

SIGN CRITERIA

SEPTEMBER 10 SUBMITTAL, 2004

OCT 12 2004

4:35 pm

INDEX

1	COVER PAGE
2	SITE LOCATOR MAP
3	BUILDING ELEVATIONS
4	BUILDING ELEVATIONS
5	CONFORMITY POINTS / SIGN SAMPLES
6	SIGN SAMPLES CONTINUED
7	FREESTANDING MONUMENT SIGN
8	FREESTANDING DIRECTORY
9	DIRECTIONAL SIGNS
10	UNDER CANOPY SIGNS
11	WALL SIGNS FOR BUILDINGS
12	SIGN CRITERIA
13	SIGN CRITERIA

ORACLE CROSSINGS

LOCATION: ORACLE AND MAGEE

INTENT OF MASTER SIGN CRITERIA:

- 1) PROVIDE A PLAN PROGRAM FOR SIGN CONSISTENCY AT ORACLE CROSSINGS.
- 2) PROVIDE PLEASING COLORS AND SIGN CONFORMITY IN SIZE AND CONSTRUCTION PER ATTACHED PAGES.
- 3) CREATE A TRANSITION ZONE FOR REHABILITATION CENTER.

REVISION 08
REV. DATE 10/12/04



3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540

FILE NAME: 1 PRO ORACLE CROSSING

JOB NAME: ORACLE CROSSING

JOB ADDRESS: ORACLE & MAGEE

CITY: TUCSON

SUITE:

ZIP:

PERMIT COPY

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ACCEPT DATE:

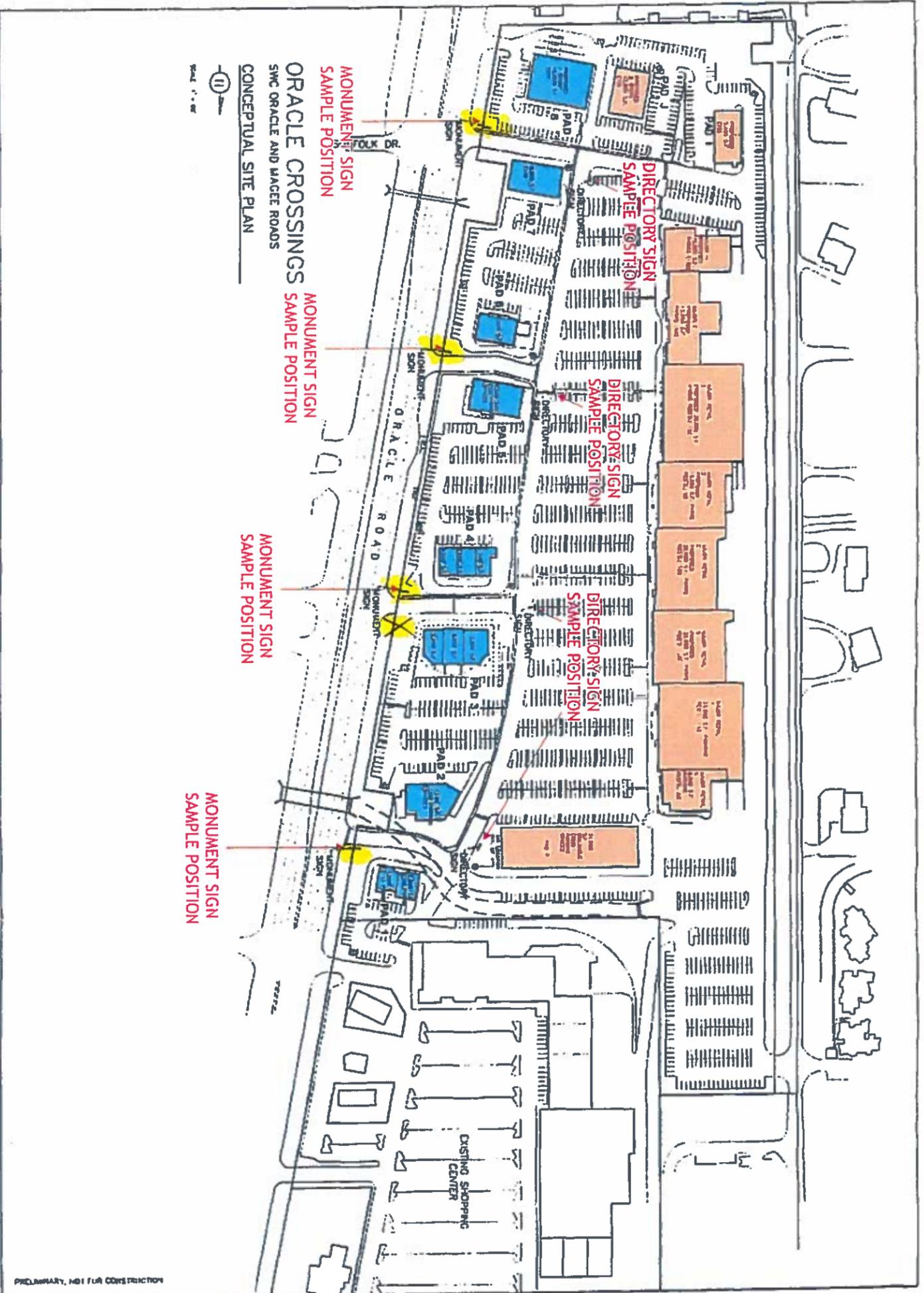
BUYER SIGNATURE:

ADDISIGNS:

SHOP APPROVAL 1:

SHOP APPROVAL 2:

SITE PLAN - NTS
WEST BUILDINGS
EAST BUILDINGS



MONUMENT SIGN
 SAMPLE POSITION

MONUMENT SIGN
 SAMPLE POSITION

MONUMENT SIGN
 SAMPLE POSITION

MONUMENT SIGN
 SAMPLE POSITION

ORACLE CROSSINGS
 SMC ORACLE AND MAGEE ROADS

MONUMENT SIGN
 SAMPLE POSITION



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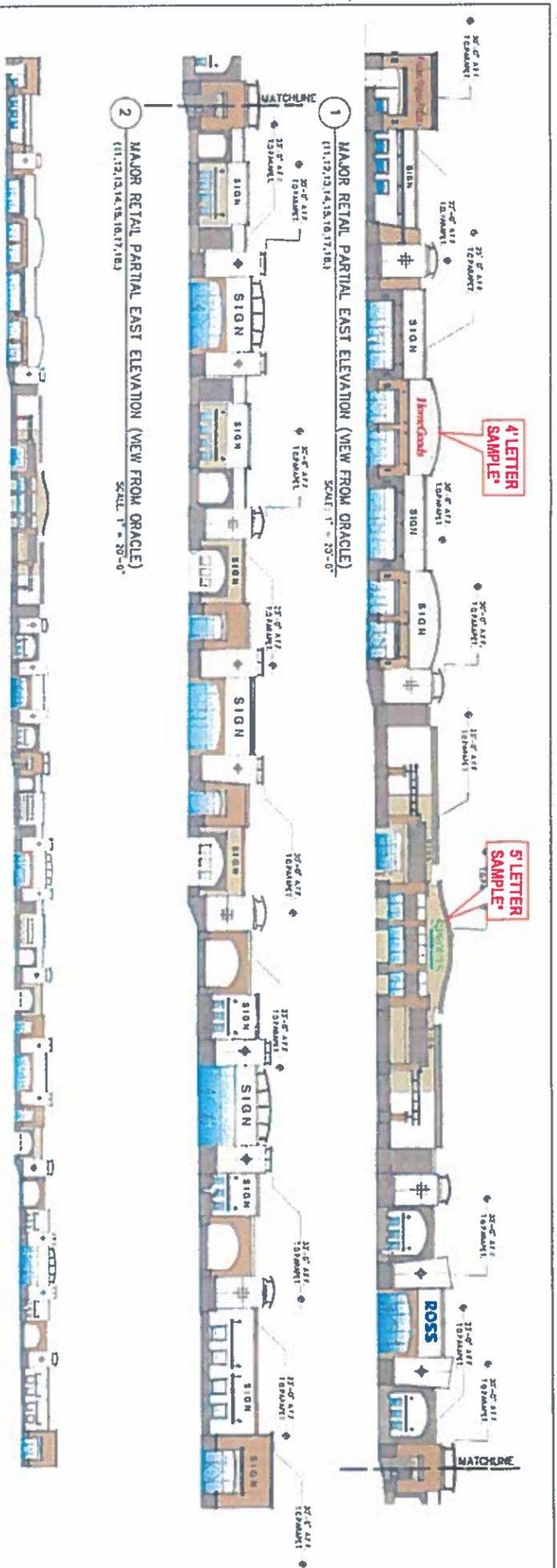
ADDISIGNS:

SHOP APPROVAL 1:

SHOP APPROVAL 2:

PERMIT COPY

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
 ** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



*TENANTS SHOWN ARE FOR SAMPLE VISUALS ONLY AND DO NOT REFLECT ACTUAL TENANT COMPANIES YET TO BE DETERMINED.

