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**ABBREVIATED WATER REPORT  
 FOR  
 PEOPLE'S HANGAR  
 15902 N. 80<sup>TH</sup> STREET  
 SCOTTSDALE, ARIZONA 85260**

**PREPARED FOR:**

**Larson Associates Architects, Inc.  
 3807 N. 24<sup>th</sup> Street Suite 100  
 Phoenix, Arizona 85016**

**PRELIMINARY Basis of Design  
 Report**

- ACCEPTED
- ACCEPTED AS NOTED
- REVISE AND RESUBMIT



Disclaimer: If accepted; the preliminary approval is granted under the condition that a final basis of design report will also be submitted for city review and approval (typically during the DR or PP case). The final report shall incorporate further water or sewer design and analysis requirements as defined in the city design standards and policy manual and address those items noted in the preliminary review comments (both separate and included herein). The final report shall be submitted and approved prior to the plan review submission.

For questions or clarifications contact the Water Resources Planning and Engineering Department at 480-312-5685.

**BY** rsacks

**DATE** 3/1/2021

Job Number 21-001  
 February 27, 2021

*at your service*

## INTRODUCTION

In accordance with Arizona Administrative Code R18-4-505.B and R18-9-E301.C, the following water report is being provided in conjunction with the People's Hanger project.

The project is located at 15902 N. 80th Street in Scottsdale, Arizona. The parcel is Lot 14 of North Scottsdale Airpark as recorded in Book 327 of Records, Page 12 at the Maricopa County Recorder's Office.



Peoples Properties, LLC is proposing to develop the lot into an airplane hangar.

## DESIGN CRITERIA

An existing 12" water line is located in 80<sup>th</sup> Street. The intent is to tap this existing water main to serve the buildings fire and domestic demand.

## DEMANDS

The domestic water demand for the new hangar is currently unidentified at this point since the design documents and final programming for the building are still being developed. At this time, the office component of the building is approximately 3,678 square feet. The hangar is estimated to at 10,620 square feet.

Based on the current City of Scottsdale Water Demand Table, inside and outside water use for an office use in based on 0.6 gallons per day (gpd) per square foot. Therefore, the average daily domestic demand is estimated as 2,207 gallons. The maximum daily demand is estimated at 4,414 gpd (two times the average daily demand). The peak hourly demand is 7,725 gpd or 8.04 gallons per minute based on a 16-hour day (3.5 times the average daily demand).

The new building footprint is 12,720 square feet in size. It has a III-B construction type. Based on Table B105.1 of the International Fire Code, the required fire flow for the new building is 5,900 gpm. Assuming a 50% reduction for a fully sprinklered building, the required fire flow demand is 2,950 gpm for a two hour duration.

**Show building sewer location and size on site plan.**

## EXISTING WATER FACILITIES

An existing 12" water line is located in 80<sup>th</sup> Street. At this time in the project, a flow test has not been performed to determine the existing flow and pressure available for this lot. However, since the 12" water line is part of the overall city water network and is looped, we do not anticipate that there will be an issue with this line providing the required fire flow for this project.

