



Development Review (Minor) Staff Approval

11-MS-2012#5

Gainey Ranch Corporate Center Master Sign Program Amendment

APPLICATION INFORMATION

LOCATION:	8700 N Gainey Center Dr	APPLICANT:	Ana Jones
PARCEL:	174-28-003O, 174-28-003R, 174-28-004H, 174-28-004K	COMPANY:	Trademark Visual Inc
Q.S.:	26-46	ADDRESS:	3732 E University Dr Phoenix, AZ 85034
ZONING:	C-O PCD	PHONE:	602-272-5055

Request: Request to amend the Gainey Ranch Corporate Center Master Sign Program to update select freestanding monument size and design guidelines for the 8700 and 8800 N. Gainey Center Drive buildings.

STIPULATIONS

1. Sign Type A.05 and Sign Type A.06 within the Gainey Ranch Corporate Center (8700 and 8800 N. Gainey Center Drive buildings) shall conform to this Gainey Ranch Master Sign Program Amendment, Case# 11-MS-2012#5, submitted by Trademark Visual and approved by City Staff on 11/16/16.
2. All other signs (excluding Sign Type A.05 and Sign Type A.06) shall continue to conform to the previous Gainey Ranch Corporate Center Master Sign Program Amendment, Case# 11-MS-2012#4, approved by City Staff on July 18, 2016.
3. To ensure design and color conformity, each of the tenant panel cabinet background color on all freestanding monument and directory signs identified in this Gainey Ranch Corporate Center Master Sign Program Amendment shall utilize the same background color: Dunn Edwards Dry Creek (DE6092) or a similar compatible color.
4. For all freestanding monument and directory signs, tenants within the Gainey Ranch Corporate Center are allowed to use their corporate colors, letter styles and logos on all monument and directory sign tenant panels.
5. The sum total sign area per use in the C-O (Commercial Office) Zoning District is 24 square feet, except the 8877 N. Gainey Center Drive building per Case# 11-MS-2014#4.
6. Any modifications to the Gainey Ranch Corporate Center Master Sign Program shall require Development Review Board or Staff Approval.

Related Cases: 11-MS-2012#4, 11-MS-2012#3, 11-MS-2012#2, 11-MS-2012

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



Completed Sign Permit Application: www.scottsdaleaz.gov/codes/signs

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:

Date:

November 16, 2016

Andrew Chi, Planner

Planning and Development Services

7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Web: www.scottsdaleaz.gov

Page 1 of 1

Form Revision Date: 12/11/2014

TRADEMARK

September 28, 2016

City of Scottsdale Planning Division, Sign Services
7447 E Indian School Road
Scottsdale, AZ 85251

NARRATIVE:

Our request is to amend the existing Gainey Ranch Corporate Center Master Sign Program for 8700-8800 N Gainey Center Drive, Scottsdale, AZ, as follows:

1. A.05 Entry Ground Sign:

A. Addition of additional (3rd) option (C) to display larger (15" x 100") tenant panels.

2. A.06 Entry Ground Sign:

A. Addition of additional (3rd) option (C) to display larger (15" x 100") tenant panels.

All other criteria is to stay as existing and signs as-is as originally outlines in the existing Gainey Ranch Corporate Center Master Sign Program. For any questions or any additional information required please contact Ana Sandoval-Jones at Trademark Visual, Inc. located at 3732 East University Drive Phoenix, AZ 85034 (602) 272-5055



October 7, 2015

Mr. Andrew Chi
City of Scottsdale
Planning and Zoning
7447 E Indian School Rd
Scottsdale, AZ 85251

Andrew,

This letter serves as our consent to allow Trademark Visual, Inc. to submit for amendments to the existing master sign program at Gainey Ranch Corporate Center located at 8700 – 8800 N. Gainey Center Drive in Scottsdale, AZ. Trademark Visual, Inc. will also act as our representative in obtaining all required approvals and documentation from the City of Scottsdale.

Sincerely,

Tina M. Guegold
Vice President

Ana Jones

From: Cottonwood Stone <CStone@gaineyranchca.com>
Sent: Thursday, October 13, 2016 2:07 PM
To: Ana Jones
Subject: RE: Nationwide Realty Investors - Gainey Ranch Corporate Center - Amendment A.05 / A.06 (86912)

Hi Ana,
The changes were approved. ☺ I'll send out the official approval letter in a couple of days.

