

Project: Juggernaut – DC Ranch 15
Location: 9217 E Verde Grove View, Scottsdale AZ 85255
Parcel: 217-55-718
RE: Project Narrative; DR SUBMITALL
Date: 07/06/2021
From: LGE Design Group; John MocarSKI

Project Overview

LGE Design Group is proposing a new build to suit office warehouse building including interior building out totaling 28,550 sq. ft. The first floor will be 14,246 s.f. and the second floor will be 14,304 s.f. The building will be placed on a 79,370 s.f. (1.82-acre) parcel. The Maximum height of the building will be 36'-0".

Site

The existing site is currently vacant land located in 9217 E Verde Grove View, Scottsdale AZ 85255, corner with E Hidden Spur Trail. The site is zoned I-1, with I-1 zoning to the north, east, south and west. The site will receive new asphalt parking, new landscape islands and new landscape areas.

The site will have a new drive entry on the north side of the lot, aligning with the existing street on N 92nd Place to optimize vehicular circulation in. This entry is being shared with the adjacent building, Fetzer, which has been recently permitted and construction is currently underway. There will be a second new entry on the south west side of the lot, onto Hidden Spur Trail. This entry will also be shared by the adjacent Fetzer building.

The site and building placement coordinates with the original vision of the land plan and follows this vision as part of the building placement and vehicular circulation.

Parking for the project will meet the code requirements for the use, and ADA/pedestrian access has been provided. Services to each of the buildings are located within rooms for complete screening from visibility and blended into the architecture.

The refuse enclosure is located internally to the site adjacent to the southwest corner of the building and will be constructed of masonry walls and decorative metal gates meeting the City of Scottsdale design guidelines

The conceptual drainage on the site will be maintained by the Corporate Center at DC ranch standards established similarly to the surrounding lots.

Building Design

A clean, modern aesthetic, Four-sided architecture is intended for the overall design building. The most visible elevations are the North and East which is characterized by a ribbon window system with a metal hood frame.

The architectural theme of the building utilizes colors that are common in the area and by providing materials for a modern vocabulary. The materials planned for the buildings include exposed steel beams and columns at the entry, exposed masonry block (stack bond and running bond patterns), metal panels, insulated glazing including spandrel glazing. A metal-sloped roof is located on the West elevations which will be Visible from Hidden Spur Trail, meeting the required 25% footprint of sloped roof area as required with the design guidelines.

The Main entry will be shaded by the large steel structure which includes an open steel trellis system made of 2 x6 tube steel. The patio is oriented towards the McDowell Mountains and is meant to provide sweeping views for the project occupants. There will also be an open steel stair structure for access to the 2nd floor. Building materials, site, parking and landscaping are all to be in accordance with code requirements and standards.

The building section will allow for roof top screening for all of the mechanical roof top equipment by a mechanical screen and the parapet. The corrugated metal screen walls are incorporated and integral to the overall building design. These units will be access via roof access ladders and hatches internal to the building.

Varying heights and changes in plane on each building along 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 within compliance of the dark sky ordinance. Exterior lighting will be shielded and directed downward to meet the City of Scottsdale design guidelines.

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

Sensitive Design Principles

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, adhering to the DC Ranch Design Guidelines.

The development, through appropriate siting and orientation of buildings, recognizes and preserves established major vistas, as well as protects natural features with windows oriented towards the McDowell Mountains (North and East Elevations). An exterior patio and second floor balcony area harbors privileged views of the mountains and Sonoran Desert scenery.

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. The existing wash on the east border of the property line will remain undisturbed by the new development. 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. It leaves the existing east side wash undisturbed and retains as much of the natural landscape as possible.

The design of public space, including streetscapes, and civic amenities, will be an opportunity to provide identity to the community and to convey integrated design moves. It will provide continuity among adjacent uses through use of cohesive landscaping, paving, and infrastructural elements.

The building is oriented on the site in a way that invites and generates a welcoming, open space, while pedestrian flow from adjacent streets provides ease of circulation through the site. The design provides open space, shaded gathering space, open patio and parking lot landscaping, which creates a unique identity to the site.

Further, the development integrates alternative modes of transportation, including bicycles and bus access, within the pedestrian network and encourages social contact and interaction within the community. Bike racks will be installed next to the entry to promote sustainable transportation methods.

The development shows consideration for the pedestrian by providing shade trees along pathways, landscaping and shading elements as well as inviting walkway access connections to adjacent development(s).

The building has been designed with a logical hierarchy of masses which controls the visual impact of a building's height and size and highlights important building volumes and features. The sloped roofs and prominent glazing brings hierarchy to the building's entries while dynamic elevation changes contribute to mass hierarchy. Recessed vertical window slots create further mass separation throughout the lower volumes. Varying color striations are used throughout both buildings to create visual interest.

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.

This development will incorporate sustainable and healthy building practices and products. Design strategies and building techniques will minimize environmental impact, reduce energy consumption, and create time-enduring structures. Sustainable and healthy building practices in the project include: Insulated walls, roofs, windows, and doors, energy efficient fixtures and equipment, water efficient plumbing fixtures, skylights and solar tubes to bring natural light to the interior of the buildings, roof drains to feed the site in addition to the city storm sewer system, drinking fountains to promote healthy habits and reduce plastic waste, LED photocell-controlled exterior lighting, bike racks to promote alternate modes of transportation, durable materials to extend the building's life, low water-use native plants landscape, gravel and other materials to stop land erosion and control dust.

