



Marked Agendas

Approved Minutes

Approved Reports

**The July 1, 2021
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: July 1, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

4Group Office and Hangar 10-DR-2021	Request for approval of a site plan, landscape plan, and building elevations for an approximately 10,500 square foot hangar and office building.
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SUMMARY

Staff Recommendation

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

Items for Consideration

- Conformance with Development Review Board Criteria
- Conformance with Design Guidelines for Office Development
- Integration of Sensitive Design Principles
- Incorporation of window and door shading
- Color palette focuses on gray tones rather than muted earth tones
- Associated Conditional Use Permit case for proposed heliport on site 7-UP-2021
- No community input received as of the date of this report

BACKGROUND

Location: 16115 North 81st Street

Zoning: I-1, Industrial Park

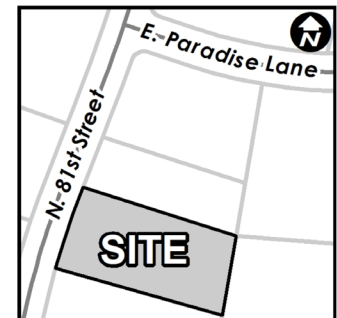
Adjacent Uses

North: Office/Warehouse building, zoned I-1

East: Vacant Parcel, zoned I-1

South: Vacant Parcel, zoned I-1

West: Office/Hangar building, zoned I-1



Property Owner

4Group Building LLC

Applicant

John S. Szafran
(480) 941-4222

Architect/Designer

SPA Architects Inc.

Engineer

Bowman Consulting

DEVELOPMENT PROPOSAL

The applicant's request is for design approval of a new two-story aircraft hangar that is approximately 10,500 square feet, which includes approximately 2,500 square feet of office area. The proposed building is located along the southern property line with open space and retention to the west abutting North 81st Street, associated parking and required fire lane to the north, and aircraft staging area to the east adjacent to the taxiway. The building elevations are composed of smooth natural gray tilt concrete, board form standard gray tilt concrete panels, and a custom panel bi-fold door for aircraft access. Architectural accents include reveal lines, vertical and horizontal steel plate shadow box windows, and black metal canopies over entrances.

The applicant is also requesting a Conditional Use Permit for a heliport on site, under case 7-UP-2021, which requires Planning Commission and City Council approval.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria and fits into the context and character of the Scottsdale Airpark. However, the proposed building materials and colors could include more neutral or earth tones to further align with the Sensitive Design Principles. For a detailed analysis of the Criteria, please see Attachment #4. The applicant's narrative can be found as Attachment #3.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the 4Group Office and Hangar development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Greater Airpark Character Area Plan, and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Community & Economic Development
Current Planning Services

STAFF CONTACTS

Katie Posler
Senior Planner
480-312-2703

Email: kposler@scottsdaleaz.gov

APPROVED BY

Katie Posler, Senior Planner, Report Author

6/21/2021

Date

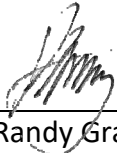


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

6/21/2021

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

6/22/2021

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. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations (black & white)
11. Building Elevations (color)
12. Perspectives
13. Materials and Colors Board
14. Exterior Photometrics Plan
15. Exterior Lighting Cutsheets
16. Zoning Map
17. City Notification Map



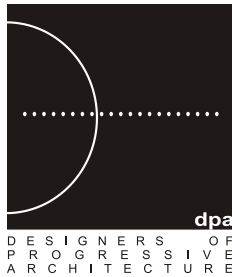
Context Aerial

10-DR-2021



Close-up Aerial

10-DR-2021



P R O J E C T N A R R A T I V E

4Group – Hangar / Office Building
16115 N 81st Street
Scottsdale AZ, 85260

07 May 2021

Summary:

4Group Building, LLC. seeks to develop an aircraft hangar with accessory office area on a 0.86 acre parcel of land within the City of Scottsdale Municipal Airport.

The proposed Hangar / Office Building of 16115 N 81st Street will house a MD500 aircraft as well as provide a home base for the staff of 4Group Building, LLC. The site will include new parking, landscape, and retention areas.

Architecturally, the exterior of the structure will be of Tilt Concrete construction with reveal lines and exposed steel members spanning the interior to support the roof. The two (2) story interior office construction will be of typical metal stud framing. The Hangar will have a 24' clear opening Schweiss Bi-fold door that opens to the Staging Area and Airport Taxiway. Steel plate shadow box window systems on the exterior walls and interior glass will provide ample natural lighting to the interior of both occupancies as well as provide a modern look on the exterior of the building.

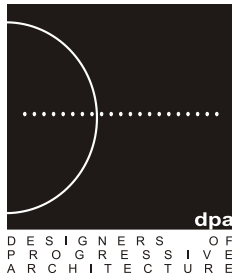
- **Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan**

The 4Group Hangar / Office Building is consistent with the values and goals of the City Guidelines through its scale-appropriate response to zoning, location, and character of the area. It addresses both the greater scale of adjacent properties as well as the physical scale of human perception. It has a strong interaction with the context, providing visual connection along the public face of the building. The project is deliberately oriented in a manner which mirrors the public/ private conditions of the projects directly adjacent to it. It responds to the Sonoran Desert through its natural material palette, gentle massing, and overall orientation which highlights key moments in the building. The project promotes pedestrian circulation and bicycle approach with a natural, direct connection to the building entry in which the approach logically and comfortably moves through the site and along the building.

- **Explain how the proposed development has been designed so that it promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.**

The 4Group Hangar / Office Building has been designed with careful consideration of the surrounding context. The project is composed of a single building height and minimal material palette which generates a specific identity while also referencing the surrounding developments. The project's uniform overall mass complements the scale and function of the space while

Q:\2019\19067 Diethelm Hangar - Scottsdale Airpark\Drawings\Submittal Archive\2021-03-12 - DRB Submittal #1\19067 - Project Narrative.doc



P R O J E C T N A R R A T I V E

allowing for additive exterior elements that generate a visual aesthetic and hierarchy. Large windows begin to lighten the overall massing of the building, ultimately minimizing the sensation generated by such dense materials and promoting an open feel throughout the Airpark. The topography of the site is nearly flat. Changes in slope are made strategically to address issues of drainage and access while also amplifying the diversity of landscaping and open space.

- **Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking area, loading and service areas.**

Vehicular ingress and egress will be improved through the placement of a new driveway curb. The parking lot is well lit and easily visible and accessible to the public, with a secure wall and gate separating the parking from the taxiway. The building canopy locations and material choices tie the site and the building together.

- **Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.**

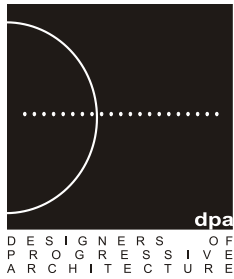
The architectural characteristics of the proposed development relate to the massing of projects surrounding it. The scale is appropriate for the area and for the intended use. The design features are clean and simple, taking precedent from other projects around the site. [The variation in door and window locations, with the help of reveals and texture within the concrete tilt panels, prevent unwanted monotony along the façade. To break up any repetition, three \(3\) forms of shadowbox windows are being utilized as well as canopies over the main and secondary means of access.](#) The use of concrete is a natural choice that is consistent with the aesthetic of other projects within the Scottsdale Municipal Airport. The building maintains a consistent height and is faced with shadowbox windows to enhance visual depth. As an office, it appropriately controls light into and through the building to enhance the user experience inside.

- **Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.**

All mechanical equipment serving the building will be located on the roof, fully screened on all sides by the concrete tilt panel parapet.

- **Describe how the proposed development has been designed so that it recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.**

The project reinforces the Sensitive Design Principles. The combination of metal canopies, concrete, and large windows simultaneously encourage the building to remain open to the site, while providing a functional and appropriate office experience which incorporates indirect task



P R O J E C T N A R R A T I V E

lighting. The landscaped open space surrounds key moments in the building, connecting the building to the rest of the neighborhood.

CONDITIONAL USE PERMIT CRITERIA:

- **Describe how the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to the following factors:**
 - **Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.**
 - **Impact on surrounding areas resulting from an unusual volume or character of traffic.**

The property in question is located within the Scottsdale Airpark and the proposed heliport is located within the staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.

Landings and takeoffs of the helicopter will generate noise and some degree of vibration. However, the property is located within the Scottsdale Airpark and the proposed heliport is located within the staging area and directly adjacent to a taxi-lane designed for aviation activities. No anticipated smoke or odor will be generated by the proposed use. The owner will be responsible for keeping the paved staging area free of dust.

The proposed heliport is for private use by the owner only, therefore, no change in volume / character of traffic will occur due to the operation of the heliport.

- **Describe how the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.**

The proposed heliport is compatible with the surrounding development which includes existing aviation uses, offices, and warehouses.

- **Describe how the additional conditions specified in Section 1.403, as applicable, have been satisfied.**

There are no additional conditions related to heliport uses in section 1.403 of the Zoning Ordinance.

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 4Group Hangar / Office Building is consistent with the values and goals of the City Guidelines through its scale-appropriate response to zoning, location, and character of the area. It addresses both the greater scale of adjacent properties as well as the physical scale of human perception. It has a strong interaction with the context, providing visual connection along the public face of the building. The project is deliberately oriented in a manner which mirrors the public/ private conditions of the projects directly adjacent to it. It responds to the Sonoran Desert through its natural material palette, gentle massing, and overall orientation which highlights key moments in the building. The project promotes pedestrian circulation and bicycle approach with a natural, direct connection to the building entry in which the approach logically and comfortably moves through the site and along the building.*
 - *Staff finds that the 4Group Office and Hangar building development generally complies the General Plan, Zoning Ordinance, Design Standards and Policies Manual, and Design Guidelines for Office Development.*
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 4Group Hangar / Office Building has been designed with careful consideration of the surrounding context. The project is composed of a single building height and minimal material palette which generates a specific identity while also referencing the surrounding developments. The project's uniform overall mass complements the scale and function of the space while allowing for additive exterior elements that generate a visual aesthetic and hierarchy. Large windows begin to lighten the overall massing of the building, ultimately minimizing the sensation generated by such dense materials and promoting an open feel throughout the Airpark. The topography of the site is nearly flat. Changes in slope are made strategically to address issues of drainage and access while also amplifying the diversity of landscaping and open space.*
 - *The architectural characteristics of the proposed development relate to the massing of projects surrounding it. The scale is appropriate for the area and for the intended use. The design features are clean and simple, taking precedent from other projects around the site. The variation in door and window locations, with the help of reveals and texture within the concrete tilt panels, prevent unwanted monotony along the façade. To break up any*

repetition, three (3) forms of shadowbox windows are being utilized as well as canopies over the main and secondary means of access. The use of concrete is a natural choice that is consistent with the aesthetic of other projects within the Scottsdale Municipal Airport and Greater Airpark area. The building maintains a consistent height and is faced with shadowbox windows to enhance visual depth. As an office, it appropriately controls light into and through the building to enhance the user experience inside.

- *The project reinforces the Sensitive Design Principles. The combination of metal canopies, concrete, and large windows simultaneously encourage the building to remain open to the site, while providing a functional and appropriate office experience which incorporates indirect task lighting. The landscaped open space surrounds key moments in the building, connecting the building to the rest of the neighborhood.*
 - *Staff finds that the proposed building materials, massing, and scale responds to the surrounding context and character of the Scottsdale Airpark. Numerous window openings and associated shading provide interest and help break up building elevations while being a source of internal day lighting, which aligns with the Design Guidelines for Office Development. Proposed metal canopies are durable and respond to the Sonoran Desert climate while providing variation to the building plane. Additionally, the flat roof design aligns with the office and hangar principles by matching the surrounding architecture in the area. However, the color palette and building materials have a heavy focus on gray tones while the Sensitive Design Principles and Greater Airpark Character Area Plan would emphasize more muted desert tones.*
 - *Staff finds that the proposal adheres to the 20-foot frontage landscape setback along North 81st Street and overall common open space requirements. The landscape plan includes base planting around the building and a palate of drought-tolerant vegetation including Cascalote, Thornless Honey Mesquite, Hopseed, and Chuparosa.*
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 vehicular ingress and egress will be improved through the placement of a new driveway curb. The parking lot is well lit and easily visible and accessible to the public, with a secure wall and gate separating the parking from the taxiway. The building canopy locations and material choices tie the site and the building together.*
 - *Staff finds that vehicular access is provided via one new driveway along North 81st Street and pedestrian access is improved by a new 6-foot-wide sidewalk connection from the main building entrance to the public sidewalk. The site plan provides refuse pick up, fire lane access, and 9 required parking spaces to adhere to circulation and traffic requirements. Aircraft staging is located behind a screen wall to promote safety and privacy and utilizes access to the taxilane.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *All rooftop mechanical equipment is fully screened by building parapets. In addition, the SES panel is recessed into the building elevation to help integrate it into the building design as opposed to a pop out element that is more visible.*
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

The site was annexed into the City in 1978 under Ordinance No. 1150 with R1-35, Single-family Residential, zoning. Later in 1982, the site and surrounding area was rezoned to I-1, Industrial Park, to allow for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.

