



<b>STAFF APPROVAL NO.</b>		<b>6-MS-2010</b>	
<b>PROJECT NAME:</b>	Gainey Ranch Financial Center MSP Amendment		
<b>LOCATION:</b>	7337 E Doubletree Ranch Rd		
<b>PARCEL:</b>	174-29-341A	<b>QUARTER SECTION:</b>	26-45
<b>COMPANY NAME:</b>	Arizona Commercial Signs		
<b>APPLICANT'S NAME:</b>	Craig Musick		
<b>ADDRESS:</b>	4018 E Winslow St Phoenix, AZ 85040		
<b>PHONE:</b>	480-921-9900	<b>FAX:</b>	602-437-8073
<b>REQUEST:</b>	To amend the Gainey Ranch Financial Center Master Sign Program to allow tenant wall signs to the 4 existing office buildings (7333, 7337, 7373 and 7375 E. Doubletree Ranch Road), limited to 24 square feet per sign per tenant, and allowing the option for non-contiguous tenant wall signs with landlord approval.		

**STAFF APPROVAL NOTIFICATION**

This letter is notification that your REQUEST is approved conceptually by Planning and Development Services Staff. Plans shall be submitted for permits as required by the One-Stop Shop.

**This approval expires one (1) year from date of approval if a permit is required but has not been issued.**

Stipulations are in order to protect the public health, safety, welfare; and the City of Scottsdale.

<b>X</b>	<b>STIPULATIONS:</b>
	<ol style="list-style-type: none"> <li>1. All tenant wall signs shall adhere to the Gainey Ranch Financial Center Master Sign Program Amendment, submitted by Arizona Commercial Signs and approved by City Staff on April 2, 2010.</li> <li>2. Non-contiguous building wall signs for tenants shall be allowed as an option with written landlord approval. In no case shall a tenant have more than one (1) building wall sign.</li> <li>3. All building wall signs shall adhere to the 24 square feet per sign restriction per tenant, and shall not exceed the sum total sign area of 24 square feet per tenant (Section 8.505. Unspecified Uses in the C-O Zone of Article VIII. Sign Requirements).</li> <li>4. The provisions of the original Gainey Ranch Financial Center Master Sign Program (Case No. 35-DR-1985, and approved on August 22, 1985, by the Development Review Board), shall apply with the exception of the amended provisions approved with this master sign program amendment, Case No. 6-MS-2010.</li> <li>5. Modifications to the Gainey Ranch Financial Center Master Sign Program shall require Development Review Board or Staff approval.</li> <li>6. All signs require separate submittal, review and permits.</li> </ol>
<b>RELATED CASES:</b> 6-MS-2010, 35-DR-1985	

**SIGNATURE:** Andrew Chi  
 Andrew Chi  
 Associate Planner

<b>Date Approved:</b>	April 2, 2010
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**STAFF:** Please distribute to the list below and return this letter, along with approved plans, to the Coordination Specialists.

**POLICY OF THE CITY OF SCOTTSDALE  
ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS**

**RIGHTS OF PROPERTY OWNER**

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

**APPEAL PROCEDURE**

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

**Hearing Officer, C/O City Clerk**

3939 Drinkwater Blvd.  
Scottsdale, AZ 85251

- ❖ No fee will be charged for filing
- ❖ The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.
- ❖ Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.
- ❖ The city will submit a takings impact report to the hearing officer.
- ❖ In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- ❖ In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- ❖ The hearing officer must render his decision within five working days after the appeal is heard.
- ❖ The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de novo with the Superior Court within 30 days of the hearing officer's decision.

**If you have questions about this appeal process, you may contact:**

City Manager's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2422

City Attorney's Office  
3939 Drinkwater Blvd.  
Scottsdale, AZ 85251  
(480) 312-2405

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

SIGNATURE: \_\_\_\_\_

Revised

APPROVED  
CITY OF SCOTTSDALE  
Chi 09/02/10  
INITIALS DATE

# MASTER SIGN PROGRAM

6-MS-2010

## GAINEY RANCH FINANCIAL CENTER

7333 through 7377 E. DOUBLETREE RANCH ROAD

Development review # 35-DR-85  
Zoning District: C-O

G. DESIGN CRITERIA FOR: WALL SIGNS FOR TENANT IDENTIFICATION

TYPE OF SIGN: Reverse Pan channel Individual Letters

CONFIGURATION: Tenant signs installed in pre designated areas per attached site plan and may not be over tenants' suite at landlord's discretion and approval.

CONSTRUCTION/MATERIALS:  
Letters to be constructed of .080 aluminum and painted duronodic dark bronze, 2" returns, flush stuff mounted to wall in designated areas per site map.  
All signs require landlord approval before installation.

ILLUMINATION: NONE

QUANTITIES/SIZE RESTRICTIONS:  
One sign per tenant  
12" maximum letter height with one line of copy,  
30" maximum total sign height not to exceed two lines of copy and maximum letters height of 12"  
Sign length not to exceed 12' as per designated sign areas of 30" x 12'  
**All Tenants subject to 24 square foot maximum area per sign.** and per tenant (sum total of 24 sq-ft)

Letter Style: 'Goudy Oldstyle'



7333-7377 E Double Tree Ranch Rd.  
Gainey Ranch Financial Center

NORTH ↑







Licensed • Bonded • Insured  
#92792

4018 E. Winslow • Phoenix, AZ 85040 • 480-921-9900 • Fax: 602-437-8073

February 16, 2010

Mr. Andrew Chi  
Associate Planner  
Planning & Development Services  
City of Scottsdale

Re: **Gainey Ranch Financial Center  
Scottsdale, AZ  
Comprehensive Sign Criteria  
Proposed Amendment**

Dear Andrew:

This letter is to serve as a written request to amend the current sign criteria for Gainey Ranch Financial Center.

We are proposing to add wall signs for tenant identification to the current Master Sign Program. The proposal is for Non-illuminated reverse pan channel Individual letters. Please see the attached revisions and additions to the current MSP.

We believe by allowing these wall signs that each tenant will receive better identification and exposure for their business. As it is today no visiting customer has any idea of what businesses are in the building.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Tanya Lane".

Tanya Lane  
Arizona Commercial Signs  
480-921-9900

480-663-2085 Direct



March 8, 2010

Craig Musick  
Arizona Commercial Signs  
4018 East Winslow  
Phoenix, Arizona 85040

Re: Gainey Ranch Financial Center  
Master Sign Program

Dear Mr. Musick:

We have reviewed the proposed changes to the Gainey Ranch Financial Center Master Sign Program.

The Owner of the property, Catalyst Ventures, Inc., approves the additions of tenant signage on the exterior buildings as relates to the lettering, material, size and location.

Thank you for your effort in revising the Program.

Sincerely,

Michelle A. Peck, CPM®  
Property Manager



March 4, 2010

Michelle Peck, Property Manager  
Main Street Real Estate Advisors  
Gainey Ranch Financial Center  
7373 East Doubletree Ranch Road, Suite 200  
Scottsdale, Arizona 85258

RE: Architectural Committee Review  
Master Sign Program

Dear Ms. Peck:

The Gainey Ranch Architectural Committee reviewed your submittal for the additions of tenant signage on the exterior buildings in the Financial Center.

The Committee reviewed your information package on the lettering, material, size and location. Your proposal for new tenant signage on the exterior of the buildings has been approved. Enclosed is a copy of the submitted plan approved.

Thank you for your participation in the Gainey Ranch Architectural Committee Review process and your patience during this review.

Sincerely,

GAINEY RANCH ARCHITECTURAL COMMITTEE

Diane Brunsfeld, Architectural Coordinator

Enclosure



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4018 E. Winslow • Phoenix, AZ 85040 • 480-921-9900 • Fax: 602-437-8073

February 16, 2010

Mr. Andrew Chi  
Associate Planner  
Planning & Development Services  
City of Scottsdale

Re: **Gainey Ranch Financial Center  
Scottsdale, AZ  
Comprehensive Sign Criteria  
Proposed Amendment  
142-PA-2010**

Dear Andrew:

This letter is to serve as a written revisions and acknowledgment to the original submittal/  
review comments.

For 7337 E. Double Tree Ranch Rd. (Bldg. B) we have eliminated the sign bands from the  
south elevation.

For 7373 E Double Tree Ranch Rd. (Bldg. C) we have eliminated the sign bands on the  
south and east elevations.

For 7333 N. Double Tree Ranch Rd. (Bldg. A) we have eliminated the sign bands on north  
elevation.

In reference to the 1 to 1.5 instead of the 24sf limitation, The owner wants all the signs to  
be the same size restriction so we are not going to take advantage of the larger wall signs  
mentioned in #4-6 in your comments.

