



Development Review (Minor) Staff Approval

71-SA-2016

Brown Jordan Store

APPLICATION INFORMATION			
LOCATION:	15257 N Scottsdale Rd Ste 180	APPLICANT:	Brian Braganza
PARCEL:	215-56-414	COMPANY:	brian braganza
Q.S.:	34-45	ADDRESS:	3138 E McDowell Road Phoenix, AZ 85008
CODE VIOLATION #:		PHONE:	480-305-1453
Request: Request approval of exterior storefront design for tenant build out.			

STIPULATIONS

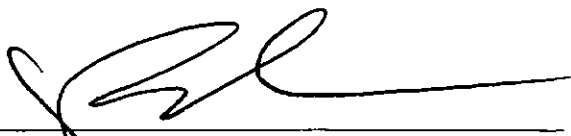
1. The proposed storefront and building elevations shall be consistent with the floor plan and building elevations submitted by Ajanta Design, stamped approved by City staff 3/4/16.
2. All storefront canopies shall be located as shown on the floor plan and building elevations, and shall be a minimum depth of 6 feet.
3. New EIFS above the storefront window system shall be finished and painted to match the existing EIFS above.
4. All signs shall require separate review and permit.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

The improvements proposed with this application are already in review under plan check 194-16.

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: 3/4/16

Bryan Cluff, LEED AP
Senior Planner

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

Fitzpatrick, Karen

From: Projectinput
Sent: Tuesday, January 26, 2016 3:47 PM
To: Projectinput
Subject: Online Pre-Application Submitted (80-PA-2016)



Pre-Application Number: **80-PA-2016**
Project Name: **Brown Jordan Store**
Location: **15257 N SCOTTSDALE RD STE 180**

Contact Name: **Brian Braganza**
Contact Phone: **480-305-1453**
Contact Email: brian.braganza@ajantadesign.com



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Cluff, Bryan

From: Cluff, Bryan
Sent: Wednesday, February 10, 2016 8:34 AM
To: 'Brian J Braganza'
Subject: RE: Pre-App # 80-PA-2016 – Brown Jordan Store
Attachments: 20160210083240849.pdf

Brian,

I have taken a look at the proposed storefront for the Brown Jordan store in Block K at Scottsdale Quarter. What was submitted is consistent with what I reviewed on the tenant improvement construction document submittal, and I have the same concern, which is the storefront canopies that are supposed to be installed around the entire elevation. The building elevations that were approved by the Development Review Board (excerpts attached) clearly show the storefront canopies to be provided. In addition, the Development Review Board approved design guidelines for the Scottsdale Quarter clearly state that storefront canopies are to be provided. You will also notice if you have visited the site, that just about every storefront in the project has a similar canopy. This is a common theme that has been implemented through all phases of the project.

The elevations you submitted only show a canopy to be installed over a portion of the west elevation. This will need to be updated to show the canopies installed around the entire elevation as shown in the attached approved elevations. Based on the building elevations and the design guideline requirements, these should be steel canopies with a depth of 8' – 10' from the building face, with a perforated steel cover which has a maximum opacity of 25%.

I also have the sign plan submittal in review for Brown Jordan. Although the sign proposal appears acceptable, I will need to send this review out with corrections due to potential conflicts with the proposed signage and storefront canopies that need to be shown, particularly sign #3.

Please let me know if you have any questions.

Thank you,

Bryan D. Cluff, LEED AP
Senior Planner
City of Scottsdale
Planning & Development
Phone: 480-312-2258
Fax: 480-312-7088
bcluff@ScottsdaleAZ.gov

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From: Brian J Braganza [<mailto:brian.braganza@ajantadesign.com>]
Sent: Tuesday, February 02, 2016 6:33 PM
To: Fitzpatrick, Karen
Cc: Cluff, Bryan
Subject: RE: Pre-App # 80-PA-2016 – Brown Jordan Store

Bryan and Karen-

Our client at Brown Jordan in New York asked me for an update on the review of the planning modification. Wasn't sure if there were any questions you had? We thought we had complied fully with the tenant planning guide for storefronts that was provided to us by SQ.

I'm sure you hear this all the time....but they are very eager to start construction of their store so asked me to inquire.

