



# Master Sign Program

California Gold Development Corp. & Dohrman Family Property

3741 W. Florida Ave. & W. Acacia Ave.

Hemet, CA 92545

Prepared by:



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# Master Sign Program



W. Florida Ave & W. Acacia Ave, Hemet CA

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## INTRODUCTION

The proposed shopping center is designed to include 104,117 square feet of combined gross floor area. The project is located between Florida Avenue and Acacia Avenue in beautiful Hemet, CA.

The first building in the shopping center is under construction for Tractor Supply Co. and will open in the summer of 2014. The Dohrman property and development south of the California Gold property and will be approximately 73,020 square feet of gross floor area and will include approximately four or more buildings.

The intent of this Master Sign Program is to provide the criteria necessary for the signage within the development. It establishes a design theme for signage within the shopping center.

The sign types listed in the following document are required for identification and informational purposes for the shopping center and its tenants. Additional signs may be needed in the future and will be addressed by the owners and developers.





## PROJECT DIRECTORY

### **DEVELOPER:**

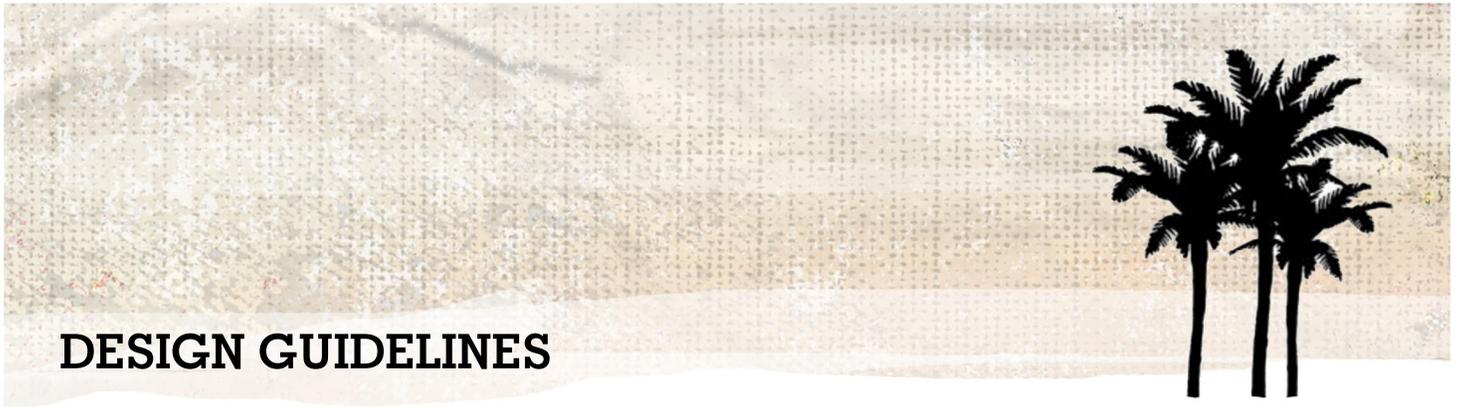
California Gold Development Corp  
133 Old Wards Ferry Rd  
Sonora, CA 95370

