

# SIGN CRITERIA FOR ORACLE AT LA RESERVE

FORMERLY "THE BIG O CENTER"

10875 & 10885 NORTH ORACLE ROAD  
ORO VALLEY ARIZONA 85737



# Oracle at La Reserve

Formerly named "Big O Tire Center", Oracle at La Reserve has new tenants and is updating the Sign Criteria to reflect current expanded sign codes.

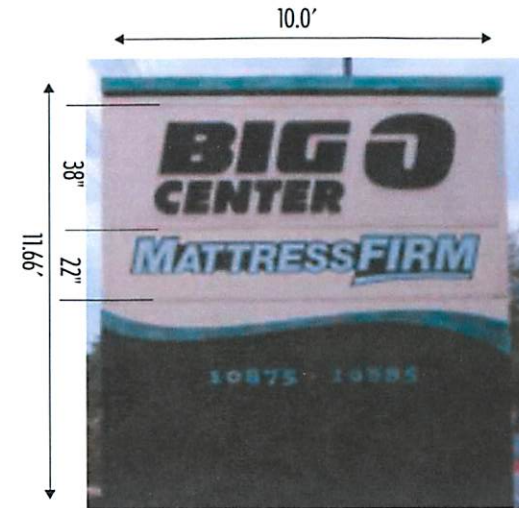
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## A. FREESTANDING SIGNAGE

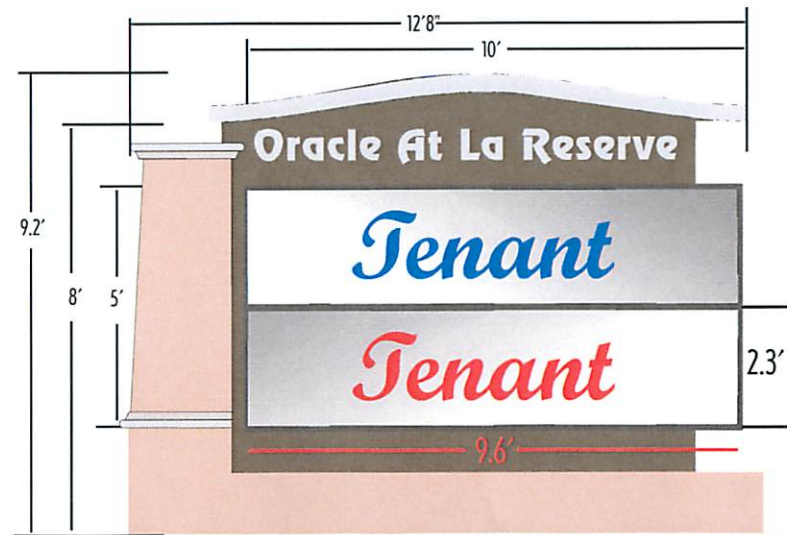
Oracle at La Reserve is allowed one monument sign at the entrance off of Oracle Road. The current sign is in compliance with TOV sign codes. Tenant panels are routed aluminum with either push thru or acrylic laminated to the back of the panel.



Existing Monument

Proposed Future new Double Face monument to follow design at Rooney Ranch to establish a cohesive look in the area. The sign to be constructed with aluminum and painted with colors from major tenants building plus brushed aluminum.

Oracle at La Reserve shall be RPC aluminum letters with white halo illumination. Tenant panels will be brushed aluminum with routed copy and acrylic laminated to the back. Color of tenant copy to be from approved color palette.



Proposed Future Monument



NIGHT VIEW

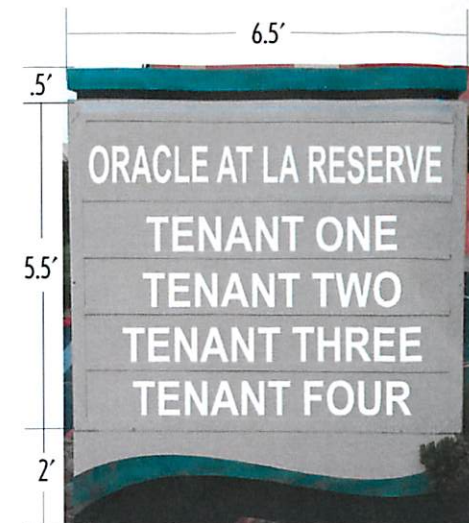
## A . Multi-Tenant Directory

Existing Multi-Tenant Directory has five tenant spaces.

Panels are white acrylic with opaque background and only copy to be illuminated.



