



## CREATION EQUITY

### THE LOOP – PRINCESS DRIVE & LOOP 101 FREEWAY

#### DEVELOPMENT REVIEW BOARD

#### PROJECT NARRATIVE

MAY 23<sup>th</sup>, 2024

#### **REQUEST**

On behalf of Creation Equity (“Developer”), the following is a request for the approval of four (4) light industrial buildings located at the northwest corner of Princess Drive and the Loop 101 freeway (“Property”). The proposal, approximately 16.67 acres, requests Development Review Board (“DRB”) approval for the site plan and building elevations for the industrial project (“Project”).

#### **DEVELOPMENT OVERVIEW**

##### Background/History

The Property is located within the Perimeter Center, which is located on the inside curve of the Loop 101 highway. The Perimeter Center was originally zoned in the late 1980’s as part of the larger Core South master plan that included a much larger land mass of properties along the north and south sides of the (at the time) future freeway alignment. Although I-1 zoning is the zoning designation for a majority of lots within the Perimeter Center, many of the lots developed out as mainly offices with ancillary commercial and hotel uses. The Property is one of the last undeveloped portions of the Perimeter Center.

The significant drainage that encumbers this site is a main reason for it remaining undeveloped. With the existing development plan (two-65 foot tall office buildings and parking fields), there was no serious consideration in site planning for the major drainage that enters this site from the large culvert system under the freeway. The proposed development plan by the Developer includes accommodating and paying for a drainage solution to the Property and the Perimeter Center.

##### Surrounding Context

The Property is within the eastern portion of the Perimeter Center. The adjacent parcels are primarily office buildings with a hotel directly to the west off a shared driveway from Princess



Drive. The freeway is along the Property's eastern boundary. Most of the parcels in this area of the Perimeter Center have similar I-1 PCD zoning.

### **REQUEST DETAILS**

#### **Site Plan**

The requested site plan seeks to develop four (4) light industrial buildings on the approximately 16.5-acre site. The site plan is designed to create internal loading bays that are oriented to face each of the buildings and not to the streets that flank the Property on the east (Loop 101 freeway ramp) and west (85th Street). The four (4) buildings will be approximately 40-42 feet in height, which is lower than the 52 feet allowed in the industrial park zoning district. Most importantly, the site plan intends to provide a final drainage design to the significant drainage flows from the culverts constructed under the freeway that impact the Property directly. The developer will create a significant drainage design to account for the drainage flows and safely discharge the drainage into the Perimeter Centers master drainage system.

The site plan will create four (4) industrial/flex-space buildings consistent with the existing zoning. The buildings and their associated parking and loading areas are oriented so as to not impact the surrounding properties or existing access points.

#### **Architecture**

A clean, modern aesthetic is intended for the overall design of the building. The most visible elevations are characterized by a ribbon window system with a metal hood frame.

The architectural theme of the building utilize colors that are common in the area and by providing materials for a modern vocabulary. The materials planned for the building include exposed steel beams, columns and steel angles for shade at the entry, concrete tilt up panels with vertical reveals and metal B deck accent panels on the windows for shade, well placed insulated glazing including spandrel glazing. Sloped roof will be either 1/2" or 1/4" per foot across the entire building and will sloped with crickets to drain to internal downspouts, meeting the required 25% footprint of sloped roof area as required with the design guidelines.

The main entries will be shaded by the large steel structure which includes an open steel trellis system made by 2"x3" steel angles 9" O.C. building materials, site, parking and landscaping are all to be in accordance with code requirements and standards.

The building section will allow for rooftop screening for all of the mechanical rooftop equipment with the parapet. The height of the tilt up walls will fully screen the mechanical units. These units will be accessed via roof access ladders and hatches internal to the building.



Varying heights and changes along the building with changes in materials and texture add to the character of this development.

The exterior lighting within the proposed project will be integrally designed as a part of the building and outdoor pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots and being in compliance with the dark sky ordinance with all the lighting being LED lights.

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

### Open Space

The open space for this site competes with the significant drainage requirements for the site. As mentioned above, the Property is burdened with significant off-site drainage flows from the large culverts from underneath the Loop 101 freeway. There are significant sized drainage structures along the northeast corner of the Property. These concrete structures are aligned with and between the eastern property line and the freeway exit ramp. These drainage structures ultimately allow major flows onto the Property that eventually cross through the Property to the Perimeter Center's master drainage system. The site plan proposed a series of underground storage and conveyance structures to deal with this unique drainage situation.

As a result, the open space and landscaping proposed for the Project provides for open spaces along the sites 'true frontage,' which is 85<sup>th</sup> Street and St. John Road.

The proposed landscape concept incorporates a compatible aesthetic to the Perimeter Center through the use of native and native adapted plant materials in large, lush mass plantings site wide. A carefully selected palette of low water use plants is proposed to provide curb appeal with seasonal color, varying textures and plant arrangement. The open spaces along the majority of adjacent property frontages in the area have a turfed drainage way along the streetscape, including this parcel which was completed as part of the initial infrastructure improvements for the master development. This includes both the 85<sup>th</sup> Street and Princess Drive frontages. The conceptual landscape design maintains this turf channel for aesthetic continuity and more importantly for erosion control of the concentrated storm water flow anticipated for the area. A required 20' landscape area is provided along all public right-of-ways, which includes this turf channel and additional enhanced plantings, however the landscape areas along these frontages are much larger ranging from approximately 70'-0" to 100'-0" along 85<sup>th</sup> Street and 40'-0" along Princess Drive.

The site is currently heavily vegetated with mature native Palo Verde, Mesquite, Ironwood and Acacia trees which will be boxed and transplanted on site. With the sizeable quantity of mature vegetation available, the site has a unique opportunity for established plant material to be



located along the streetscape, surrounding the buildings and parking areas to provide much needed shade. The 85<sup>th</sup> Street frontage has some challenges with location of the required box culvert; however the proposed design uses this as landscape feature to “tier” the planting areas up the elevated building foundations. Soil fill will be covering the box culvert to provide planting opportunities as shown on the conceptual landscape plan where shrub, groundcover and cacti plantings will be located. Tree plantings over the box culvert will be limited due to weight concerns and the shallow soil profile available.

Primary driveway and building entrances will be enhanced with mass plantings of specimen cacti, relocated boxed trees and locally sourced boulders to provide a sense of arrival to the site and as an attractive feature to the lobby spaces. Perimeter areas of the site are proposed to be primarily native plantings of sage, creosote, brittlebush, Palo Verde and Mesquite to provide a natural appearing buffer area to the freeway frontage north of the property.

### Phasing

There is no phasing proposed with this project.

### **DEVELOPMENT REVIEW BOARD CRITERIA**

The City’s zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

***Response:*** *With the rezoning and development plan amendment case (2-ZN-2010 #2), the proposed design and character of the development is consistent with all I-1 development standards, DS & PM and character plan. The zoning case reduced the amended taller building heights and other development standards that were amended in the 2010 case. The proposed building is also compatible with the I-1 zoning that is prevalent in the Perimeter Center.*

2. The architectural character, landscaping and master plan design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.
  - b. Avoid excessive variety and monotonous repetition.
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.





**Response:** *The character of this area will be enhanced and strengthened by the development. The design considers the distinctive qualities and character of the surrounding context and incorporates them. The building design is sensitive to the context of the area.*

*The development is sensitive to existing topography and landscape while responding to the unique terrain of the site. It blends the natural shape and texture of the land while minimizing disturbances to the natural environment. Additionally, a plant inventory and salvage plan will allow the landscape architect to preserve as much significant vegetation as possible in an attempt to retain the desert character of the site.*

*Additionally, this development protects the character of the Sonoran desert by preserving and restoring plant life, natural habitats and ecological processes.*

*The design responds to the desert environment in that materials with colors and coarse textures associated with this region have been utilized. A variety of textures and natural materials have been used to provide visual interest and richness. Additionally, shade structures, deep roof overhangs and recessed windows have been incorporated towards that end.*

*The landscape design responds to the surrounding environment by utilizing a variety of mature landscape materials indigenous to the arid region. The character of the area will be enhanced through the careful selection of planting materials in terms of scale, density, and arrangement. The design will complement the built environment, taking cues from the existing surrounding development palette, selected to compliment the natural Sonoran Desert and the approved planting selections.*

3. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - d. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

**Response:** *The Property is neither in the ESL or the Historic Property Overlay.*

4. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

**Response:** *The main access points to the site will be from E. St. John Road and 85<sup>th</sup> Street within the Perimeter Center. A majority of the traffic to the Property will be coming from the nearby freeway interchange and not impact much of the Perimeter Center uses. A circulation plan is attached to the submittal demonstrating the convenient and efficient access to and from this site to regional roadway systems.*



5. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

***Response:*** *The proposed building heights will fully screen the mechanical units. These units will be accessed via roof access ladders and hatches internal to the building.*

6. Within the Downtown Area, building and site design shall:
  - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines.
  - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level.
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations.
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
  - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

***Response:*** *The Property is not within the Downtown Area.*

7. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
  - a. Accessibility to the public.
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features.
  - c. Location near the primary pedestrian or vehicular entrance of a development.



d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and

e. Location in conformance to standards for public safety.

