

**Stipulations for the
Development Review Board Application:
Flexjet Pax Terminal / Office / Hangar
Case Number: 11-DR-2024**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Larson Associates Architects, with a city staff date of June 5, 2025.
 - b. The location and configuration of all site improvements shall be consistent with the site plan and dimensioned site plan submitted by Larson Associates Architects, with a city staff date of June 5, 2025.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape/planting plan submitted by Larson Associates Architects, with a city staff date of June 5, 2025.
 - d. The case drainage report submitted by Zell Company L.L.C. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Zell Company L.L.C. and approved by the Water Resources Department.
 - f. The location and configuration of all parking improvements shall be consistent with the parking plan submitted by Larson Associates Architects, with a city staff date of June 5, 2025.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail #2147-1 for double enclosures.

LANDSCAPE DESIGN:

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within airport owner properties.
9. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
10. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- E. The initial vertical luminance at 6-foot above grade, along the north property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

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11. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
12. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

13. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
14. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
15. With the construction document submittal, the property owner shall submit plans, and any other pertinent documentation, demonstrating that the development has been designed to reduce interior to exterior noise by at least 25 decibels, in accordance with the most recent noise attenuation measures at the time of the construction document submittal, and set forth in Section 4.00 of Appendix F of the FAA part 150 noise Compatibility Study, as amended.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

16. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- G. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

17. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

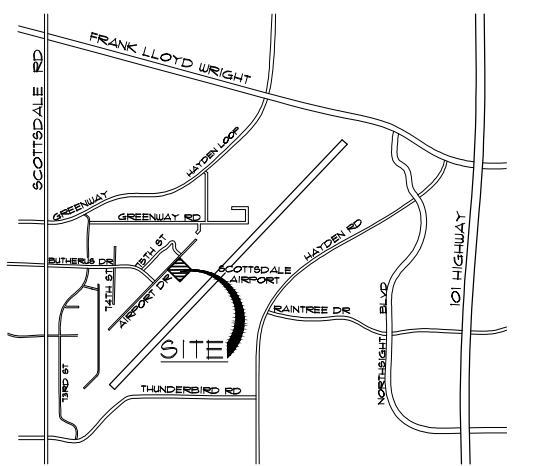
DRB Stipulations

18. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
19. Demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
20. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

DRB Stipulations

21. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.

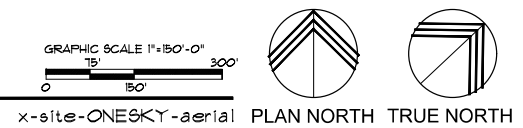


VICINITY MAP
NOT TO SCALE

- EXISTING HANGARS TO REMAIN
- EXISTING OFFICE BUILDING AND RAMADA TO BE DEMOLISHED
- NEW HANGAR, BELOW-GRADE PARKING GARAGE AND TERMINAL/OFFICE BUILDING

AERIAL SITE PLAN
SCALE: 1"=150'-0"

ATTACHMENT #7



APPROVED PER ARTICLE 7 OF
LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW



EXPIRES: 6/30/2027

CITY OF SCOTTSDALE APPROVAL BLOCK

Drawing Name:
AERIAL SITE PLAN

Revisions

3-1-25	PROCESSING SET
3-1-25	DRS RESUBMITTAL 2 - 3/7/25
3-1-25	AIRPORT COMMENTS 4-17-25

Date: 3/1/25

Project Number:
2021.004

Drawing No:

SP1.2

FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260

Larson
Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

FIRE ORDINANCE REQUIREMENTS

1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE AND MUST BE ON ALL PLANS.
2. FIRE LINES AND SPRINKLER ACCESS SHALL BE PROVIDED AND MARKED IN COMPLIANCE WITH CITY ORDINANCE AND IFC AT THE FOLLOWING LOCATIONS: PER SRC, 24 WIDE, TURNING RADIUS 25' INSIDE, 48' OUTSIDE, PLUS 55' OUTSIDE AERIAL LADDER BUCKET SWING.
3. PROVIDE ALL WEATHER ACCESS ROADS (MIN. 16' WIDE) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
4. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA STANDARDS.
5. PROVIDE A KNOX ACCESS SYSTEM:
 - A. KNOX BOX
 - B. KNOX LOCK
 - C. KNOX OVERRIDE AND PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
6. THE BUILDING IS NOT INTENDED FOR THE STORAGE OF HAZARDOUS MATERIALS.
7. NOT USED.
8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
9. FIRE LINES, SPRINKLER AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND CITY OF SCOTTSDALE REVISED CODES.
10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 AND 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE AND NFPA 13/13R.
12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS AND HYDRANTS FROM A PUBLIC WAY DURING CONSTRUCTION.
13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED AND OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 600 FT. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED SEE FLOOR PLAN SHEET A10.
15. EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE AND THE IFC. SEE THE ELECTRICAL LIGHTING SHEETS.
16. PROVIDE OWNER'S INFORMATION CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.
17. FIRE LINE SPRINKLER AND STANDPIPE SYSTEM SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.
18. FDC SHIMMSE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2" x 2-1/2" x (NSHT) OR 2-1/2" x 2-1/2" x 2-1/2" x 6" IF OVER 1000 GPM 4" TO 8" BACK OF CURB. INDEPENDENT UET LINE.
19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK WALL, 18" ON EACH SIDE AND 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.
20. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA AND SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS AND HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
 - A. NOT USED.
 - B. NOT USED.
 - C. NFPA IS COMMERCIAL SYSTEM DESIGN CRITERIA. PER OFFICE (LIGHT HAZARD) GROUP II HANGAR (EXTRA HAZARD GROUP I) (NO COMMODITIES OVER 8'-0" IN STACKING HEIGHT, MAX. OPERATION AREA OF 5,186 SF. NO HAZARDOUS MATERIALS). TYPE II SEISMIC DESIGN CATEGORY AS DETERMINED BY THE STRUCTURAL DESIGNER. REQUIRED DENSITY 17,500 AT OFFICES AND AT HANGARS WITHOUT ROAM PER NFPA 409 AND IBC AND REQUIRED DENSITY OF 10,1500 FOR OFFICES.
 - D. NOT USED.
 - E. NOT USED.
 - F. NOT USED.
21. FIRE SPRINKLER SYSTEM UET PER 2021 IBC AND NFPA 409.
22. CURRENT CODE 2021 IFC AND NFPA STANDARDS.

SCOTTSDALE FIRE DEPARTMENT NOTES

1. SUBMIT SHOP DRAWINGS FOR ANY D+MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM AND COMPLY WITH NFPA 13 AND LOCAL AMENDMENTS. IN LIGHT HAZARD OCCUPANCIES, EXISTING STANDARD RESPONSE SPRINKLER HEADS WITHIN TENANT SPACE SHALL BE CHANGED OUT TO QUICK RESPONSE WHEN SCOPE OF WORK WILL ADD AND/OR RELOCATE 50% OR MORE OF SPRINKLER HEADS.
2. ALL FIRE PROTECTION SYSTEMS SHALL REMAIN OPERATIONAL AND MODIFIED AS NECESSARY FOR CODE COMPLIANCE.
3. INSTALL FIRE EXTINGUISHERS PER IFC. FIRE EXTINGUISHER QUANTITY AND LOCATION(S) SHALL BE APPROVED BY FIRE INSPECTOR.
4. EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCE AND IFC.
5. NUMERICAL PREMISES ID MUST BE LEGIBLE FROM STREET OR DRIVE. MINIMUM 12" NUMBERS FOR BUILDING AND 4" NUMBERS FOR SUITE.
6. SUBMIT SHOP DRAWINGS FOR ANY MODIFICATION OF FIRE ALARM SYSTEM (IF EXISTING) TO COMPLY WITH NFPA 72 AND LOCAL CODES.
 1. NEW TYPE I HOOD SYSTEMS REQUIRE SUBMITTAL OF PLAN FOR AUTOMATIC HOOD EXTINGUISHING SYSTEMS IN COMPLIANCE WITH CURRENT U.L. 300 STDs. EXISTING TYPE I HOOD SYSTEMS SHALL BE UPGRADED TO COMPLY WITH CURRENT U.L. 300 STANDARDS.
 2. WAREHOUSE RACKS FOR STORAGE OVER 12' IN HEIGHT REQUIRE A SEPARATE SUBMITTAL FOR APPROVAL PRIOR TO INSTALLATION.
 3. SEPARATE SUBMITTAL AND APPROVAL IS REQUIRED FOR MAG LOCKS.
 4. BULK COMPRESSED GAS STORAGE REQUIRES SEPARATE FIRE DEPARTMENT PERMIT.

ABBREVIATIONS

CODE	MATERIAL	CODE	MATERIAL	CODE	MATERIAL
ACT	SUSPENDED ACOUSTIC TILE	HM	HOLLOW METAL	ST	STAIN
AL	ALUMINUM	HOLD	HOLLOW CORE WOOD DOOR	STP	STAINED & POLISHED
C-BLK	CONCRETE BLOCK WALL	MCH-EX	MATCH EXISTING	T	TILE
CCT	COVERED CERAMIC TILE	MT	MARBLE TILE	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	PCT	PORCELAIN CERAMIC TILE	WD	WOOD
CONC-S	CONCRETE SEALED	PL	PLASTIC LAMINATE		
CPT	CARPET	PT	PAINT		
CT	CERAMIC TILE	QT	QUARRY TILE		
G	GROUT	RBR	RUBBER COVE		
GB	GYP/UM BOARD	SC	SOLID CORE		
GL	GLASS	SS	STAINLESS STEEL		

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A NEW HANGAR AND 2-STORY FBO/OFFICE BUILDING. THE PROJECT IS LOCATED ON AIRPORT PROPERTY, CURRENTLY OCCUPIED BY A PARKING LOT AND SMALL OFFICE BUILDING, CONNECTED TO A SERIES OF HANGARS. THE PROJECT INCLUDES DEMOLITION OF THE EXISTING OFFICE BUILDING, LEAVING THE EXISTING HANGARS INTACT.

THE PROJECT IS BEING DEVELOPED BY ATLANTIC AVIATION FOR PROPOSED TENANT, FLEXJET AND DIRECTIONAL AVIATION. THE FLEXJET PASSENGER TERMINAL WILL OCCUPY THE GROUND FLOORS OF THE OFFICE PORTION OF THE BUILDING, AND THE SECOND FLOOR WILL HOUSE SEASONAL OFFICES FOR DIRECTIONAL AVIATION. THE BELOW-GRADE PARKING STRUCTURE WILL BE LOCATED DIRECTLY BENEATH THE AIRCRAFT HANGAR.

PROJECT DATA

PROJECT ADDRESS:	15115 N. AIRPORT DR. SCOTTSDALE, ARIZONA 85260
PROPERTY OWNER:	ATLANTIC AVIATION 14600 N. AIRPORT DR. SCOTTSDALE, AZ 85260
PROJECT TENANT:	DIRECTIONAL AVIATION 355 RICHMOND RD. LEVELAND, OH 44143
APN	215-56-413E
PARCEL ZONING:	I-1 (SCOTTSDALE MUNICIPAL AIRPORT)
GROSS LOT AREA:	84,548 SF. (1.94 ACRES)
NET LOT AREA: (LEASEHOLD)	84,548 SF. (1.94 ACRES)
APPLICABLE CODES:	2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 INTERNATIONAL PLUMBING CODE (IPC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL FUEL GAS CODE (IFGC) 2020 NATIONAL ELECTRIC CODE (NEC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC) ALL CODES TO INCLUDE STATE, COUNTY AND CITY AMENDMENTS

SITE ZONING CODE DATA

YARD SETBACKS:	
FRONT REQUIRED (AIRPORT DR.)	20'-0" MIN. FULL LENGTH OF PROPERTY
FRONT PROVIDED	20'-0" MIN. FULL LENGTH OF PROPERTY
SIDE REQUIRED (NORTHEAST)	NONE REQUIRED
SIDE PROVIDED	10'-0"
SIDE REQUIRED (SOUTHWEST)	NONE REQUIRED
SIDE PROVIDED	0'-0"
REAR REQUIRED (RUNWAY)	NONE REQUIRED
REAR PROVIDED	0'-0"
LOT AREA:	
LOT AREA:	84,548 SF. (1.94 ACRES)
BUILDING AREA:	
BELOW-GRADE PARKING GARAGE	28,914 G.S.F.
FBO/OFFICE	
LOWER LEVEL	1,465 G.S.F.
FIRST FLOOR	8,858 G.S.F.
SECOND FLOOR	9,541 G.S.F.
SUB-TOTAL	19,864 G.S.F.
HANGAR	29,940 G.S.F.
SHOP/STORAGE	
FIRST FLOOR	1,466 G.S.F.
SECOND FLOOR	1,466 G.S.F.
SUB-TOTAL	2,932 G.S.F.
TOTAL	52,136 G.S.F.
FLOOR AREA RATIO:	
REQUIRED	80% MAXIMUM = 0.8 X NET LOT AREA = 0.8 X 84,548 SF. = 67,638.4 G.S.F.
PROVIDED	52,136 G.S.F. IS LESS THAN 67,638.4 G.S.F. THEREFORE OK
BUILDING HEIGHT:	
MAXIMUM ABOVE FINISH GRADE	52'-0"
PROVIDED	44'-0", THEREFORE OK
OPEN SPACE:	
OPEN SPACE REQUIRED	10% X NET LOT AREA = 0.1 X 84,548 SF. = 8,454.8 SF.
FIRST 12'	32' X .003 X 84,548 SF. = 8,116.6 SF.
ABOVE 12'	8,454.8 + 8,116.6 = 16,571.4 SF.
TOTAL	
OPEN SPACE PROVIDED (NOT INCL. PARKING LOT LANDSCAPING)	17,860 SF. IS GREATER THAN 16,571.4 SF. THEREFORE OK
ON-SITE STAGING AREA REQUIRED	HANGAR IS ON AIRPORT PROPERTY AND UTILIZES AIRPORT RAMP. THEREFORE ON-SITE STAGING IS NOT REQUIRED
ON-SITE STAGING PROVIDED	4,311 SF.
LANDSCAPING:	
STREET FRONTAGE	REQUIRED LANDSCAPE SETBACK 20'-0" MIN. ON AIRPORT DRIVE
PROVIDED LANDSCAPE SETBACK	20'-0" MIN. THEREFORE OK
PARKING LOT	
REQUIRED	5' BETWEEN PARKING AND STREET
PROVIDED	5' MIN. BETWEEN PARKING AND STREET
PARKING LOT PAVED AREA	
LANDSCAPING REQUIRED	12,401 SF.
LANDSCAPING PROVIDED	.15 X PARKING LOT AREA = .15 X 12,401 SF. = 1,860.15 SF. = 1,861 SF.
	2,070 SF. IS GREATER THAN 1,861 SF. THEREFORE OK
SCREENING:	
	ALL OUTDOOR ACTIVITIES, MECHANICAL EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS SHALL BE WITHIN AN ENCLOSED BUILDING OR SCREENED BY A SOLID WALL AT LEAST 6'-0" MIN. HEIGHT.
LOT COVERAGE:	
	BUILDING AREA / NET LOT AREA = 48,469 SF. / 84,548 SF. = 57.3%
VEHICLE PARKING:	
REQUIRED	65 REQUIRED (SEE PARKING PLAN SPU13 FOR CALCULATIONS)
	3 SPACES INCLUDING 1 VAN ACCESSIBLE
PROVIDED	65 PROVIDED
	3 SPACES INCLUDING 2 VAN ACCESSIBLE
BICYCLE PARKING:	
REQUIRED	2 SPACES PER 10 VEHICLE SPACES
	65 / 10 = 6.5 = 7 REQUIRED
PROVIDED	16 PROVIDED
REFUSE CALCULATIONS:	
DUMPSTERS REQUIRED:	2 PER 30,000 SF. OF COMMERCIAL BUILDING AREA (DOES NOT INCLUDE HANGAR OR PARKING GARAGE, WHICH ARE USED SOLELY FOR STORAGE OF VEHICLES AND AIRCRAFT)
RECYCLING REQUIRED:	YES PER CITY OF SCOTTSDALE GREEN CODE
APPLICABLE BLDG. AREA:	OFFICE 19,864 SF.
	SHOP 2,932 SF.
	TOTAL 22,796 SF. THEREFORE 2 DUMPSTERS REQUIRED
DUMPSTERS PROVIDED:	2 DUMPSTERS PROVIDED, PLUS 90 GALLON RECYCLING FOR GREEN CODE REQUIREMENT

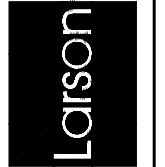
ATTACHMENT #9

AIRPORT AUTHORITY REQUIREMENTS

AIRPORT GENERAL NOTES

1. AIRPORT RULES AND REGULATIONS AND AIRPORT MINIMUM OPERATING STANDARDS SHALL REGULATE THE ACTIVITIES ALLOWED ON THIS PROPERTY.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AIRPORT STAFF TO PLAN ALL CONSTRUCTION RELATED ACTIVITIES INCLUDING THE INSTALLATION OF CONSTRUCTION FENCING, PAVING ADJACENT TO THE TAXILANE, SITE SECURITY, AND ANY OTHER ITEMS AS DEEMED NECESSARY BY THE AIRPORT STAFF.
3. THE CONTRACTOR SHALL SUBMIT ALL 7460 FORMS TO THE FAA FOR TEMPORARY CRANES AND OTHER EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.

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Phoenix, AZ 85016
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design@larson-architects.com



FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260

ATTACHMENT #9

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

Staff Signature

11-DR-2024

Case Number

6-5-2025

Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations



Drawing Name:
SITE CODE DATA & NOTES

Revisions
3-1-25 PROPOSED SET

DBS RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

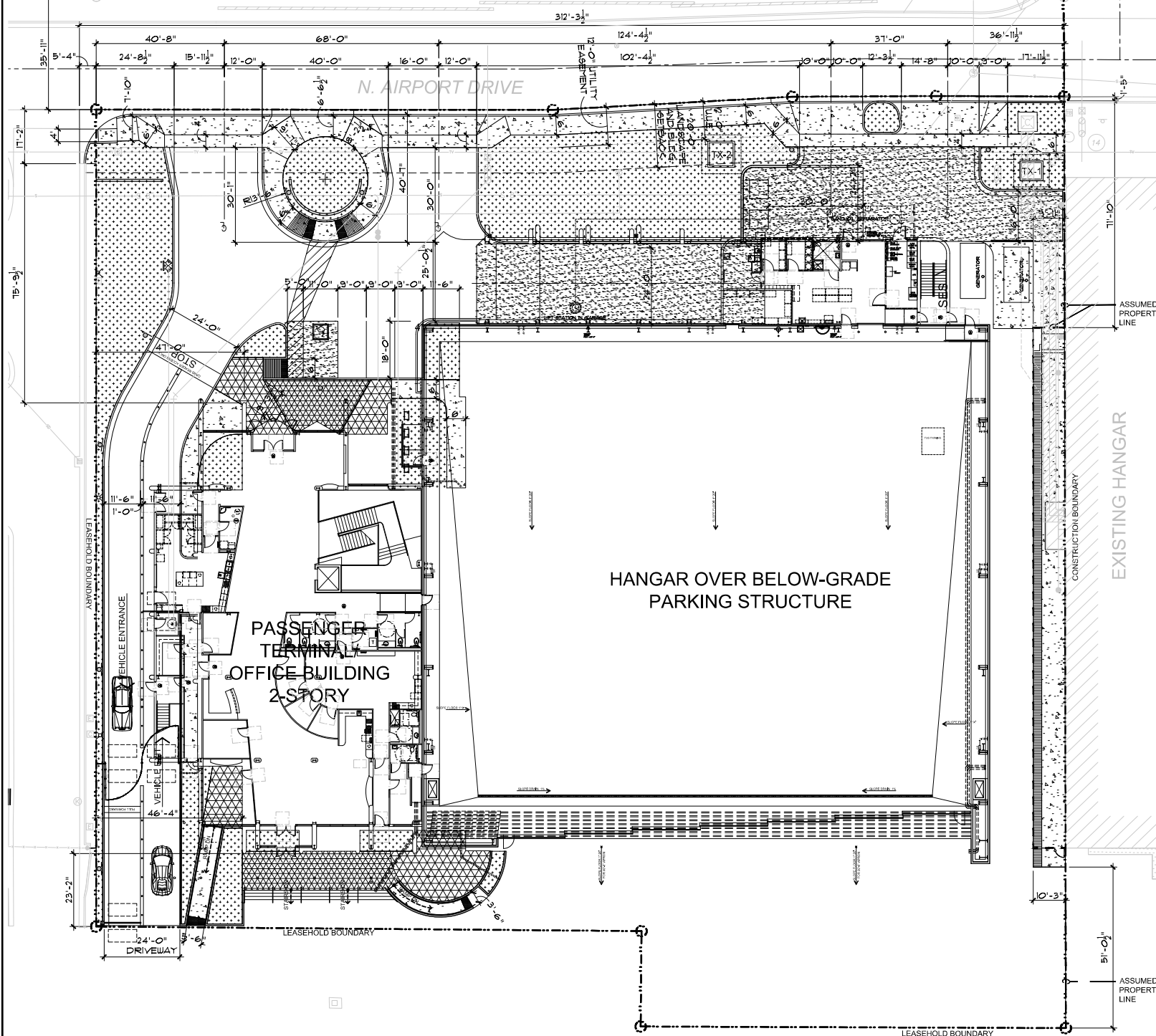
Date: 3/1/25

Project Number:
2021.004

Drawing No:

CO.1

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



BUILDING DATA

BUILDING DESCRIPTION
 2-STORY PRIVATE JET TERMINAL (FBO) AND OFFICES, HANGAR AND BELOW-GRADE PARKING GARAGE BENEATH HANGAR

CONSTRUCTION TYPE: II-B, GROUP II

OCCUPANCY GROUPS: B, A-3, S-1, S-2

USE GROUPS:

LOWER LEVEL: S-2 ENCLOSED, BELOW-GRADE PARKING GARAGE (PER IBC SEC. 406.6) (PUBLIC GARAGE PER IBC SEC. 406.4)

FIRST FLOOR: OFFICE, HANGAR, SHOP

SECOND FLOOR: OFFICE, EXTERIOR DECK, SHOP STORAGE

OCCUPANCY SEPARATION: S-2 AND B, S-2 AND S-1

FIRE SPRINKLERS: 1-HR, 1-HR

YES, ALL LEVELS FULLY SPRINKLED (ENCLOSED PARKING GARAGE FULLY SPRINKLED PER IBC SEC. 903.2.10)

IBC FIRE AND SMOKE PROTECTION

FIRE-RESISTANCE RATING: (IBC 713) SHAFT ENCLOSURES, EXIT STAIR 2 + 3, ELEVATOR: 1-HR FIRE BARRIER

(IBC 412.3.6) HANGAR MAX. FIRE AREA: TYPE IIB, GROUP II = 30,000 SF.

HANGAR WALL RATING REQUIREMENTS:

(IBC 412.3.1) HANGAR EAST WALL: 2-HR EXTERIOR WALL CONSTRUCTION, LESS THAN 30'

(IBC 412.3.6.2) HANGAR WEST WALL: 2-HR FIRE WALL (IBC 412.3.6)

(IBC 412.3.6.2, ANCILLARY USE EXCEPTION) HANGAR NORTH WALL: 1-HR FIRE BARRIER, 1-HR CONSTRUCTION

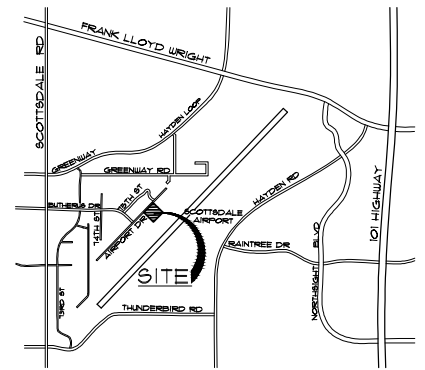
HANGAR FLOOR RATING REQUIREMENT: (IBC 412.3.7) HANGAR FLOOR: TYPE I-A, SEALED TIGHT, NO OPENINGS

TERMINAL/OFFICE 3-FLOOR ATRIUM: (IBC 404.5) SMOKE CONTROL: SMOKE CONTROL SYSTEM REQUIRED

(IBC 404.6.3, EXCEPTION 3) FIRE BARRIER NOT REQUIRED FOR UP TO 3 FLOORS WHERE SMOKE CONTROL SYSTEM ACCOUNTS FOR ALL 3 FLOORS

(IBC 404.5) EXIT ACCESS TRAVEL DISTANCE: COMPLY WITH SECTION 101

EXIT STAIR WITHIN ATRIUM: (IBC 404.10) COMPLY WITH ITEMS 1-5



VICINITY MAP
 NOT TO SCALE

SITE ZONING CODE DATA

YARD SETBACKS:

FRONT REQUIRED (AIRPORT DR): 20'-0" MIN. FULL LENGTH OF PROPERTY
 FRONT PROVIDED: 20'-0" MIN. FULL LENGTH OF PROPERTY

SIDE REQUIRED (NORTHEAST): NONE REQUIRED
 SIDE PROVIDED: 10'-0"

SIDE REQUIRED (SOUTHWEST): NONE REQUIRED
 SIDE PROVIDED: 0'-0"

REAR REQUIRED (RUNWAY): NONE REQUIRED
 REAR PROVIDED: 0'-0"

LOT AREA: 84,548 SF. (1.94 ACRES)

BUILDING AREA: BELOW-GRADE PARKING GARAGE: 28,914 G.S.F.

FBO/OFFICE: LOWER LEVEL: 1,466 G.S.F.
 FIRST FLOOR: 8,858 G.S.F.
 SECOND FLOOR: 9,541 G.S.F.
 SUB-TOTAL: 19,864 G.S.F.

HANGAR: 29,340 G.S.F.

SHOP/STORAGE: FIRST FLOOR: 1,466 G.S.F.
 SECOND FLOOR: 2,337 G.S.F.
 SUB-TOTAL: 3,803 G.S.F.

TOTAL: 52,736 G.S.F.

FLOOR AREA RATIO, REQUIRED: 80% MAXIMUM = 0.8 X NET LOT AREA = 0.8 X 84,548 SF. = 67,638.4 G.S.F.

PROVIDED: 52,736 G.S.F. IS LESS THAN 67,638.4 G.S.F. THEREFORE OK

BUILDING HEIGHT, MAXIMUM ABOVE FINISH GRADE PROVIDED: 52'-0" / 44'-0" THEREFORE OK

OPEN SPACE: OPEN SPACE REQUIRED FIRST 12' ABOVE 12' TOTAL: 10% X NET LOT AREA = 0.1 X 84,548 SF. = 8,454.8 SF.
 32' X 205' X 24,548 SF. = 8,116.6 SF.
 8,454.8 + 8,116.6 = 16,571.4 SF.

OPEN SPACE PROVIDED (NOT INCL. PARKING LOT LANDSCAPING): 17,860 SF. IS GREATER THAN 16,571.4 SF. THEREFORE OK

ON-SITE STAGING AREA REQUIRED: HANGAR IS ON AIRPORT PROPERTY AND UTILIZES AIRPORT RAMP, THEREFORE ON-SITE STAGING IS NOT REQUIRED

ON-SITE STAGING PROVIDED: 4,111 SF.

LANDSCAPING: STREET FRONTAGE: REQUIRED LANDSCAPE SETBACK 20'-0" MIN. ON AIRPORT DRIVE PROVIDED LANDSCAPE SETBACK 20'-0" MIN. THEREFORE OK

PARKING LOT: REQUIRED: 5' BETWEEN PARKING AND STREET / 5' MIN. BETWEEN PARKING AND STREET PROVIDED

PARKING LOT PAVED AREA: 12,401 SF.
 15' X PARKING LOT AREA = 15' X 12,401 SF. = 1,860.15 SF. + 1,261 SF. = 3,121.15 SF.
 2,070 SF. IS GREATER THAN 3,121.15 SF. THEREFORE OK

LANDSCAPING PROVIDED

SCREENING: ALL OUTDOOR ACTIVITIES, MECHANICAL EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS SHALL BE WITHIN AN ENCLOSED BUILDING OR SCREENED BY A SOLID WALL AT LEAST 6'-0" MIN. HEIGHT.

LOT COVERAGE: BUILDING AREA / NET LOT AREA = 48,469 SF. / 84,548 SF. = 57.3%

VEHICLE PARKING, REQUIRED: 65 REQUIRED (SEE PARKING PLAN SP13 FOR CALCULATIONS)
 3 SPACES INCLUDING 1 VAN ACCESSIBLE

PROVIDED: 65 PROVIDED
 3 SPACES INCLUDING 2 VAN ACCESSIBLE

BICYCLE PARKING, REQUIRED: 2 SPACES PER 10 VEHICLE SPACES
 65 / 10 = 6.5 = 13 REQUIRED

PROVIDED: 16 PROVIDED

REFUSE CALCULATIONS: 2 PER 30,000 SF. OF COMMERCIAL BUILDING AREA (DOES NOT INCLUDE HANGAR OR PARKING GARAGE WHICH ARE USED SOLELY FOR STORAGE OF VEHICLES AND AIRCRAFT)

DUMPSTERS REQUIRED: 2 PER 30,000 SF. OF COMMERCIAL BUILDING AREA (DOES NOT INCLUDE HANGAR OR PARKING GARAGE WHICH ARE USED SOLELY FOR STORAGE OF VEHICLES AND AIRCRAFT)

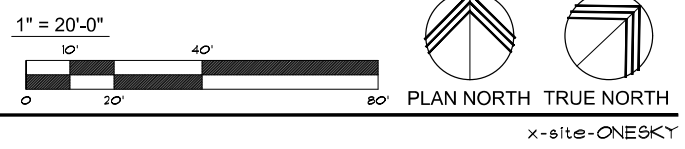
RECYCLING REQUIRED: YES PER CITY OF SCOTTSDALE GREEN CODE

APPLICABLE BLDG. AREA: OFFICE: 19,864 SF.
 SHOP: 2,337 SF.
 TOTAL: 22,201 SF. THEREFORE 2 DUMPSTERS REQUIRED

DUMPSTERS PROVIDED: 2 DUMPSTERS PROVIDED, PLUS 90 GALLON RECYCLING FOR GREEN CODE REQUIREMENT

CODE SITE PLAN

SCALE: 1" = 20'-0"



CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

11-DR-2024

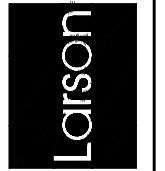
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Staff Signature Case Number Date

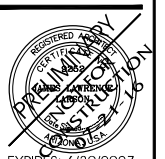
Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
 4/25/25 RSW
 DATE: INITIALS:

Larson Associates Architects, Inc.
 3807 North 24th Street, Suite 100
 Phoenix, AZ 85016
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 design@larson-architects.com



FLEXJET PAX TERMINAL/OFFICE/HANGAR
 SCOTTSDALE AIRPORT
 15115 N. AIRPORT DR.
 SCOTTSDALE, AZ 85260



Drawing Name: CODE SITE PLAN

Revisions
 3-1-25 PROPOSED SET
 1-18-25 RESUBMITTAL 2 - 3/7/25
 1-18-25 AIRPORT COMMENTS 4-17-25

Date: 3/1/25

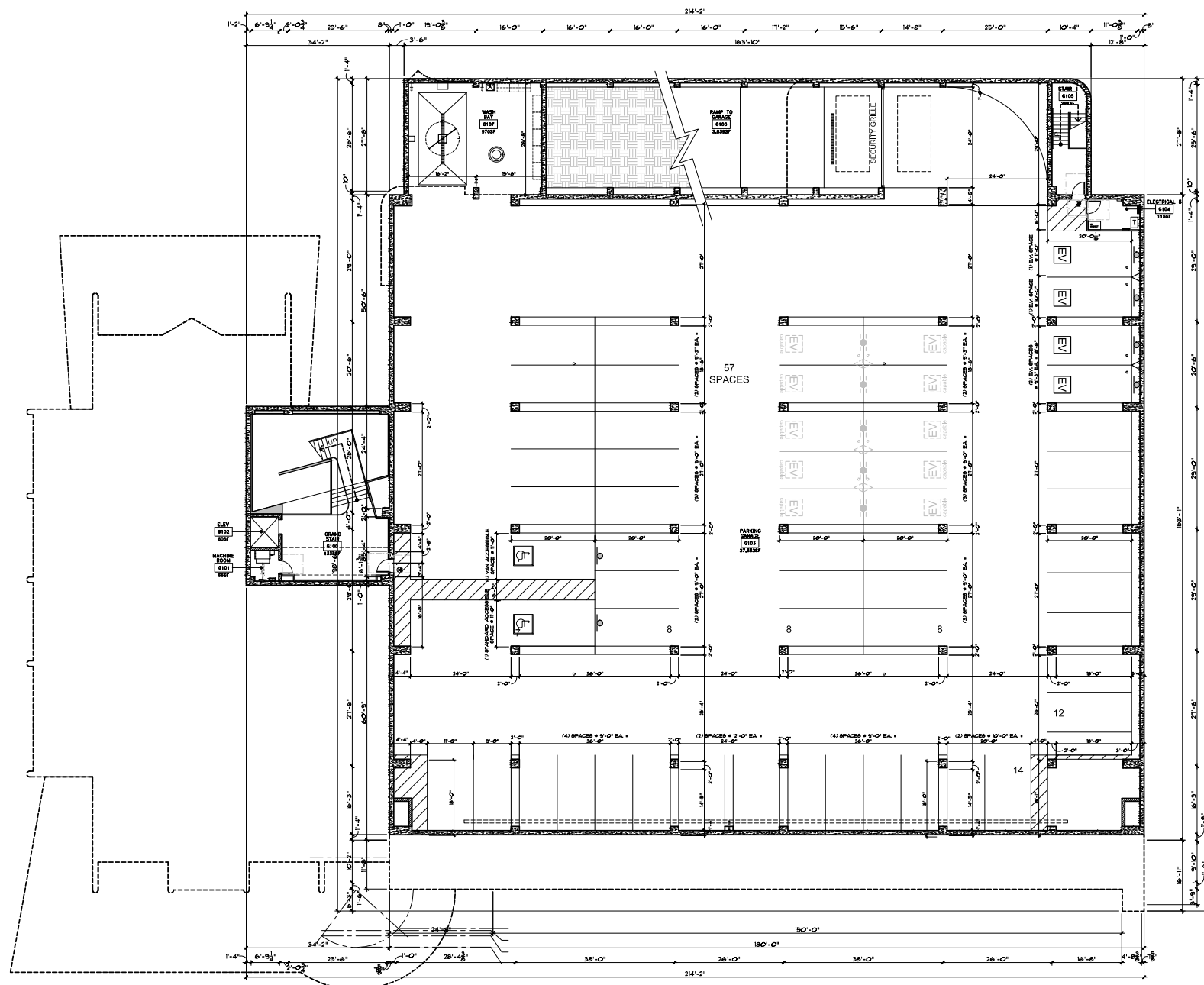
Project Number: 2021.004

Drawing No:

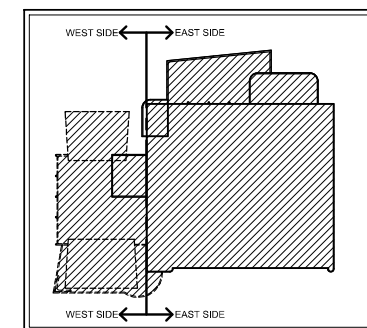
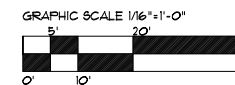
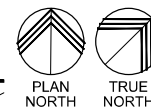
SPO.2

OVERALL DIMENSIONED PLAN - LOWER LEVEL

SCALE: 1/16"=1'-0"



x-base-ONESKY



KEY PLAN - GARAGE
SCALE: NO SCALE



APPROVED PER ARTICLE 7 OF
LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

**APPROVAL
CASE REVIEW**

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Staff Signature Case Number

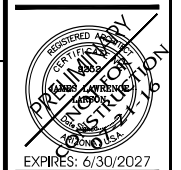
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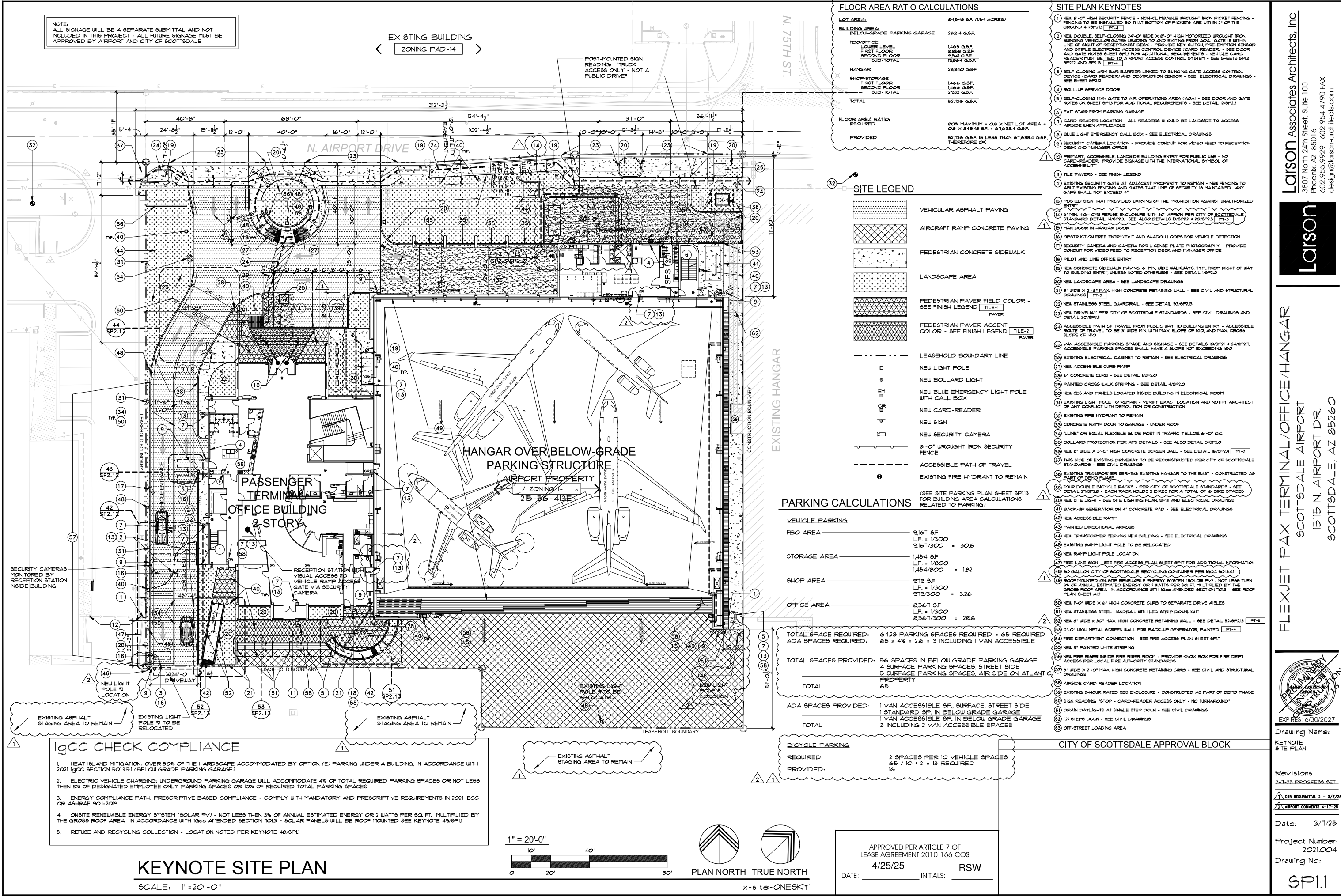
Drawing Name:
OVERALL DIMENSIONED
PLAN - LOWER LEVEL

Revisions
3-1-25 PROGRESS SET
DBS RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number:
2021.004
Drawing No:

A10.G

NOTE:
ALL SIGNAGE WILL BE A SEPARATE SUBMITTAL AND NOT INCLUDED IN THIS PROJECT - ALL FUTURE SIGNAGE MUST BE APPROVED BY AIRPORT AND CITY OF SCOTTSDALE



FLOOR AREA RATIO CALCULATIONS

LOT AREA:	84,548 SF. (1.94 ACRES)
BUILDING AREA:	
BELOW-GRADE PARKING GARAGE	28,914 G.S.F.
FBO OFFICE	
LOWER LEVEL	1,465 G.S.F.
FIRST FLOOR	8,858 G.S.F.
SECOND FLOOR	9,941 G.S.F.
SUB-TOTAL	19,864 G.S.F.
HANGAR	29,940 G.S.F.
SHOP/STORAGE	
FIRST FLOOR	1,466 G.S.F.
SECOND FLOOR	1,466 G.S.F.
SUB-TOTAL	2,932 G.S.F.
TOTAL	52,756 G.S.F.
FLOOR AREA RATIO REQUIRED	80% MAXIMUM + 0.8 X NET LOT AREA + 0.8 X 84,548 SF. = 67,638.4 G.S.F.
PROVIDED	52,756 G.S.F. IS LESS THAN 67,638.4 G.S.F. THEREFORE OK

