



# Development Review (Minor) Staff Approval

249-SA-2015

scottsdale quarter building f  
suite 132

## APPLICATION INFORMATION

LOCATION:	15257 N Scottsdale Rd Ste 130	APPLICANT:	gwen jarick
PARCEL:	215-56-414	COMPANY:	Nelsen Partners
Q.S.:	34-45	ADDRESS:	15210 N Scottsdale Rd Ste 300 Scottsdale, AZ 85254
CODE VIOLATION #:		PHONE:	480-949-6800

Request: Request approval for exterior modifications for new tenant storefront, to include minor changes to shell.

## STIPULATIONS

1. The proposed storefront modifications shall be consistent with the storefront plan and elevations by Lawrence Group, stamped approved by City staff 7/8/15.
2. The new exterior gooseneck lamps shall be consistent with the details and cut sheets submitted by Lawrence Group stamped approved by City staff 7/8/15.
3. All signage shall require separate review and permit.

## CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for review:

ARCHITECTURAL: ☒ 4 sets of architectural plans.

## 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: \_\_\_\_\_

Bryan Cluff, LEED AP  
Planner

DATE: 7/8/15

## Planning and Development Services

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

City of Scottsdale's Website: [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov)



# 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: Scottsdale Quarter Building F suite 132	
Property's Address: 15257 N. Scottsdale Rd. Suite 132	APN:
Property's Zoning District Designation: PRC	
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: Alan Bogart (owner's rep)	Applicant: Gwen jarick
Company: WP Glimcher	Company: Nelsen Partners Inc.
Address: 180 E. Broad St, Columbus, OH 43215	Address: 15210 N Scottsdale Rd. #300 85254
Phone: 614-887-5657    Fax:	Phone: 480-949-6800    Fax:
E-mail: alan.bogart@wpglimcher.com	E-mail: gjarick@nelsenpartners.com
Owner Signature 	Applicant Signature
Official Use Only	Submittal Date: 6/10/15    Application No: 573 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 type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" 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)

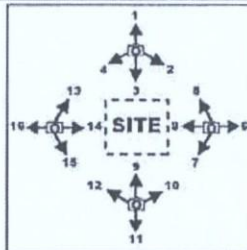
☒ Pre-Application Fee: \$ \_\_\_\_\_  
(No fees are charged for Historic Preservation (HP) properties.)

☒ 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.
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  - 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



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<b>Owner:</b> Alan Bogart (owner's rep)		<b>Applicant:</b> Gwen jarick	
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<b>Phone:</b> 614-887-5657	<b>Fax:</b>	<b>Phone:</b> 480-949-6800	<b>Fax:</b>
<b>E-mail:</b> alan.bogart@wpglimcher.com		<b>E-mail:</b> gjarick@nelsonpartners.com	
Owner Signature		Applicant Signature 	
<b>Official Use Only</b>	<b>Submittal Date:</b> _____	<b>Application No.:</b> _____	<b>-PA-</b> _____
<b>Project Coordinator:</b> _____			



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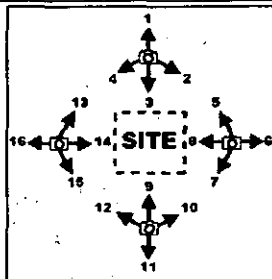
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## **SCOTTSDALE QUARTER**

**GLIMCHER  
NELSEN PARTNERS, INC.  
6/15/2014**

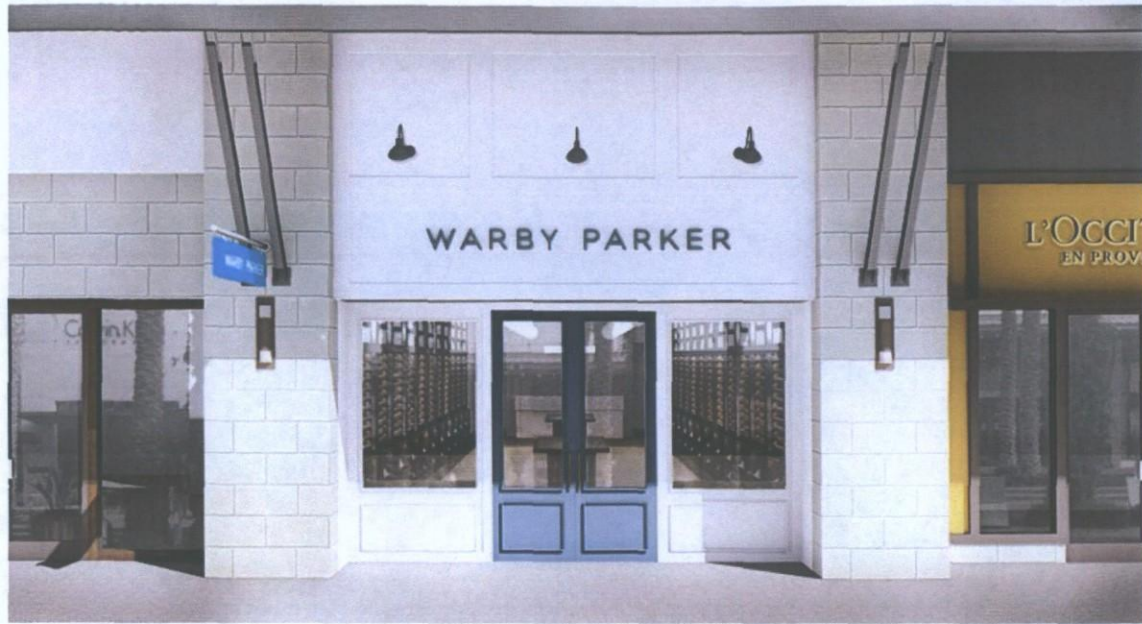
### **PROJECT NARRATIVE WARBY PARKER STOREFRONT**

This design review request is for a new tenant storefront design at Scottsdale Quarter Building F Suite 132. The existing tenants design included the shell area above the glass. The new tenant would like to change this to match their trade dress. Please see the before and after renderings and pictures in the attached documents.