Also all signage proposed for entire complex are to be non illuminated. Please see the  
attached revised elevation drawings and corrections to the MSP Pg. 13.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Tanya Lane  
Arizona Commercial Signs  
480-921-9900

480-663-2085 Direct



# Master Sign Program Approval Application & Submittal Requirements

Project Number: <u>142 - PA - 2010</u>	Case Number: <u>6 - MS - 2010</u>	Staff Coordinator: <u>ANDREW CHI</u>
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Please check one of the following:  New Master Sign Program  Amendment to Existing Master Sign Program

Project Name: Gainey Ranch Financial Center  
 Project Address: 7333 - 7377 E. Doubletree Ranch Rd. Zip Code: 85258  
 Current Zoning District: C-O PCD Parcel Number(s): \_\_\_\_\_ Quarter Section: 26-45  
 Request: Add wall signs for tenant J.D.  
 Associated Case(s): 35-DR-1985

Owner: <u>Tim Patterson</u> Company: <u>Catalyst Ventures</u> Phone: <u>480-609-3997</u> Fax: <u>480-609-3998</u> E-mail: <u>tim@catalystven.com # B-200</u> Address: <u>7373 E. Doubletree Ranch Rd.</u> <u>Scottsdale, AZ 85258</u>	Applicant: <u>Craig Musick or Tanya Lane</u> Company: <u>Arizona Commercial Signs</u> Phone: <u>480-921-9900</u> Fax: <u>602-437-8073</u> E-mail: <u>Tgangelhoff@arizonacommercialsigns</u> Address: <u>4018 E. Winslow Ave. Phx</u> <u>Arizona, 85040</u>
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### Submittal Requirements: Please submit three (3) copies of the materials requested below.

<input checked="" type="checkbox"/> Completed Application (this form) <input checked="" type="checkbox"/> Application Fee (fees subject to change every July) <u>\$96.00</u> <input checked="" type="checkbox"/> Context Aerial and/or Site Location Map <input checked="" type="checkbox"/> Narrative describing nature of request <input checked="" type="checkbox"/> Property Owner Approval Letter <input checked="" type="checkbox"/> Homeowners/Property Owners Association Approval Letter (if applicable) <input checked="" type="checkbox"/> Sign Criteria Regulations & Language <input checked="" type="checkbox"/> Color photographs of the site (including all areas of change).	<input checked="" type="checkbox"/> Site Plan indicating extent and location of signage, additions, buildings, and other structures; indicate dimensions of all freestanding signs. <input checked="" type="checkbox"/> Floor Plan(s) of existing building or buildings within a commercial center. The floor plan shall be dimensioned and clearly delineate each potential tenant space. <input checked="" type="checkbox"/> Elevation Drawings of all buildings with sign locations indicated. <input type="checkbox"/> Other: _____
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**Please Note:** After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. Any fees paid shall apply toward the fee for this process. If approved at staff level, this approval expires twelve (12) months from date of approval if a permit is required but has not been issued.

Tanya Lane Applicant Signature 3/9/10 Date

**Official Use Only:**  
 Submittal Date: 03/09/10 City Staff Signature: Andrew Chi

Planning, Neighborhood and Transportation  
 7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-2500 • Fax: 480-312-7088



# City of Scottsdale Cash Transmittal

## # 83244

83244  
 00230021  
 03/09/10 PLN-15107  
 SYANEZ HPD025800  
 3/9/2010 2:11 PM  
 596.00

**Received From :**

ARIZONA COMMERCIAL SIGNS  
 4018 E WINSLOW ST  
 PHOENIX, AZ 85040  
 480-921-9900

**Bill To :**

ARIZONA COMMERCIAL SIGNS  
 4018 E WINSLOW ST  
 PHOENIX, AZ 85040  
 480-921-9900

**Reference #** 142-PA-2010**Issued Date** 3/9/2010**Address** 7333 E DOUBLETREE RANCH RD**Paid Date** 3/9/2010**Subdivision****Payment Type** CHECK**Marketing Name****Lot Number****Cost Center****MCR****County** No**Metes/Bounds** No**APN** 174-29-341A**Gross Lot Area** 0**Water Zone****Owner Information****NAOS Lot Area** 0**Water Type**

CATALYST VENTURES  
 7373 E DOUBLE TREE RANCH RD  
 SCOTTSDALE, AZ 85258  
 480-609-3997

**Net Lot Area****Sewer Type****Number of Units** 1**Meter Size****Density****QS** 26-45

Code	Description	Additional	Qty	Amount	Account Number
3166	SA APPLICATION FEE (CASE)		1	\$96.00	100-21300-44221

SIGNED BY TANYA LANE ON 3/9/2010

**Total Amount****\$96.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 83244**



**PROJECT DATA**

NET LOT AREA	446,270 S.F.
NET LOT AREA PHASE II	217,037 S.F.
GROSS FLOOR AREA ALLOWED*	209,746 S.F.
GROSS FLOOR AREA PROVIDED**	209,746 S.F.
GROSS FLOOR AREA PROVIDED PHASE II	115,153 S.F.
NET FLOOR AREA PROVIDED PHASE II	106,755 S.F.
BELOW GRADE PARKING AREA	121,200 S.F.
BUILDING VOLUME ALLOWED	1,562,666 C.F.
BUILDING VOLUME PROVIDED	1,420,412 C.F.
BUILDING HEIGHT PROVIDED	36'
BUILDING HEIGHT ALLOWED	28'
PARKING SPACES REQUIRED	534 SPACES
PARKING SPACES PROVIDED	340 SPACES
PARKING SPACES ON-GRADE	203 SPACES
PARKING SPACES BELOW GRADE	337 SPACES
OPEN SPACE REQUIRED	63,170 S.F.
OPEN SPACE PROVIDED	69,681 S.F.
FRONT YARD OPEN SPACE REQUIRED	25,773 S.F.
FRONT YARD OPEN SPACE PROVIDED	32,807 S.F.

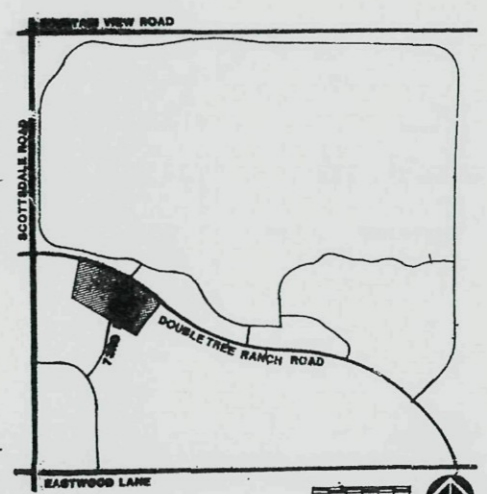
\*ALLOWABLE DENSITY FOR PARCEL 23 IN ITS ENTIRETY IS AN I.A.R. OF .47. WHILE INDIVIDUAL PHASES MAY EXCEED THIS AMOUNT, THE TOTAL PROJECT WILL NOT.  
 \*\*THIS FIGURE INCLUDES PHASE I (DR# 200-DR-84), PHASE II (DR# 26-M-85), THE WEST PAD (DR# 5-DR-85), AND A PROJECTED FIGURE FOR THE EAST PAD, WHICH DOESN'T HAVE A SPECIFIC USER AT THIS TIME.

**LEGAL DESCRIPTION**

THAT PART OF THE N.1/2, SECTION 35, T. 3 N., R. 4 E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS AND REFERENCE HEREIN IS A LOCAL CO-ORDINATE BASE USING A REFERENCE BEARING OF N. 89° 22' 24" E. ALONG THE NORTH LINE OF THE SAID N.1/2, SECTION 35, AND USING CO-ORDINATES (7,623.91 N., 5000.27 E.) AT THE N.W. CORNER OF THE SAID N.1/2, SECTION 35, FROM THE N.W. CORNER OF THE SAID N.1/2, SECTION 35, MEASURE N. 89° 22' 24" E. ALONG THE CENTERLINE OF THE PROPOSED DOUBLE TREE RANCH ROAD, (AND AN EXTENSION OF THE NORTH LINE OF THE SAID N.1/2, SECTION 35), A DISTANCE OF 330.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING S. 00° 37' 36" E. 1000.00 FEET; THENCE EASTERLY 330.00 FEET ALONG THE ARC OF THIS CURVE THROUGH 109° 30' 15" OF CENTRAL ANGLE TO A POINT ON THE ABOVE DESCRIBED CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY 837.60 FEET ALONG THE ARC OF THIS CURVE THROUGH 26° 39' 42" OF CENTRAL ANGLE TO THE END OF THIS CURVE; THENCE S. 53° 27' 39" E. 282.40 FEET; THENCE S. 36° 32' 21" W. 505.49 FEET; THENCE N. 62° 31' 12" W. 874.18 FEET; THENCE N. 09° 52' 40" E. 505.49 FEET TO THE POINT OF BEGINNING.\*

\* LEGAL DESCRIPTION DESCRIBES PARCEL 23 IN ITS ENTIRETY. LEGAL DESCRIPTION FOR PHASE IS BEING FORMULATED SUBJECT TO REQUIRED DEDICATIONS.

