

WOODCREEK OAKS

SIGNAGE GUIDELINES

APPROVED BY
PROJECT REVIEW COMMISSION
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STATEMENT OF DESIGN INTENT

These guidelines and standards are to insure that Woodcreek Oaks and each of its residential subdevelopments establish for all residents, homeowners and the general public an image of quality, value, and unique character. The park-like setting of Woodcreek Oaks will be greatly enhanced when the following standards are met.

NOTE: Signage not specifically covered in these guidelines is not allowed. These signage guidelines will be strictly enforced by the City of Roseville.

SECTION 1. **TEMPORARY SIGNAGE GUIDELINES**

I. SALES OFFICE

QUANTITY: A quantity of one temporary sign shall be allowed at the sales office for each village.

SIZE: Sign shall measure no more than 8 feet tall. No more than 32 square feet allowed. Only single faced signs allowed.

LOCATION: The sign shall be located no less than ten feet from the road right-of-way.

LIGHTING: Sign shall not be internally illuminated.

DESIGN & MATERIALS: Sign shall exhibit a high quality of design and show imagination in the presentation of information. Design elements such as colors, typefaces, graphics, and layout shall appear visually consistent with all other temporary signs associated with the village within which the sign is located. Sign shall be constructed of materials appropriate to its life expectancy. Acceptable materials include MDO plywood, redwood posts, expanded rigid plastic sheeting, or fabricated metal. All exposed surfaces and parts of the sign and its supporting structure are to be sealed with a durable finish at all times. Signs are to be provided with a proper anchorage.

COPY: Copy may include only the village name, name and/or logo of builder, telephone number, and hours of operation.

MAINTENANCE: Each builder is responsible for routine maintenance and cleaning of all temporary signage and surrounding landscaping at or in their respective project. Temporary signage must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately or removed.

INSTALLATION: Signs will be installed by the builder.

II. MODEL HOME I.D. SIGNS

QUANTITY: A quantity of one single-faced sign identifying each model home may be located in landscaped area immediately in front of each model home.

SIZE: Signs shall be no more than three feet in height. No more than three square feet per sign is allowed.

LOCATION: The signs shall be located no less than ten feet from the front door of the model home.

LIGHTING: Signs shall not be internally illuminated.

DESIGN & MATERIALS: Signs shall exhibit a high quality of design and show imagination in the presentation of information. Design elements such as colors, typefaces, graphics, and layout shall appear visually consistent with all other temporary signs associated with the village within which the sign is located. Sign shall be constructed of materials appropriate to its life expectancy. Acceptable materials include MDO plywood, redwood posts, expanded rigid plastic sheeting, or fabricated metal. All exposed surfaces and parts of the sign and its supporting structure are to be sealed with a durable finish at all times. Signs are to be provided with a proper anchorage.

COPY: Copy may include only name of model home, village logo or mark, number of bedrooms and baths, and total square footage of home.

MAINTENANCE: Each builder is responsible for routine maintenance and cleaning of all temporary signage and surrounding landscaping at or in their respective project. Temporary signage must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately or removed.

INSTALLATION: Signs will be installed by the builder.

III. TEMPORARY VILLAGE I.D. (Sign Type C)

QUANTITY: A quantity of one temporary sign per model home complex shall be allowed in the entrance island nearest the model complex in each village.

LOCATION: The sign shall be located in the center of the island, parallel to and centered between the roadway on either side of the island. Signs must be located so as not to interfere with or obscure vehicular or pedestrian traffic. Builder shall be responsible for maintenance and upkeep of all planting and landscaping within the island for the duration that the island sign remains installed.

LIGHTING: Sign shall not be illuminated.

DESIGN, MATERIALS & SIZE: Signs shall be built in strict accordance with Woodcreek Oaks design criteria for this sign type (see Diagrams Section, p. 19). All signs located within a traffic island must be "breakaway" engineered to provide minimal resistance to impact from a vehicle.

COPY: Copy may include only the village name, village logo or mark, and the name and/or logo of builder.

MAINTENANCE: Each builder is responsible for routine maintenance and cleaning of all temporary signage and surrounding landscaping at or in their respective project. Temporary signage must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately or removed.

INSTALLATION: Signs will be installed by the builder and will be subject to an encroachment permit which shall be the builder's responsibility to obtain. The encroachment permit will require the builder to maintain valid insurance and post a bond to guarantee removal of the temporary sign.

IV. DIRECTIONAL SIGNS (Sign Types E1, E2)

QUANTITY: A total quantity of four (4) directional signs shall be allowed within the project for the sole purpose of directing traffic to the various villages.

LOCATION: One double-faced "Regional E1" sign (E1-1) will be allowed south of the intersection of Foothills Boulevard and Pleasant Grove Boulevard, facing northward and southward. One double-faced sign each of the "Community E2" size will be allowed at the northwest and southeast corners of the intersection of Woodcreek Oaks Blvd. and Pleasant Grove Blvd. The northwest sign (E2-1) will face north and south; the southeast sign (E2-2) will face east and west. A third "Community E2" size single-faced sign (E2-3), facing southward shall be placed north of the intersection of Country Club Drive and Pleasant Grove Boulevard. All directional signs shall be located in the landscape corridor alongside the road. Signs must be located so as not to interfere with or obscure vehicular or pedestrian traffic (see Diagrams Section, p. 13).

