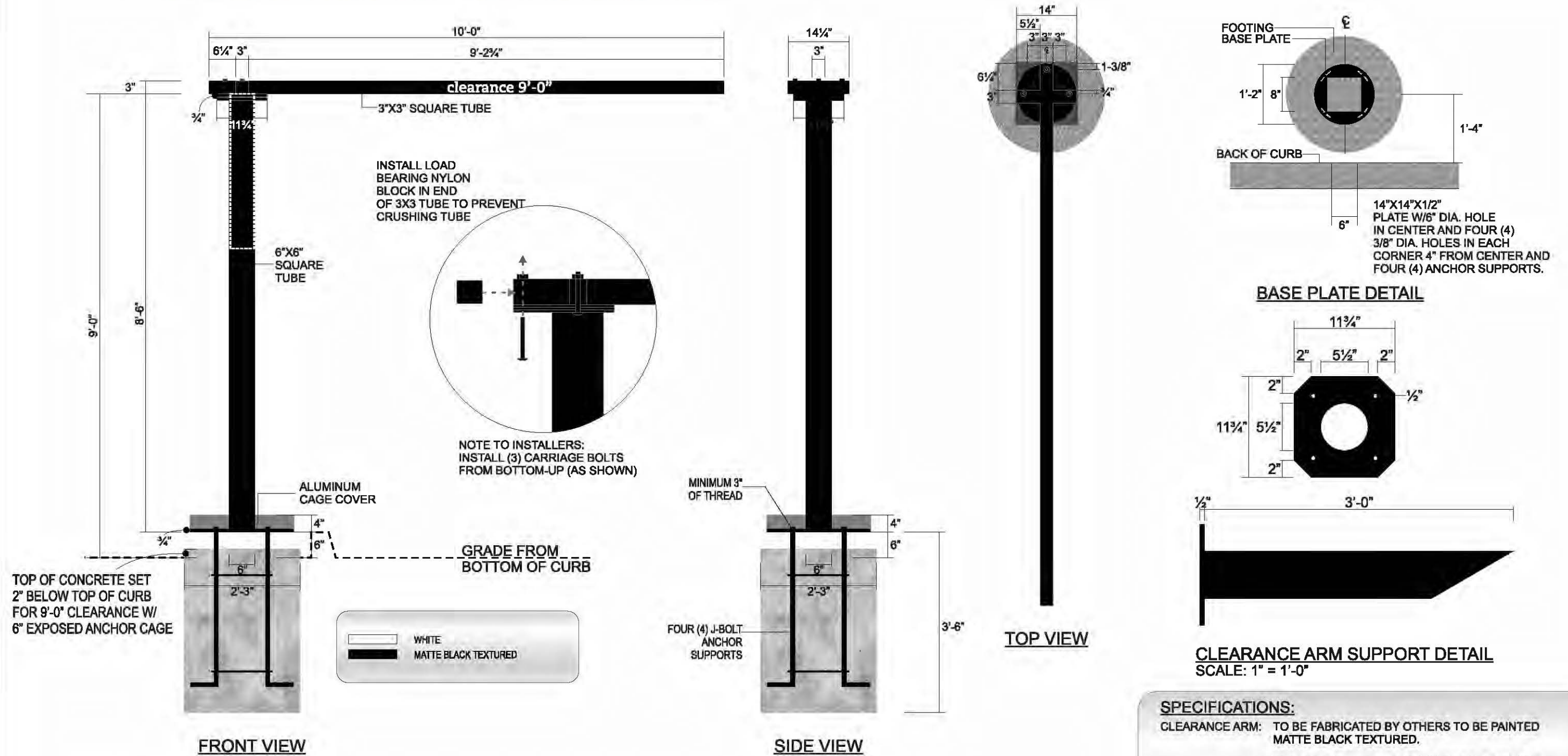
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Revisions:
 08/15/2017 SD: Rotate dir, relocate B

Drawing Number
27675
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FOOTINGS BY OTHERS, FINAL SETTING BY NSMC



3 DRIVE-THRU CLEARANCE ARM

CHICK-FIL-A - NEW CLEARANCE ARM (TO BE FABRICATED BY OTHERS)

