

TWO ORACLE

7315 N. ORACLE RD.

PARCEL / SITE MAP



SITE DATA

PARCEL NUMBERS	225512270
ORO VALLEY NEIGHBORHOOD	CATALINA VILLAGE NO. 1
PROPOSED USE	RESTAURANT; RETAIL: OFFICE; FITNESS; ENTERTAINMENT; SERVICE

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.



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GENERAL INFORMATION

PROJECT

7315 N. ORACLE ROAD
ORO VALLEY, AZ 85704

PARCEL
225512270

ZONING C2

OWNER

ORACLE INA INVESTORS LLC &
SRP TWO LLC
6298 E. GRANT ROAD
TUCSON, AZ 85712

REGULATORY AGENCY

TOWN OF ORO VALLEY
COMMUNITY DEVELOPMENT
11000 N. LA CANADA DRIVE
ORO VALLEY, AZ 85737

NARRATIVE

THIS DEVELOPMENT IS LOCATED AT INA AND ORACLE, THE GATEWAY TO ORO VALLEY. RECENTLY ANNEXED INTO ORO VALLEY, THE OWNER OF A PORTION OF THIS CORNER IS INVESTING IN AN UPGRADED AND REVITALIZED ARCHITECTURAL IMPROVEMENT. THE GOAL IS TO CREATE A MODERN BUILDING THAT WILL ENCOURAGE EXISTING TENANTS TO REMAIN AND ATTRACT EXCITING NEW TENANTS TO THE AREA. AN INTEGRAL PART OF THAT REVITALIZATION IS THE MASTER SIGN PROGRAM TO INTEGRATE THE EXCITING, MODERN AND INNOVATIVE ARCHITECTURE WITH A SIMILAR SIGN PROGRAM. IN ADDITION TO THIS MASTER SIGN PROGRAM (“MSP”), OWNER WILL ENFORCE PRIVATE SIGN CRITERIA (“SIGN CRITERIA”) WITH ADDITIONAL REQUIREMENTS TO ENSURE UNIFORMITY AND CONSISTENCY

PARCEL INFORMATION

PARCEL
225512270

DEVELOPMENT CONSULTANT TEAM

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TUCSON, AZ 85712

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LAZARUS & SILVYN, PC;
5983 E. GRANT ROAD, SUITE 290,
TUCSON, ARIZONA 85712;
KSILVYN@LSLAWAZ.COM



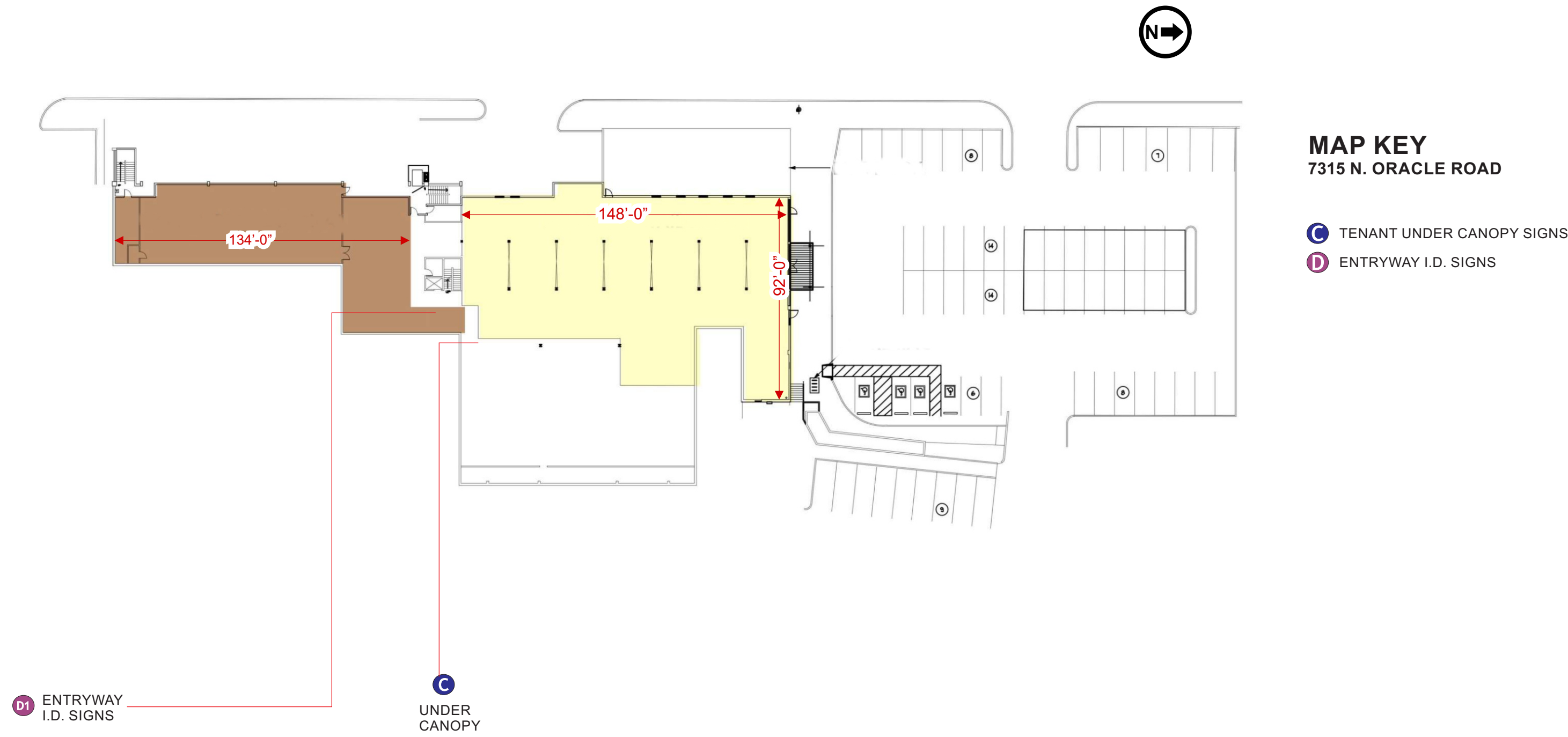
SIGN STANDARDS

- A. This Master Sign Program (“MSP”) is established pursuant to the Oro Valley Zoning Code, Chapter 28 (“Sign Code”) and shall apply to the development. Initially the MSP will apply to Two Oracle, but it may be expanded to include One Oracle and Three Oracle if the owners of those properties elect to participate.
- B. This MSP has been appropriately adopted pursuant to the Sign Code and shall be administered by the Planning and Zoning Administrator (“PZA”) or his/her designee pursuant to the Sign Code.
- C. It shall be the tenant’s responsibility to have all signs conform with landlords’ Sign Criteria and approved by landlord prior to submittal to the Town.
- D. All permanent signs shall be constructed using quality materials as reasonably determined by Owner, including but not limited to aluminum, steel, stainless steel, acrylic, painted materials and polycarbonate. Nonstructural trim may be wood, metal, aluminum, approved plastics and/or a combination thereof as allowed by the Sign Code.
- E. All business registered corporate logos and trademarks are permitted whether or not in conformance with this MSP.
- F. All signs shall comply with the Town's outdoor lighting/dark skies requirements.
- G. The area of a sign that consists of individual letters, words and symbols, which are placed upon a building wall or freestanding wall and are not encompassed by a frame or boundary, shall be measured by the smallest rectangular shape needed to enclose each letter or symbol.
- H. Sign allowance shall be based on a tenant's east or north frontage. When a tenant has no east or north frontage, sign allowance shall be determined by tenant's west or south frontage. The frontage of each floor shall be calculated separately. At Owner's discretion, sign allowance may be allocated between tenants as long as the total building signage does not exceed 1.5 square feet for each lineal foot of building frontage.
- I. A tenant's sign need not be over or adjacent to such tenant's premises, so long as the overall building signage allowance is not exceeded. For instance, a tenant facing north may have a sign on the east side of the building, and vice versa. Signs to the south and west will be allowed, provided that any sign on the west wall will be limited to the first floor or below.
- J. Sign types, functions, quantity, locations, height, sizes and illumination shall be determined in accordance with the Sign Matrix.
- K. All definitions within the Sign Code shall apply unless modified herein. Additional definitions are also included where applicable and shall apply pursuant to this MSP.
- L. All signs allowed pursuant to the Sign Code shall be allowed.

