



Development Review (Minor) Staff Approval

3-MS-2008#3

Scottsdale Quarter

APPLICATION INFORMATION

LOCATION:	15059 N Scottsdale Rd	APPLICANT:	Gwen Jarick
PARCEL:	215-44-001F	COMPANY:	Nelsen Partners
Q.S.:	35-45	ADDRESS:	15210 N Scottsdale Rd Scottsdale, AZ 85254
CODE VIOLATION #:		PHONE:	480-949-6800

Request: Request approval of an amendment to the Master Sign Program for Scottsdale Quarter, to include signage standards and details for Phase III (Blocks K, L, M).

STIPULATIONS

1. All signs within Phase III (Blocks K, L, M) of Scottsdale Quarter shall be consistent with the Master Sign Program amendment submitted by Nelsen Partners, Inc., stamped approved by City staff 3/25/15.
2. Signs within Phases I & II shall continue to comply with the standards approved with cases 3-MS-2008 and 3-MS-2008#2.
3. Any modifications to the Scottsdale Quarter Master Sign Program shall require Development Review Board or staff approval, as determined by the Development Review Board Liaison and the Zoning Administrator.
4. All signs shall require separate reviews, approvals and permits.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter, along with a completed Sign Permit Application for sign permit application review and permit(s).

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: _____

Bryan Cluff

DATE: _____

3/25/15

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website: <https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>SCOTTSDALE QUARTER</u>	
Property's Address: <u>15059 N. SCOTTSDALE RD 85260</u>	APN: <u>215-56-414</u>
Property's Zoning District Designation: <u>PRC</u>	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been Issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>SDQ III FEE, LLC</u>	Applicant: <u>GUYEN JARICK</u>
Company: <u>WPGLIMCHER</u>	Company: <u>NELSEN PARTNERS INC.</u>
Address: <u>180 E BROAD ST. FLR 21</u>	Address: <u>115210 N. SCOTTSDALE RD #300</u>
Phone: <u>614 621-9000</u> Fax:	Phone: <u>480-949-6800</u> Fax: <u>480-949-6801</u>
E-mail: <u>ANDREW.SADLER@WPGLIMCHER.COM</u>	E-mail: <u>G.JARICK@NELSENPARTNERS.COM</u>
Owner Signature: <u>Andrew Sadler</u>	Applicant Signature: <u>Guyen Jarick</u>
Official Use Only	Submittal Date: <u>2-25-15</u> Application No: <u>195</u> PA: <u>2015</u>
Project Coordinator:	

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre-Application Request

Development Application Type:		
Please check the appropriate box of the Type(s) of Application(s) you are requesting		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input checked="" type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

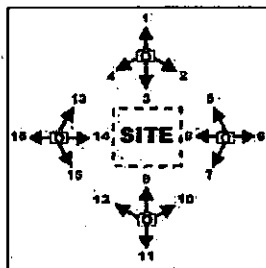
☒ Pre-Application Fee: \$ 87.00 + 100.00 (MSP)
(No fees are charged for Historic Preservation (HP) properties.)

☒ Records Packet Fee: \$ N/A
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☒ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
 - Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☒ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☒ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☒ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

SCOTTSDALE QUARTER

**GLIMCHER
NELSEN PARTNERS, INC.
2/2/2015**

PROJECT NARRATIVE

This design review request is for an amendment to the Scottsdale Quarter Phase III master sign program. Thus far phase III has not been included in the master sign program. We are amending this program to include Phase III as it moves into its final stages of planning. The amendment is consistent in design and intent with the sign program for Phases I and II with small modifications to accommodate the new building types in Phase III.

Memo

To: Bryan Cluff, City of Scottsdale

Date: February 25, 2015

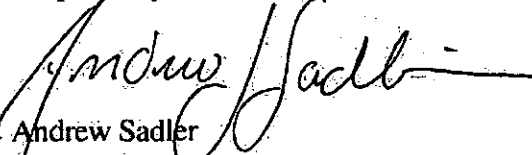
From: Andrew Sadler, Project Manager – Design & Planning

Subject: **Property Owner Authorization**

This letter is to serve as authorization of Gwen Jarick of Nelsen Partners to serve as agent for WP Glimcher regarding the Pre-Application Request form and permitting procedures with the City of Scottsdale.

Please contact me directly if there are any questions at (614)887-5856.

Respectfully,



Andrew Sadler
Project Manager – Design & Planning

3-M5-2008#3

STIPULATION SET
RETAIN FOR RECORDS

APPROVED

3/25/15
DATE

INITIALS



CRESCENT

SCOTTSDALE QUARTER

CRESCENT RESOURCES

CRESCENT SCOTTSDALE QUARTER

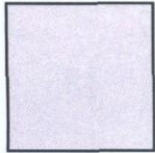
City Approval Package

FEB 2015

PAINT COLORS



SW 7048 Urbane Bronze



SW 7028 Incredible White

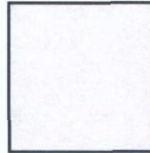


RED

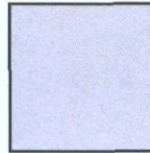


SW 6783 AMALFI

VINYL COLORS



3M LIGHT BEIGE

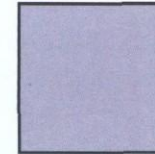


ETCHED VINYL



3M REFLECTIVE WHITE

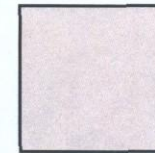
ACRYLIC COLORS/THICKNESS



322-371 SILVER



322-301 CHARCOAL GREY

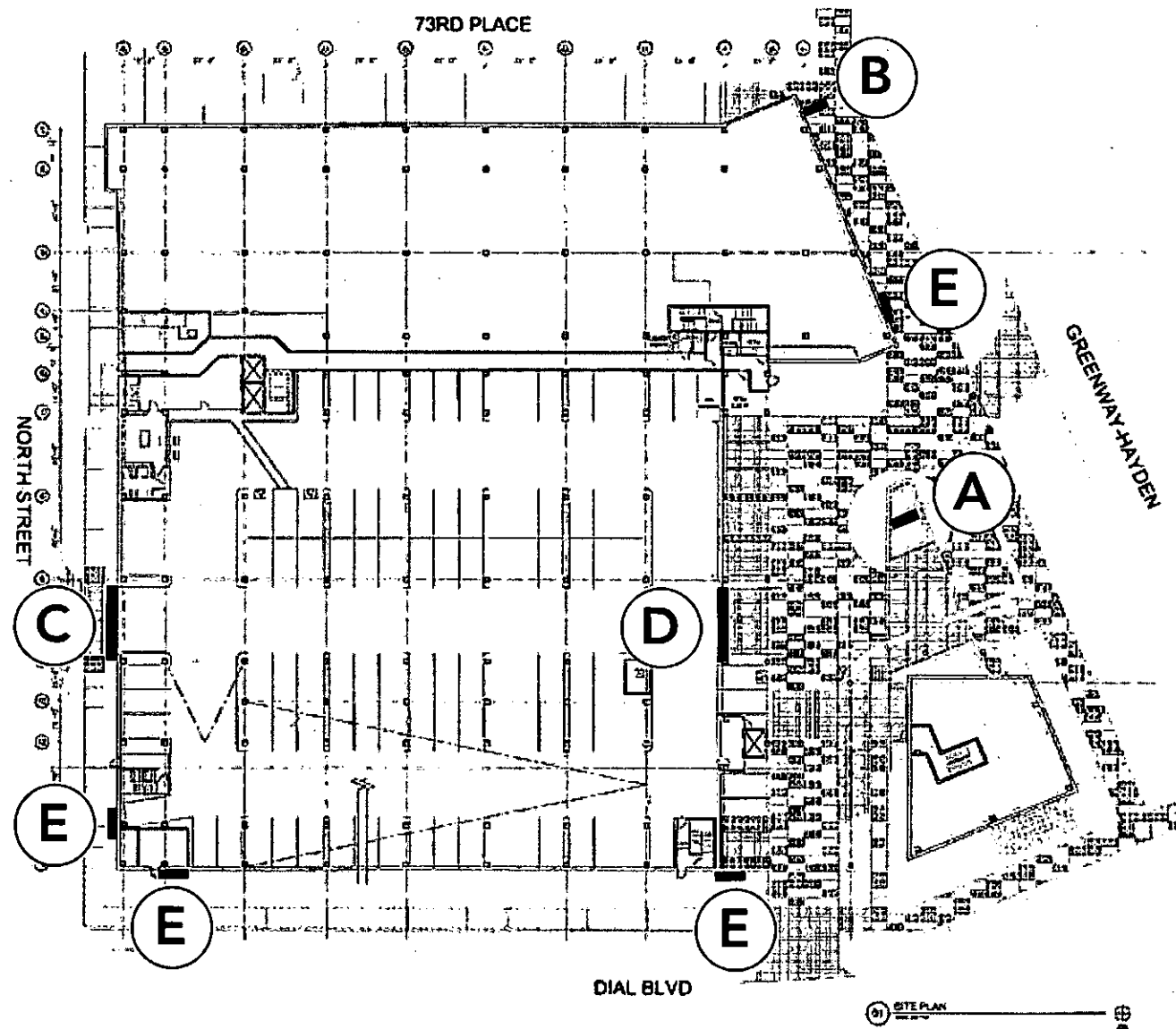


312-221 ASH



322-401 BLACK

- A** GROUND SIGN
19" x 7'
- B** WALL SIGN
42" x 18'
- C** SUSPENDED CANOPY
2'x12'
- D** SUSPENDED CANOPY
2'x12'
- E** ADDRESS SIGNS
2'x12'



QTY 1

A

1 1/2" Halo Lit Reverse channel letters
PAINT: SW 7048 Urbane Bronze

7" x 4" x 6' Aluminum Box
PAINT: SW 7028 Incredible White

Push through acrylic white letters
with SW 7048 Cut out overlays

CLOSE UP DETAIL

1 1/2" Halo Lit Reverse channel letters
PAINT: SW 7048 Urbane Bronze

76"

3"

10"

2"

7"

CRESCENT

SCOTTSDALE QUARTER

CRESCENT
LETTERS
10"H

SCOTTSDALE
QUARTERS
LETTERS
5.5"H

72"

7" x 4" x 6' Aluminum Box
PAINT: SW 7028 Incredible White

Push through acrylic white letters
with SW 7048 Cut out overlays

CRESCENT
SCOTTSDALE QUARTER

14"

GRADE



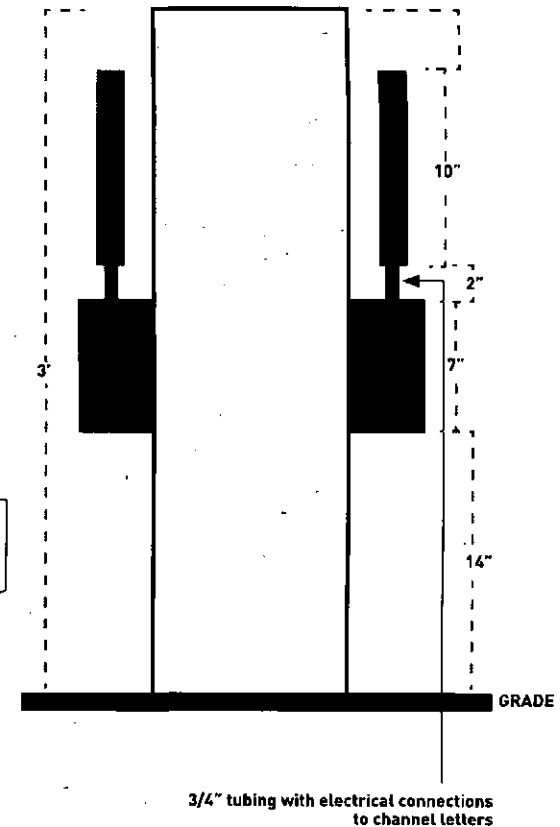
DIMENSIONAL VIEW



Kill switch

ELECTRICAL:
110 w/ 20 amp dedicated breaker.
Connect to house photocell or timer

END VIEW



SW 7048 Urbane Bronze Cabinet
6" DEEP x 18'H x 42"W

1 1/2" Halo Lit Reverse Channel
Letters- Paint 7028 Incredible White

1/2" Acrylic Push Throughs, Halo Lit,
Face Sw 7028 Incredible White

B

216"
(18')

CRESCENT
LETTERS
23"H SIDEWAYS

SCOTTSDALE
LETTERS
4.3"H

QUARTERS
LETTERS
6"H

SCOTTSDALE
QUARTER

42"

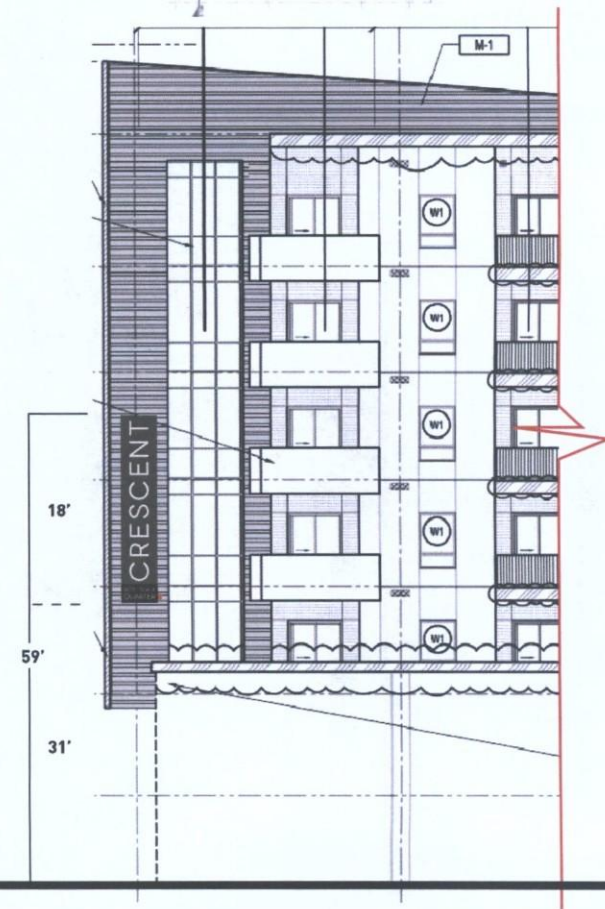
SCOTTSDALE
QUARTER

Mounting brackets
Paint: champagne bronze



Electrical:
110 w/20 amp dedicated breaker
Connect to house photocell or timer

Kill switch



architectural
sign design

SIGN TYPE

CANOPY SIGN

QTY 2

MATERIALS

SW 7048 Urbane Bronze Cabinet
6" DEEP x 24"H x 12"W1 1/2" Halo Lit Reverse Channel
Letters- Paint 7028 Incredible White1/2" Acrylic Push Throughs, Halo Lit,
Face Sw 7028 Incredible White

5" x 5" x 1/2" Plate

2" x 2" tubing to
mount to underside
of canopy

5" x 5" x 1/2" Plate

Electrical Box

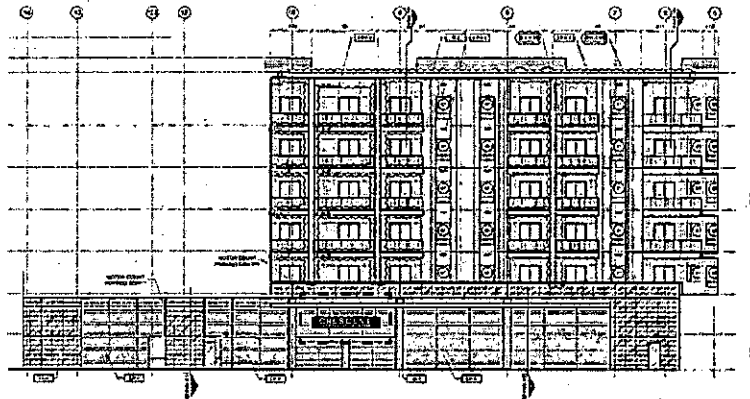
ELECTRICAL:
110 w/ 20 amp dedicated breaker.
Connect to house photocell or timer2" x 2" tubing to
mount to underside
of canopy

24"

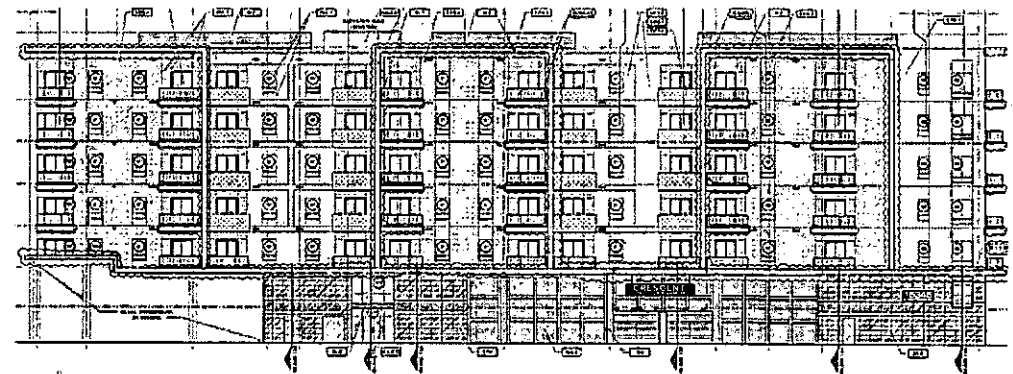
CRESCENT

SCOTTSDALE QUARTER

12"

CRESCENT: 12"H
1 1/2" Halo Lit Reverse
Channel
Letters- Paint 7028
Incredible WhiteSCOTTSDALE QUARTERS:
5.3"H
1/2" Acrylic Push
Throughs, Halo Lit, Face
Sw 7028 Incredible White

02 NORTH ELEVATION AT MOTOR COURT



02 SOUTH ELEVATION

architectural
sign design

ARCHITECTURAL SIGN DESIGN | 729 Grapevine Hwy | Suite 224 | 76054 | P 214 519 4536 | ARCHSD.COM

COMPANY CRESCENT RESOURCES

PROJECT CRESCENT SCOTTSDALE QUARTER

ADDRESS 15345 N SCOTTSDALE RD

CITY STATE SCOTTSDALE, AZ 85254

E

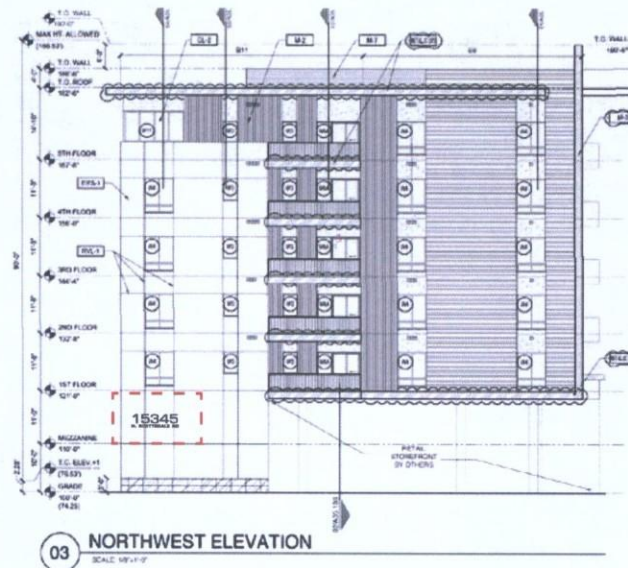
15345

12" x 1/4" painted
aluminum
numbersPin raise 1/2" off of
finished wall

N. SCOTTSDALE RD

4" x 1/4" painted
aluminum lettersFlush mount to
finished wall

60"



SIGN TYPE

BLDG ADDRESS SIGNS

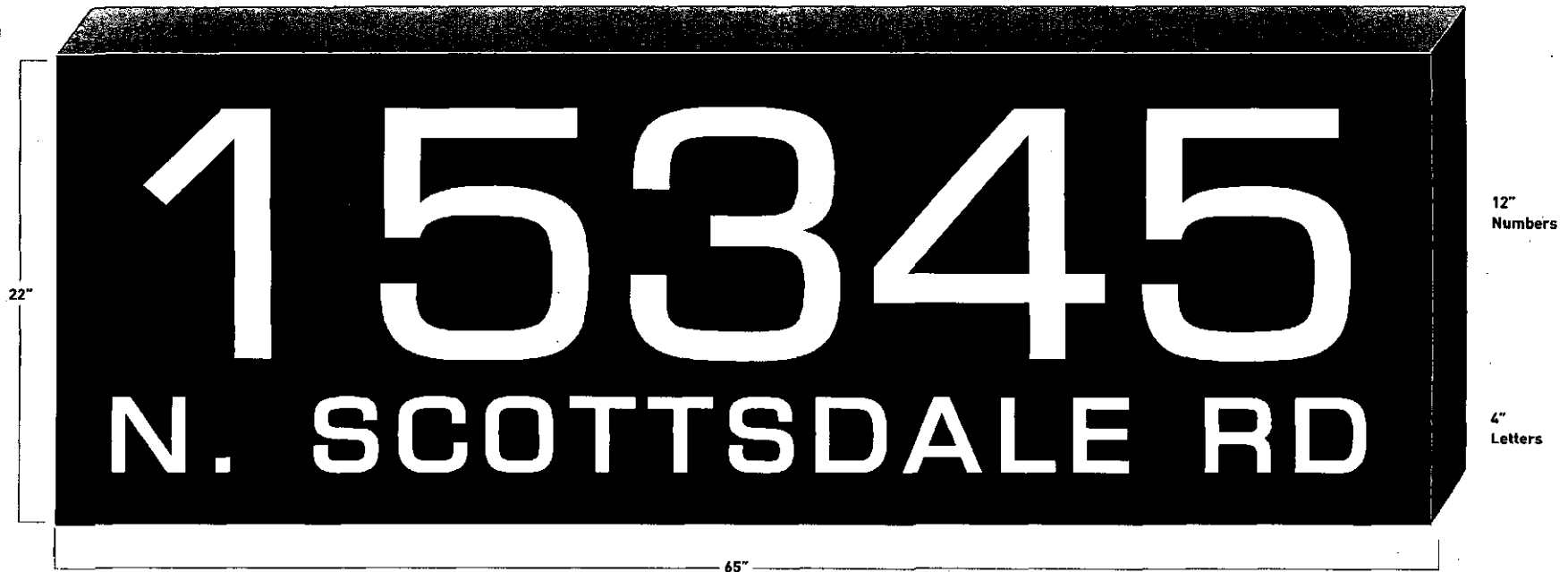
QTY 4

MATERIALS

1" Pan
Paint: SW 7048 Urbane Bronze

1/8" graphics
Paint: SW 7028 Incredible White

E



architectural
sign design

ARCHITECTURAL SIGN DESIGN | 729 Grapevine Hwy | Suite 224 | 76054 | P 214 519 4536 | ARCHSD.COM

COMPANY CRESCENT RESOURCES
PROJECT CRESCENT SCOTTSDALE QUARTER
ADDRESS 15345 N SCOTTSDALE RD
CITY STATE SCOTTSDALE, AZ 85254

QTY 4

E

1" Pan

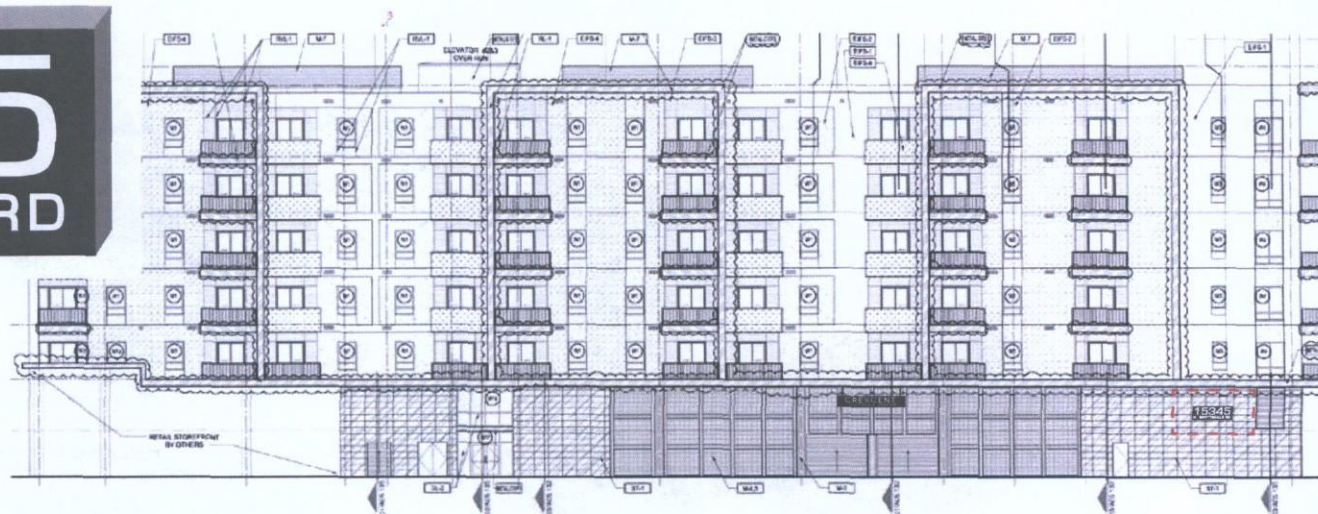
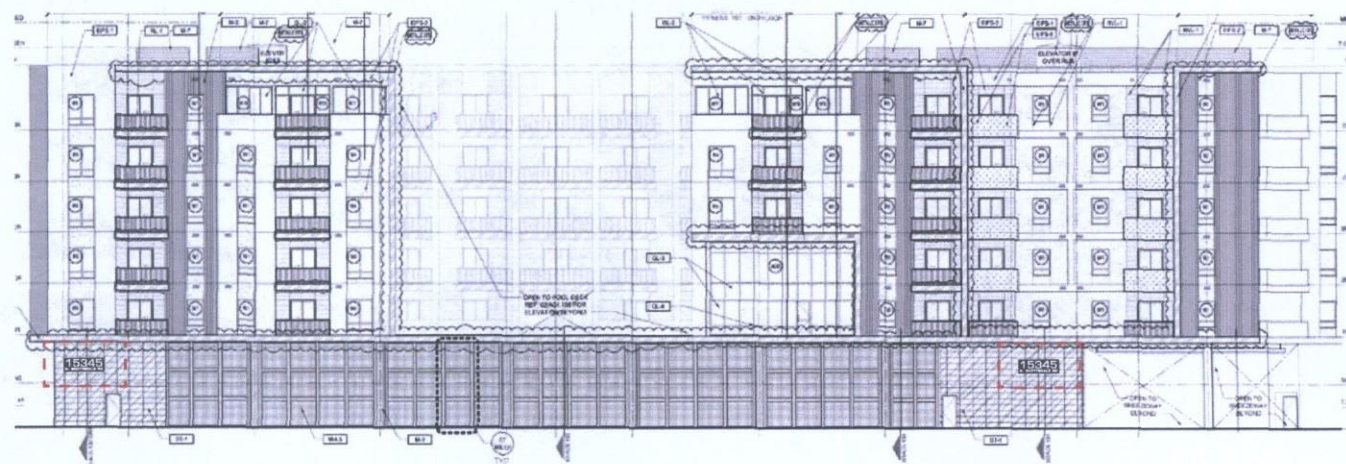
Paint: SW 7048 Urbane Bronze

1/8" graphics

Paint: SW 7028 Incredible White

15345

N. SCOTTSDALE RD

02 SOUTH ELEVATION
SCALE 1/8"=1'-0"01 EAST ELEVATION
SCALE 1/8"=1'-0"

SIGN TYPE

FUTURE RESIDENT SIGNS

QTY 3

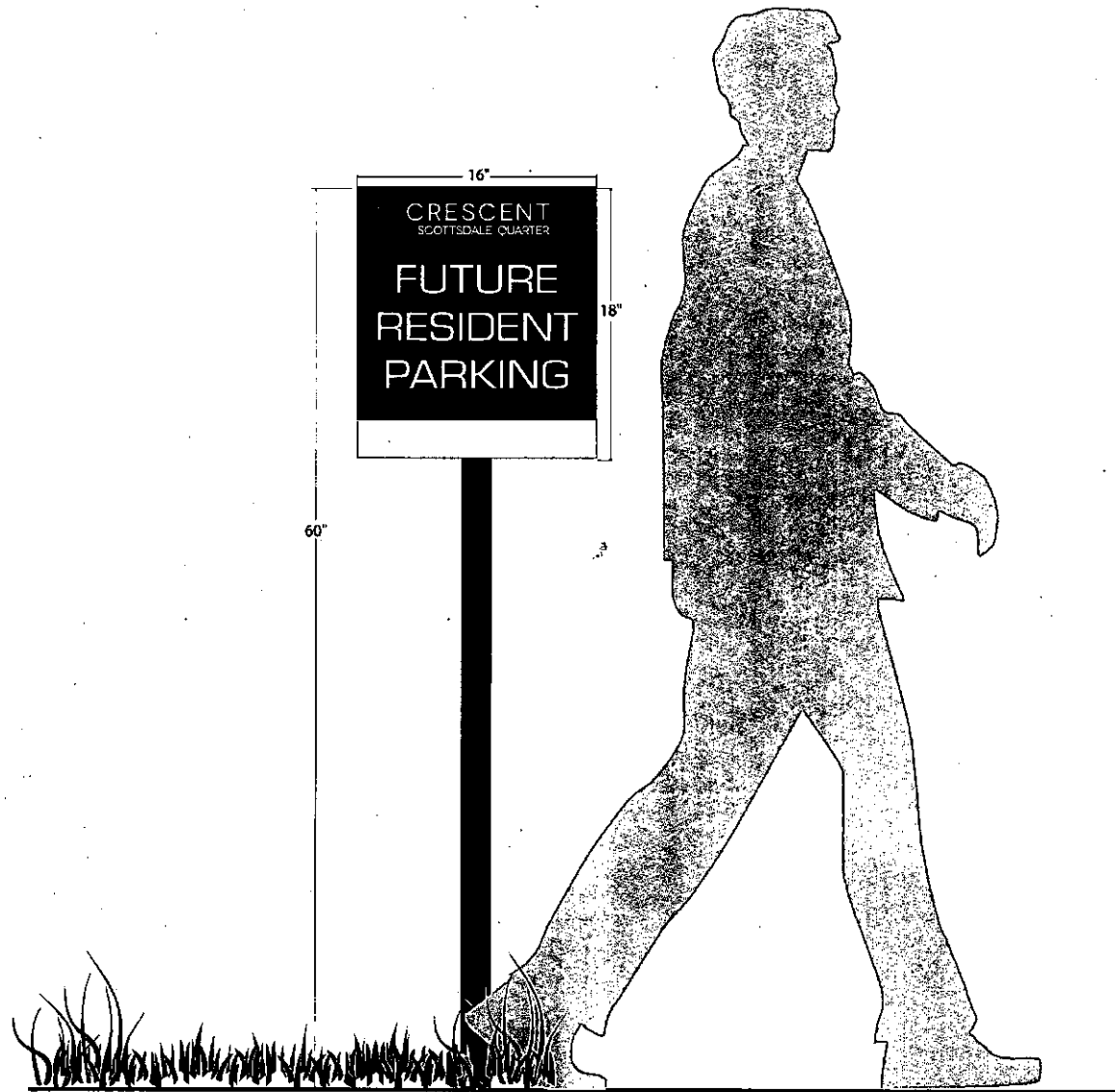
MATERIALS

1/4" aluminum face
PAINT: SW 7048 Urbane Bronze

2" x 2" round tubing
PAINT: SW 7048 Urbane Bronze

Copy: 3M Light Beige

*Set posts 18" below grade



architectural
sign design

ARCHITECTURAL SIGN DESIGN | 729 Grapevine Hwy | Suite 224 | 76054 | P 214 519 4536 | ARCHSD.COM

COMPANY CRESCENT RESOURCES
PROJECT CRESCENT SCOTTSDALE QUARTER
ADDRESS 15345 N SCOTTSDALE RD
CITY STATE SCOTTSDALE, AZ 85254

1/4" aluminum face
PAINT: SW 7048 Urbane Bronze

2" x 2" round tubing
PAINT: SW 7048 Urbane Bronze

Copy: 3M Light Beige

*Set posts 18" below grade



CRESCENT

SCOTTSDALE QUARTER

MONDAY - FRIDAY
9:00AM - 7:00PM

SATURDAY
9:00AM - 5:00PM

SUNDAY
10:00AM - 4:00PM
(480)264-3500



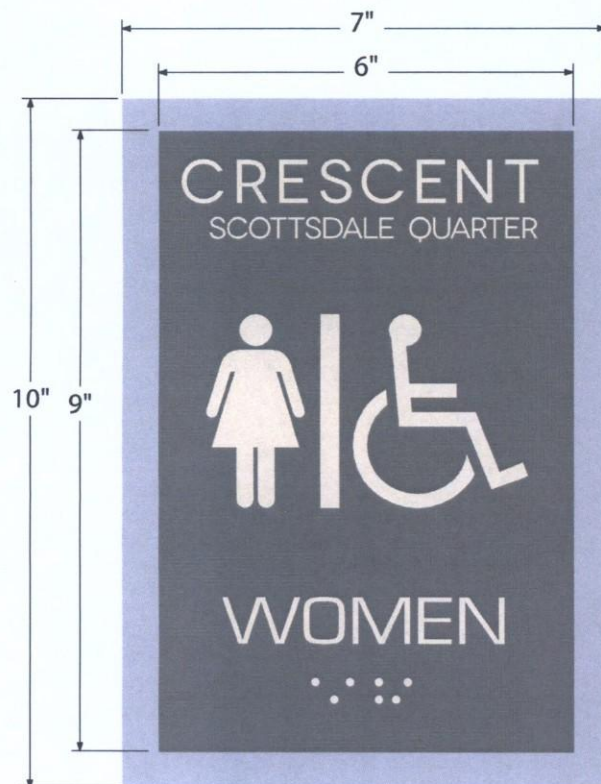
architectural
sign design

BACK PLATE: 322-371 Silver

TOP PLATE: 322-301 Charcoal Grey

ADA COPY: 312-221 Ash

1/4" backer on all signs

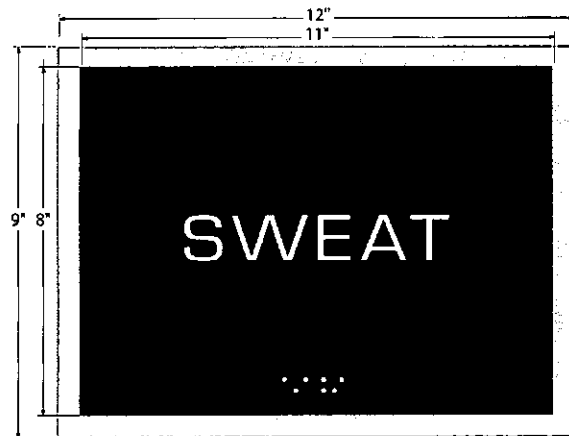


SIDE VIEW

1/4" backer
to wall

SIGN TYPE	MISC ROOM IDS
	SEE BELOW

MATERIALS	BACK PLATE: 322-371 Silver
	TOP PLATE: 322-301 Charcoal Grey
	ADA COPY: 312-221 Ash
	1/4" backer on all signs



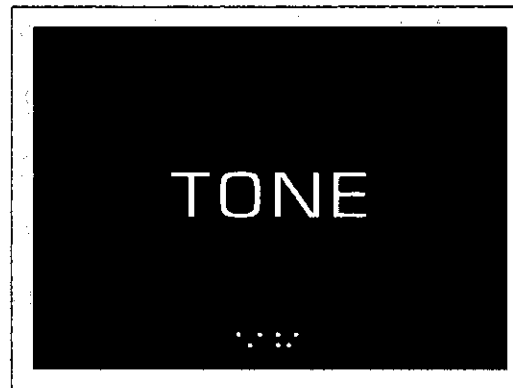
QTY: 1



QTY: 2



QTY: 1

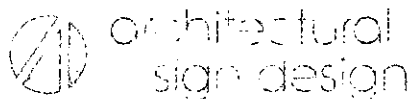
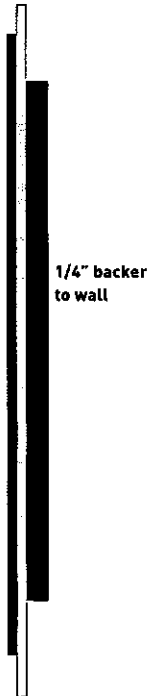