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 by the DC Ranch Association. These plants are indigenous to the arid region and are consistent throughout adjacent developed sites (including native salvaged plants). The most substantially landscaped areas occur along the perimeter of the lot, being most visible to the surrounding neighborhood.

The site design incorporates techniques for efficient water use by providing desert adapted landscaping and preserving native plants. Selected trees and plants are drought tolerant, low water-use and indigenous to the area.

The extent and quality of lighting has been integrally designed as part of the overall development. A balance occurs between the ambient light levels and focal lighting needs. Lighting has been designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area. LED exterior lighting within the project will be integrally designed as a part of the building and pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots and complying with the dark sky ordinance.

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

Sincerely,



LGE | DESIGNGROUP

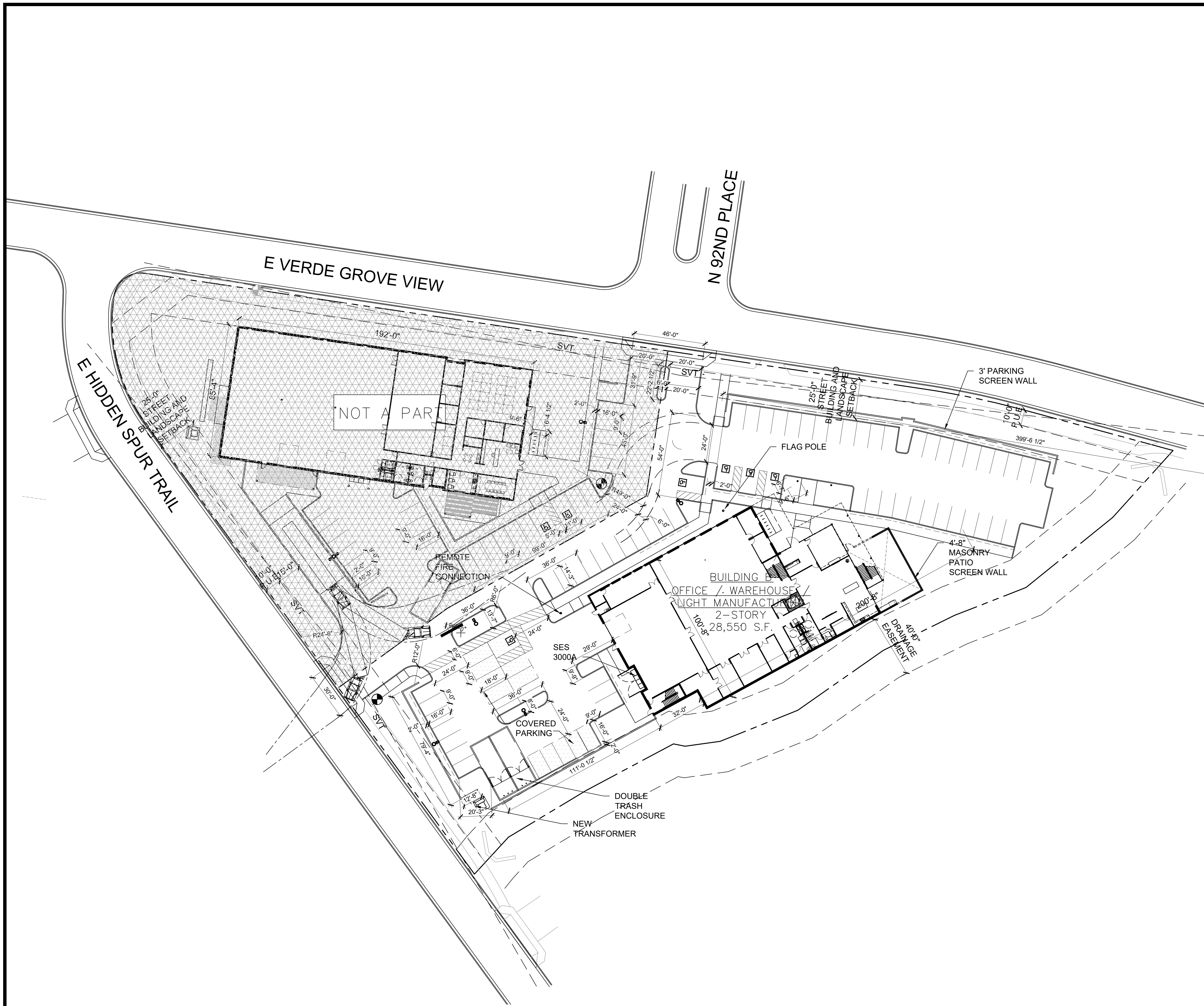
Designing your vision. Building your future.

John MocarSKI **NCARB**
Senior Project Manager / Registered Architect

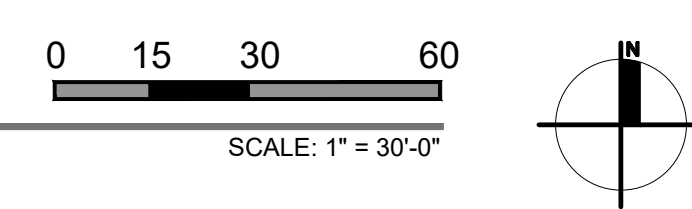
O: 480.966.4001
M: 480.650.1590

1200 N. 52 St., Phoenix, AZ 85008





SITE PLAN



PROJECT DATA:

PROJECT NAME: JUGGERNAUT HQ
 PROJECT ADDRESS: 9217 E VERDE GROVE VIEW, SCOTTSDALE, AZ 85255

ARCHITECT: LGE DESIGN GROUP, BEN McRAE, PRINCIPAL, 1200 NORTH 52ND STREET, PHOENIX, AZ 85008, PHONE: 480-966-4001, E-MAIL: benm@lgedesigngroup.com

PROJECT SCOPE: NEW BUILD TO SUIT OFFICE / WAREHOUSE AND TI

ASSESSOR PARCEL NO.: 217-55-718

CURRENT ZONING: I-1 (CURRENT ZONING TO REMAIN)

SITE AREA: NET: 79,370 S.F. (1.82 ACRES)

LANDSCAPE AREA: 50,193 S.F. (36.8% OF NET SITE AREA)

LOT COVERAGE: 26.7%

F.A.R.: 28.9%

STORIES: TWO STORIES

BUILDING AREA: 28,550 S.F. TOTAL (14,246 S.F. 1ST FLOOR, 14,304 S.F. SECOND FLOOR)

OCCUPANCY: B

CONSTRUCTION TYPE: V-B, WITH A.F.E.S.

SPRINKLERS: YES / FULLY SPRINKLERED

BUILDING HEIGHTS: BUILDING A: 29'-1" T.O. ROOF, BUILDING B: 36'-0" T.O. ROOF

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	14,300 S.F.	1 / 300 S.F.	47.70 SPACES
MANUFACTURING	7,000 S.F.	1 / 500 S.F.	14.0 SPACES
WAREHOUSE	7,250 S.F.	1 / 800 S.F.	9.1 SPACES
TOTAL PARKING REQUIRED:			(70.80 SPACES) 71 SPACES

PARKING PROVIDED: TOTAL PARKING SPACES PROVIDED: 75 SPACES, TOTAL COVERED SPACES PROVIDED: 11 SPACES

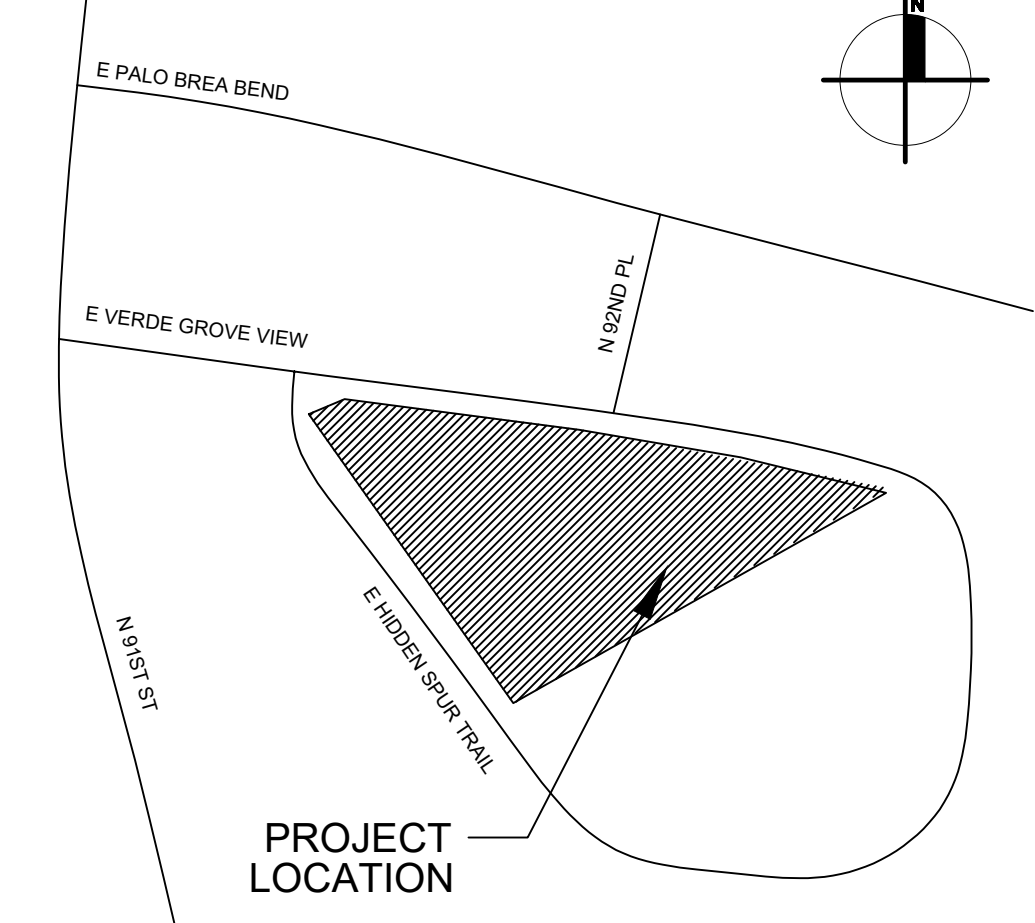
PARKING/BUILDING RATIO: 2.62 CARS PER 1,000 S.F.

ACCESSIBLE PARKING CALCS:	TOTAL REQUIRED (FOR 75 ON-SITE SPACES):	TOTAL PROVIDED:
	3 SPACES	5 SPACES

PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF A NEW OFFICE WAREHOUSE BUILDING TOTALING 28,550 SQUARE FEET ON A 1.82 ACRE PARCEL. THE BUILDING IS A NEW BUILD TO SUIT OFFICE / WAREHOUSE AND TI. THE EXISTING SITE IS CURRENTLY VACANT LAND. THE SITE WILL RECEIVE NEW ASPHALT PARKING, NEW LANDSCAPE ISLANDS, AND NEW LANDSCAPE AREAS.