PROLIMINARY, NOT FOR CONSTRUCTION

BUILDING ELEVATIONS
BUILDING SIGN LOCATIONS
 * COLORS ARE TO COMPLIMENT THE BUILDING.
 * POSITION AND SIZE DETERMINED BY CRITERIA.
 * POSITION SUBJECT TO CHANGE.

**ELEVATIONS HAVE BEEN
 SCALED TO 1"=60'-0"**

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
 ** DUE TO PAPER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



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FILE NAME: 1 PRO ORACLE CROSSING

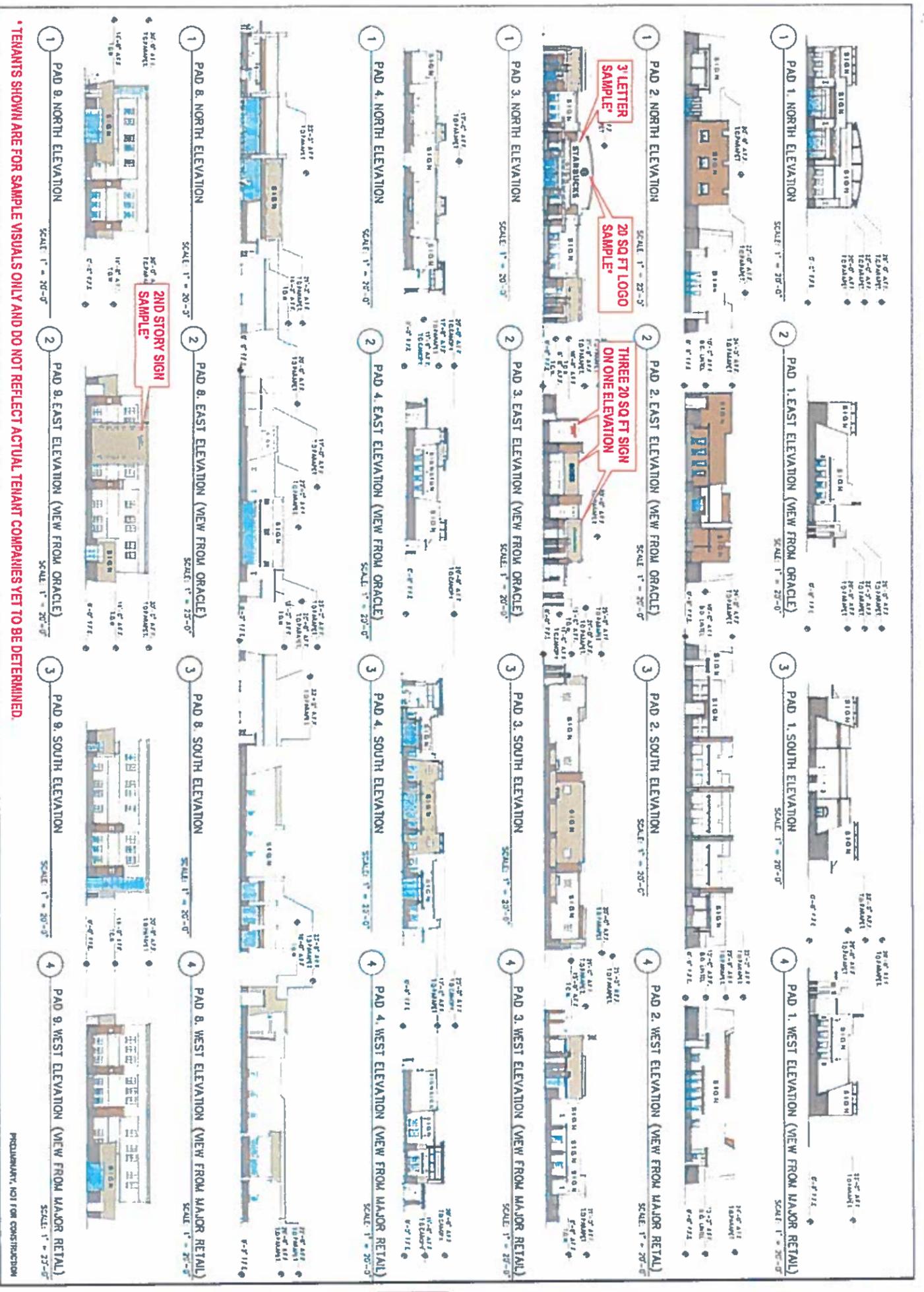
JOB NAME: ORACLE CROSSING

JOB ADDRESS: ORACLE & MAGEE
 CITY: TUCSON
 SUITE:
 ZIP:

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PROSUMENT, NOT FOR CONSTRUCTION

BUILDING ELEVATIONS
BUILDING SIGN LOCATIONS
 * POSITION AND SIZE DETERMINED BY CRITERIA.
 POSITION SUBJECT TO CHANGE, PENDING ACCESS AND
 FINAL CONSTRUCTION ON SITE.

**ELEVATIONS HAVE BEEN
 SCALED TO 1"=60'-0"**



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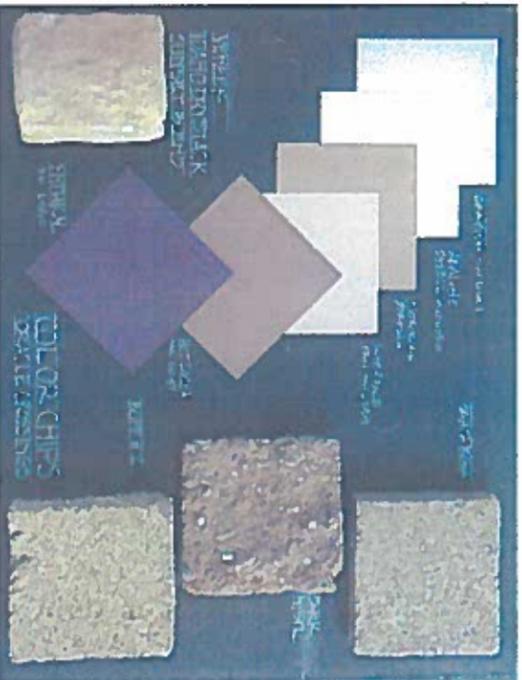
SHOP APPROVAL 1: _____

SHOP APPROVAL 2: _____

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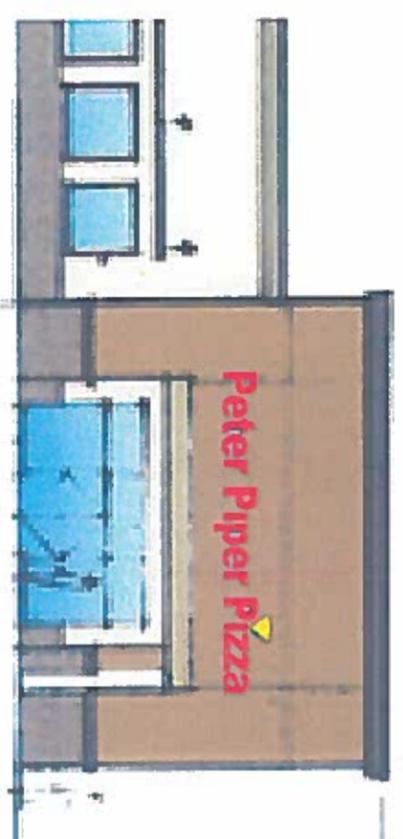
5 POINTS OF CONFORMITY TO ORO VALLEY SIGN CODE AND ANNEX FROM PIMA COUNTY.

