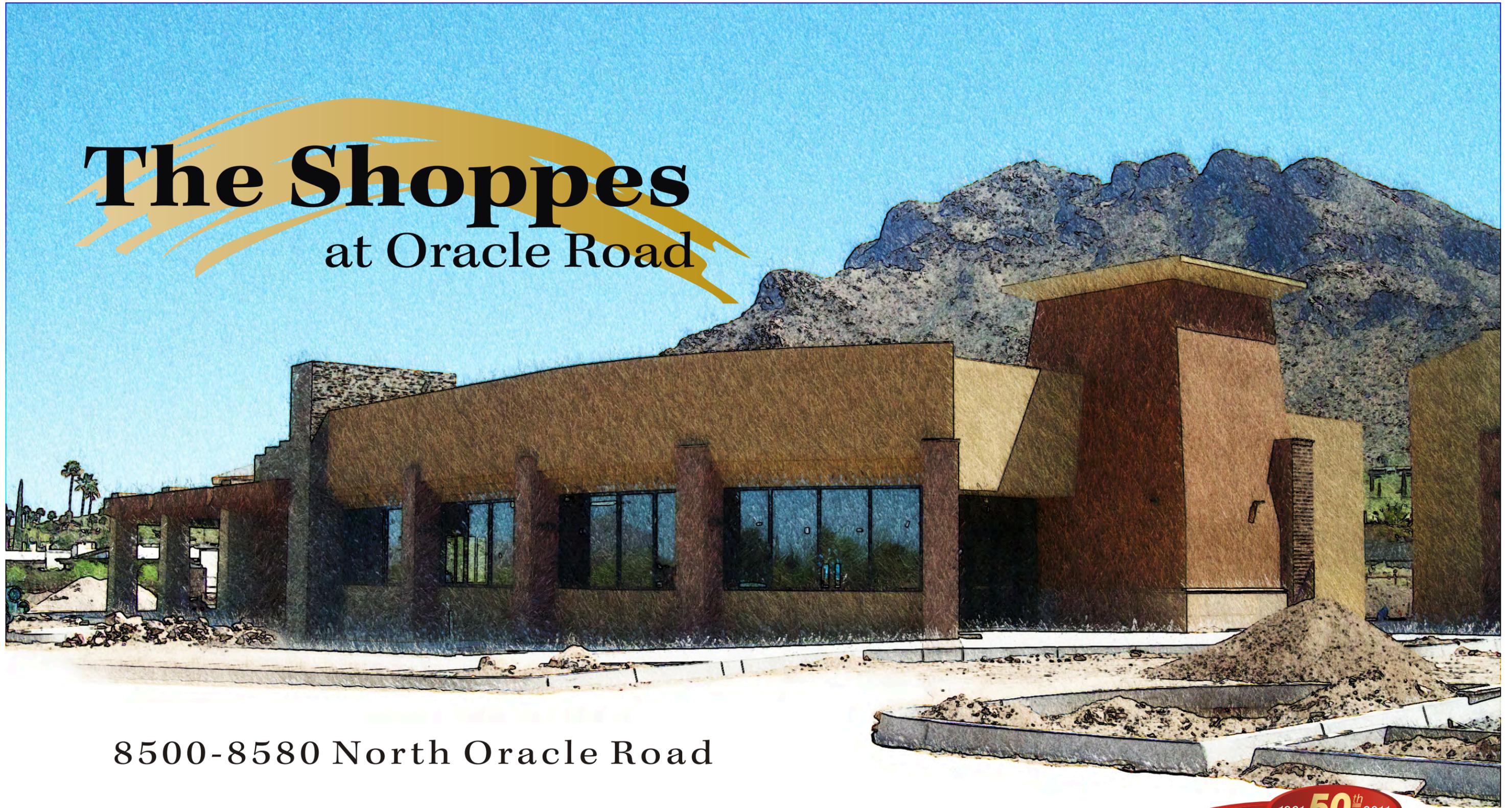
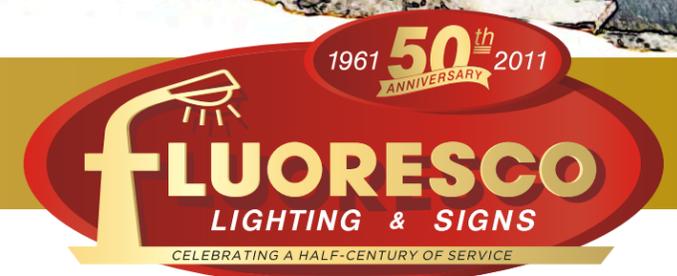


The Shoppes at Oracle Road



8500-8580 North Oracle Road

Comprehensive Sign Program



ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz1234567890

Kepler Std Extended

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz1234567890

Kepler Std Extended Bold

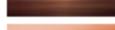
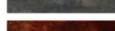
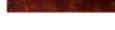


site & tenant signage
 color palettes
 project fonts

COLOR SCHEDULE
 SITE SIGNAGE

-  COLOR 1 - MATCH DE 6141 SALT BOX
-  COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
-  COLOR 3 - MATCH DE 6145 ROCKY RIDGE
-  COLOR 4 - MATCH DE 6147 CHESTER BROWN
-  COLOR 5 - MATCH DE 6112 CEDAR CHEST
-  COLOR 6 - MAP 41-335 BLACK ANODIC

COLOR SCHEDULE
 TENANT SIGNAGE

-  COLOR 1 - MATCH DE 6141 SALT BOX
-  COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
-  COLOR 3 - MATCH DE 6145 ROCKY RIDGE
-  COLOR 4 - MATCH DE 6147 CHESTER BROWN
-  COLOR 5 - MATCH DE 6112 CEDAR CHEST
-  COLOR 6 - MAP 41-335 BLACK ANODIC
-  COLOR 7 - BRUSHED ALUMINUM*
-  COLOR 8 - POLISHED ALUMINUM*
-  COLOR 9 - NOMADIC ALUMINUM*
-  COLOR 10 - BRUSHED STAINLESS STEEL
-  COLOR 11 - POLISHED STAINLESS STEEL
-  COLOR 12 - POLISHED TITANIUM
-  COLOR 13 - ANODIZED TITANIUM
-  COLOR 14 - BRUSHED BRASS*
-  COLOR 15 - POLISHED BRASS*
-  COLOR 16 - NOMADIC BRASS*
-  COLOR 17 - BRASS VERDI GRIS**
-  COLOR 18 - BRONZE
-  COLOR 19 - BRUSHED COPPER*
-  COLOR 20 - POLISHED COPPER*
-  COLOR 21 - NOMADIC COPPER*
-  COLOR 22 - COPPER PATINA**
-  COLOR 23 - RAW STEEL
-  COLOR 24 - RUSTED STEEL**

*CLEAR COAT REQUIRED

**MAY BE FAUX FINISH ON ALUMINUM





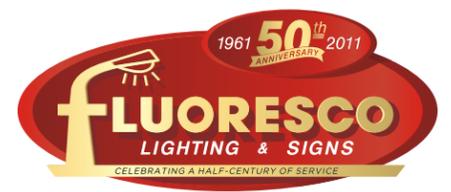
The Shoppes
at Oracle Road
8500
North Oracle Road