The design will be consistent with the Scottsdale Quarter Design Guidelines.

The buildings will have a color and material palette that reflects the high standards of the existing buildings on site.





PROJECT:

# Exterior Repairs & Alterations - Warby Parker

15037 N. Scottsdale Road, Scottsdale, AZ 85260

OWNER:  
**JAND, Inc.**



## CONTACTS

OWNER: WARBY PARKER  
161 AVENUE OF THE AMERICAS  
NEW YORK, NY 10013  
p 646.517.5223

ARCHITECT: THE LAWRENCE GROUP  
307 W. 38th STREET, SUITE 1618  
NEW YORK, NY 10018  
p 212.764.2424  
f 212.354.6909

MEP ENGINEERS: AMA CONSULTING ENGINEERS  
250 W. 39th STREET, 9th FLOOR  
NEW YORK, NY 10018  
p 212.944.7722  
f 212.944.2363

## CODE SUMMARY

**APPLICABLE BUILDING CODES:**  
2012 INTERNATIONAL BUILDING CODE (IBC)  
2012 INTERNATIONAL FIRE PREVENTION CODE (IFC)  
2012 INTERNATIONAL MECHANICAL CODE (IMC)  
2012 INTERNATIONAL PLUMBING CODE (IPC)  
2012 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)  
2011 NATIONAL ELECTRICAL CODE (NEC)  
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
INTERNATIONAL FUEL GAS CODE (IFGC)  
INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)  
INTERNATIONAL EXISTING BUILDING CODE (IEBC)

**CONSTRUCTION TYPE:**  
TYPE IIB CONSTRUCTION  
SPRINKLERED

**OCCUPANCY:**  
MERCANTILE GROUP M - RETAIL

**PROJECT AREA:**  
1,689 USF

**BLOCK/LOT:**  
QUATER SECTION: 3445  
LOT: 1



## Location Plan

Austin Carolinas New York St. Louis

307 W. 38th Street  
Suite 1618  
New York, NY 10018  
212.764.2424  
212.354.6909

## SHEET LIST

A00 PROJECT INFORMATION  
A01 EXISTING SITE IMAGES  
A02 EXISTING PHOTO & PROPOSED RENDERING  
A03 EXISTING AND PROPOSED PLANS & ELEVATIONS  
A04 DETAILS  
A05 SIGNAGE DETAILS & FINISHES  
A06 LIGHTING FIXTURES

This drawing and details on it, as an instrument of service, is the property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the architect.

No.	Revision Description	Date
1	ISSUE FOR EXTERIOR PERMIT	06/03/2015

Project Number:  
14493

Issue Date:  
06/02/15





**LAWRENCE GROUP**  
Austin Carolinas New York St. Louis

Office: 307 W. 38th Street  
New York, NY 10018  
p 212.764.2424  
f 212.354.8909

Project Team:  
Mechanical/ Electrical Engineer: AMA Consulting Engineers  
6100 Center Drive  
Los Angeles, CA 90045

Lighting Consultant: CS Illumination  
1210 Keystone Way  
Vista, CA 92081

Professional Seal:

Project Title:

PROJECT DESCRIPTION

# EXTERIOR REPAIRS AND ALTERATIONS

15037 N. Scottsdale Road, Scottsdale, AZ 85260

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and the architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

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No.	Revision Description	Date
1	ISSUE FOR EXTERIOR PERMIT	06/02/2015

Sheet Title:

## EXISTING SITE IMAGES

Project Number: 14493  
Drawn By: LG  
Issue Date: 06/02/15



Project Team:

Mechanical/ Electrical Engineer: AMA Consulting Engineers  
6100 Center Drive  
Los Angeles, CA 90045

Lighting Consultant: CS Illumination  
1210 Keystone Way  
Vista, CA 92081

Professional Seal:

Project Title:

PROJECT DESCRIPTION  
EXTERIOR REPAIRS  
AND ALTERATIONS  
15037 N. Scottsdale Road, Scottsdale, AZ 85260

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No.	Revision Description	Date
1	ISSUE FOR EXTERIOR PERMIT	06/02/2015

Sheet Title:

EXISTING PHOTO & PROPOSED RENDERING

Project Number:

14493

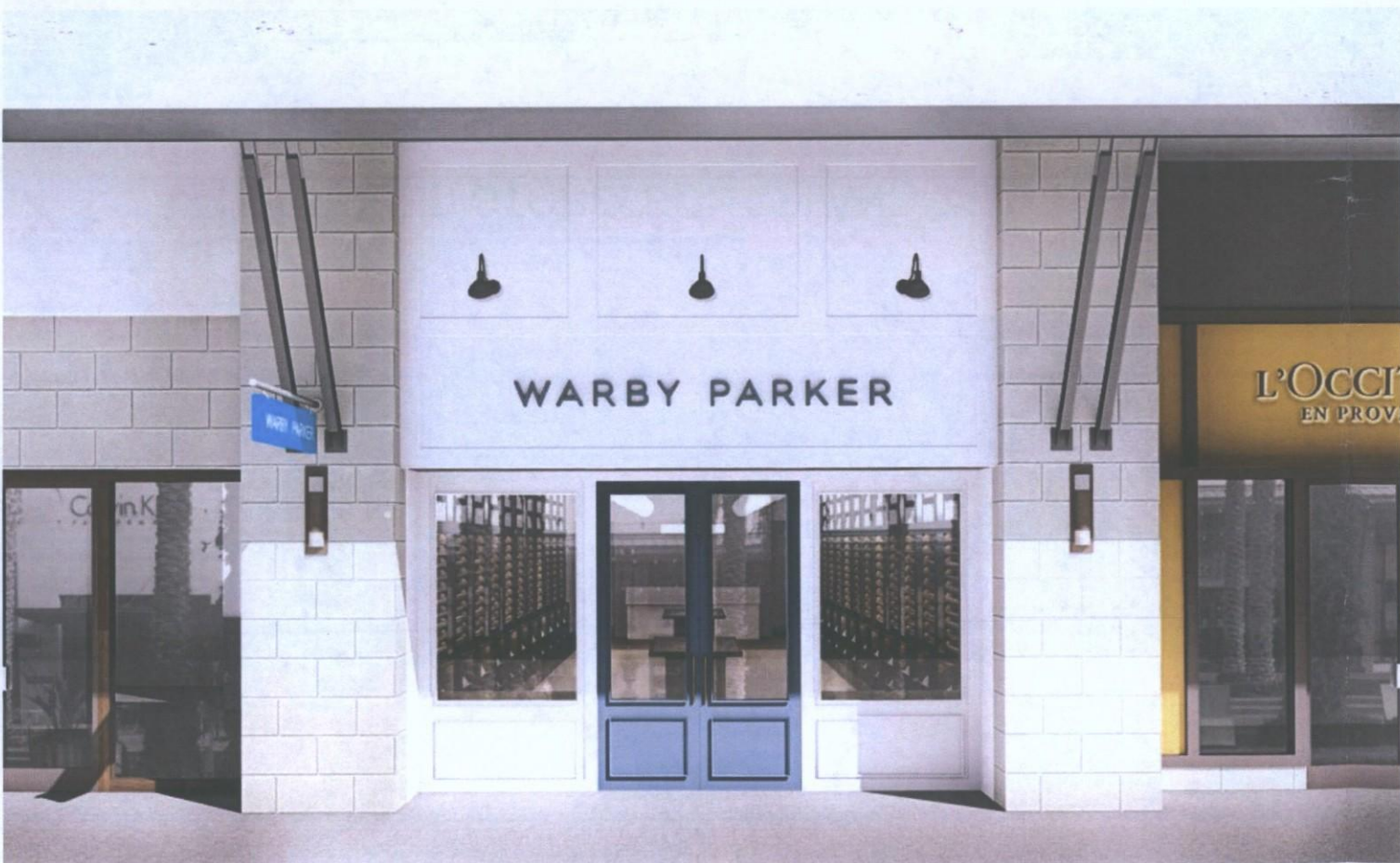
Drawn By:

LG

Issue Date:

06/02/15

Sheet Number:  
A02



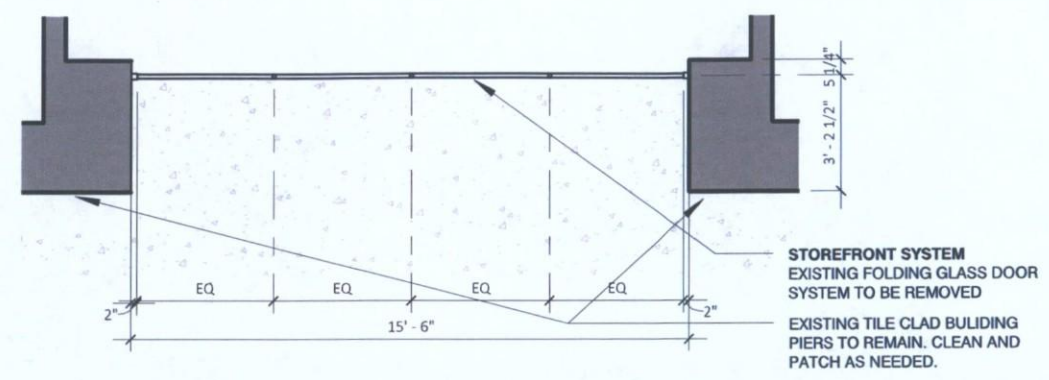
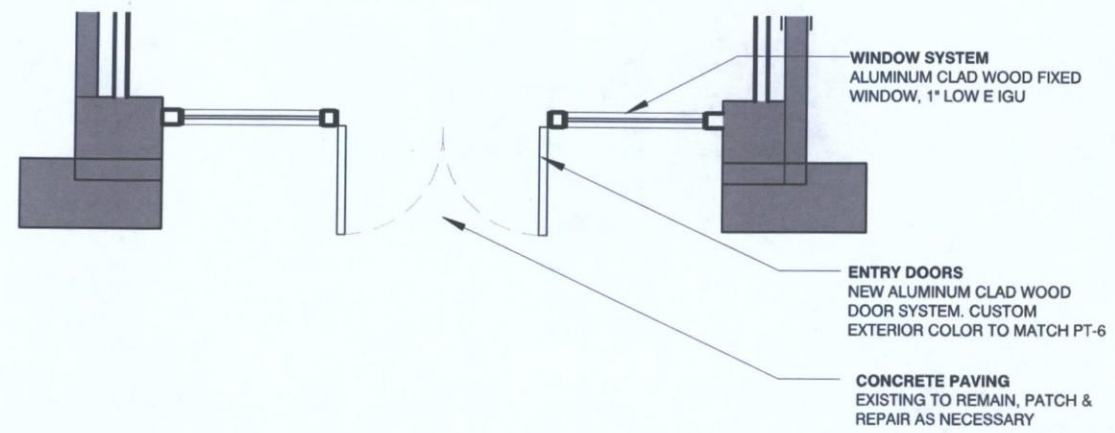
PROPOSED EXTERIOR ELEVATION



