



### Development Review (Minor) Staff Approval

#### Banner Behavioral Health Hospital Master Sign Program

APPLICATION INFORMATION					
LOCATION:	7575 E Earll Dr	APPLICANT:	Kimberly Euers		
PARCEL:	130-19-528	COMPANY:	YESCO		
Q.S.:	15-45	ADDRESS:	6725 W. Chicago Street Chandler, AZ 85226		
ZONING:	C-O	PHONE:	(480) 403-7707		
Request: Rec	quest for a new master sign	program for Banner B	ehavioral Health Hospital, an existing and expanded		
hospital deve	lopment.				

#### **STIPULATIONS**

- 1. All signs shall generally adhere to the Banner Behavioral Health Hospital Master Sign Program (Case No. 5-MS-2017), submitted by YESCO, and approved by City staff with a date of May 9, 2017.
- 2. Any modifications to the Banner Behavioral Health Master Sign Program may require Development Review Board or Staff Approval, as determined by the Zoning Administrator.

Related Cases: 51-DR-2015#2, 51-DR-2015

#### 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 Deve	elopment Review (Minor)	Approval		
'''		• • • • • • • • • • • • • • • • • • • •		issued, or if no permit is required,
work for which appre	oval has been granted has no	ot been completed	d. 	
Staff Signature:	Auchew	Chi	Date:	May 9, 2017
	Andrew Chi, Planner			

APPROVED

STIPULATION SET RETAIN FOR RECORDS

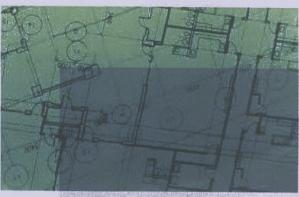
05/09/17

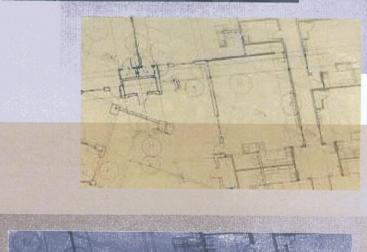
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APPROVED BY

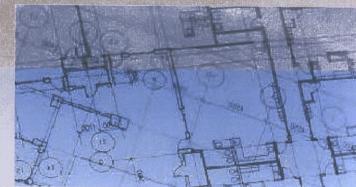
Banner MASTER SIGN PROGRAM CASE NO. 5-MS-2017

