

SAFEGWAY VISTOSO PLAZA
SIGN CRITERIA AMENDMENT

August 2013

The purpose of this sign criteria revision is to update the allowed colors for wall signs at the Safeway Vistoso Plaza shop buildings 5, 6 and 8 as identified on the development plan a.k.a shops A,B and C as labeled on the attached site plan. Also to clarify the allow sizes of wall signs.

Wall Signs for Shop and Pad buildings:

1. Color: Currently allowed color is Brownberry, Mathews Paint Co. #88.4D”.
2. Color: New colors in addition to Brownberry, shall be Black – DEA 187 and White DEW380 as shown on the attached color board.
3. Registered logos allowed per OVZC
4. Type: Reverse pan channel letters
5. Illumination: White halo
6. Size/Area: Per Oro Valley Zoning Code
 - a. Length of sign shall not exceed 80% of tenant’s storefront width.
7. Quantity: Per the Oro Valley Zoning Code.
8. Location: Per Oro Valley Zoning Code

Major Tenant wall signs (Safeway store):

1. Signs approved per case OV310-004.

Directional Signs & Monument signs not addressed in this criteria. Prior approvals will remain in place.

**COLOR BOARD
SAFEWAY VISTOSO PLAZA**



**A – DEA187 Black
DUNN EDWARDS**

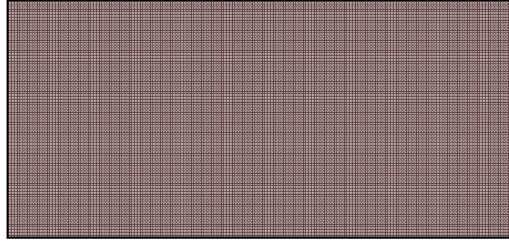


**B – DEW380 White (-1)
DUNN EDWARDS**

ALL SIGNS TO BE INDIVIDUAL REVERSE PAN CHANNEL LETTERS PAINTED BLACK

WHITE COLOR IS NOW ALLOWED FOR TENANT'S SIGNS

FOR ADDITIONAL INFORMATION PLEASE REFER TO SIGN CRITERIA DOCUMENTATION



Matthews Paint Co. #88-4D Brownberry

(Color shown is representative but not exact. See on site examples for clarification)

SIGN CRITERIA
SAFEWAY VISTOSO PLAZA
ORO VALLEY, ARIZONA

I. INTRODUCTION

The purpose of this sign criteria is to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, landlord, and tenant.

Each tenant shall obtain a copy of the sign program including this criteria before designing their sign.

II. GENERAL

- A. Landlord shall administer and interpret the criteria and shall have the right to approve all signs in writing prior to their installation.
- B. Tenants, at their expense, shall identify their premises with one exterior wall sign per street front on the fascia or face of their building and one shingle sign above their storefront.
- C. Submittal and Compliance
1. The Town of Oro Valley requires sign permits for all signs and electrical permits for any sign, which is illuminated. It shall be Tenant's sole responsibility to secure these and any other permits, which may be required.
 2. Tenant shall submit or cause to be submitted to Landlord for approval three sets of detailed shop drawings covering location, sizes, design, color, materials, lettering, graphics, conduits, junction boxes, sleeves and other mounting apparatus of the proposed wall sign.
 3. Landlord shall review the drawings and return two sets marked "Approved", "Approved as Noted" or "Revise and Resubmit".
 - (a) "Approved" drawings will permit the Tenant to proceed with permits, construction, and installation of its sign in accordance with the drawings.
 - (b) "Approved as Noted" drawings will permit the Tenant to proceed with permits, sign construction, and installation provided that the modifications noted are incorporated into the design. If the tenant takes exception to the modifications, Tenant shall revise and resubmit under (c) below.
 - (c) "Revise and Resubmit" drawings will be returned to the tenant with comments. These drawings shall be revised and resubmitted for Landlord approval within 15 days of their receipt by Tenant.
 4. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, or affixed on any part of the buildings visible from outside the premises except as specifically approved by Landlord. Signs, which are installed without written approval or inconsistent with approved drawings, may be subject to removal and reinstallation by Landlord at Tenant's expense. Rude, obscene, or offensive signs are not permitted in any location, whether or not visible from outside the premises and shall be removed at Landlord's discretion.
 5. Any signs presented for approval by the Landlord or Tenant which does not conform with the sign package finally approved by the Town must be reviewed and approved by the DRB or DRBAC prior to installation. Conformance shall be determined at the time of application for a sign permit.
 6. Landlord's approval of Tenant's plans shall not constitute an implication, representation, or certification by landlord that said items are in compliance with applicable statutes, codes, ordinance, or other regulations. Said compliance shall be the sole responsibility of Tenant for all work performed on the premises by or for Tenant.
 7. All signs must meet applicable setbacks.
- D. Landlord may replace any broken or faded sign at Tenant's expense.

