

CVS PHARMACY

DOWNNEY, CALIFORNIA

MASTER SIGN PROGRAM

NWC FLORENCE AND PARAMOUNT

NOVEMBER 17, 2008

Sign #08-132
RECEIVED

DEC 02 2008

PLANNING



COAST SIGN
INCORPORATED
1308 West Eschway St., Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-3847



PROJECT DIRECTORY



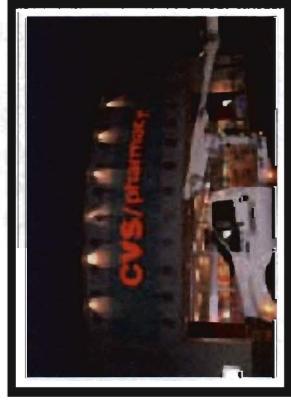
TABLE OF CONTENTS

LANDLORD:	CVS PHARMACY	1
	ONE CVS DRIVE	2
	WOONSOCKET, RI	3
	CONTACT: ROBERT JAYE	4
	TEL (310) 703-3030	6
ARCHITECT:	JACOB CARTER BURGESS	7
	101 N. FIRST AVE., SUITE 3100	8
	PHOENIX, AZ 85003	9
	CONTACT: CORY NEWKIRK	10
	TEL (602) 253-1200	11
CONSULTANT:	CVS WALL SIGNS	12
	CVS FREESTANDING SIGNS	13
	MINOR TENANT	14
		15



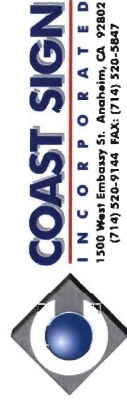
(A) INTRODUCTION

The intent 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 rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.



(B) LANDLORD/TENANT REQUIREMENTS

1. Tenant shall submit to Landlord for written approval, two (2) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.



 GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a 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 of Downey and State of California 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. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
6. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
7. 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 be below standard.
8. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.



© GENERAL SIGN CONSTRUCTION REQUIREMENTS (CONTINUED):

9. Signs must be made of durable rust -inhibiting materials that are appropriate and complimentary to the building.
10. Color coatings shall exactly match the colors specified on the approved plans.
11. 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.
12. 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.
13. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
14. Exposed raceways are not permitted.
15. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
16. All raceways, conduits, etc... installed on rock background, corrugated metal and/or back of parapets to be painted a specific color to be obtained from the architect.



TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

STOREFRONT SIGNAGE

The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters
- Open pan channel letters (Only in an artistic letter style/font)
- Push thru letters and logos in aluminum cabinets

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 25% 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” area for the main sign body. (See diagram below)



Descender: The part of the lowercase letters, such as p and y, which extends below the other lowercase letters.

Irregular shaped icons & logos





PROHIBITED SIGNS:

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 in such a manner as to interfere with, mislead or confuse traffic.

2. Signs in Proximity to Utility Lines:

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of Arizona are prohibited.

3. Signs painted directly on a building surface will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.

5. There shall be no signs that are flashing, moving or audible.

6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached exhibit for tenants.

7. Vehicle Signs:

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage is permitted.)

8. Light Bulb Strings:

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 of the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:

Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.



COAST SIGN
INCORPORATED
1500 West Embury St, Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

(F) ABANDONMENT OF SIGNS:

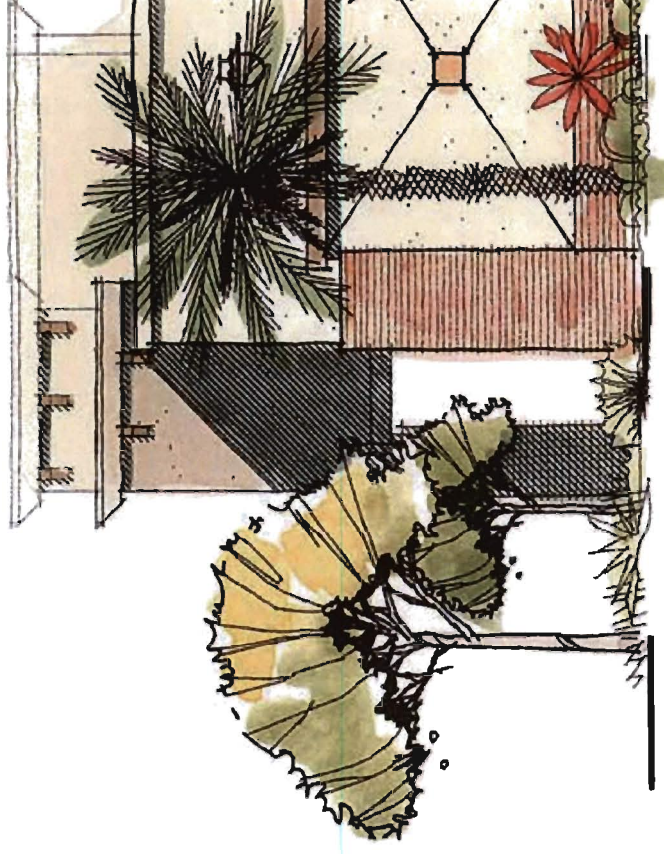
Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

(G) INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

(H) MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.



© Section A
LEXAN FACED THROUGH FACE ILLUMINATION

Use standard aluminum construction with Matthews (Or equivalent) satin acrylic polyurethane finish. Faces are translucent Lexan with trim cap. Illuminate with 30 ma neon, fluorescent tubes or LED lighting. Paint returns any color.



Section A

© Section B
REVERSE PAN CHANNEL HALO ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Illuminate with 30 ma neon, fluorescent tubes or LED lighting. Paint faces and returns any color.



Section C

© Section C
LEXAN FACED CHANNEL THROUGH FACE AND HALO ILLUMINATION.

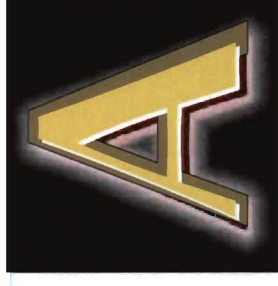
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces are Lexan with trim cap. Illuminate with 30 ma neon, fluorescent tubes or LED lighting. Paint returns any color.



Section B

© Section D
ALUMINUM FACED CHANNEL THROUGH FACE AND HALO ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Route out aluminum faces where graphics occur and back up or push through lexan graphics. Illuminate with 30 ma neon, fluorescent tubes or LED lighting. Paint face and returns any color.



Section D

© Section E
ALUMINUM FACED CHANNEL THROUGH FACE AND HALO ILLUMINATION

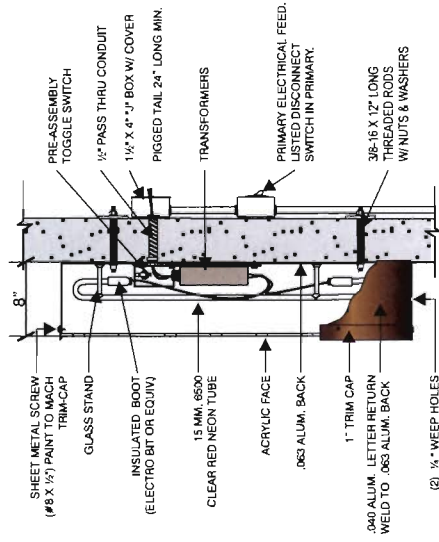
Use standard aluminum construction with Matthews (Or equivalent) satin acrylic polyurethane finish. Route out aluminum faces where graphics occur and Back up with Lexan graphics. Illuminate with 30 ma neon, fluorescent tubes or LED lighting. Paint face and returns any color.



