



**Development Review (Minor)
Staff Approval**

7-MS-2014#2

4141 Master Sign Program Amendment

APPLICATION INFORMATION

LOCATION: 4141 N Scottsdale Rd
PARCEL: 173-51-102C
Q.S.: 17-45
ZONING: D/OR-2 PBD DO

APPLICANT: Carisa Mowry
COMPANY: Airpark Signs & Graphics
ADDRESS: 1205 N Miller Rd Tempe, AZ 85281
PHONE: 480-966-6565

Request: Request to amend the 4141 Master Sign Program to allow new mid-size monument signs, and new building directory wall signs for an existing office development.

STIPULATIONS

1. All mid-size monument signs shall substantially conform to the 4141 Master Sign Program Amendment, 7-MS-2014#2, submitted by Airpark Signs & Graphics, and approved by City Staff on June 24, 2015.
2. All building directory wall signs shall substantially adhere to the 4141 Master Sign Program Amendment, 7-MS-2014#2, submitted by Airpark Signs & Graphics and approved by City Staff on June 24, 2015.
3. All tenant wall signs and freestanding directory signs shall adhere to the original 4141 Master Sign Program, Case No. 7-MS-2014, approved by City Staff on June 24, 2014.
4. No landscape wall signs are approved with this amendment. However, Board of Adjustment Variance Case No. 11-BA-1985 still applies for any new landscape wall signs.
5. The landlord shall select which tenant shall be allowed to utilize a tenant panel on any mid-size monument sign.
6. On any mid-size monument sign, no tenant name shall be displayed more than one (1) tenant panel per side.
7. All tenant panels on all mid-size monument signs shall incorporate a metal background painted 'Matthews Paint MP 18214 Grey Patina Metallic' or similar. Tenant copy and logos shall only utilize routed copy backed with white acrylic, internally illuminated. No other colors shall be allowed.
8. The illuminated light panels on the mid-size monument signs shall incorporate a diffuser film that will limit the light output to 25% or less of normal output, and shall evenly distribute the light across all panels to avoid hot spots, as shown on Page 7 of the 4141 Master Sign Program Amendment.
9. Any modifications to the 4141 Master Sign Program shall require Development Review Board or staff approval.

Related Cases: 7-MS-2014, Plan Check# 3880-00, 11-BA-1985

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit a copy of this approval letter, along with a completed Sign Permit Application, to the One Stop Shop for plan review.
Sign Permit Application & Submittal Requirements: <http://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: _____

Andrew Chi

Date: June 24, 2015

Andrew Chi
Associate Planner

Planning & 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

May 14, 2015

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

Regarding: 4141

Dear Andrew Chi:

Thank you for your consideration of the amendment to the Master Sign Plan for 4141, located at 4141 N. Scottsdale Rd. Our original request entails adding one new sign type, "Monument" at two locations and to change the location of the Tenant Directory, which will replace the freestanding directory. This narrative is in response to the City of Scottsdale Staff's first review comments and will also describe our request to change the design of the directory and to add one more, which was a request that came from the building ownership after our original submittal.

The directory redesign and addition will better clarify which lobby is north and which one is south and also better reflects the contemporary 4141 brand. They will still both be mounted to the columns in the breezeway area. The directories are a 5'-6" tall x 4'-10" wide aluminum cabinet that will wrap the corner of the column with a width of 10" on the inside part of the column. Tenant panels are non-illuminated, removable 1" deep pans with vinyl lettering applied to the face. The flat-cut-out lettering at the top of each directory signifies the North lobby and South lobby.

Our first review staff comments have been addressed as follows:

- Sign Location Plan – The plan now indicates property line, existing curb, landscape and hardscape. It also shows that the existing "4141" mid-size monument sign has been assigned to Scottsdale Road frontage.
- Tenant Monuments – We have reduced the illumination of the green panel features by adding a diffuser vinyl that will be applied to the inside of the translucent panels. This will create a subtle "lantern" type glow that will not overpower the glow of the tenant names.
 - Please refer to the sample provided. We have shown the panel illuminated without the diffuser, with a 30 diffuser and with a 70 diffuser. We have called out the ~~70~~ diffuser on the drawing, which allows ~~65~~ ^{24%} output of light. ³⁰
 - The existing "4141" mid-size monument is now dimensioned labeled assigned to Scottsdale Road frontage.
- Tenant Wall Directory – Please refer to 2nd paragraph of this narrative for changes that have been submitted. The drawings can be referred to on page 9 of the proposed amended MSP package.
- Floor plans have been provided and are included within the proposed amended MSP package on pages 4 through 6.

As previously stated in our original submittal, the additional monuments and directories will correlate with the existing design intent as shown in the Master Sign Plan and match the existing signage in materials and colors. They will also adhere to the City of Scottsdale's Zoning Ordinance, Section 8.



AIRPARK
SIGNS & GRAPHICS

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

Sincerely,

Carisa Mowry
Owner's Assistant/Representative
Airpark Signs & Graphics

Original Narrative


AIRPARK
SIGNS & GRAPHICS

March 27th, 2015

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

Regarding: 4141 Building

Dear Andrew Chi:

We would like to request an amendment to the Master Sign Plan for the 4141 complex located at 4141 N. Scottsdale Rd, Scottsdale AZ. The request is to add one new sign type, "Monument" at two locations on the property, and to change the location of the tenant directory.

This request will allow for one directory to be mounted to the column in the breezeway area. One monument will be located on the west side of the property along Scottsdale Road, the other will be located on the south side of the property along Indian School Road. The additional monuments and directory would allow for traffic and pedestrians to be aware of the tenants located within the building.

The additional monuments and directory will correlate with the existing design intent as shown in the Master Sign Plan and match the existing architecture and signage in materials and colors. They will also adhere to the City of Scottsdale's zoning ordinance section 8. The monuments are double sided 12' tall x 5' 10" wide cabinet that has 2" deep pan numbers on the top, with routed out panels for tenant copy. The directory is 3'9 1/4" tall x 2' 6" wide aluminum cabinet with painted numbers on top and slatz directory strips for tenant copy.

