

Target Sign Criteria:

-Building Signs

Building signs shall be permitted on all exterior elevations to allow for adequate and reasonable identification of the building. Each elevation shall be permitted more than one sign as long as the total of all signs does not exceed the maximum allowable sign area.

Building sign area shall not exceed 3sqft per one lineal foot of building frontage.

No one attached sign shall exceed 200sqft in area.

Signs shall not extend more than 24" from the façade surface.

Signs may extend above a roof or parapet line not to exceed a maximum distance of two feet.

In no case shall total sign area exceed more than 10% of the façade area.

-Freestanding Signs

The 65th St Center may erect one freestanding site pylon sign and one freestanding monument type sign. The pylon is to be located along the 65th St frontage with the monument sign to be located along the 4th Avenue frontage.

The freestanding pylon sign shall be permitted at a maximum sign area of 300sqft of copy area and may not exceed a height of 35ft from the adjacent road crown grade.

The freestanding monument sign shall be permitted at a maximum copy area of 60sqft and maintain a height of 9ft.

All set backs required by the City of Sacramento shall be used as a guide for placement of the signs.

-Incidental Graphics and Parking Signage

Target shall be permitted to erect incidental graphic directional signage related to the identification of the parking garage.

Retail Tenant Space Signage Criteria:

-Building Signs

Building signs shall be permitted on exterior elevations as follows:

For Retail Building "A", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

For Retail Building "B", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

For Retail Building "C", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

For Retail Building "D", 2 attached signs may be permitted per tenant, one per elevation with street frontage or parking lot frontage.

Building signs for Retail Tenants will be permitted at 2sqft of sign area per lineal foot of tenant storefront space. Signage shall consist of individual channel letter type and may not exceed a height of 2'6" in a single line of copy or 3' when copy is stacked into more than one line of copy. Logos are permitted not to exceed the limiting sign height and not to exceed 30% of the total sign area permitted.

The total width of any tenant space sign shall not exceed 75% of the tenant space width. Each tenant shall be permitted one sign on each occupied elevation as restricted above.

-Freestanding Signs:

Retail Tenant Spaces shall not have individual freestanding identification but may maintain space on shared sign panels upon the approving parties discretion.



SIGN SCHEDULE		
A	- 10'-0" BULLSEYE	= 100.0 sq.ft.
B	- 2'-0" PHARMACY LETTER SET	= 35.7 sq.ft.
C	- 10'-0" BULLSEYE	= 100.0 sq.ft.
D	- 4'-2" BULLSEYE W/ 3'-6" TARGET LETTERS	= 84.2 sq.ft.
E	- 12'-0" BULLSEYE W/ 2'-8" TARGET LETTERS	= 181.0 sq.ft.
G	- 12'-0" BULLSEYE W/ 2'-8" TARGET LETTERS	= 181.0 sq.ft.
H	- 14'-0" BULLSEYE	= 196.0 sq.ft.
I	- 14'-0" BULLSEYE	= 196.0 sq.ft.
J	- 10'-0" BULLSEYE	= 100.0 sq.ft.
K-1	- PARKING ENTRY SIGN	
K-2	- PARKING ENTRY SIGN	
P-1	- ILLUMINATED D/F PYLON SIGN	= 300.0 sq.ft.
M-1	- ILLUMINATED D/F MONUMENT SIGN	= 60.0 sq.ft.



Vicinity Map
Not to Scale

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TARGET - SACRAMENTO EAST SIGN EXHIBITS

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R-1 ADDED PYLON & MONUMENT SIGN 4/29/08 JW
R-2 NEW REVISIONS PER BOYD 5/29/08 JW
R-3 DELETE SIGN "F" JCR 6-5-08
R-4 MOVED PHARMACY LOCATION & CHANGED ELEV. DRAWING 6/12/08 JW

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date: _____ Landlord Approval/Date: _____

Account Rep: **Boyd Hippenstiel**
Project Manager: **Sandra Ramirez**
Drawn By: **Dennis Radtke**

Underwriters Laboratories Inc.
ELECTRIC SIGN

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

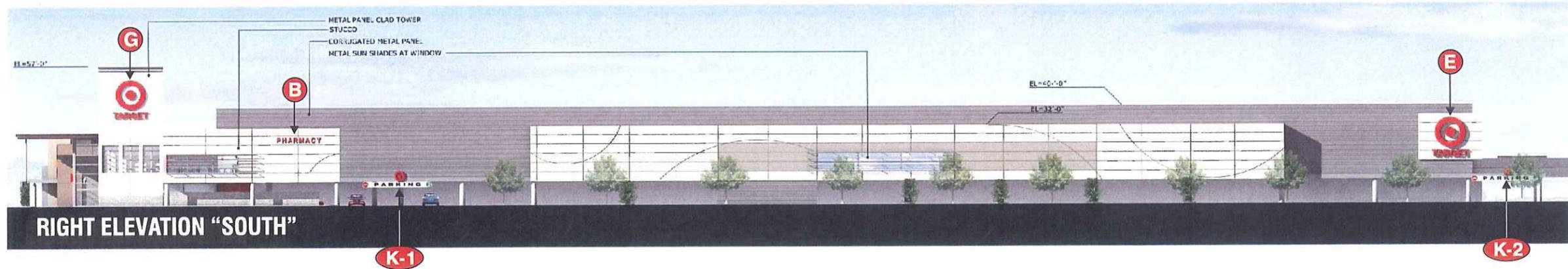
Project / Location:
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HWY 50 & 65TH ST.
EAST SACRAMENTO
SACRAMENTO, CA 94203

Job Number: 23-84337-00
Date: 4-23-2008
Sheet Number: 1 of 10
Design Number: 23-84337-00R4

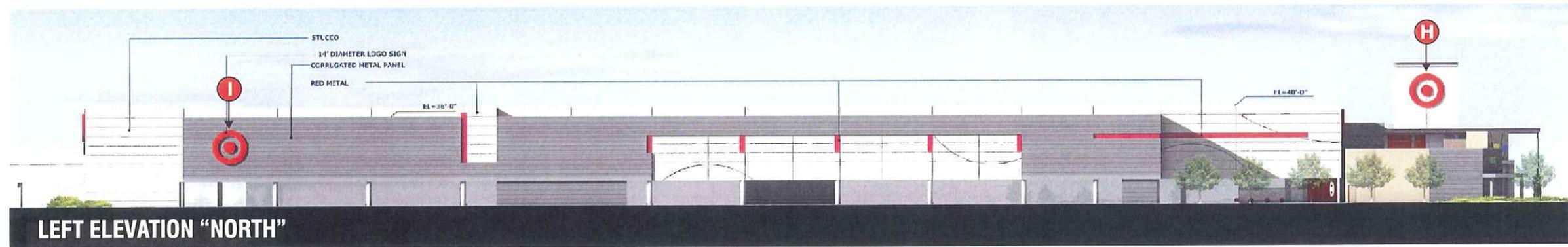
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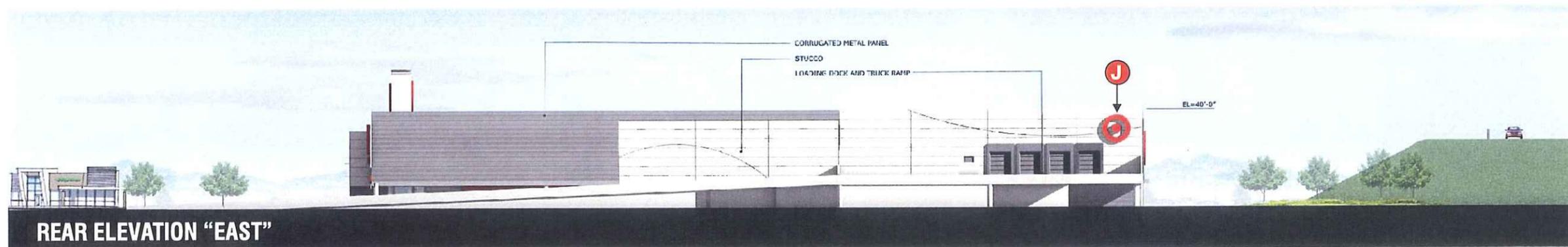
FRONT ELEVATION "WEST"



