

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 6, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Juggernaut
28-DR-2021**

Request for approval of a site plan, landscape plan, and building elevations for a new two-story office/warehouse building, with approximately 28,550 square feet of building area, on a +/- 1.83-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

- None

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- DC Ranch Covenant Commission Approval Letter
- No community input received as of the date of this report

BACKGROUND

Location: 9259 E Verde Grove View

Zoning: Industrial Park, Planned Community District (I-1)

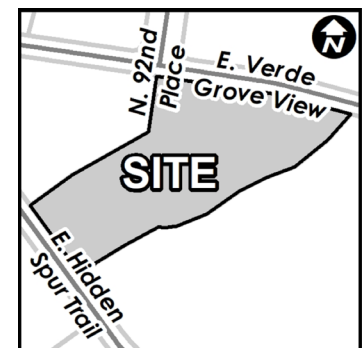
Adjacent Uses

North: Vacant, undeveloped industrial land

East: Short-term nursing and rehabilitation, constructed in 2011

South: Vacant, undeveloped industrial land

West: Under construction, office/warehouse buildings



Property Owner

Juggernaut Holding, LLC (Chris Stalzer)

Applicant

Danny Macias, LGE Design Group

Architect/Designer

LGE Design Group

Engineer

Hunter Engineering

DEVELOPMENT PROPOSAL

The General Plan Land Use Element designates the parcels as Employment. This category designation includes a range of employment uses from light manufacturing to light industrial and office uses. The proposed offices and warehouses are in accordance with the uses designated by the General Plan. The site is located within the Planning Unit 1 of the DC Ranch master planning community. This project conforms to the existing Master Environmental Design Concept Plan which outlines site characteristics, landscape, architectural themes, and streetscape concepts. The proposal is for a new two-story office/warehouse building. The design of the building emulates the surrounding buildings within DC Ranch Corporate Center.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including the use insulated walls, roofs, recessed 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 building, LED photocell-controlled exterior lighting, bicycle 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.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Juggernaut development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.




RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Meredith Tessier
Senior Planner
480-312-4211 mtessier@ScottsdaleAZ.gov

APPROVED BY

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Meredith Tessier, Report Author	12/16/2021
	Date
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Brad Carr, AICP, LEED-AP, Planning & Development Area Manager Development Review Board Liaison Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov	12/27/2021
	Date
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Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov	12/28/2021
	Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Site Plan Details
10. Open Space Plan
11. Landscape Plan
12. Building Elevations (black & white)
13. Building Elevations (color)
14. Perspectives
15. Materials and Colors Board
16. Exterior Electrical Photometrics Plan
17. Exterior Lighting Cutsheets
18. Zoning Map
19. DC Ranch Covenant Commission Approval Letter



Context Aerial

28-DR-2021



Close-up Aerial

28-DR-2021

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



DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

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.
 - *The applicant states that the building design is sensitive to the context of the area and adheres to the DC Ranch Design Guidelines.*
 - *Staff finds that the proposal is consistent with the Zoning Ordinance as well as the Character and Design Element of the General Plan. Additionally, staff has found the site to be designed in conformance with the Design Standards and Policies Manual.*
2. The architectural character, landscaping and site 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that 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. Recessed vertical windows slots create further mass separation throughout the lower volume portions of the building. The design of the building responds to the desert environment in that the 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 into the design.*
 - *Staff finds that the building orientation responds to the natural terrain and minimizes sun exposure with shade structures, deep roof overhangs and recesses windows. Architectural details respond to the context of adjacent land uses including similar materials and colors within the DC Ranch Corporate Center. Materials include ground face masonry units, rollfab metal panels, and alumaboard. Paint colors are muted desert tones which include, "Standford Stone", "Bannister Brown", and "Blackbean".*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that 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 optimized vehicular circulation. The entry is shared with the adjacent building. A drive entry is also provided on the southwest side of the lot, along Hidden Spur Trail which is also shared with the adjacent building to the west that is recently permitted and under construction.*

- *Staff finds that access to the industrial subdivision is provided by East Palo Brea Bend and North 91st Street which turns into an internal private drive within DC Ranch Corporate Center subdivision. The existing site is currently vacant and proposing two new driveway entrances off E. Verde Grove View and E. Hidden Spur Trail. Pedestrian circulation is provided with 6-foot-wide internal sidewalks that connect the existing sidewalks along both street frontages.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that the building section will allow for roof top screening for all of the mechanical roof top equipment by a mechanical screen and 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.*
 - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the corrugated metal screen walls.*
 5. 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.
 - *This criterion is not applicable.*
 6. 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 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.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

DC Ranch is a master planned community. This site is zoned Industrial Park District/Planned Community District (I-1 P-C), which allows industrial, office, manufacturing, warehousing, and aeronautical uses.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located within the DC Ranch Corporate Center, which is a partially developed industrial subdivision located north of Bell Road and west of 94th Street. The site is surrounded by industrial offices to the south and west, single-family residences to the north and vacant industrial land to the east.

Project Data

- Existing Use: Vacant, undeveloped industrial parcel
- Proposed Use: Office, Warehouse, Manufacturing
- Parcel Size: 88, 236 square feet / 2.02 acre (gross)
79,370 square feet / 1.82 acre (net)
- Industrial Building Area: 28,550 square feet
- Floor Area Ratio Allowed: 0.5
- Floor Area Ratio Provided: 0.29
- Building Height Allowed: 36 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 36 feet 0 inches (inclusive of rooftop appurtenances)
- Parking Required: 71 spaces
- Parking Provided: 71 spaces
- Open Space Required: 15,557 square feet / 0.35 acre
- Open Space Provided: 23,535 square feet / 0.54 acre
- Volume Ratio Allowed: 714,330 cubic feet
- Volume Ratio Provided: 455,872 cubic feet
- Lot Coverage Allowed: 50%
- Lot Coverage Provided: 26.7%

**Stipulations for the
Development Review Board Application:
Juggernaut
Case Number: 28-DR-2021**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by LGE, with a city staff date of 10/27/2021.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by LGE, with a city staff date of 10/27/2021
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by LGE, with a city staff date of 10/27/2021
 - d. The case drainage report submitted by Hunter Engineering sealed on 9/2/21 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Hunter Engineering and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the subject site are 54-ZN-1989#9 and 4-PP-2006.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. At time of final plans, the applicant shall demonstrate the flagpole is tapered, conical, and painted flat bronze or weathered brown in accordance with the Design Standards and Policies Manual.
5. The maximum number of flagpoles shall be one (1) and the flagpole shall be limited to displaying any flag or badge or insignia of the United States, State of Arizona, Maricopa County, City of Scottsdale, or official historic plaques of any governmental jurisdiction or agency.

SITE DESIGN:

Ordinance

- C. Pursuant to Zoning Case 54-ZN-1989#9, in no case shall the gross floor area of a structure exceed the amount equal to five-tenths multiplied by net lot area in square feet.
- D. Pursuant to Zoning Case 54-ZN-1989#9, in no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- E. Pursuant to Zoning Case 54-ZN-1989#9, the aggregate area of the building shall not occupy more than fifty (50) percent of the total area of the lot.

DRB Stipulations

6. At time of final plans, the applicant shall provide color concrete, pavers or stamped concrete at pedestrian crossing throughout the site.
7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

OPEN SPACE

Ordinance

- F. Pursuant to Zoning Case 54-ZN-89#9, in no case shall the open space requirement be less than ten percent (10%) of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent (0.4%) of the total site for each foot of height above twelve (12) feet.

LANDSCAPE DESIGN:

Ordinance

- G. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale

Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way and median(s).

EXTRIOR LIGHTING:

Ordinance

- H. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

DRB Stipulations

- 10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
- 11. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All exterior luminaires shall have a color temperature of 3000K (Kelvin) or less.
- 12. Flagpole lighting shall be directed downward.

AIRPORT:

DRB Stipulations

- 13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall bin in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET INFRASTRUCTURE:

DRB Stipulations

- 14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
16. The improvement plans shall clearly show the locations and elevations of mechanical equipment servicing the proposed building(s) which shall be at or above the regulatory flood elevation for the building(s).

ADDITIONAL ITEMS:

DRB Stipulations

17. All signs require separate staff review and approval.

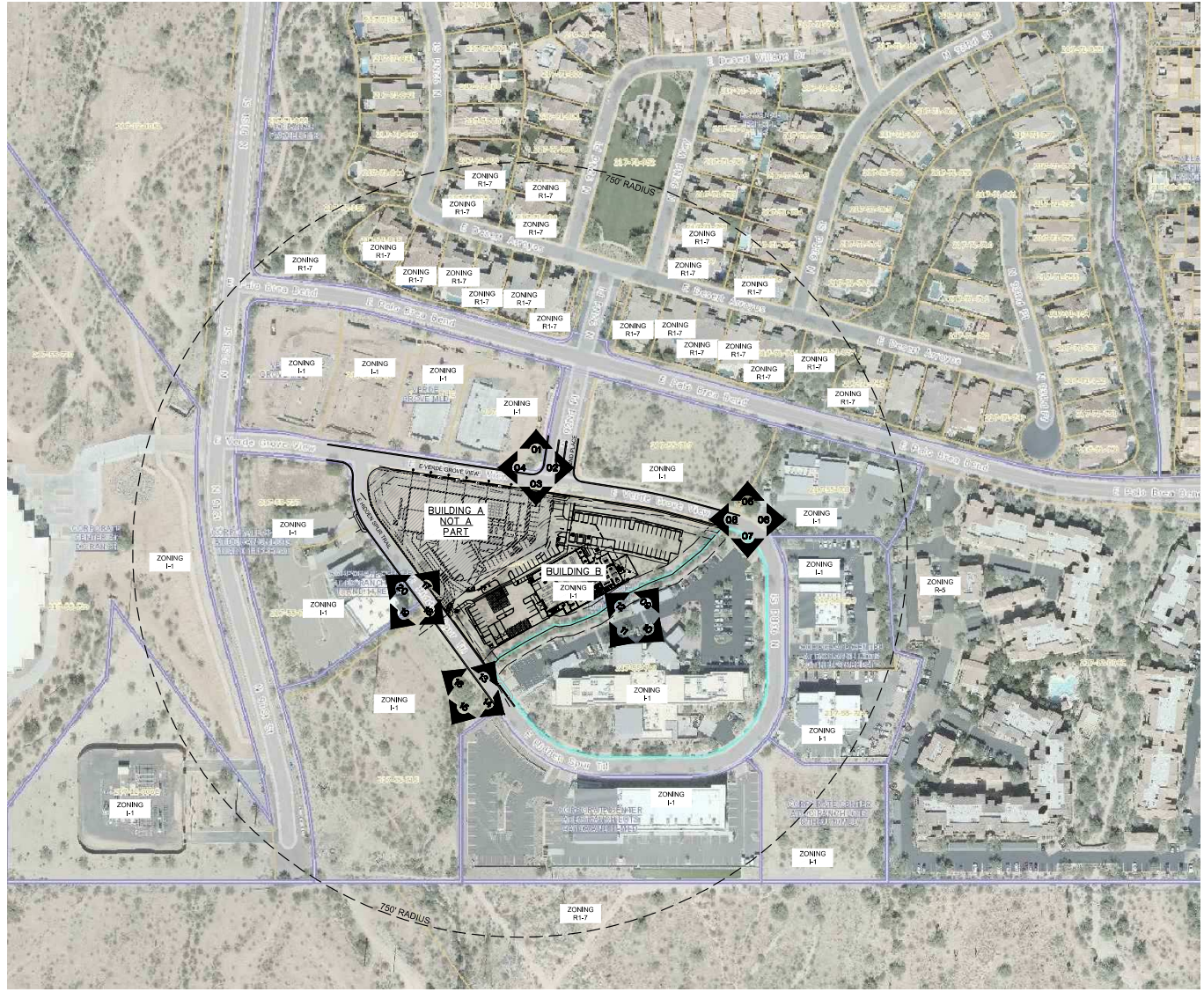
JUGGERNAUT HQ - DC RANCH 15

9217 E VERDE GROVE VIEW
 SCOTTSDALE, ARIZONA, 85255

NUMBER	REVISION	DATE

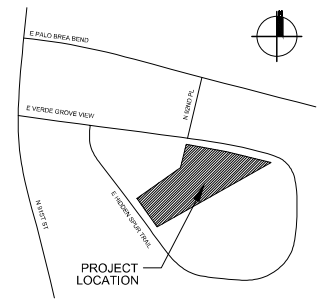
SHEET TITLE	CONTEXT AERIAL
ISSUE DATE	06/13/2021
DRAWN BY	HS
CHECKED BY	BSJ
PROJECT NO.	
SHEET	A1.1.2