- ### SITE PLAN KEYNOTES
- NEW 8'-0" HIGH SECURITY FENCE - NON-CLIMBABLE WROUGHT IRON PICKET FENCING - FENCING TO BE INSTALLED SO THAT BOTTOM OF PICKETS ARE WITHIN 2' OF THE GROUND 4/8/PT.3
 - NEW DOUBLE, SELF-CLOSING 24'-0" WIDE X 8'-0" HIGH MOTORIZED WROUGHT IRON RUNNING VEHICULAR GATES LEADING TO AND EXITING FROM ADA. GATE IS WITHIN LINE OF SIGHT OF RECEPTION/DESK - PROVIDE KEY SWITCH, FIRE-EMPTION SENSOR AND SIMPLE ELECTRONIC ACCESS CONTROL DEVICE (CARD READER) - SEE DECK AND GATE NOTES SHEET 8/13 FOR ADDITIONAL REQUIREMENTS - VEHICLE CARD READER MUST BE TIED TO AIRPORT ACCESS CONTROL SYSTEM - SEE SHEETS 8/13, 8/12 AND 8/13 [PT.1]
 - SELF-CLOSING ARMY BARRER LINKED TO BUNGING GATE ACCESS CONTROL DEVICE (CARD READER AND OBSTRUCTION SENSOR) - SEE ELECTRICAL DRAWINGS - SEE SHEET 8/12
 - ROLL-UP SERVICE DOOR
 - SELF-CLOSING MAN GATE TO AIR OPERATIONS AREA (AOA) - SEE DOOR AND GATE NOTES ON SHEET 8/13 FOR ADDITIONAL REQUIREMENTS - SEE DETAIL 1/8/PT.2
 - EXIT STAIR FROM PARKING GARAGE
 - CARD-READER LOCATION - ALL READERS SHOULD BE LANDSIDE TO ACCESS AIRSIDE WHEN APPLICABLE
 - BLUE LIGHT EMERGENCY CALL BOX - SEE ELECTRICAL DRAWINGS
 - SECURITY CAMERA LOCATION - PROVIDE CONDUIT FOR VIDEO FEED TO RECEPTION DESK AND MANAGER OFFICE
 - PRIMARY, ACCESSIBLE, LANDSIDE BUILDING ENTRY FOR PUBLIC USE - NO CARD-READER - PROVIDE SIGNAGE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
 - TILE PAVERS - SEE FINISH LEGEND
 - EXISTING SECURITY GATE AT ADJACENT PROPERTY TO REMAIN - NEW FENCING TO SECT EXISTING FENCING AND GATES THAT LINE OF SECURITY IS MAINTAINED. ANY GAPS SHALL NOT EXCEED 4'
 - POSTED SIGN THAT PROVIDES WARNING OF THE PROHIBITION AGAINST UNAUTHORIZED ENTRY
 - 6" MIN. HIGH CPU REFUSE ENCLOSURE WITH 30" AROUND PER CITY OF SCOTTSDALE STANDARD DETAIL 14/8/PT.3 - SEE ALSO DETAILS 13/8/PT.1 & 20/8/PT.1
 - MAN DOOR IN HANGAR DOOR
 - OBSTRUCTION FREE ENTRY/EXIT AND SHADOW LOOPS FOR VEHICLE DETECTION
 - SECURITY CAMERA AND CAMERA FOR LICENSE PLATE PHOTOGRAPHY - PROVIDE CONDUIT FOR VIDEO FEED TO RECEPTION DESK AND MANAGER OFFICE
 - PILOT AND LINE OFFICE ENTRY
 - NEW CONCRETE SIDEWALK PAVING, 6" MIN. WALKWAYS, TYP. FROM RIGHT OF WAY TO BUILDING ENTRY, UNLESS NOTED OTHERWISE - SEE DETAIL 1/8/PT.2
 - NEW LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
 - 8" WIDE X 2'-6" MAX. HIGH CONCRETE RETAINING WALL - SEE CIVIL AND STRUCTURAL DRAWINGS [PT.3]
 - NEW STAINLESS STEEL GUARDRAIL - SEE DETAIL 5/3/8/PT.3
 - NEW DRIVEWAY PER CITY OF SCOTTSDALE STANDARDS - SEE CIVIL DRAWINGS AND DETAIL 30/8/PT.1
 - ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY TO BUILDING ENTRY - ACCESSIBLE ROUTE OF TRAVEL TO BE 3' WIDE MIN. WITH MAX. SLOPE OF 1:50, AND MAX. CROSS SLOPE OF 1:50
 - VAN ACCESSIBLE PARKING SPACE AND SIGNAGE - SEE DETAILS 10/8/PT.1 & 24/8/PT.1. ACCESSIBLE PARKING SPACES SHALL HAVE A SLOPE NOT EXCEEDING 1:50
 - EXISTING ELECTRICAL CABINET TO REMAIN - SEE ELECTRICAL DRAWINGS
 - NEW ACCESSIBLE CURB RAMP
 - 6" CONCRETE CURB - SEE DETAIL 1/8/PT.2
 - PAINTED CROSS WALK STRIPING - SEE DETAIL 4/8/PT.2
 - NEW BBS AND PANELS LOCATED INSIDE BUILDING IN ELECTRICAL ROOM
 - EXISTING LIGHT POLE TO REMAIN - VERIFY EXACT LOCATION AND NOTIFY ARCHITECT OF ANY CONFLICT WITH DEMOLITION OR CONSTRUCTION
 - EXISTING FIRE HYDRANT TO REMAIN
 - CONCRETE RAMP DOWN TO GARAGE - UNDER ROOF
 - "ULINE" OR EQUAL FLEXIBLE GUIDE POST IN TRAFFIC YELLOW 6'-0" O.C.
 - BOLLARD PROTECTION PER AP6 DETAILS - SEE ALSO DETAIL 3/8/PT.2
 - NEW 8" WIDE X 3'-0" HIGH CONCRETE SCREEN WALL - SEE DETAIL 16/8/PT.4 [PT.3]
 - THIS SIDE OF EXISTING DRIVEWAY TO BE RECONSTRUCTED PER CITY OF SCOTTSDALE STANDARDS - SEE CIVIL DRAWINGS
 - EXISTING TRANSFORMER SERVING EXISTING HANGAR TO THE EAST - CONSTRUCTED AS PART OF DEMO PHASE
 - FOUR DOUBLE BICYCLE RACKS - PER CITY OF SCOTTSDALE STANDARDS - SEE DETAIL 21/8/PT.2 - EACH RACK HOLDS 2 BIKES FOR A TOTAL OF 16 BIKE SPACES
 - NEW SITE LIGHT - SEE SITE LIGHTING PLAN, 8/11 AND ELECTRICAL DRAWINGS
 - BACK-UP GENERATOR ON 4" CONCRETE PAD - SEE ELECTRICAL DRAWINGS
 - NEW ACCESSIBLE RAMP
 - PAINTED DIRECTIONAL ARROWS
 - NEW TRANSFORMER SERVING NEW BUILDING - SEE ELECTRICAL DRAWINGS
 - EXISTING RAMP LIGHT POLE TO BE RELOCATED
 - NEW RAMP LIGHT POLE LOCATION
 - FIRE LANE SIGN - SEE FIRE ACCESS PLAN SHEET 8/11 FOR ADDITIONAL INFORMATION
 - 80 GALLON CITY OF SCOTTSDALE RECYCLING CONTAINER PER ICCG 303.4.1
 - ROOF MOUNTED ON-SITE RENEWABLE ENERGY SYSTEM (SOLAR PV) - NOT LESS THAN 3% OF ANNUAL ESTIMATED ENERGY OR 2 WATTS PER SQ. FT. MULTIPLIED BY THE GROSS ROOF AREA IN ACCORDANCE WITH ICCG AMENDED SECTION 101.3 - SEE ROOF PLAN SHEET A11
 - NEW 1'-0" WIDE X 6" HIGH CONCRETE CURB TO SEPARATE DRIVE AISLES
 - NEW STAINLESS STEEL HANDRAIL WITH LED STRIP DOWNLIGHT
 - NEW 8" WIDE X 30" MAX. HIGH CONCRETE RETAINING WALL - SEE DETAIL 52/8/PT.3 [PT.3]
 - 2'-0" HIGH METAL SCREEN WALL FOR BACK-UP GENERATOR, PAINTED [PT.4]
 - FIRE DEPARTMENT CONNECTION - SEE FIRE ACCESS PLAN SHEET 8/11
 - NEW 3" PAINTED WHITE STRIPING
 - NEW FIRE RISER INSIDE FIRE RISER ROOM - PROVIDE KNOX BOX FOR FIRE DEPT ACCESS PER LOCAL FIRE AUTHORITY STANDARDS
 - SIGN READING: "STOP - CARD-READER ACCESS ONLY - NO TURNAROUND"
 - DRAIN DAYLIGHTS AT SINGLE STEP DOWN - SEE CIVIL DRAWINGS
 - (2) STEPS DOWN - SEE CIVIL DRAWINGS
 - OFF-STREET LOADING AREA

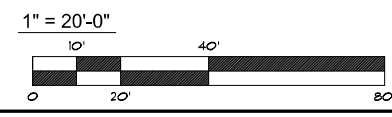
- ### SITE LEGEND
- VEHICULAR ASPHALT PAVING
 - AIRCRAFT RAMP CONCRETE PAVING
 - PEDESTRIAN CONCRETE SIDEWALK
 - LANDSCAPE AREA
 - PEDESTRIAN PAVEMENT FIELD COLOR - SEE FINISH LEGEND [TILE-1]
 - PEDESTRIAN PAVEMENT ACCENT COLOR - SEE FINISH LEGEND [TILE-2]
 - LEASEHOLD BOUNDARY LINE
 - NEW LIGHT POLE
 - NEW BOLLARD LIGHT
 - NEW BLUE EMERGENCY LIGHT POLE WITH CALL BOX
 - NEW CARD-READER
 - NEW SIGN
 - NEW SECURITY CAMERA
 - 8'-0" WROUGHT IRON SECURITY FENCE
 - ACCESSIBLE PATH OF TRAVEL
 - EXISTING FIRE HYDRANT TO REMAIN

PARKING CALCULATIONS

VEHICLE PARKING	
FBO AREA	3,161 SF L.F. = 1/300 3,161/300 = 10.5
STORAGE AREA	1,454 SF L.F. = 1/800 1,454/800 = 1.82
SHOP AREA	979 SF L.F. = 1/300 979/300 = 3.26
OFFICE AREA	8,561 SF L.F. = 1/300 8,561/300 = 28.6
TOTAL SPACE REQUIRED:	64.28 PARKING SPACES REQUIRED = 65 REQUIRED
ADA SPACES REQUIRED:	65 X 4% = 2.6 = 3 INCLUDING 1 VAN ACCESSIBLE
TOTAL SPACES PROVIDED:	56 SPACES IN BELOW GRADE PARKING GARAGE 4 SURFACE PARKING SPACES, STREET SIDE 5 SURFACE PARKING SPACES, AIR SIDE ON ATLANTIC PROPERTY 65
TOTAL	
ADA SPACES PROVIDED:	1 VAN ACCESSIBLE SP. SURFACE, STREET SIDE 1 STANDARD SP. IN BELOW GRADE GARAGE 1 VAN ACCESSIBLE SP. IN BELOW GRADE GARAGE 3 INCLUDING 2 VAN ACCESSIBLE SPACES
TOTAL	
BICYCLE PARKING	
REQUIRED:	2 SPACES PER 10 VEHICLE SPACES 65 / 10 = 6.5 = 7 REQUIRED
PROVIDED:	16

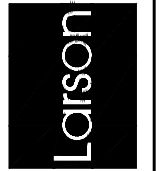
igcc CHECK COMPLIANCE

- HEAT ISLAND MITIGATION: OVER 50% OF THE HARDSCAPE ACCOMMODATED BY OPTION (E) PARKING UNDER A BUILDING, IN ACCORDANCE WITH 2021 igcc SECTION 501.3.5.1 (BELOW GRADE PARKING GARAGE)
- ELECTRIC VEHICLE CHARGING: UNDERGROUND PARKING GARAGE WILL ACCOMMODATE 4% OF TOTAL REQUIRED PARKING SPACES OR NOT LESS THAN 8% OF DESIGNATED EMPLOYEE ONLY PARKING SPACES OR 10% OF REQUIRED TOTAL PARKING SPACES
- ENERGY COMPLIANCE PATH: PRESCRIPTIVE BASED COMPLIANCE - COMPLY WITH MANDATORY AND PRESCRIPTIVE REQUIREMENTS IN 2021 IECC OR ASHRAE 90.1-2019
- ONSITE RENEWABLE ENERGY SYSTEM (SOLAR PV) - NOT LESS THAN 3% OF ANNUAL ESTIMATED ENERGY OR 2 WATTS PER SQ. FT. MULTIPLIED BY THE GROSS ROOF AREA IN ACCORDANCE WITH igcc AMENDED SECTION 101.3 - SOLAR PANELS WILL BE ROOF MOUNTED SEE KEYNOTE 49/8/PT.1
- REFUSE AND RECYCLING COLLECTION - LOCATION NOTED PER KEYNOTE 48/8/PT.1



APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
4/25/25 RSW
DATE: _____ INITIALS: _____

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FLEXJET PAX TERMINAL/OFFICE/HANGAR
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EXPIRES: 6/30/2027
Drawing Name:
KEYNOTE SITE PLAN

Revisions
3-1-25 PROGRESS SET

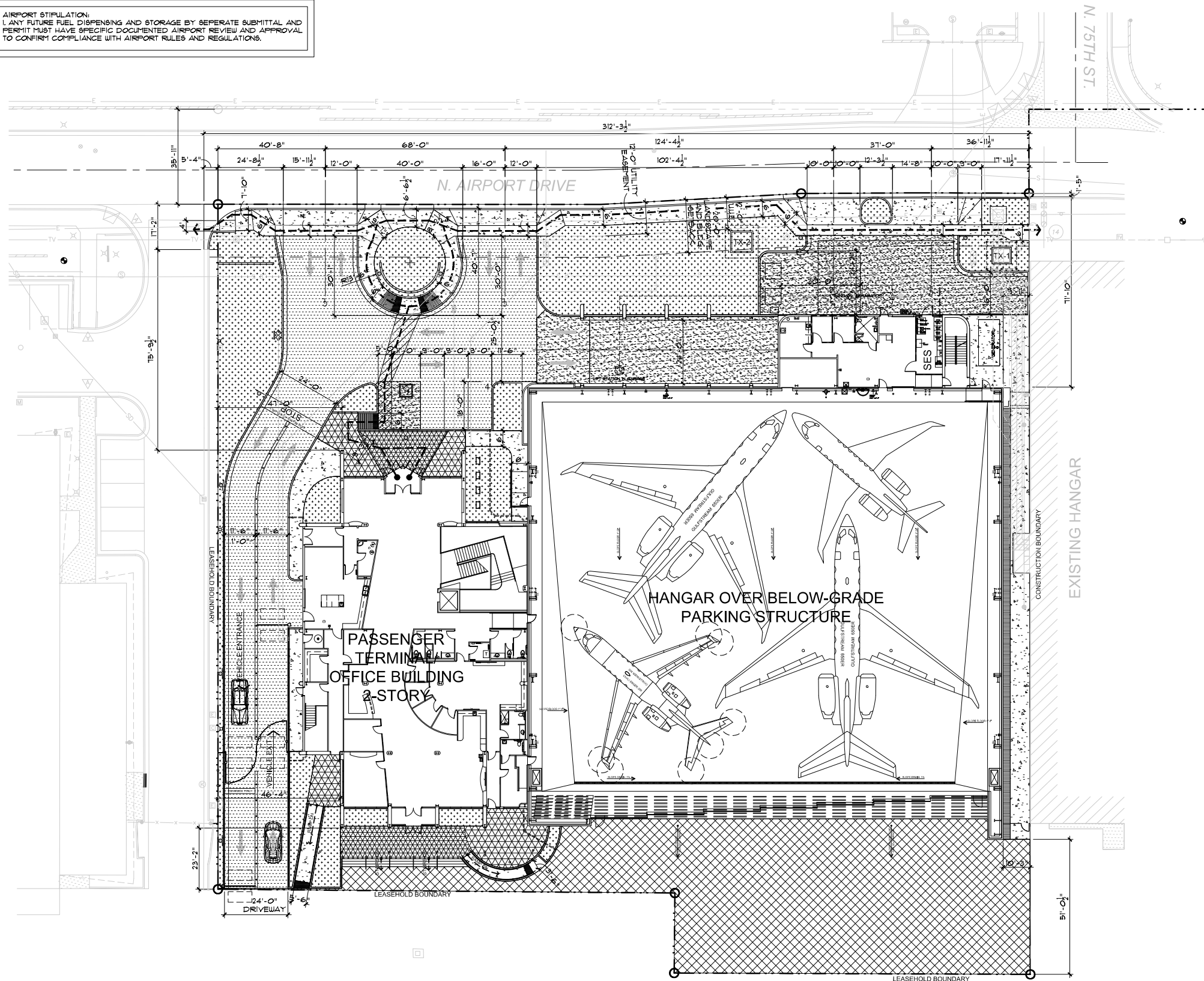
DRS RESUBMITTAL 2 - 3/7/25
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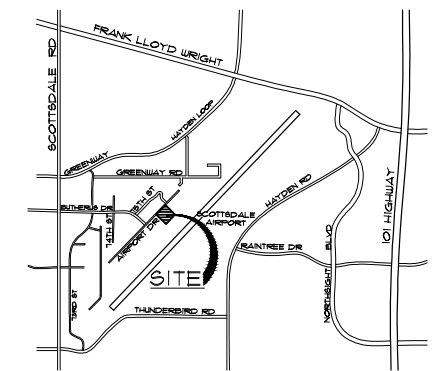
Drawing No:
SP1.1

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



SITE LEGEND

- VEHICULAR ASPHALT PAVING
- AIRCRAFT RAMP CONCRETE PAVING
- PEDESTRIAN CONCRETE SIDEWALK
- LANDSCAPE AREA
- PEDESTRIAN PAVER FIELD COLOR - SEE FINISH LEGEND [TILE-1] PAVER
- PEDESTRIAN PAVER ACCENT COLOR - SEE FINISH LEGEND [TILE-2] PAVER
- LEASEHOLD BOUNDARY LINE
- NEW LIGHT POLE
- NEW BOLLARD LIGHT
- NEW BLUE EMERGENCY LIGHT POLE WITH CALL BOX
- NEW CARD-READER
- NEW SIGN
- NEW SECURITY CAMERA
- 8'-0" WROUGHT IRON SECURITY FENCE
- ACCESSIBLE PATH OF TRAVEL
- EXISTING FIRE HYDRANT TO REMAIN

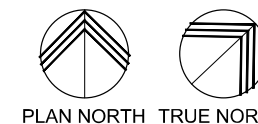
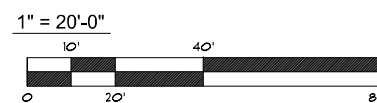


VICINITY MAP
 NOT TO SCALE



DIMENSIONED SITE PLAN

SCALE: 1" = 20'-0"



x-site-ONESKY

APPROVED PER ARTICLE 7 OF
 LEASE AGREEMENT 2010-166-COS
 DATE: 4/25/25 INITIALS: RSW
 EXPIRES: 6/30/2027

CITY OF SCOTTSDALE APPROVAL BLOCK

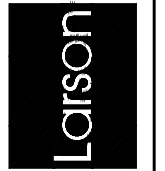
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Drawing Name:
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Drawing No:

SP1.0

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)	
045012	1760	L	7/20/2021	X	N/A	

ENGINEER'S FINISHED FLOOR CERTIFICATION:
THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

PLEASE NOTE:
CERTIFICATION OF DATA IS A STATEMENT THAT THE DATA IS ACCURATE TO THE BEST OF THE CERTIFIER'S KNOWLEDGE.
CERTIFICATION OF ANALYSIS IS A STATEMENT THAT THE ANALYSES HAVE BEEN PERFORMED CORRECTLY AND IN ACCORDANCE WITH SOUND ENGINEERING PRACTICES.
CERTIFICATION OF STRUCTURAL WORKS IS A STATEMENT THAT WORKS ARE DESIGNED IN ACCORDANCE WITH SOUND ENGINEERING PRACTICES TO PROVIDE PROTECTION FROM THE BASE FLOOD.
CERTIFICATION OF AS-BUILT CONDITIONS IS A STATEMENT THAT THE STRUCTURE HAS BEEN BUILT ACCORDING TO THE PLANS BEING CERTIFIED, IS IN PLACE, AND IS FULLY FUNCTIONING (FROM THE CODE OF FEDERAL RULES - 44 CFR 65.2).

APPROVAL CASE REVIEW



11-DR-2024
Case Number

6-5-2025
Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

ARCHITECT
LARSON ASSOCIATES ARCHITECTS, INC.
3807 N. 24TH STREET, #100
PHOENIX, ARIZONA 85016
TELEPHONE: 602-955-9929
ATTN: JIM LARSON

CIVIL ENGINEER
ZELL COMPANY, L.L.C.
PO BOX 2191
LITCHFIELD PARK, ARIZONA 85340
TELEPHONE: 623-547-2500
ATTN: KEN ZELL, P.E.

OWNER
CITY OF SCOTTSDALE
7447 E. INDIAN SCHOOL RD., #205
SCOTTSDALE, ARIZONA 85251
TELEPHONE:
ATTN:

PROJECT ADDRESS
15115 N. AIRPORT DRIVE
SCOTTSDALE, ARIZONA 85260

LEASE AREA
84,548 SF
1.94 ACRES

DISTURBED AREA
84,548 SF
1.94 ACRES

APN
215-56-413E

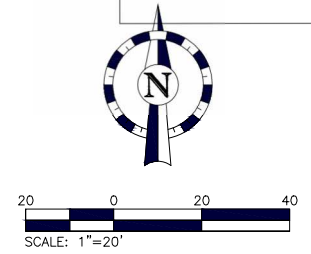
- LEGEND**
NOTE: ALL SYMBOLS AND ABBREVIATIONS MAY NOT APPEAR ON EACH SHEET.
- | | | | |
|----------|-------------------------------------|----------|-----------------------|
| [Symbol] | EXISTING STORM DRAIN | [Symbol] | BACK OF CURB |
| [Symbol] | NEW STORM DRAIN | [Symbol] | BACK OF WALK |
| [Symbol] | CENTERLINE | [Symbol] | CABLE TV |
| [Symbol] | PROPERTY LINE | [Symbol] | CONCRETE |
| [Symbol] | EXISTING LINE | [Symbol] | CATCH BASIN |
| [Symbol] | EXISTING MANHOLES, VAULTS AND BOXES | [Symbol] | CANOPY CLEARANCE |
| [Symbol] | EXISTING ELEVATION | [Symbol] | CL |
| [Symbol] | BACKFLOW PREVENTER | [Symbol] | CO |
| [Symbol] | CATCH BASIN | [Symbol] | DRAIN, WASTE AND VENT |
| [Symbol] | CLEANOUT | [Symbol] | ELECTRIC |
| [Symbol] | FIRE HYDRANT | [Symbol] | EASEMENT |
| [Symbol] | FLOW ARROW | [Symbol] | FACE OF CURB |
| [Symbol] | ROOF DRAIN ARROW | [Symbol] | FG |
| [Symbol] | FLOWLINE ARROW | [Symbol] | FINISH GRADE |
| [Symbol] | FOUND BRASS CAP | [Symbol] | FF |
| [Symbol] | FOUND MONUMENT | [Symbol] | FINISH FLOOR |
| [Symbol] | FOUND REBAR | [Symbol] | FR |
| [Symbol] | SET BRASS CAP | [Symbol] | GR |
| [Symbol] | SET MONUMENT | [Symbol] | GRATE |
| [Symbol] | SET REBAR | [Symbol] | INVERT |
| [Symbol] | SIGN | [Symbol] | IRRI. CONTROL VALVE |
| [Symbol] | TAPPING SLEEVE | [Symbol] | IRRL |
| [Symbol] | WATER VALVE | [Symbol] | MONUMENT LINE |
| [Symbol] | WATER METER | [Symbol] | NATURAL GRADE |
| [Symbol] | DRYWELL | [Symbol] | NG |
| [Symbol] | | [Symbol] | OHE |
| [Symbol] | | [Symbol] | P |
| [Symbol] | | [Symbol] | PAVEMENT |
| [Symbol] | | [Symbol] | PC |
| [Symbol] | | [Symbol] | POINT OF CURVE |
| [Symbol] | | [Symbol] | POINT OF TANGENCY |
| [Symbol] | | [Symbol] | RD |
| [Symbol] | | [Symbol] | ROOF DRAIN |
| [Symbol] | | [Symbol] | RIGHT OF WAY |
| [Symbol] | | [Symbol] | SEWER CLEANOUT |
| [Symbol] | | [Symbol] | SD |
| [Symbol] | | [Symbol] | STORM DRAIN |
| [Symbol] | | [Symbol] | STREET LIGHT |
| [Symbol] | | [Symbol] | SS |
| [Symbol] | | [Symbol] | SANITARY SEWER |
| [Symbol] | | [Symbol] | SW |
| [Symbol] | | [Symbol] | SIDEWALK |
| [Symbol] | | [Symbol] | T |
| [Symbol] | | [Symbol] | TELEPHONE |
| [Symbol] | | [Symbol] | TC |
| [Symbol] | | [Symbol] | TOP OF CURB |
| [Symbol] | | [Symbol] | TOP OF FOOTING |
| [Symbol] | | [Symbol] | TW |
| [Symbol] | | [Symbol] | TOP OF WALL |
| [Symbol] | | [Symbol] | TS |
| [Symbol] | | [Symbol] | TRAFFIC SIGNAL |
| [Symbol] | | [Symbol] | UGE |
| [Symbol] | | [Symbol] | UNDERGROUND ELEC |
| [Symbol] | | [Symbol] | VG |
| [Symbol] | | [Symbol] | VALLEY GUTTER |
| [Symbol] | | [Symbol] | W |
| [Symbol] | | [Symbol] | WATER |
| [Symbol] | | [Symbol] | WLE |
| [Symbol] | | [Symbol] | WATER LINE EASEMENT |

BENCHMARK
MCDOT BENCHMARK 5795 ALSO BEING THE SOUTHWEST CORNER OF SECTION 11, BEING MARKED BY A 3" CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF THUNDERBIRD ROAD AND SCOTTSDALE ROAD.
ELEVATION = 1427.05' (NAVD88 DATUM)

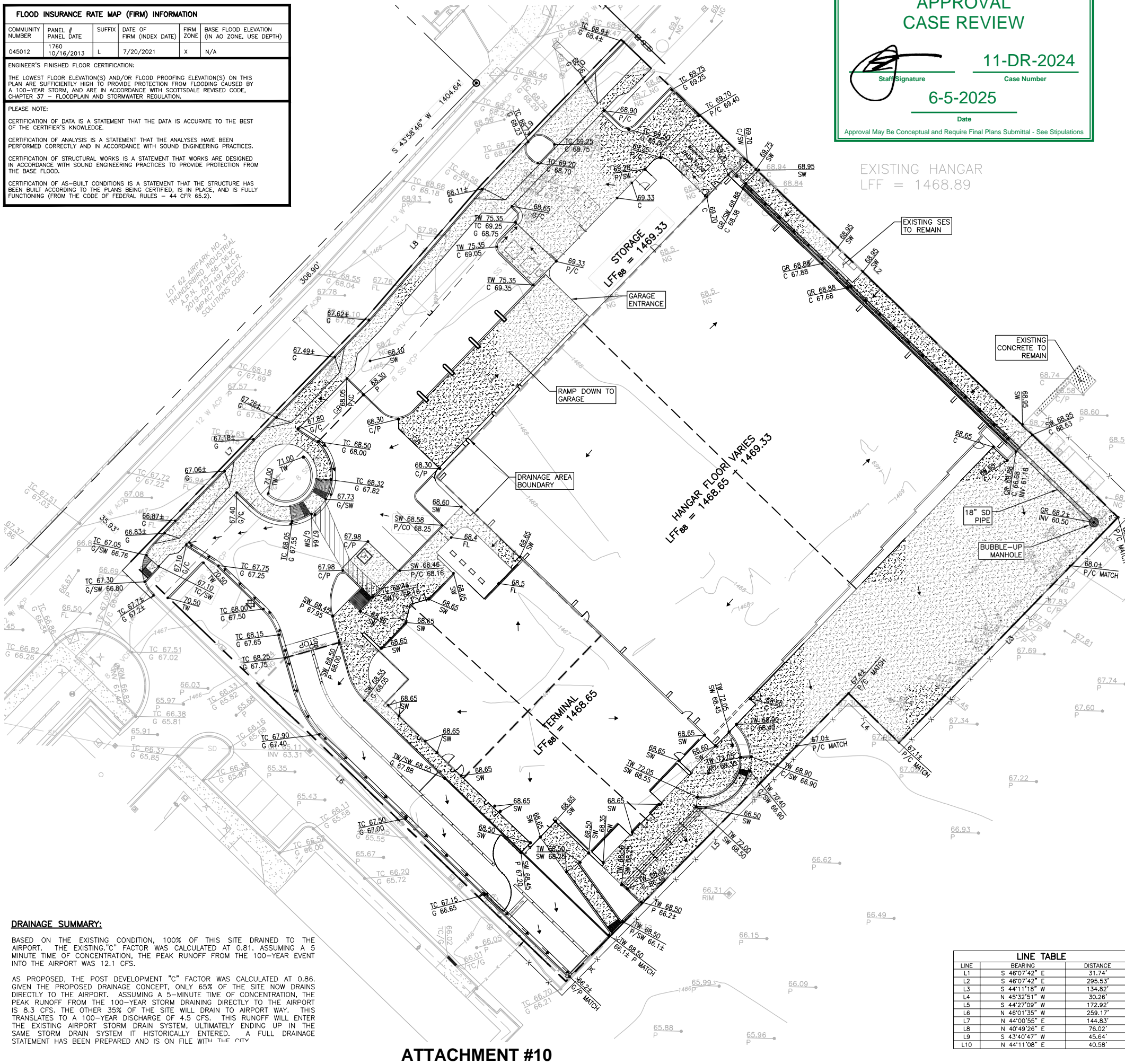
HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988 AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

SIGNATURE AND SEAL IF APPLICABLE:  04-17-2025
DATE

APPROVED PER ARTICLE 7 OF
LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW





LINE	BEARING	DISTANCE
L1	S 46°07'42" E	31.74'
L2	S 46°07'42" E	295.53'
L3	S 44°11'18" W	134.82'
L4	N 45°32'51" W	30.26'
L5	S 44°27'09" W	172.92'
L6	N 48°01'35" W	259.17'
L7	N 44°00'55" E	144.83'
L8	N 40°49'26" E	76.02'
L9	S 43°40'47" W	45.64'
L10	N 44°11'08" E	40.58'



DRAINAGE SUMMARY:
BASED ON THE EXISTING CONDITION, 100% OF THIS SITE DRAINED TO THE AIRPORT. THE EXISTING "C" FACTOR WAS CALCULATED AT 0.81. ASSUMING A 5 MINUTE TIME OF CONCENTRATION, THE PEAK RUNOFF FROM THE 100-YEAR EVENT INTO THE AIRPORT WAS 12.1 CFS.
AS PROPOSED, THE POST DEVELOPMENT "C" FACTOR WAS CALCULATED AT 0.86. GIVEN THE PROPOSED DRAINAGE CONCEPT, ONLY 65% OF THE SITE NOW DRAINS DIRECTLY TO THE AIRPORT. ASSUMING A 5-MINUTE TIME OF CONCENTRATION, THE PEAK RUNOFF FROM THE 100-YEAR STORM DRAINING DIRECTLY TO THE AIRPORT IS 8.3 CFS. THE OTHER 35% OF THE SITE WILL DRAIN TO AIRPORT WAY. THIS TRANSLATES TO A 100-YEAR DISCHARGE OF 4.5 CFS. THIS RUNOFF WILL ENTER THE EXISTING AIRPORT STORM DRAIN SYSTEM, ULTIMATELY ENDING UP IN THE SAME STORM DRAIN SYSTEM IT HISTORICALLY ENTERED. A FULL DRAINAGE STATEMENT HAS BEEN PREPARED AND IS ON FILE WITH THE CITY

ATTACHMENT #10

PROJECT FLEXJET	LOCATION SCOTTSDALE, ARIZONA 85260	DATE 4/30/2024	SCALE 1:20	JOB NO.: 21-028	SHEET 1 OF 2		
	DRAWN BY KZ	DESIGNED BY KZ	REVIEWED BY KZ			SITE ADDRESS 15115 N. AIRPORT DRIVE	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">TITLE CONCEPTUAL GRADING & DRAINAGE PLAN</td> <td style="width: 50%;">APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS DATE: 4/25/25 INITIALS: RSW</td> </tr> </table>						TITLE CONCEPTUAL GRADING & DRAINAGE PLAN
TITLE CONCEPTUAL GRADING & DRAINAGE PLAN	APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS DATE: 4/25/25 INITIALS: RSW						


 PO BOX 2191
 Litchfield Park, Arizona 85340
 Phone: 623-547-2500

 Professional Engineer
 No. 24449
 KENNETH W. ZELL
 Expires 07/31/2025

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Plot Date/Time: 4/24/2025 6:48 AM
 Layout Name: 03D
 File Path: S:\Projects\2024\11-DR-2024\11-DR-2024.dwg
 User: kenzell
 Plot Device: HP DesignJet T1100e

ATTACHMENT #10

281-25-1

DOOR AND GATE NOTES (FOR DOORS AND GATES ACCESSING AOA):

- A. DOOR(S) LEADING TO AIR OPERATIONS AREA (AOA) SHALL BE CONTROLLED BY A SIMPLE ELECTRONIC ACCESS CONTROL DEVICE (CARD READER). A LOG THAT SHOWS WHO IS IN POSSESSION OF ACCESS DEVICES SUCH AS KEYS AND PROX CARDS WILL BE MAINTAINED AT ALL TIMES. SAFETY DEVICES THAT MEET LOCAL FIRE CODE ARE INCORPORATED INTO THESE SYSTEMS IF THE DOOR HAS BEEN CLASSIFIED AS A FIRE EXIT BY THE FIRE DEPARTMENT. ALL FIRE SAFETY DEVICES THAT OVERRIDE AN ACCESS CONTROL DEVICE PRODUCE A LOUD AUDIBLE ALARM WHEN ACTIVATED.
- B. ACCESS DEVICES THAT USE A CODE SHALL BE CHANGED AT LEAST TWO TIMES PER YEAR OR IMMEDIATELY IN THE EVENT THAT A PERSON HAS BEEN UNWILLINGLY TERMINATED OR HAS MADE THREATS AGAINST THE FACILITY OR AIRPORT IN GENERAL.
- C. KEYS FOR KEYED DOOR SHALL BE CHANGED IF A KEY FROM A FORMER EMPLOYEE CANNOT BE RETRIEVED.
- D. AT LEAST A MECHANICAL SELF-CLOSING DEVICE SUCH AS SPRING LOADED HINGES OR AUTOMATIC CLOSURE ARM SHALL BE ATTACHED TO EACH DOOR THAT LEADS TO THE AOA.
- E. NO ACCESS CONTROL DEVICES THAT ARE USED ON DOORS THAT LEAD TO THE AOA SHALL HAVE THE ABILITY TO BE UNLOCKED OR DISABLED FROM THE AOA SIDE OF DOOR.
- F. ALL POINTS OF ENTRY WHERE A MAGNETIC DEVICE IS USED TO SECURE A DOOR SHALL BE PROGRAMMED TO RELOCK THE DOOR IMMEDIATELY AFTER IT HAS BEEN OPENED.
- G. ALL CHAIN LINK FENCING SHALL BE INSTALLED WITHIN 2" OF THE GROUND.
- H. THE BOTTOM OF ALL PEDESTRIAN AND VEHICULAR GATES SHALL FALL WITHIN 4" OF THE GROUND WHEN IN THE CLOSED POSITION.
- I. PROVIDE SIGNAGE POSTED AT ALL DOORS AND GATES LEADING TO THE AOA WARNING OF THE PROHIBITION AGAINST UNAUTHORIZED ENTRY.

VEHICLE CARD READER MUST BE TIED TO AIRPORT ACCESS CONTROL SYSTEM

SITE LEGEND

- VEHICULAR ASPHALT PAVING
- AIRCRAFT RAMP CONCRETE PAVING
- PEDESTRIAN CONCRETE SIDEWALK
- LANDSCAPE AREA
- PEDESTRIAN PAVER FIELD COLOR - TILE-1 PAVER
- PEDESTRIAN PAVER ACCENT COLOR - TILE-2 PAVER
- LEASEHOLD BOUNDARY LINE
- NEW LIGHT POLE
- NEW BOLLARD LIGHT
- NEW BLUE EMERGENCY LIGHT POLE WITH CALL BOX
- NEW CARD-READER
- NEW SIGN
- NEW SECURITY CAMERA
- 8'-0" WROUGHT IRON SECURITY FENCE

SITE PLAN KEYNOTES

1. 8'-0" HIGH SECURITY FENCE - NON-CLIMBABLE WROUGHT IRON PICKET FENCING - FENCING TO BE INSTALLED SO THAT BOTTOM OF PICKETS ARE WITHIN 2" OF THE GROUND
2. DOOR TO HAVE PUSH BUTTON ACCESS FROM RECEPTION DESK
3. DOUBLE, SELF-CLOSING 24'-0" WIDE X 8'-0" HIGH MOTORIZED WROUGHT IRON SWINGING VEHICULAR GATES LEADING TO AND EXITING FROM AOA. GATE TO BE TIED TO AIRPORT SYSTEM - CONTRACTOR TO COORDINATE SYSTEM DESIGN WITH AIRPORT AND FLEXJET AS REQUIRED - ALL WORK PERFORMED SHALL BE BY WILSON ELECTRIC SERVICES CORP. (480) 505-6850, CONTACT: TONY LOMBARDO
4. SELF-CLOSING ARM BAR BARRIER LINKED TO ROLLING GATE ACCESS CONTROL DEVICE (CARD READER) AND OBSTRUCTION SENSOR - VEHICLE CARD READER MUST BE TIED TO AIRPORT ACCESS CONTROL SYSTEM
5. EXIT STAIR FROM PARKING GARAGE
6. 4'-0" GUARD RAIL AT RAMP TO PARKING GARAGE
7. CARD-READER LOCATION
8. SECURITY CAMERA LOCATION - PROVIDE CONDUIT FOR VIDEO FEED TO RECEPTION DESK AND MANAGER OFFICE IN FLEXJET
9. LANDSIDE BUILDING ENTRY FOR PUBLIC USE - NO CARD-READER
10. NOT USED
11. EXISTING SECURITY GATE AT ADJACENT PROPERTY TO REMAIN - NEW FENCING TO ABUT EXISTING FENCING AND GATE SO THAT LINE OF SECURITY IS MAINTAINED. ANY GAPS SHALL NOT EXCEED 2'
12. POSTED SIGN THAT PROVIDES WARNING OF THE PROHIBITION AGAINST UNAUTHORIZED ENTRY
13. 8'-0" HIGH CMU REFUSE ENCLOSURE PER CITY OF SCOTTSDALE STANDARDS
14. OBSTRUCTION FREE ENTRY/EXIT AND SHADOW LOOPS FOR VEHICLE DETECTION
15. POST-MOUNTED CAMERA FOR LICENSE PLATE PHOTOGRAPHY - PROVIDE CONDUIT TO RECEPTION DESK FOR VISUAL MONITORING OF SECURITY CAMERAS AT GATE
16. EMERGENCY EXIT FROM TERMINAL AND SECOND FLOOR DECK
17. BLUE LIGHT EMERGENCY CALL BOX
18. NOT USED
19. 3'-0" WIDE X 8'-0" HIGH SELF-CLOSING IRON MAN-GATE WITH PADLOCKS FOR MAINTENANCE OF GAP BETWEEN BUILDINGS - SEE DETAIL 32/8P2.3
20. PILOT AND LINE OFFICE ACCESS TO RAMP
21. FLEXJET CLIENT ACCESS TO RAMP
22. FLEXJET SERVICE ACCESS TO RAMP
23. SECURE ACCESS TO HANGAR AND PILOT AREA
24. VEHICLE ACCESS TO GARAGE - CARD READER IS LOCATED AT BOTTOM OF RAMP FOR ROLL-UP GATE - SEE GARAGE PLAN
25. PAINTED SIGNAGE READING: 'STOP, CARD READER ACCESS ONLY', TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING DRIVE AISLE
26. POST-MOUNTED STOP SIGN
27. PAINTED SIGNAGE READING: 'PULL FORWARD', TO PREVENT VEHICLES FROM ENTERING GATE SWING PATH
28. EXISTING RAMP LIGHT POLE TO BE RELOCATED
29. NEW RAMP LIGHT POLE LOCATION
30. 12" WIDE X 6" HIGH CONCRETE CURB TO SEPARATE DRIVE AISLES - INSTALL 'ULINE' OR EQUAL FLEXIBLE GUIDE POST, TRAFFIC YELLOW, 6'-0" O.C. BETWEEN DRIVE AISLES, TYPICAL
31. AIRSIDE CARD READER LOCATION
32. EMERGENCY EXIT FROM HANGAR
33. EMERGENCY EXIT FROM PARKING GARAGE - DOES NOT ACCESS HANGAR

SITE SECURITY LEGEND

- * SECURED ACCESS POINT BETWEEN LANDSIDE AND AIRSIDE (AOA) WITH CARD-READER
- EXIT → CODE REQUIRED BUILDING EXIT TO LANDSIDE (NO CODE REQUIRED BUILDING EXITS TO AOA)
- CR NEW CARD-READER
- CC NEW SECURITY CAMERA

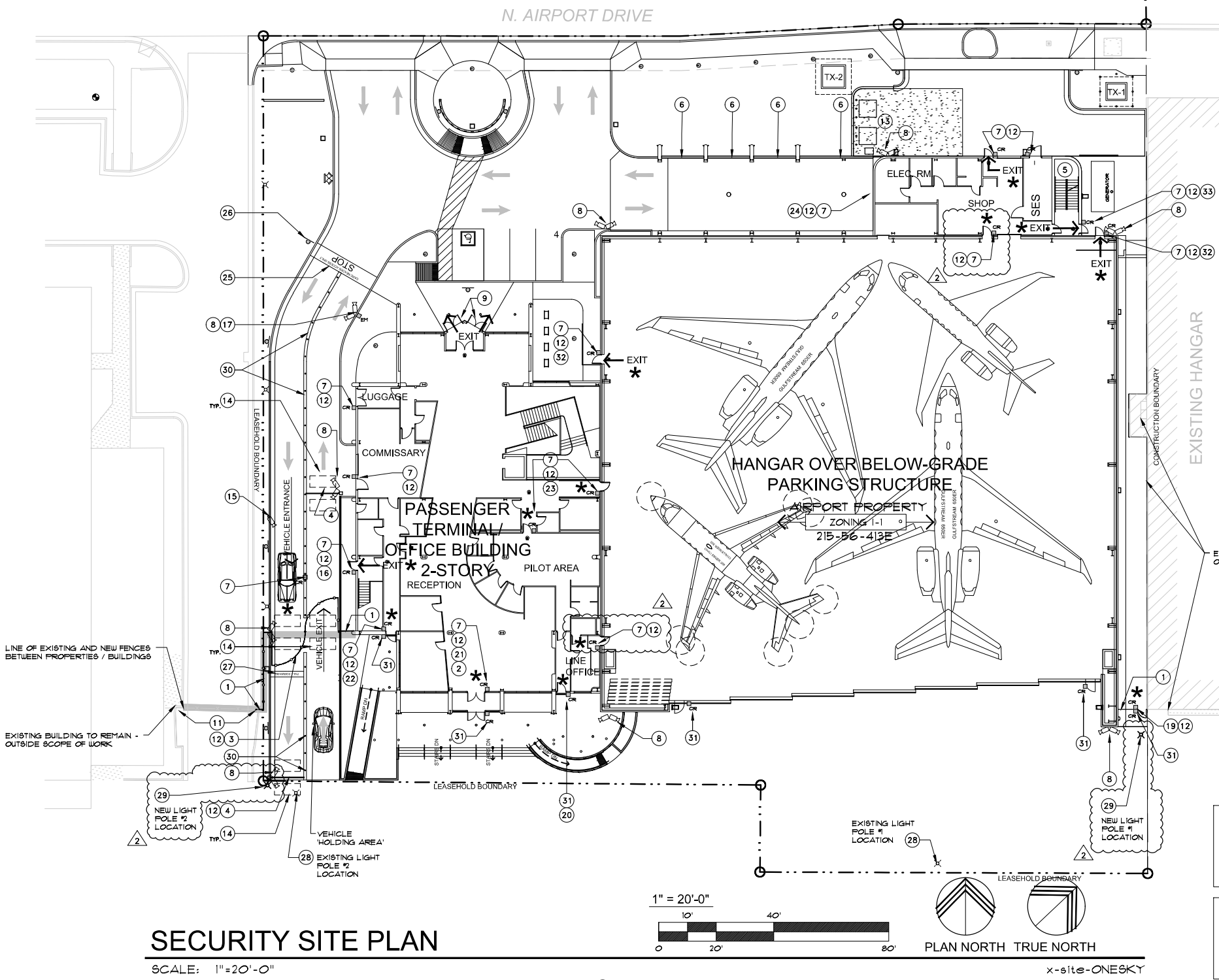
DESCRIPTION OF VEHICLE GATE CONTROLS:

ENTRY AND EXIT GATES AND ARM BARS FUNCTION INDEPENDENTLY FOR ENTRY AND EXIT.