- 1) SIGN LOCATION AND POSITION ON BUILDING
- 2) SIGN SIZE, SQUARE FOOTAGE LIMITED. 1.5 SQ. FT. TO 1' LINEAR FRONTAGE ON EAST BUILDINGS, 2 SQ. FT. TO 1' LINEAR FRONTAGE ON WEST BUILDINGS.
- 3) NEW SIGN COLORS TO COMPLIMENT OLD COLORS, LIGHTING CONSISTENCY INTEGRATION.
- 4) MONUMENT SIGNS, DIRECTORY SIGNS, BACKGROUND COLORS ALL CHOSEN AND DESIGNED FOR ARCHITECTURE INTEGRATION.
- 5) PROPERTY DIVIDED IN HALF BY EAST AND WEST, TRANSITION FRONT STORES AND BACK STORES WITH CHANGE OF SIZE PER DISTANCE FACTOR.

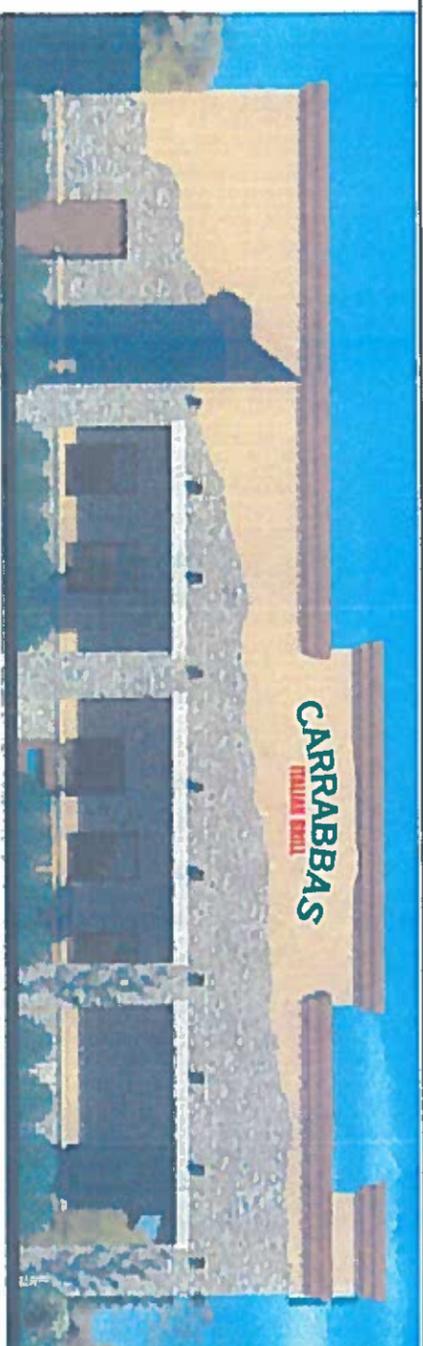


SIGN EXAMPLES

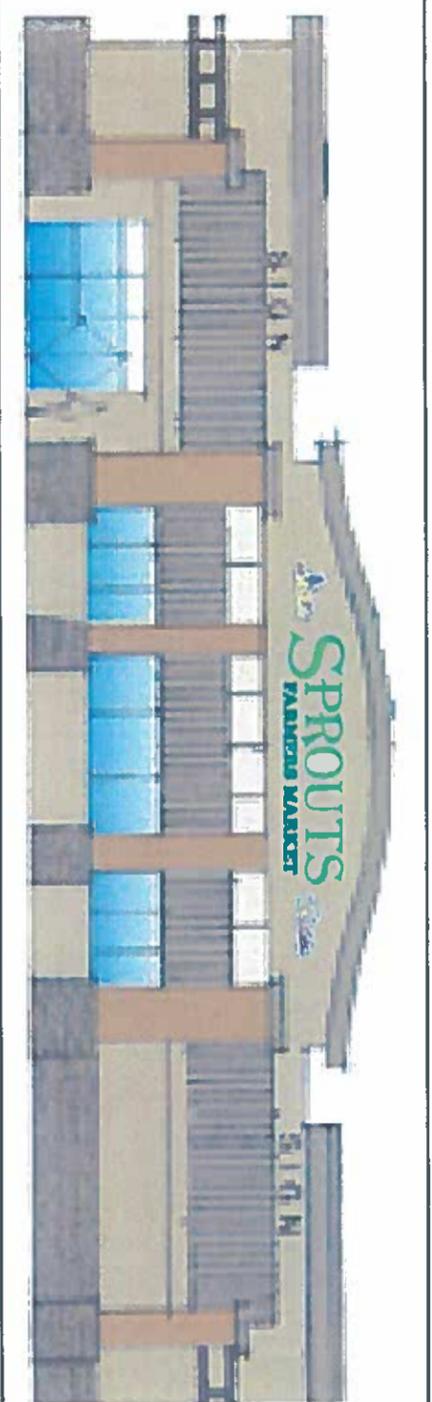
- WEST BUILDING - CHANNEL LETTERS
- (ILLUMINATED THROUGH THE FACE)
- CONFORMING SIGN



- EAST BUILDING
- CHANNEL LETTERS
- (ILLUMINATED THROUGH THE FACE)
- CONFORMING SIGN



- WEST BUILDING
- CHANNEL LETTERS WITH CHANNEL LOGO'S
- (ILLUMINATED THROUGH THE FACE)
- CONFORMING SIGN, LOGO'S COMBINED
- SQ FOOTAGE CALCULATES TO 20% OF TOTAL SIGN.



FILE NAME: **1 PRO ORACLE CROSSING**

JOB NAME: ORACLE CROSSING

JOB ADDRESS: ORACLE & MAGEE

CITY: TUCSON

SUITE:

ZIP:



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520.748.1540

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BUYER SIGNATURE: _____

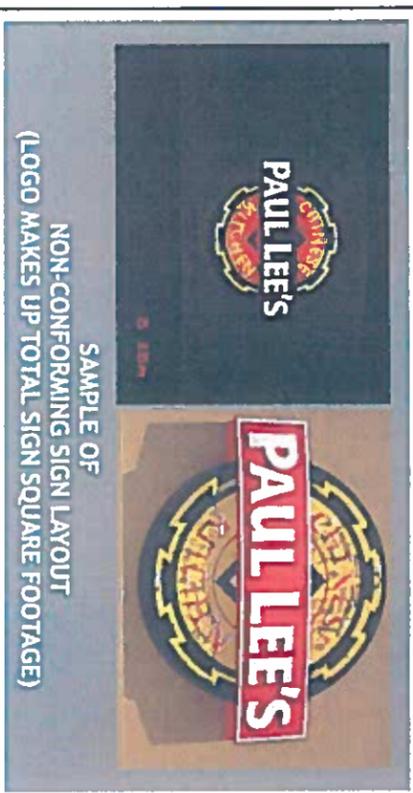
ADDISIGNS: _____

SHOP APPROVAL 1: _____

SHOP APPROVAL 2: _____

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SIGN EXAMPLES CONTINUED



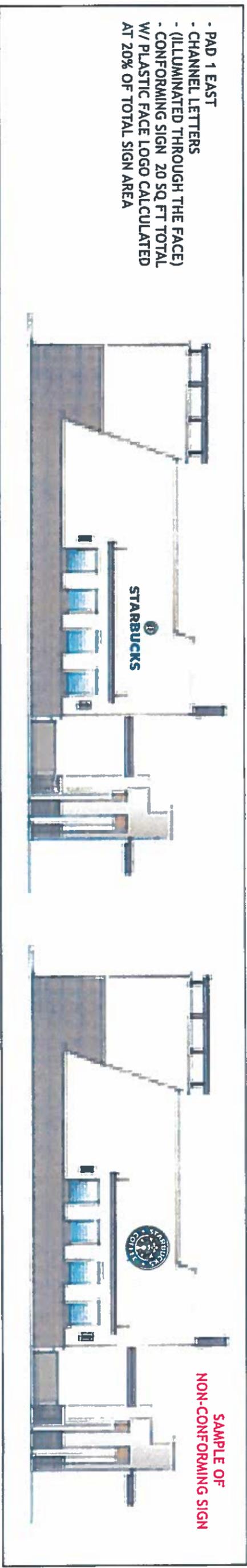
SAMPLE OF NON-CONFORMING SIGN LAYOUT (LOGO MAKES UP TOTAL SIGN SQUARE FOOTAGE)