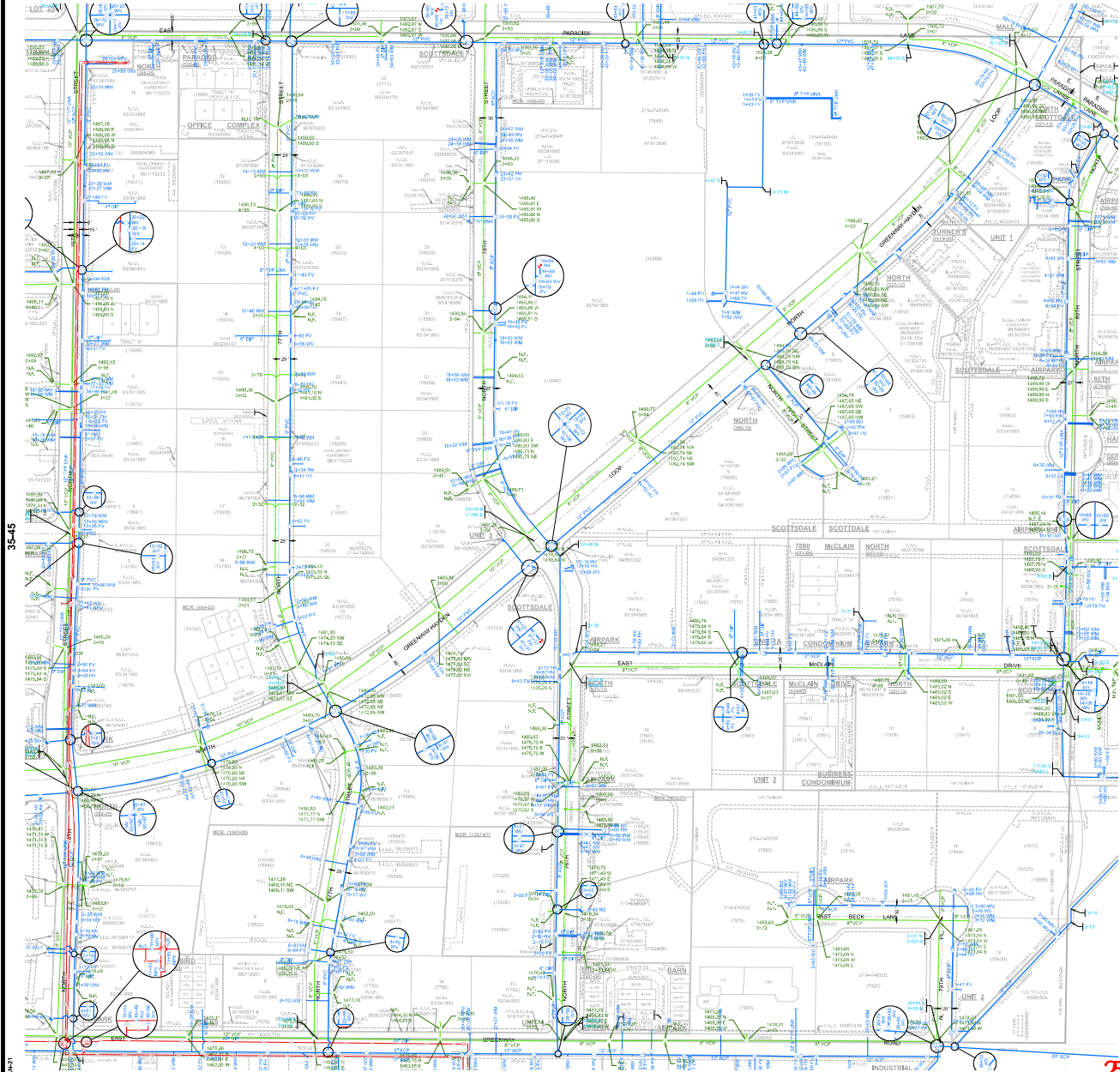
## PROPOSED WATER FACILITIES

**Need hydrant flow test.**

A new 1-1/2" water meter is anticipated to serve the new building. This will be confirmed once a plumbing engineering is engaged for the building design drawings. A new 8" fire line will be connected into the 80<sup>th</sup> Street water line to serve the fire sprinkler system for the project. There is an existing fire hydrant located within the right of way adjacent to the lot. An additional hydrant is located approximately 200 feet north of the project. Therefore, no additional fire hydrants are proposed for the project.

**Discuss whether there will be fire pump inside building.**

**APPENDIX**  
**WATER QUARTER SECTION MAP**



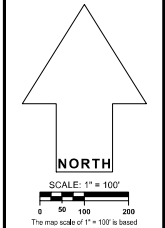
GENERAL NOTES:  
 1. THE PLAN IS TO BE CONSIDERED PERMISSIVE FOR WATER MAINS. PLEASE CONTACT THE CITY OF SCOTTSDALE GEOPHIC INFORMATION SYSTEMS FOR CLARIFICATION OF ANY DISCREPANCIES.

2. THE SECTION, BEARINGS AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE'S PLAN OF SURVEY. THE BEARINGS ARE TO BE ADJUSTED TO THE 1983 NORTH DATUM. THE DISTANCES ARE TO BE ADJUSTED TO THE 1983 NORTH DATUM. THE BEARING AND DISTANCE CALCULATIONS WERE CONDUCTED BY THE CITY OF SCOTTSDALE'S GEOPHIC INFORMATION SYSTEMS.