RIGHT ELEVATION "SOUTH"



LEFT ELEVATION "NORTH"



REAR ELEVATION "EAST"



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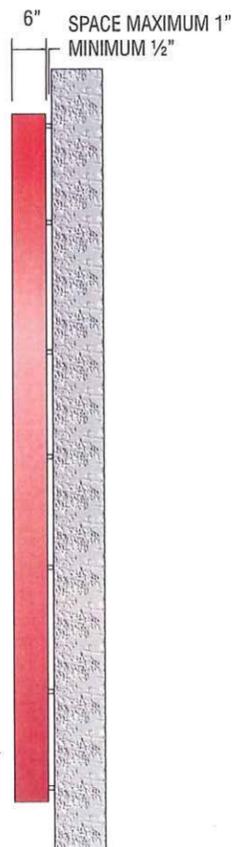
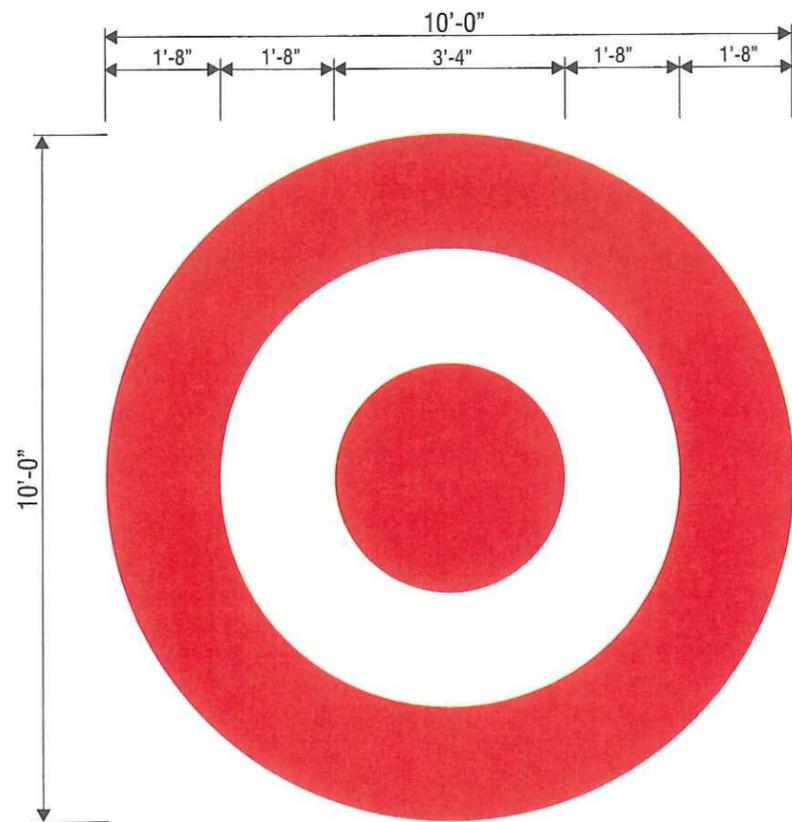
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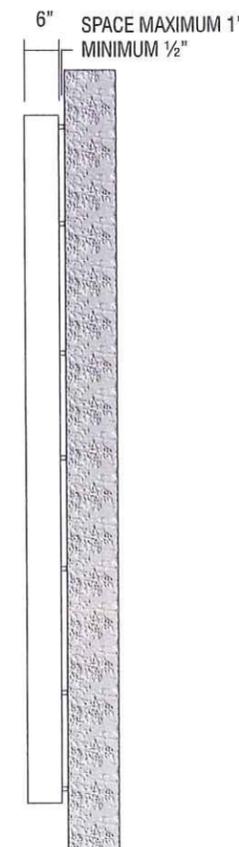
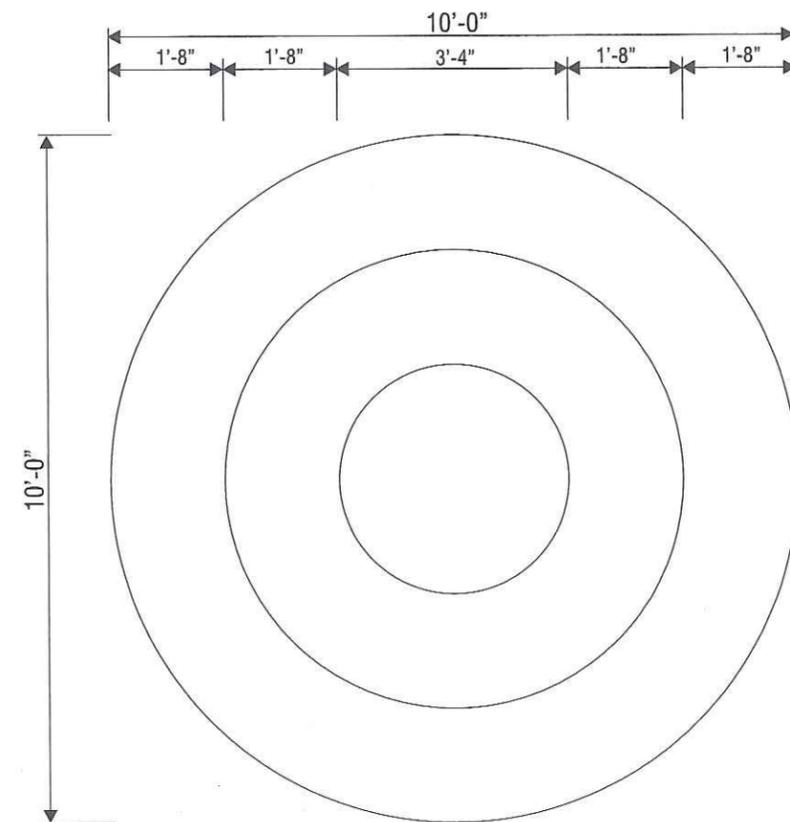
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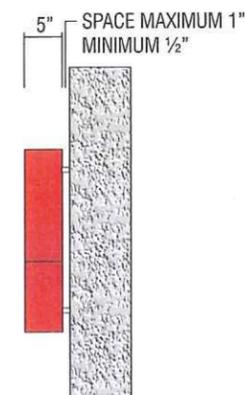
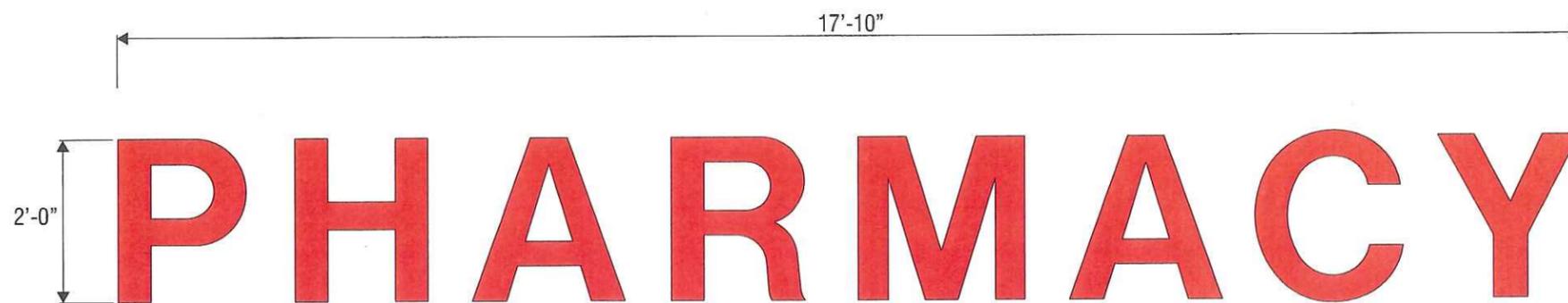
END VIEW

