



**Development Review (Minor)  
Staff Approval**

**10-MS-2015**

**The Shops at Gainey Village  
Master Sign Program**

**APPLICATION INFORMATION**

LOCATION: 8787 N Scottsdale Rd	APPLICANT: Carissa Mowry
PARCEL: 174-29-143B	COMPANY: Airpark Signs & Graphics
Q.S.: 26-45	ADDRESS: 1205 N Miller Rd Tempe, AZ 85281
ZONING: C-2 PCD	PHONE: 480-966-6565

**Request:** To approve a new master sign program for the Shops at Gainey Village, an existing multi-tenant commercial development. Request includes six (6) new mid-size monument signs, and updating all tenant wall sign design standards.

**STIPULATIONS**

1. All mid-size monument signs shall conform to the Shops at Gainey Village Master Sign Program, Case No. 10-MS-2015, submitted by Airpark Signs & Graphics, and approved by City Staff on November 3, 2015.
  - a. The landlord shall select which tenant shall be allowed to utilize a tenant panel on any mid-size monument sign.
  - b. On any mid-size monument sign, no tenant name shall be displayed more than one (1) tenant panel per side.
  - c. All tenant panels on all mid-size monument signs shall utilize the color 'Sherwin Williams Macadamia SW 6142' or similar for the tenant panel background color.
  - d. Tenant copy and logos on all mid-size monument signs shall utilize routed copy with push-thru faces (with a vinyl layer) utilizing corporate colors with landlord approval.
2. All new tenant wall signs shall conform to the Shops at Gainey Village Master Sign Program, Case No. 10-MS-2015, submitted by Airpark Signs & Graphics, and approved by City Staff on November 3, 2015.
  - a. For all wall-mounted tenant identification signs, the default halo-illumination color shall utilize white LEDs.
  - b. One (1) sign element (logo or modifier, but not both) may be allowed to utilize halo-illumination with colored LEDs other than white, with landlord and City of Scottsdale consideration and approval.
  - c. An element is defined as a logo or business modifier, as shown on Page 8 and Page 9 of the Shops at Gainey Village Master Sign Program.
3. Any modifications to the Shops at Gainey Village Master Sign Program shall require Development Review Board or Staff Approval.

**CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS**

Submit a copy of this approval letter, along with the following plan sets to the One Stop Shop for plan review:

SIGN PERMIT APPLICATION	<input checked="" type="checkbox"/> Completed Sign Permit Application: <a href="http://www.scottsdaleaz.gov/codes/signs">www.scottsdaleaz.gov/codes/signs</a>
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**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: \_\_\_\_\_

*Andrew Chi*

Andrew Chi, Planner

Date: November 3, 2015

**Planning and Development Services**

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Web: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)

Page 1 of 1

Form Revision Date: 12/11/2014



AIRPARK  
SIGNS & GRAPHICS

August 12, 2015

City of Scottsdale  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

**Regarding: The Shops at Gainey Village – MSP Amendment**

Dear Andrew Chi:

We would like to request an amendment to the Master Sign Program to The Shops at Gainey Village located at 8787 N. Scottsdale Road. This request entails adding six (6) mid-size monument signs around the property at all entry points.

The proposed monuments will adhere to the City of Scottsdale's zoning ordinance in Section 8 and will seamlessly correlate with the existing architecture in form, color and materials as well as the existing signage on the property. As shown within the attached criteria, the existing center identification signs will be converted to single sided, multi-tenant, mid-size monuments. The center's identification at each location will be shown on the top internally illuminated cabinet panel, while three (3) internally illuminated tenant cabinet panels will be below. The top piece and cabinets will match the architectural details around the site and the columns that connect the panels will use the same stone veneer already on the property. All signage will be painted to match the existing color scheme.

Please find our request illustrated in the attached drawings and site plan. Please do not hesitate to contact us with any questions or comments.

Sincerely,

Digitally signed by Carisa Mowry  
DN: cn=Carisa Mowry, o=Airpark Signs  
& Graphics, ou,  
email=carisa@airparksigns.com, c=US  
Date: 2015.08.12 17:02:47 -0700

Carisa Mowry  
Owner's Representative

1205 North Miller Road  
Tempe, Arizona  
85281  
480.966.6565  
480.966.5668  
signs@airparksigns.com



August 10, 2015

City of Scottsdale

Dear City of Scottsdale,

Please accept this letter as Ownership's authorization for Airpark Signs and Graphics to submit the request to amend the existing Master Sign Program for Shops at Gainey Village located at 8787 -- 8989 N. Scottsdale Road, Scottsdale, AZ 85253.