### **ARCHITECT:**

API-Architecture Plus  
4335-B Northstar Way  
Modesto, CA 95356

### **SIGN CONSULTANT / PREFERRED VENDOR:**

The Sign Resource, Inc.  
P.O. Box 2005  
Palm Harbor, FL 34682

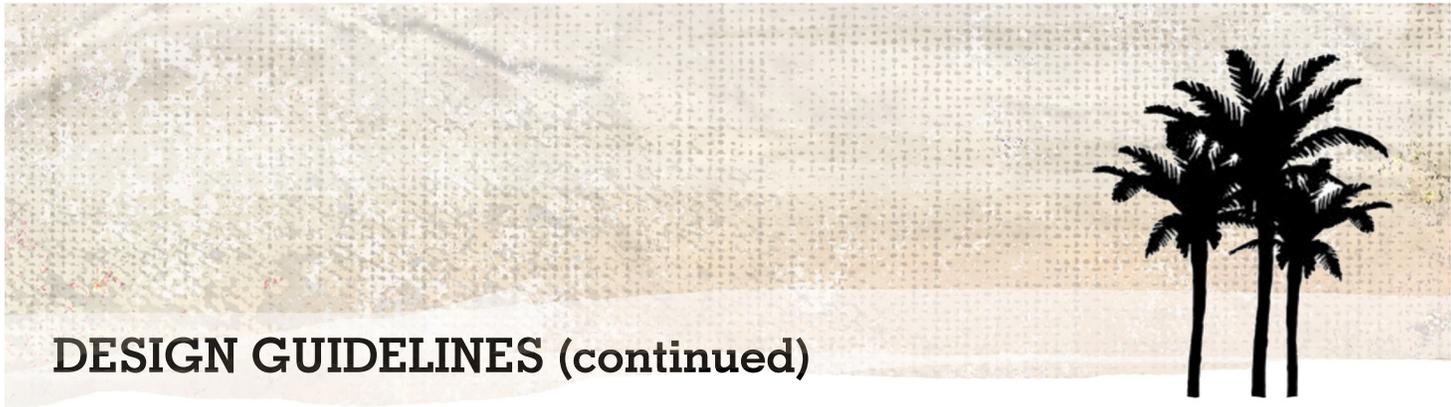


## DESIGN GUIDELINES

This master sign plan for signage has been created to illustrate design intent for project identification and building signs. This will ensure a minimum standard of conformance for the design, colors, materials and illumination methods used for exterior signage as allowed by the City of Hemet, Shopping Center Design Guidelines-Municode section 90-1272.

### **TENANT SIGNAGE: Wall signs:**

- a) Wall signs shall be placed to direct customers to the building location entrance.
- b) Signs shall be designed to visually balance with the mass and height of the building and surface area.
- c) Wall signs may be either cabinet signs or channel letter designs, at the tenant's discretion. Signs may be internally illuminated with LED's or fluorescent bulbs. (Example: See Tractor Supply Co. sign drawings on page 7).
- d) A simple layout and color scheme should be used to make signs easier to read.
- e) The size and number of each tenant's wall signs shall be as allowed by the city of Hemet sign code.
- f) All signs shall be constructed and installed at tenant's, owner's, or developer's expense.
- g) All signs must be approved by the property owner prior to permitting, fabricating and installation.
- h) All electrical signs shall be UL approved and conform to the National Electric Code (NEC), latest edition.
- i) All penetrations of the building structure required for sign installation shall be sealed in a watertight condition.



## DESIGN GUIDELINES (continued)

### FREESTANDING SIGNS:

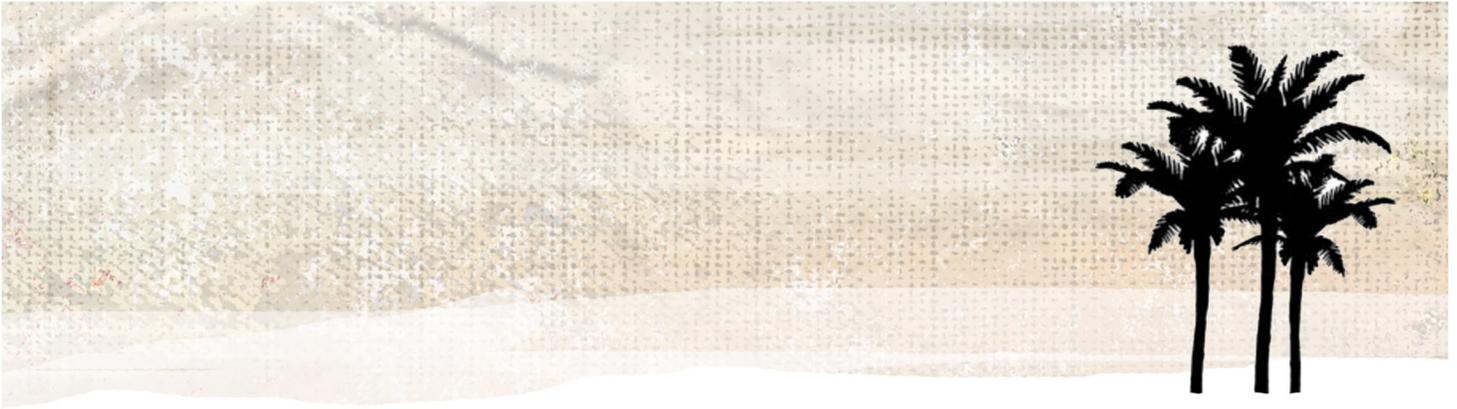
**SHOPPING CENTER PYLON SIGN** – This internally illuminated sign will provide the main project identification for the center and will have space for five or more tenants. The sign cabinets, faces and architectural features will be fabricated using paint colors and textures that match the architectural design and features of the Tractor Supply Co. building.

Sign description: One 35' tall, double sided pylon sign with 500 square feet (250 square feet per side) of advertising space for tenant identification panels. See drawing on page 8. Sign A as shown on attached site plan.

**MONUMENT SIGN** – This internally illuminated sign will provide identification for the future pad tenant on Florida Avenue.

Sign description: One 8' tall, double sided sign with 128 square feet (64 square feet per side) of advertising space for this tenant. See drawing on page 9. Sign B as shown on attached site plan.

All other sign types (window signs, projecting signs, temporary signs, etc), shall be permitted as per the sign code of the City of Hemet.

