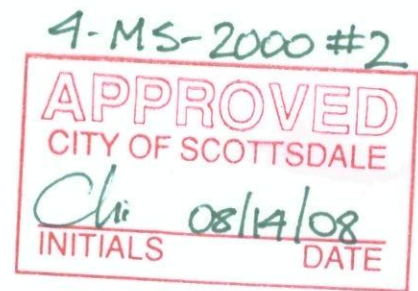


# CITY COPY

Planning Reviewed By:  
Andrew Chi (480) 312-7828  
email: achi@scottsdaleaz.gov

**SIGN CRITERIA**  
**The Shops at Gainey Village**  
8787 North Scottsdale Road  
Scottsdale, Arizona  
July 20, 2000  
**REVISED August 14, 2008**



## A. INTRODUCTION

These criteria have been established for the purpose of assuring an architecturally compatible center for the mutual benefit of all tenants and are in addition to any other requirements stated in the lease between Landlord and Tenant.

Landlord shall administer and interpret the criteria. ~~Boetz & Duke Sign Company~~ **ARIZONA COMMERCIAL SIGNS** is the consulting sign company for The Shops at Gainey Village.

The approved City of Scottsdale comprehensive sign package for The Shops at Gainey Village and/or the current City of Scottsdale sign ordinance will have precedence over any confliction criteria.

## B. GENERAL REQUIREMENTS

1. Painted lettering directly to the wall shall not be permitted.
2. Flashing or audible signs shall not be permitted.
3. All electrical signs and their installations must comply with all Uniform Building and Electrical Codes.
4. No exposed conduit, tubing or transformers shall be permitted.
5. All letters, conductors, transformers and other equipment shall be neatly concealed in water tight condition.
6. ~~Business identification signs for Pad Tenants & Minor Tenants (7,000 square feet or less) will be reverse pan letters. Consideration will be given for established businesses that have developed their own specifications for illuminated letters. Major Tenants (7,000 square feet or more) may have pan channel letters but only with Landlord and City of Scottsdale approval.~~
6. **BUSINESS IDENTIFICATION WALL SIGNS FOR ALL TENANTS SHALL BE REVERSE PAN CHANNEL LETTERS.**
7. Tenant or his representative must submit two (2) copies of detailed sign drawings to the Landlord for approval with in fifteen (15) days prior to submitting to the City of Scottsdale for permits.
8. The Landlord is to provide (3) three monument signs reading "The Shops at Gainey Village" (see Exhibit A). Tenant copy is not allowed on the monument signs.
9. The Landlord is supplying the address numbers to identify the buildings (see Exhibit B).

## C. CONSTRUCTION REQUIREMENTS

1. All exterior bolts, fastenings and clips shall be of hot dipped galvanized iron and no black iron materials of any type shall be permitted. Tanya Lane

**Sign Criteria**  
**The Shops at Gainev Village**

2. Locations of all openings for conduit and sleeves in building walls shall be indicated by the Tenant's sign contractor on the sign drawings submitted to Landlord for approval. The Tenant's sign contractor shall install the same in accordance with the approved drawings.
3. No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.
4. All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition.
5. Tenant and the sign contractor shall repair any damage caused during installation of signage.
6. Tenant shall be fully responsible for the operations of Tenant's sign contractor.

**D. DESIGN REQUIREMENTS FOR MAJOR, PAD & IN-LINE TENANTS**

1. Identification signs shall be designed as an integral part of the storefront in a manner complimentary to adjacent and facing storefronts and overall design concept of the shopping center.
2. The Landlord has provided a sign band or sign location above all storefronts.
3. Each In-Line Tenant (Shops A and B: 7,000 square feet or less) shall be allowed 1.5 square foot of sign area for each linear foot frontage facing Scottsdale Road. Suites A-2 and B-34 may also have a second sign on their side elevation with the total aggregate signage area not to exceed 1.5 square feet per linear foot of their building front. Maximum letter height shall not exceed 30" for one line of copy. The maximum overall height is 42" for two lines if copy. The maximum length is 80% of the storefront (see Exhibit C).
4. Pad Tenants (Shops C, D, E and F) may have signs on two elevations as permitted by the City of Scottsdale with no one sign exceeding 1 square foot for each linear foot of building it is placed on and the total aggregate signage not to exceed 1.5 square foot per linear foot of building front. Maximum letter height shall not exceed 24" for the one line of copy. The maximum letter height for two lines of copy is 30."
5. Mini-Major Tenants (7,000 – 12,000 square feet) are allowed a maximum letter height of 36" for one line of copy. The maximum overall height is 42" for two lines of copy.
6. Major Tenants (12,000 square feet or more) are allowed a maximum letter height of 42" for one line or 48" for two lines of copy.
7. All tenants will have wall signs fabricated as follows:
  - a. ~~All letters will be fabricated with a minimum of .090 aluminum painted gloss white on the inside and with the outside to have a powder coat copper marble finish.~~
  - A. **ALL LETTERS WILL BE FABRICATED WITH A MINIMUM OF .090 ALUMINUM PAINTED GLOSS WHITE ON THE INSIDE AND WITH THE OUTSIDE TO HAVE A DURANOTIC DARK BRONZE FINISH.**
  - b. Letter styles are open subject to approval of the Landlord and the City of Scottsdale.
  - c. Reverse pan channel letters will have 2.5" returns clip mounted 1" off the fascia.
  - d. Established logos will be allowed but only with Landlord and City of Scottsdale approval and shall not exceed 25% of the sign area.

**Sign Criteria**  
**The Shops at Gainey Village**

- e. All letters will bear the UL label and be installed in water-tight condition.
- G. **ILLUMINATION TYPE FOR ALL TENANTS SHALL BE HALO-ILLUMINATION WITH WHITE LEDs.**
- 8. One under canopy approximately six (6) square foot shingle sign is allowed for each tenant, installed perpendicular to the storefront or suspended from canopy a minimum of 7'-6" above grade. The design is open pending Landlord approval.
- 9. Lettering will be allowed on the glass, but will be restricted to the business name, address, emergency information and hours of operation only. The maximum size of the lettering shall be 4".
- 10. Each tenant who has a non customer backdoor for receiving merchandise may have their name and address applied to the door with white 2" Helvetica medium vinyl lettering.
- ~~11. Five percent (5%) (7,000 s.f.) of tenant space (in Building A & B only) may utilize corporate or color of national chain subject to Landlord and City approval.~~
- 11. **TENANTS WITH 7,000 S.F. OF FLOOR AREA AND ABOVE (IN BUILDINGS A, B AND PAD BUILDINGS) MAY UTILIZE CORPORATE COLORS OR COLORS OF NATIONAL CHAIN SUBJECT TO LANDLORD AND CITY APPROVAL.**

**E. MONUMENT SIGNS**

- 1. Three monument signs will be allowed as shown on Exhibit A. Maximum letter height is 24"

For Further information, please contact the Landlord or Sign Consultant:

<b><u>Landlord</u></b>	<b><u>Signage Consultant</u></b>
Gainey Village Retail Center, LLC By Main Street Real Estate Advisors (Managing Agent) 7373 E. Doubletree Ranch Road, Suite 200 Scottsdale, AZ 85258 480-483-2039	Arizona Commercial Signs 4018 E. Winslow Ave. Phoenix, AZ 85040 480-921-9900
<b><u>Contact Information</u></b>	<b><u>Contact Information</u></b>
Tracy Britton, CPM Portfolio Manager <a href="mailto:tbritton@msrea.net">tbritton@msrea.net</a>	Craig Musick President <a href="mailto:cmusick@arizonacommercialsigns.com">cmusick@arizonacommercialsigns.com</a>

Case Numbers:

4-MS-2000 (Original Development Review Board Approval: September 7, 2000)

4-MS-2000#2 (Staff Approved Amendments: August 14, 2008)

Sign Criteria  
The Shops at Gainey Village

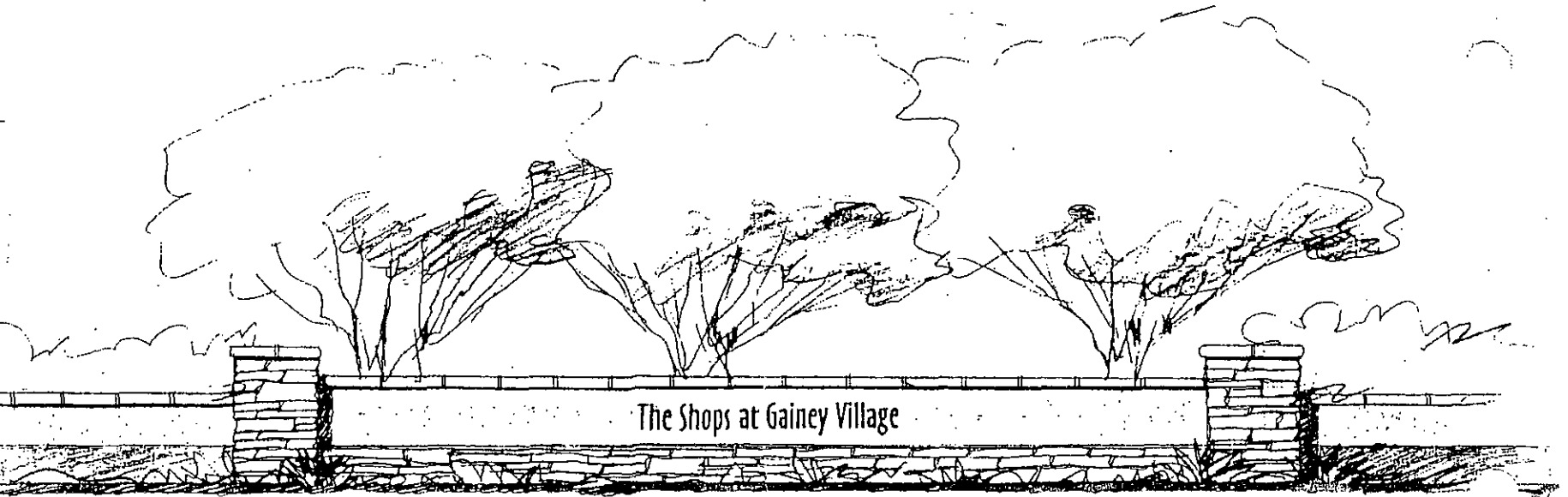
**LIST OF EXHIBITS**

- A. Monument Signs (3 total)
  - 1. Northeast corner of Scottsdale Road and Gainey Suites Drive
  - 2. Southeast corner of Scottsdale Road and Doubletree Ranch Road
  - 3. Doubletree Ranch Road at entry
- B. Address Letters
- C. Site Plan Showing Buildings A, B, C, D, E and F
- D. Building Elevations
- E. Floor Plan

ATTACHMENT #5

Entry Sign Elevation

Scale: 1/4" = 1' = 0"

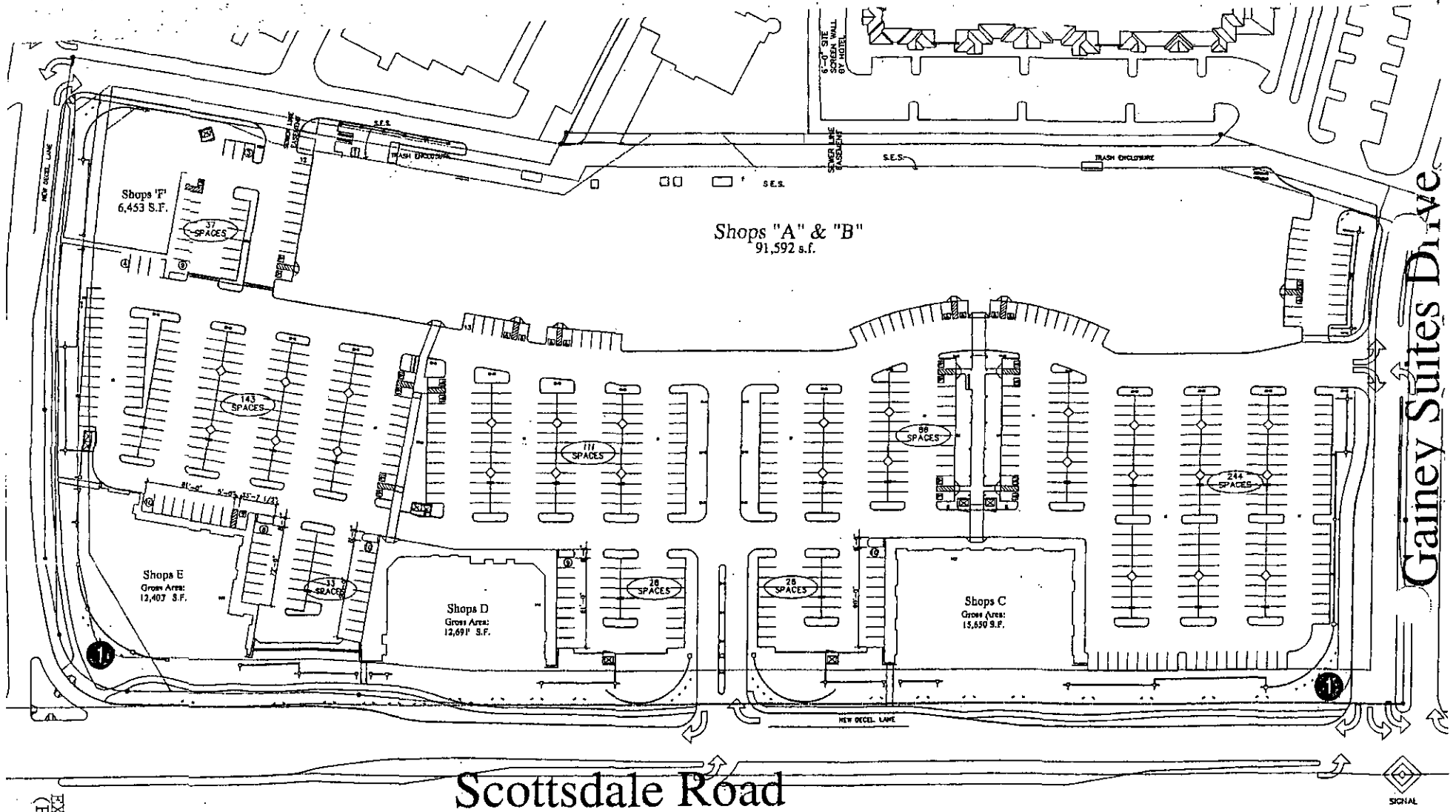


10' 50' 100' 150' 200'

ALL CALCULATIONS ARE APPROXIMATE BASED ON INFORMATION AVAILABLE.