QTY: 1



QTY: 1 - ETCHED VINYL

SIDE VIEW

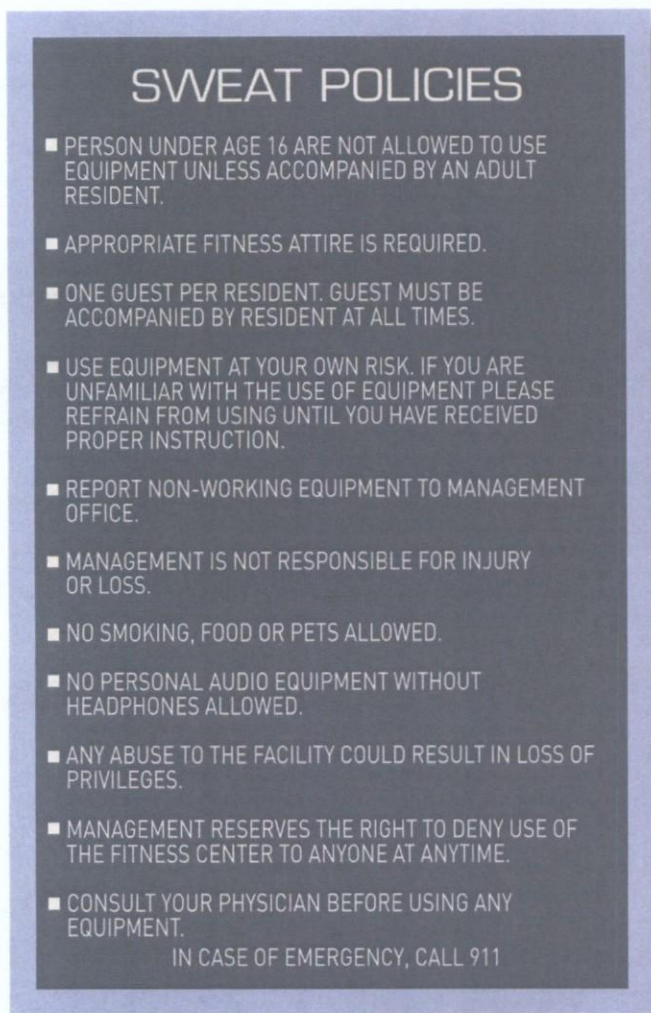


BACK PLATE: 322-371 Silver
18"W x 28"H

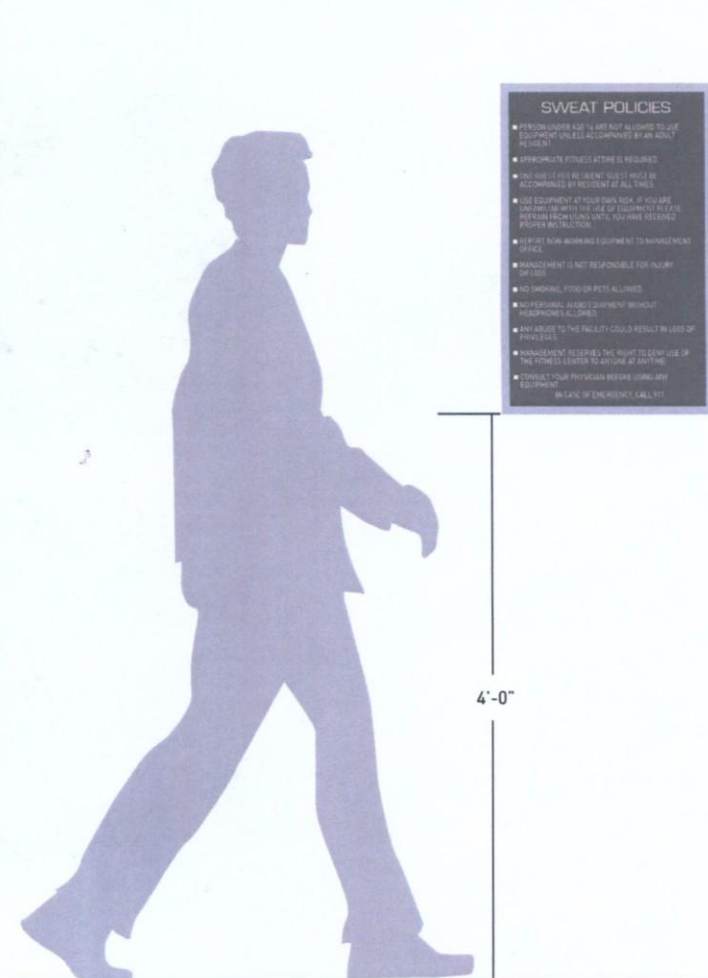
TOP PLATE: 322-301 Charcoal Grey
16.5"W x 26.5"H

Reverse Engrave Copy, Paint fill cream

1/4" backer on all signs



18"W x 28"H



SIDE VIEW

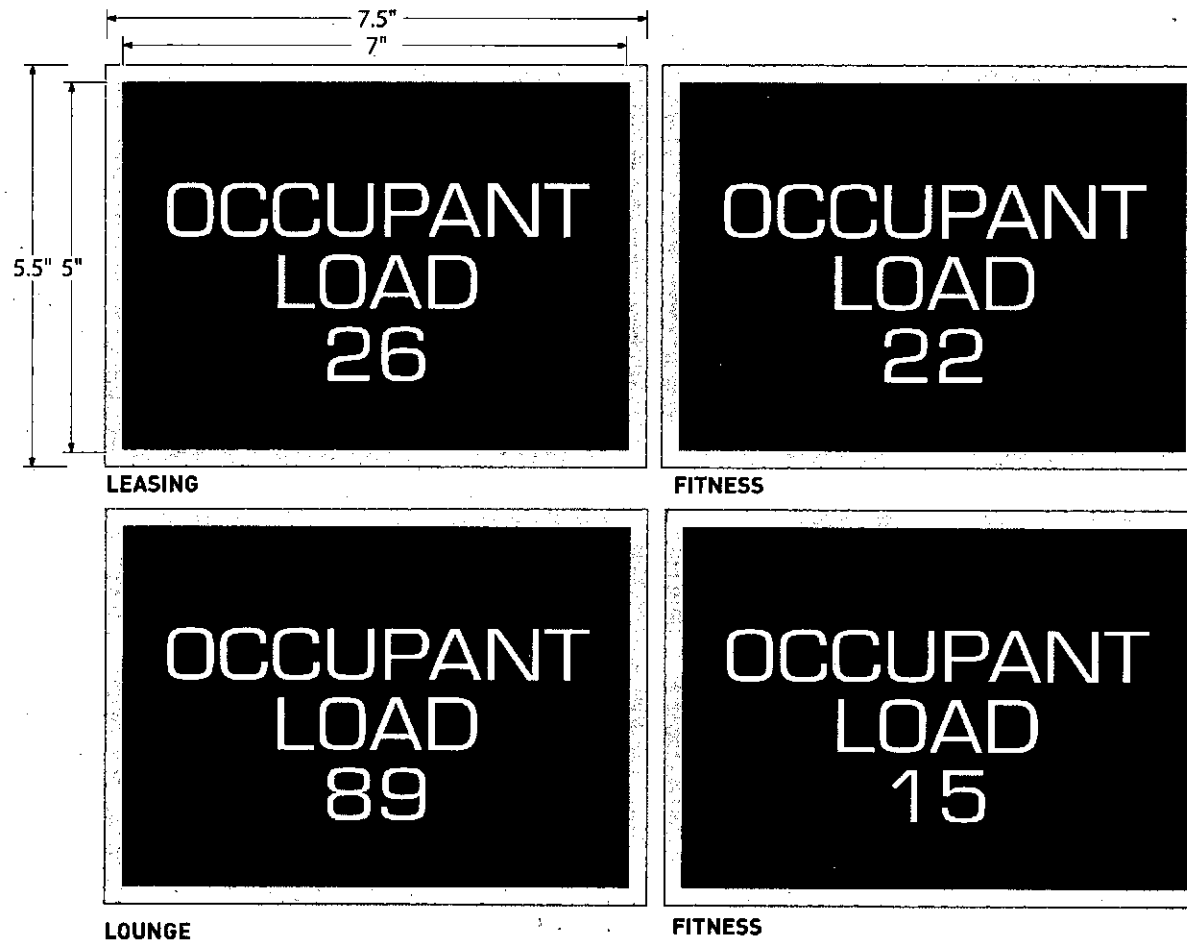
1/4" backer
to wall

BACK PLATE: 322-371 Silver

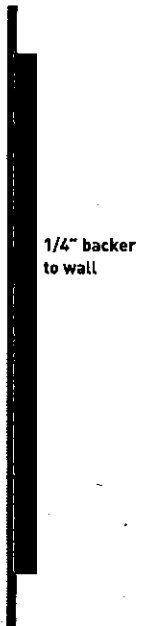
TOP PLATE: 322-301 Charcoal Grey

COPY: 312-221 Ash

1/4" backer on all signs



SIDE VIEW



architectural
sign design

BACK PLATE: 322-371 Silver
18"W x 28"H

TOP PLATE: 322-301 Charcoal Grey
16.5"W x 26.5"H

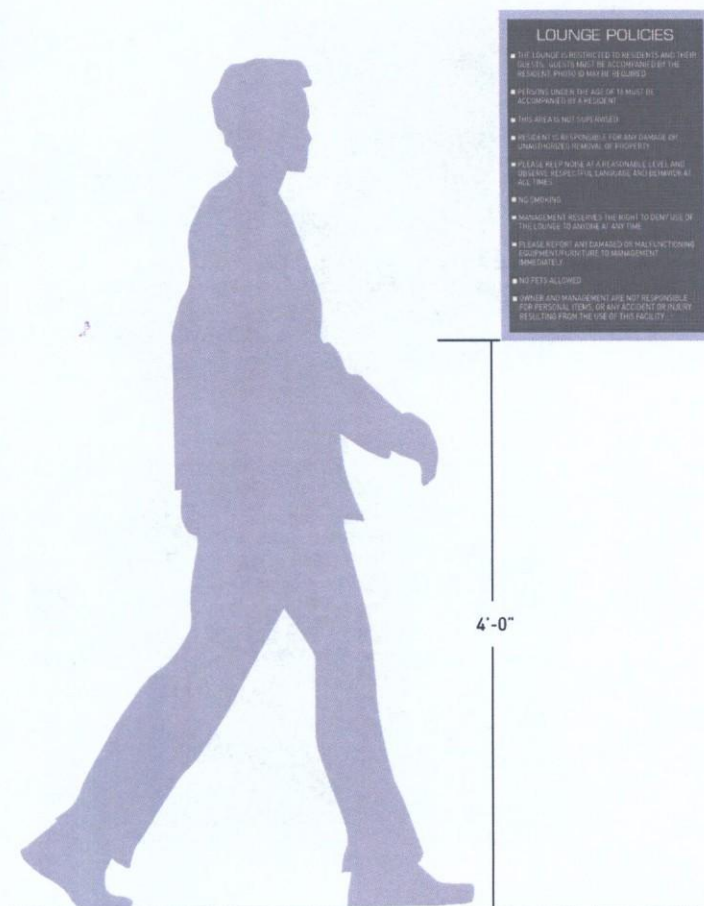
Reverse Engrave Copy, Paint fill cream

1/4" backer on all signs

LOUNGE POLICIES

- THE LOUNGE IS RESTRICTED TO RESIDENTS AND THEIR GUESTS. GUESTS MUST BE ACCOMPANIED BY THE RESIDENT. PHOTO ID MAY BE REQUIRED
- PERSONS UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY A RESIDENT
- THIS AREA IS NOT SUPERVISED
- RESIDENT IS RESPONSIBLE FOR ANY DAMAGE OR UNAUTHORIZED REMOVAL OF PROPERTY
- PLEASE KEEP NOISE AT A REASONABLE LEVEL AND OBSERVE RESPECTFUL LANGUAGE AND BEHAVIOR AT ALL TIMES
- NO SMOKING
- MANAGEMENT RESERVES THE RIGHT TO DENY USE OF THE LOUNGE TO ANYONE AT ANY TIME
- PLEASE REPORT ANY DAMAGED OR MALFUNCTIONING EQUIPMENT/FURNITURE TO MANAGEMENT IMMEDIATELY
- NO PETS ALLOWED
- OWNER AND MANAGEMENT ARE NOT RESPONSIBLE FOR PERSONAL ITEMS, OR ANY ACCIDENT OR INJURY RESULTING FROM THE USE OF THIS FACILITY

18"W x 28"H



SIDE VIEW



**1/4" backer
to wall**

SIGN TYPE

CLEARANCE BARS

QTY 2 each

MATERIALS

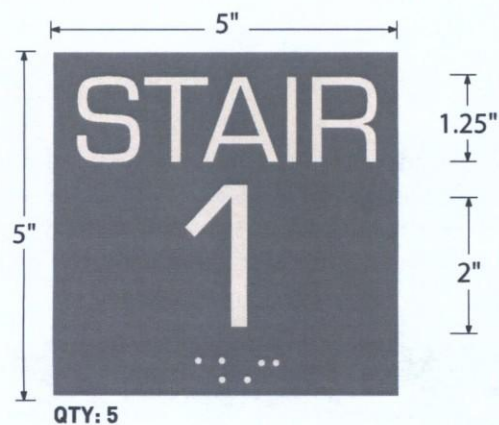
1/4" Aluminum
Paint: SW 7048 Urbane Bronze

3M reflective white outline
3M light beige



ARCHITECTURAL SIGN DESIGN | 729 Grapevine Hwy | Suite 224 | 76054 | P 214.519.4536 | ARCHSD.COM

COMPANY CRESCENT RESOURCES
PROJECT CRESCENT SCOTTSDALE QUARTER
ADDRESS 15345 N SCOTTSDALE RD
CITY STATE SCOTTSDALE, AZ 85254



QTY: 5



QTY: 8



QTY: 4



QTY: 1



QTY: 1

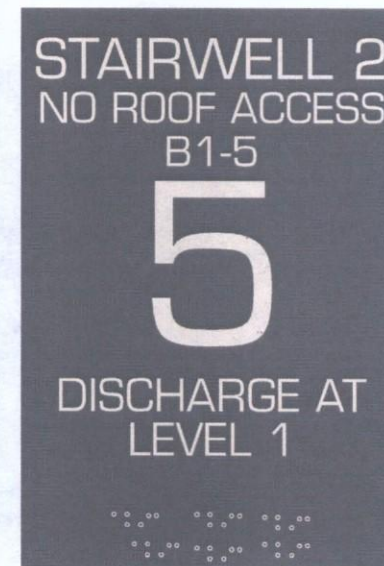
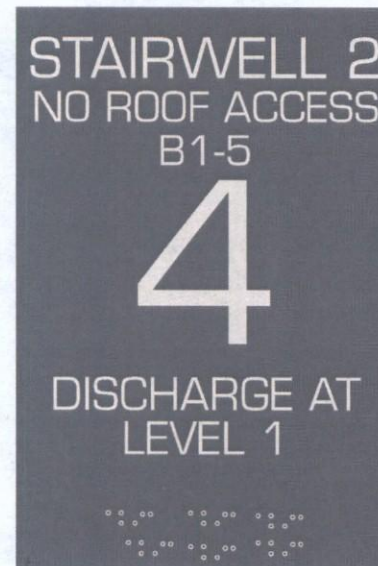
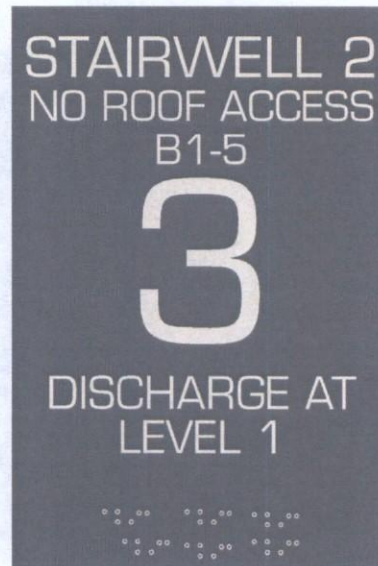
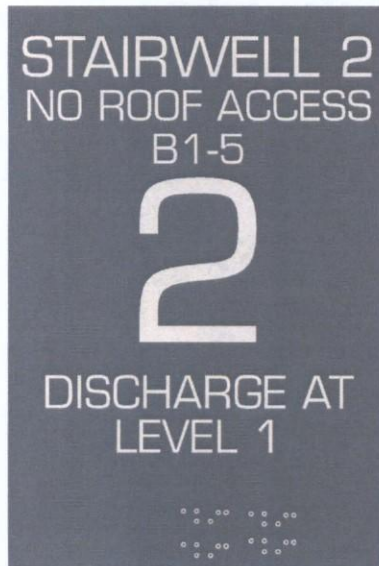
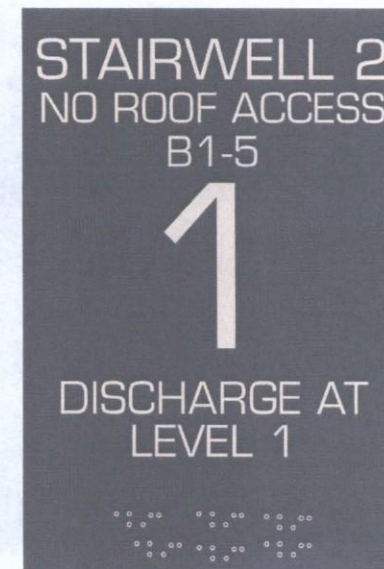
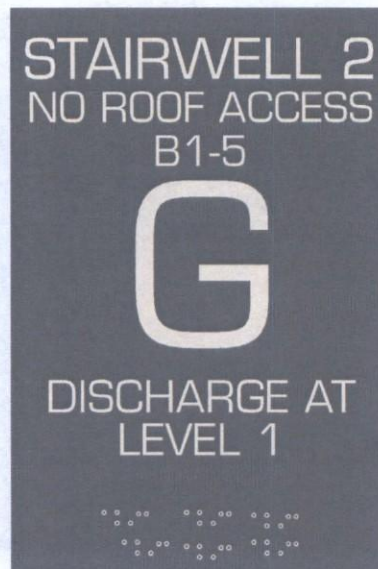
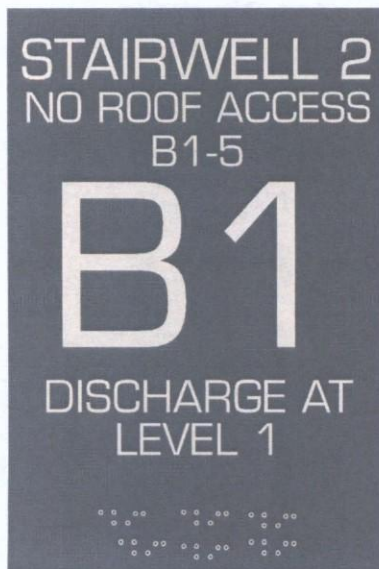


QTY: 2



QTY: 4





STAIRWELL 3
NO ROOF ACCESS
M-5

M

DISCHARGE AT
LEVEL M



STAIRWELL 3
NO ROOF ACCESS
M-5

1

DISCHARGE AT
LEVEL M



STAIRWELL 3
NO ROOF ACCESS
M-5

2

DISCHARGE AT
LEVEL M



STAIRWELL 3
NO ROOF ACCESS
M-5

3

DISCHARGE AT
LEVEL M



STAIRWELL 3
NO ROOF ACCESS
M-5

4

DISCHARGE AT
LEVEL M



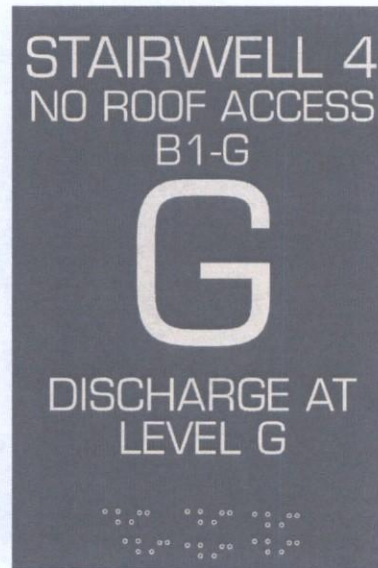
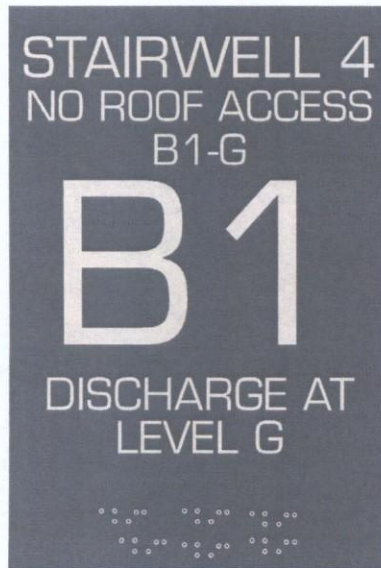
STAIRWELL 3
NO ROOF ACCESS
M-5

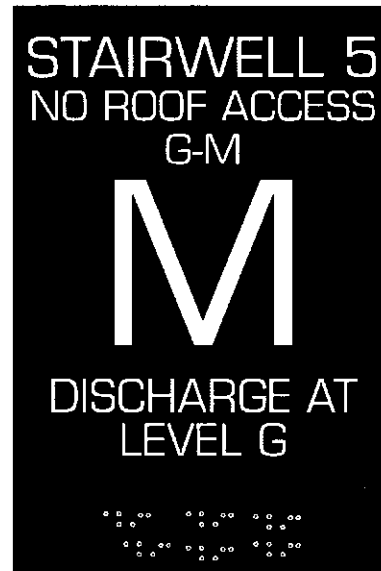
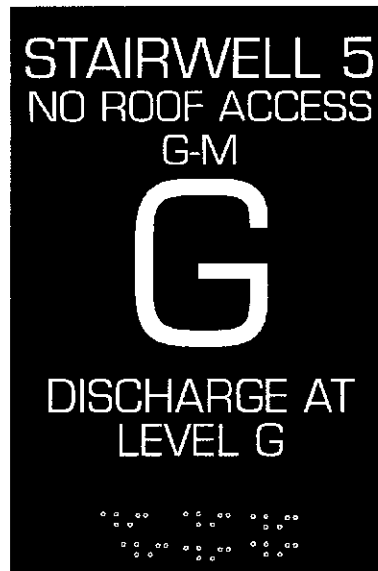
5

DISCHARGE AT
LEVEL M



architectural
sign design





STAIRWELL 6
NO ROOF ACCESS
B2-G

B2

DISCHARGE AT
LEVEL G



STAIRWELL 6
NO ROOF ACCESS
B2-G

B1

DISCHARGE AT
LEVEL G



STAIRWELL 6
NO ROOF ACCESS
B2-G

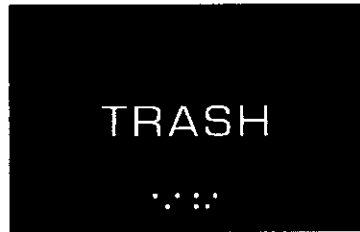
G

DISCHARGE AT
LEVEL G





QTY: 2



QTY: 2



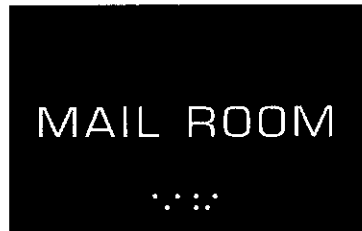
QTY: 1



QTY: 1



QTY: 1



QTY: 1



QTY: 1



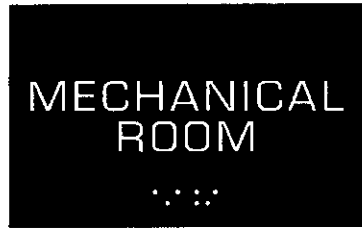
QTY: 1



QTY: 1



QTY: 5



QTY: 6



QTY: 8



QTY: 1



QTY: 5



architectural
sign design



SIGN TYPE

STORAGES - PARKING GARAGE B2

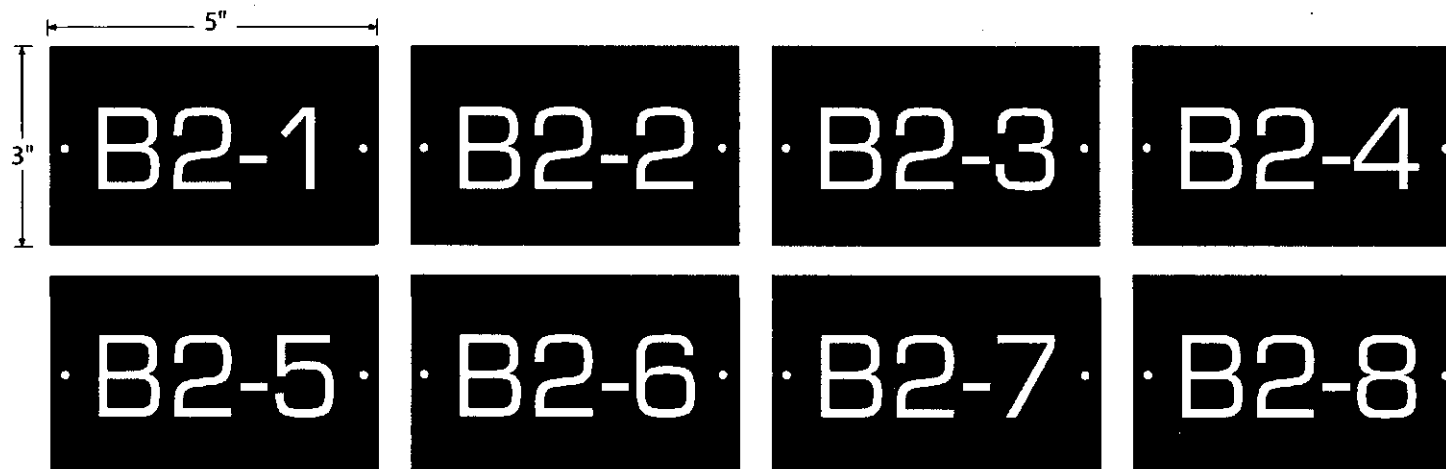
QTY 1 EACH

MATERIALS

HOLDS: .050 ALUMINUM

BACK PLATE: 322-301 Charcoal Grey

COPY: ENGRAVED





SIGN TYPE

STORAGES - PARKING GARAGE M

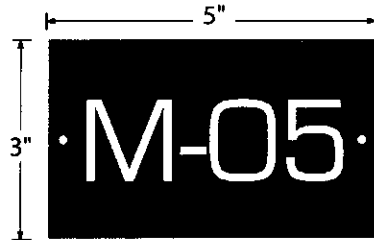
QTY 1 EACH

MATERIALS

HOLDS: .050 ALUMINUM

BACK PLATE: 322-301 Charcoal Grey

COPY: ENGRAVED



architectural
sign design

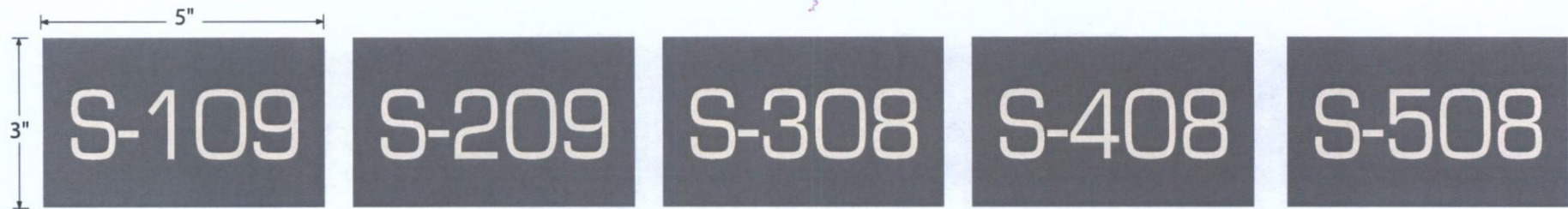
ARCHITECTURAL SIGN DESIGN | 729 Grapevine Hwy | Suite 224 | 76054 | P 214 519 4536 | ARCHSD.COM

COMPANY CRESCENT RESOURCES

PROJECT CRESCENT SCOTTSDALE QUARTER

ADDRESS 15345 N SCOTTSDALE RD

CITY STATE SCOTTSDALE, AZ 05254



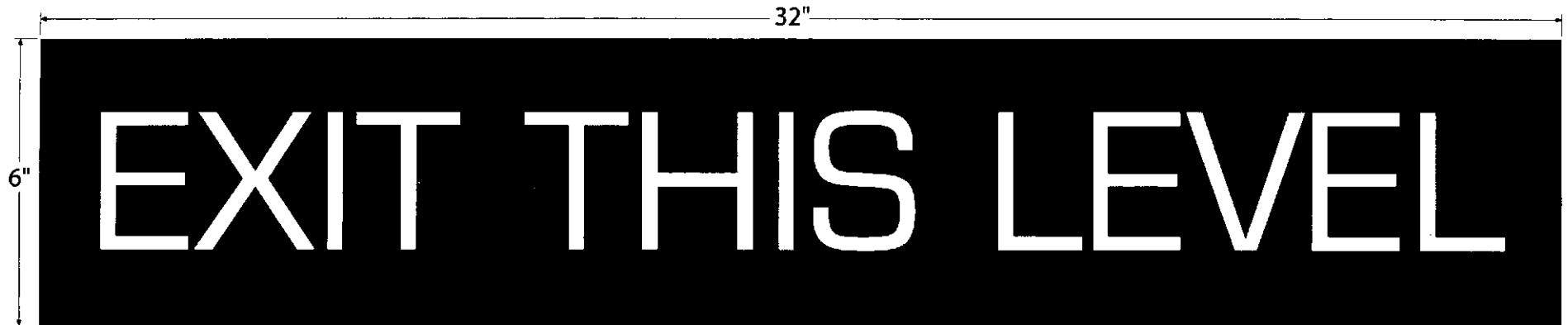
SIGN TYPE EXIT THIS LEVEL SIGNS

QTY 4

MATERIALS

.080 ALUMINUM
Paint: SW 7048 Urbane Bronze

COPY: 3M Reflective White Vinyl



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sign design

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COMPANY CRESCENT RESOURCES
PROJECT CRESCENT SCOTTSDALE QUARTER
ADDRESS 15345 N SCOTTSDALE RD
CITY STATE SCOTTSDALE, AZ 85254

BACK PLATE: Chrome 7" x 7"

TOP PLATE: SW 6783 AMALFI 6" x 6"

ADA & COPY: Chrome raised

NON ILLUMINATED

1001	1002	1003	1004	1005	1006	1007	1008	1009	1010
1011	1012	1013	1014	1015	1017	1019	1021	1022	1023
1024	1025	1028	1029	1030	1031	1033	1035	1037	1039
1041	1042	1043	1044	1045	1046	1047	1048	1049	1050
1051	1052	1053	1054	1055	1058	1059	1060	1064	1062
1063	1064								

BACK PLATE: Chrome 7" x 7"

TOP PLATE: SW 6783 AMALFI 6" x 6"

ADA & COPY: Chrome raised

NON ILLUMINATED

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
2011	2012	2013	2014	2015	2016	2017	2019	2021	2022
2023	2024	2025	2026	2027	2028	2029	2030	2031	2033
2035	2037	2039	2040	2041	2042	2043	2044	2045	2046
2047	2048	2049	2050	2051	2052	2053	2054	2056	2058
2059	2060	2061	2062	2063	2064				



BACK PLATE: Chrome 7" x 7"

TOP PLATE: SW 6783 AMALFI 6" x 6"

ADA & COPY: Chrome raised

NON ILLUMINATED

3001	3002	3003	3004	3005	3006	3007	3008	3009	3010
3011	3012	3013	3014	3015	3016	3017	3019	3021	3022
3023	3024	3025	3026	3027	3028	3029	3030	3031	3033
3035	3037	3039	3040	3041	3042	3043	3044	3045	3046
3047	3048	3049	3050	3051	3052	3053	3054	3056	3058
3059	3060	3061	3062	3063	3064				

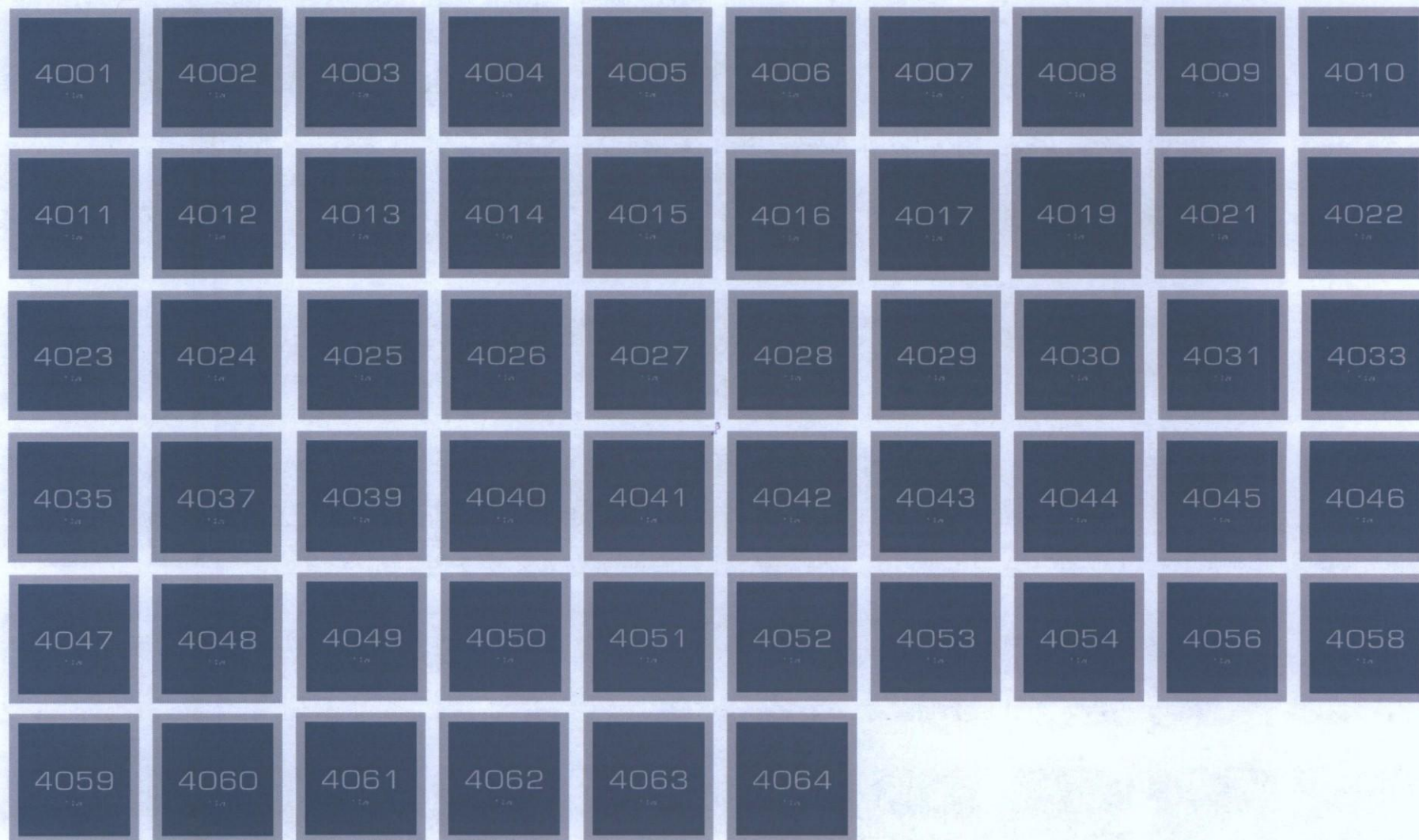
QTY 1 each (275 TOTAL)

BACK PLATE: Chrome 7" x 7"

TOP PLATE: SW 6783 AMALFI 6" x 6"