Should you have any questions, please give me a call at 480-398-2211.

Sincerely,

MAIN STREET REAL ESTATE ADVISORS

As Managing Agent for  
Gainey Village Retail Center, LLC

A handwritten signature in cursive script that reads "Paula Mathews". The signature is written in dark ink and is positioned over the printed name.

Paula J. Mathews, RPA®  
Senior Property Manager

10-MS-2010



# 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.

<b>Project Name:</b> The Shops at Gainey Village	
<b>Property's Address:</b> 8787 N. Scottsdale Rd.	<b>APN:</b> 174-29-143B
<b>Property's Zoning District Designation:</b> C-2 PCD	
<b>Property Details:</b>	
<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	
<b>Has a 'Notice of Compliance' been issued?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No             If yes, provide a copy with this submittal	
<b>Owner:</b> Gainey Village Retail Center, LLC	<b>Applicant:</b> Carisa Mowry
<b>Company:</b> c/o Main Street Real Estate Advisors	<b>company:</b> Airpark Signs & Graphics
<b>Address:</b> 7333 E. Doubletree Ranch Rd., Ste. 280 Scottsdale, AZ 85258	<b>Address:</b> 1205 N. Miller Rd. Tempe, AZ 85281
<b>Phone:</b> 480.398.2222 <b>Fax:</b> 480.398.2217	<b>Phone:</b> 480.966.6565 <b>Fax:</b> 480.966.5668
<b>E-mail:</b> pmathews@msrea.net	<b>E-mail:</b> carisa@airparksigns.com
<small>Digitally signed by Paula J. Mathews DN: cn=Paula J. Mathews, o=ou, email=pmathews@msrea.net, c=US Date: 2015.08.10 09:29:20 -07'00'</small>	 <small>Digitally signed by Carisa Mowry DN: cn=Carisa Mowry, o=Airpark Signs &amp; Graphics, ou, email=carisa@airparksigns.com, c=US Date: 2015.08.04 12:55:44 -07'00'</small>
<b>Owner Signature</b>	<b>Applicant Signature</b>
<b>Official Use Only</b>	<b>Submittal Date:</b> 8.13.15 <b>Application No.:</b> 736-PA-2015
<b>Project Coordinator</b>	

## Planning and Development Services Department

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: \$ \_\_\_\_\_  
(No fees are charged for Historic Preservation (HP) properties.)

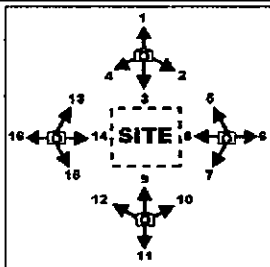
☒ Records Packet Fee: \$ \_\_\_\_\_  
Processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ 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.



☐ Other

- 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
- ☐ Subdivision plan
- ☐ Floor Plans
- ☒ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☒ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ 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 Department

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

MASTER SIGN PROGRAM  
THE SHOPS AT  
GAINNEY VILLAGE

10-MS-2015  
APPROVED

STIPULATION SET  
RETAIN FOR RECORDS

11/03/15  
DATE

*Andrew Chiu*  
APPROVED BY

Prepared By:



1205 N. MILLER ROAD  
TEMPE, ARIZONA 85281  
(P) 480-966-6565  
(F) 480-699-5668  
SIGNS@AIRPARKSIGNS.COM

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MASTER SIGN PROGRAM  
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PROJECT INFORMATION:

PROJECT  
The Shops at Gainey Village  
8787 N. Scottsdale Road  
Scottsdale, AZ 85253

ZONING  
C-2 PCD

LANDLORD  
Gainey Village Retail Center, LLC  
By Main Street Real Estate Advisors(Managing Agent)  
7333 E. Doubletree Ranch Rd., Suite 280  
Scottsdale, AZ 85258  
480.398.2222

Contact Information  
Paula J. Mathews, RPA  
Senior Property Manager  
pmathews@msrea.net