Behavioral Health
Hospital
exterior sign package

7575 East Earll Drive, Scottsdale, Arizona 85251

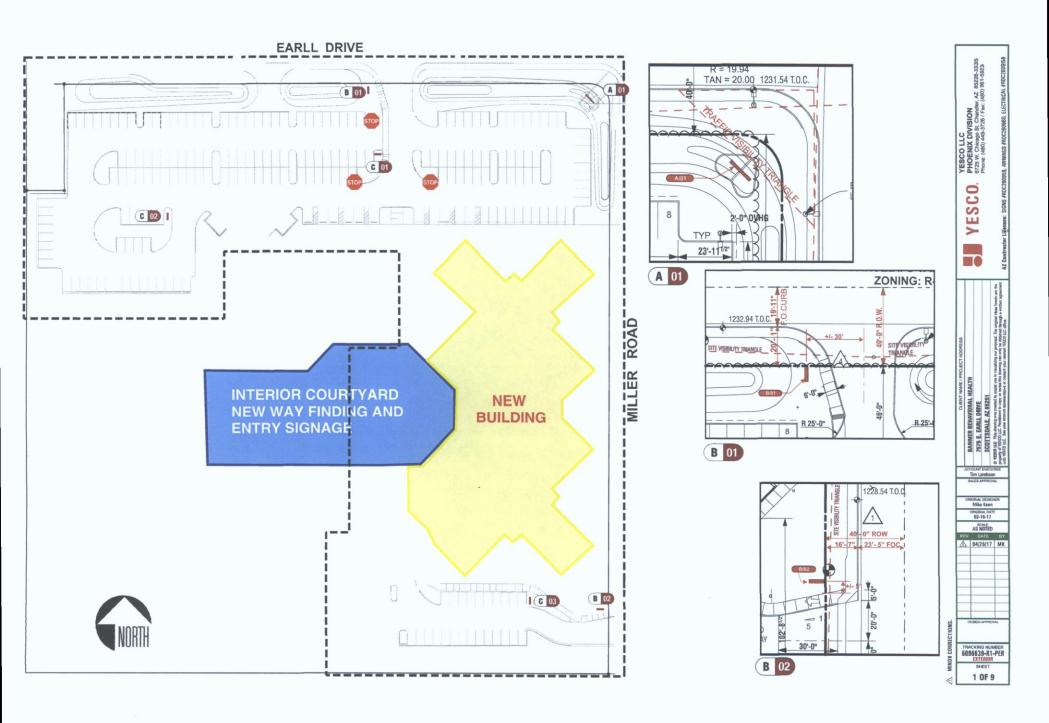


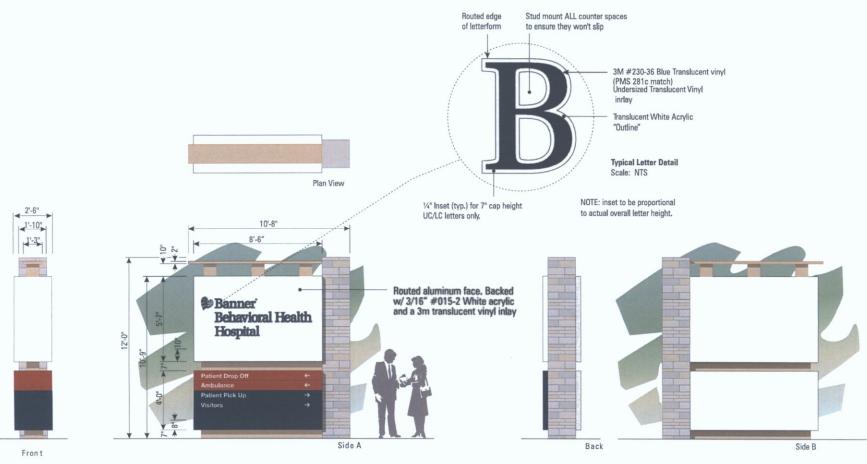






YESCO LLC PHOENIX DIVISION 6725 W. Chicago St. Chandler, AZ 85226-333 Phone: (480) 449-37267 Fax: (480) 961-5923





A 01

#### INTERNALLY ILLUMINATED S/F GATEWAY SIGN (CORNER OF EARLL DR. & MILLER RD)

Scale: ¼"=1'-0" Permitting: 81.5 sf

#### Scope of Work

Manufacture and Install one (1) internally illuminated ID monument.

Main ID sign cabinet has a routed logo and text backed with 3/16" #015-2 white acrylic Cabinet has removable panels with blue or Red backgrounds.

NOTE: Masonry products supplied by customer. Masonry to conform to approved Banner Blocks per 51-DR-2015, 51-DR-2015-2 & 51-5A-2017.

#### **Color Key**

Paint to match SW 2859 Beige
Paint to match PMS 186c Red
Paint to match PMS 281c Blue
3m #230-36 Blue translucent vinyl

Paint to match White

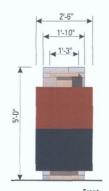
EMU Blocks to match building

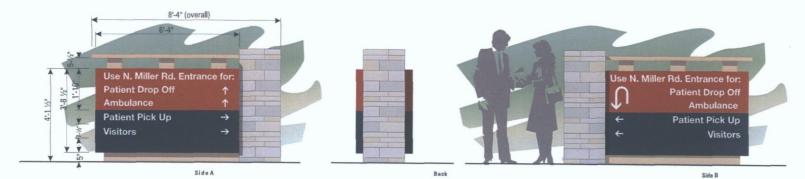
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YESCO LLC PHOENIX DIVISION 6725 W. Chloago St. Chandler, AZ 85228-3336 Phone: (480) 449-3726 / Fax: (480) 961-5923

YESCO.