ADA & COPY: Chrome raised

NON ILLUMINATED

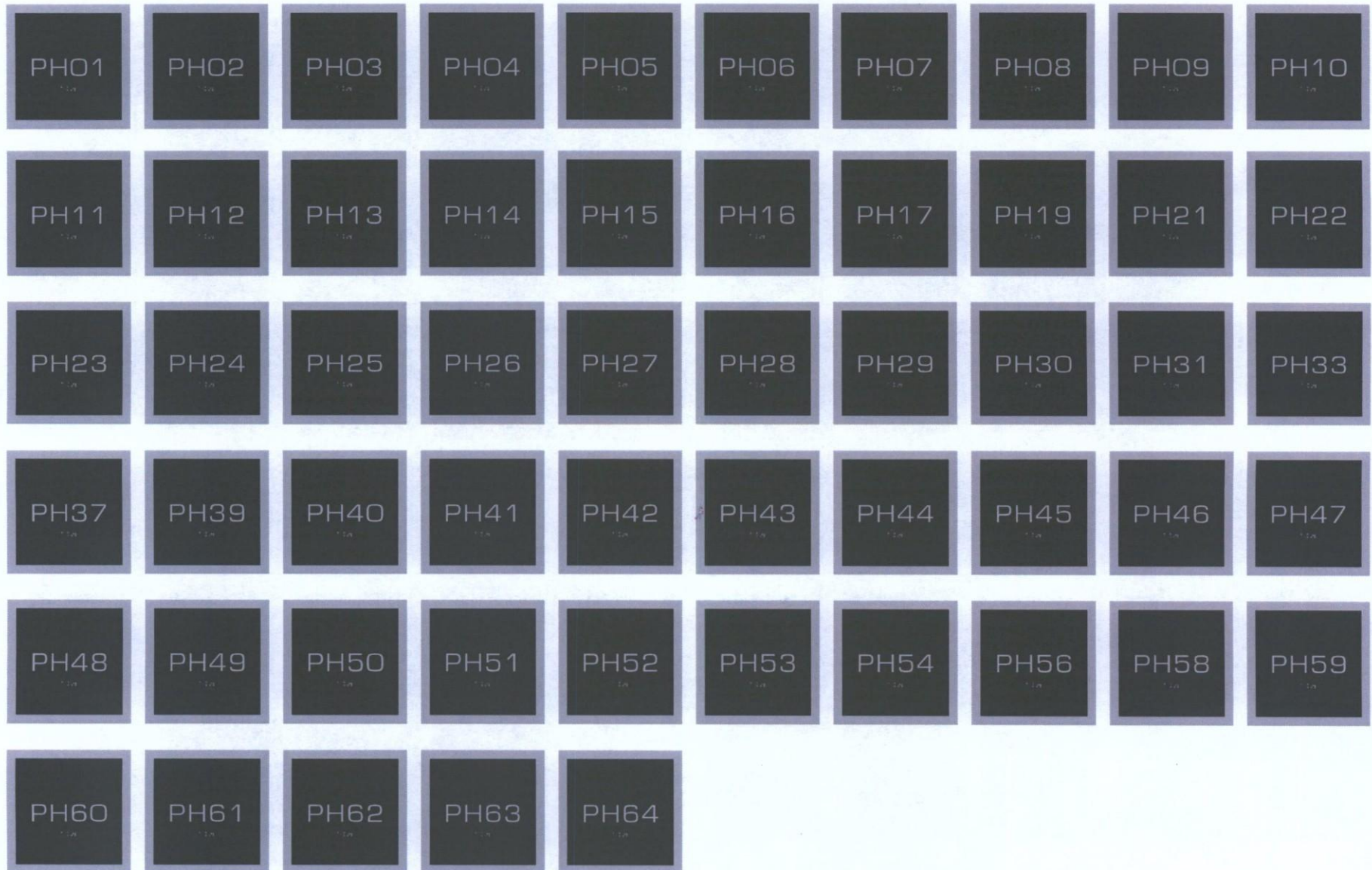


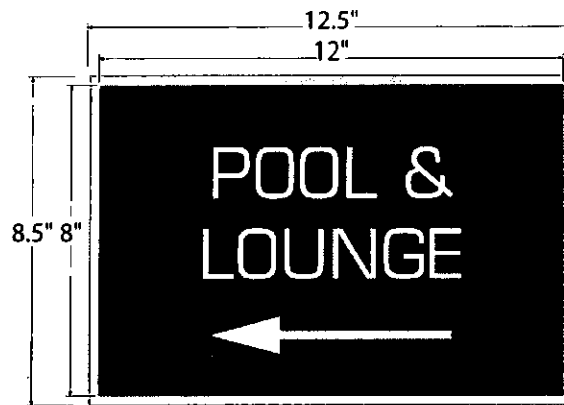
BACK PLATE: Chrome 7" x 7"

TOP PLATE: BLACK 322-401 6" x 6"

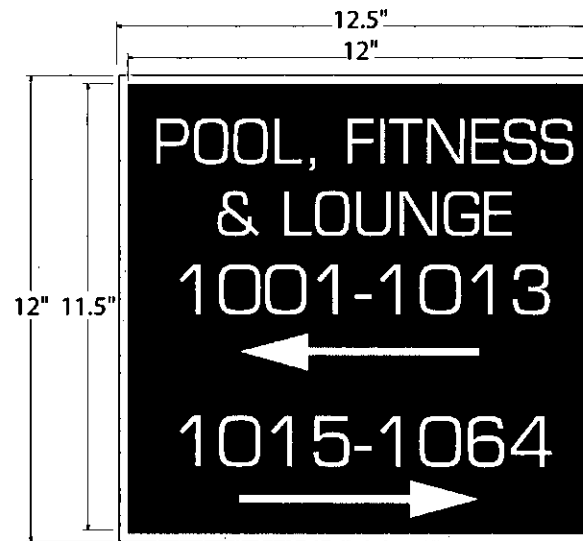
ADA & COPY: Chrome raised

NON ILLUMINATED

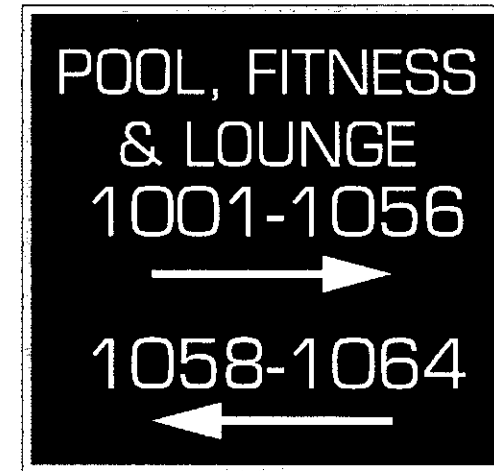




QTY: 1 1A



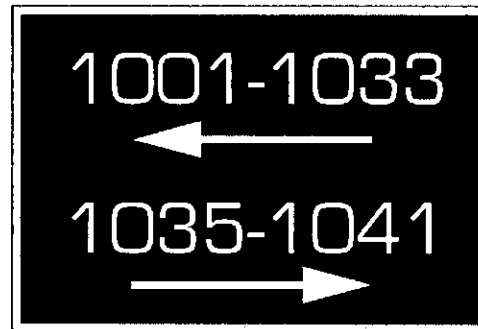
QTY: 1 1B



QTY: 1 1G



QTY: 1 1F



QTY: 1 1E

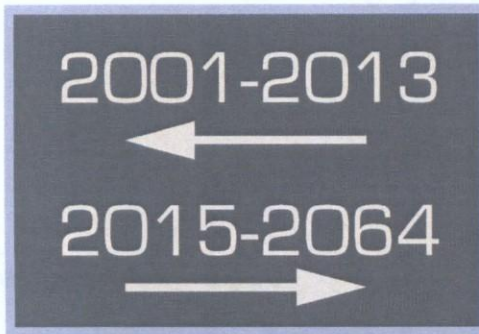
SIDE VIEW

1/4" backer
to wall

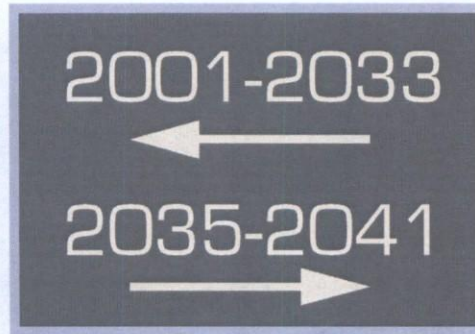
BACK PLATE: 322-371 Silver

TOP PLATE: 322-301 Charcoal Grey

ADA COPY: 312-221 Ash



QTY: 1 2A



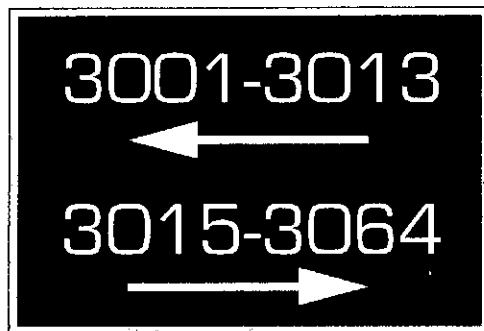
QTY: 1 2B



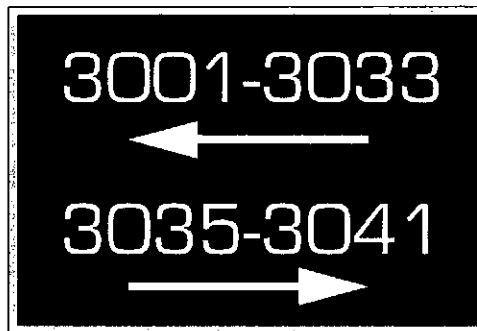
QTY: 1 2C

SIDE VIEW

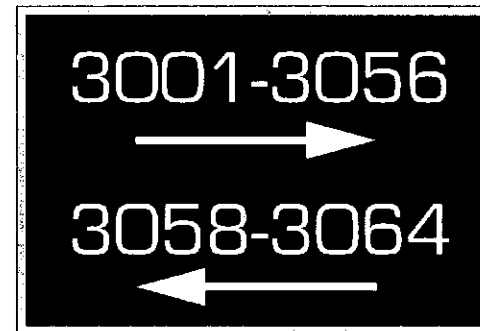




QTY: 1 3A



QTY: 1 3B



QTY: 1 3C

SIDE VIEW

1/4" backer
to wall

BACK PLATE: 322-371 Silver

TOP PLATE: 322-301 Charcoal Grey

ADA COPY: 312-221 Ash



QTY: 1 4A



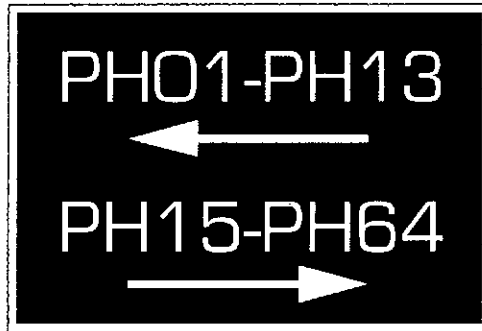
QTY: 1 4B



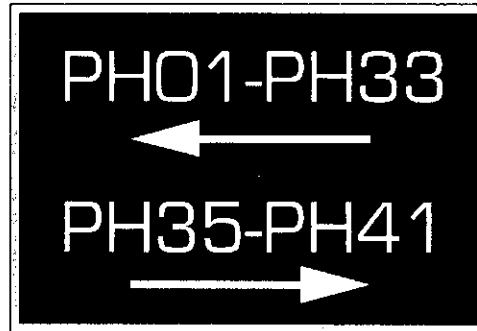
QTY: 1 4C

SIDE VIEW

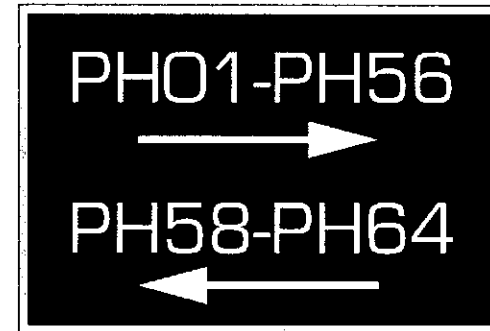
1/4" backer
to wall



QTY: 1 5A



QTY: 1 5B



QTY: 1 5C

SIDE VIEW

1/4" backer
to wall

FINAL DESIGN TBD



POOL POLICIES

- ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT. ONLY TWO GUESTS ALLOWED PER APARTMENT.
- SHOWER BEFORE ENTERING POOL AREA.
- PROPER SWIMMING ATTIRE IS REQUIRED.
- RUNNING, WRESTLING AND DIVING IN POOL AREA ARE NOT ALLOWED.
- PETS, BOTTLES OR GLASS ARE NOT PERMITTED IN POOL AREA.
- NO ALCOHOLIC BEVERAGE IN POOL AREA
- NO PERSONS WITH OPEN CUTS, SORES OR ABRASIONS ALLOWED IN THE POOL.
- DO NOT REMOVE SAFETY EQUIPMENT UNLESS THERE IS AN EMERGENCY.
- MANAGEMENT RESERVES THE RIGHT TO DENY USE OF THE POOL AREA TO ANYONE AT ANYTIME.

PERSONS UNDER THE AGE OF 16 MUST
BE ACCOMPANIED BY AN ADULT.

IN CASE OF
EMERGENCY

CALL 911

BATHER LOAD: 89

USE THE POOL AT YOUR OWN RISK, MANAGEMENT NOT RESPONSIBLE FOR INJURY.

SIGN TYPE

POOL WARNING

QTY 1

MATERIALS

38" ROUND
.080 aluminum face
PAINT: SW 7048 Urbane Bronze

Copy: 3M Light Beige

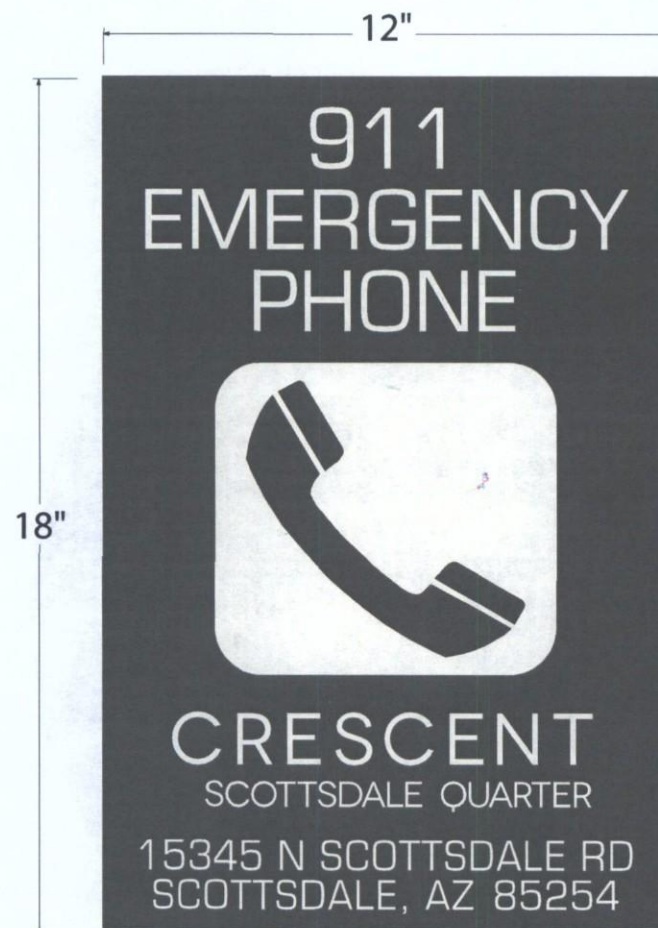
FINAL DESIGN TBD



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COMPANY CRESCENT RESOURCES
PROJECT CRESCENT SCOTTSDALE QUARTER
ADDRESS 15345 N SCOTTSDALE RD
CITY STATE SCOTTSDALE, AZ 85254

FINAL DESIGN TBD



Signage and Graphics

3.1 Signage and Graphics Criteria

Scottsdale Quarter is intended to look, work and feel like a premium shopping district, of which the Tenant signs are a vital contribution. Uncontrolled signs can quickly create a visual and verbal jungle and fail in their goal to communicate effectively, in turn undermining overall cohesiveness. The ultimate goal is to produce a consistent collage of signs that tastefully inform, delight and stimulate the shopper while fitting in seamlessly with the context of the environment.

Due to the variety of architectural treatments within Scottsdale Quarter, each storefront sign will be carefully considered in relationship to its particular location. What may be appropriate in one location may not work in another. All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image as well as reinforcing the high contrast of color present throughout the project renovation. Each proposed sign will be evaluated on its originality and compatibility with the neighboring signs, and its overall image within Scottsdale Quarter.

3.1.1 Sign Types

The following sign types will be part of the master plan:

1. Suspended Canopy Sign (T1)
2. Standing Canopy sign (T2)
3. Projecting Sign (T3)
4. Building Wall Sign (T4, T5 T6)
5. Fascia/ Glass Mounted Sign (T7)
6. Windows Signs & Graphics (T8)
7. Awning Sign (T9)
8. Printed Menu Display (T10)
9. Banners (T12)
10. Stop Sign w/ Street Name
11. Stop Sign w/ Direction
12. Directory Sign
13. Column Sign
14. LED Garage Counter

Sign permits will be required for all signs. The Landlord reserves the right to disapprove any sign design which is not compatible with these criteria and the aesthetics of Scottsdale Quarter. Exceptions to these specifications are extremely rare and may be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality. Such exceptions must be approved in advance by the Landlord. As with all undertakings, the ultimate success of Scottsdale Quarter depends on the positive contributions of all participants.

3-M4-2008 #3
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3/25/15
DATE INITIALS

3.2 Site Signage Locations



All sign types are permitted



Restricted- all sign types are permitted EXCEPT T3 - Projecting Signs.



Monument signs

- All T12 Banner Signs must be located BEHIND the 50'-0" setback line.
- All Directory signs must be located BEHIND the 150'-0" setback line. Any advertising must be oriented to the INTERIOR of the project.
- All Tenants with one (1) elevation facing a public street and a second elevation facing interior to the project are allowed a sum total sign area of two (2) square feet for each one (1) lineal foot of building frontage.
- All other Tenants are allowed a sum total sign area of one and one-half (1 1/2) square feet for each one (1) lineal foot of building frontage.

The Tenant's sum total sign area is measured by the Building Front Foot or Building Frontage. The Building Front Foot or Building Frontage is the maximum width of the projected building elevation measured on a straight line and is visible from the street or a straight line parallel, which has the primary entrance. In the event that the building fronts are on two or more streets, the Tenant shall be given the option to select one (1) front for the purposes of computing the allowable sum total sign area.

3.5.5 SIGN TYPE T5:

GROUND SIGNS

Ground signs are only permitted in specific locations on the site. Retail and office Tenants are not permitted to have ground signs.

Ground signs shall have reverse pan channel letters attached to a solid surface.

Signs shall have halo lighting or uplit from the ground or both only.

3.5.6 SIGN TYPE T6:

UPPER LEVEL TENANT WALL SIGN

Upper level Tenants may use, after permitted, a wall sign located on the upper wall of the building.

Maximum Sign Area: 90 square feet, not to exceed 3'-0" in height. Text version of logo is recommended.

Illumination: Anchor Tenant Wall Signs are to have a translucent letter face with LED internal illumination, with halo illumination on the back wall.

No wall sign shall exceed 90 feet above grade.



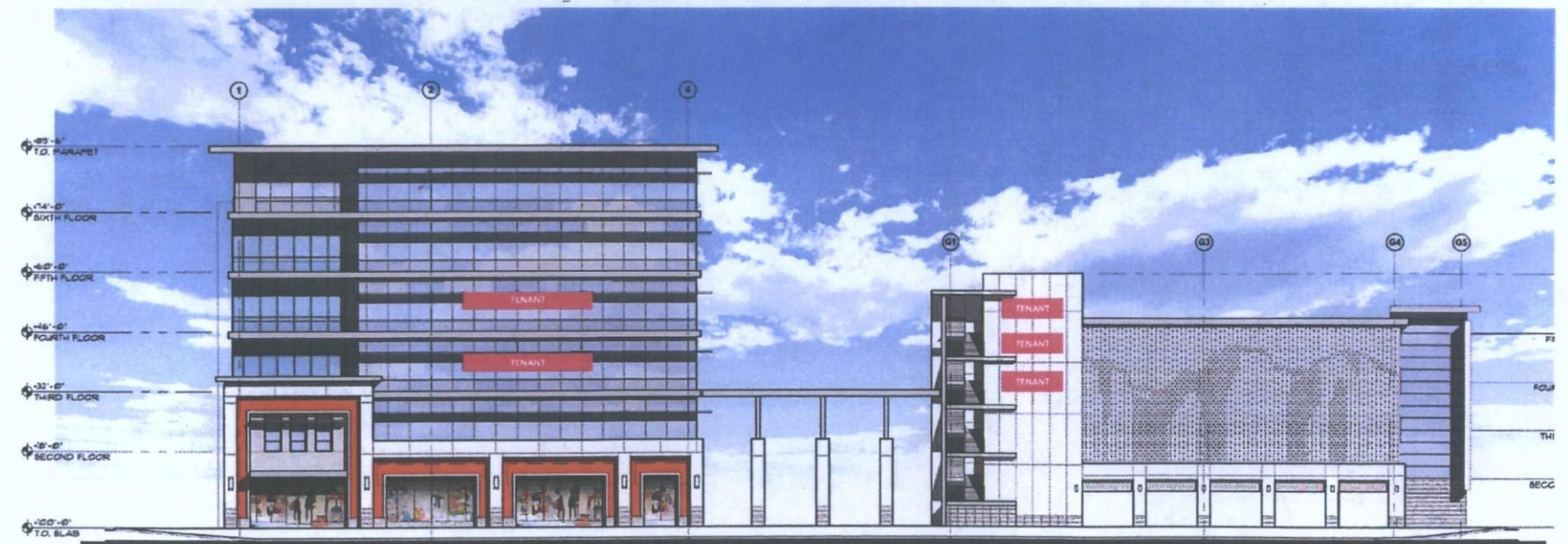
- For an Office Tenant to qualify for exterior building wall signage, the Office Tenant must occupy a minimum of 50% of the building floor area of the floor the Tenant is occupying.
- Number of Wall Signs: the Office Tenant shall be allowed one (1) exterior wall sign. The Office Tenant shall only place a sign on the building they are currently occupying.
- Location of Office Signage will be determined by the Tenant's occupied square footage, available exterior wall sign locations and/or as shown per the Tenant's Lease Exhibit.

**Building M Allowable Signage
Locations (Ground level tenants
refer to design guidelines)**

West Elevation



South Elevation



Building M Allowable Signage Locations (Ground level tenants refer to design guidelines)

North Elevation



**Building K Allowable Signage
Locations - Upper Level Tenant -
(Ground level tenants refer to the
design guidelines)**

West Elevation



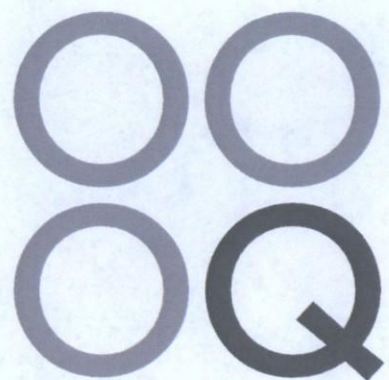
South Elevation



**Building K Allowable Signage
Location - Upper Level Tenant
(Ground level tenants refer to
design guidelines)**

North Elevation





SCOTTSDALE QUARTER

Phase 3 Wayfinding Signage - Phase 3 Site Wayfinding
100% Construction Intent Document

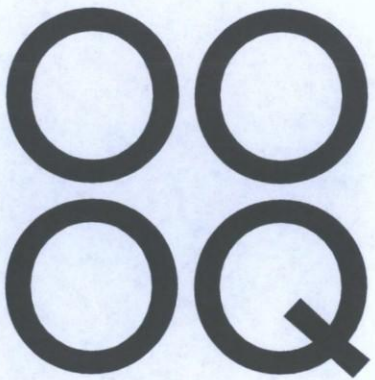
February 03, 2015

3-M4-2008 #3
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3/25/15
DATE INITIALS

Brick Design

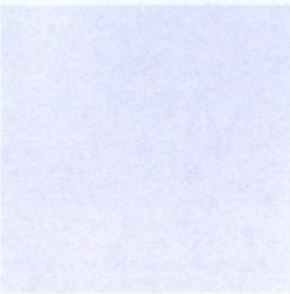
1211 Folsom St.
San Francisco, CA 94103

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz



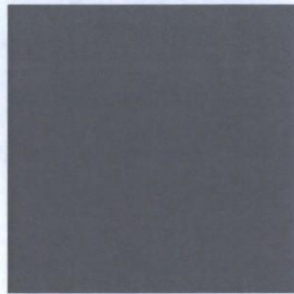
SCOTTSDALE QUARTER

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz



C1 LIGHT GRAY

VINYL: 3M 7725-11
PAINT: Match Previous



C2 DARK GRAY

VINYL: 3M 7725-41
PAINT: Match Previous



C3 BLACK

3M VINYL: 7725-12
PAINT: Match Previous



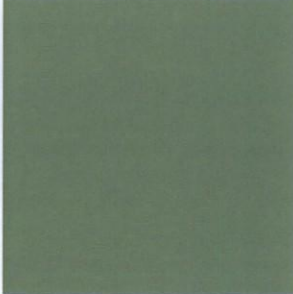
C4 WHITE

VINYL: 3M 7725-10
PAINT: Match Previous



C5 BLUE

North West Garage
Pantone Match: 308c



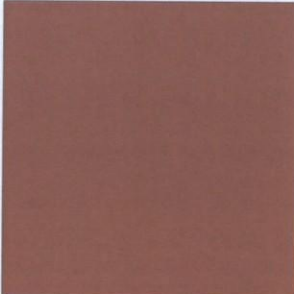
C6 GREEN

North East Garage
Pantone Match: 370c



C7 Orange

South West Garage
Pantone Match: 152c



C8 Rust Red

South East Garage
Pantone Match: 484c

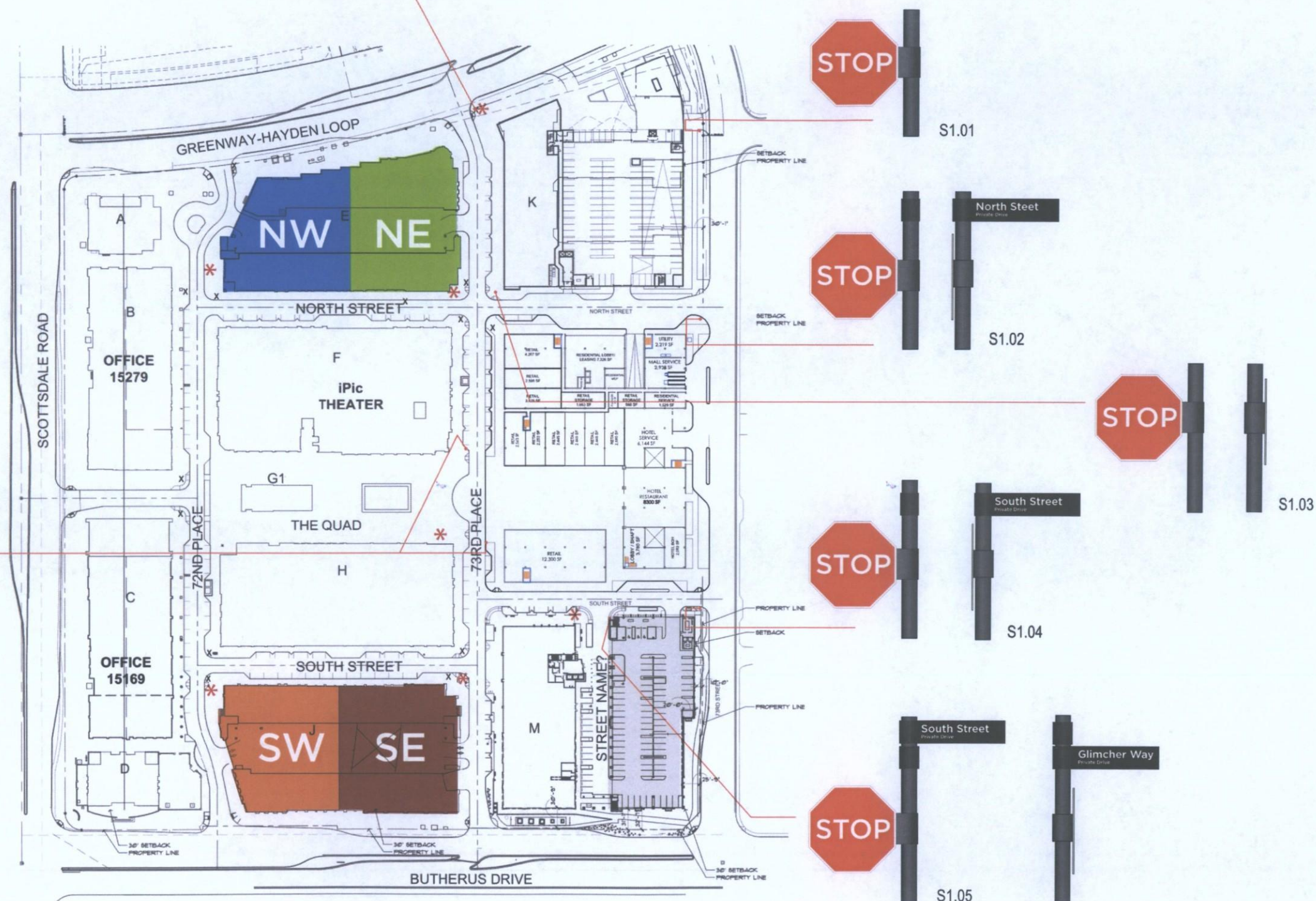




EXISTING
TO REMAIN



S1.06 & S1.07



SCALE: NTS

SIGN TYPE S1
STOP SIGN /STREET SIGN

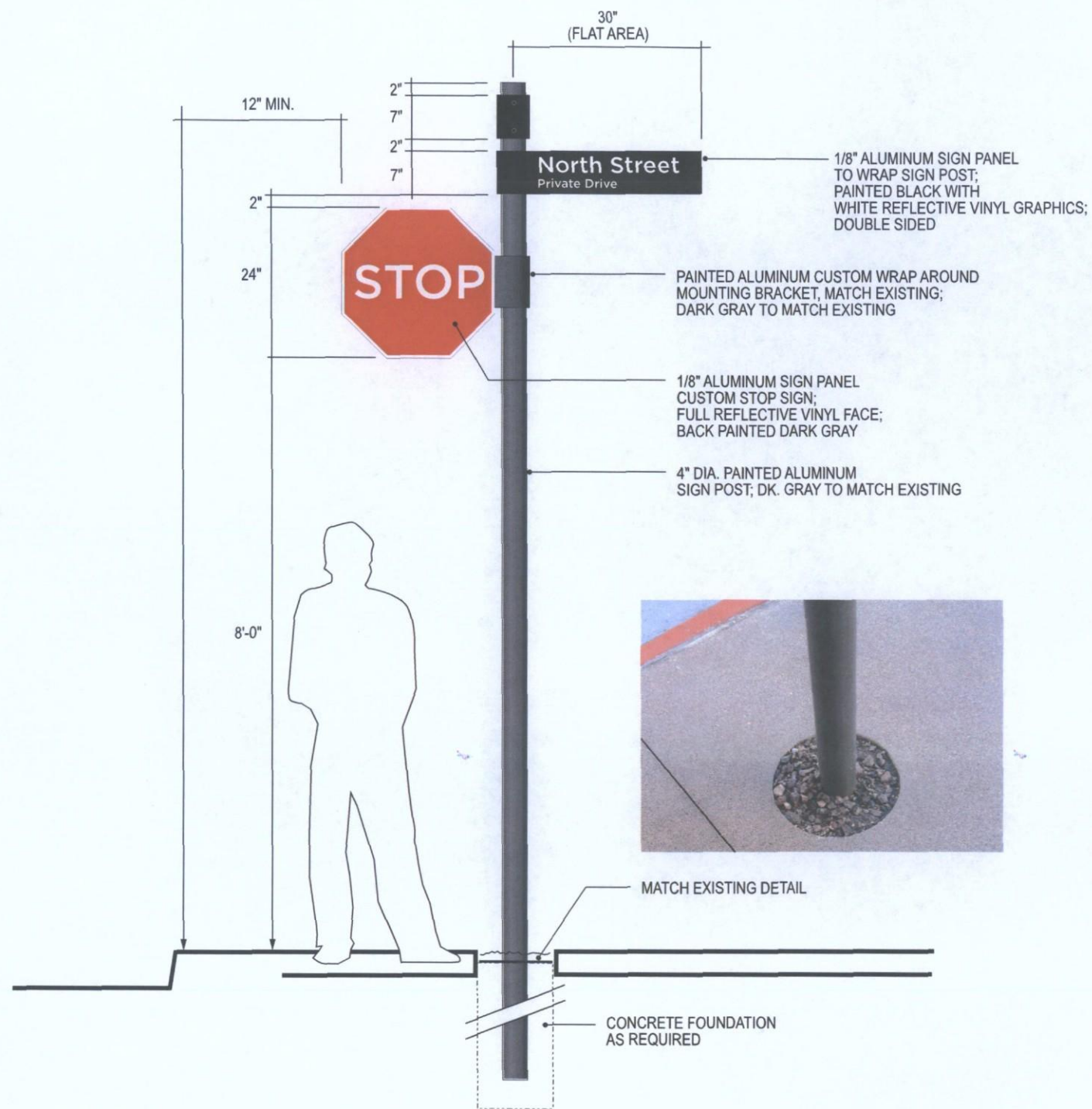


Brick Design
1211 Folsom St.
San Francisco, CA 94103

Scottsdale Quarter
Phase 3 Identity & Wayfinding Signage

100% Construction Intent - Site Wayfinding
For Pricing Purpose

2
02.03.15



1 TYPICAL ELEVATION
1/2"=1'-0"

SIGN TYPE S1
STOP SIGN WITH STREET SIGN



2 END VIEW
1/2"=1'-0"

3 DETAIL - STREET SIGN PANEL
1"=1'-0"

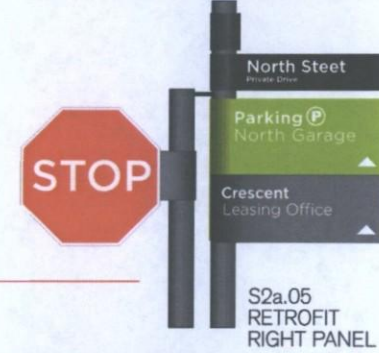
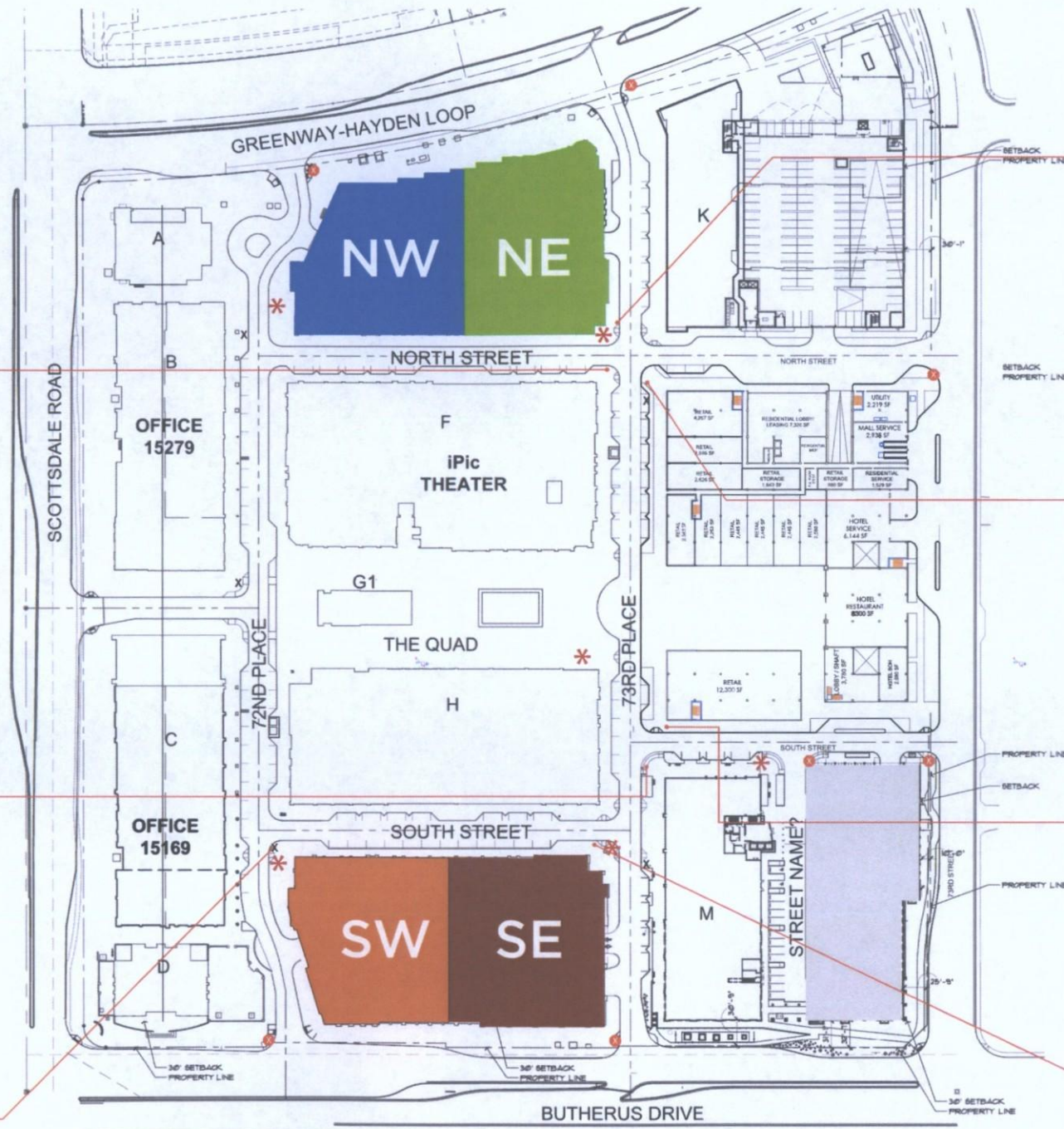
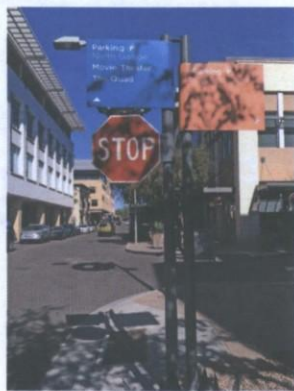
Glimcher Way
Private Drive