SINGLE PAN CHANNEL LOGO WITH ACRYLIC FACE AND VINYL COPY

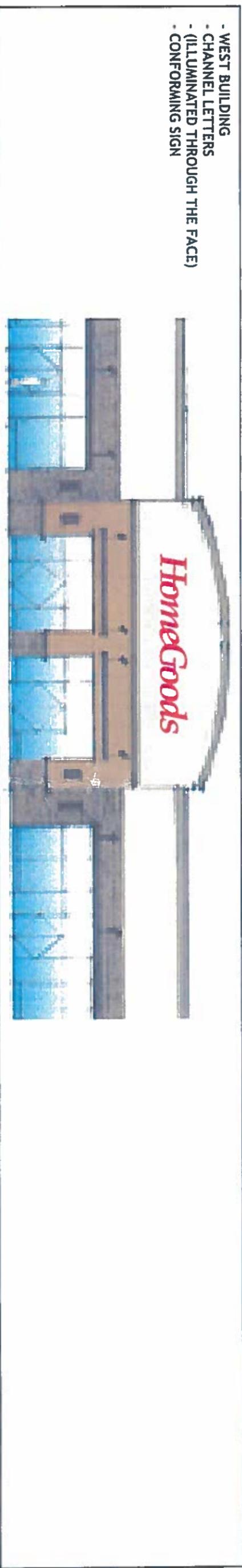
PAUL LEE'S

SAMPLE OF CONFORMING SIGN LAYOUT (INDIVIDUAL LETTERS MAKE UP THE MAJORITY OF THE SIGN)



- PAD 1 EAST
- CHANNEL LETTERS
- (ILLUMINATED THROUGH THE FACE)
- CONFORMING SIGN 20 SQ FT TOTAL W/ PLASTIC FACE LOGO CALCULATED AT 20% OF TOTAL SIGN AREA

- WEST BUILDING
- CHANNEL LETTERS
- (ILLUMINATED THROUGH THE FACE)
- CONFORMING SIGN



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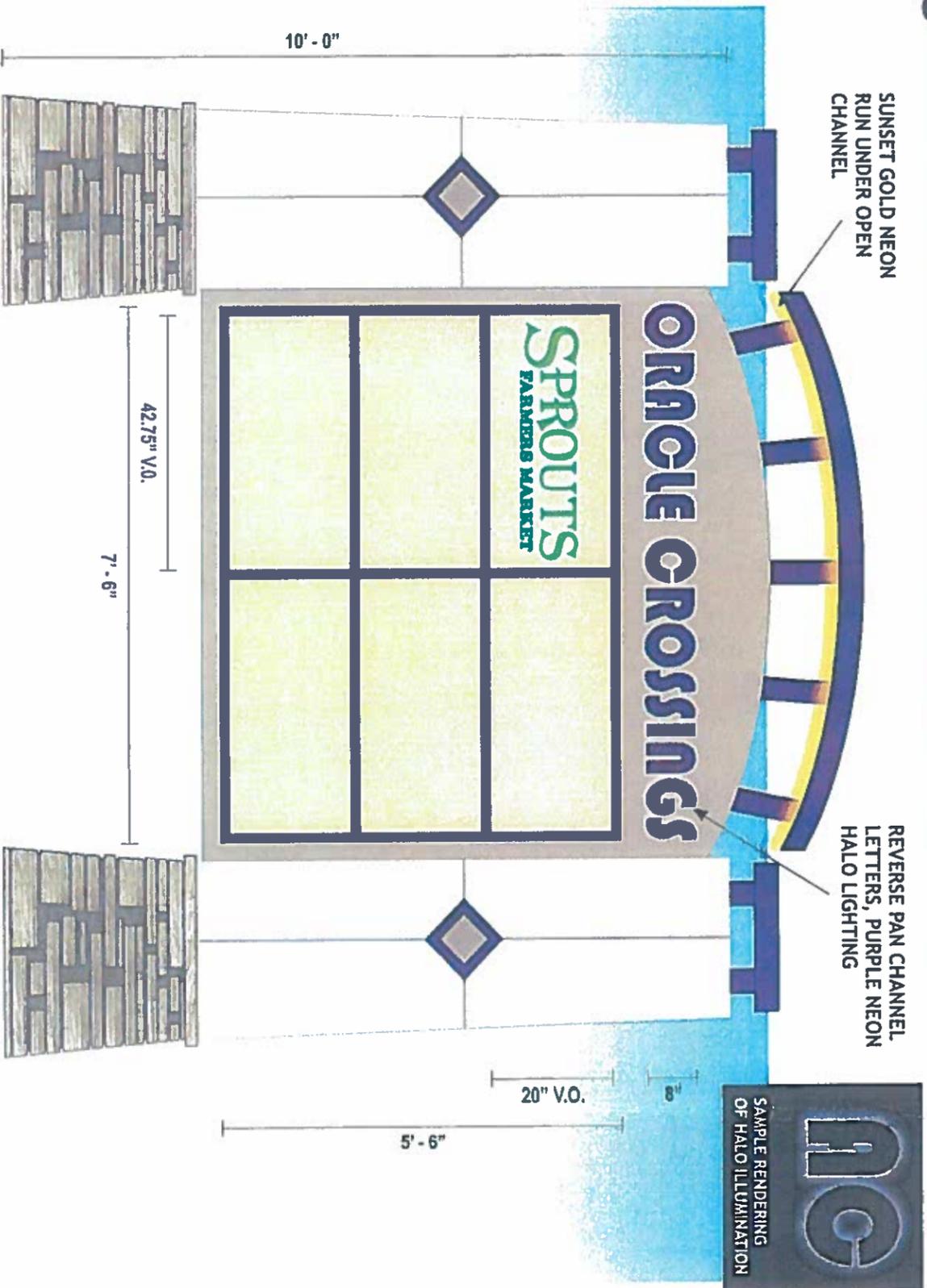
ACCEPT DATE: BUYER SIGNATURE:

ADDISIGNS:

SHOP APPROVAL 1:

SHOP APPROVAL 2:

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*FABRICATE AND INSTALL FOUR(4) FREESTANDING MONUMENT SIGN AS PER DRAWING.
 * 10' FROM GRADE AS DETERMINED BY ADJACENT ROADWAY.

PLUM PURPLE
 230-128
 PMS 2622C

FILE NAME: 1 PRO ORACLE CROSSING
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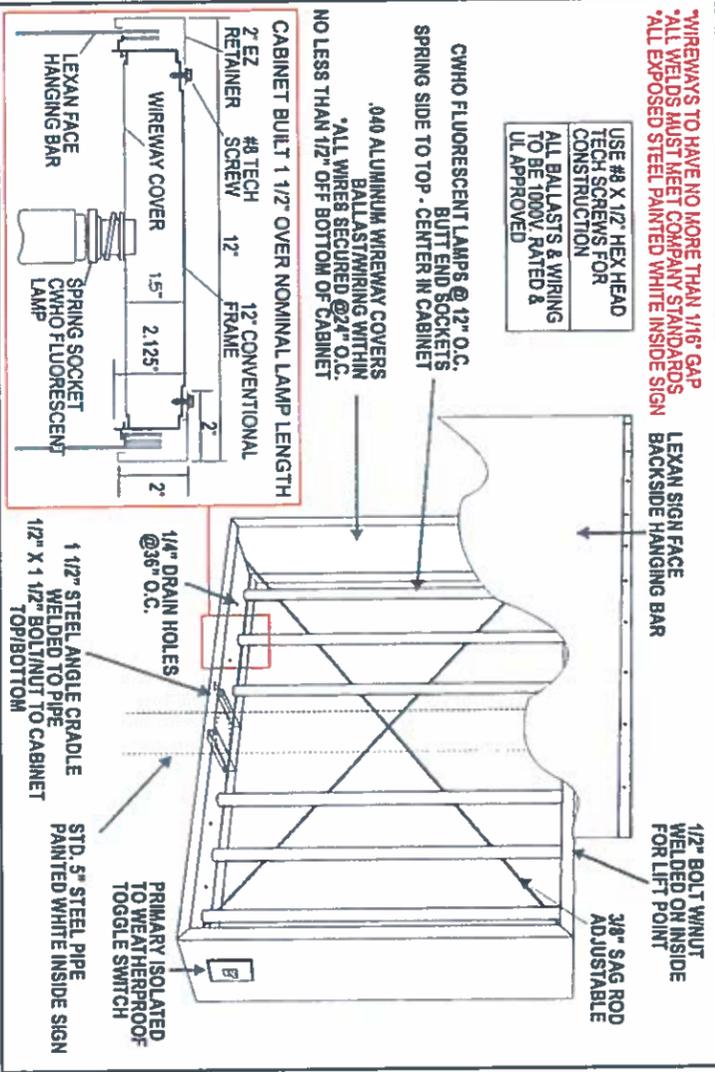
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ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