SIGNAGE CONSULTANT  
Airpark Signs & Graphics  
1205 N. Miller Rd.  
Tempe, AZ 85281  
480.966.6565

Contact Information  
Gretchen Wilde  
gretchen@airparksigns.com

COLORS:

- A

Angora  
SW 6036
- B

Macadamia  
SW 6142
- C

Cobble Brown  
SW 6082
- D

Black Fox  
SW 7020
- BORAL CULTURED STONE  
COUNTRY LEDGE - MOJAVE

PROJECT NARRATIVE:

The Shops at Gainey Village Sign Criteria has been established to direct the fabrication and installation of the highest quality signs consistent with the architectural nature of the project.

Landlord shall administer and interpret the criteria. Airpark Signs & Graphics is the consulting sign company for The Shops at Gainey Village.

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

GENERAL REQUIREMENTS:

- Painted lettering directly to the wall shall not be permitted.
- Flashing or audible signs shall not be permitted.
- All signage shall be constructed and installed at tenant's expense.
- All signs are to have written landlord approval and City of Scottsdale permit prior to installation. Tenant or his representative must submit detailed sign drawings to the Landlord for approval with in fifteen (15) days prior to submitting to the City of Scottsdale for permits.
- Signs installed without approval are subject to removal at tenant's expense. Damages may be assessed to cover cost of repairs to building.
- Tenant and his/her sign contractor shall repair any damage caused to any property as a result of their installation.
- The Landlord is to provide up to six (6) Monument signs reading 'The Shops at Gainey Village' (See pg. 6).
- Landlord to supply the address numbers to identify the buildings.

CONSTRUCTION REQUIREMENTS:

- All electrical signs and their installations must comply with all Uniform Building and Electrical Codes.
- No exposed conduit, tubing or transformers shall be permitted.
- All exterior bolts, fasteners and clips shall be of hot dipped galvanized iron and no black iron materials of any type shall be permitted.
- Locations of all openings for conduit and sleeves in building shall be indicated by the Tenant's sign contractor on the sign drawings submitted to Landlord for approval. The Tenant's sign contractor shall install the same in accordance with approved drawings.
- No labels shall be permitted on the exposed surface of signs, except those required by ordinance, which shall be applied in an inconspicuous place.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a water-tight condition.
- Tenant and the sign contractor shall repair any damage caused during installation of signage.
- Tenant shall be fully responsible for the operations of Tenant's sign contractor.