EXISTING EXTERIOR PHOTOGRAPH



249-SA-2015  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
7/8/15 DATE INITIALS



Professional Seal:

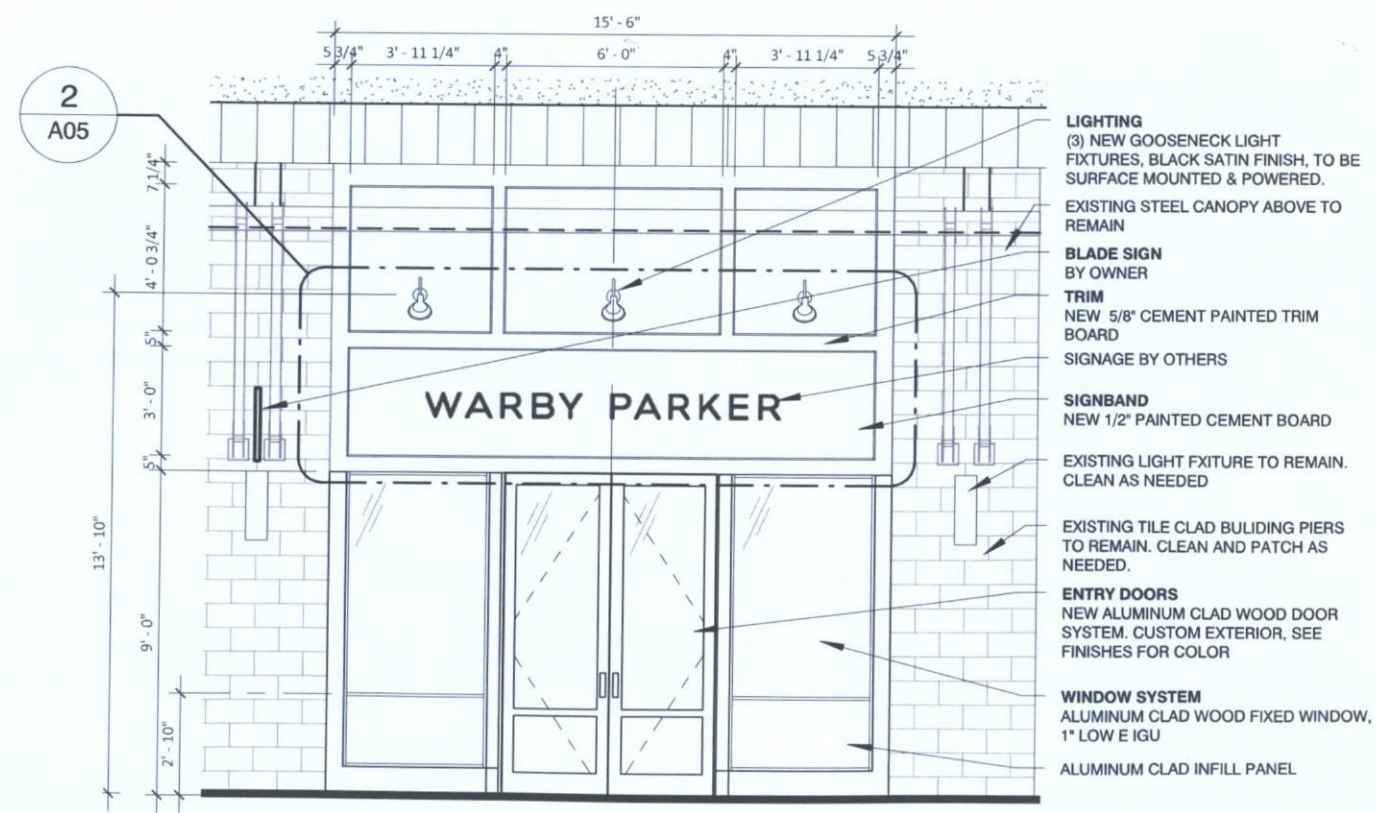
Project Title:

## 4 PROPOSED STOREFRONT PLAN

A03 3/16" = 1'-0"