LIGHTING: Signs shall not be illuminated.

DESIGN, MATERIALS & SIZE: Signs shall be built in strict accordance with Woodcreek Oaks design criteria for these sign types (see Diagrams Section, p. 21 & 22). Should changes be required after installation, changes must be approved by Woodcreek Oaks Architectural Review Committee.

COPY: Copy may include only the village names along with the names of each builder and a single arrow (per village listed). Only those villages that are located either left, right, or straight ahead in relation to each signface may be listed on the respective face of that sign. No copy or arrows directing traffic to go back, return, or U-turn will be allowed.

MAINTENANCE: Builders represented on the sign or whose project name appears on the sign shall be responsible for maintenance and upkeep of the signs for the duration that the signs remain installed. Builders will be responsible for routine maintenance and cleaning of all temporary signage and surrounding landscaping. Temporary signage must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain dam-

age shall be repaired immediately or removed. Directional signs shall be removed from property for which any permit has been approved.

INSTALLATION: Directional signs will be installed by the Woodcreek Oaks Joint Signage Program.

V. OTHER SIGNS

PROHIBITED SIGNS: Those signs and advertising devices specifically listed as "Prohibited Signs" within the City of Roseville Sign Ordinance or amendments thereto shall also be prohibited in Woodcreek Oaks.

FLAGS: Flags may be flown if consistent with the City of Roseville Sign Ordinance or amendments thereto.

TEMPORARY PROMOTIONAL SIGNS: Temporary or promotional signs are permitted if consistent with the City of Roseville Sign Ordinance or amendments thereto.

MAINTENANCE: Signs and similar advertising devices must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately or removed.

REVIEW, APPROVALS, PERMITS & MAINTENANCE: See Section 3 (p. 9).

SECTION 2.
PERMANENT SIGNAGE GUIDELINES

I. MAIN MONUMENTS (Sign Type A)

A quantity of two permanent signs shall be allowed at the entrance. Permits from the City of Roseville will be required for these signs, however, sign designs and locations must be reviewed and approved by the Woodcreek Oaks Architectural Review Committee prior to review by the city. Main monuments must conform to approved City of Roseville Sign Permit Program drawings.

LOCATION: The signs shall be located on the north and south side of Pleasant Grove Boulevard, to the west of Foothills Boulevard, at an angle to both streets (see Diagrams Section, p. 14).

LIGHTING: Signs may be illuminated for nighttime legibility.

DESIGN & MATERIALS: Design elements such as typeface, graphics, and layout shall appear visually consistent with all other permanent signs associated with Woodcreek Oaks. Signs shall be constructed of 18 gauge steel. All exposed surfaces of each sign are to be finished with porcelain enamel. Signs shall be in strict accordance with Woodcreek Oaks design criteria for this sign type (see Diagrams Section, p. 15 & 16). Signs are to be provided with a proper anchorage.

COPY: Copy may include only the project name. Copy to be securely mounted to sign face and finished to match or imitate Satin Gold.

MAINTENANCE: Northwest Roseville Lighting & Landscaping Assessment District is responsible for routine maintenance and cleaning of all permanent signage and surrounding landscaping at or in the project. Permanent signage must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately.

INSTALLATION: Signs will be installed by the Woodcreek Oaks Joint Signage Program.

II. COLUMN PLAQUES AT VILLAGE ENTRIES (Sign Type B)

A quantity of two permanent signs shall be allowed at each entrance for each village. Permits from the City of Roseville will be required for these signs, however, sign designs and locations must be reviewed and approved by the Woodcreek Oaks Architectural Review Committee prior to review by the city.

LOCATION: The signs shall be located on each column adjacent to the road on either side of the island.

LIGHTING: Signs shall not be illuminated.

DESIGN & MATERIALS: Design elements such as typeface, graphics, and layout shall appear

visually consistent with all other permanent signs associated with Woodcreek Oaks. Sign shall be constructed of 18 gauge steel. All exposed surfaces of the sign are to be finished with porcelain enamel. Signs shall be in strict accordance with Woodcreek Oaks design criteria for this sign type (see Diagrams Section, p. 18). Signs are to be provided with a proper anchorage. Should changes of any kind be necessary after installation, approval must be obtained from Woodcreek Oaks Architectural Review Committee. Letter style to be consistent with sample shown on page 1 of Diagrams Section (Times Bold typeface or matching equivalent).

COPY: Copy may include only the village name. Copy to be permanently fired in Satin Gold as part of the porcelain enamel coating of the sign.

MAINTENANCE: Northwest Roseville Lighting & Landscaping Assessment District is responsible for routine maintenance and cleaning of all permanent signage and surrounding landscaping at or in the project. Permanent signage must maintain a clean, "as new" appearance for the duration of its useful life. Signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately.

INSTALLATION: Brick columns will be installed by the builder. Sign plaques will be installed by the Woodcreek Oaks Joint Signage Program.

SECTION 3.

REVIEW, APPROVALS, PERMITS & MAINTENANCE

I. REVIEW & APPROVAL: All materials, designs and proposed locations for temporary or permanent signs are subject to the review and approval of Woodcreek Oaks Architectural Review Committee. Plans, elevations, and site locations clearly indicating dimensions, property lines, topography, materials, colors, copy, and layout shall be delivered for review and stamped APPROVED by the Woodcreek Oaks Architectural Review Committee prior to submittal to the city. The submittals shall be professionally prepared. Should a submittal package not be approved by the Committee, it will be returned to the sender within two weeks.