**Response:** *There is no proposed Cultural Improvement Program or Public Art Program.*

#### **Additional Project Narrative Development Review Board Criteria**

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

**Response:** *The Property is zoned I-1. In 2010, there was a zoning case (2-ZN-2010) that amended the long standing I-1 District development standards to increase the building heights to 65 feet. The proposal is to build building consistent with the existing building height standards within the I-1 zoning district. We are amending the development plan through zoning case 2-ZN-2010 #2 to create a development plan with NO amended development standards. The Property is designated as Light Industrial/Office on the City's General Plan Future Land Use Map (see below). The development plan amendment is consistent with this land use designation. The Employment-Light Industrial/Office land use areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion. The parcels within Perimeter Center with this land use designation include C-2, C-O, I-1, and PCP. All of these zoning districts allows for the implementation of the goals of the Light Industrial/Office land use designation.*

- Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.

**Response:** *The City's General Plan, GACAP and existing zoning entitlements will allow the Property to develop as a part of a larger industrial park/employment core. The Project is*



*a component of an overall master plan that envisions a mixture of uses including employees, employers, and goods that will support the City's economy adjacent to a regional transportation system. This type of development plan creates a set of access points used mainly by employees and employers of the surrounding Perimeter Center where there is an expectation of commercial type traffic. This location benefits the economic health of the community while minimizing any impacts on the livability of the community.*

- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

**Response:** *The Project is some of the last remaining undeveloped parcels in the Perimeter Center. Roadways, St. John Road, 85<sup>th</sup> Street, Princess Boulevard and the Loop 101 freeway all create significant setbacks and distance from the existing, adjacent properties and the proposed project. The buildings will adhere to the existing zoning, thereby reducing the overall building height currently approved for the Property (65 feet). The four (4) buildings will be approximately 40-42 feet in height, significantly lower than the 52 feet allowed in the industrial park zoning district. Most importantly, the development plan intends to provide a final drainage design to the significant drainage flows from the culverts constructed under the freeway that impact the Property directly. The developer will create a significant drainage design to account for the drainage flows and safely discharge the drainage into the Perimeter Centers drainage system.*

- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

**Response:** *The main access point to the site will be from the adjacent regional and local roadway system utilized by a majority of the employers located within the Perimeter Center. The design of the site internalizes the loading bays and landscapes the perimeter of the Property. Internal sidewalks connect to the sidewalks along the frontages of all of the Perimeter Center employment uses.*

- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

**Response:** *The architecture is consistent with the style of the surrounding area while including modern and contemporary forms to provide a lasting design. Steel accents service both as identifiers for entry locations, but also as shaded refuge during inclement weather. Trellis accents provide for vegetation incorporation into entry areas. The color palette of natural tans and greys are consistent with the surrounding area.*



- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, and utilities.

**Response:** *Mechanical equipment and their associated screening will be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls or landscape elements, or if located on the roof thru the use of architectural screening compatible with the architecture of the building. Rooftop mechanical equipment will be visually screened by raised façade parapets incorporated into the overall design concept without impeding air flow to such equipment.*

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines, and other design guidelines.

**Response:** *This development is consistent with the Sensitive Design Principles as it; enhances the area with new development, does not impact any scenic views, solves a significant regional drainage issues, has proximity to existing public transportation, and provides pedestrian shaded areas.*

- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance

**Response:** *The Property is not located within the City's ESL area.*

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

**Response:** *The Property is not located within a historic property designation.*

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

**Response:** *The Property is not located within the downtown district.*

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

**Response:** *The Property is not located within the downtown district.*



- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

**Response:** *The Property is not located within the downtown district.*

#### **SCOTTSDALE SENSITIVE DESIGN PRINCIPLES**

1. The design character of any area should be enhanced and strengthened by new development.
  - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
  - Building design should be sensitive to the evolving context of an area over time.

**Response:** *The design character draws from examples of modern architecture in the Perimeter Center area. Remaining consistent with a desert-contemporary style, the architecture presents true material qualities appropriate for the region. This high-finish design will endure as the balance of the area continues to redevelop for years to come.*

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
  - Scenic views of the Sonoran Desert and mountains
  - Archaeological and historical resources

**Response:** *The Project is lowering the building heights on the Property from the original entitlements approved in case 2-ZN-2010. By developing out the site with lower building heights, adjacent properties will maintain their views to the northeast and the McDowell Mountains. The Property is directly adjacent to the Loop 101 freeway and has minimal natural features. The site plan needs to address the enormous man-made drainage structures adjacent to the site and handle the regional drainage flows as a result. Past archeological studies on the Perimeter Center have not found any archeological resources.*

3. Development should be sensitive to existing topography and landscaping.
  - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

**Response:** *The Property is relatively flat and has significant vegetation on the Property as a result of the adjacent regional drainage flows coming under the freeway. Many of the mature trees will be re-planted into the proposed landscape plan.*



4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

**Response:** *This Property has been impacted by man-made development on all sides. An elevated regional freeway system, off-ramp, large concrete drainage structures and surrounding development and roadways leaves this Property as an island surrounded by non-Sonoran Desert environments.*

5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations
  - o Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

**Response:** *The Property is mainly hidden off the local roads unless you are heading into the Perimeter Center from Princess Drive. The lower building heights will allow the freeway traffic to look over a majority of the buildings through to the southwest valley views. The site plan is designed to provide the continuity of the turfed drainage ways along the Property's frontage. As with all of the Perimeter Center streetscapes, drainage and landscaping will provide a setting for the proposed buildings. Internal amenity areas for the employees are provided internal to the site. The building designs will provide a consistent design theme throughout the site and its potential visibility from 360 degrees.*

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

**Response:** *In addition to vehicular traffic, access throughout the site will also be provided for walking and cycling. There is a bike lane on E. St. John Road and 85<sup>th</sup> Street adjacent to the Property. Internal sidewalks will allow for pedestrians to traverse the site outside the loading areas for the buildings. The Property's location along the City's lone freeway makes this an ideal location for the proposed light-industrial project.*

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
  - o Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

**Response:** *Significant landscaping is proposed for this site for buffers along the internal streets and parking lot landscaping. The site will be designed with shaded pedestrian walkways.*





8. Buildings should be designed with a logical hierarchy of masses:
  - o To control the visual impact of a building's height and size
  - o To highlight important building volumes and features, such as the building entry.

***Response:*** *Building entries feature contrasting colors, massing, and materials to serve as a discrete wayfinding tool and provide visual hierarchy to the architecture.*

9. The design of the built environment should respond to the desert environment:
  - o Interior spaces should be extended into the outdoors both physically and visually when appropriate
  - o Materials with colors and coarse textures associated with this region should be utilized.
  - o A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
  - o Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

***Response:*** *All entry areas will feature Class-A finishes with primarily glass and steel accents. A color palette has been chosen with a variety of beige, tan, and grey contrasts – consisted with a traditional Arizona desert theme. Entry areas provided shaded overhangs in response to local climate conditions.*

10. Developments should strive to incorporate sustainable and healthy building practices and products.
  - o Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

***Response:*** *The development will strive to source environmentally conscious materials, clerestory windows, and, electric vehicle charging stations at all entries. The project will provide covered parking areas with an option to include solar panels for occupant use.*

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
  - o The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
  - o The landscaping should complement the built environment while relating to the various uses.

***Response:*** *The landscape will utilize a variety of tree and shrub sizes including salvaged materials consistent with the C.O.S. guidelines and the Perimeter Center landscape guidelines. Special consideration has been given to landscape buffers adjacent to*





*residential areas. Landscaping will service as both an aesthetic amenity as well as aide in sound and light mitigation.*

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Water, as a landscape element, should be used judiciously
  - Water features should be placed in locations with high pedestrian activity.

