

MERCADO AT CAÑADA HILLS

Mercado at Cañada Hills
NEC Lambert Lane and La Cañada Drive
Oro Valley, AZ 85737



Mercado at Cañada Hills Owners Association Sign Criteria

Revised 2020

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This document is prepared and is subject to the approval of the Planning & Zoning Commission of the Town of Oro Valley.

Case number 2001910 PZC
approved 9-8-20

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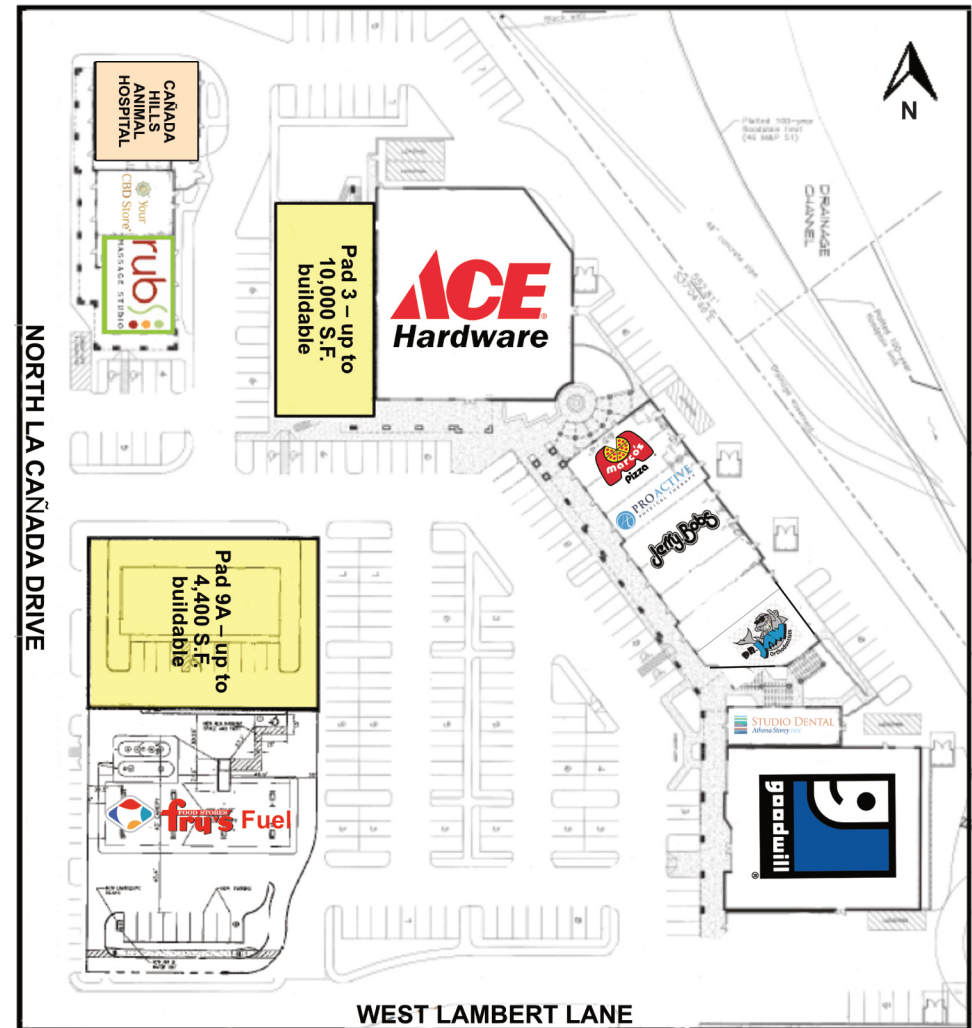
Mercado at Cañada Hills Owners Association Sign Criteria