A J 120" BULLSEYE
 QUANTITY: TWO (2) REQUIRED
 SCALE: 3/8"=1'-0"
 LOGO = 100.0 SQ. FT.



END VIEW

C 120" BULLSEYE
 QUANTITY: ONE (1) REQUIRED
 SCALE: 3/8"=1'-0"
 LOGO = 100.0 SQ. FT.



END VIEW

B 24" LETTERS
 QUANTITY: ONE (1) REQUIRED
 SCALE: 1/2"=1'-0"
 TOTAL = 35.7 SQ. FT.



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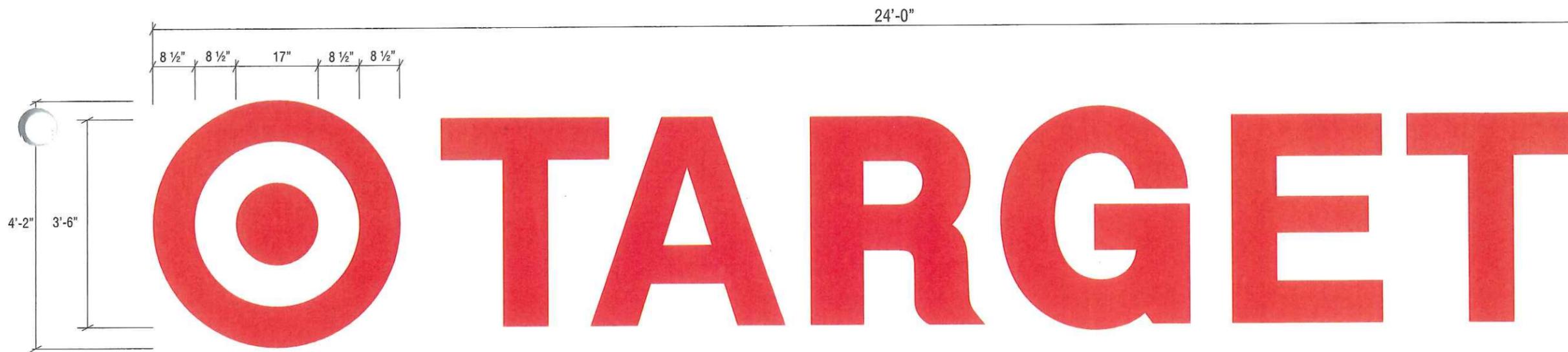
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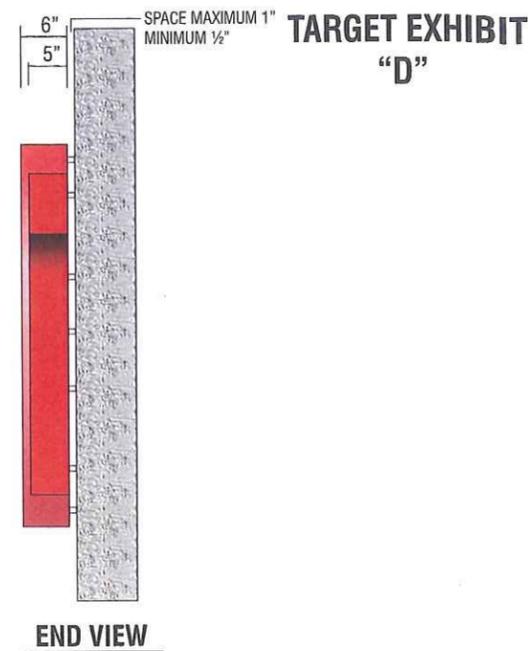
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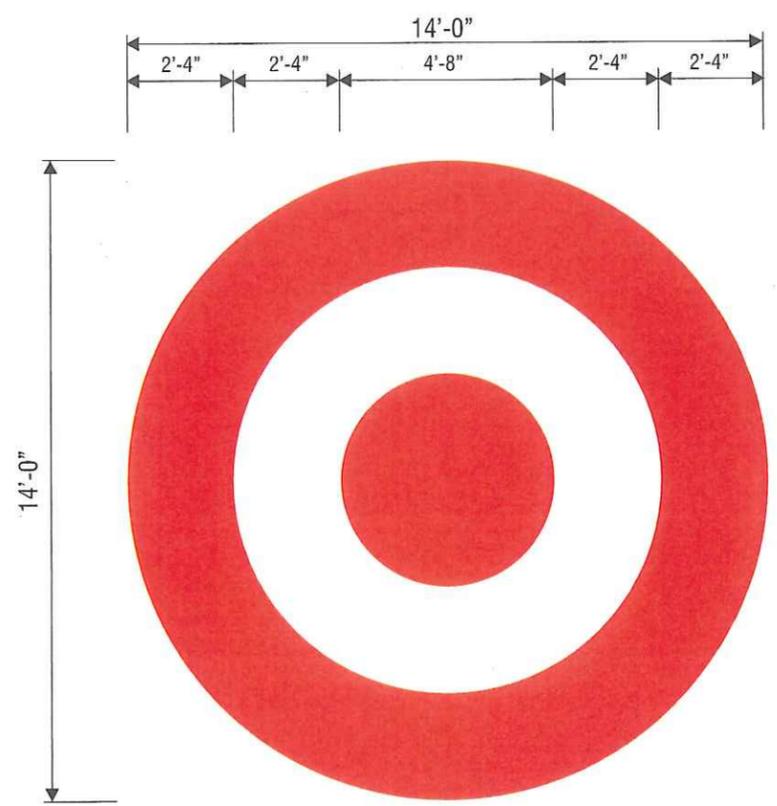
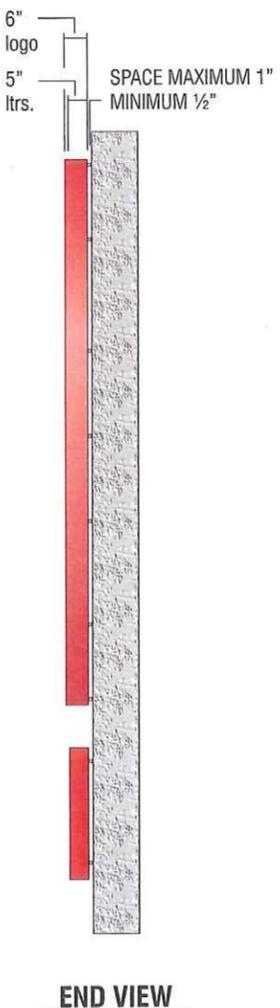
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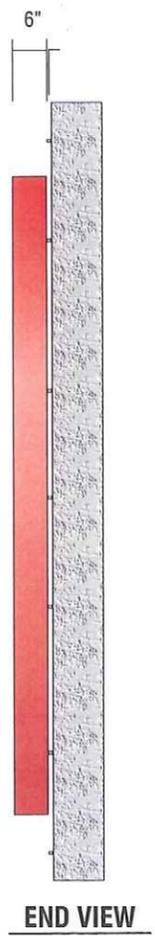
D 50" BULLSEYE & 42" TARGET SCALE: 1/2"=1'-0"
 QUANTITY: ONE (1) REQUIRED TOTAL = 84.2 SQ. FT.