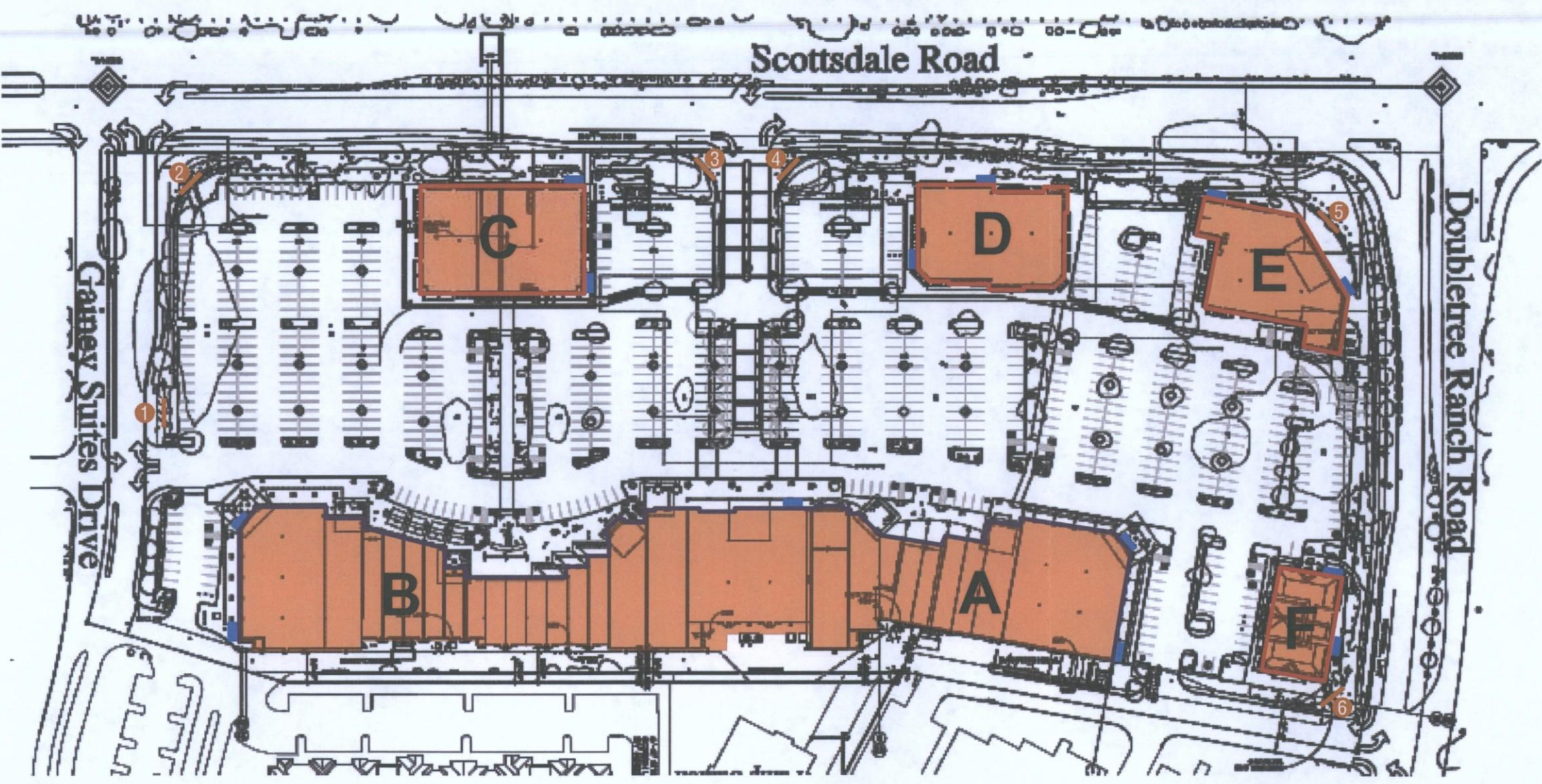
ADDITIONAL SIGNAGE ALLOWED:

- One (1) under canopy approximately eighteen (18) sq. ft. shingle sign is allowed for each tenant, installed perpendicular to the storefront or suspended from canopy a minimum of 7'-6" above grade. The design is open pending Landlord approval.
- Each tenant who has a non-customer backdoor for receiving merchandise may have their name and address applied to the door with White 2" Helvetica Medium vinyl lettering.
- Lettering will be allowed on the glass, but will be restricted to the business name, address, emergency information and hours of operation only. The maximum size of the lettering shall be 4".

MASTER SIGN PROGRAM  
OVERVIEW



MASTER SIGN PROGRAM  
SITE MAP/SIGN LOCATIONS



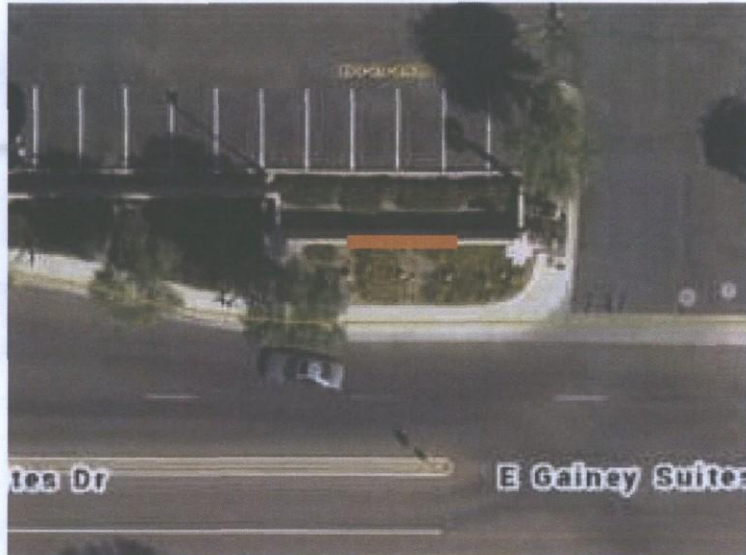
- PROJECT MONUMENTS
- ADDRESS SIGNS
- WALL MOUNTED TENANT I.D. SHOPS A & B
- WALL MOUNTED TENANT I.D. SHOPS C, D, E & F
- WALL MOUNTED TENANT I.D. SHOPS C, D, E & F