Cottonwood Stone
Architectural & Compliance Coordinator
Gainey Ranch Community Association
480-951-0321

Trademark Visual will submit formal letter once received

From: Ana Jones [mailto:AJones@trademarkvisual.com]
Sent: Wednesday, October 12, 2016 2:34 PM
To: Cottonwood Stone
Subject: RE: Nationwide Realty Investors - Gainey Ranch Corporate Center - Amendment A.05 / A.06 (86912)

Hi Cottonwood,

Just checking in to see if you might require anything additional for tomorrow's meeting ☺ Thank you!

Ana M. Sandoval - Jones
ajones@trademarkvisual.com
D 602 792 3109 M 602 785 3201

TRADEMARK

3732 E. University Drive, Phoenix, AZ 85034
ROC 204749 trademarkvisual.com



From: Ana Jones
Sent: Wednesday, October 05, 2016 10:15 AM
To: 'Cottonwood Stone' <CStone@gaineyranchca.com>
Subject: RE: Nationwide Realty Investors - Gainey Ranch Corporate Center - Amendment A.05 / A.06 (86912)

Terrific – Thank you so much!

Ana M. Sandoval - Jones
ajones@trademarkvisual.com
D 602 792 3109 M 602 785 3201

TRADEMARK

3732 E. University Drive, Phoenix, AZ 85034



11-MS-2012#5

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>Gainey Ranch Corporate Center</u>	
Property's Address: <u>8700-8800 N Gainey Center Drive, Scottsdale, AZ 85258</u>	APN: <u>174-28-004K/H-003R</u>
Property's Zoning District Designation: <u>C-O PCD/P-4</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 checked="" 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>Nationwide Realty Investors - Tina Guegold</u>	Applicant: <u>Ana Jones</u>
Company: <u>Nationwide realty Investors, LTD</u>	Company: <u>Trademark Visual, Inc.</u>
Address: <u>375 N. Front St. Suite 200 Columbus, OH 43215</u>	Address: <u>3732 E. University Drive Phoenix, AZ 85034</u>
Phone: <u>614-857-2336</u> Fax: _____	Phone: <u>602-272-5055</u> Fax: <u>602-272-5011</u>
E-mail: <u>GUEGOLT@nationwide.com</u>	E-mail: <u>ajones@trademarkvisual.com</u>
_____ Owner Signature	_____ Applicant Signature
Official Use Only	
Submittal Date: _____	Application No.: _____ -PA- _____
Project Coordinator: _____	

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 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 checked="" type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

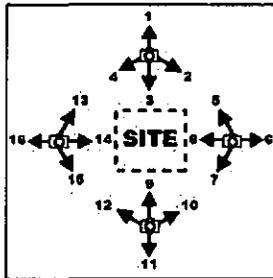
Pre-Application Fee: \$ 87
(No fees are changed for Historic Preservation (HP) properties.)

Records Packet Fee: \$ 21
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

Steinke, Casey

From: Projectinput
Sent: Tuesday, October 18, 2016 11:08 AM
To: Projectinput
Subject: Online Pre-Application Submitted (838-PA-2016)



Pre-Application Number: **838-PA-2016**

Project Name: **Gainey Ranch Corporate Center**

Location: **E DOUBLETREE RANCH RD / N GAINNEY CENTER DR**

Contact Name: **Neal Eggen**

Contact Phone: **(602) 272-5055**

Contact Email: neqgen@trademarkvisual.com



© 2016 City of Scottsdale. All Rights Reserved.

EXTERIOR REBRANDING

**Gainey Ranch
Corporate Center**

Gainey Ranch Corporate Center Master Sign Program Amendment
Case# 11-MS-2012#5
SIGN A.05 and SIGN A.06: Additional sign design options incorporated
for 8700 and 8800 N. Gainey Center Drive Buildings
(Modified from Case# 11-MS-2012#4).