E G 144" BULLSEYE - 32" LETTERS SCALE: 1/4"=1'-0"
 QUANTITY: ONE (1) REQUIRED TOTAL = 181.0 SQ. FT.



H I 168" BULLSEYE SCALE: 1/4"=1'-0"
 QUANTITY: TWO (2) REQUIRED TOTAL = 196.0 SQ. FT.



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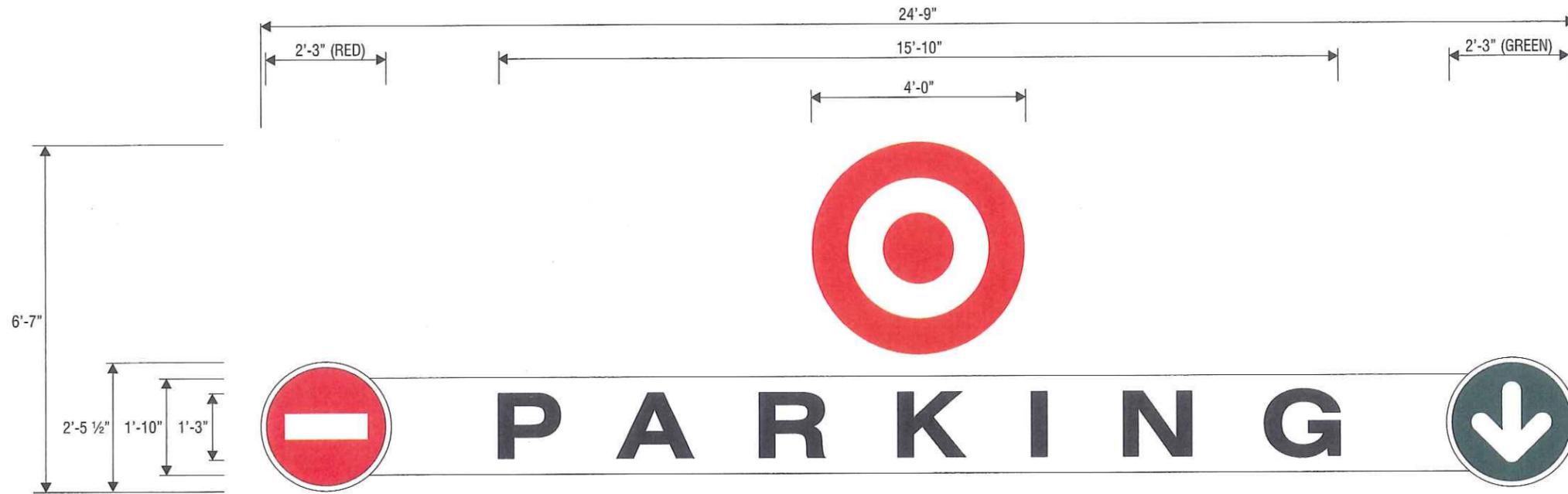
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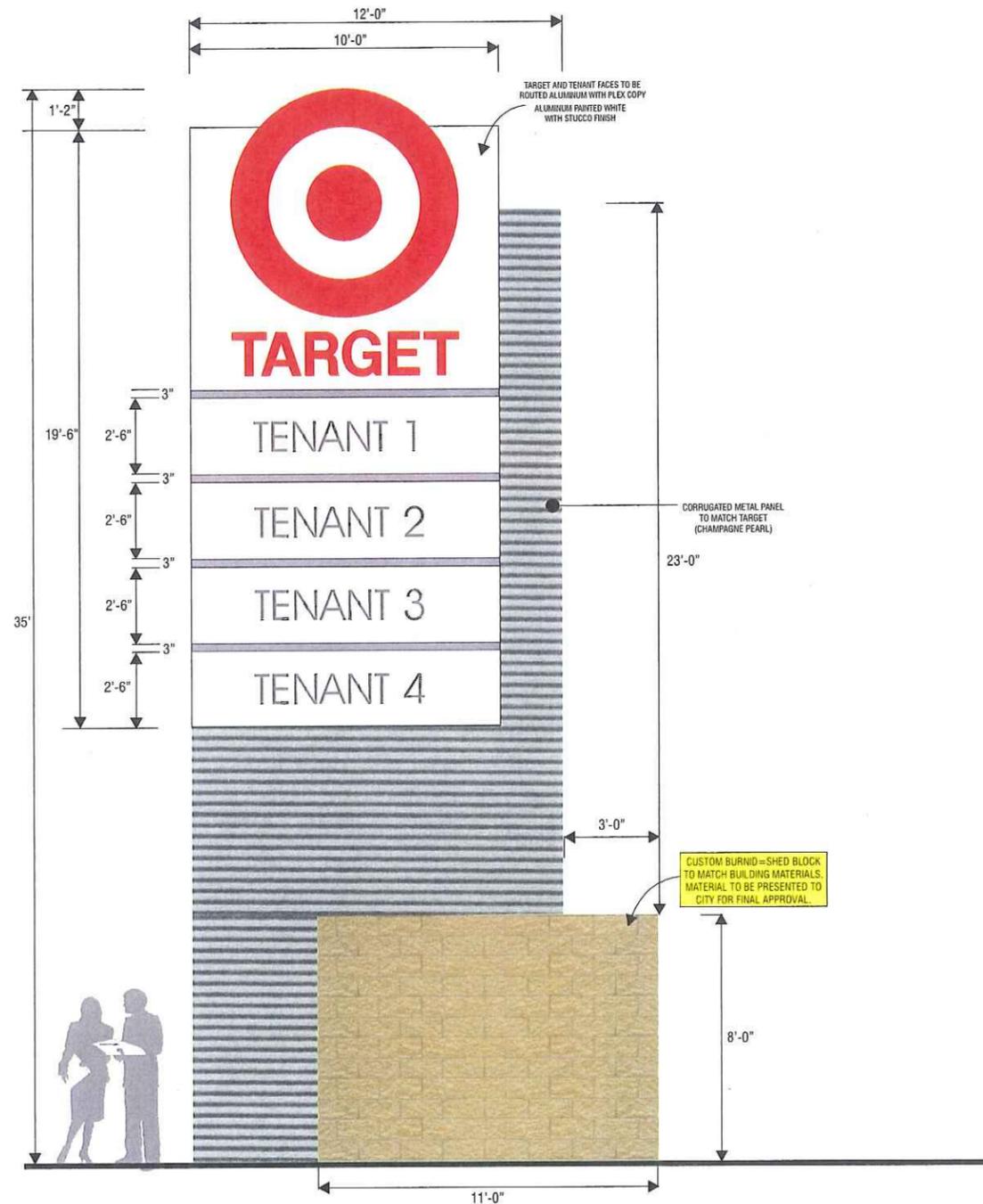
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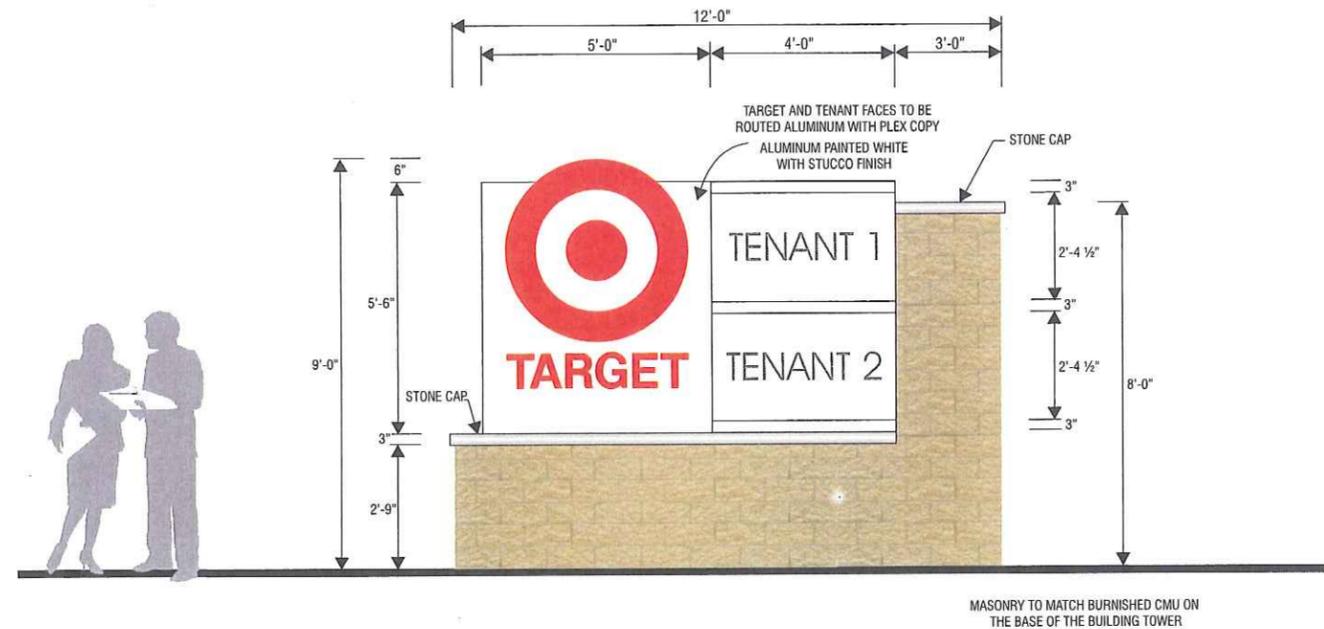
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K-1 K-2 FRONT ELEVATION "PARKING STRUCTURE WAYFINDING" SIGN
 QUANTITY: TWO (2) REQUIRED. SCALE: 3/8"=1'-0