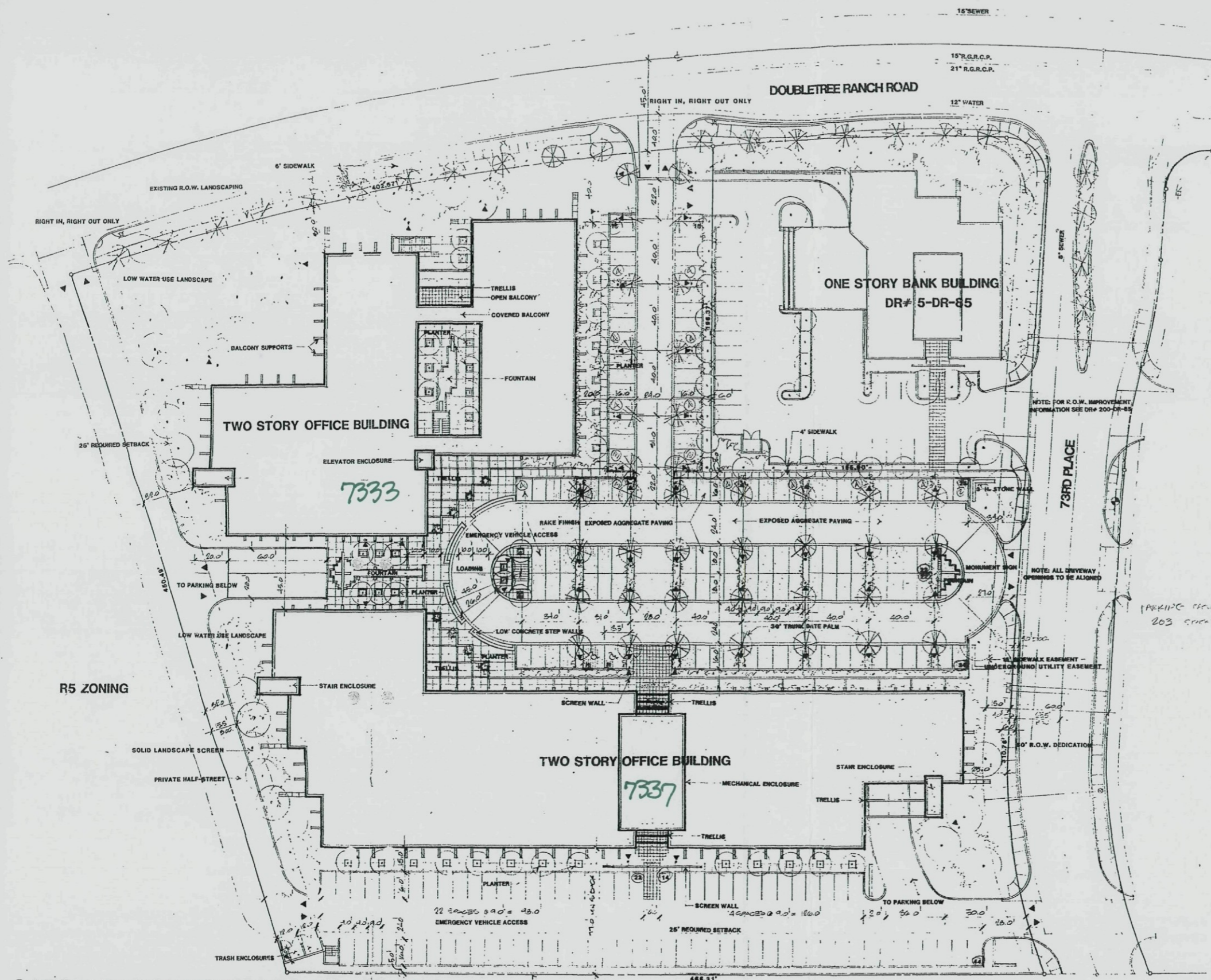
**VICINITY MAP**



**LEGEND**

- 24" BOX TREES
- 15 GALLON MINIMUM TREES
- 30' HIGH DATE PALMS
- GROUNDCOVER AND LOW SHRUBS
- ✕ 35' DR-85
- ▲ 24' DR-85
- 3' PLANTING

**SITE PLAN**  
 PLANNING DIVISION  
 ORDINANCE REVIEW  
 DATE: 2-19-85  
 CHECKED BY: [Signature]  
 ARCHITECTS & PLANNERS  
 CORNOVER, HEDRICK  
 15421 Missouri Avenue D Suite 115 Phoenix, Arizona 85014 (602) 234-1515  
 CIP 84035-04 2/04/85 26-M-85



**GAINEY RANCH FINANCIAL CENTER PHASE II**  
 R5 ZONING

## LEGAL DESCRIPTION

THAT PART OF THE N.1/2, SECTION 35, T. 3 N., R. 4 E., G. & S. R. 2 & M., MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS AND REFERENCE HEREIN IS A LOCAL CO-ORDINATE BASE USING A REFERENCE BEARING OF N. 89° 22' 24" E. ALONG THE NORTH LINE OF THE SAID N.1/2, SECTION 35, AND USING CO-ORDINATES (7,623.91 N., 5000.27 E.) AT THE N.W. CORNER OF THE SAID N.1/2, SECTION 35. FROM THE N.W. CORNER OF THE SAID N.1/2, SECTION 35, MEASURE N. 89° 22' 24" E. ALONG THE CENTERLINE OF THE PROPOSED DOUBLE TREE RANCH ROAD, (AND AN EXTENSION OF THE NORTH LINE OF THE SAID N.1/2, SECTION 35), A DISTANCE OF 330.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS POINT BEARING S. 00° 37' 36" E. 1800.00 FEET; THENCE EASTERLY 330.00 FEET ALONG THE ARC OF THIS CURVE THROUGH 100° 30' 15" OF CENTRAL ANGLE TO A POINT ON THE ABOVE DESCRIBED CURVE AND THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY 837.60 FEET ALONG THE ARC OF THIS CURVE THROUGH 39° 42" OF CENTRAL ANGLE TO THE END OF THIS CURVE; THENCE S. 53° 27' 39" E. 282.40 FEET; THENCE S. 36° 32' 21" W. 505.49 FEET; THENCE N. 62° 31' 12" W. 874.18 FEET; THENCE N. 09° 52' 4" E. 505.49 FEET TO THE POINT OF BEGINNING.\*

\* LEGAL DESCRIPTION DESCRIBES PARCEL 23 IN ITS ENTIRETY.  
 LEGAL DESCRIPTION OF PAGE 1 BEING REGULATED SUBJECT TO REQUIRED DEDICATIONS.

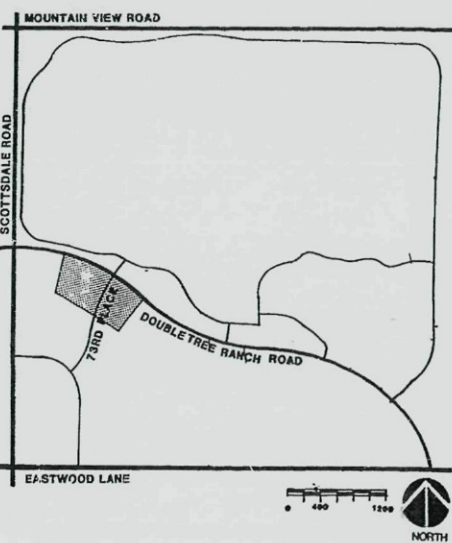
## PROJECT DATA

### PHASE I DEVELOPMENT

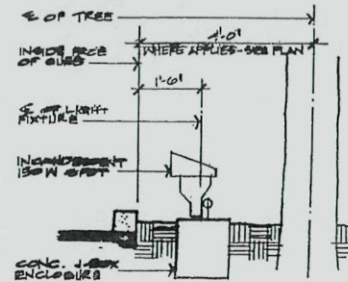
NET LOT AREA.....	187,698 S.F./4.31 AC.*
PHASE I LOT AREA.....	155,073 S.F.
PAD LOT AREA.....	32,625 S.F.
GROSS FLOOR AREA ALLOWED.....	47 FAR 88,218 S.F.*
GROSS FLOOR AREA PROVIDED.....	80,830 S.F. + 6,000 PAD*
BUILDING VOLUME ALLOWED.....	1,116,525 C.F.**
BUILDING VOLUME PROVIDED.....	1,324,116 C.F.**
BUILDING HEIGHT ALLOWED..	24' (100' SETBACK FROM R1-7)
BUILDING HEIGHT PROVIDED.....	36' (REMAINDER)
NET FLOOR AREA.....	29.5**
NET FLOOR AREA.....	72,986 S.F.**
PARKING SPACES REQUIRED.....	365 SPACES**
PARKING PROVIDED ON-SITE.....	365 SPACES**
PARKING PROVIDED OFF-SITE.....	0**
TOTAL PARKING PROVIDED.....	365 SPACES**
OPEN SPACE REQUIRED.....	50,821*
OPEN SPACE PROVIDED.....	64,971*
FRONT OPEN SPACE REQUIRED.....	22,289*
FRONT OPEN SPACE PROVIDED.....	23,465*

\* CALCULATIONS BASED ON PHASE I AND PAD.  
 \*\* CALCULATIONS BASED ON PHASE I ONLY.

## VICINITY MAP



## LIGHTING DETAIL



## ARCHITECTURAL STATEMENT

GAINNEY RANCH FINANCIAL CENTER CONSISTS OF TWO PHASES OF TWO STORY "SHELL" COMMERCIAL OFFICE BUILDINGS TOTALING APPROXIMATELY 195,000 S.F. WITH ONE LEVEL OF PARKING BELOW EACH PHASE, ALONG WITH TWO PADS TARGETED FOR USE BY FINANCIAL INSTITUTIONS. THE FIRST PHASE, WHICH IS THE SUBJECT OF THIS APPLICATION, CONSISTS OF THREE TWO STORY BUILDINGS TOTALING APPROXIMATELY 80,330 S.F., ALONG WITH ONE LEVEL OF UNDERGROUND PARKING TOTALING APPROXIMATELY 90,000 S.F., INCLUDING STORAGE SPACE.