B 01

#### INTERNALLY ILLUMINATED D/F MONUMENT SIGN (E. EARLL DRIVE ENTRANCE)

Scale: 3/8"=1'-0"

Permitting 23.49 sf

#### Scope of Work

Manufacture and Install one (1) internally illuminated monument sign.

Sign cabinet has aluminum faces. Copy and arrows are routed & backed with 3/16" #015-2 white acrylic. Cabinet has removable panels.

NOTE: Masonry products supplied by customer. Masonry to conform to approved Banner Blocks per 51-DR-2015, 51-DR-2015-2 & 51-5A-2017. YESCO to install masonry.

#### **Color Key**

Paint to match SW 2859 Beige
Paint to match PMS 186c Red
Paint to match PMS 281c Blue
CMU Blocks to match building

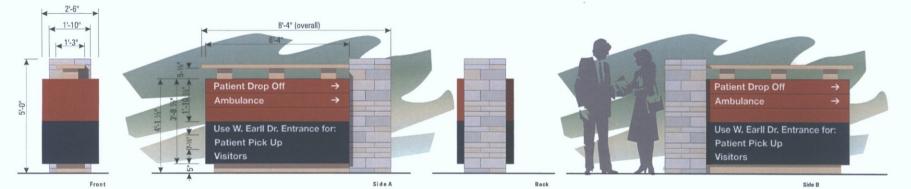
YESCO LLC PHOENIX DIVISION 6725 W. Chicago St. Chandler, AZ 68228-3339 Phone: (480) 449-3726 / Fext. (480) 961-5923 YESCO. ORIGINAL DESIGNED Mike Keen 02-16-17 AS NOTED △ 84/25/17 MK

MINDR CORRECTIONS.

TRACKING NUMBER 6096639-R1-PER EXTERIOR SHEET 3 OF 9



Plan View





#### INTERNALLY ILLUMINATED D/F EMERGENCY ENTRANCE SIGN (E. EARLL DRIVE ENTRANCE)

Scale: 3/8"=1'-0"

Permitting: 25.33 sf

#### Scope of Work

Manufacture and Install one (1) internally illuminated Emergency Entrance sign.

Sign cabinet has aluminum faces. Copy and arrows are routed & backed with 3/16" #015-2 white acrylic. Cabinet has removable panels.

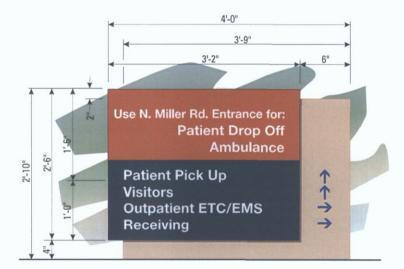
NOTE: Masonry products supplied by customer. Masonry to conform to approved Banner Blocks per 51-DR-2015, 51-DR-2015-2 & 51-5A-2017. YESCO to install masonry.

#### Color Key

Paint to match SW 2859 Beige Paint to match PMS 186c Red Paint to match PMS 281c Blue EMU Blocks to match building

YESCO LLC PHOENIX DIVISION 6725 W. Chicago St. Chandler, AZ 86226-3336 Phore: (480) 449-3726 / Fax: (480) 961-5923 YESCO. 02-16-17 AS NOTED △ 04/25/17 MK TRACKING NUMBER 6096639-R1-PER

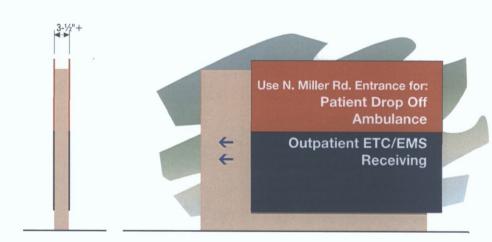
4 OF 9





#### Scope of Work

Manufacture and Install one (1) D/F non illuminated directory sign. Directory panel is 1/4" aluminum sheet.