BADGE ENTRY FUNCTION:
PERSONNEL SWIPE BADGE AT CARD READER AND RIGHT SIDE IRON GATE SWINGS OPEN. VEHICLE PASSES INTO HOLDING AREA AND IS STOPPED BY ARM BAR. WHEN SWINGING IRON GATE HAS CLOSED, ARM BAR OPENS. VEHICLE PASSES THROUGH ARM BAR AND PAVEMENT SENSOR CLOSING ARM BAR.

CALL BUTTON FUNCTION:
CUSTOMER'S PUSH BUTTON AT CARD READER TO CALL RECEPTION DESK. RECEPTIONIST VERIFIES CUSTOMER IDENTITY THROUGH VIDEO CAMERA AT CARD READER, AND SIGNALS RIGHT-SIDE IRON GATE TO OPEN. CONTROLS THEN FUNCTION AS LISTED IN 'BADGE ENTRY FUNCTION' ABOVE.

EXIT FUNCTION:
PAVEMENT SENSOR SENSES VEHICLE APPROACH AND RIGHT SIDE IRON GATE SWINGS OPEN. NO BADGE SWIPE REQUIRED FOR EXIT. VEHICLE PASSES INTO HOLDING AREA AND IS STOPPED BY ARM BAR. WHEN SWINGING IRON GATE HAS CLOSED, ARM BAR OPENS. VEHICLE PASSES THROUGH ARM BAR AND PAVEMENT SENSOR CLOSING ARM BAR.



SECURITY SITE PLAN

SCALE: 1" = 20'-0"

ATTACHMENT #11

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

Staff Signature:

Case Number: 11-DR-2024

Date: 6-5-2025

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

NOTE: BADGED EMPLOYEES WILL ESCORT ALL VISITORS, REFUSE ACCESS TRUCKS, FUEL TRUCKS, MAINTENANCE WORKERS OF ANY KIND, ETC., AT ALL TIMES ONCE THEY ARE THRU THE "SECURITY LINE" OF THE FRONT GATE OR BUILDING.

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

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
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design@larson-architects.com

Larson

FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS

DATE: 4/25/25 INITIALS: RSW

EXPIRES: 6/30/2027

Drawing Name: SECURITY SITE PLAN

Revisions:
3-1-25 PROGRESSIVE SET
DRS RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number: 2021.004
Drawing No: SP1.3

IGCC HARDSCAPE CALCULATIONS

NEW GRAY CONCRETE STAGING AREA PROVIDED (SRI 35):	9,300.6 SF.
NEW GRAY CONCRETE "OTHER OPEN SPACE AREA" PROVIDED (SRI 35):	2,433.4 SF.
TOTAL GRAY CONCRETE HARDSCAPE AREA (SRI 35):	11,734.1 SF. (MORE THAN 50% OF TOTAL HARDSCAPE)
NEW ASPHALT PARKING LOT HARDSCAPE AREA (SRI 0):	10,122.5 SF.

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

NOTE: THE ABOVE CALC'S DO NOT INCLUDE THE ONSITE NEW GRAY CONCRETE SIDEWALK AREA - ADDING THAT AREA IN INCREASES THE ABOVE CALC'S EVEN FARTHER OVER THE REQUIRED 50%

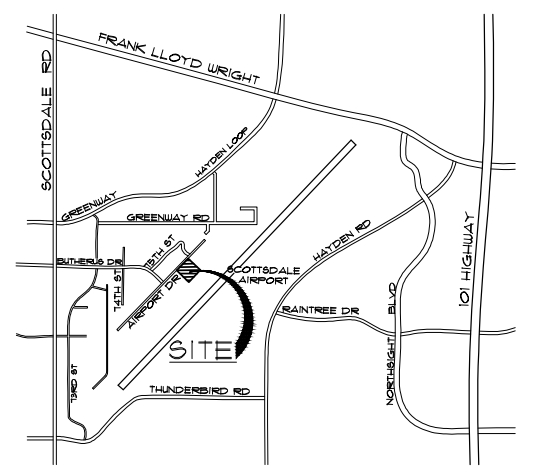
OPEN SPACE CALCULATIONS

FLOOR AREA RATIO:	
REQUIRED	80% MAXIMUM = 0.8 X NET LOT AREA = 0.8 X 84,548 SF. = 67,638.4 G.S.F.
PROVIDED	52,736 G.S.F. IS LESS THAN 67,638.4 G.S.F. THEREFORE OK
BUILDING HEIGHT:	
MAXIMUM ABOVE FINISH GRADE	52'-0"
PROVIDED	44'-0", THEREFORE OK
OPEN SPACE:	
OPEN SPACE REQUIRED	
FIRST 12'	10% X NET LOT AREA = 0.1 X 84,548 SF. = 8,454.8 SF.
ABOVE 12'	32' X .003 X 84,548 SF. = 8,166 SF.
TOTAL	8,454.8 + 8,166 = 16,620.8 SF.
OPEN SPACE PROVIDED (NOT INCL. PARKING LOT LANDSCAPING)	17,860 SF. IS GREATER THAN 16,620.8 SF. THEREFORE OK
ON-SITE STAGING AREA REQUIRED	HANGAR IS ON AIRPORT PROPERTY AND UTILIZES AIRPORT RAMP THEREFORE ON-SITE STAGING IS NOT REQUIRED
ON-SITE STAGING PROVIDED	4,111 SF.

LANDSCAPING:	
STREET FRONTAGE	
REQUIRED LANDSCAPE SETBACK	20'-0" MIN. ON AIRPORT DRIVE
PROVIDED LANDSCAPE SETBACK	20'-0" MIN. THEREFORE OK
PARKING LOT STREET	
REQUIRED	5' BETWEEN PARKING AND STREET
PROVIDED	5' MIN. BETWEEN PARKING AND STREET
PARKING LOT PAVED AREA	12,401 SF.
LANDSCAPING REQUIRED	.15 X PARKING LOT AREA = .15 X 12,401 SF. = 1,860.15 SF. = 1,861 SF.
LANDSCAPING PROVIDED	2,070 SF. IS GREATER THAN 1,861 SF. THEREFORE OK

OPEN SPACE LEGEND

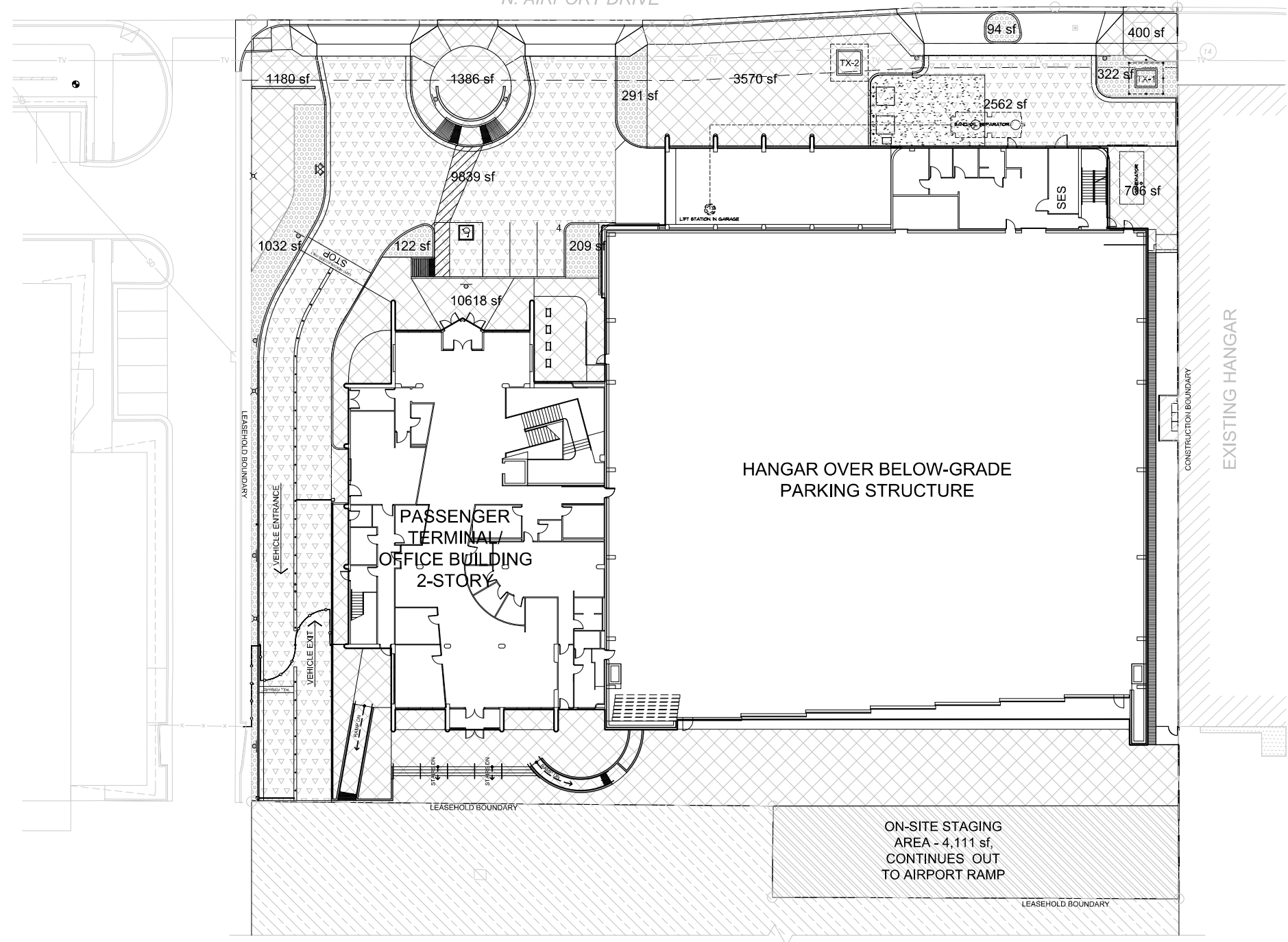
- PARKING LOT PAVED AREA
- PARKING LOT LANDSCAPING
- OPEN SPACE
- ON-SITE AIRCRAFT STAGING
- AIRPORT RAMP STAGING



VICINITY MAP

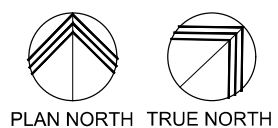
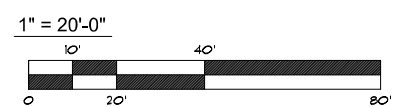
NOT TO SCALE NORTH

CITY OF SCOTTSDALE APPROVAL BLOCK



OPEN SPACE SITE PLAN

SCALE: 1"=20'-0"

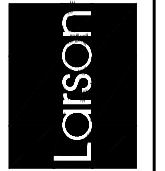


x-site-ONESKY

ATTACHMENT #12

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
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design@larson-architects.com



FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260



Drawing Name:
OPEN SPACE SITE PLAN

Revisions
3-1-25 PROGRESS SET
DRS RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25

Project Number: 2021.004

Drawing No:

SPI.4

ATTACHMENT #12

IMPACT DIVERSITY SOLUTIONS CORP.
2019-0971497 M.C.R.

**APPROVAL
CASE REVIEW**

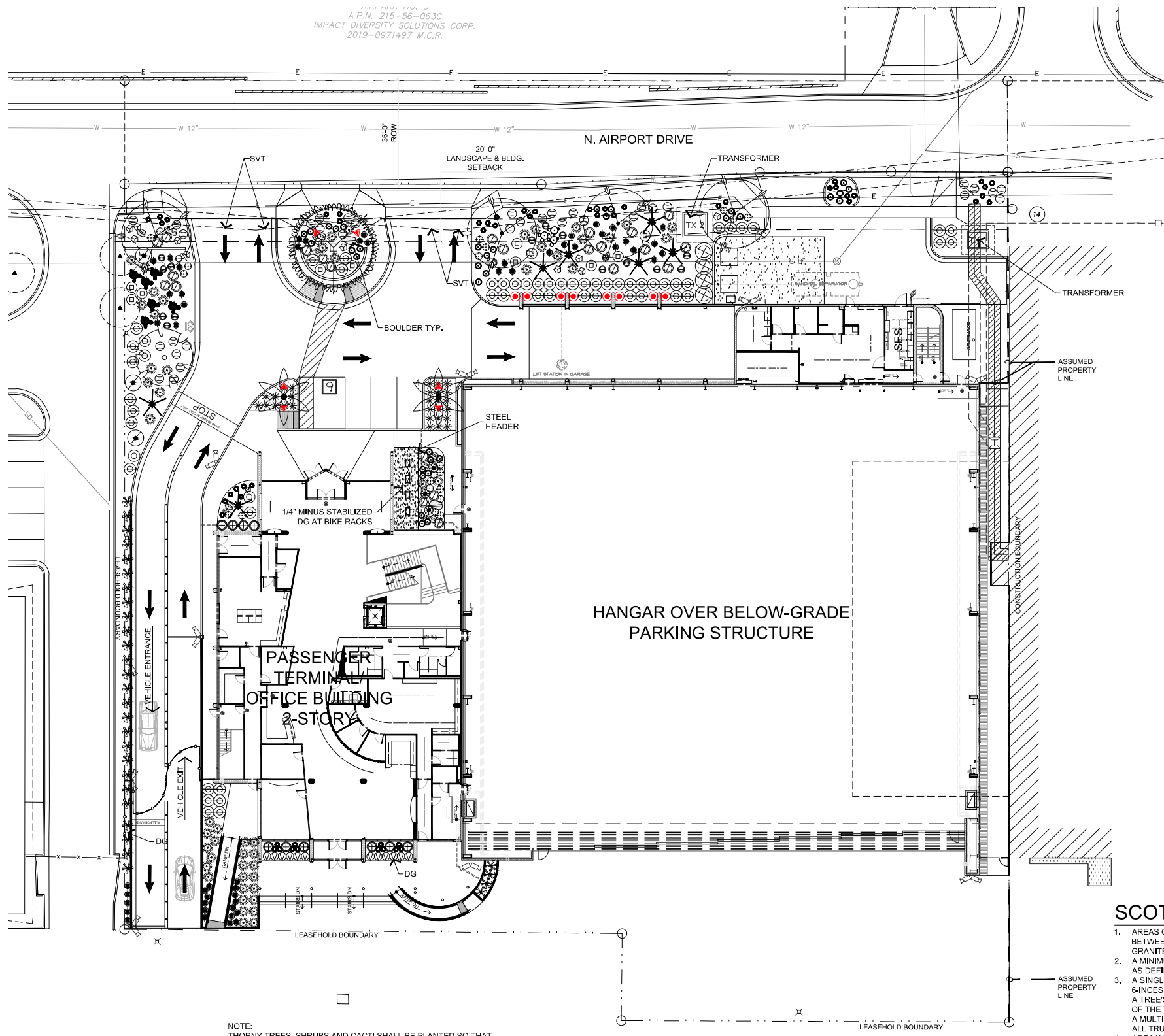
11-DR-2024
Case Number

6-5-2025
Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations



hillman workshop
landscape architecture
2901 e. highland ave
phoenix, az 85016
480-686-2001



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
EXISTING TREES/CACTI					
Existing Tree (To Remain)					
TREES					
(Symbol)	Caesalpinia cocalaco	Cascalote	24" box/ 1" cal.	1	Multi-Trunk Dense Canopy
(Symbol)	Olneya tesota	Ironwood	48" box/ 3" cal.	4	Multi-Trunk Dense Canopy
(Symbol)	Parkinsonia microphylla	Foothill Palo Verde	54" box/ 4" cal.	1	Specimen Salvage Tree
(Symbol)	Phoenix dactylifera	Date Palm	18" CTH	2	Diamond Cut Matching
RELOCATED CACTI					
(Symbol)	Relocated Ocotillo From Site			6	
(Symbol)	Relocated Saguaro From Site			6	
ACCENTS					
(Symbol)	Agave parryi	Parry Agave	5 Gal.	35	As Per Plan
(Symbol)	Aloe 'Blue Elf'	'Blue Elf' Aloe	5 Gal.	53	As Per Plan
(Symbol)	Aloe Hercules	Aloe Hercules	24" Box	3	As Per Plan
(Symbol)	Aloe Vera	Aloe (Yellow Flower)	5 Gal.	30	As Per Plan
(Symbol)	Carnegiea gigantea	Saguaro	3', 4' & 5'	3	As Per Plan
(Symbol)	Dasylistron wheeleri	Desert Spoon	5 Gal.	53	As Per Plan
(Symbol)	Euphorbia antisiphillica	Candellila	5 Gal.	51	As Per Plan
(Symbol)	Ferocactus wislizeni	Fishhook Barrel Cactus	5 Gal.	11	As Per Plan
(Symbol)	Muhlenbergia 'Regal Mist'	'Regal Mist' Grass	5 Gal.	28	As Per Plan
(Symbol)	Opuntia rufida	'Blind' Prickly Pear	5 Gal.	15	As Per Plan
(Symbol)	Pedilanthus bracteatus	Tall Slipper Plant	5 Gal.	10	As Per Plan
SHRUBS					
(Symbol)	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5 Gal.	11	As Per Plan
(Symbol)	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal.	12	As Per Plan
(Symbol)	Dodonaea viscosa	Hopseed Bush	5 Gal.	4	As Per Plan
(Symbol)	Larrea tridentata	Creosote Bush	5 Gal.	3	As Per Plan
(Symbol)	Justicia californica	Chuparosa	5 Gal.	24	As Per Plan
(Symbol)	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5 Gal.	57	As Per Plan
GROUND COVERS					
(Symbol)	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	34	As Per Plan
(Symbol)	Tetranneuris acaulis	Angelia Daisy	1-Gal	22	As Per Plan
MISCELLANEOUS					
(Symbol)	DG Decomposed Granite - (Size: 3" Minus - Color: 'Desert Gold' or Similar) 2" depth in all planting areas (typ)				
(Symbol)	Stabilized Decomposed Granite - (Size: 1/4" Minus - Color: 'Desert Gold' or Similar) 3" compacted depth (typ)				
(Symbol)	Surface Select Granite Boulder 2', 3' & 4' Diameter			16	
AREA CALCULATIONS					
ONSITE LANDSCAPE AREA-			7,954 SQ FT		
LOW VOLTAGE LANDSCAPE LIGHTING					
(Symbol)	WELL LIGHT-FX LUMINAIRE FC IN GRADE LIGHT WITH COWLING 'BRASS' FC-6LED-CW-BS		6 Led (7.7 Watt)	8	
(Symbol)	UP LIGHT-FX LUMINAIRE KG ALUMINUM UP LIGHT 'FLAT BLACK' KG-3LED-FB		3 Led (4 Watt)	6	

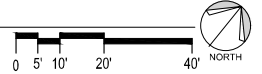
SCOTTSDALE LANDSCAPE NOTES

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIAL/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE. PROJECTS LOCATED WITHIN ELSO OR HD AREAS SHALL USE SALVAGED DESERT SURFACE SOIL IN LIEU OF DECOMPOSED GRANITE.
- A MINIMUM OF 50 PERCENT OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6 INCHES ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROJECT SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 29-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5'-0" ALONG ALL STREETS.
- SETBACK ALL SPRAY AND SPRAY TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.

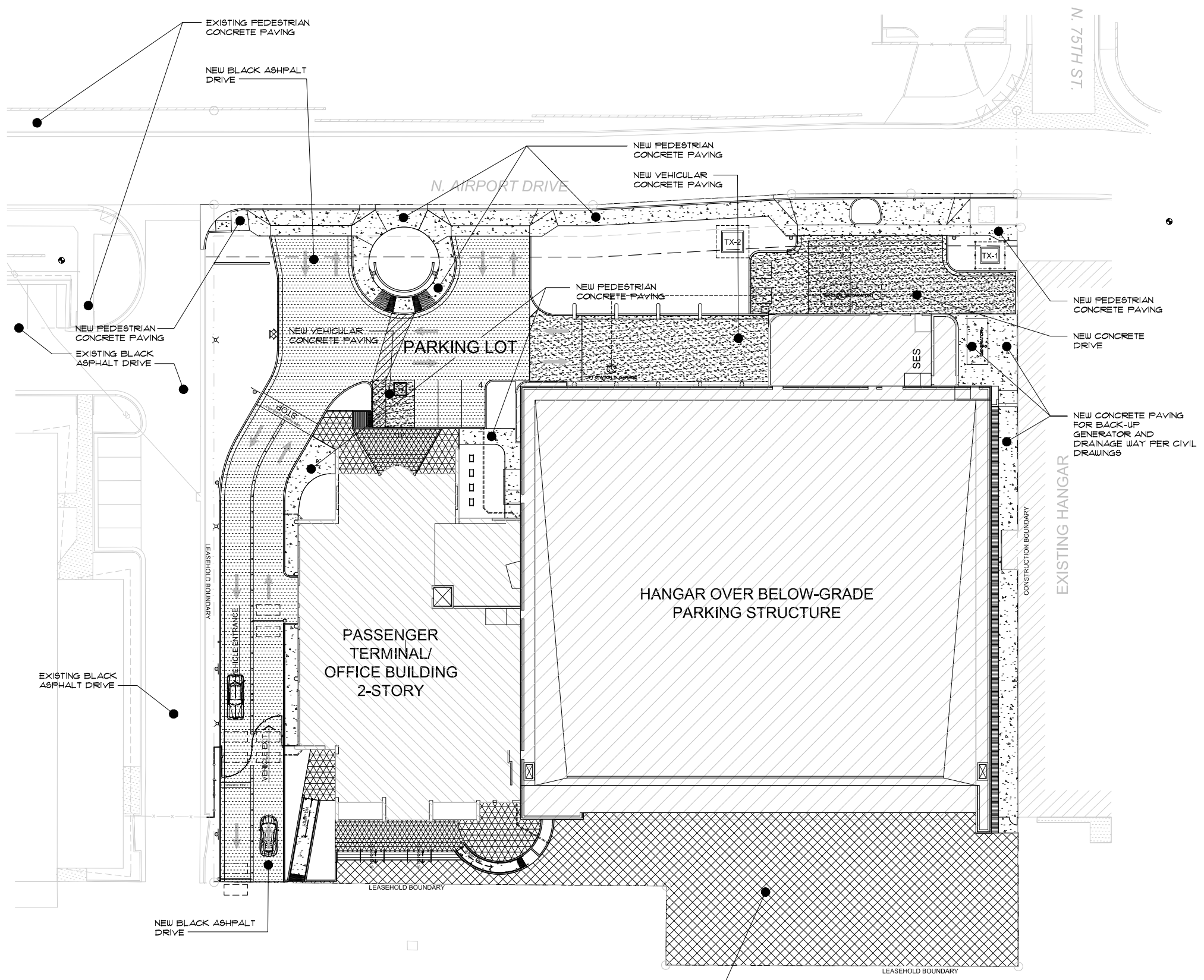
NOTE:
THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.L.

Planting Plan

SCALE: 1"=20'-0"

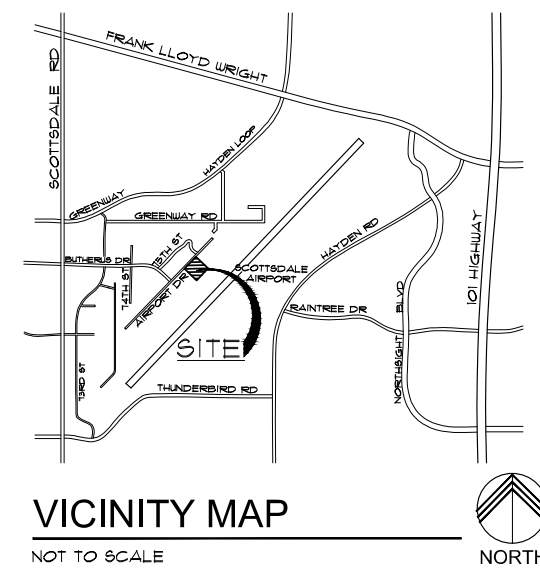


APPROVED PER ARTICLE 7 OF
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4/25/25 INITIALS: RSW

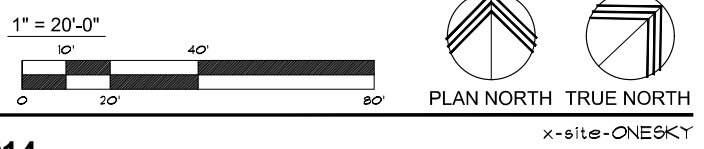


HARDSCAPE PLAN LEGEND

	VEHICULAR CONCRETE PAVING
	CONCRETE SIDEWALK AND CURB CUTS PER CITY OF SCOTTSDALE STANDARDS
	PORCELAIN TILE EXTERIOR PAVERS - TYPE 1
	PORCELAIN TILE EXTERIOR PAVERS - TYPE 2
	NEW BLACK ASPHALT PAVING
	NEW AIRPLANE HANGAR
	NEW OFFICE BUILDING
	NEW AIRCRAFT RAMP CONCRETE PAVING



HARDSCAPE SITE PLAN
SCALE: 1"=20'-0"



ATTACHMENT #14

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW
EXPIRES: 6/30/2027

CITY OF SCOTTSDALE APPROVAL BLOCK

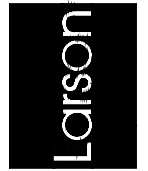
APPROVAL CASE REVIEW

11-DR-2024
Staff Signature Case Number

6-5-2025
Date

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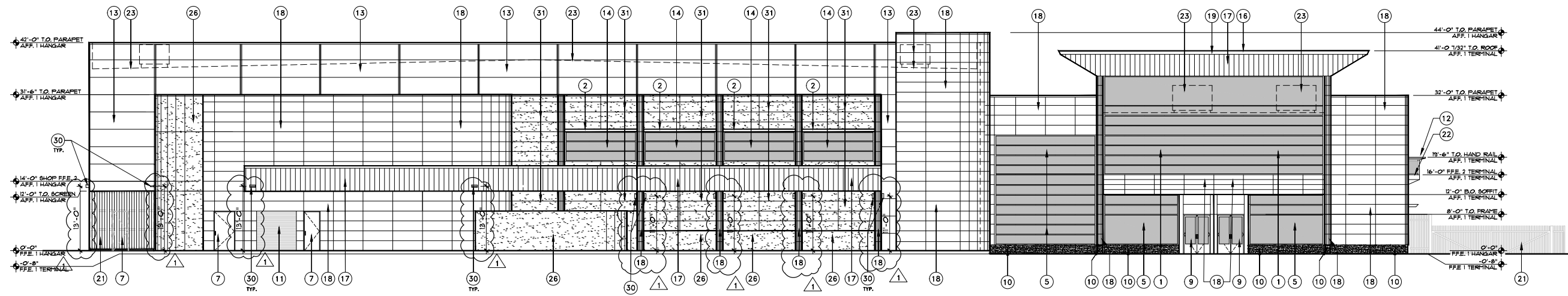


Drawing Name: HARDSCAPE SITE PLAN

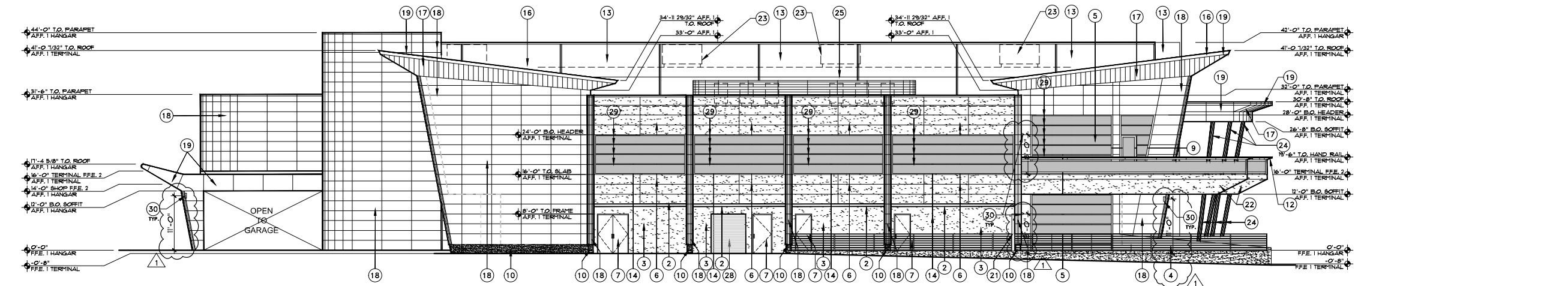
Revisions
3-1-25 PROGRESS SET
DRB RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number: 2021.004
Drawing No: SP1.5

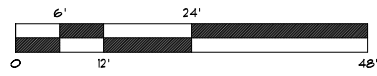
ATTACHMENT #14



1 NORTHWEST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKY-FJ-EXT-ELEV



2 SOUTHWEST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKY-FJ-EXT-ELEV



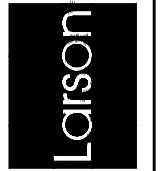
ELEVATION KEYED NOTES

- 1 SLOPED ALUMINUM CURTAIN WALL FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS WITH METAL INFILL [WINDOW-1 GL-1]
- 2 STEEL 'EYEBROW' CANOPY WITH PERFORATED METAL INFILL [PT-4]
- 3 8"x8"x16" CMU WALL WITH STUCCO FINISH, PAINTED [PT-1]
- 4 STAINLESS STEEL GUARD RAIL
- 5 ALUMINUM CURTAIN WALL WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-2 GL-1]
- 6 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED [PT-2]
- 7 HOLLOW METAL DOOR AND FRAME PAINTED [PT-3]
- 8 NOT USED
- 9 ALUMINUM ENTRANCE DOORS WITH TINTED, REFLECTIVE GLASS - CUSTOM FINISH TO MATCH 'FEUTER' [DOOR-1 GL-1]
- 10 DARK GREY POLISHED GRANITE PANELS [STONE-1]
- 11 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-4]
- 12 ARCHITECTURAL METAL HAND RAIL ASSEMBLY WITH GLASS GUARD RAIL [MTL-1 GL-2]
- 13 INSULATED METAL PANEL BY FEMB MANUFACTURER - MINI MICRO-RIB, 'FEUTER' [IMP-1]
- 14 ALUMINUM STOREFRONT WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-3]
- 15 PRE-FINISHED MAN-DOOR IN HANGAR DOOR - FRAMED OPENING BY HANGAR DOOR MANUFACTURER DOOR BY G.C. - FINISH TO MATCH HANGAR DOOR
- 16 ALUMINUM STOREFRONT BEAM METAL ROOF PANELS - CUSTOM FINISHED TO MATCH WEATHERED ZINC [ROOF-1]
- 17 PRE-FINISHED METAL SOFFIT PANELS, WEATHERED ZINC [MTL-2]
- 18 PRE-FINISHED ARCHITECTURAL METAL WALL PANELS, CUSTOM FINISHED TO MATCH 'FEUTER' [MTL-1]
- 19 PRE-FINISHED METAL FASCIA [MTL-2]
- 20 PRE-FINISHED HANGAR DOOR - 'VAIL' INSULATED METAL BUILDING, SMOOTH (NON-EMBOSSED) PANEL BY FEMB MANUFACTURER, CUSTOM FINISHED, 'GOLD' [IMP-2]
- 21 8' IRON SECURITY FENCE, PAINTED [PT-4]
- 22 METAL STUD FRAMED SOFFIT WITH EIFS STUCCO FINISH, PAINTED 'GOLD' [PT-2]
- 23 ROOF LINE AND MECHANICAL UNIT BEYOND - ALL MECHANICAL UNITS ARE TO BE SCREENED
- 24 STEEL PIPE COLUMN, PAINTED [PT-3]
- 25 ROOF MOUNTED MECHANICAL UNIT SCREEN PAINTED [PT-4]
- 26 8"x8"x16" CMU WALL WITH STUCCO FINISH, PAINTED [PT-3]
- 27 STAINLESS STEEL HAND RAIL WITH LED TUBE DOWN LIGHT
- 28 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-3]
- 29 SOLAR SHADING DEVICE ON WEST WINDOWS, UPPER LEVEL ONLY - SEE MANUFACTURER DETAILS SHEETS SP2.15 & SP2.16 - FINISH TO MATCH WINDOW FRAMES
- 30 WALL-MOUNTED EXTERIOR LIGHT FIXTURE - SEE SITE LIGHTING PLAN AND ELECTRICAL DRAWINGS
- 31 PRE-FINISHED METAL PANEL OVER 'KARRIER RAIL' SYSTEM, 'HARVEST GOLD PEARL' [MTL-3]

EXTERIOR FINISH COLOR AND PRODUCT SCHEDULE

ITEM	DESCRIPTION & LOCATION	MANUFACTURER	PRODUCT, COLOR & STYLE	PRODUCT NO.	SIZE	NOTES
TILE-1	PORCELAIN TILE PAYER - FIELD	DAL-TILE	DIGNITARY, NOTABLE BEIGE, DROS, TEXTURED		24x48	
TILE-2	PORCELAIN TILE PAYER - ACCENT	DAL-TILE	NOMINEE, TAUPE, NM11, MATTE		24x24	
PT-1	FIELD PAINT - WEST WALL STUCCO	DUNN EDWARDS	WALRUS	DE6368	--	LRV 31
PT-2	ACCENT PAINT - DECK SOFFIT STUCCO	DUNN EDWARDS	EGYPTIAN SAND	DE6207	--	LRV 40
PT-3	FIELD PAINT - NORTH WALL STUCCO	DUNN EDWARDS	LEGENDARY GRAY	DE6369	--	LRV 18
PT-4	ACCENT PAINT - STEEL PIPE COLUMNS AND FENCING	DUNN EDWARDS	RHINOCEROS	DE6321	--	LRV 18
MTL-1	METAL WALL PANELS	PPG	DURANAR, SUNSTORM, FEUTER	UC143423F	--	n/- LRV 18
MTL-2	METAL SOFFIT PANELS	PPG	DURANAR, SUNSTORM, WEATHERED ZINC	UC143428F	--	n/- LRV 18
MTL-3	METAL WALL PANELS	PPG	DURANAR, SUNSTORM, HARVEST GOLD PEARL	UC106690F	--	n/- LRV 18
IMP-1	MINI MICRO-RIB INSULATED METAL PANELS - HANGAR	PPG	DURANAR, SUNSTORM, FEUTER	UC143423F	--	n/- LRV 18
IMP-2	VAIL INSULATED METAL PANELS - HANGAR DOOR	PPG	DURANAR, SUNSTORM, HARVEST GOLD PEARL	UC106690F	--	n/- LRV 18
STONE-1	NATURAL GRANITE STONE - BUILDING WALL BASE	DUNN EDWARDS	DARK GREY, POLISHED GRANITE			VARIABLES - SEE ELEVATIONS
ROOF-1	STANDING BEAM METAL ROOFING	ATAS	2" FIELD LOK, MATCH PPG DURANAR SUNSTORM WEATHERED ZINC		19 1/2" PANEL	n/- LRV 18
ROOF-2	TPO ROOFING	CARLISLE	WHITE			--
DOOR-1	ALUMINUM MAIN ENTRANCE DOORS	OLDCASTLE	EXTERIOR MATCH PPG DURANAR SUNSTORM FEUTER, INTERIOR WHITE			n/- LRV 18
WINDOW-1	CURTAIN WALL WINDOW FRAME SYSTEM	OLDCASTLE	EXTERIOR MATCH PPG SUNSTORM FEUTER, INTERIOR WHITE		6"	n/- LRV 18
GL-1	BUILDING GLASS	VANCEVA	1" DUAL PANE, TEMPERED, LOW-E, LAMINATED GLASS			--
GL-2	RAILING GLASS	VANCEVA	3/8" SHATTER PROOF GLASS			PER DETAILS

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FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260



Drawing Name:
EXTERIOR ELEVATIONS

Revisions
3-1-23 PROPOSED SET
A DBS RESUBMITTAL 2 - 3/7/23
B AIRPORT COMMENTS 4-17-23
Date: 3/1/25
Project Number: 2021.004
Drawing No:

CITY OF SCOTTSDALE APPROVAL BLOCK

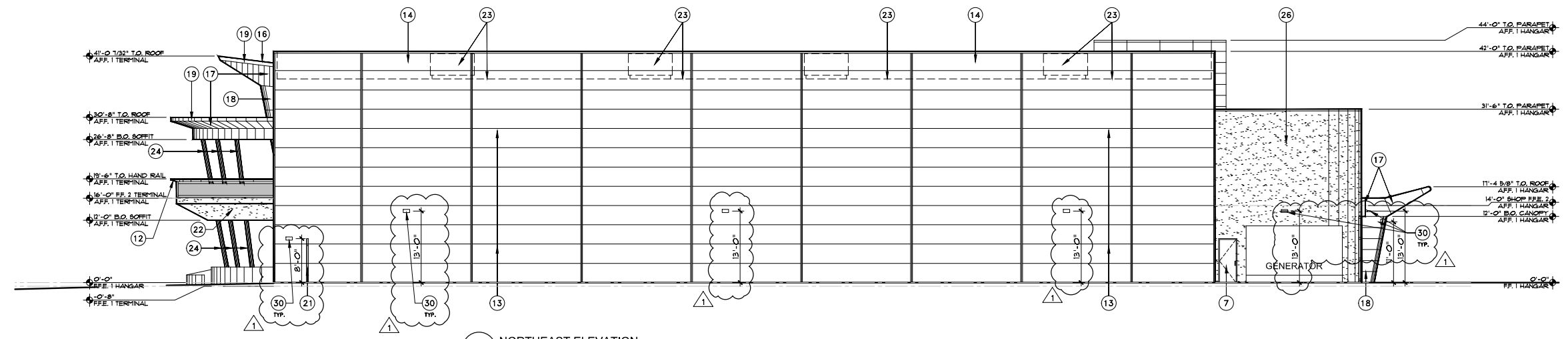
APPROVAL CASE REVIEW

11-DR-2024
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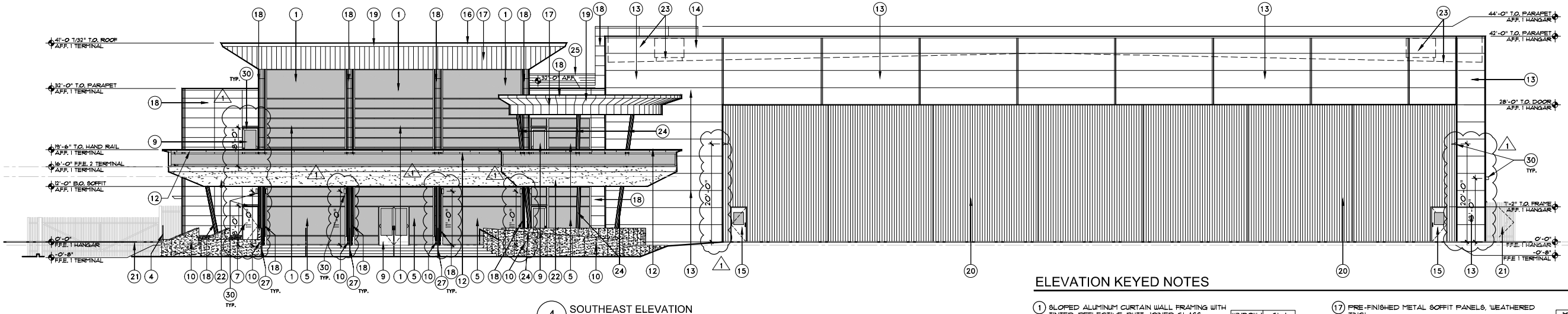
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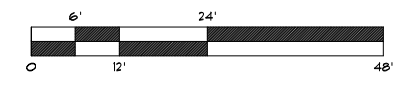
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3 NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKEY-FJ-EXT-ELEV



4 SOUTHEAST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKEY-FJ-EXT-ELEV



ELEVATION KEYED NOTES

- 1 SLOPED ALUMINUM CURTAIN WALL FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS WITH METAL INFILL [WINDOW-1] [GL-1]
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- 5 ALUMINUM CURTAIN WALL WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-2] [GL-1]
- 6 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED [PT-2]
- 7 HOLLOW METAL DOOR AND FRAME PAINTED [PT-3]
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MTL-2	METAL SOFFIT PANELS	PPG	DURANAR, SUNSTORM, WEATHERED ZINC	UC143428F	--	v.- LRV 18
MTL-3	METAL WALL PANELS	PPG	DURANAR, SUNSTORM, HARVEST GOLD PEARL	UC106690F	--	v.- LRV 18
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ROOF-2	TPO ROOFING	CARLISLE	WHITE			
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WINDOW-1	CURTAIN WALL WINDOW FRAME SYSTEM	OLDCASTLE	EXTERIOR MATCH PPG SUNSTORM FEUTER, INTERIOR WHITE		6"	v.- LRV 18
GL-1	BUILDING GLASS	VANCEVA	1" DUAL PANE, TEMPERED, LOW-E, LAMINATED GLASS			
GL-2	RAILING GLASS	VANCEVA	3/8" SHATTER PROOF GLASS			PER DETAILS

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AIRPORT COMMENTS 4-17-25

Date: 3/1/25

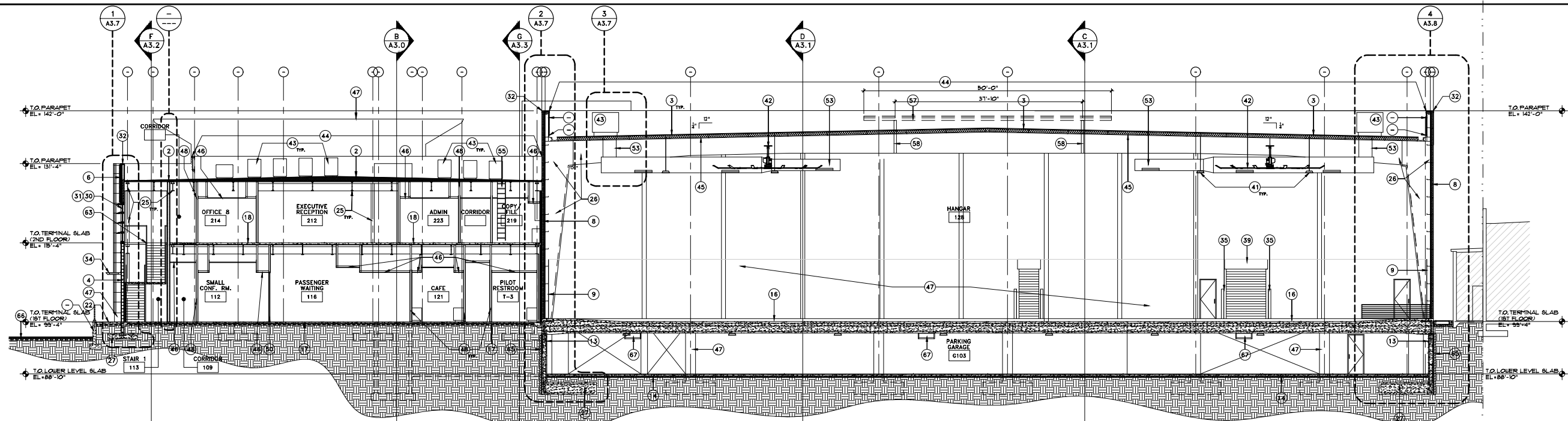
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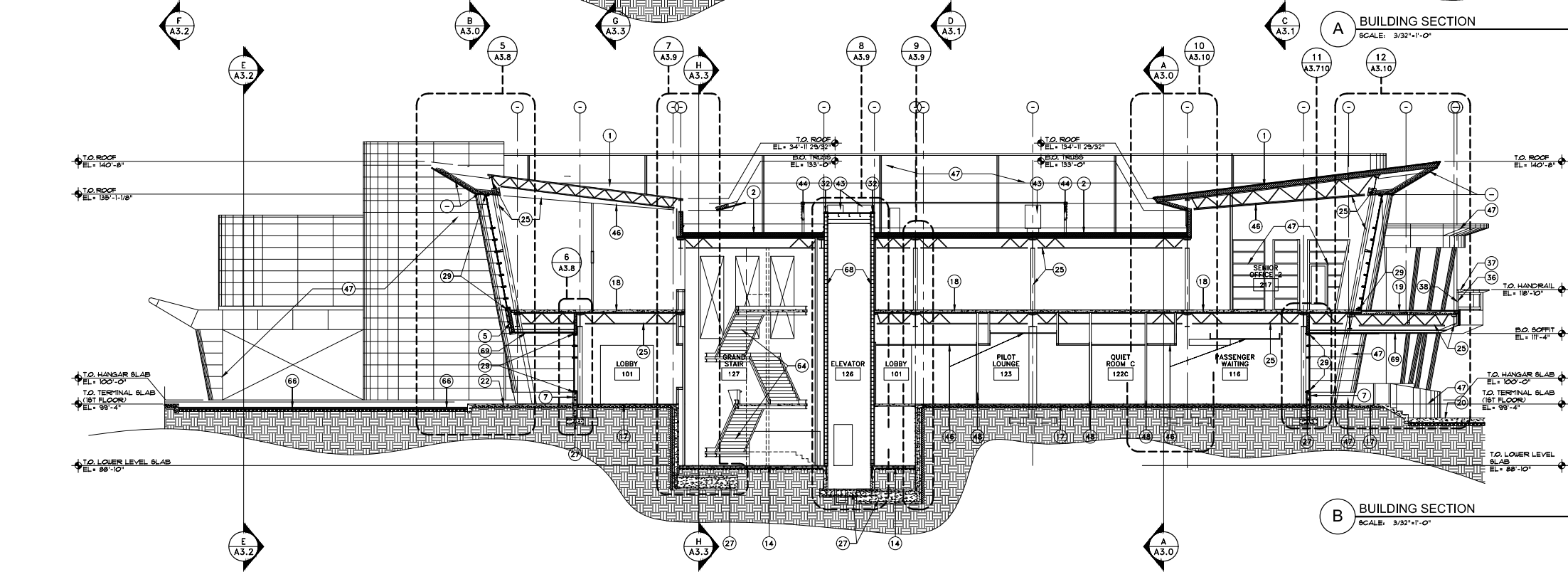
FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260



Drawing Name: EXTERIOR ELEVATIONS



A BUILDING SECTION
SCALE: 3/32"=1'-0"



B BUILDING SECTION
SCALE: 3/32"=1'-0"

- BUILDING SECTION KEYNOTES**
NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET
- (1) HOUR RATED CMU ELEVATOR SHAFT - PER U.L. #1060 - SEE WALL SECTIONS 1 & J / A3.10 AND DETAIL B3/A3.4 FOR FURTHER INFORMATION
 - (2) HOUR RATED FIRE WALL BETWEEN HANGAR AND TERMINAL AREAS - SEE CODE PLANS A3.0 FOR FURTHER INFORMATION
 - (2) HOUR RATED EXTERIOR WALL - SEE CODE PLANS A3.0 FOR FURTHER INFORMATION
 - (1) HOUR RATED FIRE BARRIER BETWEEN HANGAR AND SHOP AND RAMP CANOPY, FIRST FLOOR ONLY - SEE CODE PLANS A3.0 FOR FURTHER INFORMATION
 - (2) HOUR RATED, TYPE I CONSTRUCTION HANGAR FLOOR

APPROVED PER ARTICLE 7 OF
LEASE AGREEMENT 2010-166-COS
4/25/25
DATE: _____ INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

**APPROVAL
CASE REVIEW**

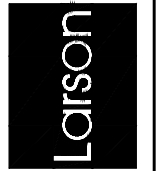
[Signature]
Staff Signature

11-DR-2024
Case Number

6-5-2025
Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

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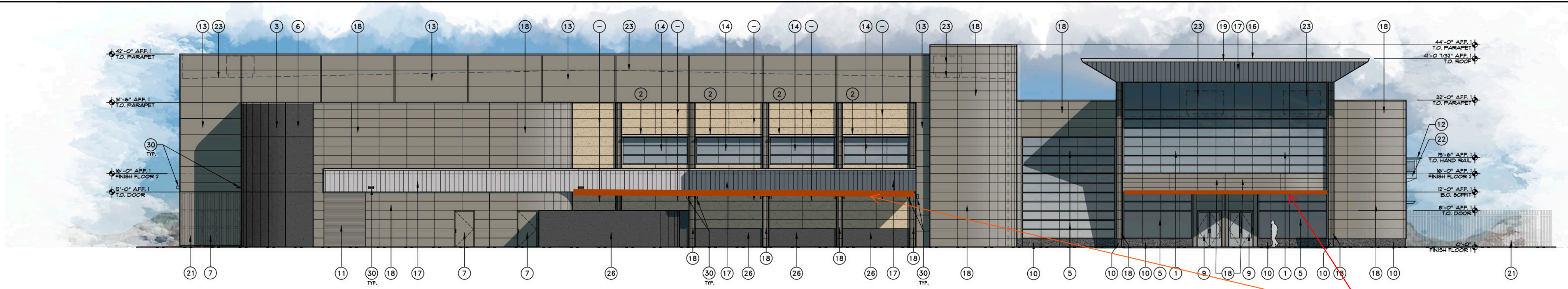


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BUILDING SECTIONS

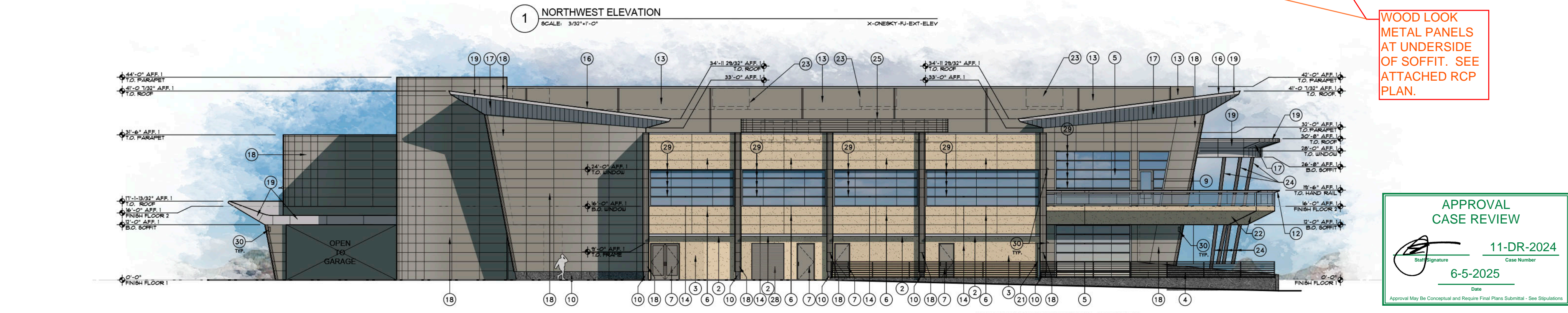
Revisions
3-1-25 PROGRESS SET
1 DBS RESUBMITTAL 2 - 3/7/25
2 AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number:
2021.004
Drawing No:

A3.0



1 NORTHWEST ELEVATION
SCALE: 3/32"=1'-0"



2 SOUTHWEST ELEVATION
SCALE: 3/32"=1'-0"

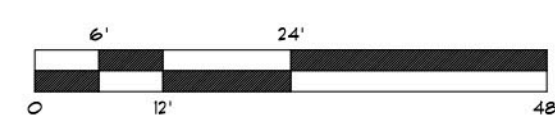
WOOD LOOK METAL PANELS AT UNDERSIDE OF SOFFIT. SEE ATTACHED RCP PLAN.

APPROVAL CASE REVIEW

11-DR-2024
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ELEVATION KEYED NOTES

- 1 SLOPED ALUMINUM CURTAIN WALL FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS WINDOW-1 GL-1
- 2 STEEL 'EYEBROW' CANOPY WITH PERFORATED METAL INFILL PT-4
- 3 8"x8"x16" CMU WALL WITH STUCCO FINISH, PAINTED PT-3
- 4 STAINLESS STEEL GUARD RAIL
- 5 ALUMINUM CURTAIN WALL WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS WINDOW-2 GL-1
- 6 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED PT-1
- 7 HOLLOW METAL DOOR AND FRAME PAINTED PT-1
- 8 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED PT-4
- 9 ALUMINUM ENTRANCE DOORS WITH TINTED, REFLECTIVE GLASS - CUSTOM FINISH TO MATCH 'FEUTER' DOOR-1 GL-1
- 10 DARK GREY POLISHED GRANITE PANELS STONE-1
- 11 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED PT-4
- 12 ARCHITECTURAL METAL PANEL HAND RAIL ASSEMBLY WITH GLASS GUARD RAIL MTL-1 GL-2
- 13 INSULATED METAL PANEL BY PEMB MANUFACTURER - MINI MICRO-RIB, 'FEUTER' IMP-1
- 14 ALUMINUM STOREFRONT WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS WINDOW-3
- 15 PRE-FINISHED MAN-DOOR IN HANGAR DOOR - FRAMED OPENING BY HANGAR DOOR MANUFACTURER, DOOR BY G.C. - FINISH TO MATCH HANGAR DOOR
- 16 PRE-FINISHED STANDING BEAM METAL ROOF PANELS - CUSTOM FINISHED TO MATCH 'WEATHERED ZINC' ROOF-1
- 17 PRE-FINISHED METAL SOFFIT PANELS, 'WEATHERED ZINC' MTL-2
- 18 PRE-FINISHED ARCHITECTURAL METAL WALL PANELS, CUSTOM FINISHED TO MATCH 'FEUTER' MTL-1
- 19 PRE-FINISHED METAL FASCIA MTL-2
- 20 PRE-FINISHED HANGAR DOOR - 'VAIL' INSULATED METAL BUILDING PANEL BY PEMB MANUFACTURER, CUSTOM FINISHED, 'GOLD' IMP-2
- 21 8" IRON SECURITY FENCE, PAINTED PT-4
- 22 METAL STUD FRAMED SOFFIT WITH EIFS STUCCO FINISH, PAINTED 'GOLD' PT-2
- 23 ROOF LINE AND MECHANICAL UNIT BEYOND - ALL MECHANICAL UNITS ARE TO BE SCREENED
- 24 STEEL PIPE COLUMN, PAINTED PT-3
- 25 ROOF MOUNTED MECHANICAL UNIT SCREEN PAINTED PT-4
- 26 8"x8"x16" CMU SCREEN WALL WITH STUCCO FINISH, PAINTED PT-3
- 27 STAINLESS STEEL HAND RAIL WITH LED TUBE DOWN LIGHT
- 28 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED PT-1
- 29 SOLAR SHADING DEVICE ON WEST WINDOWS, UPPER LEVEL ONLY - SEE MANUFACTURER DETAILS SHEETS SP2.15 & SP2.16
- 30 WALL-MOUNTED EXTERIOR LIGHT FIXTURE - SEE SITE LIGHTING PLAN AND ELECTRICAL DRAWINGS

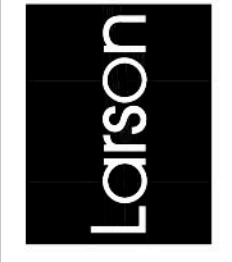


EXTERIOR FINISH COLOR AND PRODUCT SCHEDULE

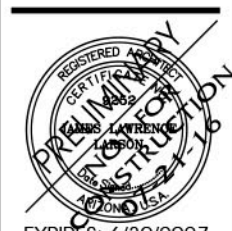
ITEM	DESCRIPTION & LOCATION	MANUFACTURER	PRODUCT, COLOR & STYLE	PRODUCT NO.	SIZE	NOTES
TILE-1	PORCELAIN TILE PAVER - FIELD	DAL-TILE	DIGNITARY, NOTABLE BEIGE, DROS, TEXTURED		24x48	
TILE-2	PORCELAIN TILE PAVER - ACCENT	DAL-TILE	NOMINEE, TAUPE, NMIL, MATTE		24x24	
PT-1	FIELD PAINT - WEST WALL STUCCO	DUNN EDWARDS	WALRUS	DE6368	--	LRY 31
PT-2	ACCENT PAINT - DECK SOFFIT STUCCO	DUNN EDWARDS	EGYPTIAN SAND	DE6201	--	LRY 40
PT-3	FIELD PAINT - NORTH WALL STUCCO	DUNN EDWARDS	LEGENDARY GRAY	DE6369	--	LRY 18
PT-4	ACCENT PAINT - STEEL PIPE COLUMNS AND FENCING	DUNN EDWARDS	RHINOCEROS	DE6321	--	LRY 18
MTL-1	METAL WALL PANELS	PPG	DURANAR, SUNSTORM ¹ , FEUTER	UC143423F	--	1/2" LRY 18
MTL-2	METAL SOFFIT PANELS	PPG	DURANAR, SUNSTORM ¹ , WEATHERED ZINC	UC143428F	--	1/2" LRY 18
IMP-1	MINI MICRO-RIB INSULATED METAL PANELS - HANGAR	PPG	DURANAR, SUNSTORM ¹ , FEUTER	UC143423F	--	1/2" LRY 18
IMP-2	VAIL INSULATED METAL PANELS - HANGAR DOOR	PPG	DURANAR, SUNSTORM ¹ , HARVEST GOLD PEARL	UC106690F	--	1/2" LRY 18
STONE-1	NATURAL GRANITE STONE - BUILDING WALL BASE	DUNN EDWARDS	DARK GREY, POLISHED GRANITE			VARIABLES - SEE ELEVATIONS
ROOF-1	STANDING BEAM METAL ROOFING	ATA5	2" FIELD LOK, MATCH PPG DURANAR SUNSTORM ¹ WEATHERED ZINC		18 1/2" PANEL	1/2" LRY 18
ROOF-2	TPO ROOFING	CARLISLE	WHITE		--	
DOOR-1	ALUMINUM MAIN ENTRANCE DOORS	OLDCASTLE	EXTERIOR MATCH PPG DURANAR SUNSTORM ¹ FEUTER, INTERIOR WHITE		--	1/2" LRY 18
WINDOW-1	CURTAIN WALL WINDOW FRAME SYSTEM	OLDCASTLE	EXTERIOR MATCH PPG SUNSTORM ¹ FEUTER, INTERIOR WHITE		6"	1/2" LRY 18
GL-1	BUILDING GLASS	VANCEVA	1" DUAL PANE, TEMPERED, LOW-E, LAMINATED GLASS		--	
GL-2	RAILING GLASS	VANCEVA	3/8" SHATTER PROOF GLASS			PER DETAILS

CITY OF SCOTTSDALE APPROVAL BLOCK

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Drawing Name:
EXTERIOR ELEVATIONS

Revisions
11-22-24 AIRPORT APPROVAL DOC# - RI

Date: 11/22/24

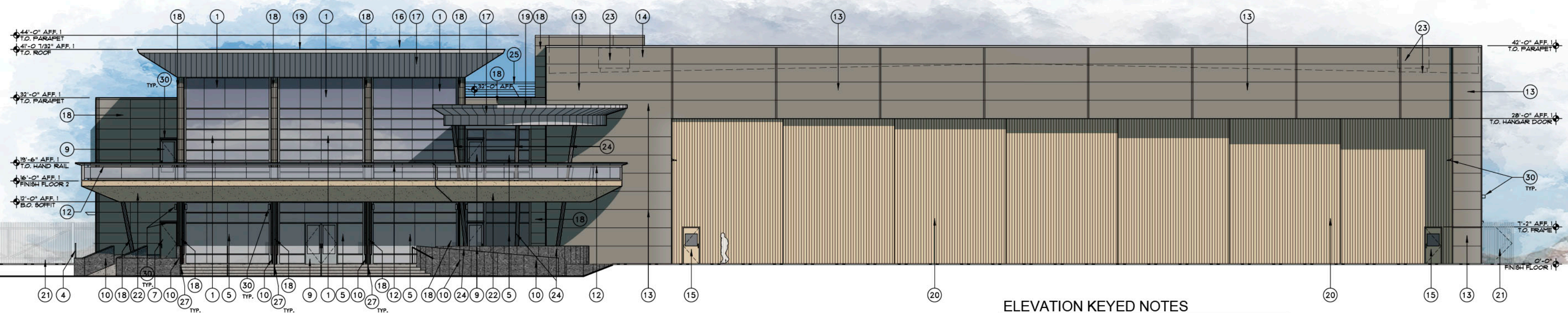
Project Number:
2021004

Drawing No:

A2.0



3 NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKY-FJ-EXT-ELEV



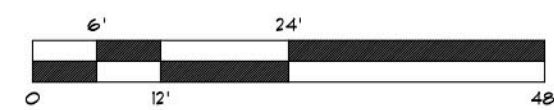
4 SOUTHEAST ELEVATION
SCALE: 3/32"=1'-0"
NEKY-FJ-EXT-ELEV

APPROVAL CASE REVIEW

11-DR-2024
Case Number

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ELEVATION KEYED NOTES

- 1 SLOPED ALUMINUM CURTAIN WALL FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-1] GL-1
- 2 STEEL 'EYEBROW' CANOPY WITH PERFORATED METAL INFILL [PT-4]
- 3 8"x8"x16" CMU WALL WITH STUCCO FINISH, PAINTED [PT-3]
- 4 STAINLESS STEEL GUARD RAIL [PT-1]
- 5 ALUMINUM CURTAIN WALL WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-2] GL-1
- 6 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED [PT-1]
- 7 HOLLOW METAL DOOR AND FRAME PAINTED [PT-1]
- 8 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED [PT-4]
- 9 ALUMINUM ENTRANCE DOORS WITH TINTED, REFLECTIVE GLASS - CUSTOM FINISH TO MATCH 'FEUTER' [DOOR-1] GL-1
- 10 DARK GREY POLISHED GRANITE PANELS [STONE-1]
- 11 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-4]
- 12 ARCHITECTURAL METAL PANEL HAND RAIL ASSEMBLY WITH GLASS GUARD RAIL [MTL-1] GL-2
- 13 INSULATED METAL PANEL BY PEMB MANUFACTURER - MINI MICRO-RIB, FEUTER [IMP-1]
- 14 ALUMINUM STOREFRONT WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-3]
- 15 PRE-FINISHED MAN-DOOR IN HANGAR DOOR - FRAMED OPENING BY HANGAR DOOR MANUFACTURER, DOOR BY G.C. - FINISH TO MATCH HANGAR DOOR
- 16 PRE-FINISHED STANDING SEAM METAL ROOF PANELS - CUSTOM FINISHED TO MATCH 'WEATHERED ZINC' [ROOF-1]
- 17 PRE-FINISHED METAL SOFFIT PANELS, 'WEATHERED ZINC' [MTL-2]
- 18 PRE-FINISHED ARCHITECTURAL METAL WALL PANELS, CUSTOM FINISHED TO MATCH 'FEUTER' [MTL-1]
- 19 PRE-FINISHED METAL FASCIA [MTL-2]
- 20 PRE-FINISHED HANGAR DOOR - 'VAIL' INSULATED METAL BUILDING PANEL BY PEMB MANUFACTURER, CUSTOM FINISHED, 'GOLD' [IMP-2]
- 21 8' IRON SECURITY FENCE, PAINTED [PT-4]
- 22 METAL STUD FRAMED SOFFIT WITH EIFS STUCCO FINISH, PAINTED 'GOLD' [PT-2]
- 23 ROOF LINE AND MECHANICAL UNIT BEYOND - ALL MECHANICAL UNITS ARE TO BE SCREENED
- 24 STEEL PIPE COLUMN, PAINTED [PT-3]
- 25 ROOF MOUNTED MECHANICAL UNIT SCREEN PAINTED [PT-4]
- 26 8"x8"x16" CMU SCREEN WALL WITH STUCCO FINISH, PAINTED [PT-3]
- 27 STAINLESS STEEL HAND RAIL WITH LED TUBE DOWN LIGHT
- 28 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-1]
- 29 SOLAR SHADING DEVICE ON WEST WINDOWS, UPPER LEVEL ONLY - SEE MANUFACTURER DETAILS SHEETS SP2.15 & SP2.16
- 30 WALL-MOUNTED EXTERIOR LIGHT FIXTURE - SEE SITE LIGHTING PLAN AND ELECTRICAL DRAWINGS

EXTERIOR FINISH COLOR AND PRODUCT SCHEDULE

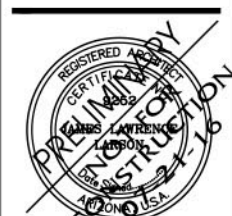
ITEM	DESCRIPTION & LOCATION	MANUFACTURER	PRODUCT, COLOR & STYLE	PRODUCT NO.	SIZE	NOTES
TILE-1	PORCELAIN TILE PAVER - FIELD	DAL-TILE	DIGNITARY, NOTABLE BEIGE, DROS, TEXTURED		24x48	
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PT-1	FIELD PAINT - WEST WALL STUCCO	DUNN EDWARDS	WALRUS	DE6368	--	LRV 31
PT-2	ACCENT PAINT - DECK SOFFIT STUCCO	DUNN EDWARDS	EGYPTIAN SAND	DE6201	--	LRV 40
PT-3	FIELD PAINT - NORTH WALL STUCCO	DUNN EDWARDS	LEGENDARY GRAY	DE6369	--	LRV 18
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MTL-1	METAL WALL PANELS	PPFG	DURANAR SUNSTORM, FEUTER	UC143423F	--	v/- LRV 18
MTL-2	METAL SOFFIT PANELS	PPFG	DURANAR SUNSTORM, WEATHERED ZINC	UC143428F	--	v/- LRV 18
IMP-1	MINI MICRO-RIB INSULATED METAL PANELS - HANGAR	PPFG	DURANAR SUNSTORM, FEUTER	UC143423F	--	v/- LRV 18
IMP-2	VAIL INSULATED METAL PANELS - HANGAR DOOR	PPFG	DURANAR SUNSTORM, HARVEST GOLD PEARL	UC106690F	--	v/- LRV 18
STONE-1	NATURAL GRANITE STONE - BUILDING WALL BASE	DUNN EDWARDS	DARK GREY, POLISHED GRANITE			VARIABLES - SEE ELEVATIONS SLAB TO BE SELECTED BY OWNER AND ARCHITECT
ROOF-1	STANDING SEAM METAL ROOFING	ATAS	2" FIELD LOK, MATCH PFG DURANAR SUNSTORM WEATHERED ZINC		18 1/2" PANEL	v/- LRV 18
ROOF-2	TPO ROOFING	CARLISLE	WHITE		--	
DOOR-1	ALUMINUM MAIN ENTRANCE DOORS	OLDCASTLE	EXTERIOR MATCH PFG DURANAR SUNSTORM FEUTER, INTERIOR WHITE		--	v/- LRV 18
WINDOW-1	CURTAIN WALL WINDOW FRAME SYSTEM	OLDCASTLE	EXTERIOR MATCH PFG SUNSTORM FEUTER, INTERIOR WHITE		6"	v/- LRV 18
GL-1	BUILDING GLASS	VANCEVA	1" DUAL PANE, TEMPERED, LOW-E, LAMINATED GLASS		--	
GL-2	RAILING GLASS	VANCEVA	3/8" SHATTER PROOF GLASS		--	PER DETAILS

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EXPIRES: 6/30/2027

Drawing Name:
EXTERIOR ELEVATIONS

Revisions
11-22-24 AIRPORT APPROVAL DOC# - RI

Date: 11/22/24

Project Number: 2021.004

Drawing No:

A2.1



WOOD LOOK SOFFIT PANELS

WOOD LOOK PANELS

APPROVAL
CASE REVIEW
11-DR-2024
6-5-2025





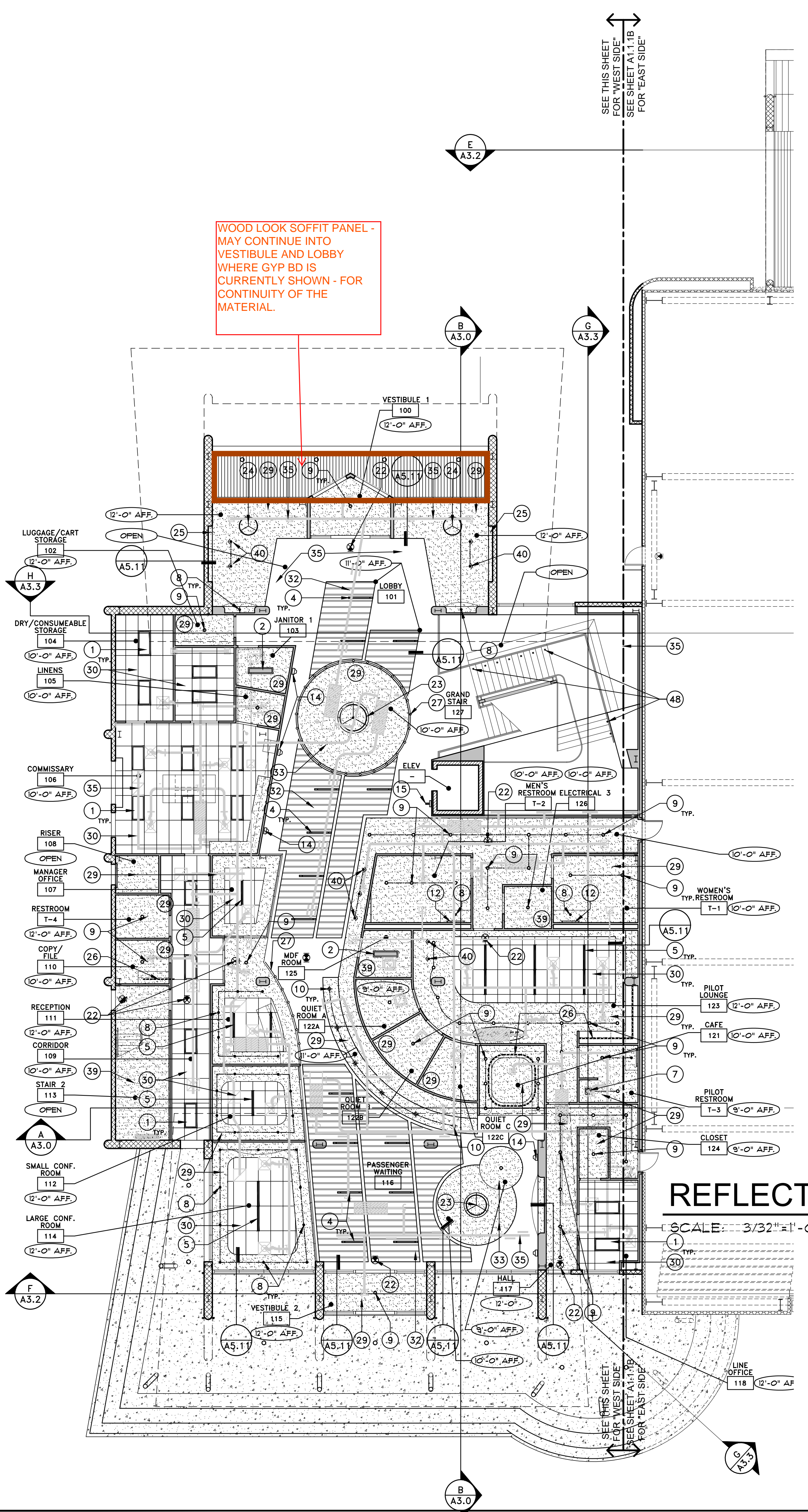
APPROVAL
CASE REVIEW

 11-DR-2024
Staff Signature Case Number

6-5-2025
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WESTMONTE RECREATION CENTER | ALTAMONTE SPRINGS, FL
Opaline (OPW065): Custom Woodgrain Finish | SterraCore: Custom Woodgrain Finish with Classic Bronze trim



WOOD LOOK SOFFIT PANEL - MAY CONTINUE INTO VESTIBULE AND LOBBY WHERE GYP BD IS CURRENTLY SHOWN - FOR CONTINUITY OF THE MATERIAL.

MECHANICAL LEGEND:
(NOT ALL SYMBOLS MAY BE USED)

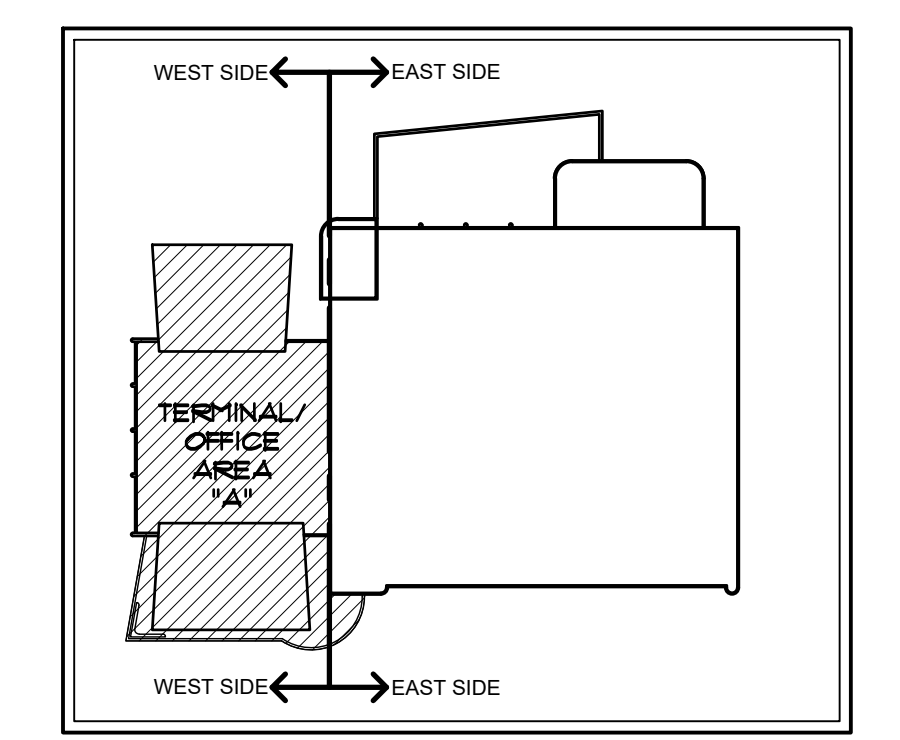
- ☐ EXHAUST GRILLE
- ☒ SUPPLY DIFFUSER
- ☒ RETURN GRILL

RCP KEYED NOTES:
(NOT ALL SYMBOLS MAY BE USED)

- 1 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
- 2 1x6 OR 1x4 - SIZE AS SHOWN - LED FIXTURE - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
- 3 1x6 OR 1x4 - SIZE AS SHOWN - LED PENDANT - SEE ELECTRICAL DRAWINGS
- 4 4' LED LINEAR PENDANT - SEE ELECTRICAL DRAWINGS
- 5 LED FIXTURE - SIZE AS SHOWN - INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
- 6 SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 7 RECESSED LED SHOWER LIGHT - SEE ELECTRICAL PLANS
- 8 RECESSED 4" LED LIGHT
- 9 RECESSED 6" LED LIGHT
- 10 4" LED CAN PENDANT
- 11 6" LED CAN PENDANT
- 12 32" DIA. VANITY MIRROR WITH INTEGRAL LED LIGHT
- 13 LED WALL SCONCE - TYPE "A"
- 14 LED WALL SCONCE - TYPE "B"
- 15 LED WALL SCONCE - TYPE "C"
- 16 LED WALL SCONCE - TYPE "D"
- 17 LED GARAGE CEILING LIGHT - SURFACE MOUNTED
- 18 WHITE VINYL FACED R-38 (MIN) BATT INSULATION UNDER ROOF DECKING - WITH 1" AIR GAP BETWEEN INSULATION AND ROOF DECKING - UNDER ENTIRE HANGAR AREA ROOF DECK
- 19 16" DIA. DECORATIVE LED PENDANT - TYPE "E"
- 20 24" DIA. DECORATIVE LED PENDANT - TYPE "F"
- 21 DECORATIVE LED PENDANT - TYPE "G"
- 22 APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS - MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
- 23 5'-0" DIA. DECORATIVE LED PENDANT - TYPE "H"
- 24 3'-0" DIA. DECORATIVE LED PENDANT - TYPE "I"
- 25 LED STRIP LIGHT - TYPE "J"
- 26 LED STRIP LIGHT - TYPE "K"
- 27 LED STRIP LIGHT - TYPE "L"
- 28 CURVED LED PENDANT AT RECEPTION - TYPE "M"
- 29 GYP.BD. CEILING, SEE DETAIL XX/XXX
- 30 2x4 ACOUSTICAL CEILING TILE IN 9/16" GRID (CENTER GRID IN ROOM UNO.) - SEE DETAIL XX/XXX
- 31 BIG ASS FAN - SEE ELECTRICAL DRAWINGS
- 32 SUSPENDED ACOUSTICAL Baffles 12"x8'-0" @ 12" O.C.
- 33 SUSPENDED GYP. BD. CEILING CLOUDS
- 34 MECHANICAL DUCTS & REGISTERS - SEE MECHANICAL PLANS
- 35 OPEN TO DECK ABOVE - DECK, CONDUIT, MECHANICAL, PLUMBING AND ALL OTHER BUILDING SYSTEMS ARE TO BE PAINTED
- 36 RELIEF VENT - SEE MECHANICAL DRAWINGS
- 37 PROVIDE FINISHED CEILING PANEL AT HANGAR DOOR HEAD SEE SECTIONS
- 38 ROOF-MOUNTED EVAP COOLER ABOVE WITH DUCT THROUGH ROOF
- 39 1-HR RATED CEILING PER UL DETAIL XX/XXX SEE DETAIL XX/XXX
- 40 DIRECTIONAL ARTWORK LED FIXTURE
- 41 HIGH VELOCITY JET INDUCTION FAN - SEE MECHANICAL DRAWINGS
- 42 GARAGE EXHAUST SYSTEM - SEE MECHANICAL DRAWINGS
- 43 ROOF-MOUNTED MECHANICAL UNITS
- 44 VERTICAL MECHANICAL CHASE BETWEEN FLOORS
- 45 ROOF DRAIN AND OVERFLOW LEADERS - SEE PLUMBING DRAWINGS
- 46 GRAND STAIR PENDANT PER OWNER SELECTION
- 47 PERFORATED CEILING PANELS
- 48 LED STEP LIGHT