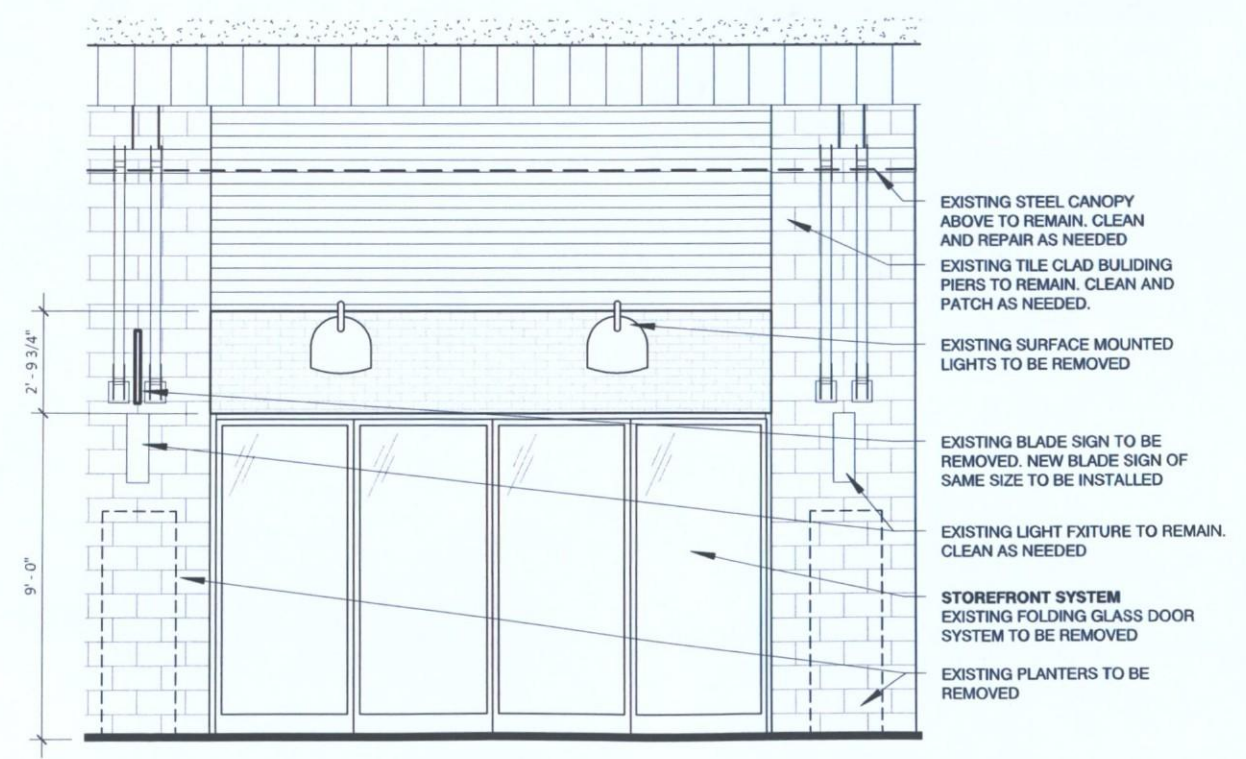
## 3 EXISTING STOREFRONT PLAN

A03 3/16" = 1'-0"



## 2 PROPOSED STOREFRONT ELEVATION

A03 3/16" = 1'-0"



## 1 EXISTING STOREFRONT ELEVATION

A03 3/16" = 1'-0"

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**EXTERIOR REPAIRS AND ALTERATIONS**  
15037 N. Scottsdale Road, Scottsdale, AZ 85260