GENERAL NOTES:
 1. .

VICINITY MAP
 SCOTTSDALE, ARIZONA



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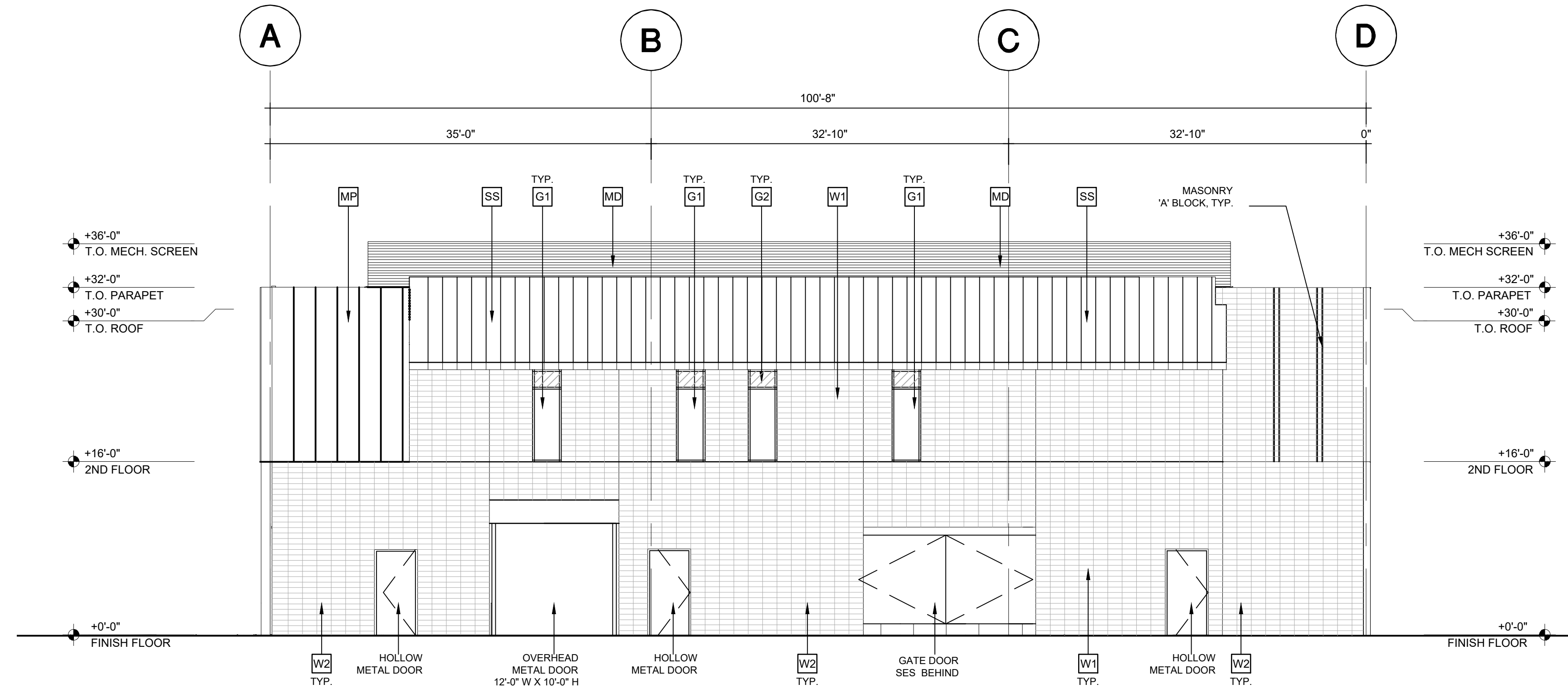
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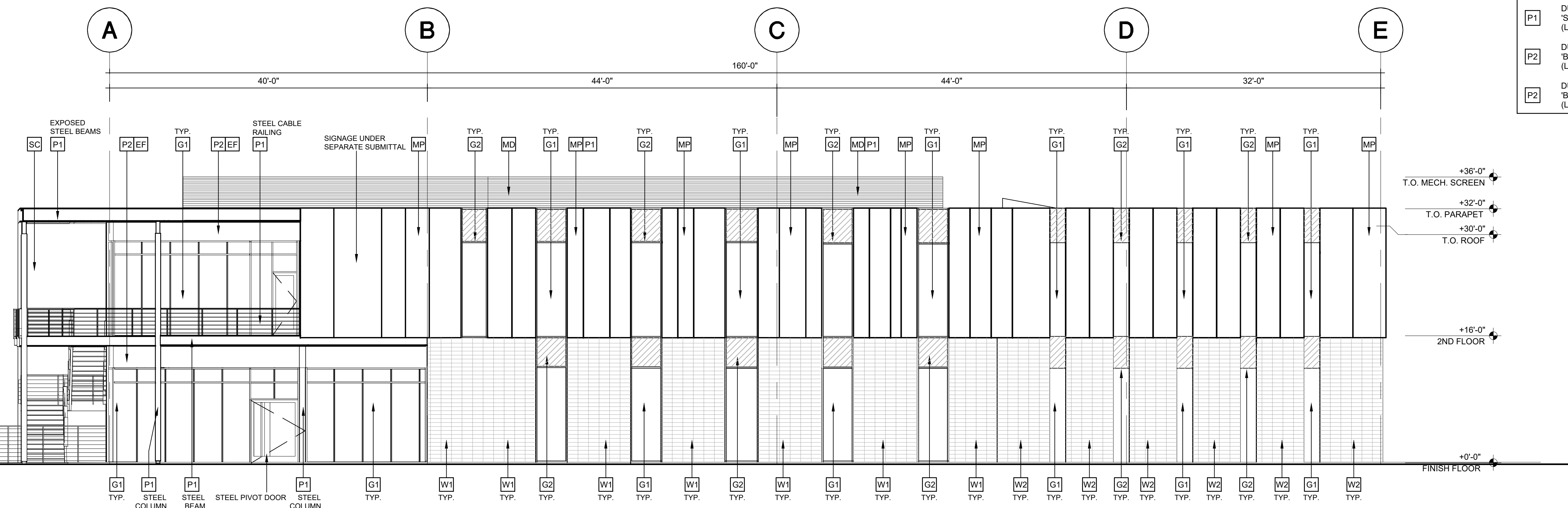
NUMBER	REVISION	DATE