CASE# 11-MS-2012#5

APPROVED

**STIPULATION SET
RETAIN FOR RECORDS**

11/16/16

DATE

Andrew Chi

APPROVED BY

Related Cases:
11-MS-2012#4
11-MS-2012#3
11-MS-2012#2
11-MS-2012

TRADEMARK



CONTENTS

GENERAL INFORMATION

SITE PLAN

CREATIVE ELEMENTS

ENTRY GROUND SIGNS

A01 - A09

DIRECTORY GROUND SIGNS

B01 - B09

TENANT WALL SIGNS

C01 - C02

PROJECT

Gainey Ranch Corporate Center
8700-8877 N. Gainey Ranch Center Drive
Scottsdale, AZ 85258

PARCEL INFORMATION

PARCEL NUMBER

174-28-003Q
174-28-003R
174-28-004K
174-28-004H

AREA IN SQUARE FEET

500,000 ±

ZONING

C-0

NARRATIVE

Gainey Ranch is a Class A office development located at 8700-8877 N. Gainey Center Drive Scottsdale AZ 85258. This request is a proposal to update several exterior directional, way finding and tenant signs to create further visibility for pedestrians and traffic, making it easier to maneuver the property without any drastic changes to the existing structure.

PROPERTY OWNER

Nationwide Realty Investors LTD
375 N. Front St.
Suite 200
Columbus, OH 43215

PROPERTY MANAGEMENT

Nationwide Realty Management
8800 N. Gainey Ranch Center Drive
Suite 275
Scottsdale, AZ 85258
(480) 998-5628

SIGNAGE CONSULTANT

Ana Jones
(602) 792-3109
AJones@TrademarkVisual.com



KEY

Gainey Ranch Corporate Center SIGNS

- A1 Building Entry Ground Signs
- B1 Directory Ground Signs
- C1 Building Tenant Wall Signs



TYPE FAMILIES

Trade Gothic Bold Condensed
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789

Akzidenz Grotesk Bold
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789

Avenir LT Black
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789

COLORS



Paint - white
 MP White



Paint - Black
 MP Black



Paint - Tenant Panels
 Dry Creek (DE 6122)



Nationwide 'N'
 PMS 2133



Johnson Bank
 Logo
 PMS 229

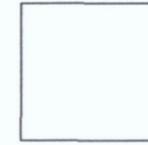


Shea Homes
 Logo
 PMS 7698

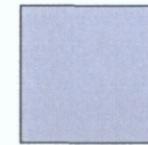
MATERIALS



Vinyl - Black
 Black Perforated Vinyl
 Matte Black (Gerber 220-22)



Vinyl - White
 White (Arlon 2100-02)



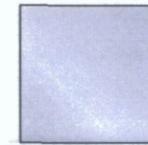
Vinyl - Dusted
 Dusted Crystal (Gerber 210-314)



Vinyl - Metallic Copper
 Copper (Gerber 220-229)



Acrylic - White
 3/16"



Acrylic - Clear
 1/2" Push-Thru

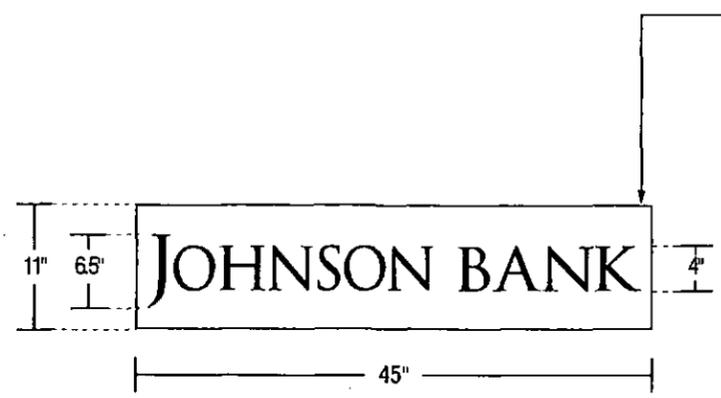


Copper
 Polished Copper

Non-Exhaustive General List for All Sign Types

Aluminum sheeting
 Used for skinning of sign structures,
 tenant panels, and FCO logos/letters

GENERAL NOTES
Colors Vary Per Specific Tenant Logo Standards.