4-MS-00  
ATTACHMENT #7

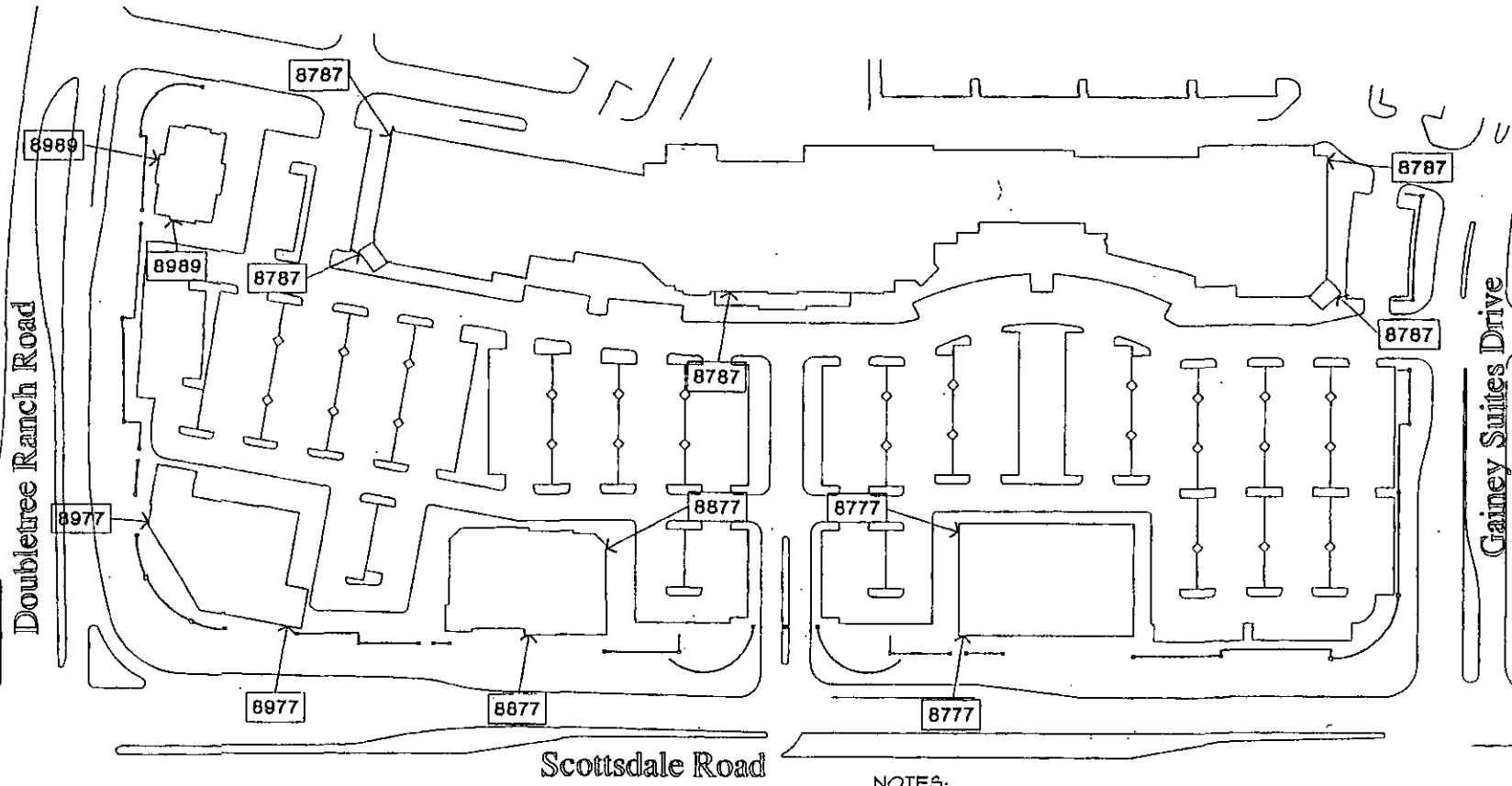
17 - Denotes Monument Sign Locations



Scottsdale Road

Gainey Suites Drive

4-MS-00



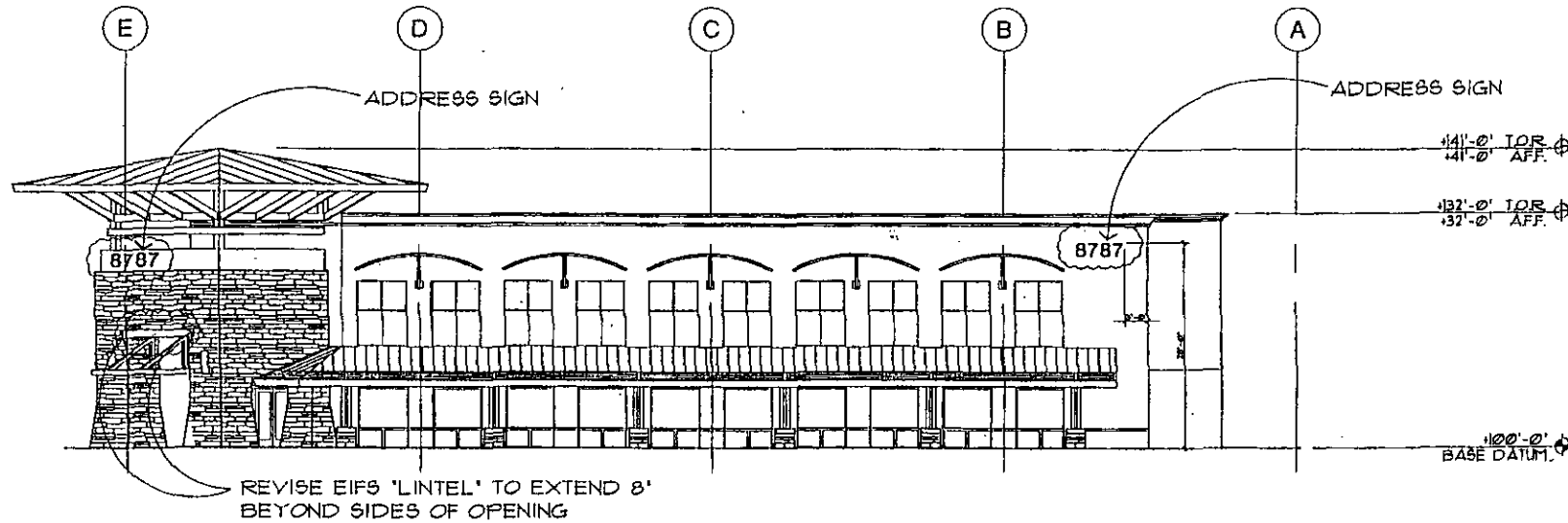
○ BUILDING MOUNTED ADDRESS SIGNS  
SCALE: 1"=100'-0"

