

Project: Juggernaut – DC Ranch 15
Location: 9217 E Verde Grove View, Scottsdale AZ 85255
Parcel: 217-55-718
RE: Project Narrative; DR SUBMITTAL
Date: 09/03/2021
From: LGE Design Group; Danny Macias

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 southwest 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.

The landscape, open spaces and building structure promote a desirable relationship between them and the surrounding neighborhood. 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 landscape will recognize the unique climate and environmental factors of our region as a response to the Sonoran Desert.

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 pattern), metal panels, insulated glazing including spandrel glazing. A metal-sloped roof is located on the West elevation 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 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 accessed 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 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 bring 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,

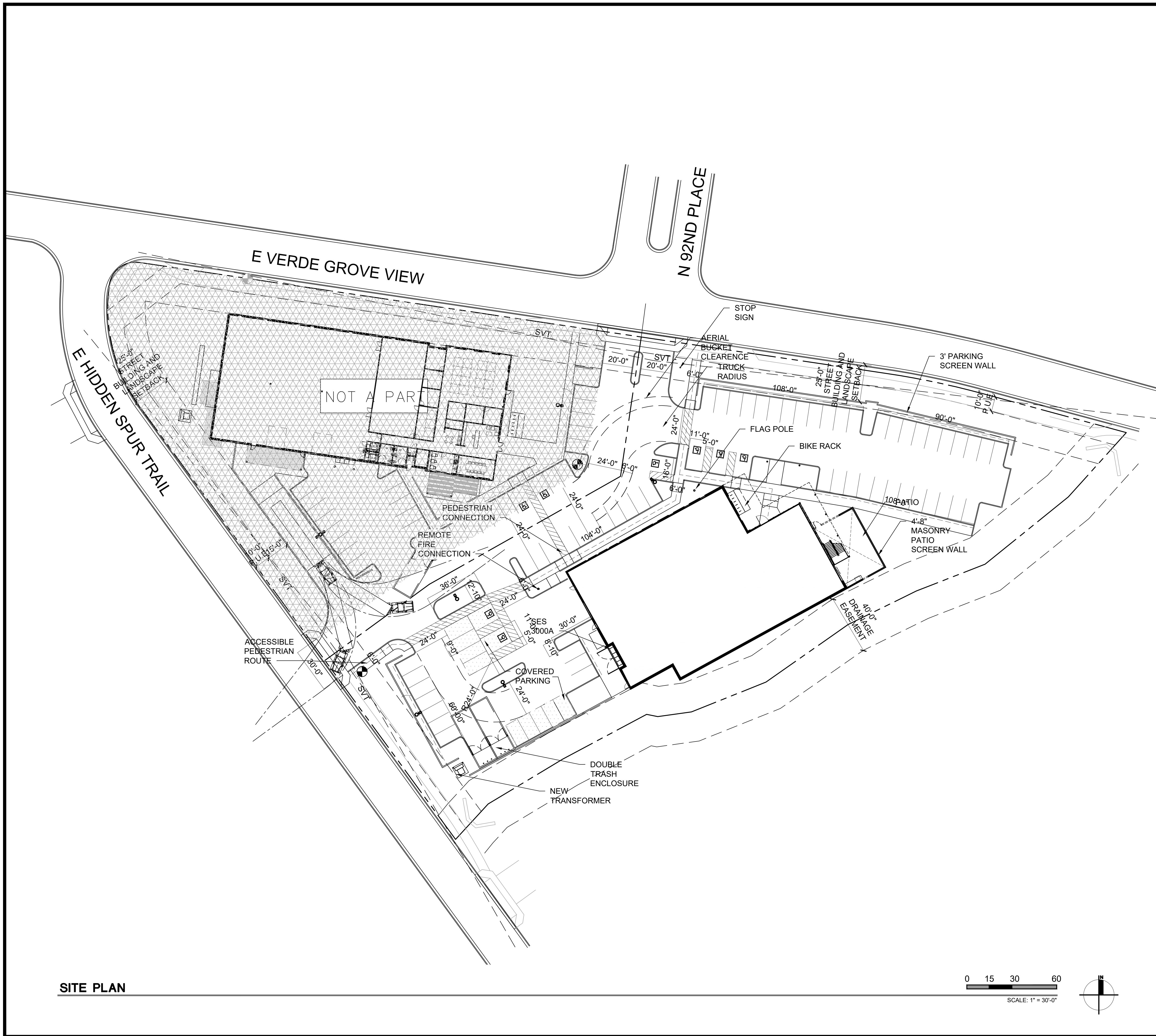
Danny Macias

Project Manager / Registered Architect

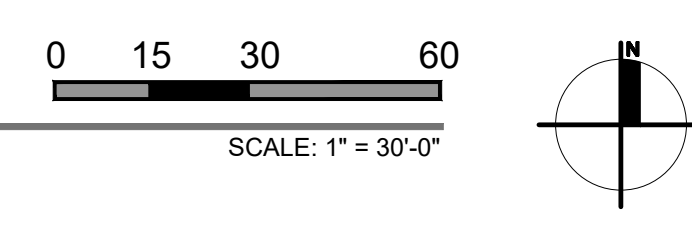
O: 480.966.4001

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)
 GROSS: 88,236 S.F. (2.02 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

VEHICULAR PARKING CALCS:

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:	71 SPACES
TOTAL COVERED SPACES PROVIDED:	11 SPACES

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

ACCESSIBLE PARKING CALCS:

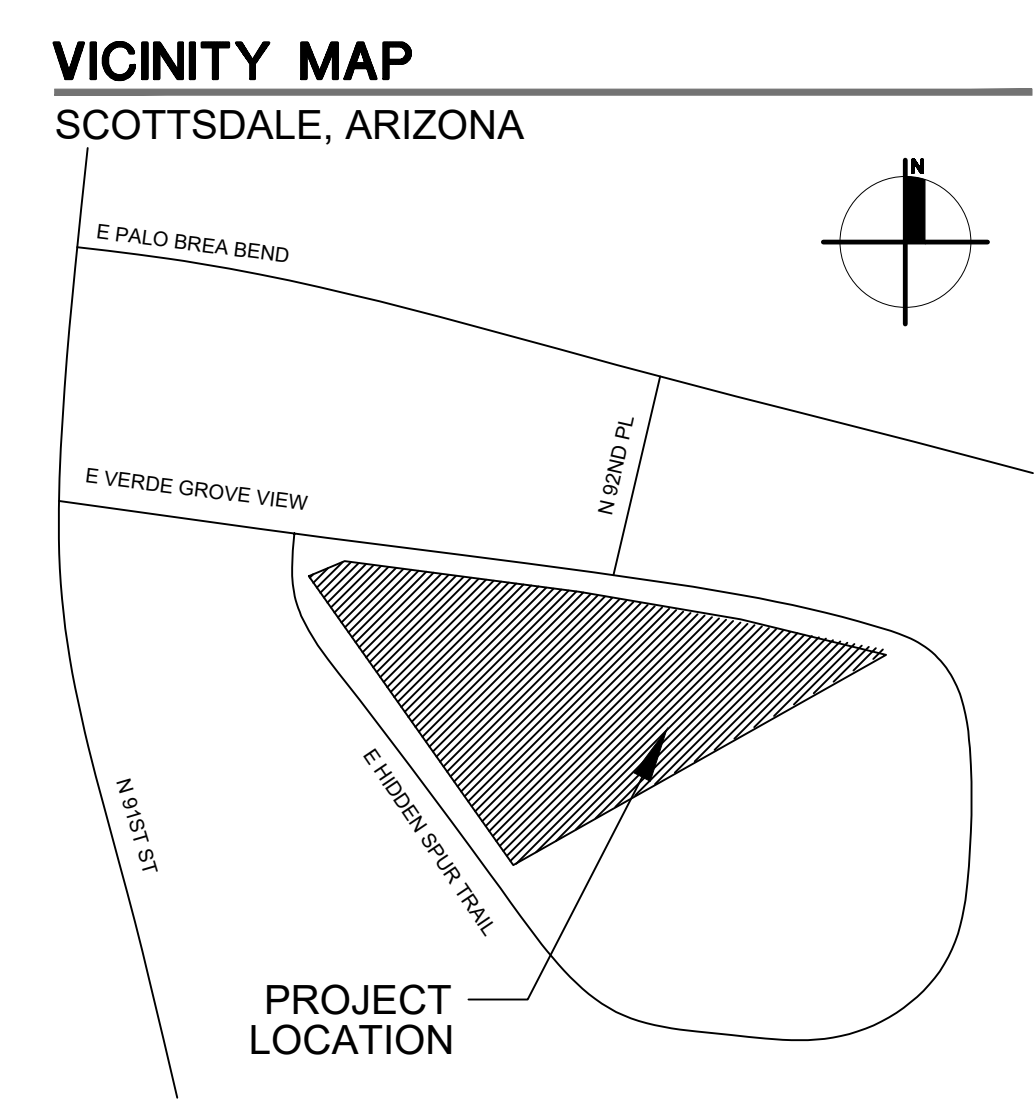
TOTAL REQUIRED (FOR 71 ON-SITE SPACES):	3 SPACES
TOTAL PROVIDED:	6 SPACES

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

- THE VOLUME OF A STRUCTURE SHALL NOT EXCEED NINE(9) FEET MULTIPLIED BY THE NET LOT AREA IN SQUARE FEET.
 NET LOT AREA = 79,370 SQFT x 9 = 714,330
 STRUCTURE VOLUME = 14,246 SQFT x 32 = 455,872