P-1 ILLUMINATED D/F PYLON SIGN FRONT ELEVATION
 QUANTITY: ONE (1) REQUIRED. SCALE: 3/16" = 1'-0"



M-1 ILLUMINATED D/F MONUMENT SIGN FRONT ELEVATION
 QUANTITY: ONE (1) REQUIRED. SCALE: 1/4" = 1'-0"



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Summary

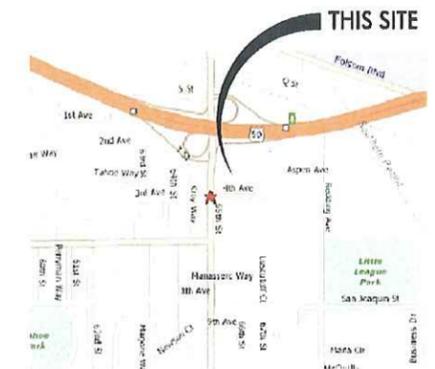
Land	±10.55 AC	459,394 SF
Target		168,050 SF
Retail		32,920 SF
Office		40,000 SF
Total Bldg Area		240,970 SF
FAR:		0.52

Vehicle Parking (Transit Overlay standards)	Totals	Transit Overlay Code Section
Maximum spaces allowed:		
Non-Residential maximum allowed: (1 space/375 sf)		17.178(F)(2)
Office: (40,000 sf/375)	107 stalls	17.178(F)(2)
Retail maximum allowed: (1 space/250sf)		17.178(F)(3)
Target: (165,142 sf/250)	660 stalls	17.178(F)(3)
Retail: (33,655 sf/250)	134 stalls	17.178(F)(3)
Total maximum allowed:	901 stalls	
Minimum spaces required:		
Non-Residential minimum required: (1 space/500 sf)		17.178(F)(2)
Office: (40,000 sf/500)	80 stalls	17.178(F)(2)
Transit Overlay does not require a minimum # of spaces for retail uses:		17.178(F)(3)
Target: no minimum	--	17.178(F)(3)
Retail: no minimum	--	17.178(F)(3)
Total minimum required:	80 stalls	
Total stalls provided:	695 stalls	

Bicycle Parking (Transit Overlay standards)	Total Required	Total Provided
Minimum facilities required for office (1 facility/6,000sf)	Total facilities=6.66 (4,000/6,000)	4 Class I (lockers) 4 Class III (racks)
50% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.	Class I Facilities=3.33 (4,000/6,000) x 50%	
Minimum facilities required for retail (1 facility/12,500sf)	Total facilities=16.14 (201,705/12,500)	8 Class I (lockers) 20 Class III (racks)
50% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.	Class I Facilities=4.03 (201,705/12,500) x 50%	
	23	36



STREET LEVEL PLAN



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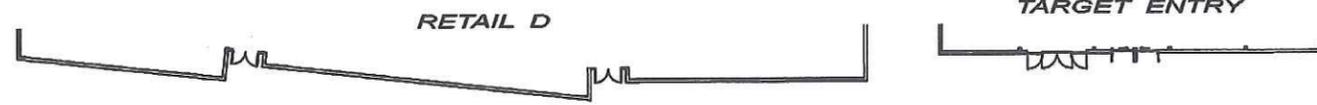
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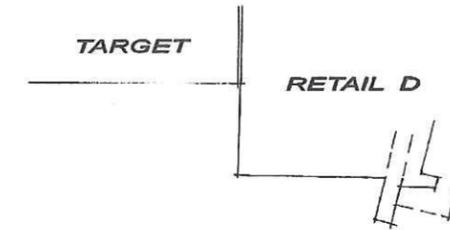
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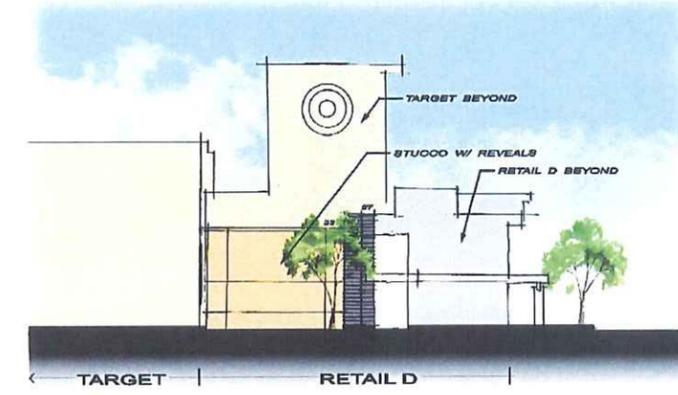
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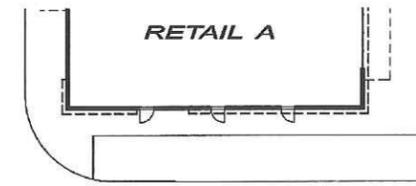
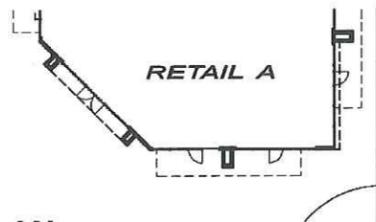
PLAN