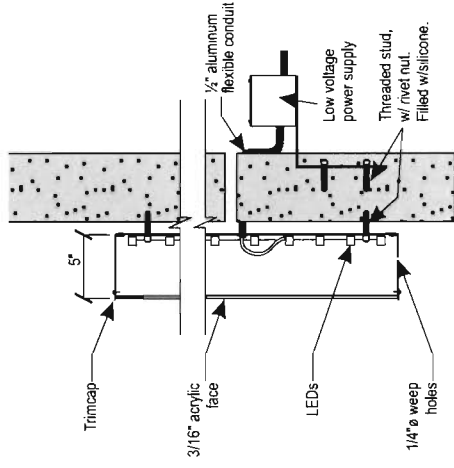
Section E



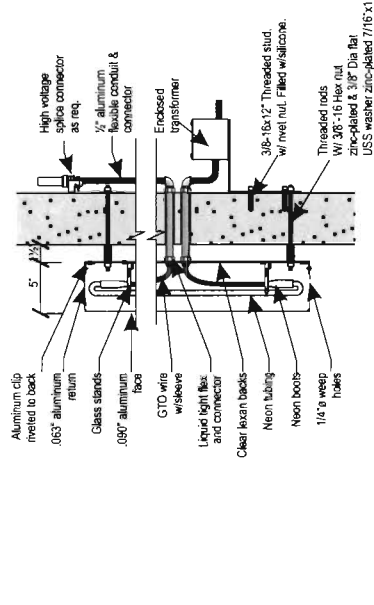
ATTACHMENT DETAILS



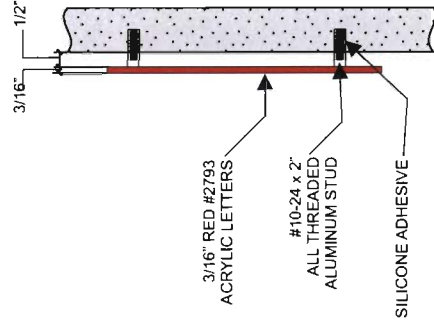
VERTICAL SECTION @ ILLUMINATED CHANNEL LETTERS - NEON ILLUM.



VERTICAL SECTION @ ILLUMINATED CHANNEL LETTERS - LED ILLUM.



VERTICAL SECTION @ HALO LIT REVERSE CHANNEL LETTERS
NTS



VERTICAL SECTION @ FC0 LETTERS
Scale: NTS

MAJOR TENANT



SIZE: 1 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.
MAXIMUM OF 300 SQUARE FEET TOTAL PER BUILDING MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA. SINGLE TYPE OF CONSTRUCTION ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: CAN NOT EXCEED 42' IN OVER ALL HEIGHT
TYPEFACE: See Exhibit A
COLORS: See Exhibit B



