



Marked Agendas

Approved Minutes

Approved Reports

**The October 17, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 17, 2019 Item No. 8
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

McClain Hangar 37-DR-2019

Location: 7974 East McClain Drive

Request: Request approval of the site plan, building elevations, and landscape plan for an airplane hangar building with approximately 15,750 square feet of building area including approximately 2,100 square feet of office area, all on a 1.4-acre site.

OWNER

Airport Peaks, LLC
(480) 483-8107

APPLICANT CONTACT

Troy Peterson
(480) 689-1219

BACKGROUND

Zoning

The property is zoned Industrial Park, I-1. The property was rezoned from R1-35, Single-family Residential, to I-1, Industrial Park in 1982. The I-1 district is intended to provide light manufacturing, aeronautical, industrial, and office uses for employment opportunities.

In the 1970s there was a ranch house on the property that appears to have been demolished in the early 1990s. The site has been vacant since the house demolition.

Context

The site is located east of the North 78th Street and East McClain Drive intersection in the Scottsdale Airpark. The site is surrounded by other hangers and industrial uses.

Adjacent Uses and Zoning

- North I-1, Existing Industrial Use
- South I-1, Existing Industrial Use
- East I-1, City of Scottsdale Airport property
- West I-1, Existing Industrial Use

Key Items for Consideration

- Sensitive Design Principles

Action Taken _____

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting to construct a new two-story aircraft hangar building with associated office space, on a vacant parcel with airport taxilane access.

While the hangar use is permitted by right in the I-1 zoning district, the applicant is also pursuing a use permit to allow for a heliport on the site.

Neighborhood Communication

The applicant sent notification letters to property owners within 750 feet of the site. City staff also sent postcards to neighbors located within 750 feet and posted a hearing sign at the site. Staff has received no comments on the proposal.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

The new hangar building is centered on the site with parking, a landscape buffer, and screen wall to the south abutting the street. Vehicular access wraps around the east side of the building to the north side of property where the staging area and aircraft taxilane are located. There will be two new driveway connections onto East McClain Drive and a new six-foot-wide sidewalk connection from the main entrance of the building to the existing sidewalk along the street.

Elevations

The building façade is primarily composed of red brick veneer and white metal panels. The white metal panels along the south elevation are ribbed to add visual interest. The south elevation also includes a steel parking canopy with an accent yellow color. The parking lot and trash enclosure screen walls incorporate red stacked pattern brick that complement the building elevations. The east and north elevations include wide shade canopies over the side entry doors and large aircraft hanger doors. The applicant has also received architectural approval from the Scottsdale Northwest Airpark Association.

Landscaping

The landscape plan includes base planting around the building on the south and east sides. There is also a 20-foot-wide landscape buffer abutting East McClain Drive. Due to the 25-foot-wide public utility easement and storm drains along the east side of the site, the perimeter fence had to be constructed so that it could be removable if necessary. The applicant has proposed to use a steel fence with creeper vines to create a green screen and provide an effect buffer between parcels.

Development Information

- Existing Use: Vacant
- Proposed Use: Private Hanger
- Parcel Size: 1.4 gross acres, 1.28 net acres
- Hanger Area: 15,245 square feet
- Office Area: 1,963 square feet
- Floor Area Ratio Allowed: .8
- Floor Area Ratio Proposed: .3

- Building Height Allowed: 52 feet, excluding roof top appurtenances
- Building Height Proposed: 38 feet, including rooftop appurtenances
- Parking Required for office space: 7 spaces
- Parking Provided for office space: 8 spaces
- Open Space Required: 4,981 square feet
- Open Space Provided: 5,251 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the McClain Hanger per the attached stipulations, finding that Sensitive Design Principles and Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Katie Posler
Planner
480-312-2703
E-mail: kposler@ScottsdaleAZ.gov

APPROVED BY

Katie Posler

Katie Posler, Planner, Report Author

10/3/19

Date

Steve Venker

Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

10/3/19

Date

Randy Grant

Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

10/3/19

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Open Space Plan
 - 6. Building Elevations
 - 7. Perspectives
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets
 - 12. Property Owner Association Architectural Approval
 - 13. Neighborhood Notification

**Stipulations for the
Development Review Board Application:
McClain Hangar
Case Number: 37-DR-2019**

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 SmithGroup, with a city staff date of 9/24/19.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by SmithGroup, with a city staff date of 9/24/19.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by SmithGroup, with a city staff date of 9/24/19.
 - d. The case drainage report submitted by Bowman Consulting Group 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 Bowman Consulting Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the site was: 44-ZN-1982.

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. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
5. Roof access ladders shall be internal to the building so not visible to the public or from an offsite location.
6. With final plans, the SES panel shall be recessed so the doors are flush with the building face.

SITE DESIGN:

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplement to MAG Standard Details, detail 2146-1 for single refuse enclosures.
9. With final plans, the applicant shall provide written authorization from all six utility companies if there are to be any footings located within the Public Utility Easements.
10. With final plans, the applicant shall provide written authorization from the neighboring property owner if walls or fences are to be placed on common property lines.
11. With the final plans, the site plan shall be revised to indicate location of all above ground utility equipment and related screening.
12. With final plans, revise the site plan so the ADA parking space is nearest to the front door.
13. Sidewalk width shall be a minimum of six feet wide.
14. Bicycle rack design shall be per City of Scottsdale Standard Detail No. 2285.

