

Community Input Certification



CASE NO: _____

PROJECT LOCATION: _____

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

| DATE | NAME (Person, Organization, Etc. and Address) | Type of Contact | | |
|------|---|-----------------|-------|--------|
| | | Meeting | Phone | Letter |
| | see attached | | | |
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 Signature of owner/applicant

 Date

Planning and Development Services

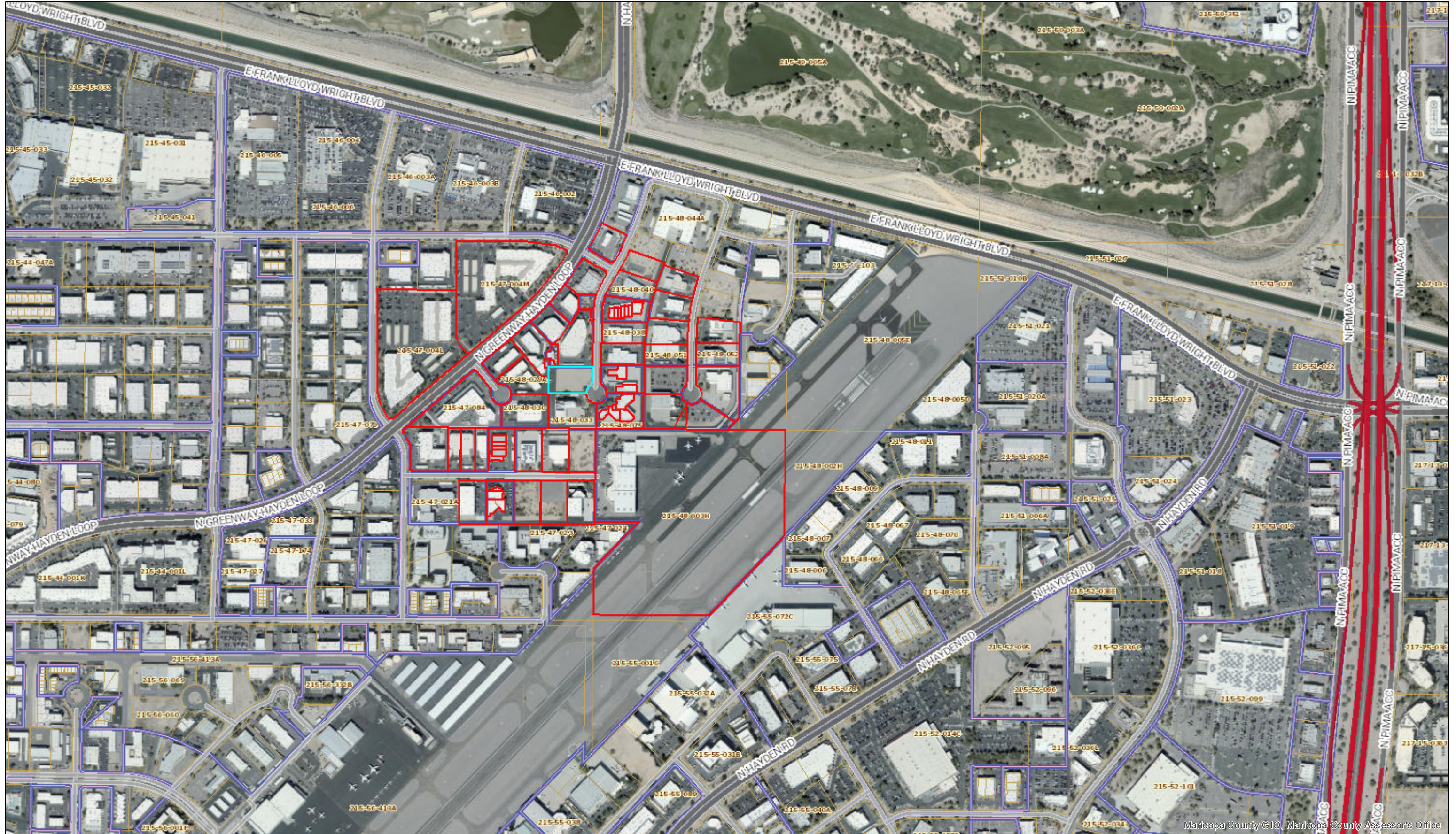
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