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

Sincerely,



Suzanne Sharp
Owner's Assistant/Representative
Airpark Signs & Graphics



Jones Lang LaSalle Americas, Inc.
Meg Martin
3131 E. Camelback Road
Suite 400
Phoenix, Arizona 85016
Tel +1 602 282 6294 Fax +1 312 601 1401

March 25th, 2015

Airpark Signs & Graphics
1205 North Miller Road
Tempe, AZ 85281

RE: Authorization for Amendment to Master Sign Program

To Whom It May Concern,

This letter serves as a notice of authorization for Airpark Signs & Graphics to amend the sign package at 4141 N. Scottsdale Road, Scottsdale, AZ 85251.

Please let me know if you have any questions.

Sincerely,

Meg Martin

Meg Martin
Assistant General Manager
JLL

7-MS-2014 #2



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. 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: 4141			
Property's Address: 4141 N. Scottsdale Rd.		APN: 173-51-102C	
Property's Zoning District Designation: D/OR-2 PBD DO			
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: Jones Lang LaSalle		Applicant: Suzanne Sharp	
Company: 3131 E. Camelback Rd, Suite 400		Company: Airpark Signs & Graphics	
Address: Phoenix, AZ 85016		Address: 1205 N. Miller Rd. Tempe, AZ	
Phone: 602.282.6294	Fax: 602.282.6031	Phone: 480.966.6565	Fax: 480.966.5668
E-mail: Meg.Martin@am.jll.com		E-mail: Suzanne@airparksigns.com	
Meg Martin <small>Digitally signed by Meg Martin DN: cn=Meg Martin, o=am, email=meg.martin@am.jll.com, c=US Date: 2015.03.25 15:21:13 -0700</small>		Suzanne Sharp <small>Digitally signed by Suzanne Sharp DN: cn=Suzanne Sharp, o=Airpark Signs & Graphics, ou, email=suzanne@airparksigns.com, c=US Date: 2015.03.25 14:03:25 -0700</small>	
Owner Signature		Applicant Signature	
Official Use Only	Submittal Date: 3/27/15	Application No: 301	PA: 2015
Project Coordinator:			



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 (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

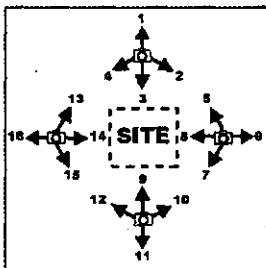
☒ Pre-Application Fee: \$ 87.00

☒ 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 propose 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, Neighborhood & Transportation Division

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



South Entrance along Scottsdale Rd.



View from Scottsdale Rd. facing North towards North Entrance



View of fountain along Indian School Rd. facing West



South Entrance along Scottsdale Rd. facing South



Southwest Elevation (at Scottsdale Rd. and Indian School Rd. intersection)



Northwest Elevation (along Scottsdale Rd.)



View from Scottsdale Rd. facing North towards North Entrance



Close up of South Elevation (along Indian School Rd.)



Close up of West Elevation (along Scottsdale Rd.)



South Elevation (along Indian School Rd.)



North Entrance along Scottsdale Rd.



Partial view of Southwest / West Elevation (along Scottsdale Rd.)



Photos of West Elevation



Photos of East Elevation



Photos of Southeast Corner (along Indian School Rd.)



Close up Photos of South Elevation



North Elevation

4141 Signage Criteria

*4141 North Scottsdale Road
Scottsdale, Arizona*



APPROVED
Case No. 7-MS-2014#2
STIPULATION SET
RETAIN FOR RECORDS

06/24/15
DATE

Andrew Chi
APPROVED BY

*Also refer to Case No. 7-MS-2014

Prepared by:



1205 N. Miller Road
Tempe, AZ 85281
480.966.6565
signs@airparksigns.com

Project Narrative:

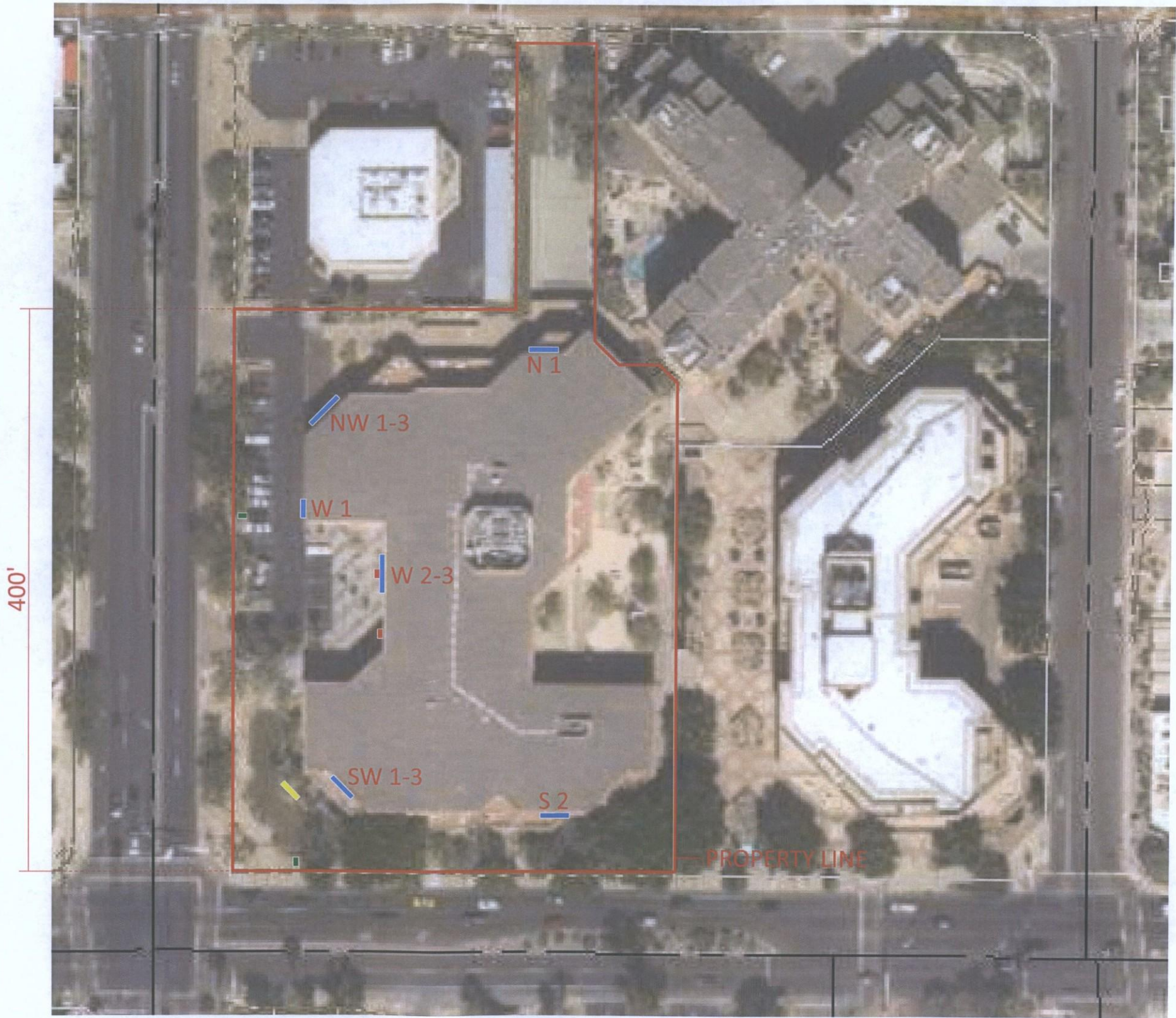
The 4141 Sign Criteria has been established to direct the fabrication and installation of the highest quality signs consistent with the architectural nature of the project.