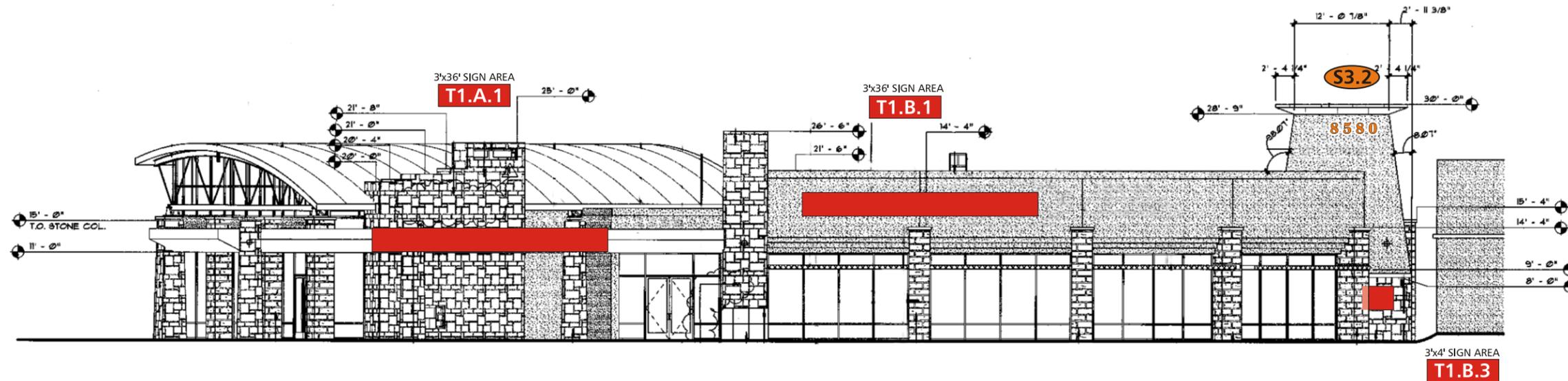
site & tenant signage
overview



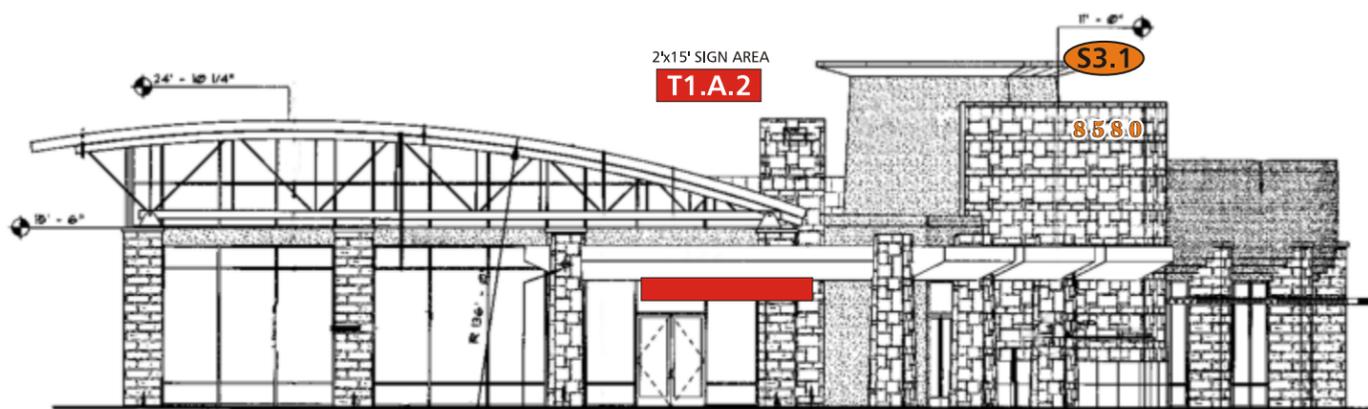
The Shoppes
at Oracle Road
8500
North Oracle Road

site signage
overview





BUILDING 1 - WEST ELEVATION
SCALE: 1/16" = 1' 0"



BUILDING 1 - NORTH ELEVATION
SCALE: 1/16" = 1' 0"



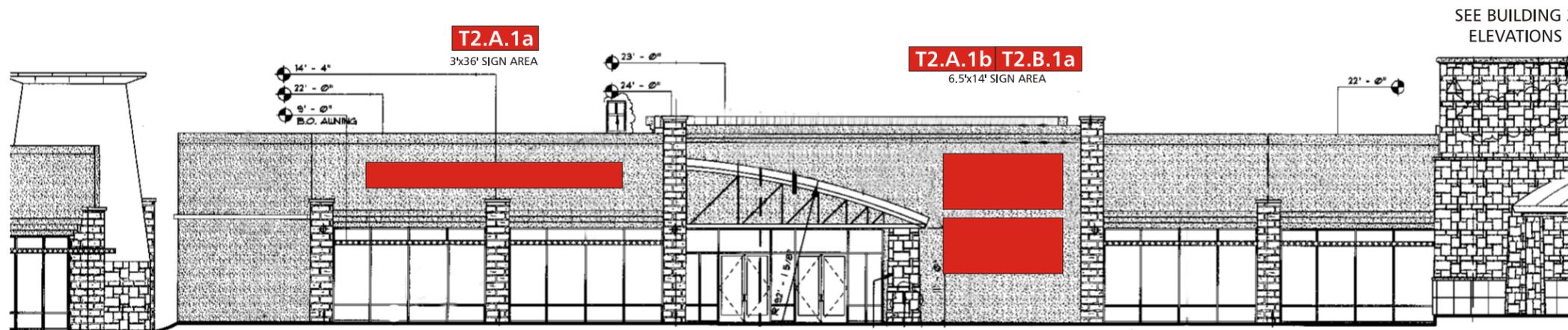
BUILDING 1 - SOUTH ELEVATION
SCALE: 1/16" = 1' 0"

PROJECT	FP-130000	26 JUL 13	6
LOCATION	AS NOTED	16 AUG 13	7
SCALE	AS NOTED		8
DATE	3 JAN 13		9
SALESPERSON	SALES		PAGE 5
FILE NAME	FILE 1.CDR		OF 17





BUILDING 2 - NORTH ELEVATION
SCALE: 1/16" = 1' 0"



BUILDING 2 - WEST ELEVATION
SCALE: 1/16" = 1' 0"

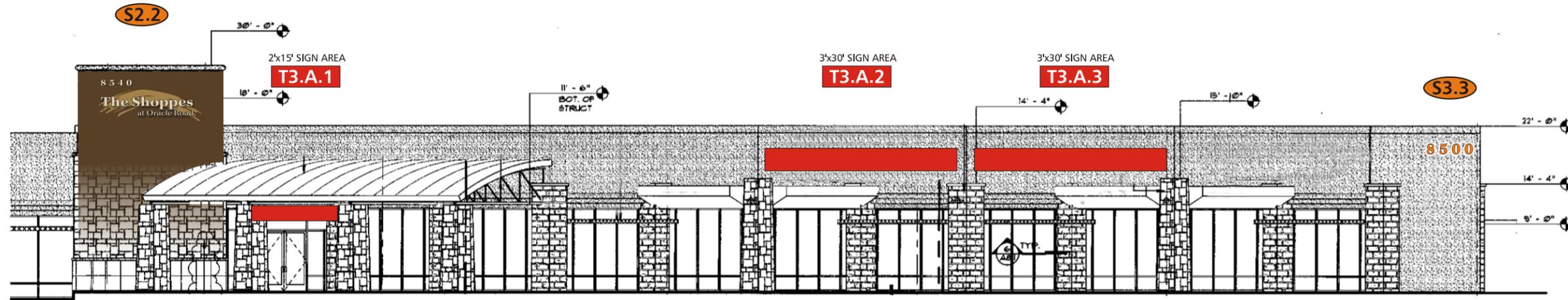
T2.B.1b
6.5'x14' SIGN AREA

NOTE: IF TENANT A OCCUPIES T2.A.1a, TENANT B RECEIVES T2.B.1a - IF TENANT A OCCUPIES T2.A.1a, SPACE T2.A.1a WILL NOT BE USED