Brian

Brian Braganza, AIA, NCARB, LEED AP
Principal
T 480.305.1453 C 415.235.9820
brian.braganza@ajantadesign.com

AJANTA Design
3138 E. McDowell Rd. Suite 100
Phoenix, AZ 85008
www.ajantadesign.com

From: Fitzpatrick, Karen [<mailto:KFitzpatrick@Scottsdaleaz.gov>]
Sent: Wednesday, January 27, 2016 3:01 PM
To: Brian J Braganza
Cc: Cluff, Bryan
Subject: Pre-App # 80-PA-2016 – Brown Jordan Store

This email is to confirm we have received your pre-application re: Pre-App # 80-PA-2016 – Brown Jordan Store
Bryan Cluff will be your planning coordinator. No meeting is necessary at this time. If Bryan has any questions, he will contact you after he reviews your application.

Thank you.

Karen Fitzpatrick
City of Scottsdale
Planning Assistant
7447 E. Indian School Road
Scottsdale, AZ 85251
480-312-7015

Brown Jordan
 Scottsdale Quarter
 Building K
 15257 N Scottsdale Road
 Suite K-100 | K-100
 Scottsdale, Arizona

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 Shirley Spinelli
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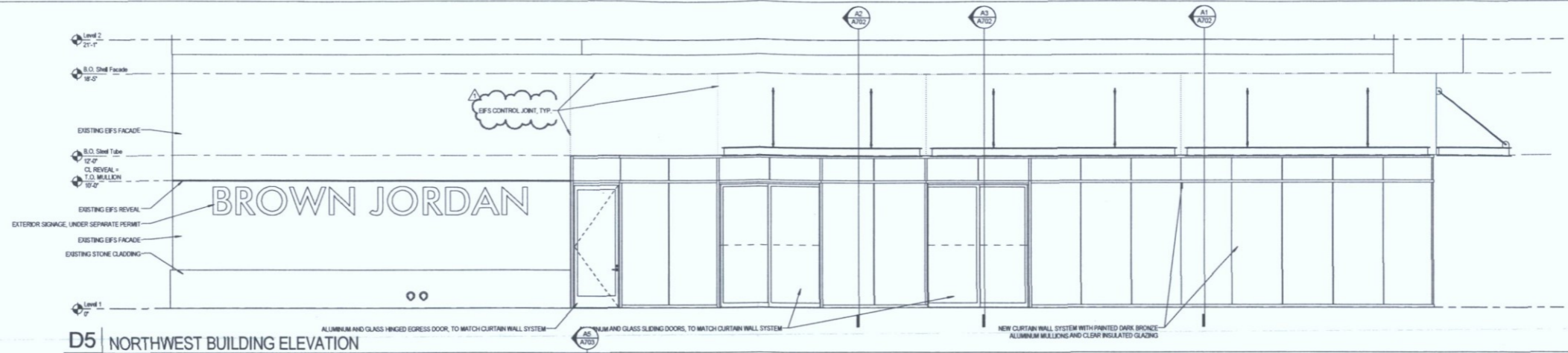
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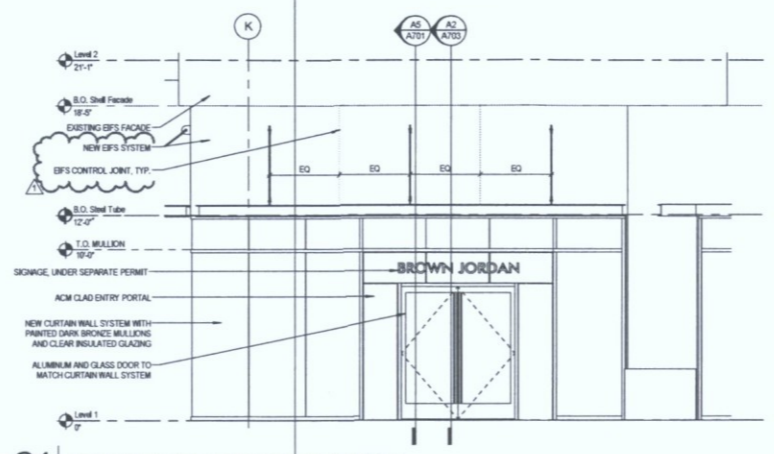
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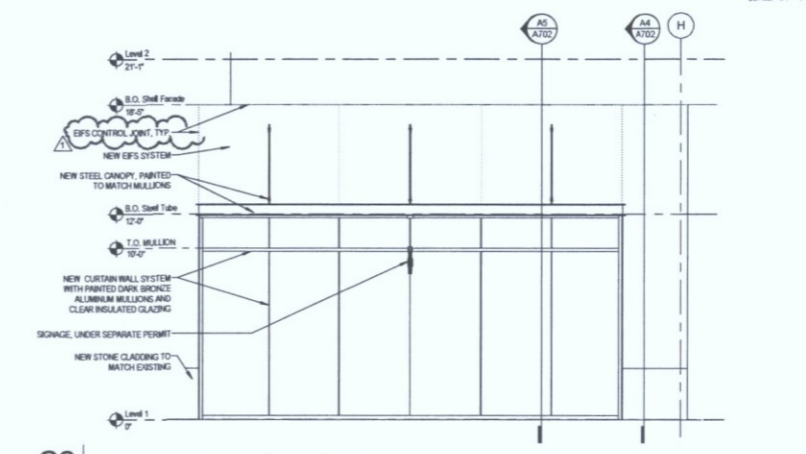