II. PERMITS: Permits (from the City of Roseville) will be required for these signs, however, sign designs and locations must be reviewed and stamped APPROVED by the Woodcreek Oaks Architectural Review Committee prior to review by the city.

III. MAINTENANCE: Northwest Roseville Lighting & Landscaping Assessment District is responsible for routine maintenance and cleaning of all permanent signage and surrounding landscaping at or in the project. Permanent signage must maintain a clean appearance at all times. Should permanent signage sustain damage it shall be repaired immediately. Each builder is responsible for routine maintenance and cleaning of all temporary signage and surrounding landscaping at or in their respective project. Temporary signage must maintain a clean, "as new" appearance for the duration of its useful life. Temporary signs not maintained or cleaned which fall into disrepair or sustain damage shall be repaired immediately or removed.

WOODCREEK OAKS

SIGNAGE DIAGRAMS SECTION

NOTE: This section shows design intent and recommended locations only. Diagrams are not intended to be used for actual production or installation.

Prepared By
WEIDNER 3
Environmental Graphics

For
SAMMIS ROSEVILLE ASSOCIATES

Times Bold

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
&1234567890/?\$%@#!

Optima Arrows



List of Sign Types

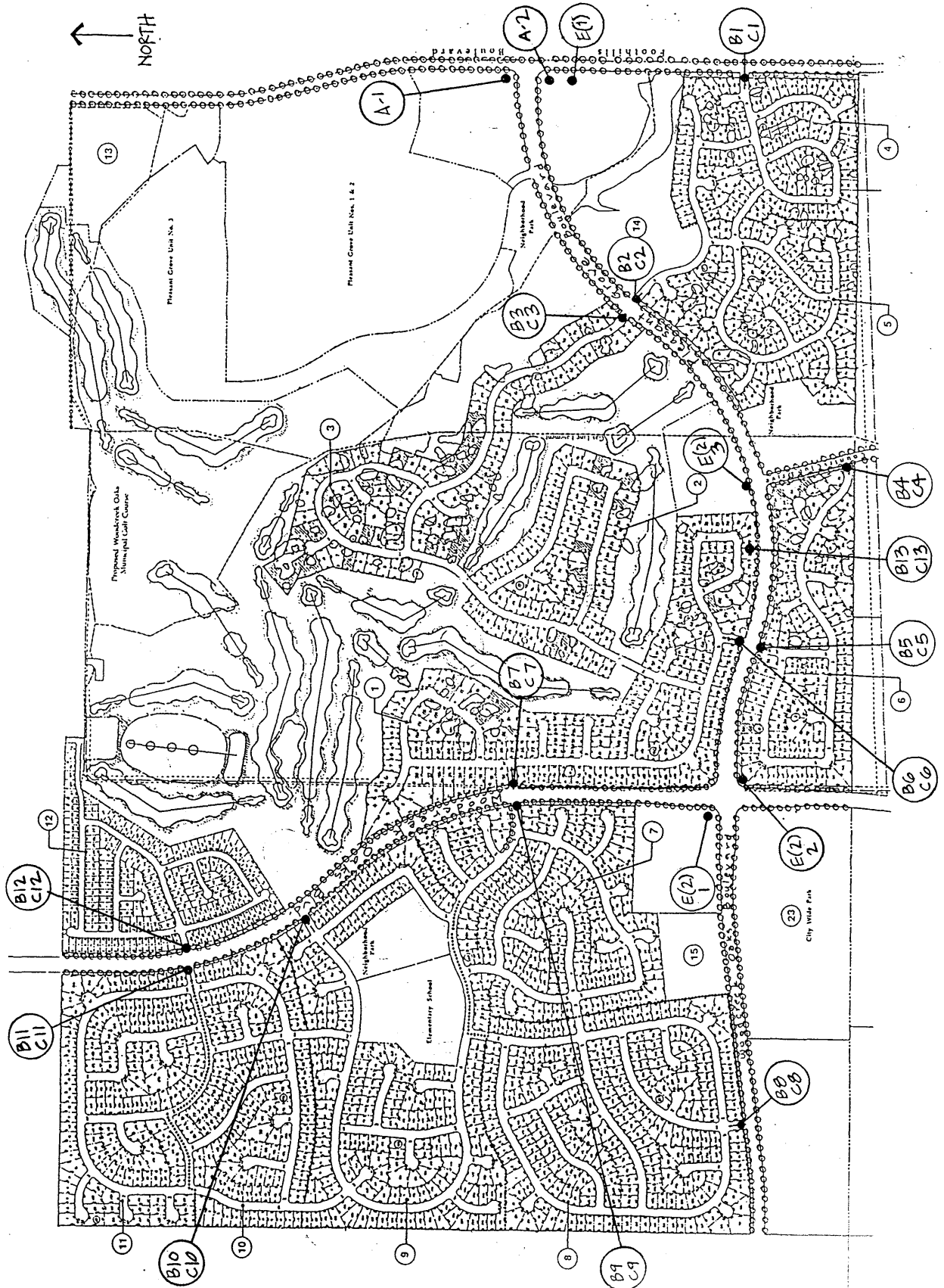
Sign Type A	Main Monument	2 single faced
Sign Type B	Village Entry Plaques	2 per village entry
Sign Type C	Temp. Village ID (in island)	1 per model complex
Sign Type D	Deleted	
Sign Type E(1)	Regional Directional	1 double faced
Sign Type E(2)	Community Directional	2 d/f, 1 s/f
Sign Type E(3)	Deleted	
Sign Type F	Deleted	
Sign Type DG	Deleted	