***Response:*** *The landscape will be watered with a drip irrigation system that will be zoned by trees, shrub, and exposures.*

13. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
  - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

***Response:*** *The project will utilize energy-efficient LED lighting throughout. All exterior lighting will be oriented/shielded away from neighboring parcels. All lighting will comply with local regulations although the site is adjacent to tall freeway light pole structures. Accent lighting will be provided at key entry areas and project signage locations.*

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.
- Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

***Response:*** *Signage will be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility. Any signage will conform to the City's sign ordinance.*

## **SUMMARY**

The proposed buildings will adhere to the existing zoning, thereby reducing the overall building height currently approved for the Property (65 feet). The four (4) buildings will be approximately 40-42 feet in height, significantly lower than the 52 feet allowed in the industrial park zoning district. Most importantly, the development plan intends to provide a final drainage design to the significant drainage flows from the culverts constructed under the freeway that impact the

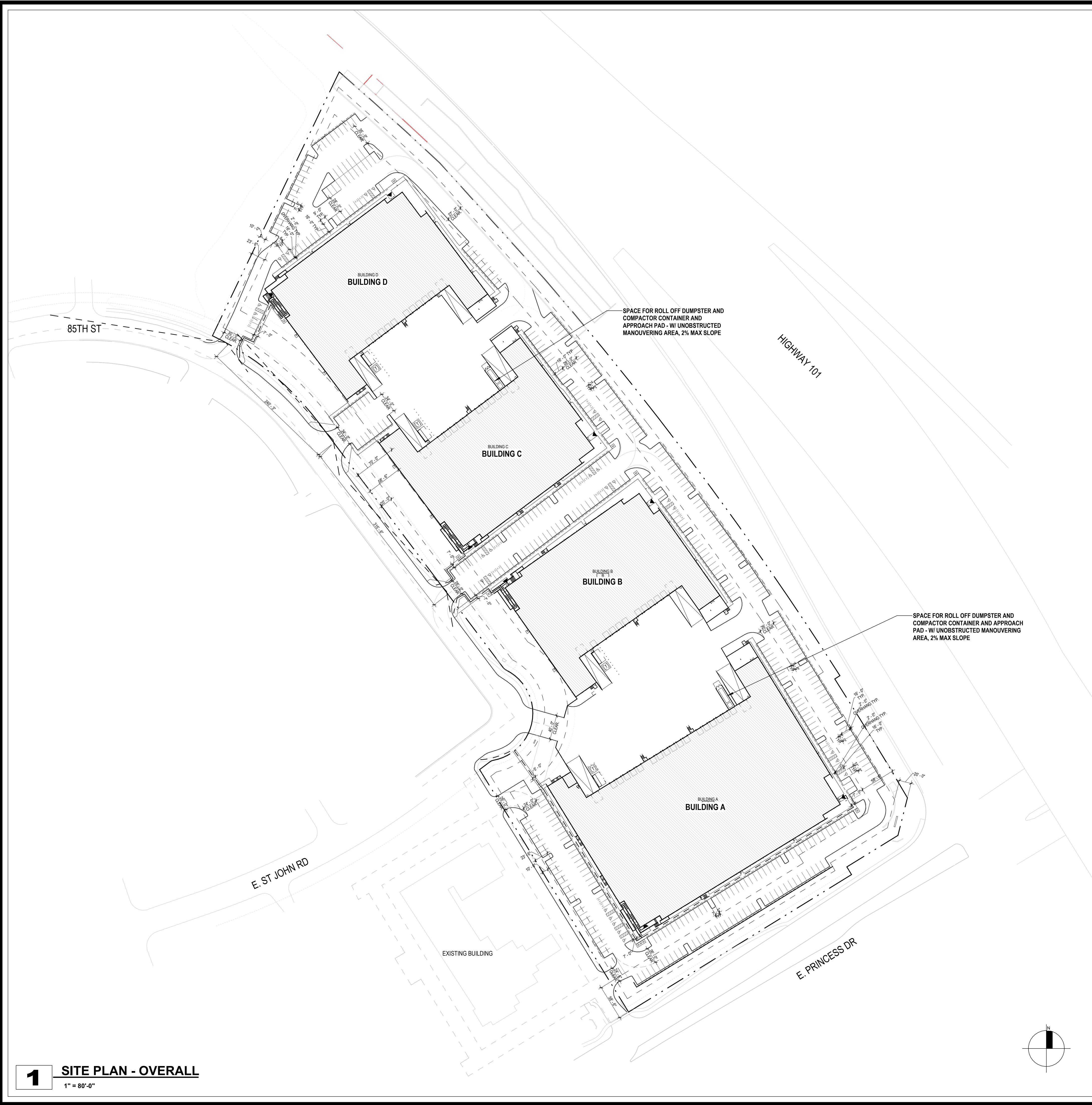


**TIFFANY  
& BOSCO**  
P.A.

Property directly. The developer will create a significant drainage design to account for the drainage flows and safely discharge the drainage into the Perimeter Centers drainage system.

This project will take a neglected piece of property in the core of our community and revitalize it. The community will see four (4) modern state-of-the-art business incubator spaces created adjacent to a regional transportation corridor. The modern and compelling design will set a new standard for future projects in the area. With thoughtfulness given to both the environmental impact and adjacent uses, the design of this building will be an asset to the local community and city at large.





**1 SITE PLAN - OVERALL**  
1" = 80'-0"

GRAPHIC LEGEND

SYMBOL:	DESCRIPTION:
	MAIN ENTRY / EXIT
	FIRE HYDRANT - COORDINATE LOCATIONS WITH CIVIL DRAWINGS
	FIRE LANE (FIRE ACCESSIBILITY SITE PLAN). COORDINATE FINAL LOCATIONS W/ CIVIL INDICATES NEW SITEWORK
	INDICATES ADJACENT EXISTING SITE CONDITIONS
	INDICATES PROPERTY LINE
	LIGHT POLE. COORDINATE W/ ELECTRICAL DRAWINGS

PARKING INFORMATION

REQUIRED PARKING (PER CITY):  
**OFFICE:** +/- 20,000 SF/300 = 67 SPACES  
**WAREHOUSE:** +/- 247,051 SF/800 = 309 SPACES

**376 TOTAL SPACES REQUIRED**

PARKING & TRUCK STALL COUNTS	
TYPE	COUNT
ACCESSIBLE PARKING SPACE	27
EV PARKING SPACE	22
TYPICAL PARKING SPACE	423
TOTAL SPACES PROVIDED: 472 (1.86 CARS/1000)	

REQUIRED BICYCLE PARKING (PER CITY):  
1/10 OF TOTAL VEHICLE PARKING = +/- 38 SPACES

**40 SPACES PROVIDED**

AREA CALCULATIONS

BUILDING AREA - GROSS	
NAME	GROSS AREA
[AREA UP TO OUTSIDE FACE OF BLDG PERIMETER]	
BUILDING A	101772 SF
BUILDING B	54273 SF
BUILDING C	55503 SF
BUILDING D	55503 SF
TOTAL GSF	267051 SF

BUILDING AREA - USABLE	
NAME	AREA
[AREA UP TO INSIDE FACE OF BLDG PERIMETER]	
BUILDING A	100704 SF
BUILDING B	53468 SF
BUILDING C	54696 SF
BUILDING D	54695 SF

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS AS WELL AS ABBREVIATIONS USED ON THIS DRAWING.

B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO G.X SERIES LOCATED PER THE PROJECT SHEET INDEX.

C. REFER TO A2.X.X SERIES FOR ARCHITECTURAL FLOOR PLANS, ROOF PLANS, & TILT WALL COORDINATION INFORMATION

D. REFER TO AND COORDINATE WITH CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

E. SITE SCREEN WALLS A MAXIMUM 8'-0" ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER

F. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.

G. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS

LGE DESIGNGROUP

1200 N. 52nd Street•Phoenix, AZ•85008  
P. 480.966.4001

THE LOOP

Scottsdale, Arizona

LGE DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:	ARCHITECTURAL SITE PLAN - OVERALL
ISSUE DATE:	05/22/24
DRAWN BY:	LGE DESIGN GROUP
CHECKED BY:	--
PROJECT No:	--