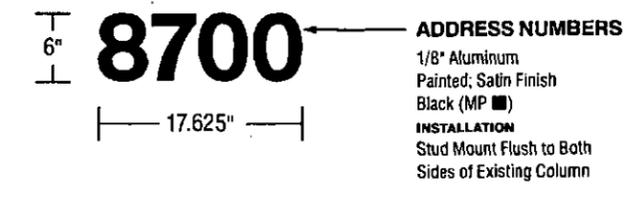
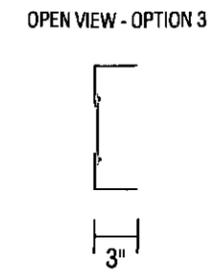
TENANT PANEL
1/8" Aluminum Panel with 3" Returns
Painted; Satin Finish
MP to Match Dry Creek (DE 6122 □)

TENANT NAME - OPTION 1
Cut Vinyl Letters
Applied 1st Surface to Panel
Colors to Match Tenant Logo

TENANT NAME - OPTION 2
1/8" Aluminum FCOs
Painted; Satin Finish
Colors to Match Tenant Logo

TENANT NAME - OPTION 3
Routed from Face
Backed with .080" Aluminum
Painted; Satin Finish
Colors to Match Tenant Logo

ASSEMBLY
Stud Mount Behind Face

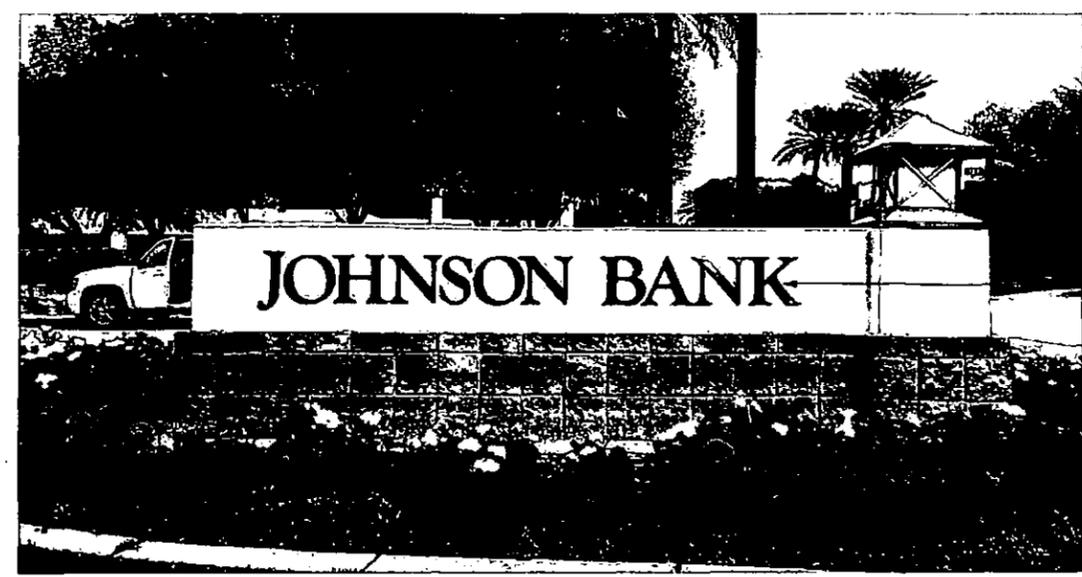


A Project Detail: Tenant Panel
SCALE 3/4" = 1'0"

Qty: 4 / ☉ Install

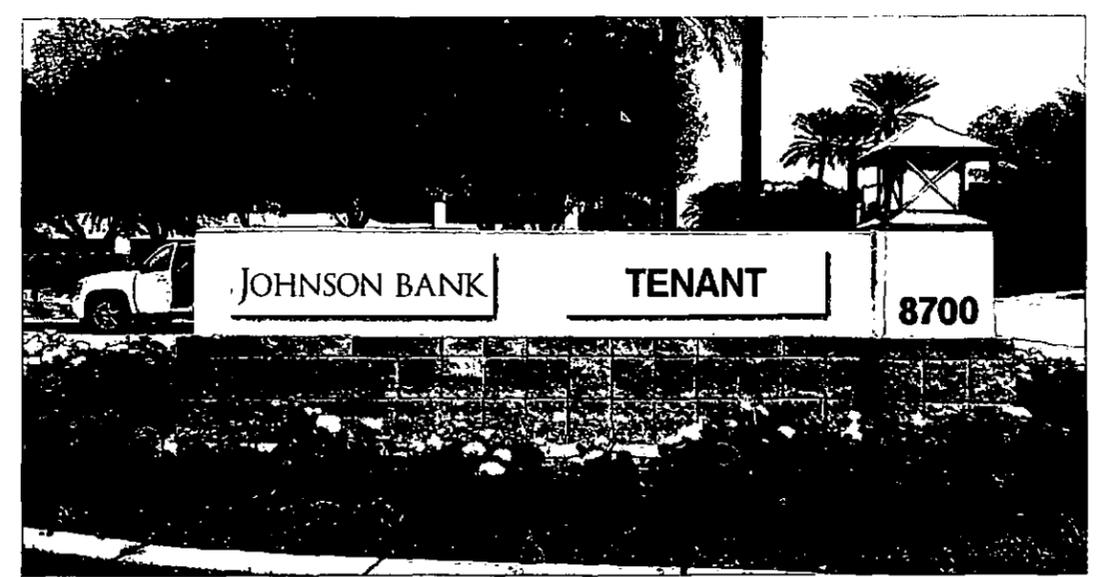
B Project Detail: FCO
SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install