**LEGEND:**

- Water Valve
- Non-Portable Water Valve
- Fire Hydrant
- Water Blowoff
- Water Main Reducer
- Water Sample Station
- Water Air Release Valve
- Water Pressure Reducing Valve
- Water Vault
- Water Manhole
- Non-Portable Water Manhole
- Water Pump
- Water Main
- Non-Portable Water Main
- Fire Line
- Water Service
- Non-Scottdale Water Main
- Sewer Manhole
- Sewer Cleanout
- Sewer Lift Station
- Sewer Treatment Plant
- Sewer Main - Force
- Non-Scottdale Sewer Main
- Sewer Service

**VICINITY MAP**



**WATER & SEWER**  
 QUARTER SECTION MAP  
**35-46**  
 SE 1/4 SEC. 2 T3N R4E

NOTICE  
 THE CITY OF SCOTTSDALE  
 GEOPHIC INFORMATION SYSTEMS

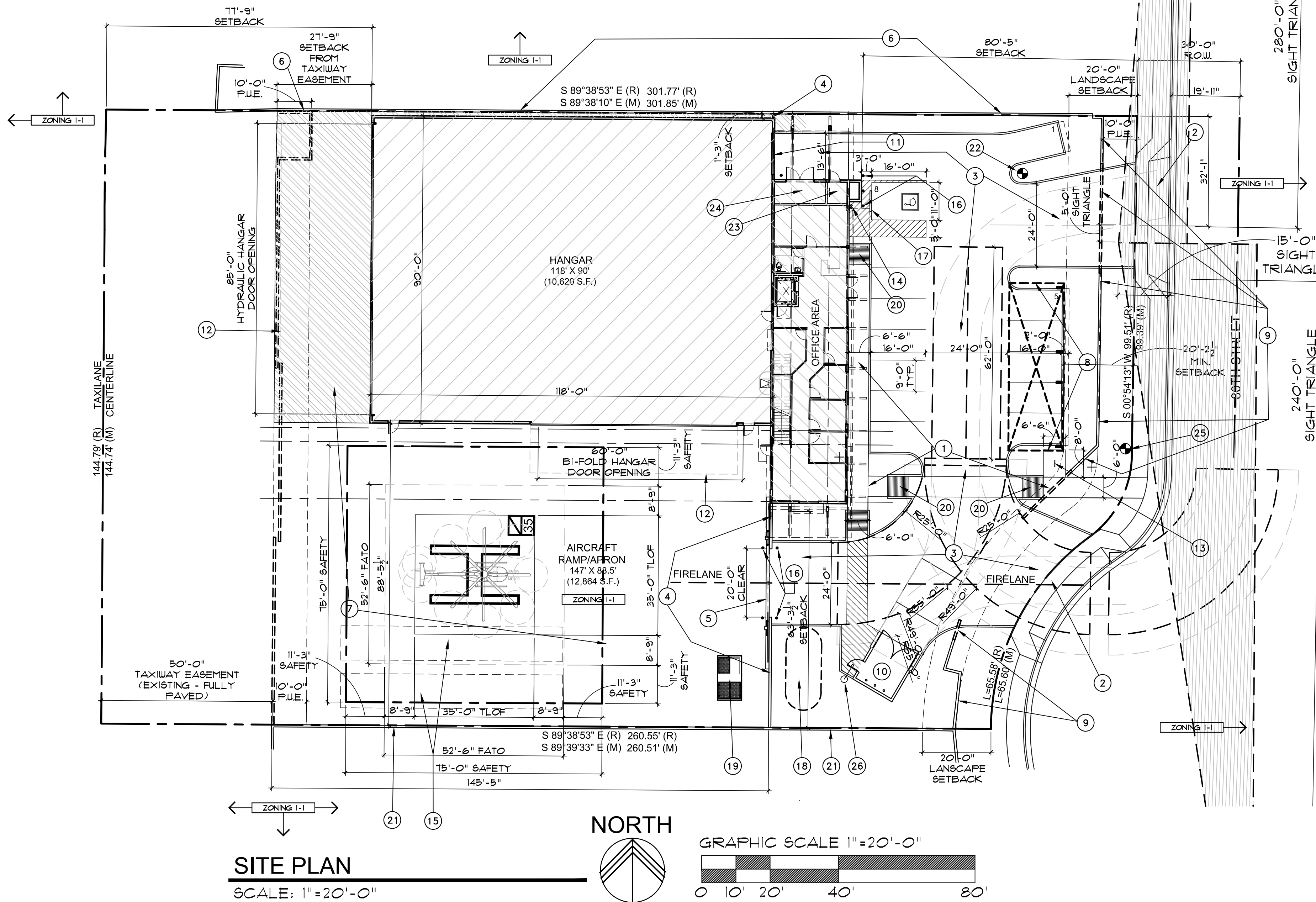
25 APR 2021 W2

6/29/2021

# 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
- 26 NEW 15 FOOT HIGH SITE LIGHT POLE

Show sand oil separator

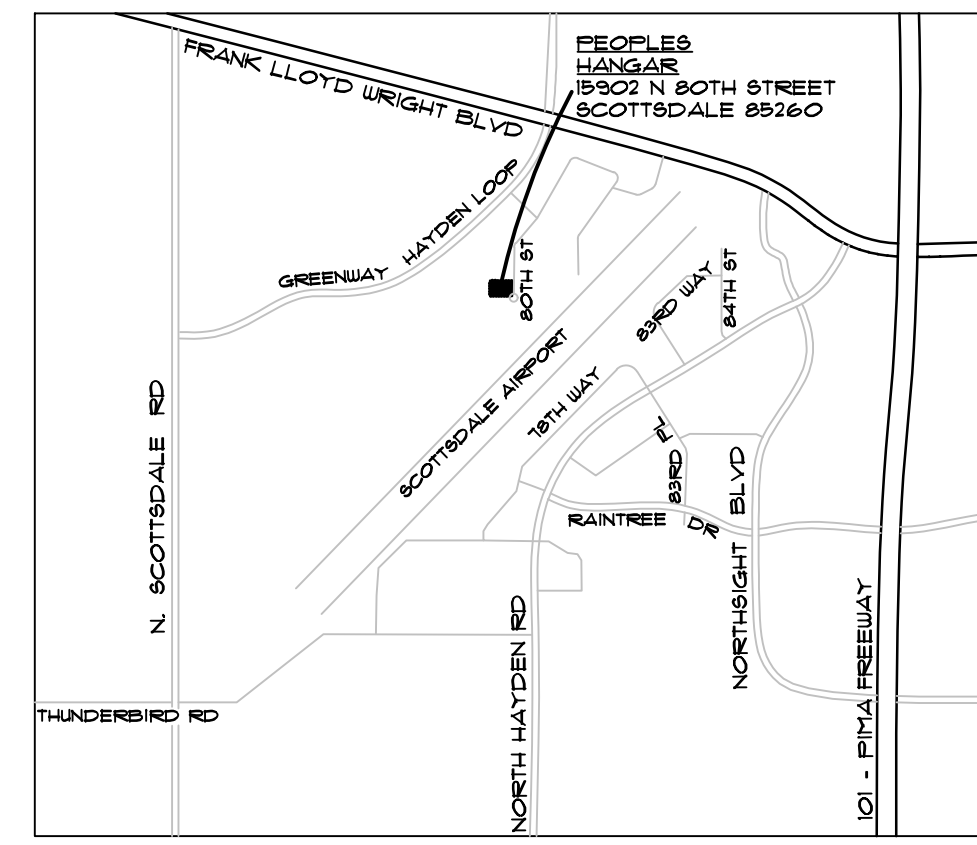


## SITE PLAN

SCALE: 1" = 20'-0"

## 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

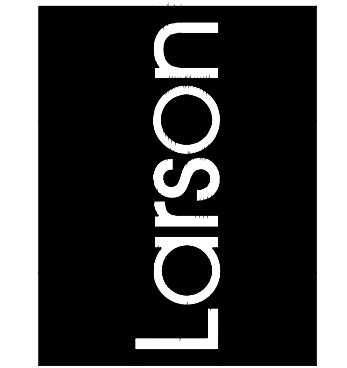
