

Placita De Oro

COMPREHENSIVE SIGN PROGRAM

PLACITA DE ORO
11901-11941 NORTH 1ST AVENUE
ORO VALLEY, ARIZONA 85737

MANAGEMENT



HINKSON
COMPANY

THE HINKSON COMPANY, L.L.C.
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SIGNAGE



ARIZONA COMMERCIAL SIGNS
4018 EAST WINSLOW AVENUE | PHOENIX, ARIZONA 85040
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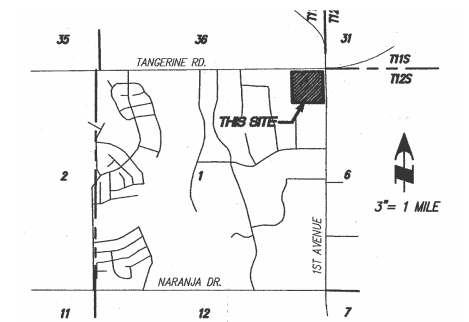
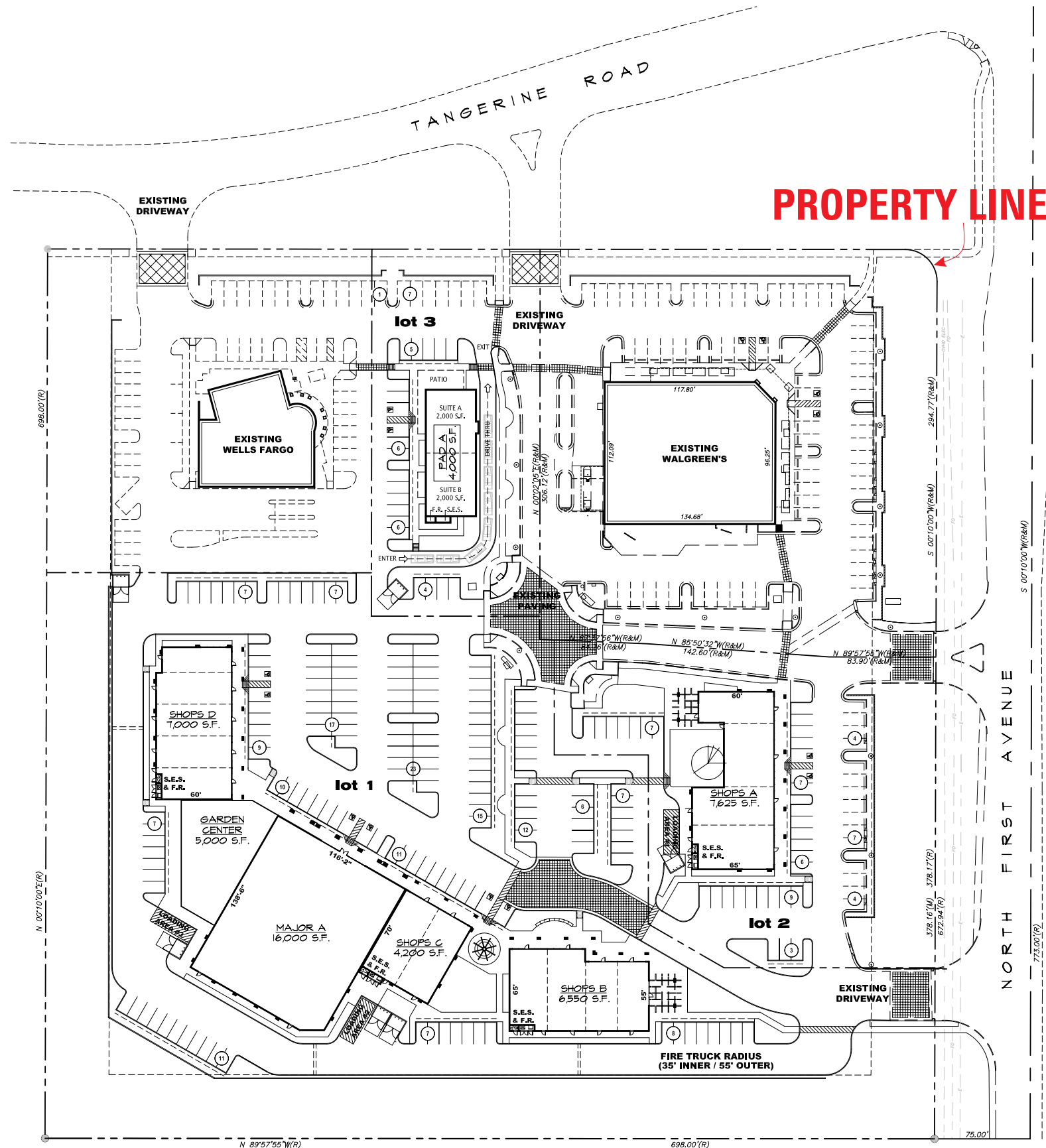
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LOCATION MAP
SEC. 1, T12S, R13E, G.&S.R.M.