DRB SUBMITTAL - 07/06/2021
 28-DR-2021
 7/12/2021

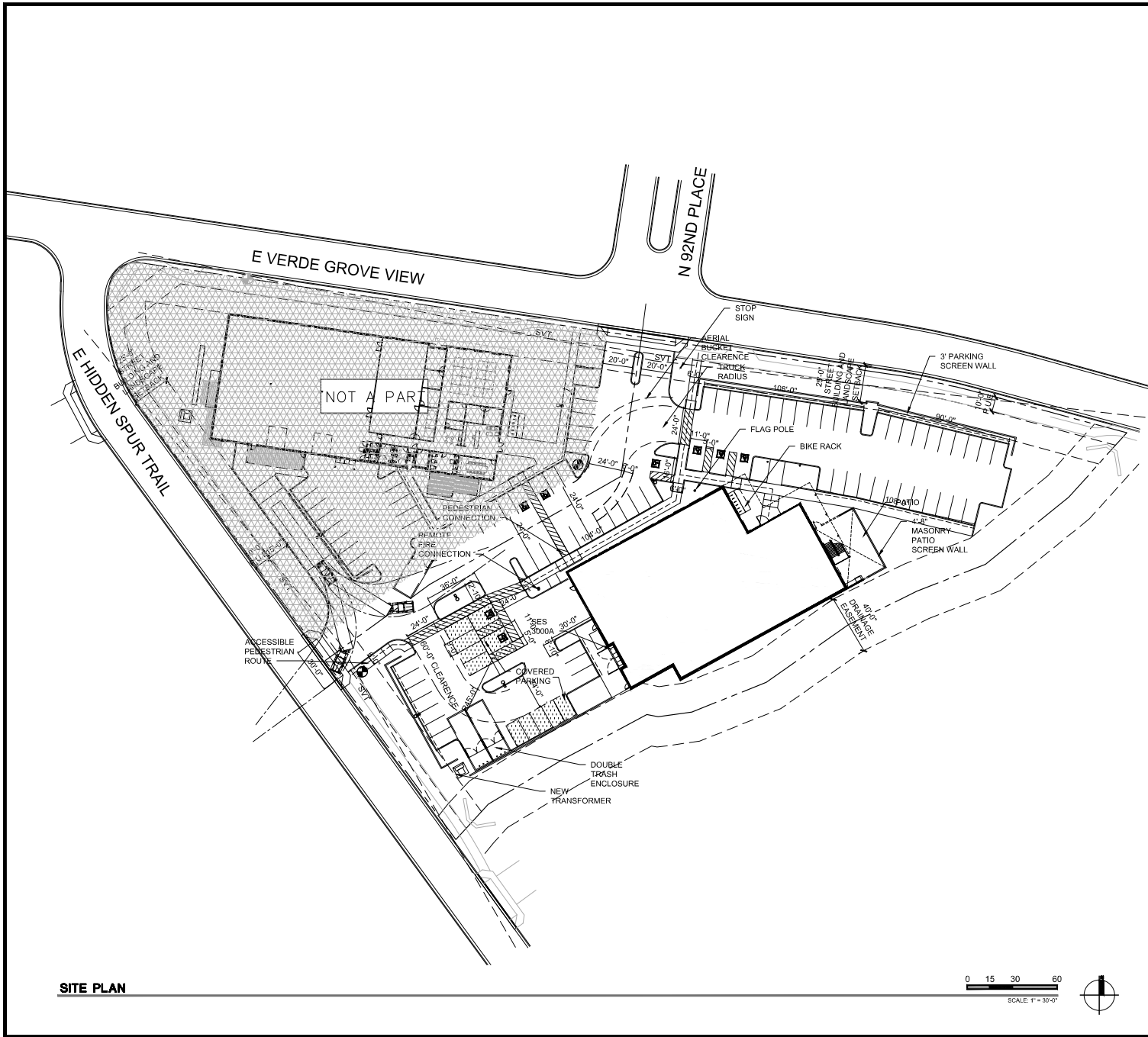


CONTEXT AERIAL

VICINITY MAP
 SCOTTSDALE, ARIZONA



CITY APPROVALS



PROJECT DATA:

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

ARCHITECT: LGE DESIGN GROUP
 BEN MCRAE, PRINCIPAL
 1250 NORTH 52ND STREET
 PHOENIX, AZ 85008
 PHONE: 602-956-4001
 EMAIL: bormn@lgedesigngroup.com

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

ASSESSOR PARCEL NO.: 217-55-718

CURRENT ZONING: F-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: 28.7%

F.A.R.: 28.9%

STORES: TWO STORES

BUILDING AREA: 28,550 S.F. TOTAL
 14,248 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: 38'-0" T.O. ROOF

VEHICULAR PARKING CALCS:
 PARKING REQUIRED:

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	14,300 S.F.	1 / 300 S.F.	47.33 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:			(70.43 SPACES) 71 SPACES

PARKING PROVIDED: 71 SPACES
 TOTAL PARKING SPACES PROVIDED: 71 SPACES
 TOTAL COVERED SPACES PROVIDED: 11 SPACES

PARKING/BUILDING RATIO: 2.52 CARS PER 1,000 S.F.

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

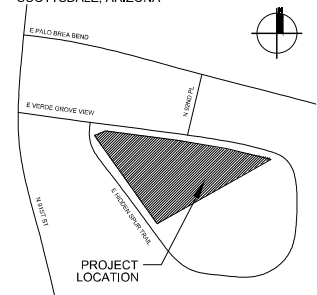
PROJECT DESCRIPTION:

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.

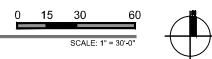
GENERAL NOTES:

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 = 14,248 SQFT x 32' = 455,872

VICINITY MAP:



SITE PLAN



JUGGERNAUT HQ - DC RANCH 15

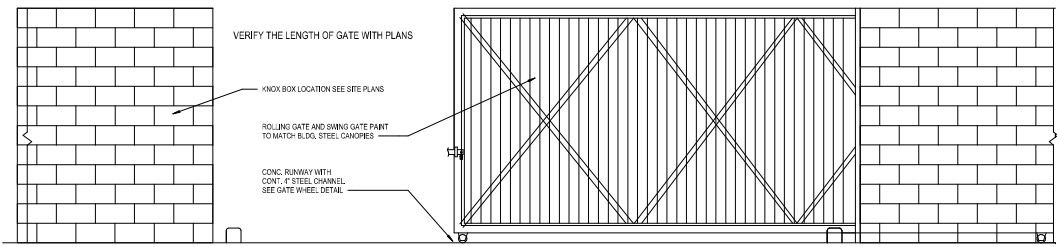


NUMBER	REVISION	DATE

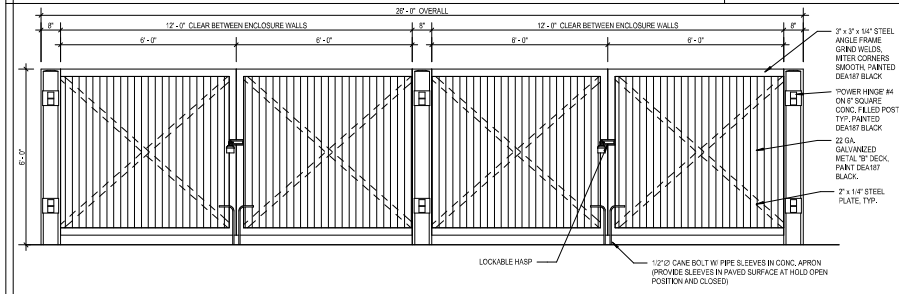
SHEET TITLE: SITE PLAN
 ISSUE DATE: 06/03/2021
 DRAWN BY: HS
 CHECKED BY: DMH
 PROJECT No.:
 SHEET:

A1.1.1

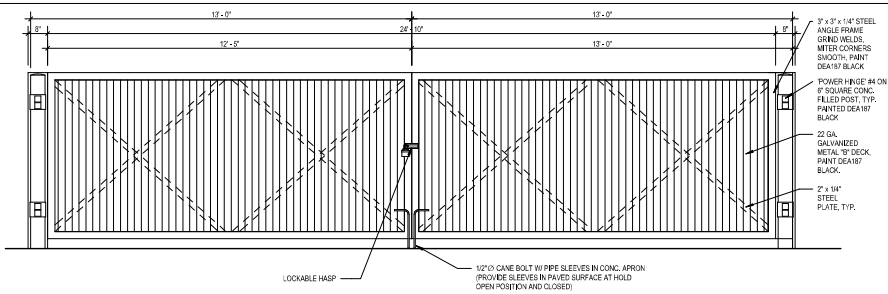
DRB RESUBMITTAL - 09/03/2021



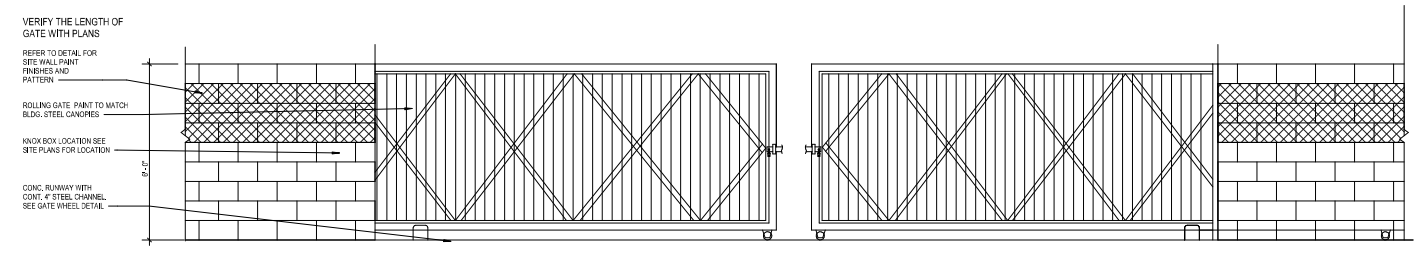
1 SINGLE GATE ELEVATION
 1/2" = 1'-0"



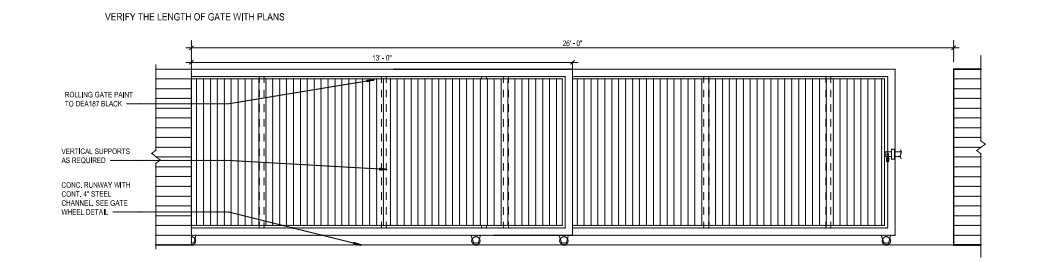
5 DOUBLE TRASH ENCLOSURE GATE ELEVATION
 1/2" = 1'-0"



2 SWING GATE ELEVATION
 1/2" = 1'-0"



3 DOUBLE GATE ELEVATION
 1/2" = 1'-0"



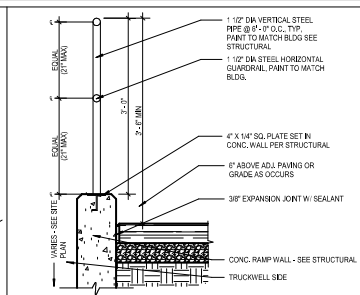
4 TELESCOPING GATE ELEVATION
 1/2" = 1'-0"

NUMBER	REVISION	DATE

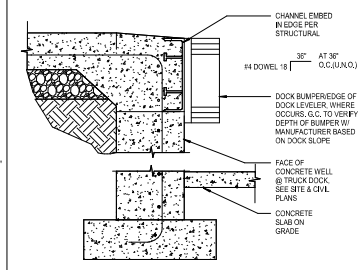
NOT FOR CONSTRUCTION

SHEET TITLE:	SITE DETAILS
ISSUE DATE:	08/12/2021
DRAWN BY:	HS
CHECKED BY:	DGM
PROJECT No:	

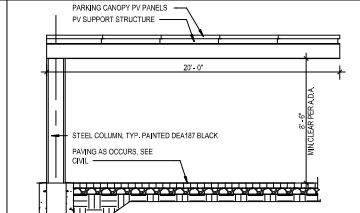
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 DRB RESUBMITTAL - 09/03/2021



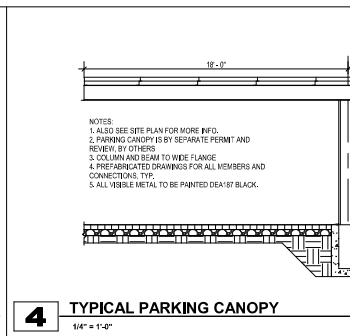
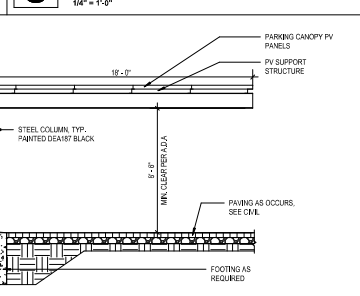
1 GUARD RAIL AT LOADING DOCK
 1" = 1'-0"