EXISTING MONUMENT STRUCTURE
Non-Illuminated
Metal/Block Construction

EXISTING FCO LETTERS
Remove "Johnson Bank" Letters
Patch/Paint Monument Face



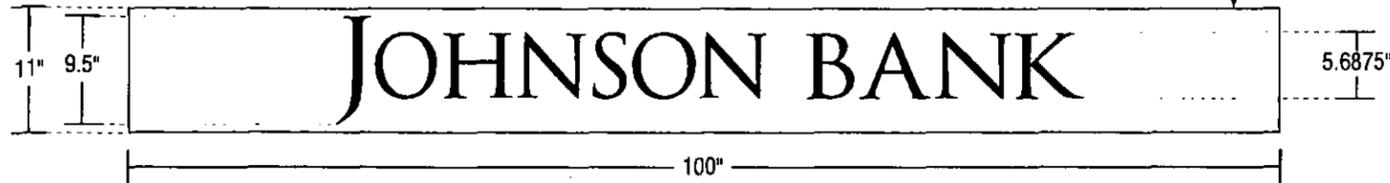
C South Elevation View - Existing
SCALE 3/8" = 1'0"

D South Elevation View - Mock Up
SCALE 3/8" = 1'0"

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	86912
			Nationwide Realty Investors	DB	DRAWING	0101gr
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	09/28/16
			8877 N. Gainey Center Drive	AJ	SHEET	1.10
			CITY STATE			
			Scottsdale, AZ 85258			

GENERAL NOTES
Colors Vary Per Specific Tenant Logo Standards.



TENANT PANEL
1/8" Aluminum Panel with 3" Returns
Painted; Satin Finish
MP to Match Dry Creek (DE 6122 □)

TENANT NAME - OPTION 1
Cut Vinyl Letters
Applied 1st Surface to Panel
Colors to Match Tenant Logo

TENANT NAME - OPTION 2
1/8" Aluminum FCOs
Painted; Satin Finish
Colors to Match Tenant Logo

TENANT NAME - OPTION 3
Routed from Face
Backed with .080" Aluminum
Painted; Satin Finish
Colors to Match Tenant Logo

ASSEMBLY
Stud Mount Behind Face

OPEN VIEW - OPTION 3



ADDRESS NUMBERS
1/8" Aluminum
Painted; Satin Finish
Black (MP ■)

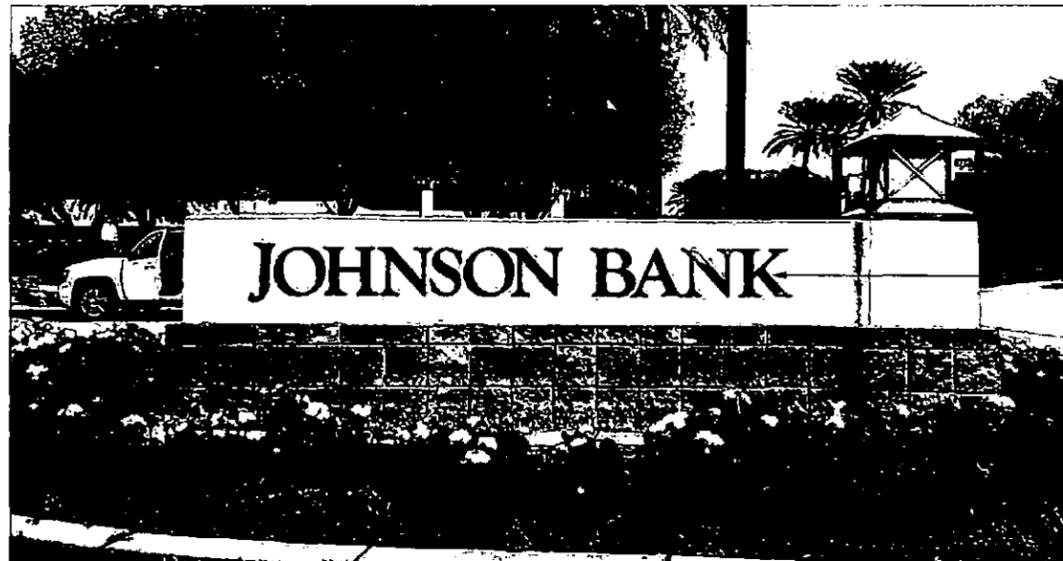
INSTALLATION
Stud Mount Flush to Both Sides of Existing Column