| date | Parcel # | Owner | Property Address | Mailing Address | type of contact |
|-----------|-------------|--|---|--|-----------------|
| 1/29/2021 | 215-47-004F | SCOTTSDALE CITY OF | 16040 N 80TH ST SCOTTSDALE 85260 | 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-47-004L | KWC GREENWAY HAYDEN LOOP LLC | 15880 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 6345 BALBOA BLVD SUITE 190 ENCINO CA 91316 | mail |
| 1/29/2021 | 215-47-004M | KWC GREENWAY HAYDEN LOOP LLC | 16100 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 6345 BALBOA BLVD SUITE 190 ENCINO CA 91316 | mail |
| 1/29/2021 | 215-47-012 | 7918 EAST MCCLAIN LLC | 7918 E MCCLAIN DR SCOTTSDALE 85260 | 16454 N 91ST ST UNIT 101 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-47-013 | EMPIRE PARKWAY CENTRE LTD PTN | 7946 E MCCLAIN DR SCOTTSDALE 85260 | 10020-101A AVE #200 PHIPPS MCKINNON BLDG EDMONTON AB CANADA T5J3G2 | mail |
| 1/29/2021 | 215-47-014 | SCOTTSDALE HANGAR COMPANY LLC | 7974 E MCCLAIN DR SCOTTSDALE 85260 | 3131 E CAMELBACK RD STE 210 PHOENIX AZ 85016 | mail |
| 1/29/2021 | 215-47-015 | WATTS INVESTMENTS LLC | 7975 E MCCLAIN DR SCOTTSDALE 85260 | 5552 E WASHINGTON ST PHOENIX AZ 85034 | mail |
| 1/29/2021 | 215-47-016 | EARNHARDT ARIZONA PROPERTIES LLC | 7947 E MCCLAIN DR SCOTTSDALE 85260 | 7300 W ORCHID LN CHANDLER AZ 85226 | mail |
| 1/29/2021 | 215-47-017 | EARNHARDT ARIZONA PROPERTIES LLC | 7919 E MCCLAIN DR SCOTTSDALE 85260 | 7300 W ORCHID LN CHANDLER AZ 85226 | mail |
| 1/29/2021 | 215-47-019 | BAUER TREVOR A | 7863 E MCCLAIN DR SCOTTSDALE 85260 | 25415 VIA LABRADA SANTA CLARITA CA 91355 | mail |
| 1/29/2021 | 215-47-080 | WESTPAC HOLDINGS LLC | 15757 N 78TH ST SCOTTSDALE 85260 | 15757 N 78TH ST SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-47-081 | REMES INVESTMENTS LLC | 7860 E MCCLAIN DR SCOTTSDALE 85260 | 7121 E RANCHO VISTA DR UNIT 1006 SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-47-082 | REMES INVESTMENTS LLC | 7860 E MCCLAIN DR SCOTTSDALE 85260 | 7121 E RANCHO VISTA DR UNIT 1006 SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-47-083 | SMITHEY 7880 LLC/TURBYFILL 1942 LLC | 7880 E MCCLAIN DR SCOTTSDALE 85260 | 7690 E FLEDGLING DR SCOTTSDALE AZ 85255 | mail |
| 1/29/2021 | 215-47-084 | K2H GH LOOP LLC | 15855 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 348 1917 WEST 4TH AVENUE VANCOUVER BC CANADA V6J1M7 | mail |
| 1/29/2021 | 215-47-123 | PERFORMANCE L L C | 7890 E MCCLAIN DR 1 SCOTTSDALE 85260 | 7890 E MCCLAIN SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-47-124 | CLOSING PLACE LLC | 7890 E MCCLAIN DR 2 SCOTTSDALE 85260 | 7890 E MCCLAIN DR UNIT 2 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-47-125 | CHICANE LLC | 7890 E MCCLAIN DR 3 SCOTTSDALE 85260 | 7890 E MCCLAIN DR UNIT 3 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-47-126 | NANCY ARNOLD BATAION REVOCABLE LIVING TRUST | 7890 E MCCLAIN DR 4 SCOTTSDALE 85260 | 7890 MCCLAIN DR UNIT 4 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-47-127 | EVH INVESTMENTS LLC | 7890 E MCCLAIN DR 5 SCOTTSDALE 85260 | 4400 N SCOTTSDALE RD SUITE 91 SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-47-149 | KNH REAL ESTATE LLC | 7891 E MCCLAIN DR 101 SCOTTSDALE 85260 | 7891 E MCCLAIN DR STE 105 SCOTTSDALE AZ 85260-1675 | mail |
| 1/29/2021 | 215-47-150 | KNH REAL ESTATE LLC | 7891 E MCCLAIN DR 102 SCOTTSDALE 85260 | 7891 E MCCLAIN DR STE 105 SCOTTSDALE AZ 85260-1675 | mail |
| 1/29/2021 | 215-47-153 | UNICUME SCOTTSDALE LLC | 7891 E MCCLAIN DR SCOTTSDALE 85260 | 23035 N CHURCH RD SCOTTSDALE AZ 85258 | mail |
| 1/29/2021 | 215-48-001M | DATA SALES CO INC | 15905 N 81ST ST SCOTTSDALE 85260 | 3450 W BURNSVILLE PKWY BURNSVILLE MN 55337 | mail |
| 1/29/2021 | 215-48-003H | SCOTTSDALE CITY OF | 8014 E MCCLAIN DR SCOTTSDALE 85260 | 3939 N CIVIC CENTER PLAZA SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-48-024 | KYDAG BRAVO LLC | 7995 E PARADISE LN SCOTTSDALE 85260 | 5200 E DOUBLETREE RANCH RD PARADISE VALLEY AZ 85258 | mail |
| 1/29/2021 | 215-48-025 | MKIJ LLC | 16049 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 13401 N 31ST PL PHOENIX AZ 85032 | mail |
| 1/29/2021 | 215-48-027C | GREENWAY-80TH LLC | 15966 N 80TH ST SCOTTSDALE 85260 | 4295 N 75TH STREET SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-48-027D | BCO L L C | 15953 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 8711 E PINNACLE PK RD STE 282 SCOTTSDALE AZ 85255 | mail |
| 1/29/2021 | 215-48-028A | QUESNELL INTERNATIONAL LTD | 15905 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 10917- 120TH ST EDMONTON AB CANADA T5H3P9 | mail |
| 1/29/2021 | 215-48-029A | QUESNELL INTERNATIONAL LTD | 15875 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 10197 120TH ST EDMONTON AB T5H 3P9 | mail |
| 1/29/2021 | 215-48-030 | 79TH STREET LLC | 15821 N 79TH ST SCOTTSDALE 85260 | 7119 E SHEA BLVD NO 109-466 SCOTTSDALE AZ 85254 | mail |
| 1/29/2021 | 215-48-033 | POTTS PROPERTIES LLC | 15834 N 80TH ST SCOTTSDALE 85260 | 27643 N 113TH PL SCOTTSDALE AZ 85262 | mail |
| 1/29/2021 | 215-48-034 | PEOPLES PROPERTIES LLC | 15902 N 80TH ST SCOTTSDALE 85260 | 15966 N 80TH ST SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-037 | GRAYSTAR CORPORATION | 15931 N 80TH ST SCOTTSDALE 85260 | 14555 N SCOTTSDALE RD SUITE 160 SCOTTSDALE AZ 85254 | mail |
| 1/29/2021 | 215-48-038 | 80TH STREET LLC | 15983 N 80TH ST SCOTTSDALE 85260 | 15983 N 80TH ST STE 110 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-040 | DILLON PRECISION PRODUCTS INC | 16087 N 80TH ST SCOTTSDALE 85260 | 8009 E DILLONS WAY SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-041 | DILLON AERO INC | 16139 N 80TH ST SCOTTSDALE 85260 | 8009 E DILLONS WAY SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-048 | HANGAR 5 LLC | 16114 N 81ST ST SCOTTSDALE 85260 | 16114 N 81ST ST STE 1 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-049 | GLOBE CORPORATION | 16060 N 81ST ST SCOTTSDALE 85260 | 6730 N SCOTTSDALE RD SUITE 250 SCOTTSDALE AZ 85253 | mail |
| 1/29/2021 | 215-48-050 | UNIVERSAL LASER SYSTEMS INC | 16008 N 81ST ST SCOTTSDALE 85260 | 16008 N 81ST ST SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-051 | UNIVERSAL LASER SYSTEMS INC | 16008 N 81ST ST SCOTTSDALE 85260 | 16008 N 81ST ST SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-052 | 7689 LLC | 15957 N 81ST ST SCOTTSDALE 85260 | 7689 E PARADISE LN STE 6 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-053 | SCOTTSDALE AIRPARK LLC | 16009 N 81ST ST SCOTTSDALE 85260 | 9215 N INVERGORDON RD PARADISE VALLEY AZ 85253-1806 | mail |
| 1/29/2021 | 215-48-061 | TENACIOUS ADVENTURES LLC | 15904 N 81ST ST SCOTTSDALE 85260 | 16044 N 82ND ST SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-062A | KELLDORF MANAGEMENT ENTERPRISES LLC | 15853 N 81ST ST SCOTTSDALE 85260 | 16114 N 81ST ST SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-062B | K & R HANGAR LLC | 15852 N 81ST ST SCOTTSDALE 85260 | 9532 E RIGGS RD SUN LAKES AZ 85248-7411 | mail |
| 1/29/2021 | 215-48-063 | K & R HANGAR LLC | 15852 N 81ST ST SCOTTSDALE 85260 | 9532 E RIGGS RD SUN LAKES AZ 85248-7411 | mail |
| 1/29/2021 | 215-48-071 | SKS HOLDINGS INC | 15827 N 80TH ST 1 SCOTTSDALE 85260 | 5401 32ND AVE NW STE 100 GIG HARBOR WA 98335 | mail |
| 1/29/2021 | 215-48-072 | 15827 HOLDINGS LLC | 15827 N 80TH ST 2 SCOTTSDALE 85260 | 14822 N 73RD ST STE 101 SCOTTSDALE AZ 85260-3142 | mail |
| 1/29/2021 | 215-48-073 | CARLISLE COMPANIES INCORPORATED | 15827 N 80TH ST 3 SCOTTSDALE 85260 | 11605 N COMMUNITY HOUSE RD SUITE 600 CHARLOTTE NC 28277 | mail |
| 1/29/2021 | 215-48-074 | JAKAR LLC | 15827 N 80TH ST 4 SCOTTSDALE 85260 | 441 ROAD 58 UNIT B TEN SLEEP WY 82442 | mail |
| 1/29/2021 | 215-48-075 | CONSTELLATION AVIATION DEVELOPMENT GROUP LLC | 15827 N 80TH ST SCOTTSDALE 85260 | PO BOX 12408 TEMPE AZ 85284 | mail |
| 1/29/2021 | 215-48-077 | WESTERN SECURITY BANK | 16275 N GREENWAY HAYDEN LP SCOTTSDALE 85260 | 7401 E CAMELBACK RD SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-48-078 | KELLY FAMILY TRUST | 16035 N 80TH ST 101 SCOTTSDALE 85260 | 6633 E SUNNYVALE RD PARADISE VALLEY AZ 85253-2315 | mail |
| 1/29/2021 | 215-48-079 | HOWARD HOLDINGS INC | 16035 N 80TH ST 105 SCOTTSDALE 85260 | 10115 E BELL RD STE 107 PMB 626 SCOTTSDALE AZ 85260-2189 | mail |
| 1/29/2021 | 215-48-080 | TLAZPROPERT LLC | 16035 N 80TH ST 110 SCOTTSDALE 85260 | 16035 N 80TH ST STE C SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-081 | SUNSHINE REALTY GROUP LLC | 16035 N 80TH ST 115 SCOTTSDALE 85260 | 4856 E BASELINE RD STE 108 MESA AZ 85206 | mail |
| 1/29/2021 | 215-48-082 | SDS ARIZONA COMMERCIAL LLC | 16035 N 80TH ST 120 SCOTTSDALE 85260 | PO BOX 113313 ANCHORAGE AK 99511 | mail |

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|-----------|-------------|------------------------------------|---|---|------|
| 1/29/2021 | 215-48-083 | 1ST ENTERPRISES INC | 16035 N 80TH ST 125 SCOTTSDALE 85260 | 23665 N 75TH ST SCOTTSDALE AZ 85255 | mail |
| 1/29/2021 | 215-48-084 | MN DESIGNS INCORPORATED | 16035 N 80TH ST 130 SCOTTSDALE 85260 | 8715 N 68TH ST PARADISE VALLEY AZ 85253 | mail |
| 1/29/2021 | 215-48-085 | AIRPARK PARTNERS LLC | 16035 N 80TH ST SCOTTSDALE 85260 | 26120 N 108TH PL SCOTTSDALE AZ 85255 | mail |
| 1/29/2021 | 215-48-093 | VESELY DESCENDANTS TRUST | 15879 N 80TH ST SCOTTSDALE 85260 | 19587 N 103RD ST SCOTTSDALE AZ 85255 | mail |
| 1/29/2021 | 215-48-094 | ASTOR AIRPARK HOLDINGS LLC | 15881 N 80TH ST SCOTTSDALE 85260 | 15881 N 80TH ST STE 100 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-095 | 80TH ST HANGARS OWNERS ASSOCIATION | 15879 N 80TH ST SCOTTSDALE 85260 | 15881 N 80TH ST STE 100 SCOTTSDALE AZ 85260 | mail |
| 1/29/2021 | 215-48-105 | DM SORRENTO I LLC | 16000 N 80TH ST SCOTTSDALE 85260 | 1400 MAIDEN LN DEL MAR CA 92014 | mail |
| 1/29/2021 | 215-48-106A | GREENWAY-80TH LLC | 15966 N 80TH ST SCOTTSDALE 85260 | 4295 N 75TH STREET SCOTTSDALE AZ 85251 | mail |
| 1/29/2021 | 215-48-106B | PEOPLES PROPERTIES LLC | 15966 N 80TH ST SCOTTSDALE 85260 | PO BOX 2871 APTOS CA 95001 | mail |
| 1/29/2021 | 215-48-107 | DM SORRENTO I LLC | 16001 N GREENWAY-HAYDEN LP SCOTTSDALE 85260 | 1400 MAIDEN LN DEL MAR CA 92014 | mail |



Map





January 29, 2021

PUBLIC OUTREACH NOTICE
Design Review Board Submittal

Dear Property Owner:

People's Properties LLC is proposing to construct a new airplane hangar with attendant office space on a currently empty parcel of land located at 15902 N. 80th Street, Scottsdale AZ 85260 in the Scottsdale Airpark. The Pre-Application Number with the City of Scottsdale for this project is 819-PA-2020. The parcel number is APN 215-48-034, and it contains 1.201 acres (or 52,311 square feet). The parcel is currently zoned I-1 and the proposed project is allowed in the zoning classification so no change will be requested. Attachments are included in this mailing to describe the project in more detail.