A1.1.1R

13-DR-2024  
5/23/2024

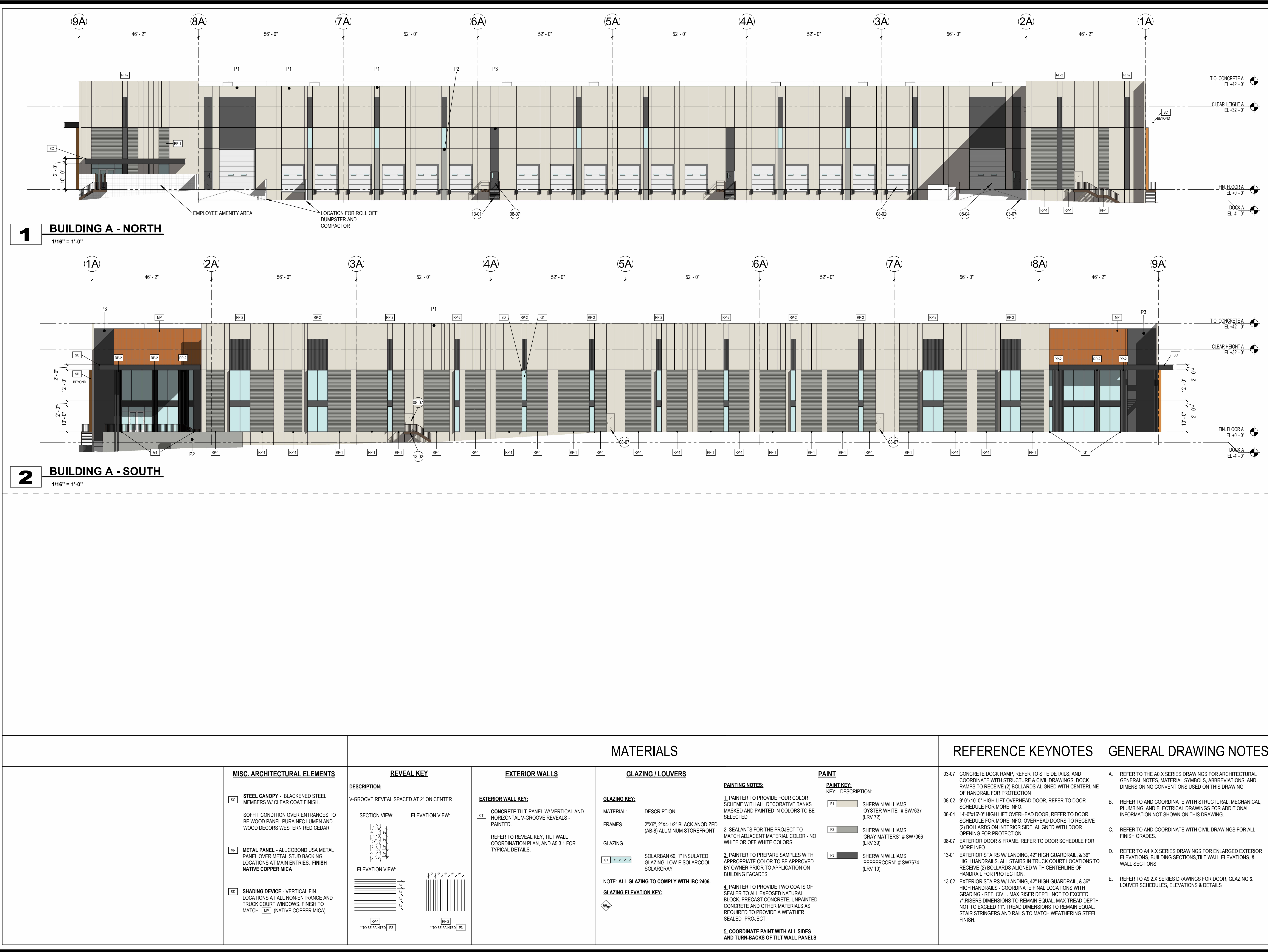


#	REVISION	DATE

NOT FOR CONSTRUCTION

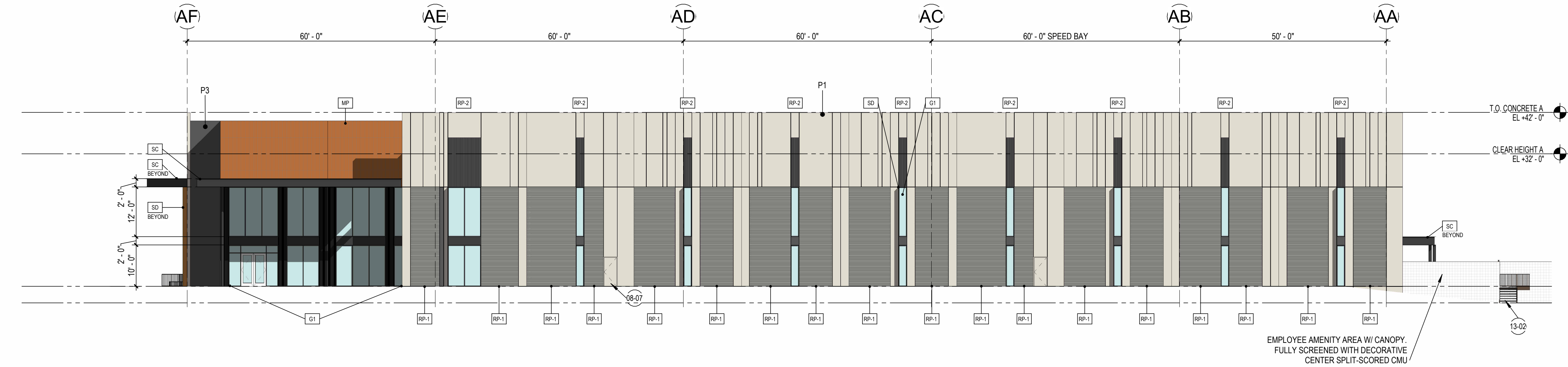
SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS -  
BUILDING A NORTH / SOUTH  
ISSUE DATE: 03/21/11  
DRAWN BY: LGE DESIGN GROUP  
CHECKED BY: --  
PROJECT No: --

A4.1.1A

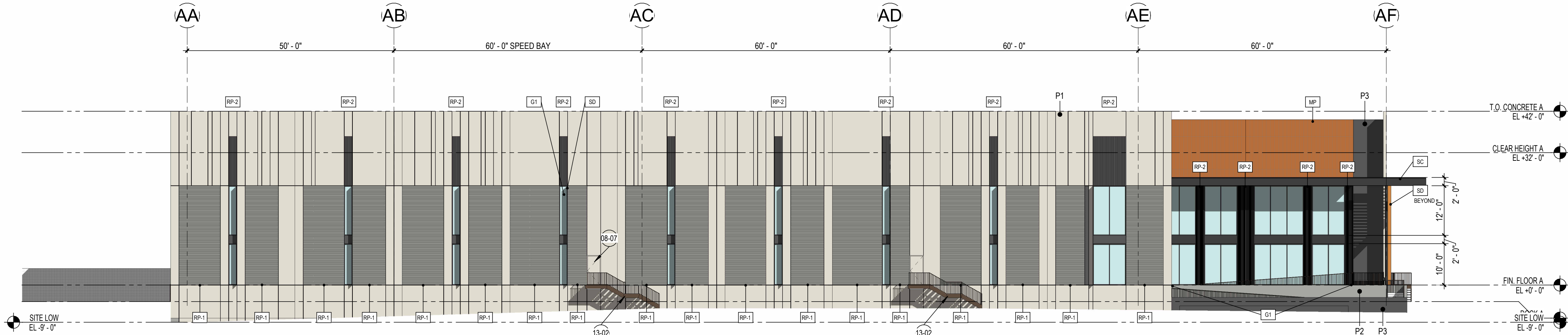




1 BUILDING A - EAST  
1/16" = 1'-0"



2 BUILDING A - WEST  
1/16" = 1'-0"



		MATERIALS				REFERENCE KEYNOTES	GENERAL DRAWING NOTES
	<b>MISC. ARCHITECTURAL ELEMENTS</b>	<b>REVEAL KEY</b>	<b>EXTERIOR WALLS</b>	<b>GLAZING / LOUVERS</b>	<b>PAINT</b>	08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO. 13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7" RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.	A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.  B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.  C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.  D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS  E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS
	<div>SC</div> STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.  SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR  <div>MP</div> METAL PANEL - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA  <div>SD</div> SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH <div>MP</div> (NATIVE COPPER MICA)	<p><b>DESCRIPTION:</b></p> <p>V-GROOVE REVEAL SPACED AT 2" ON CENTER</p> <p>SECTION VIEW: ELEVATION VIEW:</p> <p>ELEVATION VIEW:</p> <div><div>RP-1</div><div>P2</div><div>RP-2</div><div>P3</div></div> <p>* TO BE PAINTED</p>	<p><b>EXTERIOR WALL KEY:</b></p> <div>G1</div> CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.  REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.	<p><b>GLAZING KEY:</b></p> <p>MATERIAL: DESCRIPTION:</p> <p>FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT</p> <p>GLAZING</p> <div>G1</div> <div>SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY</div> <p>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.</p> <p><b>GLAZING ELEVATION KEY:</b></p> <div>W-8</div>	<p><b>PAINTING NOTES:</b></p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</p> <p><b>PAINT KEY:</b></p> <p>KEY: DESCRIPTION:</p> <div>P1</div> <div>SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)</div> <div>P2</div> <div>SHERWIN WILLIAMS 'GRAY MATTERS' # SW7066 (LRV 39)</div> <div>P3</div> <div>SHERWIN WILLIAMS 'PEPPERCORN' # SW7674 (LRV 10)</div>		

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LGE DESIGN GROUP. THE USE OF THESE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND NO OTHER USE IS AUTHORIZED WITHOUT THE WRITTEN PERMISSION OF LGE DESIGN GROUP.

