

SIGN CRITERIA – Magee Plaza 8085-8095 North Oracle Road - Oro Valley, AZ

Written approval is required by the owner/landlord prior to manufacture and installation of any signs, including any sign inside the premises that may be visible from the outside. The owners/landlord's approval will ensure compliance with all electrical and local sign codes. All signs to be professionally manufactured with UL labels.

The intent of the Sign Criteria is to satisfy the requirements of the Conceptual Design Review Board Sign Criteria, per OVZCR 28.2.B. It is intended to provide consistency of signage for the entire development, while minimizing the impact of the signage on the adjacent communities.

Monument/Pole Sign (existing)

Height: Existing Pole sign - 6'0" bottom of cabinet to grade, 10' overall

Illumination: Fluorescent T-12 H.O. lamps

Size: 59.5" x 10'-1/4" x 10" cabinet dimensions. Top tenant face 41" x 10'. Bottom tenant face 18" x 10'.

Design: Faces to be lexan, opaque background with translucent copy & graphics.

Location: Existing Pole Sign. Please see detailed drawing. Protected area in parking.

Building Sign Requirements

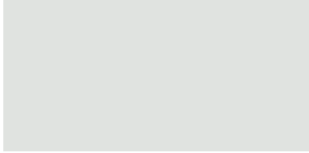





The overall height on any single letter or logo shall be restricted as follows:

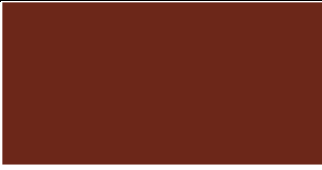

- Leased area up to 2,000 sq/ft = 24" max letter height
 - Leased area up to 2,001 – 6,000 sq/ft = 36" max letter height
 - Leased area up to 6,001 – 12,000 sq/ft = 48" max letter height
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- Double/triple lines of copy are permitted and shall not exceed a total combined height of 60"
 - Tenants may have 1 square foot of signage per lineal foot of building frontage, not to exceed a maximum of 100 sq/ft per side.
 - No wall sign shall extend above the roofline of the building.
 - Pan Channel or Reverse Pan Channel Letters may be surface mounted or mounted to a raceway. The raceway shall be to painted to match the building color.
 - Placement of any illuminated signs on the west elevation (rear of building) is forbidden.

Attachment 1

Colors:

* All Signs may only utilize the colors specified within this criteria

ALLOWABLE COLOR	PMS COLOR #	3M VINYL #
a. White	White	 White 3630-20
b. Black	Black 2 2X	 Black 3630-22 Pantone Process Black
c. Red	485 C2X	 Red 3630-33
d. Sultan Blue	Reflex Blue 2X	 Sultan Blue 3630-157 Pantone 288 C
e. Burgundy	188C	 Burgundy 3630-49 Pantone 188 C
f. Golden Yellow	1235C	 Golden Yellow 3630-125 Pantone 1235 C

g. Light Rust Brown	181C	 <p>Light Rust Brown 3630-109 Pantone 181 C</p>
h. Green	349C	 <p>Green 3630-26 Pantone 349 C</p>

Trade Mark Logo: Trademark Logos may be utilized with proof of State/Federal registration and are limited to 25% of the permitted area of the sign.

Window Signs: Glass are of storefronts may contain graphics with business name, address, hours of operation, emergency numbers, company logos, etc; Subject to compliance with the Oro Valley Sign Code.

Banners: All banners shall be regulated and permitted to the standards specified under the Oro Valley Zoning Code Revised.

Prohibited Signs: All signs must be allowed and permitted per OVZCR.

Landlord/Tenant Requirements

1. All Signage shall be installed and maintained by the Owner/Tenant, at Owner/Tenant's expense. The Owner/Landlord may disapprove any sign, which deteriorates or is damaged after installation. Illuminated outages, breakage or other required sign maintenance shall be repaired and restored to proper condition within (5) five working days of written notification from the landlord.
2. In the event Tenant removes the sign, the Tenant will be responsible for the repair and repainting of any damage to the building fascia or mounting surface within (15) fifteen days. Tenant is not entitled to remove signage unless Owner/Landlord directs Tenant to do so.
3. A penalty of 100% of the Owner/Landlord's cost to repair said signage may be assessed to the Tenant should the Owner/Landlord be required to provide the necessary maintenance due to Tenant's noncompliance to the notification.
4. The Tenant is responsible for providing electrical power and time clocks to the location of the Signs. Hours of time clocks will be set per OVZCR.

