



Simulations

Photos

All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

Material Samples

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- KEYNOTES
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NEW TILT CONCRETE PANEL. TYP.
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TRASH ENCLOSURE PER C.O.S. STD. DETAIL 2146-1.
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TRASH ENCLOSURE STEEL GATE.
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CONCRETE SIDEWALK - SEE CIVIL DRAWINGS.
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LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.
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PARKING STRIPING, TYP.
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ACCESSIBLE PARKING STALL.
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ACCESSIBLE PARKING AISLE.
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ACCESSIBLE CURB RAMP.
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ASPHALT PAVING - SEE CIVIL DRAWINGS.
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CONCRETE PAVING AT TRASH ENCLOSURE - SEE CIVIL DRAWINGS.
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CONCRETE PAVING - SEE CIVIL DRAWINGS.
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ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS.
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RETENTION AREA WITH SITE WALLS - SEE CIVIL DRAWINGS.
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BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
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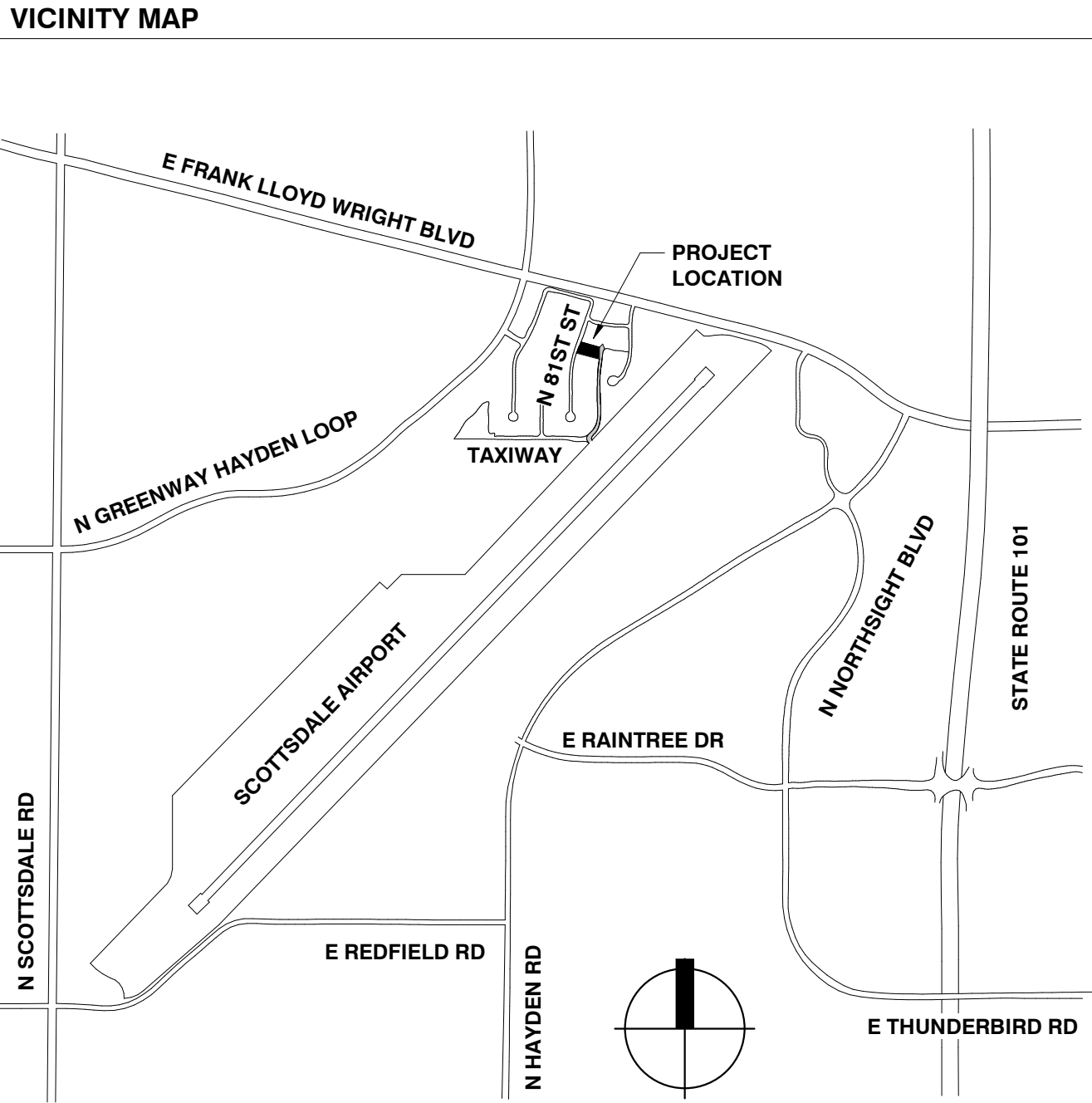
EXISTING UTILITY BOX TO REMAIN.
- 52

EXISTING FIRE HYDRANT TO REMAIN.
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DOUBLE BIKE RACK PER C.O.S. STD. DETAIL 2285.
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DRIVEWAY PER C.O.S. STD. DETAIL 2256 CL-1.
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NEW 8x8x16 CONCRETE MASONRY WALL, BLOCK FINISH PER PLAN AND ELEVATIONS - SEE STRUCTURAL DRAWINGS.