THE LOOP  
Scottsdale, Arizona

LGE DESIGNBUILD

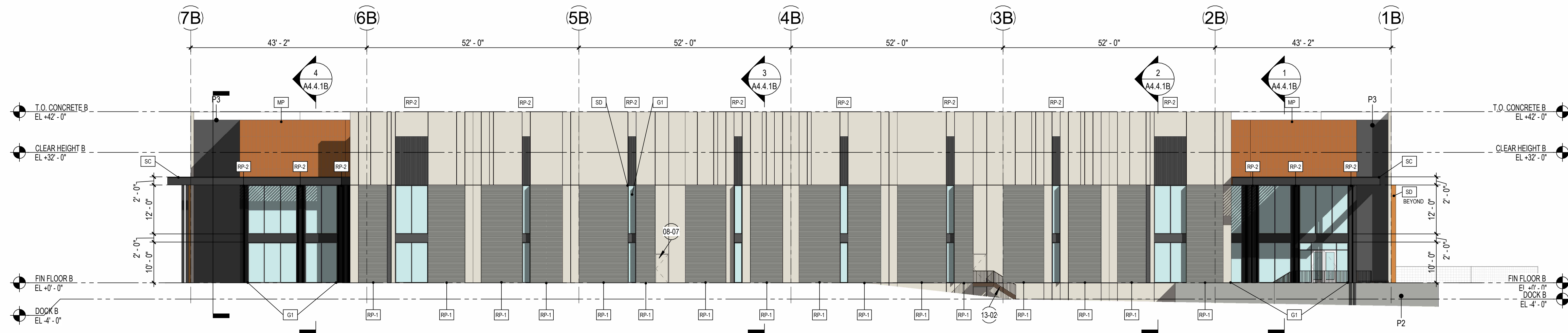
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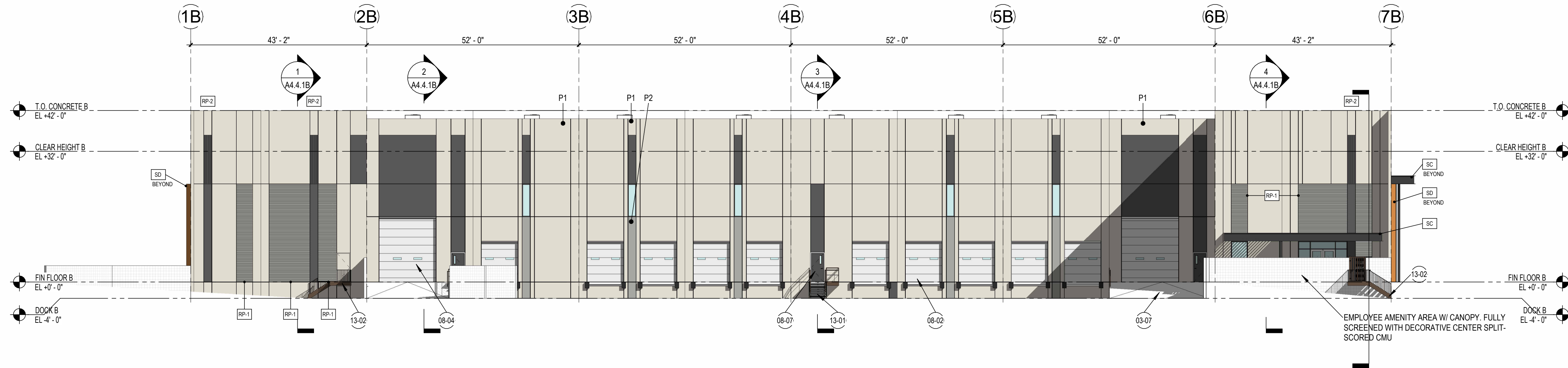
A4.1.2A



## 1 BUILDING B - NORTH



## 2 BUILDING B - SOUTH



# THE LOOP

## Scottsdale, Arizona

[illegible]

**NOT FOR CONSTRUCTION**

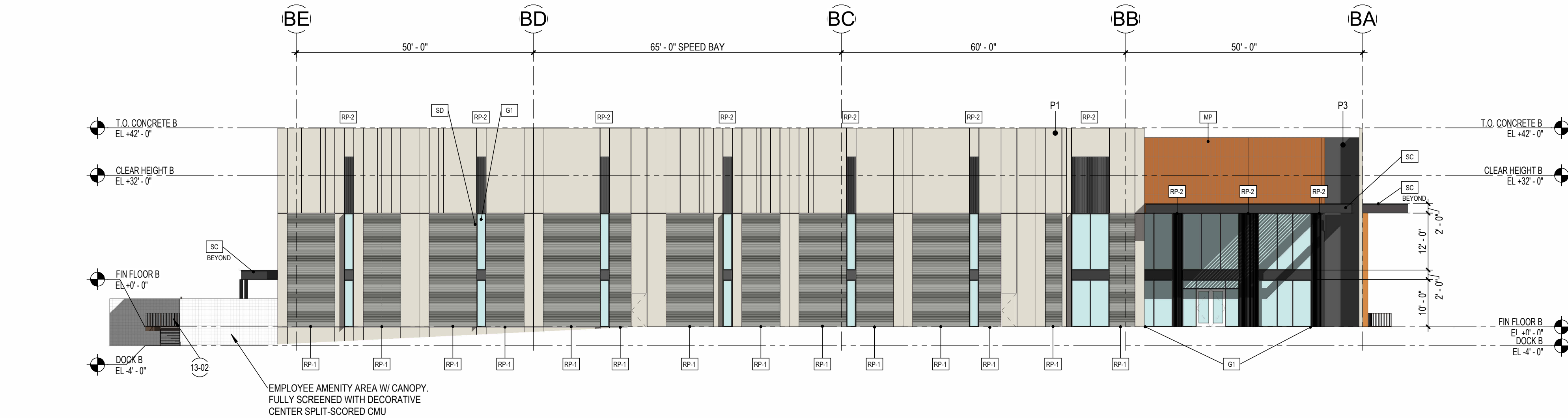
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PROJECT No:	

### A4.1.1B

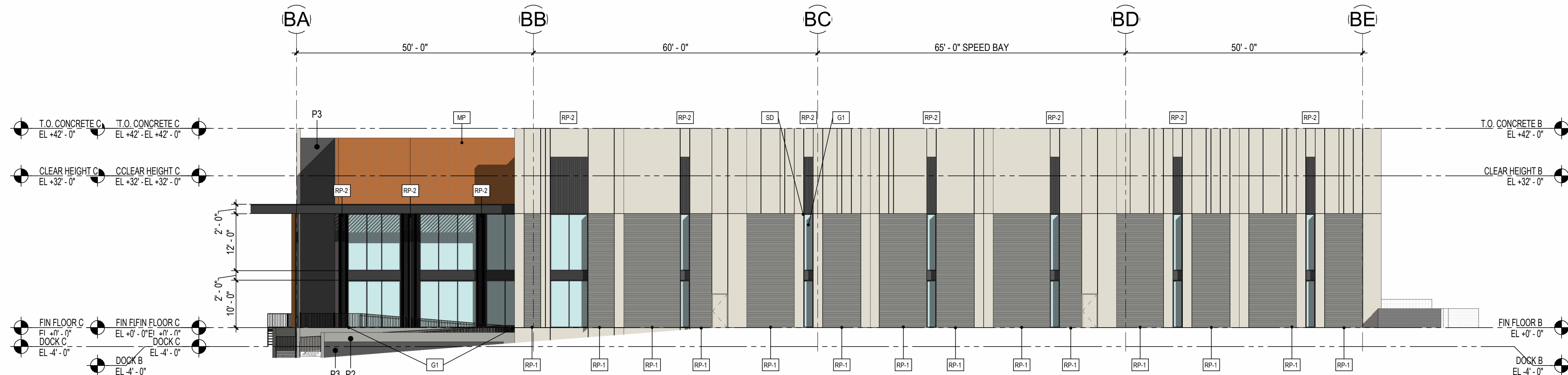
				MATERIALS		REFERENCE KEYNOTES		GENERAL DRAWING NOTES					
<p><b>MISC. ARCHITECTURAL ELEMENTS</b></p> <p><b>SC</b> STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.</p> <p>SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR</p> <p><b>MP</b> METAL PANEL - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA</p> <p><b>SD</b> SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH <b>MP</b> (NATIVE COPPER MICA)</p>		<p><b>REVEAL KEY</b></p> <p><b>DESCRIPTION:</b></p> <p>V-GROOVE REVEAL SPACED AT 2" ON CENTER</p> <p>SECTION VIEW: ELEVATION VIEW:</p> <p>ELEVATION VIEW:</p> <p><b>SP-1</b> * TO BE PAINTED <b>P2</b> <b>SP-2</b> * TO BE PAINTED <b>P3</b></p>		<p><b>EXTERIOR WALLS</b></p> <p><b>EXTERIOR WALL KEY:</b></p> <p><b>CT</b> CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.</p> <p>REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.</p>		<p><b>GLAZING / LOUVERS</b></p> <p><b>GLAZING KEY:</b></p> <p>MATERIAL: DESCRIPTION:</p> <p>FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (A8-8) ALUMINUM STOREFRONT</p> <p>GLAZING</p> <p><b>G1</b> SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY</p> <p><b>NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.</b></p> <p><b>GLAZING ELEVATION KEY:</b></p> <p><b>VH</b></p>		<p><b>PAINTING NOTES:</b></p> <p>1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED</p> <p>2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.</p> <p>3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.</p> <p>4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.</p> <p>5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS</p> <p><b>PAINT</b></p> <p><b>PAINT KEY:</b></p> <p>KEY: DESCRIPTION:</p> <p><b>P1</b> SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)</p> <p><b>P2</b> SHERWIN WILLIAMS 'GRAY MATTERS' # SW7066 (LRV 39)</p> <p><b>P3</b> SHERWIN WILLIAMS 'PEPPER CORN' # SW7674 (LRV 10)</p>		<p>03-07 CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE &amp; CIVIL DRAWINGS. DOCK RAMPS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION</p> <p>08-02 9'-0"x10'-0" HIGH LIFT OVERHEAD DOOR, REFER TO DOOR SCHEDULE FOR MORE INFO.</p> <p>08-04 14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR, REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, ALIGNED WITH DOOR OPENING FOR PROTECTION.</p> <p>08-07 EXTERIOR DOOR &amp; FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.</p> <p>13-01 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, &amp; 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.</p> <p>13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, &amp; 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.</p>		<p>A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.</p> <p>B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.</p> <p>C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.</p> <p>D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, &amp; WALL SECTIONS</p> <p>E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING &amp; LOUVER SCHEDULES, ELEVATIONS &amp; DETAILS</p>	