CONSISTENT WITH THE THEME OF GAINNEY RANCH, THE INTENT IS TO PRODUCE A UNIQUE, QUALITY "GARDEN" TYPE OFFICE COMPLEX. FOR THIS REASON, THE BUILDINGS WERE HELD TO TWO STORIES INSTEAD OF THE THREE ALLOWED OVER MOST OF THE SITE. THE COMPLEX IS ORGANIZED AROUND A CENTRAL VISITOR "CAJAL-PALM" COURT. THIS FORMAL COURT, LINED WITH MATURE PALMS AND OLIVES AND COVERED IN AN EXPOSED AGGREGATE, PROVIDES A DRAMATIC ENTRY AND VISUALLY HELPS TO REDUCE THE IMPACT OF PARKING AREAS TYPICALLY OTHERWISE ASSOCIATED WITH COMMERCIAL OFFICE COMPLEXES. BY PLACING NEARLY TWO THIRDS OF ALL REQUIRED PARKING BELOW GROUND, THE VISUAL IMPACT OF PARKING IS REDUCED EVEN FURTHER. A TRELIS STRUCTURE TIES THE COMPLEX TOGETHER AND HELPS "SCALE-DOWN" THE BUILDINGS TO A MORE HUMAN SCALE. THIS CONCEPT HAS BEEN CARRIED-THROUGH TO THE DESIGN OF THE BUILDINGS. THICK WALLS WITH SMALL PUNCHED OPENINGS STEP DOWN TO THE GROUND TO HELP REDUCE THE VISUAL SCALE OF THE BUILDING, AS WELL AS RECALL IMAGES OF CLIFF DWELLINGS AND SANTA FE PUEBLOS. THE EXTENSIVE USE OF NATURAL MATERIALS INCLUDING "ADOUQUIN" MEXICAN CUT STONE IN THE MAINSCOT AND PEDESTRIAN AREAS, STUCCO, WOOD AND WROUGHT IRON IN THE BALCONIES, SOFTENED CORNERS, NON-REFLECTIVE GLASS, AND DESERT COLORS WILL GIVE THE COMPLEX A UNIQUE, QUALITY IMAGE, SOUTH WESTERN YET STILL CLEAN AND CONTEMPORARY. THIS IMAGE WILL CARRY THROUGH TO THE INTERIOR, STARTING WITH MASSIVE HAND-CARVED ANTIQUE DOORS AT THE ENTRY. WOOD FLOORS, HEAVY WOOD BEAMS, PLASTER AND LANDSCAPING WILL GIVE THE LOBBY A WARM, RICH FEELING, ENHANCED BY NATURAL LIGHT FROM CLERESTORY WINDOWS ABOVE.

ENERGY EFFICIENCY WAS ANOTHER INTEGRAL DESIGN CONCEPT. BUILDINGS ARE ORIENTED PRIMARILY WITH A NORTH-SOUTH EXPOSURE, WHICH IS THE MOST FAVORABLE. FIN WALLS ACT AS EXCELLENT SHADING DEVICES AGAINST EARLY MORNING AND AFTERNOON SUN, WHILE TRELIS ELEMENTS AND BALCONIES SHADE THE OVERHEAD SUN. HEAVY WALLS WITH SMALL PUNCHED OPENINGS PROVIDE THE WINDOWS NECESSARY IN A COMMERCIAL OFFICE BUILDING, YET ARE VERY EFFICIENT.

GAINNEY RANCH FINANCIAL CENTER SHOULD PROVE TO BE AN ASSET TO SCOTTSDALE AND THE GAINNEY RANCH, AS WELL AS BEING AN INVITING PLACE TO WORK.

## NOTES

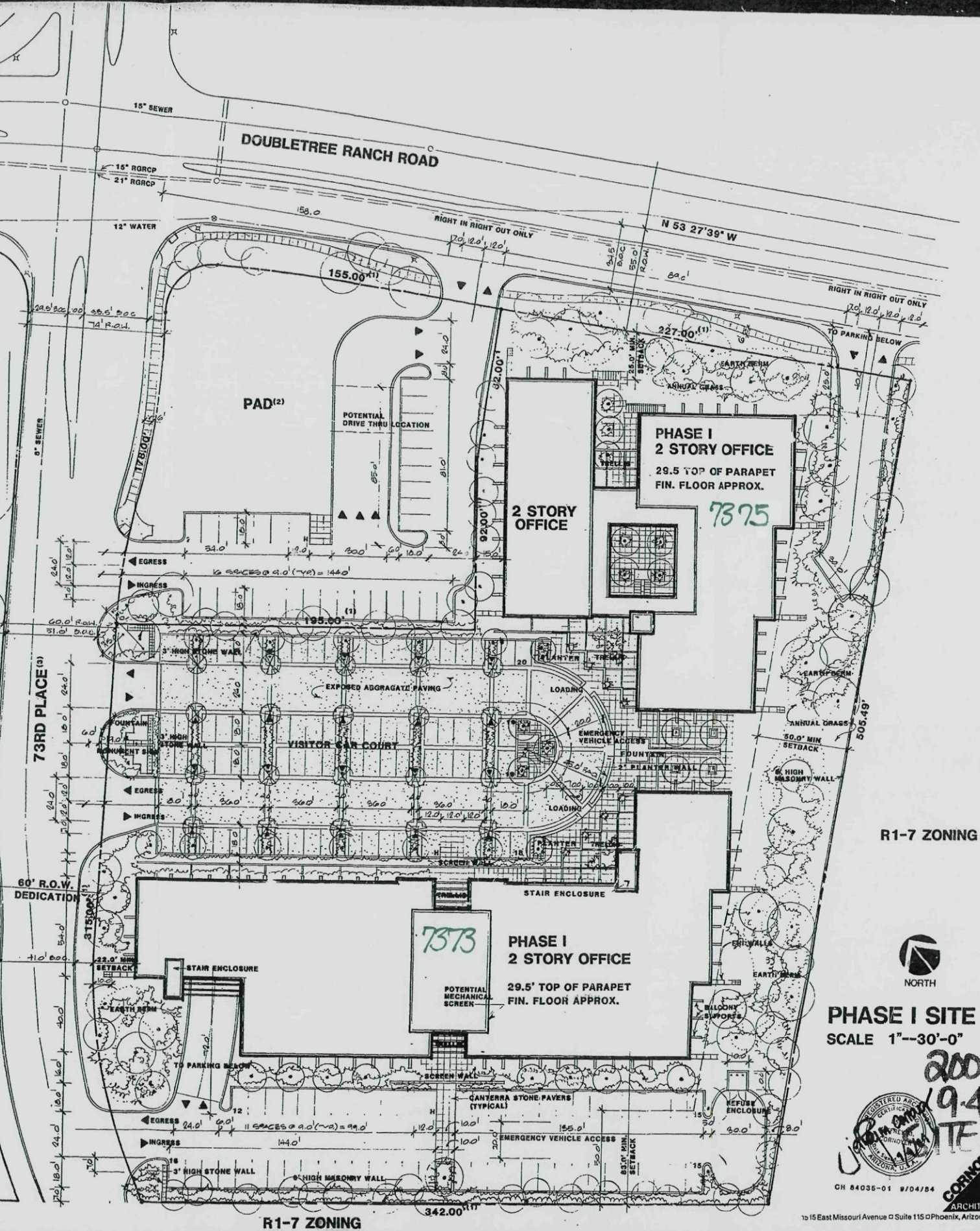
- ALL DIMENSIONS ARE APPROXIMATE, SUBJECT TO FINAL SURVEY.
- AT PRESENT TIME NO USER HAS BEEN DETERMINED FOR PAD. HOWEVER, DUE TO THE UNIQUE NATURE OF THE SITE, BOTH IN TERMS OF PHASING AND THE PROMINENCE OF THE PAD, BOTH THE PAD AND THE PHASE I SITE WERE INCLUDED IN THE OPEN SPACE AND FRONTAGE CALCULATIONS. IT WAS FELT THIS WOULD PROVIDE A MORE BALANCED SITE PLAN. HOWEVER, DUE TO THE LACK OF ANY DESIGN, OTHER CALCULATIONS, INCLUDING PARKING AND ALLOWABLE VOLUME, WERE BASED SOLELY ON PHASE I. THE PAD SITE PLAN MAY CHANGE WHEN A SPECIFIC USE HAS BEEN DETERMINED. THE PARAMETERS OF OPEN SPACE AND CIRCULATION PATTERNS SHOULD REMAIN THE SAME, HOWEVER.
- 73RD PLACE TO BE FULLY IMPROVED DURING PHASE I DEVELOPMENT PER MAG STANDARDS. LAYOUT SHOWN IS SUBJECT TO FINAL ROADWAY DESIGN.
- THE ENTIRE SITE PLAN HAS BEEN STIPULATED TO AN OVERALL FAR OF .47. WHILE PHASE I HAS A HIGHER DENSITY THAN THAT, THE OVERALL PROJECT DENSITY WILL BE NO HIGHER THAN .47 (INCLUDING BOTH PADS, PHASE I AND PHASE II).