# MASTER SIGN PROGRAM PROJECT MONUMENT LOCATIONS

PROJECT MONUMENTS



1



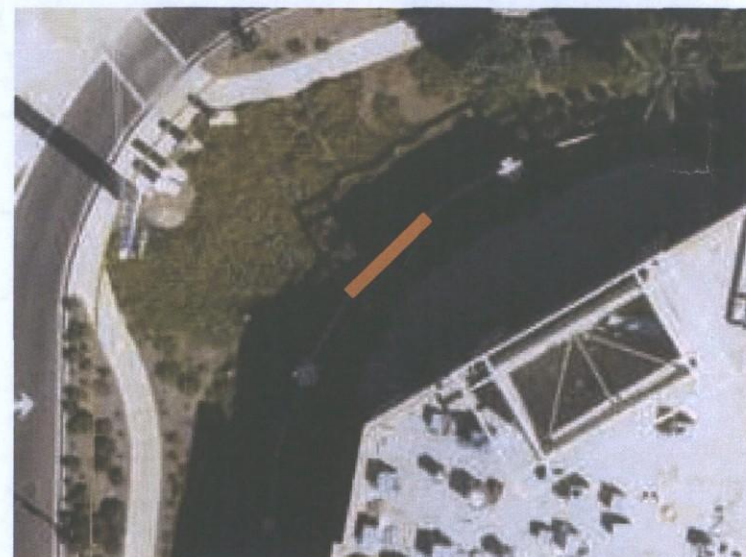
2



3



4



5



6



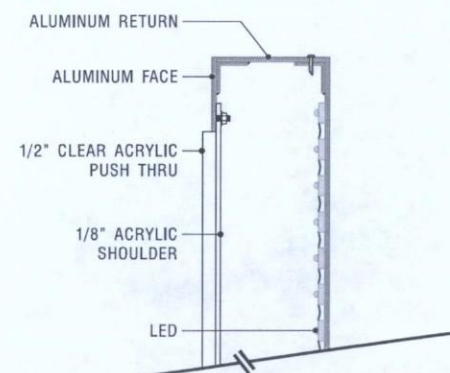
SIGN TYPE	SIGN NAME	SIGN FUNCTION	MAX. QTY.	MAX. SIZE	MATERIALS
■	Project Identity Monument with Tenant Panels	Identifies project and major tenants for moving traffic on surrounding streets.	6	12' O.A.H 60 sq. ft.	Aluminum construction painted to match existing buildings. Internally illuminated. (See pg. 7)
■	Project Address Signs	Identifies address of particular building for vehicular and pedestrian traffic.	per code	12" Tall min.	Non-Illuminated Reverse Pan Channel Letters with a min. of .090 aluminum painted Duranotic Dark Bronze.
■	Shops A & B Wall Mounted Tenant ID Signs •Major Tenants (12,000 or more sq. ft.)	Identifies retail tenants occupying space within a particular building for vehicular and pedestrian traffic.	per code	Maximum letter height of 42" for one (1) line of copy & maximum letter height of 48" for two (2) lines of copy.	Reverse Pan Channel Letters & Logo with .090 aluminum construction painted Dark Duranotic Dark Bronze or Corporate Colors. Halo illuminated, LED colors are permitted, Landlord Approval Required.
■	Shops A & B Wall Mounted Tenant ID Signs •Mini-Major Tenants (7,000 - 12,000 sq. ft.)	Identifies retail tenants occupying space within a particular building for vehicular and pedestrian traffic.	per code	Maximum letter height of 36" for one (1) line of copy & maximum letter height of 42" for two (2) lines of copy.	Reverse Pan Channel Letters & Logo with .090 aluminum construction painted Dark Duranotic Dark Bronze or Corporate Colors. Halo illuminated, LED colors are permitted, Landlord Approval Required.
■	Shops A & B Wall Mounted Tenant ID Signs •In-Line Tenants (7,000 or less sq. ft.)	Identifies retail tenants occupying space within a particular building for vehicular and pedestrian traffic.	per code	Shall be allowed 1.5 sq. ft. of sign area for each linear foot of frontage on Scottsdale Rd. Suites A-2 & B-34 may also have a second sign on their side elevation with the total aggregate signage area not to exceed 1.5 sq. ft. per linear foot of frontage. Maximum letter height of 30" for one (1) line of copy & maximum letter height of 42" for two (2) lines of copy. Maximum length 80% of store frontage.	Reverse Pan Channel Letters & Logo with .090 aluminum construction painted Dark Duranotic Dark Bronze or Corporate Colors. Halo illuminated, LED colors are permitted, Landlord Approval Required.
■	Shops C,D,E & F Wall Mounted Tenant ID Signs •Pad Tenants	Identifies retail tenants occupying space within a particular building for vehicular and pedestrian traffic.	per code	May have one (1) sign per elevation as permitted by the City of Scottsdale with no sign exceeding 1 sq. ft. per linear foot of building it is placed on. and the total aggregate signage not to exceed 1.5 sq. ft. per linear foot of building front. Maximum letter height of 24" for one (1) line of copy & maximum letter height of 30" for two (2) lines of copy.	Reverse Pan Channel Letters & Logo with .090 aluminum construction painted Dark Duranotic Dark Bronze or Corporate Colors. Halo illuminated, LED colors are permitted, Landlord Approval Required.
■	Shops A & B Shingle Signs •Pad Tenants	Identifies retail tenants occupying space within a particular building for vehicular and pedestrian traffic.	1	May have signs on one (1) elevation with no sign exceeding 18 sq. ft. Maximum size 36" x 72".	Non-Illuminated, Aluminum construction with vinyl or flat cut out raised copy. Random Shapes are encouraged, Landlord Approval Required.