LANDSCAPE DESIGN:

Ordinance

- C. If any native plants on the site are proposed to be removed or relocated during construction, the applicant must submit a native plant inventory by an approved salvage company for final plan review to receive a native plant permit.
- D. Revise the landscape plan so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction, per Zoning Ordinance Section 10.501.A.

DRB Stipulations

15. 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.
16. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an

CASE NO. 37-DR-2019

automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- H. Any light fixture with output equal to or greater than 2,600 initial lumens shall not be operated between 11:00 p.m. and 6:00 a.m.

DRB Stipulations

- 17. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 18. 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 1.2 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 8.0 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 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

- I. Helipad/port shall not operate until approval of Form 7480 from the FAA and a Use Permit approval from The Planning Commission and City Council.

DRB Stipulations

- 19. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 20. 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 be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

21. Prior to permit issuance, the owner shall dedicate to the City an Avigation Easement in a form acceptable to the City for recording.

STREET INFRASTRUCTURE:

DRB Stipulations

22. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:

- a. MCCLAIN DRIVE.
 - i. Replace curb, gutter and sidewalk in the location of the driveways to install COS Standard Detail 2256 Commercial Driveways Type CL.

23. 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 have 70 % contrasting colored compared to the background concrete color.

WATER AND WASTEWATER:

DRB Stipulations

24. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

25. 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.
26. The proposed fence within the existing drainage easement must be a removable type fence in order to allow for maintenance of the existing storm drain.

EASEMENTS DEDICATIONS:

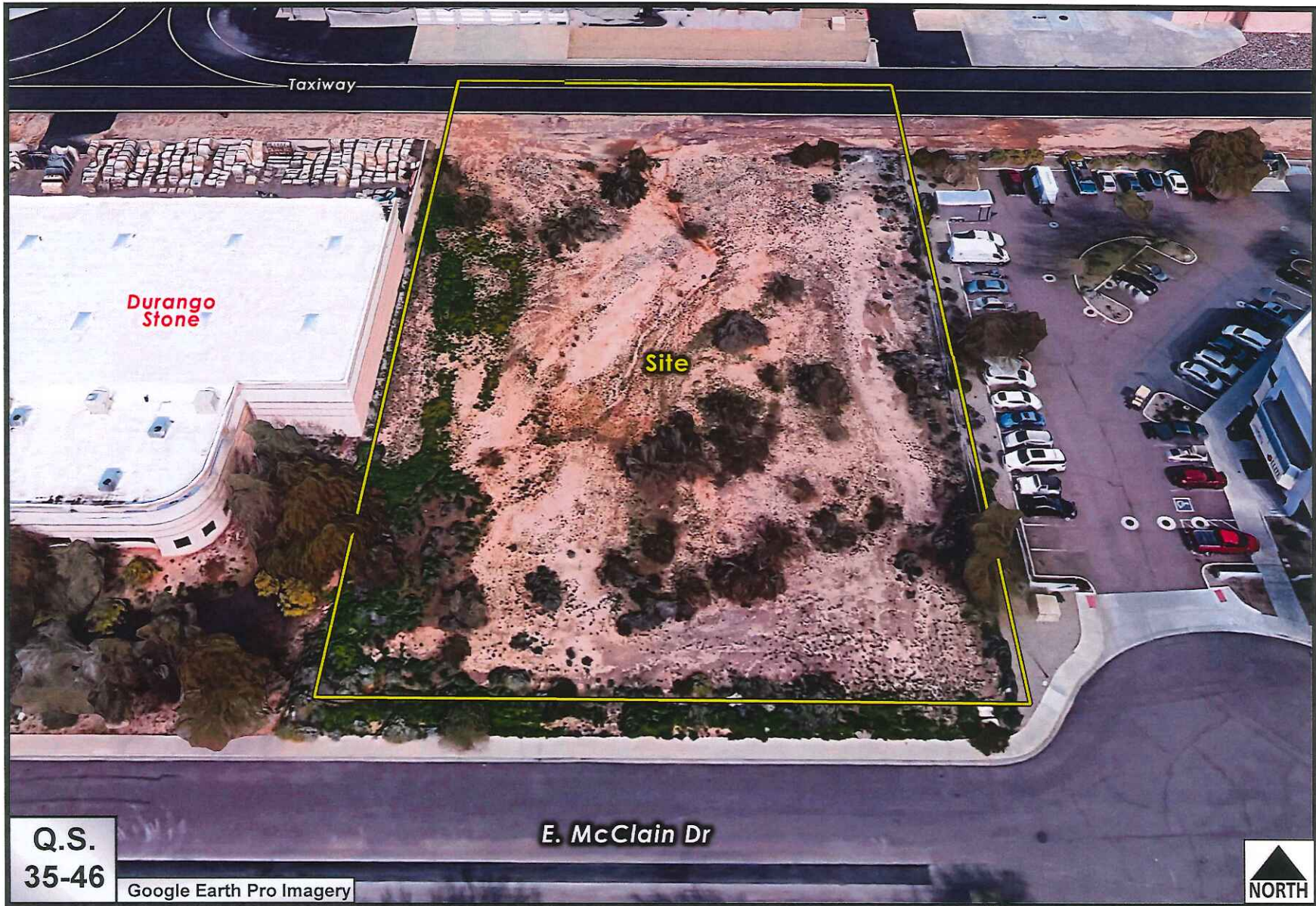
DRB Stipulations

27. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A Sight Distance (SD) easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. An Emergency Services Vehicle Access (ESVA) easement is required over the drive aisle for refuse collection services.
 - c. A continuous Public Non-Motorized Access (PNMA) easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.