SYMBOLS LEGEND:
(NOT ALL SYMBOLS MAY BE USED)

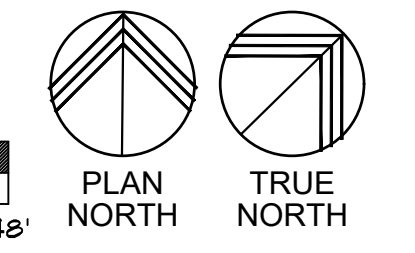
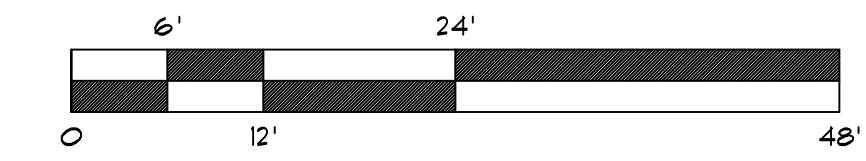
- ☐ 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
- ☒ 1x6 OR 1x4 LED FIXTURE - SIZE AS SHOWN - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
- ☒ 1x6 OR 1x4 LED PENDANT - SIZE AS SHOWN - SEE ELECTRICAL DRAWINGS
- ☒ 4 FT LED FIXTURE - PENDANT - SEE ELECTRICAL DRAWINGS
- ☒ 4 FT LED FIXTURE INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
- ☒ SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- ☒ RECESSED LED SHOWER LIGHT
- RECESSED 4" LED LIGHT
- RECESSED 6" LED LIGHT
- ◆ DIRECTIONAL ARTWORK LED FIXTURE
- ◆ 4" LED CAN PENDANT
- ◆ 6" LED CAN PENDANT
- LED STEP LIGHT
- 32" DIA. MIRROR WITH INTEGRAL LED LIGHT - RESTROOMS
- ☒ LED WALL SCONCE - TYPE 'A'
- ☒ LED WALL SCONCE - TYPE 'B'
- ☒ LED WALL SCONCE - TYPE 'C'
- ☒ LED WALL SCONCE - TYPE 'D'
- ☒ LED GARAGE LIGHT - SURFACE MOUNTED
- ☒ 16" DIA. DECORATIVE LED PENDANT - TYPE 'E'
- ☒ 24" DIA. DECORATIVE LED PENDANT - TYPE 'F'
- ☒ DECORATIVE LED PENDANT - TYPE 'G'
- ☒ 5'-0" DIA. DECORATIVE LED PENDANT - TYPE 'H'
- ☒ 3'-0" DIA. DECORATIVE LED PENDANT - TYPE 'I'
- ☒ APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
- ☒ CLUSTER LINEAR PENDANT
- ☒ LED STRIP LIGHT "J" - SECOND FLOOR CEILING WASH
- ☒ LED STRIP LIGHT "K" - UPPER CABINETS & NICHES - DOWN LIGHT
- ☒ LED STRIP LIGHT "L" - CIRCULAR CEILING ELEMENT - CURVED DOWN LIGHT
- ☒ CURVED LED PENDANT "M" - EXECUTIVE RECEPTION
- ☒ GYP BOARD
- ☒ GYP BOARD 1 HOUR RATED
- ☒ 1 HOUR RATED CEILING
- ☒ PERFORATED CEILING PANELS
- ☒ 2'x4' SUSPENDED CEILING GRID AND ACOUSTICAL TILE
- ☒ CEILING FAN - SEE MECHANICAL AND ELECTRICAL DRAWINGS
- ☒ WALL-MOUNTED CEILING FAN - WASH BAY - MOUNT AT 4'-8'-0" AFF.
- ☒ SUSPENDED ACOUSTICAL Baffles



REFLECTED CEILING PLAN - FIRST FLOOR - WEST

SCALE: 3/32" = 1'-0"

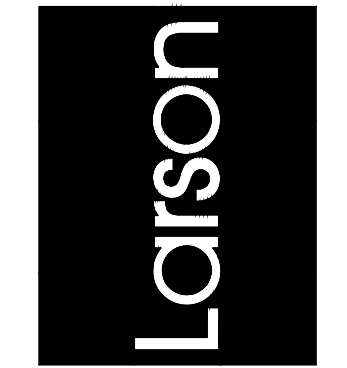
GRAPHIC SCALE: 3/32" = 1'-0"



APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: _____ INITIALS: _____

CITY OF SCOTTSDALE APPROVAL BLOCK
SUSPENDED GYP. BD. CEILING CLOUDS

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3807 North 24th Street, Suite 100
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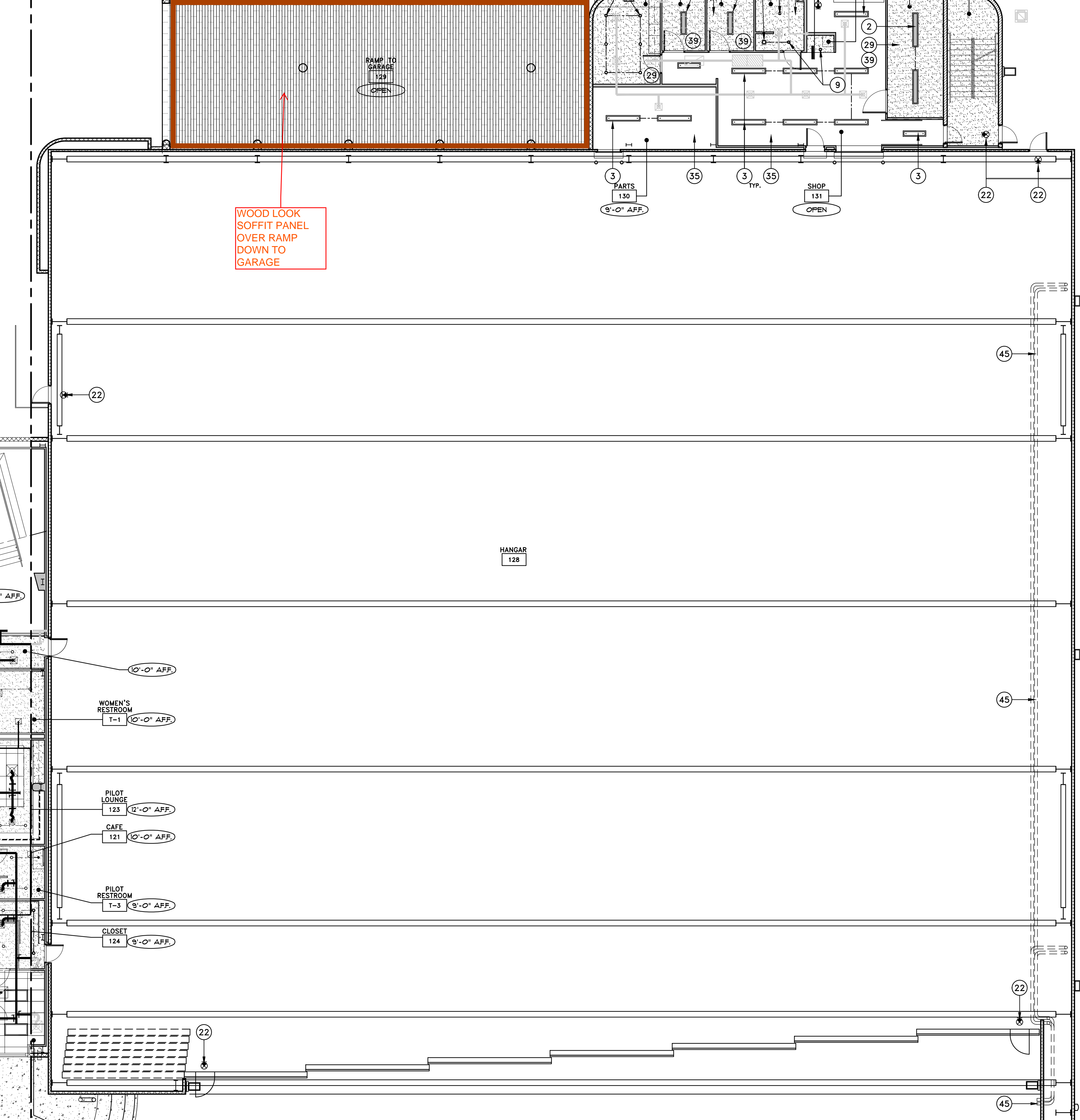


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SCOTTSDALE, AZ 85260



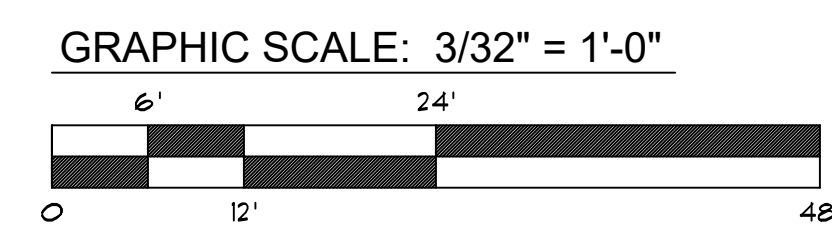
EXPIRES: 03/30/2027
Drawing Name: REFLECTED CEILING PLAN - FIRST FLOOR WEST
Revisions:
B-15-25 FOUNDATION PERMIT
DBB RESUBMITAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25
Date: 5/15/25
Project Number: 2021004
Drawing No: A1.2.1A

SEE SHEET A1.1.A FOR WEST SIDE
SEE THIS SHEET FOR EAST SIDE



REFLECTED CEILING PLAN - FIRST FLOOR - EAST

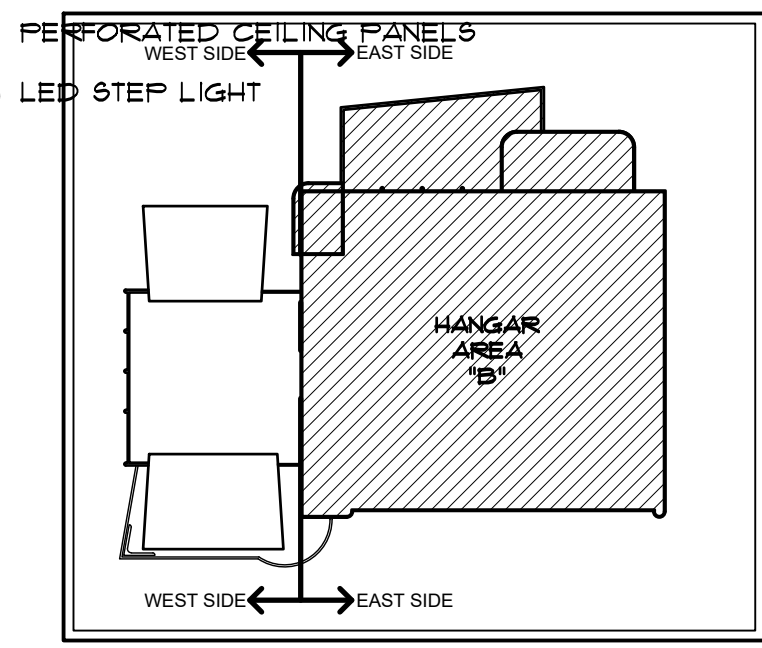
SCALE: 3/32" = 1'-0"



- MECHANICAL LEGEND:**
(NOT ALL SYMBOLS MAY BE USED)
- EXHAUST GRILLE
 - ⊠ SUPPLY DIFFUSER
 - ⊞ RETURN GRILL

- RCP KEYED NOTES:**
(NOT ALL SYMBOLS MAY BE USED)
- 1 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
 - 2 1x6 OR 1x4 - SIZE AS SHOWN - LED FIXTURE - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
 - 3 1x6 OR 1x4 - SIZE AS SHOWN - LED PENDANT - SEE ELECTRICAL DRAWINGS
 - 4 4' LED LINEAR PENDANT - SEE ELECTRICAL DRAWINGS
 - 5 LED FIXTURE - SIZE AS SHOWN - INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
 - 6 SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
 - 7 RECESSED LED SHOWER LIGHT - SEE ELECTRICAL PLANS
 - 8 RECESSED 4" LED LIGHT
 - 9 RECESSED 6" LED LIGHT
 - 10 4" LED CAN PENDANT
 - 11 6" LED CAN PENDANT
 - 12 32" DIA. VANITY MIRROR WITH INTEGRAL LED LIGHT
 - 13 LED WALL SCONCE - TYPE "A"
 - 14 LED WALL SCONCE - TYPE "B"
 - 15 LED WALL SCONCE - TYPE "C"
 - 16 LED WALL SCONCE - TYPE "D"
 - 17 LED GARAGE CEILING LIGHT - SURFACE MOUNTED
 - 18 WHITE VINYL FACED R-30 (MIN.) BATT INSULATION UNDER ROOF DECKING - WITH 1" AIR GAP BETWEEN INSULATION AND ROOF DECKING - UNDER ENTIRE HANGAR AREA ROOF DECK
 - 19 16" DIA. DECORATIVE LED PENDANT - TYPE "E"
 - 20 24" DIA. DECORATIVE LED PENDANT - TYPE "F"
 - 21 DECORATIVE LED PENDANT - TYPE "G"
 - 22 APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS - MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
 - 23 5'-0" DIA. DECORATIVE LED PENDANT - TYPE "H"
 - 24 3'-0" DIA. DECORATIVE LED PENDANT - TYPE "I"
 - 25 LED STRIP LIGHT - TYPE "J"
 - 26 LED STRIP LIGHT - TYPE "K"
 - 27 LED STRIP LIGHT - TYPE "L"
 - 28 CURVED LED PENDANT AT RECEPTION - TYPE "M"
 - 29 GYP. BD. CEILING, SEE DETAIL XX/XXX
 - 30 2x4 ACOUSTICAL CEILING TILE IN 9/16" GRID (CENTER GRID IN ROOM UNO.) - SEE DETAIL XX/XXX
 - 31 BIG ASS FAN - SEE ELECTRICAL DRAWINGS
 - 32 SUSPENDED ACOUSTICAL BAFFLES 12'x8'-0" @ 12" O.C.
 - 33 SUSPENDED GYP. BD. CEILING CLOUDS
 - 34 MECHANICAL DUCTS & REGISTERS - SEE MECHANICAL PLANS
 - 35 OPEN TO DECK ABOVE - DECK, CONDUIT, MECHANICAL, PLUMBING AND ALL OTHER BUILDING SYSTEMS ARE TO BE PAINTED
 - 36 RELIEF VENT - SEE MECHANICAL DRAWINGS
 - 37 PROVIDE FINISHED CEILING PANEL AT HANGAR DOOR HEAD SEE SECTIONS
 - 38 ROOF-MOUNTED EVAP COOLER ABOVE WITH DUCT THROUGH ROOF
 - 39 1-HR RATED CEILING PER UL DETAIL XX/XXX SEE DETAIL XX/XXX
 - 40 DIRECTIONAL ARTWORK LED FIXTURE
 - 41 HIGH VELOCITY JET INDUCTION FAN - SEE MECHANICAL DRAWINGS
 - 42 GARAGE EXHAUST SYSTEM - SEE MECHANICAL DRAWINGS
 - 43 ROOF-MOUNTED MECHANICAL UNITS
 - 44 VERTICAL MECHANICAL CHASE BETWEEN FLOORS
 - 45 ROOF DRAIN AND OVERFLOW LEADERS - SEE PLUMBING DRAWINGS
 - 46 GRAND STAIR PENDANT PER OWNER SELECTION
 - 47 PERFORATED CEILING PANELS
 - 48 LED STEP LIGHT

- SYMBOLS LEGEND:**
(NOT ALL SYMBOLS MAY BE USED)
- 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
 - ▬ 1x6 OR 1x4 LED FIXTURE - SIZE AS SHOWN - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
 - ▬ 1x6 OR 1x4 LED PENDANT - SIZE AS SHOWN - SEE ELECTRICAL DRAWINGS
 - ▬ 4 FT LED FIXTURE - PENDANT - SEE ELECTRICAL DRAWINGS
 - ▬ 4 FT LED FIXTURE INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
 - ▬ SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
 - ⊠ RECESSED LED SHOWER LIGHT
 - RECESSED 4" LED LIGHT
 - RECESSED 6" LED LIGHT
 - DIRECTIONAL ARTWORK LED FIXTURE
 - ✦ 4" LED CAN PENDANT
 - ✦ 6" LED CAN PENDANT
 - LED STEP LIGHT
 - ▬ 32" DIA. MIRROR WITH INTEGRAL LED LIGHT - RESTROOMS
 - ⊠ LED WALL SCONCE - TYPE 'A'
 - ⊠ LED WALL SCONCE - TYPE 'B'
 - ⊠ LED WALL SCONCE - TYPE 'C'
 - ⊠ LED WALL SCONCE - TYPE 'D'
 - ⊠ LED GARAGE LIGHT - SURFACE MOUNTED
 - ⊠ 16" DIA. DECORATIVE LED PENDANT - TYPE 'E'
 - ⊠ 24" DIA. DECORATIVE LED PENDANT - TYPE 'F'
 - ⊠ DECORATIVE LED PENDANT - TYPE 'G'
 - ⊠ 5'-0" DIA. DECORATIVE LED PENDANT - TYPE 'H'
 - ⊠ 3'-0" DIA. DECORATIVE LED PENDANT - TYPE 'I'
 - ⊠ APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS - MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
 - ⊠ CLUSTER LINEAR PENDANT
 - ⊠ LED STRIP LIGHT "J" - SECOND FLOOR CEILING WASH
 - ⊠ LED STRIP LIGHT "K" - UPPER CABINETS & NICHE - DOWN LIGHT
 - ⊠ LED STRIP LIGHT "L" - CIRCULAR CEILING ELEMENT - CURVED DOWN LIGHT
 - ⊠ CURVED LED PENDANT "M" - EXECUTIVE RECEPTION
 - ⊠ GYP BOARD
 - ⊠ GYP BOARD 1 HOUR RATED
 - ⊠ 1 HOUR RATED CEILING
 - ⊠ PERFORATED CEILING PANELS
 - ⊠ 2'x4' SUSPENDED CEILING GRID AND ACOUSTICAL TILE
 - ⊠ CEILING FAN - SEE MECHANICAL AND ELECTRICAL DRAWINGS
 - ⊠ WALL-MOUNTED CEILING FAN - WASH BAY - MOUNT AT +/- 8'-0" AFF.
 - ⊠ SUSPENDED ACOUSTICAL BAFFLES

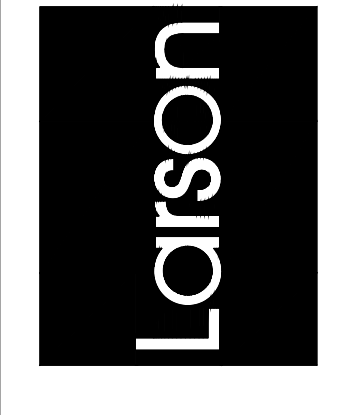


KEY PLAN - 1ST FLOOR
SCALE: NO SCALE
PLAN NORTH

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DATE: _____ INITIALS: _____

CITY OF SCOTTSDALE APPROVAL BLOCK
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SCOTTSDALE, AZ 85260

EXP. 03/30/2027

Drawing Name:
REFLECTED CEILING PLAN - FIRST FLOOR EAST

Revisions
5-15-25 FOUNDATION PERMIT
DBB RESUBMITAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 5/15/25

Project Number:
2021004

Drawing No:
A1.2.B

Flexjet Pax Terminal/ Office/ Hangar

Exterior Finish Color Board

15100 N. 78th Way
Scottsdale, Arizona 85060

Color Board Legend:

Exterior Material Finishes

- A. PT-1 Paint-Building-Rooftop Eqpt Screen**
 - a. Manufacture: **Dunn Edwards**
 - b. Color: Tuscan Mosaic – DE6208

- B. PT-2 Concrete Pigment**
 - a. Manufacture: **David Colors**
 - b. Color: Mesa Buff

- C. PT-3 Paint-Accent**
 - a. Manufacture: **Dunn Edwards**
 - b. Color: Legendary Gray DE6369 – Low Sheen

- D. PT-4 Paint-Accent**
 - a. Manufacture: **Dunn Edwards**
 - b. Color: Rhinoceros DE6327 - Low Sheen

- E. MTL-1 Metal**
 - a. Manufacture: **PPG**
 - b. Color: Duranar Sunstorm, Pewter, UC143423F

- F. MTL-2 Metal**
 - a. Manufacture: **PPG**
 - b. Model: Duranar Sunstorm
 - c. Color: Weather Zinc, UC143428F

- G. STONE-1 Natural Granite**
 - a. Color: Dark Grey Polished

- H. ROOF-1 Standing Seam Metal Roof**
 - a. Manufacture: **ATAS**
 - b. Color: Sunstorm Weather Zinc
 - c. Size: 19-1/2" Panel

ATTACHMENT #19

Flexjet Pax Terminal/ Office/ Hangar

Exterior Finish Color Board

15100 N. 78th Way
Scottsdale, Arizona 85060

Color Board Legend:

Exterior Material Finishes

I. TILE-1 Porcelain Tile (Field)

- a. Manufacture: **DAL-TILE**
- b. Color: Dignitary-Notobale Beige, DR09 Textured
- c. Size: 24x48



J. TILE-2 Porcelain Tile (Accent)

- a. Manufacture: **DAL-TILE**
- b. Color: Nominee, Taupe, NM11, Matte
- c. Size: 24x24



K. GL-1 Building/Railing Glass

- a. Manufacture: **Oldcastle**
- b. Type: Vanceva – Dual-Panel, Tempered Low-E, Laminated
- c. Color: Medium Gray- 1" Dual Paint Insulated Glass

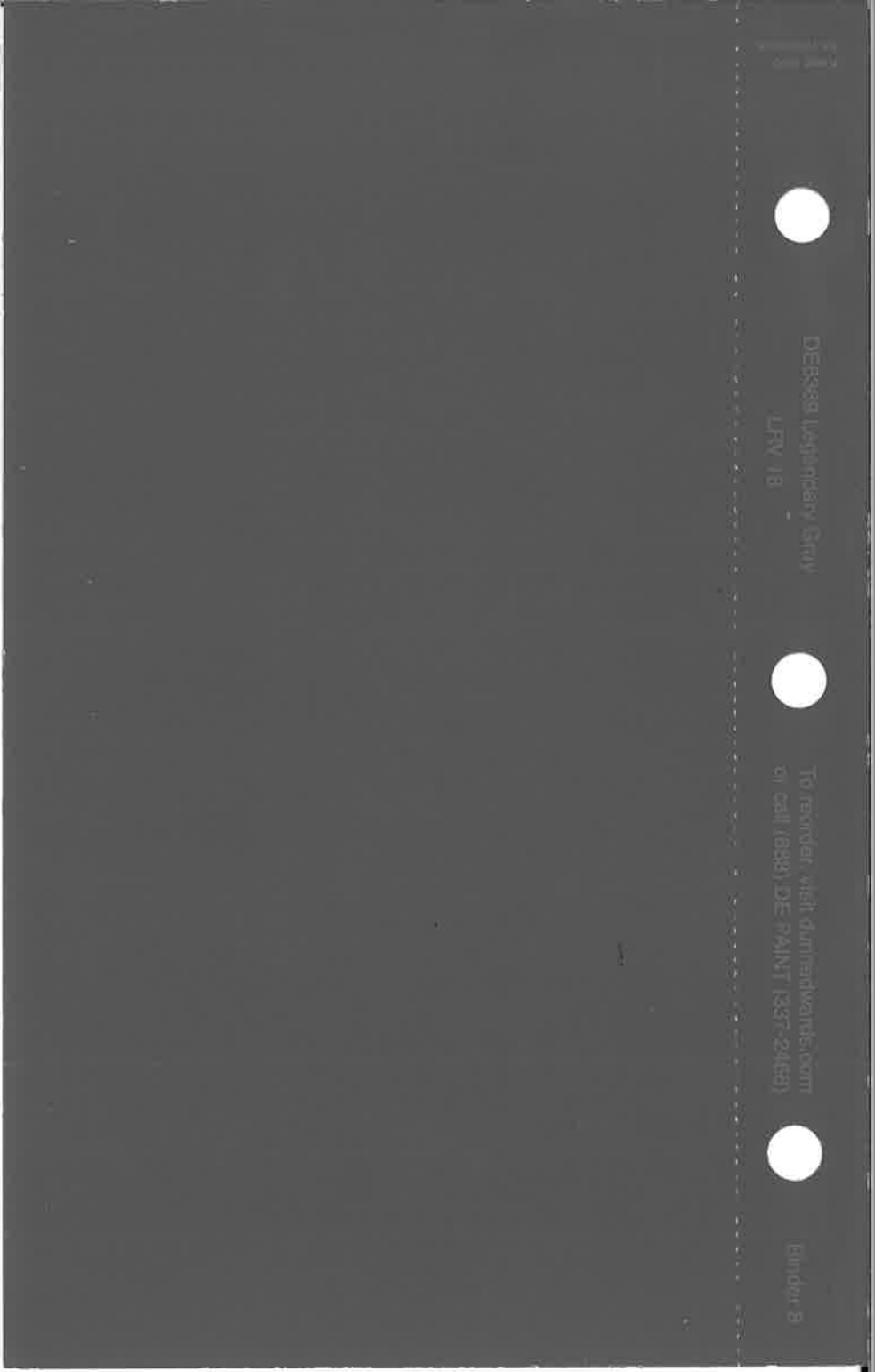


DE9327Rhinceros
LRV 18

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or call (888) DE PAINT

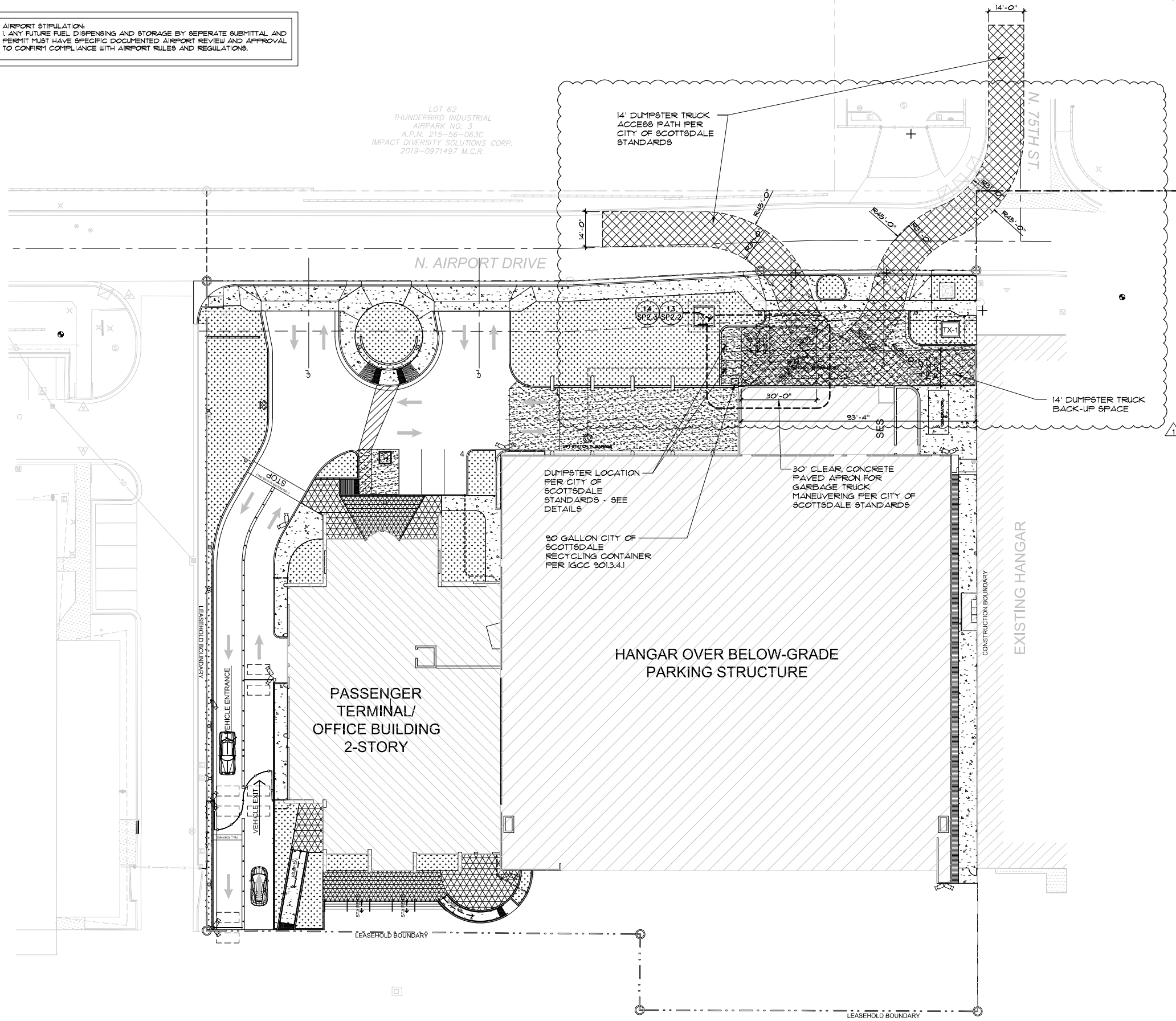
Binder 6





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

LOT 62
 THUNDERBIRD INDUSTRIAL
 AIRPARK NO. 3
 A.P.N. 215-56-063C
 IMPACT DIVERSITY SOLUTIONS CORP.
 2019-0971497 M.C.R.

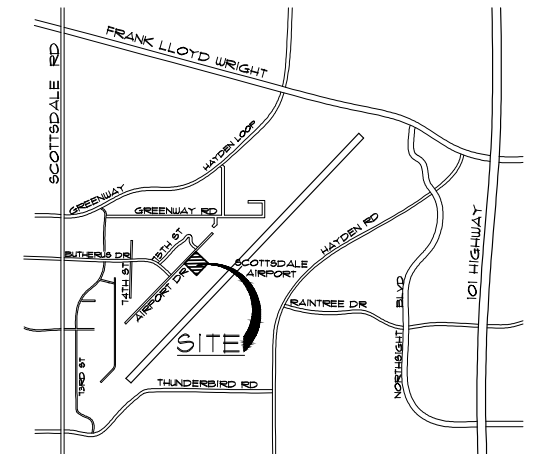


REFUSE PLAN LEGEND



REFUSE CALCULATIONS:

DUMPSTERS REQUIRED:	2 PER 30,000 SF. OF COMMERCIAL BUILDING AREA (DOES NOT INCLUDE HANGAR OR PARKING GARAGE WHICH ARE USED SOLELY FOR STORAGE OF VEHICLES AND AIRCRAFT)
RECYCLING REQUIRED:	YES PER CITY OF SCOTTSDALE GREEN CODE
APPLICABLE BLDG. AREA:	19,864 SF.
OFFICE	2,932 SF.
SHOP	22,796 SF. THEREFORE 2 DUMPSTERS REQUIRED
TOTAL	
DUMPSTERS PROVIDED:	2 DUMPSTERS PROVIDED, PLUS 90 GALLON RECYCLING FOR GREEN CODE REQUIREMENT



VICINITY MAP
 NOT TO SCALE

REFUSE PLAN
 SCALE: 1"=20'-0"

ATTACHMENT #20



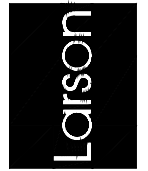
APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
 DATE: 4/25/25 INITIALS: RSW
 CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

Staff Signature: Case Number: 11-DR-2024
 Date: 6-5-2025

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

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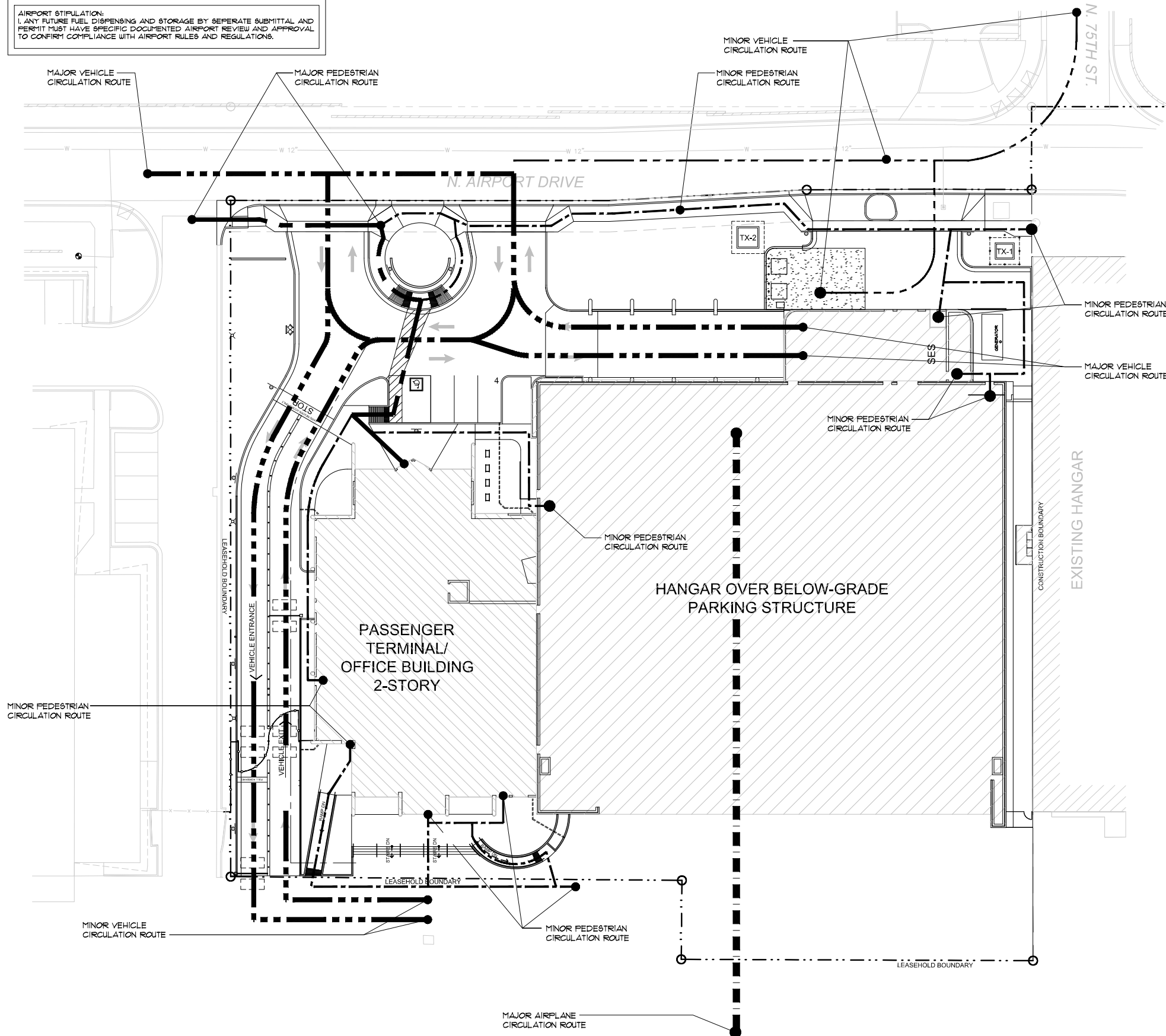
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Drawing Name: REFUSE PLAN
 Revisions:
 3-1-25 PROGRESS SET
 4-25-25 RESUBMITTAL 2 - 3/7/25
 4-25-25 AIRPORT COMMENTS 4-17-25
 Date: 3/1/25
 Project Number: 2021.004
 Drawing No: SP1.6

ATTACHMENT #20

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

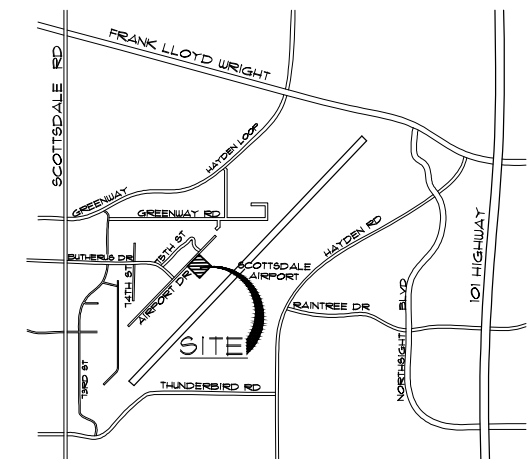


VEHICULAR AND PEDESTRIAN CIRCULATION LEGEND

- MAJOR VEHICLE CIRCULATION ROUTE
- MINOR VEHICLE CIRCULATION ROUTE
- MAJOR PEDESTRIAN CIRCULATION ROUTE
- MINOR PEDESTRIAN CIRCULATION ROUTE
- FAA SECURITY LINE
- MAJOR AIRPLANE CIRCULATION ROUTE

SITE LEGEND

- VEHICULAR ASPHALT PAVING
- AIRCRAFT RAMP CONCRETE PAVING
- PEDESTRIAN CONCRETE SIDEWALK
- LANDSCAPE AREA
- PEDESTRIAN PAVER FIELD COLOR - SEE FINISH LEGEND [TILE-1] PAVER
- PEDESTRIAN PAVER ACCENT COLOR - SEE FINISH LEGEND [TILE-2] PAVER
- LEASEHOLD BOUNDARY LINE
- NEW LIGHT POLE
- NEW BOLLARD LIGHT
- NEW BLUE EMERGENCY LIGHT POLE WITH CALL BOX
- NEW CARD-READER
- NEW SIGN
- NEW SECURITY CAMERA
- 8'-0" WROUGHT IRON SECURITY FENCE
- ACCESSIBLE PATH OF TRAVEL
- EXISTING FIRE HYDRANT TO REMAIN



VICINITY MAP

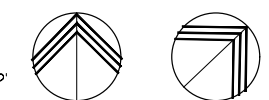
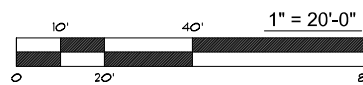
NOT TO SCALE



PEDESTRIAN/VEHICULAR CIRCULATION SITE PLAN

SCALE: 1"=20'-0"

ATTACHMENT #21



PLAN NORTH TRUE NORTH

x-site-ONESKY

APPROVED PER ARTICLE 7 OF
 LEASE AGREEMENT 2010-166-COS
 DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

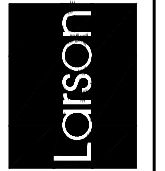
Staff Signature

11-DR-2024 Case Number

6-5-2025 Date

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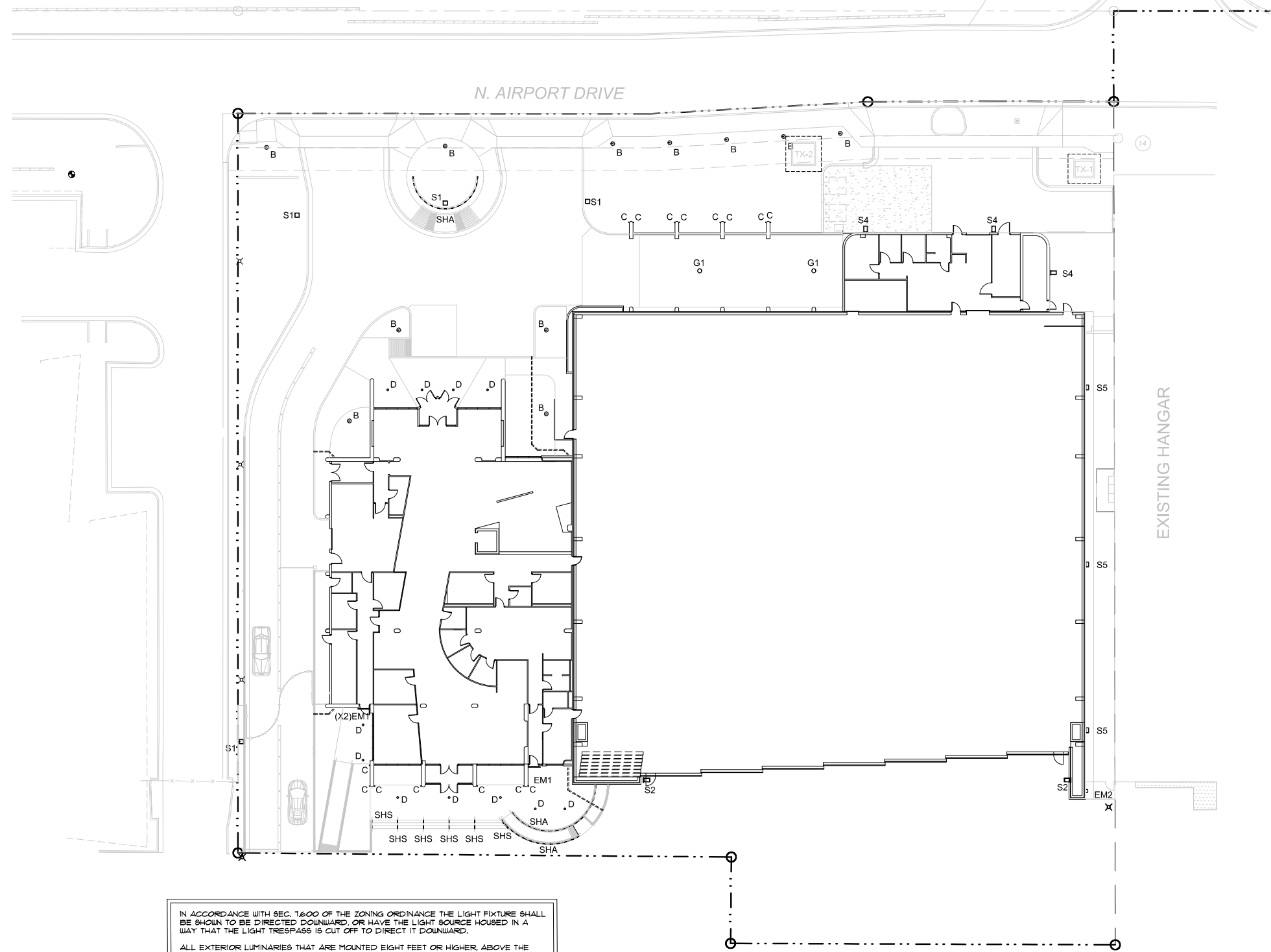
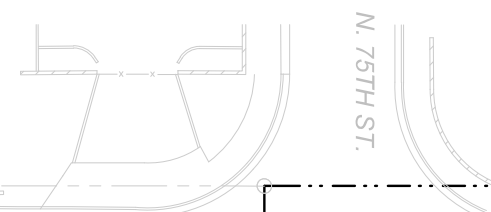
EXPIRES: 6/30/2027
 Drawing Name:
 PEDESTRIAN/VEHICULAR
 CIRCULATION SITE PLAN

Revisions
 3-1-25 PROPOSED SET
 4-1-25 RESUBMITTAL 2 - 3/7/25
 4-1-25 AIRPORT COMMENTS 4-17-25

Date: 3/1/25
 Project Number:
 2021.004
 Drawing No:
 SP1.10

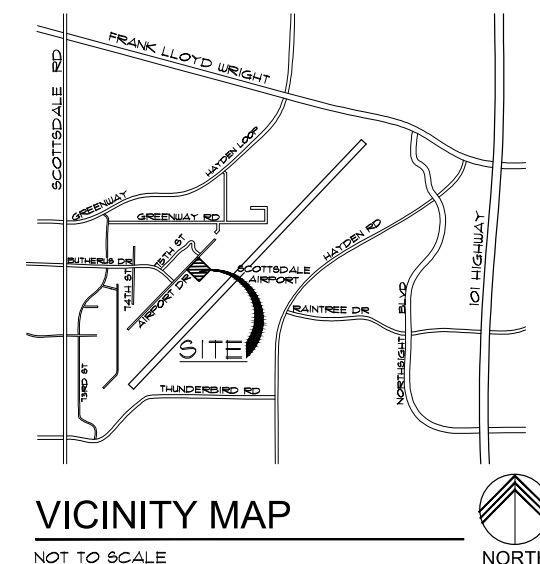
ATTACHMENT #21

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THUNDERBIRD INDUSTRIAL
AIRPARK NO. 3
A.P.N. 215-56-063C
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2019-0971497 M.C.R.