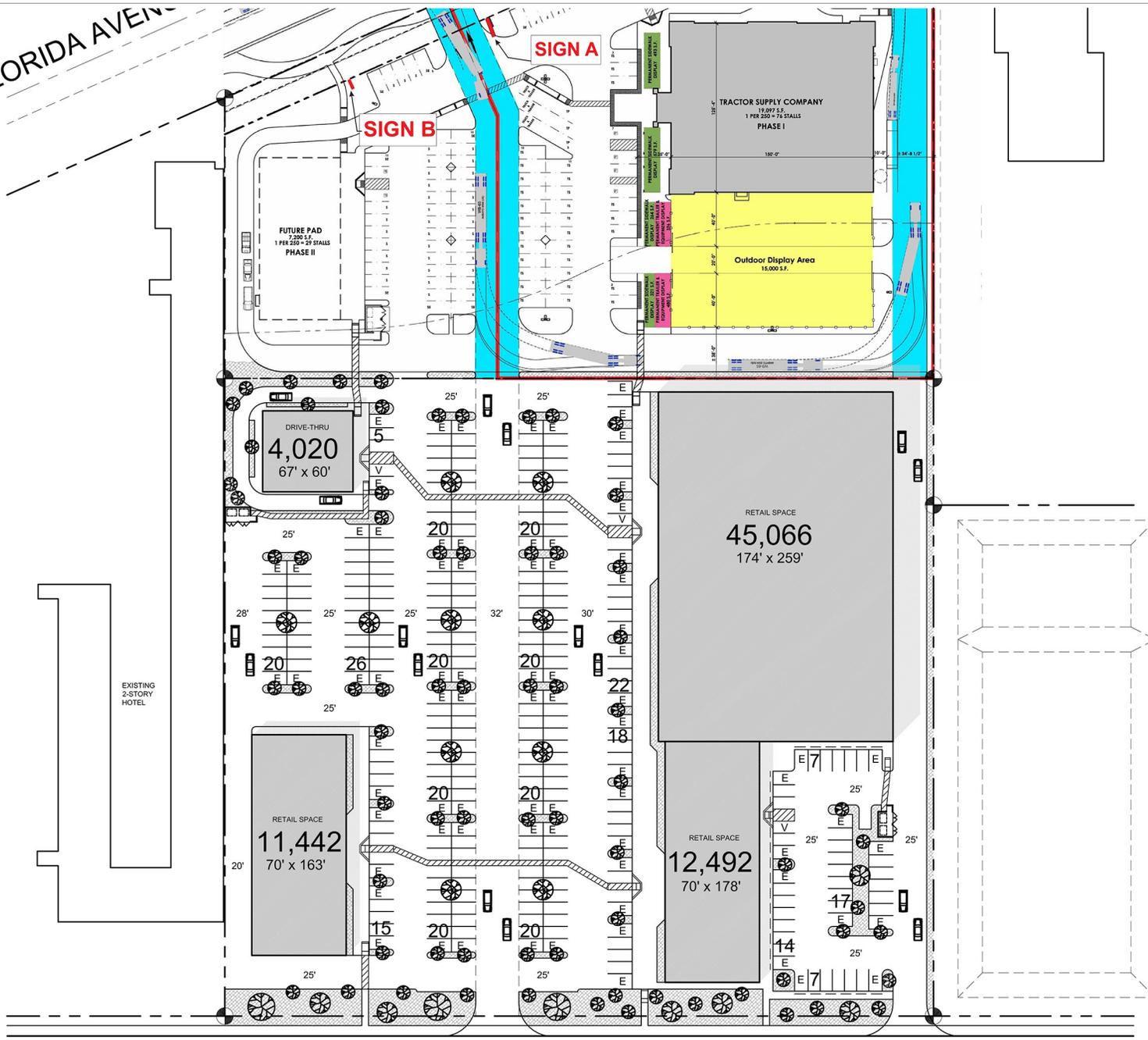


## GENERAL RESTRICTIONS

- 1) Flashing, moving or audible signs will not be permitted.
- 2) No exposed conduit, tubing or transformers will be permitted. All conductors, transformers, power supplies and other equipment shall be concealed.
- 3) All other restrictions shall apply as per the City of Hemet's sign code.



