

**Sign Criteria For
8444 - 8454 N. Oracle Rd.
Oro Valley, AZ 85704
“Hacienda Bella”
Parcel 225-13-007C**

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DC ORACLE LLC  
2125 S CRAYCROFT RD  
TUCSON AZ 85711-6624



These criteria have been established to insure design compatibility among all signs at 8444 N. Oracle Rd. Conformance to these criteria will be strictly enforced. Sign permits must be approved by the Town of Oro Valley prior to installation of the signage. Any signage installed that is not approved by The Landlord and not permitted by the Town of Oro Valley shall be removed or brought into conformance by the applicant and/or it's sign contractor at tenant's expense. All signage must conform to the Oro Valley Sign Code (OVZCR Chapter 28).

APPROVED BY: TCFZ/DAB/BOA  
11-13-13 013-11-008  
DATE  
*Dee Thomas*  
TZ PROJECT MANAGER



## Wall Signs

### **Types of Wall Signage Allowed**

- Allowed Wall Signage includes Pan Channel, Reverse Pan Channel, Molded or Formed Dimensional Letters (Gemini Plastic) and Flat Cutout Acrylic or Metal Letters.
- Signs may be made of metal (which must be properly sealed so it will not bleed rust), or plastic, but not foam.
- Tenant's logos may be used along with Letters and descriptive text boxes. A text box is a single shape (eg: rectangle, oval) with tag line or description of product or services. For a Reverse Pan channel text box sign, the letters can be cut through the face and backed with white acrylic, or just have vinyl lettering on the face. For Channel text box signs, the shape would be with channel letter construction and illuminated through the face. Size of the text box may not be larger than the primary company name.
- Raceways are allowed and must be painted to match the color of the building surface on which it is installed

### **Illumination**

- Signage may be internally or halo illuminated with neon or LEDs, or non-illuminated.
- Open faced neon signs are specifically prohibited.
- Reverse Pan channel letters shall have amber halo illumination
- Other colors may be considered if they are corporate or trademarked company colors.
- Illumination is only allowed between the hours of 5 am and 11 pm and must be turned off at close of business per Town of Oro Valley Code.

### **Colors**

- 3M translucent vinyl colors Red (3630-33), White, Black, Yellow (3630-015), Green 3630-26), or Blue (3630-36).
- Reverse Pan Channel letters may be painted Duranodic Brown (3630-69) or to match any of the above mentioned 3M colors,

### **Quantity**

- One wall sign is allowed for each Tenant except for those Tenants who have frontage along both the primary and secondary wall sign areas as shown on the preceding site plan, who may have one sign on each allowed wall area.
- Tenants who do not have frontage along either of the two sign areas may be allowed space on the Monument Sign.
- Size of the signage allowed is based on the Tenant's frontage along their exterior wall, with a maximum of 1 sq ft of signage for each linear ft of tenant frontage along their exterior wall. Signage may not extend longer than 80% of Tenant's frontage.

### **Monument Signage**

- Landlord will provide a Monument sign for the development along N Oracle Rd and will control the Tenant signage thereon. All Tenant graphics on the Monument Sign must be approved by the landlord and permits approved by the Town of Oro Valley prior to installation.
- Design – See attached
- Double sided
- 5 tenant panels proposed, up to 8 allowed
- Light beige panels with text colors from wall sign colors above
- Blank panels shall be opaque
- Tenant panels shall be opaque with copy that may be lit. Backgrounds may not be white.
- Slump block base
- 72 sq ft in sign area
- 8' height with 2' architectural feature
- Internal illumination

### **Window Signage**

- Per Oro Valley Zoning Sign Code

### **Directional Signage**

- Freestanding Directional Signage, may be single or double-sided and may display only written or graphic directions for traffic, name of the business and/or logo, and address and/or suite number. Maximum size is 6 sq ft, maximum height is 3'. If illuminated it must be turned off at close of business. Limit one per freestanding building.
- Design to match monument sign

### **Temporary Signage**

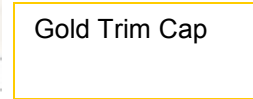
- Any temporary signage (eg: banners) shall be per Per Oro Valley Zoning Sign Code.

**Color Palette:**

|                                                                                   |                                       |                                                                                   |                                                             |                                                                                    |                                                           |
|-----------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------|
|  | <b>Red</b><br>PANTONE 187-3B, 3003-3B |  | <b>Yellow</b><br>PANTONE 108-101, 3033-01A<br>PANTONE 108 C |  | <b>Green</b><br>PANTONE 349-3B, 3493-3B+<br>PANTONE 349 C |
|  | <b>Dark Gray</b><br>PANTONE Black C   |  | <b>Blue</b><br>PANTONE 281-3B, 3033-3B+<br>PANTONE 281 C    |  | <b>Black</b><br>PANTONE Process Black C                   |



White



Gold Trim Cap

**Sign Type Examples:**



**Monument Sign**

144 in



6' x 12' Internally Illuminated, Double Sided Monument Sign with 26" x 6' Illuminated Architectural Element at top with Address & Name. 5 individual tenant panels. (Changeable configuration) Blank Panels to be Opaque Beige background color. Tenant panels shall be opaque with copy that may be lit. (White Backgrounds are not allowed.)

Attachment 1  
Conditions of Approval  
Sign Criteria for Hacienda Bella

1. Only one color from the approved color palette can be used for sign letters and characters on any one line of sign copy.
2. Wall signs on the south and east building elevations are prohibited.
3. Wall signs on the Dome feature shall not be allowed.