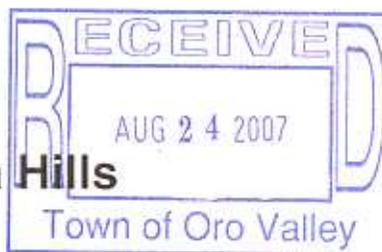


APPROVED BY: TC/PZ/DRE
2-5-08
DATE
Jonathan Hew
PZ PROJECT MANAGER

Mercado at Cañada Hills Sign Criteria



- 1) **Purpose:** The purpose of these criteria is to guide the Owner/ Tenant and the sign contractor in designing, installing and maintaining effective and tasteful signage within Mercado at Cañada Hills. These criteria, once approved by the Town of Oro Valley, will also serve as a binding guide to sign design and will expedite the sign permit process.
- 2) **Disclaimers:**
 - a. Association Approval; two sets of drawings shall be submitted to the Architectural Review Committee (ARC) for review prior to submittal for a sign permit to the Town of Oro Valley.
 - b. Once approved by the ARC, required permits shall be obtained from the Town of Oro Valley prior to sign installation.
 - c. Signage must be installed in compliance with the National Electric Code (NEC).
- 3) **Architectural Review Committee (ARC) Approval:** All proposed signs must be approved by the ARC before permits are submitted. A copy of this approval must accompany the sign permit application. The ARC will approve or request changes to artwork it receives for review. Only artwork that has been signed off as "approved for construction" by the ARC will be accepted for the use of obtaining a sign permit.
- 4) **Freestanding Signs:** There shall be two (2) freestanding signs at site which shall be permitted and placed by the property owner. The signs shall have the following features.
 - a. The name of the center in routed/backed up copy.
 - b. Tenant panels with routed out/backed up copy.
 - i. Landlord shall determine the final location for each tenant having a panel on the sign.
 - c. Double faced.
 - d. Maximum of fifty (50) square feet in area.
 - e. Maximum eight (8) feet overall height.
 - f. Shall be compatible with the architecture within the center.
 - g. Prints of the sign shall be approved by the Town of Oro Valley prior to permitting.

- 5) **Wall Signs:** (Note: Many of the requirements of this section are taken directly from the Oro Valley Sign Code).
- a. **Type:** Only reverse pan channel (RPC) halo illuminated letters/logos will be accepted. For complex logos, a pan channel may be utilized if necessary. The can shall remain the same color as the letters in the sign with a routed faced backed up with white acrylic. If the stroke of the letter is too small to allow for RPC letters, then ½" thick, painted, aluminum flat-cut-out (FCO) letters will be accepted in lieu of RPC letters. FCO letters are usually required only for taglines.
 - b. **Area:** For building elevations containing wall signs, a sign may be 24 square feet by O.V. sign code, with no single wall sign containing more than one (1) square foot of sign for each linear foot of building frontage, not to exceed a maximum sign area of 150 square feet. For example: a 20 foot wide space would be allowed 20 square feet of signage, however, since the code allows a minimum of 24 square feet that is the amount which would be allowed. A 40 foot wide space would have up to 40 square feet of signage available. Wall signs for building elevations further than 300 feet from the street, may contain no more than 1¾ square feet of sign area for each linear foot of frontage, not to exceed a maximum sign area of 200 square feet. Where businesses do not possess individual frontages, each may maintain an individual sign; however, the maximum wall sign square footage shall not be exceeded.
 - c. **Height:** No wall sign shall extend above the roofline of a building.
 - d. **Location:** Shall only be placed on the building elevations or at the main entrance of a business, which the sign identifies, and may not project more than eight (8) inches from the wall on which the sign is mounted. No sign shall be wider than 80% of the leased tenant space. No sign shall be located over any portion of another tenant's space.
 - e. **Letter Height:** There is to be no limit on the height of individual letters or other sign elements provided that all of the provisions of these criteria are met and the artwork is signed off by the ARC.
 - f. **Illumination:** Signs must be internally illuminated unless the stroke of the letter or some other factor prevents illumination of the sign. The color of the illumination shall be white utilizing either light emitting diodes (LEDs) or white neon.

- g. **Quantity:** the maximum number of elevations allowed for wall signs shall be two.
- h. **Other Requirements:** All transformers/power supplies shall be remote. There shall also be no exposed conduit, conductors or other sign components.

6) **Window Signs:** (Note: Many of the requirements of this section are taken directly from the Oro Valley Sign Code).