Color Specifications

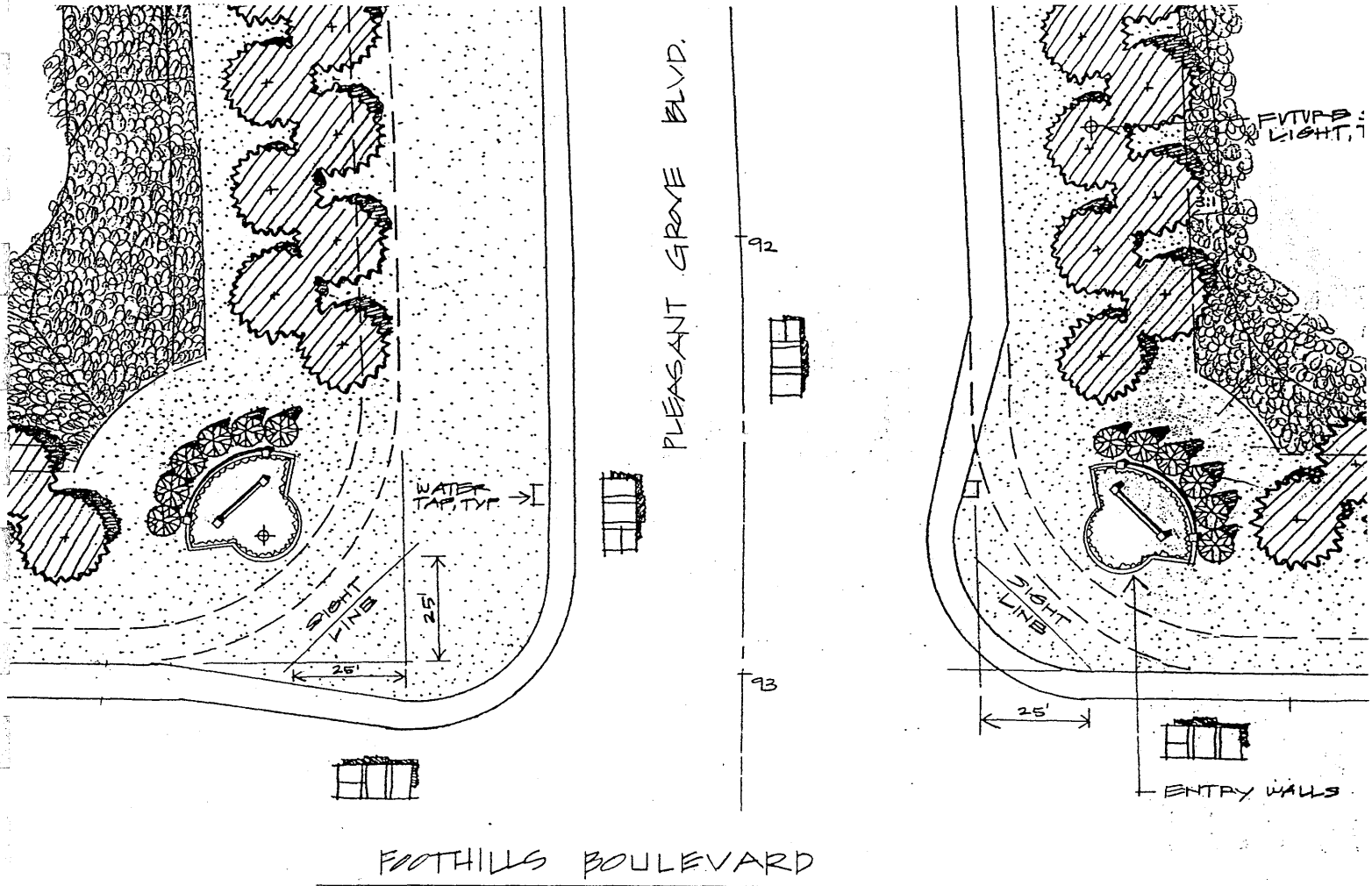
Color 1	Windsor Green	PMS Archit. Series 19-5914
Color 2	Black Cherry	PPG 1983 GM Truck #51097
Color 3	Satin Gold	Gold leaf, satin gold mylar*, or equivalent.
Color 4	Insignia White	PPG Fleet #90035
Color 5	Variegated Green	Achieved through applying Dark Jade Green PMS 560C (satin finish) and Med. Jade Green PMS 5615C (satin finish) in a random splattered and veined pattern* over a gloss black base color.

*Available from Weidner 3 (916) 452-3330.