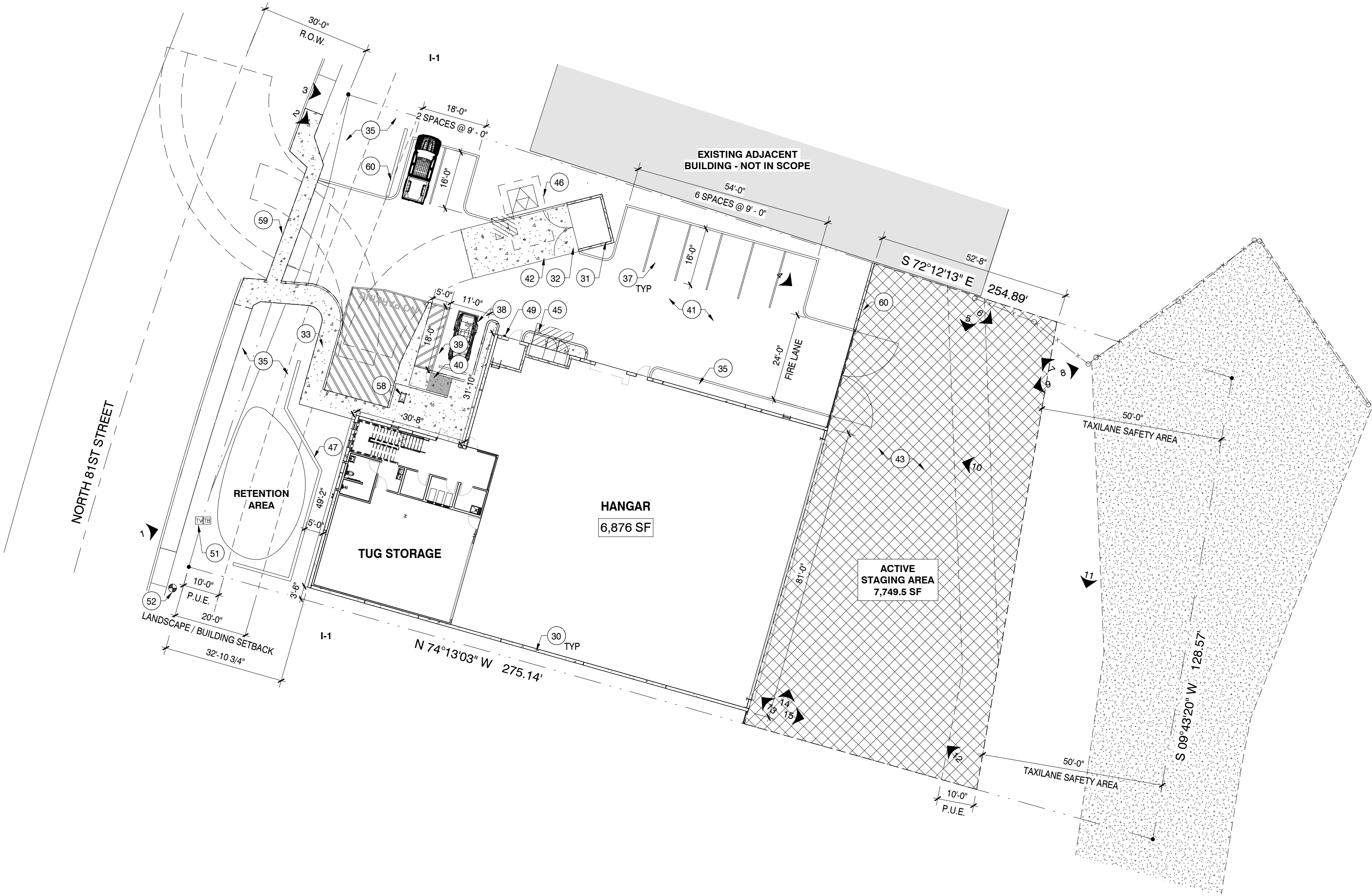


PROJECT DATA

PROJECT DESCRIPTION:	THE DEVELOPMENT OF AN AIRCRAFT HANGAR WITH ACCESSORY OFFICE AREA AT THE CITY OF SCOTTSDALE MUNICIPAL AIRPORT.
PROJECT OWNER:	4GROUP BUILDING, LLC. 6109 NORTH PALO CRISTI ROAD PARADISE VALLEY, ARIZONA 85253 DAN D. DIETHELM EMAIL: DANDIETHELM@GMAIL.COM
PROJECT ARCHITECT:	DPA ARCHITECTS, INC. 3719 NORTH 75TH STREET, SUITE 105 SCOTTSDALE, AZ 85251 JOHN S. SZAFRAN, AIA, LEED AP EMAIL: JSSZAFRAN@DPAARCHITECTS.COM
BOOK-MAP-PARCEL:	215-48-055
CURRENT ZONING:	I-1 (SCOTTSDALE MUNICIPAL AIRPORT)
GROSS SITE AREA:	39,345 SF (0.90 ACRES)
NET SITE AREA:	35,201 SF (0.81 ACRES)
ALLOWABLE LOT COVERAGE:	0.80
BUILDING SITE COVERAGE:	9,202.5 SF (FIRST FLOOR GROSS AREA)
LOT COVERAGE:	9,202.5 SF / 35,201 SF = 26.14% (0.26) < 0.80(26,160.8 SF) = OK
CONSTRUCTION TYPE:	V-B FULLY SPRINKLERED (PER CITY OF SCOTTSDALE AMENDMENTS)
OCCUPANCY GROUP:	S-1: AIRCRAFT HANGAR (IBC SECTION 311.2) B: OFFICE SPACE (IBC SECTION 304.1) NEW CONSTRUCTION
BUILDING HEIGHT ALLOWED:	B OCCUPANCY: 2 STORIES (52') S-1 OCCUPANCY: 2 STORIES (52')
BUILDING HEIGHT: (IBC TABLE 504.3)	B OCCUPANCY: 2 STORIES (34') S-1 OCCUPANCY: 2 STORIES (34')
BUILDING AREA ALLOWABLE: (IBC TABLE 506.2 AND SECTION 506.2.4)	B OCCUPANCY: 31,014 SF S-1 OCCUPANCY: 31,014 SF