General Requirements:

- Landlord shall administrate and interpret sign criteria.
- All signs 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.
- 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.

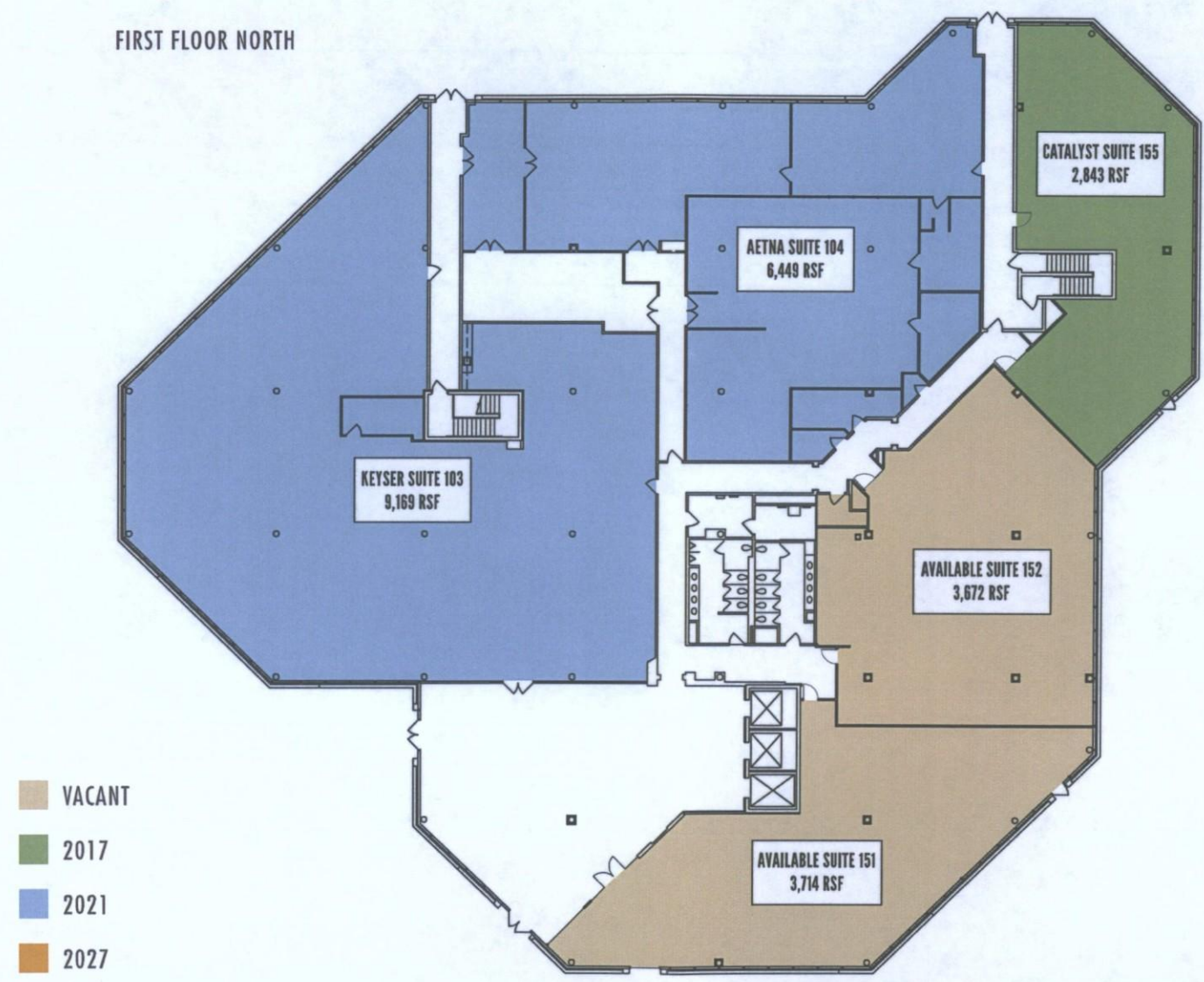
SIGN LOCATION PLAN

- Building Mounted Sign Bands
- Tenant Directory
- Tenant Monument
- Existing mid-size monument (Scottsdale Rd. Frontage)
- Property Line