## MASTER SIGN PROGRAM SIGN MATRIX





**MONUMENT**  
 scale: 3/8" = 1'-0"



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards

**SIDE SECTION PUSH THRU FACE - TYPICAL**  
 scale: N.T.S.

## MASTER SIGN PROGRAM

### Multi-Tenant Monument

Multi-Tenant Monument

Illumination  
 Internal LED

Construction  
 Aluminum cabinet  
 Stone Veneer

Letter Type  
 Open to tenant

Color  
 Clear plex push thru face  
 (corporate color vinyl with  
 landlord approval). All tenant  
 panels shall utilize SW 6142  
 Manadamia as the background  
 color.

A Angora  
 SW 6036

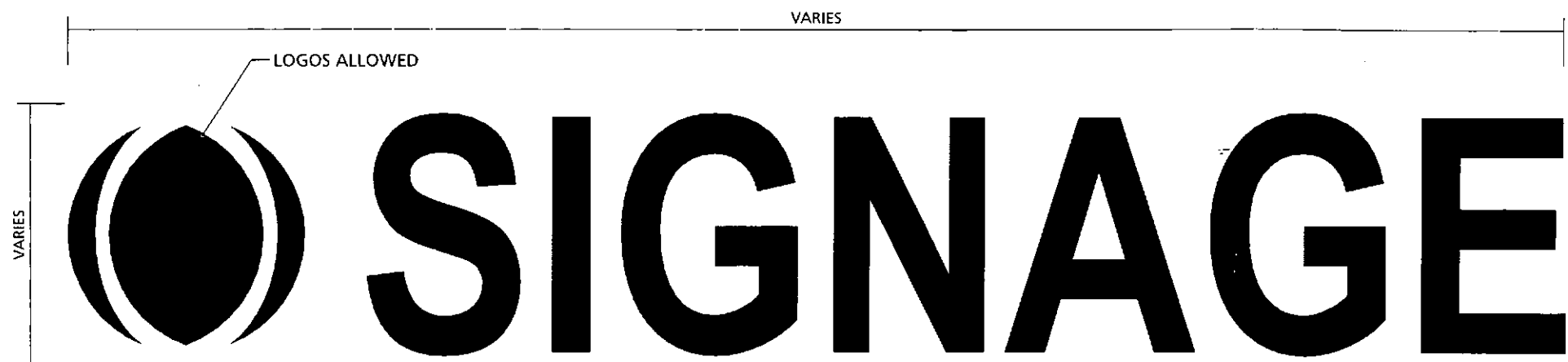
B Macadamia  
 SW 6142

C Cobble Brown  
 SW 6082

D Black Fox  
 SW 7020

BORAL CULTURED STONE  
 COUNTRY LEDGE - MOJAVE





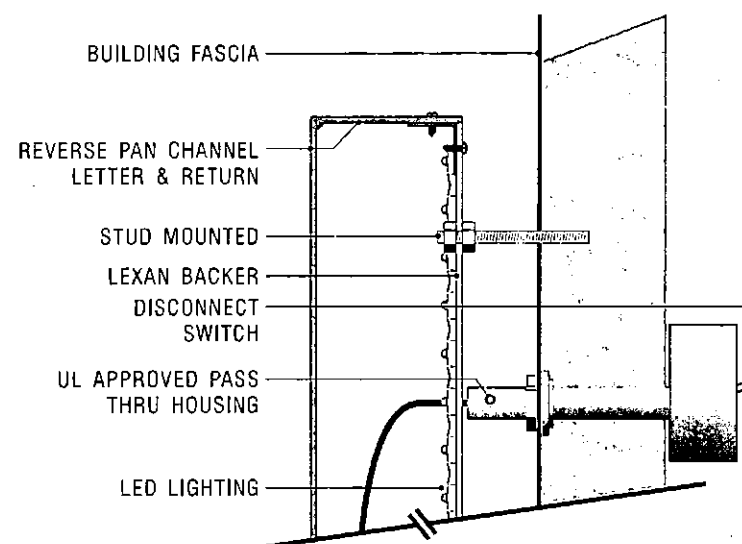
**WALL MOUNTED TENANT ID**

scale: N.T.S.



**SIDE VIEW**

scale: N.T.S.



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards

**SIDE SECTION - PRIMARY TENANT ID**

scale: N.T.S.



Option A