D5 | NORTHWEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



C4 | SOUTHWEST BUILDING ELEVATION

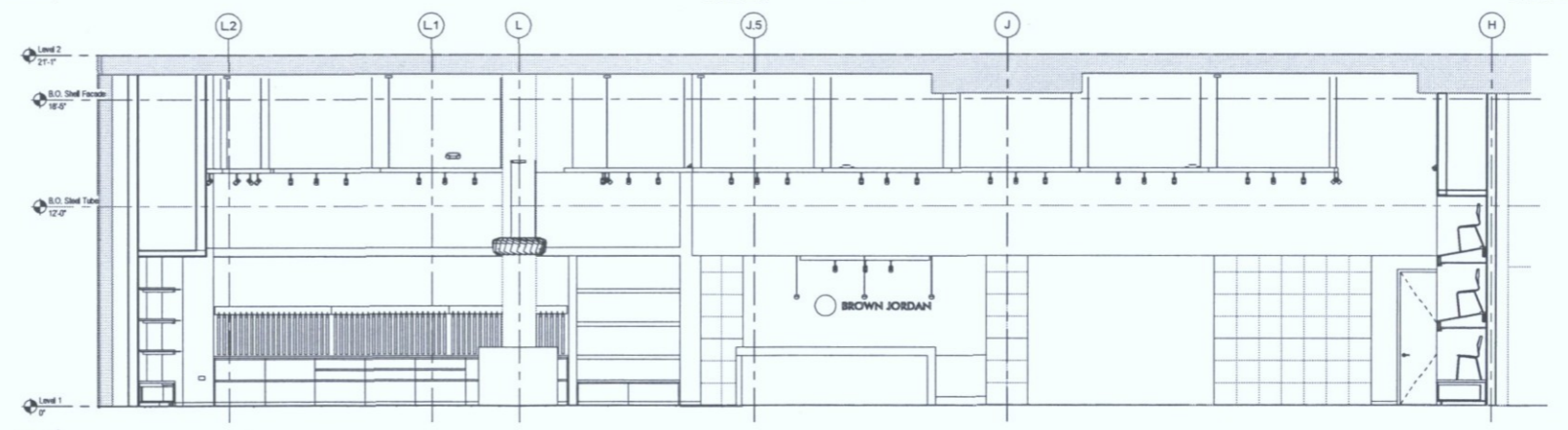


C2 | WEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

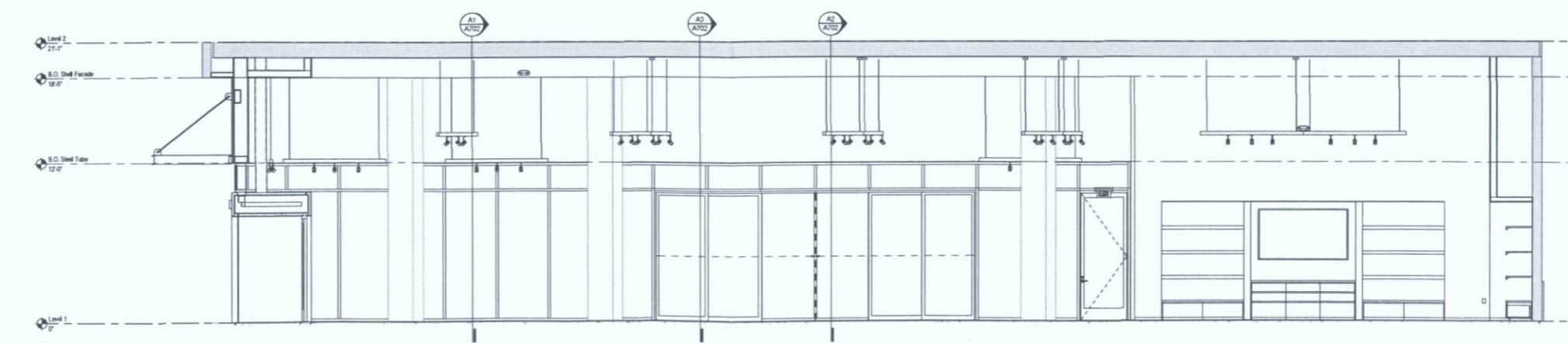
71-CA-2016
 STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 3/4/16
 DATE INITIALS