Character Area Plan

The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Aviation (AV). The GACAP states this land use designation encourages aviation and aviation supporting uses, such as corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance facilities.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, a hearing sign has been posted at the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The subject site is generally located southeast of the North Greenway Hayden Loop and East Frank Lloyd Wright Boulevard intersection and is within the Scottsdale Airpark area. The site has frontage off North 81st Street, south of East Paradise Lane. The subject parcel has been vacant since annexation.

Project Data

• Existing Use:	Vacant parcel
• Proposed Use:	Office and Hangar building
• Parcel Size:	35,120 square feet / 0.8 acre (net)
• Total Building Area:	10,562 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Provided:	0.3
• Building Height Allowed:	52 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	34 feet (inclusive of rooftop appurtenances)
• Parking Required:	9 spaces (office use only)
• Parking Provided:	9 spaces (office use only)
• Open Space Required:	1,968 square feet
• Open Space Provided:	4,198 square feet

**Stipulations for the
Development Review Board Application:
4Group Building Office and Hangar
Case Number: 10-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 DPA Architects, with a city staff date of 6/21/21.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by DPA Architects, with a city staff date of 6/21/21.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Norris Design, with a city staff date of 6/21/21.
 - 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 and accepted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was: 67-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. 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.

LANDSCAPE DESIGN:

Ordinance

- C. Property owner shall submit a native plant inventory, created by an approved salvage company, to receive a native plant permit.

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

EXTRIOR LIGHTING:

Ordinance

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

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
11. Incorporate the following parking lot and site lighting into the project's design:

12. 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.
13. 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.
14. 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.
15. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

- H. Helipad/port shall not operate until approval of form 7480 from the FAA and Conditional Use Permit approval (case 7-UP-2021) from the Planning Commission and City Council.

DRB Stipulations

1. 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.
2. 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.
3. Prior to permit issuance, the owner shall dedicate to the City an Aviation Easement in a form acceptable to the City for recording.

STREET INFRASTRUCTURE:

Ordinance

- I. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

4. All public and private sidewalks shall be a concrete gray color.
5. 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 OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

6. 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

7. 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. Note: the case drainage report showed incorrect elevations for the underground stormwater storage tank, which must be corrected during the final design submittal.
8. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

Ordinance

- J. Prior to the issuance of any building permit for the development project, the property owner shall release portion of Vehicle Non Access Easement in conflict with proposed driveway.
- K. Prior to the issuance of any building permit for the development project, the property owner shall release and rededicate the Sight Distance Triangle Easement in accordance with the proposed driveway and DSPM requirements.
- L. Releases and rededications shall occur through a Map of Dedication submittal.

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KEYNOTES

- 30 NEW TILT CONCRETE PANEL, TYP.
31 TRASH ENCLOSURE PER C.O.S., STD., DETAIL 21464.
32 TRASH ENCLOSURE STEEL GATE,
33 CONCRETE SIDEWALK -SEE CIVIL DRAWINGS,
35 LANDSCAPE AREA -SEE LANDSCAPE DRAWINGS,
37 PARKING STRIPING, TYP.
38 ACCESSIBLE PARKING STALL,
39 ACCESSIBLE PARKING AISLE,
40 ACCESSIBLE CURB RAMP,
41 ROOF DRAIN LEADERS -SEE PLUMBING DRAWINGS,
42 CONCRETE PAVING AT TRASH ENCLOSURE -SEE CIVIL DRAWINGS,
43 CONCRETE PAVING -SEE CIVIL DRAWINGS,
45 SERVICE ENTRANCE SECTION -SEE ELECTRICAL DRAWINGS,
46 ELECTRICAL TRANSFORMER -SEE ELECTRICAL DRAWINGS,
47 RETENTION AREA WITH SITE WALLS -SEE CIVIL DRAWINGS,
48 MD500 AIRCRAFT,
49 BUILDING MOUNTED FIRE DEPARTMENT CONNECTION,
51 EXISTING UTILITY BOX TO REMAIN,
52 EXISTING FIRE HYDRANT TO REMAIN,
58 CUSTOM BIKE RACK -CLEARANCES PER C.O.S., STD., DETAIL 2285,
59 DRIVEWAY PER C.O.S., STD., DETAIL 2286 CL.4,
60 NEW 6"x10" CONCRETE MASONRY WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS,
61 SIGHT VISIBILITY TRIANGLE PER C.O.S., STANDARDS
62 CONCRETE FILLED, STEEL PIPE BOLLARD -TYP.,
63 NEW TELESCOPIC SLIDING GATE,
64 EXISTING VEHICULAR NON-ACCESS EASEMENT -EASEMENT TO BE RELEASED,
65 EXISTING SITE DISTANCE EASEMENT -EASEMENT TO BE RELEASED,
66 LINE OF CANOPY ABOVE,

GENERAL NOTES

- A. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. ANY SIGNAGE SHOWN IS FOR REFERENCE AND ENGINEERING COORDINATION ONLY.

PROJECT DATA

PROJECT DESCRIPTION:

A NEW HANGAR / OFFICE BUILDING FOR 4GROUP BUILDING, LLC. THE SPACE WILL INCLUDE A HANGAR DESIGNED TO HOUSE A MD500 AIRCRAFT AND TUG STORAGE ON THE GROUND LEVEL AS WELL AS OFFICE SPACE ON THE SECOND LEVEL.

LEGAL DESCRIPTION:

NORTH SCOTTSDALE AIRPARK UNIT 1 MCR 327-12 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.

PROJECT ADDRESS:

16115 NORTH 81ST STREET
SCOTTSDALE, ARIZONA 85260

ASSESSORS PARCEL NUMBER:

215-48-055

ZONING:

I-1 (SCOTTSDALE MUNICIPAL AIRPORT)

BUILDING OCCUPANCY:

B / S-1

TYPE OF CONSTRUCTION:

TYPE V-B, FULLY SPRINKLED

BUILDING STORIES:

HANGAR - 1 STORY
OFFICE - 2 STORY

LOT AREA:

GROSS SITE AREA: 35,128 SF
TOTAL SITE ACREAGE: .806 ACRES

BUILDING AREA:

FIRST FLOOR: 8,828 SF (FIRST FLOOR GROSS AREA)
SECOND FLOOR: 1,734 SF (SECOND FLOOR GROSS AREA)
TOTAL: 10,562 SF (COMBINED GROSS FLOOR AREA)

FLOOR AREA RATIO:

ALLOWED: 0.8
TOTAL BUILDING SF / NET LOT AREA = ?
10,562 SF / 35,128 SF = 0.3 (<0.8 = OK)

PARKING ANALYSIS:

OFFICE:
HANGAR / SUPPORT AREA:
(9' - 0" WIDE)
TOTAL REQUIRED:
TOTAL PROVIDED:

9 SPACES
9 SPACES

1 VAN INCLUSIVE
1 VAN INCLUSIVE

CONTACT INFORMATION

BUILDING OWNERSHIP:

4GROUP BUILDING, LLC
6109 N PALO CRISTI ROAD
PARADISE VALLEY, ARIZONA 85253
T. 602.692.5650
DAN D. DIETHELM
DANDIETHELM@GMAIL.COM

ARCHITECT:

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SCOTTSDALE, ARIZONA 85251
T. 480.941.4222
JOHN S. SZAFRAN, AIA, LEED AP
JSSZAFRAN@DPAARCHITECTS.COM

CONTRACTOR:

TBD

STRUCTURAL ENGINEER:

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CONSULTING STRUCTURAL ENGINEER, INC.
2525 E. ARIZONA BLTMOORE CIRCLE, SUITE D240
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FRED NOELKE, S.E.
FNOELKE@BAKKUMNOELKE.COM

MECHANICAL / PLUMBING ENGINEER:

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ELECTRICAL ENGINEER:

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4532 E DESERT TRUMPET RD.
PHOENIX, ARIZONA 85044
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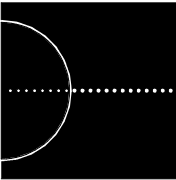
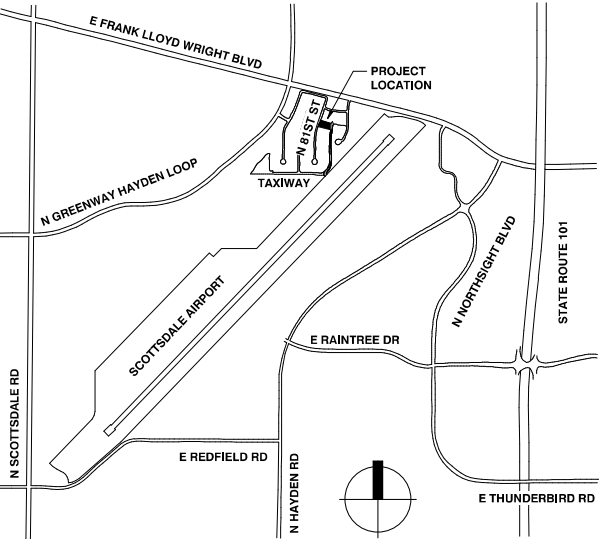
CIVIL ENGINEER:

BOWMAN CONSULTING
1600 N. DESERT DRIVE, SUITE 210
TEMPE, ARIZONA 85281
T. 480.629.8830
JOHN GRAY
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LANDSCAPE ARCHITECT:

NORRIS DESIGN
901 E MADISON ST
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VICINITY MAP