#### **Color Key** Paint to match SW 2859 Beige Paint to match PMS 186c Red

Paint to match PMS 281c Blue ☐ 3m #680-10 White Reflective vinyl

3m #680-75 Blue Reflective vinyl

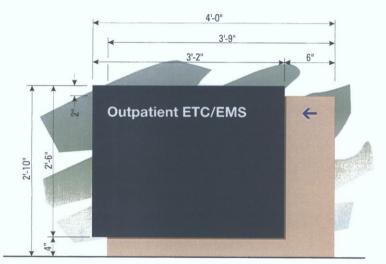
5 OF 9

YESCO.

Mike Keen AS NOTED

⚠ 04/26/17 MK

TRACKING NUMBER 6096639-R1-PER



Front View

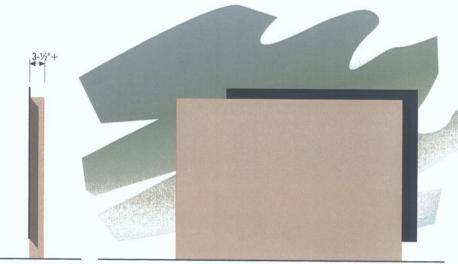
#### NON ILLUMINATED D/F DIRECTORY SIGN

Scale: 1"=1'-0"

Permitting: 9.04 sf

#### Scope of Work

Manufacture and Install one (1) D/F non illuminated directory sign. Directory panel is 1/4" aluminum sheet.



Side View **Back View** 

#### Color Key

Paint to match SW 2859 Beig Paint to match PMS 281c Blue 3m #680-10 White Reflective vinyl

3m #680-75 Blue Reflective vinyl

TRACKING NUMBER 6096639-R1-PER EXTERIOR 6 OF 9

ORIGINAL DESIGNER
Mike Keen
ORIGINAL DATE
02-16-17

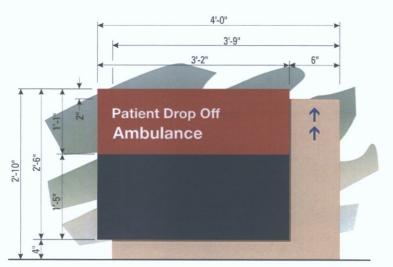
AS NOTED

REV DATE BY

⚠ 04/26/17 MK

YESCO.

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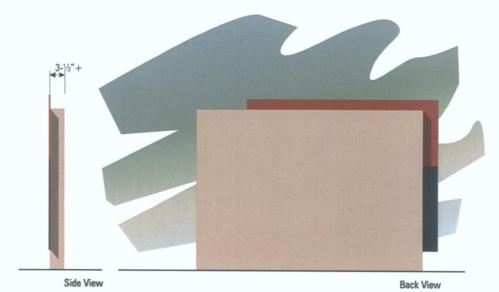
Front View

NON ILLUMINATED D/F DIRECTORY SIGN Scale: 1"=1'-0"

Permitting: 9.04 sf

Scope of Work

Manufacture and Install one (1) D/F non illuminated directory sign. Directory panel is 1/4" aluminum sheet.



**Color Key** Paint to match SW 2859 Beige Paint to match PMS 186c Red Paint to match PMS 281c Blue ☐ 3m #680-10 White Reflective vinyl 3m #680-75 Blue Reflective vinyl

TRACKING NUMBER
6096639-R1-PER
EXTERIOR 7 OF 9

02-16-17

AS NOTED

⚠ 04/26/17 MK

YESCO.



D 01

#### NON ILLUMINATED IDENTITY DISPLAY

Scale: 1"=1'-0"

Permitting:35.98 sf

Scope of Work

Manufacture and install one (1) set of 1/8" painted aluminum FCO's. Install on exterior wall with 1" spacers. Paint to match PMS 281c.