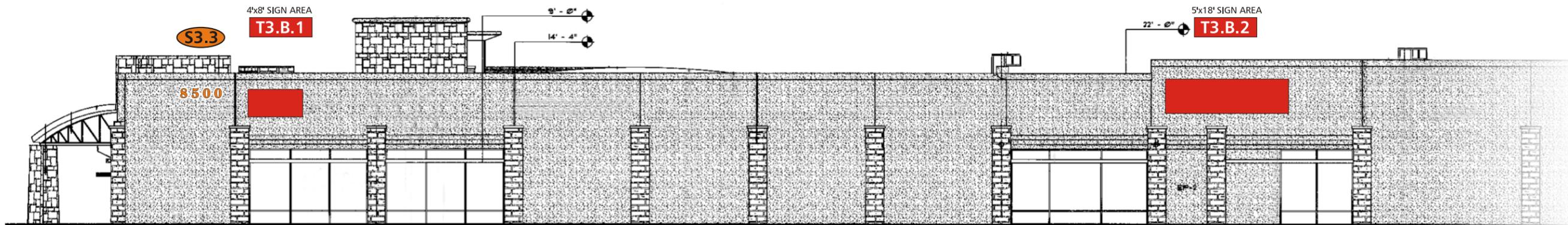
SEE BUILDING 3 ELEVATIONS

PROJECT	FP-130000	26 JUL 13	6
LOCATION	ADDRESS	16 AUG 13	7
SCALE	AS NOTED	DESIGNER	8
DATE	3 JAN 13	SALESPERSON	9
	FILE NAME	FILE 1.CDR	PAGE 6 OF 17





BUILDING 3 - WEST ELEVATION
SCALE: 1/16" = 1' 0"



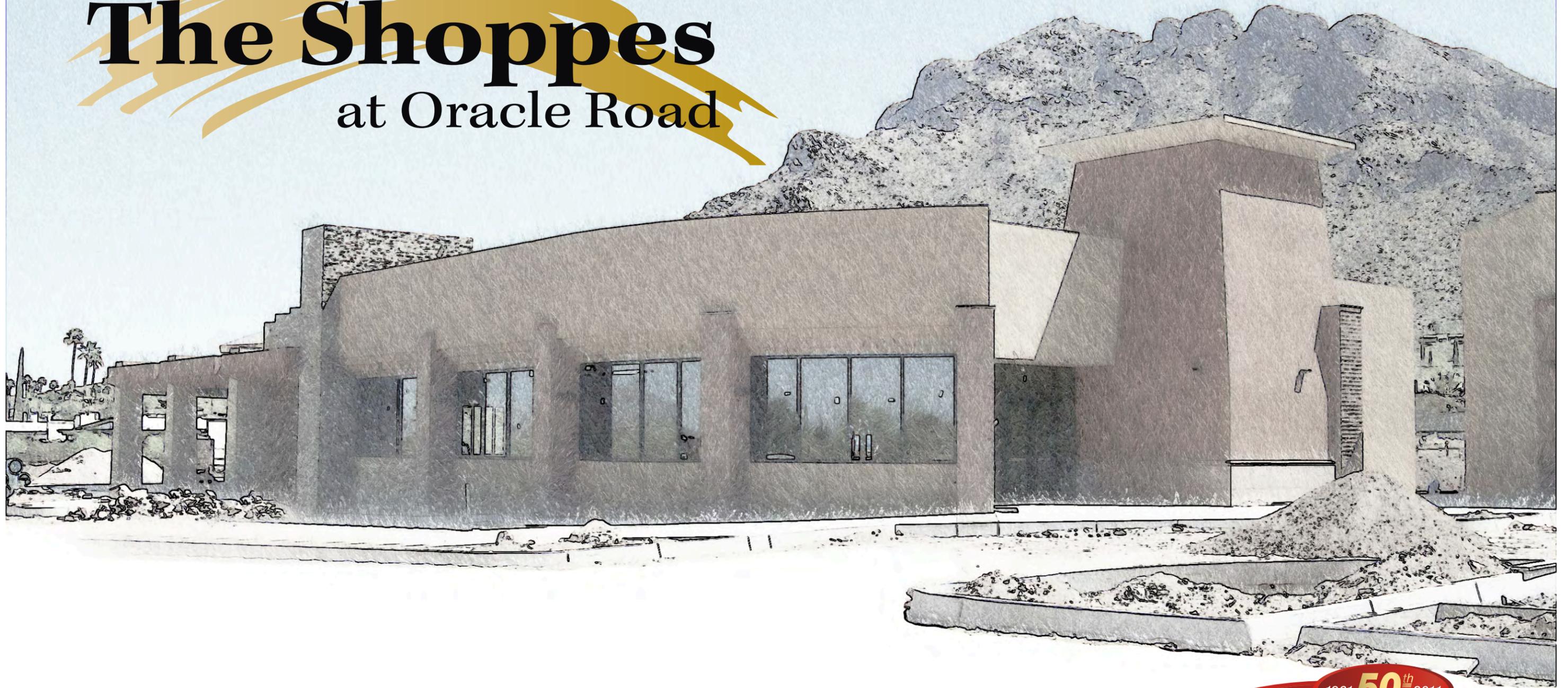
BUILDING 3 - SOUTH ELEVATION
SCALE: 1/16" = 1' 0"

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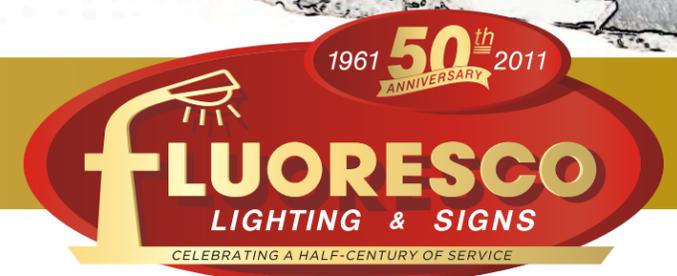
PROJECT	FP-130000	26 JUL 13	6
LOCATION	ADDRESS	16 AUG 13	7
SCALE	AS NOTED	3	8
DATE	3 JAN 13	4	9
SALESPERSON	SALES	5	PAGE 7
FILE NAME	FILE 1.CDR		OF 17