III. DESIGN REQUIREMENTS

NOTE: The Town of Oro Valley requires sign permits for all signs and electrical permits for any sign which is

fascia or face of their building and one shingle sign above their storefront.

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- A. Power to illuminate the Tenant sign shall be from tenant's meter switched through a master time clock set in accordance with schedules determined by Landlord.
- B. Animated, flashing, blinking, rotating, moving, audible, placards, posters, playbills, paintings, change-panel, flags, signs in public right-of-way, and fixed balloons, are not permitted. Grand opening or special event signs shall be permitted in conformance with Chapter 12 of Zoning Ordinance.
- C. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold therein.
- D. Major tenant - Safeway, Inc.
Signs on the South side shall be permitted as shown on the signage outline. Signs shall be individual, white halo lit, reverse pan channel, painted metal letters. Stud mounted. Typestyle: Safeway corporate font, Friz Quadrata Bold.

Safeway Signs per case
OV3-10-004

	Maximum Height	Color
→	8'-0" for 2 lines	Mathews Paint Co #88-4D "Brownberry"
	4'-0" single line	Mathews Paint Co #88-4D "Brownberry"

Logo on North side be individual back lit pan channel image with red plastic face. Stud mounted. Typestyle: Safeway corporate font, Friz Quadrata Bold.

	Maximum Height	Color
	4'-0"	Rohm & Haas #2467

E. Shop tenant Signs

Shop Tenants per case
OV3-13-002 (see attached)

→ Maximum sign area shall not exceed 10% of frontage wall area. The length of any shop tenant sign shall not exceed eighty percent (80%) of that tenant's storefront width. Signs shall be mounted on the fascia

~~show the shop and shall be individual reverse pan channel, painted letters, white halo back lit, stud mounted. All raceways to be concealed. Typestyle: Fritz Quadrata Bold.~~

Maximum Letter Height: ~~Single Line 36"
Double Line 30" max. each row
48" max. height combined
Mathews Paint Co #8B-4D "Brownberry"~~

→ Shop Tenants per case
OV3-13-002 (see attached)

F. ~~Pad Building Signs
All signs on Pad Buildings are subject to approval of the Department Review Board.~~

~~Maximum sign area shall not exceed 10% of frontage wall area. The length of any sign shall not exceed eighty percent (80%) of the building width on which the sign is mounted.~~

~~Signs shall be mounted on the fascia or building wall and shall be individual reverse pan channel, painted letters, white halo back lit, stud mounted. All raceways to be concealed. Typestyle: Fritz Quadrata Bold.~~

Maximum Letter Height: ~~Single Line 36" high
Double Line 30" high letters
With 48" max. height combined
Mathews Paint Co #8B-4D "Brownberry"~~
Color: ~~Mathews Paint Co #8B-4D "Brownberry"~~
Location: ~~As approved by the Design Review Board~~

→ Pad Buildings per case
OV3-13-002 (see attached)

G. Directional Signs
Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

1. Maximum area of 8 square feet.
2. Maximum height of 3 feet.
3. Signs shall be permanently affixed to the ground.

H. Landlord shall have the right to modify the design requirements for any tenant.

I. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.

J. Retail tenants shall be allowed to place a sign in the window panel adjacent to entrance door per the attached exhibit. Business name, address or suite number, and hours of business shall be white vinyl letters. No other window signage will be allowed without Landlord approval.

K. A Tenant may identify their rear service door for delivery and emergency purposes only per the attached exhibit. Signs shall identify Tenants name only and be located in the center of the door, five (5) feet from finished floor to bottom of one " x 24" plaque. One-half-inch (1/2") maximum engraved white copy on engraving stock. Letter style same as storefront.

L. No sign shall be closer than 12 inches from a neutral strip between tenants.

CONSTRUCTION REQUIREMENTS

- A. All signs bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
- B. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. All exposed metals shall be painted to render them inconspicuous.
- E. All neon shall have P-K housings.
- F. Sign contractor and/or Tenant shall pay for any damage to the fascia, canopy, structure, roof, or flashing caused by sign installation.
- G. No exposed tubing, ballasts, cross-overs, conductors, transformers, conduit, or raceways will be permitted except conduit at under canopy signs.
- H. Wall signs shall be centered vertically and horizontally on the fascia.
- I. All electrical signs shall bear the UL label.
- J. All signs shall conform to the local Building Code Standards and Electrical Code Standards.