Color Key

Paint to match PMS 281c



**North Building Elevation** 

Scale: 1/8"=1'-0"

, AZ 85226-333 (480) 961-5923 YESCO. 02-16-17 AS NOTED

TRACKING NUMBER 6096639-R1-PER EXTENDE SHEET 8 0F 9

#### NON ILLUMINATED IDENTITY WALL DISPLAY

Scale: 3/8"=1'-0"

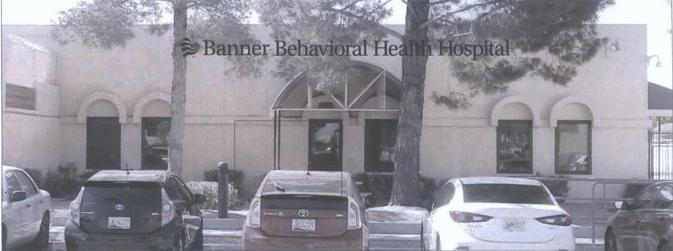
Scope of Work

.125" aluminum letters and logo painted to match PMS 281C Dark Blue. Mount flush to building fascia.

Permitting: 59.58 sf

Color Key

Paint to match PMS 281c





**Existing Elevation** 

**Proposed New Display** 

Scale: 3/16"=1'-0

YESCO.

TRACKING NUMBER 6096639-R1-PER

9 OF 9



## Custom Electric Signs...

April 27, 2017

Andrew Chi, Associate Planner City of Scottsdale 7447 E. Indian School Road, Suite 105 Scottsdale, Arizona 85251

Re: Master Sign Plan Application Banner Behavioral Health 7575 E. Earll Drive

#### Dear Andrew:

Banner Behavioral Health is expanding its campus at 7575 E. Earll Drive in Scottsdale. With this expansion, the campus will encompass approximately 135,000 square feet and, as a medical facility, requires compliance with Section 8.535 of the Scottsdale Code of Ordinances. For this reason, we seek approval of this submittal for Master Sign Plan at the above-referenced campus.

Our proposal is most specific as to the monumental signage required to properly guide patients and visitors to and through the new wing of this campus, and is tailored to meet the requirements of Section 8.535(C). As you will see, a combination of freestanding signs are included in this proposal, all of which incorporate the traditional Banner red (PMS 186c) and/or blue (PMS 281c) color profile and compliment existing signage on the property. Per corporate standard, "red" is utilized to direct patients to emergency services. In addition, the DRB-approved color beige (SW 2859), which is found on the building elevations, has been incorporated on the monument signs to create a harmonious marriage between buildings and signage. Two wall signs are included in this package, and they are presented in PMS 281c blue against a beige and/or masonry background.

To further the architectural integration between signage and building elevations, the monuments will feature the same "Banner Block" masonry that was approved in 51-DR-2015#2 and is now found throughout the development. "Banner Block" is a "combination of four different ground-face and split-face, integral color, masonry blocks that vary in size, horizontally and vertically." See 50-DR-2015#2, DRB Report Page 3. The bars found on the top embellishments of the monument signs recall the vertical window awnings found on the facade of the building, and the square pillar supports mimic the angular projections of the building walls.

480-449-3726

For your review, we are providing our pre-application request, this application narrative, detailed design prints, a site plan, property owner authorization, and current site photographs. We will be happy to provide additional information at your request. I can be contacted at (480) 403-7707, or at <a href="mailto:keuers@yesco.com">keuers@yesco.com</a>. We look forward to working with you on this project.

Warmest regards,

Kimberly W. Euers

**Government Relations** 



## Custom Electric Signs...

April 7, 2017

Andrew Chi, Associate Planner City of Scottsdale 7447 E. Indian School Road, Suite 105 Scottsdale, Arizona 85251

Re: Master Sign Plan Application Banner Behavioral Health 7575 F. Farll Drive

Dear Andrew:

Banner Behavioral Health is expanding its campus at 7575 E. Earll Drive in Scottsdale. With this expansion, the campus will encompass approximately 135,000 square feet and, as a medical facility, requires compliance with Section 8.535 of the Scottsdale Code of Ordinances. For this reason, we seek approval of this submittal for Master Sign Plan at the above-referenced campus.