5. Tenant shall be fully responsible for the operation of Tenant's sign contractors and shall indemnify, defend and hold Landlord harmless for, from and against damages or liabilities of account thereof.
6. All required penetrations of the designated area for signage shall be neatly sealed in a watertight condition.
7. No roof penetration is allowable unless Tenant gets prior written approval from the Landlord. Landlord may require Tenant to use Landlord's roof contractor or other contractor to penetrate Roof.
8. All sign contractors shall carry worker's compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs with a combined single limit in an amount not less than one million dollars, (\$1,000,000.00) per occurrence. All sign contractors shall hold a current contractor's license in the State of Arizona. Landlord shall be named as additionally insured in the worker's compensation and commercial liability insurance.
9. Landlord/Owner shall repair any damage caused by said contractor's work
10. These requirements are enforced by the landlord and not the town of Oro Valley.

General Requirements

1. All Town of Oro Valley OVZCR requirements apply in addition to the criteria specified herein.
2. All signs and their installation must comply with all local building and electrical codes.
3. The Owner/Landlord shall obtain all permits and inspections to conform to the Town of Oro Valley sign codes, electrical regulations and ordinances before manufacture and installation of signage.
4. Wall signs are limited to three elevations per OVZCR 28.5.B.14.
5. All signs will meet the standards of Oro Valley Zoning code.

Please refer any questions to:

Marana Signs LLC
2739 West Ruthrauff Rd
Tucson, AZ 85705
520-887-7446

Site Plan - Magee Plaza

8085-8095 North Oracle Road - Magee Plaza



Elevations - Magee Plaza

520-887-7446 **Signs**
2739 W. Ruthrauff Rd
Tucson, Az. 85705.

8085-8095 North Oracle Road - Magee Plaza



Existing East Elevation
(front of building)



Existing North Elevation
(side of building)



Existing South Elevation
(side of building)



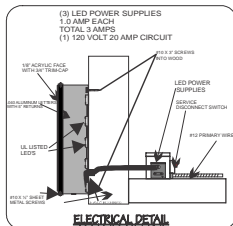
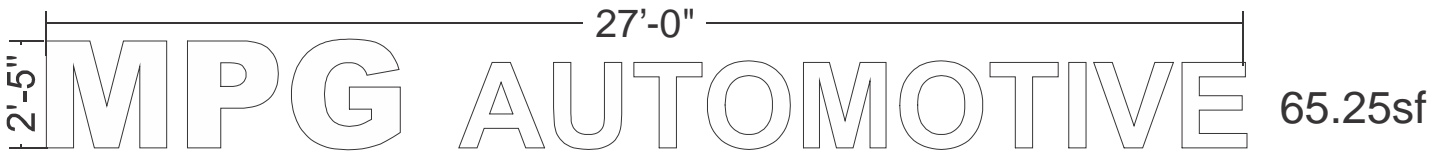
Existing West Elevation
(rear of building)



Example of permissible Wall Signs

520-887-7446 **Signs**
2739 W. Ruthrauff Rd
Tucson, Az. 85705.

8085-8095 North Oracle Road - Magee Plaza



- .040 Aluminum Pan Channel Letters with 5" returns
- 1/8" White Acrylic faces with 3/4" black trim cap
- Internally illuminated with white LEDs
- Flush-mounted to building

Examples of neighboring businesses with similar signs:



Monument/Pole Sign

8085-8095 North Oracle Road - Magee Plaza



TENANT PANELS
 SCALE 3/4"=1'-0"

EXISTING POLE/MONUMENT SIGN - No changes are requested other than the sign faces may change to allow the proposed colors.



TENANT PANELS

- SHALL BE 3/16" WHITE POLYCARBONATE WITH 3M TRANSLUCENT GRAPHICS.
- COLORS REFER TO COLOR CRITERIA