

SAN JOSE PLAZA SIGN CRITERIA *(Revised September 2018)*

10110 North Oracle Road - Oro Valley, Pima County, Arizona



- = Future/Existing Monument sign location
- = Futre/Existing Tenant sign locations

INTRODUCTION

The intent of this Sign Criteria Revision is to satisfy the requirements of the Oro Valley Planning and Zoning Commission Criteria, per OVZCR 28.2.B. It is to ensure an attractive shopping environment and to protect the interests of the Landlord as well as current and future Tenants by insuring consistency and quality for the entire development, while minimizing the impact of the signage on the adjacent communities. Signage at San Jose Plaza is an integral part of the center's image and appeal, so signs must be thoughtfully designed, placed and proportioned to the individual facade where they are installed.

Only those sign types provided for and specifically approved by the Landlord in Tenant's sign submission documents will be allowed. The Landlord may, at his discretion and at the Tenant's expense and after proper notice to Tenant, replace or remove any sign that is installed without Landlord's written consent, or that is not executed in conformance with the approved submission.

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.

Installation Requirements

1. Timing of lighting shall be per OVZC.
2. All required penetrations of the designated area for signage shall be neatly sealed in a watertight condition.
3. All exterior signs, bolts, fasteners, and clips shall be hot dipped galvanized or stainless steel. No black iron materials of any type shall be permitted.
4. No labels shall be permitted on the exposed surface of signs, except those required by law ordinance, which shall be applied in an inconspicuous location.
5. Signs must be fabricated of durable appropriate weather resistant materials . All exposed metals shall be primed and painted.

WALL SIGNS

- Tenants may have 1 square foot of signage per lineal foot of building frontage, at a minimum of 24sq/ft and not to exceed a maximum of 150 sq/ft per side
- Pan Channel or Reverse Pan Channel Letters and should be surface mounted with Pan Channel having returns of 5" and being mounted 1/2" off of wall OR Reverse Pan Channel having 3" returns and being mounted 2" off of wall.
- Trademarked Logos may be utilized with proof of State/Federal registration and are limited to 25% of the permitted area of the sign.
- Individual illuminated letters and logos may include metal pan channel with acrylic sign faces and vinyl graphics, internally illuminated lit with either LEDs or non-exposed neon
- Halo-Illumination / backlighting is also allowed for letters and logos made as reverse pan and mounted 2" from the wall surface.
- Placement of any illuminated signs on the east elevation (rear of building) is forbidden.
- There is no overall height limit to any single letter or logo except no wall sign shall extend above the roof parapet or eave line of the building
- The typeface may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.
- The maximum width of any Tenant's storefront sign may not exceed eighty (80%) percent of the Tenant's leased storefront.
- Wall signs may not project more than eight inches (8") from the wall. Raceways are prohibited.
- No more than two (2) elevations may be utilized for signage by a Tenant, and no more than two (2) elevations shall be illuminated
- Flashing, oscillating, animated lights or other moving sign components are not permitted.
- Timing for lighting per OVZC.
- Should future Oro Valley Code be adjusted to allow for larger signs, comprised of more square footage, that change in Zoning Code will supersede the restrictions currently listed in this criteria

MONUMENT SIGN

- One monument sign is permitted. (Exhibit A)
- Height of monument signs are not to exceed a maximum of eight (8) feet from grade. Architectural elements may exceed the height of the monument by and additional twenty-five percent (25%).
- Monument may be double-sided and sign area is not to exceed sign area not to exceed seventy-two (72) square feet per side for multiple tenant sign.
- Illuminated monument faces to be of routed aluminum with acrylic backing or acrylic push through letters OR lexan plastic faces with applied vinyl graphics. Background of lexan faces not permitted to be plain white.
- Blank tenant panels shall not be white.
- The sign may contain the name of the development and a maximum of eight (8) tenants, along with the property address. No Tenant may shall be permitted more than one panel per side.
- Location is to be placed near the entrance or along the street frontage and setback is none unless otherwise required by OVZC,
- Timing for lighting per OVZC.
- Should future Oro Valley Code be adjusted to allow for larger signs, comprised of more square footage, that change in Zoning Code will supersede the restrictions currently listed in this criteria

WINDOW SIGNS

- Refer to OVZC.