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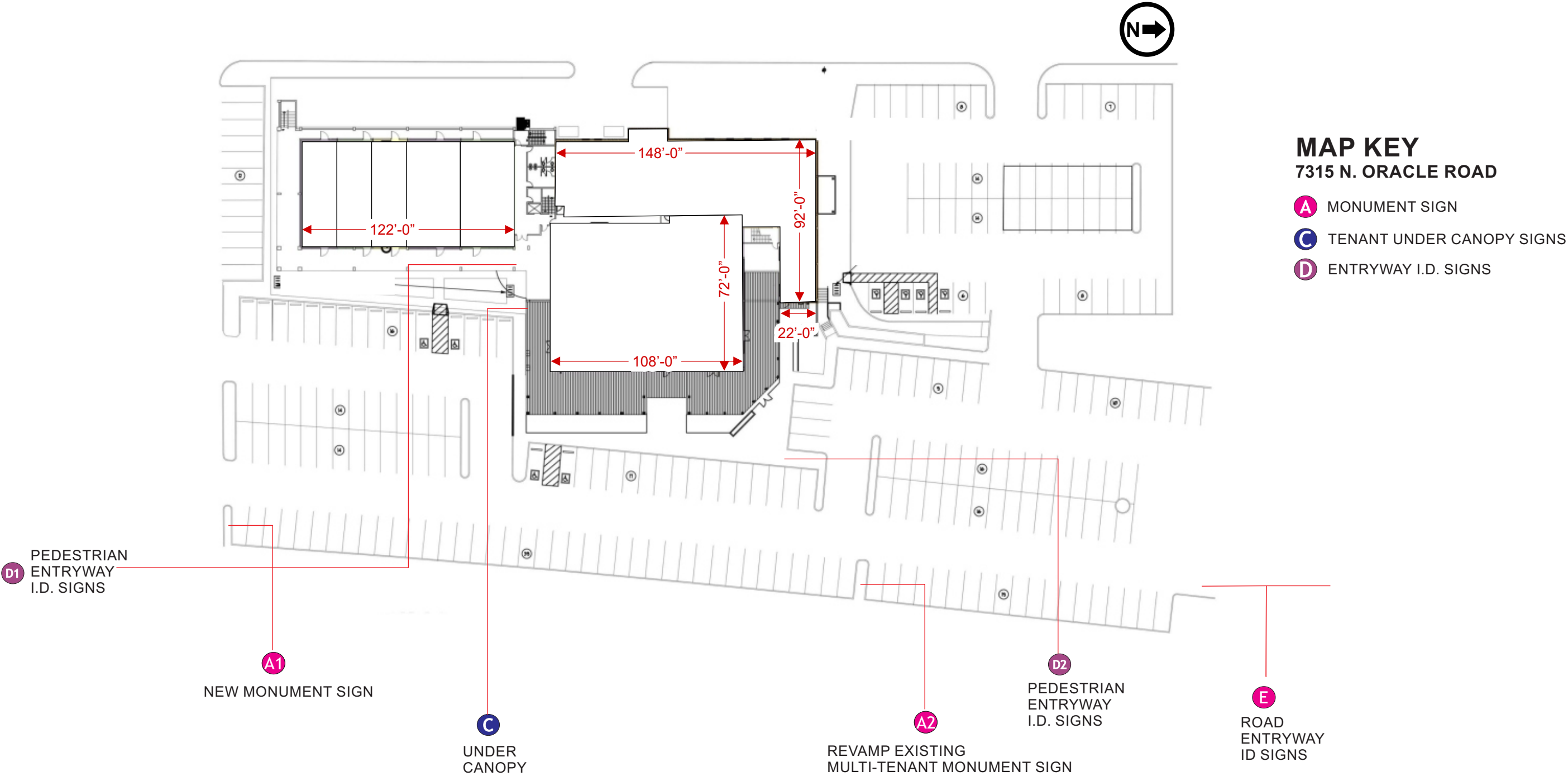
SITE PLAN- GARDEN FLOOR PLAN



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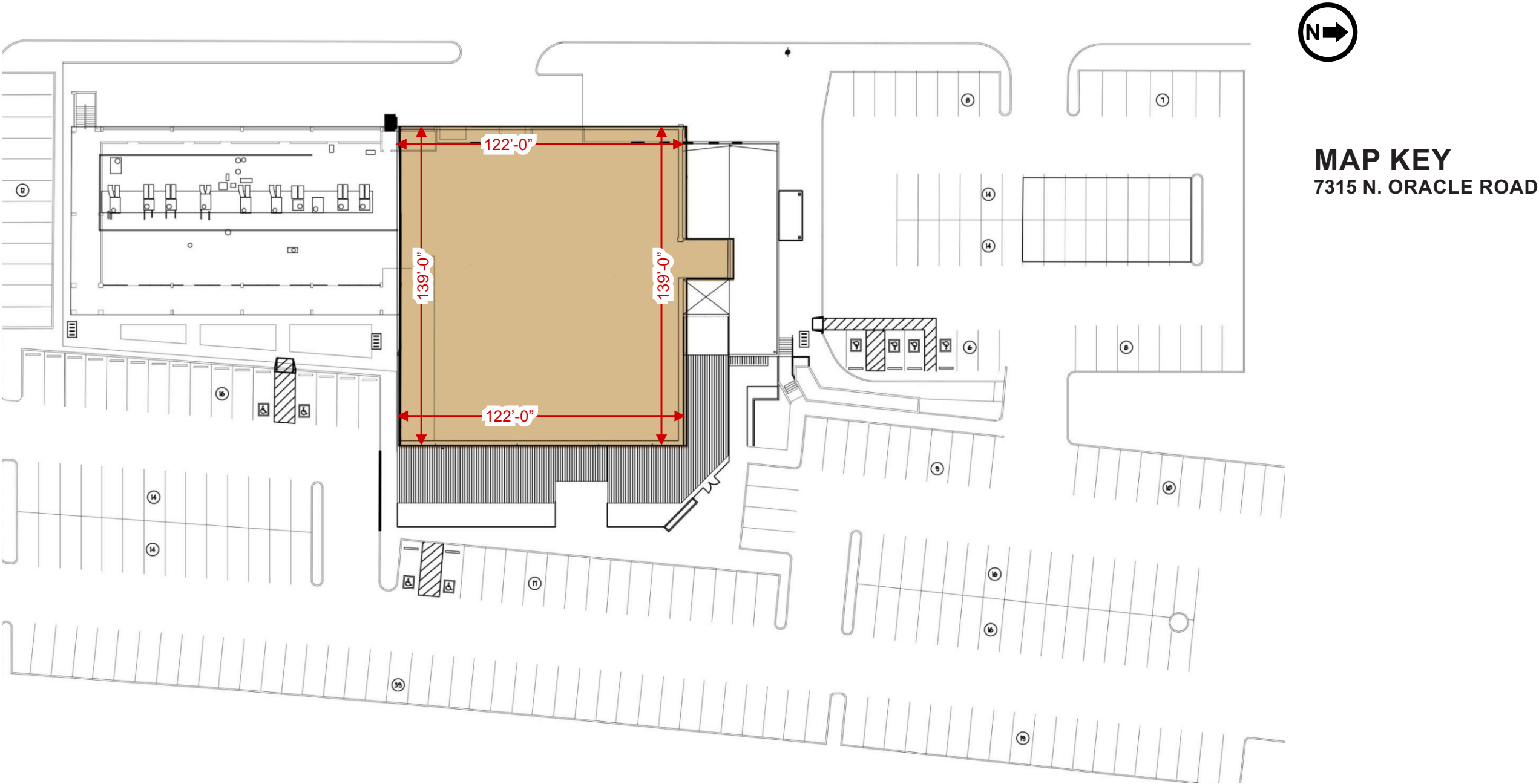
SITE PLAN- FIRST FLOOR PLAN