A Project Detail: Tenant Panel
SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install

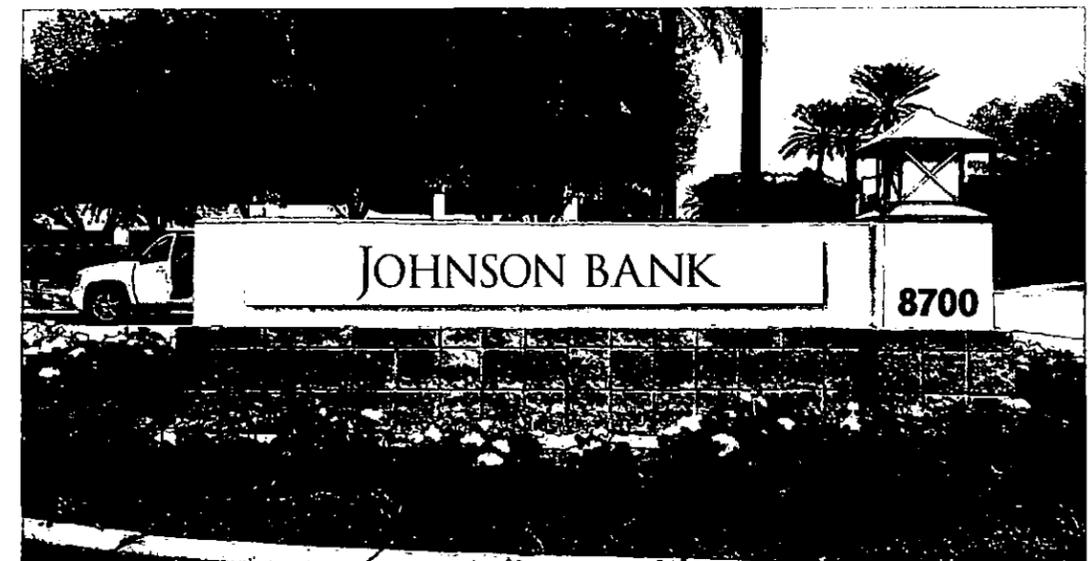
B Project Detail: FCO
SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install



EXISTING MONUMENT STRUCTURE
Non-Illuminated
Metal/Block Construction

EXISTING FCO LETTERS
Remove "Johnson Bank" Letters
Patch/Paint Monument Face



D South Elevation View - Mock Up
SCALE 3/8" = 1'0"

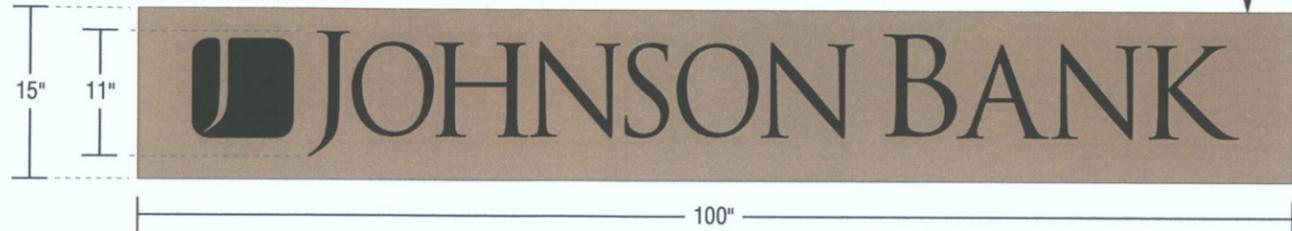
C South Elevation View - Existing
SCALE 3/8" = 1'0"

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	S/R	JOB	86912
APPROVED	LANDLORD SIGNATURE	DATE	Sub Local	DB	DRAWING	0101gr
			Address	PM	DATE	09/28/16
			City/State	AJ	SHEET	1.20
			Nationwide Realty Investors			
			Gainey Ranch Corporate Center			
			8877 N. Gainey Center Drive			
			Scottsdale, AZ 85258			

Gainey Ranch Corporate Center Master Sign Program Amendment
Case# 11-MS-2012#5
SIGN A.05: Additional sign design option incorporated for 8700
and 8800 N. Gainey Center Drive Buildings
(Modified from Case# 11-MS-2012#4).

