



Context Aerial

7-UP-2021

ATTACHMENT #1



Close-up Aerial

7-UP-2021

ATTACHMENT #2

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KEYNOTES

- 30 NEW TILT CONCRETE PANEL, TYP.
31 TRASH ENCLOSURE PER C.D.S., STD., DETAIL 21464.
33 CONCRETE SIDEWALK -SEE CIVIL DRAWINGS.
35 LANDSCAPE AREA -SEE LANDSCAPE DRAWINGS.
37 PARKING STRIPING, TYP.
38 VAN 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.
48 MD500 AIRCRAFT.
49 BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
51 EXISTING UTILITY BOX TO REMAIN.
52 EXISTING FIRE HYDRANT TO REMAIN.
56 CUSTOM BIKE RACK -CLEARANCES PER C.D.S., STD., DETAIL 2285.
59 DRIVEWAY PER C.D.S., STD., DETAIL 2286 CL.4.
60 NEW 8'x18' CONCRETE MASONRY WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS -SEE DETAIL 9/AS101.
61 SIGHT VISIBILITY TRIANGLE PER C.D.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.
67 ACCESSIBLE PARKING SIGN PER C.D.S., STD., DETAIL 2124 -SEE DETAIL 7/AS101.
68 NEW 8'x18' CONCRETE MASONRY SCREEN WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS -SEE DETAIL 9/AS101.

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
PROPOSED: 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

BICYCLE PARKING REQUIRED: 2
BICYCLE PARKING PROVIDED: 2

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:

BAKKUM NOELKE
CONSULTING STRUCTURAL ENGINEERS, INC.
2525 E. ARIZONA BLTMOORE CIRCLE, SUITE D240
PHOENIX, ARIZONA 85016
T. 602.955.9200
FRED NOELKE, S.E.
FNOELKE@BAKKUMNOELKE.COM

MECHANICAL / PLUMBING ENGINEER:

GBM ENGINEERING
15416 E PICKETT COURT
GILBERT, ARIZONA 85298
T. 480.225.0544
LARS BARKMANN
LARS@GBM-ENG.COM

ELECTRICAL ENGINEER:

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4532 E DESERT TRUMPET RD.
PHOENIX, ARIZONA 85044
T. 480.360.5127
GARY D. STRINGER, P.E.
GARY@STRINGERENGINEERING.COM

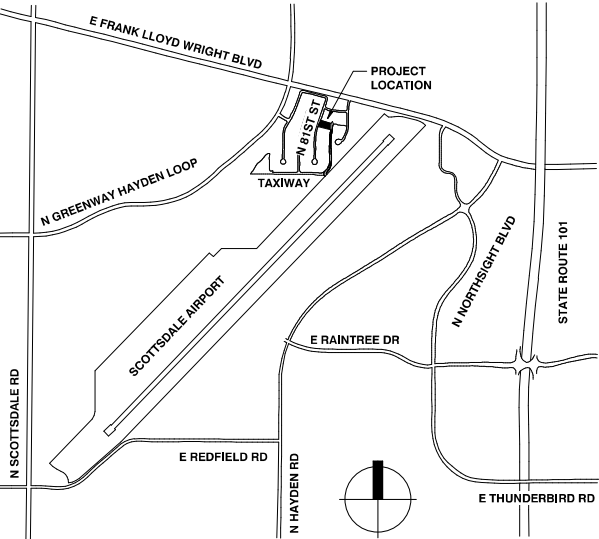
CIVIL ENGINEER:

BOWMAN CONSULTING
1600 N. DESERT DRIVE, SUITE 210
TEMPE, ARIZONA 85281
T. 480.629.8830
JOHN GRAY
JGRAY@BOWMANCONSULTING.COM

LANDSCAPE ARCHITECT:

NORRIS DESIGN
901 E MADISON ST
PHOENIX, ARIZONA 85034
T. 602.254.9600
DOUG PROUTY, PLA
DPROUTY@NORRIS-DESIGN.COM

VICINITY MAP (NTS)



City staff date: 7/28/21

1 OVERALL SITE PLAN

1" = 20'-0"

10 20 40

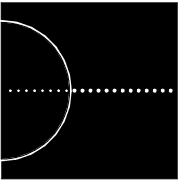


EXHIBIT A

OVERALL SITE PLAN

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

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



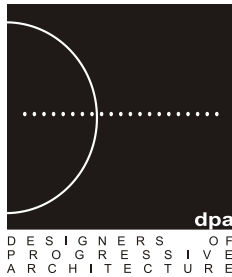
DO NOT SIGN OR SEAL
A PROFESSIONAL ENGINEER
3719 N 75th at suite 105
scottsdale, arizona 85251
telephone 480 941 4222
www.dpaarchitects.com

REVISION SCHEDULE

#	DESCRIPTION	DATE

drawn by: jw
project no.: 19067
date: 07/01/2021

DR
03



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.