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SITE PLAN- SECOND FLOOR PLAN



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SITE MAP- MULTIPLE PROPERTIES

ONE, TWO AND THREE ORACLE



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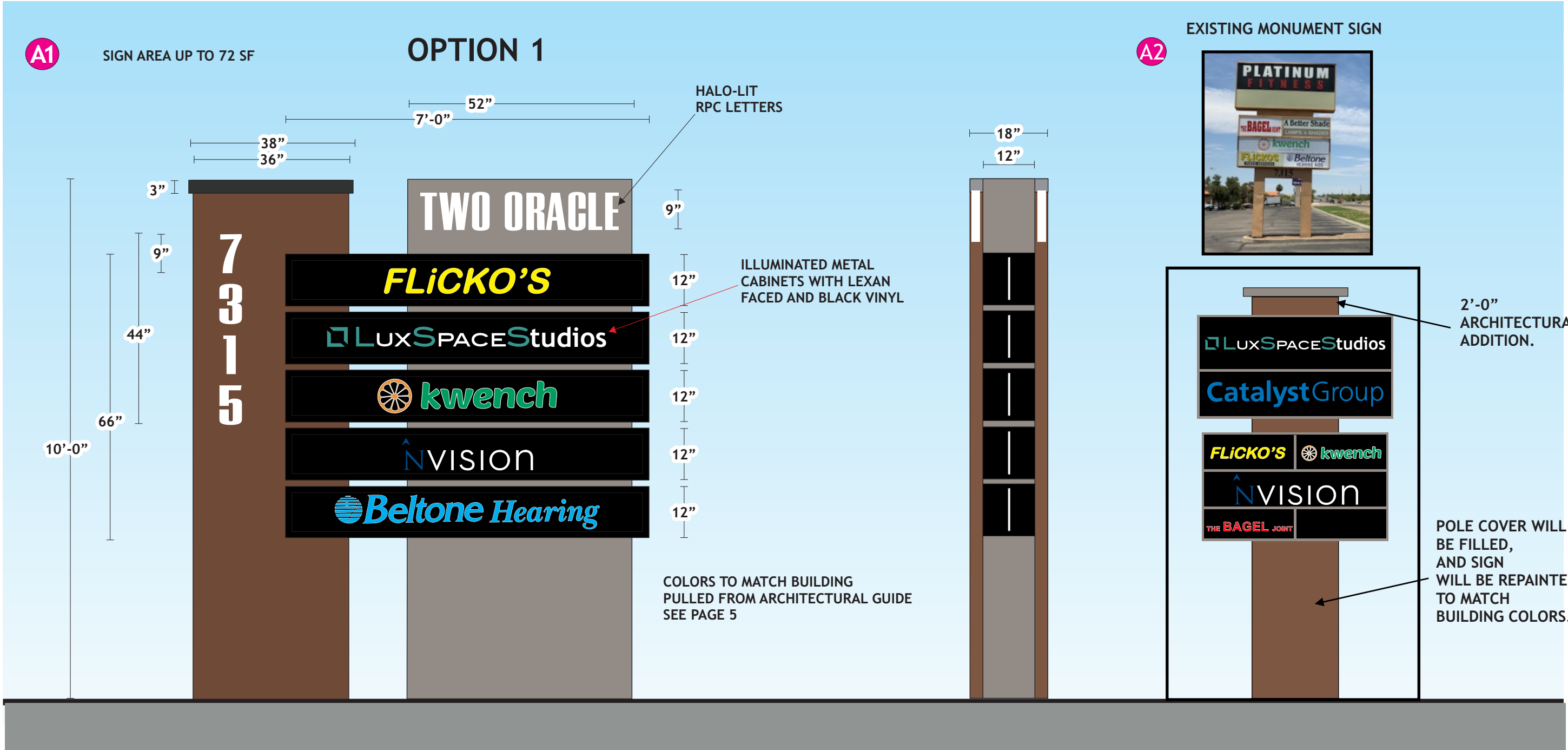
SIGN MATRIX

SIGN TYPE		FUNCTION	QTY	LOCATION	HEIGHT	SIZE	ILLUMINATION
A1	NEW MULTI-TENANT MONUMENT SIGN	PROJECT/TENANT IDENTIFICATION	1 NEW	ALONG ORACLE ROAD ON PRIVATE PROPERTY	NEW SIGN 10' - 0" TO TOP OF SIGN FROM GRADE	NEW SIGN - 72 SQUARE FEET MAXIMUM OF SIGN AREA PER SIGN	INTERNALLY ILLUMINATED
A2	EXISTING MULTI-TENANT MONUMENT SIGN	PROJECT/TENANT IDENTIFICATION	1 EXISTING	ALONG ORACLE ROAD ON PRIVATE PROPERTY	MAY INCREASE EXISTING HEIGHT UP TO 2'-0" TO ALLOW FOR ARCHITECTURAL FEATURES	AS EXISTING	INTERNALLY ILLUMINATED
B	WALL SIGNS	TENANT IDENTIFICATION	UP TO 3 ELEVATIONS	INSTALLED FLUSH MOUNT TO BUILDING OR INSTALL AT EDGE OF CANOPY	N/A	1.5 SQUARE FEET FOR EVERY 1 LINEAL FOOT OF BUILDING FRONTAGE. SEE PAGE 4, ITEMS H & I FOR BUSINESS WITHOUT FRONTAGE	MAY BE INTERNALLY OR HALO ILLUMINATED OR NON-ILLUMINATED
C	UNDER CANOPY SIGNS	TENANT IDENTIFICATION	UP TO 2 PER TENANT	NEAR PRIMARY ENTRANCE TO TENANT SPACE	7 FOOT CLEARANCE FROM BOTTOM OF CANOPY SIGN TO GRADE PER CODE	6 SQUARE FEET MAXIMUM SIGN AREA PER SIGN	MAY BE EDGE ILLUMINATED OR NON-ILLUMINATED
D	PEDESTRIAN ENTRYWAY ID SIGNS	ENTRY IDENTIFICATION	2	AT SOUTH AND NORTH SIDE OF CENTER	NOT TO EXCEED 10' - 0" TO TOP OF SIGN FROM GRADE	50 SQUARE FEET MAXIMUM SIGN AREA PER SIGN	MAY HAVE INTERNALLY ILLUMINATED LETTERS, OR BE NON-ILLUMINATED
E	ROADWAY ENTRYWAY ID SIGNS	ENTRY IDENTIFICATION	2	AT SOUTH AND NORTH SIDE OF NORTH ENTRY	NOT TO EXCEED 10' - 0" TO TOP OF SIGN FROM GRADE	50 SQUARE FEET MAXIMUM SIGN AREA PER SIGN	MAY HAVE INTERNALLY ILLUMINATED LETTERS, OR BE NON-ILLUMINATED