Site Plan Showing Sign Locations

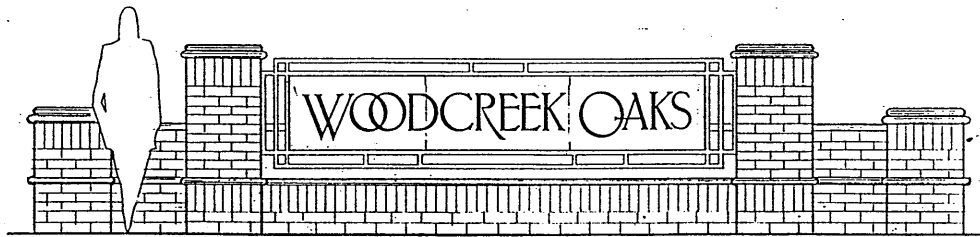
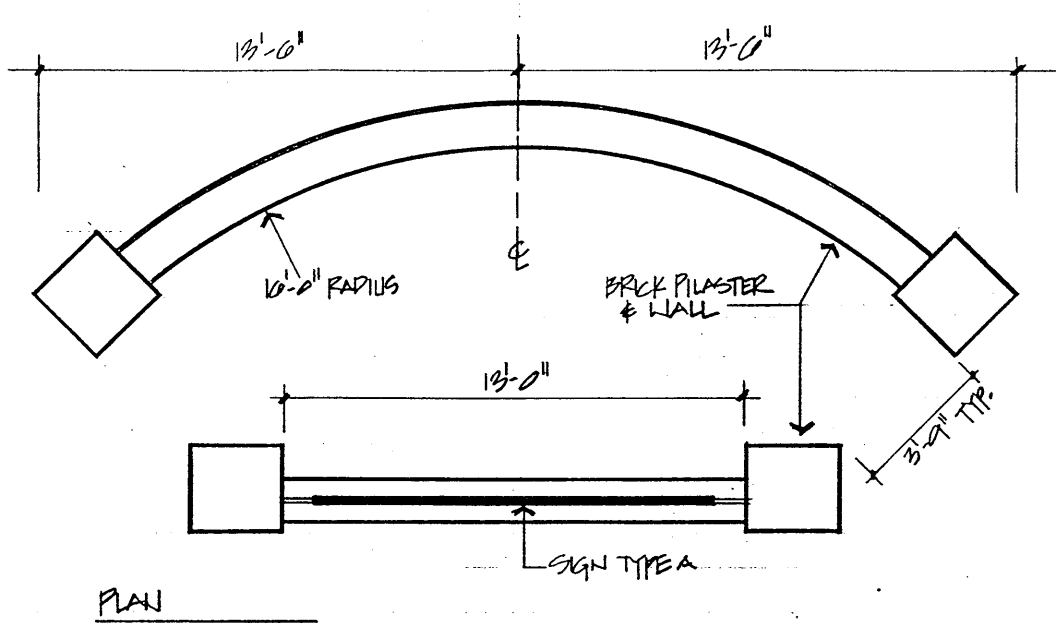


Sign Type A: Site Plan at Foothills Blvd.



Sign Type A: Elevation & Plan Details

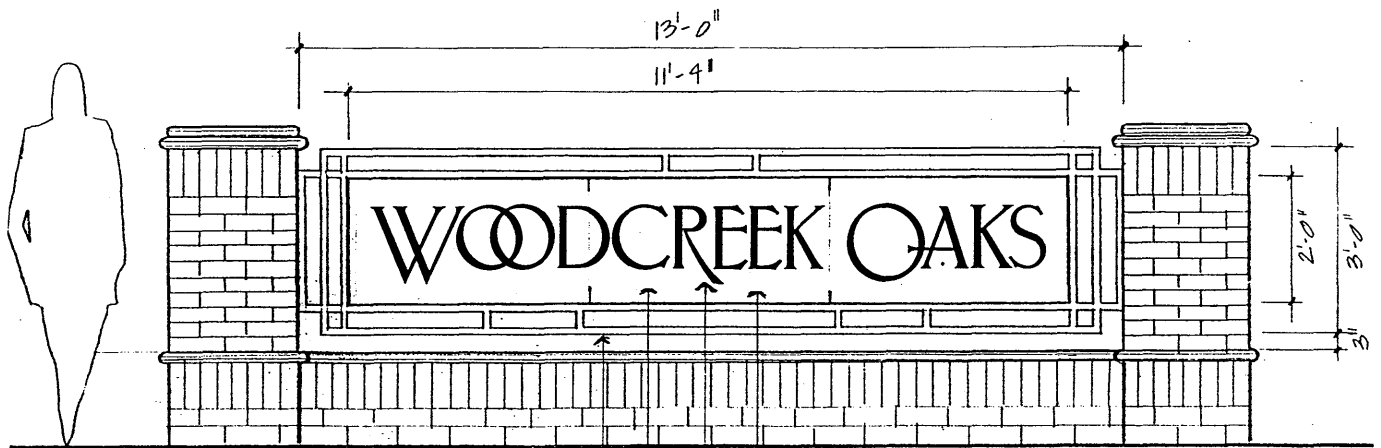
3/16" = 1'-0"



QTY: 2
ONE EACH TO BE LOCATED ON NW & SW CORNERS OF INTERSECTION
OF FOOTHILLS BLVD. & PLEASANT GROVE BLVD.

Sign Type A: Entry Monument Plaque Details

3/8" = 1'-0"



PAN SECURELY MOUNTED TO FRAMEWORK
W/ TAMPERPROOF SCREWS.