Please see the attached:

- Project Narrative
- Conceptual Site Plan
- Conceptual Elevations

Please feel free to contact our office or the City of Scottsdale with any questions. Contact information is listed below.

Applicant Contact: Scott Wahtola, Larson Associates Architects, 602-955-9929, swahtola@larson-architects.com.

City of Scottsdale Contact: Katie Posler, 480-312-2703, kposler@scottsdaleaz.gov.

We are looking forward to working with the City and Public on this project, thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Wahtola", written over a white background.

Scott Wahtola
Larson Associates Architects
3807 N. 24th Street, Suite 100
Phoenix, AZ 85016
602-955-9929



People's Hangar
Peoples Properties LLC
15902 N. 80th Street
Scottsdale AZ 82560
APN 215-48-034
819-PA-2020

DRB NARRATIVE

The Owner proposes to build a hangar of approximately 10,620 s.f. to house several planes and a helicopter. (A Use Permit submittal for a Heliport is being requested concurrent to this DRB submittal.) As can be seen in the colored elevations and perspectives, the Owner desires a corporate, upscale facility to represent his flight operations. The firm intends to provide office space for their operations adjacent to and attached to the hangar. As shown on the plan, the office areas, break area, file and storage spaces along with Mechanical and Electrical areas are equal to approximately 3,820 s.f. excluding a small exterior balcony area. The office element and the hangar element are each clearly defined in the accompanying drawings. Access to the site will be provided via two curb cuts from 80th street on the east boundary of the site. This should allow safe and easy access for normal vehicles along with Refuse and Fire Apparatus. A safe pedestrian route is also included from the building to the public sidewalk. Parking is provided for the office and visitors with 14 spaces provided on grade, not including any casual parking use inside the hangar itself for vehicles when the aircraft are deployed. We are proposing to cover the parking stalls closest to 80th street.

The Owner would like to install an underground on-site private fuel system as part of this project. The ramp (staging) area is larger than the size of the hangar as required by the Scottsdale Airport. All mechanical equipment will be fully-screened by a large decorative parapet screening the open roof area over the second level of the office area. Equipment planned at this time includes high SEER rooftop mechanical units (RTU), a compressor and a possible backup generator. The hangar will NOT be conditioned, or evaporatively cooled, but will have large Big Ass fans.

Construction of the hangar is expected to be a pre-engineered metal building system with a CMU base wainscot. There will be stucco over rigid insulation over a metal building girt system, detailed to address the scale of the 34' hangar walls, above that. There will also be some metal accent panels up high to add articulation on the northern and southern hangar wall exteriors. The office block is lower and at an office building scale with one height protrusion above the hangar wall height to allow easy access to the roof over the second floor office area and add visual interest. The office building will be steel-framed with steel studs for exterior cavity walls and clad with raised decorative metal panels over a base stucco wall finish with reveals and joints for interest, depth, and articulation. There will be two types of hangar doors. The larger one facing the taxiway will be a painted hydraulic type door, while the smaller south facing door will be a painted bi-fold type door. Color and material selections are attached with the required color and material board in accordance with the DRB submittal requirements. Colors and materials chosen coordinate with the existing local surrounding airpark character and Sonoran Desert environment.

Civil engineering, landscape, and architectural and presentation perspectives have been developed to the preliminary level for the DRB review and included in this DRB submittal. The generally flat nature of this site has been taken into account, in the preliminary grading and drainage design along with the fact that the adjacent northern and southern properties are at different elevations. The Landscape will be new Sonoran Desert vegetation as the site is currently empty minus a few bushes along the street R.O.W. Particular attention has been paid to the north and east elevations to avoid presenting a large blank hangar wall that can be seen from the street. Deep overhangs on the north, east, and south portion of the office area provide shade and variation in planes as well as an upper level patio in this design. Both hangar doors will provide additional shade on the staging area when open. The site will require below grade retention and a drywell to meter to a regional drainage system as directed by the City. The ramp will be concrete, the parking lot asphaltic concrete and the drive approach from 80th will be concrete. Access to the ramp will be secured by a gate to maintain security for the project's airside as required by the Airport.

Site planning challenges that have been addressed at this time include fuel truck access to the ramp, refuse truck access to the dumpster enclosure, and fire apparatus access to the entire site. There will be no backing onto the street. There are currently retaining walls on both the north and south sides of the site between this parcel and the adjacent properties. Those will remain or be re-worked as required by this new project.

Applicable Development Review Board Criteria and how we are addressing them:

A1. The attached drawings, renderings, and narrative above indicate that we are within the design guidelines for the Sensitive Design Program, The Design Standards and Policies Manual, the Office Design Guidelines, and the general character of the surrounding Scottsdale Airpark and Sonoran Desert.

A2a. This site and building design will fit well within the surrounding character and existing structures and open spaces along with a seamless transition to the surrounding topography. See attached drawings and renderings and existing site conditions photos.

A2.b. Excessive variety and monotonous repetition have been avoided as can be seen on the attached drawings and renderings.

A2.c. The unique climate of the Sonoran Desert has been recognized by the appropriate use of materials, colors, shading elements, and landscaping as can be seen on the attached drawings and renderings.

A2.d. Not applicable.

A2.e. Not applicable.

A3. Ingress, egress, and internal traffic circulation, along with off-street parking, loading and service areas and pedestrian ways have been designed to be safe, separate, and convenient. There will be NO backing onto the street required and Fire and Refuse Access has been addressed. See attached drawings.

A4. All mechanical equipment and utilities will be screened by a decorative high parapet that is integral in design to the building or installed inside the building. See attached drawings.

A5. Not applicable.

A6. Not applicable.

B. Please see attached drawings.

We are looking forward to working with the City on this project, thank you.

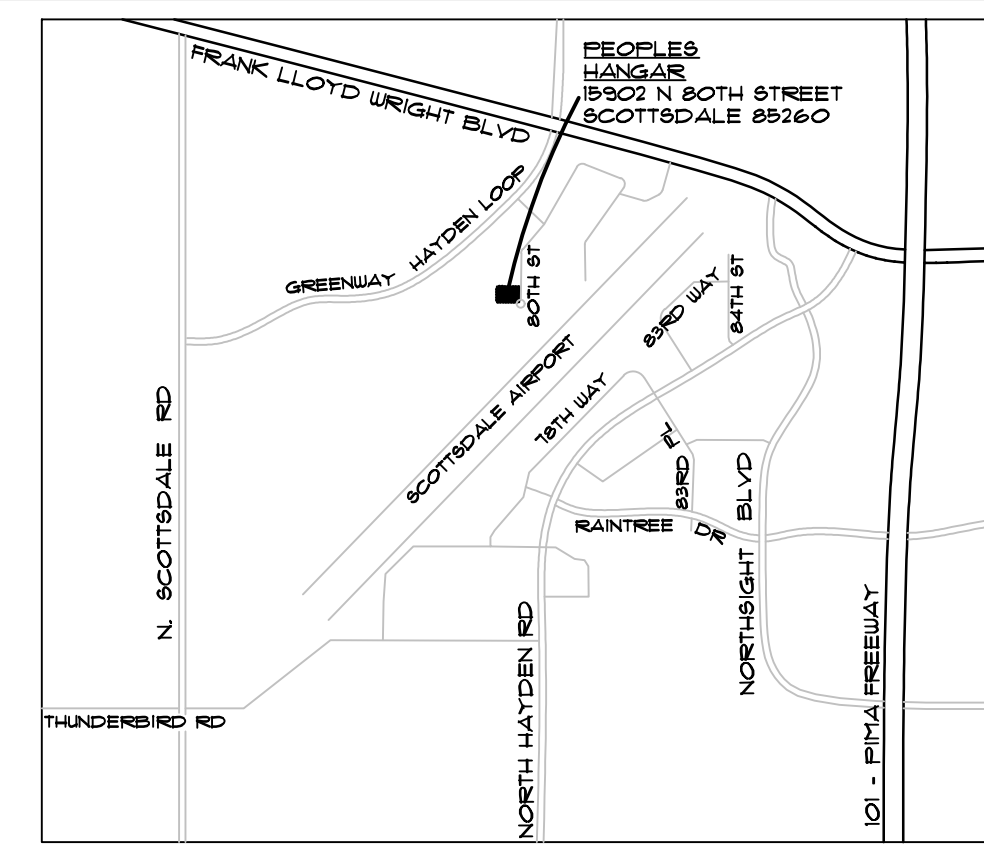
Sincerely,

A handwritten signature in black ink, appearing to read "Scott Wahtola". The signature is fluid and cursive, with a prominent initial "S" and "W".