WEST ELEVATION (FROM 65th STREET)



NORTH ELEVATION



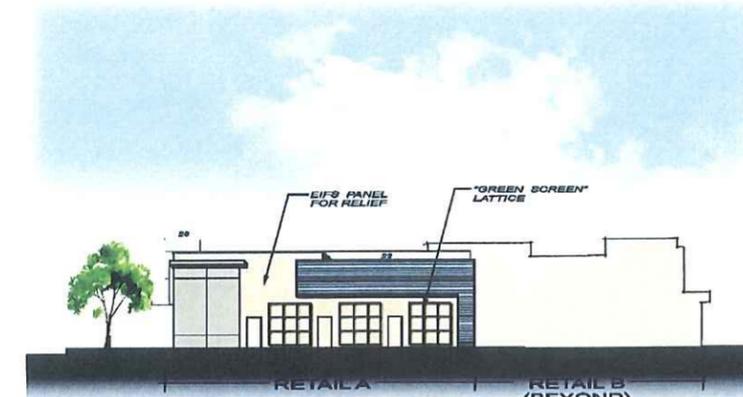
PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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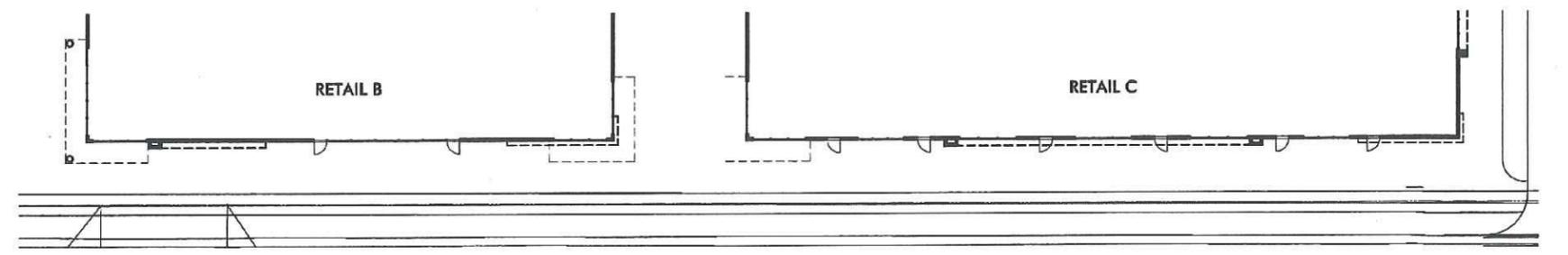
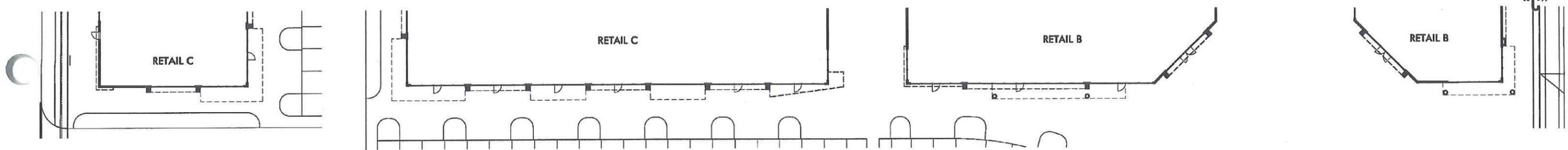
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Account Rep: **Boyd Hippenstiel**
Project Manager: **Sandra Ramirez**
Drawn By: **Dennis Radtke**
Underwriters Laboratories Inc. **ELECTRIC SIGN**
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

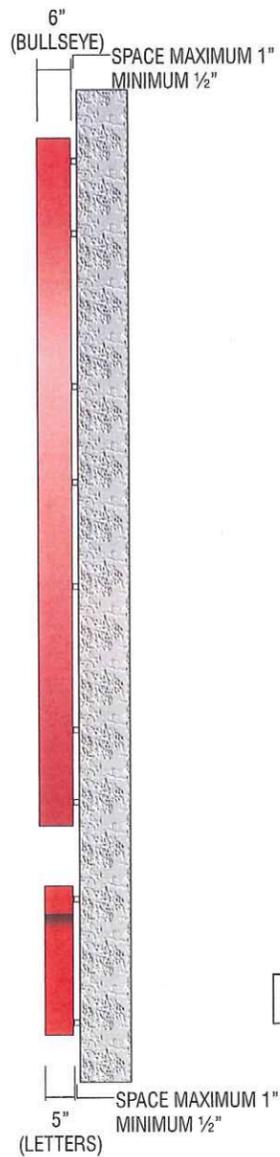
Project / Location:
TARGET
HWY 50 & 65TH ST.
EAST SACRAMENTO
SACRAMENTO, CA 94203

Job Number: 23-84337-00
Date: 4-23-2008
Sheet Number: 9 of 10
Design Number: 23-84337-00R4

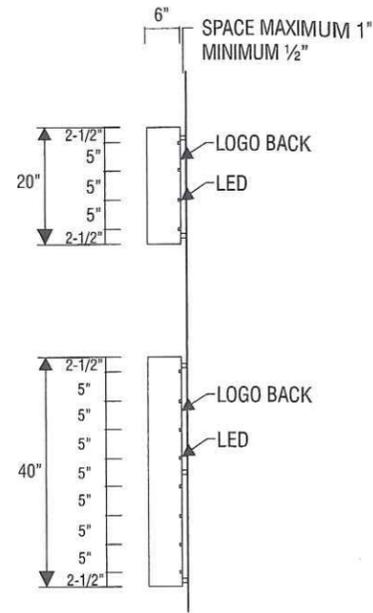
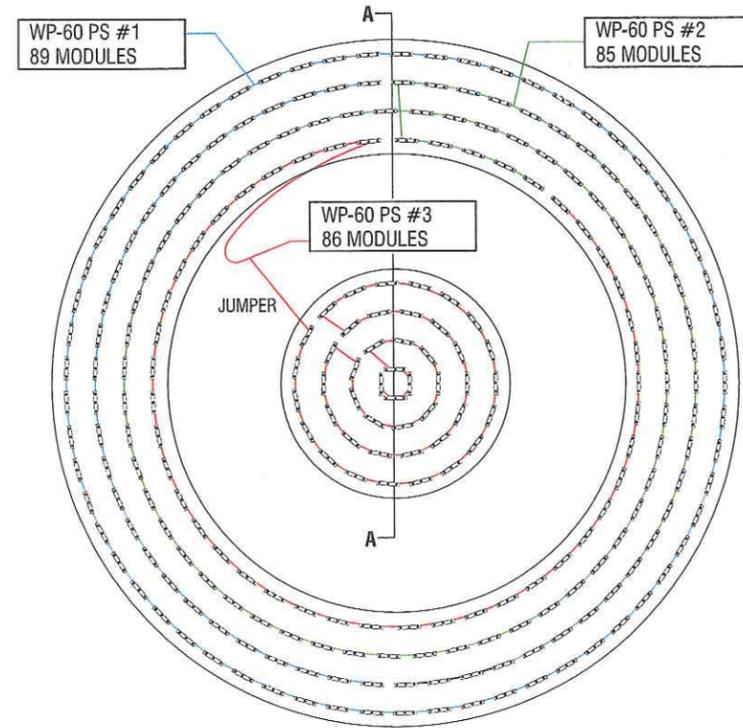
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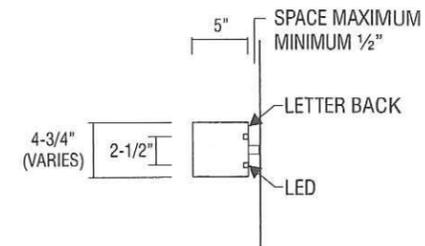
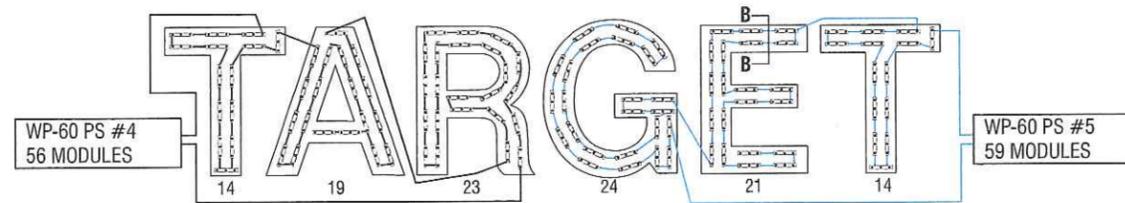
TYPICAL ILLUMINATION