PAGE 7 OF 13

D/F ILLUMINATED CABINET

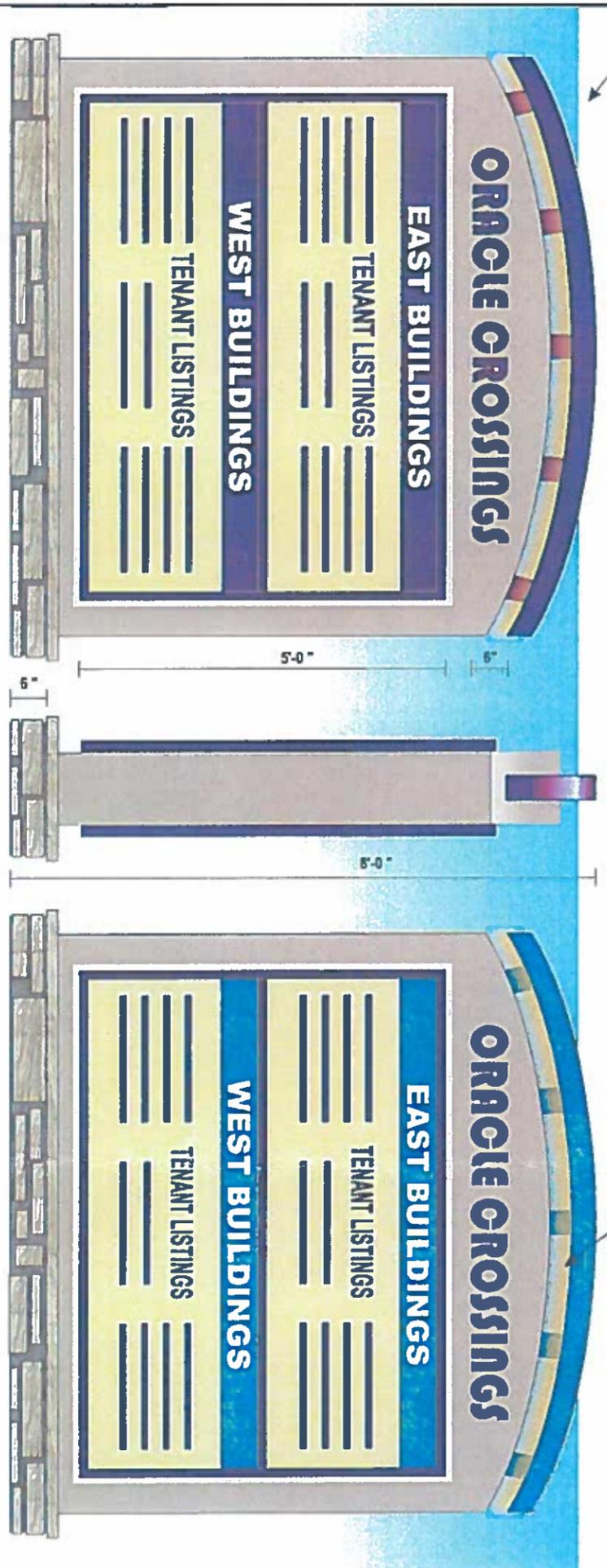
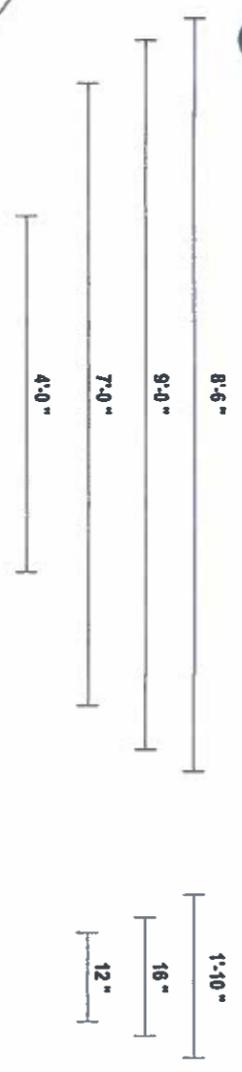


DOUBLE FACE CABINET

CABINET TYPE: ALUMINUM SHEET METAL
 DEPTH: 12"
 COLOR: PAINTED TO MATCH BUILDING COLORS (SEE PG 8)
 RETAINERS: 1 1/2"
 FACES: 3/16" LEXAN
 COPY: FIRST SURFACE VINYL
 ILLUMINATION: INTERNAL FLOURESCENT LAMP
 INSTALL: POLE MOUNTED
 POLE COVER
 MATERIAL: ALUMINUM SHEET METAL
 COLOR: PAINTED TO MATCH BUILDING COLORS (SEE PG 8)
 FINISH: STUCCO

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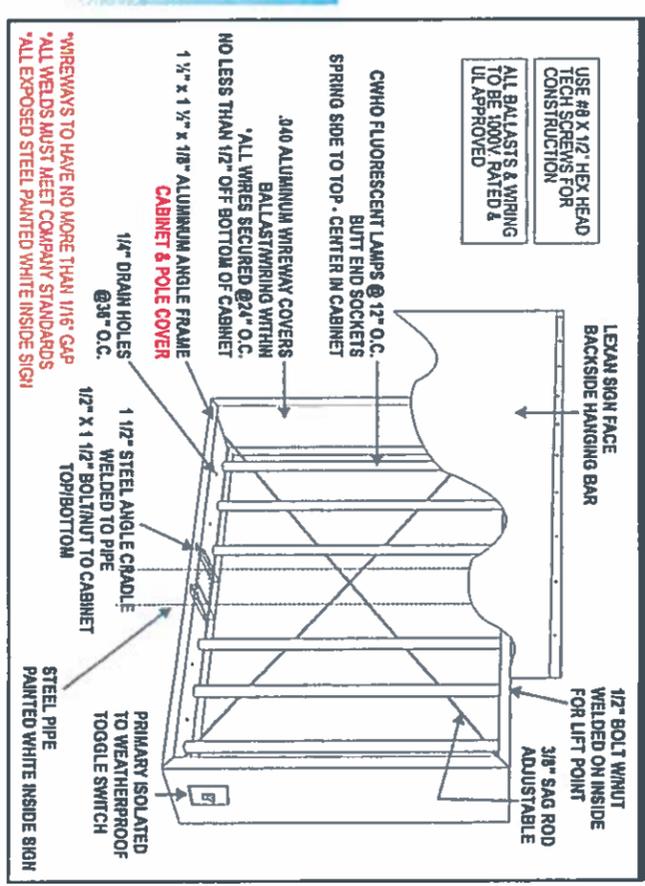
SCALE 1/2" = 1'-0"



*** FABRICATE AND INSTALL A MINIMUM OF FOUR (4) NEW FREESTANDING ILLUMINATED DIRECTORY SIGNS AS PER DRAWING.**

*** QUANTITY AND PLACEMENT TO BE DETERMINED. MINIMUM 200' OFF ORACLE ROAD (NOT USED AS USUAL ADVERTISEMENT FROM ORACLE)**

D/F ILLUMINATED SHEET METAL CABINET



DOUBLE FACE CABINET

CABINET TYPE: ALUMINUM SHEET METAL
 DEPTH: 16" CABINET SECTION
 COLOR: PAINTED PURPLE
 RETAINERS: 1 1/2"
 FACES: WHITE LEXAN
 COPY: FIRST SURFACE VINYL APPLIED
 ILLUMINATION: INTERNAL LAMP ILLUMINATION
 POLE COVER
 MATERIAL: ALUMINUM SHEET METAL
 COLOR: PAINTED TO MATCH BUILDING COLORS (SEE PG 8)
 FINISH: STUCCO