EXISTING SIGN CURRENTLY



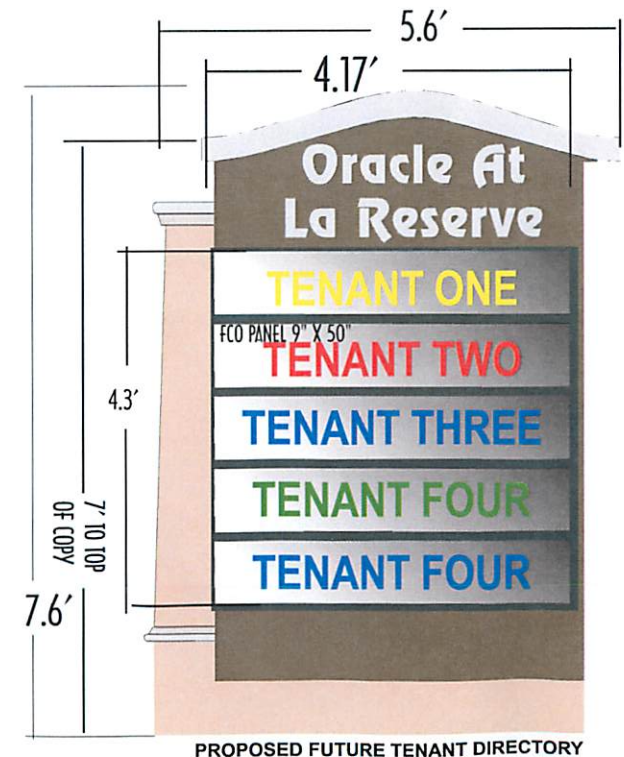
**TENANT ONE**

NIGHT VIEW  
EXISTING SIGN WITH TENANT PANELS

Future new Double Face directory to follow design at Rooney Ranch to establish a cohesive look in the area.

Proposed future monument sign is constructed with aluminum and follow the colors of the future Free Standing sign.

Sign will have internal illumination. Panels will be Brushed Aluminum with copy routed out with acrylic laminated on the back. Colors to be from the approved color palette.



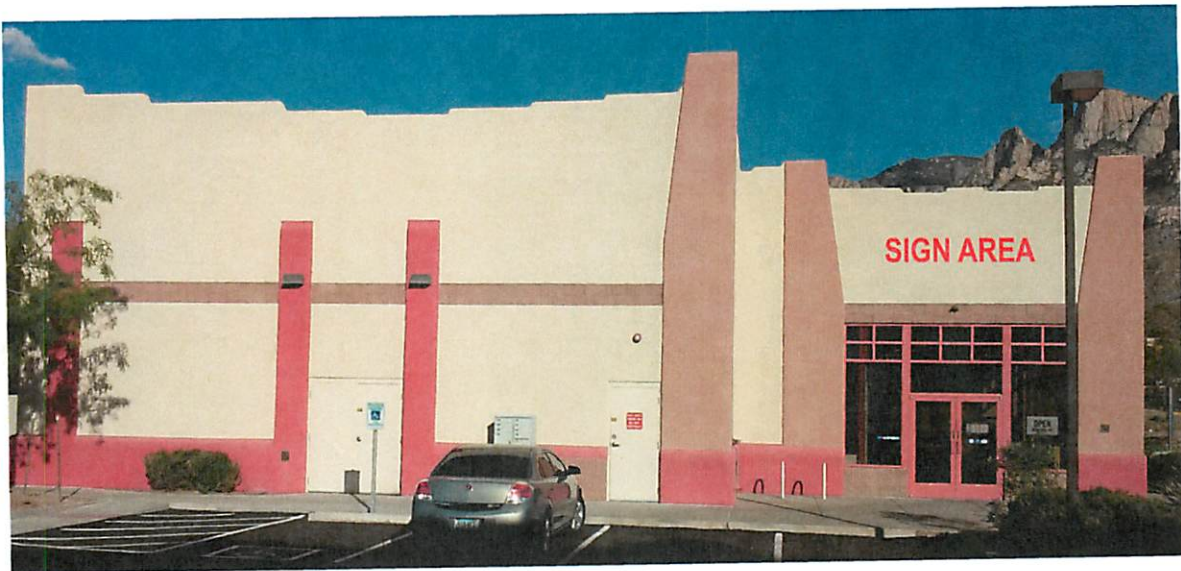
PROPOSED FUTURE TENANT DIRECTORY



# SIGN LOCATIONS ON BUILDING 10885



EAST ELEVATION / NOT TO SCALE



WEST ELEVATION / NOT TO SCALE



SOUTH ELEVATION / NOT TO SCALE



NORTH ELEVATION / NOT TO SCALE



## SIGN LOCATIONS ON BUILDING 10875



# **ORACLE AT LA RESERVE**

(Formerly "BIG O TIRE CENTER")

## **SIGN CRITERIA**

### **INTRODUCTION:**

The sign criteria conforms to Oro Valley Sign Code and allow our tenants to display the most attractive and cost effective signs that will attract and direct customers to their stores. This criteria also will make sure all signs conform to a uniform quality and display standard. All provisions of the Oro Valley Zoning Code will apply.