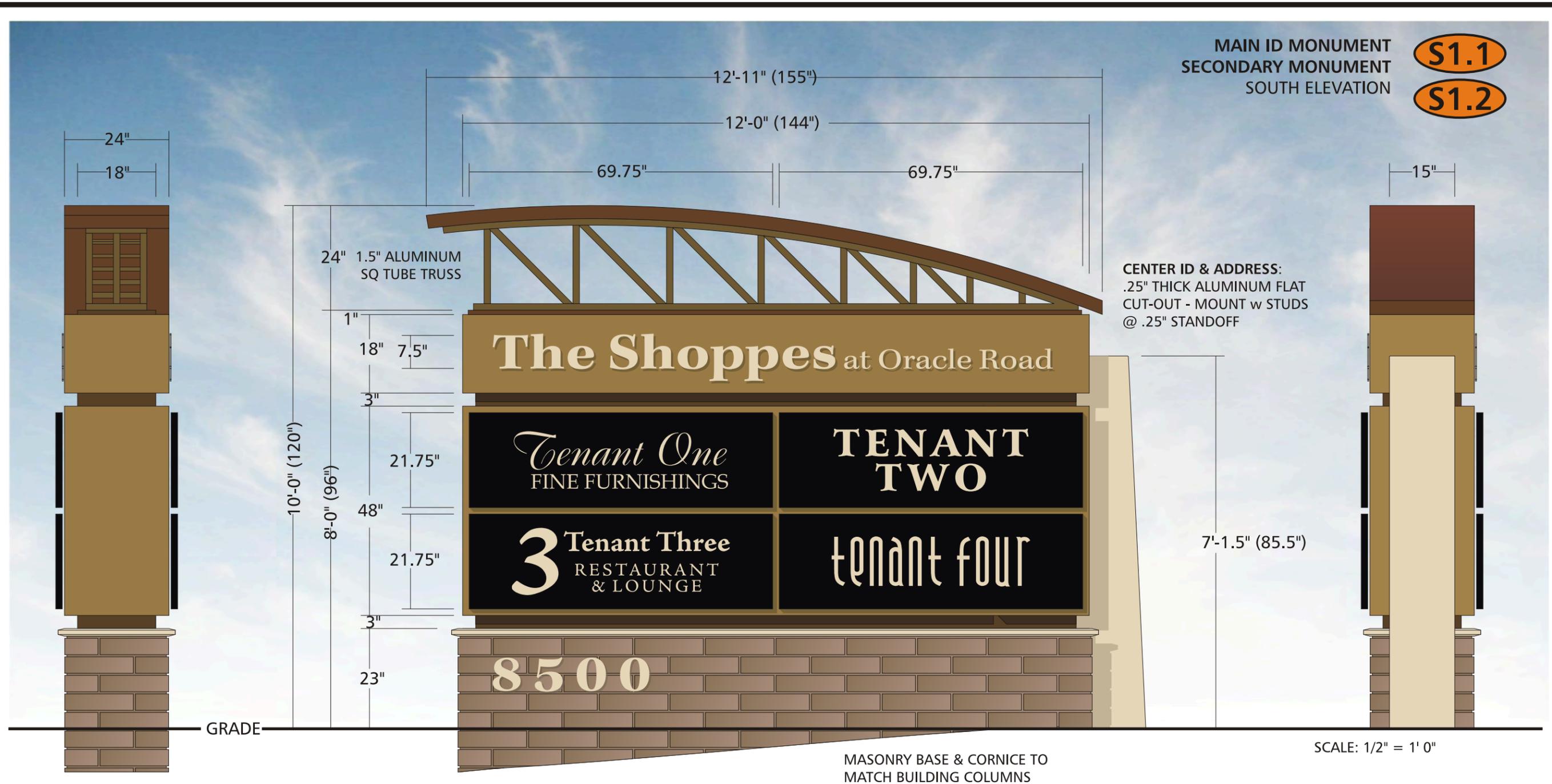


The Shoppes at Oracle Road



SECTION 1 - SITE SIGNAGE





MAIN ID MONUMENT
SECONDARY MONUMENT
SOUTH ELEVATION

S1.1
S1.2

CENTER ID & ADDRESS:
.25" THICK ALUMINUM FLAT
CUT-OUT - MOUNT w STUDS
@ .25" STANDOFF

SCALE: 1/2" = 1' 0"

MASONRY BASE & CORNICE TO
MATCH BUILDING COLUMNS

**COLOR SCHEDULE
SITE SIGNAGE**

- COLOR 1 - MATCH DE 6141 SALT BOX
- COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
- COLOR 3 - MATCH DE 6145 ROCKY RIDGE
- COLOR 4 - MATCH DE 6147 CHESTER BROWN
- COLOR 5 - MATCH DE 6112 CEDAR CHEST
- COLOR 6 - MAP 41-335 BLACK ANODIC

SIGNS S1 & S2

FABRICATE & INSTALL ONE (1) DOUBLE FACE, FREE-STANDING TENANT MONUMENT SIGN

TENANT PANS: 1.5" DEEP ALUMINUM REVERSE CHANNEL - COPY ROUTED & BACKED w IVORY ACRYLIC
MOUNT w CLIPS @ .5" STANDOFF - INTERNAL & HALO ILLUMINATION w WHITE LED

NOTE: SIGN S2 IS FOR POSSIBLE FUTURE USE

REVISED	26 JUL 13	6
DWG #	FP-130306	7
DESIGNER		8
SALESPERSON	JONES	9
DATE	31 MAY 13	5
PROJECT	THE SHOPPES AT ORACLE ROAD	
LOCATION	8505 N ORACLE	
SCALE	AS NOTED	
FILE NAME	SHOPPES AT ORACLE 1.CDR	





**COLOR SCHEDULE
SITE SIGNAGE**

- COLOR 1 - MATCH DE 6141 SALT BOX
- COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
- COLOR 3 - MATCH DE 6145 ROCKY RIDGE
- COLOR 4 - MATCH DE 6147 CHESTER BROWN
- COLOR 5 - MATCH DE 6112 CEDAR CHEST
- COLOR 6 - MAP 41-335 BLACK ANODIC

SIGN S2.1

FABRICATE & INSTALL ONE (1) SET OF ALUMINUM REVERSE CHANNEL LETTERS w FLAT CUT-OUT BACKER GRAPHIC (NON-ILLUJMINATED)

COPY & NUMERALS: 1" DEEP RETURNS - ALL PAINTED COLOR 1 - MOUNT w CLIPS @ .5" STANDOFF

GRAPHIC: .125" THICK ALUMINUM FLAT CUT-OUT PAINTED COLOR 4 - MOUNT FLUSH TO WALL w STUDS & ADHESIVE

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PROJECT	FP-130000	26 JUL 13	6
LOCATION	ADDRESS	2	16AUG 13
SCALE	AS NOTED	3	8
DATE	3 JAN 13	4	9
SALESPERSON	SALES	5	10
FILE NAME	FILE 1.CDR		17
DWG #	DESIGNER		





**COLOR SCHEDULE
SITE SIGNAGE**

- COLOR 1 - MATCH DE 6141 SALT BOX
- COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
- COLOR 3 - MATCH DE 6145 ROCKY RIDGE
- COLOR 4 - MATCH DE 6147 CHESTER BROWN
- COLOR 5 - MATCH DE 6112 CEDAR CHEST
- COLOR 6 - MAP 41-335 BLACK ANODIC

FABRICATE & INSTALL ONE (1) SET OF ALUMINUM REVERSE CHANNEL LETTERS w FLAT CUT-OUT BACKER GRAPHIC (NON-ILLUJMINATED)