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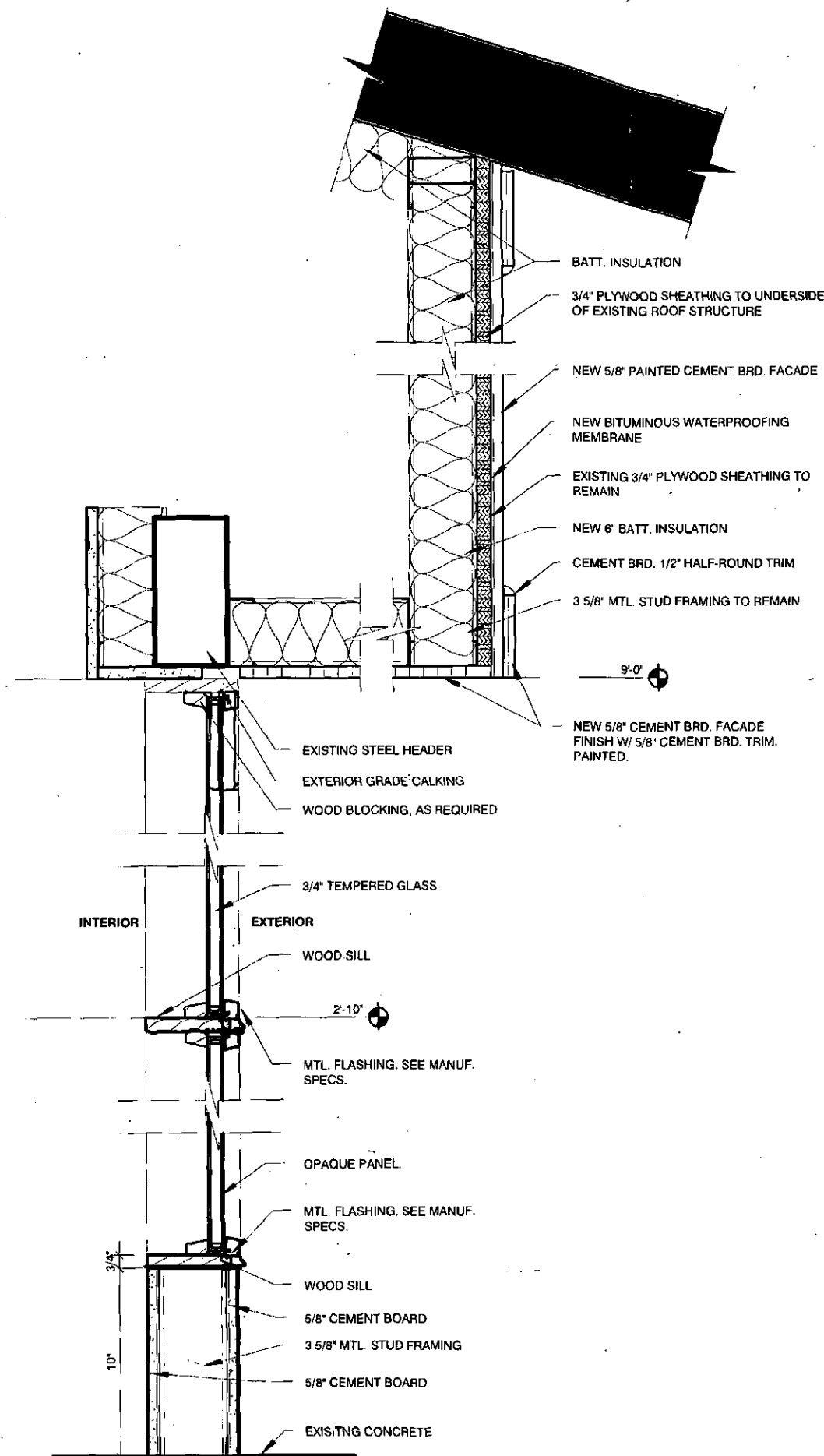
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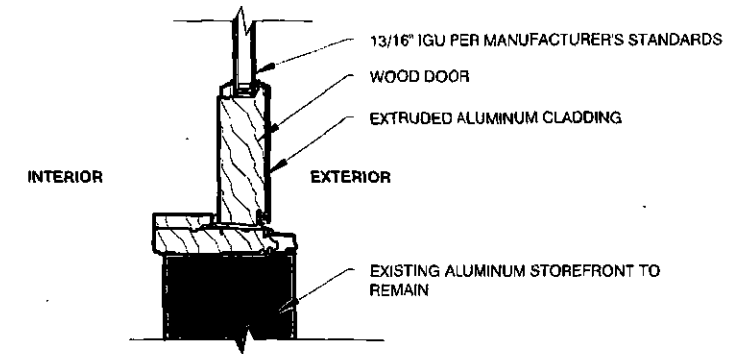
Sheet Number: **A03**





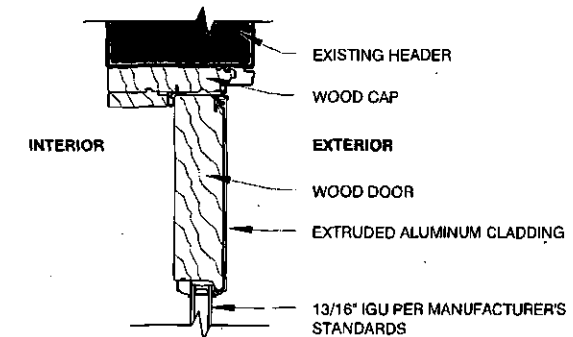
## 2 WINDOW - SECTION DETAIL

A04 | 1 1/2" = 1'-0"



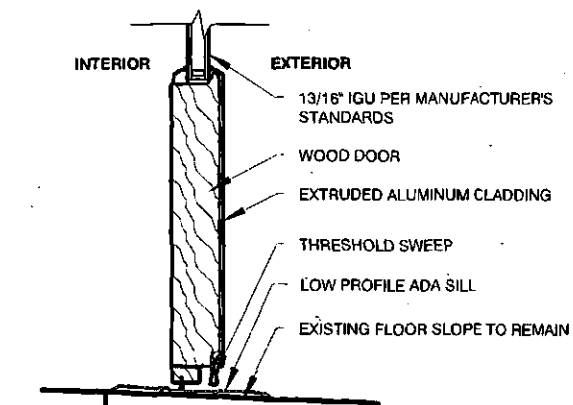
#### 4 EXTERIOR DOOR JAMB

A04 | 1 1/2" = 1'-0"



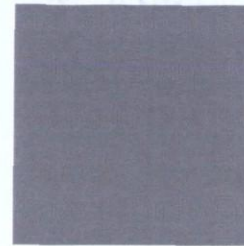
### 3 | EXTERIOR DOOR HEAD

A04	1 1/2" = 1'-0"
-----	----------------



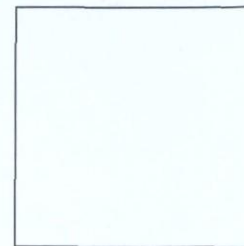
1 EXTERIOR - DOOR SILL

A04 | 1 1/2" = 1'-0"