PLUM PURPLE 230-128 PMS 2622C	PAINTED GREEN PATINA FINISH
ROYAL PURPLE 220-38	LIGHT BEIGE 230-149 PMS 468C



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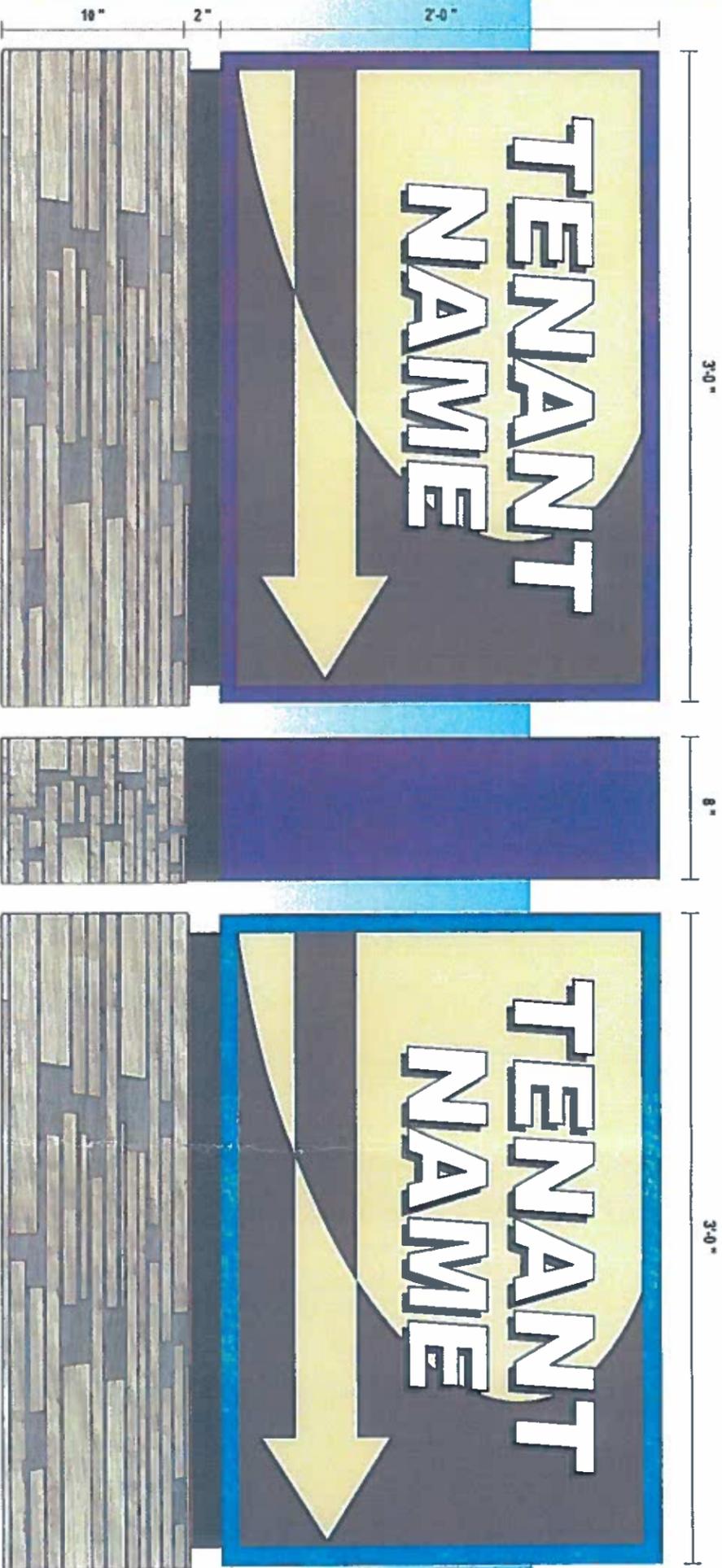
ADDISIGNS:

SHOP APPROVAL 1:

SHOP APPROVAL 2:

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

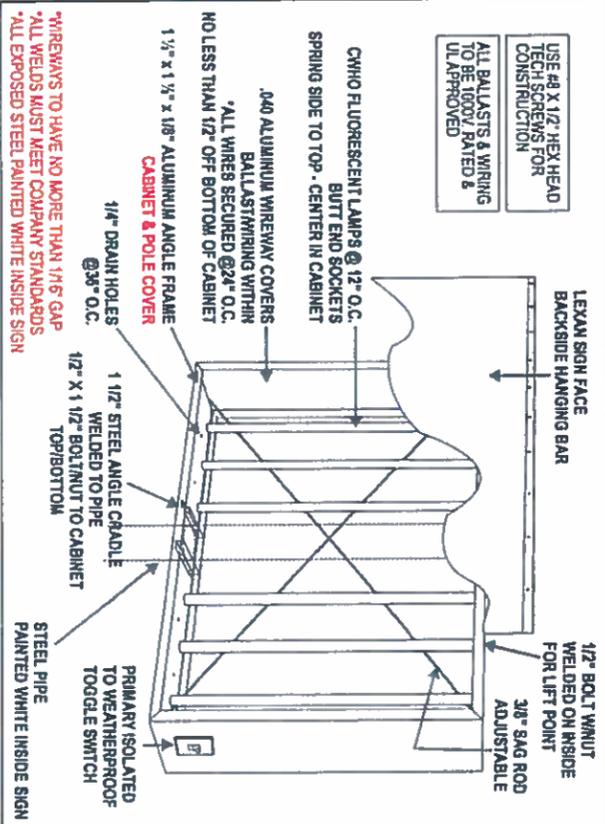


OPTION 1

OPTION 2

- * FABRICATE AND INSTALL NEW FREESTANDING ILLUMINATED DIRECTIONAL SIGNS AS PER DRAWING.
- * SIGN PLACEMENT AND QUANTITY TO BE DETERMINED.

D/F ILLUMINATED SHEET METAL CABINET



DOUBLE FACE CABINET
 CABINET TYPE: ALUMINUM SHEET METAL
 DEPTH: 8"
 COLOR: PAINTED AS PER DRAWING
 RETAINERS: 1"
 FACES: WHITE LEXAN
 COPY: FIRST SURFACE VINYL APPLIED
 ILLUMINATION: INTERNAL LAMP ILLUMINATION

POLE COVER
 MATERIAL: FOE ROCK
 COLOR: PAINT REVEAL BLACK
 FINISH: FOE ROCK

DURANODIC 230-69	PLUM PURPLE 230-128 PMS 2622C	PAINTED GREEN PATINA FINISH
BLACK 220-12	LIGHT BEIGE 230-149 PMS 468C	



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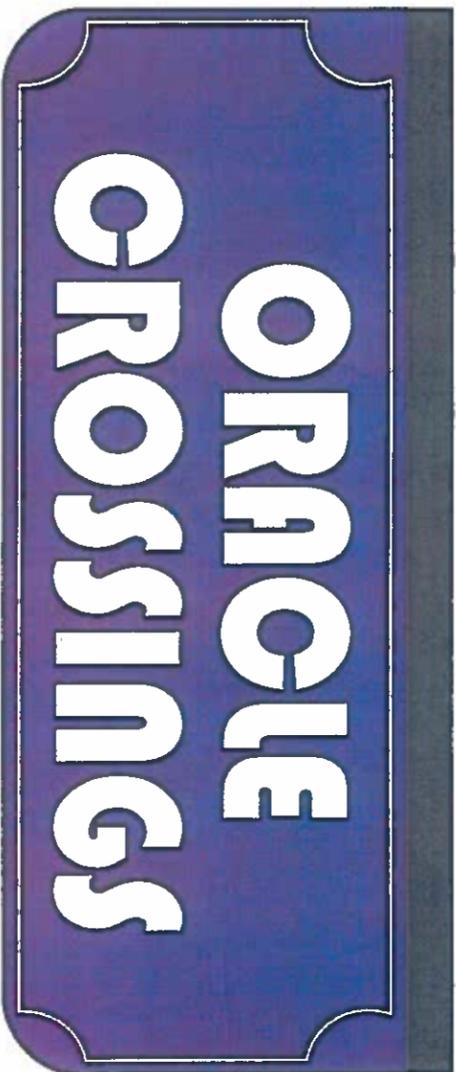
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4'-0"