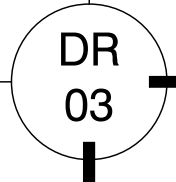


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REVISION SCHEDULE

#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
date: 06/02/2021



HANGAR / OFFICE BUILDING
4GROUP BUILDING, LLC
16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260

OVERALL SITE PLAN

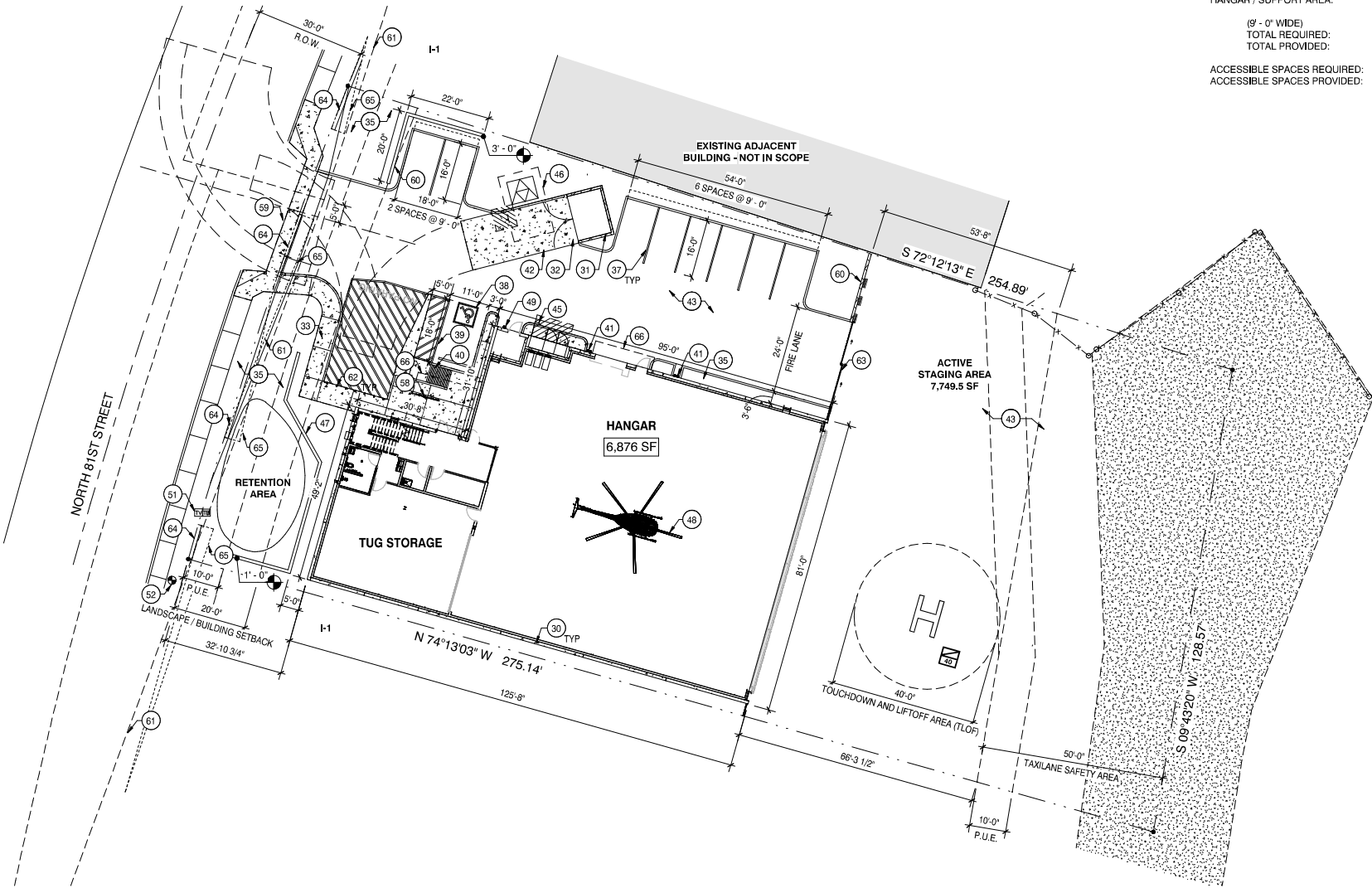
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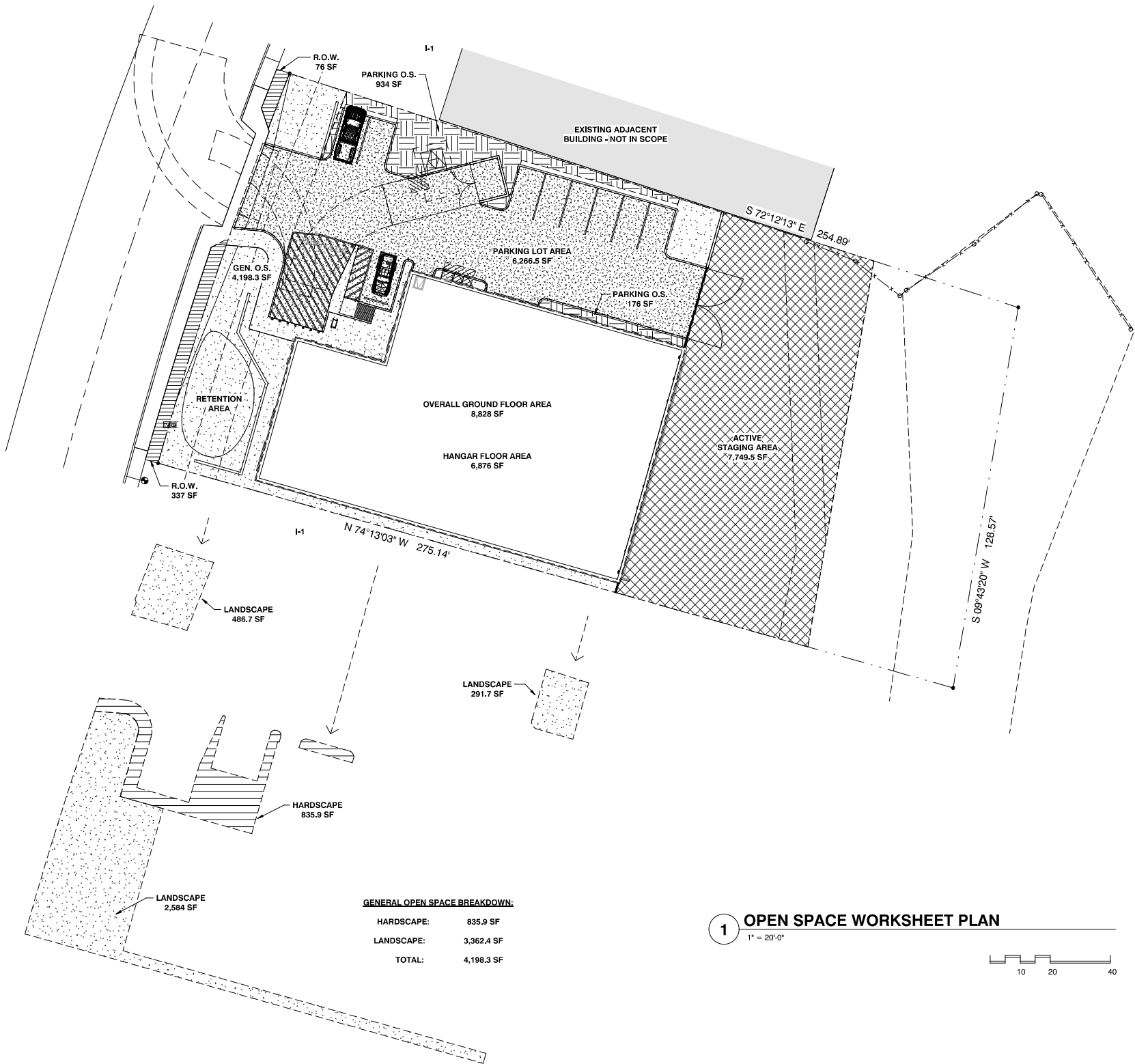
1

OVERALL SITE PLAN

1" = 20'-0"



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OPEN SPACE LEGEND



GENERAL OPEN SPACE:
4,198.3 SF



PARKING LOT AREA:
6,266.5 SF



PARKING LOT OPEN SPACE:
1,110 SF



STAGING AREA:
7,749.5 SF

OPEN SPACE CALCS

PROJECT DATA ZONING:

I-1

NET LOT AREA:

35,201 SF

BUILDING HEIGHT:

34' - 0"

REQUIRED OPEN SPACE CALC.

FIRST 12' - 0" OF HEIGHT:

= (10% x NET LOT AREA)
= (.10 x 35,201 SF) = 3,520.1 SF

NEXT 22' - 0" OF HEIGHT:

= (BLDG. HT. - 12' - 0") x .3% x NET LOT AREA
= ((34' - 0" - 12' - 0") x .003 x 35,201 SF) = 2,323.3 SF

STAGING AREA REDUCTION:

= (STAGING AREA SF x .50%)
= (7,749.5 SF x .5) = 3,874.75 SF

TOTAL REQUIRED (NOT INCLUDING PARKING LOT O.S.):

O.S. REQUIRED (ADJUSTED FOR STAGING):

= (FIRST + NEXT - REDUCTION)
= (3,520.1 SF + 2,323.3 SF - 3,874.75 SF) = 1,968.65 SF

O.S. PROVIDED (NOT INCLUDING PARKING LOT O.S.):

4,198.3 SF = OK

PARKING OPEN SPACE CALC.

PARKING LOT OPEN SPACE REQUIRED:

= (PARKING LOT AREA x 15%)
= (6,266.5 SF x .15) = 940 SF

PARKING LOT OPEN SPACE PROVIDED:

1,110 SF = OK

TOTAL OPEN SPACE REQUIRED:

= (PARKING O.S. REQUIRED + O.S. REQUIRED)
= (940 SF + 1,968.65 SF) = 2,908.65 SF

TOTAL OPEN SPACE PROVIDED:

= (PARKING O.S. PROVIDED + O.S. PROVIDED)
= (1,110 SF + 4,198.3 SF) = 5,308.3 SF = OK

LANDSCAPE AREAS SUMMARY

LANDSCAPE (GEN. O.S.):
HARDSCAPE (GEN. O.S.):
PARKING O.S.:
R.O.W. LANDSCAPE:
FRONTAGE:

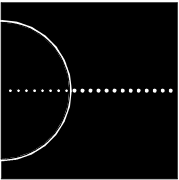
3,362.4 SF
835.9 SF
1,110 SF
413 SF
2,800 SF

HANGAR / OFFICE BUILDING

4GROUP BUILDING, LLC
16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260



expires 30 June 2022



DESIGNERS OF
A PROFESSIONAL
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Telephone 480 941 4222
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REVISION SCHEDULE

#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
date: 02/26/2021

DR
05

OPEN SPACE WORKSHEET

HANGAR / OFFICE BUILDING

SCOTTSDALE, AZ

PROJECT TEAM:

DEVELOPER | 4GROUP BUILDING, LLC

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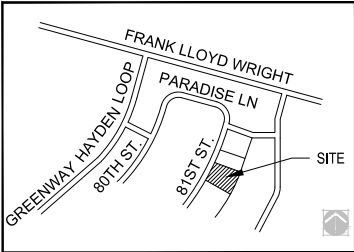
CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND / OR COVERAGE.
- A MINIMUM OF 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'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 40 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAT 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPE AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF THE FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- 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 QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

LANDSCAPE GENERAL NOTES (NOT APPROVED BY CITY)

- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATER SETTLED. PROVIDE A SECOND APPLICATION OF THE PRE- EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET
15 GALLON PLANT - 4 TABLETS
5 GALLON PLANT - 2 TABLET
BOXED TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL TREES AND 90 DAYS FOR ALL UNDERSTORY PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM. ONE (1) YEAR GUARANTEE FOR ALL TREES AND PALMS.
- INSTALL ALL SIDEWALKS PER A.D.A. REQUIREMENTS.
- A COUNTY DUST CONTROL PERMIT IS REQUIRED. THE CONTRACTOR SHALL RETAIN THIS PERMIT.
- THERE IS NO PROTECTED NATIVE PLANT MATERIAL ON EXISTING SITE. THERE IS NO SALVAGED PLANT MATERIAL BEING USED ON PLAN.
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAY OR PARKING AREA CURBING.

VICINITY MAP



SHEET INDEX

SHEET #	DESCRIPTION	02/26/2021 ISSUED FOR: DRB SUBMITTAL	02/26/2021 ISSUED FOR: PRELIMINARY SUBMITTAL
LA-100	COVER SHEET	X	X
LA-101	LANDSCAPE PLAN	X	X
LA-102	HARDSCAPE PLAN	X	X

OWNER:

4GROUP BUILDING, LLC

6109 N PALO CRISTI ROAD
PARADISE VALLEY, AZ 85253



DATE:

4/29/21 CITY DRB

SUBMITTAL

SHEET TITLE:

COVER SHEET

LA-100

HANGAR / OFFICE BUILDING

4GROUP BUILDING, LLC
16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260

OWNER:
4GROUP BUILDING, LLC
6109 N PALO CHRISTI ROAD
PARADISE VALLEY, AZ 85253



DATE:
4/29/21 CITY DRB
SUBMITTAL

SHEET TITLE:
LANDSCAPE
PLAN

LA-101

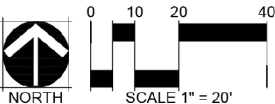
PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE & TRUNK TYPE	CALIPER	QTY
	CAESALPINIA CACALACO CASCALOTE	24" BOX MULTI-TRUNK	1.5" CAL MIN	3
	PROSOPIS GLANDULOSA 'THORNLESS AZT' THORNLESS HONEY MESQUITE	15 GAL MULTI-TRUNK	1.5" CAL MIN	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	DODONAEA VISCOSEA GREEN HOPSEED	5 GAL		27
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL		7
	RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL		22
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM REGAL MIST	5 GAL		26
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	1 GAL		15
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL		6
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
	ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL		14
	FOUQUIERIA SPLENDENS OCOTILLO	24" BOX	8'-10" TALL	1