SOUTH ELEVATION



EAST ELEVATION

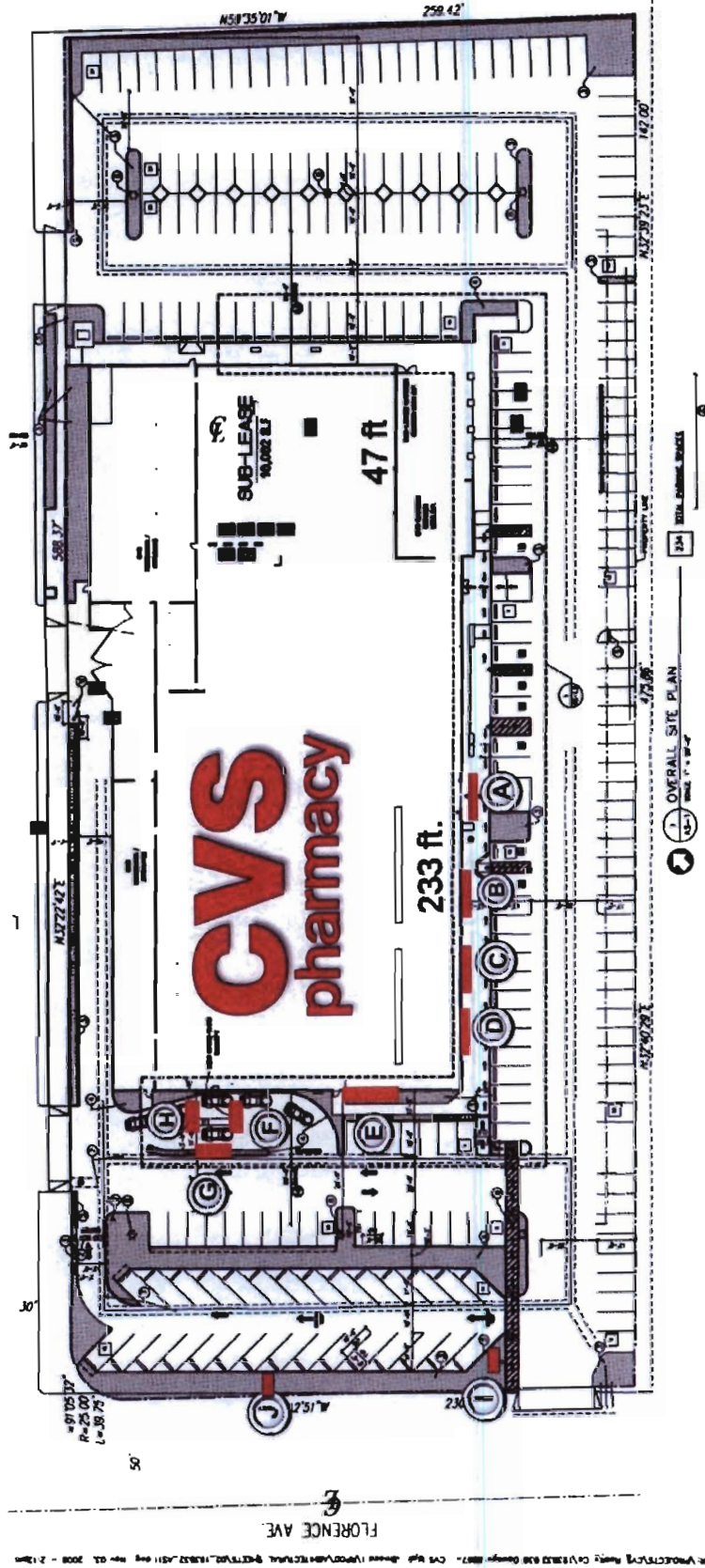


WEST ELEVATION

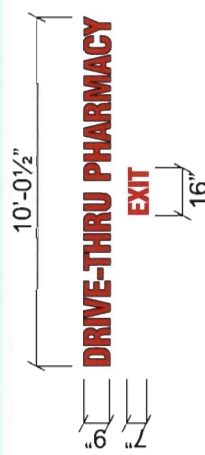
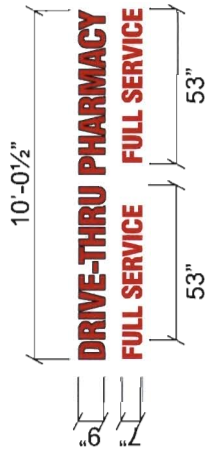
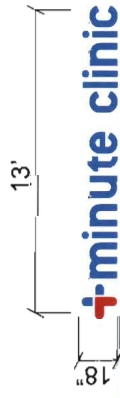
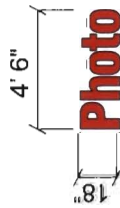


COAST SIGN
INCORPORATED
1500 West Broadway St., Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