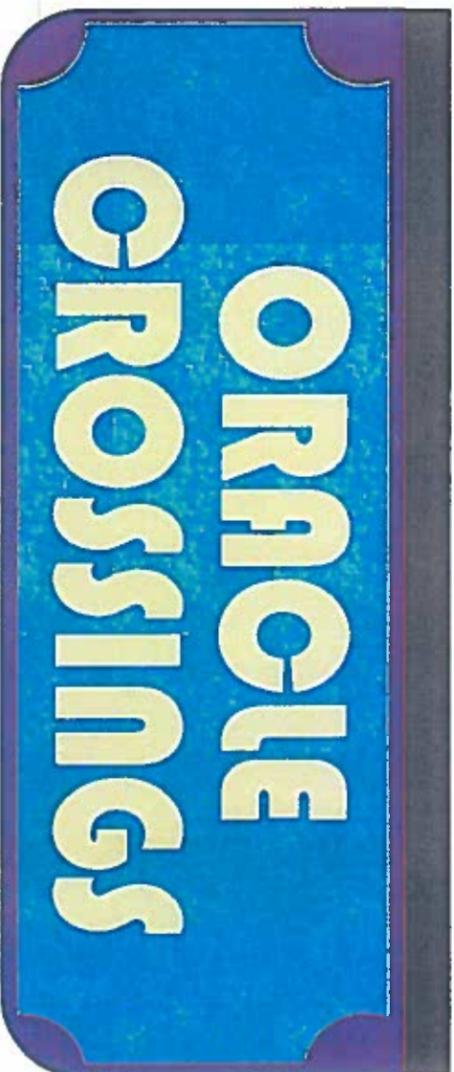
OPTION 1



1' - 6"

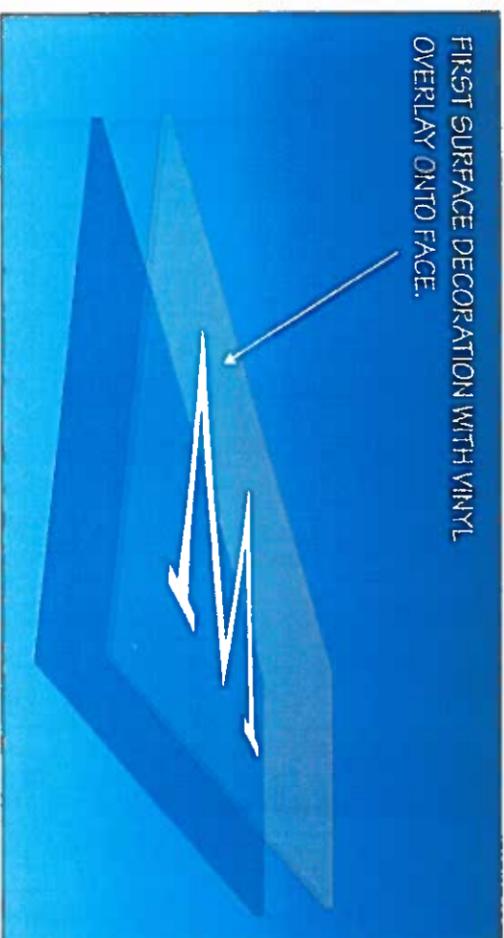
2"

OPTION 2



TECHNI EDGE LIGHT FIXTURE
CLEAR ACRYLIC FACE
W/ VINYL COPY

FIRST SURFACE DECORATION WITH VINYL
OVERLAY ONTO FACE.



CANOPY SIGN

SIGN FACE: ACRYLIC

COLOR: CLEAR

COPY: WHITE VINYL APPLIED FIRST SURFACE

ILLUMINATION: TECHNI-EDGE LIGHT SYSTEM (1 PER FACE)

INSTALL: HANG UNDER CANOPY

SIGN DIMENSIONS SUBJECT TO CHANGE PENDING MANUFACTURERS SPECIFICATIONS



3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540

FILE NAME: **0 PRO PLAZA ESC**

JOB NAME: VENTURE WEST

JOB ADDRESS: 6007 E. GRANT RD.

CITY: TUCSON

SUITE: N/A

ZIP: 85712

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SHOP APPROVAL 2: _____

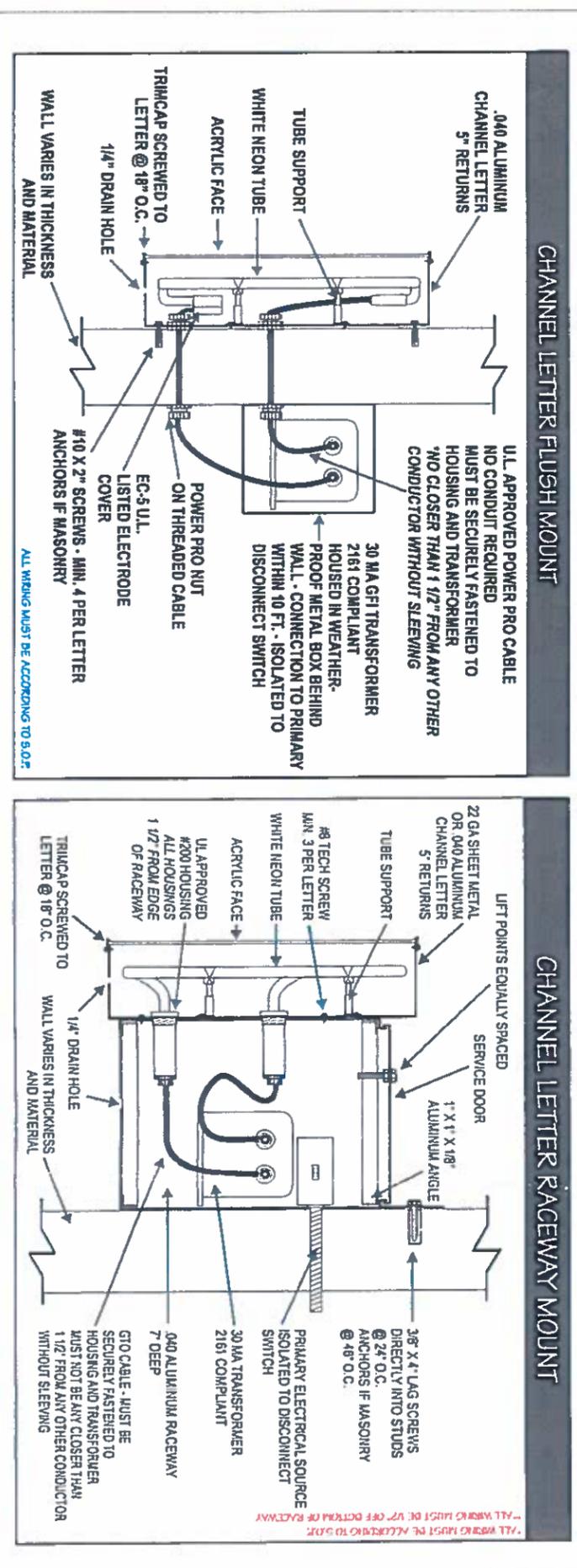
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ORACLE CROSSINGS

* SIGNS ON BUILDINGS TO BE PAN CHANNEL LETTERS WITH INTERNAL NEON ILLUMINATION.

* FLUSH MOUNT PAN CHANNEL LETTERS WHEN POSSIBLE.

* RACEWAY MOUNT PAN CHANNEL LETTERS WHERE NO ACCESS IS PROVIDED.



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BUYER SIGNATURE: _____

SHOP APPROVAL 1: _____

SHOP APPROVAL 2: _____

- Red #297.0 Acrylite.....vinyl #230-33 PMS 186
- Blue #607.0 Acrylite.....vinyl #230-176 PMS 2945
- White #807.2 Acrylite.....vinyl #230-005 PMS 1205
- Orange #303.0 Acrylite.....vinyl #230-44 PMS 1655
- Green #505.0 Acrylite.....vinyl #203-28 PMS 349
- Yellow #407.2 Acrylite.....vinyl #230-15 PMS 109
- White #015-29p Acrylite

Note: Colors with no Acrylic match will be white with color vinyl overlay.

Tenants shall utilize and pick only those colors approved within the criteria unless otherwise allowed.

APPROVED COLORS ARE LISTED BELOW AND SHOWN ON THE COLOR PALETTE.