SHEET TITLE: SITE PLAN
 ISSUE DATE: 04/13/2021
 DRAWN BY: HS
 CHECKED BY: BJM
 PROJECT No.:
 SHEET: **A1.1.1**



WEST ELEVATION

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



NORTH ELEVATION

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

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
EXTERIOR WALLS:	
W1	MASONRY- 8"x8"x16" CMU, SMOOTH FACE RUNNING BOND PATTERN (INTEGRAL COLOR)
W2	MASONRY- 8"x8"x16" CMU, SMOOTH FACE STACK BOND PATTERN (INTEGRAL COLOR 2)
MP	METAL PANELS- ROLLFAB ALUMABOARD 6" FLUSH PLANK OVER HAT CHANNELS 16" O.C. OVER Z GIRTS 16" O.C. (CUSTOM METAL FINISH COLOR, UNPAINTED)
MD	MECHANICAL SCREEN WALL - METAL B DECK

SOFFIT KEY

KEY:	DESCRIPTION:
EF	EIFS FINISH SYSTEM

ROOF/CANOPY KEY:

KEY:	DESCRIPTION:
SC	TRESPA PURA SOFFIT @ FACE AND UNDERSIDE OF THE CANOPY
SS	STANDING SEAM METAL ROOF - 2:12 SLOPE STANDARD COLOR (UNPAINTED)

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ALUMINUM STOREFRONT - 4 1/2" DARK BRONZE ANODIZED (AB-7)
EXTERIOR GLAZING	
G1	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
G2	SPANDREL GLASS 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS (BEIGE) 'STUDIO WHITE' DE6065 (LRV 68)
P2	DUNN EDWARDS (BROWN) 'BANNISTER BROWN' DE6385 (LRV 15)
P2	DUNN EDWARDS (DARK GREY) 'BLACK BEAN' DE6385 RL#594 (LRV 7)

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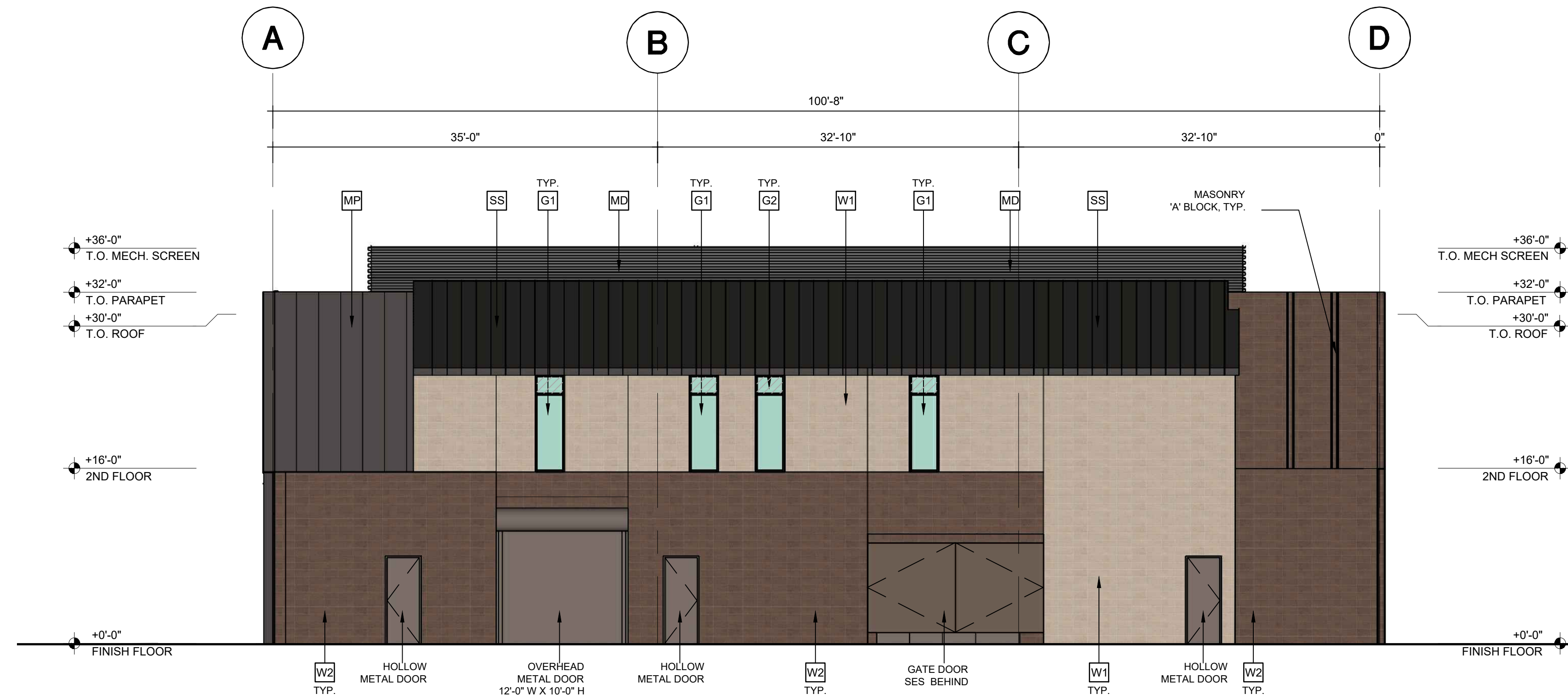
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NUMBER	REVISION	DATE