73rd Place
Private Drive

North Steet
Private Drive

South Street
Private Drive

4 SIGN LAYOUTS
1"=1'-0"



SIGN TYPE S2 DIRECTION SIGNS

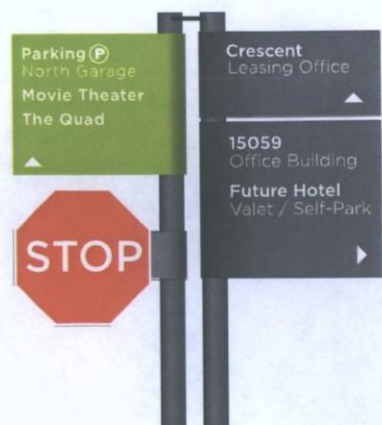


Brick Design
1211 Folsom St.
San Francisco, CA 94103

Scottsdale Quarter
Phase 3 Identity & Wayfinding Signage

100% Construction Intent - Site Wayfinding
For Pricing Purpose

4
02.03.15



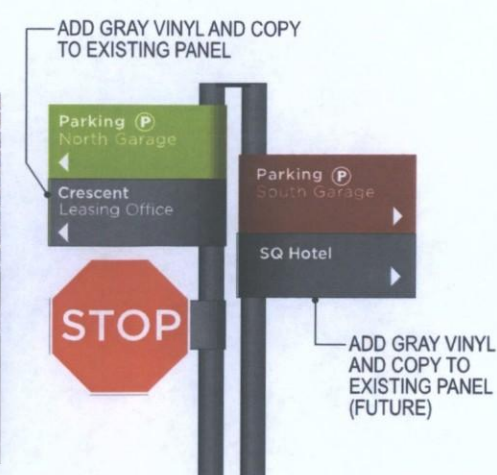
1 S2.01 NEW SIGN POST & PANEL NTS



2 S2.03 NEW SIGN POST & PANEL NTS



3 S2a.01 REPLACEMENT PANEL NTS



4 S2a.02 RETROFIT PANEL NTS



5 S2a.03 RELACEMENT PANEL NTS



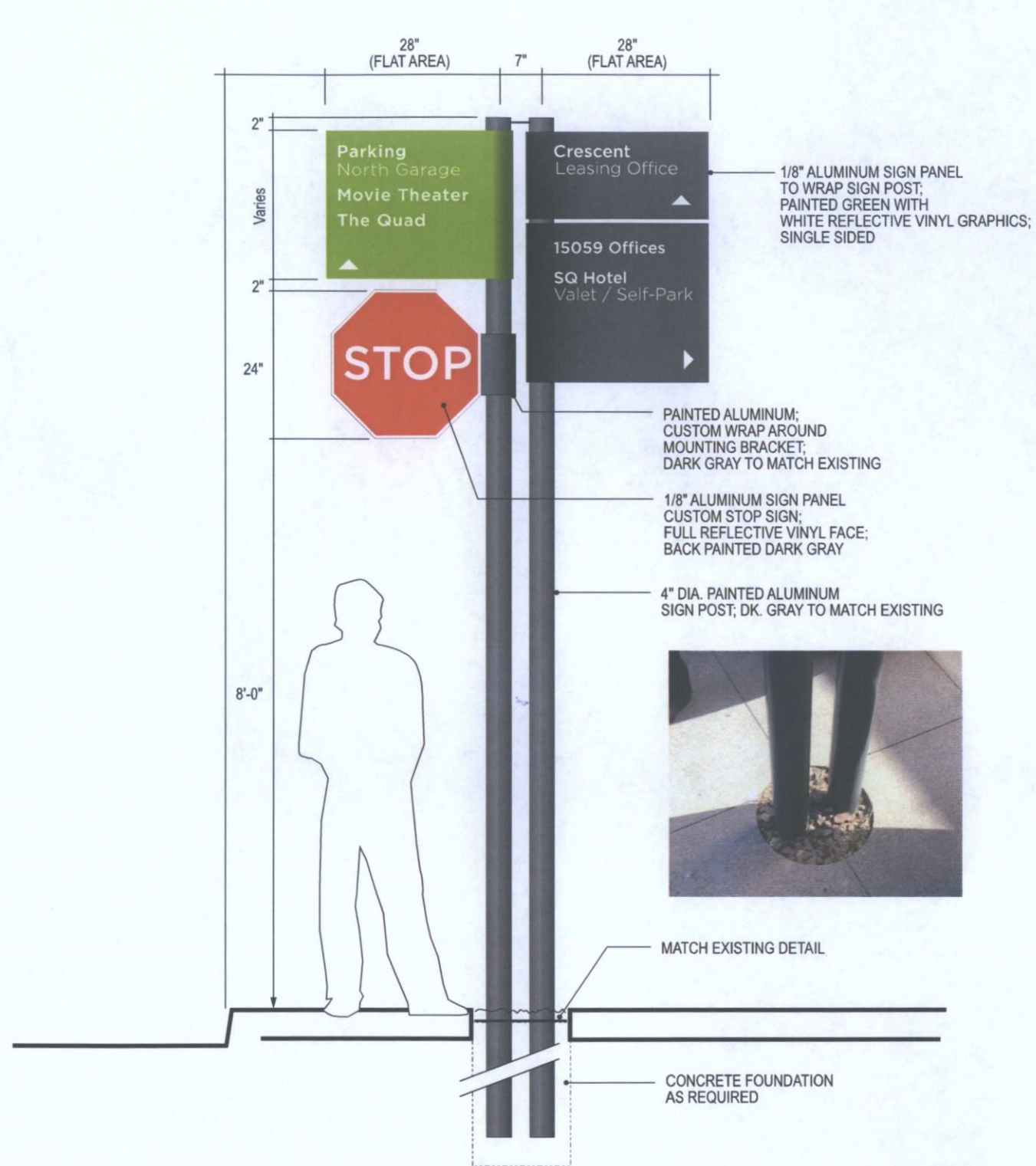
6 S2a.04 RETROFIT PANEL NTS



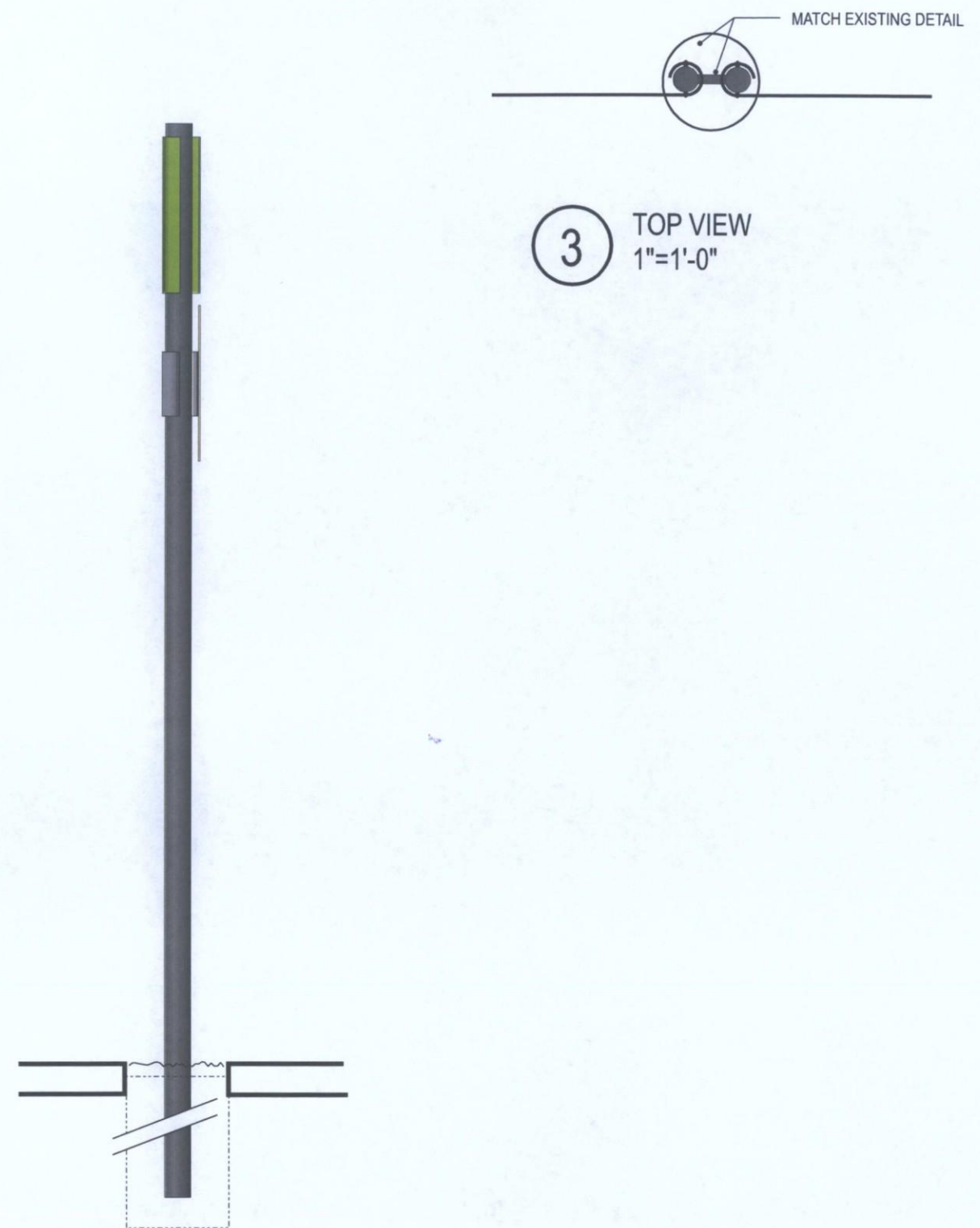
7 S2a.05 RETROFIT PANEL NTS



8 S2.06 REPLACEMENT PANEL NTS



1 SIGN TYPE S2: TYPICAL ELEVATION
1/2"=1'-0"



2 TYPICAL END VIEW
1/2"=1'-0"

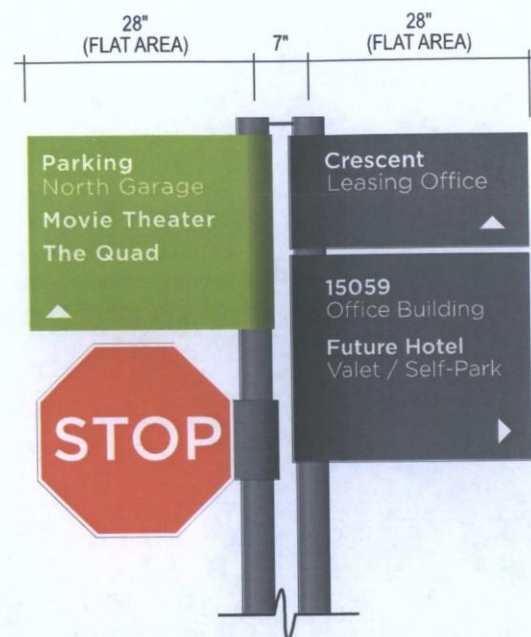


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San Francisco, CA 94103

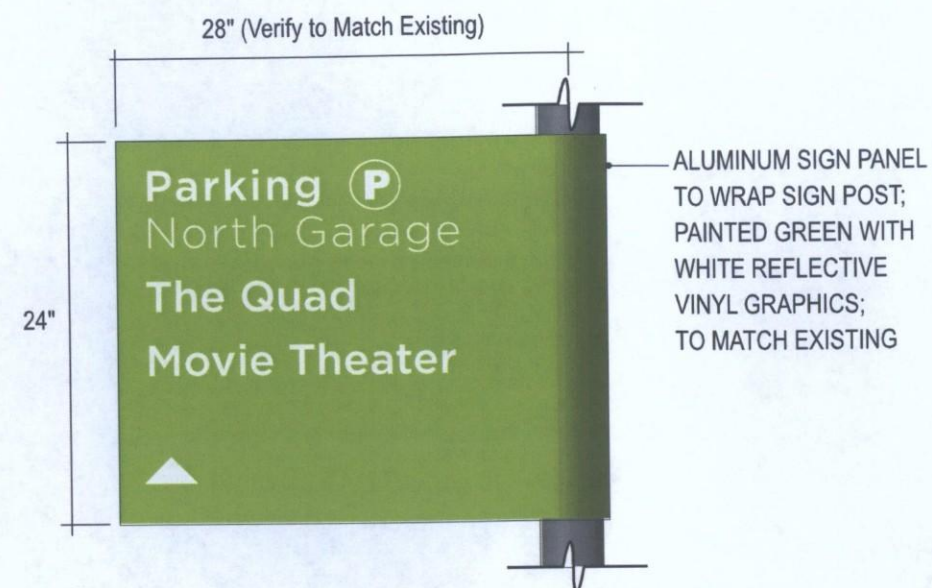
Scottsdale Quarter
Phase 3 Identity & Wayfinding Signage

100% Construction Intent - Site Wayfinding
For Pricing Purpose

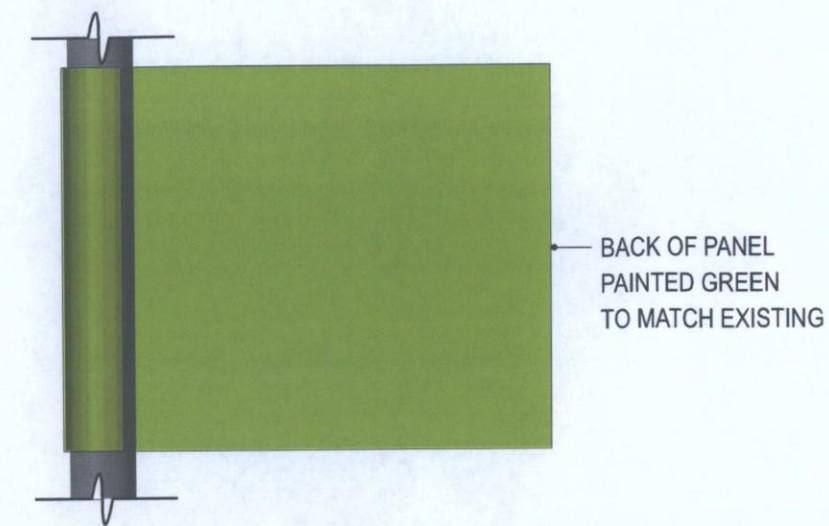
6
02.03.15



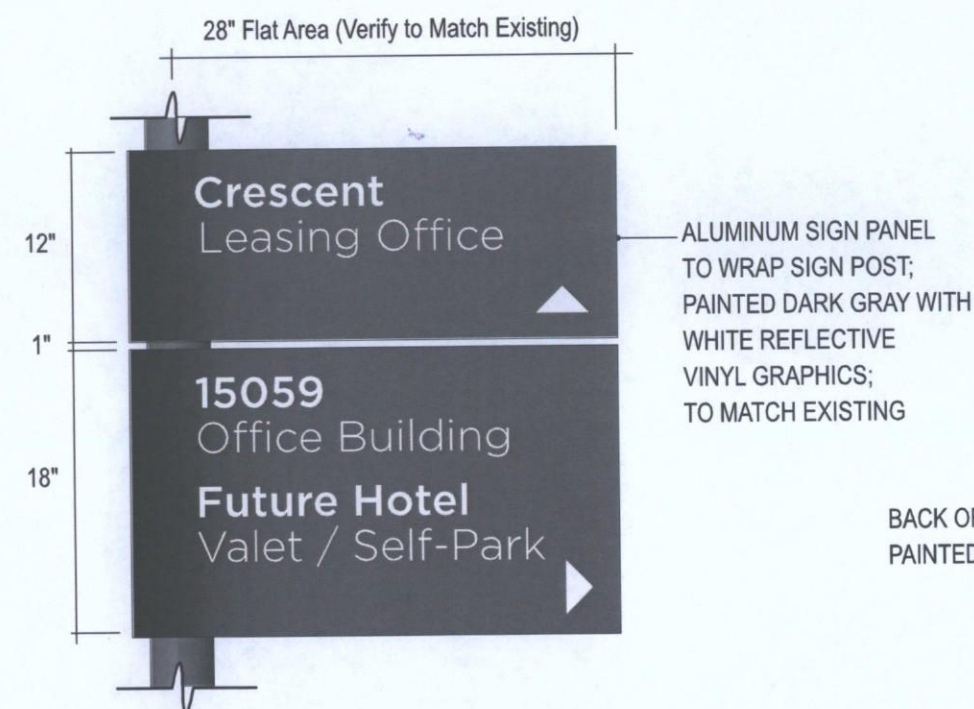
1 S2.01 ELEVATION
1/2"=1'-0"



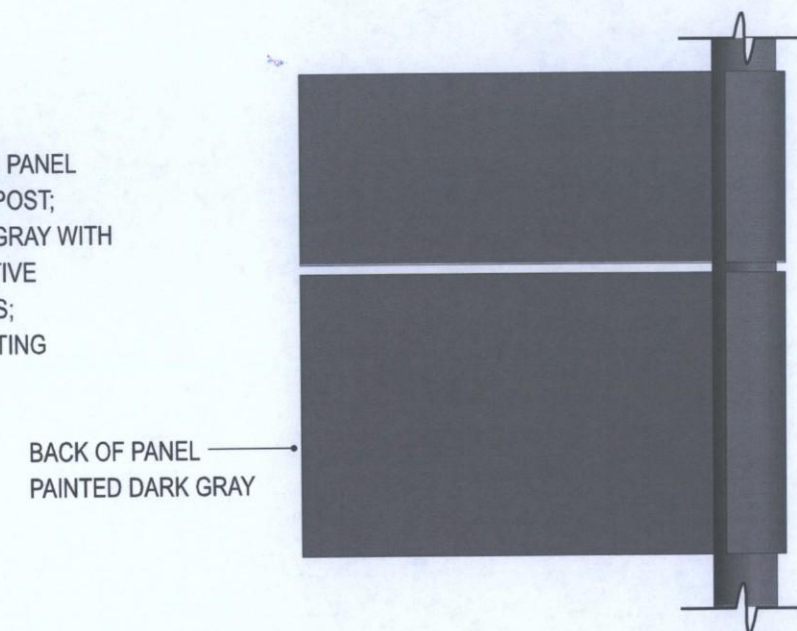
2 S2.01 NEW SIGN - Left Panel
1"=1'-0"



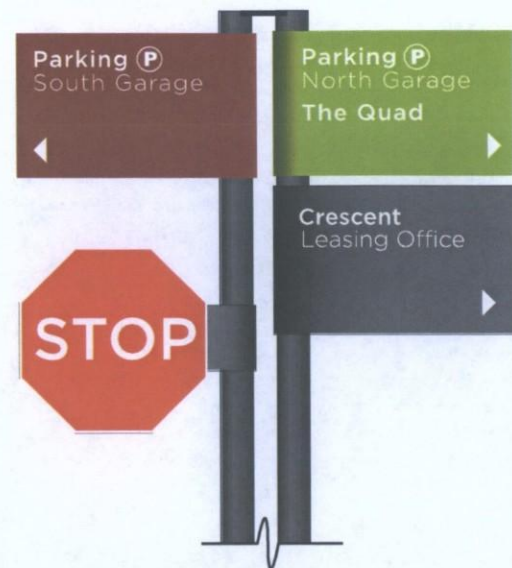
3 S2.01 BACK OF SIGN PANEL - Left Panel
1"=1'-0"



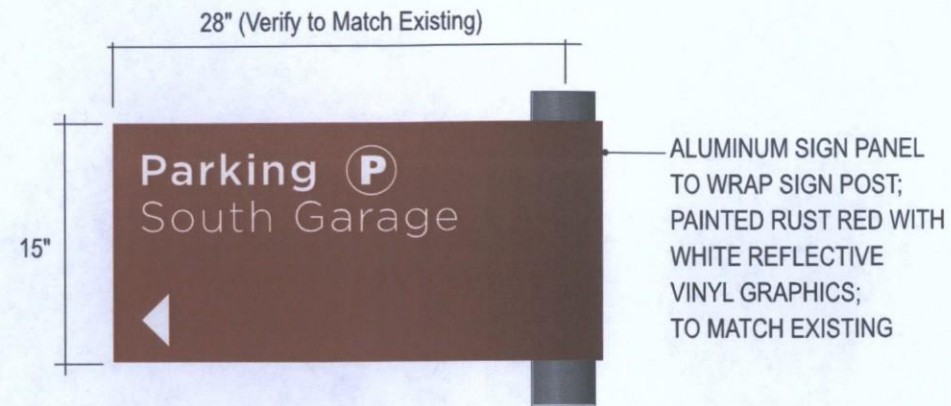
4 S2.01 NEW SIGN - Right Panel
1"=1'-0"



5 S2.01 BACK OF SIGN PANEL - Right Panel
1"=1'-0"



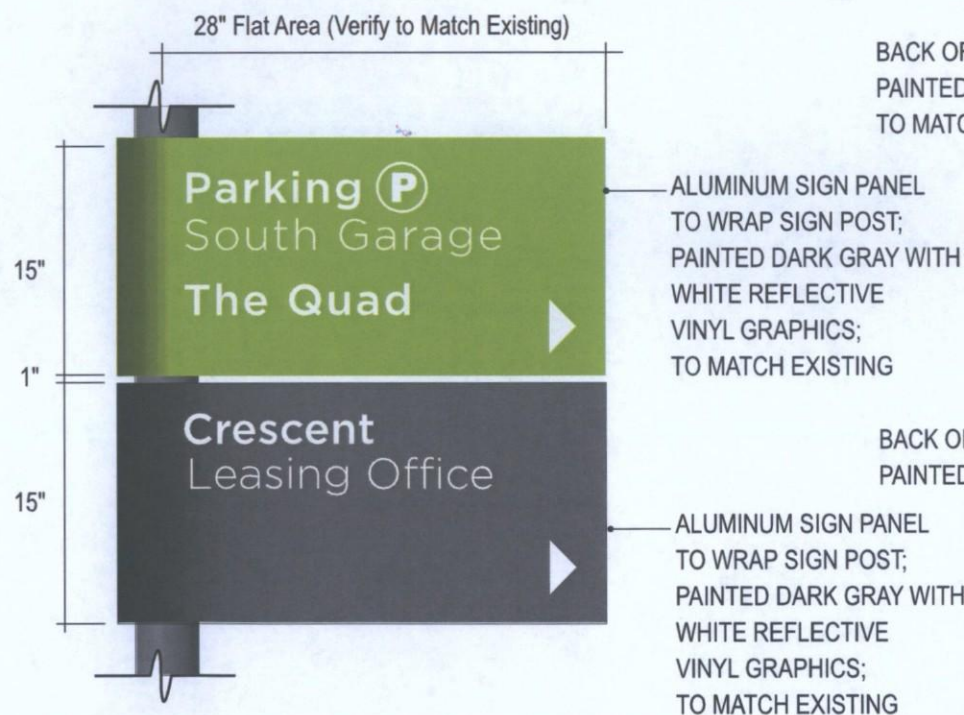
1 S2.02 ELEVATION
1/2"=1'-0"



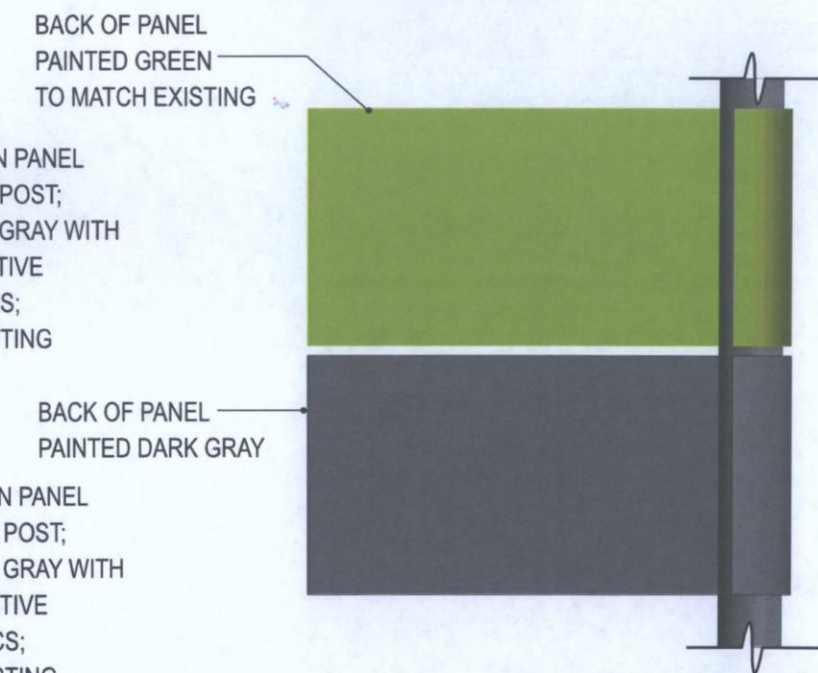
2 S2.02 NEW SIGN - Left Panel
1"=1'-0"



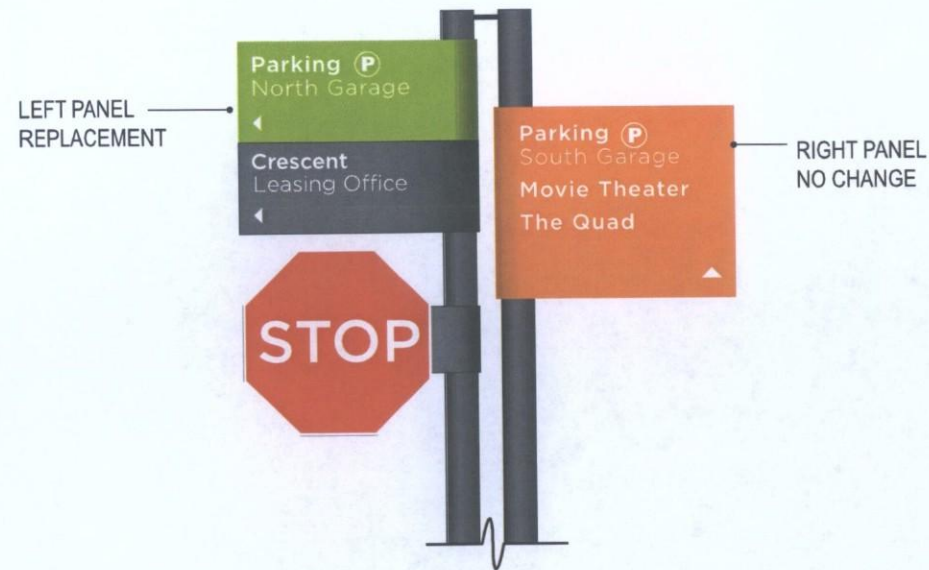
3 S2.02 BACK OF SIGN PANEL - Left Panel
1"=1'-0"



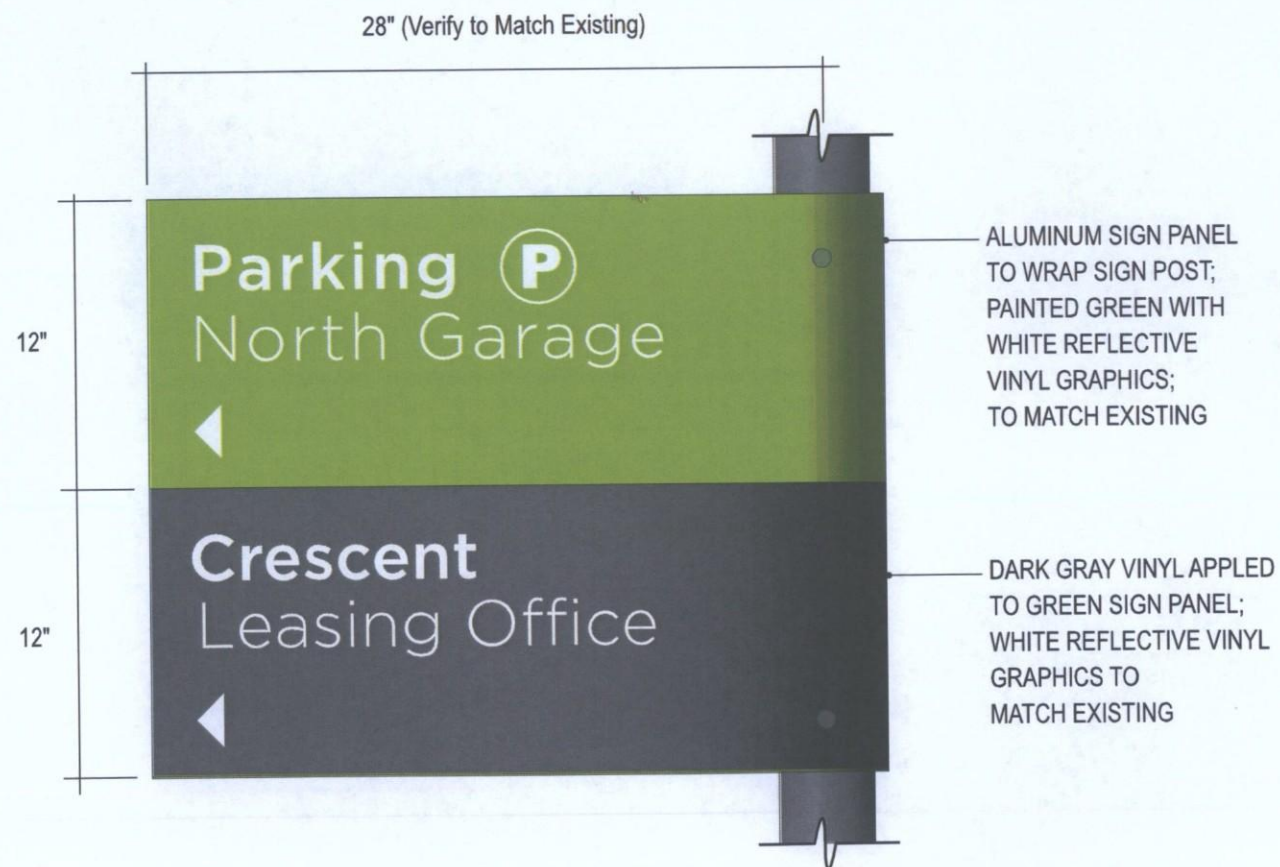
4 S2.02 NEW SIGN - Right Panel
1"=1'-0"



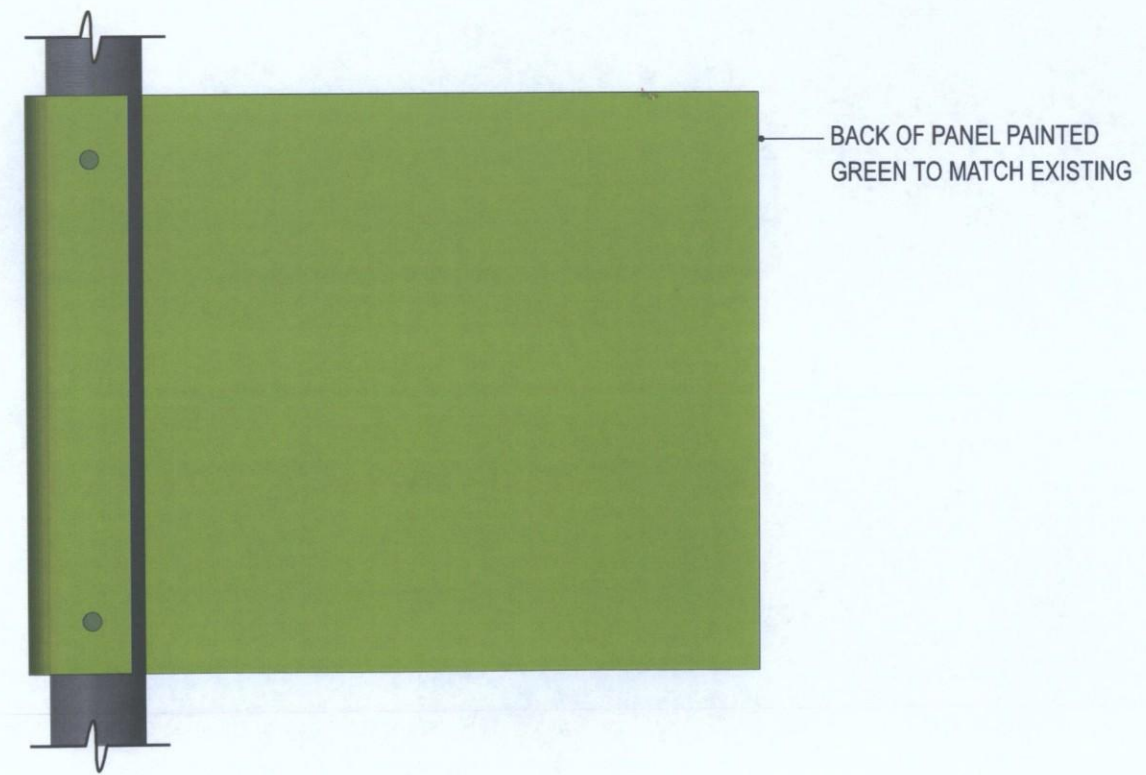
5 S2.02 BACK OF SIGN PANEL - Right Panel
1"=1'-0"



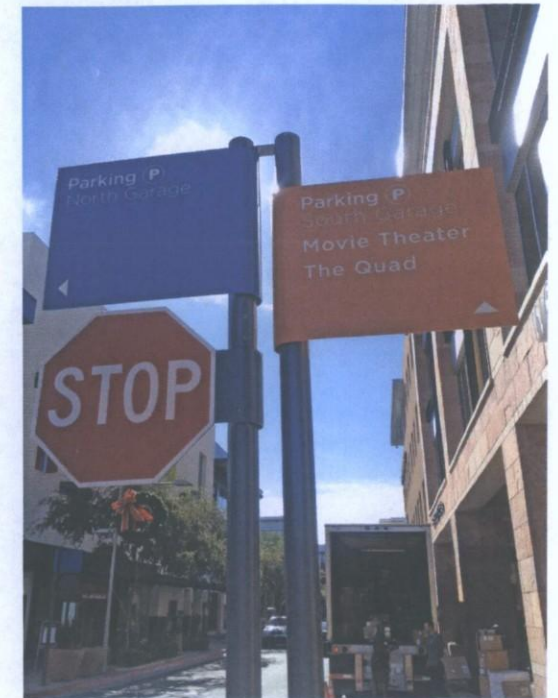
1 S2a.01 REPLACEMENT PANEL
1 1/2'=1'-0"



2 S2a.01 REPLACEMENT PANEL - LEFT
1 1/2'=1'-0"



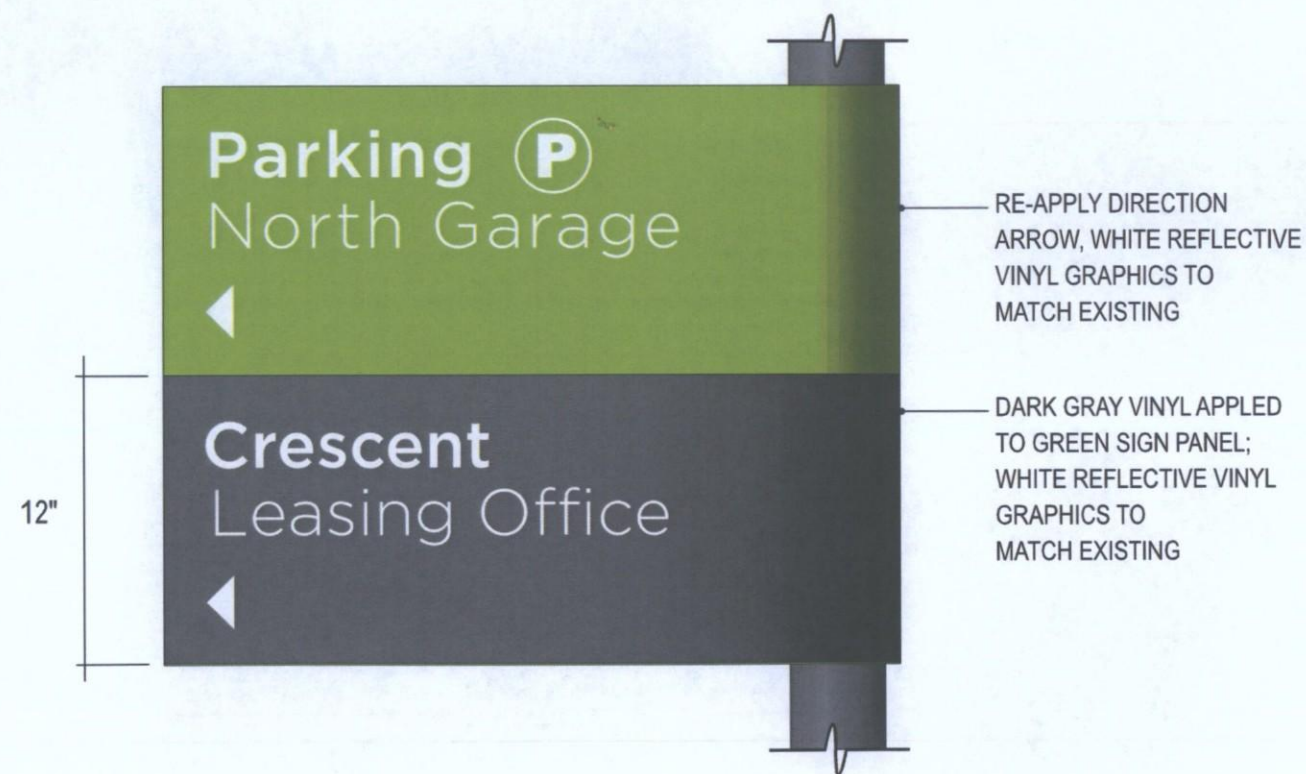
3 BACK OF SIGN PANEL
1 1/2'=1'-0"