**NOTES:**

1. ADDRESS LETTERS TO BE MIN. 12" HIGH, PER STYLE AND CONSTRUCTION IN COMPREHENSIVE SIGN PLAN
2. SUITE LETTERS TO BE 6" HIGH, ADHESIVE MOUNTED TO STOREFRONT AND BACK (SERVICE DRIVE) DOORS

<b>DED ARCHITECTURE</b> ARCHITECTURE PLANNING DESIGN <small>4025 NORTH 24TH STREET SUITE 100 PHOENIX, ARIZONA 85016          (602) 997-1746 FAX (602) 997-4499</small>		DRAWING NO.	ASK-36
PROJECT: THE SHOPS AT GAINNEY VILLAGE		SCALE:	AS NOTED
PROJECT NUMBER 57114		SHT. REFERENCE	
DATE 6/13/00		DRAWN BY	JU

**4-MS-00**



NOTES:

1. ADDRESS LETTERS TO BE MIN. 12" HIGH, PER STYLE AND CONSTRUCTION IN COMPREHENSIVE SIGN PLAN
2. SUITE LETTERS TO BE 6" HIGH, ADHESIVE MOUNTED TO STOREFRONT AND BACK (SERVICE DRIVE) DOORS

○ Shops B - South Elevation  
SCALE: 1/16"=1'-0"

NOT TO SCALE

**4-MS-00**

DRAWING NO.	ASK-37
SCALE	AS NOTED
SHT. REFERENCE	

**DFD ARCHITECTURE**  
ARCHITECTURE PLANNING DESIGN  
4201 NORTH 24th STREET SUITE 100 PHOENIX, ARIZONA 85016  
(602) 998-1728 FAX (602) 998-1729