## LEGEND

- |                               |                                 |
|-------------------------------|---------------------------------|
| ○ 24' BOX TREES               | ⊗ GAINNEY RANCH LIGHT STANDARDS |
| ○ 15 GALLON MINIMUM TREES     | ▲ UPLIGHT (SEE DETAIL)          |
| ○ 30' HIGH DATE PALMS         | ○ 3' EARTH BERMS                |
| ○ GROUND COVER AND LOW SHRUBS |                                 |


# GAINNEY RANCH FINANCIAL CENTER

PREPARED FOR GAINNEY RANCH FINANCIAL CENTER ASSOCIATES  
 DESIGNED BY CORNOYER-HEDRICK ARCHITECTS & PLANNERS, INC.



PHASE I SITE PLAN  
 SCALE 1"=30'-0"

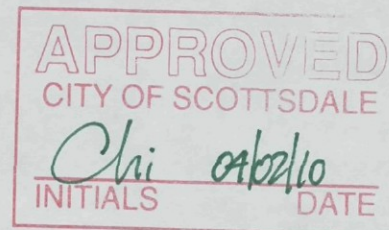
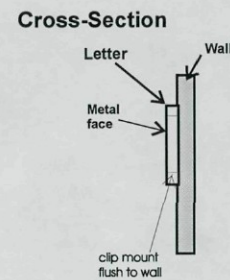
200 DR-84  
 19-484-1  
 CORNOYER-HEDRICK ARCHITECTS & PLANNERS, INC.  
 CH 84035-01 9/04/84  
 ARCHITECTS & PLANNERS  
 15 East Missouri Avenue Suite 115 Phoenix, Arizona 85014 © (602) 234-1515

Project Name: <b>PROJECT - Wall Sign - Catalyst Venture</b>		CONTACT: <b>CRAIG MUSICK - 480.921.9900</b>	
Nationwide 	Sign Systems	DATE OF DWG.: <b>1-4-10</b>	REVISION DATE: <b>3/25/10TR</b>
SCALE(S):	ELEVATION:	INITIALS FOR APPROVAL:	DATE OF APPVL:
SIGN DESIGN:	DETAILS:	not to scale	



North elevation  
bldgs west side of street

Manufacture and install non illuminated reverse pan channel letters in aluminum construction; 2" returns; stud mounted to wall; painted Durondic Dark Bronze.  
 \*\*All center sign copy to be max 12" letter height



12" **FUTURE TENANT**

Sample Copy:

137"  
 12" **BROOKS REALTY**

not to scale



North elevation  
bldgs east side of street

**PROJECT - Wall Sign - Catalyst Venture**

REVISION DATE: **3/25/10** DATE OF APPROVAL: \_\_\_\_\_  
 DATE OF DWG.: **1-24-10** INITIALS FOR APPROVAL: \_\_\_\_\_  
 CONTACT: **CRAIG MUSICK - 480.921.9900** ELEVATION: **1" = 30'** DETAILS: \_\_\_\_\_  
 SCALE(S): \_\_\_\_\_ SIGN DESIGN: \_\_\_\_\_



*Sign Elevations*  
**APPROVED**  
 CITY OF SCOTTSDALE  
*Chi* 04/02/10  
 INITIALS DATE  
**7333 Building**

**1 CONTROL JOINT** 3'

**8 BASE DETAIL** 3'

**15 JOINT DETAIL** 1/2 F.S.

**22 JOINT DETAIL** 1/2 F.S.

**29 JOINT DETAIL** 3'

**WEST ELEVATIONS - SEGMENT 2** SCALE: 3/32" = 1'-0"

**EAST ELEVATIONS - SEGMENT 2** SCALE: 3/32" = 1'-0"

**NORTH ELEVATIONS - SEGMENT 2** SCALE: 3/32" = 1'-0"

**SOUTH ELEVATIONS - SEGMENT 2** SCALE: 3/32" = 1'-0"

**EXTERIOR ELEVATIONS - SEGMENT 2**

NOTE: SEE SOUTH ELEVATION - SEGMENT 2 FOR TYPICAL ELEVATION NOTES.

NOTE: SEE SOUTH ELEVATION - SEGMENT 2 FOR TYPICAL ELEVATION NOTES.

NOTE: SEE SOUTH ELEVATION - SEGMENT 2 FOR TYPICAL ELEVATION NOTES.

NOTE: SEE SOUTH ELEVATION - SEGMENT 2 FOR TYPICAL ELEVATION NOTES.

NO SIGNAGE ALLOWED ON NORTH ELEVATION

**NOTES**

- UNDERGROUND STRUCTURE - SEE PLANS AND BUILDING SECTIONS.
- CAST-IN-PLACE FOOTING - SEE STRUCTURAL DRAWINGS.
- STONE VENEER SYSTEM TO 4'-0" ABOVE FINISHED FLOOR.
- OPEN.
- PAINTED METAL GUARDRAIL - SEE DETAIL 9/A-25 AND 11/A-25.
- WOOD ENTRY DOOR, OPEN POSITION.
- CENTER GLAZED WINDOW WALL SYSTEM.
- SLIDING WINDOW WALL SYSTEM.
- MECHANICAL SHAFT WALL TO 4'-0" A.F.F.
- MASONRY PLANTER - SEE SHEET A-3.
- WINDOW.
- INSULATED WALL SYSTEM-SEE DETAIL 2/A-22.
- STUCCO WALL SYSTEM-SEE DETAIL 1/A-22.
- CONTROL JOINT AS SHOWN - SEE DETAIL 3/A-17.
- SYNTHETIC FINISH ON STUCCO OVER MASONRY OR CONCRETE WALL.
- 2'-8" X 2'-8" OPENING, SILL AT 4'-0" A.F.F.
- TRELLIS STRUCTURE.
- FOURTH WALL NOT SHOWN FOR CLARITY.
- RAMP LINE.
- MASONRY PLANTER WALL TO 2'-4" A.F.F. - SEE DETAIL 22/A10.
- METAL SCUPPER TYPICAL AT EACH BALCONY - SEE DETAIL 6/A-25.
- RAMP TO PARKING GARAGE - HEAVY BROOD FINISH CONCRETE SLAB OVER 4" A.C. FILL.
- TRENCH DRAIN - SEE DETAIL 22/A8.
- METAL COILING GRILLE ENCLOSURE TO BE BLACK ANODIZED FINISH.
- PAINTED WROUGHT IRON FULL HEIGHT FENCE.
- PLANTERS/FOUNTAIN - SEE LANDSCAPE DRAWINGS.

**KEY PLAN**

**35DR85**

**A-17**

**GANEY RANCH FINANCIAL CENTER**

A Garden Office Park: Phase II

Developed By: **GANEY RANCH FINANCIAL ASSOCIATES**

Date: 2 JULY 05  
 Job No.: 35DR-04  
 Project Mgr.: L. BURTON  
 Drawn By: MGC  
 Checked By: V. THORNTON  
 Revisions:

**CORNYER METHOD**

PROJECT - Wall Sign - Catalyst Venture

CONTACT: CRAIG MUSICK - 480.921.9900

SCALE(S): 1" = 30'

SIGN DESIGN: DETAILS:

Project Name:

Nationwide

Arizona COMMERCIAL SIGNS

APPROVED CITY OF SCOTTSDALE

Chi 04/02/10 INITIALS DATE

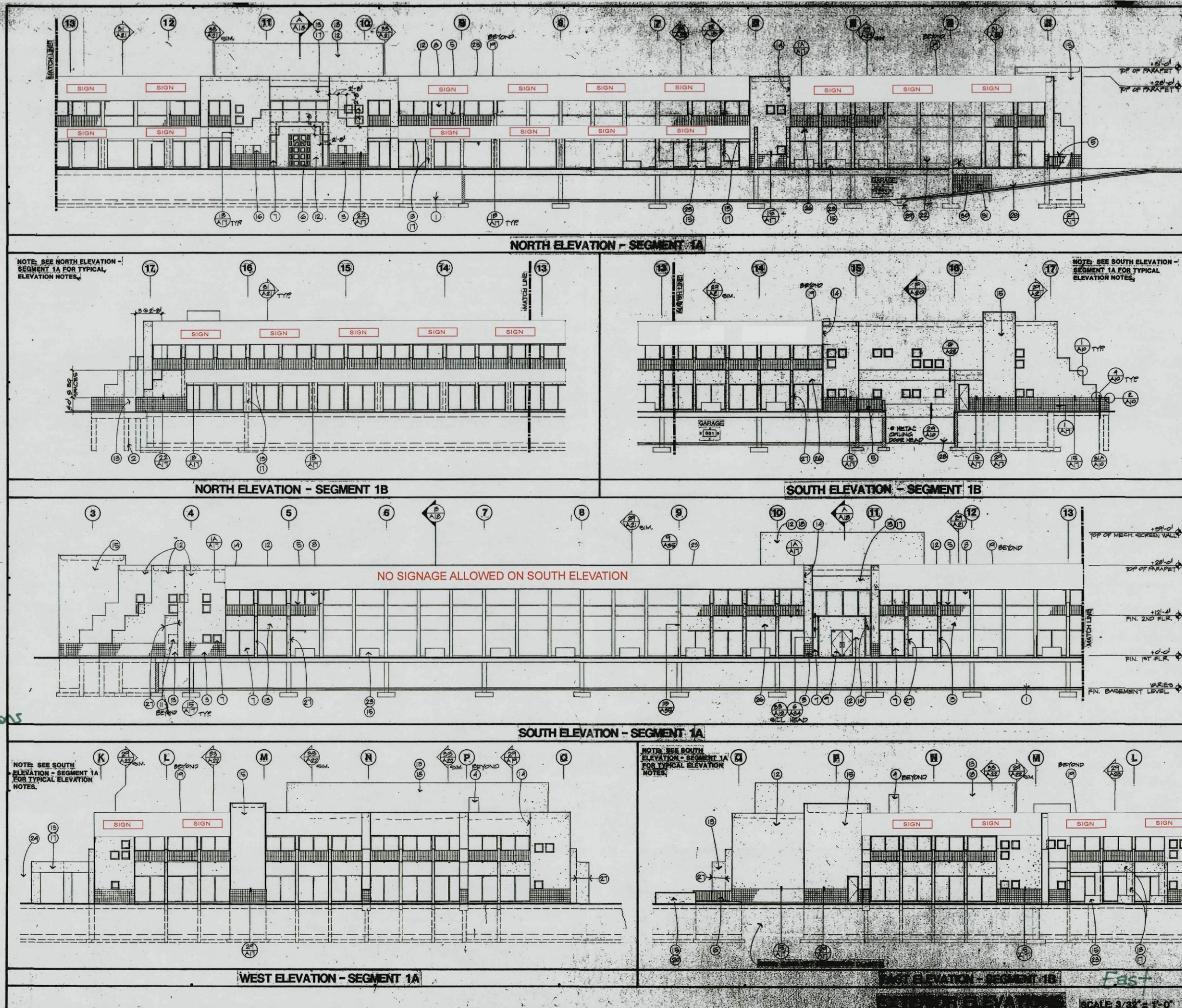
7337 Building

REVISION DATE: 3/25/10

DATE OF DWG.: 1-24-10

INITIALS FOR APPROVAL:

DATE OF APPVL:



**NOTES**

1. BUILDING AND WALL COLORS TO BE PHAZER #2082 M (GYPSY MOHL)
2. METAL RIBBING, GRATES, ETC. TO BE PHAZER LAMBERT #2720 SPANISH RIBBING
3. PAINTER MOUNT FROM FULL HEIGHT FENCE.
4. FIN. 2ND FLR.
5. FIN. 1ST FLR.
6. FIN. BASEMENT LEVEL.
7. VARIOUS.
8. TOP OF MECH. SCREEN WALL.
9. TOP OF PARAPET.
10. TOP OF PARAPET.
11. TOP OF PARAPET.
12. TOP OF PARAPET.
13. TOP OF PARAPET.
14. TOP OF PARAPET.
15. TOP OF PARAPET.
16. TOP OF PARAPET.
17. TOP OF PARAPET.
18. TOP OF PARAPET.
19. TOP OF PARAPET.
20. TOP OF PARAPET.
21. TOP OF PARAPET.
22. TOP OF PARAPET.
23. TOP OF PARAPET.
24. TOP OF PARAPET.
25. TOP OF PARAPET.
26. TOP OF PARAPET.
27. TOP OF PARAPET.
28. TOP OF PARAPET.
29. TOP OF PARAPET.
30. TOP OF PARAPET.
31. TOP OF PARAPET.

**KEY PLAN**

Scale: 3/32" = 1'-0"

350885

**GANEY RANCH FINANCIAL CENTER**

A Garden Office Park: Phase II

Developed by: GANEY RANCH FINANCIAL ASSOCIATES

Date: 2 JULY 98

Job No: 34000000

Project Mgr: L. BURUM

Drawn By: MGC

Checked By: TEAPITO

Revisions:

CONOVER HERRICK ARCHITECTS

**Project Name:** PROJECT - Wall Sign - Catalyst Venture

**Sign Systems:** CONTACT: CRAIG MUSICK - 480.921.9900

**SCALE(S):** 1" = 25'

**DATE OF DWG.:** 1-24-10

**REVISION DATE:** 3/25/10

**INITIALS FOR APPROVAL:**

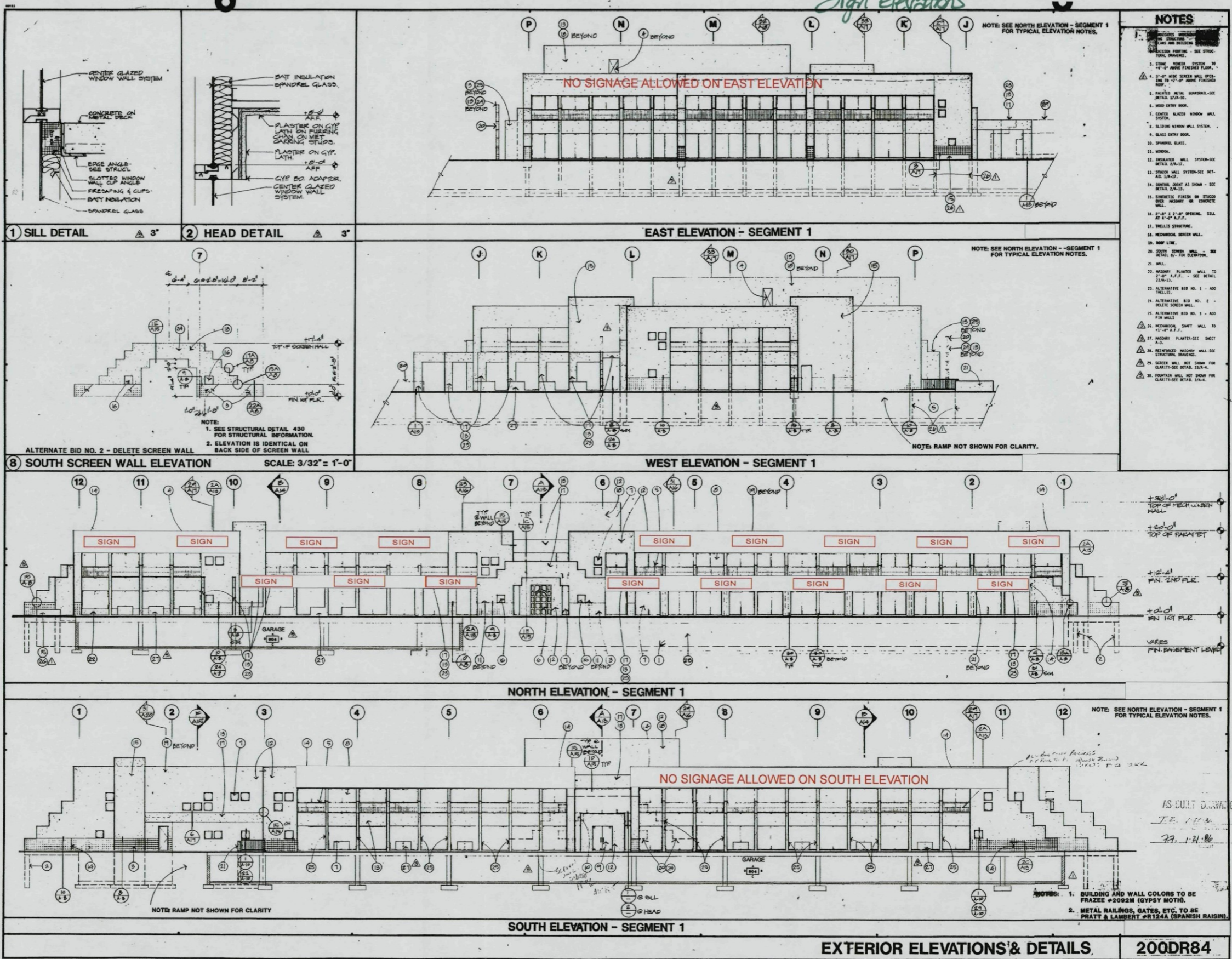
**DATE OF APPVL:**

**Sign DESIGN:** DETAILS:

**APPROVED**  
CITY OF SCOTTSDALE

Chi 04/02/10  
INITIALS DATE

7373 Building



**GAINNEY RANCH FINANCIAL CENTER**  
A Garden Office Park: Phase I  
Developed By: GAINNEY RANCH FINANCIAL ASSOCIATES

Date: 20-JAN-09  
Job No.: 240005-01  
Project Mgr.: J. BUCHHEIM  
Drawn By: MGC  
Checked By: TUPPE, TD  
Revisions:  
1. APRIL 08  
2. COORDINATION