2 TRUCK WELL SECTION
 1 1/2" = 1'-0"

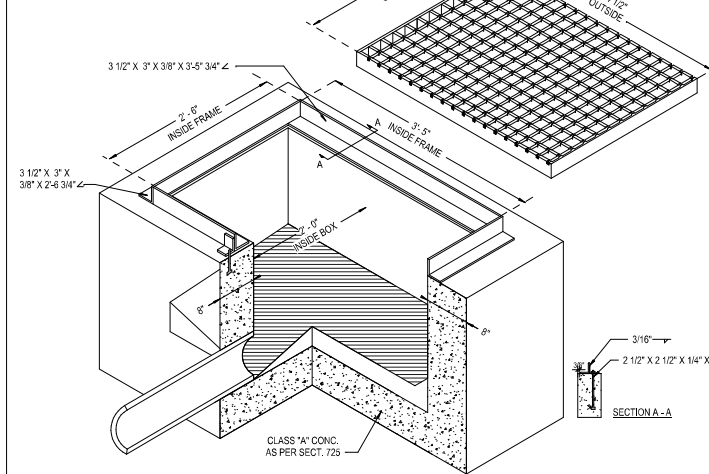


3 SINGLE PARKING CANOPY
 1/4" = 1'-0"

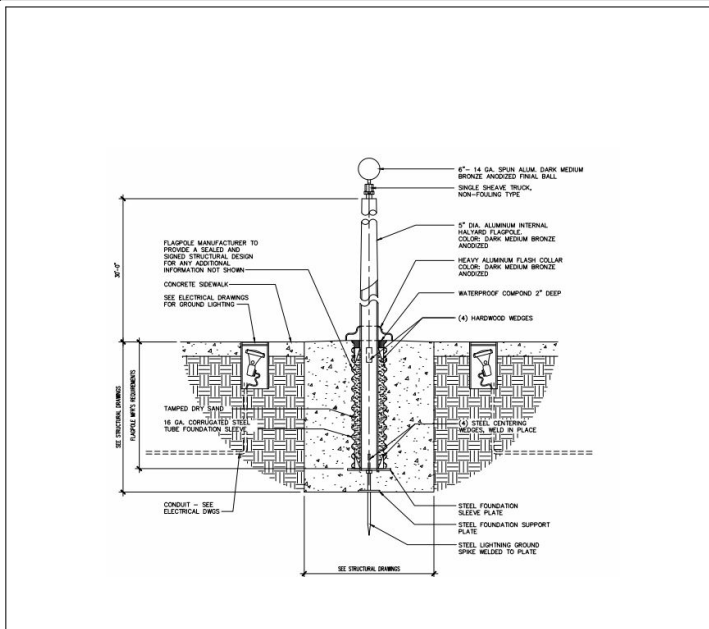


4 TYPICAL PARKING CANOPY
 1/4" = 1'-0"

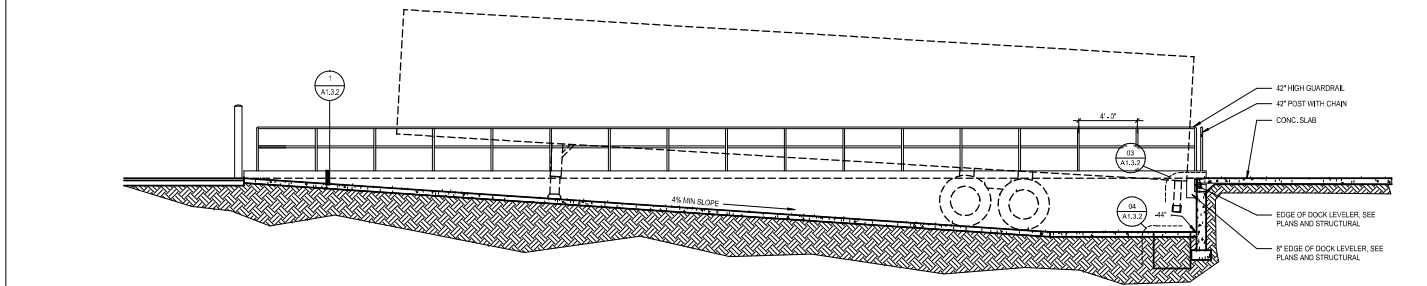
NOTES:
 1. PIPES MAY ENTER OR LEAVE ANY WALL, BOTTOM OF BOX TO BE SLOPED TO OUTLET PIPE FROM ALL DIRECTIONS AND TROWELLED TO A HARD SMOOTH SURFACE.
 2. CONNECTION PIPES MAY BE PLACED IN ANY POSITION AROUND THE WALLS PROVIDED THE POSITION IS CONSISTENT WITH THE PLAN.
 3. OUTLET PIPE SHALL BE TRIMMED TO FINAL SHAPE AND LENGTH BEFORE CONCRETE IS POURED.
 4. ALL STRUCTURAL STEEL TO BE PAINTED ONE SHOP COAT OF NO. 1 PAINT AND TWO FIELD COATS OF NO. 10 PAINT AS PER SECT. 750.
 5. ALL WELDS ON FRAME AND SIDE BARS ON GRATE SHALL BE FULL LENGTH OF JOINT.
 6. TOTAL COMBINED CLEARANCE BETWEEN FRAME AND GATE IS 12".



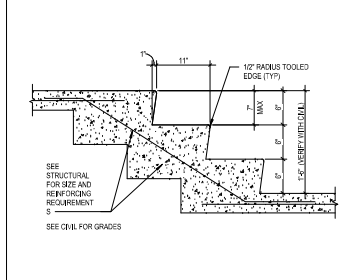
5 DRAIN PIT
 1" = 1'-0"



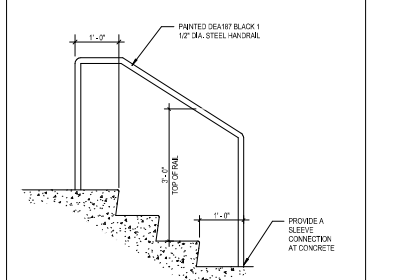
9 FLAGPOLE
 1" = 1'-0"



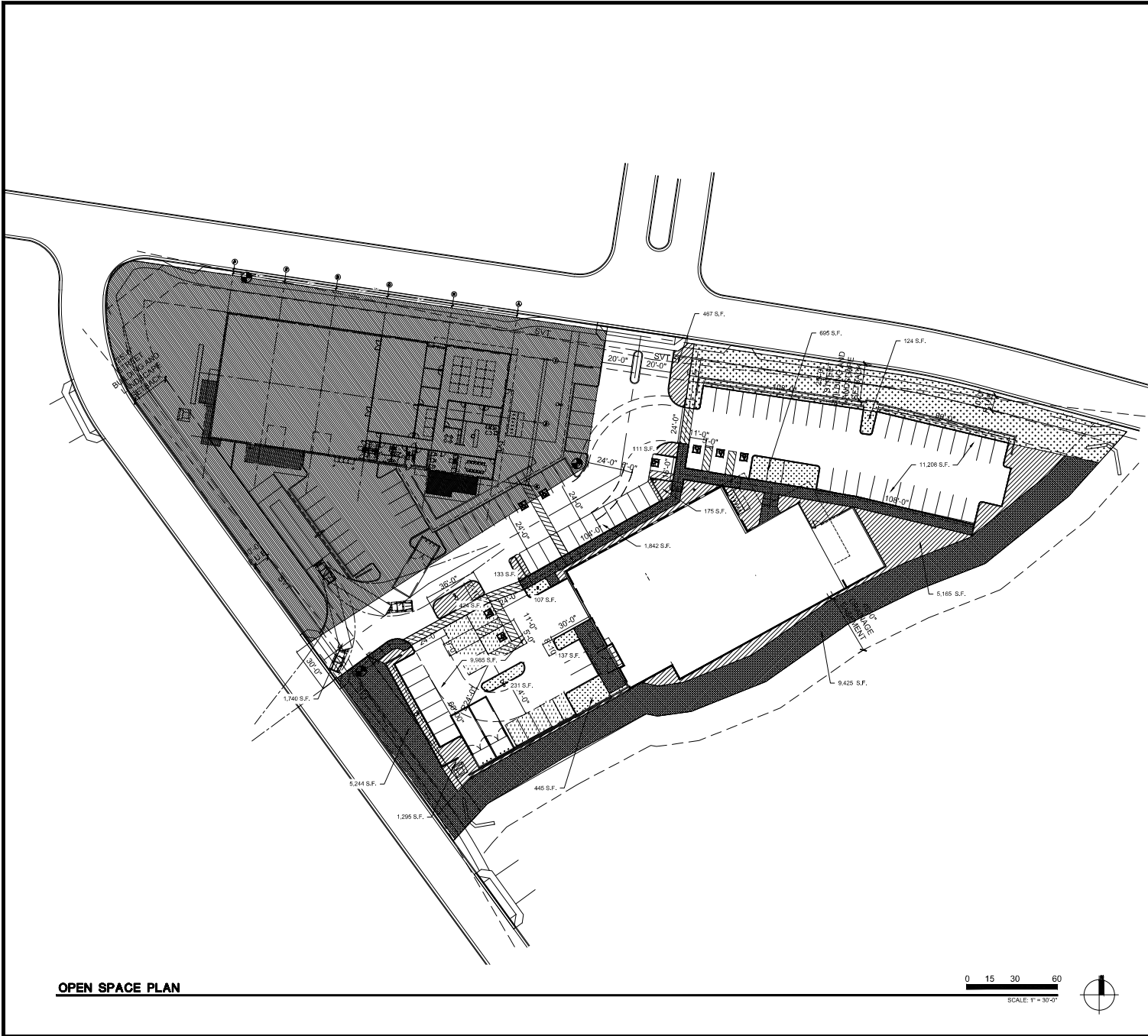
6 ENLARGED TRUCK WELL SECTION
 1/4" = 1'-0"



8 CONCRETE STAIR SECTION
 1" = 1'-0"



7 CONCRETE STAIR HANDRAIL
 3/4" = 1'-0"



OPEN SPACE PLAN

0 15 30 60
SCALE: 1" = 30'-0"

PROJECT DATA:

PROJECT NAME:	JUGGERNAUT HQ - DC RANCH LOT 15
PROJECT ADDRESS:	9217 E VERDE GROVE VIEW SCOTTSDALE, AZ 85255
ARCHITECT:	LOG DESIGN GROUP BEN MCRAE, PRINCIPAL 1250 NORTH 52ND STREET PHOENIX, AZ 85008 PHONE: 602-986-4001 EMAIL: johnm@logdesigngroup.com
PROJECT SCOPE:	BUILDING B- NEW 2-STORY SHELL OFFICE / WAREHOUSE / LIGHT MANUFACTURER
ASSESSOR PARCEL NO.:	217-55-718
CURRENT ZONING:	F-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:	28.7%
F.A.R.:	28.9%
STORES:	BUILDING B- TWO STORIES
BUILDING AREA:	BUILDING B: 28,550 S.F. 14,246 S.F. 1ST FLOOR, 14,304 S.F. SECOND FLOOR

OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED - LOT B
BUILDING HEIGHT = 36'-0" (36' ALLOWED)

FIRST 12'-0" OF HEIGHT = 10% OF NET LOT AREA
= 6.10 X 79,370 = 7,837 S.F.

NEXT 24'-0" OF HEIGHT = 24.00 X 0.004 X 79,370 = 7,650 S.F.

TOTAL OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
= 7,837 + 7,650 = 15,557 S.F.
(15,557 / 79,370 = 19.6%)

OPEN SPACE PROVIDED
= 23,835 S.F.
(23,835 S.F. > 15,557 S.F.)

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA X 15%
22,418 S.F. X 0.15 = 3,362 S.F.

PARKING LOT A TOTAL LANDSCAPE PROVIDED = 9,231 S.F.
(9,231 S.F. > 3,362 S.F.)

LEGEND

	DENOTES FRONT OPEN SPACE: 8,039 S.F.
	DENOTES PARKING LOT LANDSCAPE: 7,492 S.F.
	DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE: 15,496 S.F.
	DENOTES LOT A (NOT USED):
	DENOTES INTERIOR PARKING LOT LANDSCAPE: 1,739 S.F.