BUILDING AREA: (INTERIOR NET)	FIRST FLOOR: 8,913 SF SECOND FLOOR: 1,869 SF TOTAL: 10,782 SF
OCCUPANY LOAD:	OFFICE: 1 PER 100 = 20 HANGAR: 1 PER 500 = 14 TUG PARKING: 1 PER 500 = 3 TOTAL: 37
PARKING ANALYSIS:	OFFICE: HANGAR / SUPPORT AREA: 1 STALL / 300 SF GROSS (2,503.7 SF / 300) = 8.35 SPACES 0 SPACES REQUIRED  (9' - 0" WIDE) TOTAL REQUIRED: 9 SPACES TOTAL PROVIDED: 9 SPACES  ACCESSIBLE SPACES REQUIRED: 1 VAN INCLUSIVE ACCESSIBLE SPACES PROVIDED: 1 VAN INCLUSIVE
ON SITE AIRCRAFT STAGING AREA: (HANGAR TO HOLD SHORT LINE)	REQUIRED: GREATER THAN LARGEST SUPPORTED HANGAR HANGAR AREA: 6,876 SF PROVIDED: 7,749.5 SF = OK

SYMBOLS LEGEND

	DIRECTION OF VIEW		FIRE HYDRANT
	CORRESPONDING IMAGE		UTILITY BOX



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CONTEXT PHOTOS SITE PLAN

1" = 20'-0"

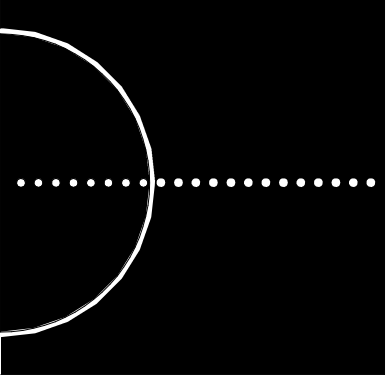
CONTEXT PHOTOS SITE PLAN

HANGAR / OFFICE BUILDING

4GROUP BUILDING, LLC

16115 NORTH 81ST STREET

SCOTTSDALE, AZ 85260

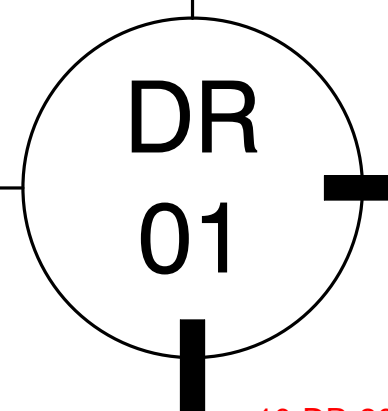


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REVISION SCHEDULE

#	DESCRIPTION	DATE

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



1 | East



2 | Southeast



3 | East



4 | Southeast



5 | South



6 | East



7 | Northwest



8 | Northeast



9 | Southwest



10 | West



11 | South



12 | Northwest



13 | Northwest



14 | North