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

SPECIFICATIONS:

- CLEARANCE ARM:** TO BE FABRICATED BY OTHERS TO BE PAINTED MATTE BLACK TEXTURED.
- COPY:** CLEARANCE COPY TO BE WHITE OPAQUE HIGH PERFORMANCE VINYL APPLIED FIRST SURFACE.
- NOTES:** STANDARD HEIGHT ACCORDING TO CLEARANCE, DRIVE THRU GRADE TO BOTTOM OF CLEARANCE BAR. HEIGHT OF CAGE WILL NEED TO BE ADJUSTED TO ACCOMMODATE THE DISTANCE BETWEEN THE BAR AND GRADE. THERE MUST BE AT LEAST 3" OF BOLT THREAD ABOVE BASE PLATE.

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Phone: _____ **Account Mgr.:** S. Rosenbloom
Designer: Duffy, S. **Scale:** Noted **Date:** 07/28/2017

Client Approval: _____
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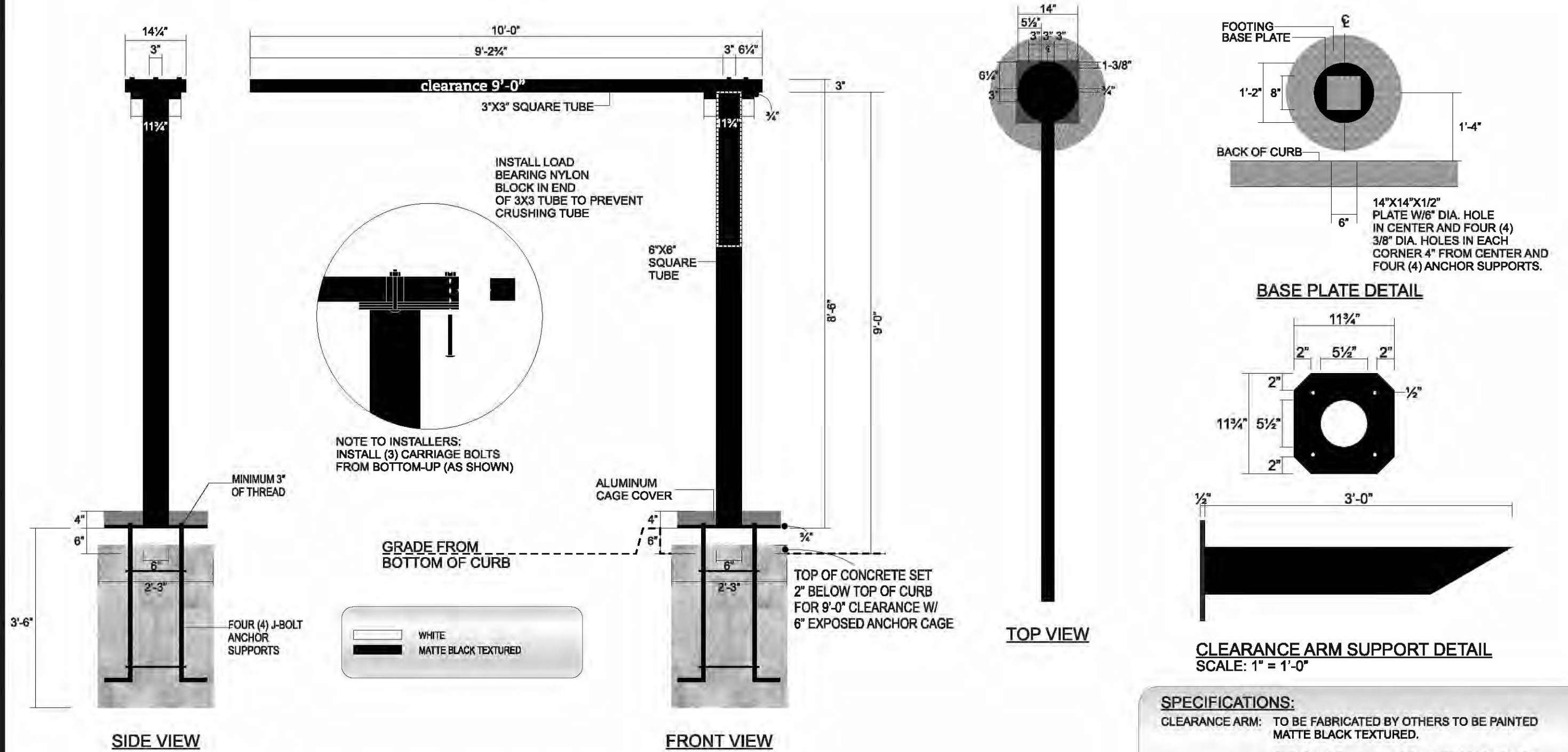
SR UL