Scott Wahtola
Larson Associates Architects

SITE PLAN KEYNOTES

- 1 NEW 6 FOOT WIDE (MIN.) CONCRETE SIDEWALK
- 2 NEW CONCRETE DRIVEWAY PER COS STANDARD DETAIL CL TYPE 2256 W/ SAW BYPASS - SEE CIVIL DRAWINGS
- 3 NEW ASPHALT PARKING LOT PAVING
- 4 NEW 8'-0" CMU SECURITY SITE WALL
- 5 NEW 8'-0" SECURITY ACCESS GATE W/ KNOX BOX AND STROBE ACCESS SYSTEM PER SCOTTSDALE FIRE DEPT. STANDARDS
- 6 EXISTING 10'-0" (APPROX.) CMU SECURITY/RETAINING WALL TO REMAIN OR BE RE-BUILT AS REQUIRED
- 7 NEW CONCRETE AIRCRAFT APRON
- 8 NEW COVERED PARKING AREA
- 9 EXISTING 3'-0" CMU SCREEN WALL - DEMO AS REQ'D FOR NEW CONSTRUCTION
- 10 NEW CMU DUMPSTER ENCLOSURE PER COS STD. DETAIL 2146-1 WITH GATES ON THE FRONT TO MATCH STAGING AREA GATE
- 11 VEHICULAR ACCESS TO HANGAR
- 12 HANGAR DOOR
- 13 LOCATION FOR (2) BICYCLE PARKING STALLS - ONE DBL SIDED LOOP ON A 4" CONC. PAD
- 14 LOCATION FOR REMOTE FDC
- 15 ROUGH LOCATION FOR UNDERGROUND RETENTION - SEE CIVIL DRAWINGS
- 16 6" DIAM. CONCRETE FILLED STEEL BOLLARD - SEE DETAIL /
- 17 CONC. PARKING BUMPER - SEE DETAIL /
- 18 12,000 GALLON UNDERGROUND AIRCRAFT FUEL TANK - SEE VENDOR DRAWINGS
- 19 FUEL DISPENSER: IN-GROUND BELOW GRADE EQUIPMENT VAULT - SEE VENDOR DRAWINGS
- 20 ACCESSIBLE RAMP ALONG ACCESSIBLE ROUTE
- 21 EXISTING 8'-0" HIGH CMU WALL TO REMAIN OR BE RE-BUILT AS REQ'D.
- 22 NEW FIRE HYDRANT - SEE CIVIL PLANS
- 23 LOCATION OF FIRE RISER ROOM
- 24 LOCATION OF S.E.S. ROOM
- 25 EXISTING FIRE HYDRANT



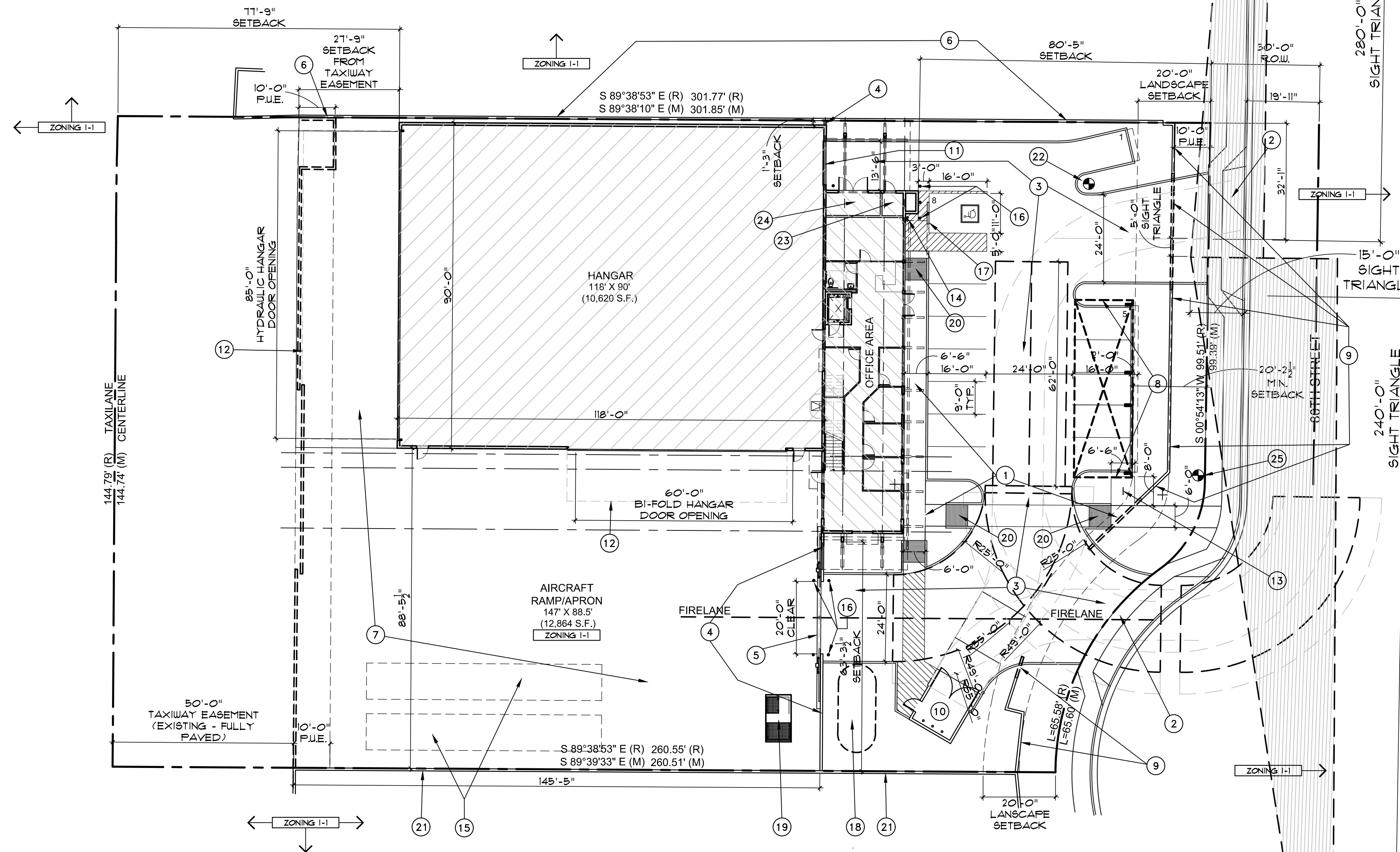
VICINITY MAP
SCALE: N.T.S.

PROJECT DATA

PROJECT DESCRIPTION

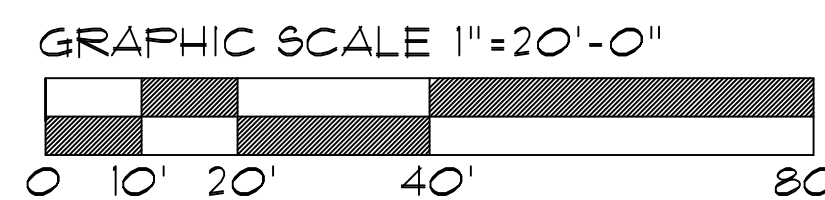
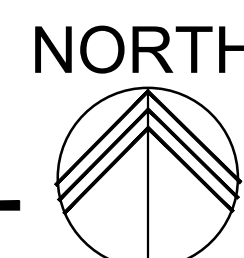
THE DEVELOPMENT OF AN AIRCRAFT HANGAR WITH SUPPORTING OFFICE AND STORAGE SPACES ON A CURRENTLY EMPTY LOT AT THE CITY OF SCOTTSDALE MUNICIPAL AIRPORT