VICINITY MAP
SCOTTSDALE, ARIZONA

PROJECT LOCATION

NUMBER	REVISION	DATE

KEY TITLE:
OPEN SPACE PLAN

ISSUE DATE: 06/03/2021

DRAWN BY: HS

CHECKED BY: DM

PROJECT No.:

SHEET:

LOGE DESIGN GROUP
1200 N. 52nd Street • Phoenix, AZ • 85008
P. 460.966.4001

JUGGERNAUT HQ - DC RANCH 15
9217 E VERDE GROVE VIEW
SCOTTSDALE, ARIZONA, 85255

LOGE DESIGN GROUP

A11.2

DRB RESUBMITTAL - 09/03/2021

20-CR-0021_V12
9/3/2021

**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION, ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS, SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY.

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES. PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

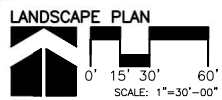
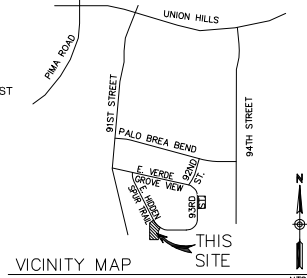
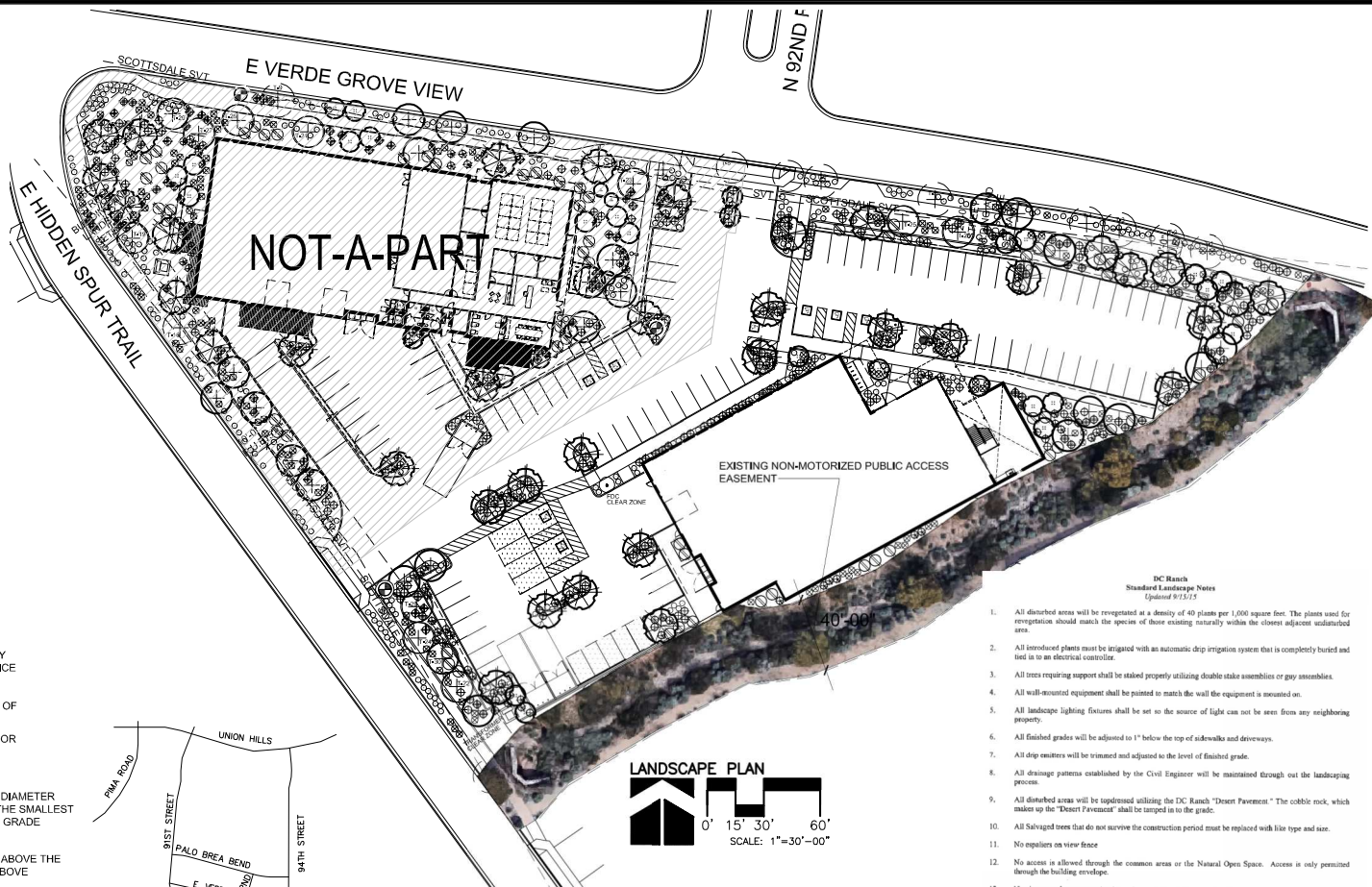
NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.



- DC Ranch
Standard Landscape Notes
Updated 9/13/15
- All disturbed areas will be revegetated at a density of 40 plants per 1,000 square feet. The plants used for revegetation should match the species of those existing naturally within the closest adjacent undisturbed area.
 - All introduced plants must be irrigated with an automatic drip irrigation system that is completely buried and tied in to an electrical controller.
 - All trees requiring support shall be staked properly utilizing double stake assemblies or guy assemblies.
 - All wall-mounted equipment shall be painted to match the wall the equipment is mounted on.
 - All landscape lighting fixtures shall be set so the source of light can not be seen from any neighboring property.
 - All finished grades will be adjusted to 1" below the top of sidewalks and driveways.
 - All drip emitters will be trimmed and adjusted to the level of finished grade.
 - All drainage patterns established by the Civil Engineer will be maintained through out the landscaping process.
 - All disturbed areas will be topdressed utilizing the DC Ranch "Desert Pavement." The cobble rock, which makes up the "Desert Pavement" shall be compacted in to the grade.
 - All Salvaged trees that do not survive the construction period must be replaced with like type and size.
 - No signposts on view fence
 - No access is allowed through the common areas or the Natural Open Space. Access is only permitted through the building envelope.
 - No citrus or palms are permitted anywhere, whether in the ground or in pots.
 - Contractor shall sleeve the existing DC Ranch Association's irrigation system for street trees or Right-of-Way landscaping utilizing two (2) - 4" sch. 40 sleeves under all paving penetrations to the street for driveways and sidewalks. These sleeves are to be dedicated for the Ranch Association's lateral and maintain irrigation piping and control wires, which must remain fully operational throughout the entire construction process to avoid disruption of use by the DC Ranch Association. Please contact the DC Ranch Landscape Manager at the time of Blue Staking the property for utilities, and he will assist in locating the existing irrigation lines. Once sleeves are installed and irrigation lines are reconnected within the sleeves, the work must be inspected and approved by the DC Ranch Association for proper installation prior to building. The DC Ranch Landscape Manager may be reached at 480-581-8654, Ext. 300.

LANDSCAPE MAINTENANCE
THIS SITE INCLUDING THE R.O.W. WILL BE MAINTAINED BY THIS PROPERTY OWNER TO CITY OF SCOTTSDALE STANDARDS.

LANDSCAPE LEGEND

- EXISTING TREE PROTECT FROM CONSTRUCTION
- PROSOPIS VELUTINA NATIVE MESQUITE 36" BOX (MULTI TRUNK) (56)
- CERCIDIUM FLORIDUM BLUE PALO VERDE 36" BOX (MULTI TRUNK) (36)
- CAESALPINIA GILLESII DESERT BIRD OF PARADISE 1.5" CALIPER (MULTI TRUNK) (33)
- EXISTING TREE PROTECT FROM CONSTRUCTION
- CALIFORNIA EROPHYLLA PINK FAIRY DUSTER 5 GALLON (73)
- ASCLEPIAS SUBULATA DESERT MILKWEED 5 GALLON (143)
- SIMMONDISIA CHINENSIS JOUISIA 5 GALLON (93)
- VIQUERA PARISHI 'DELTOIDEA' GOLDEN EYE 5 GALLON (126)
- SALVAGED TREE - SEE NATIVE PLANT INVENTORY
- CARNEGIA GIGANTEA SAGUARO 15 TALL 3-ARM MIN.
- ERICACERIA LARICIFOLIA TURPENTINE BUSH 1 GALLON (287)
- DC RANCH APPROVED COBBLE NATIVE COBBLE REFER TO CIVIL FOR EXACT LOCATIONS
- DESERT PAVEMENT PER DC RANCH GUIDELINES IN SET BACKS AND R.O.W. LANDSCAPE AREAS
- AMBROSIA DELTOIDEA BURR SAGE 5 GALLON

3/8" SCREENED APACHE BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL ON-SITE LANDSCAPE AREAS

LANDSCAPE SUMMARY DATA:
OFF-SITE LANDSCAPE: 2,944 SQ.FT.
ON-SITE LANDSCAPE: 58,332 SQ.FT.
TOTAL LANDSCAPE: 61,276 SQ.FT.
PARKING LOT LANDSCAPE: 2,640 SQ.FT.

**LANDSCAPE PLAN
APPROVED**
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED	DATE
Case No: 23 - DR - 2020		



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 285-3320
EMAIL: tjmcmqueen@tjma.net