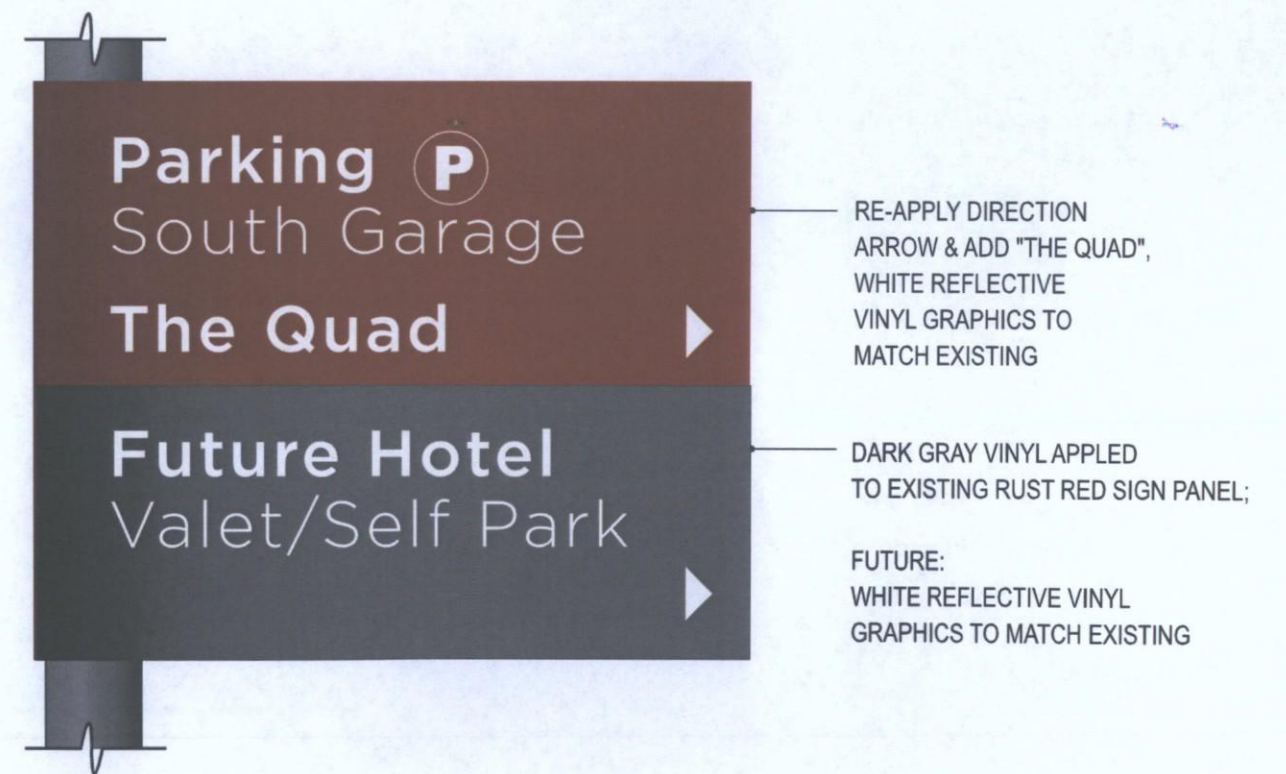
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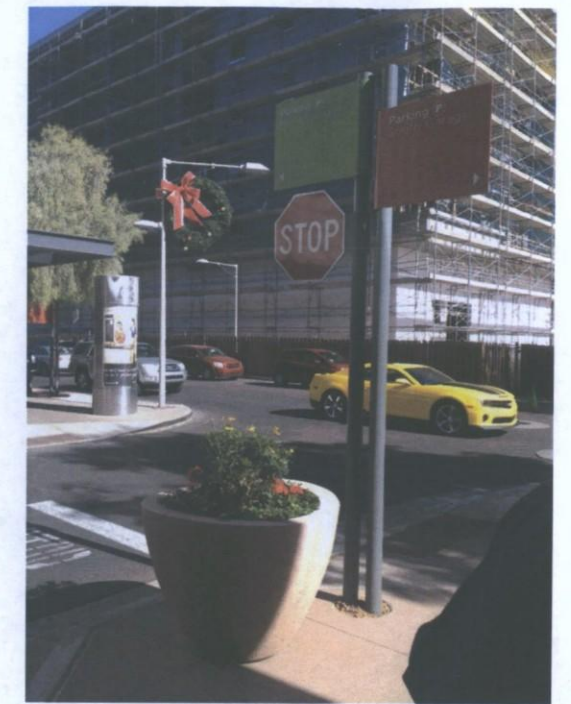
1 S2a.02 RETROFIT PANELS
1/2'=1'-0"



2 S2a.02 RETROFIT PANEL (LEFT)
1 1/2'=1'-0"



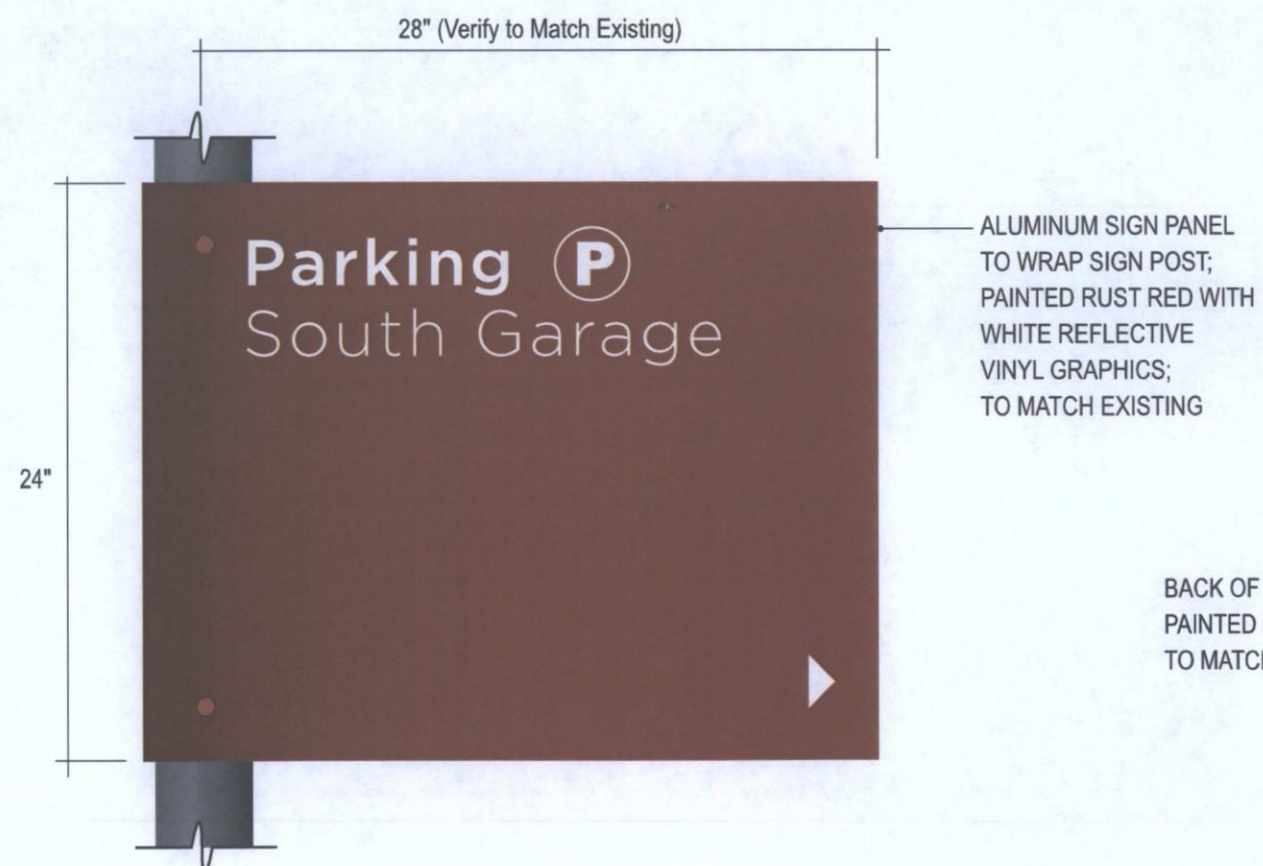
3 S2a.02 RETROFIT PANEL (RIGHT)
1 1/2'=1'-0"



REFERENCE PHOTO



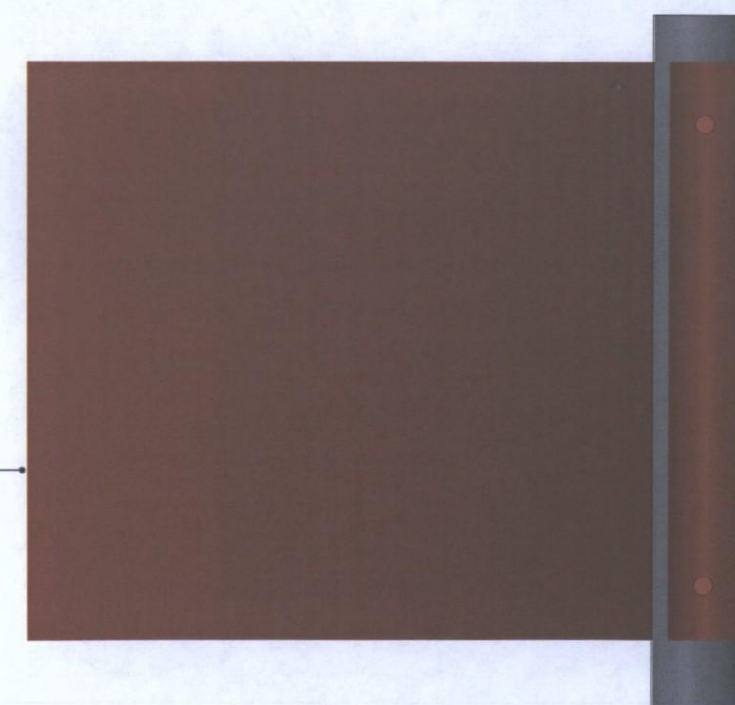
1 S2a.03 REPLACEMENT PANEL
1 1/2'=1'-0"



ALUMINUM SIGN PANEL
TO WRAP SIGN POST;
PAINTED RUST RED WITH
WHITE REFLECTIVE
VINYL GRAPHICS;
TO MATCH EXISTING

2 S2a.03 REPLACEMENT PANEL
1 1/2'=1'-0"

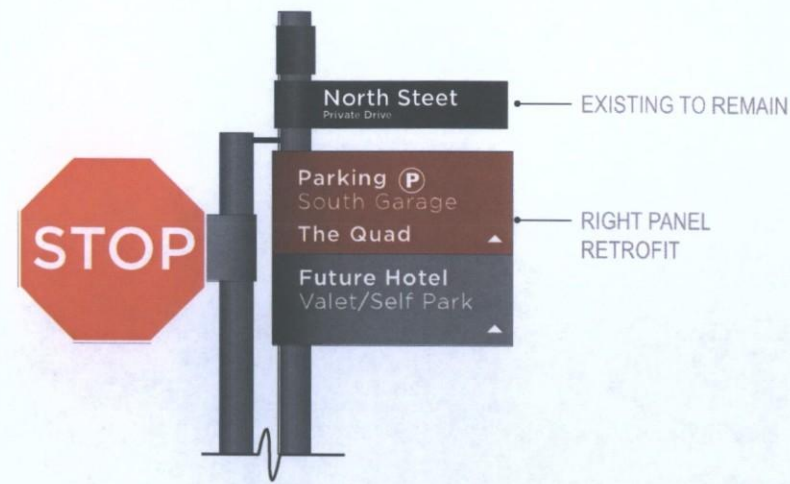
BACK OF SIGN PANEL
PAINTED RUST RED
TO MATCH EXISTING



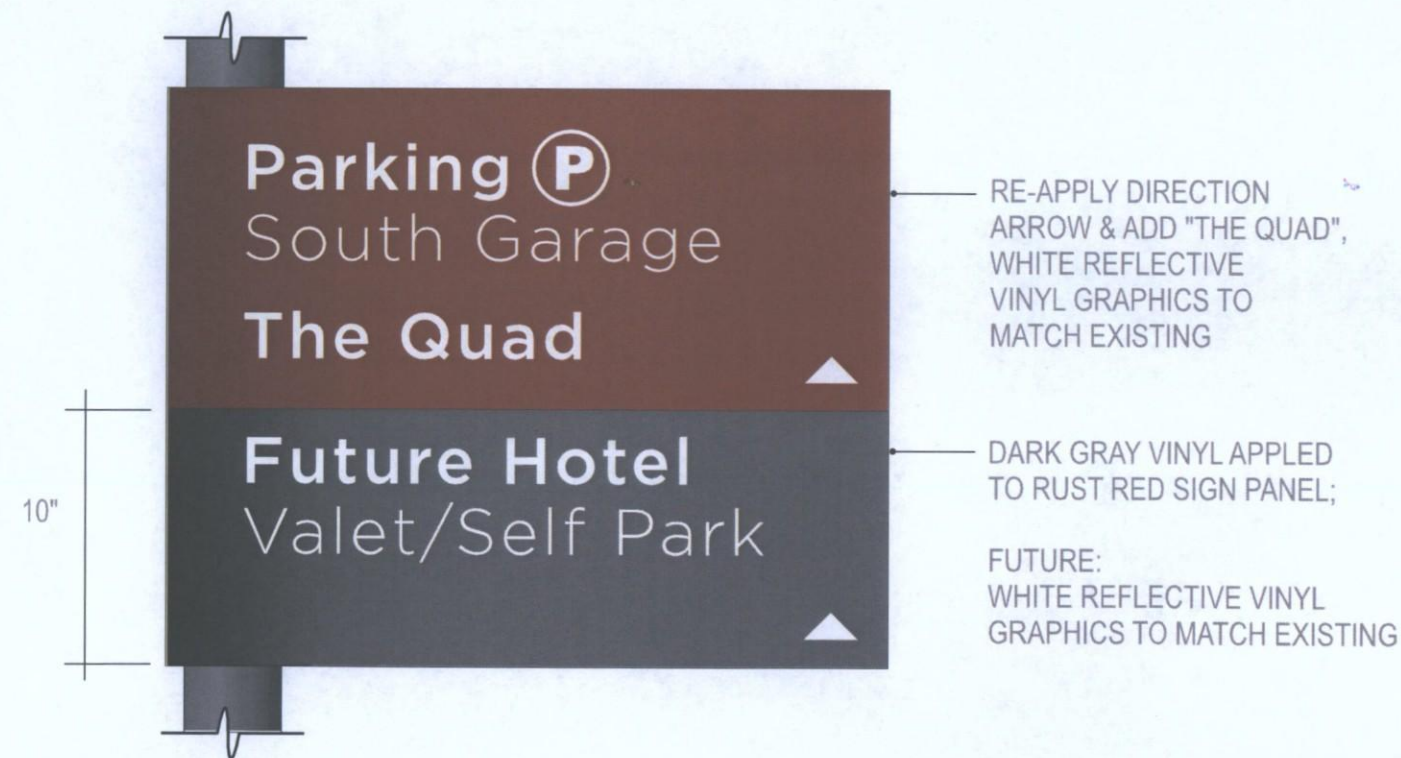
3 BACK OF SIGN PANEL
1 1/2'=1'-0"



REFERENCE PHOTO



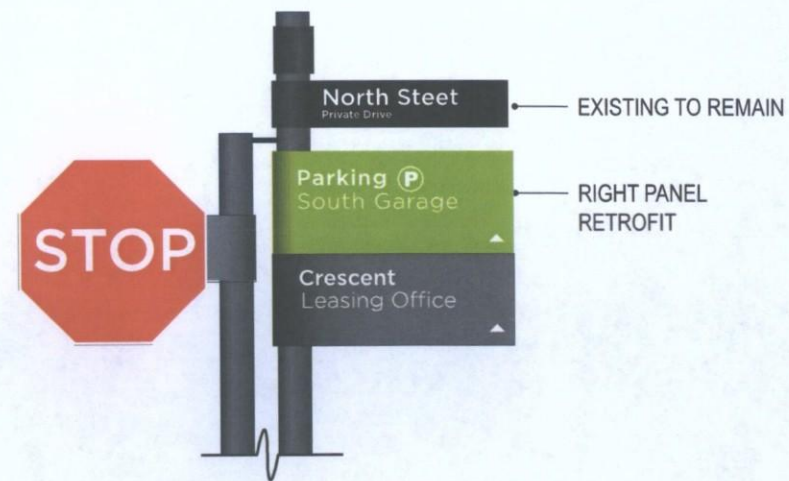
1 S2a.04 REPLACEMENT PANEL
1/2'=1'-0"



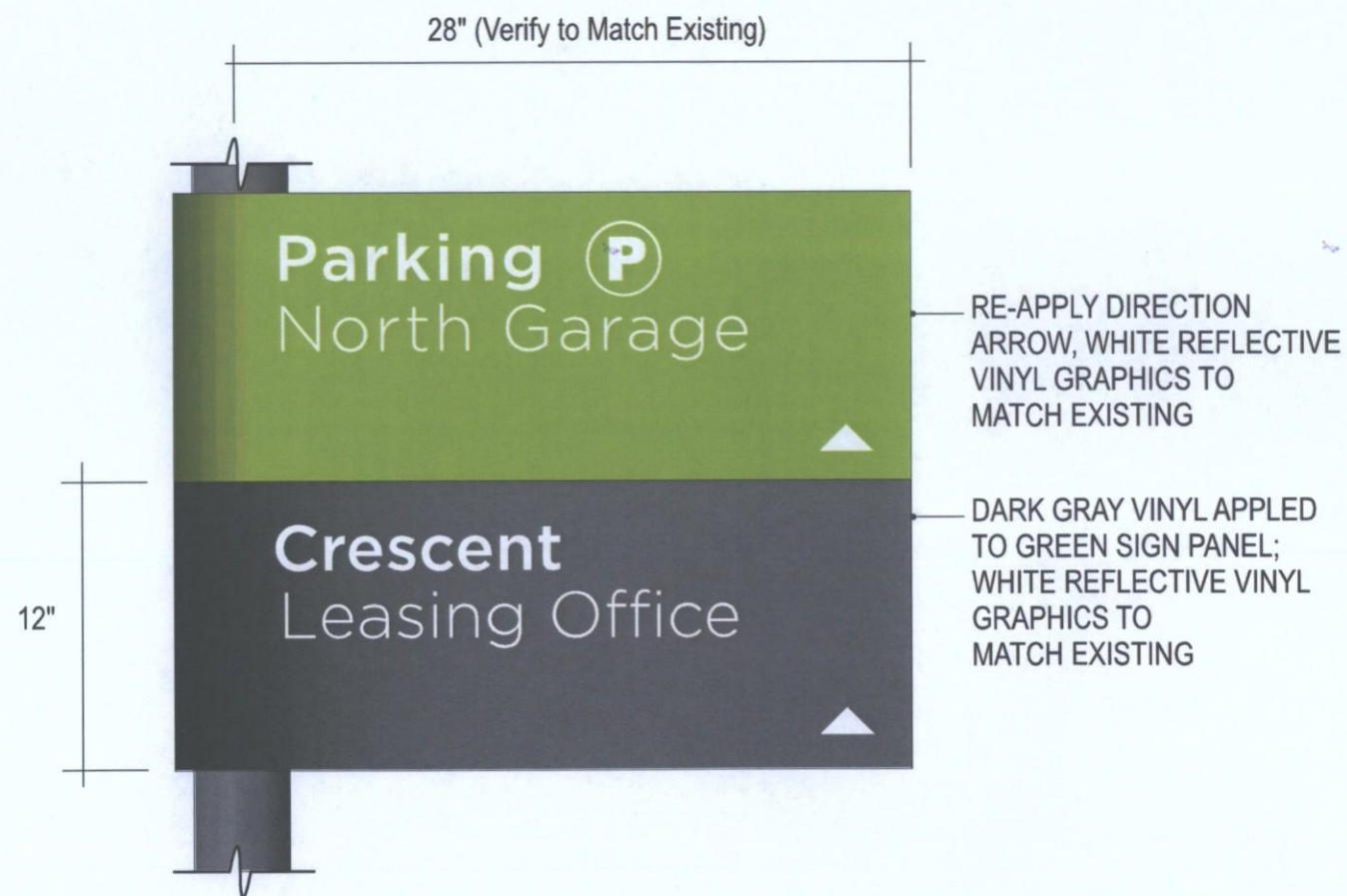
2 S2a.04 RETROFIT PANEL (RIGHT)
1'=1'-0"



REFERENCE PHOTO



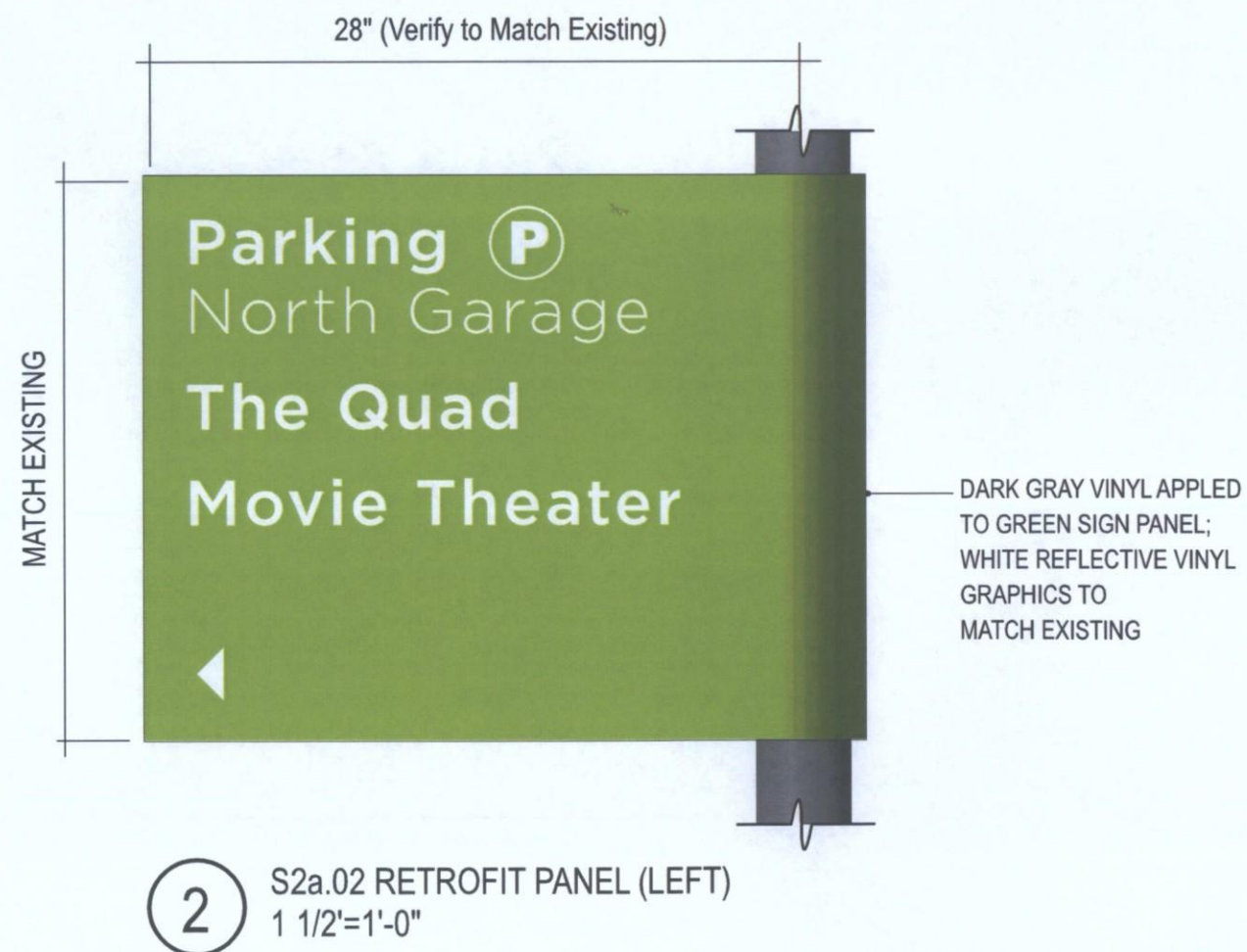
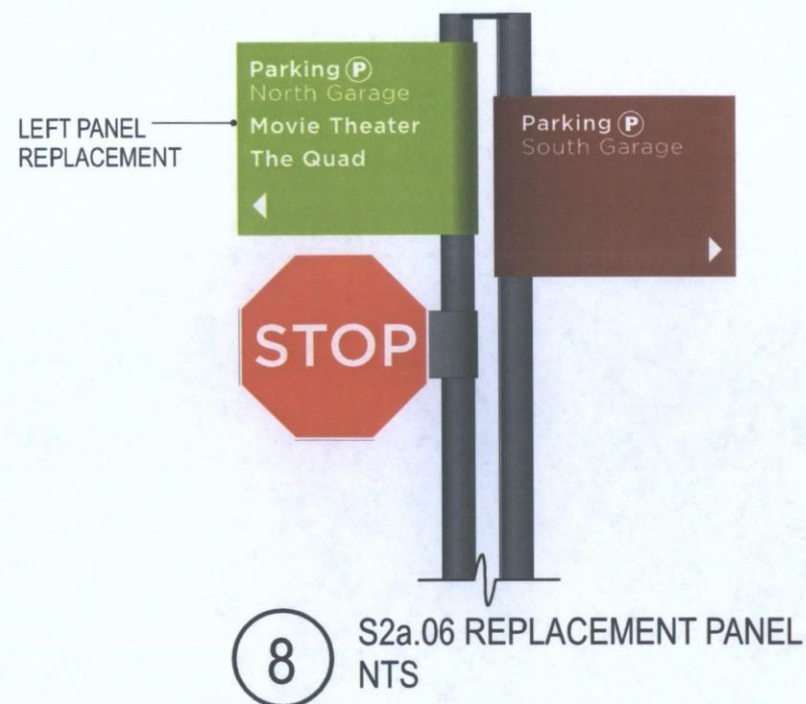
1 S2a.05 REPLACEMENT PANEL
1 1/2"=1'-0"



2 S2a.05 RETROFIT PANEL (RIGHT)
1 1/2"=1'-0"

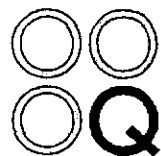


REFERENCE PHOTO



REFERENCE PHOTO

Sign Type #	Sign Type Name	Qauntity	Location Plan	Layout	Notes
S1.01	Stop Sign	1	2	3	Locate in field
S1.02	Stop Sign w/ Street Sign	1	2	3	Locate in field
S1.03	Stop Sign w/ Street Sign	1	2	3	Locate in field
S1.04	Stop Sign w/ Street Sign	1	2	3	Locate in field
S1.05	Stop Sign w/ Street Sign	1	2	3	Locate in field
S1.06	Stop Sign w/ Street Sign	1	2	3	Locate in field
S1.07	Stop Sign w/ Street Sign	1	2	3	Locate in field
S2.01	New Direction Sign	1	5	6, 7	Locate in field
S2.02	New Direction Sign	1	5	6, 8	Locate in field
S2a.01	Replacement Panel	1	5	9	Left Panel
S2a.02	Retrofit Panels	2	5	10	Left and Right Panels
S2a.03	Replacement Panel	1	5	11	Right Panel Only
S2a.04	Retrofit Panel	1	5	12	Right Panel Only
S2a.05	Retrofit Panel	1	5	13	Right Panel Only
S2a.06	Replacement Panel	1	5	14	Left Panel Only



WORK INCLUDED

1. Sign Fabrication: Types of signs, and graphics are indicated on the Drawings and herein, and require various materials, various finishes, and various fabrication and installation techniques.
2. Shop drawings, layouts, mockups, samples, and prototypes for Owner and Designer approval.
3. Structural design and calculations when appropriate to substantiate design. This includes certified engineers review and stamp as required.
4. Field verification of all necessary information before fabrication.
5. Installation of all fabricated signs, including all foundations, fasteners and fastenings and related electrical connections.
6. Coordination with Owner and Designer during all phases of development, fabrication, and installation.
7. Coordination with other trades, i.e., electrical contractors, etc.
8. Coordination and verification of all messages with owner. Designer to provide complete set of sign location plans with numbering system, and electronic templates of all necessary signs. Fabricator to complete sign message schedule for client approval.

QUALITY ASSURANCE

1. Details on Drawings indicate a design approach for sign fabrication but do not necessarily include all fabricating details required for the complete structural integrity of the signs. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate safety factors necessary to protect the Owner, its representatives, and Designer against public liability. Designs which survive engineering analysis will be acceptable, provided that shop drawings, including structural design, are stamped by a licensed Structural Engineer in the state of Arizona. Signs must meet all applicable local, state, and national codes, as well as testing laboratory listings where required.

SHOP DRAWINGS

1. The drawings in this package are for design intent only. The Sign Fabricator is responsible for the proper engineering of all items. The internal structure, dimensions, specifications for all items, and methods of attachment shall be indicated as required.
2. Fabricator may use design/construction intent drawing create shop drawings, except where structural information is required, in which case stamped engineering drawings are required.

SUBMITTALS

1. Procedure: Selected Fabricator will be required to submit the following:
 - a. Notes on Drawings referring to actions by Designer.
 - b. First article of production-run items, both large and small, will be available for review by the Owner and Designer before production run is commenced.
 - c. It shall be the responsibility of the fabricator to schedule all review meetings with the Owner and Designer.
2. All samples to have a place for stamp approval.
3. Submit one (1) complete set of samples to Designer for review.

4. Required samples for review:

- a. Full 4" x 4" set of all materials indicated on drawings.
- b. Sample of each type of fastener to be used (as required).
- c. Complete list of prototypes required shall be provided to selected Sign Fabricator. Prototypes shall become the property of owner and are not to be part of completed signs unless previously agreed upon.

RESUBMITTAL REQUIREMENTS

1. Shop drawings:
 - a. Review necessary drawing revisions as required, and resubmit as specified for initial submittal, in a timely fashion so as not to affect the installation schedule.
 - b. Indicate on drawings all changes that are different than those requested by the Designer.

DESIGNER'S RESPONSIBILITIES

1. Review submittals with reasonable promptness, so as to keep project on schedule, on basis of design concept of project and information contained in Design Intent Documents.
 - a. Attention is directed to the fact that Designer review is only to check for general conformance with the design concept of the project and general compliance with Design Intent Documents. No responsibility is assumed by Designer for correctness of dimensions, details, quantities, procedures shown on shop drawings, or submittals.
 - b. Omission in shop drawings of materials indicated in Design Intent Documents, or required for proper execution and completion of work, does not relieve the Fabricator from responsibility for providing such materials. Fabricator is responsible for accuracy, dimensions, quantities, strength of connection, coordination with various trades, and conformance to project requirements.
 - c. Approval of a separate or specified item does not necessarily constitute approval of an assembly in which item functions.
2. Affix stamp and initials or signature acknowledging review of submittal as follows:
 - a. Approved.
 - b. Approved with notations, resubmittal not required.
 - c. Not approved. Resubmittal required.
3. Designer to provide artwork on electronic disk, Illustrator CS, upon request.

FABRICATION - GENERAL

1. Intent of Specifications: It is intended that all finished work be of the highest quality to pass eye-level examination and scrutiny by the Owner and Designer.
 - a. Construct all work to eliminate burrs, dents, cutting edges, and sharp corners.
 - b. Finish welds on exposed surfaces to be imperceptible in the finished work.
 - c. Except as indicated or directed otherwise, finish all surfaces smooth.
 - d. Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities.
 - e. Surfaces which are intended to be curved shall be smoothly free-flowing to required shapes.
 - f. Except where approved otherwise by Designer, conceal all fasteners.
 - g. Make access panels tight-fitting, lightproof, and flush with adjacent surfaces.
 - h. Conceal all identification labels and U.L. labels to conform to U.L. Codes.

- i. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.
- j. Exercise care to assure that painted, polished, and plated surfaces are unblemished in the finished work.
- k. Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals.
- l. Ease all exposed metal edges.

INSPECTION

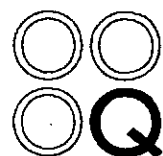
1. Owner and Designer reserves the right to inspect work in the fabrication shop before it is shipped to the job site for installation.
2. Sign Fabricator shall inspect installation locations for conditions which will adversely affect execution, performance and quality of work, and shall not proceed with installation until unsatisfactory conditions have been corrected.

INSTALLATION - GENERAL

1. A site visit with the Designer (Brick Design) will be necessary to confirm the exact placement of signs that are not dimensioned on the Design/Construction Intent Drawings.
2. Except as may be specifically indicated otherwise on the drawings, install prefabricated work plumb, level, square, and true to line.
3. Securely anchor work in proper location using anchors, fasteners, or other methods approved on shop and erection drawings. All anchors/fasteners shall be appropriate for the anchorage condition.
4. Installation will be completed without damage, other than necessary attachment details, to work of other trades. Attachment to work of other trades shall not violate the weatherseal or structural integrity of such work.

PUNCH LIST

1. When Sign Fabricator considers the work has reached final completion (that is, when less than one percent of the Contract remains to be completed), submit written notice, together with a written list of items to be completed or corrected.
2. The Owner and Designer will inspect the status of completion and prepare a "Punch List" setting forth in detail any items on the Sign Fabricator's list and additional items found unacceptable. When the Punch List is complete, the Owner will arrange a meeting with the Sign Fabricator to identify and explain all items and respond to questions regarding the work which must be done before final acceptance.
3. Sign Fabricator shall correct Punch List items within a time frame established when the punch list is made. The time frame for completion of the Punch List items shall not exceed the completion date of the Contract. The Contract shall not be considered complete until Punch List items are completed.