COPY & NUMERALS: 1" DEEP RETURNS - ALL PAINTED COLOR 1 - MOUNT w CLIPS @ .5" STANDOFF

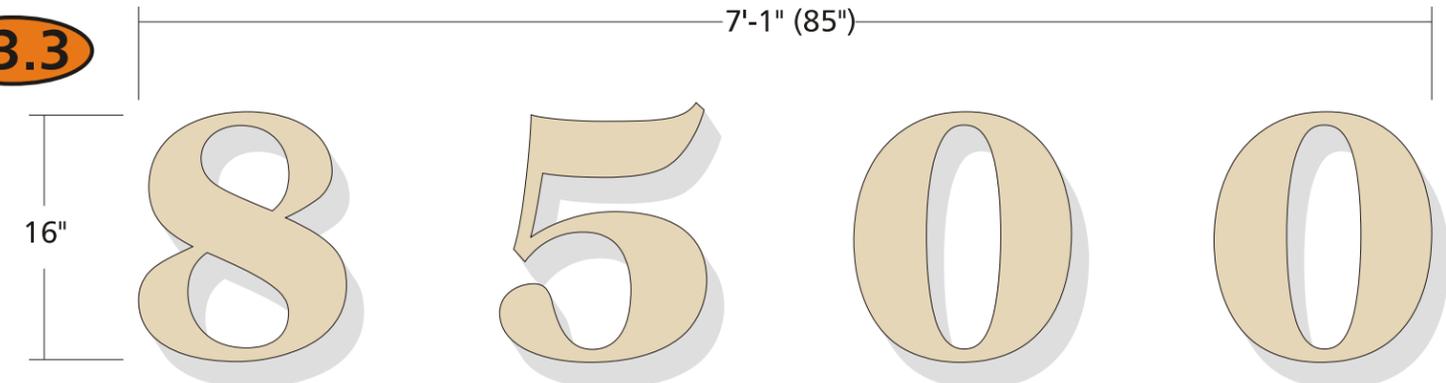
GRAPHIC: .125" THICK ALUMINUM FLAT CUT-OUT PAINTED COLOR 4 - MOUNT FLUSH TO WALL w STUDS & ADHESIVE

This original unpublished drawing is submitted for use in connection with a project being designed for you by Fluoresco. It is not to be shown to anyone outside of your organization, reproduced or used in any fashion without expressed written approval.

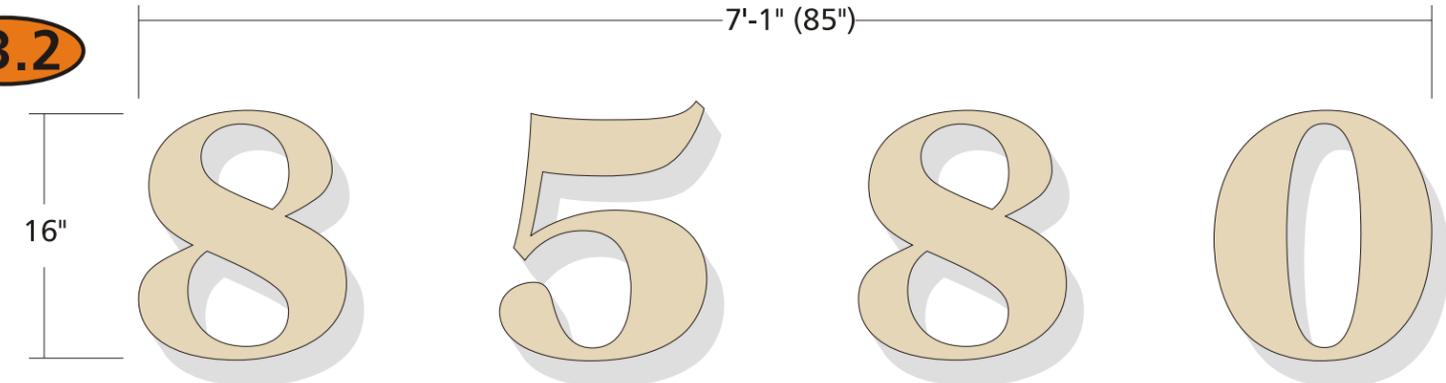
PROJECT	FP-130000	DESIGNER	SALESPERSON	SALES	FILE NAME	DATE
LOCATION	ADDRESS	AS NOTED	3 JAN 13	FILE 1.CDR		
REVISION	DATE					
6	26 JUL 13					
7	16 AUG 13					
8						
9						
5						



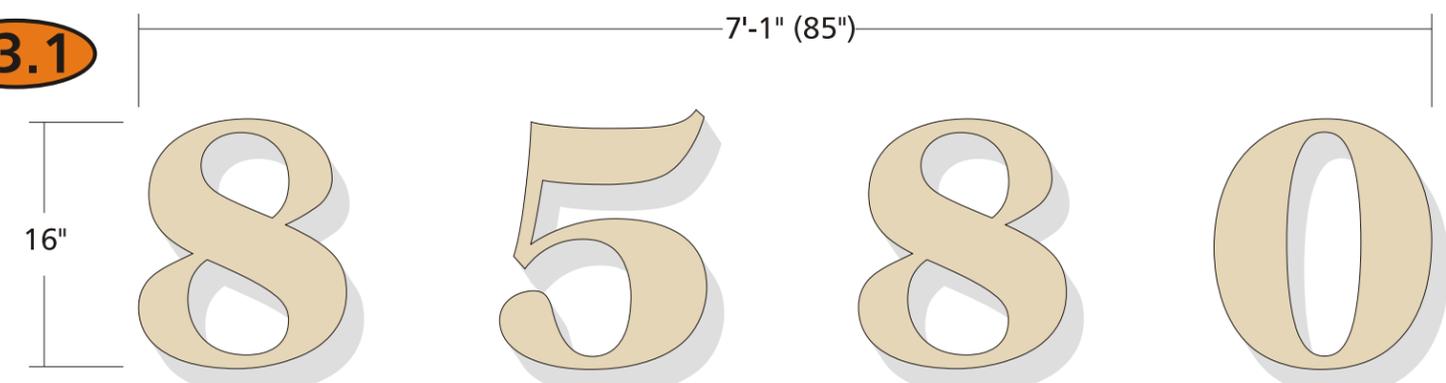
S3.3



S3.2



S3.1



SCALE: 1" = 1' 0"

S3.1
S3.2
S3.3

ADDRESS NUMERALS @ BUILDINGS 1 & 3
NORTH & WEST ELEVATIONS BLDG 1
WEST ELEVATION BLDG 3

SIGN S3.1
SIGN S3.2
SIGN S3.3

FABRICATE & INSTALL THREE (3) SETS OF ALUMINUM
REVERSE CHANNEL LETTERS (NON-ILLUJMINATED)

NUMERALS: 1" DEEP RETURNS - ALL PAINTED COLOR 1 -
MOUNT w CLIPS @ .5" STANDOFF

COLOR SCHEDULE
SITE SIGNAGE

-  COLOR 1 - MATCH DE 6141 SALT BOX
-  COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
-  COLOR 3 - MATCH DE 6145 ROCKY RIDGE
-  COLOR 4 - MATCH DE 6147 CHESTER BROWN
-  COLOR 5 - MATCH DE 6112 CEDAR CHEST
-  COLOR 6 - MAP 41-335 BLACK ANODIC

