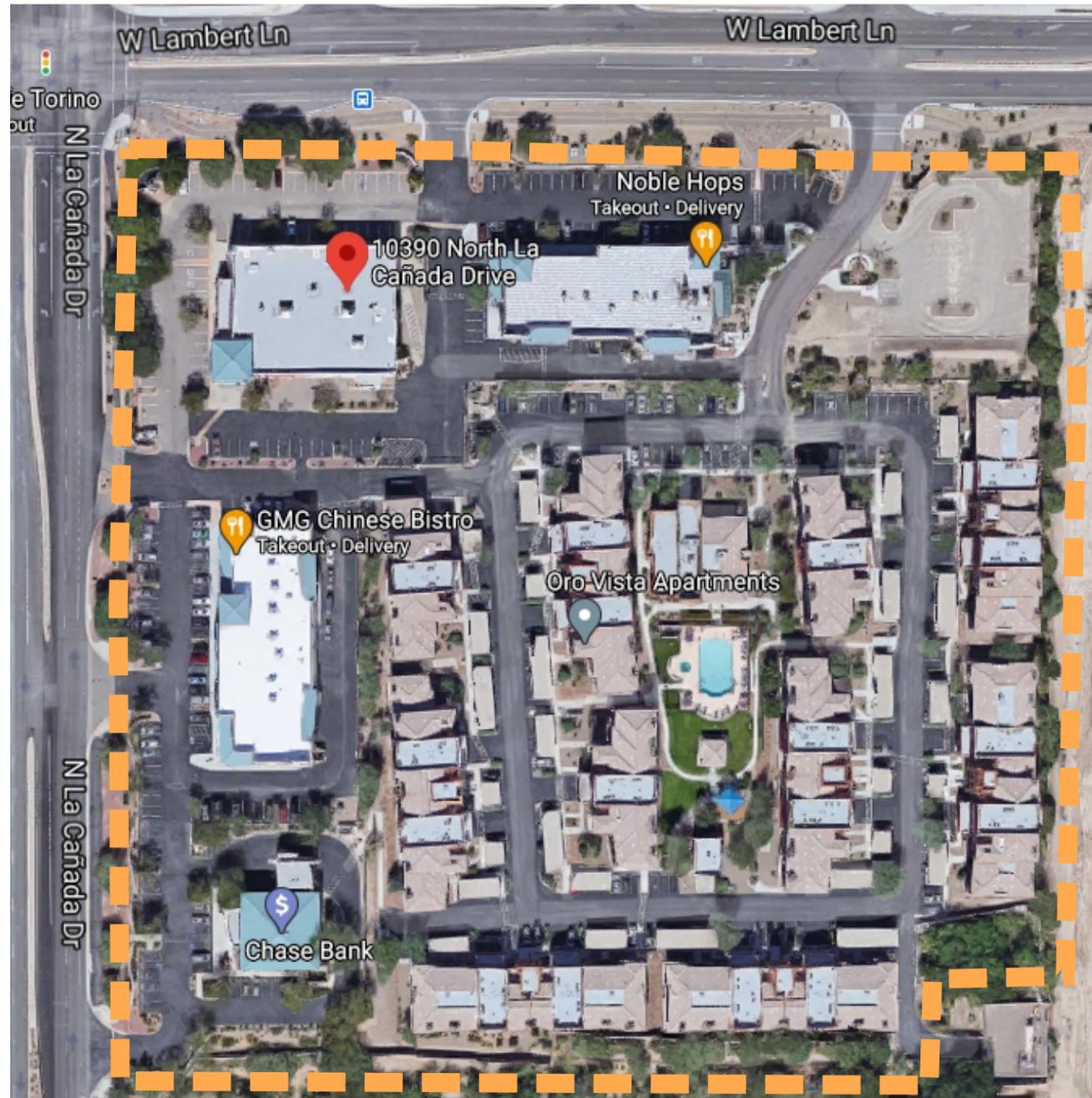


THE SHOPS AT ORO VISTA

SIGN CRITERIA - REVISED 2020

DEVELOPMENT AT SOUTHEAST CORNER OF LA CANADA & LAMBERT LANE



PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE
 Planning & Zoning: phayes 12/10/2020
The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley.