1 BUILDING B - EAST  
1/16" = 1'-0"



2 BUILDING B - WEST  
1/16" = 1'-0"



MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- SC** STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.
- SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
- MP** METAL PANEL - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA
- SD** SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH **MP** (NATIVE COPPER MICA)

REVEAL KEY

- DESCRIPTION:**  
V-GROOVE REVEAL SPACED AT 2" ON CENTER
- SECTION VIEW:**
- ELEVATION VIEW:**
- RP-1** \*TO BE PAINTED **P2**
- RP-2** \*TO BE PAINTED **P3**

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- G1** CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
- REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL:** DESCRIPTION:
- FRAMES** 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY
- NOTE:** ALL GLAZING TO COMPLY WITH IBC 2406.
- GLAZING ELEVATION KEY:**
- W8**

PAINT

- PAINTING NOTES:**
1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- PAINT KEY:**  
KEY: DESCRIPTION:
- P1** SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)
- P2** SHERWIN WILLIAMS 'GRAY MATTERS' # SW7066 (LRV 39)
- P3** SHERWIN WILLIAMS 'PEPPERCORN' # SW7674 (LRV 10)

13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF: CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS

THE LOOP

Scottsdale, Arizona

LGE DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:	EXTERIOR BUILDING ELEVATIONS - BUILDING B EAST / WEST
ISSUE DATE:	10/02/23
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT No:	--

A4.1.2B

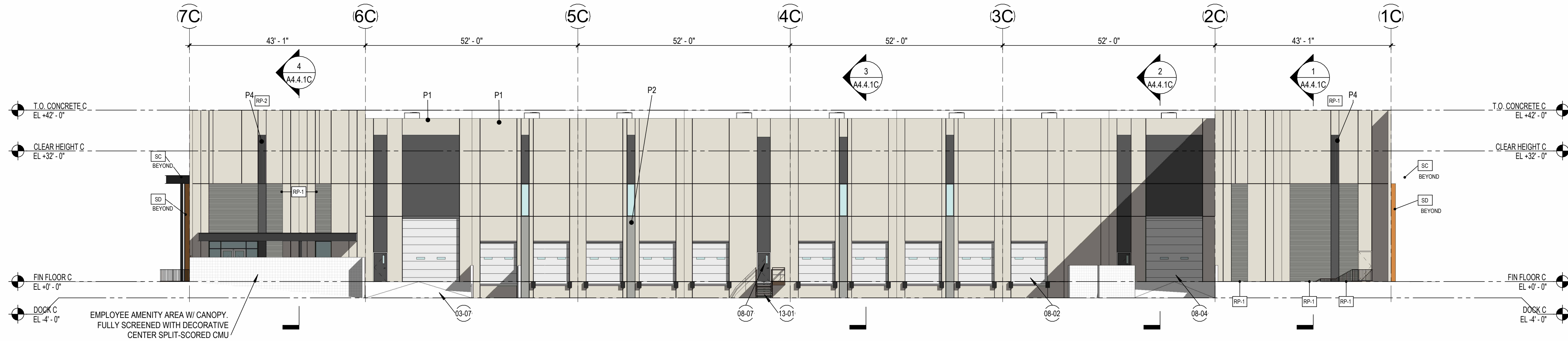
LGE DESIGNGROUP  
1200 N. 52nd Street • Phoenix, AZ • 85008  
P. 480.966.4001



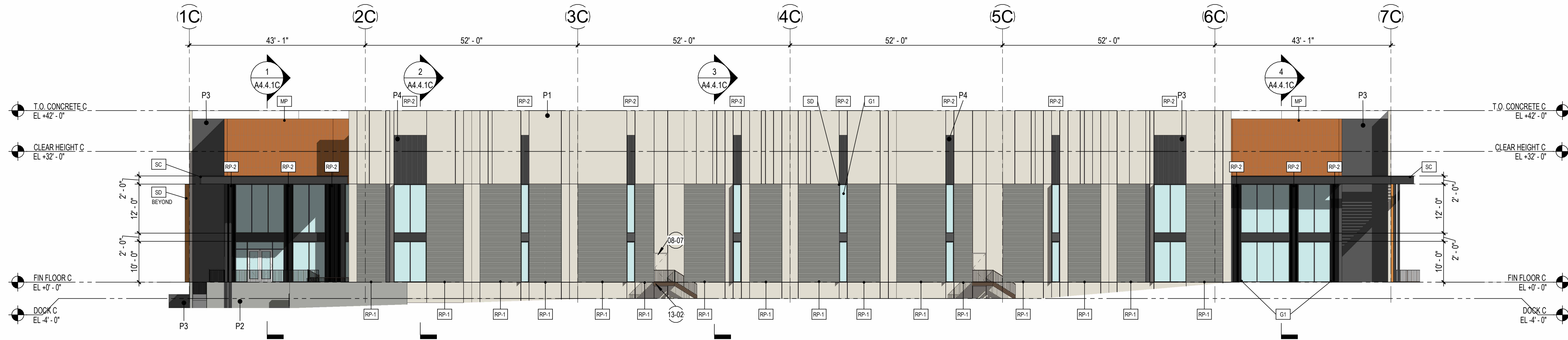
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ISSUE DATE:	10/03/23
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT No:	--

A4.1.1C



**1** BUILDING C - NORTH  
1/16" = 1'-0"



**2** BUILDING C - SOUTH  
1/16" = 1'-0"

## MATERIALS

## REFERENCE KEYNOTES

## GENERAL DRAWING NOTES

### MISC. ARCHITECTURAL ELEMENTS

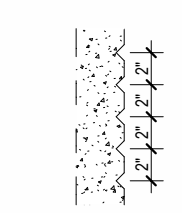
- STEEL CANOPY** - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.  
SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
- METAL PANEL** - ALUCOBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA
- SHADING DEVICE** - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH [MP] (NATIVE COPPER MICA)

### REVEAL KEY

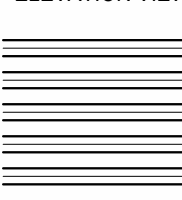
#### DESCRIPTION:

V-GROOVE REVEAL SPACED AT 2" ON CENTER

#### SECTION VIEW:



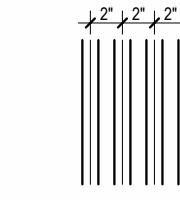
#### ELEVATION VIEW:



#### ELEVATION VIEW:



#### ELEVATION VIEW:



### EXTERIOR WALLS

#### EXTERIOR WALL KEY:

**CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.**

REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

### GLAZING / LOUVERS

#### GLAZING KEY:

**MATERIAL:** DESCRIPTION:  
FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT

**GLAZING** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY

NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.

#### GLAZING ELEVATION KEY:



### PAINT

#### KEY: DESCRIPTION:

[P1] SHERWIN WILLIAMS

'OYSTER WHITE' # SW7637

(LRV 72)

[P2] SHERWIN WILLIAMS

'GRAY MATTERS' # SW7066

(LRV 39)

[P3] SHERWIN WILLIAMS

'PEPPERCORN' # SW7674

(LRV 10)

#### PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED

2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.

3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.