Revisions:
08/15/2017 SD: Rotate dir, relocate B

Drawing Number
27675
R1



FOOTINGS BY OTHERS, FINAL SETTING BY NSMC



4 DRIVE-THRU CLEARANCE ARM

CHICK-FIL-A - NEW CLEARANCE ARM (TO BE FABRICATED BY OTHERS)

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

SPECIFICATIONS:

CLEARANCE ARM: TO BE FABRICATED BY OTHERS TO BE PAINTED MATTE BLACK TEXTURED.

COPY: CLEARANCE COPY TO BE WHITE OPAQUE HIGH PERFORMANCE VINYL APPLIED FIRST SURFACE.

NOTES: STANDARD HEIGHT ACCORDING TO CLEARANCE, DRIVE THRU GRADE TO BOTTOM OF CLEARANCE BAR. HEIGHT OF CAGE WILL NEED TO BE ADJUSTED TO ACCOMMODATE THE DISTANCE BETWEEN THE BAR AND GRADE. THERE MUST BE AT LEAST 3" OF BOLT THREAD ABOVE BASE PLATE.

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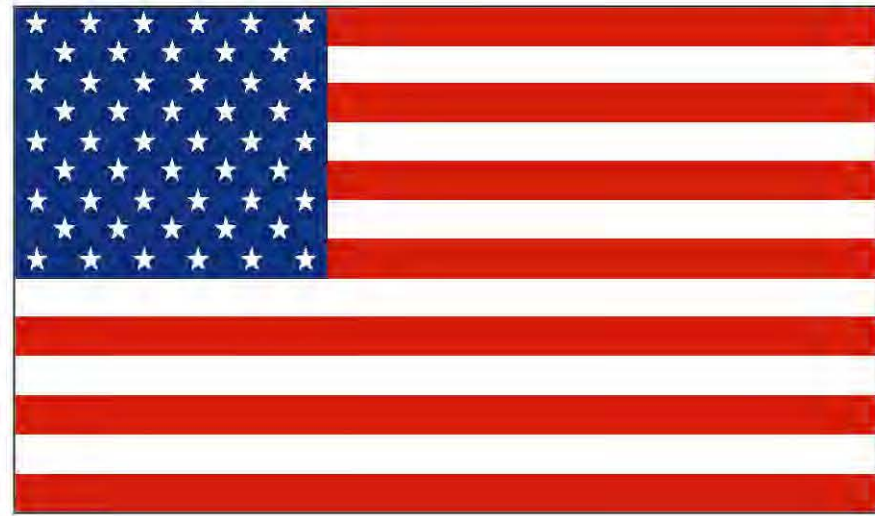
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FOOTINGS BY OTHERS, FINAL SETTING BY NSMC