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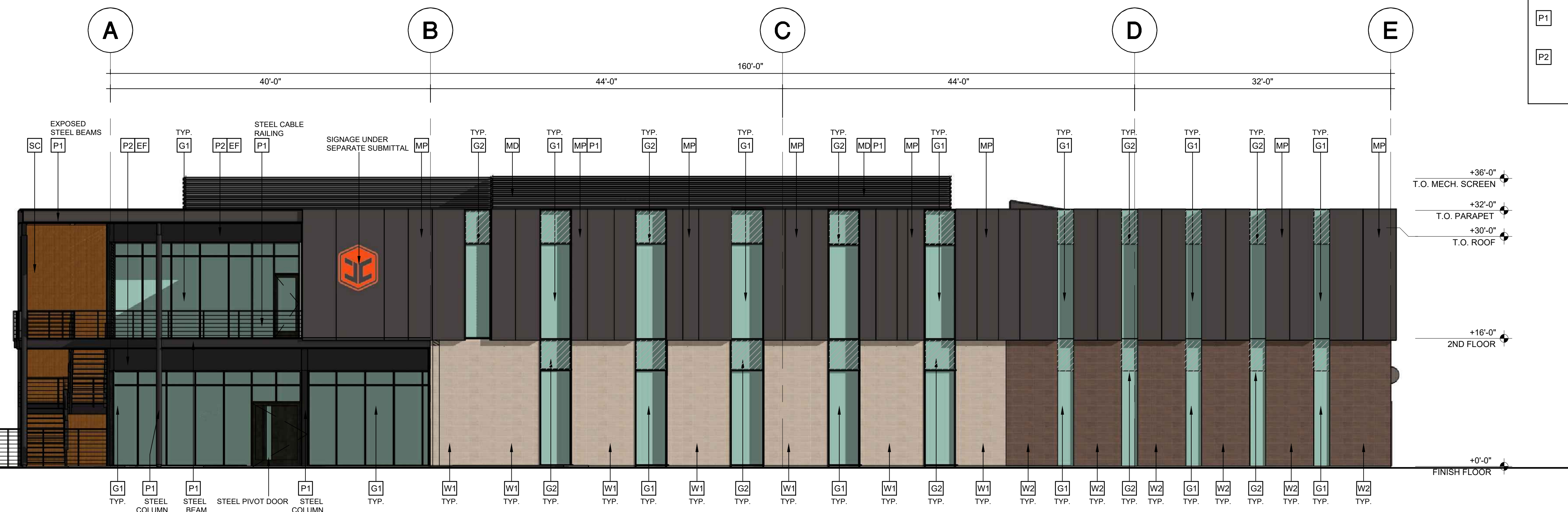
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WEST ELEVATION

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



NORTH ELEVATION

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

MATERIAL/FINISH SCHEDULE:

KEY: DESCRIPTION:

EXTERIOR WALLS:

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- W2** MASONRY- 8"x8"x16" CMU, SMOOTH FACE STACK BOND PATTERN (INTEGRAL COLOR 2)
- MP** METAL PANELS- ROLLFAB ALUMABOARD 6" FLUSH PLANK OVER HAT CHANNELS 16" O.C. OVER Z GIRTS 16" O.C. (CUSTOM METAL FINISH COLOR, UNPAINTED)
- MD** MECHANICAL SCREEN WALL - METAL B DECK

SOFFIT KEY

KEY:

- EF** EIFS FINISH SYSTEM

ROOF/CANOPY KEY:

KEY: DESCRIPTION:

- SC** TRESPA PURA SOFFIT @ FACE AND UNDERSIDE OF THE CANOPY
- SS** STANDING SEAM METAL ROOF - 2:12 SLOPE STANDARD COLOR (UNPAINTED)

GLAZING KEY:

MATERIAL: DESCRIPTION:

- FRAMES** ALUMINUM STOREFRONT - 4 1/2" DARK BRONZE ANODIZED (AB-7)

EXTERIOR GLAZING

- G1** SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
- G2** SPANDREL GLASS 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

PAINT KEY:

KEY: DESCRIPTION:

- P1** DUNN EDWARDS (GREY) T.B.D.# (LRV)
- P2** DUNN EDWARDS (DARK GREY) T.B.D.# (LRV)