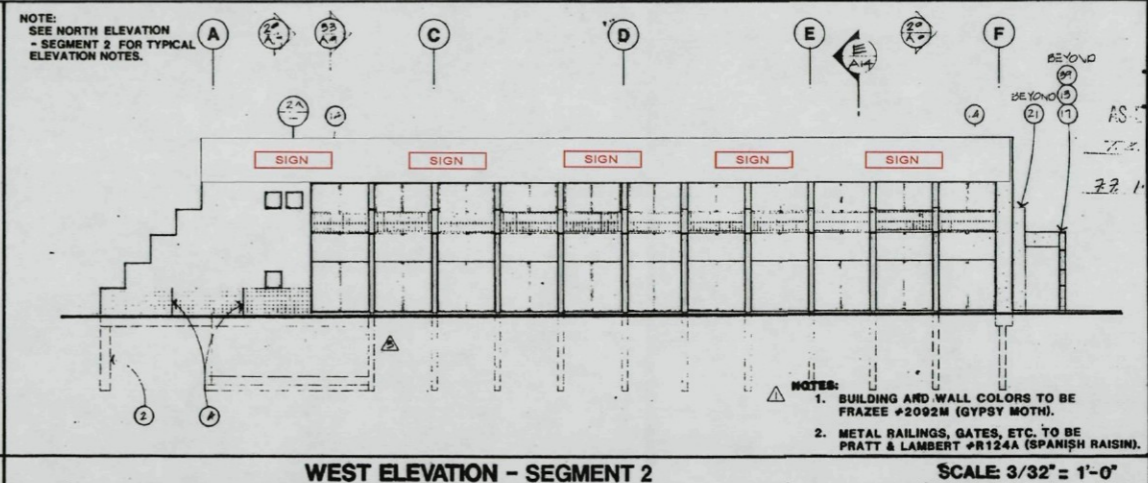
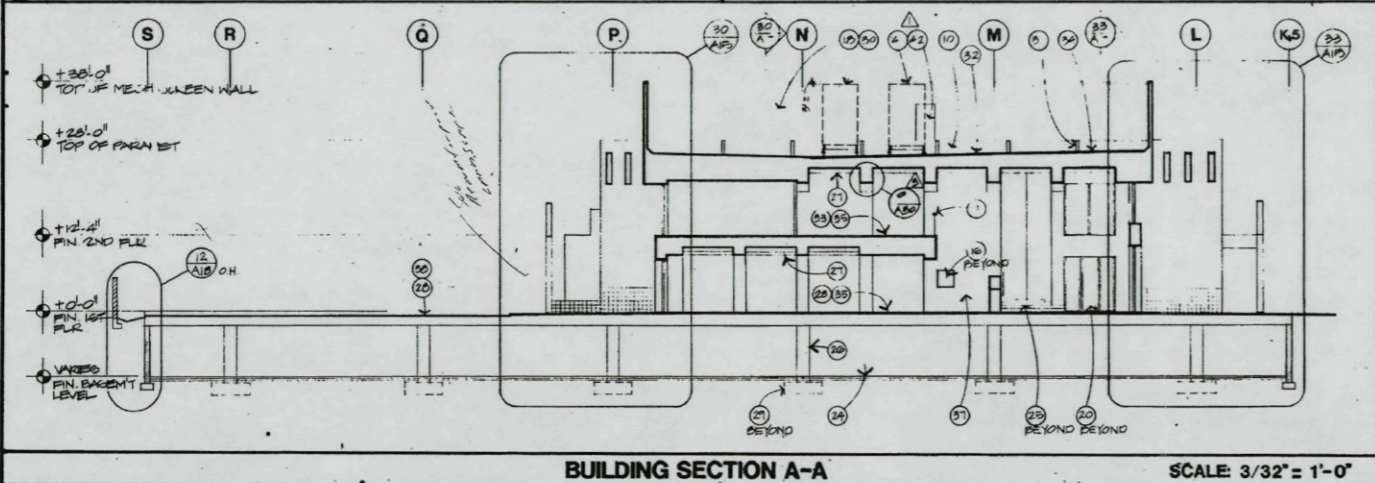
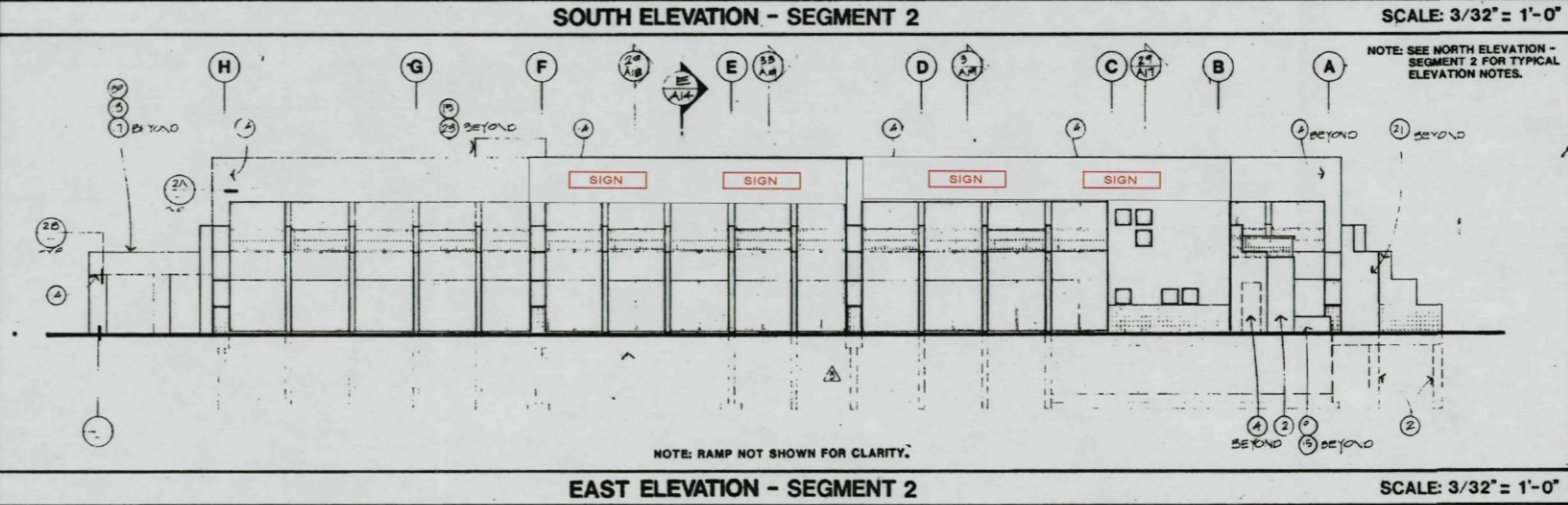
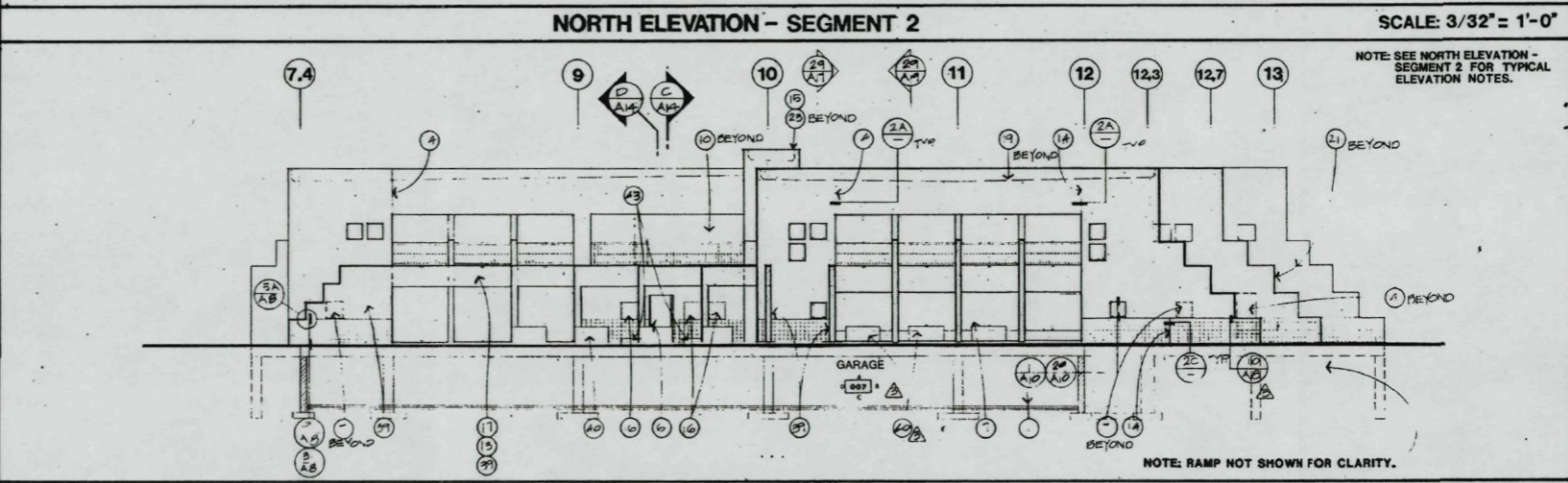
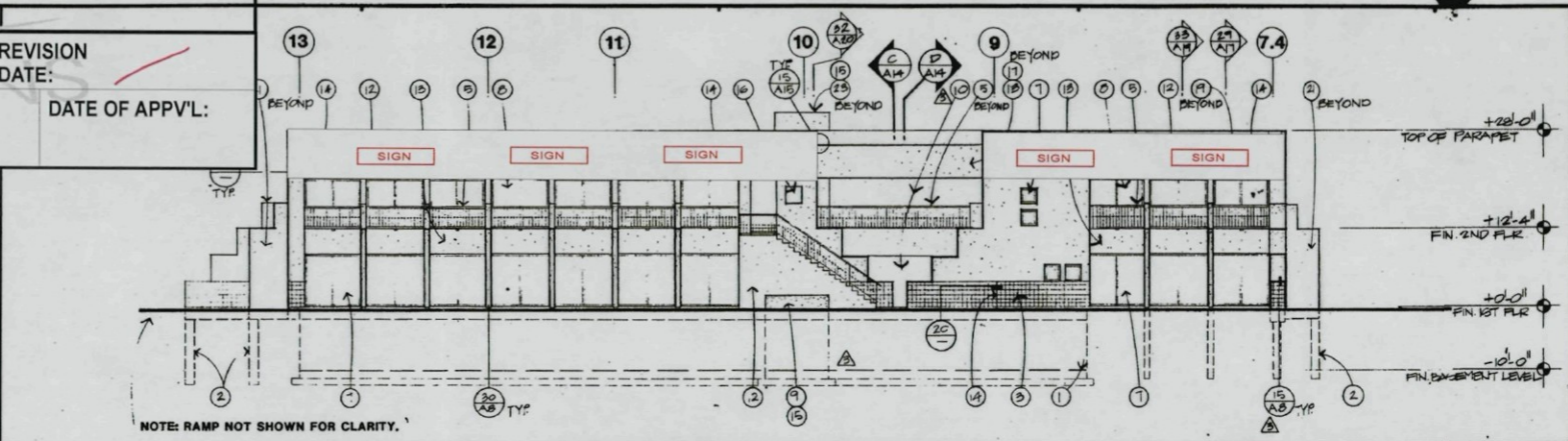
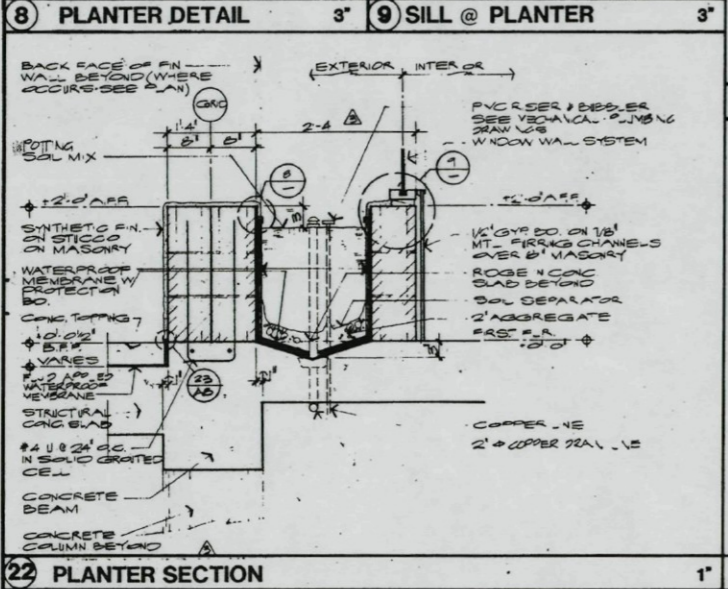
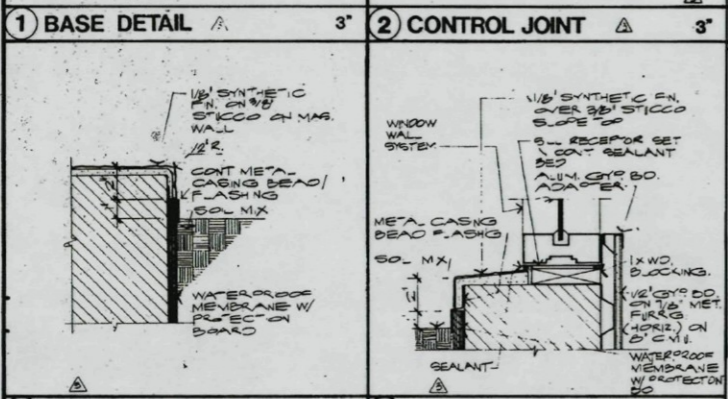
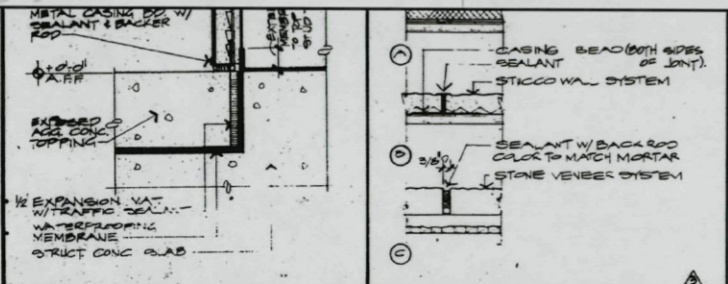


