

ZONING ORDINANCE DATA

PROJECT DESCRIPTION

THE DEVELOPMENT OF AN AIRCRAFT HANGAR WITH SUPPORTING OFFICE AND STORAGE SPACES AT THE CITY OF SCOTTSDALE MUNICIPAL AIRPORT

PROJECT ADDRESSES: 16061 N. 81ST STREET SCOTTSDALE, ARIZONA 85260

PROJECT OWNER: ARIZTAR LLC (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT)

PROJECT ARCHITECT: LARSON ASSOCIATES ARCHITECTS, INC. 3907 NORTH 24TH STREET 100 PHOENIX, ARIZONA 85016 602-955-9929 602-954-4790 FAX EMAIL: jlarson@larson-architects.com

BOOK-MAP-PARCEL: APN: 215-48-054

CURRENT ZONING: I-1 (SCOTTSDALE MUNICIPAL AIRPORT)

NET SITE AREA: 52,521 SF. (1206 AC)

LOT COVERAGE: 2122%

OCCUPANCY GROUP: S-1 - AIRCRAFT HANGAR (PER IBC SECTION 3112) B - OFFICE SPACES (PER IBC SECTION 304.1) - NEW CONSTRUCTION

1 HOUR SEPARATION IS REQUIRED BETWEEN OCCUPANCIES B AND S-1 PER NFPA 409

CONSTRUCTION TYPE: V-B, FULLY SPRINKLED (PER CITY OF SCOTTSDALE AMENDMENT)

FLOOR AREAS PROVIDED:

OCCUPANCY S-1:

FIRST FLOOR: 2,844 SF.

OCCUPANCY B-1:

FIRST FLOOR: 11,234 SF.

SITE COVERAGE TOTAL: 14,078 SF.

TOTAL OFFICES: 4,825 SF.

TOTAL HANGARS: 11,234 SF.

2ND FLOOR PATIO: 413 SF.

2ND FLOOR VIEWING DECK: 635 SF.

GRAND TOTAL: 17,101 SF.

OPEN STAGING AREA: 12,449 SF.

PARKING REQUIRED:

OFFICE AREA: 4,825 / 300 = 16 SPACES

HANGAR AND SUPPORT AREA: 0 SPACES

TOTAL SPACES REQUIRED = 16 SPACES

PARKING PROVIDED:

SPACES PROVIDED = 17 = OK

ACCESSIBLE SPACES REQUIRED:

VAN SPACES REQUIRED: 1 SPACE

ACCESSIBLE SPACES PROVIDED:

VAN SPACES PROVIDED: 1 SPACE = OK

BICYCLE PARKING REQUIRED:

16/20 = 2 SPACES

BICYCLE PARKING PROVIDED:

2 = OK

FRONTAGE YARDS REQUIRED:

EAST (TAXILANE): 50'-0"

WEST (81ST STREET): 25'-0"

YARD PROVIDED:

EAST: 149'-8"

WEST: 25'-0"

ON GRADE PAVING AREA:

9,954 SF.

PARKING LOT LANDSCAPING REQUIRED:

9,954 x .15 = 1,493 SF

PROVIDED:

2,108 SF. = OK

INTERIOR PARKING LOT LANDSCAPING REQUIRED:

1,028.75 x 33 = 33,962 SF.

PROVIDED:

163 SF. = OK

OPEN FRONT SPACE REQUIRED:

20x206 = 4,120 SF.

PROVIDED:

4,505 SF. = OK

OPEN SPACE REQUIRED:

FIRST 12' FEET: 10x49.55x49.55 SF.

AREAS ABOVE 12': 215x.003x49.55 = 4,055 SF.

SUB-TOTAL: 9,155 SF.

STAGING AREA REDUCTION: 4,055/501 = 2,021.5 SF.

TOTAL REQUIRED: 4,915.5 + 2,021.5 = 6,943 SF.

TOTAL OPEN SPACE PROVIDED:

OPEN FRONT SPACE: 4,505 SF.

STAGING: 12,449 SF.

OTHER OPEN SPACE: 2,866 SF.

TOTAL: 19,820 SF. = OK

FLOOR AREA RATIO:

PER CITY OF SCOTTSDALE ZONING ORDINANCE SECTION 5.1804.A

NET LOT AREA = 49,155 SF. (113 ACRES)

F.A.R. (ALLOWED) = N/A = 6/10

F.A.R. (ALLOWED) = 49,155 \* 6/10 = 29,493 SF.

F.A.R. (PROVIDED) =

HANGAR: 11,234 SF.

OFFICES: 4,825 SF.

2ND FLOOR PATIO: 413 SF.

2ND FLOOR VIEWING DECK: 635 SF.