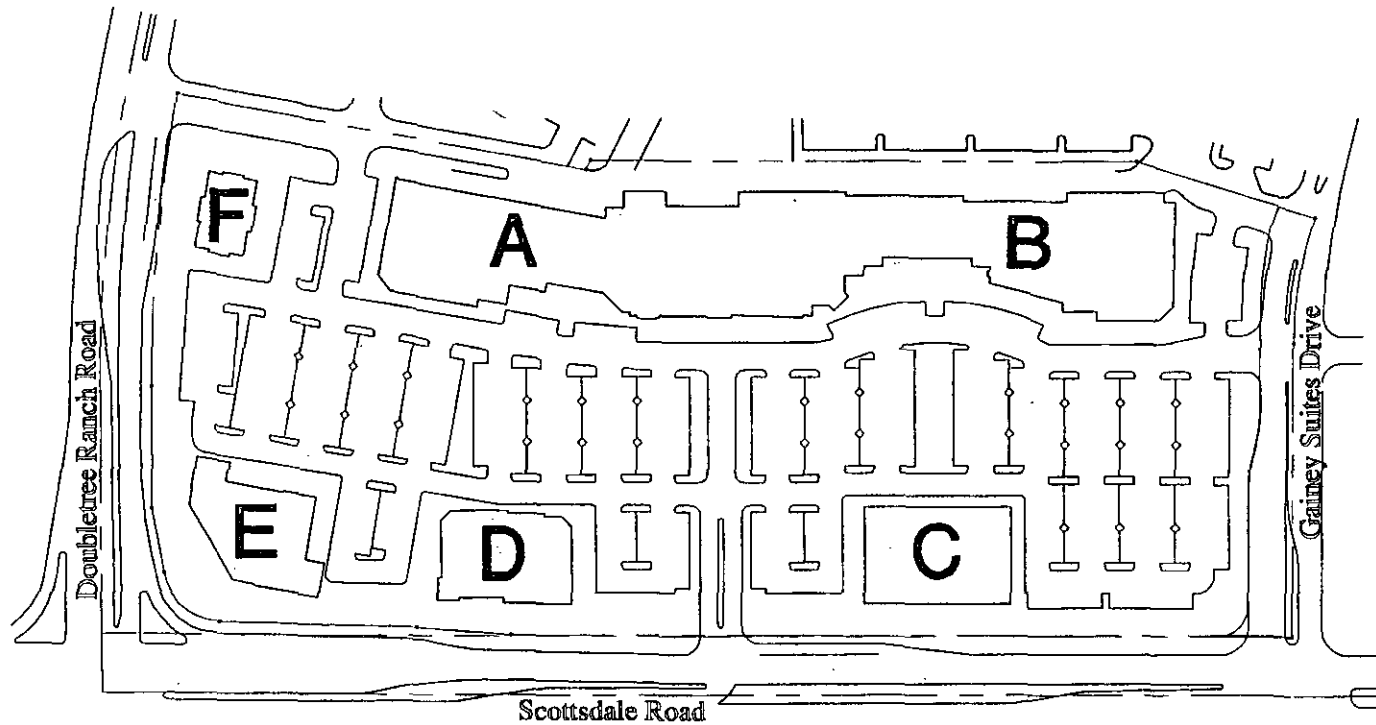


PROJECT:	THE SHOPS AT GAINES VILLAGE
PROJECT NUMBER	37114
ISSUE DATE	6/13/00
DRAWN BY	

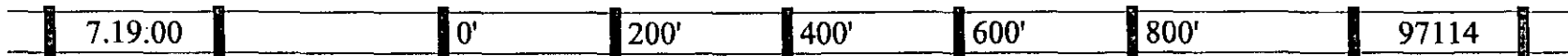


EXHIBIT C

ATTACHMENT #4



Site Plan



All Calculations are Approximate and Subject to Change



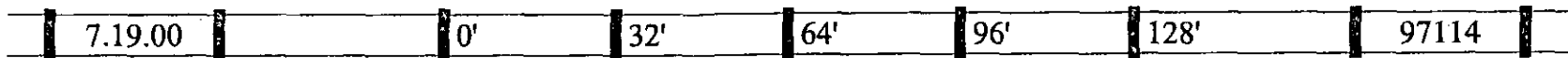
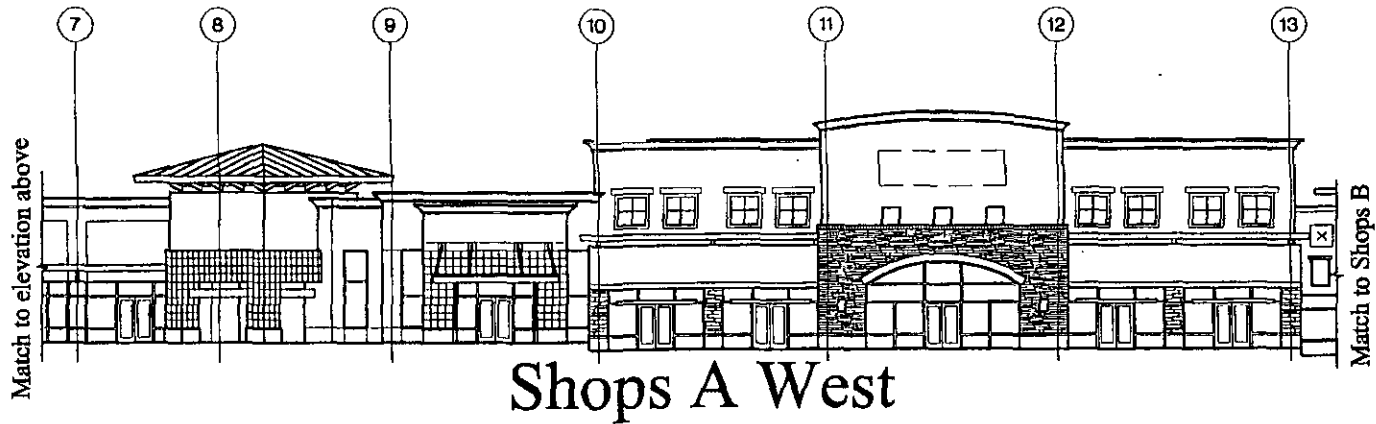
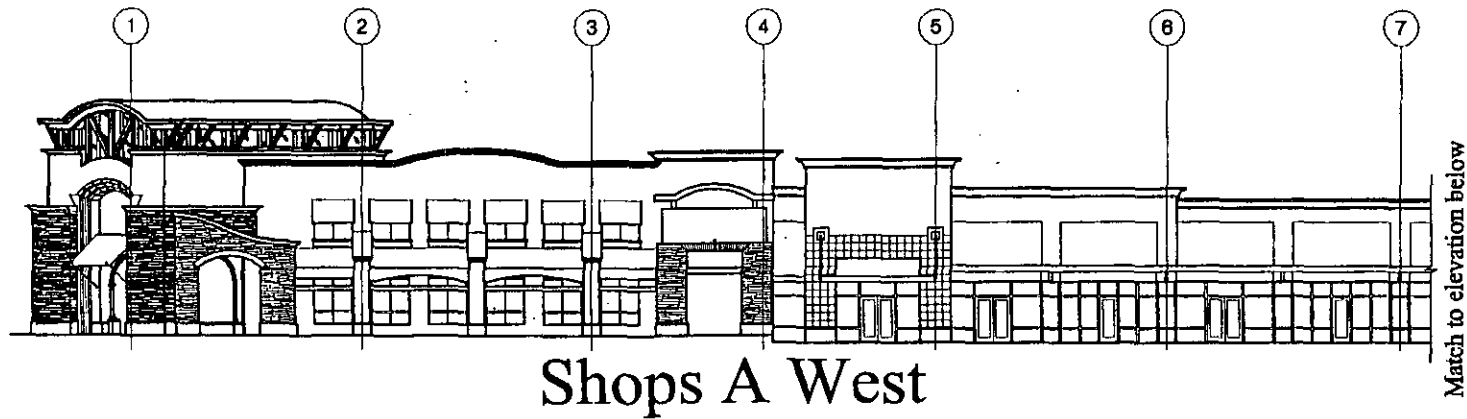
# Shops at Gainey Village