* THIS SHALL ALSO SERVE
 AS DOCUMENTATION OF
 FINAL PLAN RECORD.
 194-16



B4 | BUILDING SECTION LOOKING EAST

SCALE: 1/4" = 1'-0"



A5 | BUILDING SECTION LOOKING NORTHWEST

SCALE: 1/4" = 1'-0"



REVISIONS

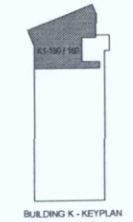
MARK	DATE	CITY COMMENTS	DESCRIPTION
1	02.21.2018		

PROJECT NUMBER: 133.1501
 SHEET ISSUE DATE: 02/19/2018
 DRAWN BY: CHCE
 CHECKED BY: BB
 SCALE: 1/4" = 1'-0"

SHEET IDENTIFICATION
**BUILDING ELEVATIONS
 AND SECTIONS**

2/22/2018 9:44:54 AM C:\Revit\Local Files\133.1501_BUSQ_chris_ellenick@ajantadesign.com.rvt

* THIS SHALL ALSO SERVE AS DOCUMENTATION OF FINAL PLAN RECORDED. 194-16.



SHEET NOTES

- A. REFER TO SHEETS A01000 FOR SPECIFICATIONS.
- B. REFER TO SHEET A011 FOR ADA DETAILS.
- C. REFER TO SHEET A01 FOR WALL TYPE DETAILS.
- D. REFER TO SHEET A01 FOR FINISH REFERENCES.
- E. REFER TO SHEET A011 FOR DOOR SCHEDULE.
- F. DO NOT SCALE DRAWING. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS, DIMENSIONS AND TYPES, AND ALL DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN IN CASE OF CONFLICT, NOTIFY THE ARCHITECT.
- G. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED.
- H. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- J. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- K. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION.
- L. PROVIDE THE FOLLOWING EQUIPMENT:
 REFRIGERATOR - FRIGIDAIRE Model # F1ET1220W 11.3 CU.
 MICROWAVE - GE Model # JES1055BS 1.1 CU. COUNTERTOP UNIT
 SHELVING - WIDE SPAN STORAGE PACKS WITH PARTICLE BOARD SHELVES, SIZES AS NOTED. ALL UNITS ARE 96" HIGH WITH FOUR ADJUSTABLE SHELVES AND 2" DEEP.

BROWN JORDAN
 Brown Jordan
 Scottsdale Quarter
 Building K
 15257 N Scottsdale Road
 Suite K-100 | K-100
 Scottsdale, Arizona