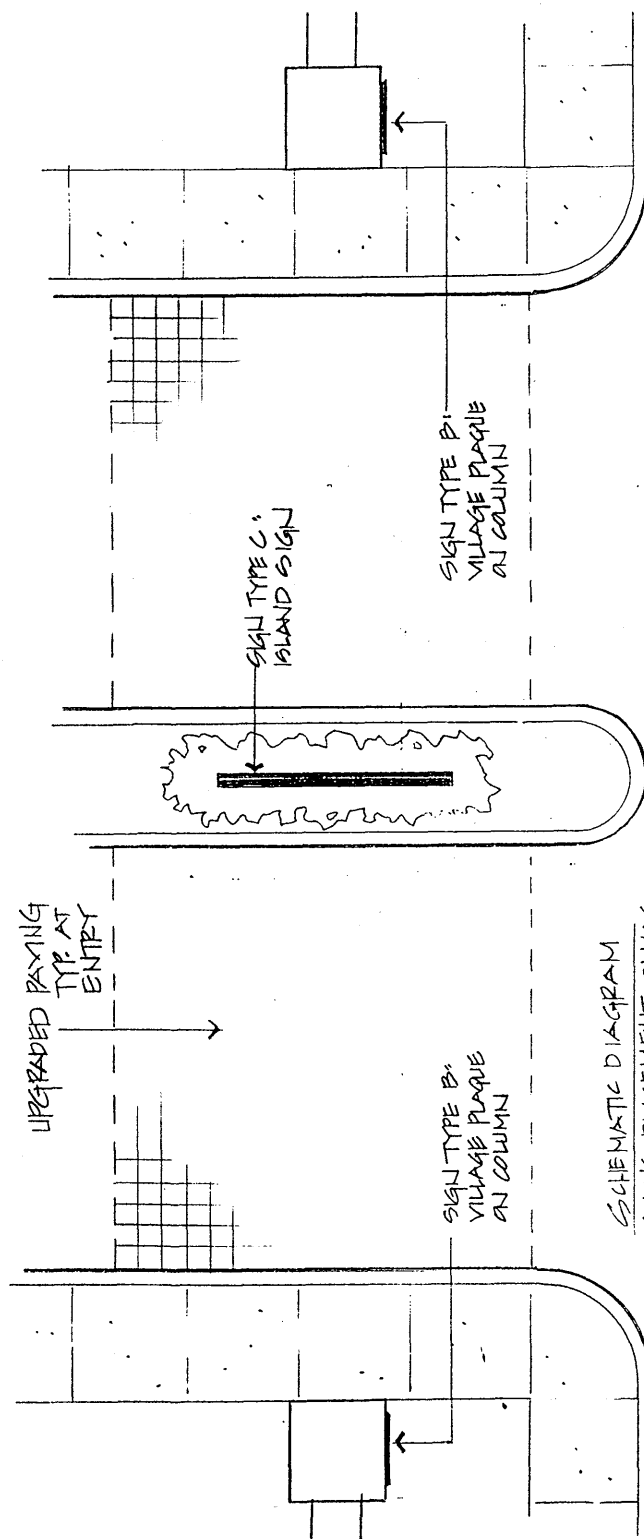
1/2" THICK INDIVIDUAL ACRYLIC LETTERS W/ BEVELED
EDGE; GOLD LEAF ALL EXPOSED SURFACES;
STUD MOUNT USING PRE-DRILLED HOLES.

16 GAUGE STEEL PAN SIGN; ALL EXPOSED
SURFACES COATED W/ 3-COLOR (VARIEGATED
GREEN) FINISH PORCELAIN ENAMEL.

1/2" x 1/2" STEEL FRAMEWORK (SPANS BETWEEN
COLUMNS); PAINTED BLACK CHERRY COLOR.