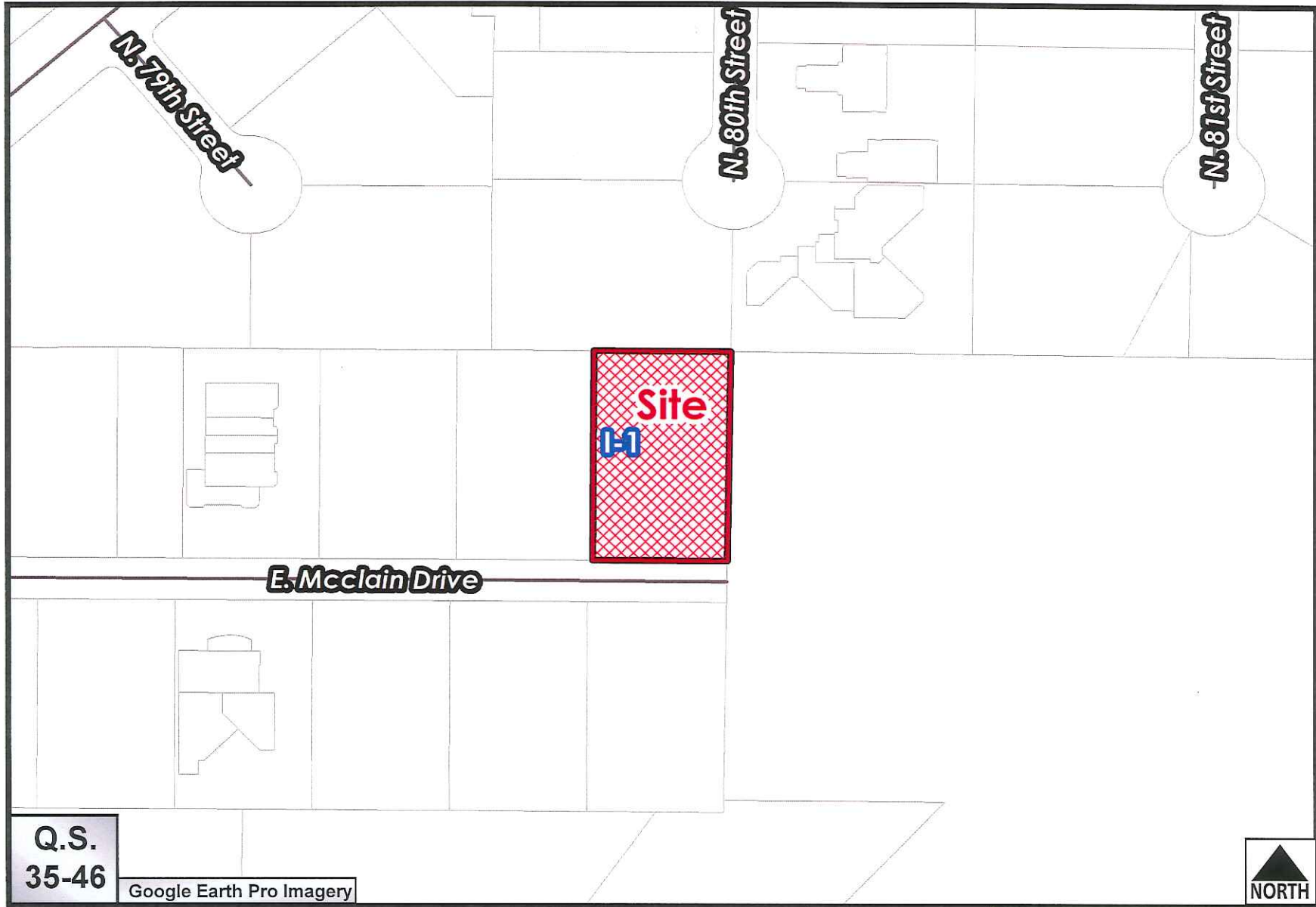
Context Aerial

37-DR-2019



Close-up Aerial

37-DR-2019



Q.S.
35-46

Google Earth Pro Imagery



Zoning Aerial

37-DR-2019

Development Review Board Project Narrative
Scottsdale Hangar Company
7974 E. McClain Drive
Scottsdale, AZ 85260

Scottsdale Hangar Company LLC is proposing to construct a private aircraft hangar on vacant property located within the Scottsdale Airpark at 7974 E. McClain Drive (Maricopa County APN 215-47-014). The project site is on the west side of, and immediately adjacent to, a City of Scottsdale aviation operations facility. An existing private taxiway is located on the north side of the property. The subject parcel has an area of 56,396 square feet. The proposed building includes 15,245 square feet of hangar and accessory space and 1,963 square feet of office. The building includes a 1st floor and 2nd level mezzanine for mechanical use.

The subject parcel is currently zoned I-1 (industrial) and lies within the Aviation (AV) area of the Scottsdale Airpark Character Area Plan. The proposed aviation hangar is an allowed use under the existing I-1 zoning district. The use is consistent with the General Plan and Greater Airpark Character Area Plan including following the City of Scottsdale Design Standards & Policy Manual.