### **A. GENERAL REQUIREMENTS**

1. The tenants sign contractor shall provide the Landlord with two (2) sets of shop drawings showing specifications on size, materials, colors and construction.
2. The Landlord shall review the shop drawings and either approve or request tenant to "revise and re-submit as noted" If drawings need revision, sign contractor shall make appropriate changes and re-submit to the Landlord.
3. After final Landlord approval is furnished, the sign contractor shall submit drawings and applications for the sign permits. After Oro Valley Development Services has approved, the signs can be installed.
4. No other type of signs shall be displayed without Landlords approval and permits approved by Oro Valley Development Services.
5. Tenant is responsible for all costs associated with the design, manufacture and installations of all signs. Tenant is responsible for the removal of all signs at the end of the lease. All damage to the building is the sole responsibility of the tenant to repair.

### **B. GENERAL SPECIFICATIONS**

1. All power supplies, transformers, conductors shall be concealed. All labels shall be put in an inconspicuous place on the sign/letters.
2. All illuminated signs must be off at 11pm to 5am (unless business is open) as per Oro Valley Zoning Code standards.
3. No flashing or animation signs are allowed.
4. Logos must be a registered trademark and not take up more than 40% of the sign area.
5. Only white illumination is allowed for any sign using "Halo" illumination.

### **C. DESIGN REQUIREMENTS – Building Signs**

1. Wall signs can be either front lit Channel Letters or Reverse Pan Channel Letters as approved by Landlord.
2. Signs shall not take up more than 75% of tenants store width.
3. Wall Signs are allowed 1sf of sign area for each linear foot of leased frontage. Tenants are allowed one sign per leased elevation but not more than three (only the south and east elevations can be illuminated).
4. Any letter font style can be used with Landlords approval. Letter height is open upon Landlords approval. Sign shall not contain more than two lines or copy.

5. All signs shall be constructed with aluminum and other UL approved elements and carry Underwriters Laboratory Marks or from some certified testing program. Illuminated signs shall use LED lighting.
6. Each line of sign copy shall not consist of more than two colors unless sign/letters have a registered trademark.
7. All colors used in the must be chosen from the approved color palette contained in this sign criteria.
8. All signs shall consist of tenant name. No services will be allowed.

#### **D. MONUMENT SIGN**

1. Monument has room for two main tenants. The top space shall be for the eastern (closest to Oracle Road) and shall be an aluminum panel with either ½" "pop out" acrylic or routed face with acrylic laminated to back of panel.
2. Building owner may replace the monument in the future based on TOV codes at the time of construction.

#### **E. DIRECTORY SIGN**

1. One (1) illuminated directory sign is currently in use. This sign has room for the name of the center on the top and for four (4) tenant panels. The panels are .080 aluminum painted to match the sign frame with routed out copy (name only) so that at night only the letters are lit.
2. Building owner may replace the directory in the future. New directory would incorporate design elements of monument sign.
3. Building Owner, in the future, may remove current directory and not replace it.

#### **F. MISCELLANEOUS REQUIREMENTS**

1. Tenant may place 2" white vinyl letters on the door stating hours of operation and emergency phone number.
2. Non customer door may have 2" white vinyl letters with the stores name and address.
3. A Frame and banners are allowed by Oro Valley sign code but must be approved by the landlord and tenant must obtain permits from Oro Valley.

#### **G. EXISTING SIGNS**

1. All existing signs are allowed to remain as legal non-conforming signs.
2. Any change or modification to an existing sign shall require conformance to this sign criteria.