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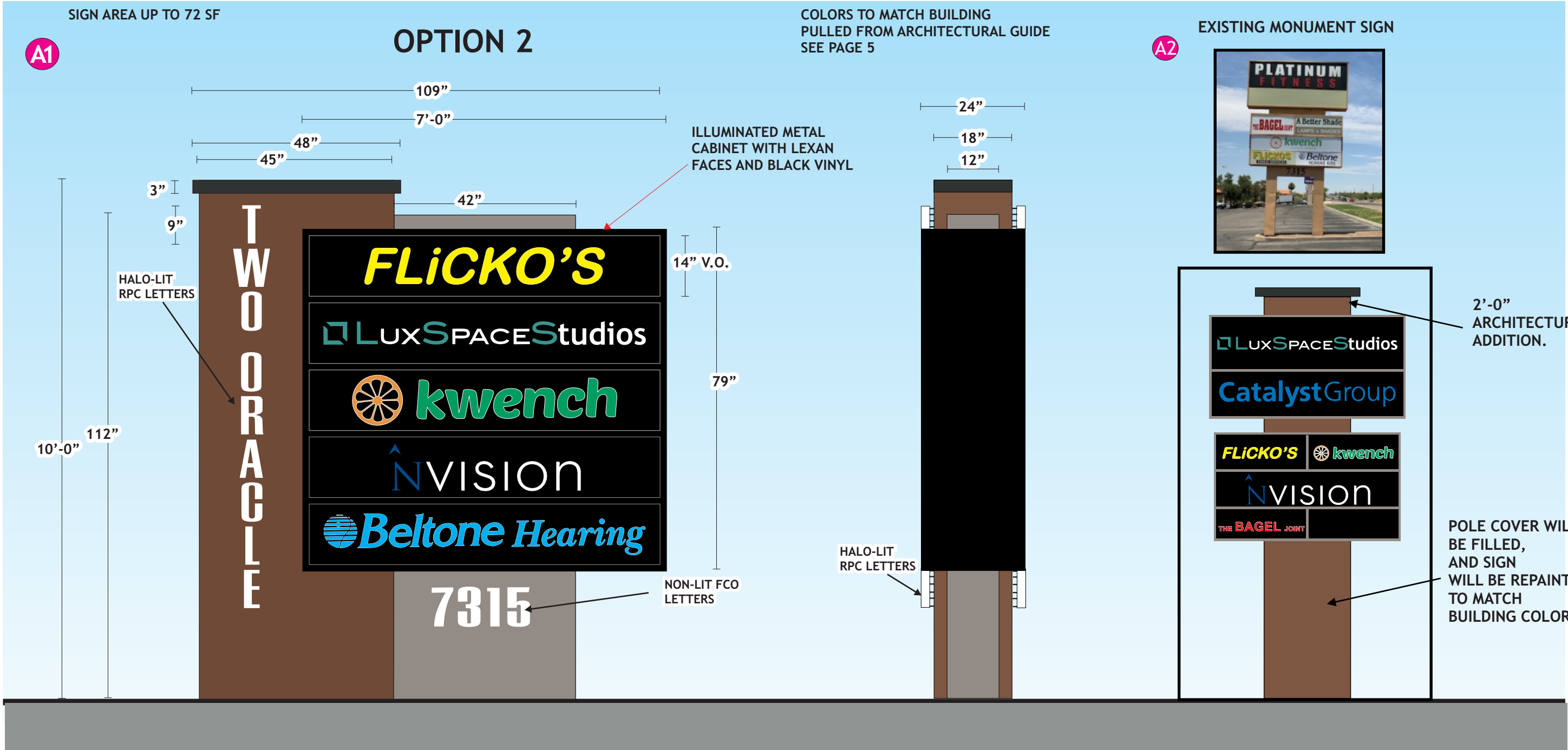
MULTI-TENANT MONUMENT SIGN



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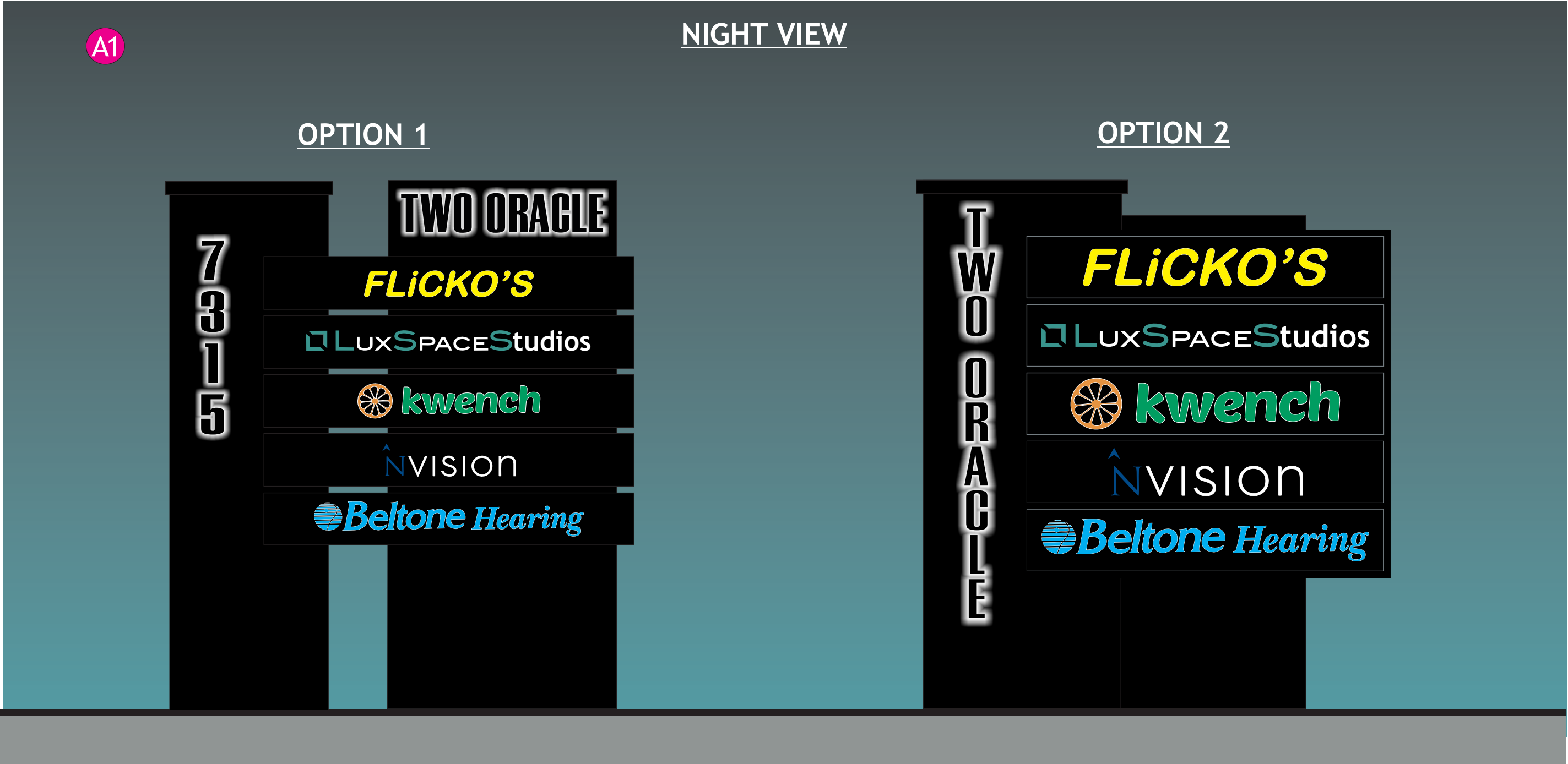
MULTI-TENANT MONUMENT SIGN



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MULTI-TENANT MONUMENT SIGN- NIGHT VIEW



WALL SIGNS

B

BUILDING SIGNS

A SIGN PLACED ON A BUILDING WALL.

BUILDING SIGNS ARE TO BE INTERNALLY ILLUMNATED, AND CAN BE FACE-LIT PAN-CHANNEL LETTERS AND/OR LOGOS WITH OR WITHOUT RACEWAY.

ANOTHER OPTION IS HALO-LIT WITH OR WITHOUT RACEWAY.