Architectural Character, Landscaping and Site Design

The proposed architectural design for the hangar provides a variation to the heavy masonry buildings surrounding the parcel on McClain Drive. The street elevation uses the south elevation exposure provide shading opportunities in the south facing façade. Vertical and horizontal windows allow natural light into the building office and interior spaces. Skylight on the roof will also allow natural light into the large volume hangar space. Roofing materials and aircraft rated pavement areas are selected to help reduce the urban heat island effect.

The building color palette was selected to reflect the building owner's corporate colors. Material types provide different colors and textures and provide energy efficient wall systems.

Plant material indicated on the landscape plan are desert species that require low water usage. Selected plant material provide a variation in color and texture in the proposed plan. A 'green' screen wall is proposed along the east property line with a creeper vines and a wire framed structure.

Site design opportunities are vary limited as the size of the planned aircraft dictates the sizes of the hangar and aircraft staging areas on a very compact site. The public utility easement (PUE) located along the east property line also contributes to the site restrictions. The proposed development follows the general site plan designs of the surrounding properties with parking located in the building front yard and support spaces in the rear yard. Rear yard access is provide in the side yard through a fenced barrier.

Ingress, Egress, On-Site Circulation, Parking and Pedestrians

Vehicular ingress and egress to the site are provided by two new driveways connecting to McClain Drive. An off-street parking lot will be provided on the south side of the building. Vehicular access, service, emergency vehicle access and circulation to the north side of the building will be through a controlled access gate on the east side of the building. Aircraft access to the site hangar is provided by the adjacent taxiway on the north side of the parcel which connects to the airport runway via Gate #5. Pedestrian access to the site is provide by a walkway connection to the existing sidewalk on McClain Drive.

Mechanical and Utility Equipment

All mechanical and aircraft support equipment will be located on the mezzanine level internal to the hangar building. Intake air and exhaust air required for HVAC and other mechanical equipment will be supplied through the louver provided in the East exterior wall.

The hangar building has a raised parapet that conceals the roof slope. This parapet will also screen any small vent stacks required for the plumbing system.



1. METAL PANEL (COLOR 2) - "BLACK"
"MINI MICRO-RIB" INSULATED WALL PANEL

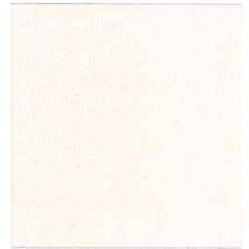
a. WINDOW FRAMES (COLOR 2) - "BLACK"



SHING STEEL (COLOR 3) - ACCENT
PARKING CANOPY FASCIA = "YELLOW"



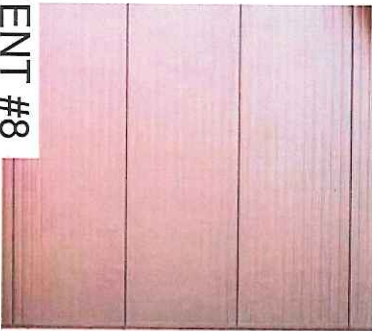
SOUTH ELEVATION



1. METAL PANEL (COLOR 1)
"BONE WHITE" KYNAR #431R54
"MINI MICRO-RIB" INSULATED WALL PANEL

1a. BUILDING STEEL (COLOR 1) - "BONE WHITE"
- PARKING CANOPY - MAIN STRUCTURE
- EXTERIOR HOLLOW METAL DOORS / FRAMES
- SITE FENCING AND RAILINGS
- TRASH ENCLOSURE GATES
- MISC. METAL ACCENTS
- EXTERIOR BUILDING LOUVERS

ATTACHMENT #8



6. 8'-0" PERIMETER FENCE (STAGING AREA)
AND SLIDING GATE
- STEEL POSTS AND FRAME WITH 1'-0" X 8'-0" STEEL
PANELS = "BONE WHITE"

*REFER TO SITE DETAILS



7. 3'-0" PERIMETER FENCE
- STEEL POSTS AND ANGLE FRAME WITH
HOG-WIRE (3639500SA - McNICHOLS) MESH IN-FILL
= "BONE WHITE"

*REFER TO SITE DETAILS



6. INSULATED GLAZING
1" VNE30 - 53 INSULATING
REFLECTANCE:
- VISABLE LIGHT EXT = 12%
- VISABLE LIGHT INTERIOR = 21%
- SOLAR ENERGY = 17%



5. CMU 4"x8"x16"
"STACKED PATTERN" = "STANDARD GRAY"
- 3'-0" SITE WALLS
- TRASH ENCLOSURE



4. BRICK VENEER
NORMAN BRICK "STACKED PATTERN" = "RED"
BASIS OF DESIGN = "410A BONFIRE"
BY SUMMIT BRICK AND TILE CO.

07/10/19

EXTERIOR BUILDING COLOR & MATERIAL SAMPLE BOARD

7974 E McCLAIN DRIVE
SCOTTSDALE, ARIZONA



SMITHGROUP

37-DR-2019
7/15/2019

McGraw-Edison

DESCRIPTION

The Galleonaire LED luminaire features advanced thermally conductive polymer heatsinks and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum end caps provide structural support for the housing and heatsinks. Thermally conductive polymer heatsinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleonaire LED luminaire is suitable for operation in -40°C to 40°C ambient environments. Light Squares are IP66 rated. Greater than 50% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 500mA and 800mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall

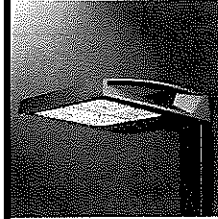
mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLNA GALLEONAIRE

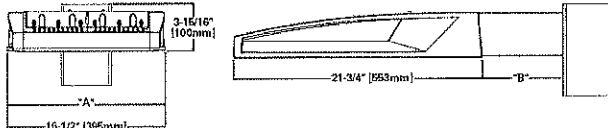
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



LumenSafe Technology
CLICKTUBE

DIMENSIONS



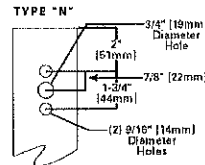
DIMENSION DATA

Number of Light Squares	"A" Width (mm)	"B" Standard Arm Length (mm)	"B" Optional Arm Length ¹ (mm)	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	28 (12.7 kgs)	0.72
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	38 (16.3 kgs)	0.77
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	43 (19.5 kgs)	0.85
9-10	33-3/4" (857mm)	7" (178mm)	16" (408mm)	49 (22.2 kgs)	1.13

NOTE: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



DRILLING PATTERN



CERTIFICATION DATA

3GVibration Rated
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V E0/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature



TD500064EN
June 28, 2018 3:50 PM

TYPE 'SA' & 'SB'

LEDALUX

LPLED-SCS Surface Mount LED Soft Square Canopy



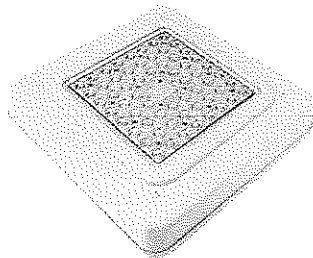
CATALOG NUMBER:

NOTES:

FIXTURE TYPE:

PROJECT:

L70
90% 190,000 Hours



PRODUCT DESCRIPTION

The LPLED-SCS is Mule's new low-profile 12" surface mount soft square canopy with optional integral factory-installed dimming occupancy sensor with daylight sensing capabilities. This canopy optimizes optical performance and long-life with superior thermal management in an attractive and durable die-formed aluminum enclosure and premium PMMA lens that does not yellow over time. The SC sensor option provides multi-level motion control and includes a photocontrol to measure the ambient light levels. This product can be easily surface or pendant mounted and is the ideal energy-saving solution for a wide spectrum of applications including, but not limited to, parking garages, schools, office complexes, light commercial development, apartments, walkways, entryways and stairwells.

FEATURES

CONSTRUCTION

- 12" Square canopy with rounded corners in a precision die-formed aluminum enclosure and non-metallic mounting backplate
- White powder coat finish
- IP65 rated light engine compartment
- Single 3/4" side knockout

OPTICS/LEDS

- UV-stabilized polymethyl methacrylate (PMMA) optics that will not yellow over time
- LED Garage optic provides a Type V symmetric square distribution with light focused in the 60° to 80° zones to optimize spacing with even light distribution
- Available in 35W and 54W configurations with up to 6288 lumens for maximum project flexibility
- Efficacies up to 123 LPW maximize energy savings and utility rebates
- 4000K CCT
- L70 of 190,000 hours
- CRI ≥72

ELECTRICAL

- 120-277VAC, 50/60Hz
- 0-10V Dimming driver

INSTALLATION

- Fixture enclosure is attached to backplate by four white fasteners
- Backplate easily attaches to a recessed 3" or 4" J-box
- Pendant mounted using a standard 1/2" downrod and hardware (supplied by others)

OPTION

- Integral 0-10V dimming occupancy sensor with built-in daylight control (SC)

ACCESSORY

- Remote control allows changes in the field to the sensor's default settings (TL-RCSCH)

TESTING & COMPLIANCE

- cETLus Listed to UL1598 for Wet Locations for covered canopy applications
- DesignLights Consortium® (DLC) PREMIUM Qualified
- Meets state of California Title 24 requirement for dimming and control of light fixtures
- Operating temperatures: -40°C to 40°C (-40°F to 104°F)

WARRANTY

- Five year warranty (terms and conditions apply)

Specs At A Glance*

Model	LPLED-SCS-40	LPLED-SCS-54
Wattage (W)	35	54
Lumens (lm)	4663	6288
Efficacy (LPW)	123	119
Equivalency (HID)	100W	150W
Distribution	LED Garage (LG) - Type V Square Short	
CCT	4000K	
CRU	≥72	
Input Voltage	120-277VAC, 50/60Hz, 0-10V Dimmable	
Operating Temp	-40°C to 40°C (-40°F to 104°F)	
Certifications	cETLus Listed, Wet Locations Covered Canopy, DLC PREMIUM	
Warranty	5 Years	
Weight	0.0 lbs	

*Nominal Wattage

Note: Environment and application may affect actual performance. Typical values and 20°C used for testing. Specifications subject to change without notice.