SITE PLAN SCALE: 1" = 100'-0"

Monument signs will be placed in accordance with Oro Valley Zoning Code standards



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This criteria has been developed to ensure that sign colors, design and placement shall be complementary and integral to the project’s architectural and site design themes

ITenant signage has been designed to enhance the character of the center. The Tenant shall gain approval from both the landlord and the Town prior to installation, to ensure compatibility with the architectural design and colors of the center.

The addition of new multi-tenant monument signs will increase the visibility and exposure of tenant names, since most tenants are not visible from the right-of-way.

Sign permits must be obtained from the town of Oro Valley.

TENANT STOREFRONT SIGNAGE CRITERIA

1.

Type of signage: Illuminated Pan Channel Letters, or Reverse Pan-Channel Letters mounted 1.5” off building fascia, depth no greater than 8”.
2.

Letter face colors to be bronze, black, red, white, orange, blue, green, yellow, patina. Registered trademarks and logos are allowed.
3.

Return colors to match faces.
4.

Logos may be 35% of total allowed sign area.
5.

Maximum Letter Height:

Leased area up to 2,000 s.f.: 24”
Leased area 2,001-6,000 s.f.: 36”
Leased area 6,001 - 12,000 s.f.: 48”
Leased area 12,000+ s.f.: 72”
6.

All electrical signs shall conform to National Electrical Code Standards and Uniform Building Code Standards. .
7.

All sign 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.
8.

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.
9.

Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
10.

All exposed metals shall be painted to render them inconspicuous.
11.

No exposed tubing, conduit, or raceways will be permitted. All conductor, transformers, and other equipment shall be concealed.
12.

All electrical signs shall bear the UL Label and be mounted on top of letters.
13.

Door and window graphics shall conform to the standards of the Oro Valley Zoning Code.
14.

Wall sign size and quantity for all tenants will follow Oro Valley Zoning Code standards. No sign to exceed 80% of store leased front. Maximum sign area to be no greater than one hundred fifty (150) square feet. Elevations further than three hundred (300) feet from Right-of Way may have no more than one and one-half 1.5 square feet not to exceed a maximum of two hundred (200) square feet.
15.

Letter style and color shall be subject to approval by the Landlord.
16.

No wall signs will be allowed on the West or South side that faces adjacent residential properties.

FREESTANDING SIGNS CRITERIA

The design of all monument signs and panels are subject to review and approval by landlord. All freestanding signs shall be”monument” style and must be compatible with the architecture of center.

1.

Monument sign locations and quantity will follow Oro Valley Zoning Code standards
2.

Signs shall be located in such a manner which will not present any traffic hazards.
3.

The maximum sign area for each sign is 72 square feet.
4.

The maximum height of each sign is ten (10) feet above grade with two (2) foot architectural element at the top of the sign.

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signage colors



DARK BRONZE Matthews® Paint MP1079 LRV 10.1 SATIN FINISH Pantone® Black 7 C	BLACK Matthews® Paint MP10439 LRV 4.2 SATIN FINISH Pantone® Hex Black C	RED Matthews® Paint MP643 LRV XX.X SATIN FINISH Pantone® 485 C	WHITE Matthews® Paint MP366 LRV 88.5 SATIN FINISH Pantone® Trans. White	ORANGE Matthews® Paint MP169 LRV XX.X SATIN FINISH Pantone® 151 C	BLUE Matthews® Paint MP366 LRV XX.X SATIN FINISH Pantone® 300 C	GREEN Matthews® Paint MP441 LRV XX.X SATIN FINISH Pantone® 340 C	YELLOW Matthews® Paint MP127 LRV XX.X SATIN FINISH Pantone® 116 C	PATINA Matthews® Paint TO MATCH ONSITE EXISTING FINISHES

NOTE: CORPORATE BRANDED COLORS WILL BE ALLOWED IN COMPLEX. ALL COLOR OPTION(S) TO BE DETERMINED AND APPROVED BY LANDLORD AND PERMITTING CITY. ANY AND ALL COLOR VARIATIONS WILL BE DETERMINED AND REVIEWED BY LANDLORD AND PERMITTING CITY ON A CASE BY CASE BASIS. ALL COMPLEX SIGNAGE IS TO BE PAINTED WITH A SATIN LOW GLARE FINISH AS NOT TO DETER FROM MOTORISTS DRIVING IN AND AROUND THE COMPLEX. PATINA FINISHING MUST MATCH TONALITY AND COLORATION OF ALL EXISTING ONSITE PATINA PROCESSED COPY.