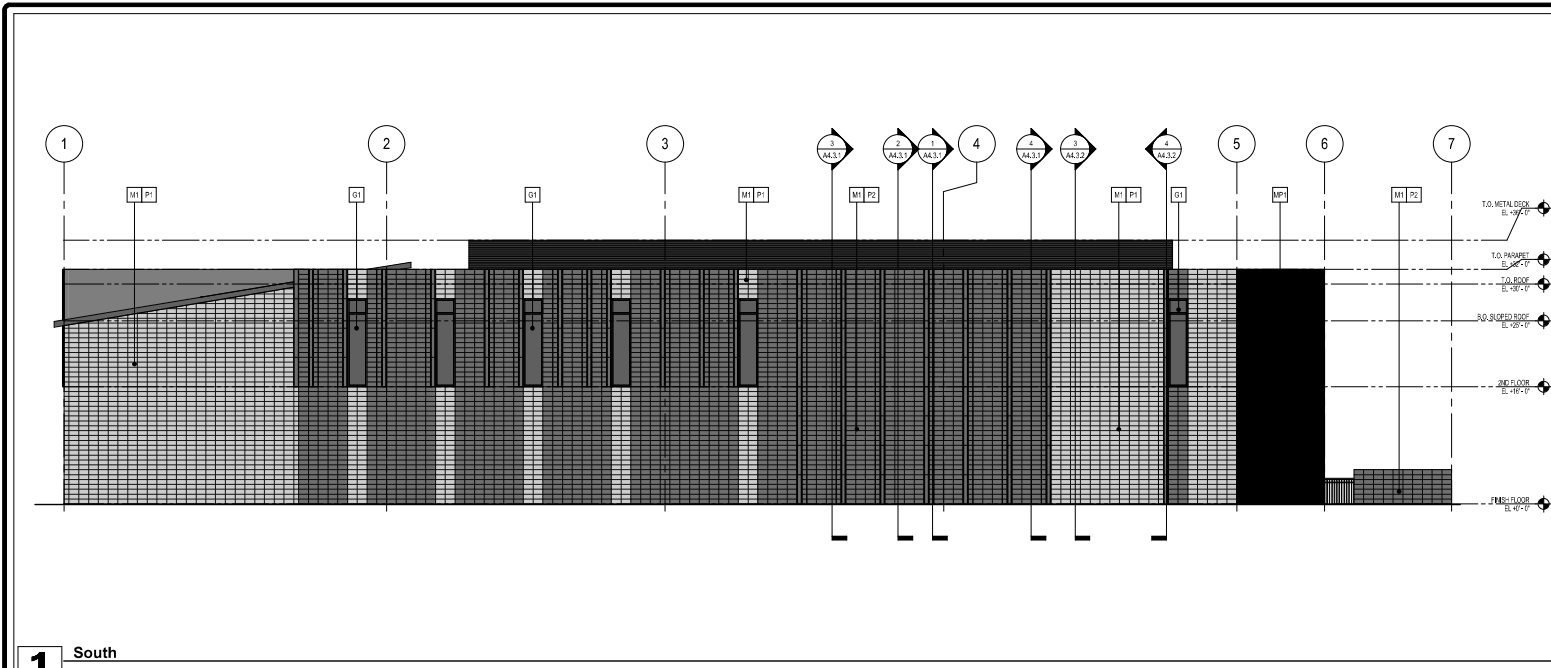


IGE | DESIGNBUILD

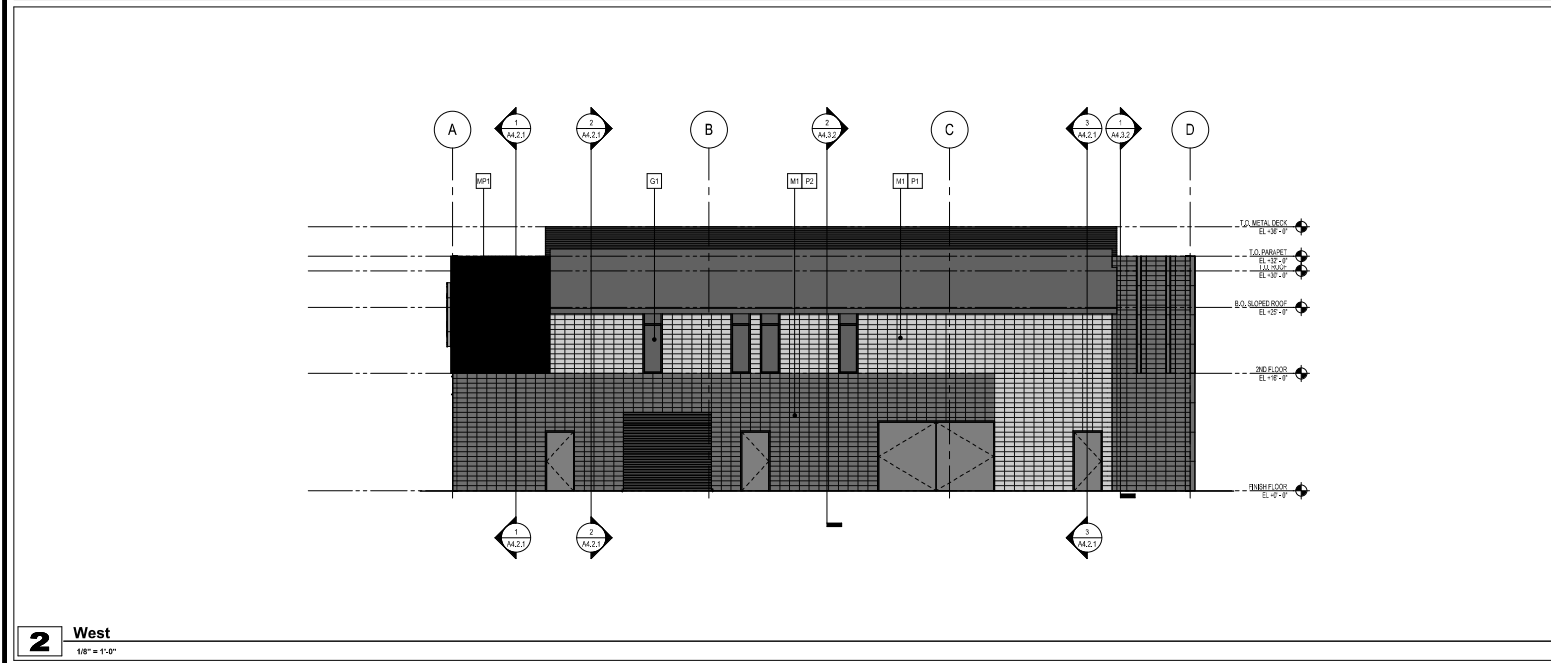
NUMBER	REVISION	DATE

SHEET TITLE:

ISSUE DATE:	06/25/2021
DRAWN BY:	HS
CHECKED BY:	BJM
PROJECT No:	
SHEET:	La.01



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



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

GENERAL SHEET NOTES

- A. REFER TO THE 40 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 44 X X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE 45 X X SERIES SHEETS FOR EXTERIOR WINDOW AND DOOR/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)
M1 P1	ROLL-FAB METAL PANEL, PRC-FINISH 500 COLOR BLACK
M1 P2	ROLL-FAB METAL PANEL, PRC-FINISH 500 COLOR DARK BRONZE
M1	MEDIUM CHERRY STANDARD WOODGRAINS ALUMINAORD

CANOPY KEY:

C1	24 GA. ROLL-FAB RMP 24-023 METAL SLIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMINAORD
C2	WIDE FLANGE STEEL FRAMED STRUCTURE, PAINTED P3 FINISH

GLAZING KEY:
MATERIAL DESCRIPTION:

FRAMES

F1	ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK, BRONZE ANODIZED (AB-7)
F2	ALUMINUM STOREFRONT - 2" X 4" (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.

PAINING KEY:
KEY: DESCRIPTION:

P1	DUNN EDWARDS - STANDFORD STONE #DE1896
P2	DUNN EDWARDS - BANISTER BROWN #DE6309
P3	DUNN EDWARDS - BLACKBEAM #DE6385 (EXPOSED STEEL, TRILUS & COLUMNS)

- PAINING 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 PRODUCT.

LGE DESIGN BUILD

NUMBER	REVISION	DATE

SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS

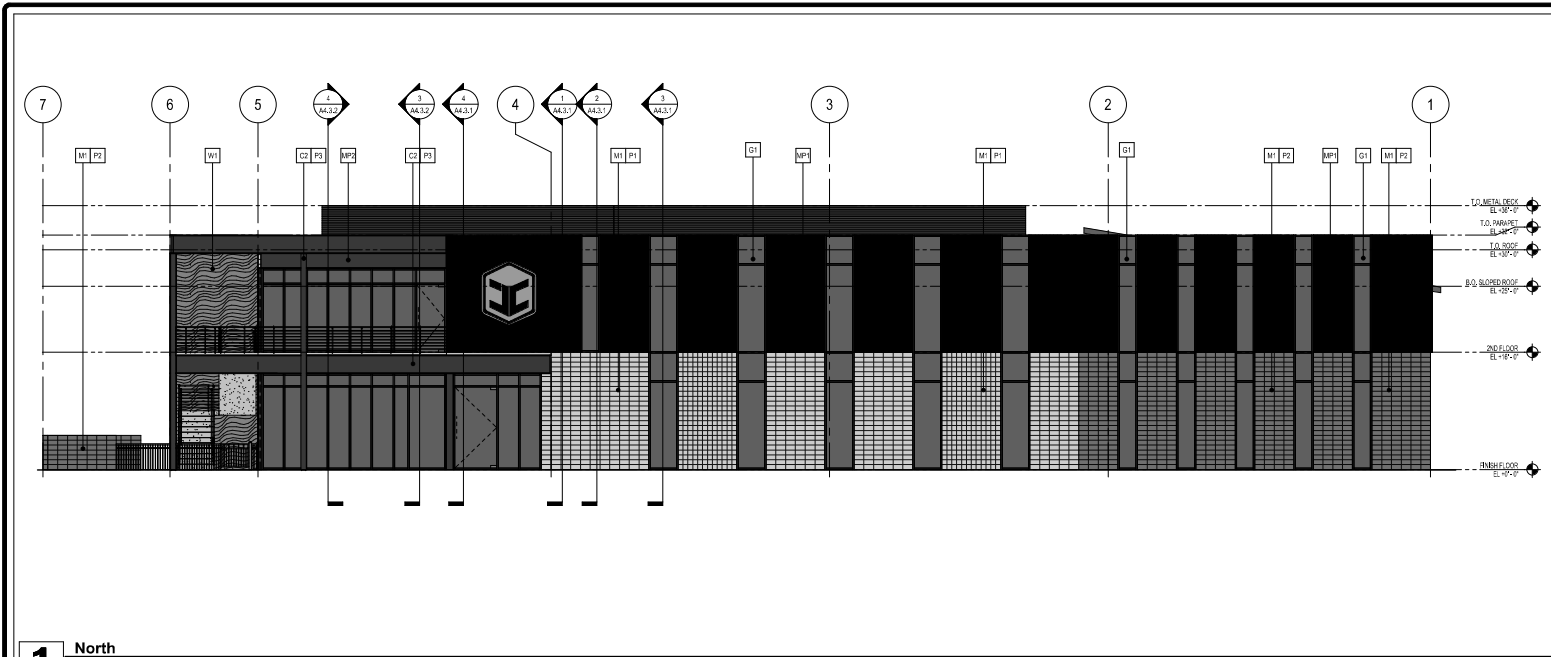
ISSUE DATE: 08/12/2021

DRAWN BY: Author

CHECKED BY: Checker

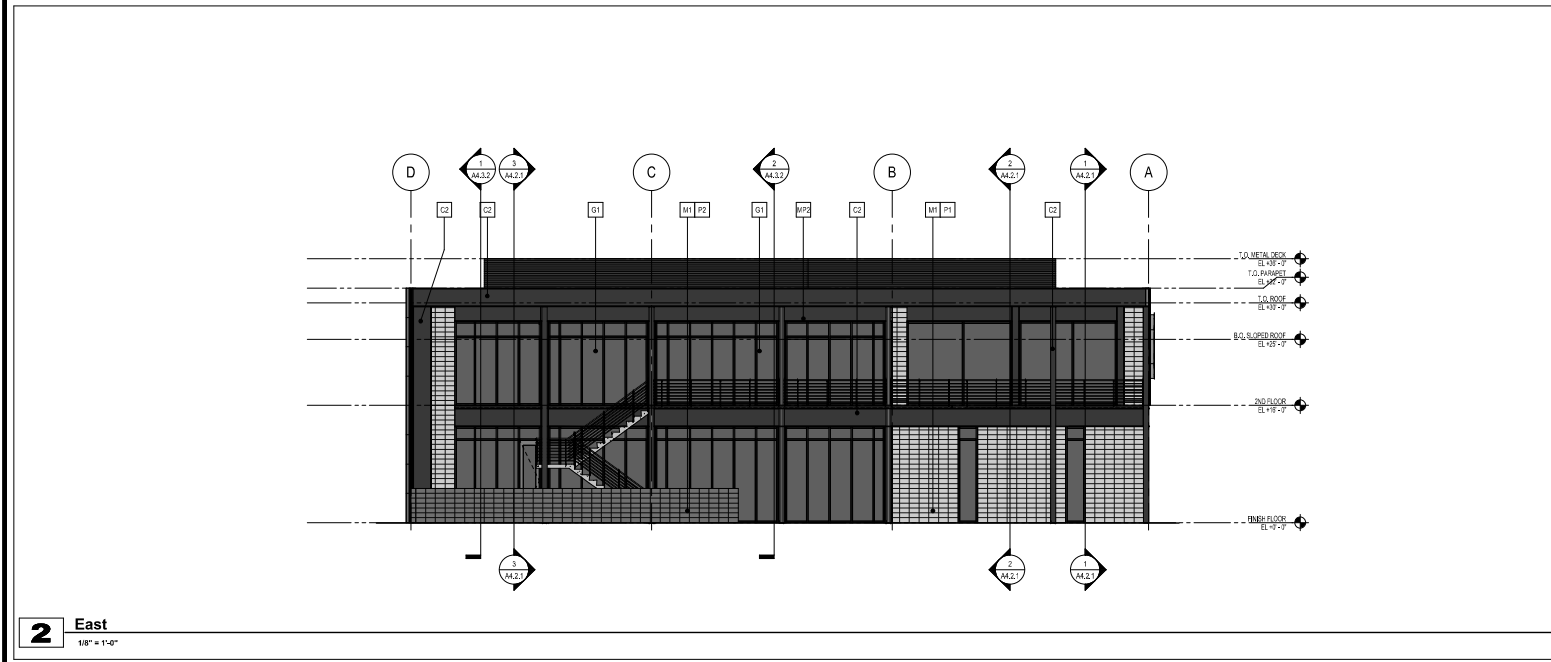
PROJECT No: .

A4.1.2
DRB RESUBMITTAL - 09/03/2021



1 North

1/8" = 1'-0"



2 East

1/8" = 1'-0"

GENERAL SHEET NOTES

- A. REFER TO THE A4.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.XX SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A4.XX SERIES SHEETS FOR EXTERIOR WINDOW AND LOWER FRAME ELEVATIONS.

REFERENCE KEYNOTES

Reference keynotes are used to identify specific materials and finishes throughout the drawing. These keynotes correspond to the descriptions provided in the Materials section.

MATERIALS

MATERIAL FINISHES SCHEDULE

KEY: DESCRIPTION

- M1** MASONRY, 8"X8"X16" CMU, TRENDSSTONE GROUND FACE STACK BOND PATTERN (COLOR PER ELEVATIONS)
- MP1** ROLL-FAB METAL PANEL, PROF-FINISH 500 COLOR BLACK
- MP2** ROLL-FAB METAL PANEL, PROF-FINISH 500 COLOR DARK BRONZE
- W1** MEDIUM CHERRY STANDARD WOODGRAINS ALUMINUM
- C1** 24 GA. ROLL-FAB RMP 2-24 METAL SLIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMABOARD
- C2** WIDE FLANGE STEEL FRAMED STRUCTURE, PAINTED P3 FINISH

CANOPY KEY:

- C1** 24 GA. ROLL-FAB RMP 2-24 METAL SLIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMABOARD
- C2** WIDE FLANGE STEEL FRAMED STRUCTURE, PAINTED P3 FINISH

GLAZING KEY:

MATERIAL DESCRIPTION

- FRAMES**
- SP1** ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) (DK, BRONZE ANODIZED (AB-7))
- SP2** ALUMINUM STOREFRONT - 2" X 6" (SEALANT JOINT VERTS) (DK, BRONZE ANODIZED (AB-7))
- EXTERIOR**
- G1** SOLARBAN 60, 1" INSULATED GLAZING LOW-E SOLARCOLOR SOLARBLUE

NOTE: ALL GLAZING TO COMPLY WITH IBC 2006.