Scottsdale, Arizona

4-MS-00

ATTACHMENT #5





All Calculations are Approximate and Subject to Change

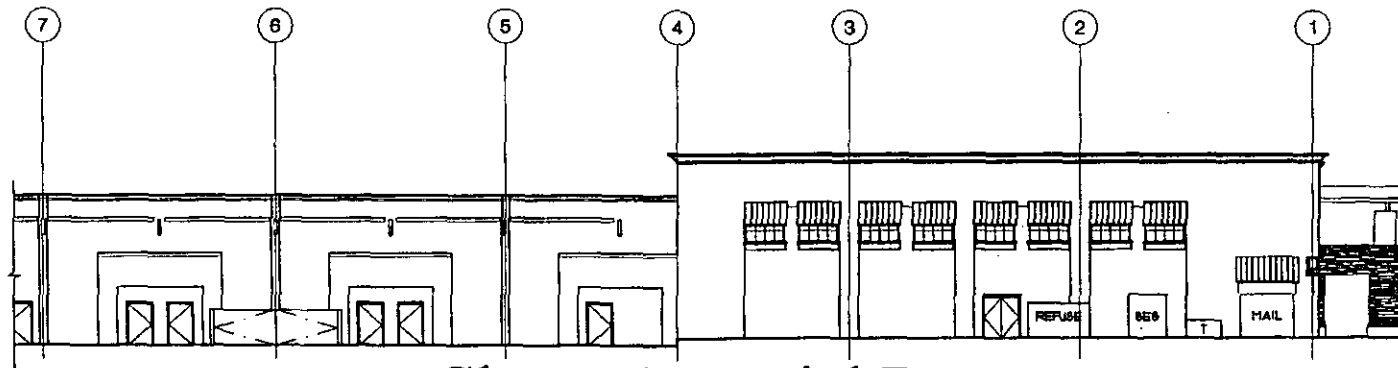


# Shops at Gainey Village

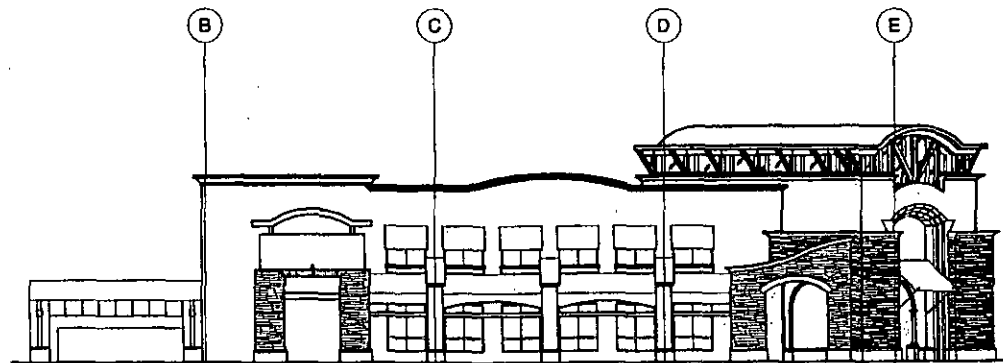
Scottsdale, Arizona

4-MS-00

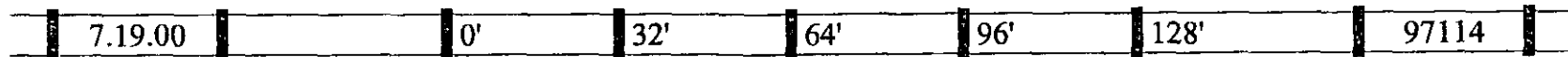




Shops A Partial East



Shops A North



All Calculations are Approximate and Subject to Change

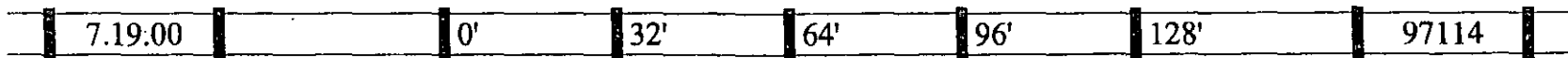
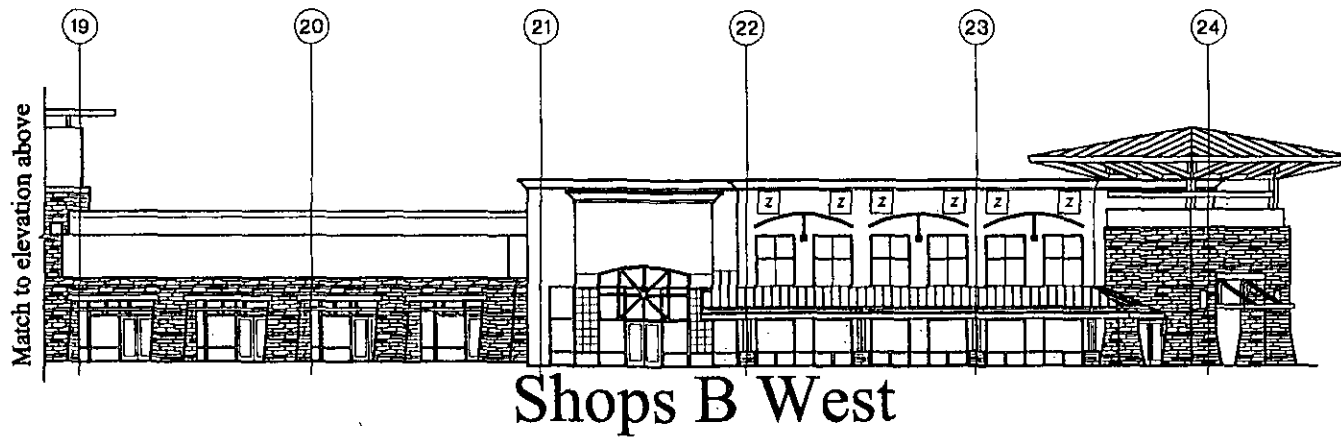


**Shops at Gainey Village**

Scottsdale, Arizona

**4-MS-00**





All Calculations are Approximate and Subject to Change

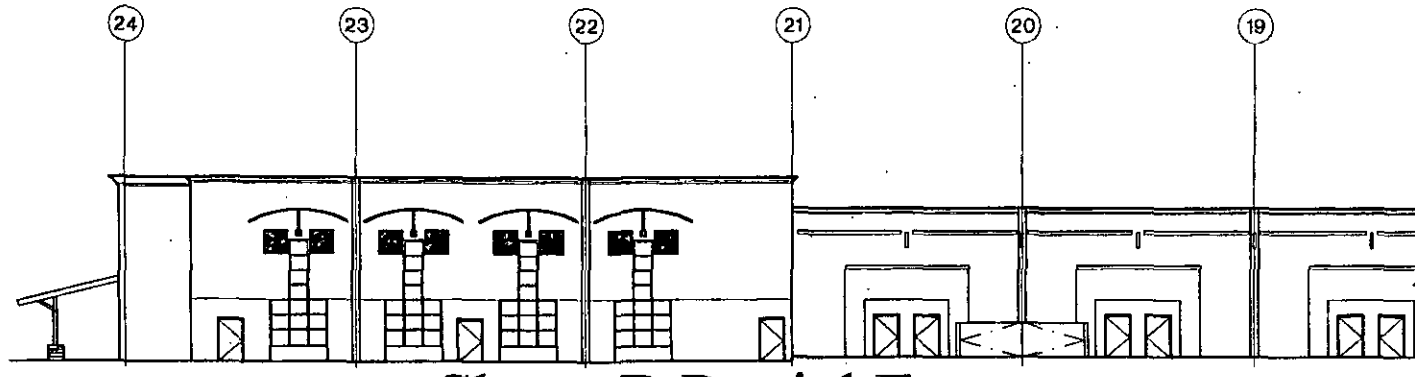


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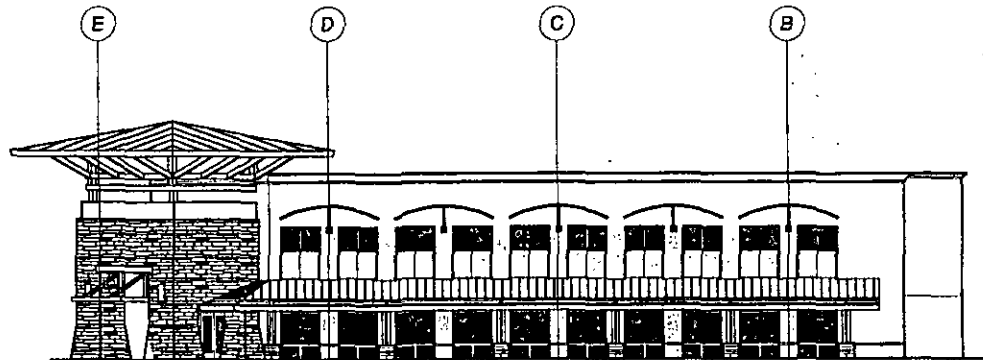
Scottsdale, Arizona