| | |
|--|--|
| PROJECT ADDRESSES: | 15802 N. 80TH STREET SCOTTSDALE, ARIZONA 85260 |
| PROJECT OWNER: | PEOPLES PROPERTIES LLC 15866 N. 80TH STREET SCOTTSDALE AZ 85260 (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT) |
| PROJECT ARCHITECT: | LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 602-955-9929 602-954-4790 FAX EMAIL: swahtola@larson-architects.com |
| BOOK-MAP-PARCEL: | APN 215-48-034 |
| CURRENT ZONING: | I-1 (SCOTTSDALE MUNICIPAL AIRPORT) |
| NET SITE AREA: | 52,311 SF. (12 AC) |
| LOT COVERAGE: | 4.323% |
| OCCUPANCY GROUP: | S-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2) B - OFFICE SPACES (PER IBC SECTION 304.1) -NEW CONSTRUCTION |
| CONSTRUCTION TYPE: | I II-B, FULLY SPRINKLED (PER CITY OF SCOTTSDALE AMMENDMENT) |
| FLOOR AREAS PROVIDED: | |
| 1ST FLOOR: | |
| OFFICE AREA (OCC B): | 2,100 SF. |
| HANGAR AREA (OCC S-1): | 10,620 SF. |
| TOTAL 1ST FLOOR: | 12,720 SF. |
| 2ND FLOOR OFFICE AREA (B): | 1578 SF. |
| 2ND FLOOR EXTERIOR PATIO (B): | 380 SF. |
| TOTAL 2ND FLOOR: | 1,958 SF. |
| 3RD FLOOR: | |
| STORAGE/MECH. (OCC B): | 326 SF. |
| TOTAL BUILDING FLOOR AREA: | 15,004 SF. |
| OPEN STAGING AREA: | 12,864 SF. |
| PARKING REQUIRED: | INTERIOR OFFICE AREA: 4004 / 300 = 13.35 SPACES HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED TOTAL SPACES REQUIRED = 14 SPACES |
| PARKING PROVIDED: | SPACES PROVIDED = 14 = OK |
| ACCESSIBLE SPACES REQUIRED: | 14 SPACES X 4% = 1 SPACE |
| VAN SPACES REQUIRED: | 1 SPACE PROVIDED = OK |
| ACCESSIBLE SPACES PROVIDED: | |
| VAN SPACES PROVIDED: | |
| BICYCLE PARKING REQUIRED: | 16/20 = 2 SPACES |
| BICYCLE PARKING PROVIDED: | 2 = OK |
| FRONTAGE YARDS REQUIRED: | |
| WEST (TAXILANE): | 50'-0" |
| EAST (80TH STREET): | 20'-0" |
| YARD PROVIDED: | |
| WEST: | 11'-9" |
| EAST: | 80'-5" |
| ON GRADE PAVING AREA: | 9,168 SF. |
| PARKING LOT LANDSCAPING: | |
| REQUIRED: | 9,168x.15 = 1375.2 SF |
| PROVIDED: | 1381 SF. = OK |
| OPEN FRONT SPACE: | |
| REQUIRED: | 20'-0" x PROPERTY LENGTH |
| PROVIDED: | 22'-0" MIN. x PROPERTY LENGTH |
| OPEN SPACE REQUIRED: | |
| FIRST 12' FEET: | 10 x 52,311 = 523,111 SF. |
| AREAS ABOVE 12': | 26 x .003 x 52,311 = 4,080.3 SF. |
| SUB-TOTAL: | 9,311.4 SF. |
| STAGING AREA REDUCTION: | 5,231.1 (50%) = 2,615.6 SF. |
| TOTAL REQUIRED: | 4,080.3 + 2,615.6 = 6,695.9 OR 6,696 SF. |
| TOTAL OPEN SPACE PROVIDED: | |
| OPEN FRONT SPACE: | 4,105 SF. |
| OTHER OPEN SPACE: | 2,756 SF. |
| TOTAL: | 6,861 SF. = OK |
| FLOOR AREA RATIO: | |
| PER CITY OF SCOTTSDALE ZONING ORDANCE SECTION 5.1804.A | |
| NET LOT AREA = 52,311 SF. (12 ACRES) | |
| F.A.R. (ALLOWED) = N.L.A. + .80 | |
| F.A.R. (ALLOWED) = 52,311 / .80 = 41,849 SF. | |
| F.A.R. (PROVIDED) = | |
| HANGAR: | 10,620 SF. |
| OFFICES: | 4,004 SF. |
| 2ND FLOOR EXTERIOR PATIO : | 380 SF. |
| TOTAL GROSS FLOOR AREA: | 15,004 SF. = OK |
| F.A.R. (ALLOWED) AS PERCENT = 80% | |
| F.A.R. (PROVIDED) AS PERCENT = 28.68% = OK | |



SITE PLAN

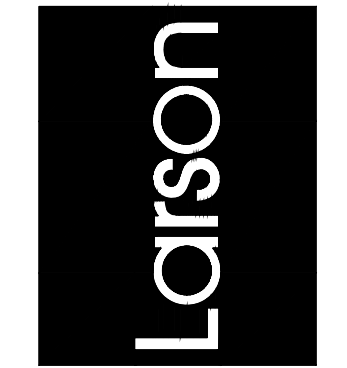
SCALE: 1" = 20'-0"



AIRCRAFT STIPULATION:
1. ANY FUTURE FUEL DISPENSING AND STORAGE BY SEPERATE SUBMITTAL AND PERMIT MUST HAVE SPECIFIC DOCUMENTED AIRPORT REVIEW AND APPROVAL TO CONFIRM COMPLIANCE WITH AIRPORT RULES AND REGULATIONS.

CITY OF SCOTTSDALE APPROVAL BLOCK

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Revisions
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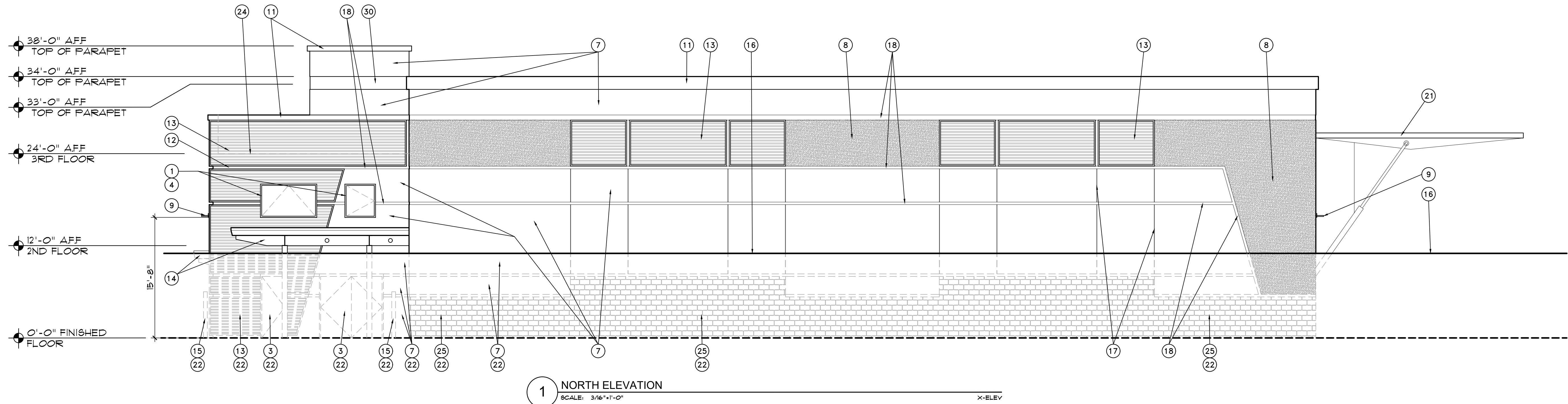
EXTERIOR FINISH LEGEND

| MATERIALS | MANF. | MODEL | COLOR | NOTES |
|--------------------------------|----------------|---------------------|------------------------|--|
| PT-1 | DUNN EDWARDS | DE - EXTERIOR FLAT | DE 6381, SILVER BULLET | EXTERIOR PAINT; LRV = 44; STUCCO FIELD COLOR |
| PT-2 | DUNN EDWARDS | DE - EXTERIOR FLAT | DE 6383, BANK VAULT | EXTERIOR PAINT; LRV = 16; STUCCO ACCENT COLOR |
| PT-3 | DUNN EDWARDS | DE - EXTERIOR FLAT | DE 6384, IRON FIXTURE | EXTERIOR PAINT; LRV = 10; STUCCO REVEAL COLOR |
| PT-4 | DUNN EDWARDS | DE - EXTERIOR GLOSS | DE 6351, BLACK TIE | EXTERIOR PAINT; LRV = 6; METAL CANOPIES, STRUCTURE & SUPPORTS, PARAPET CAP, ETC. |
| WINDOW FRAMES | OLD CASTLE | - | BLACK ANODIZED | OFFSET 3x4 FRAMES UNLESS NOTED OTHERWISE |
| OFFICE AREA EXTERIOR GLASS | GUARDIAN GLASS | TINTED - 1" LOW "E" | BLUE TINT | 1" INSULATED STANDARD (TWO 1/4" PANEES WITH 1/2" INSULATION GAP) |
| EXTERIOR STUCCO | - | - | COLOR PER ELEVATIONS | WESTERN ONE COAT STUCCO WITH "VERY SMOOTH LIGHT SAND" FINISH |
| CMU-1 GROUND FACED CONC. BLOCK | - | TRENDSTONE | GROUND FACED OPAL | CABLE MU GROUND FACED CMU BLOCK - GROUND FACED ON ALL EXPOSED SIDES |
| MP-1 (METAL SIDING PANELS) | ATAS | - | CHAMPAGNE | HORIZONTAL METAL SIDING W/ MATCHING CORNER ANGLES/EDGES |
| ALUMINUM CABLE RAIL SYSTEM | - | - | BLACK ANODIZED | MANUFACTURER'S STANDARD BLACK ALUMINUM ANODIZED FINISH |