Our proposal is specific to the monumental signage required to properly guide patients and visitors to and through the new wing of this campus, and is tailored to meet the requirements of Section 8.535(C). As you will see, a combination of freestanding signs are included in this proposal, all of which incorporate the traditional Banner red, white and blue color profile and compliment existing signage on the property.

For your review, we are providing our pre-application request, this application narrative, detailed design prints, a site plan, property owner authorization, and current site photographs. We will be happy to provide additional information at your request. I can be contacted at (480) 403-7707, or at keuers@yesco.com. We look forward to working with you on this project.

Warmest regards,

Kimberly W. Euers

**Government Relations** 



## **Custom Electric Signs**

## Property Owner/Landlord Approval Signage Installation/Renovation

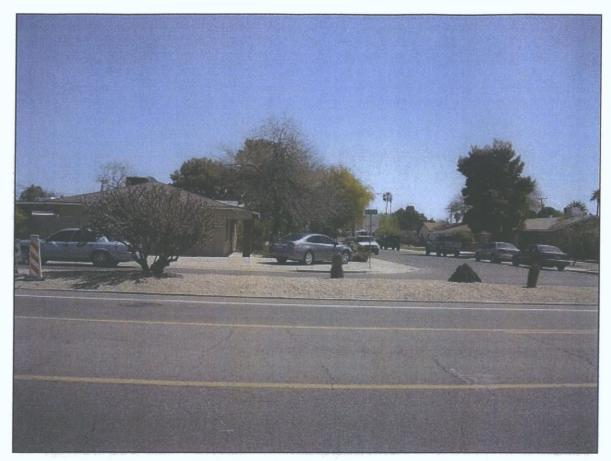
Project Name: Ba	nner Behavioral Health Ho	ospital Inpatient Building	9
Job Site Address:	7575 E Earll Drive		_
	Scottsdale, AZ 8528	1	_
Design #:	Date:	3/14/17	_
	/ATE, REPAIR and/or		LC and its affiliates to e as needed based upon t
			imentation to the appropria eeded to perform said work
Signature: Ma	menmedian	Date	e: 3/14/17
Printed Name:N	Nancy Medrano		
Title: Project Ma	anager		
	andlord Information:		
	Name: Banner Heal		
Address: 2	154 West Southern Av	ve	
M	lesa, AZ 85202		
Phone #:_4	180-543-3105	Fax:	
Email: nand	cy.medrano@bannerh	nealth.com	