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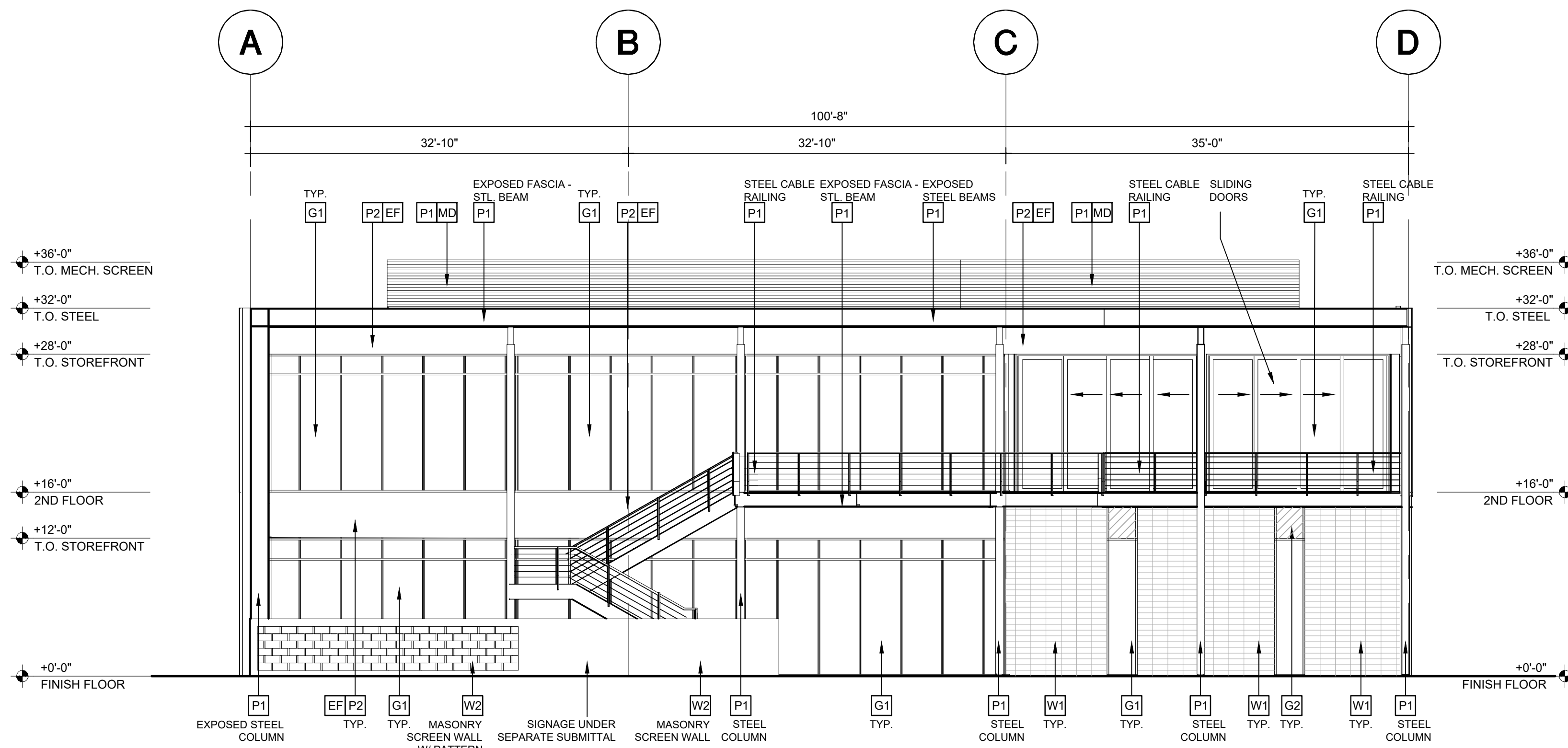
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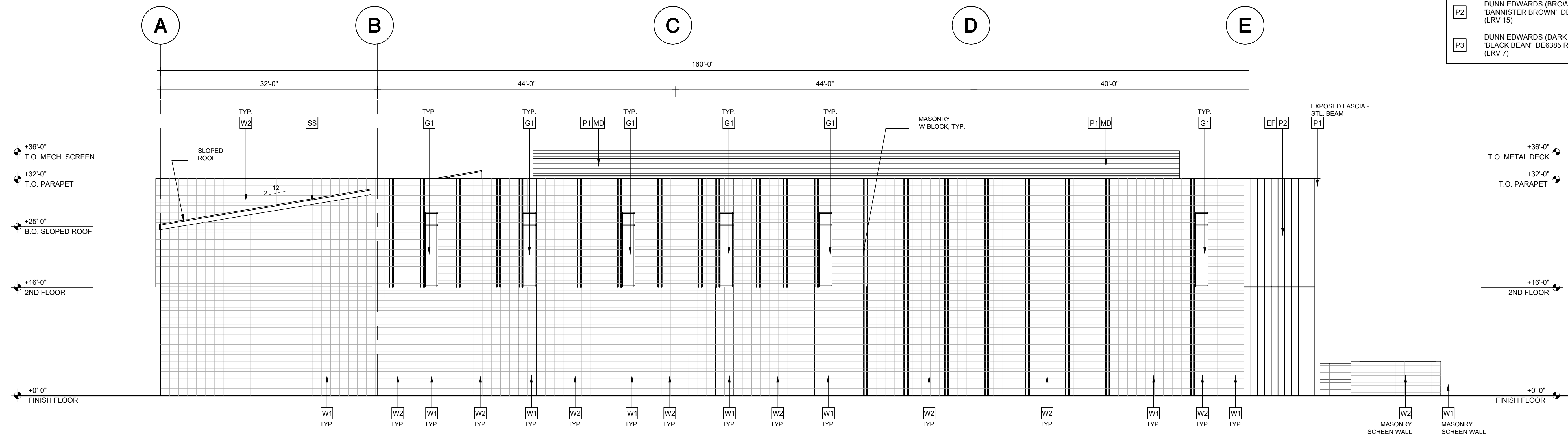
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EAST ELEVATION