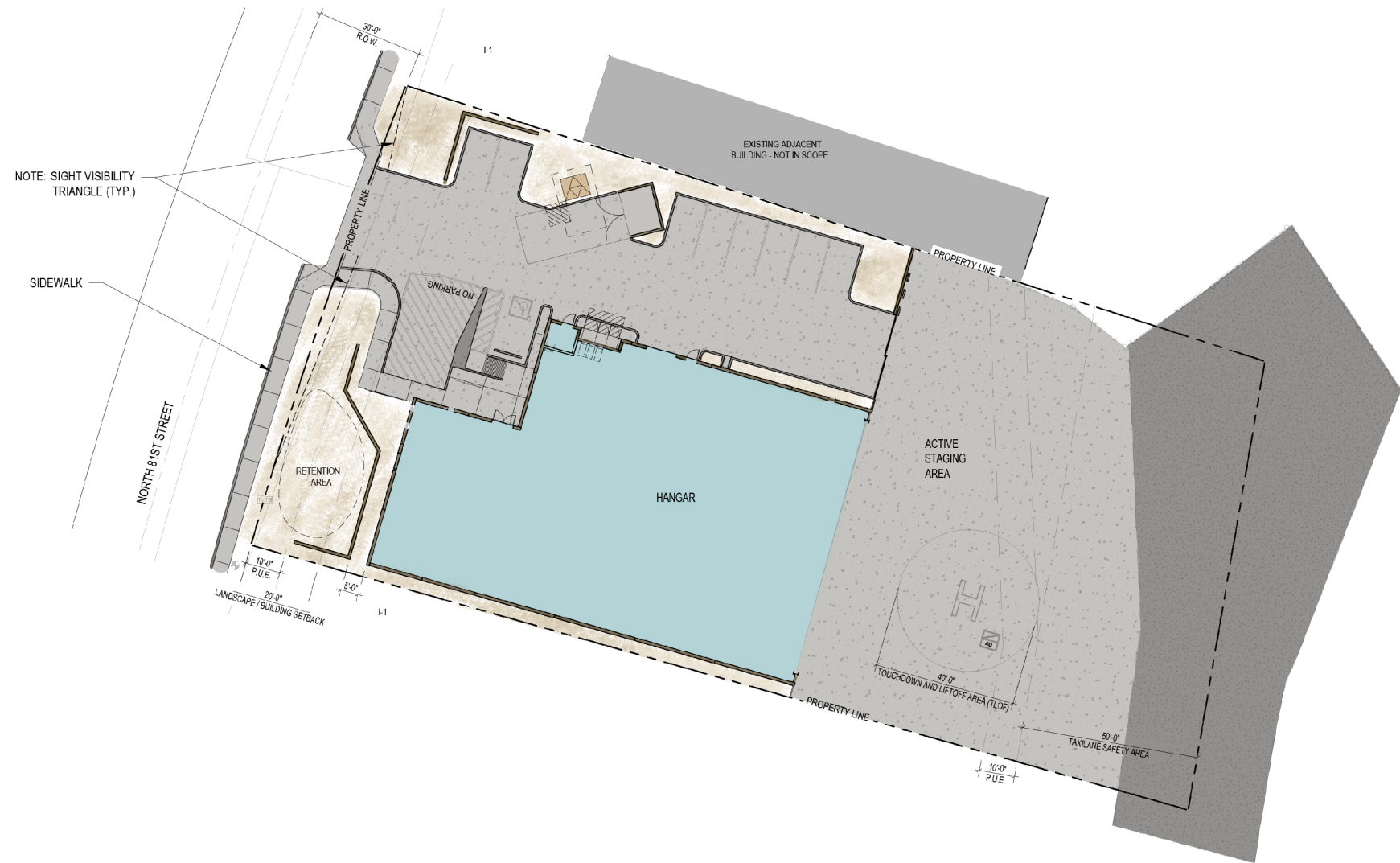
TOPDRESS SCHEDULE	
	TYPE 2 - DECOMPOSED GRANITE SIZE: 1/2" SCREENED COLOR: EXPRESS GOLD SOURCE: PIONEER 2" DEPTH IN ALL ALL LANDSCAPE AREAS (TYP.)

NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO OWNER'S REPRESENTATIVE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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

LANDSCAPE AREA CALCULATIONS	
ON-SITE LANDSCAPING	2,934 S.F. TOTAL
RIGHT OF WAY LANDSCAPING	408 S.F. TOTAL
PARKING LOT LANDSCAPING	1,436 S.F. TOTAL
MATURE TREE PERCENTAGE	57%





PAVING SCHEDULE

- TYPE 1 - CONCRETE
FINISH: BROOM
COLOR: STANDARD GRAY
TYPE: VEHICULAR RATED
PER MAG DETAIL 250-2
- TYPE 2 - CONCRETE
FINISH: BROOM
COLOR: STANDARD GRAY
TYPE: VEHICULAR AND AIRCRAFT RATED
PER MAG DETAIL 250-20
- TYPE 3 - ASPHALT PAVEMENT
COLOR: STANDARD
TYPE: VEHICULAR AND AIRCRAFT RATED
PER MAG DETAIL 201
- TYPE 4 - EXISTING SIDEWALK TO REMAIN

NOTES:

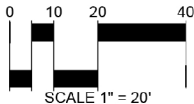
1. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

TOPDRESS SCHEDULE

- TYPE 2 - DECOMPOSED GRANITE
SIZE: 1/2" SCREENED
COLOR: EXPRESS GOLD
SOURCE: PIONEER
2" DEPTH IN ALL LANDSCAPE AREAS (TYP.)

NOTES:

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO OWNER'S REPRESENTATIVE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



HANGAR / OFFICE BUILDING

4GROUP BUILDING, LLC
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OWNER:

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6109 N PALO CHRISTI ROAD
PARADISE VALLEY, AZ 85253



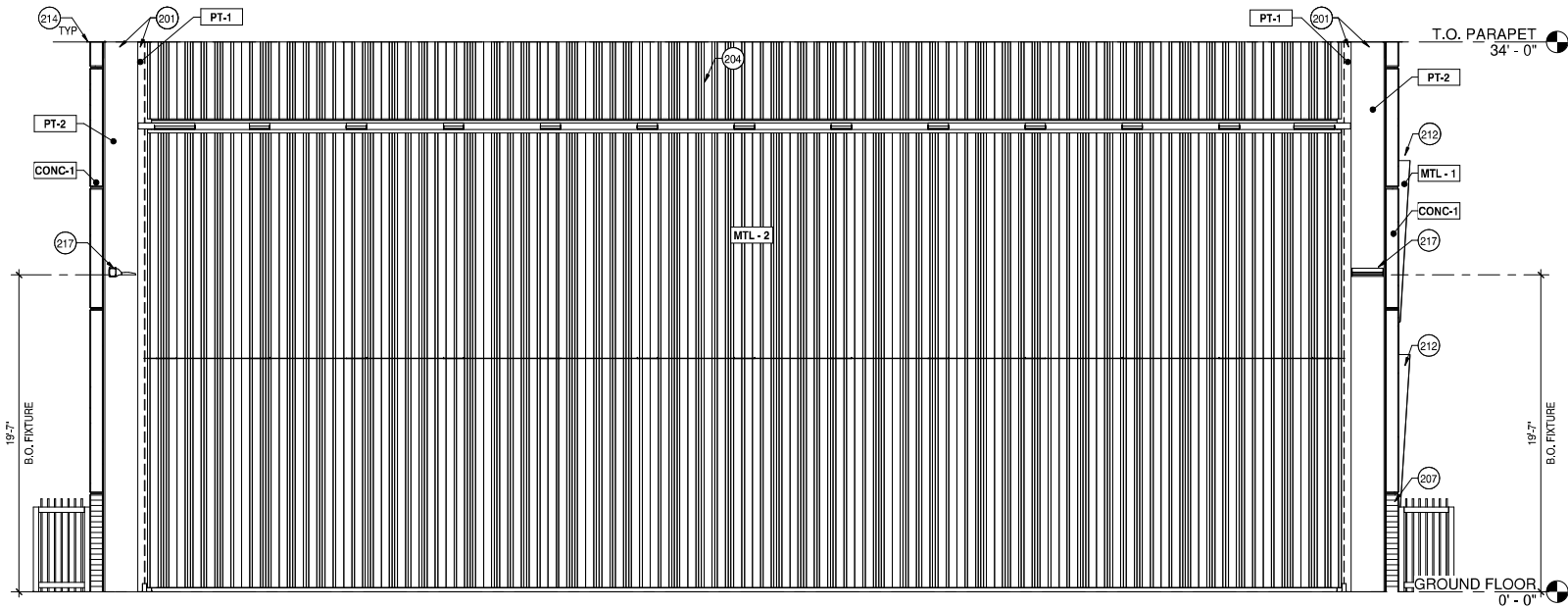
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4/29/21 CITY DRB
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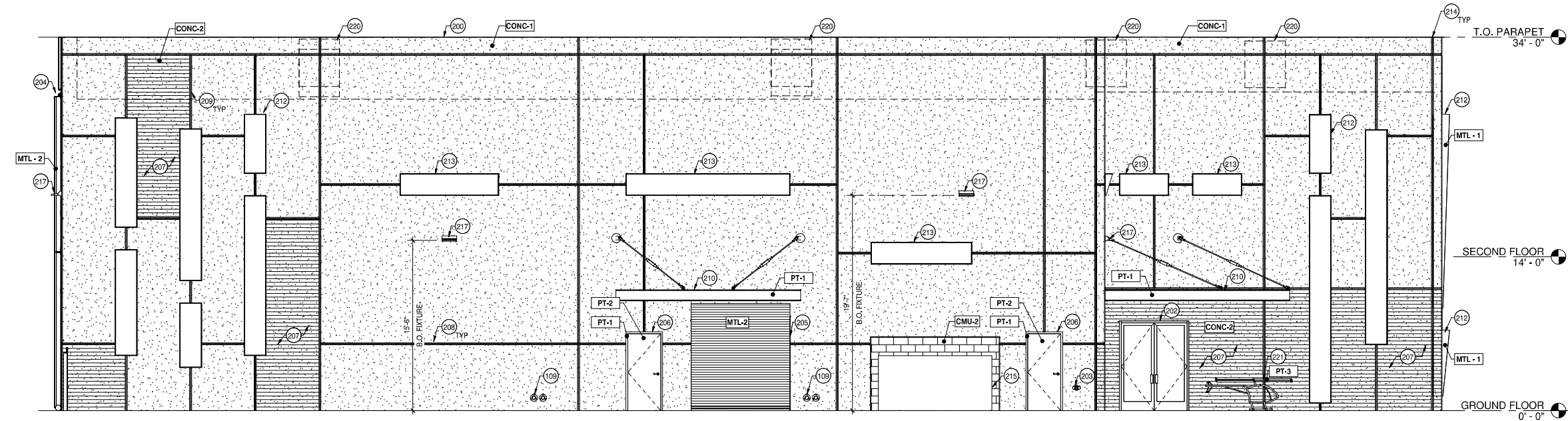
SHEET TITLE:
HARDSCAPE
PLAN

LA-102

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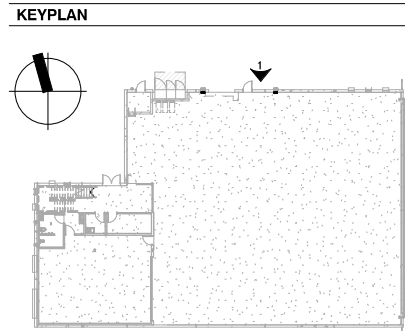
2 EAST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISHES LEGEND			
CMU-1	DESCRIPTION:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY	
	LOCATION:	EXTERIOR SITE WALLS	
	MANUFACTURER:	RCF BLOCK	
	PRODUCT:	PRECISION BLOCK	
	COLOR:	CHARCOAL GREY	
CMU-2	DESCRIPTION:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY	
	LOCATION:	EXTERIOR SITE WALLS	
	MANUFACTURER:	RCF BLOCK	
	PRODUCT:	PRECISION BLOCK	
	COLOR:	NATURAL GREY	
MTL-1	DESCRIPTION:	STEEL PLATES	
	LOCATION:	WALL CAPS, SHADOW BOX WINDOW FRAMES	
	MANUFACTURER:	BERRIDGE	
	COLOR:	MATTE BLACK	
	FINISH:	MATTE	
MTL-2	DESCRIPTION:	CUSTOM PANEL DECKING	
	LOCATION:	BI-FOLD DOOR, CANOPY	
	MANUFACTURER:	BERRIDGE	
	COLOR:	CITYSCAPE	
	FINISH:	METALIC FINISH	
CONC-1	DESCRIPTION:	SEALED CONCRETE	
	LOCATION:	TILT CONCRETE WALL PANELS	
	COLOR:	NATURAL GREY	
	TEXTURE:	SMOOTH	
CONC-2	DESCRIPTION:	BOARD FORMED CONCRETE	
	LOCATION:	TILT CONCRETE WALL PANELS	
	COLOR:	STANDARD GREY	
	TEXTURE:	BOARD FORM	
PT-1	DESCRIPTION:	EXTERIOR PAINT	
	LOCATION:	STEEL COLUMNS AND BASE PLATES	
	MANUFACTURER:	SHERWIN WILLIAMS	
	COLOR:	SW6991 - BLACK MAGIC	
	FINISH:	MATTE	
	LRV:	3	
PT-2	DESCRIPTION:	EXTERIOR PAINT	
	LOCATION:	STEEL COLUMNS, BASE PLATES AND DOORS	
	MANUFACTURER:	SHERWIN WILLIAMS	
	COLOR:	SW7654 - LATTICE	
	FINISH:	MATTE	
	LRV:	61	
PT-3	DESCRIPTION:	EXTERIOR PAINT	
	LOCATION:	BIKE RACK	
	MANUFACTURER:	FERRARI	
	COLOR:	FERRARI 513/C - BLU SWATERS	
	FINISH:	METALLIC	
	LRV:	5.26	
IG-1	DESCRIPTION:	1" LOW-E TINTED INSULATED GLAZING UNITS	
	LOCATION:	SHADOWBOX WINDOWS/STOREFRONT ASSEMBLIES	
	MANUFACTURER:	VITRO (GLASS)	