PANT KEY:

KEY: DESCRIPTION

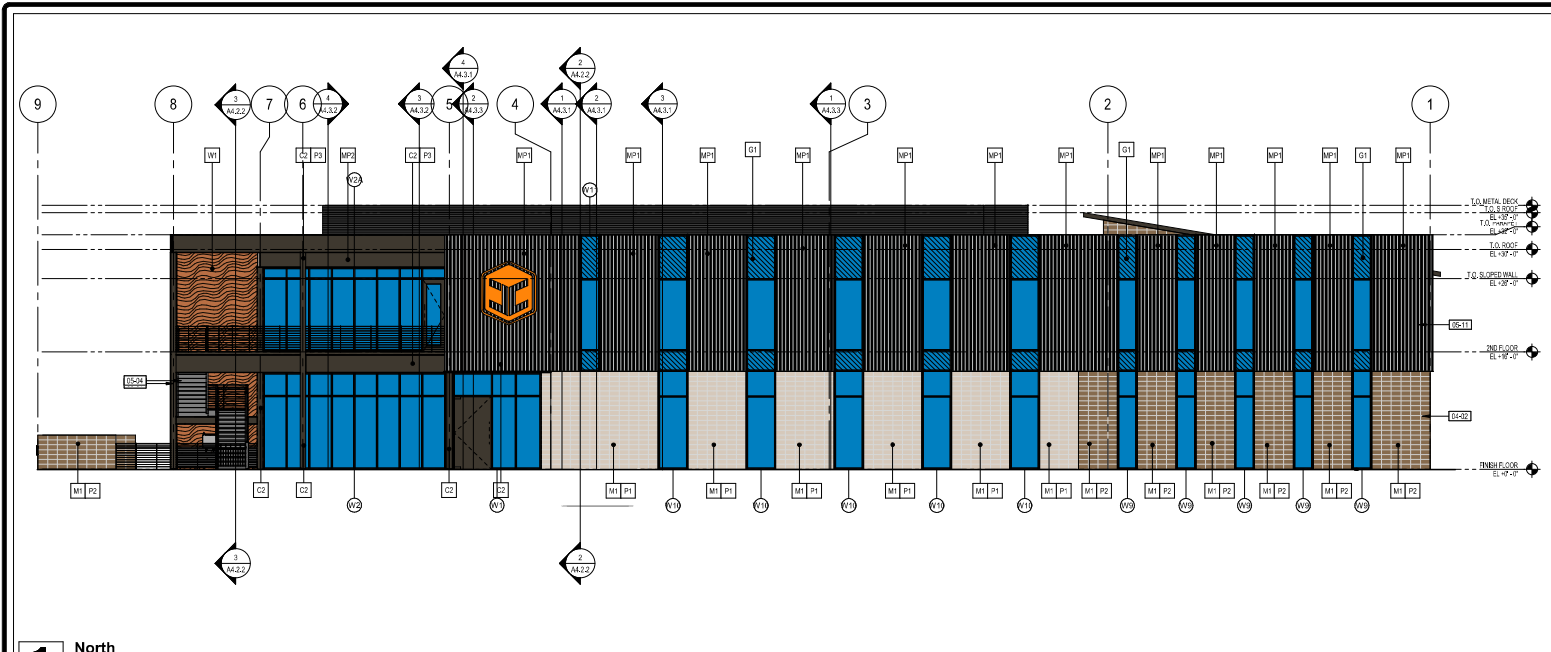
- P1** DUNN EDWARDS - STANFORD STONE #DE2886
- P2** DUNN EDWARDS - BANISTER BROWN #DE6069
- P3** DUNN EDWARDS - BLACKBEAN #DE2835 (EXPOSED STEEL, TRELLIS & COLUMNS)

PAINTING NOTES:

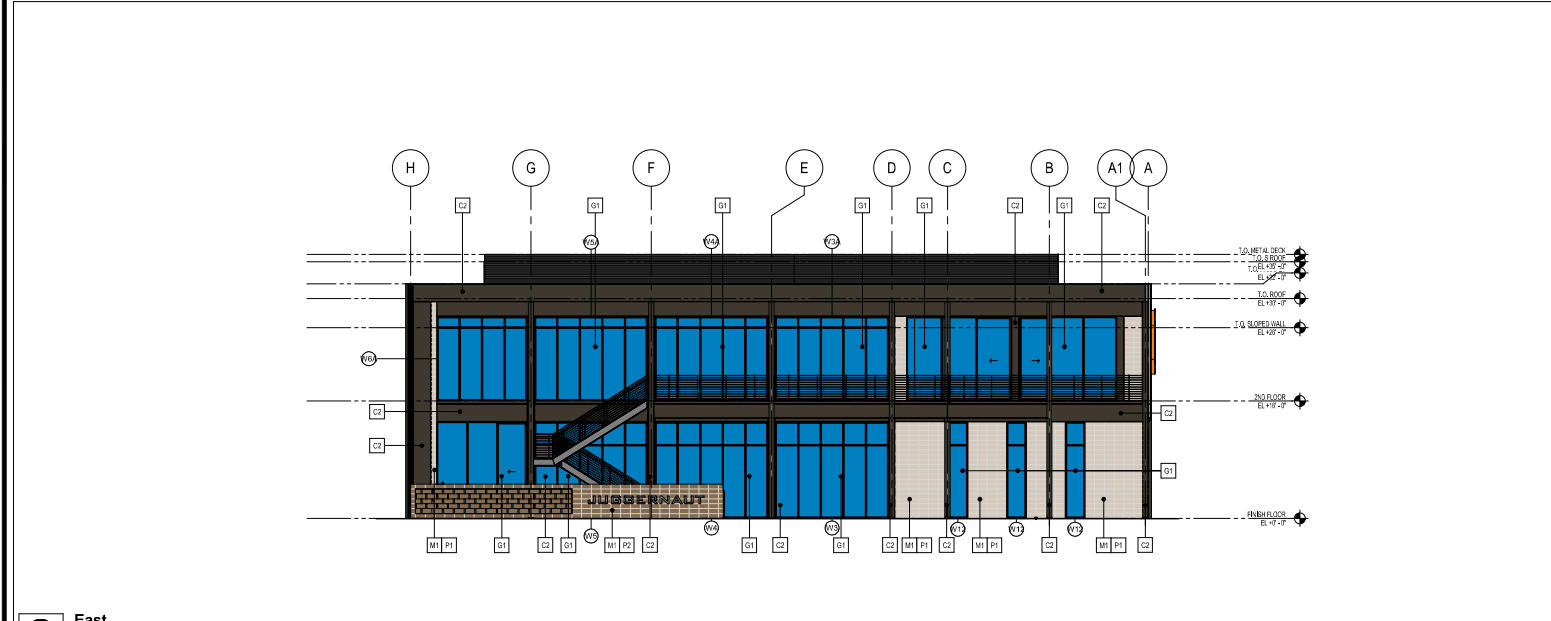
1. PAINTER TO PROVIDE FOUR COAT SCHEME WITH ALL DISCRETE BAYS MASKED AND PAINTED IN COLORS TO BE SELECTED
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLOR-NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PURCHASE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING.
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.

NUMBER	REVISION	DATE

SHEET TITLE: EXTERIOR BUILDING ELEVATIONS	
ISSUE DATE:	08/12/2021
DRAWN BY:	START Sheet
CHECKED BY:	Checker
PROJECT No:	



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



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

GENERAL SHEET NOTES

- A. REFER TO THE 40.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 44.XX SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE 46.XX SERIES SHEETS FOR EXTERIOR WINDOW AND LOWER FRAME ELEVATIONS.

REFERENCE KEYNOTES

- 94-2 MASONRY WALL 8" X 8" X 16" SEE ELEVATIONS, SECTIONS AND MATERIALS SCHEDULE
- 94-1 STRUCTURAL COLUMN, GRIND SMOOTH ALL EXPOSED WELDS AND EDGES, SEE STRUCTURAL.
- 94-4 STRUCTURAL STEEL BEAM, GRIND SMOOTH ALL EXPOSED WELDS AND EDGES, SEE STRUCTURAL.
- 95-1 ACM/METAL PANEL WALL SYSTEM, SEE STRUCTURAL.

MATERIALS

- MATERIAL FINISHES SCHEDULE**
KEY: DESCRIPTION
- M1 MASONRY, 8" X 8" X 16" CMU, TRENDSSTONE GROUND FACE STACK BOND PATTERN (COLOR PER ELEVATIONS)
 - M2 ROLLFAB METAL PANEL, PRG-FINISH 500 COLOR BLACK
 - M3 ROLLFAB METAL PANEL, PRG-FINISH 500 COLOR DARK BRONZE
 - M4 MEDIUM CHERRY STANDARD WOODGRAINS ALUMIBOND

- CANOPY KEY:**
- C1 24 GA. ROLLFAB RMP 3-6X METAL SIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMIBOND
 - C2 WIDE FLANGE STEEL FRAMED STRUCTURE, PAINTED PG 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 8" (SEALANT JOINT VERTS) (DK, BRONZE ANODIZED (AB-7))
- EXTERIOR**
- G1 SOLARBAN 80 - 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

NOTE: ALL GLAZING TO COMPLY WITH IBC 2006.

- PAINT KEY:**
KEY: DESCRIPTION
- P1 DUNN EDWARDS - 'STANDOFF STONE' #DE1696
 - P2 DUNN EDWARDS - 'BAINSTER BROWN' #DE6869
 - P3 DUNN EDWARDS - 'BLACKSEAN' #DE3385 (EXPOSED STEEL, TRUSS & COLUMNS)

- PAINTING NOTES:**
1. PAINTER TO PROVIDE FOUR CO. OR SCHEME WITH ALL DECORATIVE BANDS 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.





Expires: 06/30/20

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.X.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A4.X.X SERIES SHEETS FOR EXTERIOR WINDOW AND DOOR 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	ROLL-FAB METAL PANEL, PRC-FINISH 500 COLOR BLACK
MP2	ROLL-FAB METAL PANEL, PRC-FINISH 500 COLOR DARK BRONZE
M1	MEDIUM CHERRY STANDARD WOODGRAINS ALUMINAORD

CANOPY KEY:

C1	24 GA. ROLL-FAB RMP 2-624 METAL SLIDING MEDIUM CHERRY STANDARD WOODGRAINS ALUMINAORD
C2	VADE FLANGE STEEL FRAMED STRUCTURE, PAINTED P3 FINISH

GLAZING KEY:

MATERIAL DESCRIPTION:

FRAMES	DESCRIPTION
GF1	ALUMINUM STOREFRONT - 2" X 4 1/2" (SEALANT JOINT VERTS) DK, BRONZE ANODIZED (AB7)
GF2	ALUMINUM STOREFRONT - 2" X 4" (SEALANT JOINT VERTS) DK, BRONZE ANODIZED (AB7)

EXTENSIOR

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

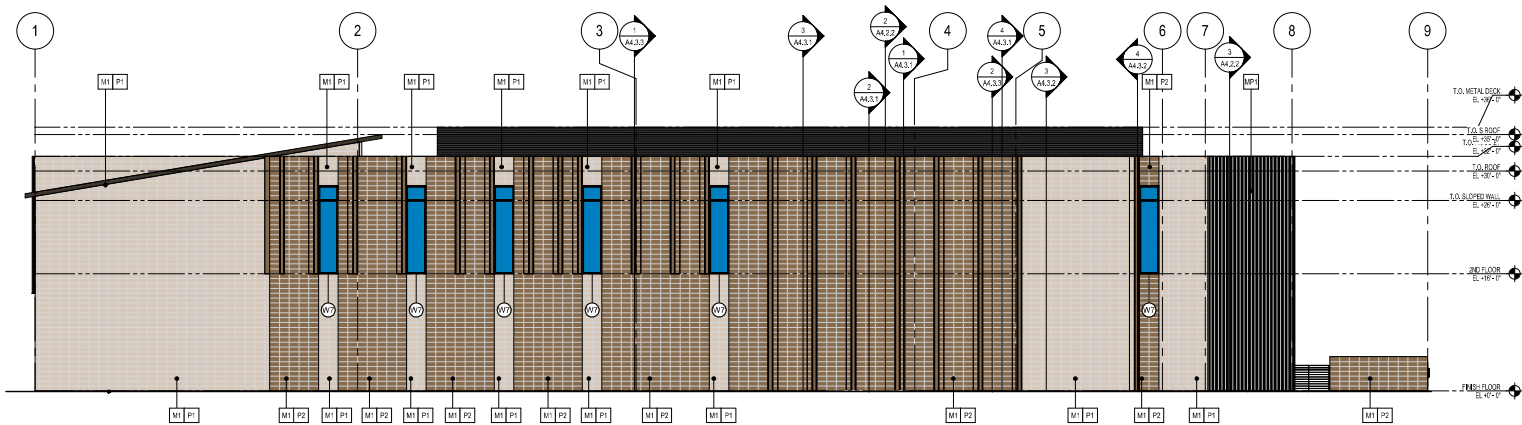
NOTE: ALL GLAZING TO COMPLY WITH IBC 2006.