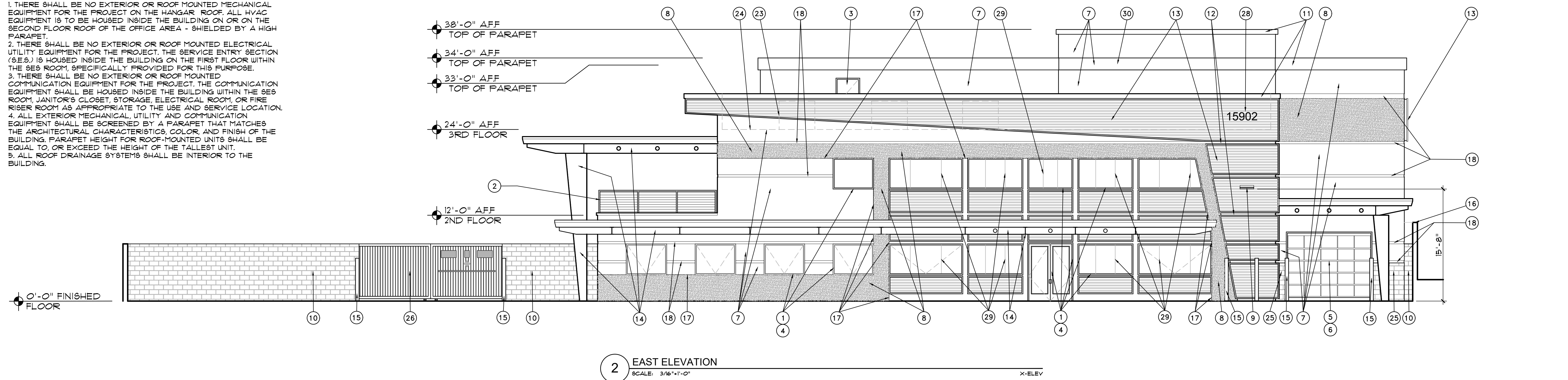
ELEVATION KEYNOTES

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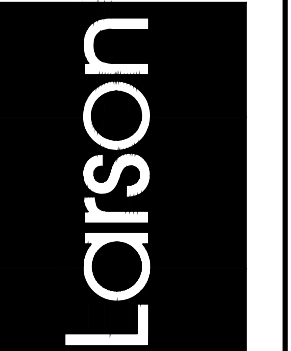
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- 6 METAL FRAME AND PANELS OF VEHICULAR OVERHEAD DOOR TO HANGAR TO BE BLACK ANODIZED ALUMINUM
- 7 STUCCO SYSTEM - PAINTED - FIELD COLOR PAINT [PT-1]
- 8 STUCCO SYSTEM - PAINTED - ACCENT COLOR PAINT [PT-2]
- 9 EXTERIOR LIGHTING FIXTURE - BLACK FINISH - SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS
- 10 GROUND FACED OR BURNISHED CMU SILE WALL TO MATCH HANGAR WAINSCOT [CMU-1]
- 11 METAL PARAPET CAP - PAINTED [PT-4]
- 12 4" WIDE SHADOW REVEAL IN RAISED METAL PANEL SYSTEM - SEE DETAIL
- 13 RAISED METAL SIDING SYSTEM [MP-1] WITH SUPPORTS PAINTED [PT-4] WHERE EXPOSED
- 14 GALVANIZED METAL CANOPY AND FRAMING - PAINTED [PT-4]
- 15 CONCRETE FILLED METAL BOLLARDS - PAINTED [PT-4]
- 16 TOP OF EXISTING CMU SITE/RETAINING WALL ALONG PROP. LINE
- 17 REVEAL IN STUCCO (1/2" WIDE X 1/2" DEEP "V" REVEAL)
- 18 REVEAL IN STUCCO (4" WIDE X 1/2" DEEP "CHANNEL REVEAL") PAINTED [PT-4]
- 19 NOT USED
- 20 BI-FOLD HANGAR DOOR - PAINTED [PT-2] OR CLOSE COMPATIBLE MANUFACTURER'S COLOR
- 21 HYDRAULIC HANGAR DOOR - PAINTED [PT-2] OR CLOSE COMPATIBLE MANUFACTURER'S COLOR
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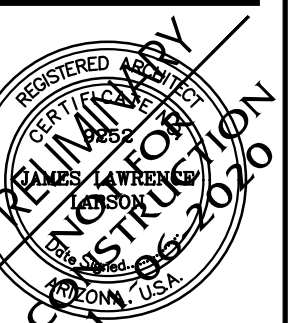
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Drawing Name:
 EXTERIOR ELEVATIONS

Revisions

Date: 06/20/2020

Project Number:
 2020.020

Drawing No:

A2.0

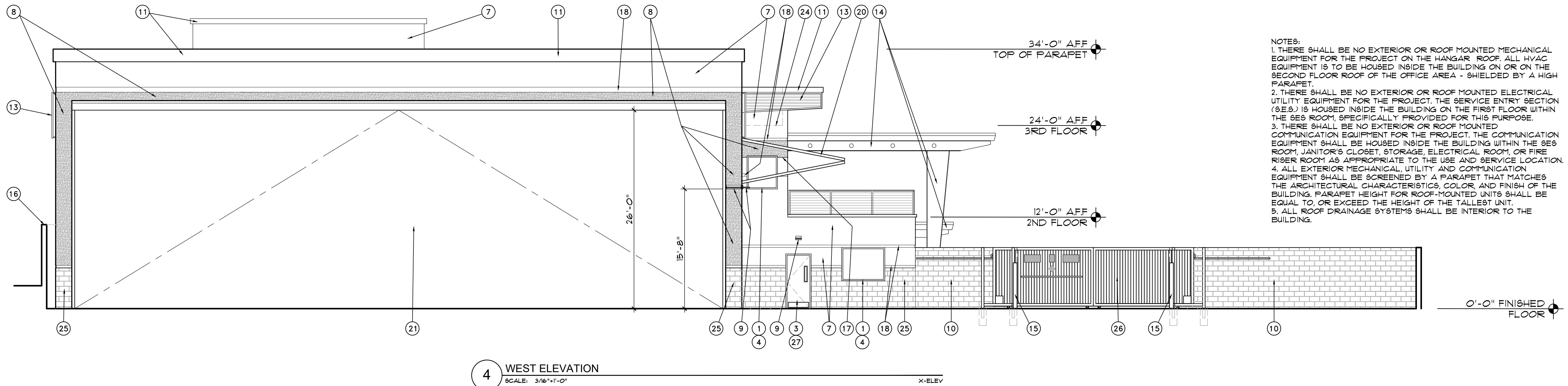
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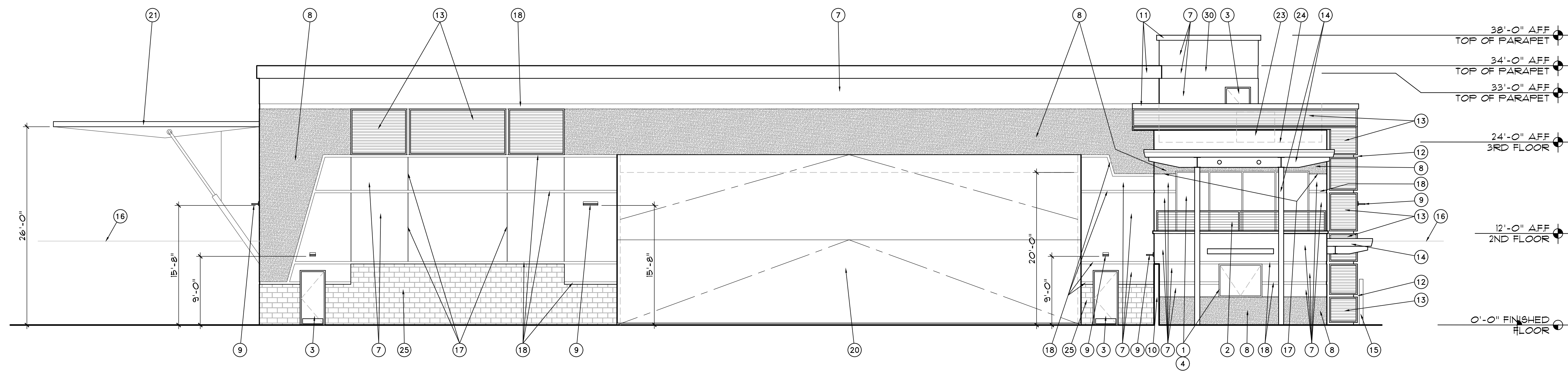
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4 WEST ELEVATION
SCALE: 3/16"=1'-0"