FLORIDA AVENUE



ACACIA AVENUE

**PROPOSED SITE PLAN**  
SCALE: 1" = 30'-0"

REVISED 03-04-2014  
**SITE PARKING DATA:**

- RETAIL PARKING STALLS REQUIRED:  
69,000 S.F. AREA @ 1 PER 250 SF.  
45,066 + 12,492 + 11,442 = 69,000 SF.  
69,000 / 250 = 276 STALLS.
- RETAIL ADA ACCESSIBLE STALLS REQUIRED: 7  
( PER TABLE, RANGE 201 TO 300 )  
TOTAL ADA ACCESSIBLE STALLS PROVIDED: 8  
( INCLUDES 6 STANDARD + 2 VAN STALLS = 8 TOTAL )
- DRIVE-THRU RESTAURANT PARKING STALLS REQUIRED:  
4,020 SF. @ 1 PER 200 SF TO 2,000 SF + 1 PER 60 SF AFTER:  
2000 / 200 = 10, 2020 / 60 = 33, 10 + 33 = 43 STALLS.
- DRIVE-THRU ADA ACCESSIBLE STALLS REQUIRED: 2  
( PER TABLE, 26 TO 60 RANGE )  
TOTAL ADA ACCESSIBLE STALLS PROVIDED: 2  
( INCLUDES 1 STANDARD + 1 VAN STALL = 2 TOTAL )
- 6 VEHICLE MIN. ON-SITE CUE LANE.  
12' WIDE MIN. CUE LANE.
- GRAND TOTAL PARKING STALLS REQUIRED: 319  
( 276 + 43 = 319 )
- GRAND TOTAL PARKING STALLS PROVIDED: 312
- TOTAL ADA ACCESSIBLE STALLS REQUIRED: 9  
( PER TABLE, 301 TO 400 RANGE + 26 TO 50 RANGE )
- TOTAL ADA ACCESSIBLE STALLS PROVIDED: 10



**PROPOSED NEW RETAIL SITE**  
W. FLORIDA AVE. & W. ACACIA AVE.  
HEMET, CALIFORNIA 92545  
A E Hotels  
10355 Reserve Drive #302, San Diego, CA 92127

New Retail  
Proposed New SITE PLAN

DATE LAST EDITED:  
March 4, 2014

REVISIONS:

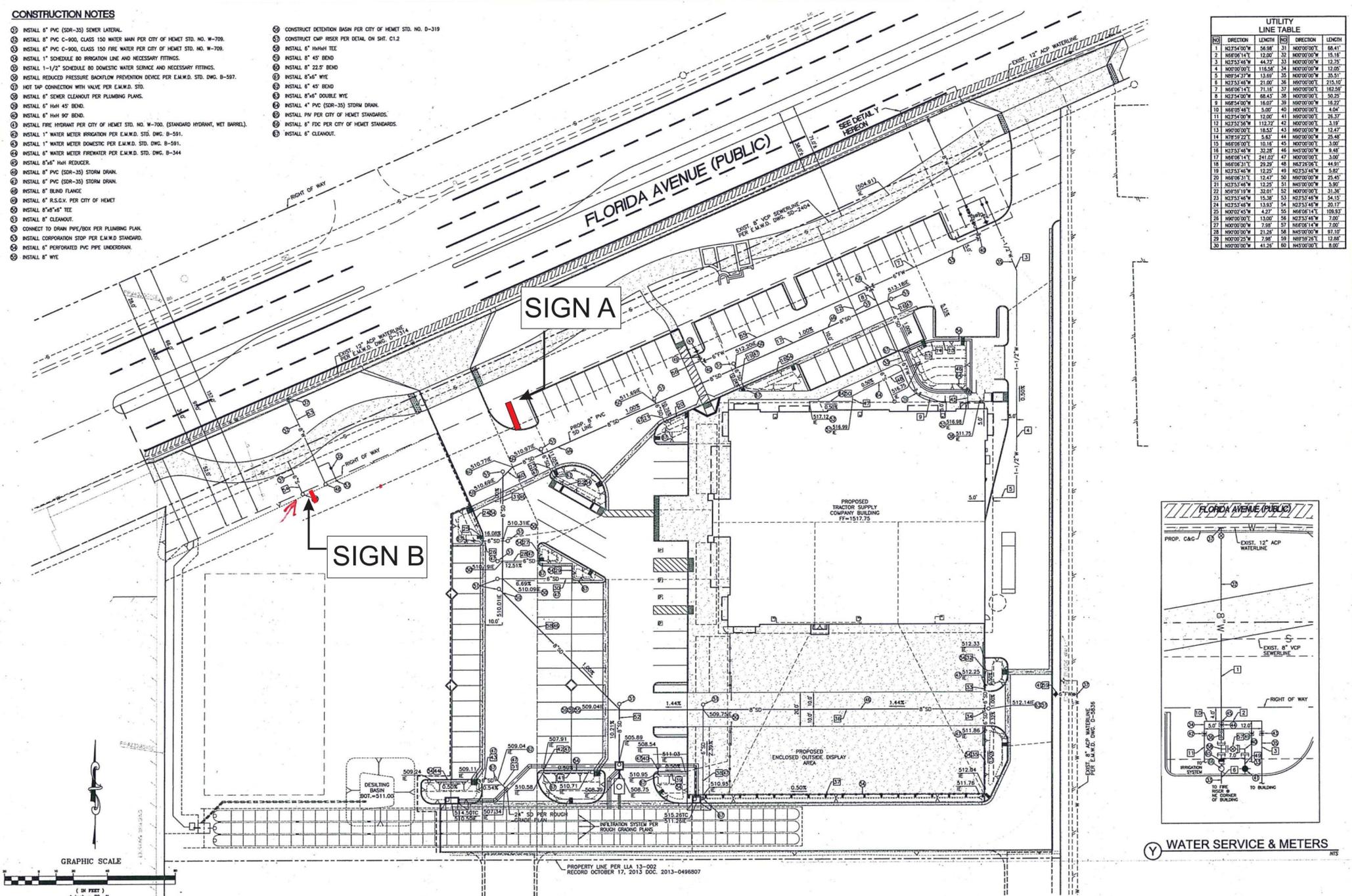
NOVEMBER 10, 2009  
SHEET NUMBER  
**A1.1**  
OF SHEETS IN SERIES

ROBERT F. TUTTLE ARCHITECTS, INC.  
Architect  
Professional Seal  
Phone (949) 249-5532  
Fax (949) 249-5538  
740 Calle Negocio # 140  
San Clemente, CA 92673  
office@rfta.com  
www.rfta.com

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF ARCHITECT.

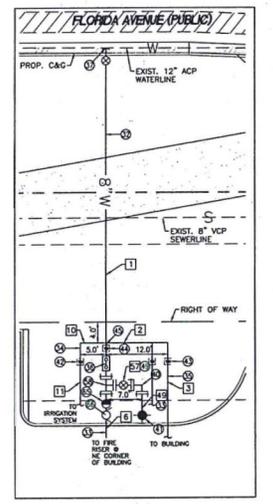
**CONSTRUCTION NOTES**

- 1. INSTALL 8" PVC (SDR-35) SEWER LATERAL.
- 2. INSTALL 8" PVC C-900, CLASS 150 WATER MAIN PER CITY OF HEMET STD. NO. W-709.
- 3. INSTALL 8" PVC C-900, CLASS 150 FIRE WATER PER CITY OF HEMET STD. NO. W-709.
- 4. INSTALL 1" SCHEDULE 80 IRRIGATION LINE AND NECESSARY FITTINGS.
- 5. INSTALL 1-1/2" SCHEDULE 80 DOMESTIC WATER SERVICE AND NECESSARY FITTINGS.
- 6. INSTALL REDUCED PRESSURE BACKFLOW PREVENTION DEVICE PER E.A.M.D. STD. DWG. B-597.
- 7. HOT TAP CONNECTION WITH VALVE PER E.A.M.D. STD.
- 8. INSTALL 6" SEWER CLEANOUT PER PLUMBING PLANS.
- 9. INSTALL 6" HHH 45° BEND.
- 10. INSTALL 6" HHH 90° BEND.
- 11. INSTALL FIRE HYDRANT PER CITY OF HEMET STD. NO. W-700. (STANDARD HYDRANT, MET BARREL).
- 12. INSTALL 1" WATER METER IRRIGATION PER E.A.M.D. STD. DWG. B-591.
- 13. INSTALL 1" WATER METER DOMESTIC PER E.A.M.D. STD. DWG. B-591.
- 14. INSTALL 1" WATER METER FIREWATER PER E.A.M.D. STD. DWG. B-344.
- 15. INSTALL 8"x8" HHH REDUCER.
- 16. INSTALL 8" PVC (SDR-35) STORM DRAIN.
- 17. INSTALL 8" PVC (SDR-35) STORM DRAIN.
- 18. INSTALL 8" BEND FLANGE.
- 19. INSTALL 6" R.S.O.V. PER CITY OF HEMET.
- 20. INSTALL 8"x8" TEE.
- 21. INSTALL 8" CLEANOUT.
- 22. CONNECT TO DRAIN PIPE/BOX PER PLUMBING PLAN.
- 23. INSTALL CORPORATION STOP PER E.A.M.D. STANDARD.
- 24. INSTALL 6" PERFORATED PVC PIPE UNDERDRAN.
- 25. INSTALL 8" WYE.
- 26. CONSTRUCT DETENTION BASIN PER CITY OF HEMET STD. NO. D-319.
- 27. CONSTRUCT CMP RISER PER DETAIL ON SHEET C1.2.
- 28. INSTALL 6" HHH TEE.
- 29. INSTALL 8" 45° BEND.
- 30. INSTALL 8" 22.5° BEND.
- 31. INSTALL 8"x8" WYE.
- 32. INSTALL 6" 45° BEND.
- 33. INSTALL 8"x8" DOUBLE WYE.
- 34. INSTALL 4" PVC (SDR-35) STORM DRAIN.
- 35. INSTALL PVV PER CITY OF HEMET STANDARDS.
- 36. INSTALL 8" PVC PER CITY OF HEMET STANDARDS.
- 37. INSTALL 6" CLEANOUT.