GENERAL NOTES
Colors Vary Per Specific Tenant
Logo Standards.



TENANT PANEL
1/8" Aluminum Panel with 3" Returns
Painted; Satin Finish
MP to Match Dry Creek (DE 6122 ■)

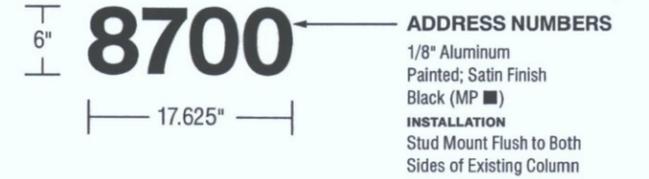
TENANT NAME - OPTION 1
Cut Vinyl Letters
Applied 1st Surface to Panel
Colors to Match Tenant Logo

TENANT NAME - OPTION 2
1/8" Aluminum FCOs
Painted; Satin Finish
Colors to Match Tenant Logo

TENANT NAME - OPTION 3
Routed from Face
Backed with .080" Aluminum
Painted; Satin Finish
Colors to Match Tenant Logo

ASSEMBLY
Stud Mount Behind Face

OPEN VIEW - OPTION 3



A Project Detail: Tenant Panel
SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install

B Project Detail: FCO
SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install



EXISTING MONUMENT STRUCTURE
Non-Illuminated
Metal/Block Construction

EXISTING FCO LETTERS
Remove "Johnson Bank" Letters
Patch/Paint Monument Face



D South Elevation View - Mock Up
SCALE 3/8" = 1'0"

C South Elevation View - Existing
SCALE 3/8" = 1'0"

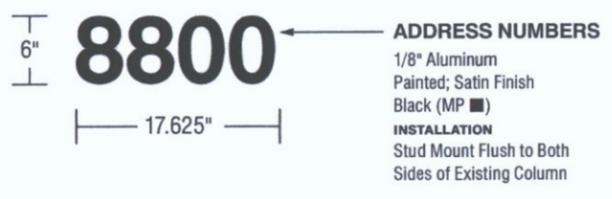
TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Nationwide Realty Investors	SR	JOB	86912
			SUB LOCAL	Gainey Ranch Corporate Center	DB	DRAWING	0101gr
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	8877 N. Gainey Center Drive	PM	DATE	09/28/16
			CITY STATE	Scottsdale, AZ 85258	AJ	SHEET	1.30

GENERAL NOTES
 Colors Vary Per Specific Tenant
 Logo Standards.



TENANT PANEL
 1/8" Aluminum Panel with 3" Returns
 Painted; Satin Finish
 MP to Match Dry Creek (DE 6122 ■)
TENANT NAME - OPTION 1
 Cut Vinyl Letters
 Applied 1st Surface to Panel
 Colors to Match Tenant Logo
TENANT NAME - OPTION 2
 1/8" Aluminum FCOs
 Painted; Satin Finish
 Colors to Match Tenant Logo
TENANT NAME - OPTION 3
 Routed from Face
 Backed with .080" Aluminum
 Painted; Satin Finish
 Colors to Match Tenant Logo
ASSEMBLY
 Stud Mount Behind Face



A Project Detail: Tenant Panel
 SCALE 3/4" = 1'0"

Qty: 4 / ☉ Install

B Project Detail: FCO
 SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install



EXISTING MONUMENT STRUCTURE
 Non-Illuminated
 Metal/Block Construction
EXISTING FCO LETTERS
 Remove "Shea Homes" Letters
 Patch/Paint Monument Face



C South Elevation View - Existing
 SCALE 3/8" = 1'0"

D South Elevation View - Mock Up
 SCALE 3/8" = 1'0"

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	86912
APPROVED	LANDLORD SIGNATURE	DATE	Nationwide Realty Investors	DB	DRAWING	0101gr
			Gainey Ranch Corporate Center	PM	DATE	09/28/16
			8877 N. Gainey Center Drive	AJ	SHEET	1.40
			Scottsdale, AZ 85258			

GENERAL NOTES
 Colors Vary Per Specific Tenant
 Logo Standards.