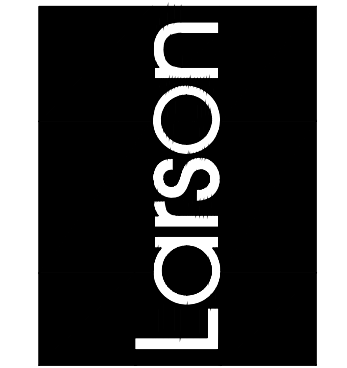
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3 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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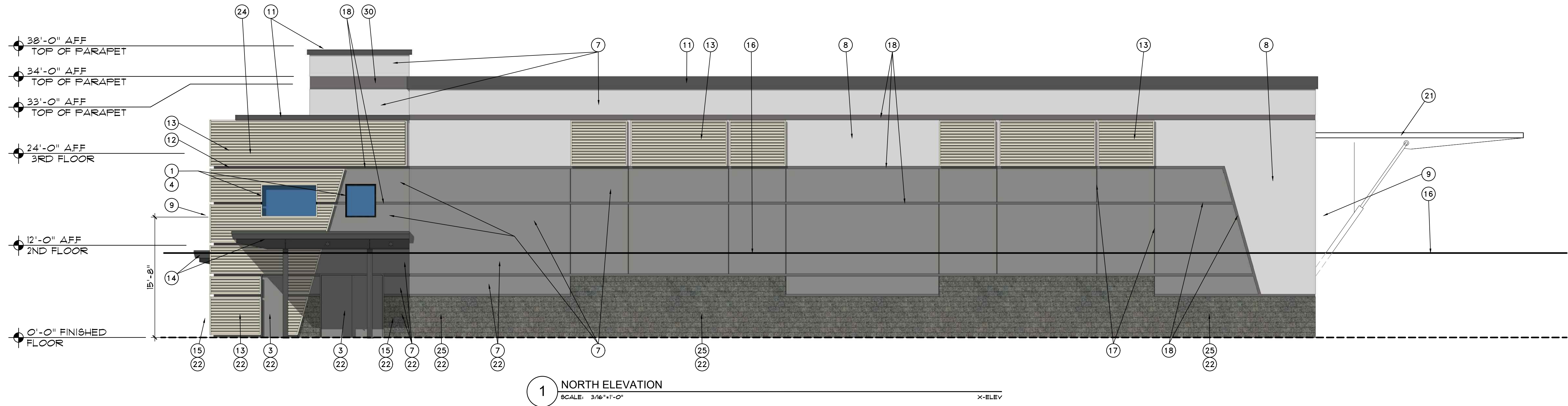
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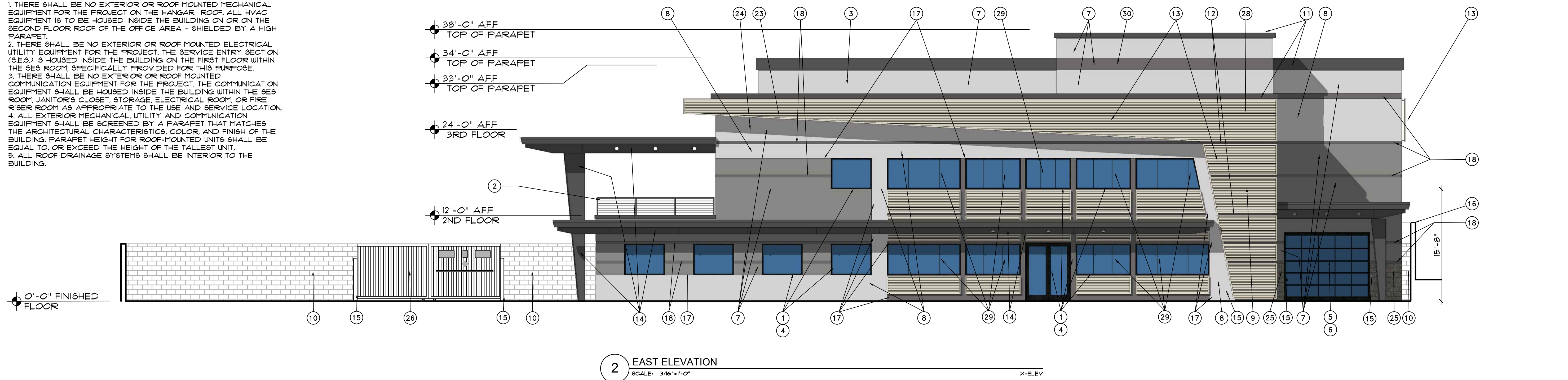
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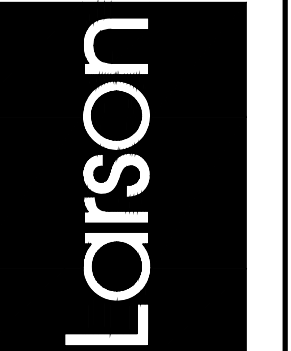
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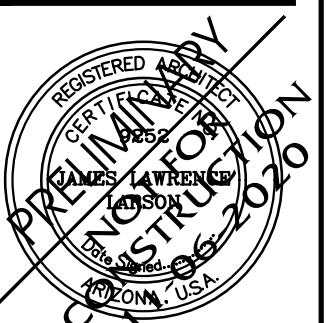
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CHRIS PEOPLES' HANGAR
 15902 N. 80TH ST.
 SCOTTSDALE, AZ
 APN: 215-48-034



EXPIRES: 6/30/2021

Drawing Name:
 EXTERIOR ELEVATIONS

Revisions

Date: 06/20/2020

Project Number:
 2020.020

Drawing No:

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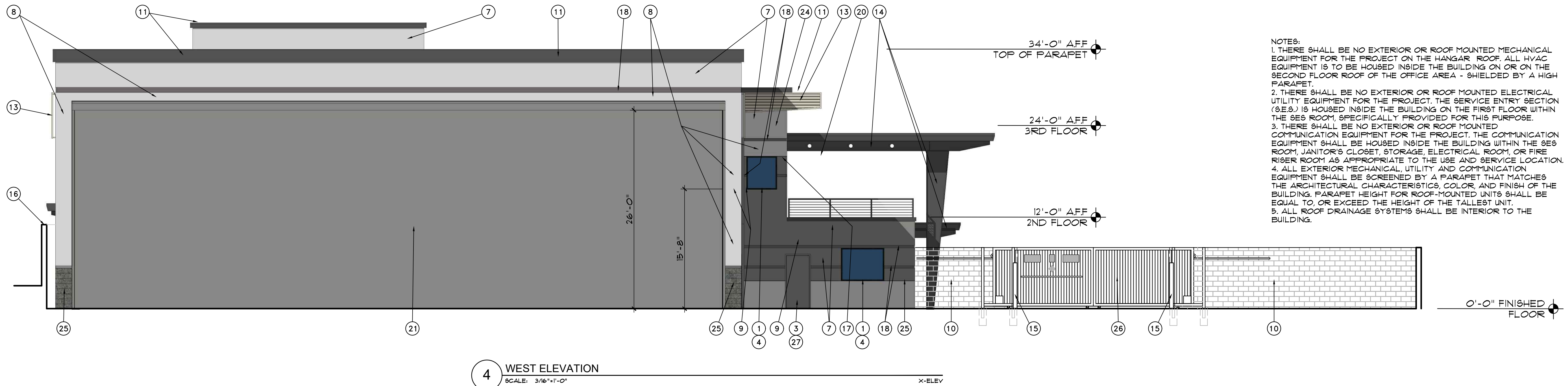
EXTERIOR FINISH LEGEND

| MATERIALS | MANUF. | MODEL | COLOR | NOTES |
|--------------------------------|----------------|---------------------|------------------------|--|
| PT-1 | DUNN EDWARDS | DE - EXTERIOR FLAT | DE 6381, SILVER BULLET | EXTERIOR PAINT; LRV = 44; STUCCO FIELD COLOR |
| PT-2 | DUNN EDWARDS | DE - EXTERIOR FLAT | DE 6383, BANK VAULT | EXTERIOR PAINT; LRV = 16; STUCCO ACCENT COLOR |
| PT-3 | DUNN EDWARDS | DE - EXTERIOR FLAT | DE 6384, IRON FIXTURE | EXTERIOR PAINT; LRV = 10; STUCCO REVEAL COLOR |
| PT-4 | DUNN EDWARDS | DE - EXTERIOR GLOSS | DE 6351, BLACK TIE | EXTERIOR PAINT; LRV = 6; METAL CANOPIES, STRUCTURE & SUPPORTS, PARAPET CAP, ETC... |
| WINDOW FRAMES | OLD CASTLE | - | BLACK ANODIZED | OFFSET 2x4 FRAMES UNLESS NOTED OTHERWISE |
| OFFICE AREA EXTERIOR GLASS | GUARDIAN GLASS | TINTED - 1" LOW "E" | BLUE TINT | 1" INSULATED STANDARD (TWO 1/4" PANEES WITH 1/2" INSULATION GAP) |
| EXTERIOR STUCCO | - | - | COLOR PER ELEVATIONS | WESTERN ONE COAT STUCCO WITH "VERY SMOOTH LIGHT SAND" FINISH |
| CMU-1 GROUND FACED CONC. BLOCK | - | TRENDSTONE | GROUND FACED OPAL | CABLE MW GROUND FACED CMU BLOCK - GROUND FACED ON ALL EXPOSED SIDES |
| MP-1 (METAL SIDING PANELS) | ATAS | - | CHAMPAGNE | HORIZONTAL METAL SIDING W/ MATCHING CORNER ANGLES/EDGES |
| ALUMINUM CABLE RAIL SYSTEM | - | - | BLACK ANODIZED | MANUFACTURER'S STANDARD BLACK ALUMINUM ANODIZED FINISH |