PAIN KEY:

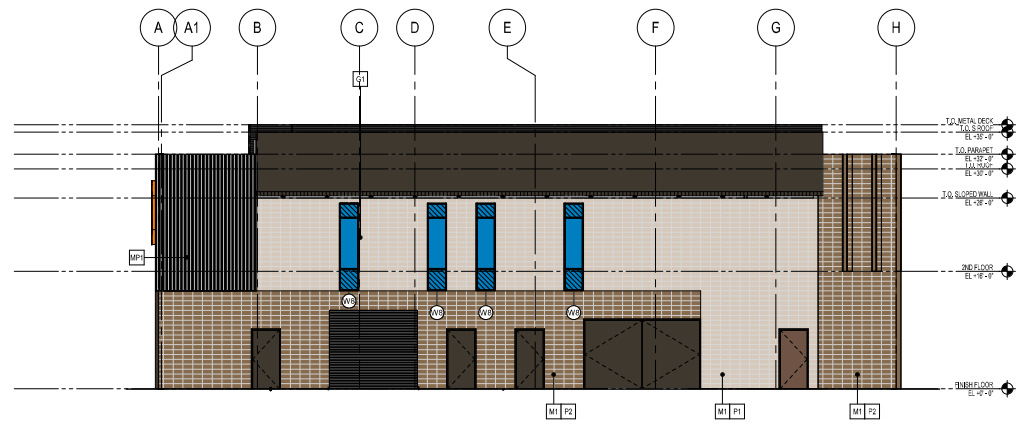
KEY	DESCRIPTION
P1	DUNN EDWARDS - STANFORD STONE #DE1696
P2	DUNN EDWARDS - BANISTER BROWN #DE6309
P3	DUNN EDWARDS - BLACKBEAM #DE6385 (EXPOSED STEEL, TRILUS & COLUMNS)

PAINING 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 PRODUCT.



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



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



LGE | DESIGNGROUP



Scottsdale Arizona
2021 . 03 . 26

CONCEPT VIEW 'A'

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LGE | DESIGNBUILD

ATTACHMENT #14



LGE | DESIGNGROUP



Scottsdale Arizona
2021 . 03 . 26

CONCEPT VIEW 'B'

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LGE | DESIGNGROUP



Scottsdale Arizona
2021 . 03 . 26

CONCEPT VIEW 'C'

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LGE | DESIGNBUILD



LGE | DESIGNGROUP



Scottsdale Arizona
2021 . 03 . 26

CONCEPT VIEW 'D'

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LGE | DESIGNBUILD



LGE | DESIGNGROUP



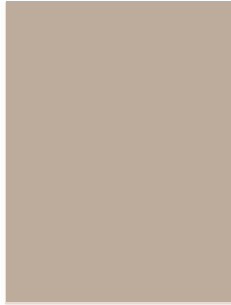
Scottsdale Arizona
2021 . 03 . 26

CONCEPT VIEW 'E'

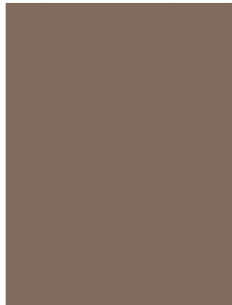
This artist rendering is for conceptual design only and should not be referred to as a construction document.

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

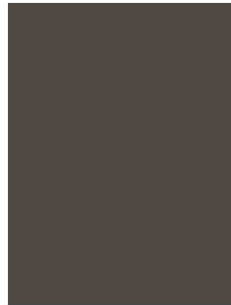
LGE | DESIGNBUILD



P1 - Stanford Stone
DET696 LRV 42
Dunn Edwards



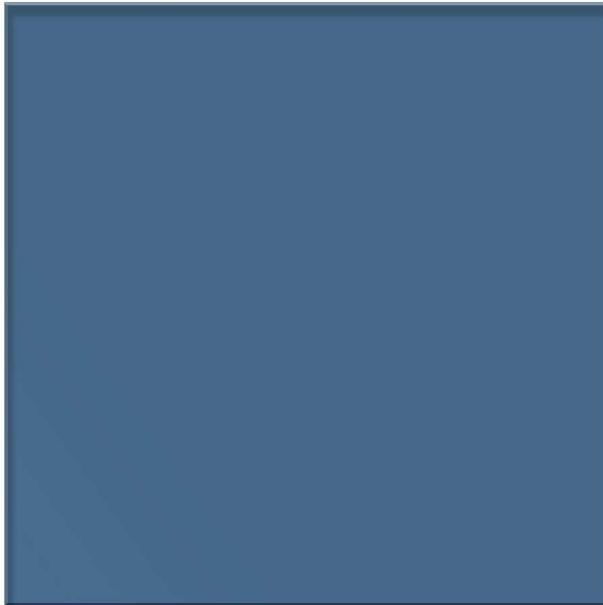
P2 - Bannister Brown
DE6069 LRV 15
Dunn Edwards



P3 - Black Bean
DE6385 LRV 7
Dunn Edwards



W1 - Medium Cherry
Standard Woodgrains
Alumaboard



Glass
Solarcool Solarblue Annealed



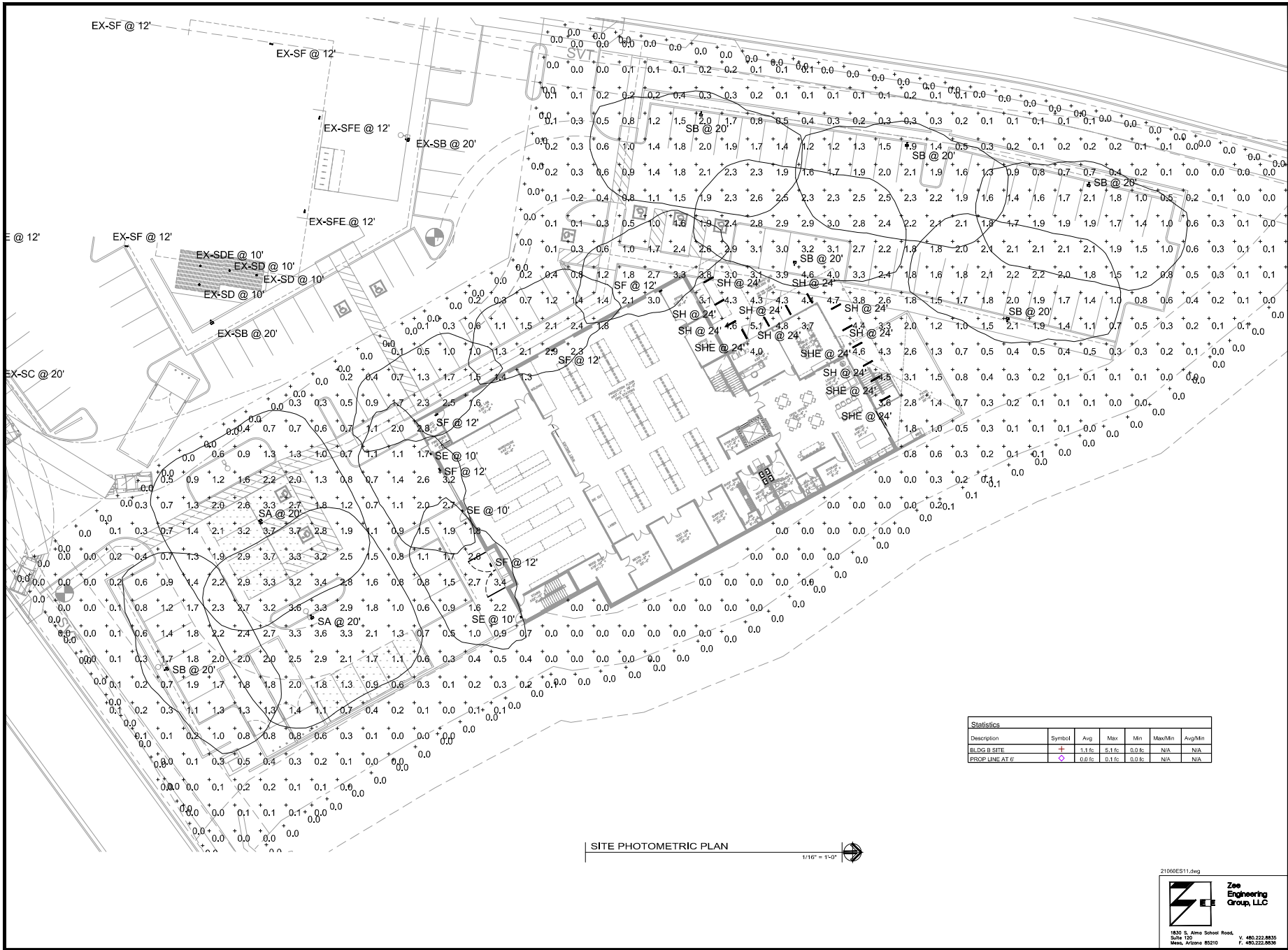
M1 - SL 1012 Black
Rollfab Alumakor A1000



M2 - Anodized Aluminum Storefront
Dark Bronze (AB-7) Arcadia



Rendering View



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG B SITE	+	1.1 fc	5.1 fc	0.0 fc	N/A	N/A
PROF LINE AT 6'	o	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

SITE PHOTOMETRIC PLAN
1/16" = 1'-0"

21069ES11.dwg

1830 S. Almo School Road,
Suite 100
Mesa, Arizona 85210
P: 480.222.8830
F: 480.222.8838

JUGGERNAUT HQ - DC RANCH 15

9217E VERDE GROVE VIEW
SCOTTSDALE, ARIZONA, 85255

NUMBER	REVISION	DATE



SHEET TITLE:
SITE PHOTOMETRIC PLAN
ISSUE DATE: 09/03/2021
DRAWN BY: LB
CHECKED BY: SS
PROJECT No.:
SHEET:

ES1.1

DRB SUBMITTAL - 09/03/2021



D-Series Size 0 LED Area Luminaire

For 'SA' 'SB'

Specifications

Beam Angle: 50° (Typical)
 Length: 10" (Typical)
 Width: 13" (Typical)
 Height: 3" (Typical)
 Weight: 1.5 lbs (Typical)

Introduction

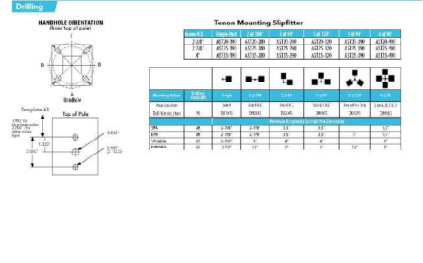
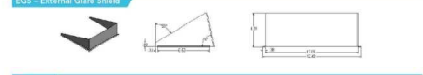
The modern styling of the D-Series is making your installation... making a bright, progressive statement even as it blends seamlessly with its environment. The D-Series shares the benefits of the latest in LED technology in a high-performance, highly efficient, long-life luminaire. The outstanding photometric performance results in less-waste excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with total energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSD LED 60-40K T3M MVOLT SP NELAIRG PIB IN DOBRO

Part	Options	Options	Options	Options	Options
Model	Size	Color	Beam Angle	Mounting	Finish
DSD60	60	40K	50	T3M	PIB
Options:	SP	NELAIRG	PIB	IN	DOBRO

Accessories

Wiring, mounting hardware, and other accessories are available for this luminaire. See the accessories section of the product manual for details.



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'SA' 'SB'

Performance Data

Lumen Output

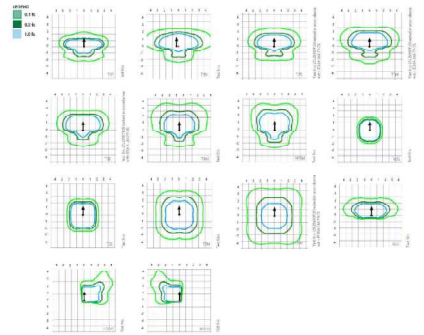
This table provides lumen output data for various luminaire models and configurations under different conditions.