SITE LIGHT LEGEND

- B ● BOLLARD LED LIGHT - SEE ELECTRICAL DRAWINGS
 - C · LED CYLINDER DOWN LIGHT - SEE ELECTRICAL DRAWINGS
 - D · LED CYLINDER DOWN LIGHT - SEE ELECTRICAL DRAWINGS
 - EM1 — OVER DOOR LED LIGHT - SEE ELECTRICAL DRAWINGS
 - EM2 ● EMERGENCY LED LIGHT - SEE ELECTRICAL DRAWINGS
 - G1 ○ GARAGE LED WALL LIGHT - SEE ELECTRICAL DRAWINGS
 - S1 □ POLE LED LIGHT - SEE ELECTRICAL DRAWINGS
 - S2 □ WALL MOUNTED LED LIGHT - SEE ELECTRICAL DRAWINGS
 - S4 □ WALL MOUNTED LED LIGHT - SEE ELECTRICAL DRAWINGS
 - S5 □ WALL MOUNTED LED LIGHT - SEE ELECTRICAL DRAWINGS
 - SHA --- STRIP OUTDOOR LED DOWN LIGHT - SEE ELECTRICAL DRAWINGS
 - SHS --- STRIP OUTDOOR LED DOWN LIGHT - SEE ELECTRICAL DRAWINGS
- ALL FIXTURES SHALL BE FULLY SHIELDED



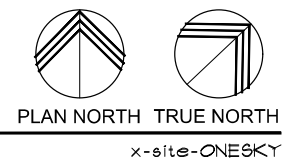
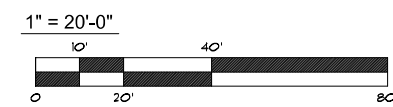
IN ACCORDANCE WITH SEC. 16.00 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OF GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD (TABLE 16.02.A2 OF THE ZONING ORDINANCE)

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IES) REQUIREMENTS FOR FULL CUTOFF, (TABLE 16.02.A2 OF THE ZONING ORDINANCE)

NO SITE LIGHTING FIXTURE SHALL BE MOUNTED HIGHER THAN 20 FEET (CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND D8PM)



EXTERIOR LIGHTING SITE PLAN
SCALE: 1"=20'-0"
ATTACHMENT #24

APPROVED PER ARTICLE 7 OF
LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

**APPROVAL
CASE REVIEW**

11-DR-2024

6-5-2025

Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

APPROVED

DATE: 6/30/2027

Drawing Name:
EXTERIOR LIGHTING
SITE PLAN

Revisions
3-1-25 PROPOSED SET
1- DRB RESUBMITTAL 2 - 3/7/25
2- AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number:
2021.004
Drawing No:
SP1.11

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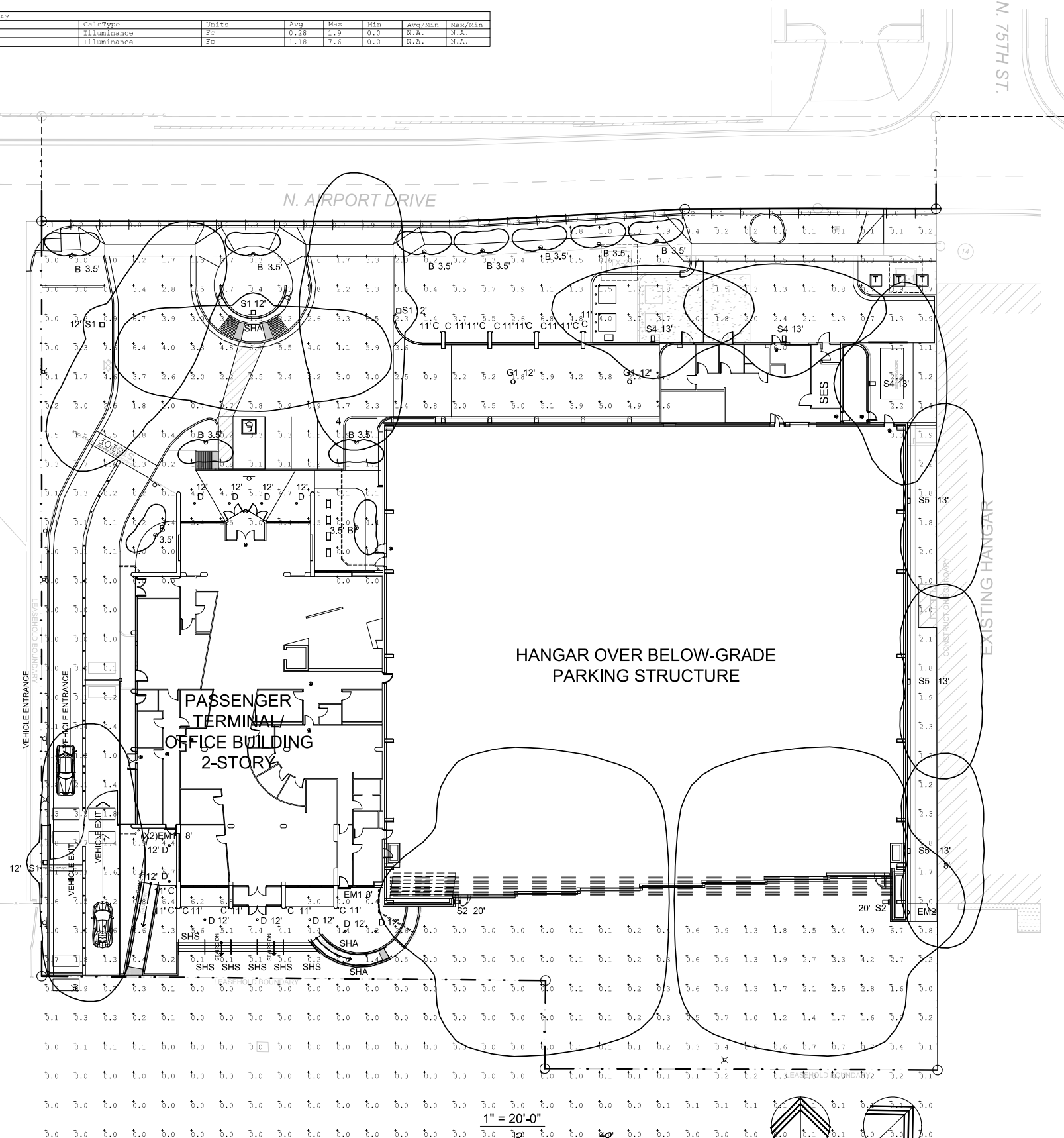


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ATTACHMENT #24

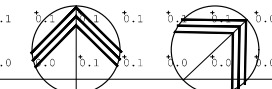
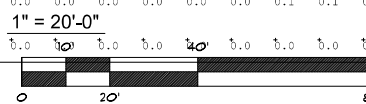
Qty	Label	Symbol	[MANUFAC]	Description	NH	LLF	Lumens	Watts	Total Watts	B09 Rating
13	B		Louis Poulsen Lighting	FLINDT B NPA 30K	3.5'	1.000	591	25	165	B0-02-G0
15	C		Insight Lighting	SSM LO 30K 55" WM UNV DIM	11'	0.500	1871	10	150	B2-02-G0
11	D		PRESCOLITE	LTR-4RD-H-SL10L-CMT LTR-4RD-T-SL2765T9XWS	12'	1.000	913	18	198	B1-00-G0
4	EM1		New Star Lighting	CTR4-4M-T2-30-UN-BP	9'	1.000	3836	50.9121	203.648	B2-01-G1
1	EM2		COMPASS PRODUCTS	CUSC 3000K	8'	1.000	1497	18.7	18.7	N.A.
2	G1		BEACON PRODUCTS	SR02-85-3K7-50W	12'	1.000	9170	87.2	174.4	B3-00-G2
4	S1		U.S. ARCHITECTURAL LIGHTING	RZR-PT3-PLD-III-W-40LED-525MA-30K-HS	12'	1.000	6910	64.7	258.8	B0-00-G2
2	S2		U.S. ARCHITECTURAL LIGHTING	RZR-PM3-PLD-IV-FT-60LED-875MA-30K	20'	1.000	18658	161.9	323.8	B3-00-G4
3	S4		U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLD-III-W-20LED-350MA-30K	12'	1.000	3027	21.4	64.2	B1-00-G1
3	S3		BEACON	SR01-240-20-3K7-3	12'	1.000	2592	19.3	59.7	B1-00-G1

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	FC	0.28	1.9	0.0	N.A.	N.A.
Site Planer	Illuminance	FC	1.18	7.6	0.0	N.A.	N.A.



PHOTOMETRIC SITE PLAN

SCALE: 1"=20'-0"



x-site-ONESKY

NOTE:
SEE SHEET 8P3.0 & 8P3.1 FOR LIGHT FIXTURE CUT SHEETS

CITY OF SCOTTSDALE ZONING ORDINANCE REQUIREMENTS

IN ACCORDANCE WITH SEC. 1.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINAIRES THAT ARE MOUNTED EIGHT FEET OR HIGHER ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

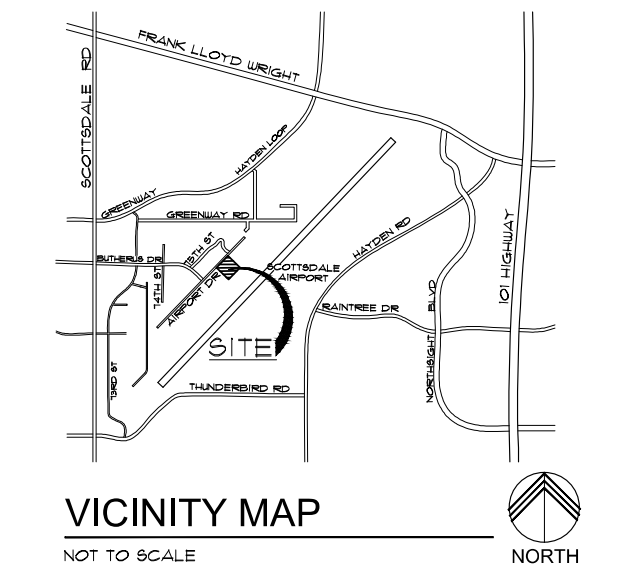
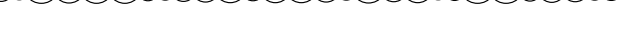
ALL EXTERIOR LUMINAIRES WITH A TOTAL INITIAL LUMEN OUTPUT OF GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD (TABLE 1.602A2 OF THE ZONING ORDINANCE)

LUMINAIRES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IES) REQUIREMENTS FOR FULL CUTOFF. (TABLE 1.602A2 OF THE ZONING ORDINANCE)

NO SITE LIGHTING FIXTURE SHALL BE MOUNTED HIGHER THAN 20 FEET (CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND D8PM)

CITY OF SCOTTSDALE EXTERIOR LIGHTING REQUIREMENTS

1. ALL FIXTURES TO BE FULLY SHIELDED, AND POINT IN A DOWNWARD DIRECTION.
2. ALL LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
3. ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE.
4. ALL EXTERIOR LIGHT FIXTURES SHALL BE DARK SKY COMPLIANT.
5. LIGHT LEVELS AT THE PROPERTY LINES SHALL NOT EXCEED 1 FOOTCANDLE.



APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW
EXPIRES: 6/30/2027

CITY OF SCOTTSDALE APPROVAL BLOCK

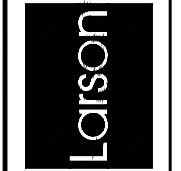
APPROVAL CASE REVIEW

Staff Signature: Case Number: **11-DR-2024**

Date: **6-5-2025**

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

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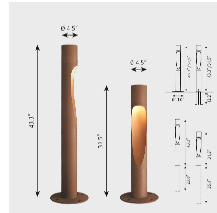
Drawing Name: PHOTOMETRIC SITE PLAN
Revisions: 3-1-25 PROPOSED SET
1-18 RESUBMITTAL 2 - 3/7/25
2-18 AIRPORT COMMENTS 4-17-25
Date: 3/1/25
Project Number: 2021.004
Drawing No: SP1.12

FLINDT BOLLARD

Project name:

Project type:

Notes:



Design
See cut sheet for details.

Product description
The Flindt bollard is a modern, cylindrical outdoor lighting fixture. It features a stainless steel finish and a clear, cylindrical lens that reveals the internal LED lighting. The fixture is designed for use in public spaces, parks, and urban environments. It is available in three heights: 42" (standard), 54" (tall), and 66" (extra tall). The bollard is made of heavy-duty materials and is designed to withstand outdoor conditions. It is easy to install and maintain.

Flindt Bollard

Light description
The bollard is a modern, cylindrical outdoor lighting fixture. It features a stainless steel finish and a clear, cylindrical lens that reveals the internal LED lighting. The fixture is designed for use in public spaces, parks, and urban environments. It is available in three heights: 42" (standard), 54" (tall), and 66" (extra tall). The bollard is made of heavy-duty materials and is designed to withstand outdoor conditions. It is easy to install and maintain.

Material
The bollard is made of stainless steel. The lens is made of clear, polycarbonate plastic. The internal lighting is made of LED chips.

Weight
The weight of the bollard varies depending on the height. The 42" bollard weighs approximately 10 lbs. The 54" bollard weighs approximately 15 lbs. The 66" bollard weighs approximately 20 lbs.

Dimensions
The bollard has a diameter of 6 inches. The height options are 42 inches, 54 inches, and 66 inches.

Finish
The bollard has a stainless steel finish.

Other functions
The bollard is designed to provide ambient lighting for outdoor spaces. It is also designed to be durable and weather-resistant.

Voltage
The bollard is designed to be used with a standard 120V AC power source.

Light distribution diagrams
The bollard is designed to provide a wide, downward-facing light distribution. The diagrams show the beam spread and foot-candle output for different heights and mounting options.

Flindt Bollard

Variant options

Height	Material	Finish	Light Source	Power	Beam Spread	Foot-Candle
42" H	Stainless Steel	Polished	LED 40W	1000lm	120°	1000 fc
42" H	Stainless Steel	Brushed	LED 40W	1000lm	120°	1000 fc
42" H	Aluminum	Polished	LED 40W	1000lm	120°	1000 fc
42" H	Aluminum	Brushed	LED 40W	1000lm	120°	1000 fc
54" H	Stainless Steel	Polished	LED 60W	1500lm	120°	1500 fc
54" H	Stainless Steel	Brushed	LED 60W	1500lm	120°	1500 fc
54" H	Aluminum	Polished	LED 60W	1500lm	120°	1500 fc
54" H	Aluminum	Brushed	LED 60W	1500lm	120°	1500 fc
66" H	Stainless Steel	Polished	LED 80W	2000lm	120°	2000 fc
66" H	Stainless Steel	Brushed	LED 80W	2000lm	120°	2000 fc
66" H	Aluminum	Polished	LED 80W	2000lm	120°	2000 fc
66" H	Aluminum	Brushed	LED 80W	2000lm	120°	2000 fc

Variant options

<input type="checkbox"/> 42" H	<input type="checkbox"/> 54" H	<input type="checkbox"/> 66" H	<input type="checkbox"/> 42" H	<input type="checkbox"/> 54" H	<input type="checkbox"/> 66" H
<input type="checkbox"/> 42" H	<input type="checkbox"/> 54" H	<input type="checkbox"/> 66" H	<input type="checkbox"/> 42" H	<input type="checkbox"/> 54" H	<input type="checkbox"/> 66" H

Specification notes

1. See cut sheet for details.

louis poulsen louis-poulsen.com

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CITY OF SCOTTSDALE EXTERIOR LIGHTING REQUIREMENTS:

- ALL FIXTURES TO BE FULLY SHIELDED, AND POINT IN A DOWNWARD DIRECTION.
- ALL LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS.
- ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE.



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APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW
EXPIRES: 6/30/2027

Drawing Name: LIGHT FIXTURE CUT SHEETS

Revisions
3-1-25 PROGRESS SET
1-17-25 AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number: 2021.004
Drawing No: SP3.2

4 CUT SHEET - TYPE "B" - BOLLARD LIGHT FIXTURE
SCALE: NTS

insight lighting

PROJECT: TYPE: CATALOG #: 1511

SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

insight lighting

PROJECT: TYPE: CATALOG #: 1511

SCOPE MEDIUM SCONCE

PROPERTY	VALUE	PROPERTY	VALUE
FINISH	303 SS POL	FINISH	303 SS POL
OPTICS	250°	OPTICS	250°
CCT	3000K	CCT	3000K
BEAM ANGLE	120°	BEAM ANGLE	120°
POWER	40W	POWER	40W
HEIGHT	42"	HEIGHT	42"

insight lighting

PROJECT: TYPE: CATALOG #: 1511

SCOPE MEDIUM SCONCE

PROPERTY	VALUE	PROPERTY	VALUE
FINISH	303 SS POL	FINISH	303 SS POL
OPTICS	250°	OPTICS	250°
CCT	3000K	CCT	3000K
BEAM ANGLE	120°	BEAM ANGLE	120°
POWER	40W	POWER	40W
HEIGHT	42"	HEIGHT	42"

insight lighting

PROJECT: TYPE: CATALOG #: 1511

SCOPE MEDIUM SCONCE

PROPERTY	VALUE	PROPERTY	VALUE
FINISH	303 SS POL	FINISH	303 SS POL
OPTICS	250°	OPTICS	250°
CCT	3000K	CCT	3000K
BEAM ANGLE	120°	BEAM ANGLE	120°
POWER	40W	POWER	40W
HEIGHT	42"	HEIGHT	42"

STANDARD FINISHES

303 SS POL	303 SS BRUSH	303 SS SATN	303 SS GLOSS
303 SS MATN	303 SS POL	303 SS BRUSH	303 SS SATN

OPTICS

250°	120°	60°	30°
15°	30°	60°	120°

SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

NOTE: FIXTURE IS TO BE INSTALLED WITH DOWN LIGHT ONLY

NOTE: FIXTURE IS TO BE INSTALLED WITH DOWN LIGHT ONLY

NOTE: FIXTURE IS TO BE INSTALLED WITH DOWN LIGHT ONLY

NOTE: FIXTURE IS TO BE INSTALLED WITH DOWN LIGHT ONLY

5 CUT SHEET - TYPE "C" - DECORATIVE SCONCE FIXTURE
SCALE: NTS

insight lighting

PROJECT: TYPE: CATALOG #: 1511

SCOPE MEDIUM SCONCE

303 SS POL	303 SS BRUSH	303 SS SATN	303 SS GLOSS
303 SS MATN	303 SS POL	303 SS BRUSH	303 SS SATN

OPTICS

250°	120°	60°	30°
15°	30°	60°	120°

SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

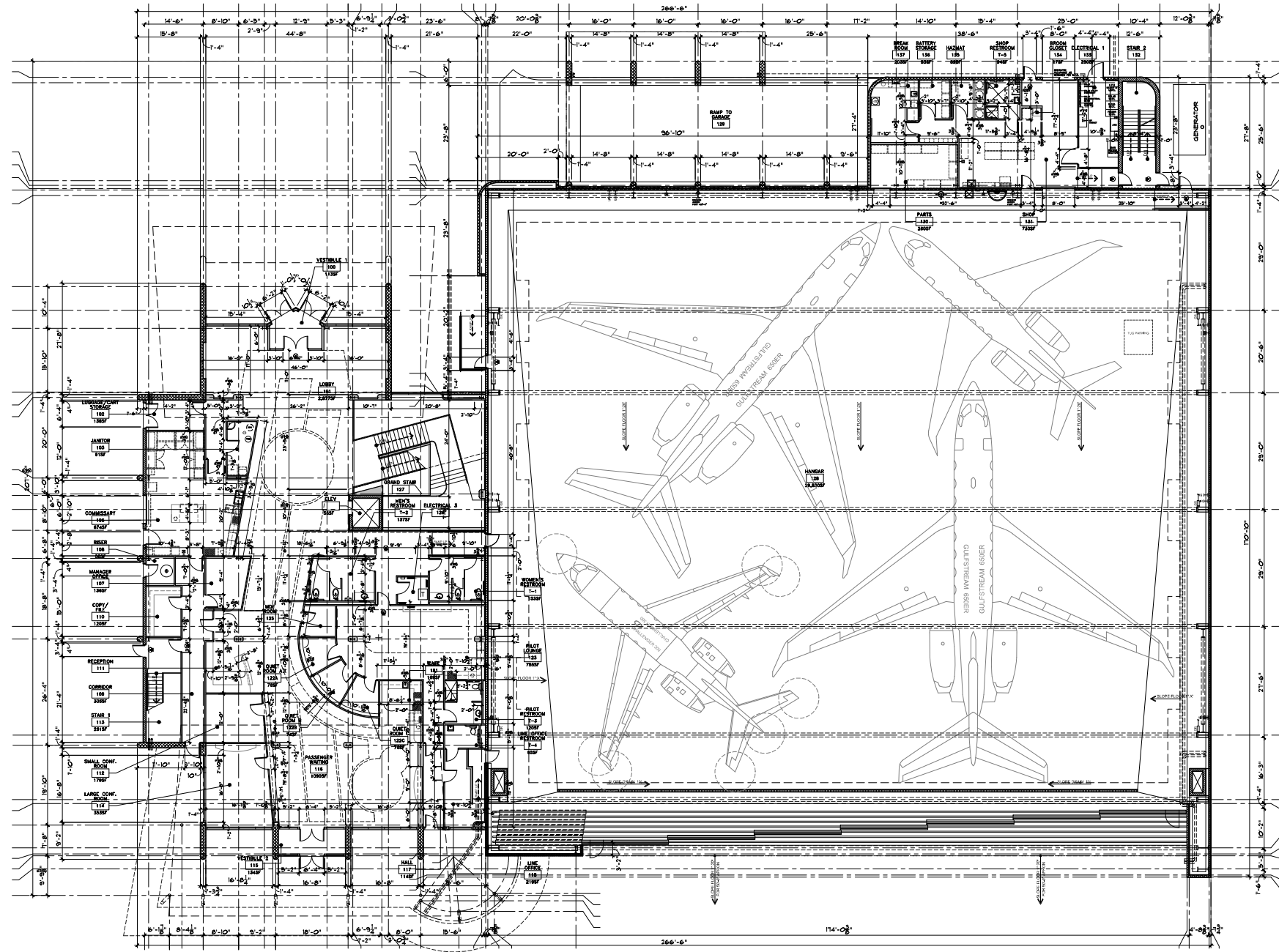
SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

SCOPE MEDIUM SCONCE

PROPERTY	VALUE
FINISH	303 SS POL
OPTICS	250°
CCT	3000K
BEAM ANGLE	120°
POWER	40W
HEIGHT	42"

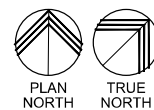
CITY OF SCOTTSDALE APPROVAL BLOCK



OVERALL DIMENSIONED PLAN - FIRST FLOOR

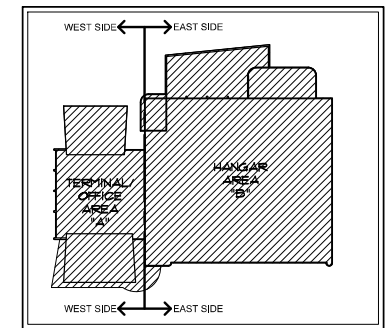
SCALE: 1/16" = 1'-0"

ATTACHMENT #27



x-base-ONE&KTY

GRAPHIC SCALE 1/16" = 1'-0"



KEY PLAN - 1ST FLOOR

SCALE: NO SCALE



APPROVED PER ARTICLE 7 OF
LEASE AGREEMENT 2010-166-COS
4/25/25 RSW
DATE: _____ INITIALS: _____
EXPIRES: 6/30/2025

CITY OF SCOTTSDALE APPROVAL BLOCK

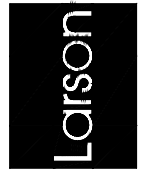
**APPROVAL
CASE REVIEW**

Staff Signature **11-DR-2024**
Case Number

6-5-2025
Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

Larson Associates Architects, Inc.
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design@larson-architects.com



FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260



Drawing Name:
OVERALL DIMENSIONED PLAN - FIRST FLOOR

- Revisions
- 3-1-25 PROGRESS SET
 - 4-25-25 RESUBMITTAL 2 - 3/7/25
 - 4-25-25 AIRPORT COMMENTS 4-17-25

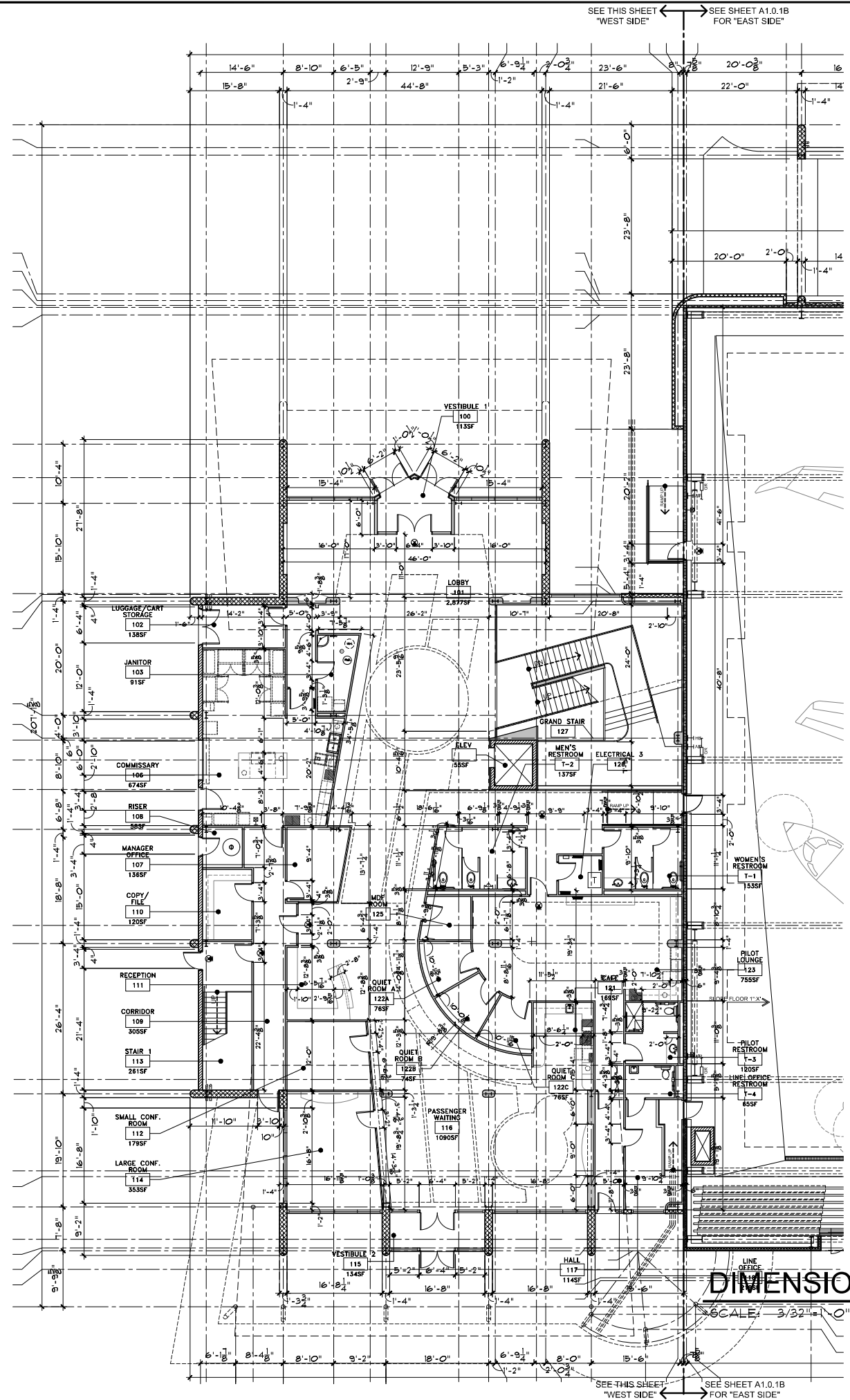
Date: 3/1/25

Project Number: 2021.004

Drawing No:

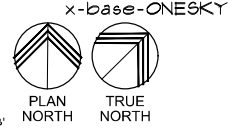
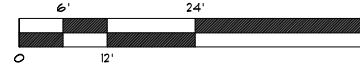
A1.0.1

ATTACHMENT #27



DIMENSIONED FLOOR PLAN - FIRST FLOOR - WEST

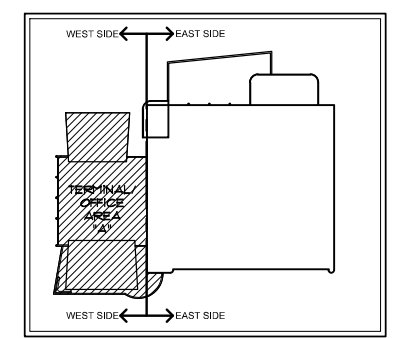
GRAPHIC SCALE: 3/32" = 1'-0"



ALL INTERIOR ROOMS HAVE AN ENLARGED PLAN AND ELEVATED ON A4 SHEETS

SYMBOLS LEGEND: (NOT ALL SYMBOLS MAY BE USED)

- RECEPT:**
101 INDICATES ROOM NAME AND NUMBER (SEE FINISH SCHEDULE ON SHEET A-A6.0)
- DOOR:** INDICATES DOOR NUMBER (SEE DOOR SCHEDULE ON SHEET A-A6.0)
- SECURE:** ADD ELECTRONIC SECURITY - ISSAC TO THIS DOOR - SEE ELECTRICAL PLANS - G.C. TO COORDINATE WITH ARCHITECT, OWNER, HARDWARE VENDOR & SECURITY VENDOR TO ENSURE ACCESS PATHWAY AND TO ASSIGN SUB-CONSULTANT SCOPE
- ◇** INDICATES WINDOW TYPE (SEE WINDOW TYPES ON SHEET A-A6.2)
- ⊙** EXIT LIGHT SIGNAGE - SEE ELECTRICAL DRAWINGS
- ⊠** WALL HUNG 2A-10B-C FIRE EXTINGUISHER MOUNT @ 36" O.C. TO CENTER (FC 906, NFPA 10) SEE DETAIL 65/A-AB.5 - PER ADA EXTINGUISHER SHALL COMPLY WITH ICC/ANSI SECTION 307 - EXTINGUISHER MAY NOT PROTRUDE MORE THAN 4" FROM WALL
- ⊥** EMERGENCY OPERATION SCONCE OVER EXTERIOR EXIT DOORS
- AIR** WALL-MOUNT COMPRESSED AIR CONNECTION - SEE COMPRESSED AIR SHOP DRAWINGS AND MECHANICAL DRAWINGS
- HB** WALL-MOUNT HOSE BIBB - SEE PLUMBING DRAWINGS
- GR** WALL-MOUNT GROUNDING REEL - SEE ELECTRICAL DRAWINGS



KEY PLAN - 1ST FLOOR
SCALE: NO SCALE
PLAN NORTH

WALL LEGEND

- (2) HR RATED** TERMINAL AREA AND SHOP AREA EXTERIOR CMU WALLS, WALL TYPE I - EIFS SYSTEM OVER 1 1/2" RIGID INSULATION (R-15 MIN) - OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER - OVER MEDIUM WEIGHT TUD-WEB SIXX8X16 CMU BLOCKS - SOLID GROUT ALL CELLS BELOW FINISH FLOOR LEVEL AND ALL CELLS CONTAINING REINFORCING PER STRUCTURAL DRAWINGS. FILL ALL OTHER CELLS ABOVE FINISH FLOOR AND BELOW ROOF DECKING SOLID WITH POLYURETHANE FOAMED IN PLACE INSULATION - MIN. R-VALUE OF 9.54. SEE ENLARGED PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
- (2) HR RATED** TERMINAL AREA AND SHOP AREA EXTERIOR METAL STUD WALL CONSTRUCTION, WALL TYPE II: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER WEATHER BARRIER OVER 1/2" EXTERIOR GRADE FIRE RETARDANT TREATED SHEATHING (SEE STRUCTURAL) OVER 6" METAL STUDS @ 16" O.C. WITH R-19 FIBERGLASS BATT INSULATION IN ALL STUD CAVITIES TO ROOF DECK.
- (2) HR RATED** TERMINAL AREA EXTERIOR METAL STUD WALL CONSTRUCTION, WALL TYPE III: EIFS SYSTEM OVER 1 1/2" RIGID INSULATION OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER OVER 1/8" EXTERIOR GRADE FIRE RETARDANT TREATED SHEATHING (SEE STRUCTURAL) OVER 6" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION IN ALL STUD CAVITIES TO ROOF DECK.
- (2) HR RATED** TERMINAL AREA GRANITE BASE WALL TYPE IV: GRANITE PANELS, DIRECT-APPLIED TO CONCRETE FOUNDATION WALL.
- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE V (BY PEMB CONTRACTOR): INSULATED METAL BUILDING PANELS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS. GC TO INSTALL 2" PROTECTIVE LINER PANELS THROUGHOUT HANGAR AS SHOWN ON PLANS AND SECTIONS
- (2) HR RATED** 1/2" X 3/8" X 12'-0" HIGH, 26 GA STEEL WAJNSCOT OVER BY PEMB MANUFACTURER - FINISHED WITH MANUFACTURER'S STANDARD WHITE
- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE VI: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER 6" METAL STUDS @ 16" O.C. CLIPPED TO PEMB STRUCTURE - METAL STUDS Z-CHANNELS AND MCM PANELS BY GC. SUPPORT STRUCTURE AND CLIPS BY PEMB MANUFACTURER
- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE VII: METAL PANELS OVER KARRIER RAIL SYSTEM BY PEMB, OVER INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS.
- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE VIII: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER 6" METAL STUDS PER DETAILS OVER KARRIER RAIL SYSTEM BY PEMB, OVER INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS.
- (2) HR RATED** TYPICAL LOWER LEVEL WALL CONSTRUCTION WALL TYPE IX: SPRAY-APPLIED 'VETROFLUID' OVER 12" CONCRETE RETAINING WALL OVER WATERPROOF MEMBRANE - SEE STRUCTURAL AND SPECIFICATIONS

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

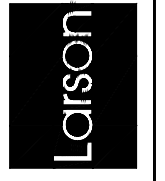
APPROVAL CASE REVIEW

Staff Signature: Case Number: **11-DR-2024**

Date: **6-5-2025**

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

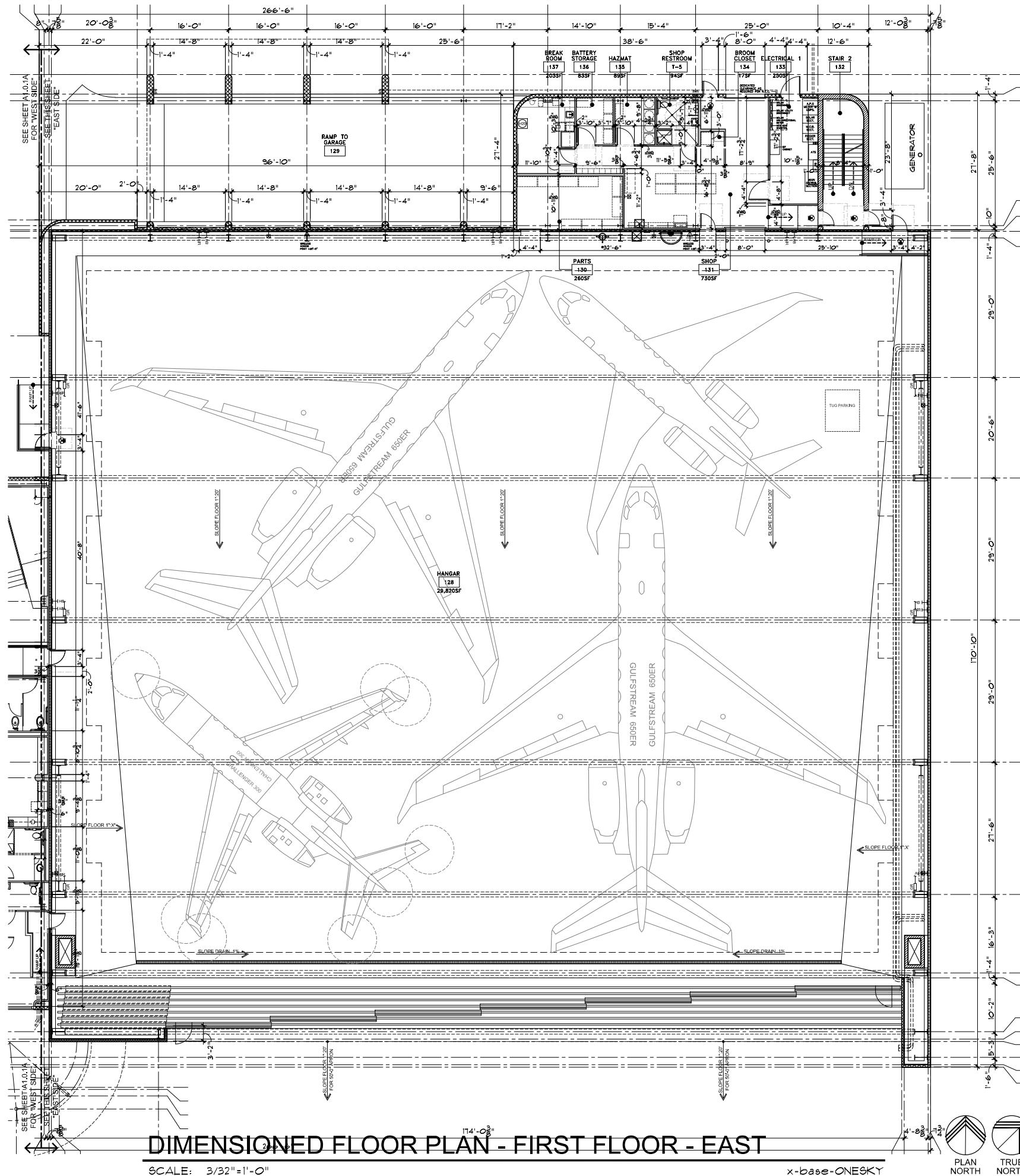
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SCOTTSDALE, AZ 85260



Drawing Name: DIMENSIONED PLAN - FIRST FLOOR - WEST
Revisions:
3-1-25 PROGRESS SET
4-25-25 RESUBMITTAL 2 - 3/7/25
5-25-25 AIRPORT COMMENTS 4-17-25
Date: 3/1/25
Project Number: 2021.004
Drawing No: A10.1A



DIMENSIONED FLOOR PLAN - FIRST FLOOR - EAST

SCALE: 3/32" = 1'-0"

x-base-ONESKY

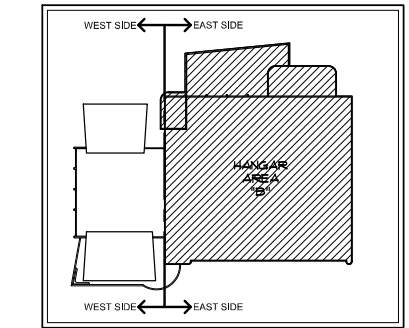
SYMBOLS LEGEND: (NOT ALL SYMBOLS MAY BE USED)

- RECEPT:** INDICATES ROOM NAME AND NUMBER (SEE FINISH SCHEDULE ON SHEET A-A6.0)
- DOOR:** INDICATES DOOR NUMBER (SEE DOOR SCHEDULE ON SHEET A-A6.0)
- SECURE:** ADD ELECTRONIC SECURITY - ISSAC TO THIS DOOR - SEE ELECTRICAL PLANS - G.C. TO COORDINATE WITH ARCHITECT, OWNER, HARDWARE VENDOR & SECURITY VENDOR TO ENSURE ACCESS PATHWAY AND TO ASSIGN SUB-CONSULTANT SCOPE
- WINDOW:** INDICATES WINDOW TYPE (SEE WINDOW TYPES ON SHEET A-A6.2)
- EXIT LIGHT:** EXIT LIGHT SIGNAGE - SEE ELECTRICAL DRAWINGS
- FIRE EXTINGUISHER:** WALL HUNG 2A-10B/C FIRE EXTINGUISHER MOUNT @ 36" O.C. TO CENTER (IFC 906, NFPA 10) SEE DETAIL 05/A-A5.8 - PER ADA EXTINGUISHER SHALL COMPLY WITH ICC/ANSI SECTION 907 - EXTINGUISHER MAY NOT PROTRUDE MORE THAN 4" FROM WALL
- SCENCE:** EMERGENCY OPERATION SCENCE OVER EXTERIOR EXIT DOORS
- AIR:** WALL-MOUNT COMPRESSED AIR CONNECTION - SEE COMPRESSED AIR SHOP DRAWINGS AND MECHANICAL DRAWINGS
- HB:** WALL-MOUNT HOSE BIBBS - SEE PLUMBING DRAWINGS
- GR:** WALL-MOUNT GROUNDING REEL - SEE ELECTRICAL DRAWINGS

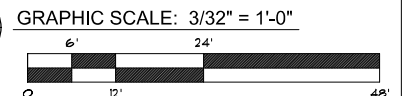
FLOOR PLAN GENERAL NOTES

- A. ALL OPENING DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.
- B. ALL FURNITURE IS SHOWN FOR CLARITY. NO FURNITURE IS IN CONTRACT UNLESS NOTED OTHERWISE.
- C. SEE FINISH LEGEND ON SHEET A6.0 FOR ALL FINISHES.
- D. G.C. TO COORDINATE INSTALLATION OF ALL EQUIPMENT SUPPLIED BY OWNER EQUIPMENT SUPPLIER. PROVIDE IN-WALL BLOCKING, PLUMBING, EXHAUST, AND/OR ELECTRIC AS REQUIRED.
- E. ALL GYP. BD. WALL FINISHES SHALL BE LEVEL 4 FINISH - PATCH AND REPAIR ALL EXISTING ADJACENT TO REMAIN FINISHES AS REQUIRED FOR A SEAMLESS APPEARANCE BETWEEN NEW AND EXISTING WALLS.