- a. **Description:** Any form of advertisement and/or identification associated with the business that is affixed to the interior or exterior of a window, or one that is placed immediately behind a window so as to inform or attract attention to the public outside of the building and/or tenant space. Window signs shall be divided into two (2) types of signs:
 - i. **Business Name/Hours of Operations:** Signs shall identify the name of the business along with hours in which the business is open and/or closed for operation.
 - ii. **Display Area:** Shall be defined as an area for the purpose of displaying miscellaneous items such as posters, menus, promotional items or the like which pertain to the business itself, in a defined location.
- b. **Quantity:** A maximum of one (1) sign type each for any one (1) business and/or tenant space. For businesses that are corner tenants or individual properties having two (2) street frontages, the same shall apply on both sides. Businesses and/or tenants who have a building front in excess of 40 feet shall be allowed one (1) additional "Display Area."
- c. **Area of Sign:** Each sign type shall be allowed the following:
 - i. "Business Name/Hours of Operation" shall not exceed a maximum of three (3) square feet.
 - ii. A "Display Area" shall not exceed a maximum of six (6) square feet.
- d. **Location:** All sign types shall be subject to the following locations:
 - i. The "Business Name/Hours of Operation" shall be located on the entrance door to the establishment. If an entrance door cannot be utilized, then the sign may be located within another area that will not interfere with any other sign types, under this provision.
 - ii. The "Display Area" shall be located on the first immediate window to the right of left of the entrance door. For tenants having a corner space, the "Display Area" shall be located

so as to not interfere with visibility pertaining to safety issues or interfere with any other sign types under this provision.

- e. **Illumination:** All window signs shall contain no illumination except for an open/closed sign.
- 7) **Temporary Signs:** Temporary signs shall be allowed per the provisions set forth in the Oro Valley Sign Code.
- 8) **Colors:** All signs shall conform to the colors below for each sign type.
- a. **Freestanding Sign:**
 - i. Mission Patina/Copper Patina.
 - ii. MAP 16A-1A Deep Henna.
 - iii. SW6388 Golden Fleece.
 - iv. White Acrylic 015 (for routed/backed up copy).
 - b. **Wall Signs:**
 - i. Mission Patina/Copper Patina (for letters on light backgrounds).
 - ii. Black Anodic (Match Matthews).
 - iii. SW6380 Humble Gold (for letters on dark backgrounds).
 - iv. Corporate colors such as those used in a logo or other typical corporate signage may be used so long as coverage of those colors on the sign does not exceed fifty percent of the total sign area.
 - c. **Window Signs:**
 - i. White 3630-20 self adhesive vinyl for "Business Name/Hours of Operation."
 - ii. Other colors and full color may be required for "Display Area." Use white 3630-20 whenever possible.
- 9) **Sign Types Prohibited:**
- a. Any sign prohibited by the Town of Oro Valley Zoning Code.
 - b. Signs not approved by ARC.
 - c. Any signs not specifically mentioned as permitted in these criteria.
- 10) **Design Guidelines:** The following are a few guidelines that will aid the sign designer and the Owner / Tenant in composing a design more likely to be approved by the ARC.
- a. Always provide drawings to scale of the proposed sign. Elevation drawings should also be presented showing the proposed sign as it

will appear on the building. Drawings should also outline all dimensions, fonts, colors and materials used.

- b. Use only the approved colors from these criteria. Remember that these criteria are binding when applying for a sign permit from the Town of Oro Valley.
- c. Any typeface, or font, may be used; however a knowledgeable sign contractor will help refine the search for a proper font that is both tasteful and sign friendly.

11) **Sign Contractors:** All sign contractors installing signage in Mercado at Canada Hills shall be required to provide satisfactory evidence of the following:

- a. A valid L-38 contractor's license.
- b. Proof of a valid Town of Oro Valley business license.
- c. Proof of insurance in force at the time of sign installation in the following amount: Comprehensive General Liability of \$1,000,000.00 per occurrence combined bodily injury and property damage.

12) **Sign Maintenance:** All signage whether illuminated or not is required to be maintained in fit structural and mechanical repair at all times. Individual Owner / Tenant shall be solely responsible for maintenance of all signage installed on that Owner / Tenant space. The ARC reserves the right to remove or service signage found to be deficient in maintenance at the sole expense of the Owner / Tenant after sufficient notice has been given to Owner / Tenant of such maintenance deficiencies. Examples of such deficient signage include but are not limited to signs in need of electrical repair, signs in need of structural repair, and faded or peeling window vinyl. Freestanding signage will be serviced regularly by the Owners Association. Please help by reporting any service needs that may become apparent on a day to day basis.

13) **Removal of Signage:** All Owner / Tenant signage shall be removed from the building in a timely manner upon vacating the space. Any and all damage caused to the building by signs or contactors shall be repaired at the sole cost of the Owner / Tenant. All work shall be coordinated through the Owners Association or property manager for the Association. It will also be the sole responsibility of the Owner / Tenant to return the building to an acceptable condition. This could include patching, texturing and painting of the exterior fascia or a larger section of the building if necessary to blend the paint so there is no obvious difference in color.

Preferred Sign Vendor

Fluoresco Lighting & Signs
Attn: Jerry Montgomery
(520) 623-7953
3132 E. 46th St.
Tucson, AZ 85713