LGE DESIGNGROUP

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

JUGGERNAUT HQ - DC RANCH 15

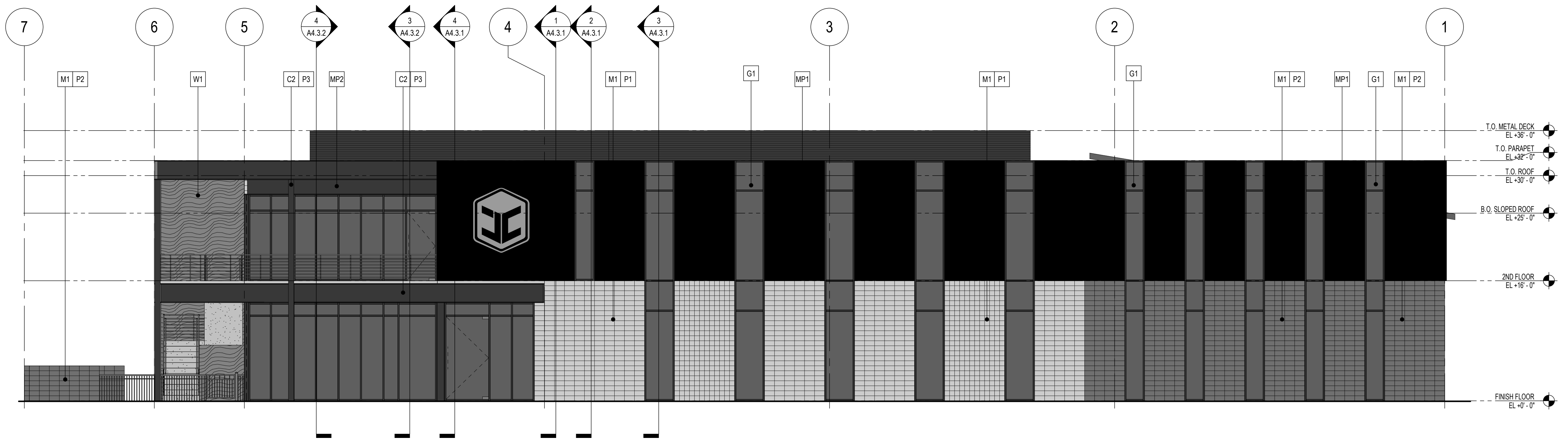
9217 E VERDE GROVE VIEW
 SCOTTSDALE, ARIZONA, 85255

LGE DESIGNBUILD

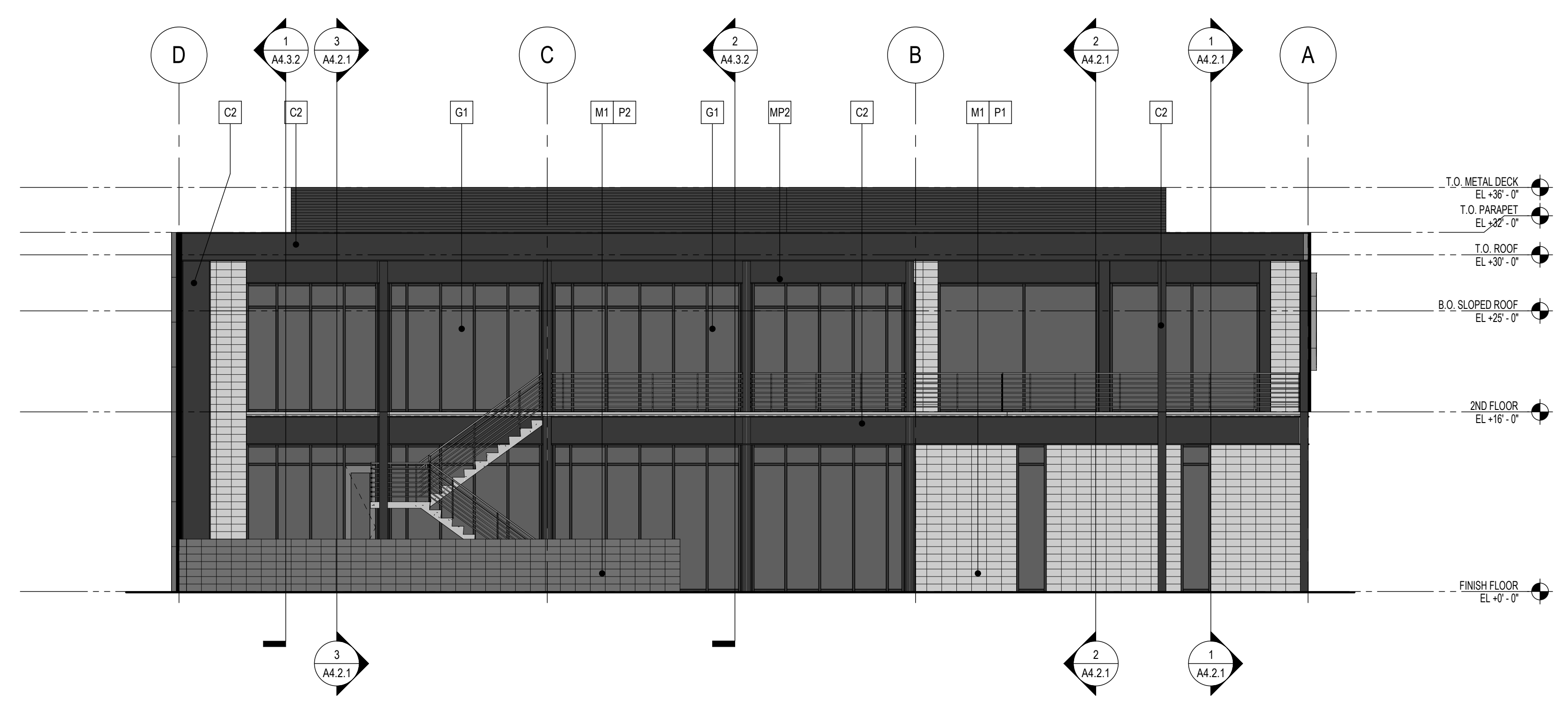
NUMBER	REVISION	DATE

SHEET TITLE: SITE PLAN
 ISSUE DATE: 09/03/2021
 DRAWN BY: HS
 CHECKED BY: DGM
 PROJECT No.:
 SHEET: **A1.1.1**

DRB RESUBMITTAL - 09/03/2021
 28-DR-2021_V2
 9/3/2021



1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

REFERENCE KEYNOTES

MATERIALS

MATERIAL/FINISHES SCHEDULE
KEY: DESCRIPTION:

M1	MASONRY, 8"X8"X16" CMU, TRENDSSTONE GROUND FACE STACK BOND PATTERN (COLOR PER ELEVATIONS)
MP1	ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR BLACK
MP2	ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR DARK BRONZE
W1	MEDIUM CHERRY STANDARD WOODGRAINS ALUMBAORD

CANOPY KEY:

C1	24 GA. ROLLFAB RMP 2-6-24 METAL SLIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMBAORD
C2	WIDE FLANGE STEEL FRAMED STRUCTURE, PAINTED P3 FINISH

GLAZING KEY:
MATERIAL DESCRIPTION:

FRAMES

SF1	ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)
SF2	ALUMINUM STOREFRONT - 2" X 6" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)

EXTERIOR

G1	SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
----	-------------------------------------------------------------

NOTE: ALL GLAZING TO COMPLY WITH IBC 2008.