Revised 2020

- 1) **Purpose:** The following have been created by the Architectural Review Committee (ARC), of the Mercado at Cañada Hills Owners Association, to ensure that sign colors, design and placement are complementary and integrated into the property architectural design themes. These criteria, once approved by the Town of Oro Valley, will serve as a binding guide to sign design.
- 2) **Monument Sign:**
 - a. **Fuel Sign:**
 1. One (1) fuel sign on lot 8, so long as it is used for that purpose. A change of use will require a new application and review by the ARC. The size of the fuel sign shall not exceed 32 square feet and be no higher than 6 feet from grade.
 - b. **Shopping Center**
 1. There shall be no more than two (2) freestanding monument signs for the shopping center
 2. The Two (2) Full sized signs will have the "Center Name" in routed out/backed up copy.
 3. Eight (8) tenant panels with routed out /backed up copy.
 - i. The ARC of the Owner Association shall determine the final location for each tenant having a panel on the sign.
 - ii. The sign shall be Double faced.
 - iii. Shall have Seventy-two (72) square feet in area
 - iv. 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 less than eight (8) feet in height from grade.

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SITE PLAN



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4. Colors: The color for the body of the sign, will be based on the approved exterior building colors which are currently as follows:
 - i. Mission Patina/ Copper Patina
 - ii. MAP 16A-1A Deep Henna
 - iii. SW9688 Golden Fleece
5. Future Oro Valley approved changes to the Exterior Building colors shall serve as approval to amend these approved colors.

3) Wall Signs:

- a. **Types:** 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. Registered Business logos and trademarks will be accepted. Sign may not project more than eight (8) inches from the wall on which the sign is mounted. No sign shall be wider than 80% of the leased tenant space.
- b. **Area:** Sign area per OVZC sign measurement standards.
- c. **Height:** No wall sign shall extend above the roofline of a building.
- d. **Other Requirements:** All transformers/power supplies shall be remote.
- e. **Letter Styles:** Shall be submitted for approval by the ARC.
- f. **Colors:** Shall conform to the colors shown on page 4, attached.

4) Window Signs: Per OVZC Window sign requirements.

5) Temporary Signs: Per OVZC Window sign requirements.

6) Architectural Review Committee Requirements to Owners and Tenants:

- a. **Sign Contractors:** All sign contractors installing signage shall be required to provide satisfactory evidence of the following:
 - i. A valid L-38 contractor's license.
 - ii. Proof of insurance in force at the time of sign installation in the following amount: Comprehensive General Liability of \$1,000,000.00 per occurrence combined bodily injury and property damage.
- b. **Sign Maintenance:** All signage whether illuminated or not is required to be maintained fit structural and mechanical repair at all times. Individual Owner/Tenant shall be solely responsible for maintenance of all signage installed on that Owner/Tenant Space. The ARC reserves the right to remove or service signage found to be deficient in maintenance at the sole expense of the Owner/Tenant after sufficient notice has been given to same, of such maintenance deficiencies. Examples of such deficient signage include but are not limited to the signs in need of electrical repair, signs in need of structural repair, and faded or peeling window vinyl. Freestanding signage will be serviced regularly by the Owner Association. Please help by reporting any service needs that may become apparent on a day to day basis.
- c. **Removal of Signage:** All Owner/Tenant signage shall be removed from the building in a timely manner upon vacating the space. Any and all damage caused to the building by signs or contractors shall be repaired at the sole cost of the Owner/Tenant. All work shall be coordinated through the Owner Association or property manager for the Association. It will also be the sole responsibility of the Owner/Tenant to return the building to an acceptable condition. This could include patching, texturing and painting of the exterior fascia or a larger section of the building if necessary, to blend the paint so there is no obvious difference in color.

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SIGNAGE PHOTOS



WALL SIGNAGE COLORS

Various shades and tones of the following colors will be acceptable. A request must be submitted to the ARC for approval prior to submittal to the Town of Oro Valley.



RED



BLUE



GREEN



YELLOW



ORANGE



PURPLE



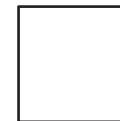
AQUA



BLACK



BROWN



WHITE



GRAY



COPPER
PATINA