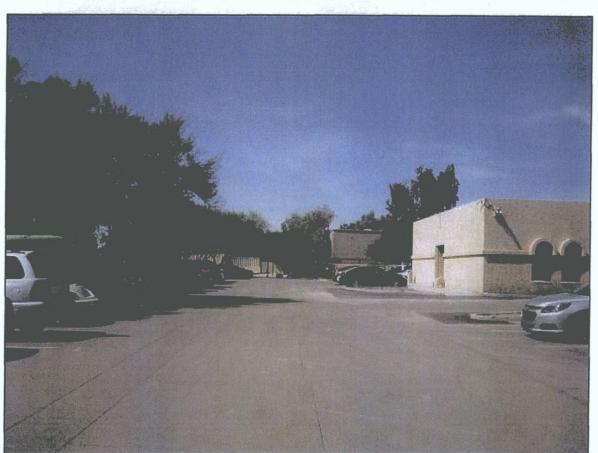










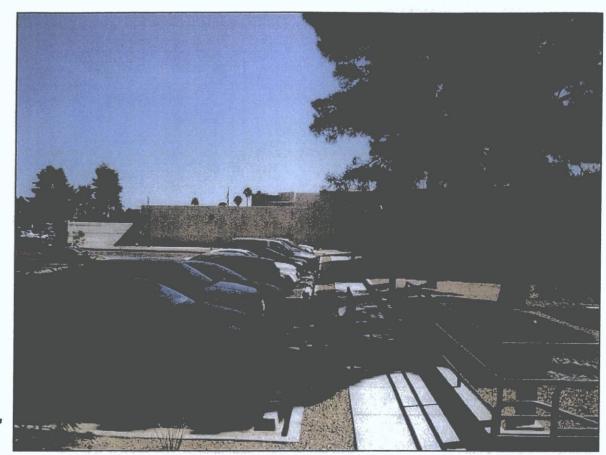


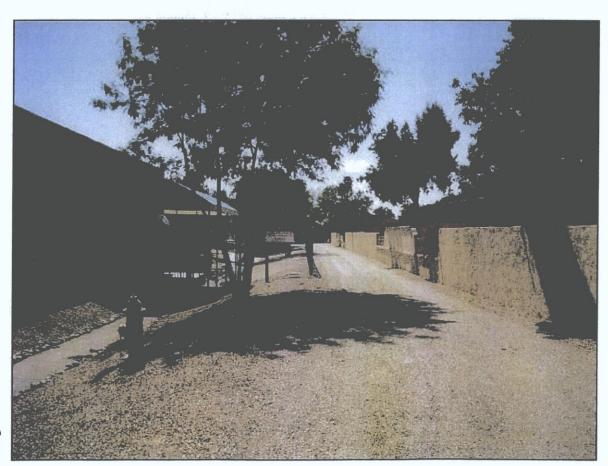














# Pre-Application Request

#### 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 and 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: <a href="https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx">https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx</a>

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

#### Scheduling

After the Pre-Application submittal 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: Banner Behavioral Health					
Property's Address: 7575 E. Earll Drive	APN: 130-19-528				
Property's Zoning District Designation: C-O, Medical Facilities 100k+					
Property Details:					
☐ Single-Family Residential ☐ Multi-Family Residential	☐ Commercial ☐ Industrial ☐ Other				
Has a 'Notice of Compliance' been issued?  Yes No	If yes, provide a copy with this submittal				
owner: Banner Behavioral Health App	licant: Kimberly W. Euers				
Company: Banner Behavioral Health Company: YESCO, LLC					
Address: 2154 W. Southern Avenue, Mesa, AZ 85202 Address: 6725 W. Chicago Street, Chandler, AZ 85226					
Phone: 480-543-3105 Fax: Phone	ne: 480-403-7707 Fax:				
E-mail: nancy.medrano@bannerhealth.com E-mail; keuers@yesco.com					
See attached	Mulie to Euro				
Owner Signature	Applicant Signature				
Official Use Only Submittal Date: Application No. PA.					