PAINT KEY:
KEY: DESCRIPTION:

P1	DUNN EDWARDS - 'STANDFORD STONE' #DET696
P2	DUNN EDWARDS - 'BANNISTER BROWN' #DE6069
P3	DUNN EDWARDS - 'BLACKBEAN' #DE6385 (EXPOSED STEEL, TRELIS & COLUMNS)

- 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.

NUMBER	REVISION	DATE

SHEET TITLE:
 EXTERIOR BUILDING ELEVATIONS

ISSUE DATE: 08/12/2021

DRAWN BY: Author

CHECKED BY: Checker

PROJECT No:

A4.1.2

DRB RESUBMITAL - 09/03/2021

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

REFERENCE KEYNOTES

MATERIALS

MATERIAL FINISHES SCHEDULE
 KEY: DESCRIPTION:

- M1 MASONRY, 8"X8"X16" CMU, TRENDSONE GROUND FACE STACK BOND PATTERN (COLOR PER ELEVATIONS)
- MP1 ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR BLACK
- MP2 ROLLFAB METAL PANEL, PRO-FINISH 500 COLOR DARK BRONZE
- W1 MEDIUM CHERRY STANDARD WOODGRAINS ALUMBAORD

CANOPY KEY:

- C1 24 GA. ROLLFAB RMP 2-6-24 METAL SLIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMBAORD
- C2 WIDE FLANGE STEEL FRAMED STRUCTURE, PAINTED P3 FINISH

GLAZING KEY:

MATERIAL: DESCRIPTION:

FRAMES

- SF1 ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)
- SF2 ALUMINUM STOREFRONT - 2" X 6" (SEALANT JOINT VERTS) DK. BRONZE ANODIZED (AB-7)

EXTERIOR

- G1 SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

NOTE: ALL GLAZING TO COMPLY WITH IBC 2008.

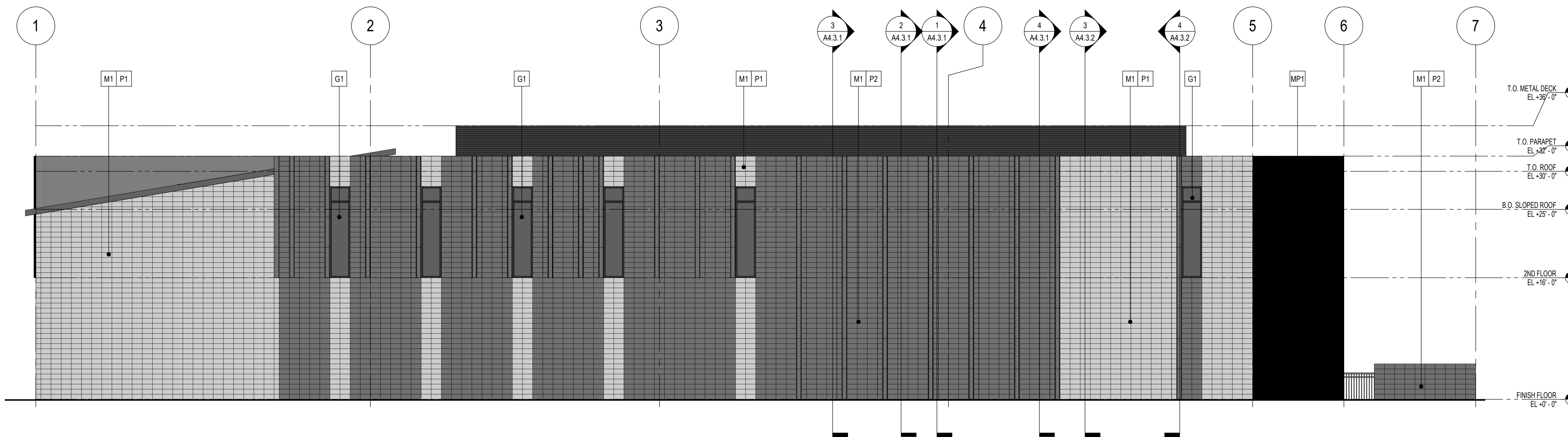
PAINT KEY:

KEY: DESCRIPTION:

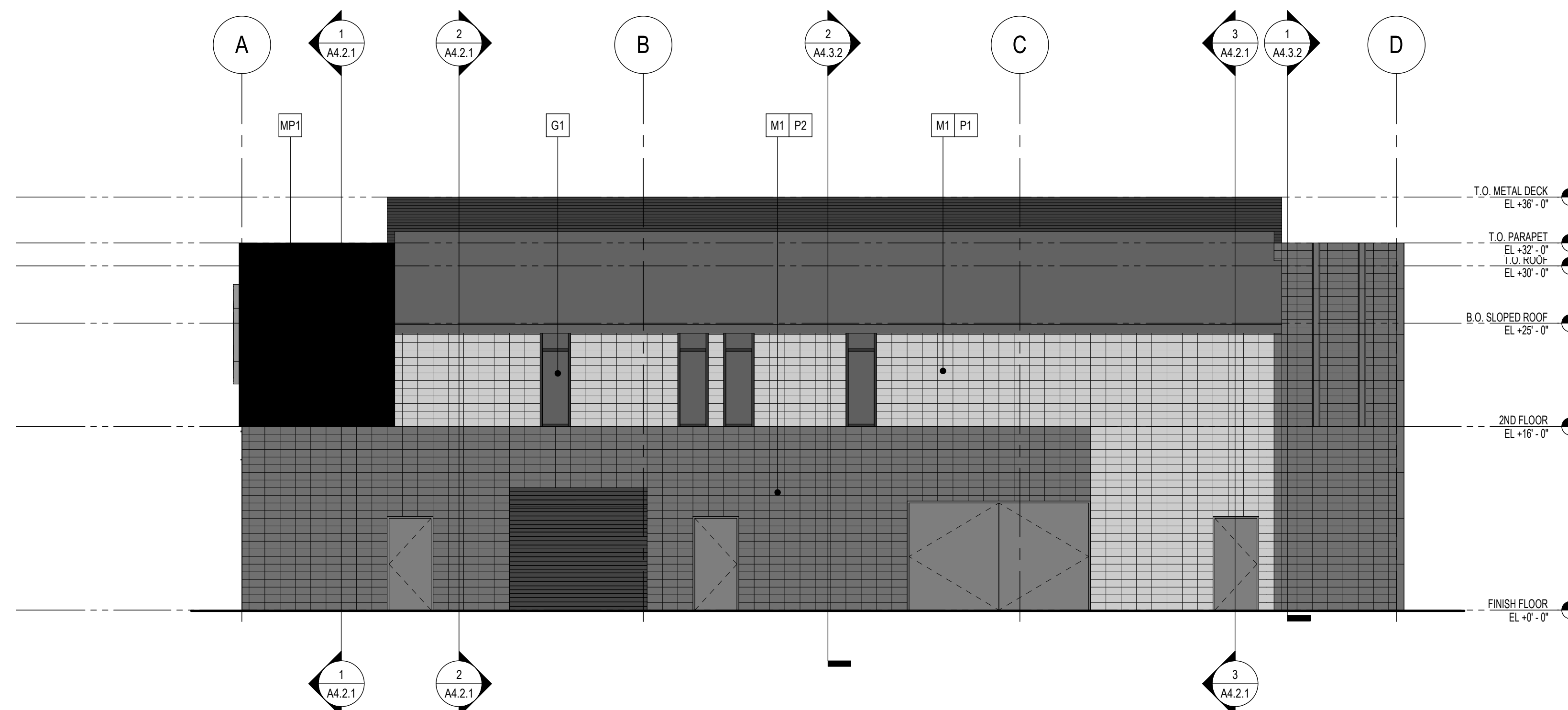
- P1 DUNN EDWARDS - 'STANDFORD STONE' #DET696
- P2 DUNN EDWARDS - 'BANNISTER BROWN' #DE6069
- P3 DUNN EDWARDS - 'BLACKBEAN' #DE6385 (EXPOSED STEEL, TRELIS & COLUMNS)

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.



1 South
 1/8" = 1'-0"



2 West
 1/8" = 1'-0"