FACE LIT CABINETS AS LOGOS ONLY.

THESE SIGNS MAY BE LED ILLUMINATED.



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WALL SIGNS- CANOPY

B

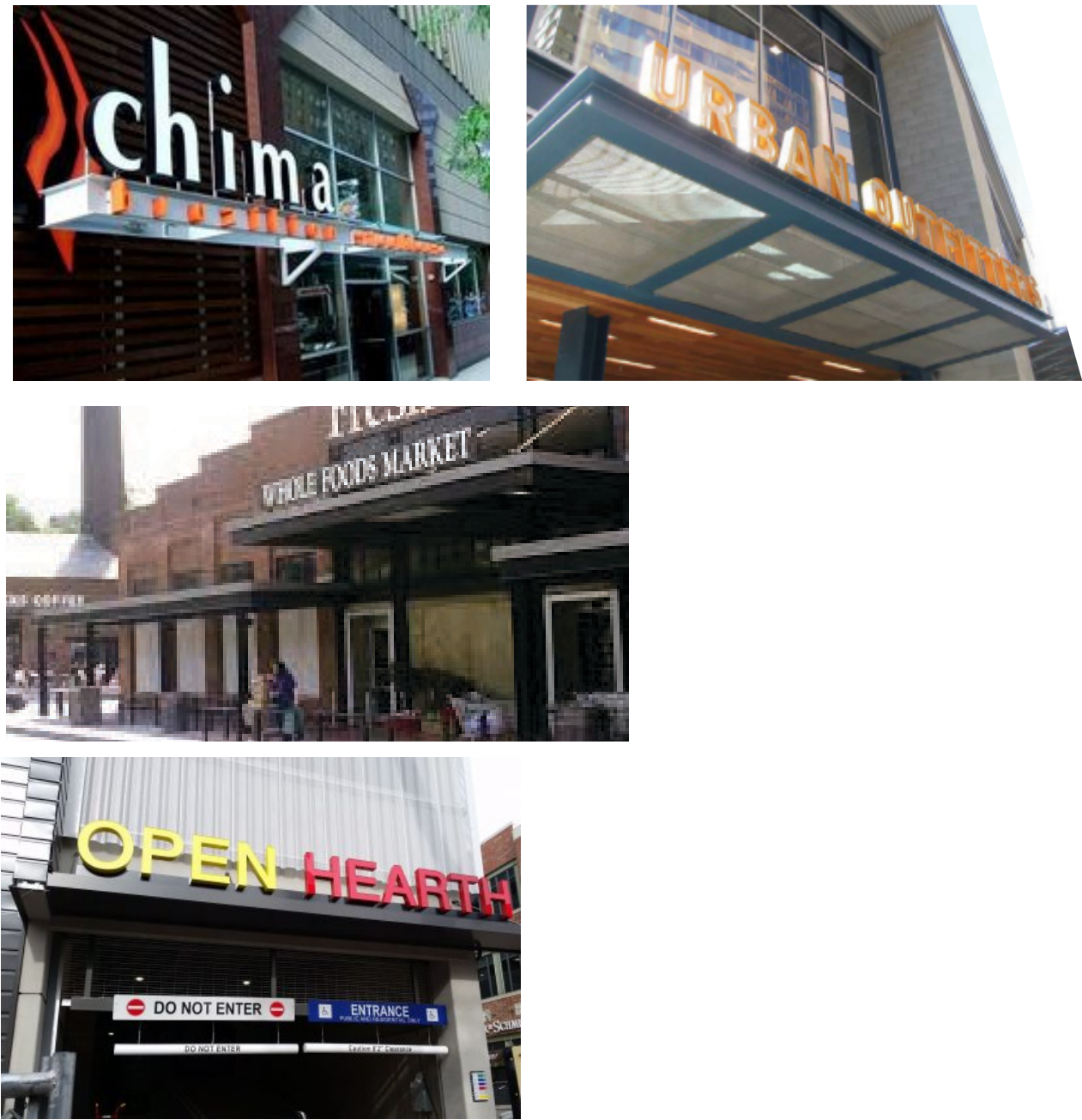
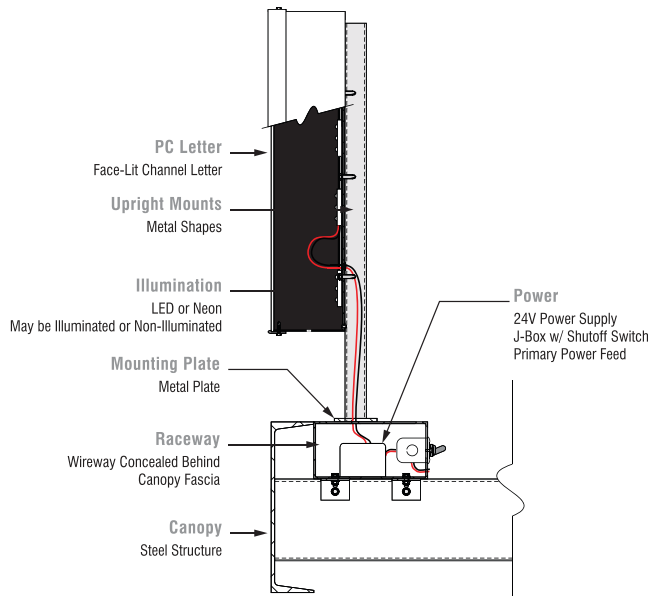
CANOPY SIGNS

A SIGN PLACED ON, OR AFFIXED ABOVE CANOPY OR SIMILAR DEVICE, AS LONG AS THE HIGHEST POINT OF THE SIGN IS NO HIGHER THAN THE ROOF LINE OF THE BUILDING BEHIND SUCH SIGN. SUCH SIGN NEED NOT BE PARALLEL TO THE PLANE OF THE WALL IF IT IS PARALLEL TO THE EDGE OF THE CANOPY, OVERHANG OR PATIO. THE CANOPY SIGNAGE MUST BE EIGHT(8) FEET ABOVE ANY WALKWAY SURFACES. CANOPIES OVER FOUR(4) FEET DEEP MAY BE REQUIRED TO PROVIDE INDIRECT ILLUMINATION OF THE WALKWAY BELOW, THIS SHALL NOT BE CONSIDERED SIGNAGE ILLUMINATION OF THE WALKWAY.

ALL CANOPY SIGNS ARE TO BE INTERNALLY ILLUMINATED, FACE-LIT PAN-CHANNEL LETTER AND/OR LOGOS. THESE SIGNS MAY BE LED ILLUMINATED.

METAL RACEWAYS MAY BE USED TO SUSPEND THE SIGN OVER THE CANOPY FOR TENANT CANOPY TOP SIGNS ONLY. THE RACEWAY SHOULD BE CONCEALED BEHIND THE CANOPY FASCIA.