KEYNOTES	
109	ROOF DRAIN LEADERS - SEE PLUMBING DRAWINGS.
200	EXTERIOR TILT CONCRETE WALL PANEL.
201	STRUCTURAL COLUMN - SEE STRUCTURAL DRAWINGS.
202	ALUMINUM STOREFRONT ENTRY - SEE DOOR SCHEDULE.
203	BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
204	SCHWEISS BIFOLD DOOR - SEE DOOR SCHEDULE.
205	MANUAL ROLLING DOOR - SEE DOOR SCHEDULE.
206	HOLLOW METAL DOOR AND FRAME, TYP - SEE DOOR SCHEDULE.
207	BOARD FORM TILT CONCRETE DETAIL.
208	HORIZONTAL TILT CONCRETE PANEL REVEAL, TYP.
209	VERTICAL TILT CONCRETE PANEL REVEAL, TYP.
210	METAL CANOPY - SEE STRUCTURAL DRAWINGS.
212	TAPERED SHADOWBOX WINDOW SYSTEM - SEE WINDOW SCHEDULE.
213	TWO-SIDED TAPERED SHADOWBOX SYSTEM - SEE WINDOW SCHEDULE.
214	STEEL WALL CAP - TYP.
215	SERVICE ENTRANCE SECTION - SEE ELECTRICAL DRAWINGS.
217	WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
220	LINE OF ROOFTOP MECHANICAL UNITS SCREENED BY BUILDING PARAPET.
221	CUSTOM BIKE RACK - CLEARANCES PER C.O.B., STD., DETAIL 2288.



KEYPLAN

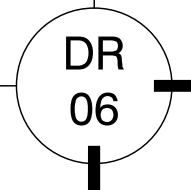
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16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260



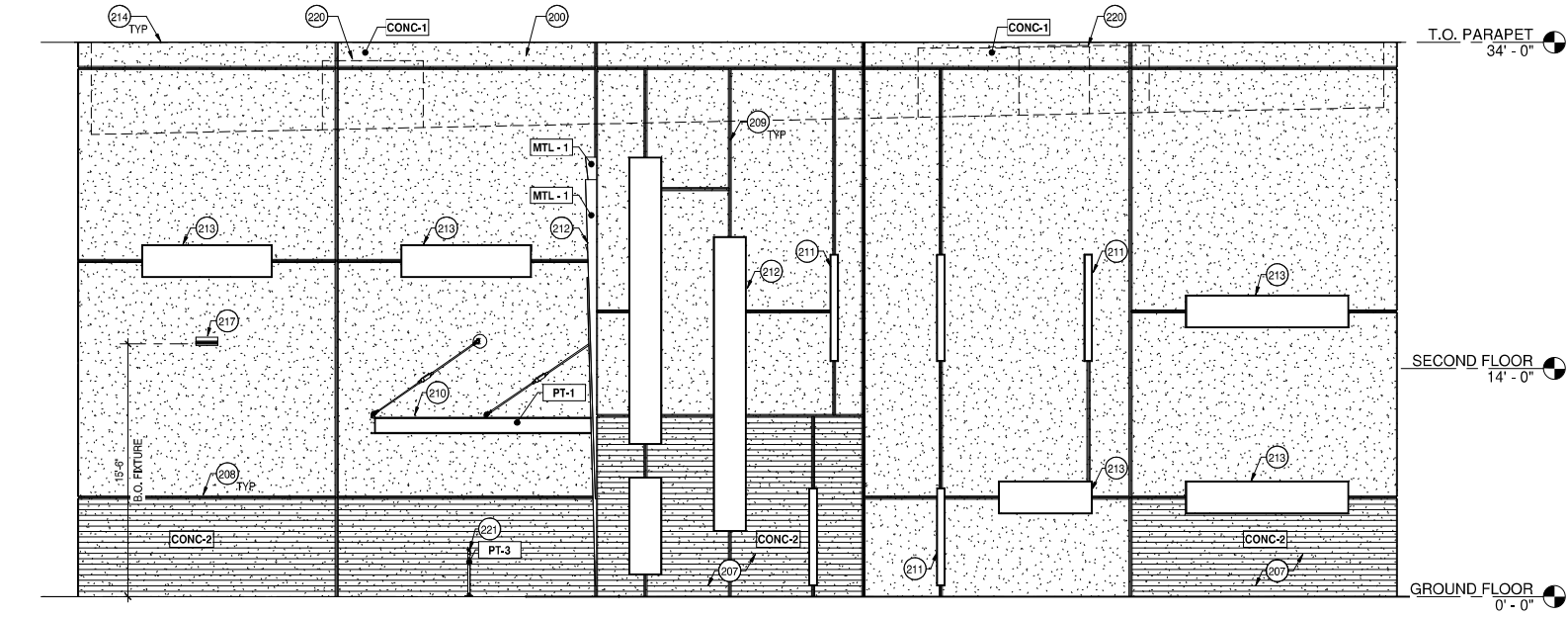
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telephone 480 941 4222
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#	DESCRIPTION	DATE

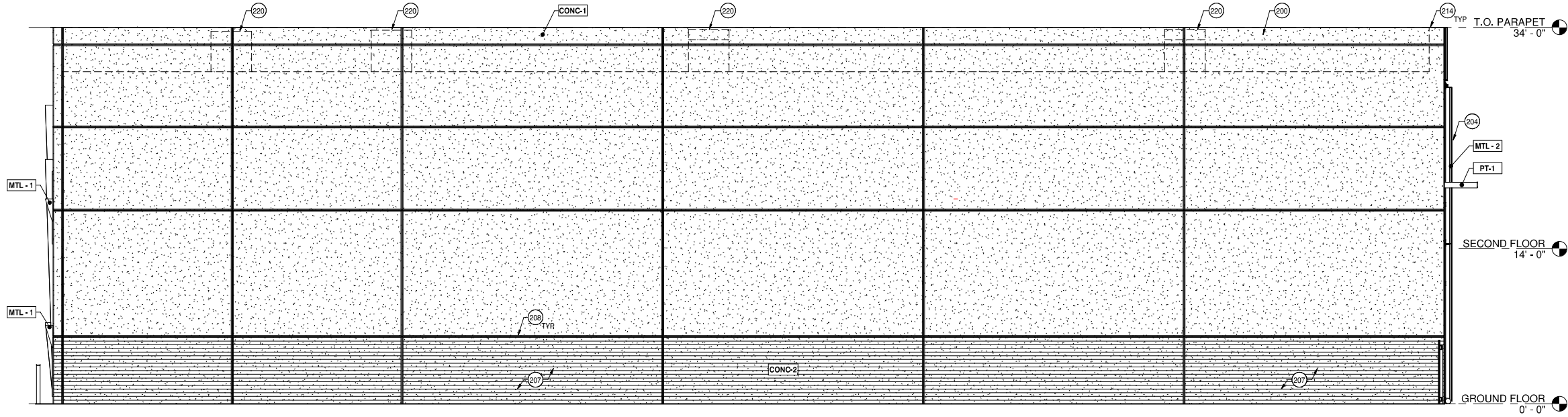
drawn by: jw
project no.: 19067
date: 05/07/2021



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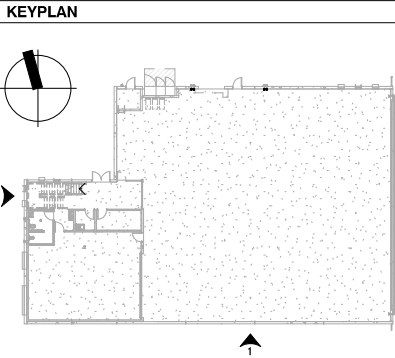
2 WEST ELEVATION
3/16" = 1'-0"



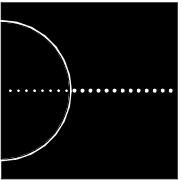
1 SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR FINISHES LEGEND			
CMU-1	DESCRIPTION: LOCATION: MANUFACTURER: PRODUCT: COLOR:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY EXTERIOR SITE WALLS RCP BLOCK PRECISION BLOCK CHARCOAL GREY	
CMU-2	DESCRIPTION: LOCATION: MANUFACTURER: PRODUCT: COLOR:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY EXTERIOR SITE WALLS RCP BLOCK PRECISION BLOCK NATURAL GREY	
MTL-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	STEEL PLATES WALL CAPS, SHADOW BOX WINDOW FRAMES BERRIDGE MATTE BLACK MATTE	
MTL-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	CUSTOM PANEL DECKING BI-FOLD DOOR, CANOPY BERRIDGE CITYSCAPE METALIC FINISH	
CONC-1	DESCRIPTION: LOCATION: COLOR: TEXTURE:	SEALED CONCRETE TILT CONCRETE WALL PANELS NATURAL GREY SMOOTH	
CONC-2	DESCRIPTION: LOCATION: COLOR: TEXTURE:	BOARD FORMED CONCRETE TILT CONCRETE WALL PANELS STANDARD GREY BOARD FORM	
PT-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT STEEL COLUMNS AND BASE PLATES SHERWIN WILLIAMS SW6991 - BLACK MAGIC MATTE 3	
PT-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT STEEL COLUMNS, BASE PLATES AND DOORS SHERWIN WILLIAMS SW7654 - LATTICE MATTE 61	
PT-3	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT BIKE RACK FERRARI FERRARI 513/C - BLU SWATERS METALLIC 5.26	
IG-1	DESCRIPTION: LOCATION: MANUFACTURER:	1" LOW-E TINTED INSULATED GLAZING UNITS SHADOWBOX WINDOWS/STOREFRONT ASSEMBLIES VITRO (GLASS)	

KEYNOTES	
200	EXTERIOR TILT CONCRETE WALL PANEL,
204	SCHWEISS BIFOLD DOOR - SEE DOOR SCHEDULE,
207	BOARD FORM TILT CONCRETE DETAIL,
208	HORIZONTAL TILT CONCRETE PANEL REVEAL, TYP,
209	VERTICAL TILT CONCRETE PANEL REVEAL, TYP,
210	METAL CANOPY - SEE STRUCTURAL DRAWINGS,
211	SHADOWBOX WINDOW SYSTEM - SEE WINDOW SCHEDULE,
212	TAPERED SHADOWBOX WINDOW SYSTEM - SEE WINDOW SCHEDULE,
213	TWO-SIDED TAPERED SHADOWBOX SYSTEM - SEE WINDOW SCHEDULE,
214	STEEL WALL CAP - TYP,
217	WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS,
220	LINE OF ROOFTOP MECHANICAL UNITS SCREENED BY BUILDING PARAPET,
221	CUSTOM BIKE RACK - CLEARANCES PER C.O.S., STD., DETAIL 2285,