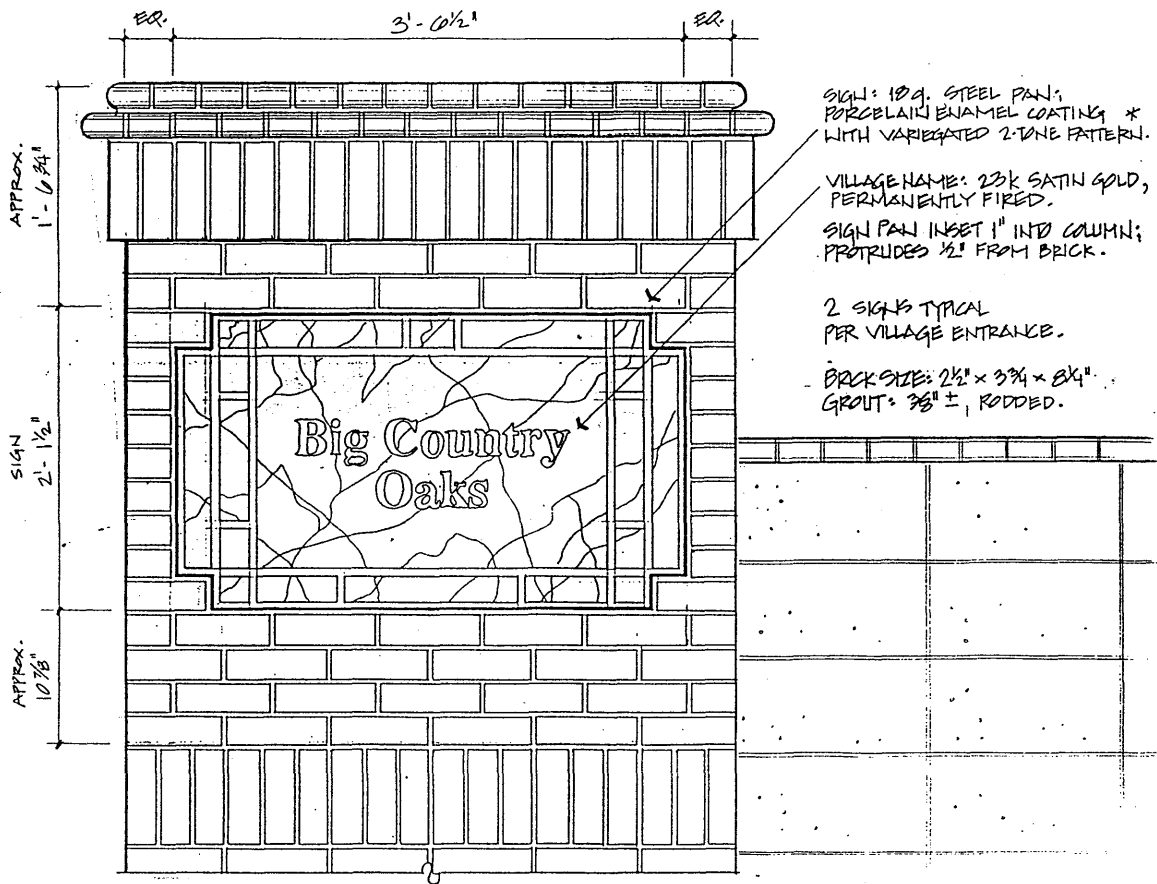
SIGN IS SINGLE-FACED.

Sign Types B & C: Typical Plan View



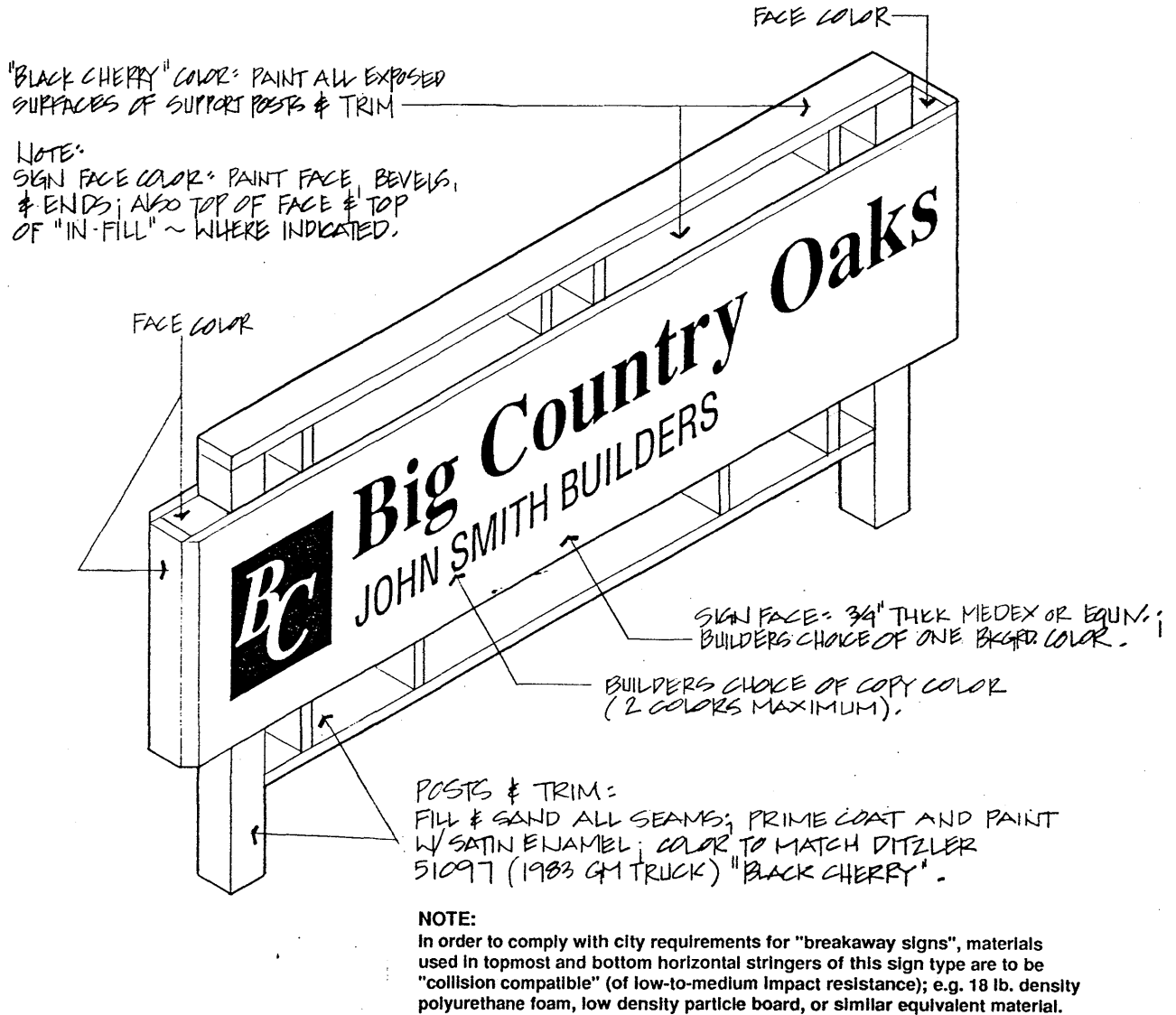
Sign Type B: Details of Column-Mounted Plaque