EXAMPLE MOUNTING METHOD



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ARTISTIC DRAWING 1



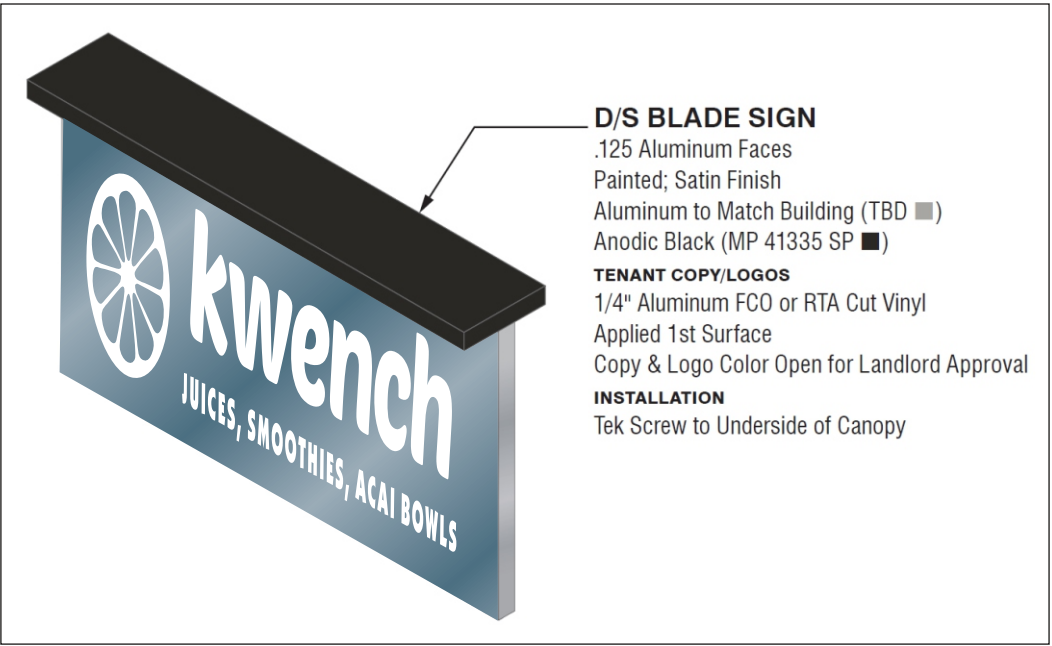
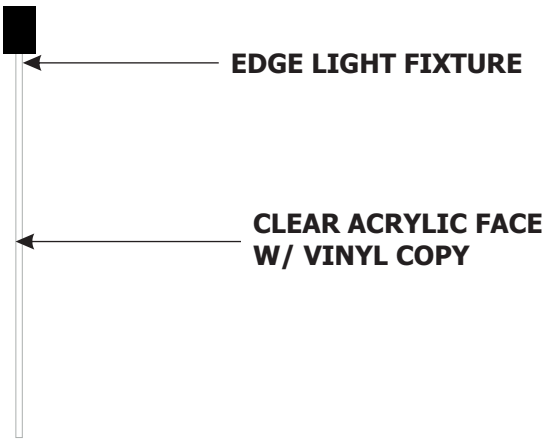
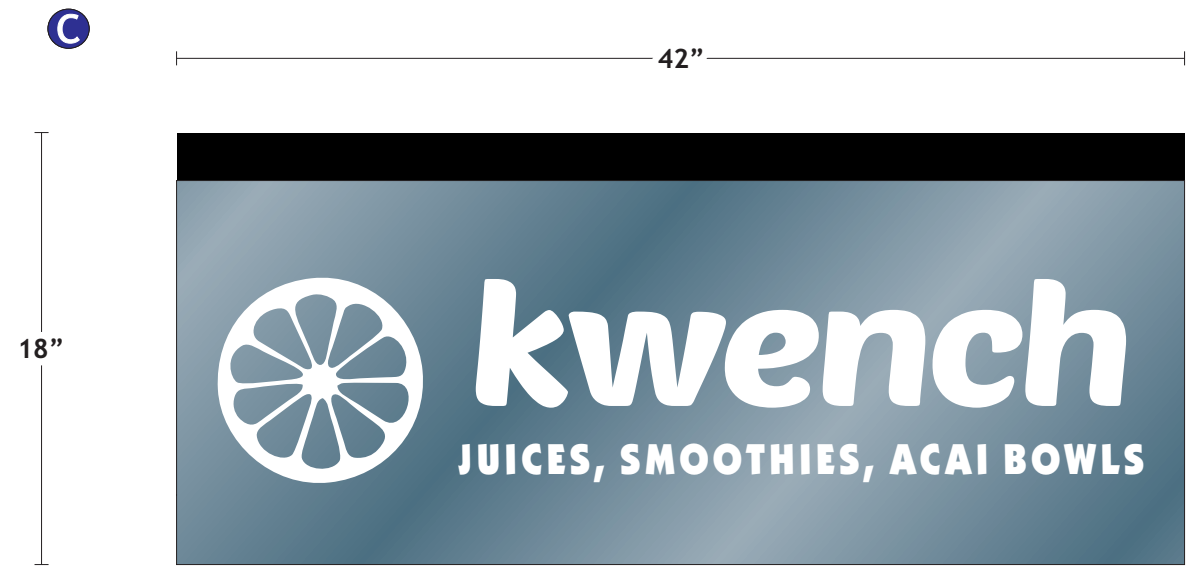
ARTISTIC DRAWING 2