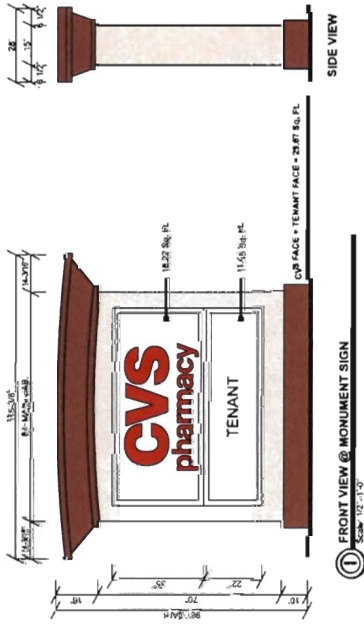
Site Plan



CVS Wall Signage



Freestanding Signage

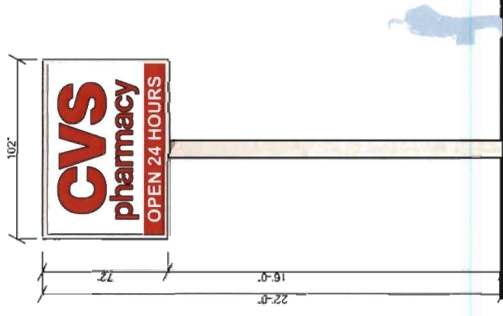


Specifications:

① FRONT VIEW @ D/F ILLUMINATED MONUMENT



Existing Pylon Sign



MINOR TENANT



SIZE: 1.0 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.
MAXIMUM OF 160 SQUARE FEET TOTAL PER BUILDING
MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: CAN NOT EXCEED 36" IN OVER ALL HEIGHT

TYPEFACE: See Exhibit A

COLORS: See Exhibit B



EAST ELEVATION



NORTH ELEVATION



PRE-APPROVED FONTS

American Classic

Avant Garde Demi

Eras Demi

Eras Medium

Franklin Gothic Bold

Gil Sans Roman

Helvetica Regular

Cheltenham

Fritz Quadrata

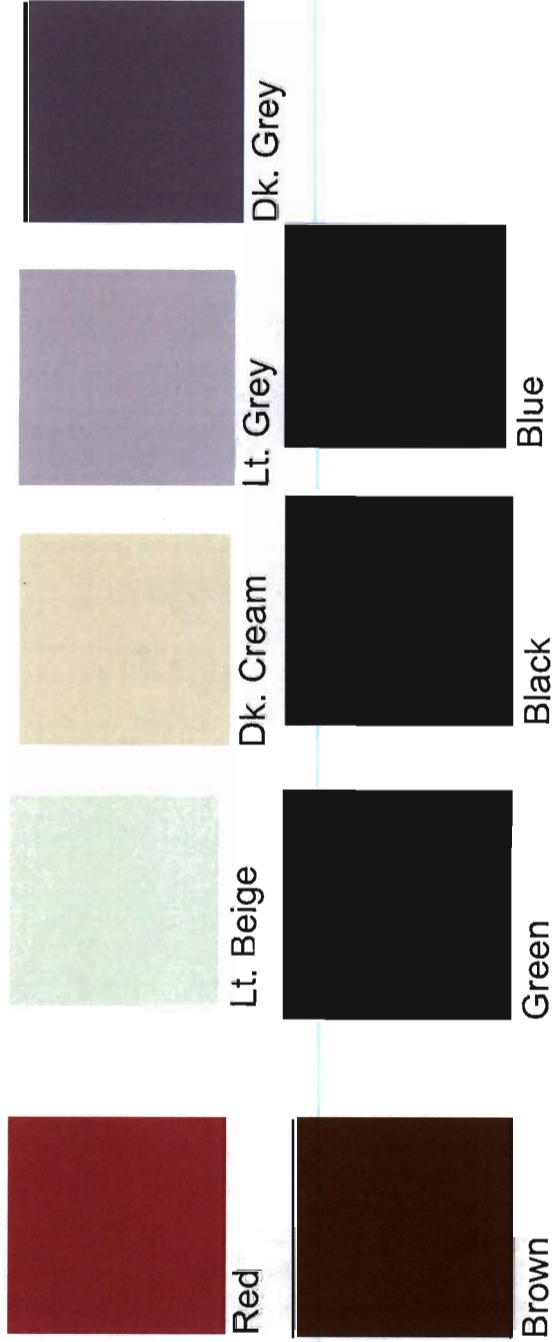
Goudy Bold

Palatino

Times

Exhibit B

COLOR BOARD



Custom colors subject to LL approval.