3/4" = 1'-0"



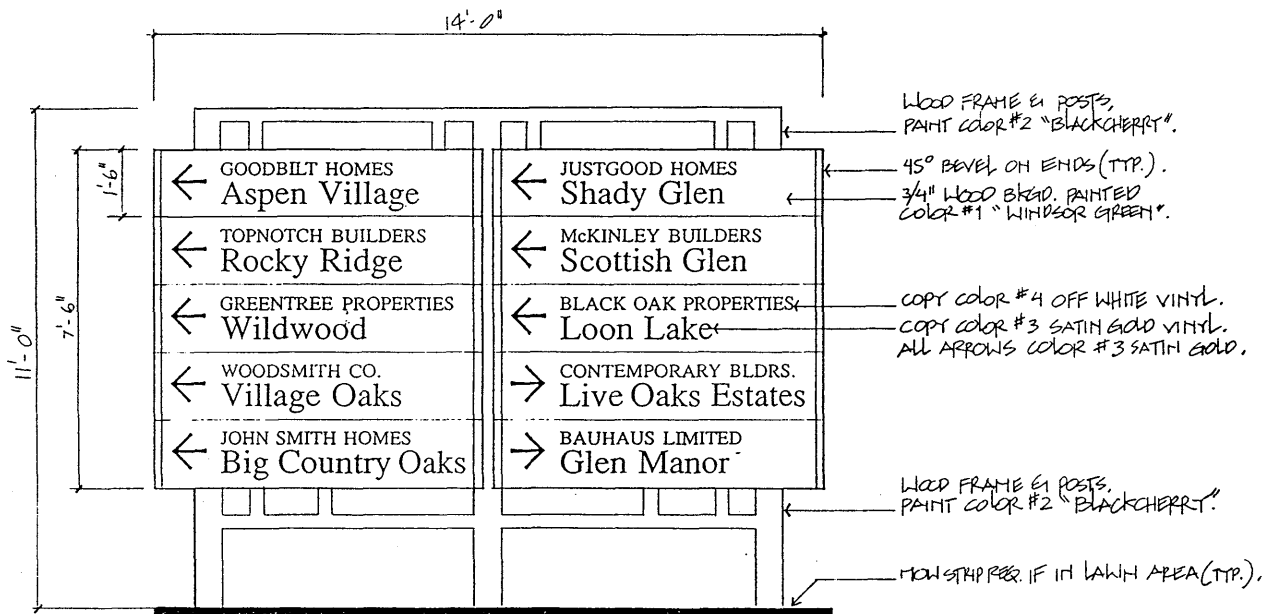
* Prior to construction of Village Entry Columns contact The Sammis Company (916) 929-3193 to obtain a plywood construction template for the column mounted plaque.

Sign Type C: Isometric View & Finish Details



Sign Type E(1): Elevation & Finish Details

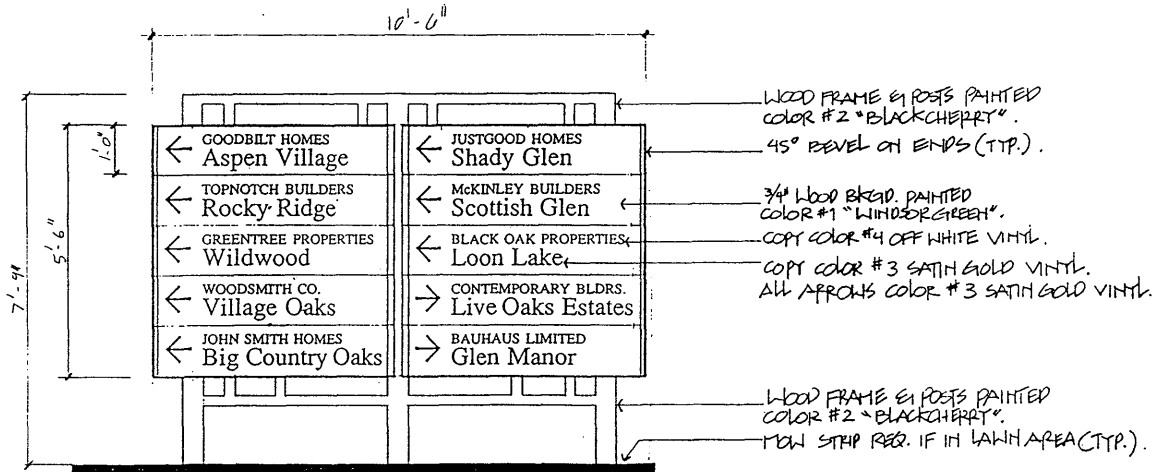
1/4" = 1'-0"



E(1)
Regional
105 Sq. Ft.

Sign Type E(2): Elevation & Finish Details

1/4" = 1'-0"



E(2)

Community
57.75 Sq. Ft.