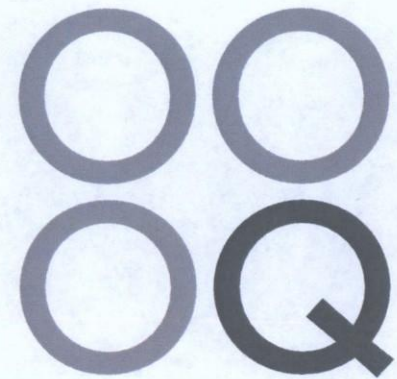
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Scottsdale Quarter
Phase 3 Identity & Wayfinding Signage

100% Construction Intent - Site Wayfinding
For Pricing Purpose

16

02.03.15



SCOTTSDALE QUARTER

Phase 3 Wayfinding Signage - Phase 3 Parking Structure
100% Construction Intent Document

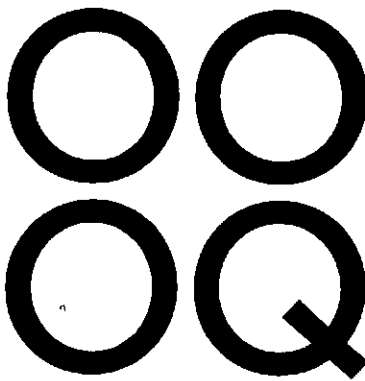
February 03, 2015

3-MS-2008-#3
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3/25/15
DATE INITIALS

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TYPEFACE : GOTHAM FAMILY

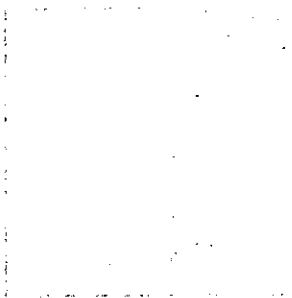
SQ LOGO



SCOTTSDALE QUARTER

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz



C1 LIGHT GRAY

VINYL: 3M 7725-11

PAINT: MAP



C2 DARK GRAY

VINYL: 3M 7725-41

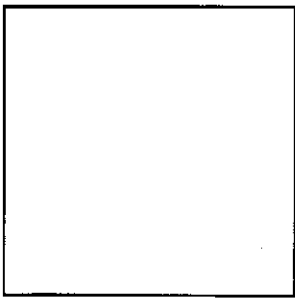
PAINT: MAP



C3 BLACK

3M VINYL: 7725-12

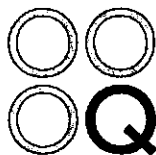
PAINT: MP 30132 JET BLACK



C4 WHITE

VINYL: 3M 7725-10

PAINT: MAP BRIGHT WHITE



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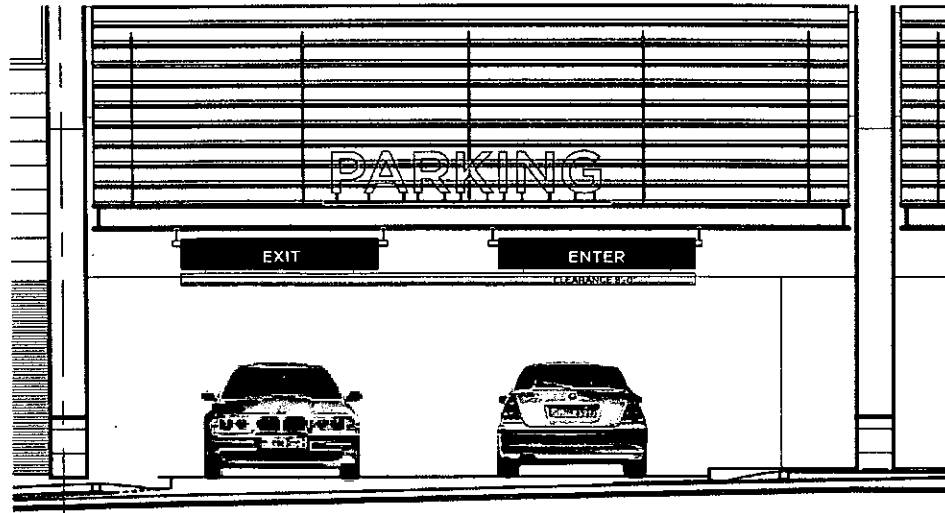
Scottsdale Quarter

Phase 3 Identity & Wayfinding Signage

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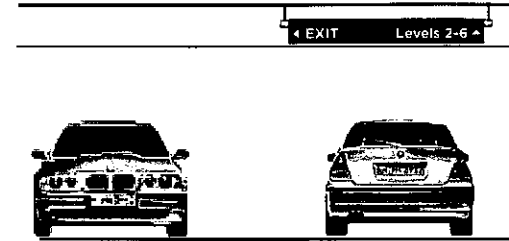
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02.03.15

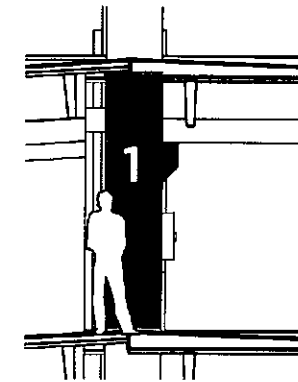


Sign Type G1
Parking Garage Identity

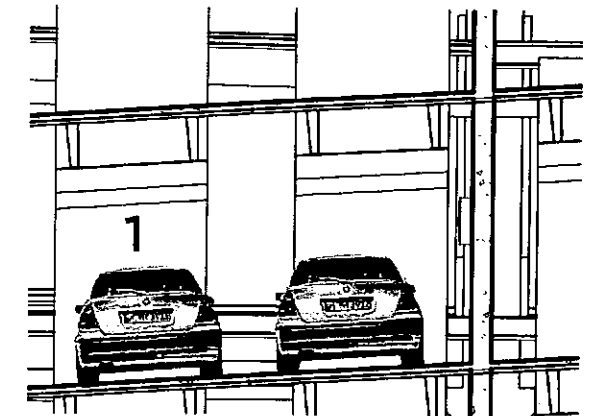
Sign Type G2
Entry/Exit Identity w/Clearance



Sign Type G3
Vehicular Direction



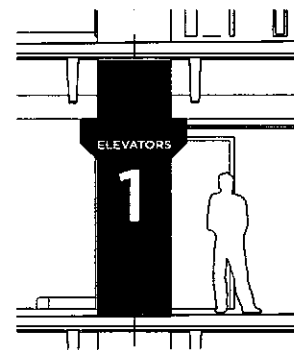
Sign Type G4a
Level Identity Column



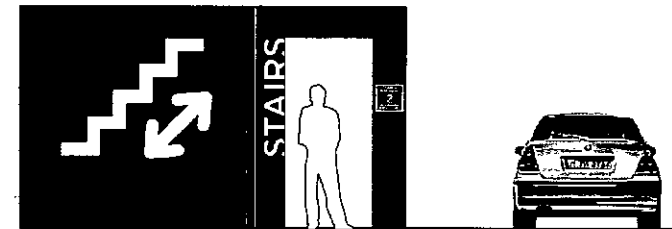
Sign Type G4b
Level Identity Wall



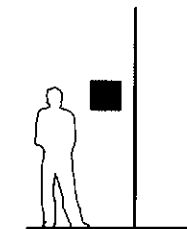
Sign Type G5
HP/Reserved Parking ID



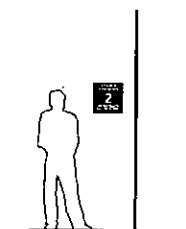
Sign Type G6
Level Identity Column



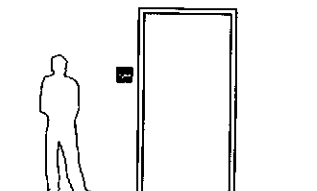
Sign Type G7
Level Identity Column



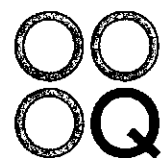
Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



Sign Type G10
Back-of-House Room ID

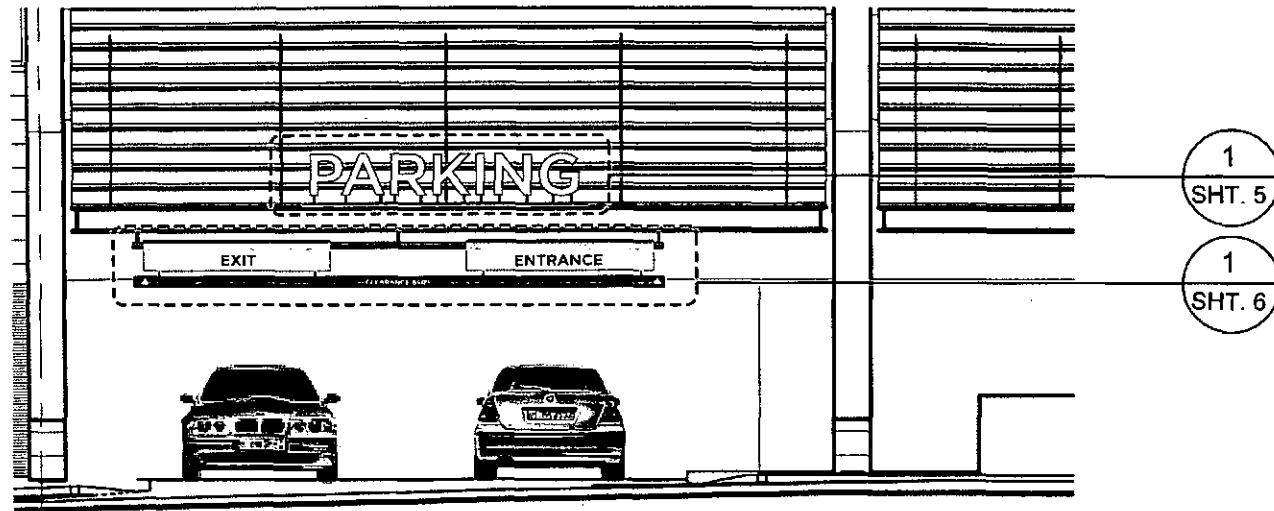


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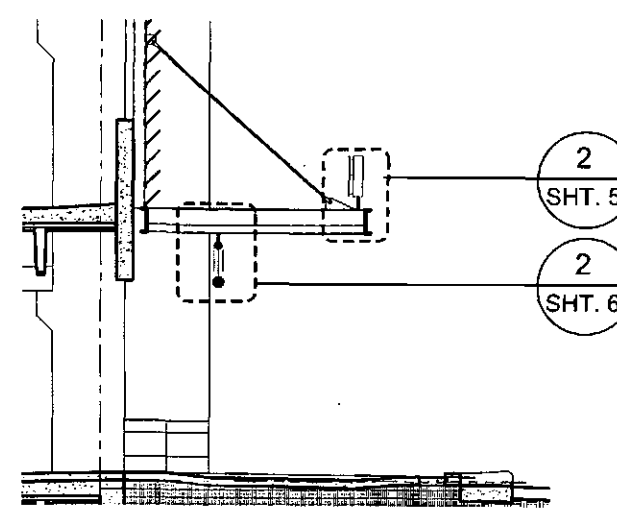
Scottsdale Quarter
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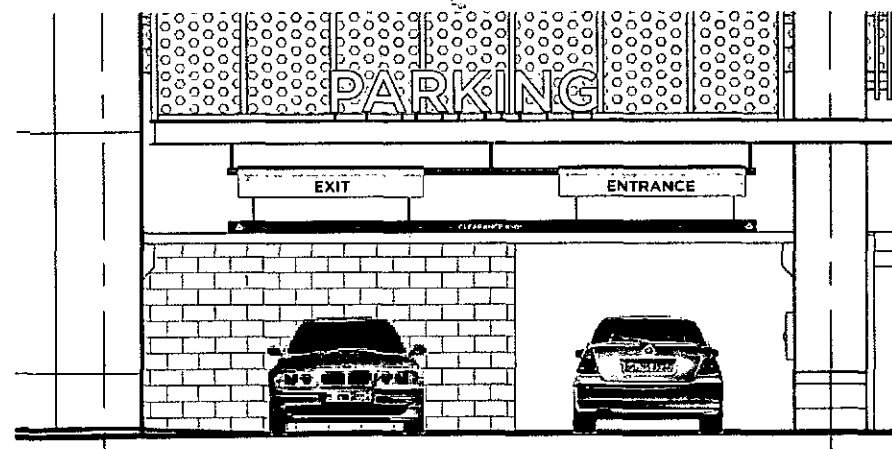
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02.03.15



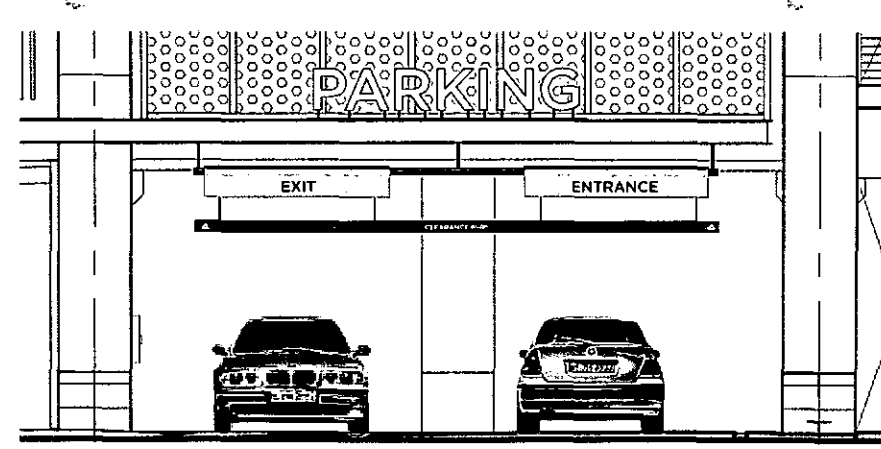
1 GARAGE ENTRANCE - NORTH
1/8"=1'-0"



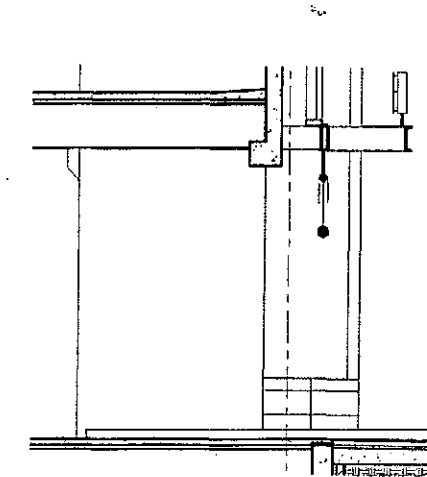
2 SECTION - NORTH
1/8"=1'-0"



3 GARAGE ENTRANCE - WEST #1
1/8"=1'-0"



4 GARAGE ENTRANCE - WEST #2
1/8"=1'-0"



5 SECTION - WEST (TYP)
1/8"=1'-0"

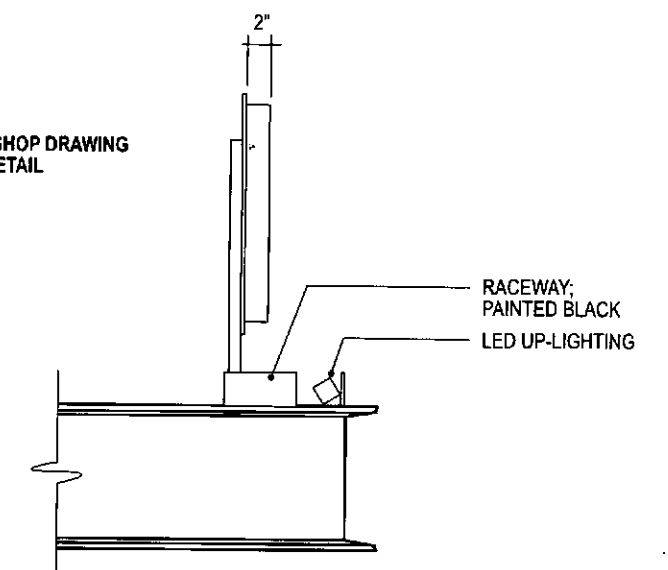


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Phase 3 Identity & Wayfinding Signage

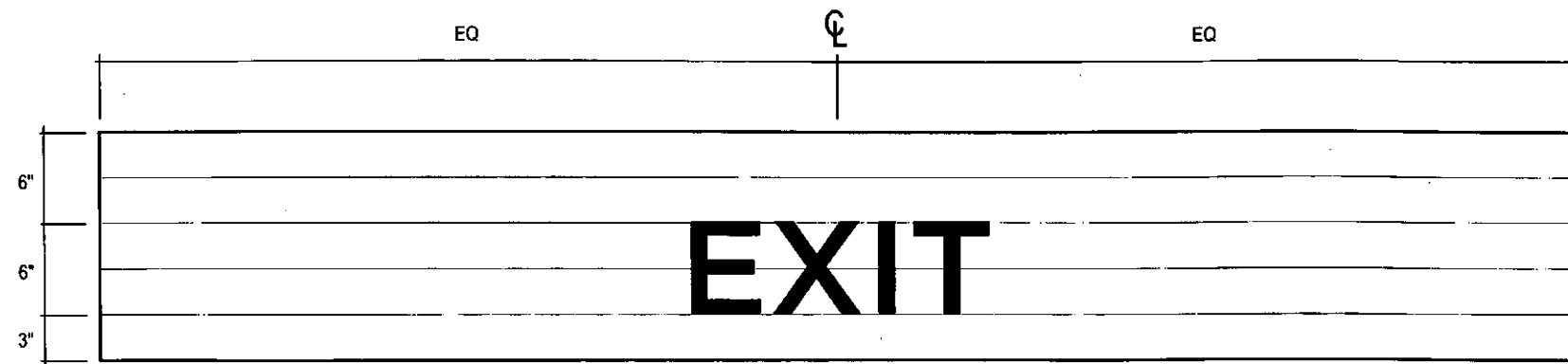
100% Construction Intent Document
For Pricing Purposes

3
02.03.15

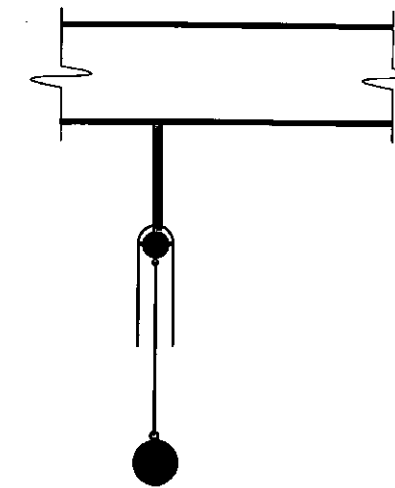


1 SIGN TYPE G1: DESIGN INTENT ELEVATION
3/4"=1'-0"

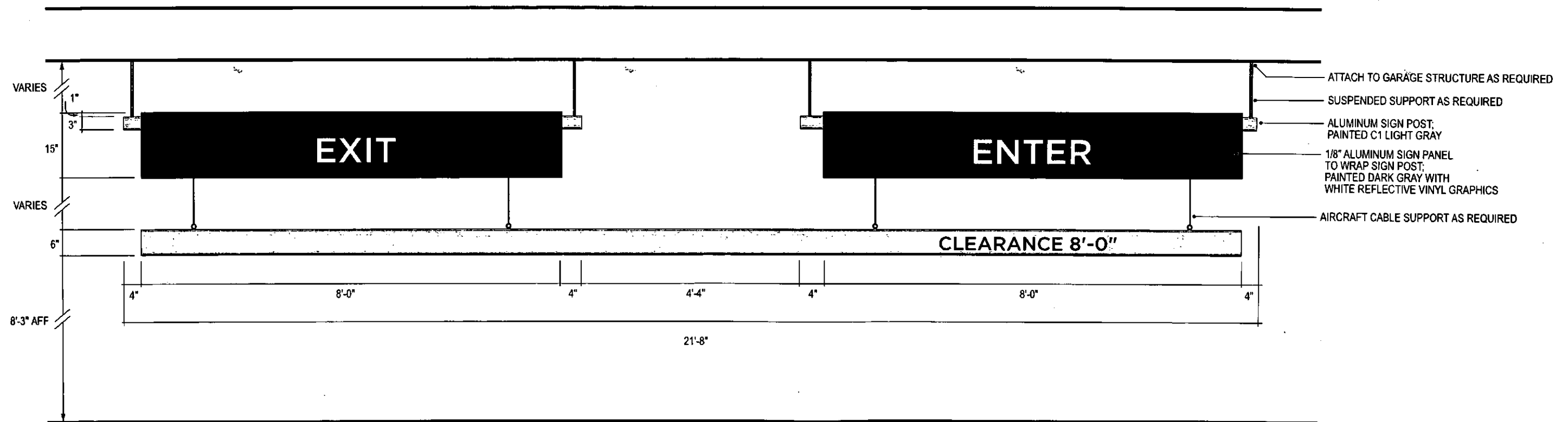
2 SIGN TYPE G1: END VIEW
3/4"=1'-0"



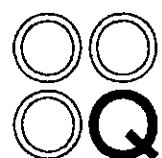
3 SIGN TYPE G2: LAYOUT 3" GRID
1"=1'-0"



2 SIGN TYPE G2: END VIEW
1/2"=1'-0"



1 SIGN TYPE G2: DESIGN INTENT ELEVATION
1/2"=1'-0"



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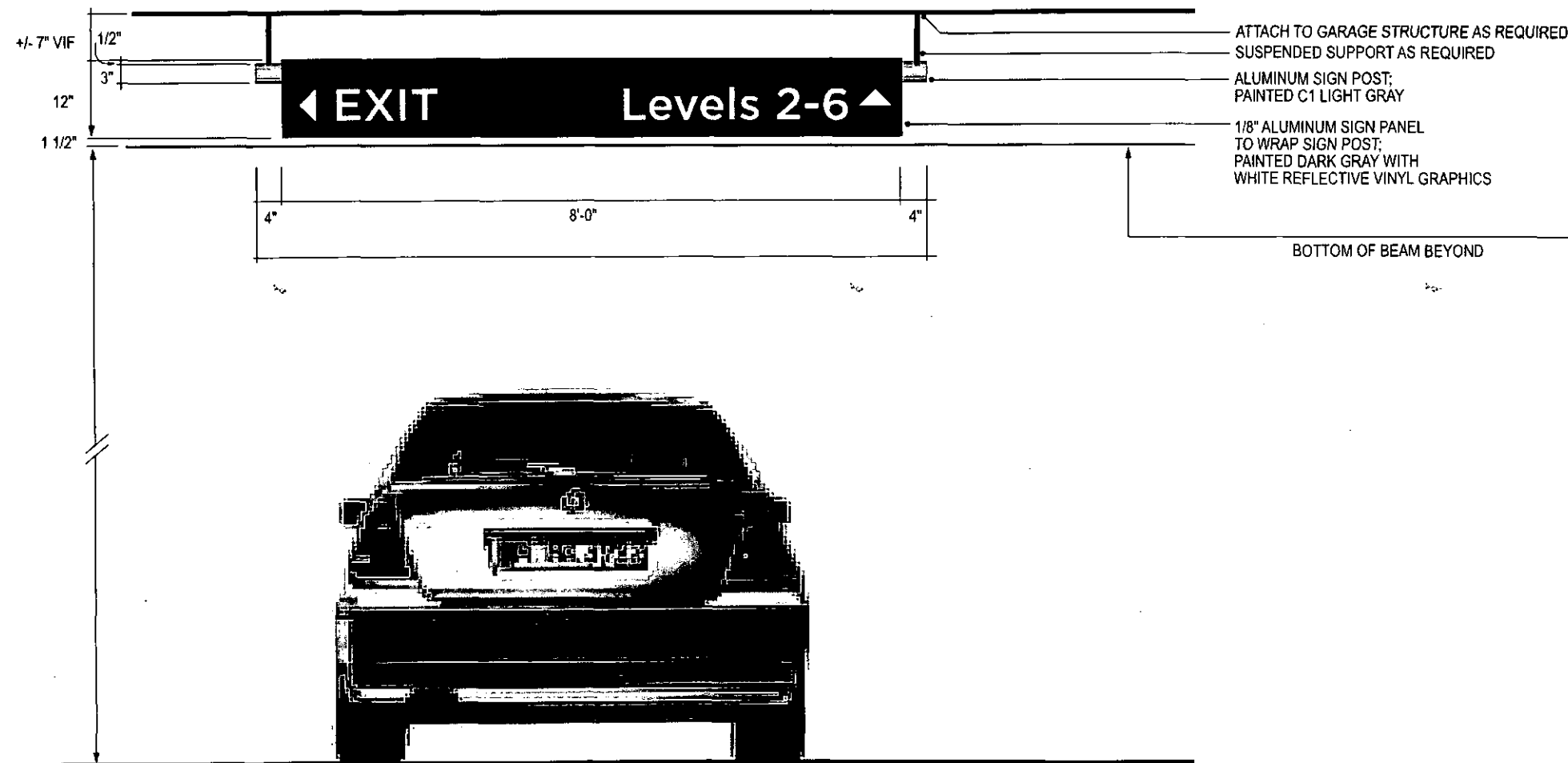
Scottsdale Quarter
Phase 3 Identity & Wayfinding Signage

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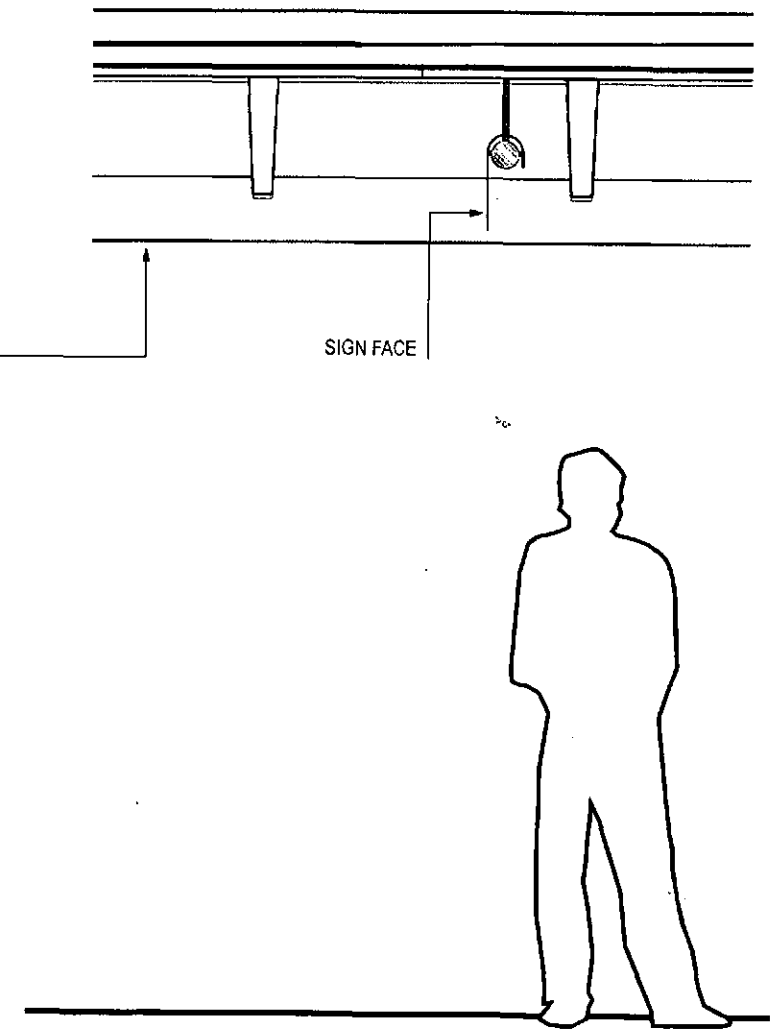


4 SIGN TYPE G3: LAYOUT 2" GRID
1"=1'-0"

3 SIGN TYPE P3: SECTION
1"=1'-0"



1 SIGN TYPE G3: DESIGN INTENT ELEVATION
1/2"=1'-0"



2 SIGN TYPE G3: END VIEW
1/2"=1'-0"



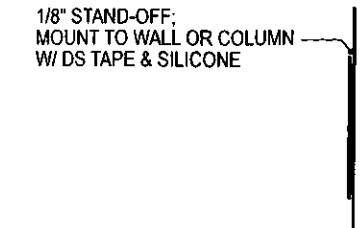
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B2 B1 1 2 3 4 5 6 7

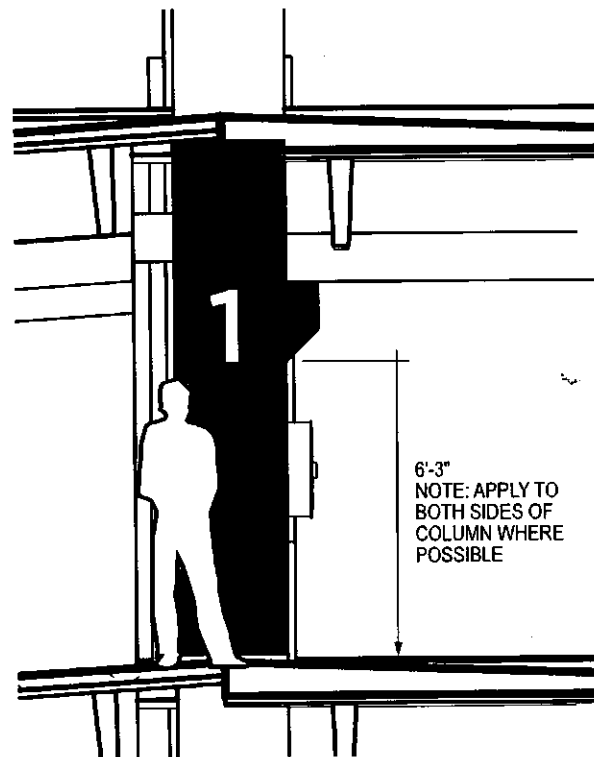


5 G4 LEVEL ID: LAYOUTS
1/2"=1'-0"

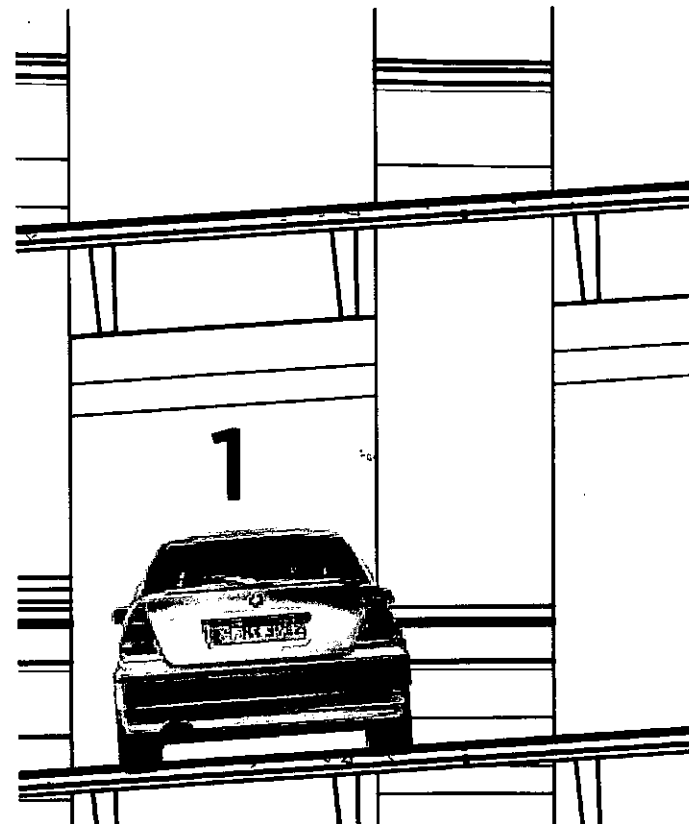
DARK GRAY BACKGROUND:
1/2" BLACK SINTRA PANEL
PAINTED C4 WHITE

WHITE BACKGROUND:
1/2" WHITE SINTRA PANEL
PAINTED C2 DARK GRAY

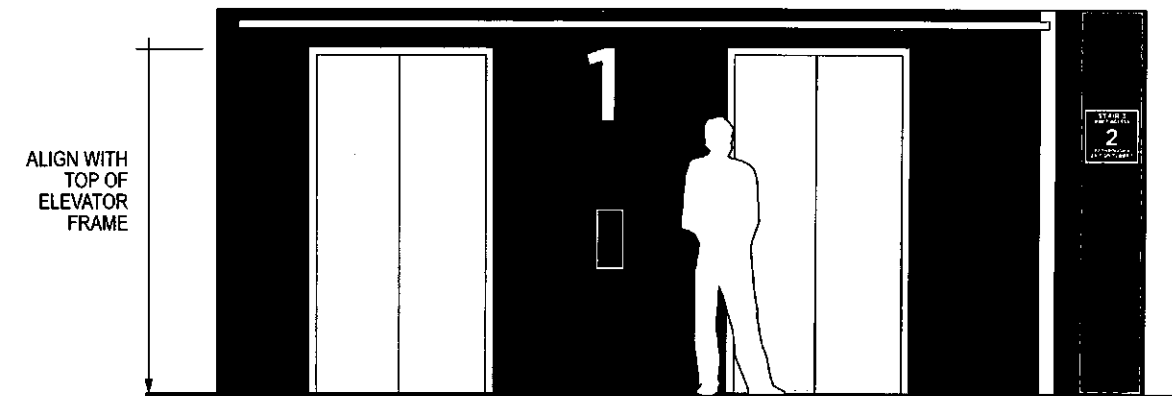
6 G4 WALL MOUNT (TYP)
1/2"=1'-0"



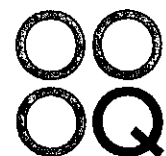
1 SIGN TYPE G4a: LEVEL ID
@ COLUMN (TYP.)
1/4"=1'-0"



2 SIGN TYPE G4b: LEVEL ID @ WALL (TYP.)
1/4"=1'-0"



3 SIGN TYPE G4b: LEVEL ID
@ ELEVATOR WALL (TYP.)
1/4"=1'-0"



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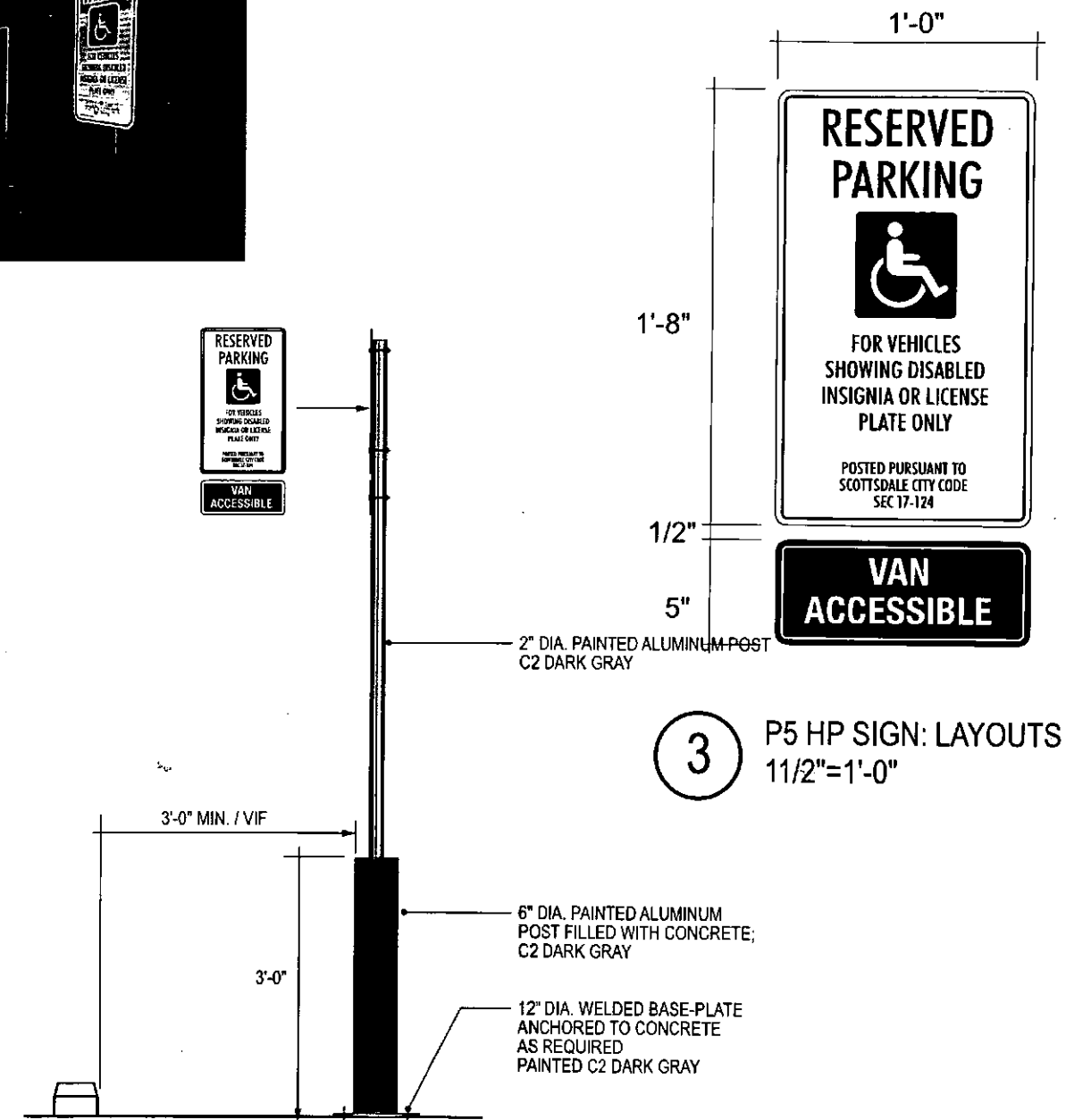
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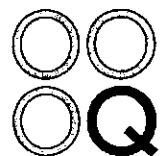
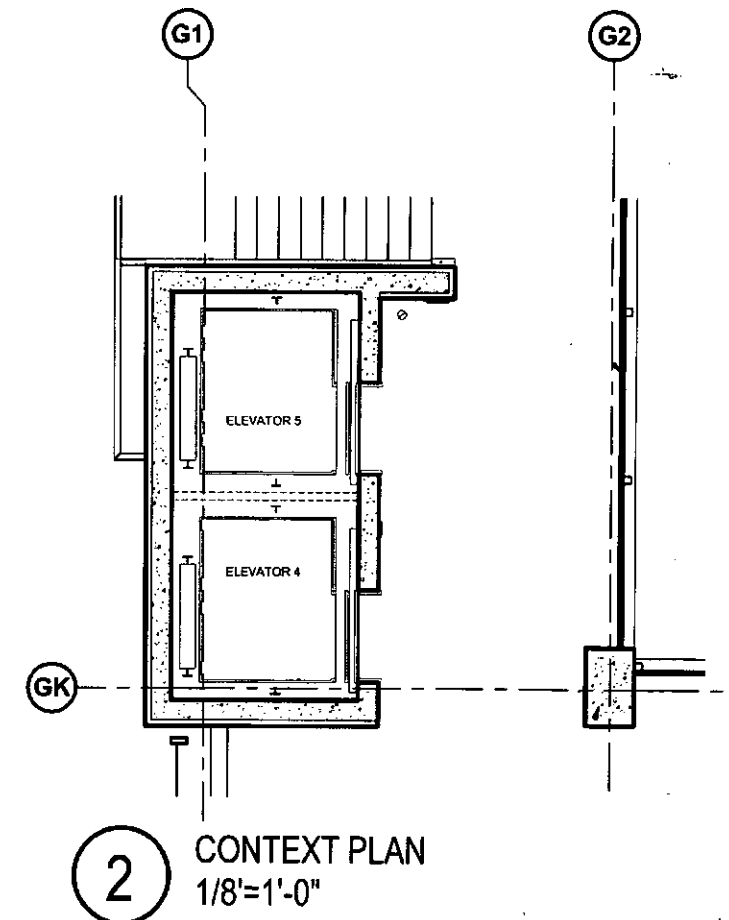
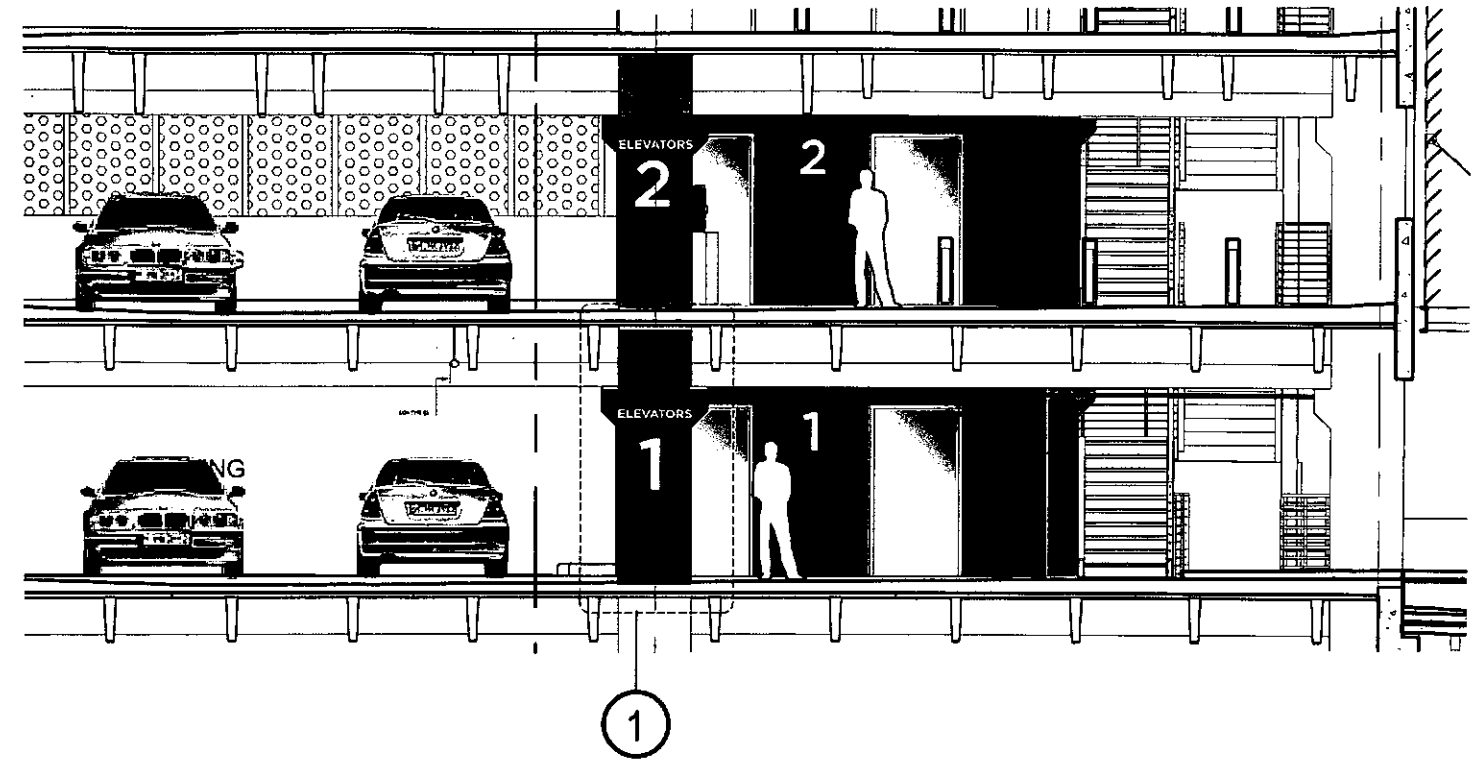
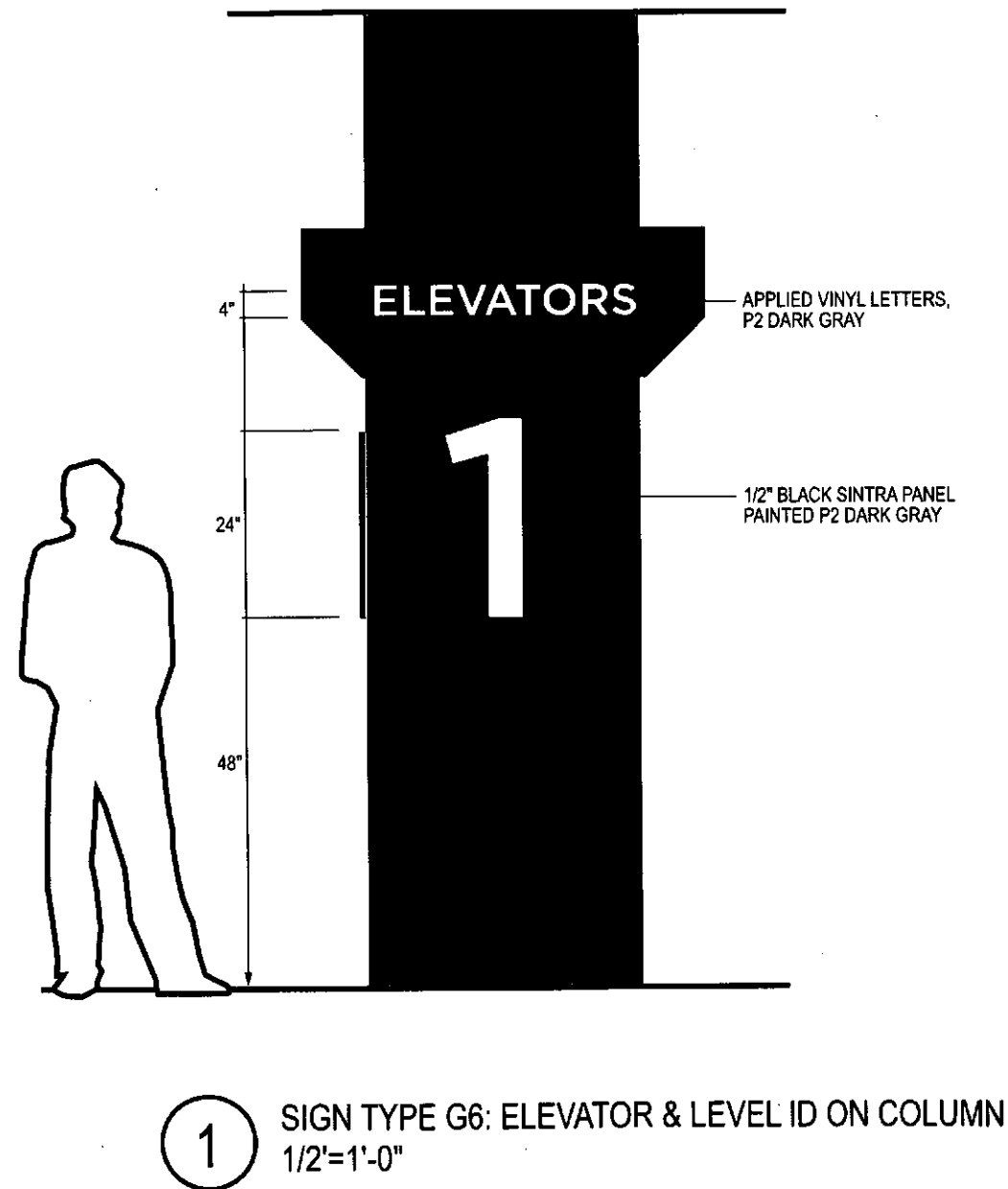
1 SIGN TYPE G5: HANDICAP PARKING STALL ID (TYP.)
1/2"=1'-0"