Model	Beam Angle	Mounting	Temp	HL	LM	LM	LM	LM	LM	LM	LM	LM	LM	LM	LM
60	50	T3M	35	3500K	100	100	100	100	100	100	100	100	100	100	100
				4000K	100	100	100	100	100	100	100	100	100	100	100
				5000K	100	100	100	100	100	100	100	100	100	100	100
				6000K	100	100	100	100	100	100	100	100	100	100	100

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'SA' 'SB'



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'SA' 'SB'

Performance Data

Lumen Output

This table provides lumen output data for various luminaire models and configurations under different conditions.

Model	Beam Angle	Mounting	Temp	HL	LM	LM	LM	LM	LM	LM	LM	LM	LM	LM	LM
60	50	T3M	35	3500K	100	100	100	100	100	100	100	100	100	100	100
				4000K	100	100	100	100	100	100	100	100	100	100	100
				5000K	100	100	100	100	100	100	100	100	100	100	100
				6000K	100	100	100	100	100	100	100	100	100	100	100

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'SA' 'SB'

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Temp (°C)	Temp (°F)	Multiplier
10	50	1.00
20	68	0.95
30	86	0.85
40	104	0.75
50	122	0.65
60	140	0.55
70	158	0.45

Electrical Load

Model	Power (W)	Power (VA)	Power (VA)	Power (VA)	Power (VA)	Power (VA)
60	100	100	100	100	100	100
	150	150	150	150	150	150
	200	200	200	200	200	200
	300	300	300	300	300	300

Projected LED Lumen Maintenance

Temp (°C)	Temp (°F)	Hours	Maint (%)
10	50	1000	100
20	68	1000	95
30	86	1000	85
40	104	1000	75
50	122	1000	65
60	140	1000	55
70	158	1000	45

Control Options

Model	Control Type	Control Name	Control Description
60	0	0	Off
	1	1	On
120	0	0	Off
	1	1	On
180	0	0	Off
	1	1	On
240	0	0	Off
	1	1	On

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'SA' 'SB'

Capable Luminaire

This luminaire is capable for use in applications where it is intended to provide consistent color across the beam-level transmittability.

- All gaskets within this luminaire meet the industry standard specification for beam-level transmittability.
- This luminaire is a Certified Color-Shifted (CCS) luminaire and is qualified for use in applications where color consistency is required.
- This luminaire is qualified for use in applications where color consistency is required, including applications where color consistency is required, including applications where color consistency is required.

Notes:

1. See ordering table for details.
2. For CRI and Ra information, please refer to the product manual.

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2100ES13.dwg

Zee Engineering Group, LLC

1830 S. Amo School Road, Suite 100, Mesa, AZ 85210

480.222.8830

LITHONIA LIGHTING DESIGNGROUP

JUGGERNAUT HQ - DC RANCH 15

9217 E VERDE GROVE VIEW SCOTTSDALE, ARIZONA, 85255

SHEET TITLE: EXTERIOR LUMINAIRE CUT SHEETS

DATE: 09/03/2021

DRAWN BY: LB

CHECKED BY: SS

PROJECT NO: SS

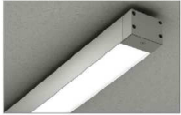
SHEET: **ES1.3**

DRB SUBMITTAL - 09/03/2021

28-DR-0021_V2

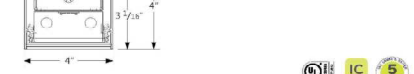
9/3/2021

wet BEAM4 LED SURFACE MOUNT 'SH' 'SHE'



Project: _____
Type: _____
Notes: _____

PERFORMANCE PER LINEAR FOOT AT 3000K	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED
lumens/ft	100	100	100
Watts/ft	5.5	5.5	5.5
MDL/ft	53 W/W	53 W/W	53 W/W



Ordering Guide

WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED
PRODUCT ID	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED
WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED	WET BEAM4 LED

FINISH

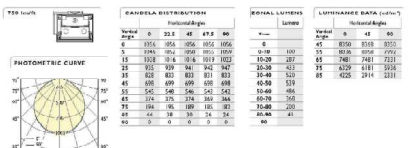
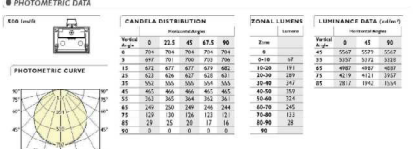
FINISH	VOLTAGE	DRIVER	COUNTS	MOUNTING/OPERATION
AT - 4000K	120/277V	OP - 4000K	1 - 1000	1 - 1000
W - 5000K	277/277V	OP - 5000K	2 - 2000	2 - 2000
ACE - 6000K	120/277V	OP - 6000K	3 - 3000	3 - 3000
C - 7000K	120/277V	OP - 7000K	4 - 4000	4 - 4000

BATTERY (OPTIONAL)

BATTERY (OPTIONAL)	OTHER (OPTIONAL)	IC CONTROL (OPTIONAL)	CUSTOM (OPTIONAL)
1 - 1000	M - 1000	IC - 1000	C - 1000

2/4
1/15/2020
FILE NAME: WET_LED_03/20/20
3/14
1/15/2020
FILE NAME: WET_LED_03/20/20
axis
www.axislighting.com

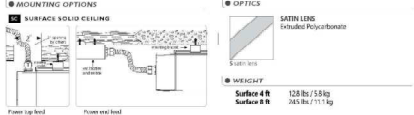
wet BEAM4 LED SURFACE MOUNT 'SH' 'SHE'



All IES files are available for download at www.axislighting.com

2/4
1/15/2020
FILE NAME: WET_LED_03/20/20
3/14
1/15/2020
FILE NAME: WET_LED_03/20/20
axis
www.axislighting.com

wet BEAM4 LED SURFACE MOUNT 'SH' 'SHE'



Mounting Options

- SURFACE SOLID CEILING**
- OTHER MOUNTING OPTIONS**
- CONSTRUCTION**
- OTHER MOUNTING OPTIONS**
- CONSTRUCTION**
- OTHER MOUNTING OPTIONS**
- CONSTRUCTION**
- OTHER MOUNTING OPTIONS**
- CONSTRUCTION**
- OTHER MOUNTING OPTIONS**
- CONSTRUCTION**

Optics

- SATIN LENS**
- EXTRUDED POLYCARBONATE**
- WEIGHT**
- Surface 4 ft**
- Surface 8 ft**

Other Mounting Options

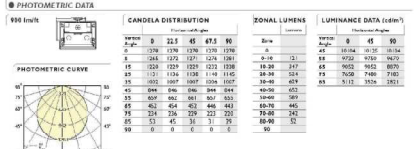
- GASKETTED FIXTURE**
- JOINER SYSTEM**
- POWER FEED**
- APPROVALS**
- WARRANTY**

LED SYSTEM

- CHOOSE**
- LED LIFE**
- Thermal Management**

2/4
1/15/2020
FILE NAME: WET_LED_03/20/20
3/14
1/15/2020
FILE NAME: WET_LED_03/20/20
axis
www.axislighting.com

wet BEAM4 LED SURFACE MOUNT 'SH' 'SHE'



All IES files are available for download at www.axislighting.com

2/4
1/15/2020
FILE NAME: WET_LED_03/20/20
3/14
1/15/2020
FILE NAME: WET_LED_03/20/20
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1200 N. 52nd Street • Phoenix, AZ • 85008
P. 480.966.4001

JUGGERNAUT HQ - DC RANCH 15
9217E VERDE GROVE VIEW
SCOTTSDALE, ARIZONA, 85255

LOGE DESIGNGROUP

NUMBER	REVISION	DATE



SHEET TITLE:
EXTERIOR LUMINAIRE CUT SHEETS

ISSUE DATE: 09/03/2021

DRAWN BY: LB

CHECKED BY: SS

PROJECT No.: _____

SHEET:

ES1.5

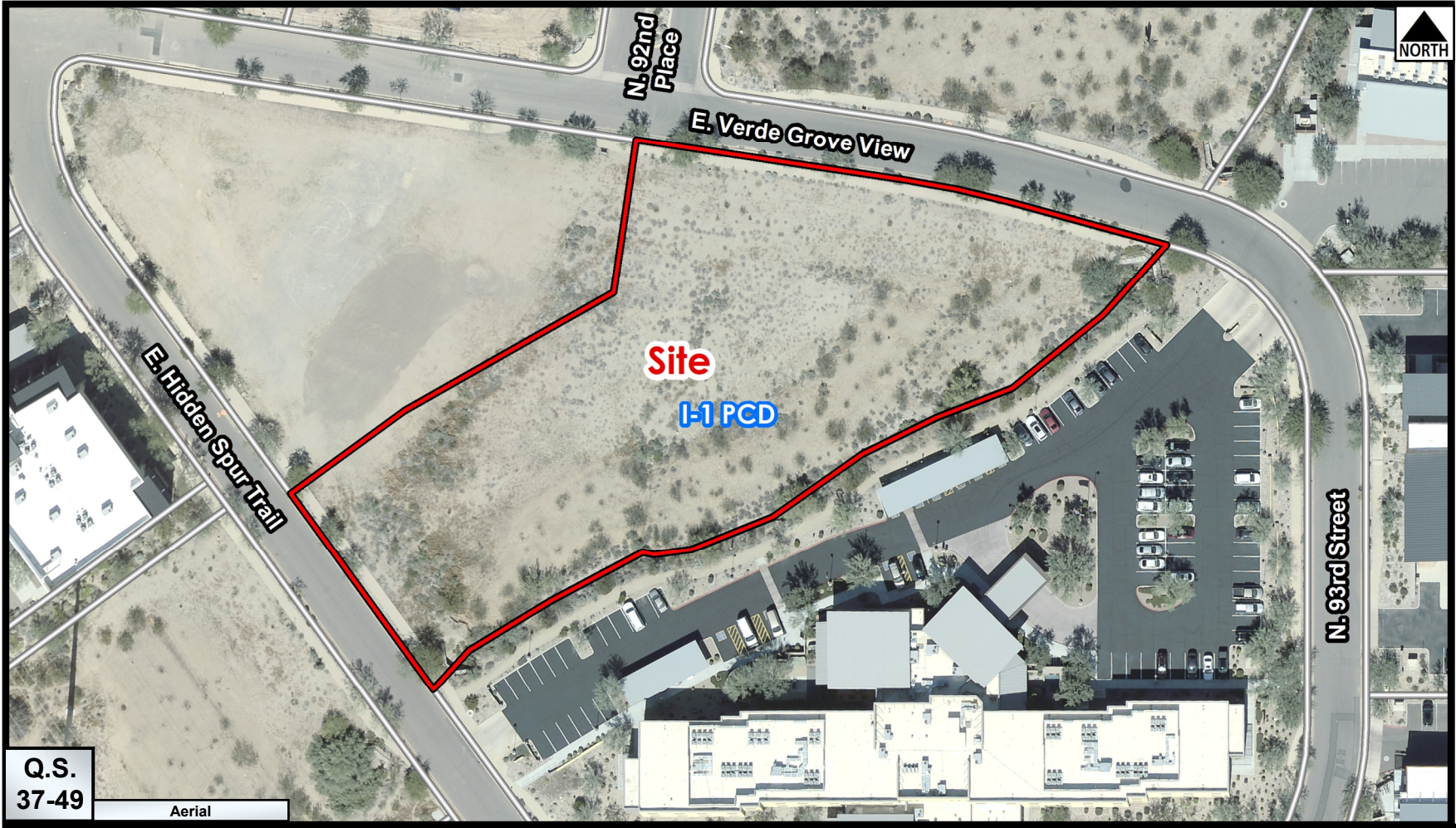
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Zee Engineering Group, LLC

1830 S. Almo School Road,
Suite 100
Mesa, Arizona 85210

T. 480.222.8830
F. 480.222.8830

DRB SUBMITTAL - 09/03/2021
9/3/2021



Q.S.
37-49

Aerial

Zoning Aerial

28-DR-2021



The Covenant Commission at DC Ranch
20551 North Pima Road, Suite 180
Scottsdale, Arizona 85255
tel 480.563.3284

08/19/2021

Hector Savedra
LGE Design Group
1200 N 52 Street
Phoenix, AZ 85008

Re: DC Ranch Design Review for Parcel 1.07, Lot 15B - LGE Design Group
Corporate Center at DC Ranch Building, Preliminary Submission

Dear Hector:

Thank you for your Preliminary Design Review submission to the Ranch Offices. The Covenant Commission has voted to approve your Preliminary design.

Landscape review comments are provided under separate cover. If you have any questions or concerns about these comments, please do not hesitate to call me at 480-563-3284.

Sincerely,

Alaina Martoccia

Alaina Martoccia on behalf of Janice W. Baratta
Design Review Administrator

Preliminary Design Review

ATTACHMENT #19

28-DR-2021_V2
9/3/2021