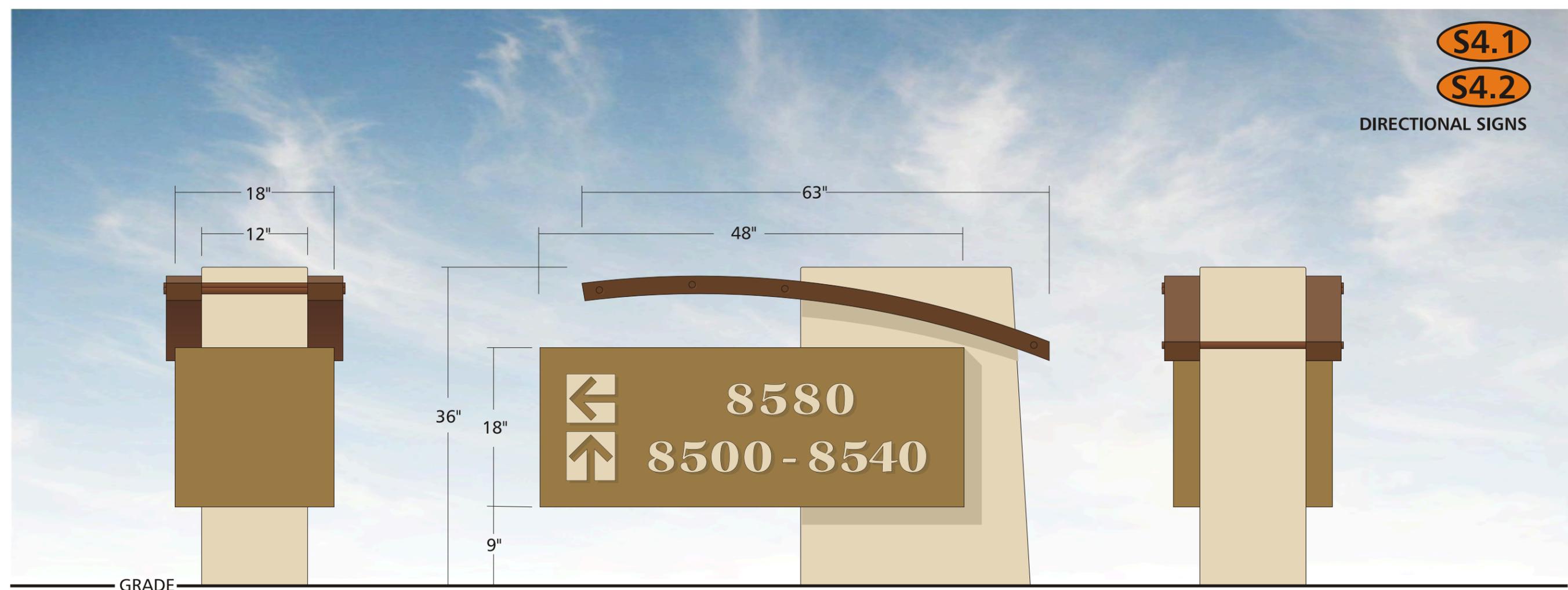
This original unpublished drawing is submitted for use in connection with a project being designed for you by Fluoresco. It is not to be shown to anyone outside of your organization, reproduced or used in any fashion without expressed written approval.

PROJECT	FP-130000	REVISED	26 JUL 13	6
LOCATION	ADDRESS	DWG #	16AUG 13	7
SCALE	AS NOTED	DESIGNER		8
DATE	3 JAN 13	SALESPERSON	SALES	9
		FILE NAME	FILE 1.CDR	PAGE 12 OF 17



S4.1
S4.2

DIRECTIONAL SIGNS



SCALE: 1" = 1' 0"

SIGN S4.1
SIGN S4.2

FABRICATE & INSTALL TWO (2) DOUBLE FACE, FREE-STANDING DIRECTIONAL SIGNS

COPY: .25" THICK ALUMINUM FLAT CUT-OUT - MOUNT w STUDS @ .25" STANDOFF

COLOR SCHEDULE
SITE SIGNAGE

- COLOR 1 - MATCH DE 6141 SALT BOX
- COLOR 2 - MATCH DE 6144 GRAHAM CRACKER
- COLOR 3 - MATCH DE 6145 ROCKY RIDGE
- COLOR 4 - MATCH DE 6147 CHESTER BROWN
- COLOR 5 - MATCH DE 6112 CEDAR CHEST
- COLOR 6 - MAP 41-335 BLACK ANODIC

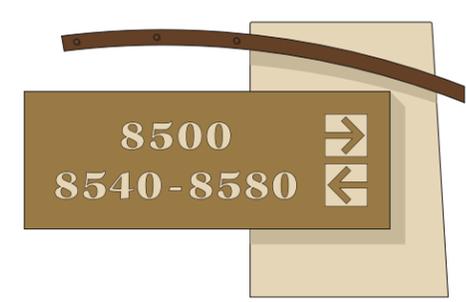
SIGN @ NORTH ENTRY DRIVE
(NORTH ELEVATION)



SIGN @ NORTH ENTRY DRIVE
(SOUTH ELEVATION)



SIGN @ SOUTH ENTRY DRIVE
(NORTH ELEVATION)



SIGN @ SOUTH ENTRY DRIVE
(SOUTH ELEVATION)

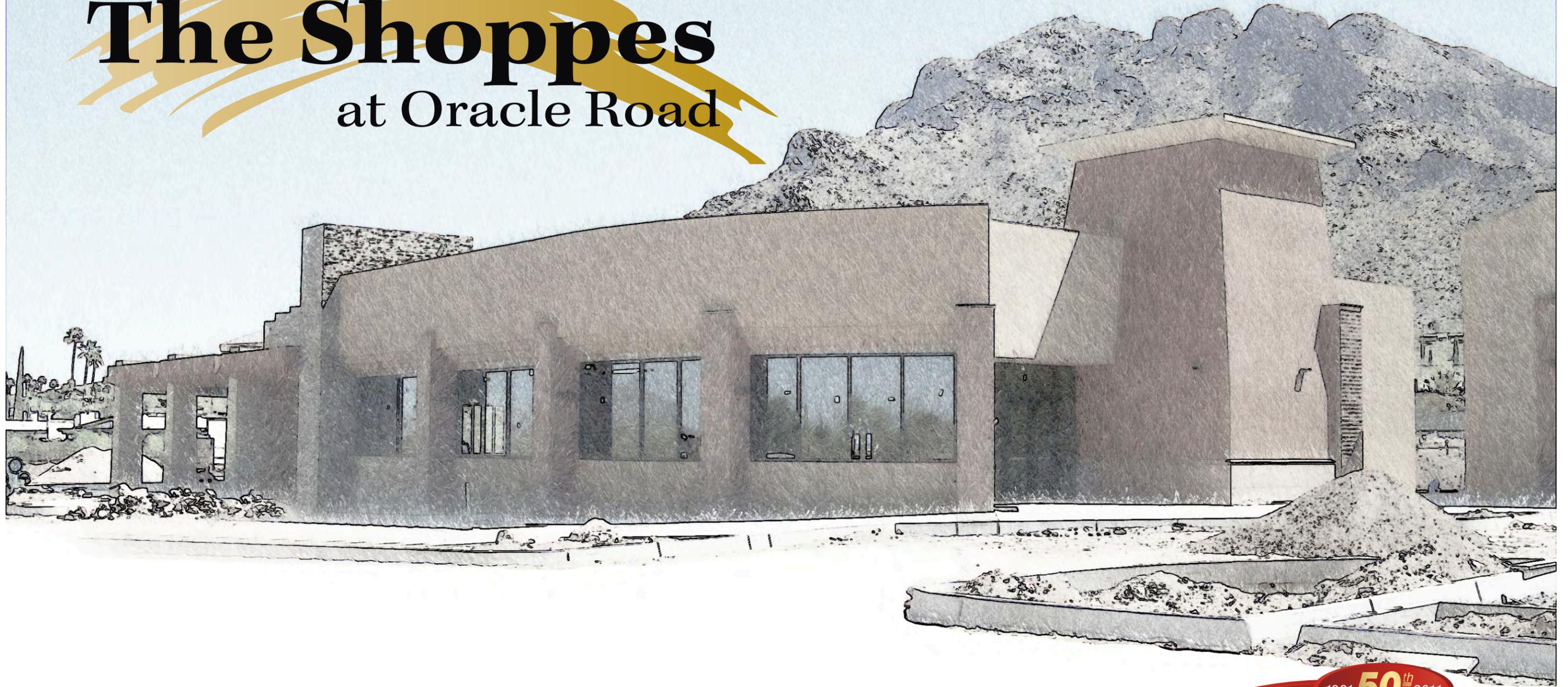
REVISION	26 JUL 13	6
	16 AUG 13	7
		8
		9
		10
		11
		12
		13
		14
		15
		16
		17