ORDERING INFORMATION

Example: LPLED-SCS-40-LG-VS-4K-WH-5C

Series	Wattage	Optics	Input Voltage	CCT	Finish	Options
LPLED-SCS	40 = 35 Watts 54 = 54 Watts	LG = LED Garage	VS = 120-277V	4K = 4000K	WH = White	SC = Integral dimming sensor with daylight harvesting

Notes

Accessories † (Field Installed)

† Order as separate line item, shipped in separate box

TL-RCSCH = Remote control for SC option



LEDALUX - a division of Mule Lighting, Inc • 46 Baker Street Providence, RI 02905 • 800 556-7690 P 401 941-2929 F • www.LEDALUX.com

TYPE 'SC'

Halo Commercial

DESCRIPTION

Recessed 6-inch LED downlight provides narrow, medium or wide distribution patterns ideal for general area lighting. Lumen options range from 1000 to 4000 lumens in color temperatures of 2700K, 3000K, 3500K, and 4000K, in 80 or 90 CRI. Luminaires are airtight and can be installed in new construction or below the finished ceiling in remodeling applications. Intended for healthcare, hospitality, office spaces, and institutional applications.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Housing Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip accommodates 1/2" to 1-1/2" thick ceilings
- May be installed in new construction; may be installed from below the finished (non-accessible) ceiling in remodeling (with mounting bars removed).
- Provided with (2) old work remodel clips to secure the frame to the ceiling

Universal Mounting Bracket

- Mounting bracket adjusts 2" vertically from above the ceiling or thru the aperture
- Use with the included mounting bars or with 1/2" EMT
- Removable to facilitate installation from below the finished ceiling

Mounting Bars

- Captive pre-installed No Fuss™ mounting bars lock to tee grid with screwdriver or pliers
- Centering mechanism allows for consistent positioning of fixtures

LED Module

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pilotage
- Available in 80 or 90 CRI minimum, accuracy within 3 SDCM provides color uniformity
- 90 CRI option: R9>50 (refer to photometry section)
- Correlated color temperature options
 - 2700K
 - 3000K
 - 3500K
 - 4000K
- Passive thermal management achieves L70 at 50,000 hours in IC and non IC applications
- Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

Lumen Options

- Nominal lumen values
 - 1000 lm
 - 1500 lm
 - 2000 lm
 - 3000 lm
 - 4000 lm

Reflector

- Self-flanged aluminum reflectors are available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for "closed front" applications (Non-IC, 3000 lumen max.)
- Wall wash reflector features a rotatable insert assembly with integral linear spread lens for precise alignment of vertical illumination.
- Reflector attaches to LED module with (3) speed clamps
- Multiple painted or plated finishes are available

Reflector / Module Retention

- Reflector / module assembly is securely retained in the housing with (2) torsion springs

Driver

- Field replaceable constant current driver provides low noise operation
- UNV 120-277VAC 50/60Hz input standard
- 347VAC 50/60Hz input option (Canada only)
- Continuous, flicker-free 1% dimming with 0-10V analog control
- Optional low voltage DC driver for use with Eaton's DLVP distributed low voltage power system combines power and control

Emergency Option

- Provides 90 minutes of standby lighting meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch

Connected Lighting System Options

- WaveLink tile mount daylight sensor includes control module, sensor and cable providing comprehensive lighting control
- LumaWatt Pro (powered by Enlighted) wireless tile mount sensor and control kit

Junction Box

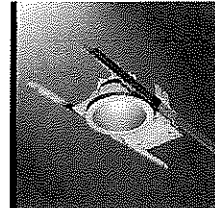
- Galvanized steel junction box
- 20 in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage divider for 0-10V dimming wires [occupies (1) 1/2" pry-out space]
- Listed for (8) #12 AWG (four in, four out) 90° C conductors and feed-thru branch wiring
- (3) 3/8" and (2) 3/4" trade size pry-outs available
- (3) 4-port push wire nuts for mains voltage, with 1-port for fixture connection

Compliance

- cULus Listed/Classified, wet location labeled for covered ceilings
- IP20 - Above finished ceiling; IP65 - Below finished ceiling
- Non-IC rated 3000, 4000 lumen models. Insulation must be kept 3" from top and sides.
- IC rated 1000, 1500, 2000 lumen models, and suitable for direct contact to air permeable insulation
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V & Class B at 120V
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- 1000, 1500 and 2000 lumen SDCRI ICAT models may be used to comply with State of California Title 24 residential code, with JA8-2018-E database certification
- May be used to comply with State of California Title 24 non-residential code, as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database

Warranty

- Five year limited warranty, consult website for details, www.eaton.com/lighting/legal



HC6
Frame

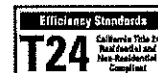
HM6
LED Module

61
61PS

Series Reflectors

6-inch Lens Downlight
and Lens Wall Wash

**1000/1500/2000/
3000/4000 Lumen**



TD517035EN
June 25, 2019 2:56 PM

TYPE 'SD'

McGraw-Edison

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (4+ 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

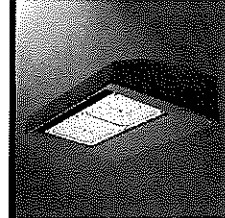
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

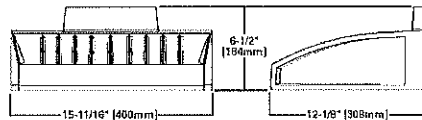


GWC GALLEON WALL

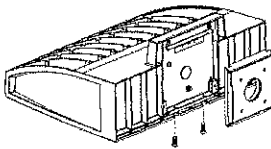
1-2 Light Squares
Solid State LED

WALL MOUNT LUMINAIRE

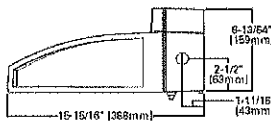
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



www.designlights.org



CERTIFICATION DATA

UL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)