Option B

**NIGHT VIEW**

scale: N.T.S.

# MASTER SIGN PROGRAM

## WALL MOUNTED TENANT ID

### OPTION A

#### WALL MOUNTED TENANT I.D

##### Halo Illumination

Internal White LED Modules

One (1) Element may be permitted to be illuminated with Colored LED Modules with Landlord Approval. An Element is defined as a Logo or Business modifier as shown on this page. Primary Tenant ID portion shall only be Halo illuminated in White LED.

##### Construction

Aluminum face & returns (min. of .090 aluminum). Minimum 2.5" return.

##### Letter Type

Open to tenant

##### Color

Dark Duranotic Bronze or Corporate color with landlord approval.

##### Logos

Permitted with Landlord approval.

##### Installation

Stud mounted 1" off of fascia.

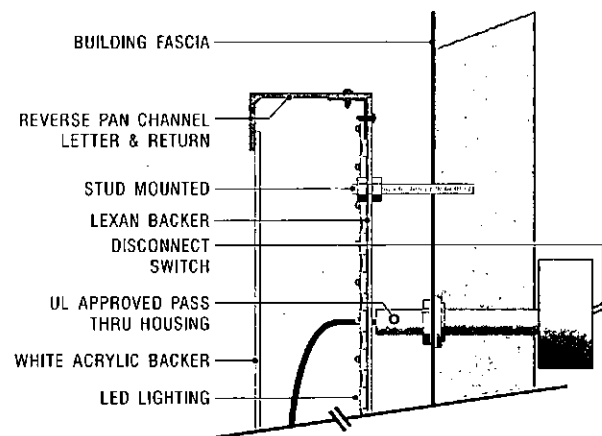
##### Placement

Sign shall be centered Vertically & Horizontally on fascia of leased storefront. Landlord approval required.



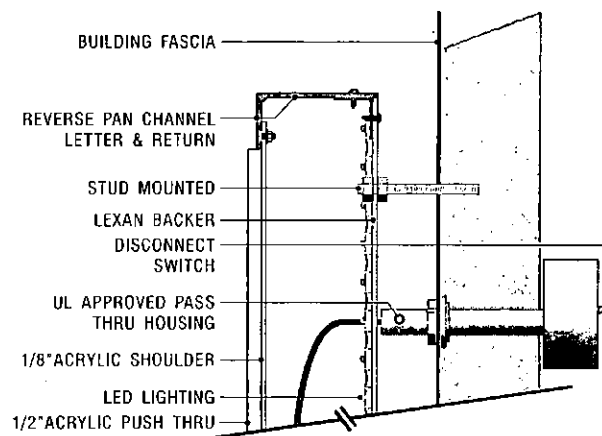
WALL MOUNTED TENANT ID  
scale: N.T.S.