Floor Plans - First Floor North

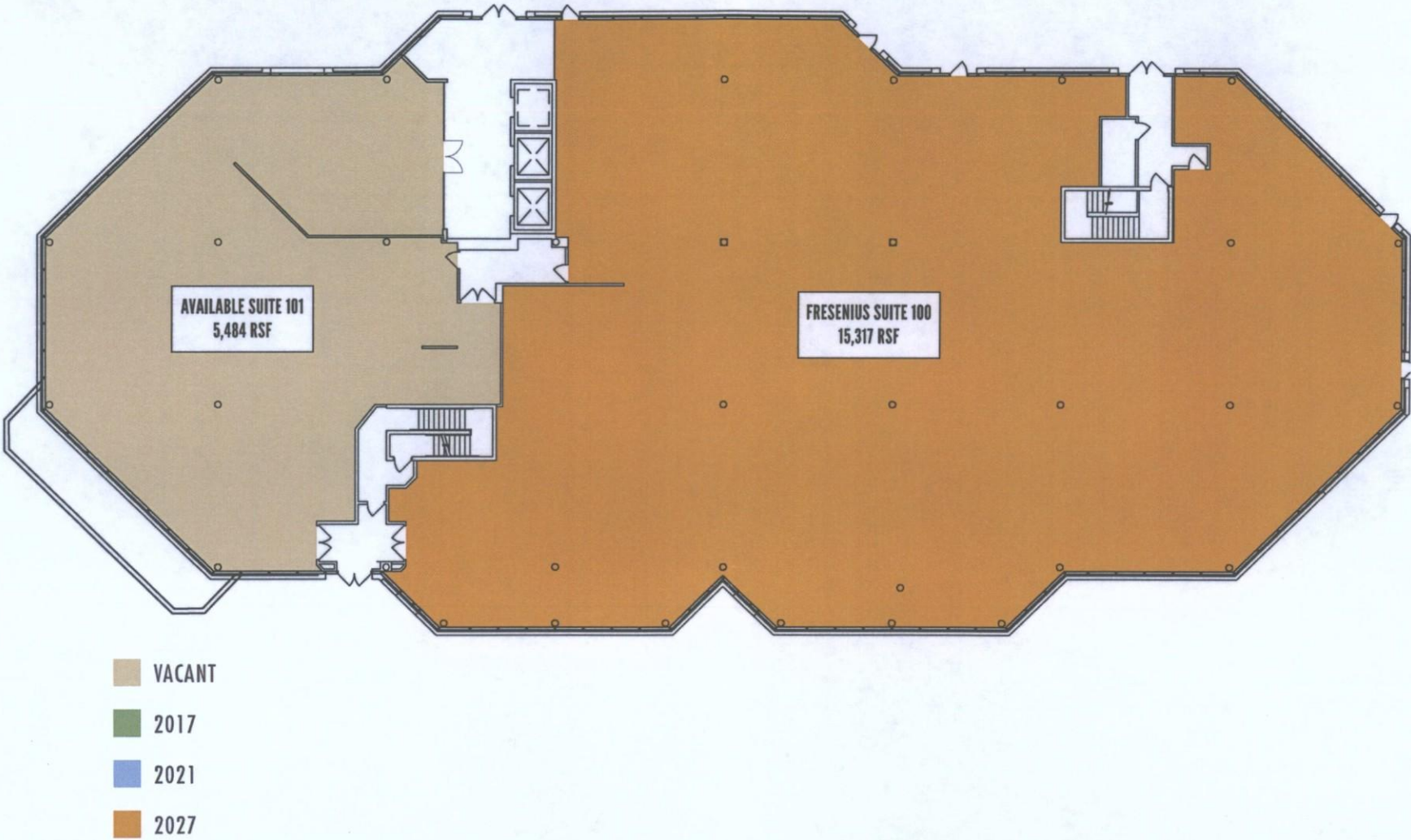
FLOOR PLANS



Floor Plans - First Floor South

FLOOR PLANS

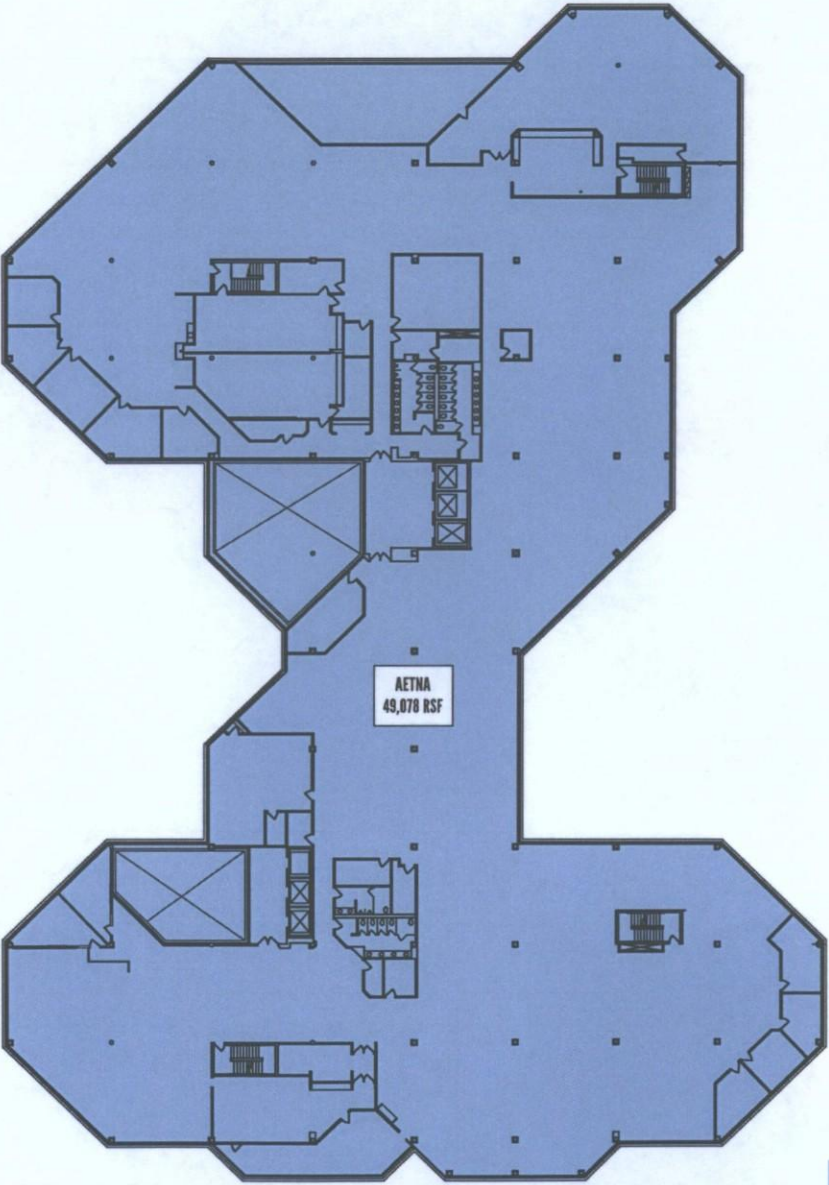
FIRST FLOOR SOUTH



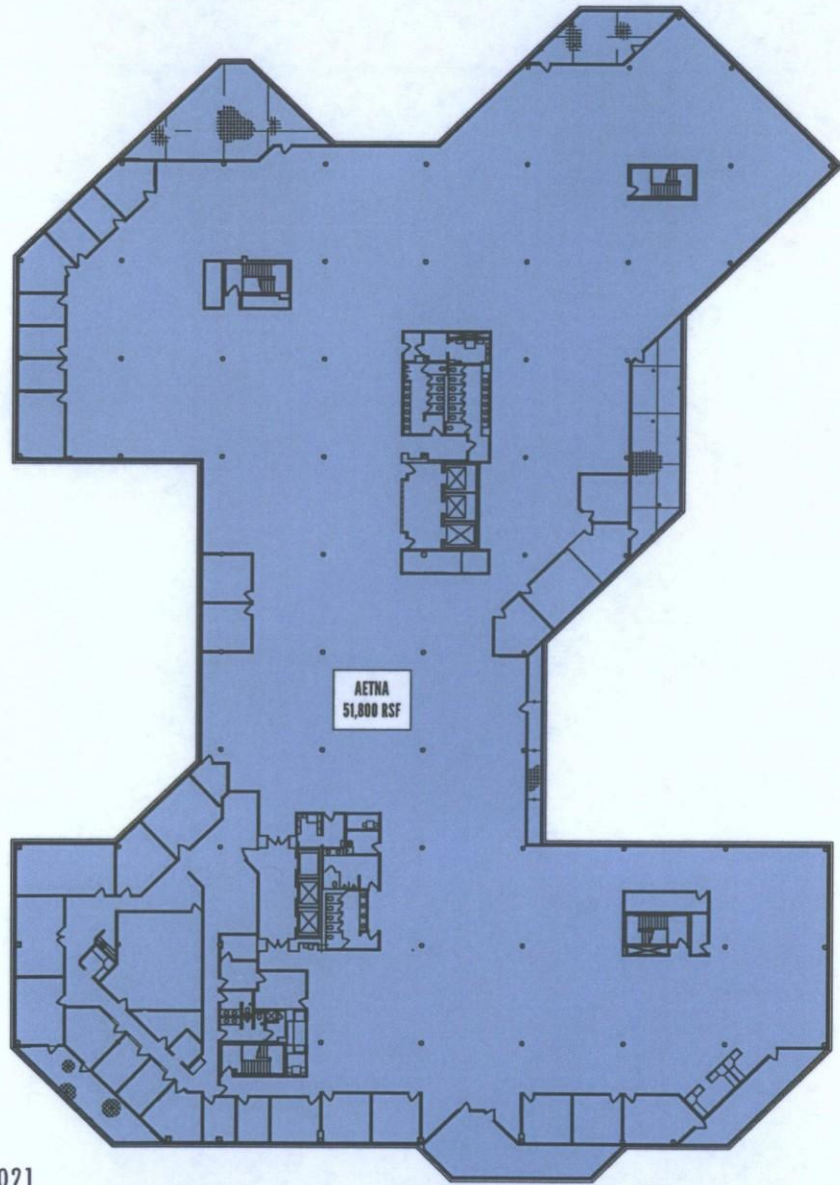
Floor Plans - Second Floor - Aetna

FLOOR PLANS

SECOND FLOOR – AETNA



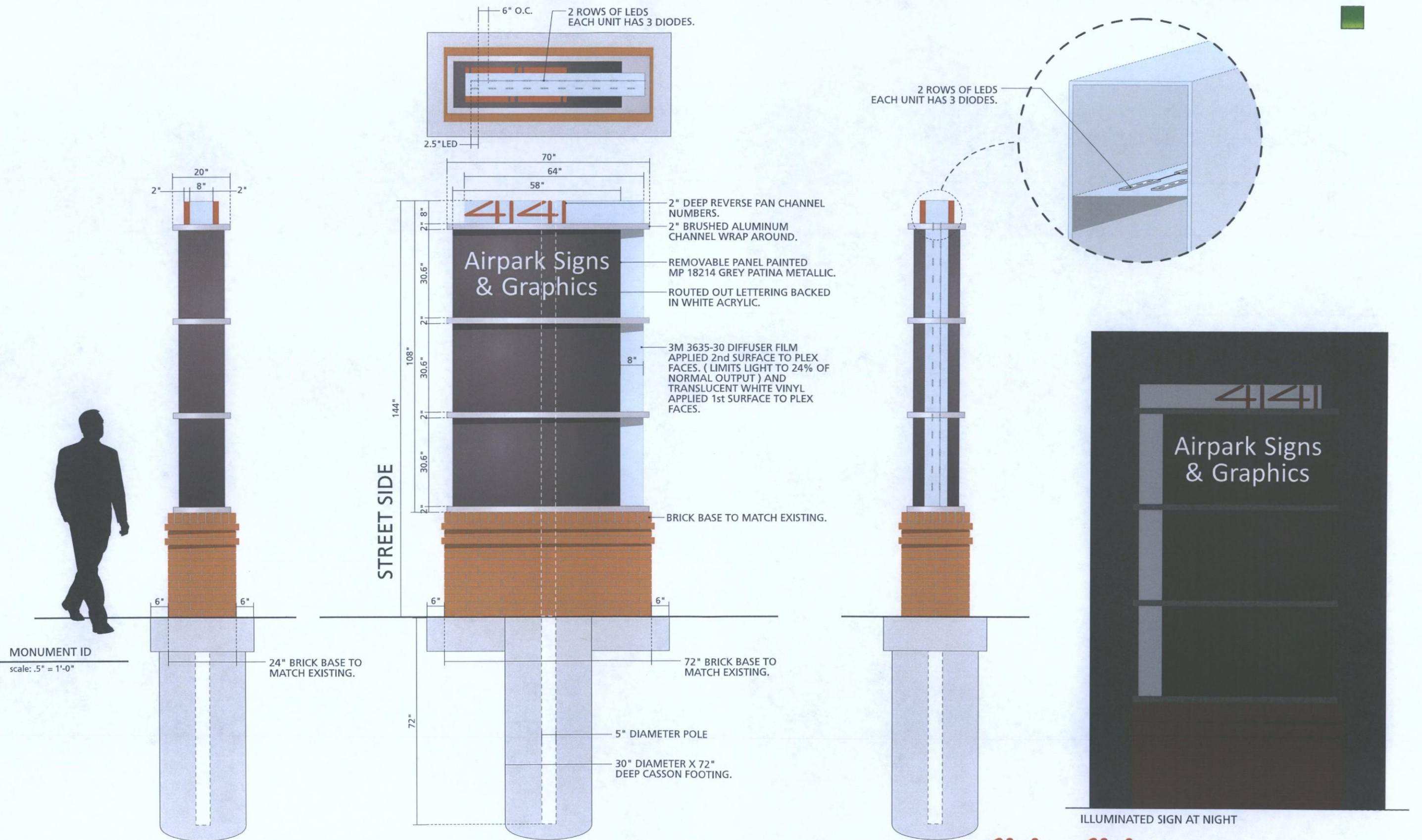
THIRD FLOOR – AETNA



Total RSF:
147,526

2021

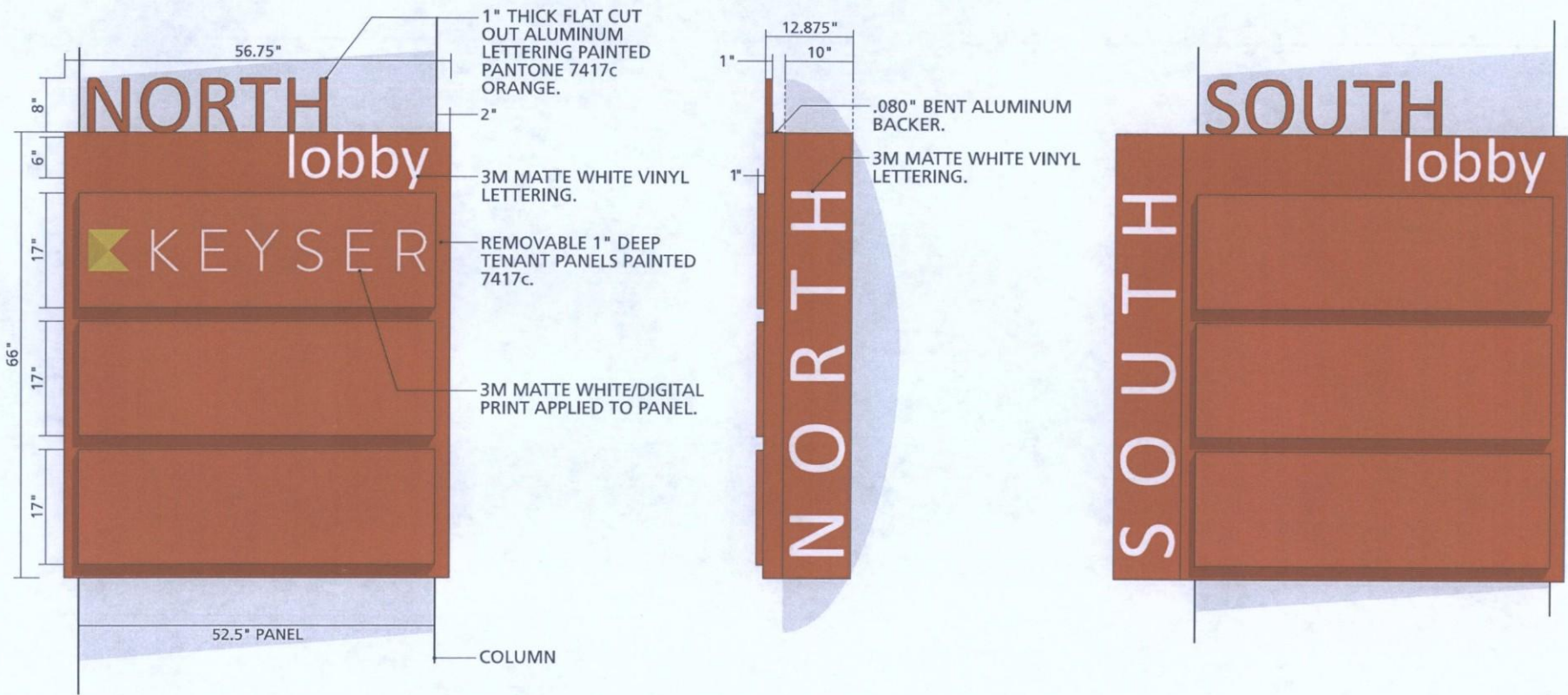
Tenant Monument



Tenant Monument Location Plan

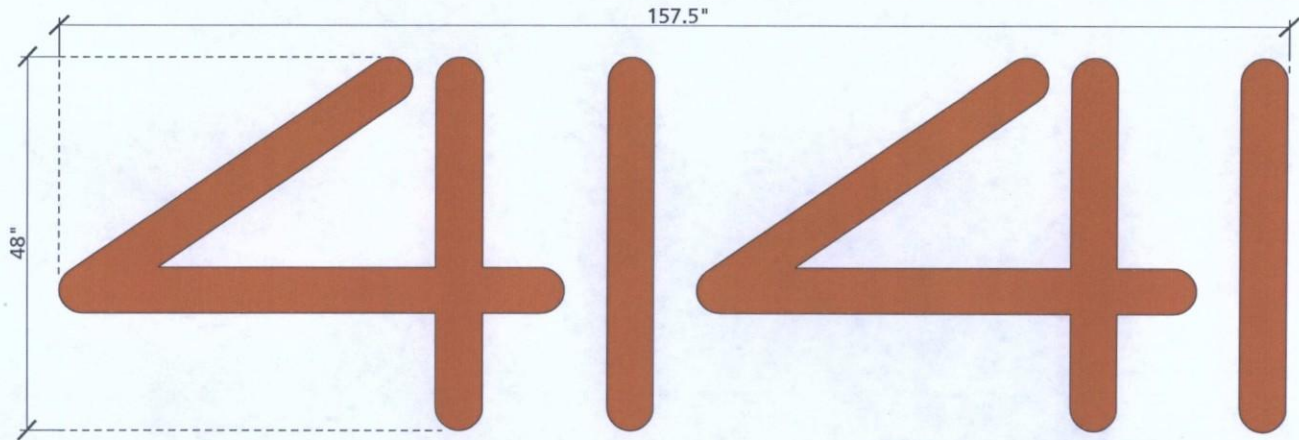