2 END VIEW (TYP.)
1/2"=1'-0"



3 P5 HP SIGN: LAYOUTS
1 1/2"=1'-0"

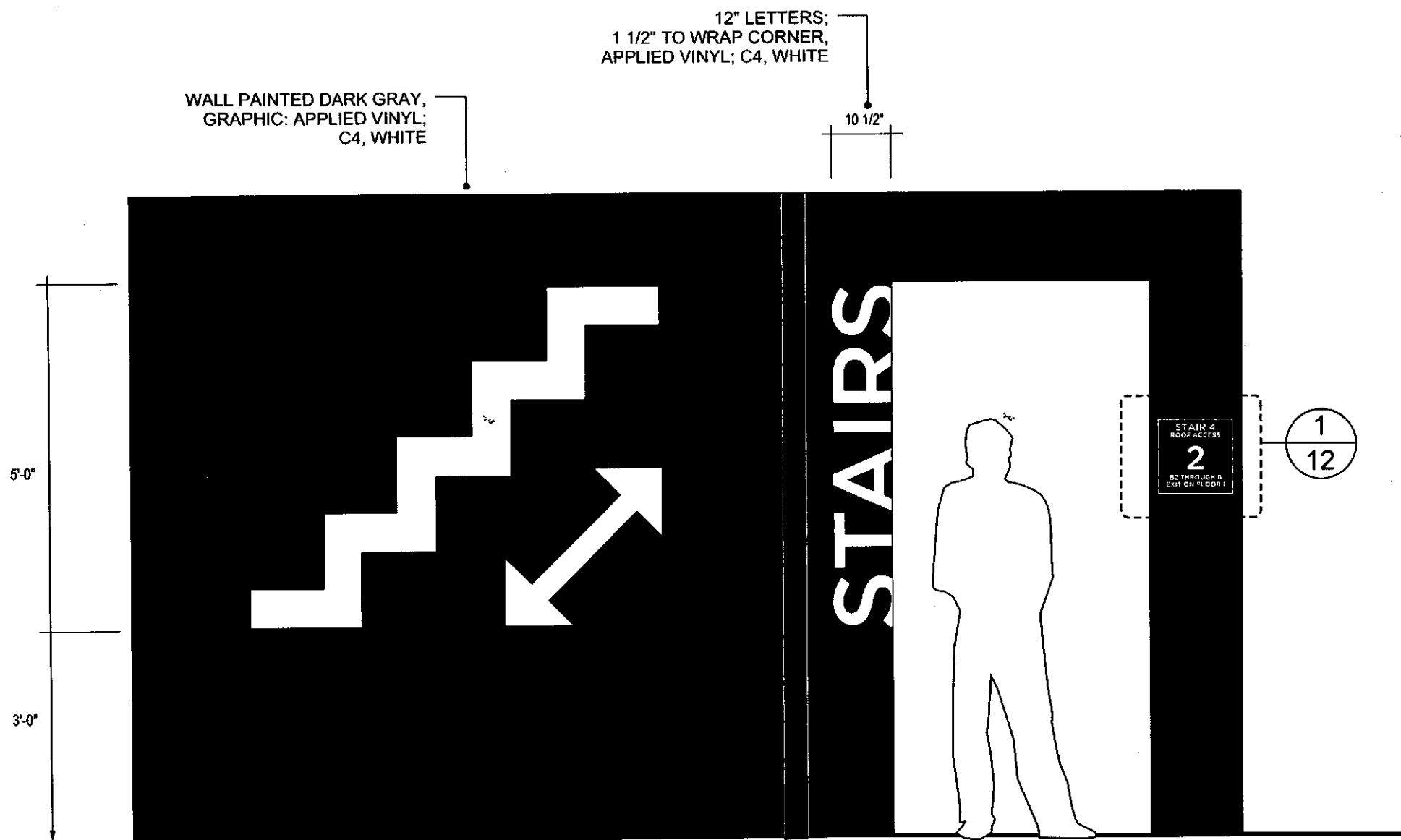


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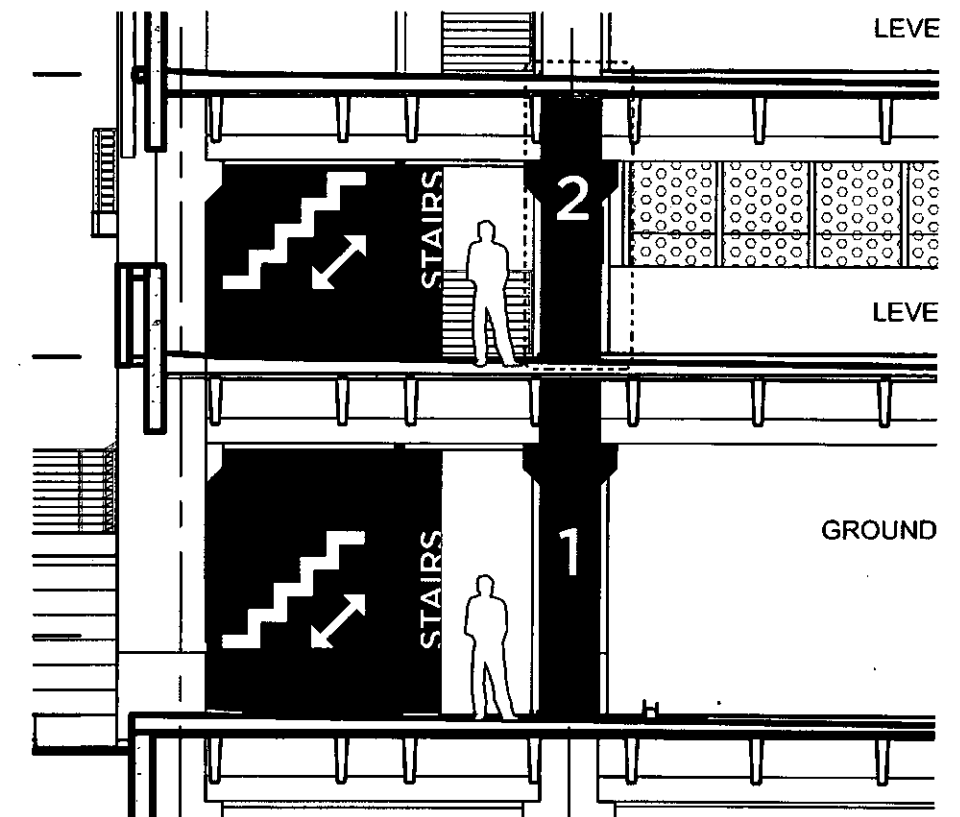
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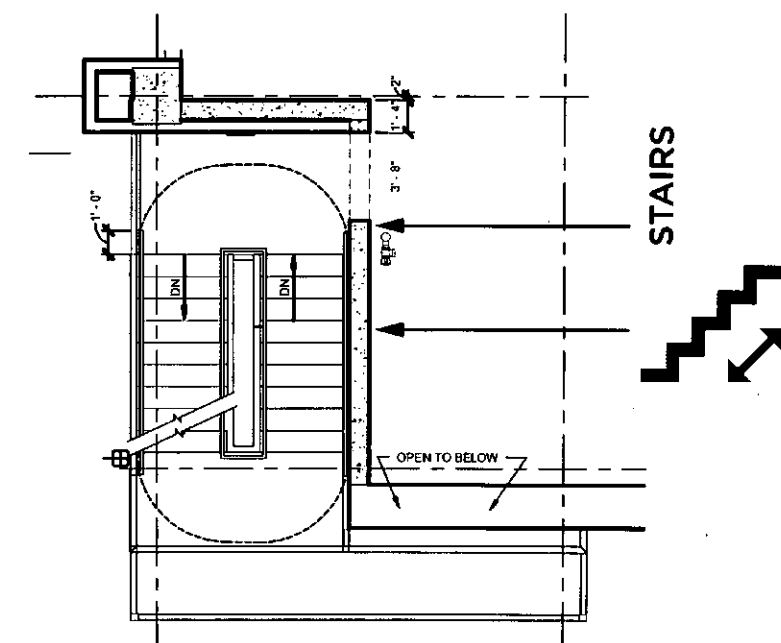
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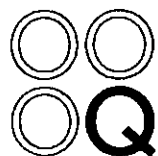
1 SIGN TYPE G7: STAIR ID
1/2'=1'-0"



2 CONTEXT ELEVATION
1/8'=1'-0"



3 CONTEXT PLAN
1/8'=1'-0"

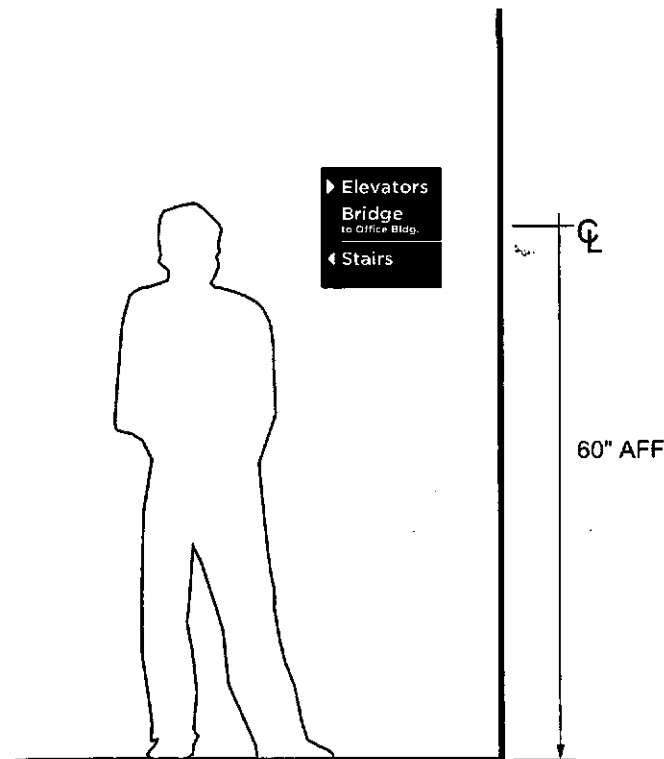


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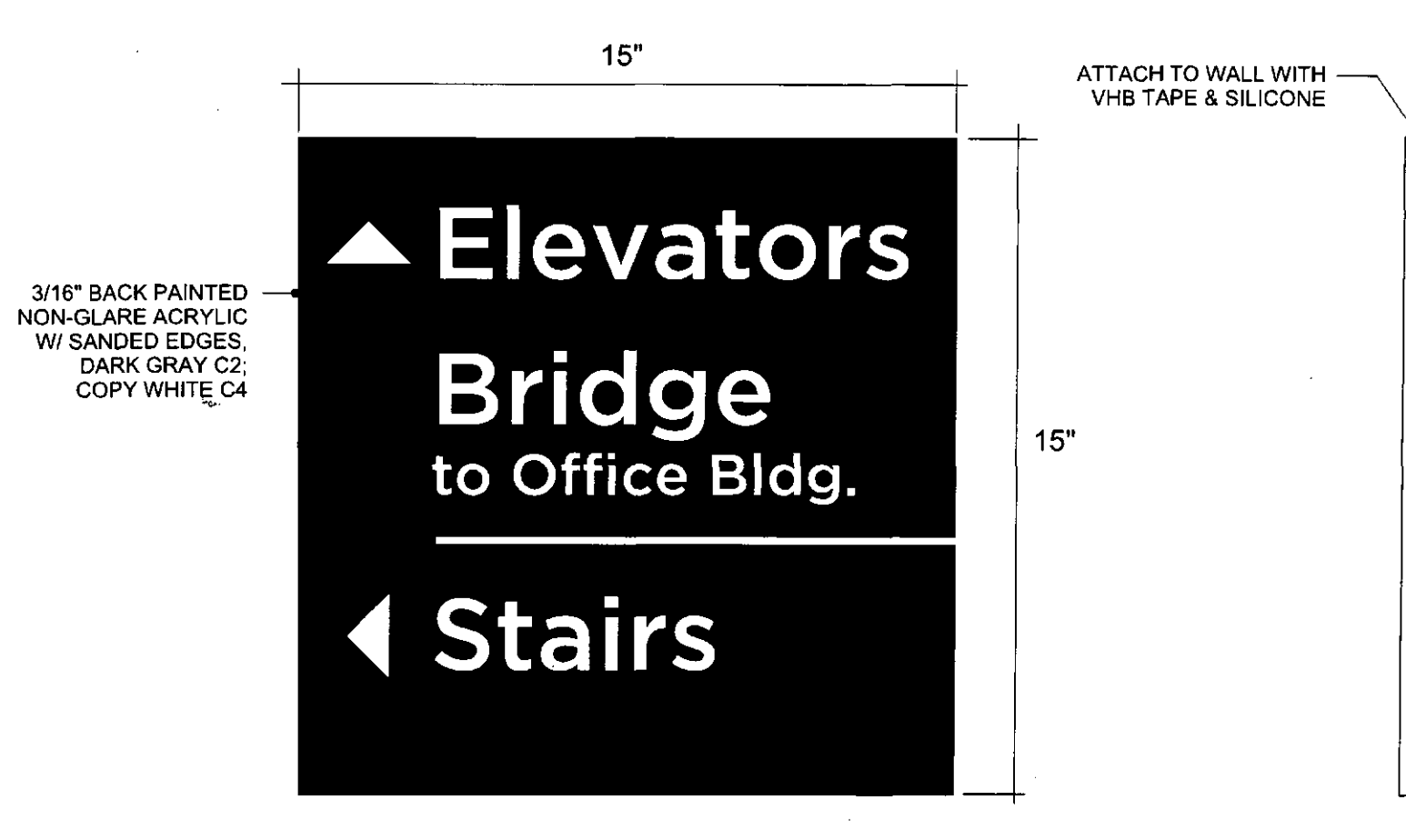
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1 SIGN TYPE G8: PED. DIRECTION (TYP.)
1/2"=1'-0"



2 SIGN LAYOUT & GENERAL SPECIFICATIONS
SCALE: 3"=1'-0"

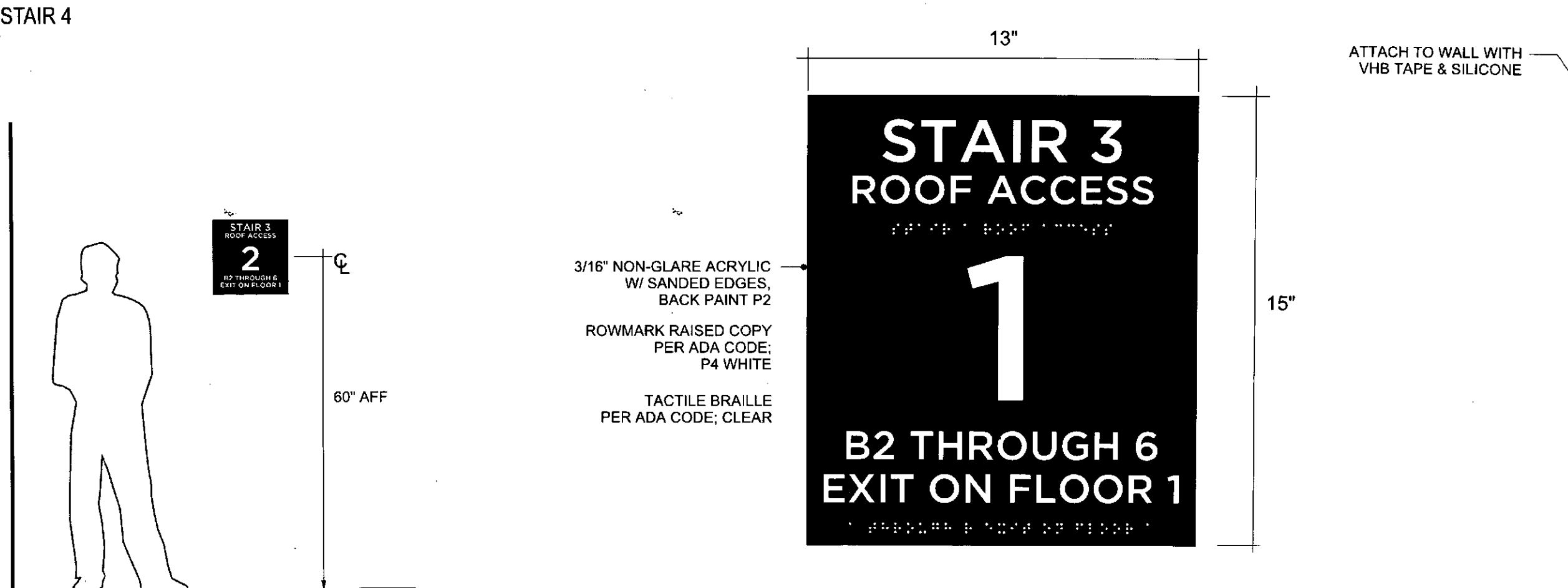
3 END VIEW
SCALE: 3"=1'-0"



SIGN LAYOUT S: STAIR 3
SCALE: 3/4"=1'-0"



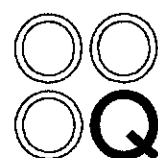
4 SIGN LAYOUT S: STAIR 4
SCALE: 3/4"=1'-0"



1 SIGN TYPE G9: LEVEL ID @ COLUMN (TYP.)
1/2"=1'-0"

2 SIGN LAYOUT & GENERAL SPECIFICATIONS
SCALE: 3"=1'-0"

3 END VIEW
SCALE: 3"=1'-0"

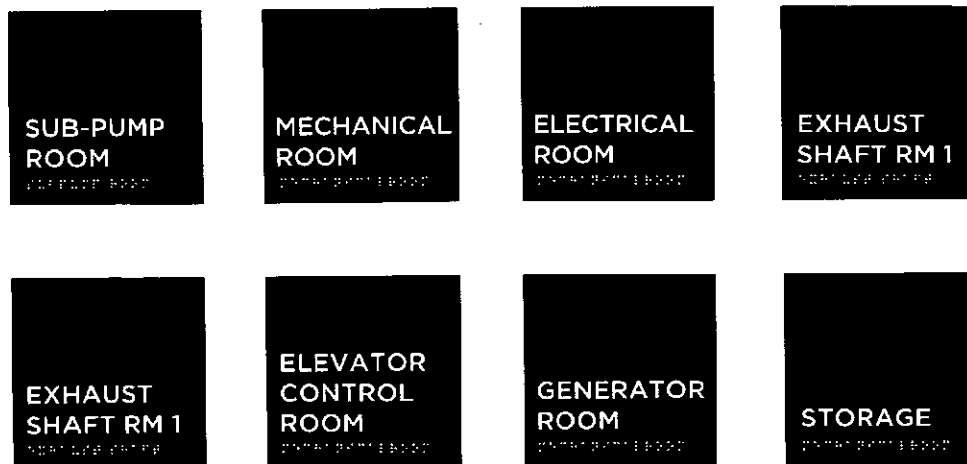


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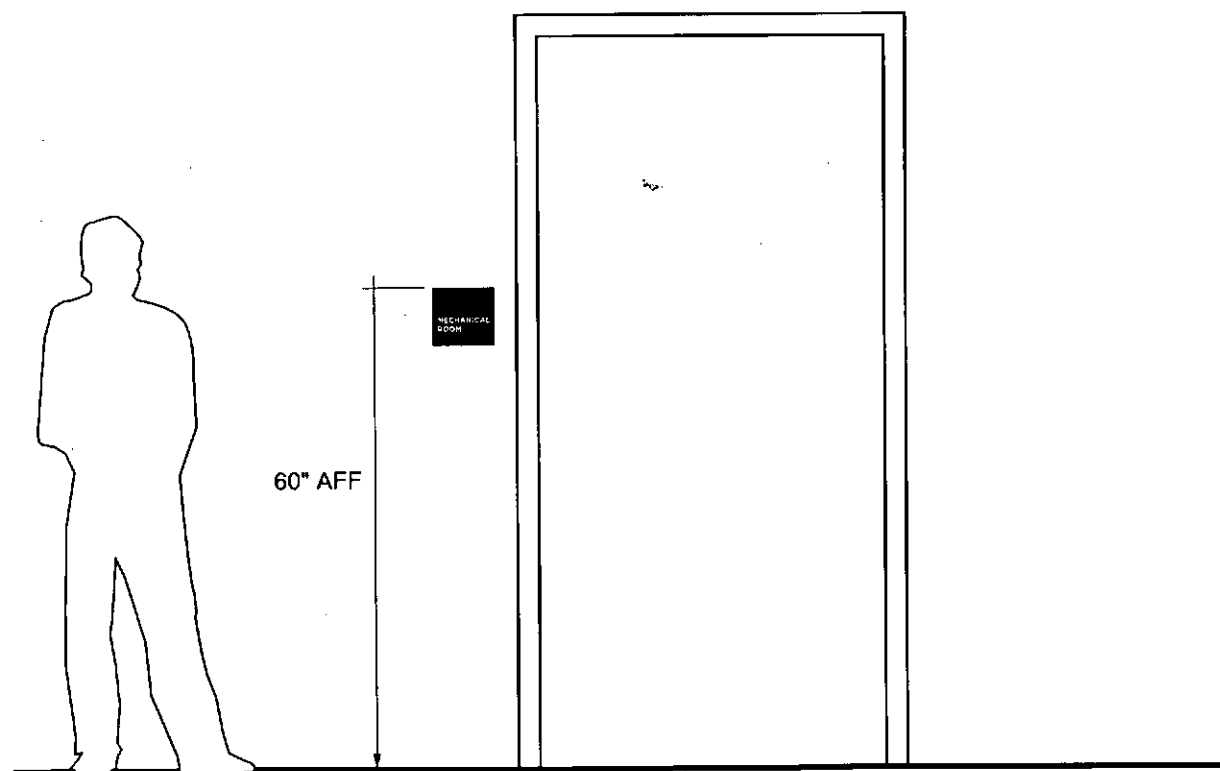
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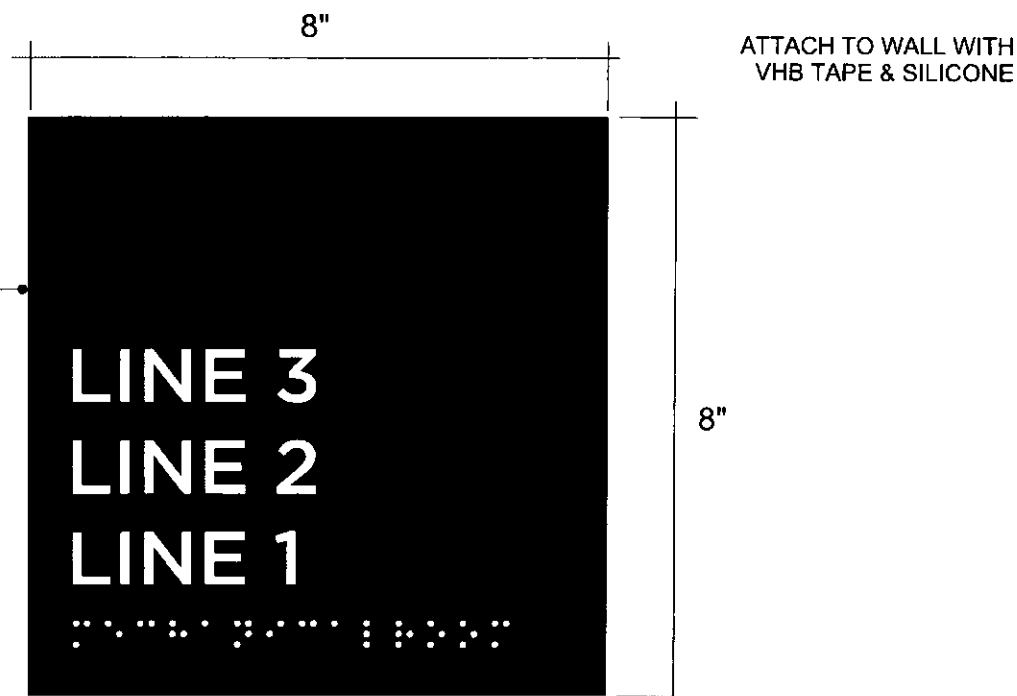


4 LAYOUTS
1"=1'-0"



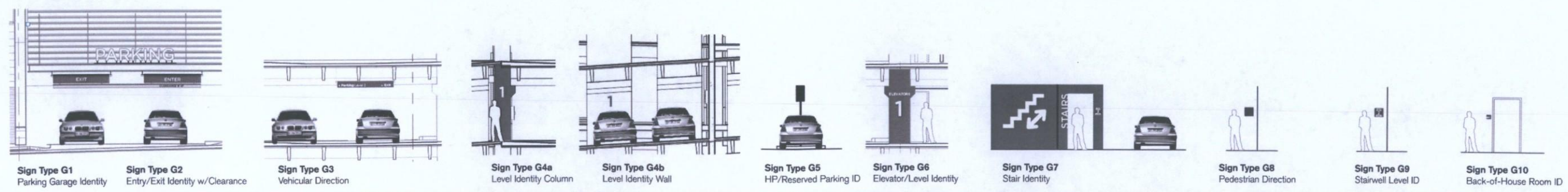
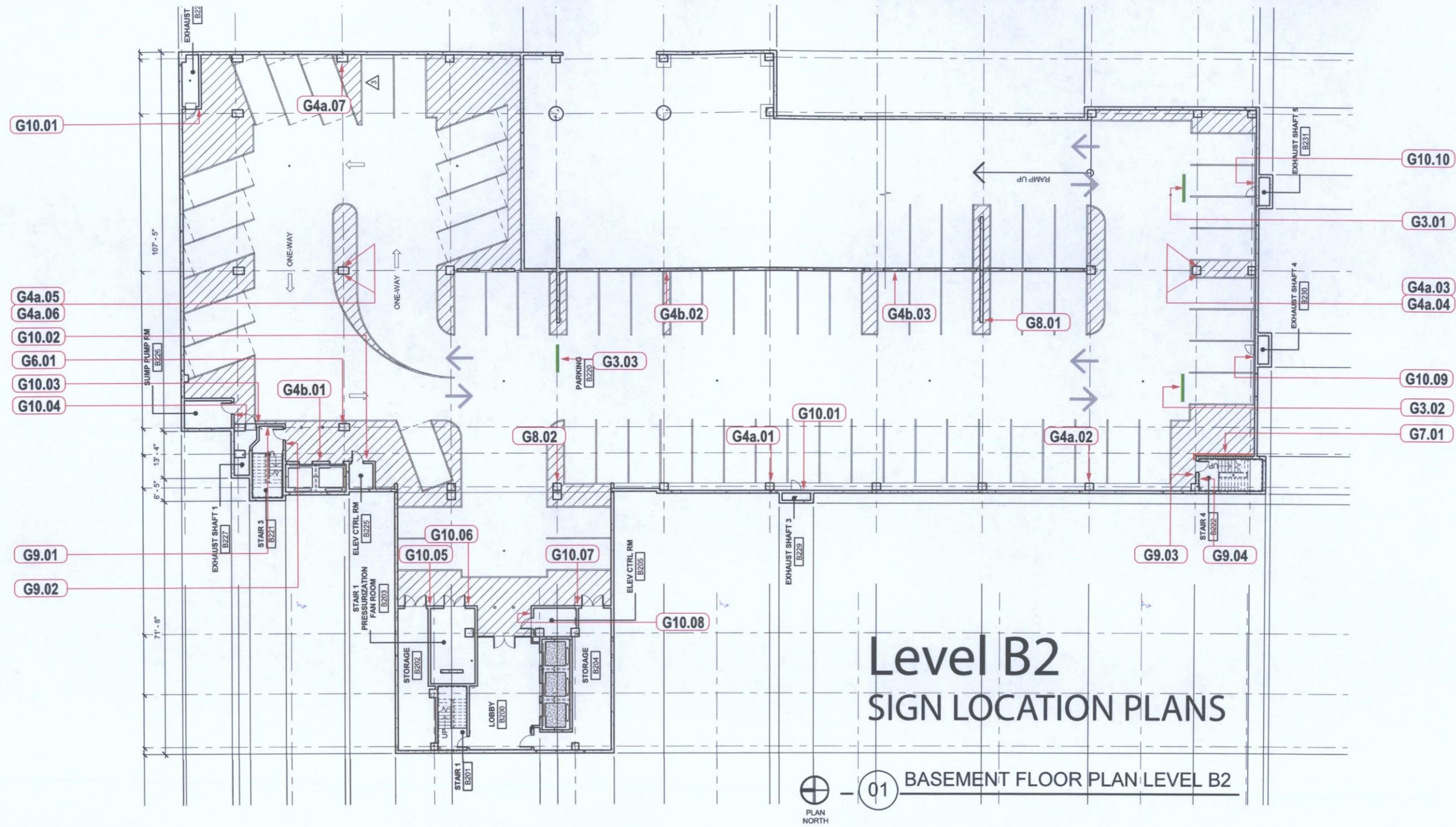
1 SIGN TYPE G10: BACK-OF-HOUSE (TYP.)
1/2"=1'-0"

3/16" NON-GLARE ACRYLIC
W/ SANDED EDGES,
BACK PAINT P2
ROWMARK RAISED COPY
PER ADA CODE;
P4 WHITE



2 SIGN LAYOUT & GENERAL SPECIFICATIONS
SCALE: 3"=1'-0"

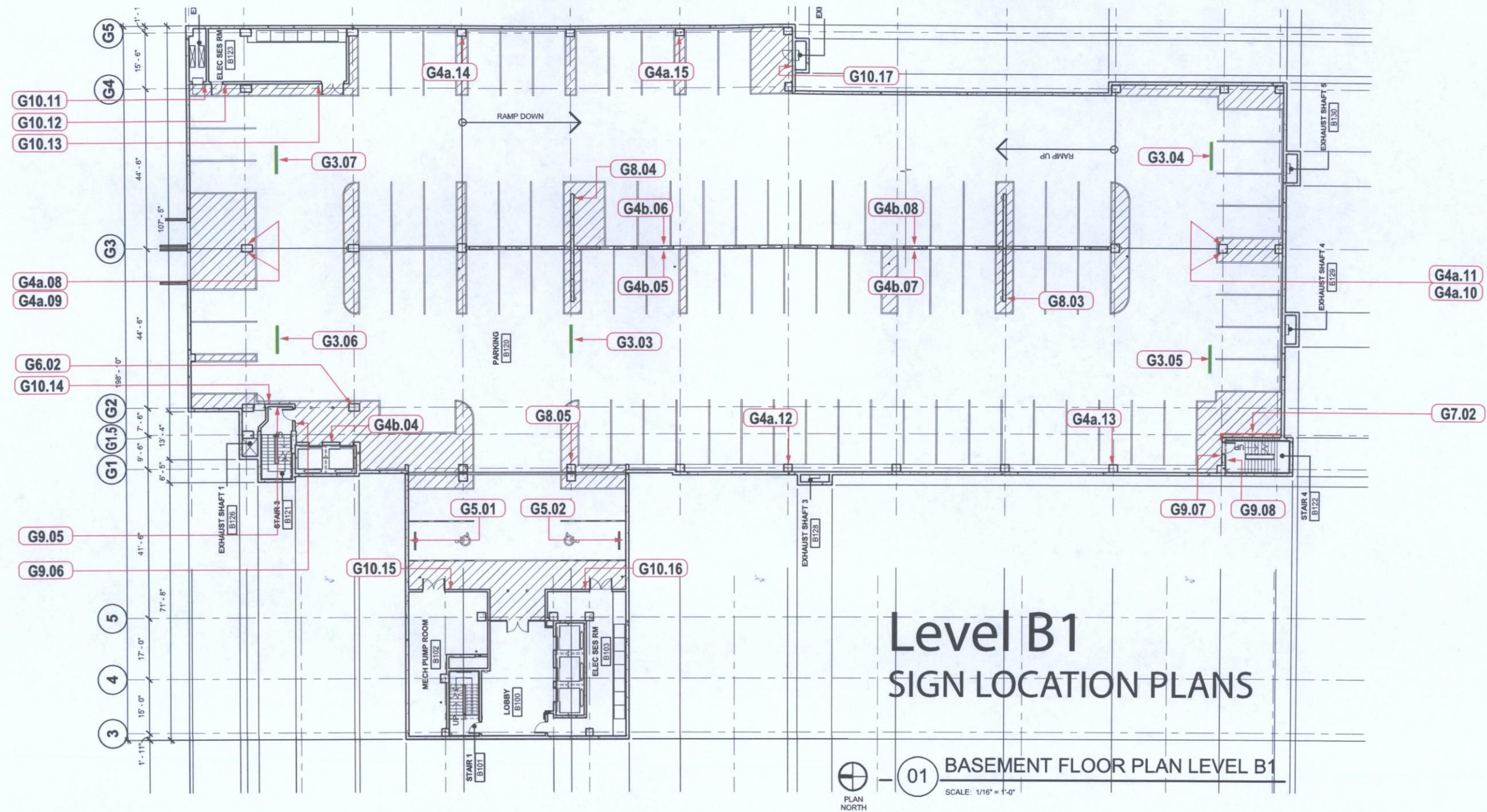
3 END VIEW
SCALE: 3"=1'-0"