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REVISIONS

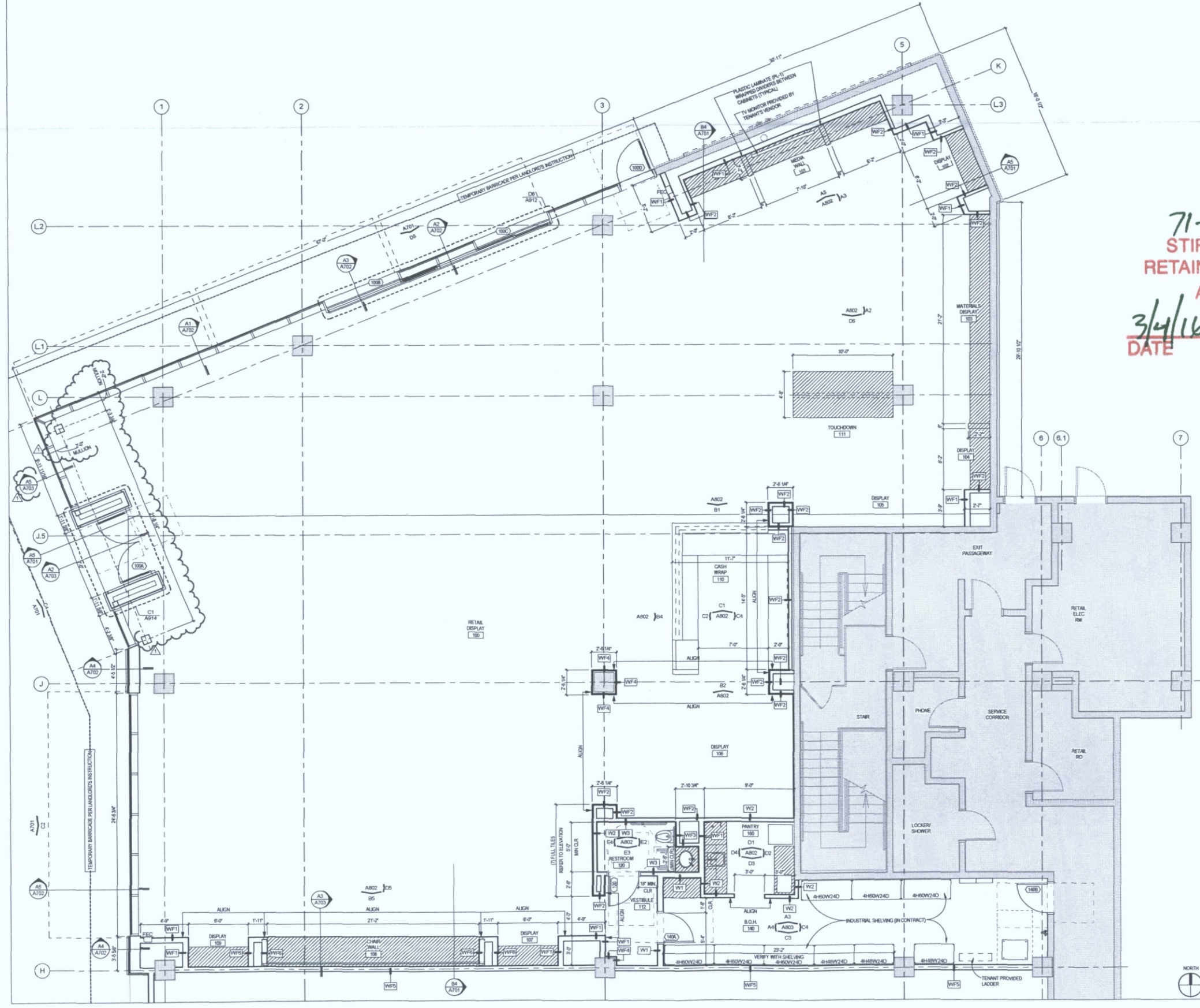
MARK	DATE	CITY COMMENTS	DESCRIPTION
1	02.21.2016		

PROJECT NUMBER: 133.1501
 SHEET ISSUE DATE: 02/19/2016
 DRAWN BY: CHICE
 CHECKED BY: BB
 SCALE: As indicated

SHEET IDENTIFICATION
 FLOOR PLAN

A201

2/22/2016 9:53:41 AM C:\Users\Local Files\133.1501_BSO_chris_ebrack@ajantadesign.com.rvt



LEGEND

- AREA IS NOT IN CONTRACT
- EXISTING PARTITION TO REMAIN
- INDICATES BUILT-IN MILLWORK REFER TO ELEVATIONS
- FIRE EXTINGUISHER - CABINET MOUNTED
- FIRE EXTINGUISHER - BRACKET MOUNTED
- TYPICAL WALL TYPES FOR NEW WALLS, UNLESS OTHERWISE NOTED. REFER TO WALL TYPE DETAILS ON SHEET A011.
- W1 NEW FULL HEIGHT PARTITION TO UNDERSIDE OF STRUCTURE 1/2" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD EACH SIDE OF STUD
- W2 NEW FULL HEIGHT PARTITION TO UNDERSIDE OF CEILING 3/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD EACH SIDE OF STUD
- W3 NEW FULL HEIGHT PARTITION TO UNDERSIDE OF CEILING 3/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD AND (1) LAYER OF 1/2" MOISTURE RESISTENT BOARD
- W4 NEW FULL HEIGHT PARTITION TO UNDERSIDE OF STRUCTURE 1/2" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD
- W5 NEW FULL HEIGHT PARTITION TO 1/2" ABOVE CEILING 3/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD
- W6 NEW FULL HEIGHT PARTITION TO 1/2" ABOVE CEILING 3/8" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD AND (1) LAYER OF 1/2" MOISTURE RESISTENT BOARD
- W7 NEW FULL HEIGHT PARTITION TO UNDERSIDE OF CEILING 1-1/2" METAL STUDS WITH (1) LAYER 5/8" GYPSUM BOARD
- W8 FINISH LANDLORD PROVIDED DEMISING WALL WITH SOUND BATT. (1) LAYER 5/8" GYPSUM BOARD, TAPE FLOAT AND PAINT TENANT SIDE OF WALL
- W9 NEW GYPSUM FINISH ON STRUCTURAL STUDS (1) LAYER 5/8" GYPSUM BOARD. SEE STRUCT FOR STUD INFORMATION.