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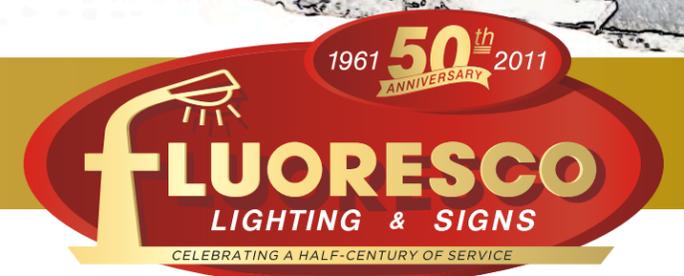
PROJECT: THE SHOPPES AT ORACLE ROAD
 LOCATION: 8505 N ORACLE
 SCALE: AS NOTED
 DATE: 31 MAY 13
 SALES PERSON: JONES
 FILE NAME: SHOPPES AT ORACLE 1.CDR

Since 1961
FLUORESCO
 LIGHTING & SIGNS

The Shoppes at Oracle Road



SECTION 2 - TENANT SIGNAGE



The intent of this sign criteria is to provide necessary guidelines to achieve and maintain a visually coordinated, balanced, and appealing signage environment throughout the center for the mutual benefit of all tenants. Conformance to this criteria shall be strictly enforced and any installed non-conforming or unapproved signs shall be removed at Tenant's expense.

A) General Requirements

1. Prior to applying to the municipality for approval or permits, Tenant shall submit or cause to be submitted for written approval by Owner, four (4) sets of the detailed shop drawings of the proposed sign(s), indicating conformance with the sign criteria herein, including location, size, layout, design, materials, lettering/graphics, and project colors.

Drawings are to be submitted to: **Shoppes at Oracle Rd., LLC**
2142 E. Desert Garden Drive
Tucson, AZ 85718

2. Tenant shall submit a sign drawing approved by Owner to the appropriate municipal authority for approval & permitting prior to the start of any sign construction or installation.

3. Permits, and all costs incident thereto are the sole responsibility of the Tenant, including any and all annual fees charged by the Town of Oro Valley

4. Tenant shall pay for all signs, materials, and the installation thereof, including final connection and any incidental damages incurred through the installation or removal of their signs, and is responsible for their maintenance.

5. All signs shall be reviewed by Owner, its designated representative or project architect for conformance with this criteria and overall design quality. Approval of sign submittals based on aesthetics or design quality shall remain the sole right of the Owner. Owners' approval does not preclude the need for permit applications required by the Town of Oro Valley, nor can owner approve submittals that do not comply with this criteria.

6. All signs and their installation must comply with all local building, sign and electrical codes and bear a U.L. label in an inconspicuous location.

7. Tenant shall provide photos of completed installation showing all wall and roof penetrations sealed properly.

B) General Specifications

1. Owner shall provide primary electrical service terminating at the center of each allowed sign area. It is the responsibility of Tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.

2. No exposed raceways, crossovers, conduit, conductors, transformers, etc. shall be allowed.

3. Tenant sign spaces on the storefront elevations are allotted as shown on the elevations, unless otherwise approved by Owner.

4. No more than two (2) elevations may contain illuminated wall signs for a single tenant. End unit tenants, or those occupying an entire building, may have a third non-illuminated wall sign. Signs must be over tenant's space, with the exception of those tenants who do not have frontage on Oracle Road. These tenants are allowed an additional letterset on the elevation of their entry.

5. Signs in the rear of the buildings may be halo or non-illuminated only.

6. No single wall sign may exceed one (1) square foot per each linear foot of building frontage, not to exceed a maximum of one hundred-fifty (150) square feet.

7. All signage must fit within the designated sign areas, no projections above, below, or on either end will be allowed without written consent of the Owner.

8. Wall signs are defined as non-illuminated or halo-illuminated aluminum reverse channel shapes. No cabinet signs, wooden panels or painted graphics will be allowed. Tenant subcopy may be metal flat cut-out with a minimum thickness of 1/4" if it is too small to be illuminated, or may be encapsulated within a reverse pan with routed copy backed with acrylic.

9. No flashing, animated or audible signs will be allowed.

C) Tenant Signage Requirements - Main ID Wall Signs

1. Tenants are defined as those located in the retail/office buildings.

2. Each Tenant is allowed designated wall sign area(s), within which the Tenant's sign may be placed. Signage is not to exceed 80% of the leasehold width, and the sign area may not exceed 1.0 square feet per foot of linear frontage.

3. All wall signs shall be non-illuminated or halo-illuminated reverse channel except as described in Section B-8. Typestyles and layout are the choice of Tenant, subject to approval by Owner. Letters may be painted in center palette colors, or may be rust or verdi-gris patinas, as well as polished, brushed, textured or mill-finish metals. Sign layout, location and size shall be of good taste and design. Creativity is encouraged. Shapes must be contained within the designated & allowable sign area.

4. Individual logos are allowed, provided the construction is consistent with the entire sign. Logo faces may be routed & backed with acrylic. Shapes must be contained within the designated & allowable sign area.

5. No channel letters with acrylic faces and trim cap are allowed.

6. All illumination, whether halo or internal, shall be LED. Halo illumination shall be white, internal illumination color shall be the choice of Tenant, subject to Owner's approval.

7. All penetrations of the building structure shall have a watertight seal.

D) Tenant Signage Requirements - Tenant Window Graphics (All tenants)

Refer to the Oro Valley Zoning code for complete requirements.

E) Construction Requirements

1. Tenant shall be responsible for the installation and maintenance of all signs located on their demised premises.

2. All signs are to be installed under the direction of the project contractor's superintendent or representative.

3. Tenant shall be held fully responsible for the operations of Tenant's sign contractors, and Tenant's sign contractor shall repair any and all damage to any portion of the structure and finishes thereof caused by their work.

4. All fabrication and installation of Tenant's signage to be done by qualified craftsmen, and any substandard workmanship is subject to rejection by Owner and must be repaired at Tenant's expense.

5. Electrical conduit, junction boxes, fasteners and clips are to be concealed.

6. No labels will be permitted on the exposed surfaces of the signs, except those required by local ordinance, which shall be placed in an inconspicuous location.

F) Prohibited Signs

1. Signs constituting a traffic hazard: No signage simulating or imitating in any way any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any other words, phrases, symbols or characters used in such a manner as to interfere with, mislead, or confuse traffic shall be allowed.