Tenant Wall Directory



Existing Mid Size Monument

Scottsdale Road Frontage



ADDRESS NUMBERS - 48"

Scale: .5" = 1'

REVERSE PAN CHANNEL WITH SOLID BACKS
PAINTED BRIGHT ORANGE, 8" DEEP RETURNS
MOUNTED 16" BACK OF BRICK WALL
GROUND SPOT ILLUMINATION

TENANT WALL MOUNTED ID

*Approved with Case No. 7-MS-2014



Construction:

Individual reverse pan channel lettering/logo

Material:

Paint Loc

Returns:

Maximum return depth is 4" Minimum depth is 1"

Color:

Open (With landlord approval)

Logos:

Permitted(With landlord approval)

Illumination:

Halo Lit, LED.

* When illuminated, lexan backs are required.

Location:

Signs to be mounted in sign bands.

Actual locations to be assigned by landlord.

A total of 14 sign bands are noted for possible locations.

Total area of signs shall not exceed aggregate sign area allowed for the building.

Size:

Maximum letter/logo height to be 36"

Maximum sign length is 80% of the width of the architectural feature the sign is placed on.

**W 1 is a vertical band. Maximum height of sign is 9'*

Installation:

Signs shall be mounted directly to wall surface within sign band. Clip mounted for non-illuminated signs, and stud mounted with 1.5" float for illuminated signs.

No visible labels are to be permitted except those required by the City of Scottsdale.

Prior to installation:

All signs to have written landlord approval.

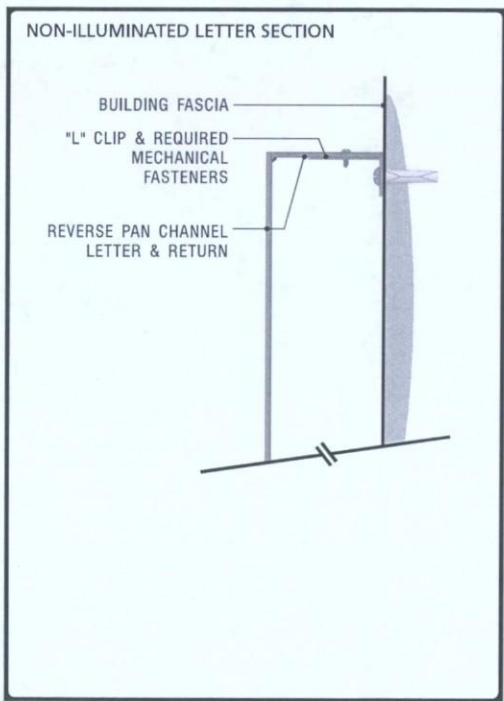
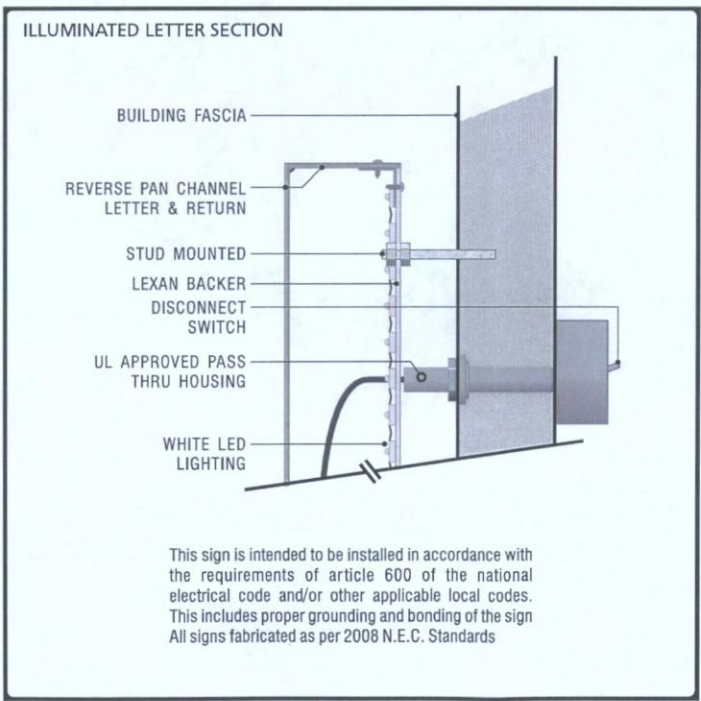
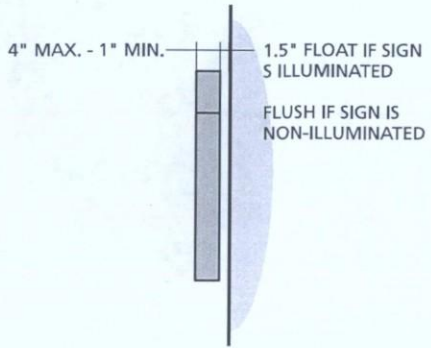
All signs to have City of Scottsdale permit.