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SCOTTSDALE, AZ 85260

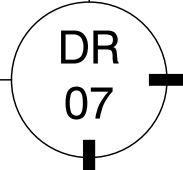


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telephone 480 941 4222
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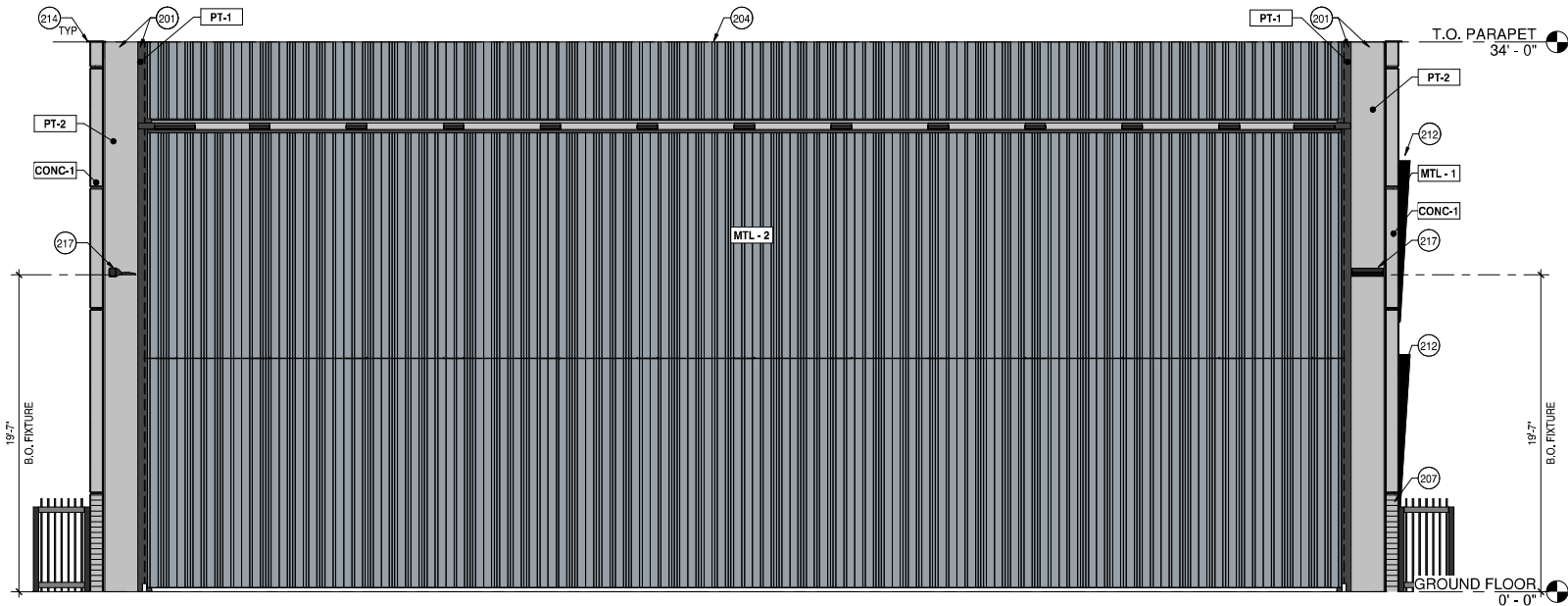
REVISION SCHEDULE		
#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
date: 05/07/2021

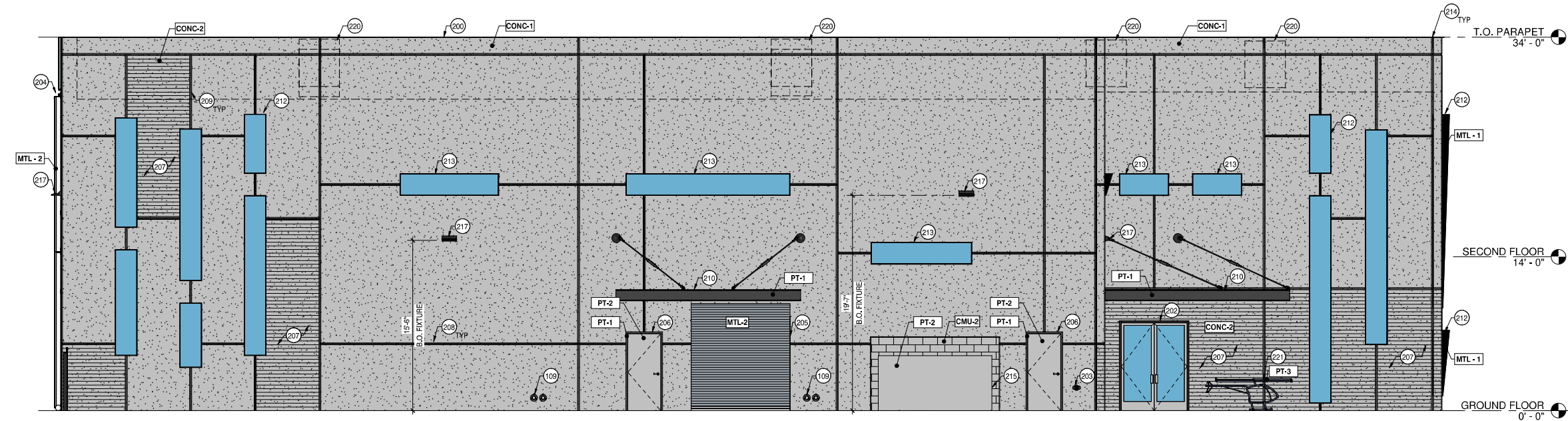
BUILDING ELEVATIONS



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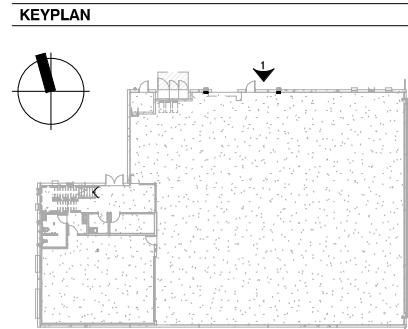
2 EAST ELEVATION - COLOR
3/16" = 1'-0"



1 NORTH ELEVATION - COLOR
3/16" = 1'-0"

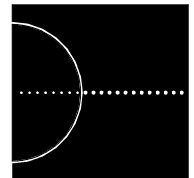
EXTERIOR FINISHES LEGEND			
CMU-1	DESCRIPTION: LOCATION: MANUFACTURER: PRODUCT: COLOR:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY EXTERIOR SITE WALLS RCF BLOCK PRECISION BLOCK CHARCOAL GREY	
CMU-2	DESCRIPTION: LOCATION: MANUFACTURER: PRODUCT: COLOR:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY EXTERIOR SITE WALLS RCF BLOCK PRECISION BLOCK NATURAL GREY	
MTL-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	STEEL PLATES WALL CAPS, SHADOW BOX WINDOW FRAMES BERRIDGE MATTE BLACK MATTE	
MTL-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	CUSTOM PANEL DECKING BI-FOLD DOOR, CANOPY BERRIDGE CITYSCAPE METALLIC FINISH	
CONC-1	DESCRIPTION: LOCATION: COLOR: TEXTURE:	SEALED CONCRETE TILT CONCRETE WALL PANELS NATURAL GREY SMOOTH	
CONC-2	DESCRIPTION: LOCATION: COLOR: TEXTURE:	BOARD FORMED CONCRETE TILT CONCRETE WALL PANELS STANDARD GREY BOARD FORM	
PT-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT STEEL COLUMNS AND BASE PLATES SHERWIN WILLIAMS SW6991 - BLACK MAGIC MATTE 3	
PT-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT STEEL COLUMNS, BASE PLATES AND DOORS SHERWIN WILLIAMS SW7654 - LATTICE MATTE 61	
PT-3	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT BIKE RACK FERRARI FERRARI 513/C - BLU SWATERS METALLIC 5.26	
IG-1	DESCRIPTION: LOCATION: MANUFACTURER:	1" LOW-E TINTED INSULATED GLAZING UNITS SHADOWBOX WINDOWS/STOREFRONT ASSEMBLIES VITRO (GLASS)	

KEYNOTES	
109	ROOF DRAIN LEADERS - SEE PLUMBING DRAWINGS.
200	EXTERIOR TILT CONCRETE WALL PANEL.
201	STRUCTURAL COLUMN - SEE STRUCTURAL DRAWINGS.
202	ALUMINUM STOREFRONT ENTRY - SEE DOOR SCHEDULE.
203	BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
204	SCHWEISS BIFOLD DOOR - SEE DOOR SCHEDULE.
205	MANUAL ROLLING DOOR - SEE DOOR SCHEDULE.
206	HOLLOW METAL DOOR AND FRAME, TYP - SEE DOOR SCHEDULE.
207	BOARD FORM TILT CONCRETE DETAIL.
208	HORIZONTAL TILT CONCRETE PANEL REVEAL, TYP.
209	VERTICAL TILT CONCRETE PANEL REVEAL, TYP.
210	METAL CANOPY - SEE STRUCTURAL DRAWINGS.
212	TAPERED SHADOWBOX WINDOW SYSTEM - SEE WINDOW SCHEDULE.
213	TWO-SIDED TAPERED SHADOWBOX SYSTEM - SEE WINDOW SCHEDULE.
214	STEEL WALL CAP - TYP.
215	SERVICE ENTRANCE SECTION - SEE ELECTRICAL DRAWINGS.
217	WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
220	LINE OF ROOFTOP MECHANICAL UNITS SCREENED BY BUILDING PARAPET.
221	CUSTOM BIKE RACK - CLEARANCES PER C.O.B., STD., DETAIL 2288.



KEYPLAN

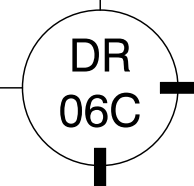
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project no.: 19067
date: 05/07/2021