TOTAL GROSS FLOOR AREA: 17,101 SF. = OK

F.A.R. (ALLOWED) AS PERCENT = 60%

F.A.R. (PROVIDED) AS PERCENT = 34.820% = OK

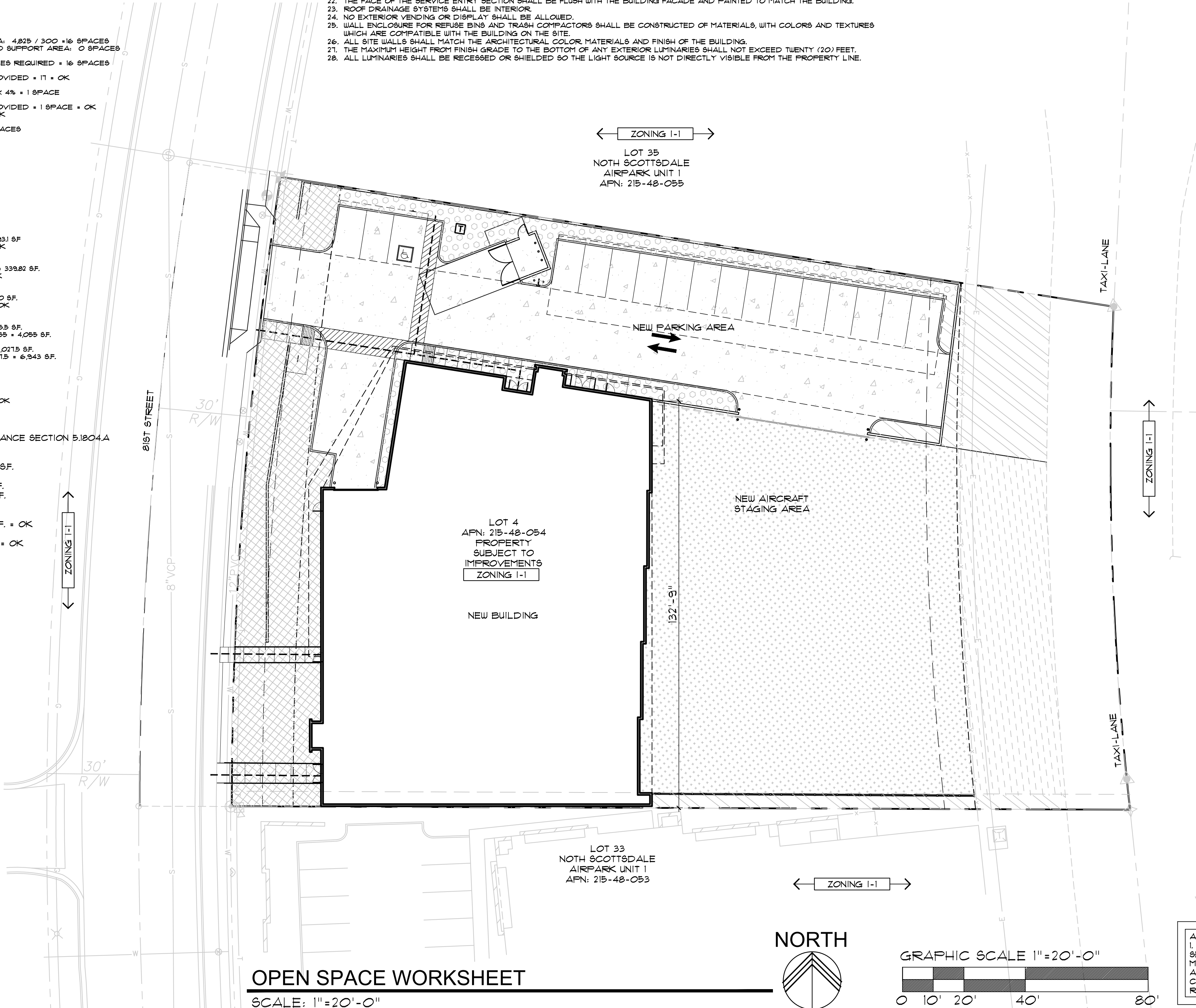
REQUIRED SITE PLAN NOTES

- RIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAG POLES, IF PROVIDED SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST UNIT BY PARAFET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.
- ALL EQUIPMENT, UTILITIES, OR OTHER AFFURANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK OR DOOLEY WALL FENCING SHALL BE ALLOWED.
- ALL EXTERIOR CONDUIT AND RACEWAYS SHALL BE PAINTED TO MATCH THE BUILDING.
- UPON REMOVAL OF THE SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL COMPLETE NATIVE PLANT TRACKING FORM AS WELL AS A LIST IDENTIFYING THE TAG NUMBERS OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S INSPECTION SERVICES UNIT WITHIN 3 MONTHS FROM THE BEGINNING OF SALVAGE OPERATIONS AND/OR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL EXTERIOR LUMINARIES SHALL MEET ALL IESNA REQUIREMENTS FOR FULL CUTOFF, AND SHALL BE AIMED DOWNWARD AND AWAY FROM PROPERTY LINES EXCEPT SIGN, PARKING LOT CANOPY AND LANDSCAPE LIGHTING.
- CITY STAFF MAY AT ANY TIME REQUEST THE DEVELOPER TO SUBMIT AS-BUILT PLANS TO THE INSPECTION SERVICES DIVISION. AS BUILT PLANS SHALL BE CERTIFIED IN WRITING BY A REGISTERED PROFESSIONAL ENGINEER, USING AS-BUILT DATA FROM A REGISTERED LAND SURVEYOR. AS-BUILT PLANS FOR DRAINAGE FACILITIES AND STRUCTURES SHALL INCLUDE, BUT ARE NOT LIMITED TO STREETS, LOT GRADING, STORM DRAIN PIPE, VALLEY GUTTERS, CURB AND GUTTER, FLOOD WALLS, CULVERTS, INLET AND OUTLET STRUCTURES, DAMS, BERMS, LINED AND UNLINED OPEN CHANNELS, STORM WATER STORAGE BASINS, UNDERGROUND STORM WATER STORAGE TANKS, AND BRIDGES AS DETERMINED BY CITY STAFF.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONAL PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
- NO TURF AREAS SHALL BE PROVIDED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL OPEN SPACE (NACS) AREAS.
- NO HELICOPTER ACCESS OF HELIPORT APPROVED UNDER THIS REVIEW.
- COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE CONSTRUCTION PROCESS.
- THE FACE OF THE SERVICE ENTRY SECTION SHALL BE FLUSH WITH THE BUILDING FACADE AND PAINTED TO MATCH THE BUILDING.
- ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- WALL ENCLOSURE FOR REFUSE BINS AND TRASH COMPACTORS SHALL BE CONSTRUCTED OF MATERIALS, WITH COLORS AND TEXTURES WHICH ARE COMPATIBLE WITH THE BUILDING ON THE SITE.
- ALL SITE WALLS SHALL MATCH THE ARCHITECTURAL COLOR MATERIALS AND FINISH OF THE BUILDING.
- THE MAXIMUM HEIGHT FROM FINISH GRADE TO THE BOTTOM OF ANY EXTERIOR LUMINARIES SHALL NOT EXCEED TWENTY (20) FEET.
- ALL LUMINARIES SHALL BE RECESSED OR SHIELDED SO THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PROPERTY LINE.

LEGAL DESCRIPTION

LOT 34, OF NORTH SCOTTSDALE AIRPARK UNIT 1, ACCORDING TO BOOK 321 OF MAPS, PAGE 12, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 94-268055, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 215-48-054



OPEN SPACE DATA:

PROJECT DATA ZONING: I-1

NET LOT AREA: 49,155 SF.

BUILDING HEIGHT: 39'-6"

REQUIRED OPEN SPACE:

MAXIMUM BUILDING HEIGHT: 52'-0"

PROVIDED: 39'-6"

FIRST 12'-0" OF HEIGHT = (10% X NET LOT AREA) = .10 X 49,155 SF. = 4,915.5 SF.

NEXT 21'-6" OF HEIGHT: = 21.5' X .003 X 49,155 = 4,055 SF.

STAGING AREA REDUCTION:

REDUCED OPEN SPACE REQUIRED: = 4,055 X 50 = 2,021.5 SF.

TOTAL REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING) = 4,915.5 + 2,021.5 = 6,943 SF.

OPEN SPACE PROVIDED: = 4,505 + 2,566 = 7,071 SF. = OKAY

PARKING LOT LANDSCAPING REQUIRED: = 9,954 X .15 = 1,493 SF.

PARKING LOT LANDSCAPING PROVIDED: = 2,108 SF. = OKAY

OPEN SPACE LEGEND

- PARKING LOT PAVED AREA: 9,954 SF.
- OPEN FRONT SPACE REQUIRED: = 20x206 = 4,120 SF.
- OPEN FRONT SPACE PROVIDED: 4,505 SF. = OKAY
- OPEN SPACE OTHER THAN FRONT OPEN SPACE = 2,566 SF.
- ON-SITE AIRCRAFT STAGING AREA (HANGAR TO HOLD-SHORT LINE): REQUIRED = GREATER THAN THE INTERIOR AIRCRAFT STORAGE AREA: 11,131 SF.
- PROVIDED: 12,449 SF. = OKAY
- SHARED PRIVATE TAXILANE PAVED AREA ON SITE: 3,955 SF.
- PARKING AREA LANDSCAPE: 2,108 SF.

AIRPORT STIPULATION:  
1. 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 SHEET SP1.0 AND SP1.3 FOR EMERGENCY ACCESS ROUTE AND FIRE DEPARTMENT REQUIRED CLEARANCES

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TY JENKINS HANGAR

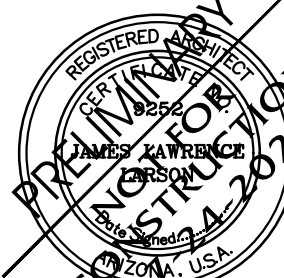
16061 NORTH 81ST STREET

SCOTTSDALE, AZ

APN: 215-48-054



EXPIRES: 6/30/2024



EXPIRES: 6/30/2027

Drawing Name:

OPEN SPACE

SITE PLAN

Revisions

Date: 11/6/2020

Project Number:

17-029

Drawing No:

SP1.1

659-PA-2024

659-PA-2024