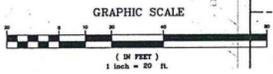


**UTILITY LINE TABLE**

NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH
1	N2734.00°W	58.98'	31	N0200.00°E	68.41'
2	N6606.14°E	12.20'	32	N0200.00°E	15.16'
3	N2734.00°W	44.73'	33	N0200.00°E	12.75'
4	N0200.00°E	116.54'	34	N0200.00°E	12.05'
5	N6606.14°E	13.89'	35	N0200.00°E	35.51'
6	N2734.00°W	21.09'	36	N0200.00°E	215.10'
7	N6606.14°E	71.16'	37	N0200.00°E	162.58'
8	N2734.00°W	68.43'	38	N0200.00°E	50.25'
9	N6606.14°E	16.07'	39	N0200.00°E	16.07'
10	N6606.14°E	5.00'	40	N0200.00°E	4.04'
11	N2734.00°W	12.00'	41	N0200.00°E	26.37'
12	N2734.00°W	112.27'	42	N0200.00°E	3.87'
13	N0200.00°E	18.53'	43	N6606.14°E	12.47'
14	N6606.14°E	5.83'	44	N6606.14°E	25.48'
15	N6606.14°E	10.16'	45	N0200.00°E	3.00'
16	N2734.00°W	32.28'	46	N4530.00°E	9.48'
17	N6606.14°E	241.07'	47	N0200.00°E	3.00'
18	N6606.14°E	29.29'	48	N6235.46°W	44.91'
19	N2734.00°W	12.25'	49	N2734.00°W	5.82'
20	N6606.14°E	12.47'	50	N0200.00°E	25.48'
21	N2734.00°W	12.25'	51	N4530.00°E	5.50'
22	N6606.14°E	32.01'	52	N0200.00°E	31.34'
23	N2734.00°W	13.38'	53	N2734.00°W	54.15'
24	N2734.00°W	13.93'	54	N2734.00°W	20.17'
25	N0200.00°E	4.27'	55	N6606.14°E	109.93'
26	N0200.00°E	13.09'	56	N2734.00°W	7.00'
27	N0200.00°E	7.95'	57	N6606.14°E	7.00'
28	N0200.00°E	21.26'	58	N4530.00°E	87.10'
29	N0200.00°E	7.95'	59	N6606.14°E	12.05'
30	N0200.00°E	41.26'	60	N4530.00°E	8.50'



**WATER SERVICE & METERS**



<b>Underground Service Alert</b> Call: TOLL FREE 811	REVISIONS: DATE: BY:	APPROVED:	SEAL-ENGINEER	BENCHMARK: COUNTY OF MERSEDE B.M. H-10-2 AT THE SE CORNER OF MENLO AVE AND SANDROGIA AVE ELEVATION = 1522.796 DATUM = NAVD 29	APPROVED BY: [Signature] JORGE RODRIGUEZ, C.E.P. OF HEMET P.E. NO. 33751-EX-06-30-14	CITY OF HEMET PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION 510 E. FLORIDA AVE. HEMET, CA 92343 (951) 765-2350	CITY OF HEMET TRACTOR SUPPLY COMPANY UTILITY PLAN AUP 13-001	SHEET NO. <b>C112</b> OF 12 SHEETS
	DESIGNED BY:	DRAWN BY:	CHECKED BY:	PREPARED UNDER THE SUPERVISION OF: [Signature] PAUL A. PECK P.E. 38602 EXP 12-31-2014 DATE: 3/27/14	SCALE: H: AS SHOWN V:	DATE: 3/27/14	FOR: TRACTOR SUPPLY CO. EA1309-006	W.D. DATE PLAN PREPARED: 9-19-13

WDID # 08-13-6-CD-0792

Client:



Location:

Hemet, CA.

Project:

Proposed Wall Signs

Notes:

Dwg. Date:  
6-24-14

Scale:  
NTS.

Revisions:      Date:

Presented By:



The Sign Resource, Inc.

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Dwg. Number: TS-Elevations



**WEST ELEVATION**

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



Elevation: Proposed Wall Signs  
NTS.      Sq. Ft.=99.19



**NORTH ELEVATION**

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

Client:



Location:

Hemet, CA.

Project:

Proposed Pylon Sign

Notes:

Dwg. Date:  
4-10-14

Scale:  
NTS.