**4-MS-00**

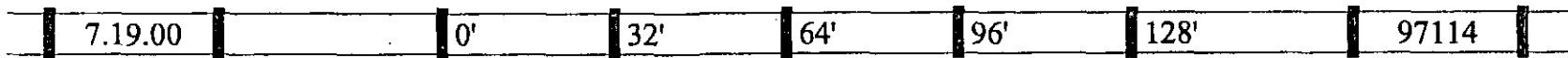




Shops B Partial East



Shops B South



All Calculations are Approximate and Subject to Change

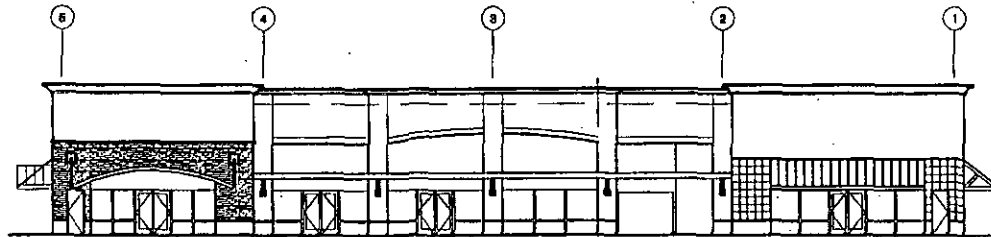


**Shops at Gainey Village**

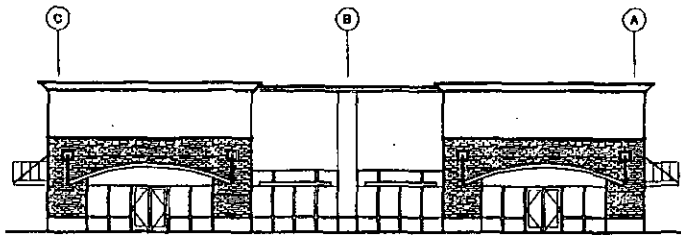
Scottsdale, Arizona

**4-MS-00**

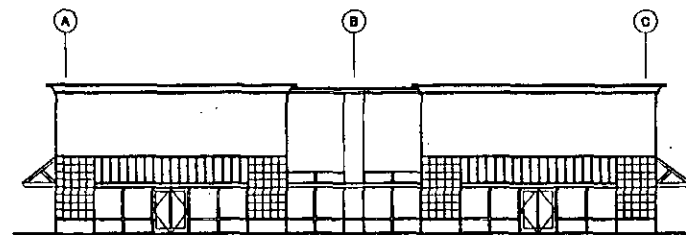




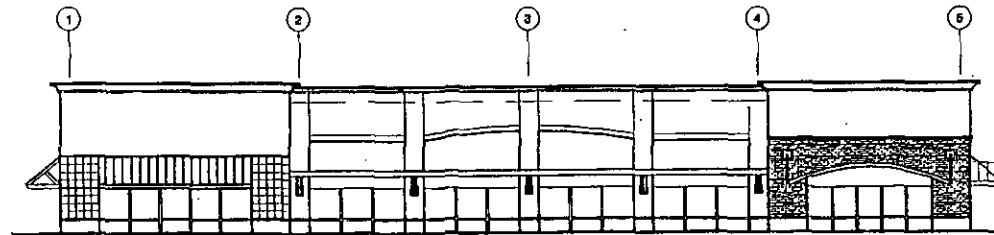
Pad C East



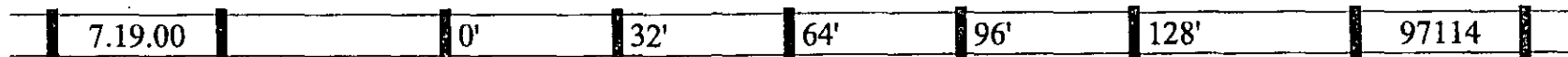
Pad C South



Pad C North



Pad C West



All Calculations are Approximate and Subject to Change

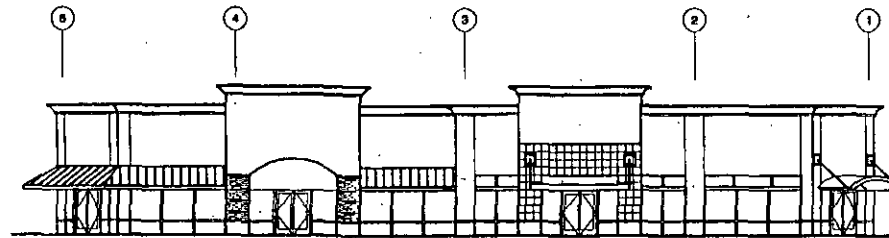


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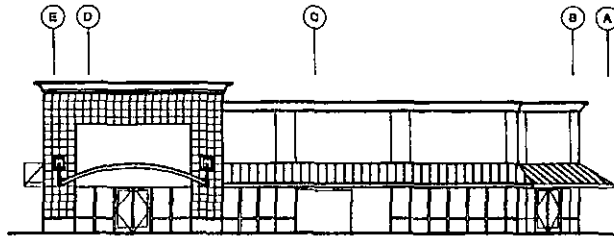
Scottsdale, Arizona