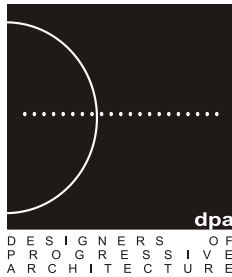
- **Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide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

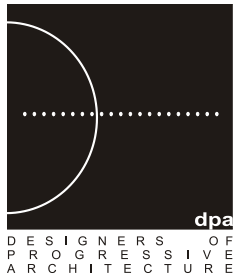
The architectural characteristics of the proposed development relate to the massing of projects surrounding it. The scale is appropriate for the area and for the intended use. The design features are clean and simple, taking precedent from other projects around the site. [The variation in door and window 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.



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Aerial

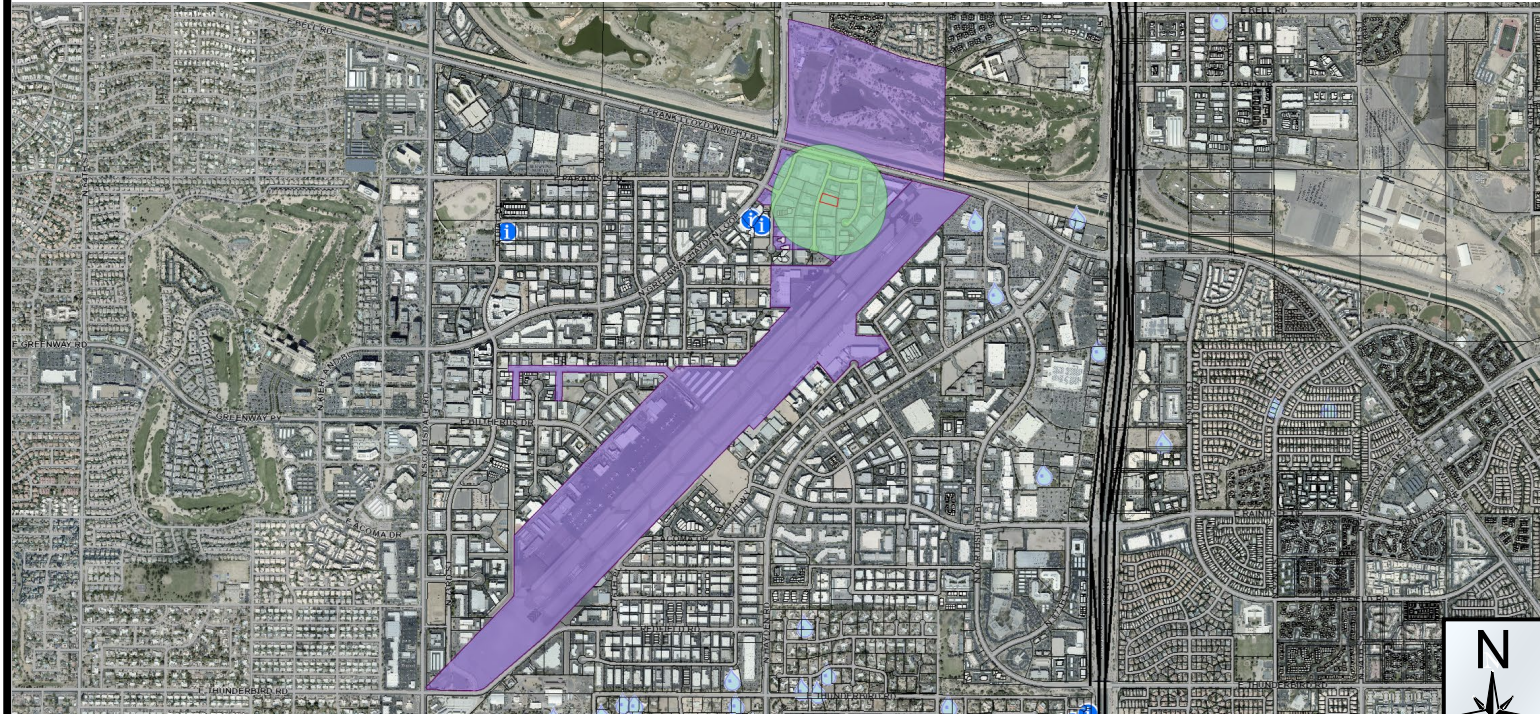
Zoning Aerial

7-UP-2021

ATTACHMENT #5

City Notifications – Mailing List Selection Map

Hangar / Office Building Use Permit



Additional Notifications:

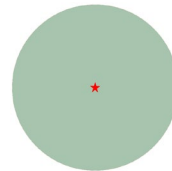
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
March 16, 2020

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 113

7-UP-2021