TURQUOISE 230-236 PMS 3282C	RED 230-33 PMS 485C2X	PLUM/PURPLE 230-128 PMS 2622C
RUST BROWN 230-63 PMS 483C	ORANGE 230-44 PMS 1655C	BLUE 230-167 PMS 2945C
LIGHT BEIGE 230-149 PMS 468C	YELLOW 230-015 PMS 109C	GREEN 230-26 PMS 349C
DURANODIC 230-69	PAINTED GREEN PATINA FINISH	

* BLACK AND WHITE MAY BE INCORPORATED INTO LOGOS AND LETTERS.

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Oro Valley, Arizona

These criteria have been established based upon criteria jointly adopted by the Town of Oro Valley and BP Magee, LLC, ("Landlord") to assure an outstanding shopping center and to achieve design compatibility for the mutual benefit of all occupants of the Oracle Crossings Shopping Center (each hereafter referred to as "Occupant").

A. GENERAL REQUIREMENTS

1. All Occupant signs shall be designed and constructed in accordance with these criteria.
2. Each Occupant shall submit plans for its sign(s) per Section J of these criteria to Landlord and obtain written approval by Landlord prior to submitting its application for a sign permit to the Town of Oro Valley.
3. Each Occupant shall submit or cause to be submitted to the Town of Oro Valley for approval, before fabrication, at least two (2) color copies of detailed drawings indicating the location, size, layout, design and color of its proposed sign(s), including all lettering and graphics.

B. GENERAL SPECIFICATIONS

1. No animated, flashing or audible signs will be permitted.
2. An Occupant's registered national trademark may be displayed on permitted signs, subject to compliance with all other pertinent provisions of these criteria.
3. All conductors, transformers and other equipment shall be concealed behind the exterior wall of the Occupant's premises.

C. SPECIFIC DESIGN AND CONSTRUCTION CRITERIA

1. All signs shall consist of individual pan channel letters. Logos may be pan channel construction signs. Reverse channel letters shall allow logos under a registered trademark. Logos to be pan channel construction signs. Signs shall not exceed two lines of copy.
2. Buildings within 200 feet of Oracle Road may have building signs on all sides of such building. An Occupant's building sign(s) shall be permitted only on the exterior wall of that portion of the building leased to or owned by that Occupant with the exception of occupants located in Pads 1 through Pad 8.
3. Each Occupant of a building on Pads 1 through 8, which shares such building with another Occupant, may install a sign on the each side of such building. Signs on East and West elevations shall not exceed 20 square feet each in size. The sign area for an Occupant that leases or owns an entire building shall be governed by Section C5 of these criteria.
4. An Occupant of a building containing 15,000 square feet or more and located more than 200 feet from Oracle Road may utilize a sign area on the building storefront of two square feet for every linear foot of such storefront, with a maximum storefront sign area of 500 square feet.
5. A sole Occupant of a building located within 200 feet of Oracle Road may utilize a sign area on the each side of its building not exceeding 1.5 square feet for every linear foot of such side.
6. The sign area for a building facade of 20 feet linear feet or less shall not exceed 30 square feet of sign area.
7. The height of each building-mounted sign shall not exceed 3'0" for Occupants with 5,000 square feet of building area or less, 4'0" for Occupants with building area greater than 5,000 square feet but less than 15,000 square feet, 5'-0" for Occupants with building area greater than 15,000 square feet.
8. Flush-mounted lighted letters with remote transformers behind the wall are required, and such letters shall not exceed 5" in depth, except that letters with self-contained transformers may be 8" in depth. (Note: In areas where access does not exist, Landlord, by written exception, may allow raceway-mounted letters, which raceway shall be painted to match the wall behind the sign.)
9. All building signs shall be centered on the building facade.
10. Individual letters shall be fabricated of aluminum with a baked-on enamel finish (or equivalent). The faces of letters shall be 3/16" acrylic plastic with 1" trim caps, letter returns painted to match Duranodic 230-69. All interior can surfaces shall be primed with non-reflecting white paint. Illumination shall consist of neon unless otherwise specified by submitted design drawings.
11. The Occupant's sign contractor shall stub conduit through the exterior wall for connection to primary feeds by others. Conduit is to be located directly behind each letter and contained within the outer perimeter of each individual letter.
12. Logos that are registered under federal law may utilize colors established by such registration. All logos, registered or not, may be used only if they first are approved in accordance with Section J of these criteria. Sizes of logos shall be restricted to 10 square feet for building walls up to 40 linear feet, 20 square feet for building walls up to 100 linear feet and 30 square feet for building walls greater than 100 linear feet.
13. No clips, mounting devices or labels shall be visible. All signs shall bear the U.L. label in an inconspicuous location, and all sign installation shall comply with applicable building and electrical codes.

D. COLOR PALETTE.

Except as provided in Section C12 above, Occupants shall choose from and utilize only the colors for signs approved per the Color Palette that is a part of this Criteria.



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520.748.1540

FILE NAME: 1 PRO ORACLE CROSSING

JOB NAME: ORACLE CROSSING

JOB ADDRESS: ORACLE & MAGEE

CITY: TUCSON

SUITE:

ZIP:

PERMIT COPY

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ACCEPT DATE: BUYER SIGNATURE:

ADDISIGNS:

SHOP APPROVAL 1:

SHOP APPROVAL 2:

E. MISCELLANEOUS REQUIREMENTS.

1. Each Occupant shall be permitted to place upon each entrance door vinyl letters not exceeding two inches in height indicating hours of business and emergency telephone numbers. Wall-mounted or freestanding menu boards shall comply with the Pima County Sign Code, to the extent applicable.
2. Advertising placards, Grand Opening banners, pennants, names, insignia, trademarks and other descriptive material affixed or maintained upon the glass panes and supports of show windows and doors or upon the exterior walls of buildings shall comply with the Pima County Sign Code, to the extent applicable.
3. Each Occupant, which has a non-customer door for receiving merchandise, may apply on such door, in two-inch high white block letters and in a manner uniform with all other such signs, in a location designated by Landlord, the Occupant's trade name and the street address of the premises. Where more than one Occupant uses the same door, each name and address may be applied to the door.

F. INTERIOR DIRECTORY/FLOW CONTROL SIGNS.

1. Directory/flow signs shall be free-standing as provided by the Pima County Sign Code.
2. The area of directory/flow signs shall not be included as part of the sign area applicable to building signs. Changes to directory/flow signs will not require additional permits.

F-1. UNDER CANOPY SIGNS

1. Under canopy signs shall be illuminated and shall be a maximum of 4 (four) sq. ft.
2. Canopy signs shall be perpendicular to the tenant space and shall be mounted over the main entry to be seen only from the sidewalk as per drawing provided for typical sign layout. They shall be restricted to the East side of Majors 11 through 18.

G. MONUMENT SIGNS.

1. The Shopping Center will have four freestanding monument signs along Oracle Road, one at each access driveway.
2. The monument signs shall include two-sided headers that will contain the Shopping Center name and also may include two-sided panels containing the name or other identification of up to six Occupants each, as may be provided in their respective leases or other occupancy agreements. Such sign panels shall be fabricated and installed at the sole cost of the Occupant entitled to a sign panel on a monument sign. Signs panels of Occupants shall be in colors matching the colors approved in accordance with Section D of these criteria; federally registered logos may be used if permitted under Section C12 and Section J of these criteria. No Occupant may have sign panels on more than two such monument signs. All Occupant sign panels on the monument signs shall be approved in advance in accordance with Section J of these criteria. Lighting and design defined by submitted drawing.
3. Monument signs shall not exceed fifty square feet in size. The height of sign copy shall not exceed ten feet measured from the grade of Oracle Road immediately adjacent to the monument sign.
4. No sign setback is required except as required for sight visibility triangles.

H. PROHIBITED SIGNS

The following signs are prohibited:

1. Balloons signs
2. Portable signs
3. Sign types prohibited by the Pima County Sign Code or Oro Valley sign code, ordinances or regulations.

I. SPECIAL EVENTS

All temporary signs and/or signs relating to special events shall conform to regulations established by the Town of Oro Valley.

J. LANDLORD'S SUPPLEMENTAL CRITERIA.

1. After Landlord approval, the Occupant or its representative shall obtain all permits for its signs and their installation from the Town of Oro Valley.



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ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