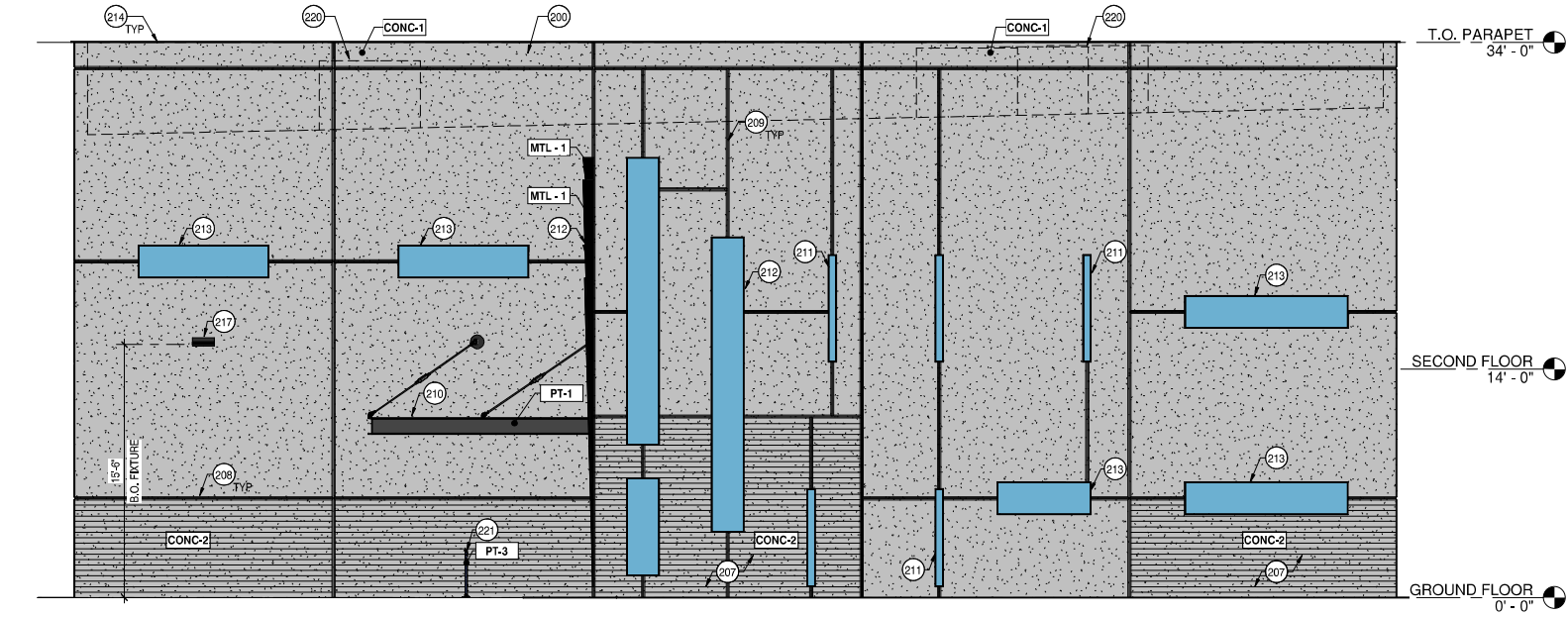


BUILDING ELEVATIONS - COLOR

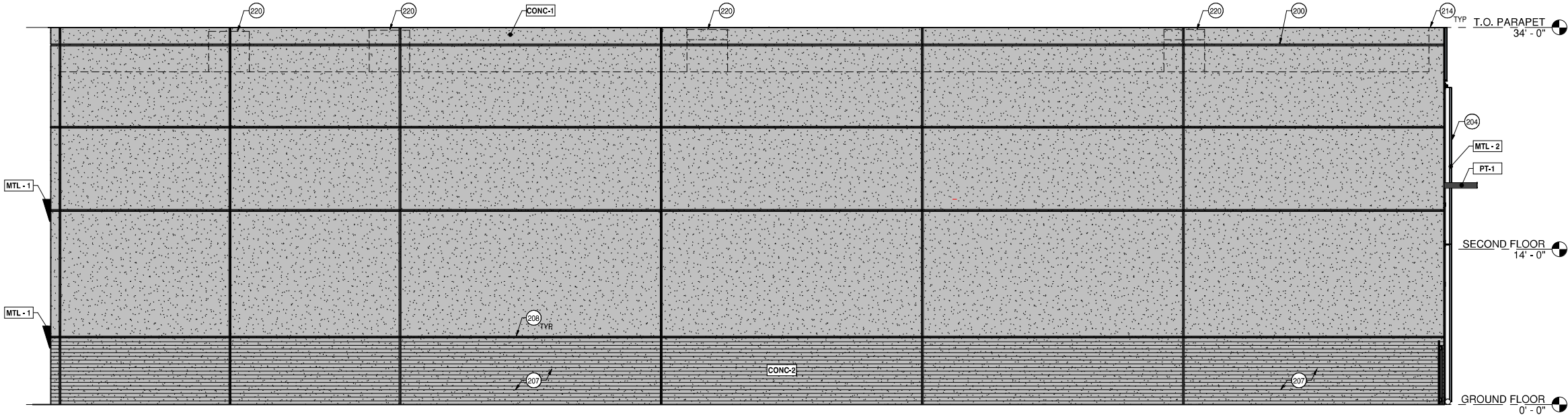
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ATTACHMENT #11

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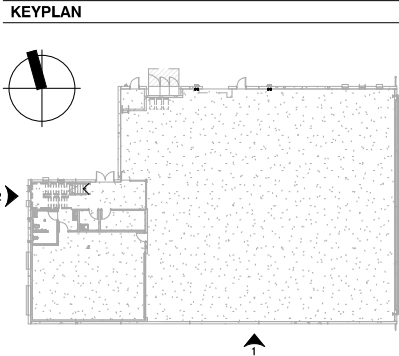
2 WEST ELEVATION - COLOR
3/16" = 1'-0"



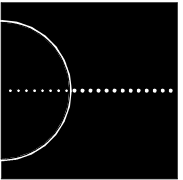
1 SOUTH ELEVATION - COLOR
3/16" = 1'-0"

EXTERIOR FINISHES LEGEND			
CMU-1	DESCRIPTION: LOCATION: MANUFACTURER: PRODUCT: COLOR:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY EXTERIOR SITE WALLS RCP BLOCK PRECISION BLOCK CHARCOAL GREY	
CMU-2	DESCRIPTION: LOCATION: MANUFACTURER: PRODUCT: COLOR:	8" X 8" X 16" GROUND FACE CONCRETE MASONRY EXTERIOR SITE WALLS RCP BLOCK PRECISION BLOCK NATURAL GREY	
MTL-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	STEEL PLATES WALL CAPS, SHADOW BOX WINDOW FRAMES BERRIDGE MATTE BLACK MATTE	
MTL-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH:	CUSTOM PANEL DECKING BI-FOLD DOOR, CANOPY BERRIDGE CITYSCAPE METALLIC FINISH	
CONC-1	DESCRIPTION: LOCATION: COLOR: TEXTURE:	SEALED CONCRETE TILT CONCRETE WALL PANELS NATURAL GREY SMOOTH	
CONC-2	DESCRIPTION: LOCATION: COLOR: TEXTURE:	BOARD FORMED CONCRETE TILT CONCRETE WALL PANELS STANDARD GREY BOARD FORM	
PT-1	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT STEEL COLUMNS AND BASE PLATES SHERWIN WILLIAMS SW6991 - BLACK MAGIC MATTE 3	
PT-2	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT STEEL COLUMNS, BASE PLATES AND DOORS SHERWIN WILLIAMS SW7654 - LATTICE MATTE 61	
PT-3	DESCRIPTION: LOCATION: MANUFACTURER: COLOR: FINISH: LRV:	EXTERIOR PAINT BIKE RACK FERRARI FERRARI 513/C - BLU SWATERS METALLIC 5.26	
IG-1	DESCRIPTION: LOCATION: MANUFACTURER:	1" LOW-E TINTED INSULATED GLAZING UNITS SHADOWBOX WINDOWS/STOREFRONT ASSEMBLIES VITRO (GLASS)	

KEYNOTES	
200	EXTERIOR TILT CONCRETE WALL PANEL,
204	SCHWEISS BIFOLD DOOR - SEE DOOR SCHEDULE,
207	BOARD FORM TILT CONCRETE DETAIL,
208	HORIZONTAL TILT CONCRETE PANEL REVEAL, TYP,
209	VERTICAL TILT CONCRETE PANEL REVEAL, TYP,
210	METAL CANOPY - SEE STRUCTURAL DRAWINGS,
211	SHADOWBOX WINDOW SYSTEM - SEE WINDOW SCHEDULE,
212	TAPERED SHADOWBOX WINDOW SYSTEM - SEE WINDOW SCHEDULE,
213	TWO-SIDED TAPERED SHADOWBOX SYSTEM - SEE WINDOW SCHEDULE,
214	STEEL WALL CAP - TYP,
217	WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS,
220	LINE OF ROOFTOP MECHANICAL UNITS SCREENED BY BUILDING PARAPET,
221	CUSTOM BIKE RACK - CLEARANCES PER C.O.S., STD., DETAIL 228S,



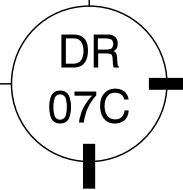
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REVISION SCHEDULE		
#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
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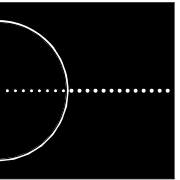
BUILDING ELEVATIONS - COLOR

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1 81st STREET TOWARDS HANGAR

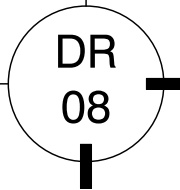
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EXTERIOR PERSPECTIVE

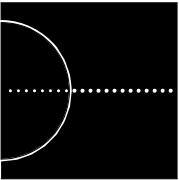
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1 TAXIWAY TOWARDS HANGAR

EXTERIOR PERSPECTIVE

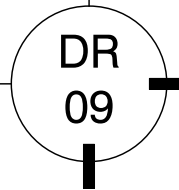
HANGAR / OFFICE BUILDING
4GROUP BUILDING, LLC
16115 NORTH 81ST STREET
SCOTTSDALE, AZ 85260



DESIGNERS OF
A PROJECT
3719 N 75th at suite 105
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

REVISION SCHEDULE		
#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
date: 05/07/2021



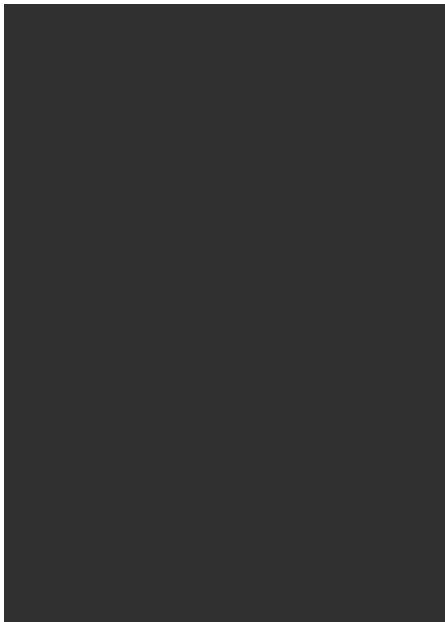
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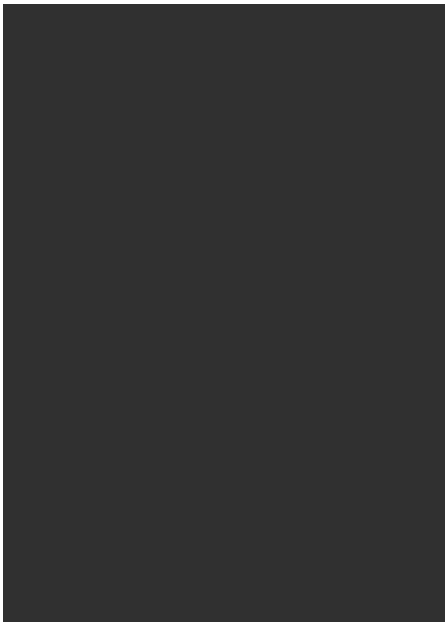
CMU-1 DESCRIPTION: 8" X 8" X 16" GROUND FACE CONCRETE MASONRY
LOCATION: EXTERIOR SITE WALLS
MANUFACTURER: RCP BLOCK
PRODUCT: PRECISION BLOCK
COLOR: CHARCOAL GREY



CONC-1 DESCRIPTION: SEALED CONCRETE
LOCATION: TILT CONCRETE WALL PANELS
COLOR: NATURAL GREY
TEXTURE: SMOOTH



MTL-1 DESCRIPTION: STEEL PLATES
LOCATION: WALL CAPS, SHADOW BOX WINDOW FRAMES
MANUFACTURER: BERRIDGE
COLOR: MATTE BLACK
FINISH: MATTE
LRV: 3



PT-1 DESCRIPTION: EXTERIOR PAINT
LOCATION: STEEL COLUMNS AND BASE PLATES
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW6991 - BLACK MAGIC
FINISH: MATTE
LRV: 3



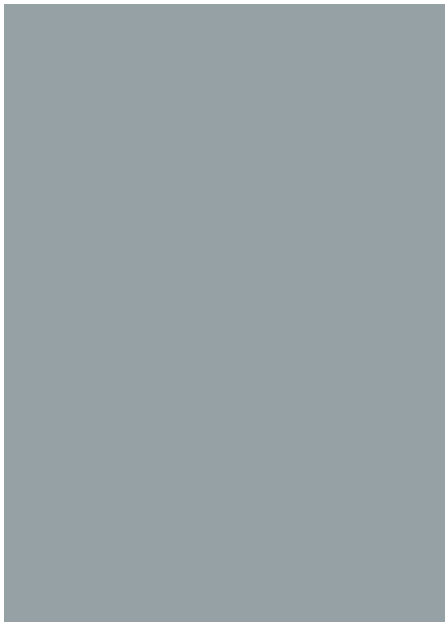
PT-3 DESCRIPTION: EXTERIOR PAINT
LOCATION: BIKE RACK
MANUFACTURER: FERRARI
COLOR: FERRARI 513/C - BLU SWATERS
FINISH: METALLIC
LRV: 5.26



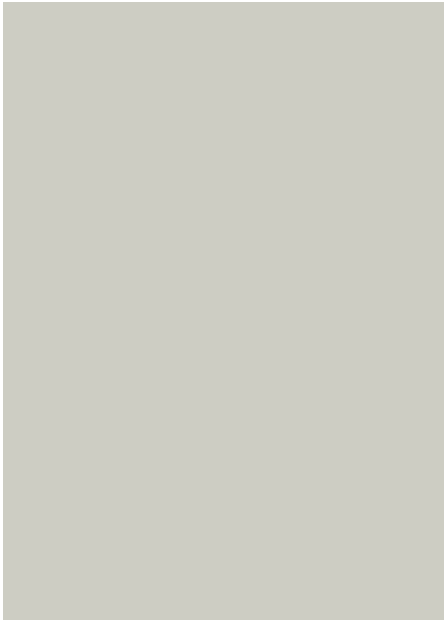
CMU-2 DESCRIPTION: 8" X 8" X 16" GROUND FACE CONCRETE MASONRY
LOCATION: EXTERIOR SITE WALLS
MANUFACTURER: RCP BLOCK
PRODUCT: PRECISION BLOCK
COLOR: NATURAL GREY