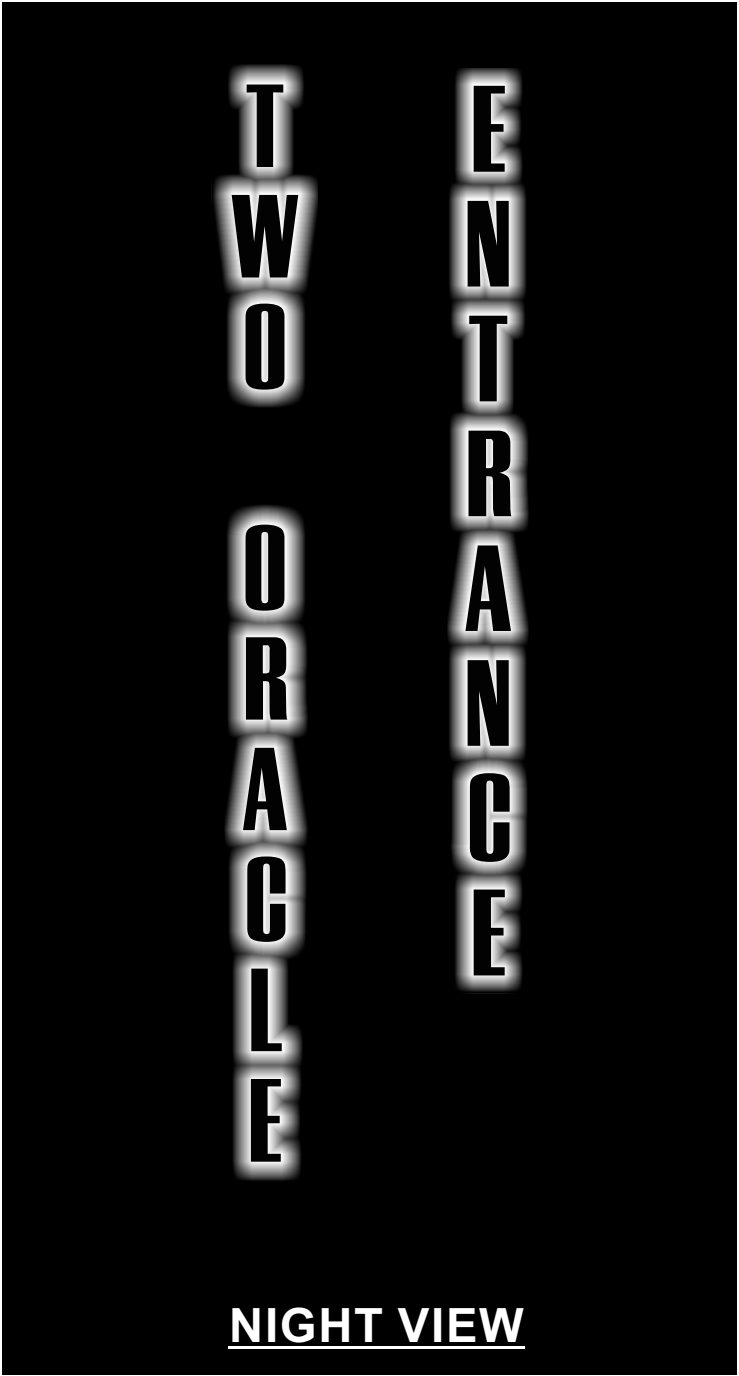
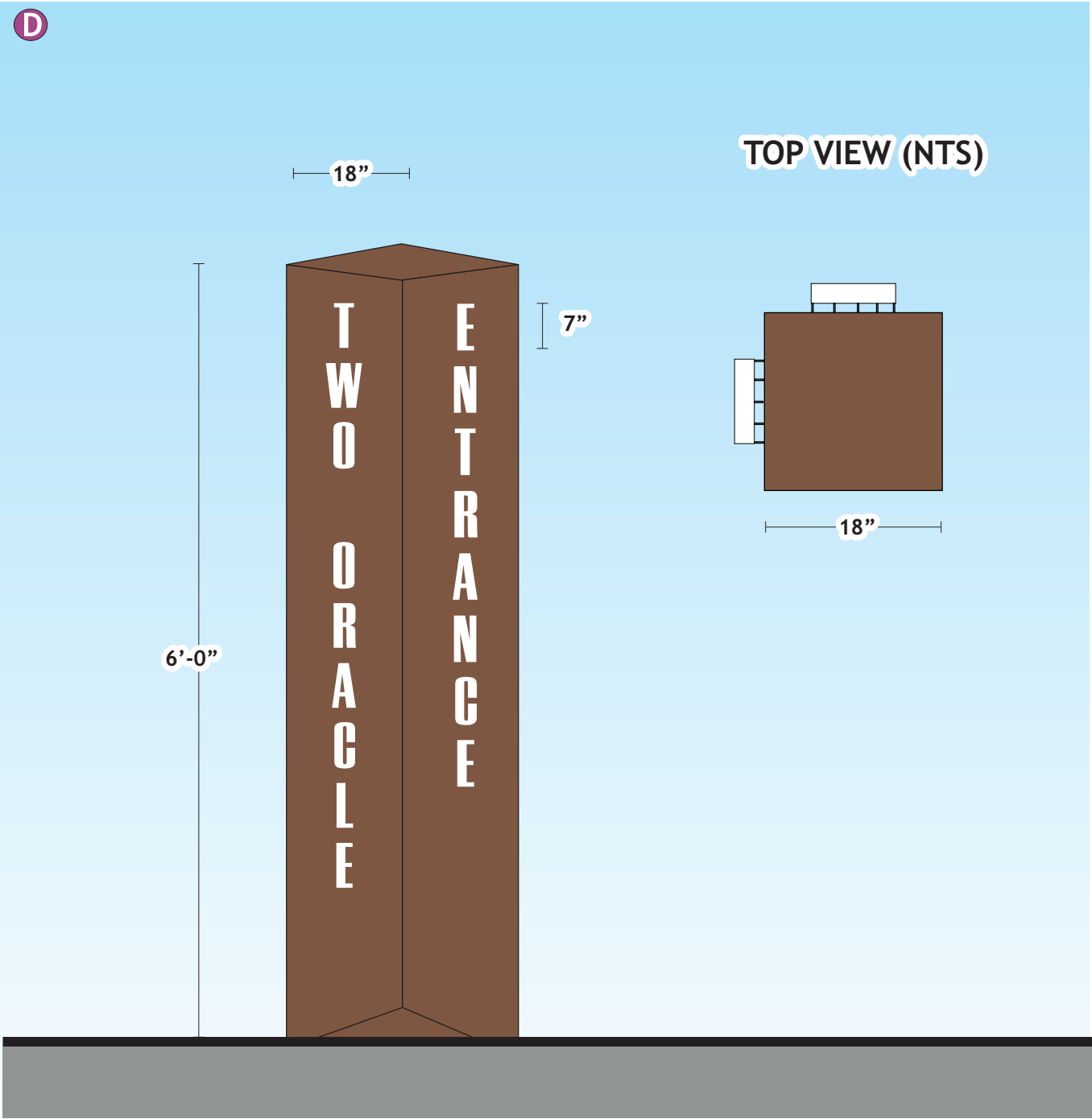
ARTISTIC DRAWING 3