SIDE VIEW  
scale: N.T.S.



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards

SIDE SECTION - PRIMARY TENANT ID BACKED ACRYLIC  
scale: N.T.S.



This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All signs fabricated as per 2008 N.E.C. Standards

SIDE SECTION - PRIMARY TENANT ID PUSH THRU ACRYLIC  
scale: N.T.S.



Option A



Option B

NIGHT VIEW  
scale: N.T.S.

## MASTER SIGN PROGRAM WALL MOUNTED TENANT ID OPTION B

### WALL MOUNTED TENANT I.D.

#### Halo Illumination

Internal White LED Modules  
One (1) Element may be permitted to be illuminated with Colored LED Modules with Landlord Approval. An Element is defined as a Logo or Business modifier as shown on this page. Primary Tenant ID portion shall only be Halo illuminated in White LED.

#### Construction

Aluminum face & returns (min. of .090 aluminum). Minimum 2.5" return. Faces may be routed and backed with white acrylic or routed with acrylic push thru.

#### Letter Type

Open to tenant

#### Color

Dark Duranotic Bronze or Corporate color with landlord approval.

#### Logos

Permitted with Landlord approval.

#### Installation

Stud mounted 1" off of fascia.

#### Placement

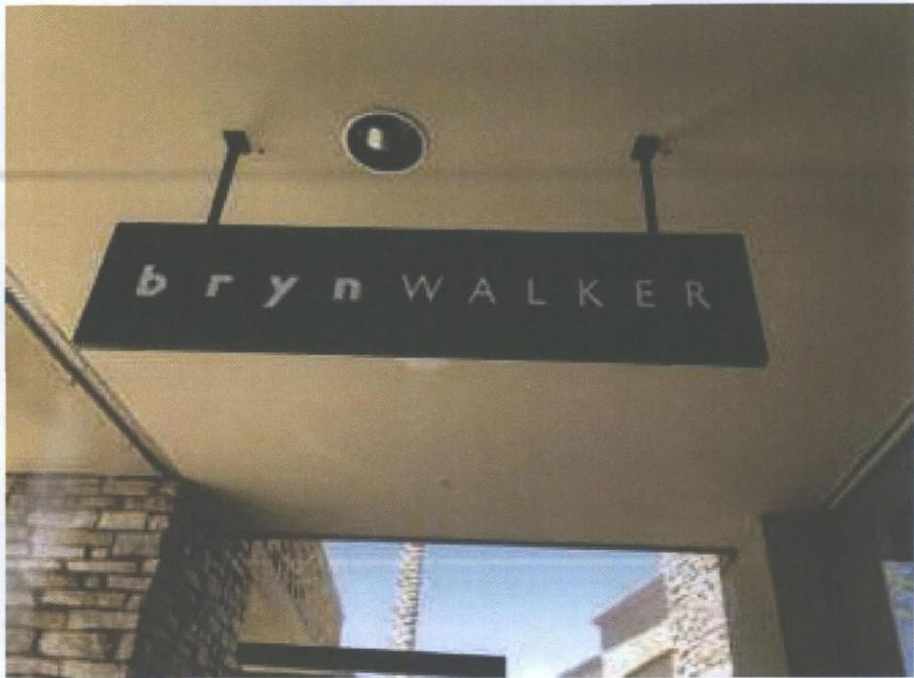
Sign shall be centered Vertically & Horizontally on fascia of leased storefront. Landlord approval required.

Sample Elevation





Samples of Existing Shingle Signs



MASTER SIGN PROGRAM  
SHINGLE SIGNS

WALL MOUNTED TENANT I.D

- Non-Illuminated
- Construction
  - Aluminum fabrication, random shapes are encouraged.
- Letter Type
  - Open to tenant
- Color
  - Open to tenant with landlord approval.
- Logos
  - Permitted with Landlord approval.
- Graphics
  - Surface applied vinyl or flat cut raised letters.
- Size
  - Not to exceed 36" X 72"
- Installation
  - Plate mounted under canopy as required.