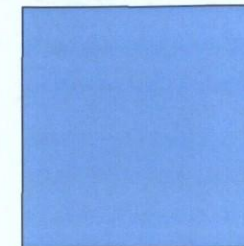
**DARK GREY**  
**BENJAMIN MOORE**  
**ENGLEWOOD CLIFFS #1607**

LOCATED:  
SIGNBOARD LETTERING



**WHITE**  
BENJAMIN MOORE  
OXFORD WHITE #869

LOCATED:  
ALL TRIM AND TRIM  
MOULDING PIECES



**BLUE**  
BENJAMIN MOORE  
FANTASY BLUE #716

LOCATED:  
BLADE SIGN

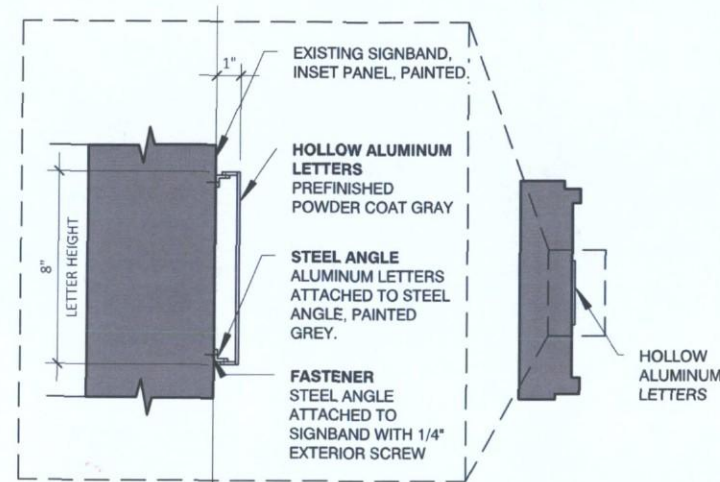


**DARK BLUE**  
**BENJAMIN MOORE**  
**SUMMER NIGHTS #777**

LOCATED:  
ENTRY DOOR

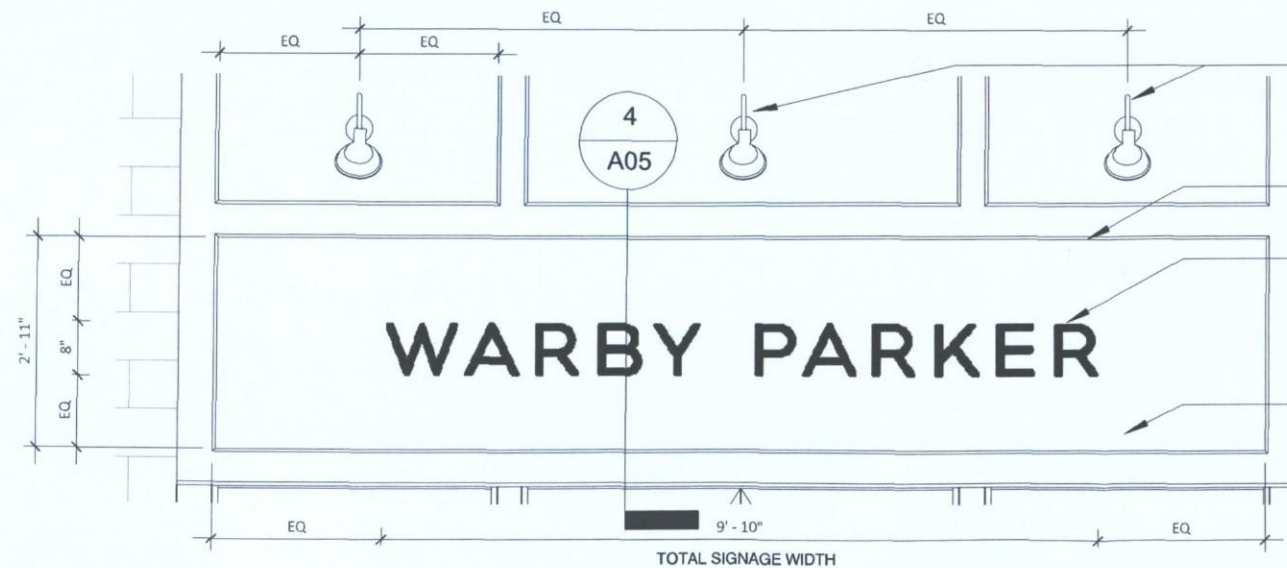
## 5 PAINT FINISHES

A05	$3'' = 1'-0''$
-----	----------------



#### 4 WALL MOUNTED LOGO

A05	$1\frac{1}{2}'' = 1'-0''$
-----	---------------------------

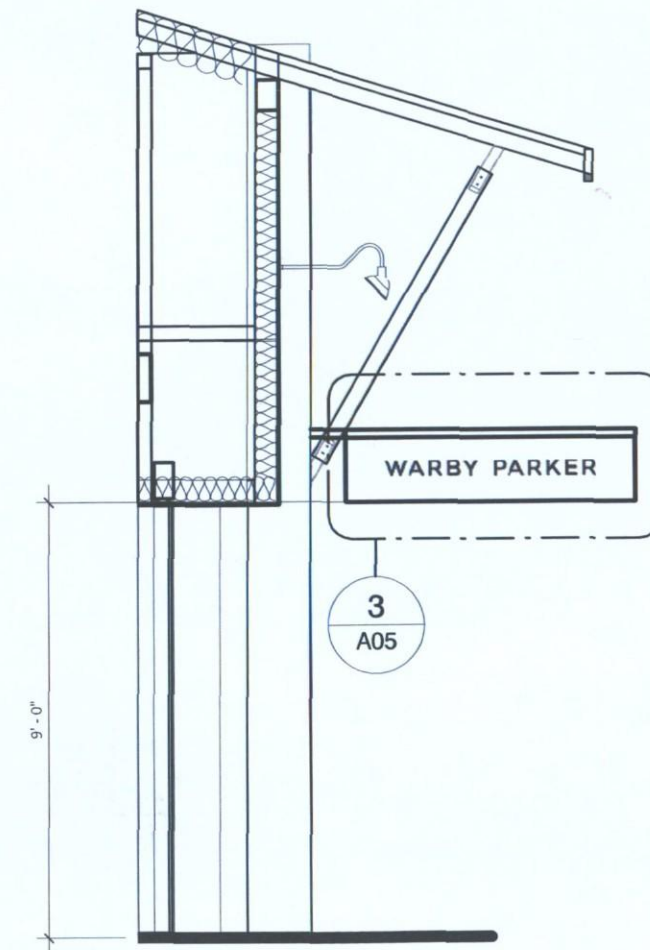
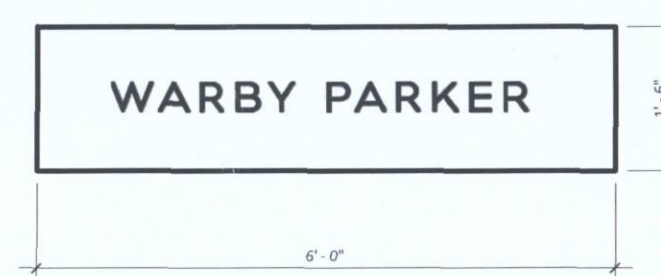


