

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
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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:

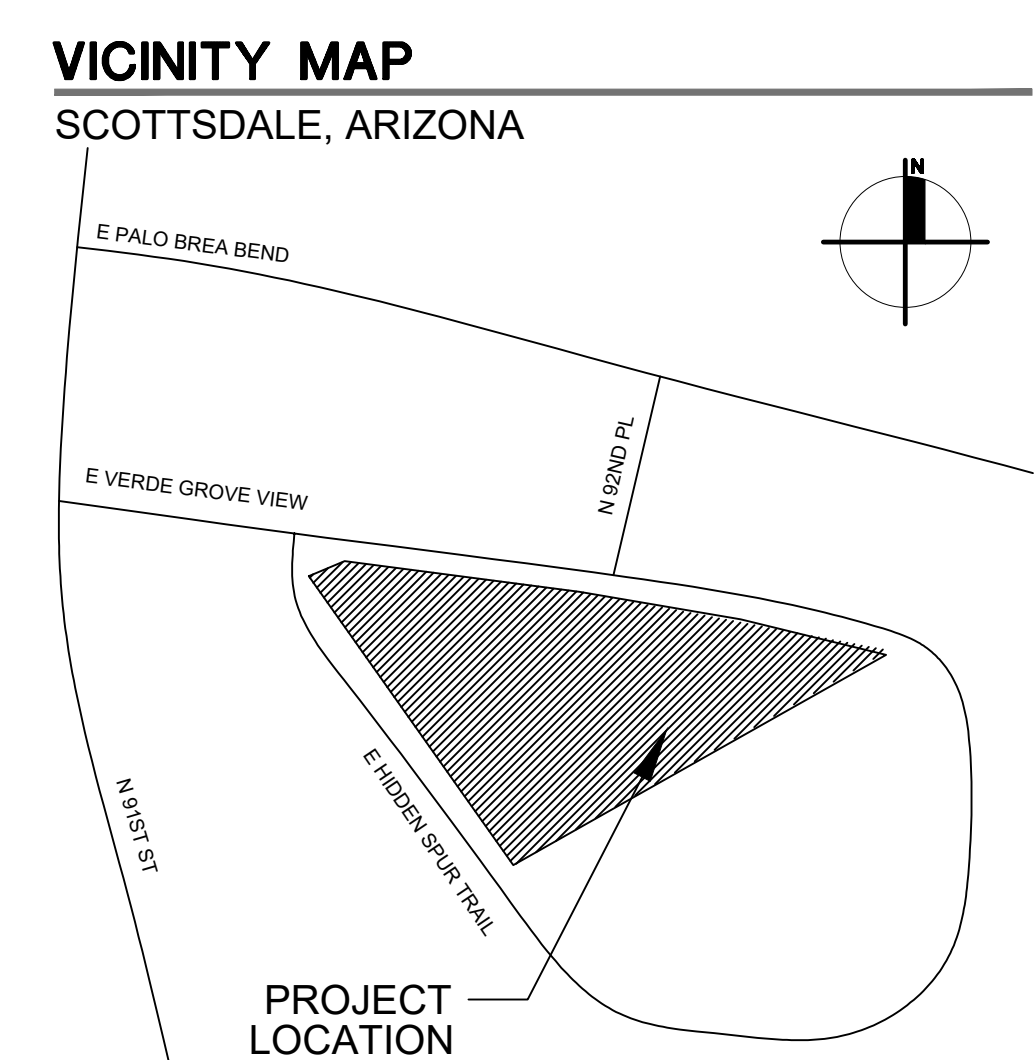
TOTAL REQUIRED (FOR 71 ON-SITE SPACES):	3 SPACES
TOTAL PROVIDED:	6 SPACES

PROJECT DESCRIPTION:

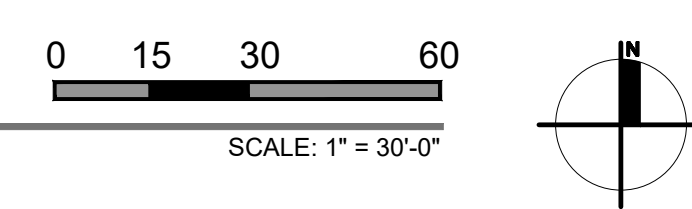
THIS PROJECT CONSISTS OF A NEW OFFICE WAREHOUSE BUILDING TOTALING 28,550 SQUARE FEET ON A 1.82 ACRE PARCEL. THE BUILDING IS A NEW BUILD TO SUIT OFFICE / WAREHOUSE AND TI. THE EXISTING SITE IS CURRENTLY VACANT LAND. THE SITE WILL RECEIVE NEW ASPHALT PARKING, NEW LANDSCAPE ISLANDS, AND NEW LANDSCAPE AREAS.

GENERAL NOTES

1. 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



SITE PLAN



LGE DESIGNGROUP

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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