4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS

### REFERENCE KEYNOTES

- 03-07 CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. DOCK RAMPS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION
- 08-02 9'-0"x10'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 08-04 14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, ALIGNED WITH DOOR OPENING FOR PROTECTION
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- 13-01 EXTERIOR STAIRS W/ LANDING. 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION
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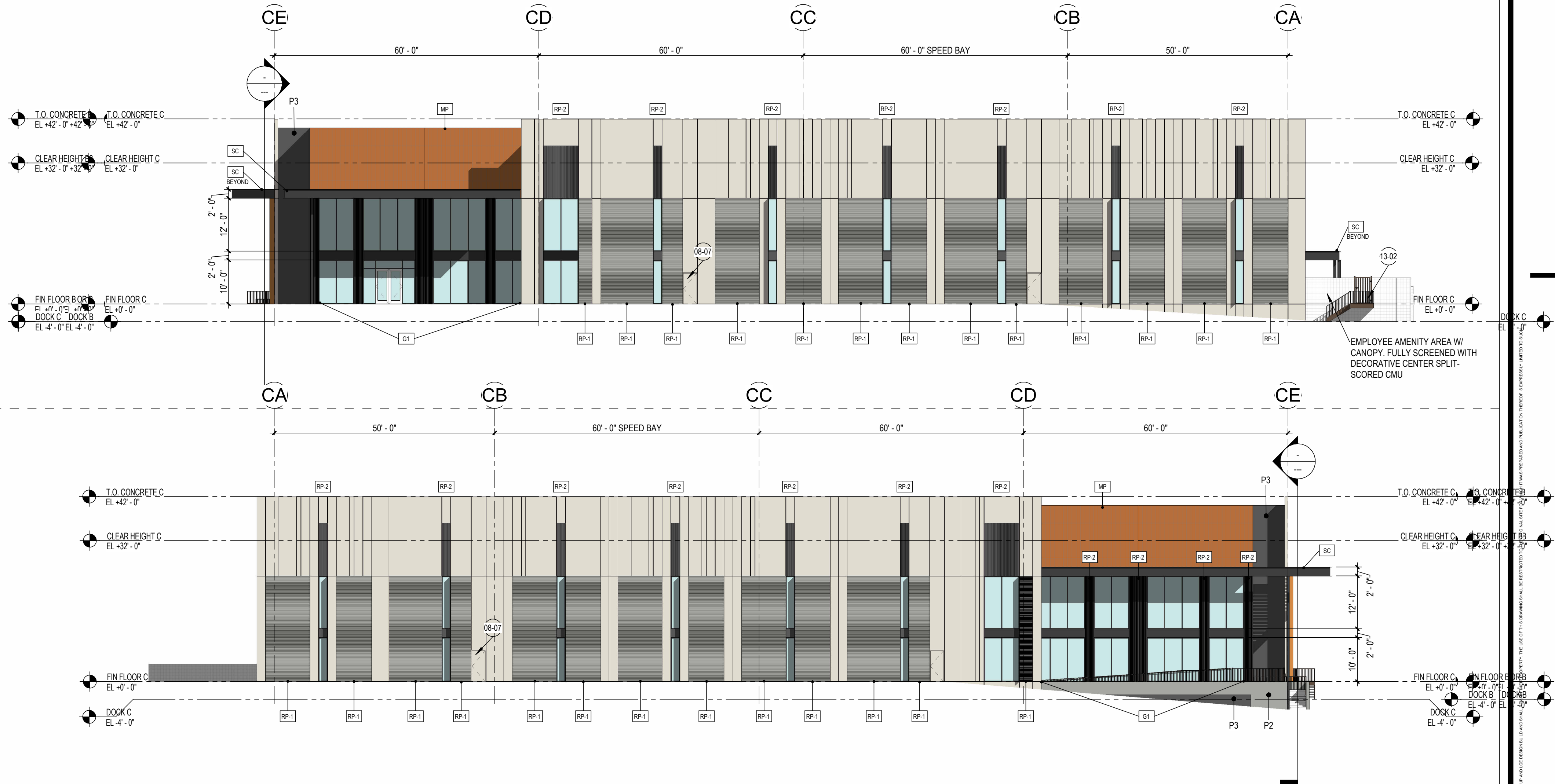
### GENERAL DRAWING NOTES

- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
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- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
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1 BUILDING C - EAST  
1/16" = 1'-0"

2 BUILDING C - WEST  
1/16" = 1'-0"



MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- STEEL CANOPY** - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.
- SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
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- SHADING DEVICE** - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH [MP] (NATIVE COPPER MICA)

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- CONCRETE TILT PANEL** W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
- REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
- FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING
- SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.
- GLAZING ELEVATION KEY:**

PAINT

- PAINTING NOTES:**
1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
5. COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS
- PAINT KEY:**  
KEY: DESCRIPTION:
- P1 SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)
- P2 SHERWIN WILLIAMS 'GRAY MATTERS' # SW7066 (LRV 39)
- P3 SHERWIN WILLIAMS 'PEPPERCORN' # SW7674 (LRV 10)

- 08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL & 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.

THE LOOP  
Scottsdale, Arizona

LGE DESIGNBUILD

#	REVISION	DATE

NOT FOR CONSTRUCTION

SHEET TITLE:  
EXTERIOR BUILDING ELEVATIONS - BUILDING C EAST / WEST

ISSUE DATE: 01/26/22

DRAWN BY: LGE DESIGN GROUP

CHECKED BY: --

PROJECT No: --

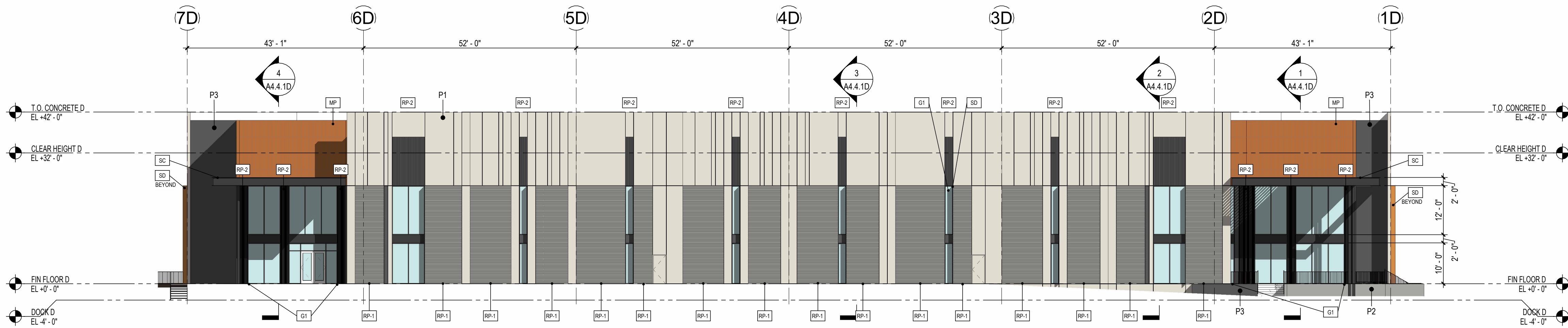
A4.1.2C

#	REVISION	DATE

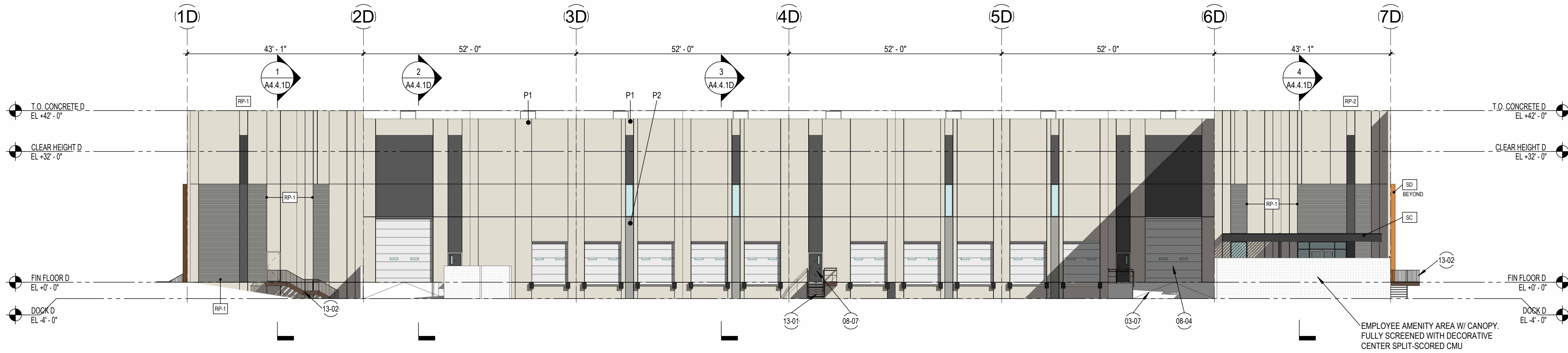
NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR BUILDING ELEVATIONS - BUILDING D NORTH / SOUTH	
ISSUE DATE:	10/03/23
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT No:	--

A4.1.1D



**1** BUILDING D - NORTH  
1/16" = 1'-0"



**2** BUILDING D - SOUTH  
1/16" = 1'-0"

## MATERIALS

## REFERENCE KEYNOTES

## GENERAL DRAWING NOTES

### MISC. ARCHITECTURAL ELEMENTS

- SC** STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.  
SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
- MP** METAL PANEL - ALU-COBOND USA METAL PANEL OVER METAL STUD BACKING. LOCATIONS AT MAIN ENTRIES. FINISH NATIVE COPPER MICA
- SD** SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH [MP] (NATIVE COPPER MICA)

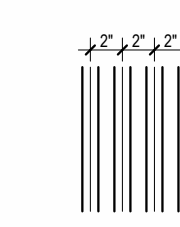
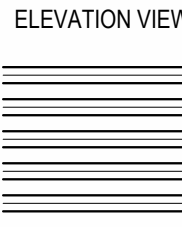
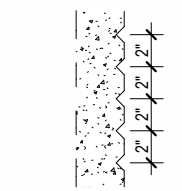
### REVEAL KEY

#### DESCRIPTION:

V-GROOVE REVEAL SPACED AT 2" ON CENTER

SECTION VIEW:

ELEVATION VIEW:



\* TO BE PAINTED [P2]

\* TO BE PAINTED [P3]

### EXTERIOR WALLS

#### EXTERIOR WALL KEY:

- G1** CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.

REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

#### GLAZING / LOUVERS

##### GLAZING KEY:

- MATERIAL:** DESCRIPTION:
- FRAMES** 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY

NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.

##### GLAZING ELEVATION KEY:



### PAINT

#### PAINT KEY:

- P1** SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)
- P2** SHERWIN WILLIAMS 'GRAY MATTERS' # SW7066 (LRV 39)
- P3** SHERWIN WILLIAMS 'PEPPERCORN' # SW7674 (LRV 10)

#### PAINTING NOTES:

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- COORDINATE PAINT WITH ALL SIDES AND TURN-BACKS OF TILT WALL PANELS

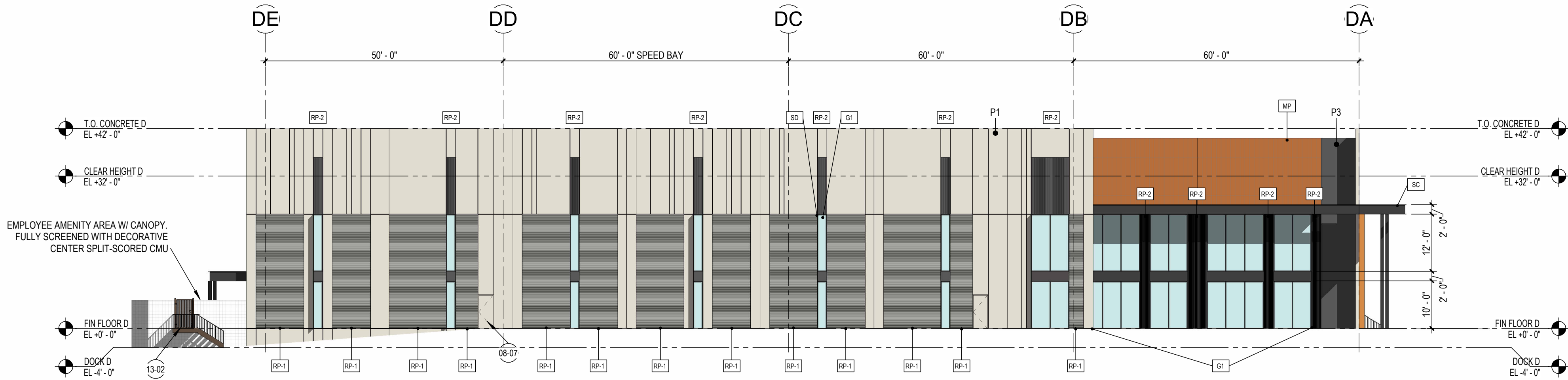
### REFERENCE KEYNOTES

- 03-07 CONCRETE DOCK RAMP. REFER TO SITE DETAILS, AND COORDINATE WITH STRUCTURE & CIVIL DRAWINGS. DOCK RAMPS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION
- 08-04 14'-0"x16'-0" HIGH LIFT OVERHEAD DOOR. REFER TO DOOR SCHEDULE FOR MORE INFO. OVERHEAD DOORS TO RECEIVE (2) BOLLARDS ON INTERIOR SIDE, ALIGNED WITH DOOR OPENING FOR PROTECTION.
- 08-07 EXTERIOR DOOR & FRAME. REFER TO DOOR SCHEDULE FOR MORE INFO.
- 13-01 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS. ALL STAIRS IN TRUCK COURT LOCATIONS TO RECEIVE (2) BOLLARDS ALIGNED WITH CENTERLINE OF HANDRAIL FOR PROTECTION.
- 13-02 EXTERIOR STAIRS W/ LANDING, 42" HIGH GUARDRAIL, & 36" HIGH HANDRAILS - COORDINATE FINAL LOCATIONS WITH GRADING - REF. CIVIL. MAX RISER DEPTH NOT TO EXCEED 7". RISERS DIMENSIONS TO REMAIN EQUAL. MAX TREAD DEPTH NOT TO EXCEED 11". TREAD DIMENSIONS TO REMAIN EQUAL. STAIR STRINGERS AND RAILS TO MATCH WEATHERING STEEL FINISH.

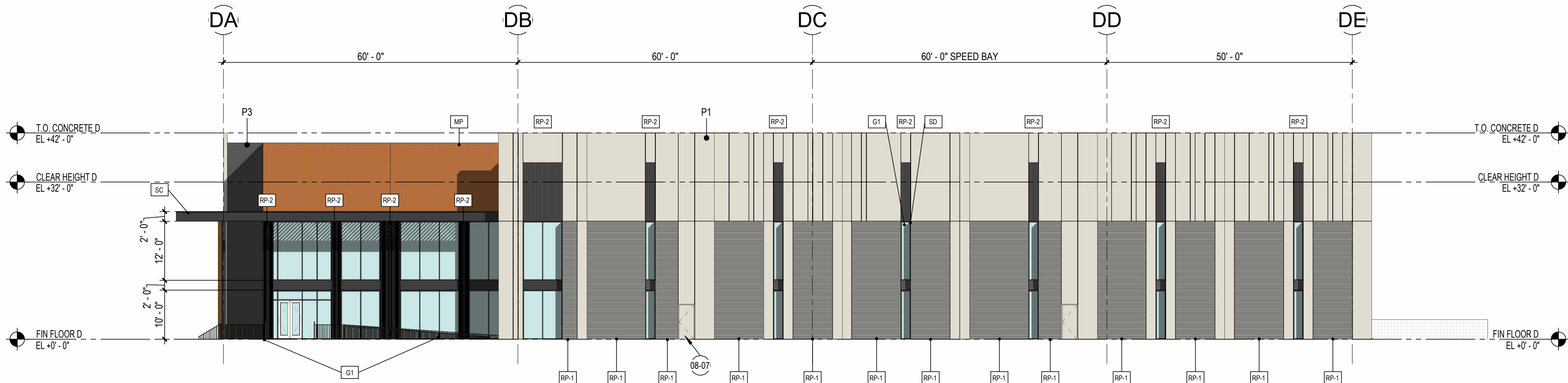
- A. REFER TO THE A0.X SERIES DRAWINGS FOR ARCHITECTURAL GENERAL NOTES, MATERIAL SYMBOLS, ABBREVIATIONS, AND DIMENSIONING CONVENTIONS USED ON THIS DRAWING.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
- E. REFER TO A9.2.X SERIES DRAWINGS FOR DOOR, GLAZING & LOUVER SCHEDULES, ELEVATIONS & DETAILS



1 BUILDING D - EAST  
1/16" = 1'-0"



2 BUILDING D - WEST  
1/16" = 1'-0"



MATERIALS

REFERENCE KEYNOTES

GENERAL DRAWING NOTES

MISC. ARCHITECTURAL ELEMENTS

- SC** STEEL CANOPY - BLACKENED STEEL MEMBERS W/ CLEAR COAT FINISH.
- SOFFIT CONDITION OVER ENTRANCES TO BE WOOD PANEL PURA NFC LUMEN AND WOOD DECORS WESTERN RED CEDAR
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- SD** SHADING DEVICE - VERTICAL FIN. LOCATIONS AT ALL NON-ENTRANCE AND TRUCK COURT WINDOWS. FINISH TO MATCH **MP** (NATIVE COPPER MICA)

REVEAL KEY

- DESCRIPTION:**  
V-GROOVE REVEAL SPACED AT 2" ON CENTER
- SECTION VIEW: ELEVATION VIEW:
- ELEVATION VIEW:
- RP-1** \*TO BE PAINTED **P2**
- RP-2** \*TO BE PAINTED **P3**

EXTERIOR WALLS

- EXTERIOR WALL KEY:**
- G1** CONCRETE TILT PANEL W/ VERTICAL AND HORIZONTAL V-GROOVE REVEALS - PAINTED.
- REFER TO REVEAL KEY, TILT WALL COORDINATION PLAN, AND A5.3.1 FOR TYPICAL DETAILS.

GLAZING / LOUVERS

- GLAZING KEY:**
- MATERIAL: DESCRIPTION:
- FRAMES 2"x6", 2"x4-1/2" BLACK ANODIZED (AB-8) ALUMINUM STOREFRONT
- GLAZING
- G1** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY
- NOTE: ALL GLAZING TO COMPLY WITH IBC 2406.
- GLAZING ELEVATION KEY:**
- W8**

PAINT

- PAINTING NOTES:**
1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANKS MASKED AND PAINTED IN COLORS TO BE SELECTED
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR - NO WHITE OR OFF WHITE COLORS.
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4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
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- PAINT KEY:**  
KEY: DESCRIPTION:
- P1** SHERWIN WILLIAMS 'OYSTER WHITE' # SW7637 (LRV 72)
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- D. REFER TO A4.X.X SERIES DRAWINGS FOR ENLARGED EXTERIOR ELEVATIONS, BUILDING SECTIONS, TILT WALL ELEVATIONS, & WALL SECTIONS
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PROJECT No:	--

A4.1.2D

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