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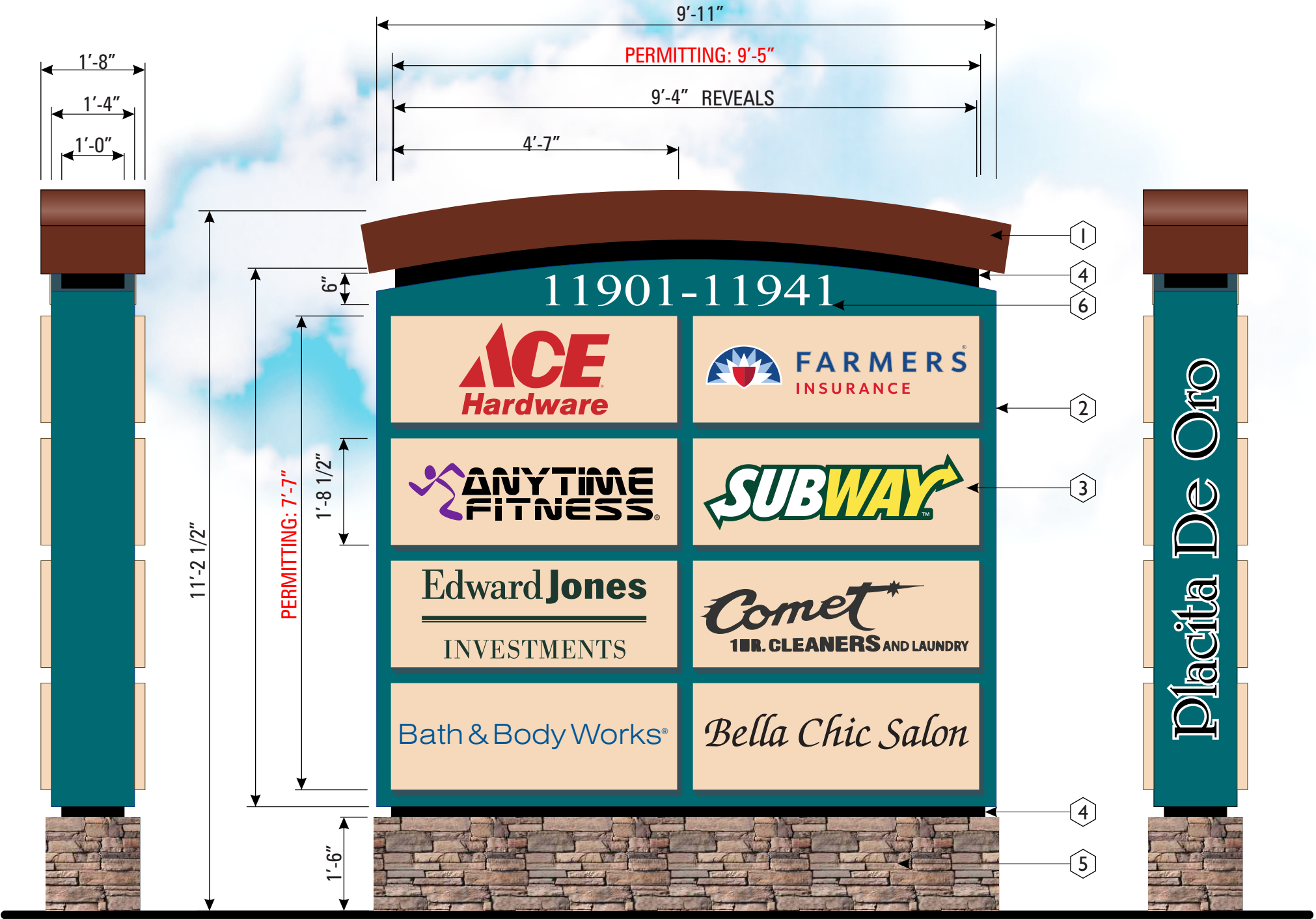
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SPECIFICATION NOTES	
①	ALUMINUM TOP CAP IS PAINTED PMS 483C RUST BROWN, LIGHT TEXTURE.
②	ALUMINUM MAIN CABINET IS PAINTED PMS 322 TEAL GREEN. STREET SIDE OF CABINET IS ROUTED OUT WITH BACK-UP ACRYLIC AND 7725-22 MATTE BLACK VINYL OVERLAY. ILLUMINATE WITH WHITE L.E.D.S.
③	2" DEEP TENANT PANELS ARE PAINTED MP 5241 PANTONE, ROUTED OUT WITH WHITE BACK-UP ACRYLIC AND TRANSLUCENT VINYL OVERLAYS.
④	REVEALS ARE PAINTED BLACK, NO TEXTURE.
⑤	BASE HAS CULTURED STONE TO MATCH EXISTING.
⑥	6" ADDRESS NUMBERS ARE FCO WHITE ACRYLIC.

D/F INTERNALLY-ILLUMINATED TENANT ID MONUMENT(S) [MAJOR]

SCALE: 1/2" = 1'- 0"

PERMITTING: 71.41 SF

Scope of Work

Manufacture and install D/F internally illuminated tenant ID monument(s). *Tenant panel(s)* are 2" deep. *Property ID Panel* is routed and backed with white acrylic. *"Placita De Oro"* copy is inset 3m Black copy.

Colors Used

Rust Brown PMS 483C to match site colors
Teal Green PMS 322C to match site colors
Black Anodic
MP 5241 Pantone