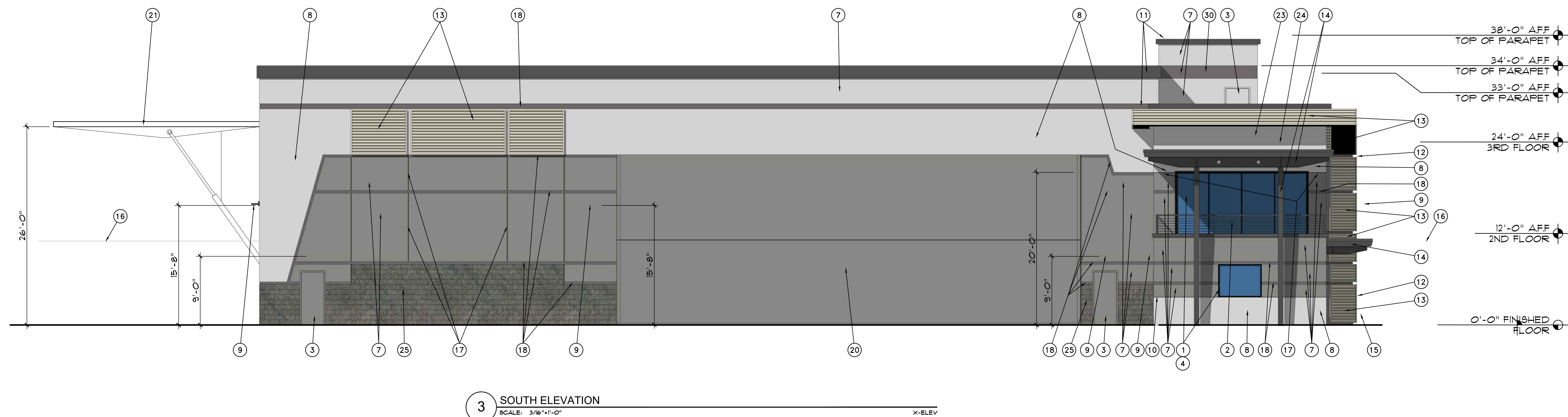
ELEVATION KEYNOTES

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET

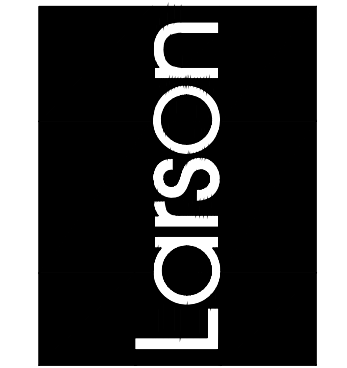
- 1) BLACK ANODIZED ALUMINUM WINDOW & DOOR FRAMES
- 2) BLACK ANODIZED ALUMINUM POST AND CABLE RAILING SYSTEM
- 3) HOLLOW METAL DOOR & DOOR FRAME TO BE PAINTED ACCENT COLOR [PT-2]
- 4) OFFICE AND ENTRY LOBBY AREA GLAZING TO BE GUARDIAN GLASS - DUAL PANE LOW E "BLUE" GLASS
- 5) VEHICULAR OVERHEAD DOOR TO HANGAR - GLAZING TO BE GUARDIAN GLASS - DUAL PANE LOW E "MIDNIGHT" GLASS
- 6) METAL FRAME AND PANELS OF VEHICULAR OVERHEAD DOOR TO HANGAR TO BE BLACK ANODIZED ALUMINUM
- 7) STUCCO SYSTEM - PAINTED - FIELD COLOR PAINT [PT-1]
- 8) STUCCO SYSTEM - PAINTED - ACCENT COLOR PAINT [PT-2]
- 9) EXTERIOR LIGHTING FIXTURE - BLACK FINISH - SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS
- 10) GROUND FACED OR BURNISHED CMU SITE WALL TO MATCH HANGAR WAINSCOT [CMU-1]
- 11) METAL PARAPET CAP - PAINTED [PT-4]
- 12) 4" WIDE SHADOW REVEAL IN RAISED METAL PANEL SYSTEM - SEE DETAIL
- 13) RAISED METAL SIDING SYSTEM [MP-1] WITH SUPPORTS PAINTED [PT-4] WHERE EXPOSED
- 14) GALVANIZED METAL CANOPY AND FRAMING - PAINTED [PT-4]
- 15) CONCRETE FILLED METAL BOLLARDS - PAINTED [PT-4]
- 16) TOP OF EXISTING CMU SITE/RETAINING WALL ALONG PROP. LINE
- 17) REVEAL IN STUCCO (1/2" WIDE X 1/2" DEEP "V" REVEAL)
- 18) REVEAL IN STUCCO (4" WIDE X 1/2" DEEP "CHANNEL REVEAL") PAINTED [PT-4]
- 19) NOT USED
- 20) BI-FOLD HANGAR DOOR - PAINTED [PT-2] OR CLOSE COMPATIBLE MANUFACTURER'S COLOR
- 21) HYDRAULIC HANGAR DOOR - PAINTED [PT-2] OR CLOSE COMPATIBLE MANUFACTURER'S COLOR
- 22) DASHED LINES INDICATE NEW BUILDING CONSTRUCTION UP CLOSE BEHIND EXISTING CMU SITE WALL ON PROPERTY LINE
- 23) ROOF TOP MECHANICAL UNITS ON ROOF - HIDDEN BEHIND BUILDING PARAPET
- 24) LINE OF ROOF BEHIND PARAPET
- 25) GROUND FACED OR BURNISHED CMU WAINSCOT TO MATCH SITE WALL [CMU-1]
- 26) METAL CENTER SPLIT ROLLING GATE - PAINTED [PT-4] SEE DETAIL [SP2]
- 27) SECURITY VISION PANEL IN EXIT DOOR - SEE DOOR SCHEDULE AND DOOR TYPES FOR MORE INFORMATION ON VISION PANEL IN PARTICULAR DOORS
- 28) 1/4" ADDRESS NUMBERS - MUST BE A HIGH CONTRAST COLOR TO SURROUNDING MATERIALS AND MUST BE HALO ILLUMINATED
- 29) BUTT GLAZING PANELS IN THIS WINDOW FRAME
- 30) REVEAL IN STUCCO (8" WIDE X 1/2" DEEP "CHANNEL REVEAL") PAINTED [PT-4]



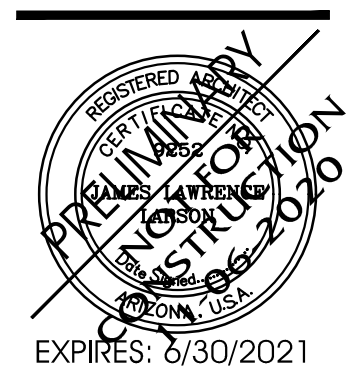
NOTES:
 1. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THE PROJECT ON THE HANGAR ROOF. ALL HVAC EQUIPMENT IS TO BE HOUSED INSIDE THE BUILDING ON OR ON THE SECOND FLOOR ROOF OF THE OFFICE AREA - SHIELDED BY A HIGH PARAPET.
 2. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED ELECTRICAL UTILITY EQUIPMENT FOR THE PROJECT. THE SERVICE ENTRY SECTION (S.E.S.) IS HOUSED INSIDE THE BUILDING ON THE FIRST FLOOR WITHIN THE SES ROOM, SPECIFICALLY PROVIDED FOR THIS PURPOSE.
 3. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED COMMUNICATION EQUIPMENT FOR THE PROJECT. THE COMMUNICATION EQUIPMENT SHALL BE HOUSED INSIDE THE BUILDING WITHIN THE SES ROOM, JANITOR'S CLOSET, STORAGE, ELECTRICAL ROOM, OR FIRE RISER ROOM AS APPROPRIATE TO THE USE AND SERVICE LOCATION.
 4. ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A PARAPET THAT MATCHES THE ARCHITECTURAL CHARACTERISTICS, COLOR, AND FINISH OF THE BUILDING. PARAPET HEIGHT FOR ROOF-MOUNTED UNITS SHALL BE EQUAL TO, OR EXCEED THE HEIGHT OF THE TALLEST UNIT.
 5. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE BUILDING.



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Revisions

Date: 06/20/2020

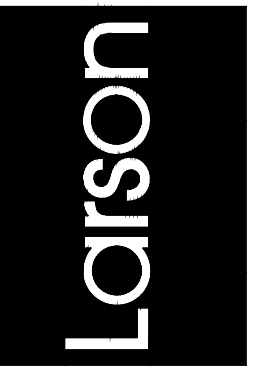
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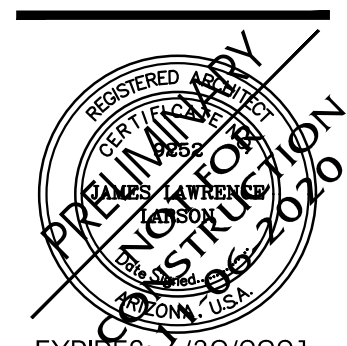


1 VIEW FROM SOUTHEASTERN CORNER OF SITE
 SCALE: N.T.S. X-ELEV

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EXPIRES: 6/30/2021
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 RENDERING

Revisions

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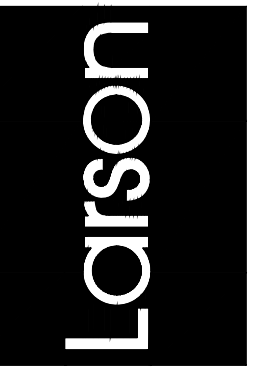
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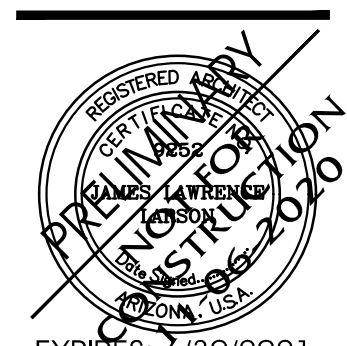


1 VIEW FROM NORTHEASTERN CORNER OF SITE
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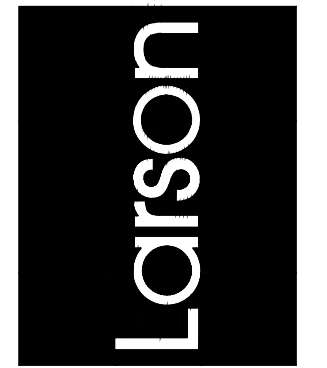
Drawing No:

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1 VIEW FROM SOUTHWESTERN CORNER OF SITE
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