2. Immoral or unlawful advertising: No signage shall be exhibited, posted or displayed which in the Owner's opinion is of an obscene, indecent, or immoral nature or condones unlawful activity.

3. Signs on doors, windows or fire escapes: No window signs are permitted except as noted herein. No sign shall be installed, relocated or maintained so as to prevent free ingress and egress from any door. No signs of any type shall be attached to a stand pipe except as required by city ordinance.

4. Except as noted herein, no advertising placards, banners, pennants, insignias, trademarks or other descriptive material shall be affixed or maintained to or on any part of the leased premises without the approval of Owner and the Town of Oro Valley.

5. Animated, audible or moving signs: Signs consisting of any moving, swinging, or rotating parts, as well as flashing, blinking, scintillating or other fluctuating lighting are prohibited.

6. Off-premise signs: Any signs installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located are prohibited.

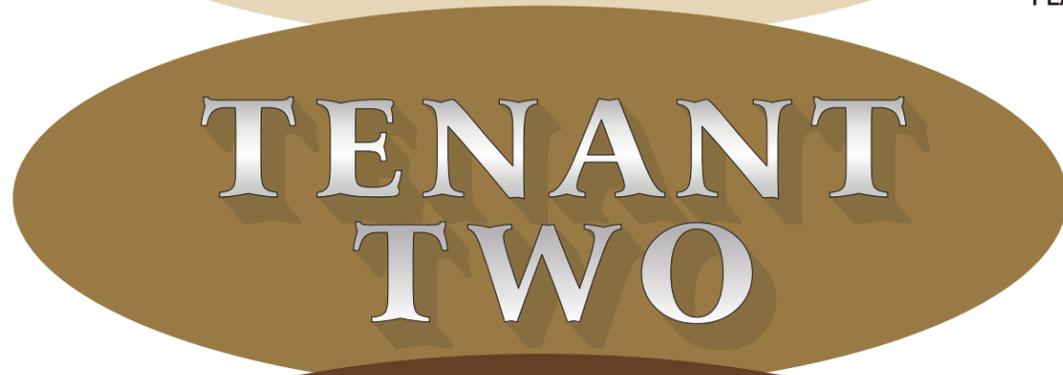
7. Vehicle signs: Signs on or affixed to trucks, autos, trailers or any other vehicles which advertise, identify, or provide direction to a use or activity not related to the specific use of the vehicle is prohibited.

8. Decorative exterior accent lighting: External lighting displays consisting of bulbs, neon or LED illumination, with the exception of temporary holiday lighting, are prohibited. An exception herein may be granted by Owner if the display is an integral part of the design character of the activity to which it relates.

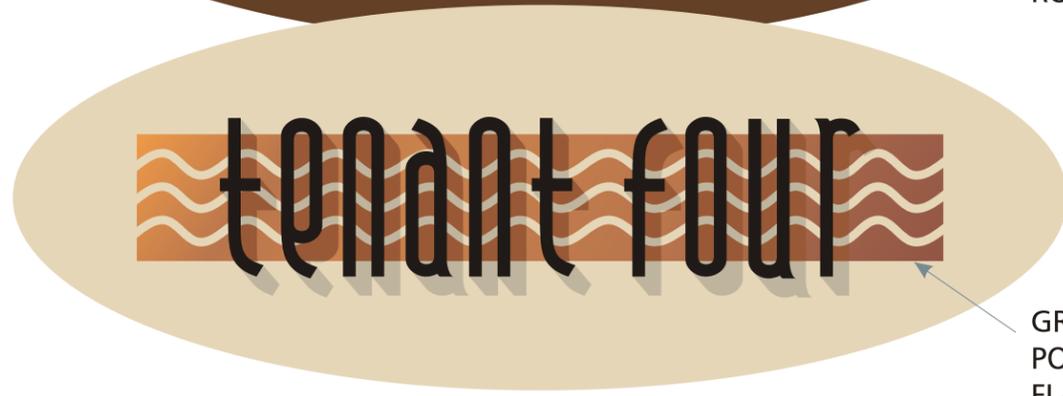
These sign requirements are subject to approval and/or modification by the Town of Oro Valley. Any changes required by said municipality shall be deemed to have modified this criteria. All signs must comply with all rules and regulations of the municipality.



SUBCOPY
FLAT CUT-OUT



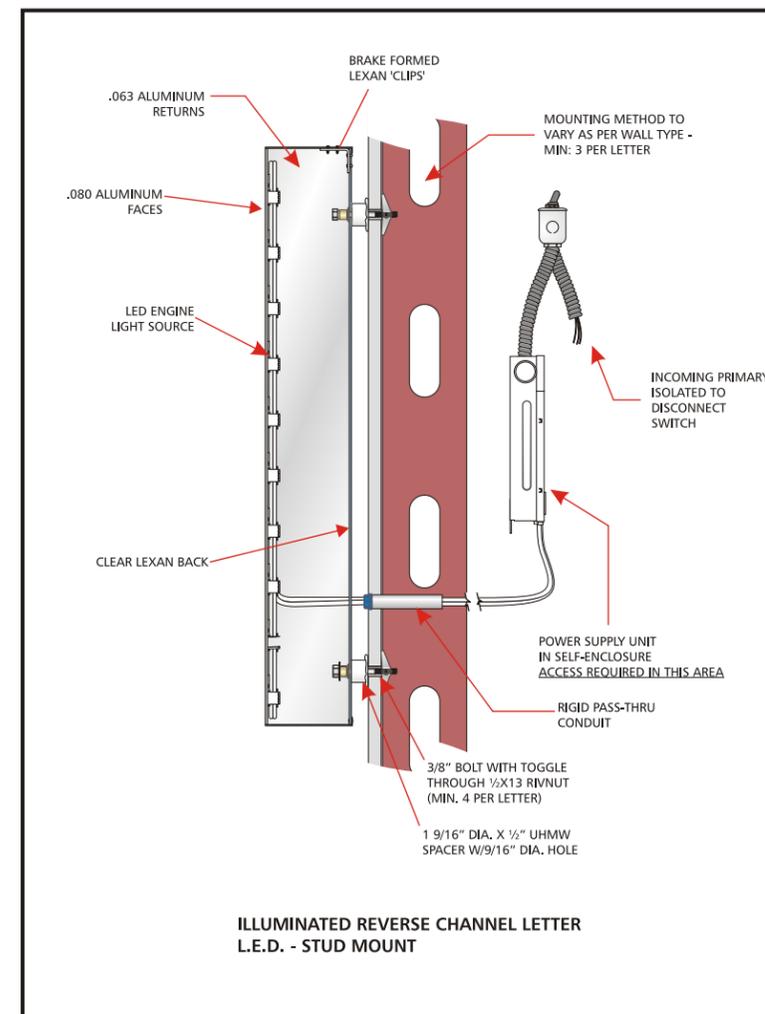
SUBCOPY
ROUTED & BACKED



GRAPHIC
POLISHED COPPER
FLAT CUT-OUT



**SIGN AREA MAY NOT EXCEED SQUARE FOOTAGE ALLOTMENT



REVERSE CHANNEL LETTER
1" - 2" DEEP RETURNS
STANDOFF BETWEEN 1/2" & 1"
(DEPENDENT ON SIZE)
LED HALO ILLUMINATION

WALL

END VIEW