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



SOUTH ELEVATION

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

MATERIAL/FINISH SCHEDULE:

KEY: DESCRIPTION:

EXTERIOR WALLS:

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- W2** MASONRY- 8"x8"x16" CMU, SMOOTH FACE STACK BOND PATTERN (INTEGRAL COLOR 2)
- MP** METAL PANELS- ROLLFAB ALUMABOARD 6" FLUSH PLANK OVER HAT CHANNELS 16" O.C. OVER Z GIRTS 16" O.C. (CUSTOM METAL FINISH COLOR, UNPAINTED)
- MD** MECHANICAL SCREEN WALL - METAL B DECK

SOFFIT KEY

KEY:

- EF** EIFS FINISH SYSTEM

ROOF/CANOPY KEY:

KEY: DESCRIPTION:

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GLAZING KEY:

MATERIAL: DESCRIPTION:

- FRAMES** ALUMINUM STOREFRONT - 4 1/2" DARK BRONZE ANODIZED (AB-7)
- EXTERIOR GLAZING** SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
- G1** SPANDREL GLASS 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
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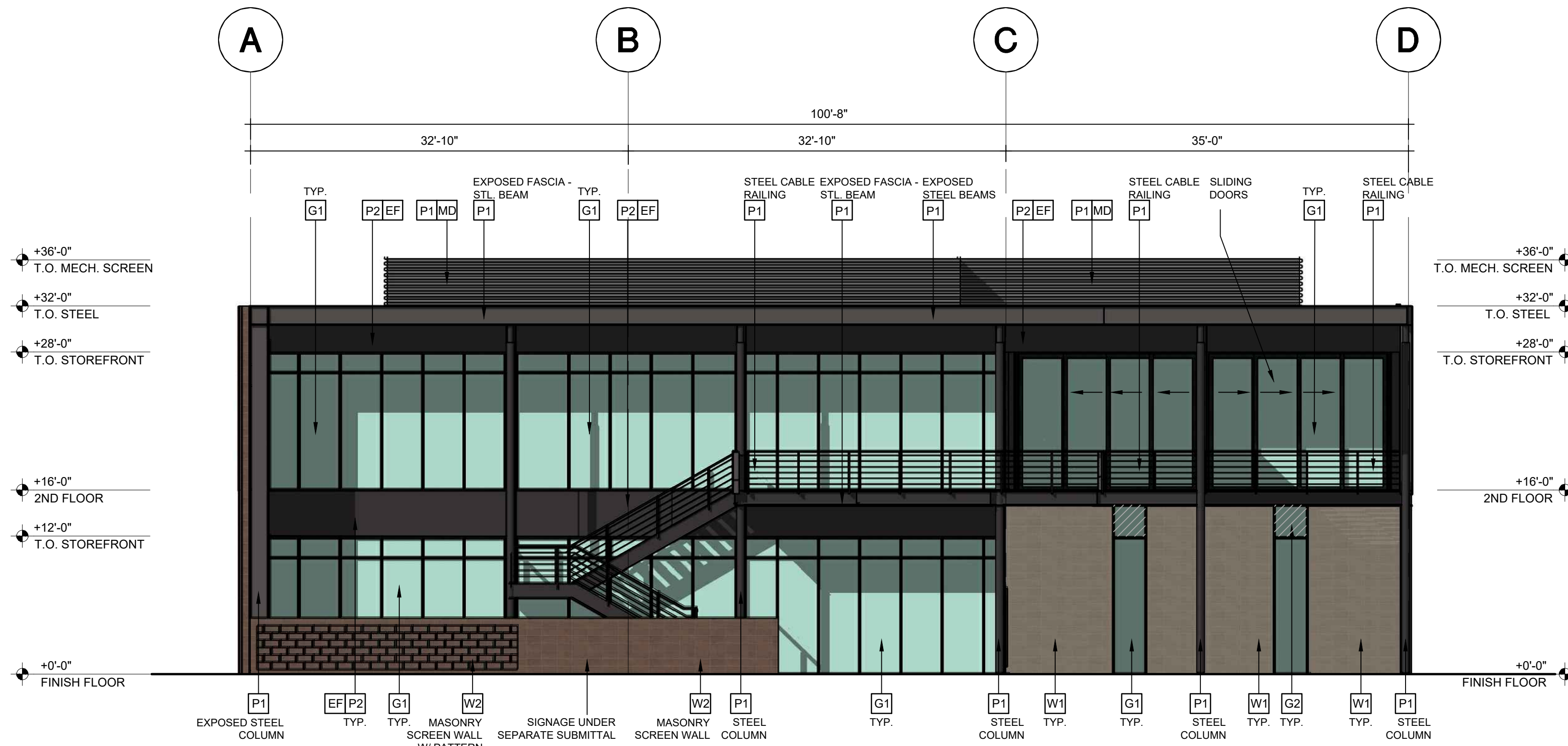
NUMBER REVISION DATE

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SHEET TITLE: BUILDING 'B' ELEVATIONS
 ISSUE DATE: 04/13/2021
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 CHECKED BY: BJM
 PROJECT No.:
 SHEET:

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



SOUTH ELEVATION

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

MATERIAL/FINISH SCHEDULE:

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