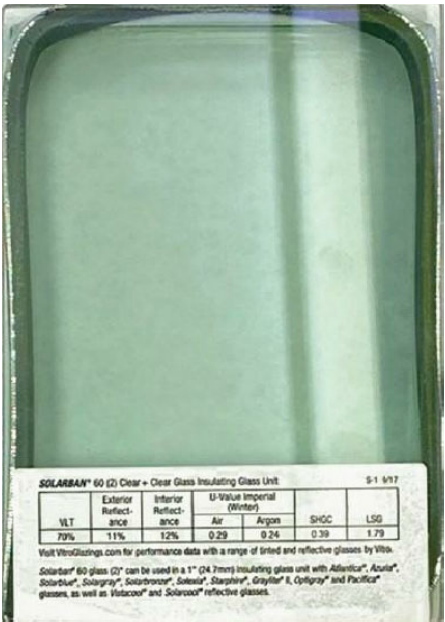
CONC-2 DESCRIPTION: BOARD FORMED CONCRETE
LOCATION: TILT CONCRETE WALL PANELS
COLOR: STANDARD GREY
TEXTURE: BOARD FORM



MTL-2 DESCRIPTION: CUSTOM PANEL DECKING
LOCATION: BI-FOLD DOOR, CANOPY
MANUFACTURER: BERRIDGE
COLOR: CITYSCAPE
FINISH: METALIC FINISH
LRV: 54



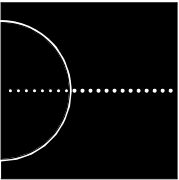
PT-2 DESCRIPTION: EXTERIOR PAINT
LOCATION: STEEL COLUMNS AND BASE PLATES
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7654 - LATTICE
FINISH: MATTE
LRV: 61



IG-1 DESCRIPTION: 1" LOW-E TINTED INSULATED GLAZING UNITS
LOCATION: SHADOWBOX WINDOWS/STOREFRONT ASSEMBLIES
MANUFACTURER: VITRO (GLASS)



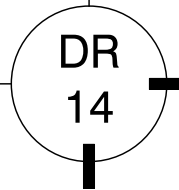
expires 30 june 2022



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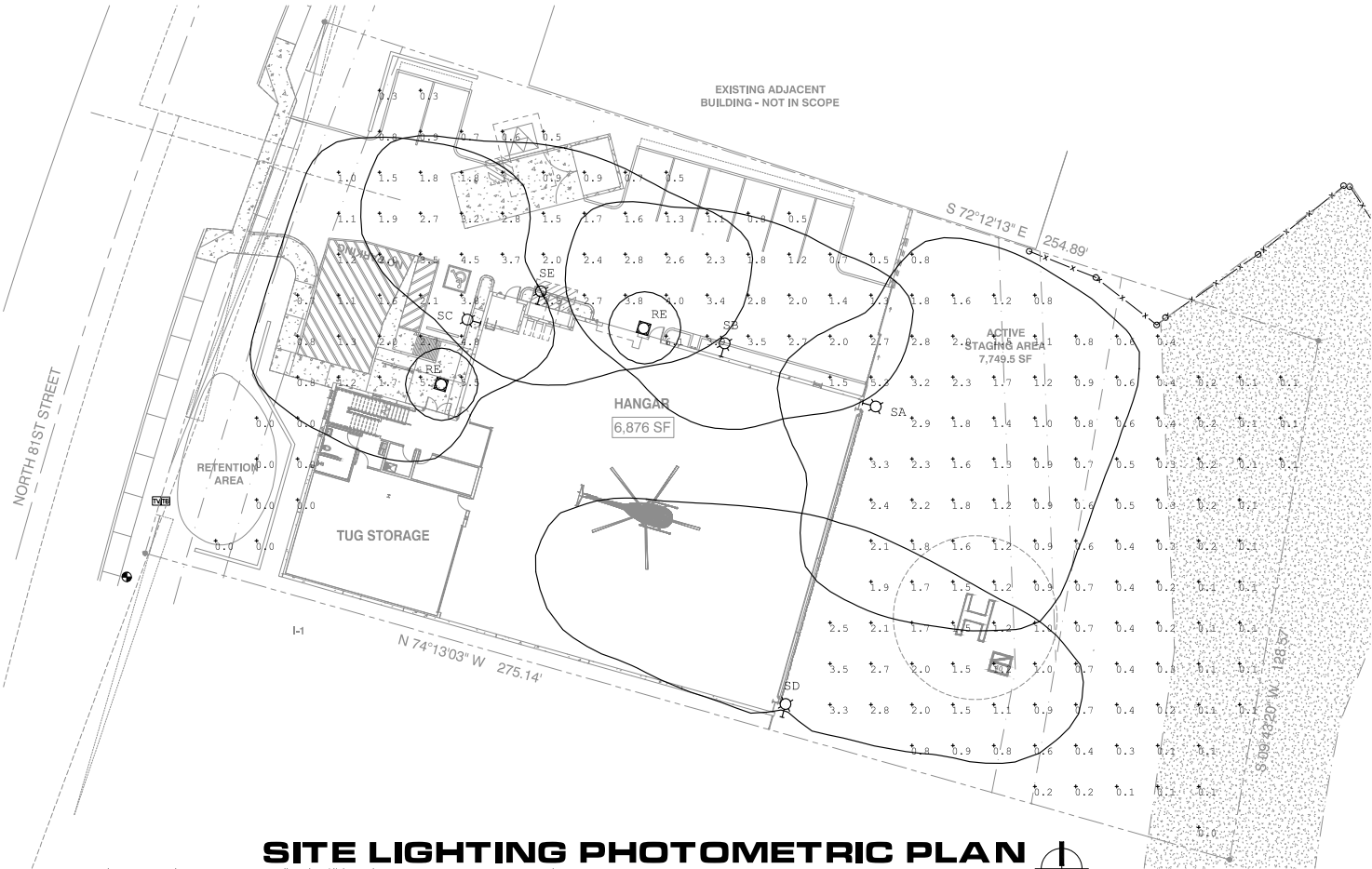
REVISION SCHEDULE		
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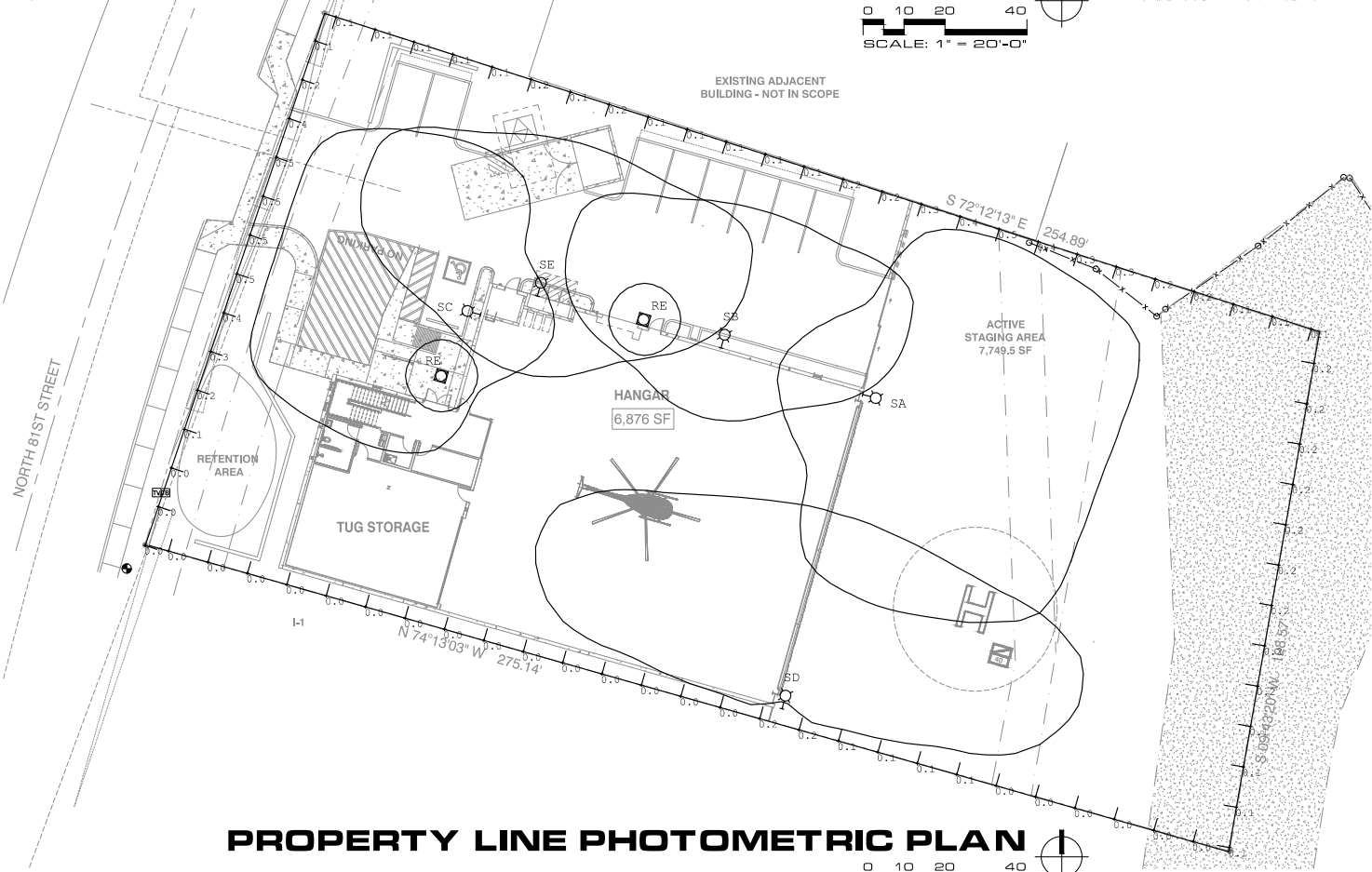
BUILDING EXTERIOR MATERIAL / COLOR BOARD

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SITE LIGHTING PHOTOMETRIC PLAN

0 10 20 40
SCALE: 1" = 20'-0"



PROPERTY LINE PHOTOMETRIC PLAN

0 10 20 40
SCALE: 1" = 20'-0"

GENERAL NOTES

- A. REFER TO ELECTRICAL LEGEND AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- B. NEW EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF - DOWNLIGHT ONLY.
- C. NEW EXTERIOR LIGHT FIXTURES SHALL BE CONTROLLED BY AN AUTO LIGHTING CONTROL PANEL WHICH SHALL HAVE A PHOTOCELL INPUT TO TURN ON/OFF LIGHT FIXTURES FROM DUSK TO DAWN.

Luminaire Schedule								
Qty	Label	Manufacturer	Description	Mtg Height	LLF	Lumens	Watts	Total Watts
2	RE	PRESCOLITE	LTR-6RD-H-SL06L-DM1 LTR-6RD-T-SL30R8WDS	10'	0.970	691	7.8	15.6
1	SA	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLD-IV-FT-60LED-525mA-WW	19.5'	0.950	11690	97.1	97.1
1	SB	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-PLD-III-M-40LED-350mA-WW	15.5'	0.950	6728	42.7	42.7
1	SC	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-PLD-IV-FT-40LED-525mA-WW	15.5'	0.950	8777	64.7	64.7
1	SD	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-PLD-III-W-40LED-375mA-WW-HS	19.5'	0.950	10176	107.9	107.9
1	SE	U.S. ARCHITECTURAL LIGHTING	RZR-WM2-PLD-III-M-40LED-350mA-WW	19.5'	0.950	6728	42.7	42.7

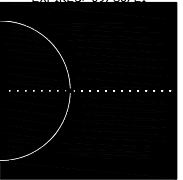
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.34	6.1	0.0	N.A.	N.A.

TEMPERATURE / COLOR OF ALL LIGHT FIXTURES / LAMPS SHALL BE 3000K

ELEVATION OF FIXTURES IS AS FOLLOWS - TO BOTTOM OF FIXTURE:
(REFER ALSO TO ARCHITECTURAL ELEVATIONS)

- RE - +10'-0" (OR BOTTOM OF CANOPY)
SA - +19'-7"
SB - +15'-5"
SC - +15'-6"
SD - +19'-7"
SE - +19'-7"

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REVISION SCHEDULE

#	DESCRIPTION	DATE

drawn by: gds
project no.: 19067
date: 02/26/2021

SITE LIGHTING PHOTOMETRIC PLAN

PH1



Q.S.
35-47

Aerial

Zoning Aerial

10-DR-2021

City Notifications – Mailing List Selection Map Hangar / Office Building