Revisions:      Date:

R1... CHANGED SIGN SIZE;  
ADDED 2 TENANT SIGNS  
5-23-14

R2... Changed design;  
added specs. 6-25-14

R3...reduced overall  
height to 35' /pp 7-7-14

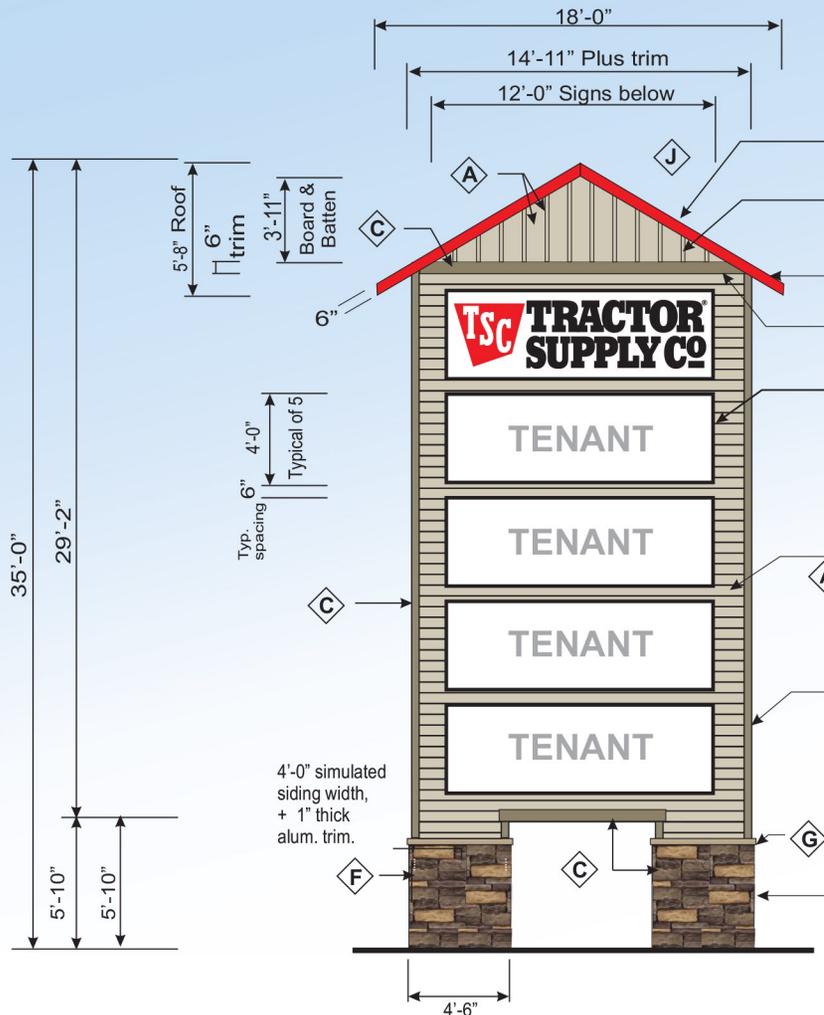
Presented By:



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Dwg. Number: TS-5624R2



Aluminum fabricated sign structure, with corrugated metal roofing material (Galvalume), on sides. Roof finish color is... J

Simulated board & batten; flat aluminum background with 2" wide x 1" deep battens.

Aluminum edge trim painted to match roof panels. 1" deep Alum. Fabr. trim.

(5) tenant sign face frames mounted into sign structure, (framing as needed), with white pan-formed Acrysteel face material. Hanging bars reqd. TSC decoration in standard colors. Internal fluorescent lamps for each. Other tenants to be determined.

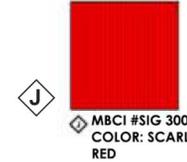
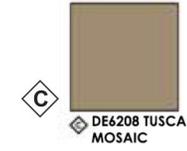
Aluminum filler simulated to appear as 6" high Cementious horiz. hardy board siding, (front & side fillers).

Dunn Edwards color De6206 DESERT SUEDE

1" thick x 4" wide, aluminum trim, front & sides.

Aluminum filler for sign structure extends to grade, for mounting siding onto & stone. Coordinate with GC. / stone contractor for specific needs. Eldorado Stone

Internal steel pipe supports, (not shown), down into concrete footing below.



Sign to meet UL., & NEC. requirements, & adhere to all local engineering codes

Sign structure width 3'-0"  
Base width suggested 3'-6".

Elevation: Proposed Illuminated Double Sided Pylon Sign

Client:



Location:

Hemet, CA.

Project:

Proposed Monument Sign

Notes:

Dwg. Date:  
5-27-14

Scale:  
NTS.