TENANT WALL MOUNTED ID

*Approved with Case No. 7-MS-2014



36" MAX. NOT TO EXCEED 80% OF ARCHITECTURAL FEATURE
SIGNAGE



NORTH/WEST ELEVATION

*Approved with Case No. 7-MS-2014



NW 3

NW 2

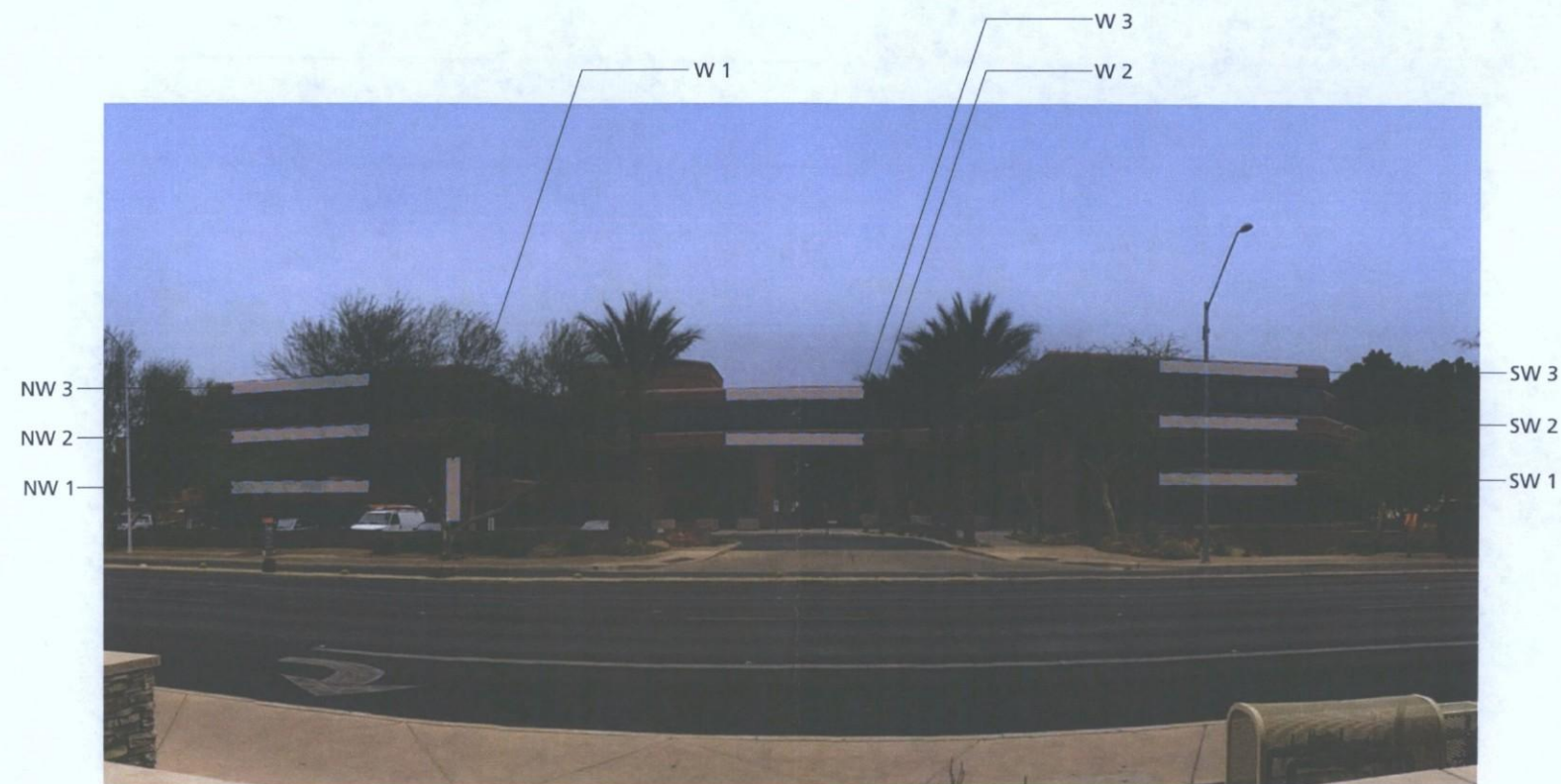
NW 1

NORTH/WEST ELEVATION - PROPOSED SIGN ENVELOPES

scale: not to scale

WEST ELEVATIONS

*Approved with Case No. 7-MS-2014



WEST ELEVATIONS - PROPOSED SIGN ENVELOPES
scale: not to scale

NORTH ELEVATION

*Approved with Case No. 7-MS-2014 



NORTH ELEVATION - PROPOSED SIGN ENVELOPES
scale: not to scale

SOUTH ELEVATION

*Approved with Case No. 7-MS-2014



S2



SOUTH ELEVATION - PROPOSED SIGN ENVELOPES

scale: not to scale