TDS14017EN
April 9, 2019 8:59 AM

TYPE 'SE', 'SG', 'SH' & 'SI'

EMLED Series - EUE

EMLED

Mullion Mount LED Outdoor Egress with Remote Power Supply

BENEFITS & FEATURES

- Extremely low profile, formed aluminum housing
- Corrosion proof stainless hardware
- Illuminates a uniform 12' x 25' area providing safe and effective outdoor emergency egress lighting
- 10 watt Cree LEDs
- Pure white light output of 5300K standard
- Wet location listed to UL924 and IP66 standards
- Maintenance-free NiCad battery, standard
- Uses a Remote Battery Supply
- Optional LED lens coupled with prismatic polycarbonate lens for optimal light output and protection
- Full 90° Cutoff
- Optional security/night lighting (SEC) allows the fixture to be used as an emergency lighting and as security/night lighting
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life
- Standard finish: White, Brushed Aluminum, Dark Bronze
- External LED status indicator/ Test Button on Remote Power Supply
- 120-277 volt, 50/60Hz input
- IES photometric data available
- 5 year warranty
- Ambient Temperature Limits: -20° C to +40° C

Architectural Mullion Mount Emergency Light
Operating in emergency mode or optional normal-on, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended pathways.

MOUNTING DATA & DIMENSIONS:

WALL MOUNT
12" - 10" height
12" - 20" width
3/4" depth
2 1/4" mullion thickness

TOP MOUNT
3 3/4" mounting surface
12" - 10" height
12" - 20" width

ORDERING INFORMATION

MODEL	LED BANDS	POWER	HOUSING COLOR	MOUNT	OPTIONS
EUE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)
relmaker EUE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)
relmaker EUE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)
relmaker EUE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)

Made Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.madeighting.com

TYPE 'EM1'

EMLED Series - EAE

EMLED

LED Outdoor Egress Emergency Light

BENEFITS & FEATURES

- Extremely low profile, formed aluminum housing
- Corrosion proof stainless hardware
- Illuminates a uniform 12' x 25' area providing safe and effective outdoor emergency egress lighting
- 10 watt Cree LEDs
- Pure white light output of 5300K
- Maintenance-free NiCad battery, standard
- Over 30,000 hour lamp life
- Optional LED lens coupled with prismatic polycarbonate lens for optimal light output and protection
- Optional security/night lighting allows the fixture to be used as an emergency lighting and as security/night lighting
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life
- Standard finish: White, Brushed Aluminum, Dark Bronze
- External LED status indicator and test button
- 120-277 volt, 50/60Hz input
- IES photometric data available
- 5 year warranty
- Ambient Temperature Limits: -20° C to +40° C

Architectural Emergency Light
A dramatic new and compact architectural design, providing powerful emergency lighting for over-door and other exterior locations with a 90° full cut-off light distribution. The lamp housing and canopy are fabricated from extruded aluminum.

MOUNTING DATA & DIMENSIONS:

WALL MOUNT
12" - 10" height
12" - 20" width
3/4" depth
2 1/4" mullion thickness

CEILING MOUNT
12" - 10" height
12" - 20" width
3/4" depth

ORDERING INFORMATION

MODEL	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
EAE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)
relmaker EAE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)
relmaker EAE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)
relmaker EAE	10 x 10 Cree LEDs	10W - 100 lumens	White, Brushed Aluminum, Dark Bronze	W, T	SEC - Security/night lighting with optional remote battery (RPS) (optional)

Made Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.madeighting.com

TYPE 'EM2'

OBSTRUCTION LIGHTS

FAA AIRPORT LIGHTING



L-810 LED Obstruction Light HORIZON™ Series

Compliance and Applications

FAA Type L-810 Steady Burn Obstruction Light
ICAO Type Low-Intensity Type B Obstacle Light
ETL Certified: FAA AC 150/5343-43F (pending)
Compliant to: ICAO Annex 14, CAR 621.19, MIL-C-75389

The Horizon™ L-810 Obstruction Light provides an LED based solution for the FAA L-810 steady burning lights. The Horizon™ LED is currently available in both single and double configurations operating at a range of 95-277VAC and also in a range of 9-48 VDC. Both configurations are available as original equipment or as a direct replacement to the existing cobalt lamp/lens on L-810 Incandescent OB2x Series obstruction lights.

Features

- LED based obstruction lights last over 15 times longer than an incandescent light.
- Approximately 96% less power than 110 watt standard incandescent lamp.
- 4 watt power consumption (AC version) / 3.4 watts (DC version).
- Weather resistant lamp assembly and housing.
- Self contained wiring compartment on double units eliminates additional boxes.
- Operates as a steady burn or flashing light.
- Resistant to shock and vibration.
- Direct replacement for existing incandescent fixtures.
- 5 year warranty.

Photometric Specifications

- Beam Spread: 360° horizontal, 3° minimum vertical
- Effective Intensity: ≥ 37 candela

Mechanical Specifications

- Base Material: Cast aluminum with aviation red powder coat
- Lens: Heat resistant clear glass
- Single: 8" x 5.5" x 5.5" (H x W x L), 2 lb.
- Double: 8" x 5.5" x 11.5" (H x W x L), 6 lb.