ALL INTERIOR ROOMS HAVE AN ENLARGED PLAN AND ELEVATED ON A4 SHEETS



KEY PLAN - 1ST FLOOR
SCALE: NO SCALE
PLAN NORTH



WALL LEGEND

- (2) HR RATED** TERMINAL AREA AND SHOP AREA EXTERIOR CMU WALLS, WALL TYPE I - EIFS SYSTEM OVER 1 1/2" RIGID INSULATION (R-15 MIN) - OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER - OVER MEDIUM WEIGHT TUG-WEBS 6X6X16 CMU BLOCKS - SOLID GROUT ALL CELLS BELOW FINISH FLOOR LEVEL AND ALL CELLS CONTAINING REINFORCING PER STRUCTURAL DRAWINGS. FILL ALL OTHER CELLS ABOVE FINISH FLOOR AND BELOW ROOF DECKING SOLID WITH POLYURETHANE FOAMED IN PLACE INSULATION - MIN. R-VALUE OF 9.54. SEE ENLARGED PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
- (2) HR RATED** TERMINAL AREA EXTERIOR METAL STUD WALL CONSTRUCTION, WALL TYPE III: EIFS SYSTEM OVER 1 1/2" RIGID INSULATION OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER OVER 1/8" EXTERIOR GRADE FIRE RETARDANT TREATED SHEATHING (SEE STRUCTURAL) OVER 6" METAL STUDS @ 16" O.C. WITH R-19 FIBERGLASS BATT INSULATION IN ALL STUD CAVITIES TO ROOF DECK.
- (2) HR RATED** TERMINAL AREA EXTERIOR METAL STUD WALL CONSTRUCTION, WALL TYPE III: EIFS SYSTEM OVER 1 1/2" RIGID INSULATION OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER OVER 1/8" EXTERIOR GRADE FIRE RETARDANT TREATED SHEATHING (SEE STRUCTURAL) OVER 6" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION IN ALL STUD CAVITIES TO ROOF DECK.
- (2) HR RATED** TERMINAL AREA GRANITE BASE WALL TYPE IV: GRANITE PANELS, DIRECT-APPLIED TO CONCRETE FOUNDATION WALL.
- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE V (BY PEMB CONTRACTOR): INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS. GC TO INSTALL 2" PROTECTIVE LINER PANELS THROUGHOUT HANGAR AS SHOWN ON PLANS AND SECTIONS
- (2) HR RATED** 1/2" X 3/8" X 12'-0" HIGH, 26 GA STEEL WAJNSCOT OVER BY PEMB MANUFACTURER - FINISHED WITH MANUFACTURER'S STANDARD WHITE
- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE VI: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER 6" METAL STUDS @ 16" O.C. CLIPPED TO PEMB STRUCTURE - METAL STUDS Z-CHANNELS AND MCM PANELS BY GC. SUPPORT STRUCTURE AND CLIPS BY PEMB MANUFACTURER
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- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE VIII: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER 6" METAL STUDS PER DETAILS OVER KARRIER RAIL SYSTEM BY PEMB, OVER INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS.
- (2) HR RATED** TYPICAL LOWER LEVEL WALL CONSTRUCTION WALL TYPE IX: SPRAY-APPLIED 'VETROFLUID' OVER 12" CONCRETE RETAINING WALL OVER WATERPROOF MEMBRANE - SEE STRUCTURAL AND SPECIFICATIONS

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DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

11-DR-2024

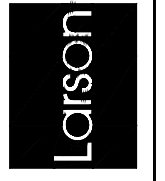
6-5-2025

Date

Staff Signature Case Number

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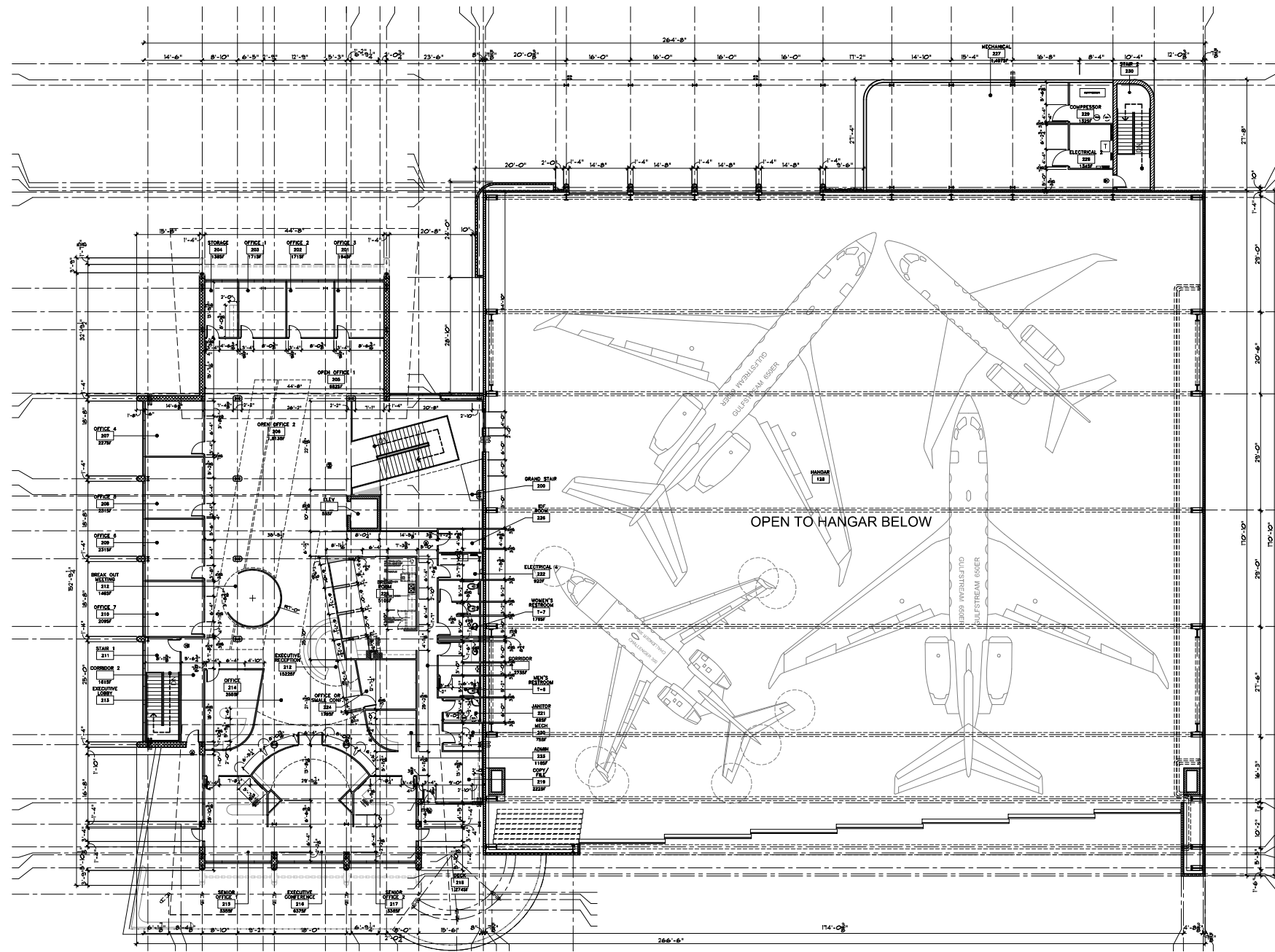
FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260



Drawing Name:
DIMENSIONED PLAN - FIRST FLOOR - EAST

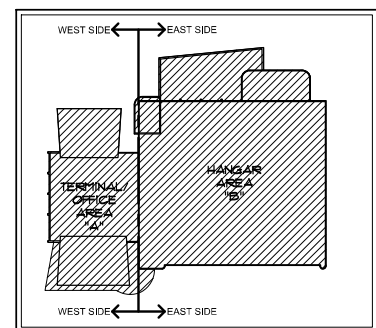
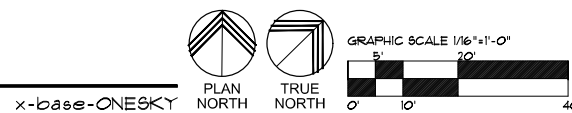
Revisions
3-1-25 PROPOSED SET
AIRPORT COMMENTS 2 - 3/7/25

Date: 3/1/25
Project Number: 2021.004
Drawing No: A1.0.1B



OVERALL DIMENSIONED PLAN - SECOND FLOOR

SCALE: 1/16"=1'-0"



KEY PLAN - 2ND FLOOR
SCALE: NO SCALE
PLAN NORTH

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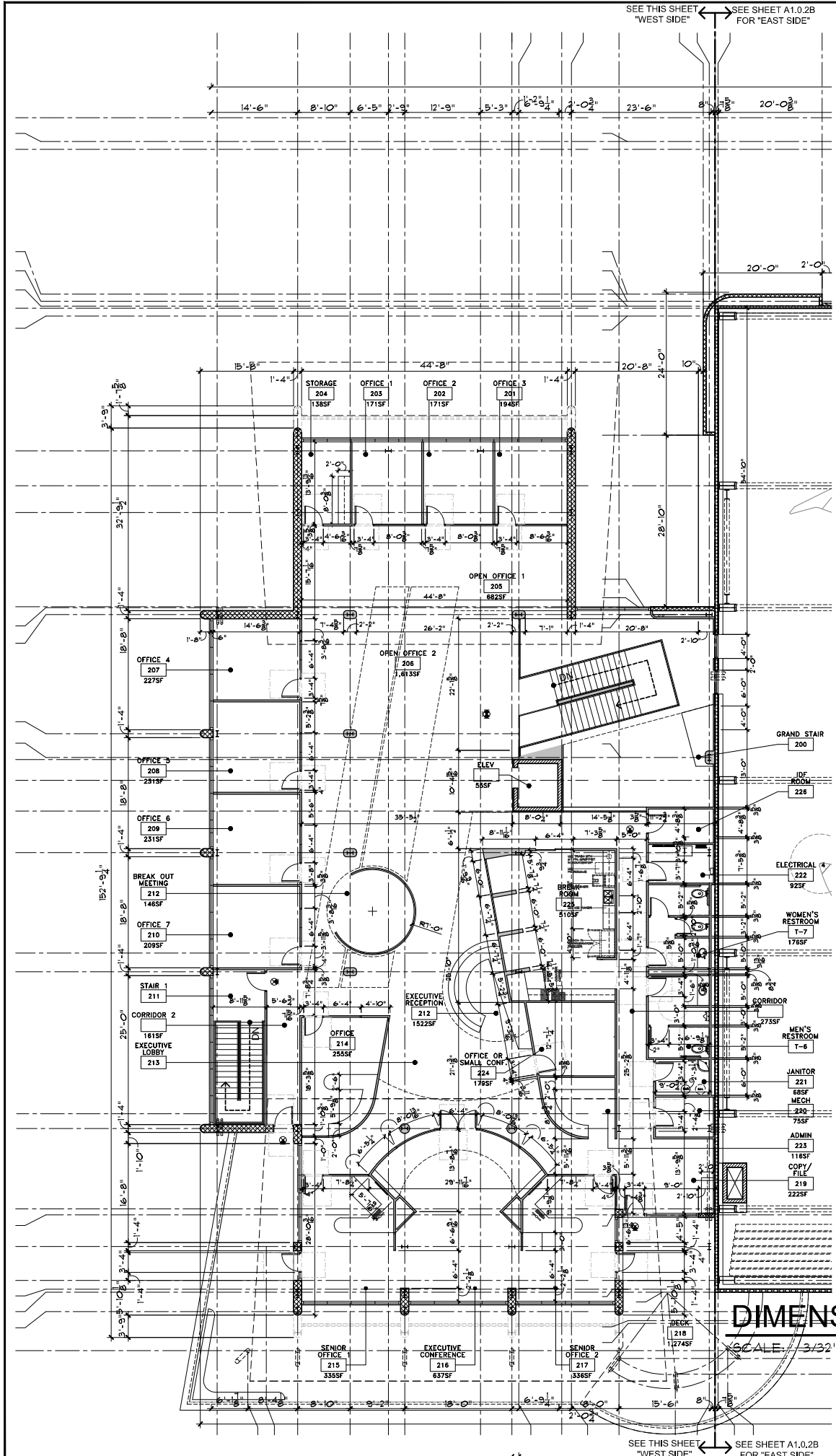
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Drawing Name:
OVERALL DIMENSIONED
PLAN - SECOND FLOOR

Revisions
3-1-25 PROGRESS SET
DBS RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number:
2021.004
Drawing No:
A10.2



DIMENSIONED FLOOR PLAN - SECOND FLOOR - WEST

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE: 3/32" = 1'-0"

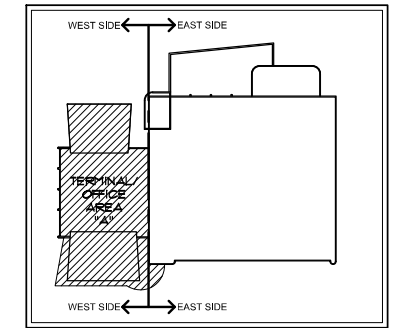


SYMBOLS LEGEND: (NOT ALL SYMBOLS MAY BE USED)

- RECEPT:** 101 INDICATES ROOM NAME AND NUMBER (SEE FINISH SCHEDULE ON SHEET A-A6.0)
- DOOR:** INDICATES DOOR NUMBER (SEE DOOR SCHEDULE ON SHEET A-A6.0)
- SECURE:** ADD ELECTRONIC SECURITY - ISSAC TO THIS DOOR - SEE ELECTRICAL PLANS - G.C. TO COORDINATE WITH ARCHITECT, OWNER, HARDWARE VENDOR & SECURITY VENDOR TO ENSURE ACCESS PATHWAY AND TO ASSIGN SUB-CONSULTANT SCOPE
- X:** INDICATES WINDOW TYPE (SEE WINDOW TYPES ON SHEET A-A6.2)
- EXIT LIGHT SIGNAGE:** SEE ELECTRICAL DRAWINGS
- WALL HUNG 2A-10B:C FIRE EXTINGUISHER:** MOUNT @ 36" O.C. TO CENTER (IFC 906, NFPA 10) SEE DETAIL 05/A-A5.8 - PER ADA EXTINGUISHER SHALL COMPLY WITH ICC/ANSI SECTION 507 - EXTINGUISHER MAY NOT PROTRUDE MORE THAN 4" FROM WALL
- EMERGENCY OPERATION SCONCE OVER EXTERIOR EXIT DOORS**
- AIR:** WALL-MOUNT COMPRESSED AIR CONNECTION - SEE COMPRESSED AIR SHOP DRAWINGS AND MECHANICAL DRAWINGS
- HB:** WALL-MOUNT HOSE BIBBS - SEE PLUMBING DRAWINGS
- GR:** WALL-MOUNT GROUNDING REEL - SEE ELECTRICAL DRAWINGS

WALL LEGEND

- (2) HR RATED** TERMINAL AREA AND SHOP AREA EXTERIOR CMU WALLS, WALL TYPE I - EIFS SYSTEM OVER 1/2" RIGID INSULATION (R-15 MIN) - OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER - OVER MEDIUM WEIGHT TUD-WEB SIXX6X16 CMU BLOCKS - SOLID GROUT ALL CELLS BELOW FINISH FLOOR LEVEL AND ALL CELLS CONTAINING REINFORCING PER STRUCTURAL DRAWINGS. FILL ALL OTHER CELLS ABOVE FINISH FLOOR AND BELOW ROOF DECKING SOLID WITH POLYURETHANE FOAMED IN PLACE INSULATION - MIN. R-VALUE OF 9.54. SEE ENLARGED PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
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KEY PLAN - 1ST FLOOR
SCALE: NO SCALE
PLAN NORTH

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EXPIRES: 6/30/2027

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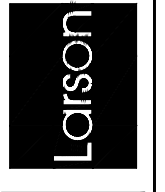
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Case Number: **11-DR-2024**

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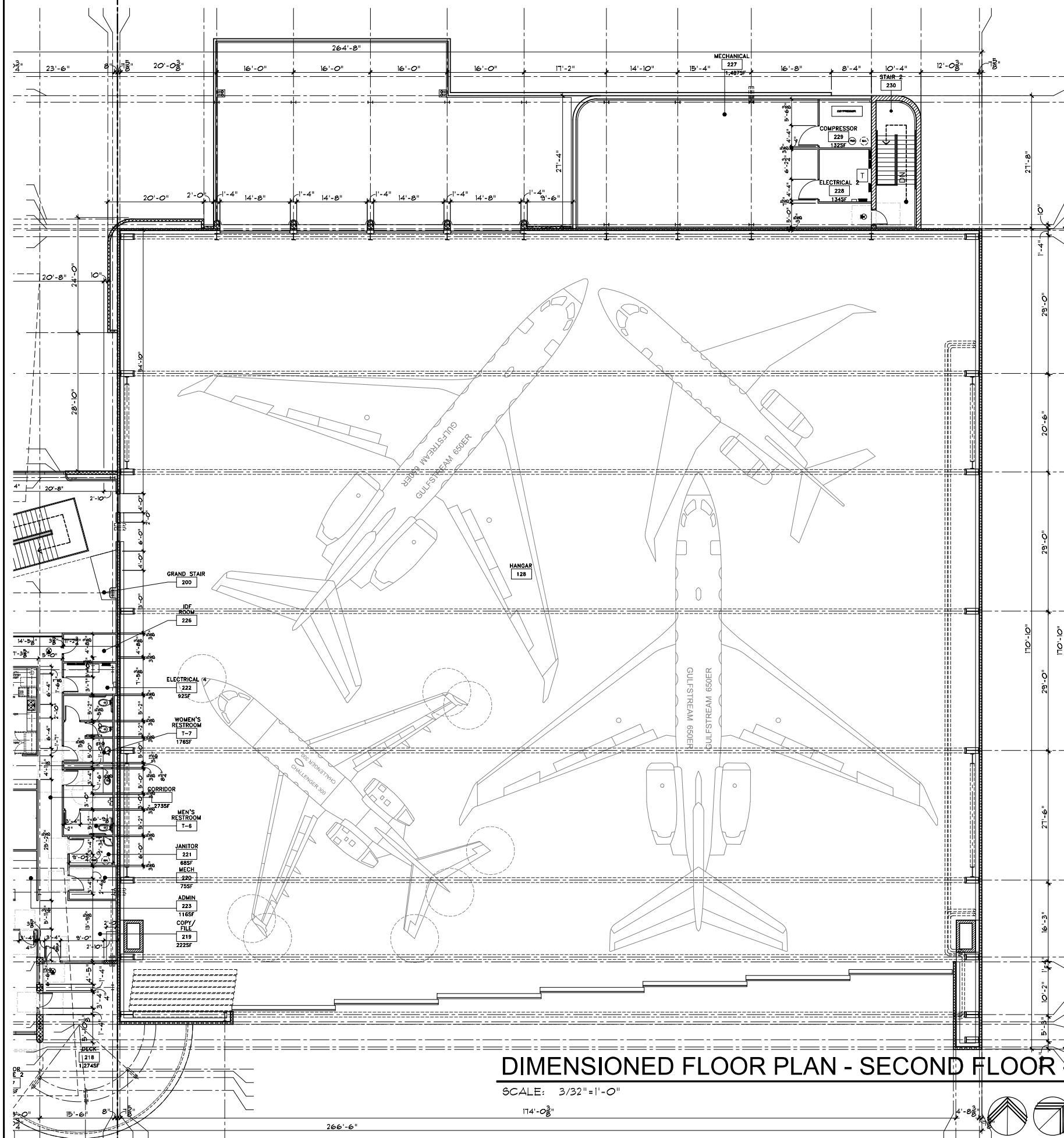


Drawing Name: DIMENSIONED PLAN - SECOND FLOOR - WEST

Revisions:
3-1-25 PROPOSED SET
1-25 RESUBMITTAL 2 - 3/7/25
2-25 AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number: 2021.004
Drawing No: A10.2A

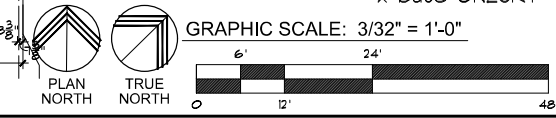
SEE SHEET A1.0.2A FOR WEST SIDE
SEE THIS SHEET FOR EAST SIDE



DIMENSIONED FLOOR PLAN - SECOND FLOOR - EAST

SCALE: 3/32" = 1'-0"

x-base-ONESKY



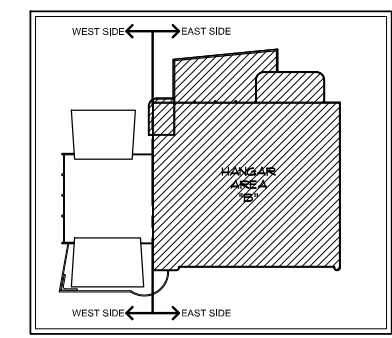
WALL LEGEND

- (2) HR RATED
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1/2" X 3/8" X 12'-0" HIGH, 26 GA STEEL WAINSCOT OVER BY PEMB MANUFACTURER - FINISHED WITH MANUFACTURER'S STANDARD WHITE
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ALL INTERIOR ROOMS HAVE AN ENLARGED PLAN AND ELEVATED ON A4 SHEETS

SYMBOLS LEGEND:

- (NOT ALL SYMBOLS MAY BE USED)
- RECEPT:
101 INDICATES ROOM NAME AND NUMBER (SEE FINISH SCHEDULE ON SHEET A-A6.0)
- DOOR:
INDICATES DOOR NUMBER (SEE DOOR SCHEDULE ON SHEET A-A6.0)
- SECURE:
ADD ELECTRONIC SECURITY - ISSAC TO THIS DOOR - SEE ELECTRICAL PLANS - G.C. TO COORDINATE WITH ARCHITECT, OWNER, HARDWARE VENDOR & SECURITY VENDOR TO ENSURE ACCESS PATHWAY AND TO ASSIGN SUB-CONSULTANT SCOPE
- INDICATES WINDOW TYPE (SEE WINDOW TYPES ON SHEET A-A6.2)
- EXIT LIGHT SIGNAGE - SEE ELECTRICAL DRAWINGS
- WALL HUNG 2A-10B-C FIRE EXTINGUISHER MOUNT # 36" O.C. TO CENTER (IFC 906, NFPA 10) SEE DETAIL 65/A-A5.B - PER ADA EXTINGUISHER SHALL COMPLY WITH ICC/ANSI SECTION 307 - EXTINGUISHER MAY NOT PROTRUDE MORE THAN 4" FROM WALL
- EMERGENCY OPERATION SCONCE OVER EXTERIOR EXIT DOORS
- AIR: WALL-MOUNT COMPRESSED AIR CONNECTION - SEE COMPRESSED AIR SHOP DRAWINGS AND MECHANICAL DRAWINGS
- HB: WALL-MOUNT HOSE BIBB - SEE PLUMBING DRAWINGS
- GR: WALL-MOUNT GROUNDING REEL - SEE ELECTRICAL DRAWINGS



KEY PLAN - 2ND FLOOR

SCALE: NO SCALE



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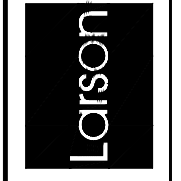
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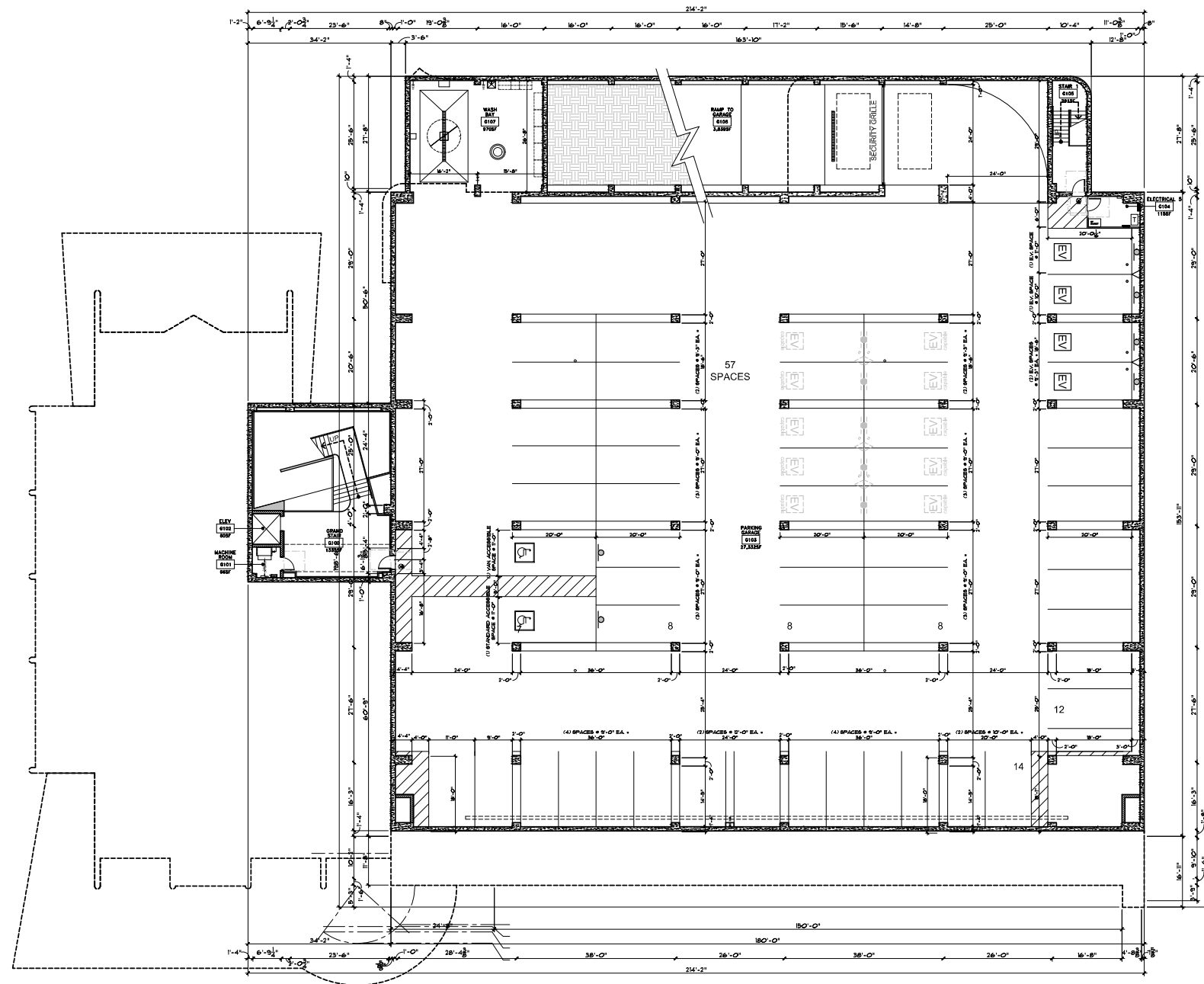
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Drawing Name:
DIMENSIONED PLAN - SECOND FLOOR - EAST

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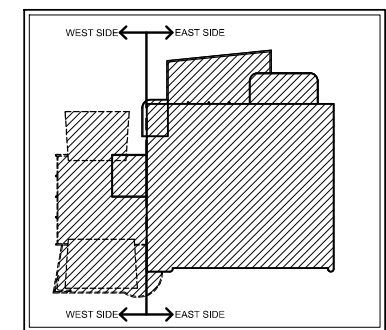
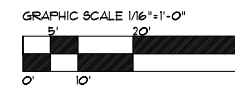
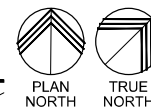
Date: 3/1/25
Project Number: 2021.004
Drawing No: A1.0.2B



OVERALL DIMENSIONED PLAN - LOWER LEVEL

SCALE: 1/16"=1'-0"

x-base-ONESKY



KEY PLAN - GARAGE
SCALE: NO SCALE



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Staff Signature

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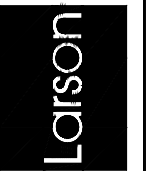
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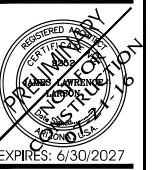
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FLEXJET PAX TERMINAL/OFFICE/HANGAR
 SCOTTSDALE AIRPORT
 15115 N. AIRPORT DR.
 SCOTTSDALE, AZ 85260



Drawing Name:
OVERALL DIMENSIONED
PLAN - LOWER LEVEL

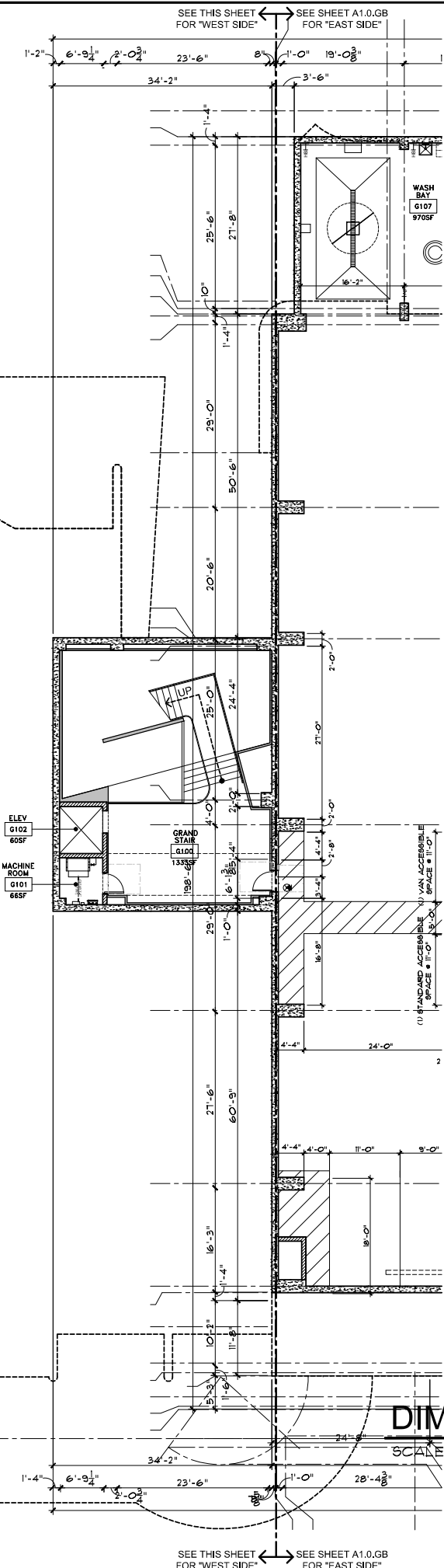
Revisions
3-1-25 PROGRESS SET
DRS RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25

Project Number:
2021.004

Drawing No:

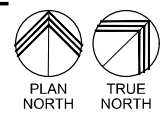
A10.G



DIMENSIONED FLOOR PLAN - LOWER LEVEL - WEST

SCALE: 3/32" = 1'-0"

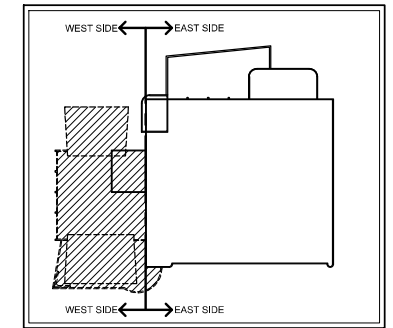
GRAPHIC SCALE: 3/32" = 1'-0"



ALL INTERIOR ROOMS HAVE AN ENLARGED PLAN AND ELEVATED ON A4 SHEETS

SYMBOLS LEGEND:

- (NOT ALL SYMBOLS MAY BE USED)
- RECEPT:**
101 INDICATES ROOM NAME AND NUMBER (SEE FINISH SCHEDULE ON SHEET A-A6.0)
 - DOOR:** INDICATES DOOR NUMBER (SEE DOOR SCHEDULE ON SHEET A-A6.0)
 - SECURE:** ADD ELECTRONIC SECURITY - ISSAC TO THIS DOOR - SEE ELECTRICAL PLANS - G.C. TO COORDINATE WITH ARCHITECT, OWNER, HARDWARE VENDOR & SECURITY VENDOR TO ENSURE ACCESS PATHWAY AND TO ASSIGN SUB-CONSULTANT SCOPE
 - ◇:** INDICATES WINDOW TYPE (SEE WINDOW TYPES ON SHEET A-A6.2)
 - ⊙:** EXIT LIGHT SIGNAGE - SEE ELECTRICAL DRAWINGS
 - ⊠:** WALL HUNG 2A-10B-C FIRE EXTINGUISHER MOUNT @ 36" O.C. TO CENTER (IFC 906, NFPA 10) SEE DETAIL 65/A-AB.8 - PER ADA EXTINGUISHER SHALL COMPLY WITH ICC/ANSI SECTION 307 - EXTINGUISHER MAY NOT PROTRUDE MORE THAN 4" FROM WALL
 - ⊞:** EMERGENCY OPERATION SCONCE OVER EXTERIOR EXIT DOORS
 - AIR:** WALL-MOUNT COMPRESSED AIR CONNECTION - SEE COMPRESSED AIR SHOP DRAWINGS AND MECHANICAL DRAWINGS
 - HB:** WALL-MOUNT HOSE BIBB - SEE PLUMBING DRAWINGS
 - GR:** WALL-MOUNT GROUNDING REEL - SEE ELECTRICAL DRAWINGS



KEY PLAN - GARAGE
SCALE: NO SCALE

WALL LEGEND

- (2) HR RATED** (Symbol 1): TERMINAL AREA AND SHOP AREA EXTERIOR CMU WALLS, WALL TYPE I - EIFS SYSTEM OVER 1/2" RIGID INSULATION (R-15 MIN) - OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER - OVER MEDIUM WEIGHT TUD-WEBS SIXX6X16 CMU BLOCKS - SOLID GROUT ALL CELLS BELOW FINISH FLOOR LEVEL AND ALL CELLS CONTAINING REINFORCING PER STRUCTURAL DRAWINGS. FILL ALL OTHER CELLS ABOVE FINISH FLOOR AND BELOW ROOF DECKING SOLID WITH POLYURETHANE FOAMED IN PLACE INSULATION - MIN. R-VALUE OF 9.54. SEE ENLARGED PLANS, SECTIONS, AND STRUCTURAL DRAWINGS.
- (2) HR RATED** (Symbol 2): TERMINAL AREA AND SHOP AREA EXTERIOR METAL STUD WALL CONSTRUCTION, WALL TYPE II: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER WEATHER BARRIER OVER 1/2" EXTERIOR GRADE FIRE RETARDANT TREATED SHEATHING (SEE STRUCTURAL) OVER 6" METAL STUDS @ 16" O.C. WITH R-19 FIBERGLASS BATT INSULATION IN ALL STUD CAVITIES TO ROOF DECK.
- (2) HR RATED** (Symbol 3): TERMINAL AREA EXTERIOR METAL STUD WALL CONSTRUCTION, WALL TYPE III: EIFS SYSTEM OVER 1/2" RIGID INSULATION OVER EIFS MANUFACTURER RECOMMENDED WEATHER BARRIER OVER 1/16" EXTERIOR GRADE FIRE RETARDANT TREATED SHEATHING (SEE STRUCTURAL) OVER 6" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION IN ALL STUD CAVITIES TO ROOF DECK.
- (4)** (Symbol 4): TERMINAL AREA GRANITE BASE WALL TYPE IV: GRANITE PANELS, DIRECT-APPLIED TO CONCRETE FOUNDATION WALL.
- (2) HR RATED** (Symbol 5): HANGAR WALL CONSTRUCTION, WALL TYPE V (BY PEMB CONTRACTOR): INSULATED METAL BUILDING WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS. GC TO INSTALL 2" PROTECTIVE LINER PANELS THROUGHOUT HANGAR AS SHOWN ON PLANS AND SECTIONS
- (2) HR RATED** (Symbol 6): 1/2" X 3/8" X 12'-0" HIGH, 26 GA STEEL WAINGSCOT OVER BY PEMB MANUFACTURER - FINISHED WITH MANUFACTURER'S STANDARD 'WHITE'
- (2) HR RATED** (Symbol 7): HANGAR WALL CONSTRUCTION, WALL TYPE VI: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER 6" METAL STUDS @ 16" O.C. CLIPPED TO PEMB STRUCTURE - METAL STUDS, Z-CHANNELS AND MCM PANELS BY GC. SUPPORT STRUCTURE AND CLIPS BY PEMB MANUFACTURER.
- (2) HR RATED** (Symbol 8): HANGAR WALL CONSTRUCTION, WALL TYPE VII: METAL PANELS OVER KARRIER RAIL SYSTEM BY PEMB, OVER INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS.
- (2) HR RATED** (Symbol 9): HANGAR WALL CONSTRUCTION, WALL TYPE VIII: MCM WALL PANELS OVER STEEL Z-CHANNELS @ 24" O.C. OVER 6" METAL STUDS PER DETAILS OVER KARRIER RAIL SYSTEM BY PEMB, OVER INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS.
- (2) HR RATED** (Symbol 10): TYPICAL LOWER LEVEL WALL CONSTRUCTION WALL TYPE IX: SPRAY-APPLIED 'VETROFLUID' OVER 12" CONCRETE RETAINING WALL OVER WATERPROOF MEMBRANE - SEE STRUCTURAL AND SPECIFICATIONS

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

11-DR-2024

Date: 6-5-2025

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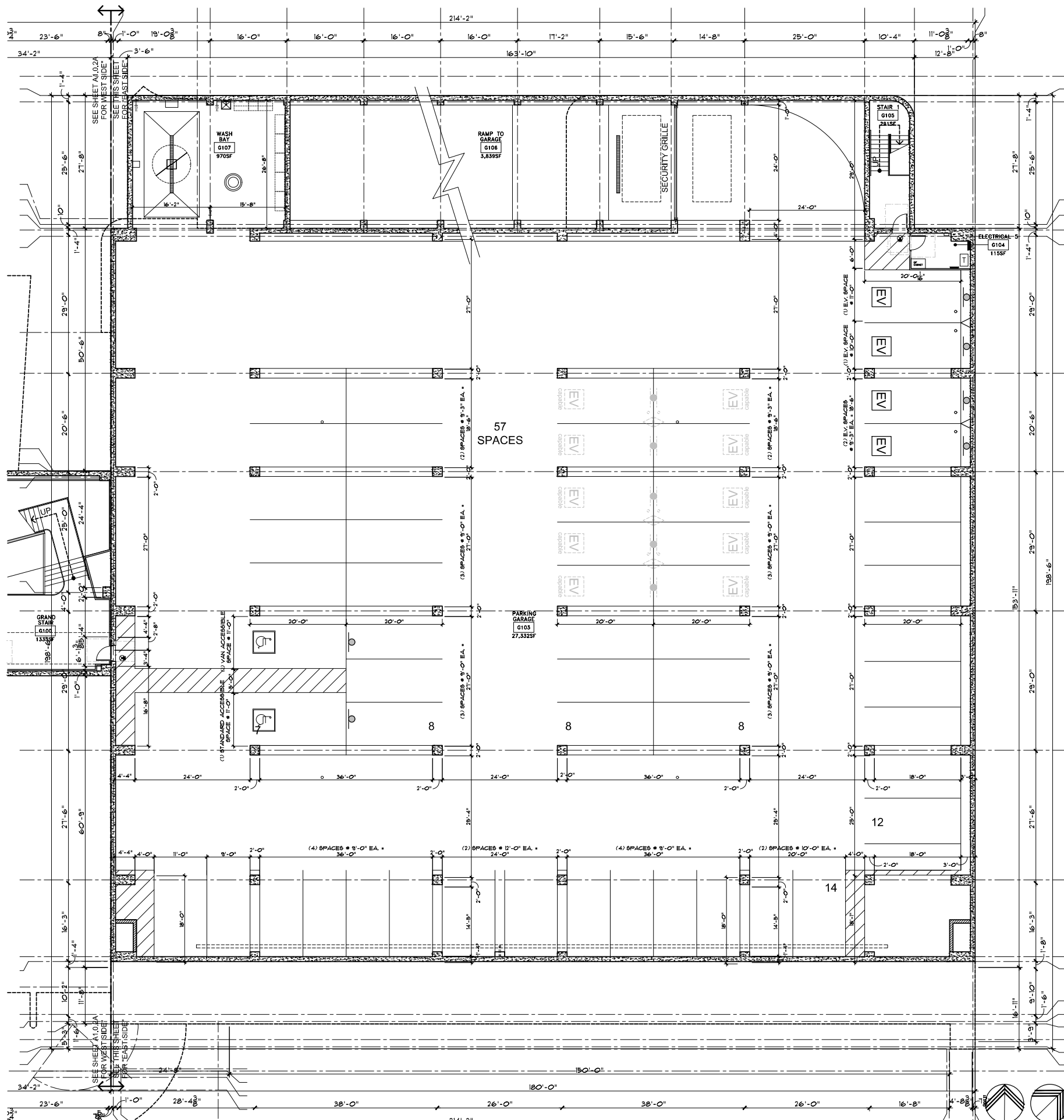
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Drawing Name: DIMENSIONED PLAN - LOWER LEVEL - WEST

Revisions:
3-1-25 PROPOSED SET
AIRPORT RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 3/1/25
Project Number: 2021.004
Drawing No: A1.0.GA



DIMENSIONED FLOOR PLAN - LOWER LEVEL - EAST

SCALE: 3/32" = 1'-0"

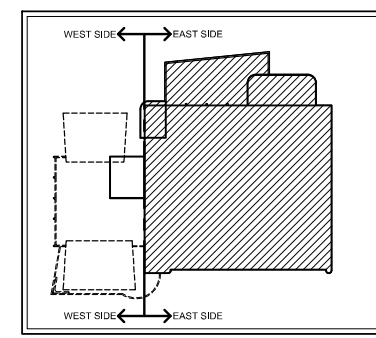
FLOOR PLAN GENERAL NOTES

- A. ALL OPENING DIMENSIONS ARE ROUGH OPENINGS UNLESS NOTED OTHERWISE.
- B. ALL FURNITURE IS SHOWN FOR CLARITY. NO FURNITURE IS IN CONTRACT UNLESS NOTED OTHERWISE.
- C. SEE FINISH LEGEND ON SHEET A6.0 FOR ALL FINISHES.
- D. G.C. TO COORDINATE INSTALLATION OF ALL EQUIPMENT SUPPLIED BY OWNER EQUIPMENT SUPPLIER. PROVIDE IN-WALL BLOCKING, PLUMBING, EXHAUST, AND/OR ELECTRIC AS REQUIRED.
- E. ALL GYP. BD. WALL FINISHES SHALL BE LEVEL 4 FINISH - PATCH AND REPAIR ALL EXISTING ADJACENT TO REMAIN FINISHES AS REQUIRED FOR A SEAMLESS APPEARANCE BETWEEN NEW AND EXISTING WALLS.