## Pre-Application Request

Please check the appropriate box of the Type(s) of Application(s) you are requesting  Zoning  Development Review  Text Amendment (TA)  Development Review (Major) (DR)  Rezoning (ZN)  Development Review (Minor) (SA)  Community Sign District (MS)  In-fill Incentive (II)  Wash Modification (WM)  Conditional Use Permit (UP)  Historic Property (HP)  General Plan Amendment (GP  Exemptions to the Zoning Ordinance  Land Divisions  In-Lieu Parking (IP)  Hardship Exemption (HE)  Subdivision (PP)  Subdivision (Minor) (MD)  Adult Care (AC)  Variance (BA)			
☐ Text Amendment (TA)       ☐ Development Review (Major) (DR)       ☐ Master Sign Program (MS)         ☐ Rezoning (ZN)       ☐ Development Review (Minor) (SA)       ☐ Community Sign District (MS)         ☐ In-fill Incentive (II)       ☐ Wash Modification (WM)       Other         ☐ Conditional Use Permit (UP)       ☐ Historic Property (HP)       ☐ General Plan Amendment (GP)         Exemptions to the Zoning Ordinance       ☐ Land Divisions       ☐ In-Lieu Parking (IP)         ☐ Hardship Exemption (HE)       ☐ Subdivision (PP)       ☐ Abandonment (AB)         ☐ Special Exception (SX)       ☐ Subdivision (Minor) (MD)       ☐ Adult Care (AC)         ☐ Variance (BA)       ☐ Single-Family Residential			
□ Rezoning (ZN)       □ Development Review (Minor) (SA)       □ Community Sign District (MS)         □ In-fill Incentive (II)       □ Wash Modification (WM)       Other         □ Conditional Use Permit (UP)       □ Historic Property (HP)       □ General Plan Amendment (GP)         Exemptions to the Zoning Ordinance       Land Divisions       □ In-Lieu Parking (IP)         □ Hardship Exemption (HE)       □ Subdivision (PP)       □ Abandonment (AB)         □ Special Exception (SX)       □ Subdivision (Minor) (MD)       □ Adult Care (AC)         □ Variance (BA)       □ Single-Family Residential			
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□ Special Exception (SX)       □ Subdivision (Minor) (MD)       □ Adult Care (AC)         □ Variance (BA)       □ Single-Family Residential			
□ Variance (BA) □ Single-Family Residential			
☐ Minor Amendment (MN) ☐ Other:			
Submittal Requirements: (fees subject to change every July)			
Pre-Application Fee: \$87.00 • The following list of Additional Submittal Information	is		
(No fees are changed for Historic Preservation (HP) properties.)  not required for a Pre-Application meeting, unless			
Records Packet Fee: \$ indicated below by staff prior to the submittal of this			
Processed by staff. The applicant need not visit the Records  • Applicants are advised to provide any additional			
dock to obtain the packet	40		
(Only required when requested by Staff)  the applicant with direction regarding an application.	information listed below. This will assist staff to provide the applicant with direction regarding an application		
Application Narrative:  Additional Submittal Information			
The narrative shall describe the purpose of the request, and	1		
	Subdivision plan		
at the second of	Floor Plans		
architecture, proposed land use, and lot design.	☐ Elevations		
☑ Property Owner Authorization Letter ☐ Landscape plans			
(Required for the SA and MS Pre-Applications)   H.O.A. Approval letter			
Sign Criteria Regulations & Language			
<ul> <li>Site / Context Photographs</li> <li>Provide color photographs</li> <li>Material Samples - color chips, awning fabric, etc.</li> <li>Cross Sections - for all cuts and fills</li> </ul>	ľ		
chaving the site and the	☐ Cross Sections – for all cuts and fills		
Conceptual Grading & Drainage Fight	Conceptual Grading & Drainage Plan		
Exterior Lighting - provide cut sheets, details and	ł		
Photos shall be taken be king to	Boundary Survey (required for minor land divisions)		
Bouldary Survey (required for filmfor laid divisions)	☐ Areal of property that includes property lines and		
adjacent to the site. highlighted area abandonment request.			
. Objetanish sulah ahasu adi dagan t	One copy of the recorded document for the area that is		
turanturanturanturanturanturan araba arabitaran	requested to be abandoned. Such as: subdivision plat, map		
<ul> <li>Each photograph shall include a number and direction.</li> <li>of dedication, GLO (General Land Office) federal patent</li> </ul>	of dedication, GLO (General Land Office) federal patent		
<ul> <li>Sites greater than 500 ft. in length, also take the photo</li> <li>roadway easement, or separate dedication document.</li> </ul>			
locations shown in the dashed lines. copy of most recorded documents to be abandoned ma	copy of most recorded documents to be abandoned may		
	be purchased at the City of Scottsdale Records Dept. (480-		
Other 312-2356), or the Maricopa County Recorder's Office (6			
506-3535). A copy of the General Land Office (GLO) fed	eral		
•	patent roadway easement may be purchased from the		
Bureau of Land Management (602-417-9200).	_		

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#### Acevedo, Alex

From:

Projectinput

Sent:

Friday, April 07, 2017 9:01 AM

To:

Projectinput

Subject:

Online Pre-Application Submitted (251-PA-2017)



Pre-Application Number: 251-PA-2017

Project Name: Banner Behavioral Health

Location: 7575 E EARLL DR

Contact Name: **Kimberly Euers**Contact Phone: **(480) 403-7707**Contact Email: **keuers@yesco.com** 