PROHIBITED SIGNS

All building signs are to be regulated and permitted to the standards specified under the Oro Valley Zoning Code Revised. All types of signs allowed by OVZCR are also allowed by the Landlord unless noted below.

THE FOLLOWING SIGNS AND ELEMENTS ARE PROHIBITED BY THE LANDLORD:

- Signs which identify or advertise a product or service not available on the property.
- Any sign placed or displayed on vehicles parked primarily for the purpose of displaying the sign.
- Temporary signs beyond the approved period of display.

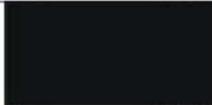
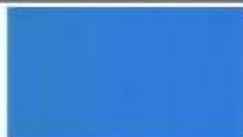
PROHIBITED SIGNS (continued)

- Inflatable displays and hand-painted signs
- Window signs or signs blocking doors or fire escapes, unless approved by the Landlord per OVZC.
- Paper, cardboard, or Styrofoam signs, stickers, or decals hung around or behind storefronts. (Except those required by governmental agencies)
- Flashing, oscillating, animated lights or other moving sign components.
- Rooftop signs or signs projecting above roof lines or parapets.
- Box signs.

PERMISSIBLE COLORS

- All Signs may only utilize the colors specified within this criteria
- If Tenant has a Registered, Trademarked Logo, those colors are also permissible for that business only, if not already included in the criteria list.

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	 Light Rust Brown 3630-109 Pantone 181 C

ALLOWABLE COLOR	PMS COLOR #	3M VINYL #
a. White	White	 White 3630-20
b. Black	Black 2 2X	 Black Pantone Process Black 3630-22
l. Tangerine	151C	 Tangerine 3630-84 PANTONE 151 C
m. Yellow	109C	 Yellow 3630-015, 3632-015 PANTONE 109 C
n. Light European Blue		 Light European Blue 3630-147
o. Royal Blue	274C	 Royal Blue 3630-87, 3632-87 PANTONE 274 C
h. Green	349C	 Green Pantone 349 C 3630-26
i. Intense Blue	300C	 Intense Blue 3630-127, 3632-127 PANTONE 300 C
j. Silver Gray	430C	 Silver Gray 3630-51 PANTONE 430 C
k. Raspberry	220C	 Raspberry 3630-133 PANTONE 220 C
l. Tangerine	151C	 Tangerine 3630-84 PANTONE 151 C