Flag

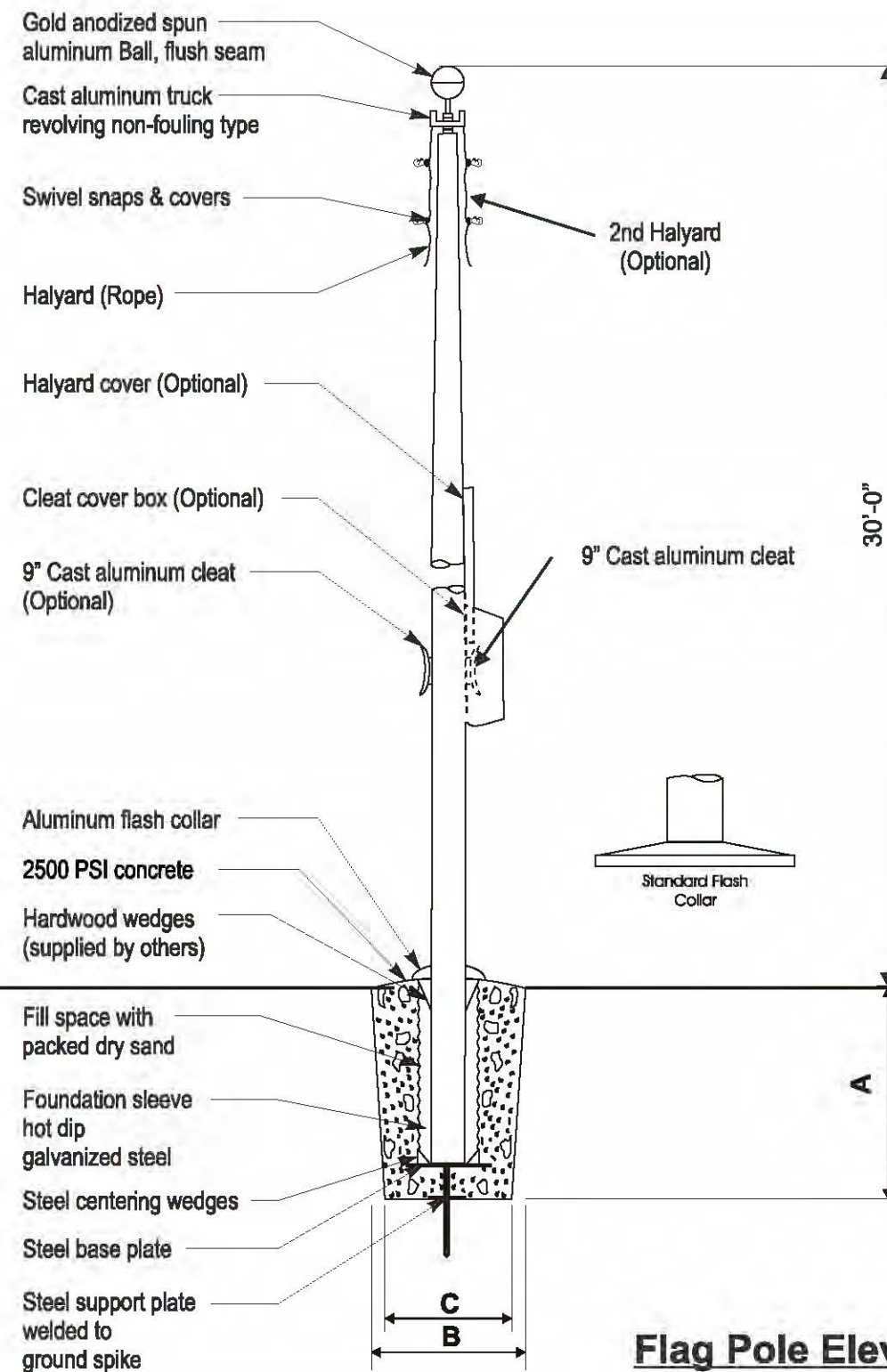
FOUNDATION SIZES

| HEIGHT | A | B | C | FLAG SIZE |
|--------|-------|-----|-----|-----------|
| 20' | 3'-6" | 30" | 24" | 6'-10' |
| 25' | 3'-6" | 30" | 24" | 6'-10' |
| 30' | 3'-6" | 30" | 24" | 6'-10' |
| 35' | 4'-0" | 36" | 30" | 6'-10' |
| 40' | 4'-6" | 42" | 36" | 12'-18' |
| 45' | 5'-0" | 48" | 42" | 12'-18' |
| 50' | 5'-6" | 48" | 42" | 12'-18' |

Size Chart

Ground sleeve and concrete installed by the general contractor

Pole installed on pre-installed ground sleeve by sign contractor



Flag Pole Elevation

5 FLAG POLE
FLAG POLE
 SCALE: NTS


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