Case 2002600 Approved
 by PZC 12-1-20

NARRATIVE

Shops at Oro Vista is updating their sign criteria in order to bring the criteria more in line with the present sign code of Oro Valley.

The new criteria will allow for color options to be expanded from the original color palette. The new sign criteria will allow logos per the tenant design.

This update will accommodate new tenants that are moving in to the center, including TMC One and Arizona Blood and Cancer Specialists.

THE SHOPS AT ORO VISTA

SIGN CRITERIA - REVISED 2020

Purpose: The following sign criteria has been created for the Shops at Oro Vista, to ensure that sign colors, design and placement are complementary and integrated into the property's architectural design themes. This criteria, once approved by the Town of Oro Valley, will serve as a binding guide to sign design for this property.

Apartment Complex:

1. ENTRYWAY SIGNS:

- a. There shall be (4) four entryway signs on the property.
- b. The size of the wall sign shall not exceed 32 square feet and be no higher than 6 feet from grade.

Shopping Center:

2. MONUMENT SIGNS:

- a. There shall be no more than four (4) freestanding monument signs for the shopping center
- b. Signs shall have 2-4 tenant panels with routed out /backed up copy.
 - i. The landlord shall determine the final location for each tenant panel on the sign.
- c. The signs shall be illuminated.
- d. The sign shall be double sided.
- e. Signs shall have Seventy-two (72) square feet in area
- f. The maximum height of each sign is eight (8) feet above grade as allowed by OVZC. An architectural element of the sign, such as an arch or column, may exceed the height of the monument sign by twenty-five percent (25%) provided, that all text and logos are eight (8) feet or less in height from grade.

DEVELOPMENT AT SOUTHEAST CORNER OF LA CANADA & LAMBERT LANE



THE SHOPS AT ORO VISTA SIGN CRITERIA - REVISED 2020

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EXISTING MONUMENT SIGNS

Monument and entryway signs include, but are not limited to:

1. Base to be aluminum with stucco finish to match building, or stone to match stone accents on building.
2. Face panel colors to match Deep Mahogany Brown PMS 4625c
3. Tenant names to be white
4. Copper patina between top cap and sign cabinet to match existing signage.
5. Cabinet retainer/divider to be Deep Mahogany Brown to match faces
6. Top cap and accents to be painted Copper Metallic.
7. Address to be Deep Mahogany Brown to match cabinet/face
8. Entryway signs to be painted a color chosen from the approved color list.
9. Entryway sign letters and pillbox to be mounted to backing panel attached to entry walls
10. Entryway sign pillbox section to be routed metal, backed with white plex and illuminated with white LED'S.



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OF LA CANADA & LAMBERT LANE

3. WALL SIGNS:

- a. The following wall sign types are allowed: Pan Channel letters, Reverse Pan Channel letters, or Flat Cut-Out letters, non-illuminated, internal illumination, halo illumination (white only) and other sign types as allowed in the OVZC.
- b. Registered Business logos and trademarks will be accepted.
- c. Sign may not project more than eight (8) inches from the wall on which the sign is mounted.
- d. No sign shall be wider than 80% of the leased tenant space.
- e. Area: Sign area per OVZC sign measurement standards.
- f. No wall sign shall extend above the roofline of a building.
- g. All transformers/power supplies shall be remote or Raceway mounted.
- h. Shall be submitted for approval by the landlord.
- i. Colors: Shall conform to the colors shown on page 4, attached.

4. WINDOW SIGNS:

- a. Per OVZC Window sign requirements

5. TEMPORARY SIGNS:

- a. Per OVZC Window sign requirements.



THE SHOPS AT ORO VISTA

SIGN CRITERIA - REVISED 2020

DEVELOPMENT AT SOUTHEAST CORNER OF LA CANADA & LAMBERT LANE



COLOR OPTIONS

Various shades and tones of the following colors will be acceptable.



These colors were pulled from the previous sign criteria and will be included in the new.