EXISTING ELEVATIONS - September 2018



Existing Wall Signs as of September 2018, WEST Facing



Existing building - NORTH facing



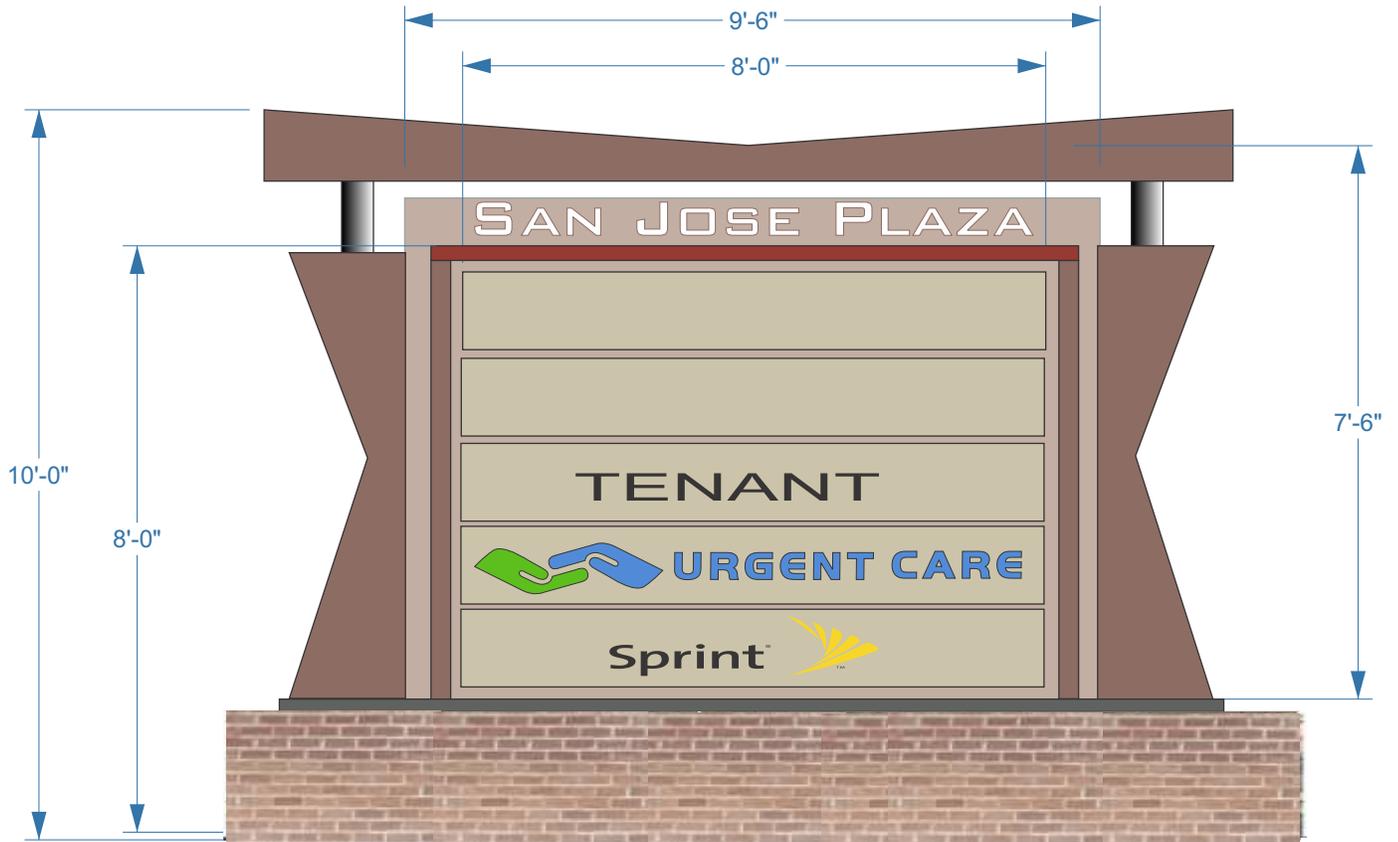
Existing building - SOUTH facing



Existing building - EAST facing (rear of building)

EXHIBIT "A" - Monument Design

Future Monument Design



Sign faces to be .080 aluminum with routed out text backed with 1/8" acrylic and graphics. Colors and textures to be a complimentary match to existing plaza structure.

Existing Monument - September 2018



Comparable Neighbors - Wall Sign Examples



10150 North Oracle Road
 (adjoining parking lot with San Jose Plaza)
 Illuminated Pan Channel Letters, surface-mounted



10180 North Oracle Road
 (adjoining parking lot with San Jose Plaza)
 Illuminated Pan Channel Letters, raceway-mounted



9660 North Oracle Road
 Illuminated Pan Channel Letters, surface-mounted
 with accent pill cabinet



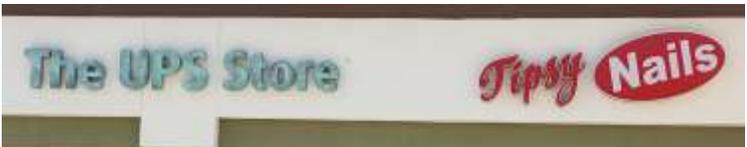
10604 North Oracle Road
 Illuminated Pan Channel Letters, raceway-mounted
 with accent pill cabinet



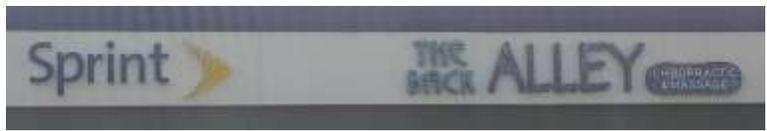
9630 North Oracle Road
 Illuminated Pan Channel Letters, surface-mounted
 with accent pill cabinet



10604 North Oracle Road
 Illuminated Pan Channel Letters, raceway-mounted
 with accent pill cabinet and directional



10645 North Oracle Road
 Illuminated Pan Channel Letters next to Reverse Pan Channel
 Letters, with accent pill cabinets



10515 North Oracle Road
 Illuminated Pan Channel Letters next to Reverse Pan Channel
 Letters, with accent pill cabinets

Comparable Neighbors - Monument Examples



9750 North Oracle Road



9800 North Oracle Road



10730 North Oracle Road



10568 North Oracle Road