### **APPROVED SIGN CONTRACTOR**

**SIGN MAGIC, INC.**

**435 S. NORRIS AVE. TUCSON, AZ 85719**

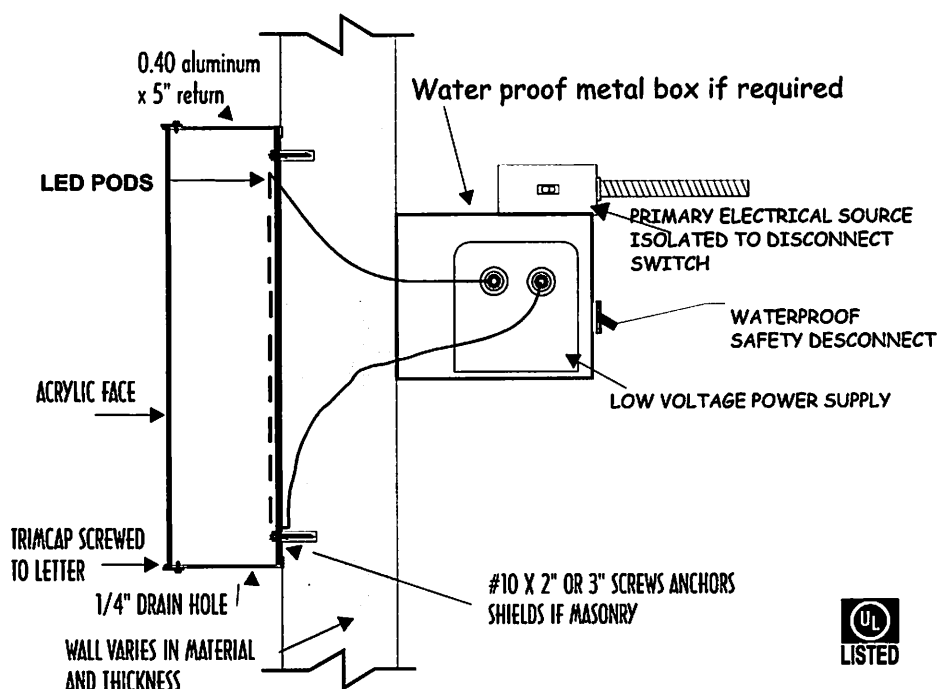
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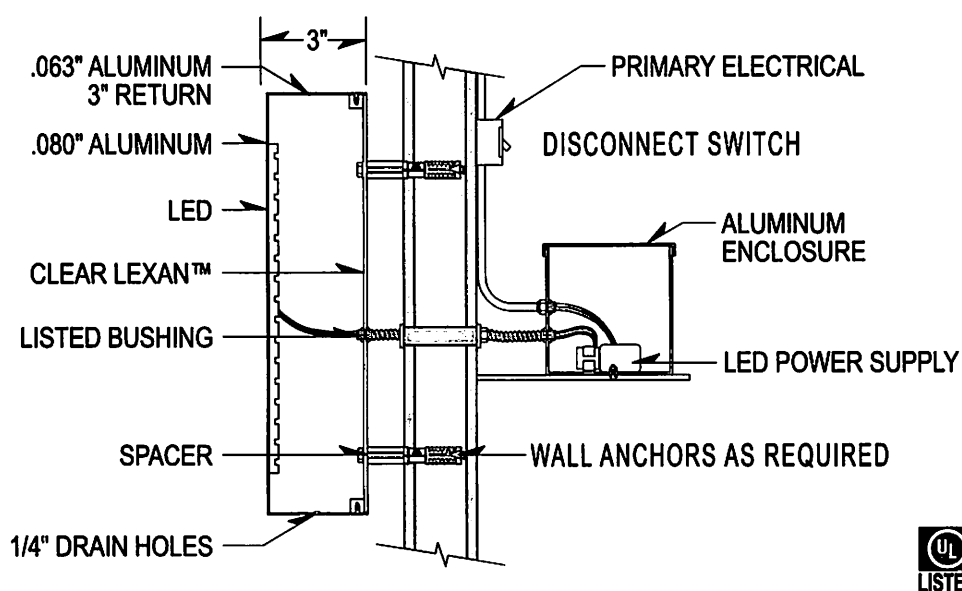


# TENANT BUILDING IDENTIFICATION SIGNAGE

## TYPICAL CHANNEL LETTER CONSTRUCTION



## TYPICAL REVERSE PAN CHANNEL LETTER CONSTRUCTION



# ACRYLIC & TRANSLUCENT VINYL COLORS



PMS  
407

2037  
Yellow  
3M  
3630-015



PMS  
288

2114  
Blue  
3M  
3630-167



PMS  
3435

2030  
Green  
3M  
3630-26  
DK EMERALD GREEN



PMS  
202

2423  
Red  
3M  
3630-53  
CARDINAL RED



PMS  
109

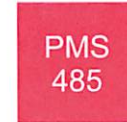
2465  
Yellow  
3M  
3630-25  
SUNFLOWER



3M  
3630-87  
ROYAL BLUE



3M  
3630-156  
VIVID GREEN



PMS  
485

2283  
Red  
3M  
3630-33  
RED



3M  
3630-128  
PLUM PURPLE



2214  
Blue  
REFLEX BLUE



PMS  
354

2108  
Green



PMS  
187

2793  
Red  
3M  
3630-143  
POPPY RED



3M  
3630-246  
TEAL GREEN

## OPAQUE VINYL COLORS



3M  
7725-12  
BLACK



3M  
7725-22  
MATTE BLACK



3M  
7725-10  
WHITE

ANY COLOR THAT IS PART OF A REGISTERED  
TRADE MARK/LOGO IS ALLOWED