MANUFACTURING NOTE:
THE BREAK SHOWN IN THE LED WIRE-WAY IS SHOWN FOR GRAPHICAL PURPOSES ONLY. THE EXACT LOCATIONS ARE TO BE DETERMINED AT TIME OF MANUFACTURE. ELECTRICAL HOLES TO BE POSITIONED ON CENTER HORIZONTAL LINE.



A-A TYPICAL LED SPACING LAYOUT
SCALE: 3/8"=1'-0"



B-B TYPICAL LED SPACING LAYOUT
SCALE: 3/4"=1'-0"

SCOPE OF WORK OF BULLSEYE:

MANUFACTURE ONE (1) SET OF CHANNEL LED ILLUMINATED GRAPHICS.
BULLSEYE:
TO BE MANUFACTURED OF .063 ALUMINUM FILLERS W/ .080 ALUMINUM BACK. FACE RETAINER TO BE 1/2" X 1" ALUMINUM RETAINER.
PAINT:
ALL EXTERIORS TO BE PRE-COAT TO MATCH MP03909 RED FULL GLOSS.
ALL INTERIORS TO BE WHITE FULL GLOSS.
ILLUMINATION:
ALL TO BE ILLUMINATED USING Sloan ChannelLED 4 RED LONG 701269-RL-MB LED.

CHANNEL BULLSEYE

LOGO = 100.0 SQ. FT.

SCOPE OF WORK OF TARGET LETTERS:

MANUFACTURE ONE (1) SET OF CHANNEL LED ILLUMINATED GRAPHICS. TO BE MANUFACTURED OF .040 ALUMINUM FILLERS W/ .063 ALUMINUM BACK. FACE RETAINER TO BE 1" RED JEWELITE.
PAINT:
ALL EXTERIORS TO BE PRE-COAT TO MATCH MP03909 RED FULL GLOSS.
ALL INTERIORS TO BE WHITE FULL GLOSS.
ILLUMINATION:
ALL TO BE ILLUMINATED USING Sloan ChannelLED 4 RED LONG 701269-RL-MB LED.

CHANNEL LETTERS

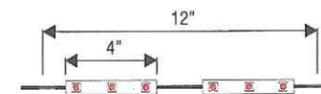
TARGET = 24.42 SQ. FT.



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1 GROUNDING AND BONDING PER N.E.C. 250-90, -92, -94, -96.

SIGN TO MEET N.E.C., U. L. 48 AND U. L. 1570 STANDARDS FOR ELECTRICAL SIGNS AND FIXTURES. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7

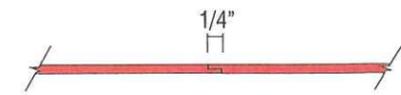
PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN



LED LAYOUT

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

LINEAR DENSITY 2 MODULES PER FOOT (TYPICAL)



FACE SEAMS TO BE A 1/4" LAP JOINT

FACE SEAM DETAIL

SCALE: 3"=1'-0"



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Atlanta - Daytona Beach

Building Quality Signage For American Business

Revisions:

- R-1 ADDED PYLON & MONUMENT SIGN 4/29/08 JW
- R-2 NEW REVISIONS PER BOYD 5/29/08 JW
- R-3 DELETE SIGN "F" JCR 6-5-08
- R-4 MOVED PHARMACY LOCATION & CHANGED ELEV. DRAWING 6/12/08 JW

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Boyd Hippenstiel

Project Manager: Sandra Ramirez

Drawn By: Dennis Radtke



ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:

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SACRAMENTO, CA 94203

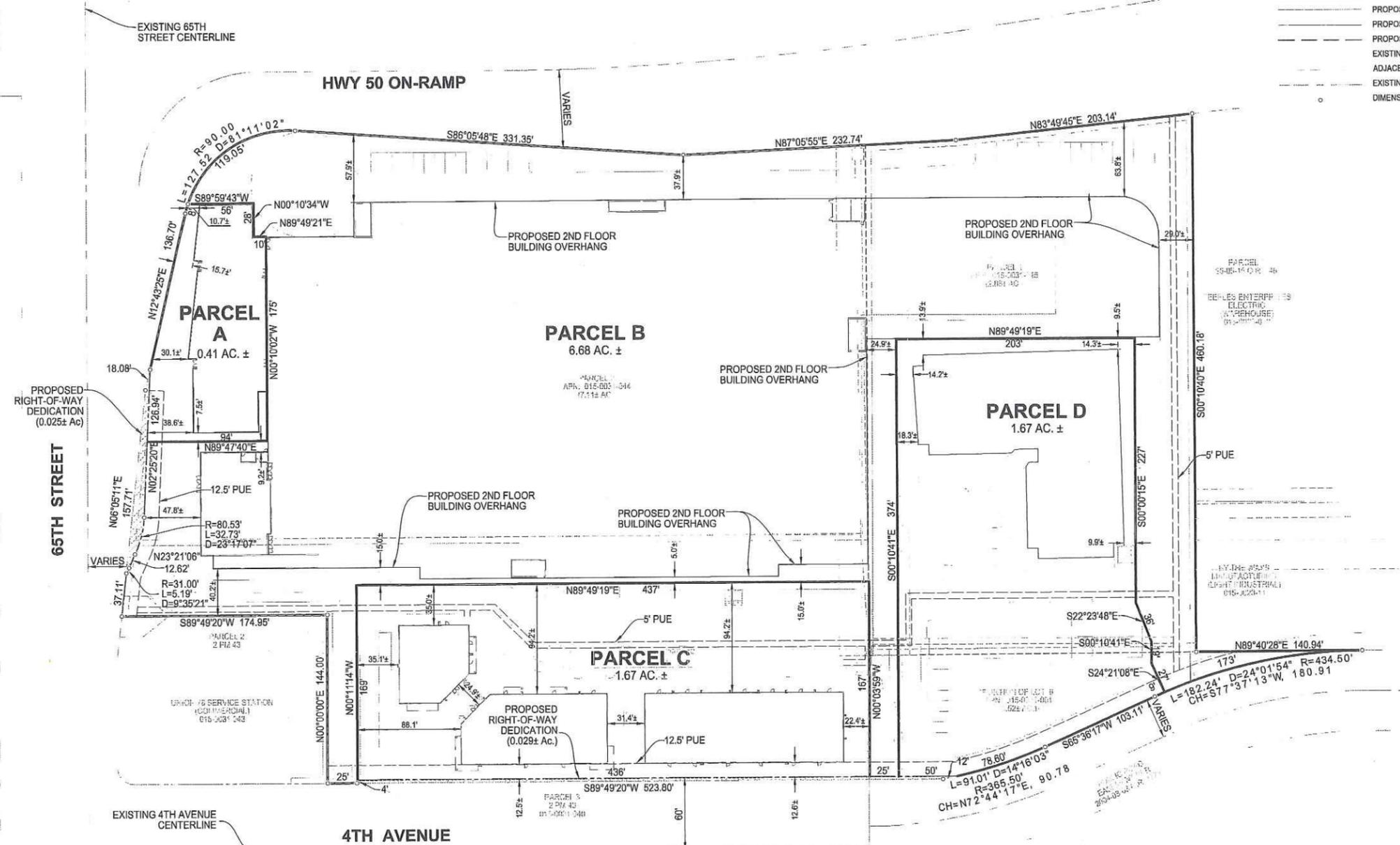
Job Number: 23-84337-00

Date: 4-23-2008

Sheet Number: 10 of 10

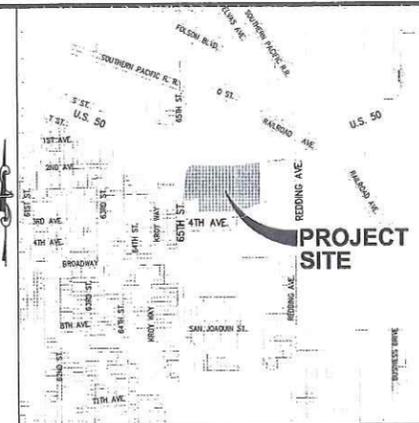
Design Number: 23-84337-00R4

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LEGEND

- SUBDIVISION BOUNDARY
- NEW PARCEL LINE
- EXISTING PARCEL LINE
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- ▨ PROPOSED RAW DEDICATION AREA
- ▨ PROPOSED SITE IMPROVEMENTS
- PROPOSED BUILDING WALL
- PROPOSED 2ND FLOOR BUILDING OVERHANG
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING STREET CENTERLINE
- DIMENSION POINT



SHEET INDEX

C1	EXISTING & PROPOSED LOT LINES AND GENERAL INFORMATION
C2	TOPOGRAPHIC AND BOUNDARY SURVEY (PREPARED BY WRG DESIGN INC.)
C3	SECTIONS
C4	SURFACE IMPROVEMENTS, GRADING AND STORM DRAIN PLAN
C5	UTILITY PLAN
L1	TREE DEMOLITION PLAN

OWNER :
 TARGET CORPORATION
 C/O: PROPERTY ADMINISTRATION
 1000 NICOLLET MALL
 MINNEAPOLIS, MN 55403
 (612) 761-1545

DEVELOPER:
 TARGET CORPORATION
 PROPERTY DEVELOPMENT
 1000 NICOLLET MALL, TPN-12
 MINNEAPOLIS, MN 55403
 (612) 761-1558

ARCHITECT:
 NADEL RETAIL ARCHITECTS, LLP
 2485 NATOMAS PARK DR., SUITE 100
 SACRAMENTO, CA 95833
 (916) 568-3500

CIVIL ENGINEER:
 CUNNINGHAM ENGINEERING
 2120 20th STREET, SUITE 3
 SACRAMENTO, CALIFORNIA 95818
 (916) 455-2026

ASSESSORS PARCEL NUMBER:
 015-0031-044, 015-0031-045, PTN 015-0031-001

PROJECT ADDRESS:
 6507 4TH AVENUE / 6701 4TH AVENUE

AREA:
 EXISTING: 10.49± AC. NET
 PROPOSED: 4 PARCELS - 10.43± AC. NET

APN / EXISTING ZONING:
 015-0031-044 C2-TO
 015-0031-045 C2-TO
 PTN 015-0031-001 R-3

PARCEL / PROPOSED ZONING:
 PARCEL A C2-TO
 PARCEL B C2-TO
 PARCEL C C2-TO
 PARCEL D C2-TO

EXISTING GENERAL PLAN LAND USE:
 COMMERCIAL MIXED-USE (PARCELS 1 & 2)
 MEDIUM DENSITY RESIDENTIAL (PTN LOT 6)

PROPOSED GENERAL PLAN LAND USE:
 COMMERCIAL MIXED-USE

FLOOD ZONE:
 ZONE X

BENCHMARK:
 ELEVATION DATUM: NGVD 29
 BENCHMARK: NGS DESIGNATION: F 846, PID: JS0999
 LOCATION: SEE NGS DATA SHEET
 ELEVATION: 50.15 FEET (NGVD 29)

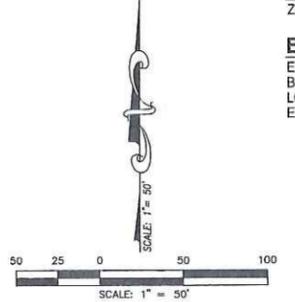
DATE SIGNED:
 THESE DRAWINGS ARE NOT
 CONSIDERED FINAL UNTIL THE
 ENGINEER'S SEAL BELOW HAS BEEN
 SIGNED AND DATED.



- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY WRG DESIGN, INC., DATED 12/31/2006 AND PRELIMINARY DESCRIPTION BY MORTON & PITLAQ, INC.
 - THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FILED FOR RECORD IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER, ON MAY 5, 1996, INSTRUMENT NO. 199805050893 AND A PORTION OF LOT 6, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THE PLAT ENTITLED "A.B. DAVIS HOMESTEAD FARMS" FILED IN BOOK 2 OF MAPS, MAP NO. 2 IN THE OFFICE OF SACRAMENTO COUNTY. PRIOR TO APPROVAL OF A FINAL MAP FOR THIS SUBDIVISION, A LOT LINE ADJUSTMENT WILL BE RECORDED SO THAT PARCEL 1 & THE PORTION OF LOT 6 WILL BE A SINGLE PARCEL.
 - THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY NADEL RETAIL ARCHITECTS, LLP, DATED 1/29/2008.
 - OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.

SERVICE PROVIDERS:

WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK & RECREATION:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
POLICE PROTECTION:	CITY OF SACRAMENTO
ELECTRIC:	SMUD
GAS:	PG&E



**TENTATIVE PARCEL MAP for
 65TH STREET CENTER**
EXISTING & PROPOSED LOT LINES AND GENERAL INFORMATION
 CITY OF SACRAMENTO
 CALIFORNIA

DESIGNED BY:	CK
DRAWN BY:	LE
CHECKED BY:	CWC
SCALE:	1" = 50'
NO.	
DATE	
REVISIONS	
BY	
APPD.	

SHEET
C1
 OF
6
 DATE: 6/3/08
 JOB NO: 929.01