**Project Name:** PROJECT - Wall Sign - Catalyst Venture  
**Nationwide Sign Systems**  
**Arizona Commercial Signs**  
**CONTACT:** CRAIG MUSICK - 480.921.9900  
**SCALE(S):** 1" = 30' ELEVATION:  
**DATE OF DWG.:** 1-24-10  
**REVISION DATE:**  
**INITIALS FOR APPROVAL:**  
**DATE OF APPVL:**

7375 Building

APPROVED  
CITY OF SCOTTSDALE

Chi 01/21/10  
INITIALS DATE  
Sign Elevations



- NOTES**
- INDICATES UNDERGROUND PARKING STRUCTURE. SEE FLOOR PLANS AND BUILDING SECTIONS.
  - CAISSON FOOTING - SEE STRUCTURAL DRAWINGS.
  - STONE VENEER SYSTEM TO 4'-0" A.F.F.
  - IXAIR
  - PAINTED METAL GUARDRAIL - SEE DETAIL 17/A-10.
  - WOOD ENTRY DOOR.
  - CENTER GLAZED WINDOW WALL SYSTEM.
  - SLIDING WINDOW WALL SYSTEM.
  - MECHANICAL SHAFT WALL TO 2'-4" A.F.F.
  - OPEN
  - OAK & METAL GUARDRAIL - SEE DETAIL 20/A-28
  - INSULATED WALL SYSTEM - SEE DETAIL 2/A-17.
  - STUCCO WALL SYSTEM - SEE DETAIL 1/A-17.
  - CONTROL JOINT AS SHOWN - SEE DETAIL 2/-.
  - SYNTHETIC FINISH ON STUCCO OVER MASONRY OR CONCRETE WALL.
  - 2'-8" X 2'-8" OPENING. STILL AT 4'-0" A.F.F.
  - TRELLIS STRUCTURE.
  - MECHANICAL SCREEN WALL SYSTEM.
  - ROOF LINE.
  - SUITE ENTRY DOOR.
  - WALL
  - MASONRY PLANTER WALL TO 2'-0" A.F.F. - SEE DETAIL 22/-.
  - ELEVATOR SHAFT WALL.
  - CONCRETE SLAB OVER 4" A.B.C. FILL MINIMUM.
  - STAIRS
  - C.I.P. CONCRETE COLUMN TYPICAL.
  - WOOD CEILING.
  - CONCRETE SLAB - SEE STRUCTURAL DRAWINGS.
  - FOUNDATION - SEE STRUCTURAL DRAWINGS.
  - PAINTED FIRE RETARDANT TREATED PLYWOOD.
  - STEEL TUBE - SEE STRUCTURAL DRAWINGS.
  - MEMBRANE ROOFING OVER CONCRETE SLAB ON METAL DECK - SEE STRUCTURAL DRAWINGS.
  - CONCRETE ON METAL DECK.
  - MEMBRANE ROOFING OVER RIGID INSULATION ON METAL DECK.
  - WOOD FLOORING.
  - 1/2" GYPSUM BOARD ON METAL STUDS.
  - PLASTER ON GYPSUM LATH ON METAL STUDS.
  - FLUID APPLIED WATERPROOF DECK COATING OVER CONCRETE SLAB.
  - ALTERNATIVE BID NO. 1 - ADD TRELLIS.
  - MASONRY PLANTER - SEE SHEET A-3.
  - MECHANICAL EQUIPMENT - SEE MECHANICAL DRAWINGS.
  - 3'-0" WIDE SCREEN WALL OPENING TO 7'-0" ABOVE FINISHED ROOF.
  - 2'-8" WIDE BLOCKOUT TOP AT FIRST STONE VENEER JOINT.

**GANEY RANCH FINANCIAL CENTER**  
 A Garden Office Park: Phase I  
 Developed By: GANEY RANCH FINANCIAL ASSOCIATES

Date: 25 JAN 05  
 Job No: 04036-01  
 Project Mgr: L. BLOOM  
 Drawn By: HSG  
 Checked By: TERT  
 Revisions:  
 1. 1-21-05  
 2. 1-21-05  
 3. 1-21-05

AS BUILT DRAWING  
 1-21-06  
 1-21-06