TENANT PANEL
 1/8" Aluminum Panel with 3" Returns
 Painted; Satin Finish
 MP to Match Dry Creek (DE 6122 ■)
TENANT NAME - OPTION 1
 Cut Vinyl Letters
 Applied 1st Surface to Panel
 Colors to Match Tenant Logo
TENANT NAME - OPTION 2
 1/8" Aluminum FCOs
 Painted; Satin Finish
 Colors to Match Tenant Logo
TENANT NAME - OPTION 3
 Routed from Face
 Backed with .080" Aluminum
 Painted; Satin Finish
 Colors to Match Tenant Logo

ASSEMBLY
 Stud Mount Behind Face

OPEN VIEW - OPTION 3



ADDRESS NUMBERS
 1/8" Aluminum
 Painted; Satin Finish
 Black (MP ■)
INSTALLATION
 Stud Mount Flush to Both
 Sides of Existing Column

A Project Detail: Tenant Panel
 SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install

B Project Detail: FCO
 SCALE 3/4" = 1'0"

Qty: 2 / ☉ Install



EXISTING MONUMENT STRUCTURE
 Non-Illuminated
 Metal/Block Construction

EXISTING FCO LETTERS
 Remove "Shea Homes" Letters
 Patch/Paint Monument Face



C South Elevation View - Existing
 SCALE 3/8" = 1'0"

D South Elevation View - Mock Up
 SCALE 3/8" = 1'0"

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	Nationwide Realty Investors	SR	JOB	86912
			SUB LOCAL	Gainey Ranch Corporate Center	DB	DRAWING	0101gr
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	8877 N. Gainey Center Drive	PM	DATE	09/28/16
			CITY STATE	Scottsdale, AZ 85258	AJ	SHEET	1.50

Gainey Ranch Corporate Center Master Sign Program Amendment
 Case# 11-MS-2012#5
 SIGN A.06: Additional sign design option incorporated for 8700
 and 8800 N. Gainey Center Drive Buildings
 (Modified from Case# 11-MS-2012#4).

GENERAL NOTES
 Colors Vary Per Specific Tenant
 Logo Standards.



TENANT PANEL
 1/8" Aluminum Panel with 3" Returns
 Painted; Satin Finish
 MP to Match Dry Creek (DE 6122 ■)

TENANT NAME - OPTION 1
 Cut Vinyl Letters
 Applied 1st Surface to Panel
 Colors to Match Tenant Logo

TENANT NAME - OPTION 2
 1/8" Aluminum FCOs
 Painted; Satin Finish
 Colors to Match Tenant Logo

TENANT NAME - OPTION 3
 Routed from Face
 Backed with .080" Aluminum
 Painted; Satin Finish
 Colors to Match Tenant Logo

ASSEMBLY
 Stud Mount Behind Face

OPEN VIEW - OPTION 3



ADDRESS NUMBERS
 1/8" Aluminum
 Painted; Satin Finish
 Black (MP ■)

INSTALLATION
 Stud Mount Flush to Both
 Sides of Existing Column

A Project Detail: Tenant Panel
 SCALE 3/4" = 1'0"

Qty: 2 / ● Install

B Project Detail: FCO
 SCALE 3/4" = 1'0"

Qty: 2 / ● Install



EXISTING MONUMENT STRUCTURE
 Non-Illuminated
 Metal/Block Construction

EXISTING FCO LETTERS
 Remove "Shea Homes" Letters
 Patch/Paint Monument Face



C South Elevation View - Existing
 SCALE 3/8" = 1'0"

D South Elevation View - Mock Up
 SCALE 3/8" = 1'0"

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	86912
			Nationwide Realty Investors	DB	DRAWING	0101gr
APPROVED	LANDLORD SIGNATURE	DATE	SUB LOCAL	PM	DATE	09/28/16
			Gainey Ranch Corporate Center	AJ	SHEET	1.60
			ADDRESS			
			8877 N. Gainey Center Drive			
			CITY STATE			
			Scottsdale, AZ 85258			