PROJECT ADDRESSES:	15902 N. 80TH STREET SCOTTSDALE, ARIZONA 85260
PROJECT OWNER:	PEOPLES PROPERTIES LLC 15966 N. 80TH STREET SCOTTSDALE AZ 85260 (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT)
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 602-955-9929 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 +1335 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:	14/20 = 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' SUB-TOTAL:	26 x .003 x 52,311 = 4,080.3 SF.
TOTAL:	9,211.4 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	

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.

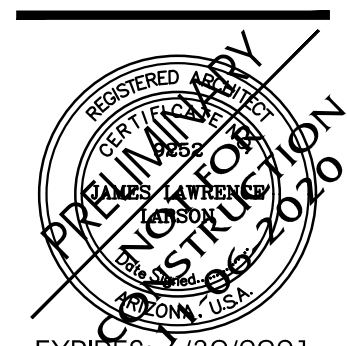
NOTE: SEE SHEETS SP1.01 AND SHEET SP1.02 FOR ENLARGED KEYNOTES AND PROJECT DATA TEXT

CITY OF SCOTTSDALE APPROVAL BLOCK

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design@larson-architects.com



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



EXPIRES: 6/30/2021

Drawing Name:

SITE PLAN

Revisions

Date: 10/06/2020

Project Number: 2020.020

Drawing No:

SP1.0