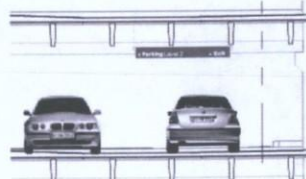
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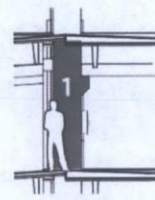
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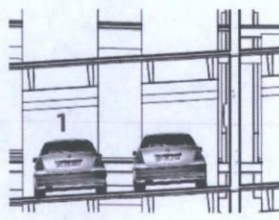
Sign Type G1
Parking Garage Identity



Sign Type G2
Entry/Exit Identity w/Clearance



Sign Type G3
Vehicular Direction



Sign Type G4a
Level Identity Column



Sign Type G4b
Level Identity Wall



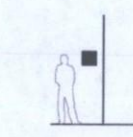
Sign Type G5
HP/Reserved Parking ID



Sign Type G6
Elevator/Level Identity



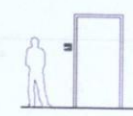
Sign Type G7
Stair Identity



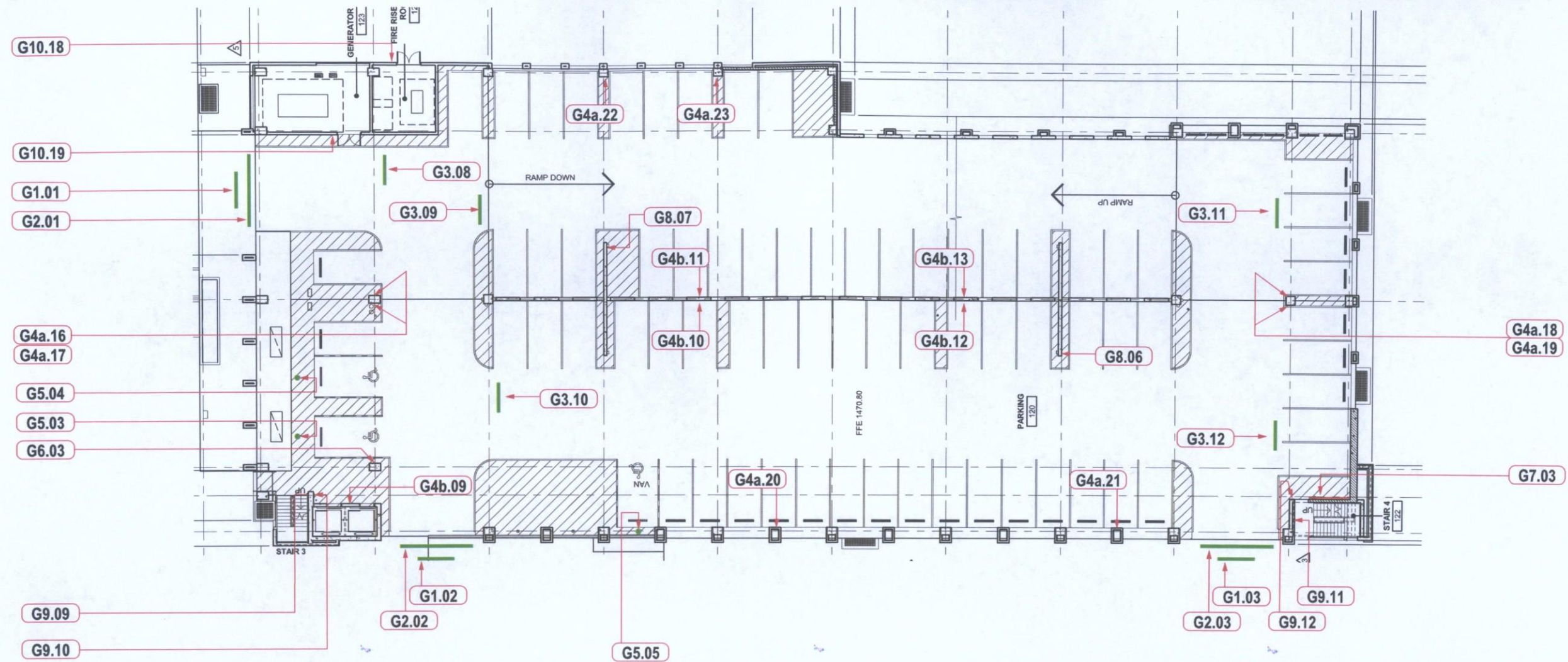
Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



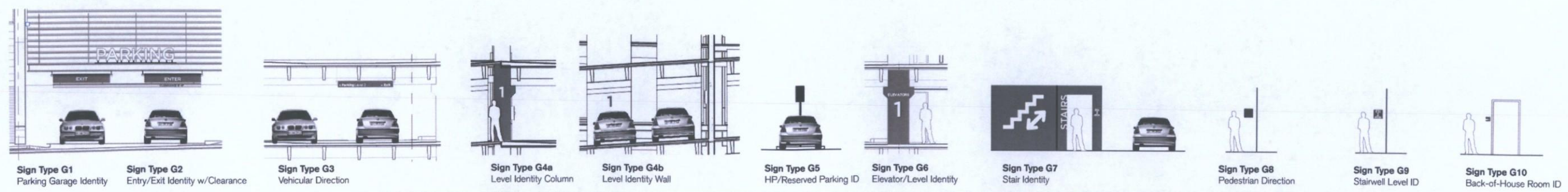
Sign Type G10
Back-of-House Room ID

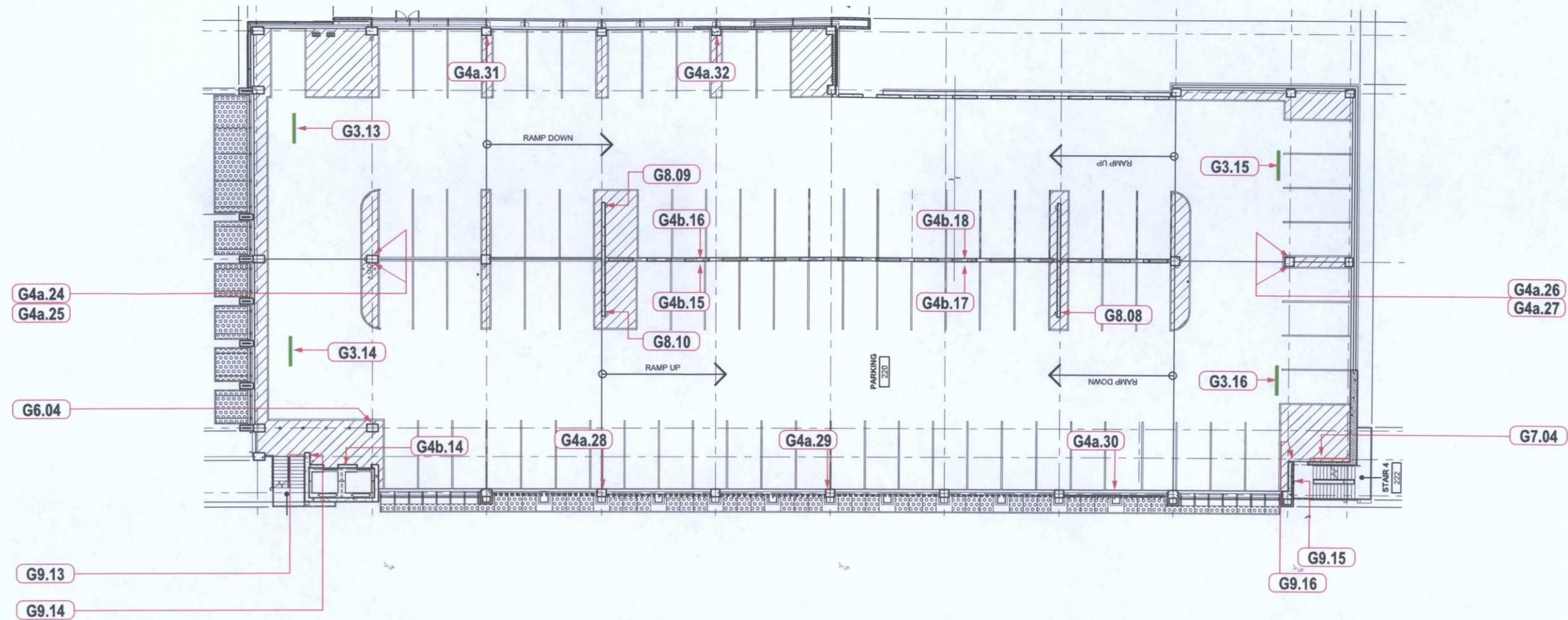


01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

Level 1

SIGN LOCATION PLANS



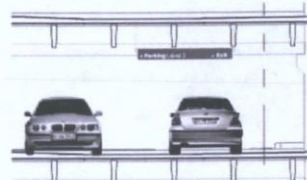


Level 2 SIGN LOCATION PLANS

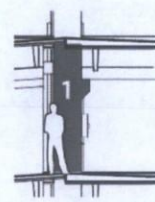
— 01 — SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



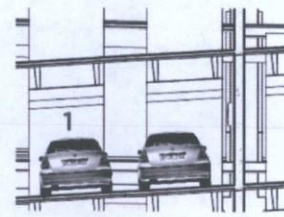
Sign Type G1
Parking Garage Identity



Sign Type G2
Entry/Exit Identity w/Clearance



Sign Type G3
Vehicular Direction



Sign Type G4a
Level Identity Column



Sign Type G4b
Level Identity Wall



Sign Type G5
HP/Reserved Parking ID



Sign Type G6
Elevator/Level Identity



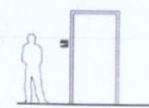
Sign Type G7
Stair Identity



Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



Sign Type G10
Back-of-House Room ID

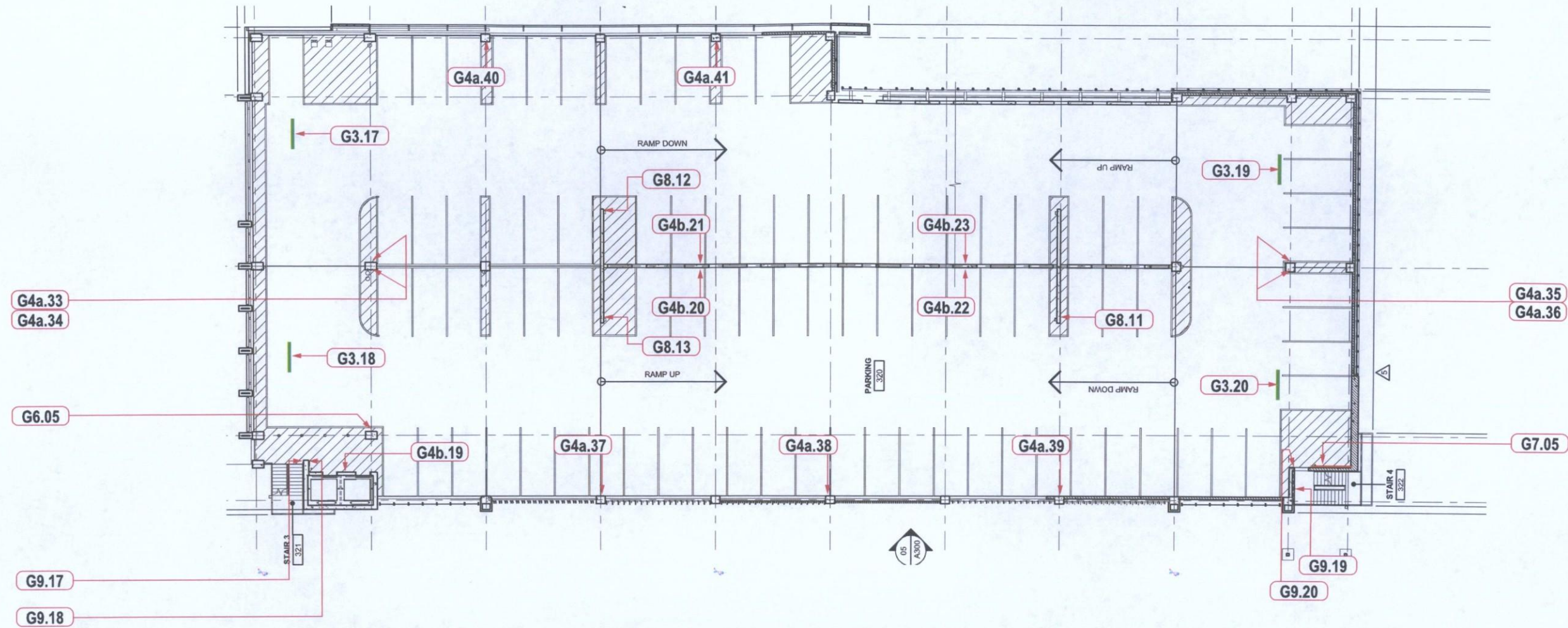


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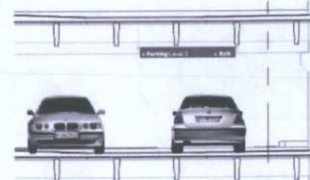


Level 3 SIGN LOCATION PLANS

01 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



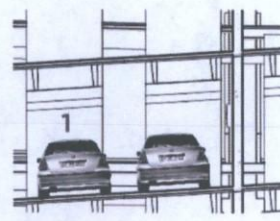
Sign Type G1
Parking Garage Identity



Sign Type G2
Entry/Exit Identity w/Clearance



Sign Type G3
Vehicular Direction



Sign Type G4a
Level Identity Column



Sign Type G4b
Level Identity Wall



Sign Type G5
HP/Reserved Parking ID



Sign Type G6
Elevator/Level Identity



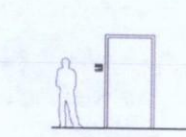
Sign Type G7
Stair Identity



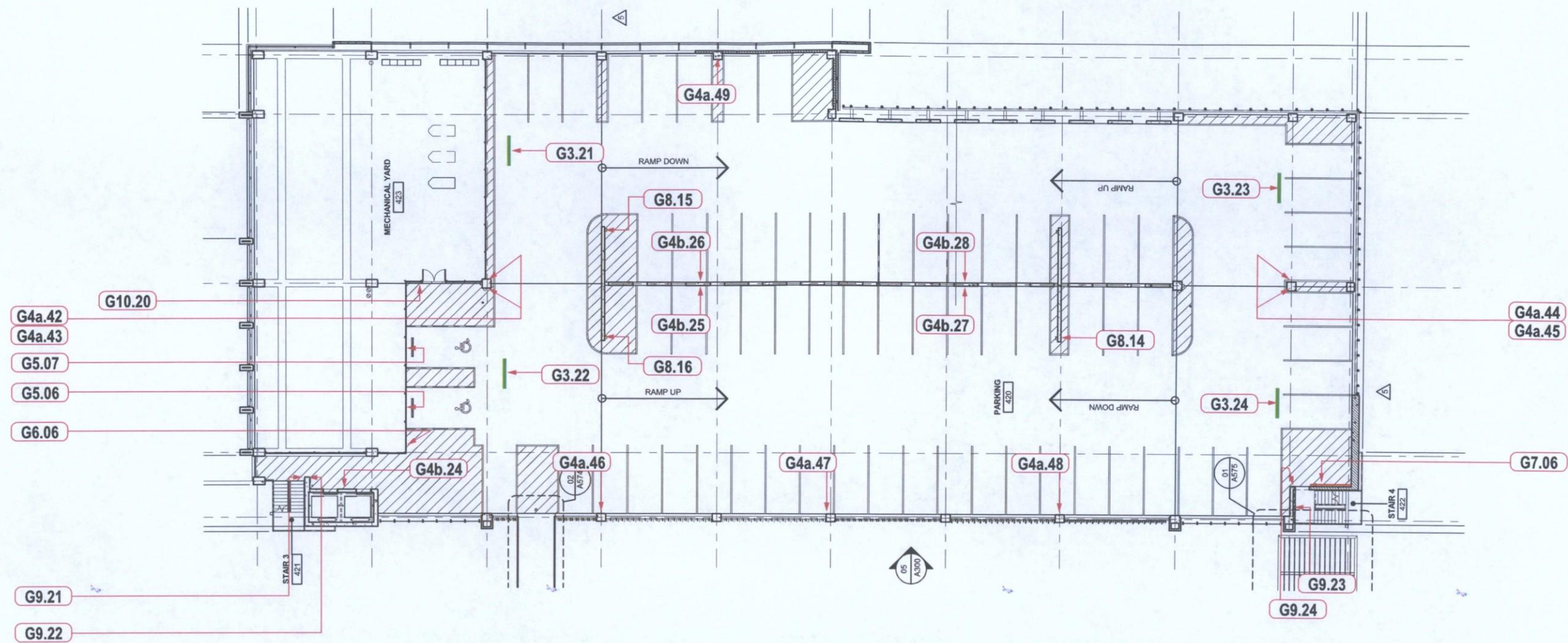
Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



Sign Type G10
Back-of-House Room ID



Level 4

SIGN LOCATION PLANS

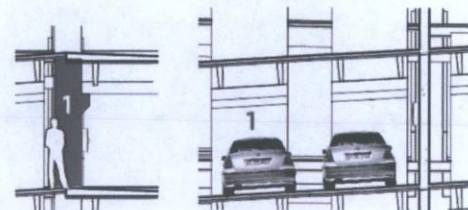
01 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



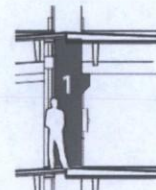
Sign Type G1
Parking Garage Identity



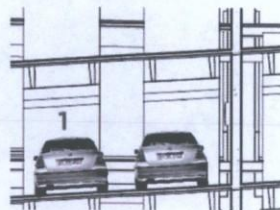
Sign Type G2
Entry/Exit Identity w/Clearance



Sign Type G3
Vehicular Direction



Sign Type G4a
Level Identity Column



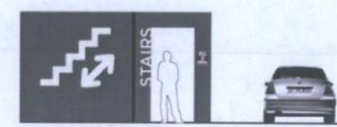
Sign Type G4b
Level Identity Wall



Sign Type G5
HP/Reserved Parking ID



Sign Type G6
Elevator/Level Identity



Sign Type G7
Stair Identity



Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



Sign Type G10
Back-of-House Room ID

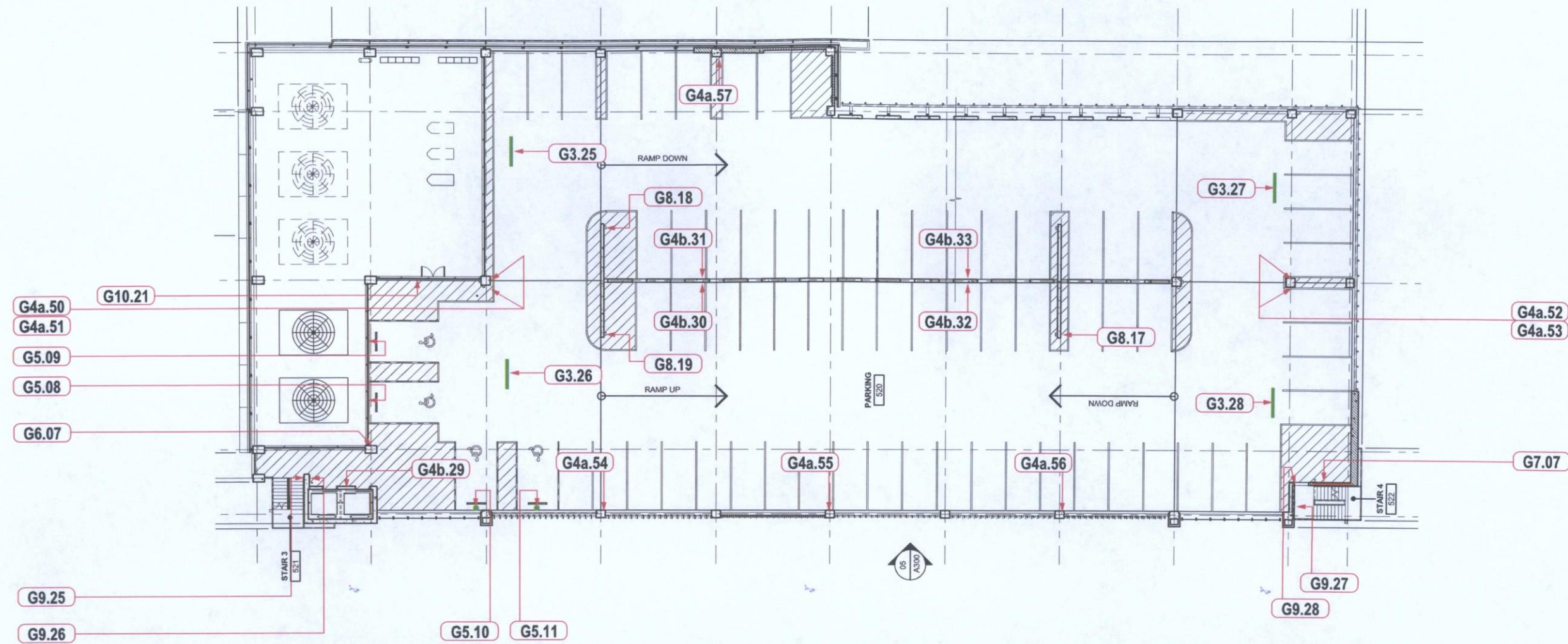


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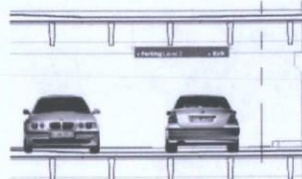


Level 5 SIGN LOCATION PLANS

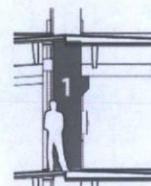
PLAN NORTH
01 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"



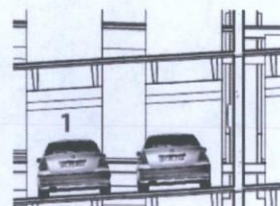
Sign Type G1
Parking Garage Identity



Sign Type G2
Entry/Exit Identity w/Clearance



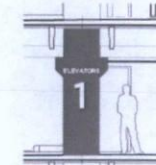
Sign Type G3
Vehicular Direction



Sign Type G4a
Level Identity Column



Sign Type G4b
Level Identity Wall



Sign Type G5
HP/Reserved Parking ID



Sign Type G6
Elevator/Level Identity



Sign Type G7
Stair Identity



Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



Sign Type G10
Back-of-House Room ID

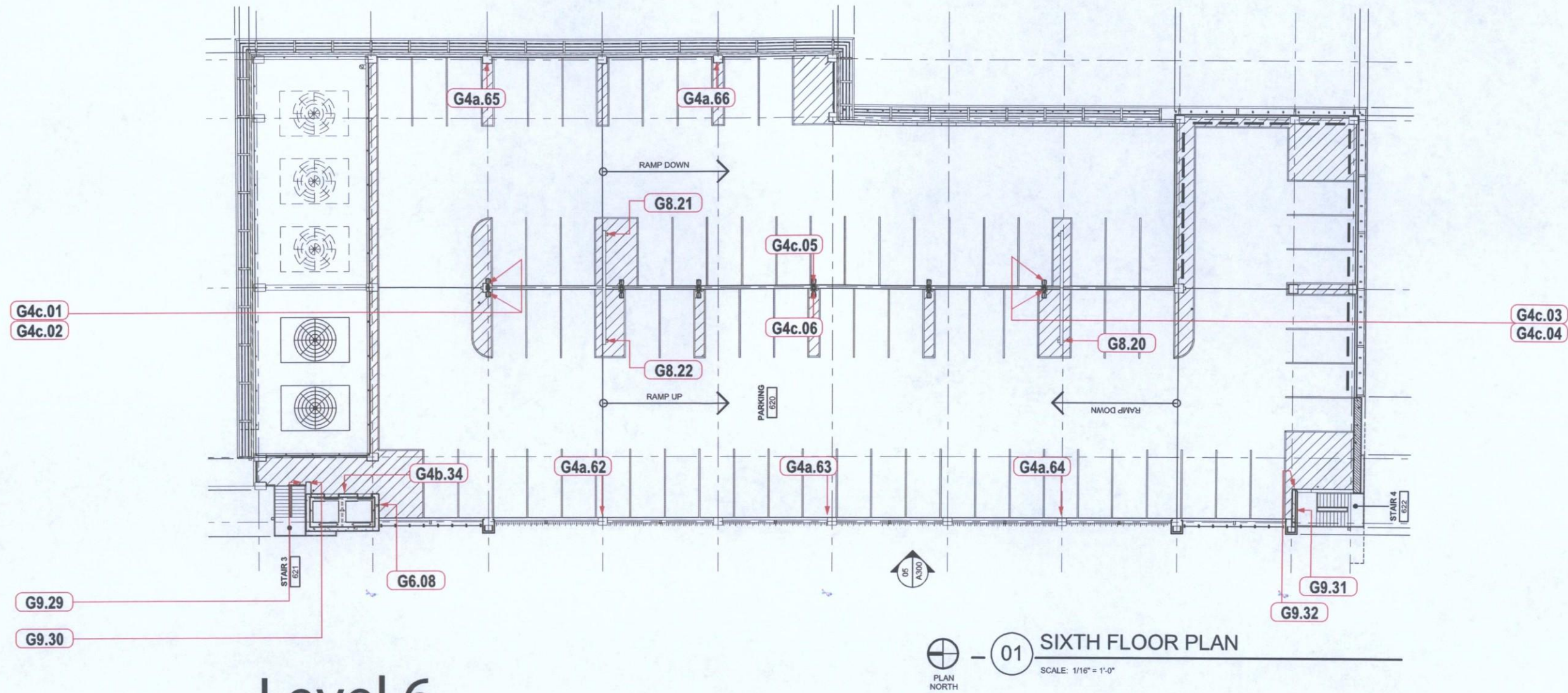


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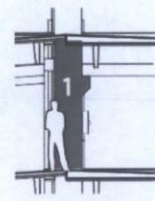
Level 6 SIGN LOCATION PLANS



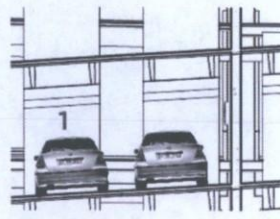
Sign Type G1
Parking Garage Identity



Sign Type G2
Entry/Exit Identity w/Clearance



Sign Type G3
Vehicular Direction



Sign Type G4a
Level Identity Column



Sign Type G4b
Level Identity Wall



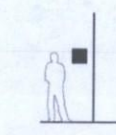
Sign Type G5
HP/Reserved Parking ID



Sign Type G6
Elevator/Level Identity



Sign Type G7
Stair Identity



Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID

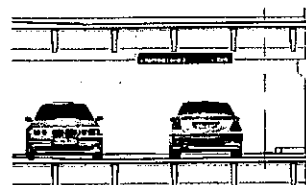


Sign Type G10
Back-of-House Room ID

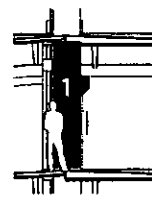
Sign Type #	Sign Type Name	Qauntity	Sheet #	Notes
G1	Parking Garage ID	3	3 & 4	Illuminated Uplighting
G2	Entry ID w/Clearance	3	3 & 5	8'-3" Clearance Required
G3	Vehicular Direction	20	6	8'-3" Clearance Required
G4a	Level ID - Column	66	7	Column Mounted Condition
G4b	Level Id - Wall	34	7	Wall Mounted Condition
G4c	Level ID - Post	6	7	Light Post Mounted on Level 6 Only
G5	HP/Reserved Parking ID	11	8	Per Code
G6	Elevator + Level ID	8	9	
G7	Stair ID	7	10	
G8	Pedestrian Direction	22	11	Message Layouts TBD
G9	Stair Level ID	32	12	Per Code
G10	Back-of-House Room ID	21	13	Per Code



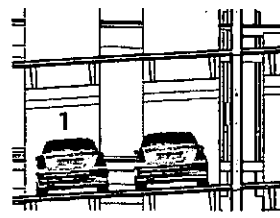
Sign Type G1
Parking Garage Identity



Sign Type G2
Entry/Exit Identity w/Clearance



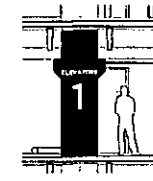
Sign Type G3
Vehicular Direction



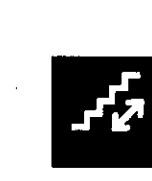
Sign Type G4a
Level Identity Column



Sign Type G4b
Level Identity Wall



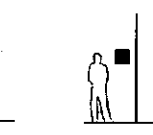
Sign Type G5
HP/Reserved Parking ID



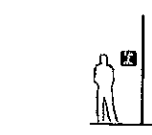
Sign Type G6
Elevator/Level Identity



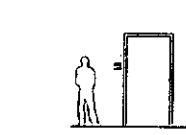
Sign Type G7
Stair Identity



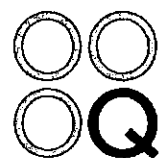
Sign Type G8
Pedestrian Direction



Sign Type G9
Stairwell Level ID



Sign Type G10
Back-of-House Room ID

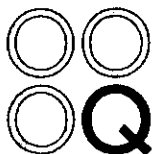


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02.03.15



WORK INCLUDED

1. Sign Fabrication: Types of signs, and graphics are indicated on the Drawings and herein, and require various materials, various finishes, and various fabrication and installation techniques.
2. Shop drawings, layouts, mockups, samples, and prototypes for Owner and Designer approval.
3. Structural design and calculations when appropriate to substantiate design. This includes certified engineers review and stamp as required.
4. Field verification of all necessary information before fabrication.
5. Installation of all fabricated signs, including all foundations, fasteners and fastenings and related electrical connections.
6. Coordination with Owner and Designer during all phases of development, fabrication, and installation.
7. Coordination with other trades, i.e., electrical contractors, etc.
8. Coordination and verification of all messages with owner. Designer to provide complete set of sign location plans with numbering system, and electronic templates of all necessary signs. Fabricator to complete sign message schedule for client approval.

QUALITY ASSURANCE

1. Details on Drawings indicate a design approach for sign fabrication but do not necessarily include all fabricating details required for the complete structural integrity of the signs. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate safety factors necessary to protect the Owner, its representatives, and Designer against public liability. Designs which survive engineering analysis will be acceptable, provided that shop drawings, including structural design, are stamped by a licensed Structural Engineer in the state of Arizona. Signs must meet all applicable local, state, and national codes, as well as testing laboratory listings where required.

SHOP DRAWINGS

1. The drawings in this package are for design intent only. The Sign Fabricator is responsible for the proper engineering of all items. The internal structure, dimensions, specifications for all items, and methods of attachment shall be indicated as required.
2. Fabricator may use design/construction intent drawing create shop drawings, except where structural information is required, in which case stamped engineering drawings are required.

SUBMITTALS

1. Procedure: Selected Fabricator will be required to submit the following:
 - a. Notes on Drawings referring to actions by Designer.
 - b. First article of production-run items, both large and small, will be available for review by the Owner and Designer before production run is commenced.
 - c. It shall be the responsibility of the fabricator to schedule all review meetings with the Owner and Designer.
2. All samples to have a place for stamp approval.
3. Submit one (1) complete set of samples to Designer for review.

4. Required samples for review:

- a. Full 4" x 4" set of all materials indicated on drawings.
- b. Sample of each type of fastener to be used (as required).
- c. Complete list of prototypes required shall be provided to selected Sign Fabricator. Prototypes shall become the property of owner and are not to be part of completed signs unless previously agreed upon.

RESUBMITTAL REQUIREMENTS

1. Shop drawings:
 - a. Review necessary drawing revisions as required, and resubmit as specified for initial submittal, in a timely fashion so as not to affect the installation schedule.
 - b. Indicate on drawings all changes that are different than those requested by the Designer.

DESIGNER'S RESPONSIBILITIES

1. Review submittals with reasonable promptness, so as to keep project on schedule, on basis of design concept of project and information contained in Design Intent Documents.
 - a. Attention is directed to the fact that Designer review is only to check for general conformance with the design concept of the project and general compliance with Design Intent Documents. No responsibility is assumed by Designer for correctness of dimensions, details; quantities, procedures shown on shop drawings, or submittals.
 - b. Omission in shop drawings of materials indicated in Design Intent Documents, or required for proper execution and completion of work, does not relieve the Fabricator from responsibility for providing such materials. Fabricator is responsible for accuracy, dimensions, quantities, strength of connection, coordination with various trades, and conformance to project requirements.
 - c. Approval of a separate or specified item does not necessarily constitute approval of an assembly in which item functions.
2. Affix stamp and initials or signature acknowledging review of submittal as follows:
 - a. Approved.
 - b. Approved with notations, resubmittal not required.
 - c. Not approved. Resubmittal required.
3. Designer to provide artwork on electronic disk, Illustrator CS, upon request.

FABRICATION - GENERAL

1. Intent of Specifications: It is intended that all finished work be of the highest quality to pass eye-level examination and scrutiny by the Owner and Designer.
 - a. Construct all work to eliminate burrs, dents, cutting edges, and sharp corners.
 - b. Finish welds on exposed surfaces to be imperceptible in the finished work.
 - c. Except as indicated or directed otherwise, finish all surfaces smooth.
 - d. Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities.
 - e. Surfaces which are intended to be curved shall be smoothly free-flowing to required shapes.
 - f. Except where approved otherwise by Designer, conceal all fasteners.
 - g. Make access panels tight-fitting, lightproof, and flush with adjacent surfaces.
 - h. Conceal all identification labels and U.L. labels to conform to U.L. Codes.

- i. Carefully follow manufacturer's recommended fabricating procedures regarding expansion/contraction, fastening, and restraining of acrylic plastic.
- j. Exercise care to assure that painted, polished, and plated surfaces are unblemished in the finished work.
- k. Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals.
- l. Ease all exposed metal edges.

INSPECTION

1. Owner and Designer reserves the right to inspect work in the fabrication shop before it is shipped to the job site for installation.
2. Sign Fabricator shall inspect installation locations for conditions which will adversely affect execution, per-manence and quality of work, and shall not proceed with installation until unsatisfactory conditions have been corrected.

INSTALLATION - GENERAL

1. A site visit with the Designer (Brick Design) will be necessary to confirm the exact placement of signs that are not dimensioned on the Design/Construction Intent Drawings.
2. Except as may be specifically indicated otherwise on the drawings, install prefabricated work plumb, level, square, and true to line.
3. Securely anchor work in proper location using anchors, fasteners, or other methods approved on shop and erection drawings. All anchors/fasteners shall be appropriate for the anchorage condition.
4. Installation will be completed without damage, other than necessary attachment details, to work of other trades. Attachment to work of other trades shall not violate the weatherseal or structural integrity of such work.

PUNCH LIST

1. When Sign Fabricator considers the work has reached final completion (that is, when less than one percent of the Contract remains to be completed), submit written notice, together with a written list of items to be completed or corrected.
2. The Owner and Designer will inspect the status of completion and prepare a "Punch List" setting forth in detail any items on the Sign Fabricator's list and additional items found unacceptable. When the Punch List is complete, the Owner will arrange a meeting with the Sign Fabricator to identify and explain all items and respond to questions regarding the work which must be done before final acceptance.
3. Sign Fabricator shall correct Punch List items within a time frame established when the punch list is made. The time frame for completion of the Punch List items shall not exceed the completion date of the Contract. The Contract shall not be considered complete until Punch List items are completed.