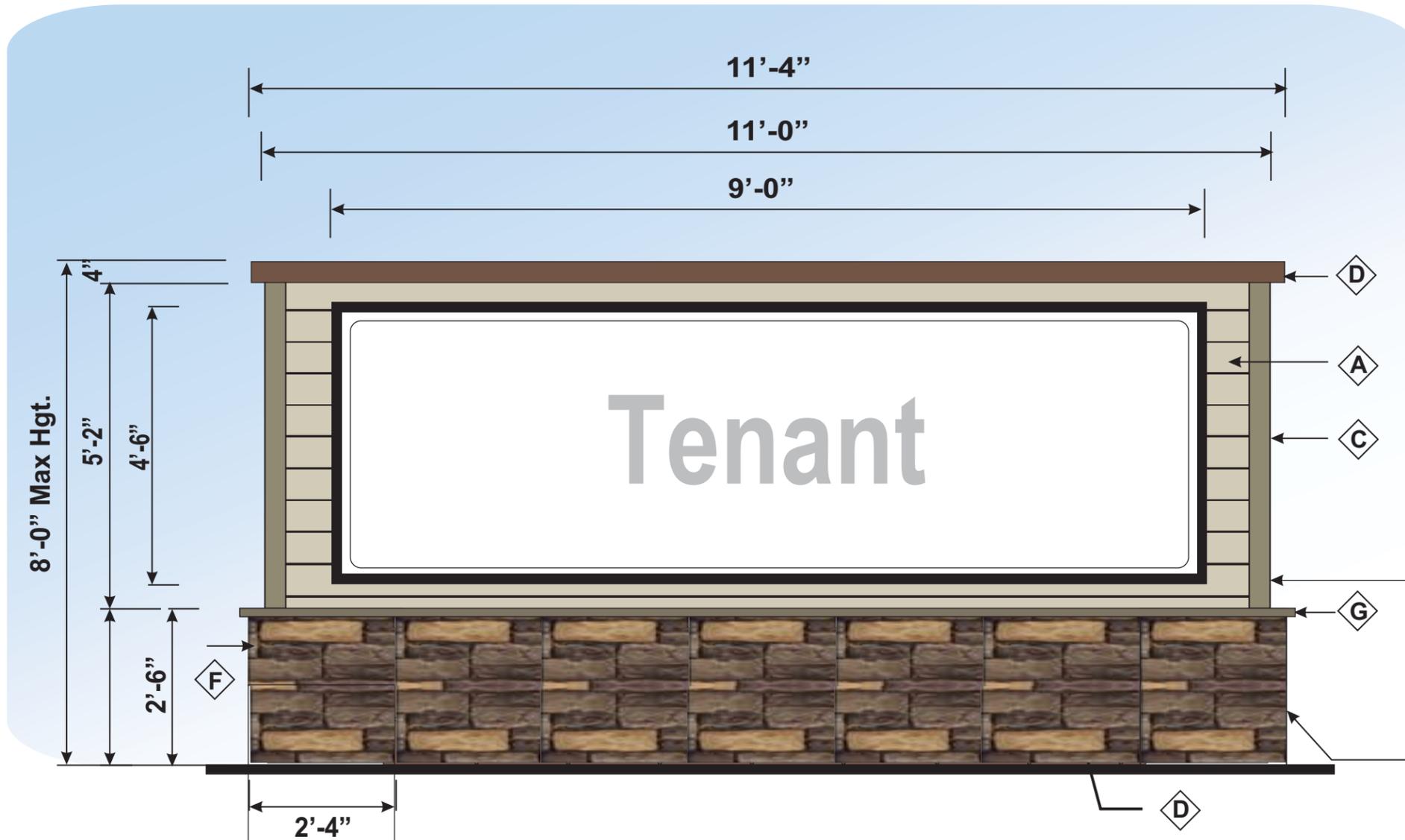
Revisions:                      Date:  
R1: Changed design  
6-25-14

Presented By:



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Dwg. Number: TS-5641R1



**Elevation: Proposed Illuminated Double Sided Monument Sign**  
Sign Display Area= 40.5 Sq. Ft.



- A** Aluminum filler simulated to appear as Cementitious horiz. hardy board siding, (front & side fillers).  
Dunn Edwards color De6206 DESERT SUEDE
- D** Aluminum fabricated sign structure, flat aluminum top cap.
- A** Tenant sign face frame mounted into sign structure, with white pan-formed Acrysteel face material. TSC decoration in standard colors. Hanging bar req'd. for face. Internal fluorescent lamps for each. Other tenants to be determined.
- C**
- G** 1" thick x 4" wide, aluminum trim, front & sides.
- D** Aluminum filler for sign structure extends to grade, for mounting siding onto & stone.
- F** Eldorado Stone
- D** Internal steel pipe support(s), (not shown), down into concrete footing below.

Sign to meet UL., & NEC. requirements, & adhere to all local engineering codes

**Sign structure width 2'-0"**  
**Base width suggested 2'-6"**.