Environmental Specifications

- Temperature: ±55°C
- Humidity: 95% relative humidity

Ordering Codes

Fixture	Color	Power	Fixture Style	Mounting	Options
FL-810HP	Rd	AC: 120VAC	S: Single	34R: 3/4" Hub - Bottom	F: Flasher
		AC: 240VAC	Dr: Double	10B: 1" Hub - Bottom	PE: PhotoCell
		AC: 277VAC		34S: 3/4" Hub - Side	D: Transfer Relay**
		DC: 12/24/48VDC		10S: 1" Hub - Side	
				FR: Pole Mount	
				10M: 1" Hub - Mount*	

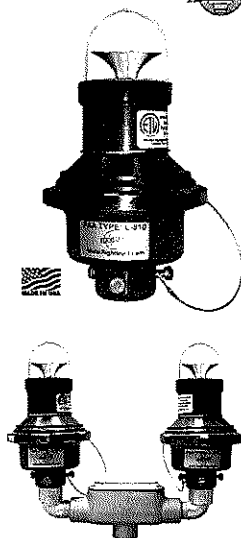
* For single option only. ** For 120/240VAC applications only.

+1.800.806.3548 US & Canada
+1.916.394.2800 Worldwide
+1.916.394.2809 Fax

www.flightlight.com
sales@flightlight.com

Flight Light Inc., 2708 47th Ave.
Sacramento, CA, 95822, USA

Product specifications may be subject to change without prior notice. Verify current specifications when ordering. © Flight Light Inc. 1/2014



OBSTRUCTION LIGHTS



Obstruction Lighting Controls

Lighting controls are designed for use when multiple obstruction light fixtures are to be controlled with common electronics. The electronic control module comes in a cast iron device box with threaded hubs on both top and bottom. Replacement modules (controls without device box) are also available upon request.

Photocell

Model 81020 120VAC, 1000W photocell. FAA style photocells activate at 35 ft-cd and turn off at 58 ft-cd. A 45 second time delay prevents activation and de-activation from momentary light conditions. Does not come with device box, includes 1/2" threaded male fitting.

Model 81021 120VAC, 4800W photocell. Meets FAA/FCC requirements for obstruction lighting. Energized at 35 ft-cd and de-energized at 60 ft-cd. Time delay eliminates contact chatter. Contains dual 20A load contacts. Front plastic housing mounts to cast aluminum junction box (included).

Model 81022 Hazardous Location Photocell Unit. Outdoor lighting control for exterior lighting in hazardous locations: explosive area, dust ignition proof, and weatherproof. Nominal Voltage 50/60 Hz, 120/208/240/277. Voltage Range: 105-305. Housing: sand cast copper-free aluminum - epoxy powder coated.

Ordering Codes for Obstruction Lighting Controls

Fixture Type	Model
FL-	81020: Photocell only (120VAC, 1000W max)
	81021: Photocell with aluminum box (120VAC, 4800W max)
	81022: Hazardous Location Photocell Unit



Model 81020



Model 81021



Model 81022

+1.800.806.3548 US & Canada
+1.916.394.2800 Worldwide
+1.916.394.2809 Fax

www.flightlight.com
sales@flightlight.com

Flight Light Inc., 2708 47th Ave.
Sacramento, CA, 95822, USA

Product specifications may be subject to change without prior notice. Verify current specifications when ordering. © Flight Light Inc. 1/2014

TYPE 'SJ'

TYPE 'SJ'

Scottsdale Northwest Airpark Property Owners Association

14821 N. 73rd Street, Suite 100, Scottsdale, AZ 85260 Telephone 480.483.1985 Fax 480.483.1726

September 16, 2019

Troy Peterson
Senior Director of Construction
Arizona Cardinals Football Club
3131 E. Camelback Road, Suite 210
Phoenix, AZ 85016

Re: APN: 215-47-014, 7974 E. McClain Drive, Scottsdale, Arizona

Dear Troy,

Thank you for providing both the samples of construction materials and the updated prints for an architectural review by Scottsdale Northwest Airpark Property Owners Association (SNAPOA). The First Amendment to Declaration of Master Restrictions of Scottsdale Northwest Airpark amends Paragraph 8, with sub-paragraph f stating the following:

“The Architectural Committee shall be empowered to accept written criteria and design standards to encourage the development of aesthetically pleasing, harmonious and high quality development.”

The Board of SNAPOA met on Thursday, September 12, 2019 to review the updated prints and inspect the construction materials, and have reached the conclusion that the Scottsdale Hangar Company development plans conform to the construction practices accordingly:

- a. Requirements met with use of brick veneer and Kingspan “Mini Micro-Rib” Insulated Wall Panels, which meets or exceeds the high grade metal finish similar to ‘Aluco-Bond;’ and
- b.- f. All other requirements met.

Should there be any change to the development plans and/or construction thereof, SNAPOA respectfully requests that the Association be updated throughout the process.

Sincerely,



Beth Aerts
Property Management for
Scottsdale Northwest Airpark Property Owners Association

City Notifications – Mailing List Selection Map McClain Hanger

ATTACHMENT 13



Additional Notifications:

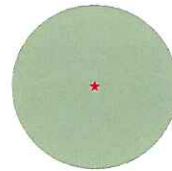
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
July 15, 2019

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 119

37-DR-2019