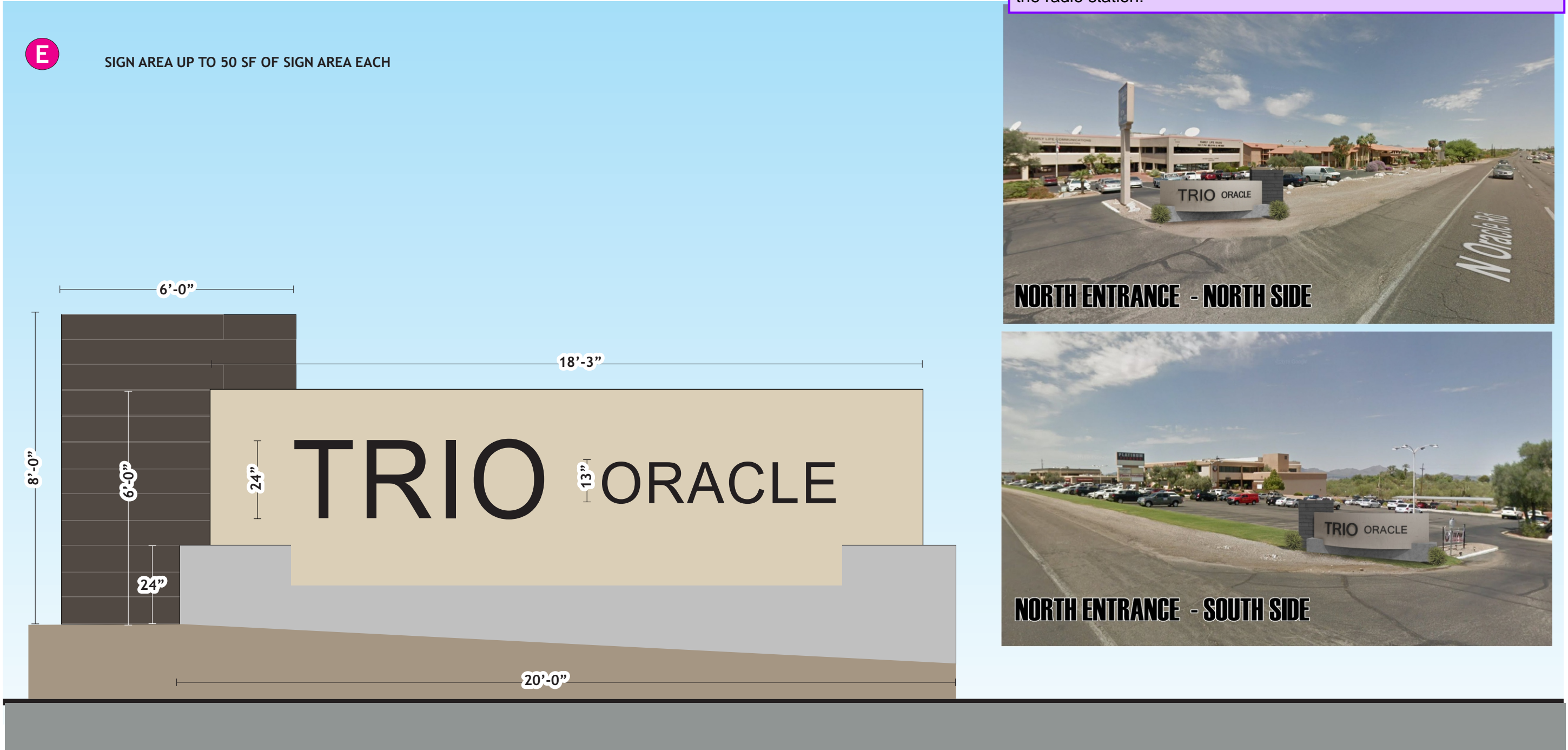
TENANT UNDER CANOPY SIGNS



PEDESTRIAN ENTRYWAY ID SIGNS



ROAD ENTRYWAY ID SIGN



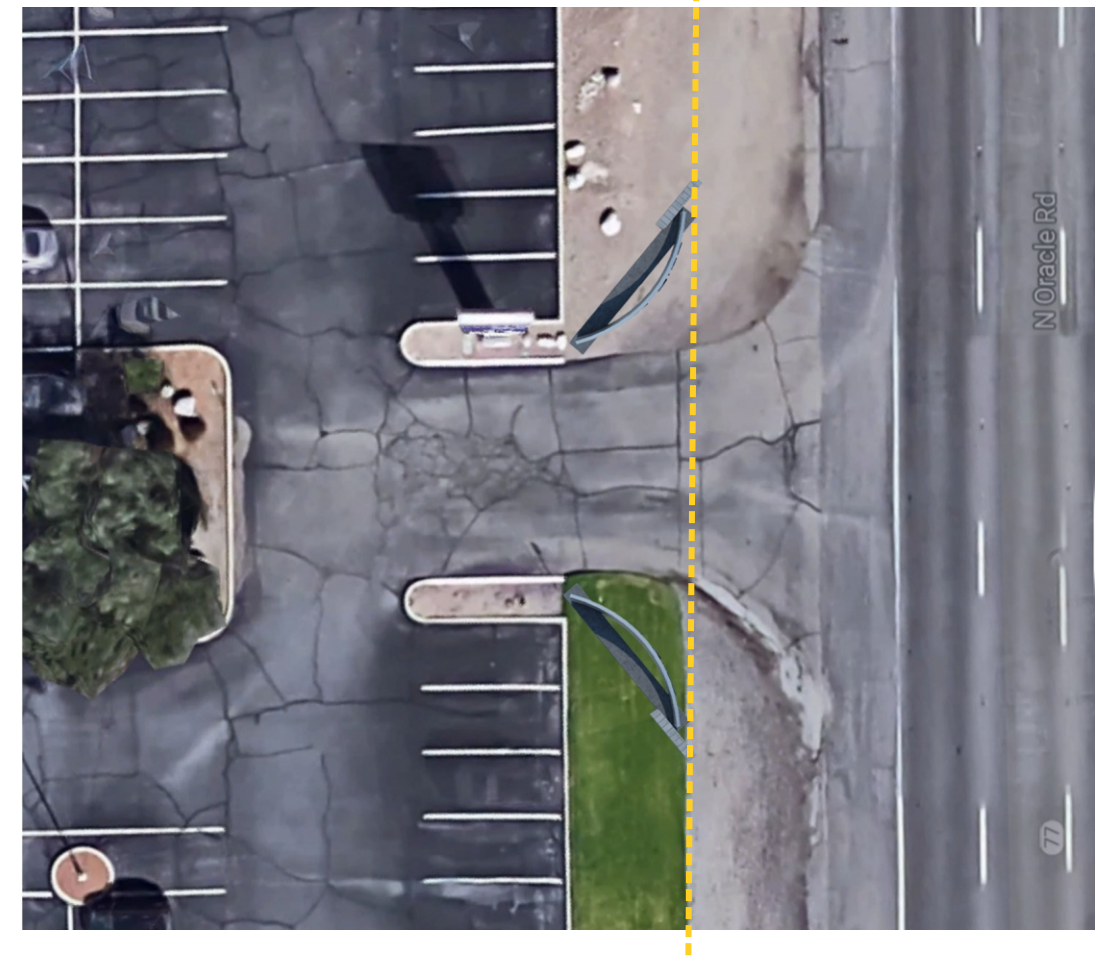
All signs, including A1 and E signs, are approved for installation on private property only, regardless of photos or graphics shown in the sign program.

ROAD ENTRYWAY ID SIGN- NIGHT VIEW



ROAD ENTRYWAY SIGNS
WILL NEED TO BE PLACED BEHIND
PROPERTY LINE.
ORACLE IS A SCENIC HIGHWAY
AND ANY SIGNAGE PLACED OUTSIDE
OF THE PROPERTY LINE WILL
REQUIRE A TRE.

TOP VIEW (NTS)



TENANT STOREFRONT / MENU SIGNS

F

STOREFRONT GRAPHICS

INCIDENTAL SIGNAGE SHALL NOT BE LIMITED BY THE TOWN CODE. EXAMPLES OF STOREFRONT SIGNAGE TYPICALLY ALLOWED FOR COMMERCIAL ESTABLISHMENTS INCLUDE:

- A. The name of the establishment
- B. Hours of operation
- C. Suite Number
- D. Modifiers of the products sold
- E. Logos and other graphic elements
- G. Chamber of commerce membership decal
- H. Open/Closed sign
- I. No Smoking decals
- J. Other decals as required by law



MENU TENANT SIGN

A menu sign is used to inform the public of the list of entrees, dishes, foods and entertainment available. Menu sign displaying the bill of fare. A menu cabinet is a permanently mounted cabinet. Menu signs shall be mounted flat against the wall or project less than fifteen(15) inches from the wall. Menu signs are pedestrian oriented and shall not count against the maximum sign area, height or quantity allowed. One(1) menu sign shall be permitted for and at each entry point. The Maximum sign area for menu sign shall be six(6) square feet.



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MATERIALS / COLORS

BUILDING MATERIALS, COLORS, & FINISHES



STUCCO PAINT:
BENJAMIN MOORE,
EAGLE ROCK 1469
23.45 LRV



STUCCO PAINT:
BENJAMIN MOORE,
TAPEKA TAUPE 1463
9.12 LRV



McNICHOLS PERFORATED METAL
COLOR: MIDNIGHT BRONZE
ITEM: 1614502041



EXTERIOR COMPOSITE CLADDING:
FIBERON, MAGNOLIA



EXTERIOR COMPOSITE CLADDING:
FIBERON, WENGE



SOFFIT COMPOSITE CLADDING:
FIBERON, KOA



STOREFRONT ALUMINUM:
DARK BRONZE ANODIZED



EXTERIOR METAL FASCIA:
MBCI SIG 300, MIDNIGHT BRONZE



EXTERIOR METAL FASCIA:
B DECK PROFILE, SLATE GRAY



HEAVY TIMBER COLUMN
(STAINED)

SIGN COLORS

RED 230-33 PMS 485C2X	GREEN 230-26 PMS 349C	SILVER GREY 230-51 PMS 430	RASPBERRY 230-133 PMS 220C
DURANODIC 230-69	PURPLE 220-48 PMS 2622C	ROYAL BLUE 230-87 PMS 274C	POPPY RED 230-143 PMS 1788C2X
DARK BLUE 230-36 PMS 281C	ORANGE 230-44 PMS 1655C	PLUM PUPL 230-128 PMS 2622C	HOLLY GREEN 230-76
MISSION/COPPER PATINA	BLACK ANODIC 41-335	VIVID GREEN 230-156 PMS 355C	KUMQUAT 230-74 PMS 1375C
WHITE 230-20	BRUSHED ALUMINUM	SCARLET RED 230-83 PMS 187C	BLACK 230-22
BLUE 230-167 PMS 2945C	TEAL 230-246 PMS 322C	BRIGHT JADE GREEN 230-116	SHADOW GREY 230-71 PMS 409C
YELLOW 230-015 PMS 109C	RUST BROWN 230-63 PMS 483C	COBALT BLUE 230-157 PMS 288C	PINK LAVENDER 230-108 PMS 224C
DARK BRONZE 41-313	DARK BROWN 230-59 PMS 4625C	APPLE GREEN 230-106	BURGUNDY 230-49 PMS 188C
DARK BLUE 230-36 PMS 281C	GOLD NUGGET 230-141	INTENSE BLUE 230-127 PMS 300C	TURQUOISE 230-236 PMS 3282C
IVORY 230-005	EMERALD GREEN 230-126 PMS 3435C		

ALL LOGO COLORS ALLOWED

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