## 2 | WALL MOUNTED LOGO ELEVATION

A05	$3/8'' = 1'-0''$
-----	------------------

### 3 | BLADE SIGN ELEVATION

A05	$1/2'' = 1'-0''$
-----	------------------



## 1 | SECTION

A05	$1/4'' = 1'-0''$
-----	------------------

Office: 307 W. 38th Street  
New York, NY 10018  
p 212.764.2424  
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Project Team:

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Lighting  
Consultant

Professional Seal:

Project Title:

PROJECT DESCRIPTION

# EXTERIOR REPAIRS AND ALTERATIONS

15037 N. Scottsdale Road, Scottsdale, AZ 85260

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Sheet Title:

## SIGNAGE DETAILS & FINISHES

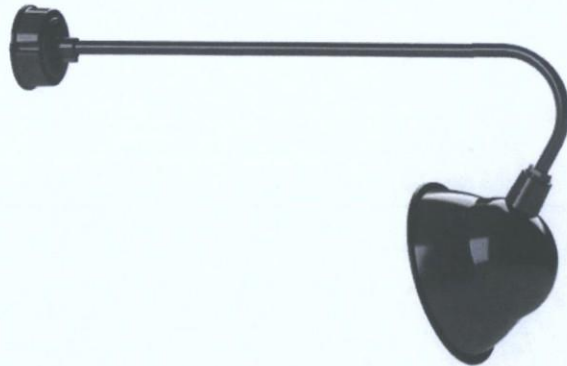
Project Number: 14493  
 Drawn By: LG  
 Issue Date: 06/03/15

Sheet Number:

**A05**

A05



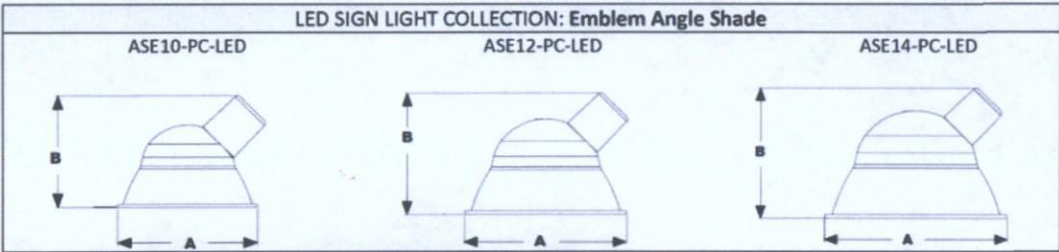


FINISH #105

SP0114 REV A



Item #	Diameter (A)	Height (B)
ASE10-PC-LED	10 1/4"	8 1/4"
ASE12-PC-LED	12 1/4"	9 1/4"
ASE14-PC-LED	14 1/4"	10 1/4"



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	LED Options
G-Gooseneck	ASE10-PC-LED ASE12-PC-LED ASE14-PC-LED	<b>Powder Coat:</b> 100-Black 200-White 300-Dark Green 600-Bronze 605-Rust  <b>Other:</b> 975-Galvanized  <i>For additional colors, see color chart</i>	<b>Gooseneck:</b> G _____ ^Specify gooseneck model  <i>For additional mounting options and details, see mounting option chart</i>	Standard Finish for ALL Mounting is: Same as fixture // Leave Code Blank  OR  Gooseneck: 100-Black 200-White 975-Galvanized 980-Brushed Aluminum  <i>For additional colors, see color chart</i>	<b>SWK-Swivel Knuckle</b>  <b>WC-Wire Cage</b>  <b>DBP-Decorative Backing Plate Cover</b>	Standard Finish for Accessories is: Same as fixture // Leave Code Blank  OR  <b>Powder Coat:</b> 100-Black 400-Barn Red 975-Galvanized  <i>For additional colors, see color chart</i>	850 Lumens LED 1250 Lumens LED 2000 Lumens LED
BLE-G	ASE10-PC-LED	100	G24	975	WC	975	
ORDER SPECIFICS							
BLE-G	-PC						

Notes:  
Suitable for Wet Location

249-SA-2015  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

7/8/15  
DATE

INITIALS

GOOSENECK LIGHTING FIXTURE SPEC