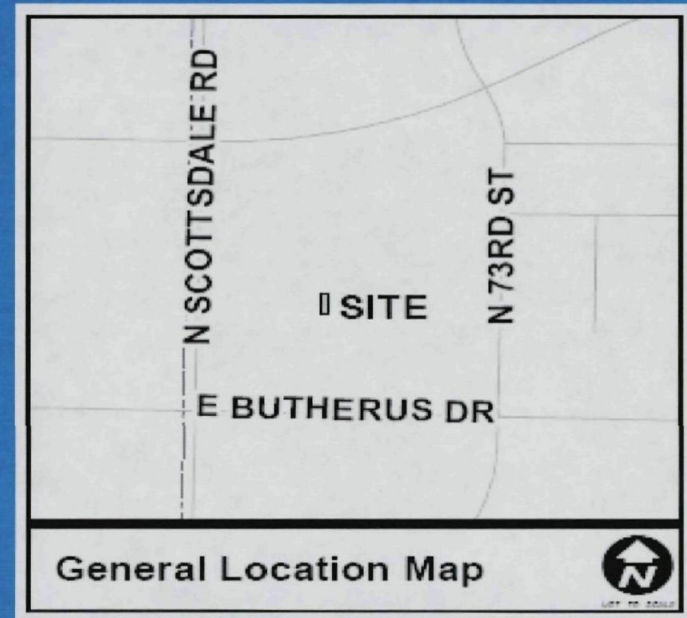


Giggle at Scottsdale Quarter



85-DR-2010

Development Review Board

August 19, 2010

Coordinator: Bryan Cluff

Contextual Aerial Photo



Close Aerial Photo



Existing and Proposed Building Elevations



BUILDING H EXISTING NORTH ELEVATION
SCALE: 1" 0" = 3/32"



BUILDING H NORTH ELEVATION WITH GIGGLE
SCALE: 1" 0" = 3/32"



ENLARGED EXISTING PARTIAL ELEVATION
N.T.S.

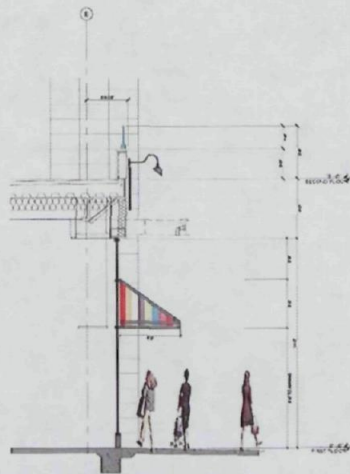


ENLARGED ELEVATION WITH GIGGLE STOREFRONT
N.T.S.

Perspectives and Section



BUILDING H NORTH ELEVATION EXISTING CONDITION



STOREFRONT/ CANOPY SECTION
SCALE: 1/8" = 1'-0"



BUILDING H NORTH ELEVATION WITH GIGGLE AWNINGS

Design Guidelines

Minor changes are permitted if design, materials, and colors are consistent with the overall project.

Tenants are encouraged to modify national or regional storefront designs to compliment the approved project palette.

Vinyl awnings are prohibited.

Key Issues

The existing metal canopies establish continuity across the north elevation of the building. Removal of the canopies will interrupt this character element.

Vinyl awnings are a prohibited material, per the Scottsdale Quarter design guidelines.

There are alternative designs that will maintain the architectural character while allowing Giggle to establish their identity.

Staff Recommendation

- Staff recommends that the storefront design be modified so that the existing metal canopies remain and the vinyl awnings be removed.