4-MS-00

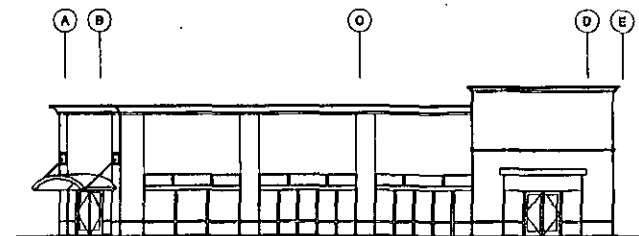




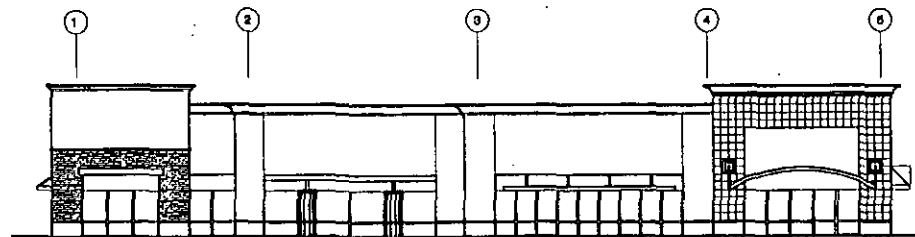
Pad D East



Pad D South



Pad D North



Pad D West



All Calculations are Approximate and Subject to Change

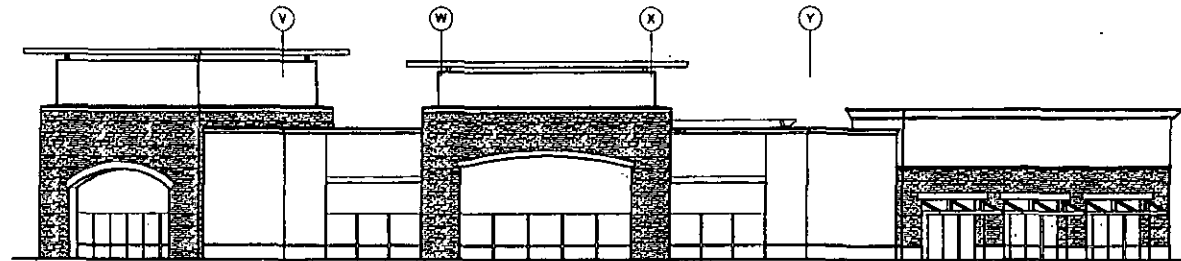


# Shops at Gainey Village

Scottsdale, Arizona

4-MS-00



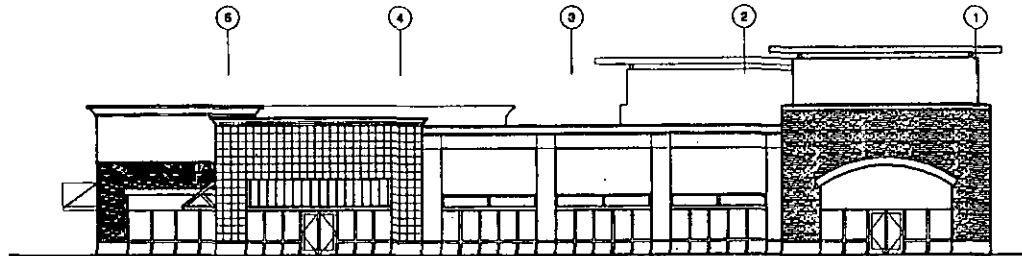


Pad E Northwest

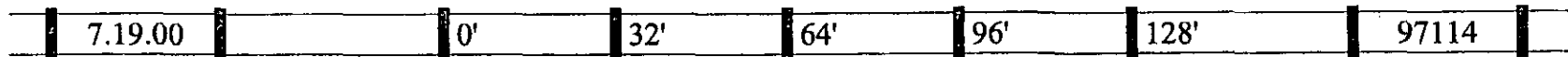


Pad E South

Pad E West



Pad E East



All Calculations are Approximate and Subject to Change



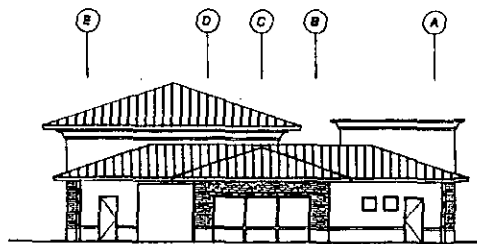
# Shops at Gainey Village

Scottsdale, Arizona

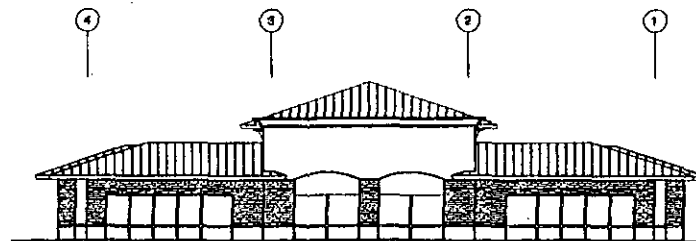
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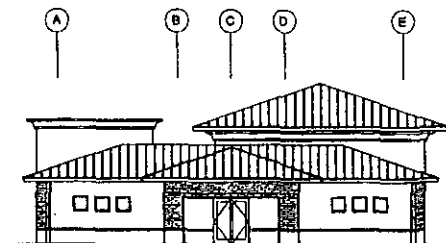




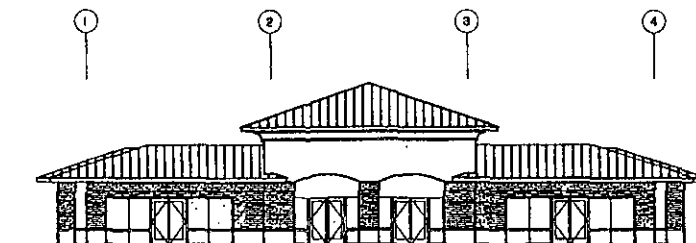
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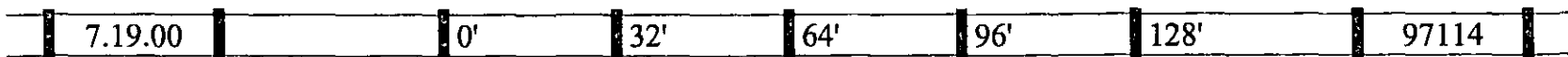
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Pad F West



Pad F South



All Calculations are Approximate and Subject to Change



# Shops at Gainey Village

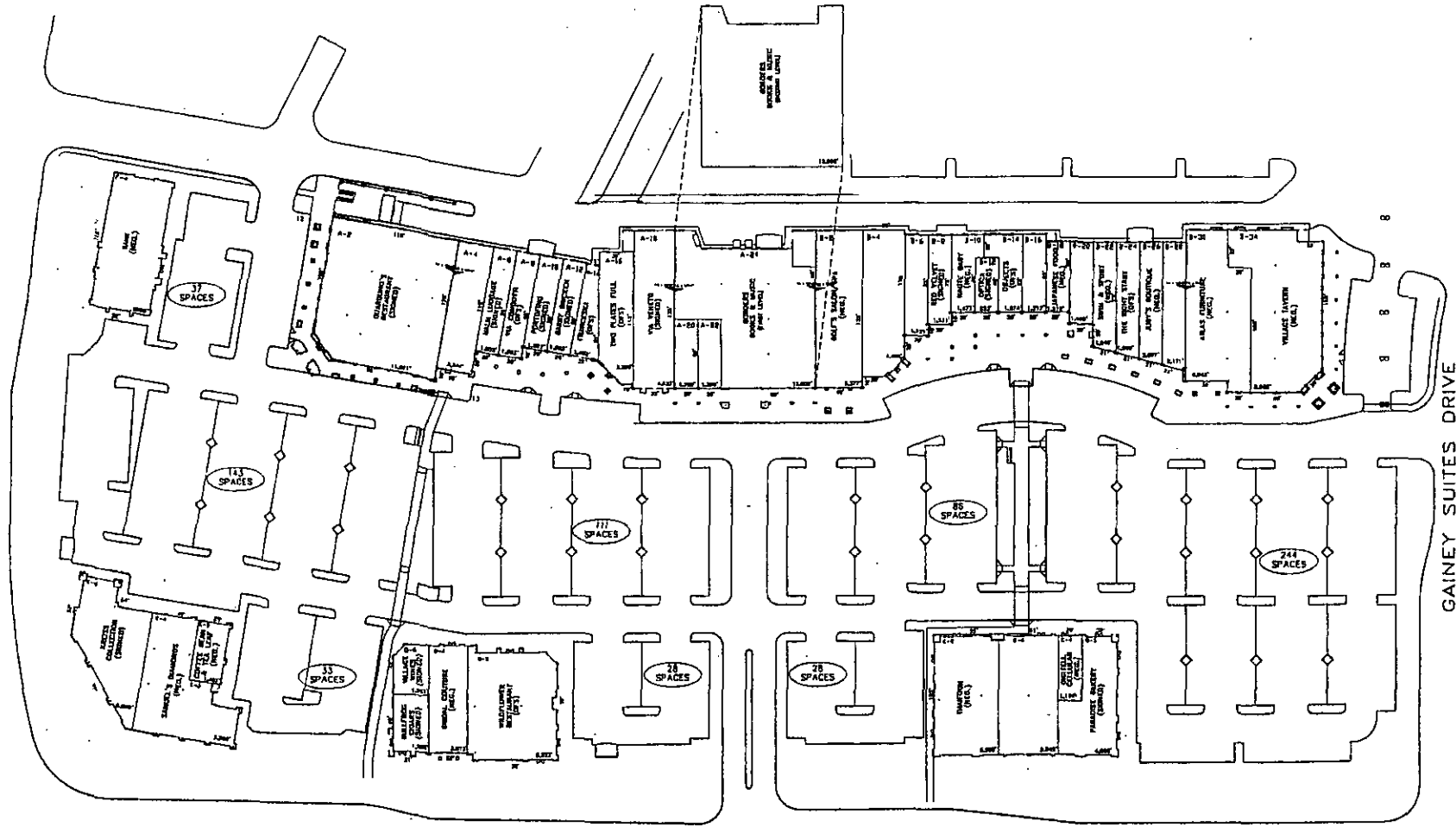
Scottsdale, Arizona

4-MS-00



DOUBLETREE RANCH ROAD

EXHIBIT E



SCOTTSDALE ROAD

GAINEY SUITES DRIVE

NOTE:  
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY  
AND IS A REPRESENTATION OF CURRENT PLANNING  
CONDITIONS. ALL PLANNING CONDITIONS ARE SUBJECT  
TO CHANGE AND SHOULD BE VERIFIED PRIOR TO  
CONSTRUCTION.

4-MS-00

DESIGNED BY  
JMS & ASSOCIATES  
1000 N. 10th Street  
Phoenix, AZ 85006-2791  
TEL: 480-438-4200  
FAX: 480-438-1864



GAINEY  
VILLAGE

DATE: 2-15-00