ALL INTERIOR ROOMS HAVE AN ENLARGED PLAN AND ELEVATED ON A4 SHEETS

SYMBOLS LEGEND:

- RECEPT**
101 INDICATES ROOM NAME AND NUMBER (SEE FINISH SCHEDULE ON SHEET A-A6.0)
- DOOR** INDICATES DOOR NUMBER (SEE DOOR SCHEDULE ON SHEET A-A6.0)
- SECURE** ADD ELECTRONIC SECURITY - ISSAC TO THIS DOOR - SEE ELECTRICAL PLANS - G.C. TO COORDINATE WITH ARCHITECT, OWNER, HARDWARE VENDOR & SECURITY VENDOR TO ENSURE ACCESS PATHWAY AND TO ASSIGN SUB-CONSULTANT SCOPE
- X** INDICATES WINDOW TYPE (SEE WINDOW TYPES ON SHEET A-A6.2)
- EXIT LIGHT SIGNAGE** - SEE ELECTRICAL DRAWINGS
- WALL HUNG 2A-10B/C FIRE EXTINGUISHER MOUNT # 36" O.C. TO CENTER (IFC 906, NFPA 10) SEE DETAIL 69/A-45.8 - PER ADA EXTINGUISHER SHALL COMPLY WITH ICC/ANSI SECTION 301 - EXTINGUISHER MAY NOT PROTRUDE MORE THAN 4" FROM WALL**
- EMERGENCY OPERATION SCIENCE OVER EXTERIOR EXIT DOORS**
- AIR** WALL-MOUNT COMPRESSED AIR CONNECTION - SEE COMPRESSED AIR SHOP DRAWINGS AND MECHANICAL DRAWINGS
- HB** WALL-MOUNT HOSE BIBBS - SEE PLUMBING DRAWINGS
- GR** WALL-MOUNT GROUNDING REEL - SEE ELECTRICAL DRAWINGS



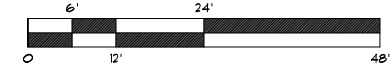
KEY PLAN - GARAGE

SCALE: NO SCALE

WALL LEGEND

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- (2) HR RATED** HANGAR WALL CONSTRUCTION, WALL TYPE VIII: MCM WALL PANELS OVER STEEL Z-CHANNELS # 24" O.C. OVER 6" METAL STUDS PER DETAILS OVER KARRIER RAIL SYSTEM BY PEMB, OVER INSULATED METAL BUILDING PANELS, THICKNESS AS REQUIRED FOR FIRE-RATED WALLS PER PLAN, OVER VERTICAL STEEL HAT CHANNELS OVER HORIZONTAL STEEL GIRTS BY PEMB MANUFACTURER - SEE PEMB DRAWINGS.
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GRAPHIC SCALE: 3/32" = 1'-0"



CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

Date: **6-5-2025**

Case Number: **11-DR-2024**

Date: **3/1/25**

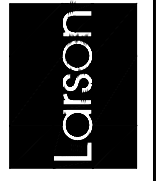
Project Number: **2021.004**

Drawing No: **A1.OGB**

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: 4/25/25 INITIALS: RSW

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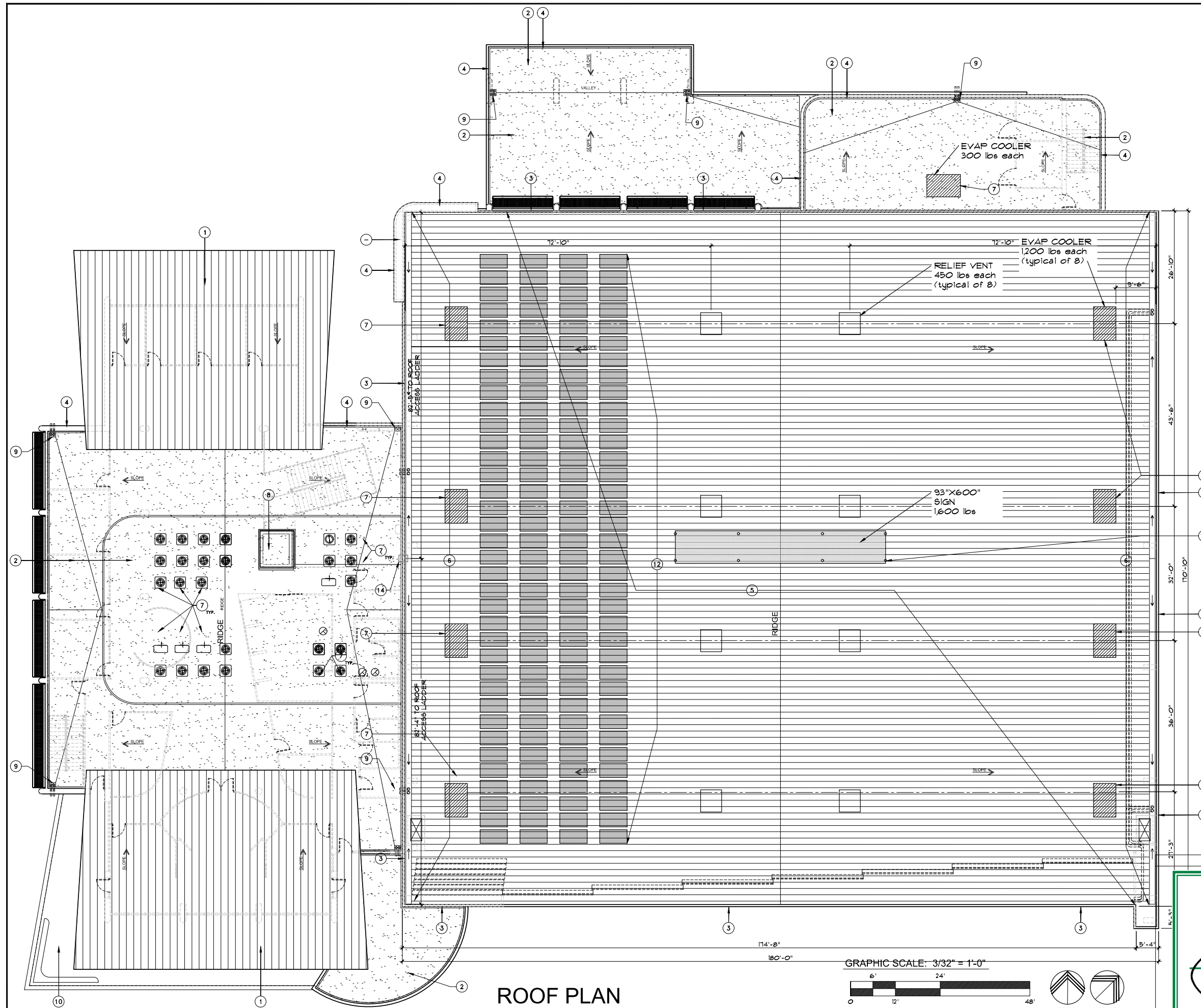
Drawing Name: DIMENSIONED PLAN - LOWER LEVEL - EAST

Revisions:
3-1-25 PROPOSED SET
AIRPORT COMMENTS 4-17-25

Date: 3/1/25

Project Number: 2021.004

Drawing No: A1.OGB

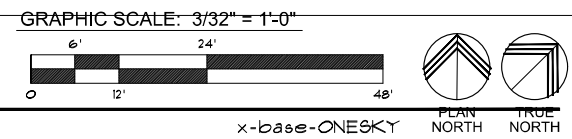


ROOF PLAN KEYED NOTES

- 1 PRE-FINISHED STANDING SEAM METAL ROOF - SLOPE 1 ROOF TYPE I: STANDING SEAM METAL PANEL ROOF OVER 1/2" COVER BOARD OVER 8" RIGID POLYISO INSULATION OVER VAPOR BARRIER OVER UNDERLAYMENT PER MANUFACTURER RECOMMENDATION OVER 1 1/2" STEEL DECKING OVER STEEL FRAMING PER STRUCTURAL
- 2 ROOF TYPE II: SINGLE PLY PVC ROOFING OVER 1/4" COVER BOARD OVER 5" MIN. TAPERED RIGID INSULATION (MIN. CONTINUOUS R VALUE OF 25) OVER VAPOR BARRIER OVER UNDERLAYMENT PER MANUFACTURER RECOMMENDATION OVER 1 1/2" STEEL DECKING OVER STEEL FRAMING PER STRUCTURAL TAPER INSULATION AS REQUIRED FOR POSITIVE ROOF DRAINAGE - MIN 1/4" PER FOOT SLOPE - PROVIDE WALK-PADS PER MANUFACTURER'S RECOMMENDATIONS FOR ROOFTOP ACCESS AS REQUIRED
- 3 PARAPET CAP BY PEMB MANUFACTURER - FINISH PER EXTERIOR ELEVATIONS
- 4 PRE-FINISHED G&M PARAPET CAP - FINISH PER EXTERIOR ELEVATIONS
- 5 ROOF TYPE III: PRE-ENGINEERED METAL ROOFING OVER PRE-ENGINEERED STEEL FRAMING, BY PEMB MANUFACTURER - SLOPE 3/4" PER FOOT MIN. - PARAPET CLOSURE ATTACHMENTS AND FLASHING PER METAL BUILDING SHOP DRAWINGS - INSTALL CRICKETING AS REQUIRED - COORD. W/MANUFACTURER - SEE PEMB DRAWINGS
- 6 METAL BUILDING GUTTER SYSTEM WITH ROOF AND OVERFLOW DRAINS - LIP OF OVERFLOW DRAIN TO BE MIN 2" ABV MAIN ROOF DRAIN
- 7 ROOFTOP MECHANICAL UNITS INSTALLED PER MANUFACTURER STANDARDS - SEE MECHANICAL DRAWINGS - PEMB MANUFACTURER TO PROVIDE CURBS AND CRICKETING FOR UNITS AS REQUIRED
- 8 ELEVATOR SHAFT
- 9 ROOF DRAIN AND OVERFLOW WITH DOWNSPOUT THROUGH WALL
- 10 DECK BELOW
- 11 EXIT STAIR BELOW
- 12 ROOF-MOUNTED PHOTOVOLTAIC SOLAR PANELS AS REQUIRED TO PROVIDE NOT LESS THAN 3% OF ANNUAL ESTIMATED ENERGY USED FOR BUILDING MECHANICAL SERVICE WATER HEATING AND LIGHTING OR NOT LESS THAN 2 WATTS PER SQ. FT. MULTIPLIED BY THE GROSS ROOF AREA, IN ACCORDANCE WITH IBC CODE AMENDED SECTION 1013.
 CALCULATION:
 ROOF AREA = 42,459 G.S.F.
 42,459 SQ. FT. X 2 WATTS/SQ. FT. = 84,918 WATTS REQUIRED
 600 WATTS/PANEL
 84,918 WATTS / 600 WATTS/PANEL = 14153 PANELS REQUIRED.
 144 PANELS PROVIDED
- 13 3' WIDE WALK PADS - PRODUCT AND INSTALLATION AS RECOMMENDED BY ROOFING MANUFACTURER TO MAINTAIN ROOF SYSTEM WARRANTY
- 14 ROOF LADDER TO PROVIDE ACCESS FROM UPPER HANGAR ROOF TO LOWER TERMINAL ROOF - LADDER BY G.C. AND STRUCTURAL SUPPORT FOR LADDER BY PEMB MANUFACTURER
- 15 POST-MOUNTED BUILDING SIGN BY DEFERRED SUBMITTAL: 93" X 600", 600LBS MAX. PEMB MANUFACTURER TO PROVIDE (4) POST MOUNTING POINTS. SIGN MANUFACTURER TO PROVIDE ADDITIONAL FRAMING AS REQUIRED TO SUPPORT SIGN

ROOF PLAN

ATTACHMENT #28



APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
 4/25/25
 DATE: _____ INITIALS: RSW
 CITY OF SCOTTSDALE APPROVAL BLOCK
 ROOF PLAN

APPROVAL CASE REVIEW

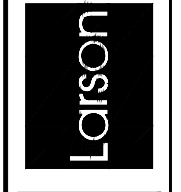
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 Case Number

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Date

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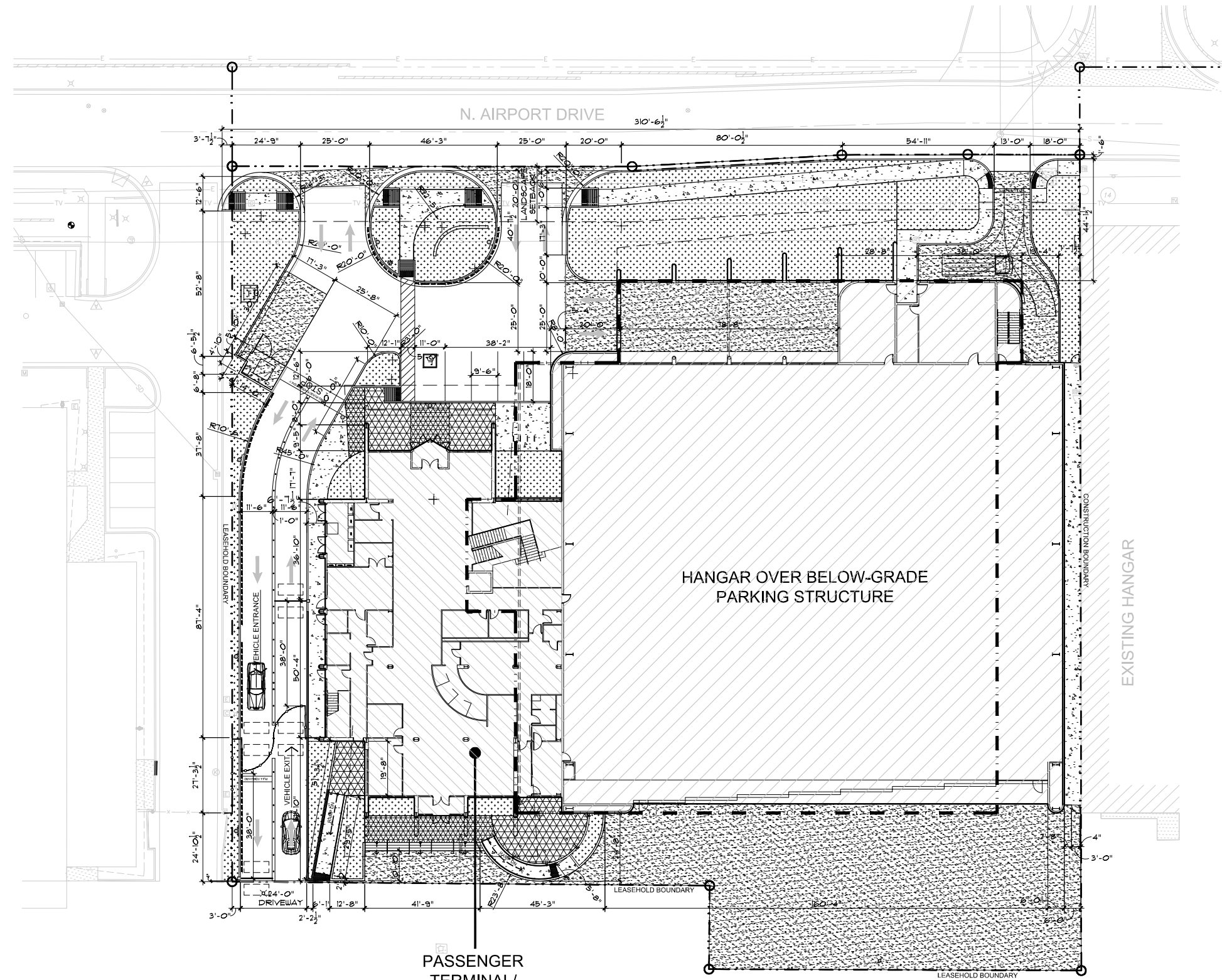
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Revisions
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 1 DBS RESUBMITTAL 2 - 3/7/25
 2 AIRPORT COMMENTS 4-17-25

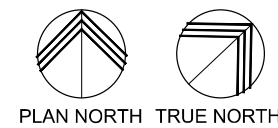
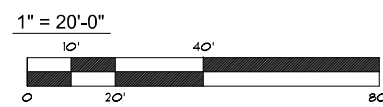
Date: 3/1/25
 Project Number: 2021.004
 Drawing No: A1.7

ATTACHMENT #28

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



PASSENGER
 TERMINAL/
 OFFICE BUILDING
 2-STORY
DIMENSIONED SITE PLAN
 SCALE: 1" = 20'-0"

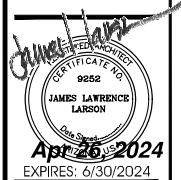


x-site-ONE5KY

SITE LEGEND

- ASPHALT PAVING
- VEHICULAR AND STAGING AREA CONCRETE
- PEDESTRIAN CONCRETE SIDEWALK
- LANDSCAPE AREA
- PEDESTRIAN PAVEMENT FIELD COLOR - SEE FINISH LEGEND [TILE-1] PAVEMENT
- PEDESTRIAN PAVEMENT ACCENT COLOR - SEE FINISH LEGEND [TILE-2] PAVEMENT
- LEASEHOLD BOUNDARY LINE
- NEW LIGHT POLE
- NEW BOLLARD LIGHT
- NEW BLUE EMERGENCY LIGHT POLE WITH CALL BOX
- NEW CARD-READER
- NEW SIGN
- NEW SECURITY CAMERA
- 8'-0" WROUGHT IRON SECURITY FENCE
- ACCESSIBLE PATH OF TRAVEL
- EXISTING FIRE HYDRANT TO REMAIN

APPROVED PER ARTICLE 7 OF
 LEASE AGREEMENT 2010-166-COS
 DATE: 5/8/2024 INITIALS: JPM
 EXPIRES: 6/30/2024



CITY OF SCOTTSDALE APPROVAL BLOCK

**APPROVAL
 CASE REVIEW**

Staff Signature

11-DR-2024

 Case Number

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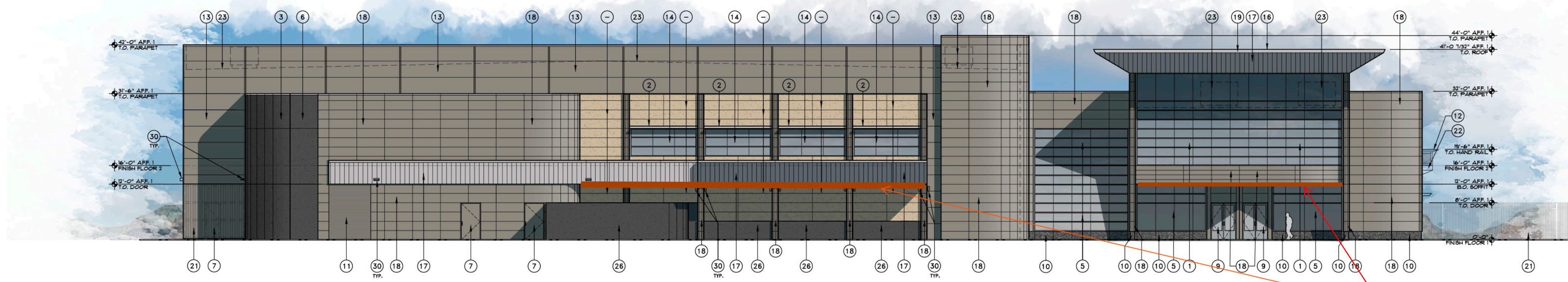
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 SITE PLAN

Revisions
 1-12-24 PRE-APP
 3-15-24 AIRPORT
 APPROVAL DOCS.

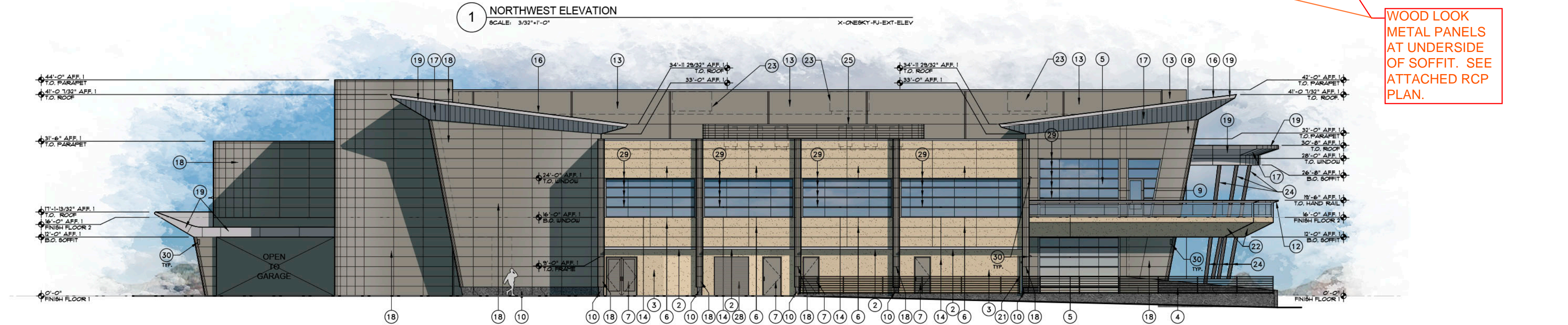
Date: 4/15/24
 Project Number:
 2021.004
 Drawing No:
 SP1.0

Larson
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1 NORTHWEST ELEVATION
SCALE: 3/32"=1'-0"

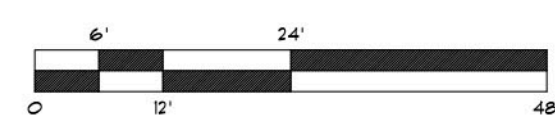


2 SOUTHWEST ELEVATION
SCALE: 3/32"=1'-0"

WOOD LOOK METAL PANELS AT UNDERSIDE OF SOFFIT. SEE ATTACHED RCP PLAN.

ELEVATION KEYED NOTES

- 1 SLOPED ALUMINUM CURTAIN WALL FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-1] [GL-1]
- 2 STEEL 'EYEBROW' CANOPY WITH PERFORATED METAL INFILL [PT-4]
- 3 8"x8"x16" CMU WALL WITH STUCCO FINISH, PAINTED [PT-3]
- 4 STAINLESS STEEL GUARD RAIL [PT-3]
- 5 ALUMINUM CURTAIN WALL WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-2] [GL-1]
- 6 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED [PT-1]
- 7 HOLLOW METAL DOOR AND FRAME PAINTED [PT-1]
- 8 METAL STUD WALL WITH EIFS STUCCO FINISH, PAINTED [PT-4]
- 9 ALUMINUM ENTRANCE DOORS WITH TINTED, REFLECTIVE GLASS - CUSTOM FINISH TO MATCH 'FEUTER' [DOOR-1] [GL-1]
- 10 DARK GREY POLISHED GRANITE PANELS [STONE-1]
- 11 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-4]
- 12 ARCHITECTURAL METAL PANEL HAND RAIL ASSEMBLY WITH GLASS GUARD RAIL [MTL-1] [GL-2]
- 13 INSULATED METAL PANEL BY PEMB MANUFACTURER - MINI MICRO-RIB, 'FEUTER' [IMP-1]
- 14 ALUMINUM STOREFRONT WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-3]
- 15 PRE-FINISHED MAN-DOOR IN HANGAR DOOR - FRAMED OPENING BY HANGAR DOOR MANUFACTURER, DOOR BY G.C. - FINISH TO MATCH HANGAR DOOR
- 16 PRE-FINISHED STANDING BEAM METAL ROOF PANELS - CUSTOM FINISHED TO MATCH 'WEATHERED ZINC' [ROOF-1]
- 17 PRE-FINISHED METAL SOFFIT PANELS, 'WEATHERED ZINC' [MTL-2]
- 18 PRE-FINISHED ARCHITECTURAL METAL WALL PANELS, CUSTOM FINISHED TO MATCH 'FEUTER' [MTL-1]
- 19 PRE-FINISHED METAL FASCIA [MTL-2]
- 20 PRE-FINISHED HANGAR DOOR - 'VAIL' INSULATED METAL BUILDING PANEL BY PEMB MANUFACTURER, CUSTOM FINISHED, 'GOLD' [IMP-2]
- 21 8' IRON SECURITY FENCE, PAINTED [PT-4]
- 22 METAL STUD FRAMED SOFFIT WITH EIFS STUCCO FINISH, PAINTED 'GOLD' [PT-2]
- 23 ROOF LINE AND MECHANICAL UNIT BEYOND - ALL MECHANICAL UNITS ARE TO BE SCREENED
- 24 STEEL PIPE COLUMN, PAINTED [PT-3]
- 25 ROOF MOUNTED MECHANICAL UNIT SCREEN PAINTED [PT-4]
- 26 8"x8"x16" CMU SCREEN WALL WITH STUCCO FINISH, PAINTED [PT-3]
- 27 STAINLESS STEEL HAND RAIL WITH LED TUBE DOWN LIGHT
- 28 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-1]
- 29 SOLAR SHADING DEVICE ON WEST WINDOWS, UPPER LEVEL ONLY - SEE MANUFACTURER DETAILS SHEETS 8P2.15 & 8P2.16
- 30 WALL-MOUNTED EXTERIOR LIGHT FIXTURE - SEE SITE LIGHTING PLAN AND ELECTRICAL DRAWINGS



EXTERIOR FINISH COLOR AND PRODUCT SCHEDULE

ITEM	DESCRIPTION & LOCATION	MANUFACTURER	PRODUCT, COLOR & STYLE	PRODUCT NO.	SIZE	NOTES
TILE-1	PORCELAIN TILE PAVER - FIELD	DAL-TILE	DIGNITARY, NOTABLE BEIGE, DROS, TEXTURED		24x48	
TILE-2	PORCELAIN TILE PAVER - ACCENT	DAL-TILE	NOMINEE, TAUPE, NMIL MATTE		24x24	
PT-1	FIELD PAINT - WEST WALL STUCCO	DUNN EDWARDS	WALRUS	DE6368	--	LRV 31
PT-2	ACCENT PAINT - DECK SOFFIT STUCCO	DUNN EDWARDS	EGYPTIAN SAND	DE6201	--	LRV 40
PT-3	FIELD PAINT - NORTH WALL STUCCO	DUNN EDWARDS	LEGENDARY GRAY	DE6369	--	LRV 18
PT-4	ACCENT PAINT - STEEL PIPE COLUMNS AND FENCING	DUNN EDWARDS	RHINOCEROS	DE6321	--	LRV 18
MTL-1	METAL WALL PANELS	PPG	DURANAR SUNSTORM ¹ , FEUTER	UC143423F	--	1/2- LRV 18
MTL-2	METAL SOFFIT PANELS	PPG	DURANAR SUNSTORM ¹ , WEATHERED ZINC	UC143428F	--	1/2- LRV 18
IMP-1	MINI MICRO-RIB INSULATED METAL PANELS - HANGAR	PPG	DURANAR SUNSTORM ¹ , FEUTER	UC143423F	--	1/2- LRV 18
IMP-2	VAIL INSULATED METAL PANELS - HANGAR DOOR	PPG	DURANAR SUNSTORM ¹ , HARVEST GOLD PEARL	UC106690F	--	1/2- LRV 18
STONE-1	NATURAL GRANITE STONE - BUILDING WALL BASE	DUNN EDWARDS	DARK GREY, POLISHED GRANITE			VARIABLES - SEE ELEVATIONS SLAB TO BE SELECTED BY OWNER AND ARCHITECT
ROOF-1	STANDING BEAM METAL ROOFING	ATA8	2" FIELD LOK, MATCH PPG DURANAR SUNSTORM ¹ WEATHERED ZINC		18 1/2" PANEL	1/2- LRV 18
ROOF-2	TPO ROOFING	CARLISLE	WHITE		--	
DOOR-1	ALUMINUM MAIN ENTRANCE DOORS	OLDCASTLE	EXTERIOR MATCH PPG DURANAR SUNSTORM ¹ FEUTER, INTERIOR WHITE		--	1/2- LRV 18
WINDOW-1	CURTAIN WALL WINDOW FRAME SYSTEM	OLDCASTLE	EXTERIOR MATCH PPG SUNSTORM ¹ FEUTER, INTERIOR WHITE		6"	1/2- LRV 18
GL-1	BUILDING GLASS	VANCEVA	1" DUAL PANE, TEMPERED, LOW-E, LAMINATED GLASS		--	
GL-2	RAILING GLASS	VANCEVA	3/8" SHATTER PROOF GLASS			PER DETAILS

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW

11-DR-2024
Case Number

6-5-2025
Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations

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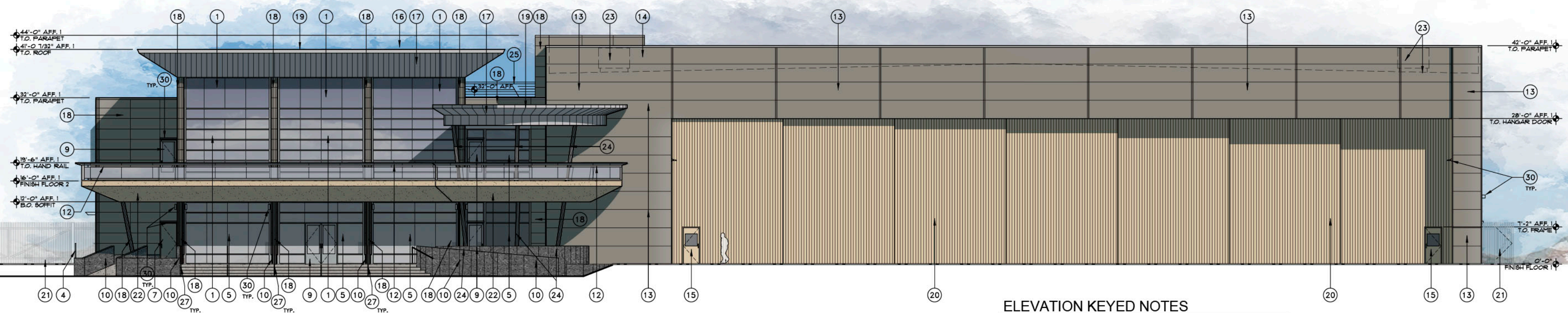
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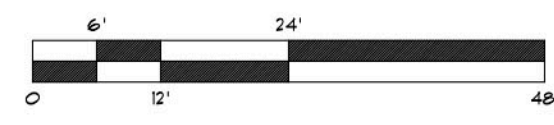
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Revisions: 11-22-24 AIRPORT APPROVAL DOC# - RI
Date: 11/22/24
Project Number: 2021.004
Drawing No: A2.0



3 NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKY-FJ-EXT-ELEV



4 SOUTHEAST ELEVATION
SCALE: 3/32"=1'-0"
X-ONEKY-FJ-EXT-ELEV



ELEVATION KEYED NOTES

- 1 SLOPED ALUMINUM CURTAIN WALL FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-1] GL-1
- 2 STEEL 'EYEBROW' CANOPY WITH PERFORATED METAL INFILL [PT-4]
- 3 8"x8"x16" CMU WALL WITH STUCCO FINISH [PT-3]
- 4 STAINLESS STEEL GUARD RAIL [PT-1]
- 5 ALUMINUM CURTAIN WALL WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-2] GL-1
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- 10 DARK GREY POLISHED GRANITE PANELS [STONE-1]
- 11 PRE-FINISHED STEEL ROLL-UP DOOR, PAINTED [PT-4]
- 12 ARCHITECTURAL METAL PANEL HAND RAIL ASSEMBLY WITH GLASS GUARD RAIL [MTL-1] GL-2
- 13 INSULATED METAL PANEL BY PEMB MANUFACTURER - MINI MICRO-RIB, FEWTER [IMP-1]
- 14 ALUMINUM STOREFRONT WINDOW FRAMING WITH TINTED, REFLECTIVE, BUTT-JOINED GLASS [WINDOW-3]
- 15 PRE-FINISHED MAN-DOOR IN HANGAR DOOR - FRAMED OPENING BY HANGAR DOOR MANUFACTURER, DOOR BY G.C. - FINISH TO MATCH HANGAR DOOR
- 16 PRE-FINISHED STANDING SEAM METAL ROOF PANELS - CUSTOM FINISHED TO MATCH 'WEATHERED ZINC' [ROOF-1]
- 17 PRE-FINISHED METAL SOFFIT PANELS, 'WEATHERED ZINC' [MTL-2]
- 18 PRE-FINISHED ARCHITECTURAL METAL WALL PANELS - CUSTOM FINISHED TO MATCH 'FEWTER' [MTL-1]
- 19 PRE-FINISHED METAL FASCIA [MTL-2]
- 20 PRE-FINISHED HANGAR DOOR - 'VAIL' INSULATED METAL BUILDING PANEL BY PEMB MANUFACTURER, CUSTOM FINISHED, 'GOLD' [IMP-2]
- 21 8' IRON SECURITY FENCE, PAINTED [PT-4]
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- 23 ROOF LINE AND MECHANICAL UNIT BEYOND - ALL MECHANICAL UNITS ARE TO BE SCREENED
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- 25 ROOF MOUNTED MECHANICAL UNIT SCREEN PAINTED [PT-4]
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- 29 SOLAR SHADING DEVICE ON WEST WINDOWS, UPPER LEVEL ONLY - SEE MANUFACTURER DETAILS SHEETS SP2.15 & SP2.16
- 30 WALL-MOUNTED EXTERIOR LIGHT FIXTURE - SEE SITE LIGHTING PLAN AND ELECTRICAL DRAWINGS

EXTERIOR FINISH COLOR AND PRODUCT SCHEDULE

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PT-1	FIELD PAINT - WEST WALL STUCCO	DUNN EDWARDS	WALRUS	DE6368	--	LRV 31
PT-2	ACCENT PAINT - DECK SOFFIT STUCCO	DUNN EDWARDS	EGYPTIAN SAND	DE6201	--	LRV 40
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MTL-1	METAL WALL PANELS	PPFG	DURANAR SUNSTORM, FEWTER	UC143423F	--	v/- LRV 18
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STONE-1	NATURAL GRANITE STONE - BUILDING WALL BASE	DUNN EDWARDS	DARK GREY, POLISHED GRANITE			VARIABLES - SEE ELEVATIONS SLAB TO BE SELECTED BY OWNER AND ARCHITECT
ROOF-1	STANDING SEAM METAL ROOFING	ATAS	2" FIELD LOK, MATCH PFG DURANAR SUNSTORM WEATHERED ZINC		18 1/2" PANEL	v/- LRV 18
ROOF-2	TPO ROOFING	CARLISLE	WHITE		--	
DOOR-1	ALUMINUM MAIN ENTRANCE DOORS	OLDCASTLE	EXTERIOR MATCH PFG DURANAR SUNSTORM FEWTER, INTERIOR WHITE		--	v/- LRV 18
WINDOW-1	CURTAIN WALL WINDOW FRAME SYSTEM	OLDCASTLE	EXTERIOR MATCH PFG SUNSTORM FEWTER, INTERIOR WHITE		6"	v/- LRV 18
GL-1	BUILDING GLASS	VANCEVA	1" DUAL PANE, TEMPERED, LOW-E, LAMINATED GLASS		--	
GL-2	RAILING GLASS	VANCEVA	3/8" SHATTER PROOF GLASS		--	PER DETAILS

CITY OF SCOTTSDALE APPROVAL BLOCK

APPROVAL CASE REVIEW


11-DR-2024
Staff Signature Case Number

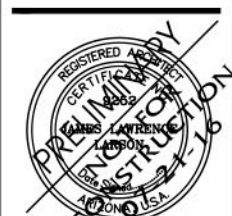
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EXPIRES: 6/30/2027

Drawing Name:
EXTERIOR ELEVATIONS

Revisions
11-22-24 AIRPORT APPROVAL DOC# - RI

Date: 11/22/24

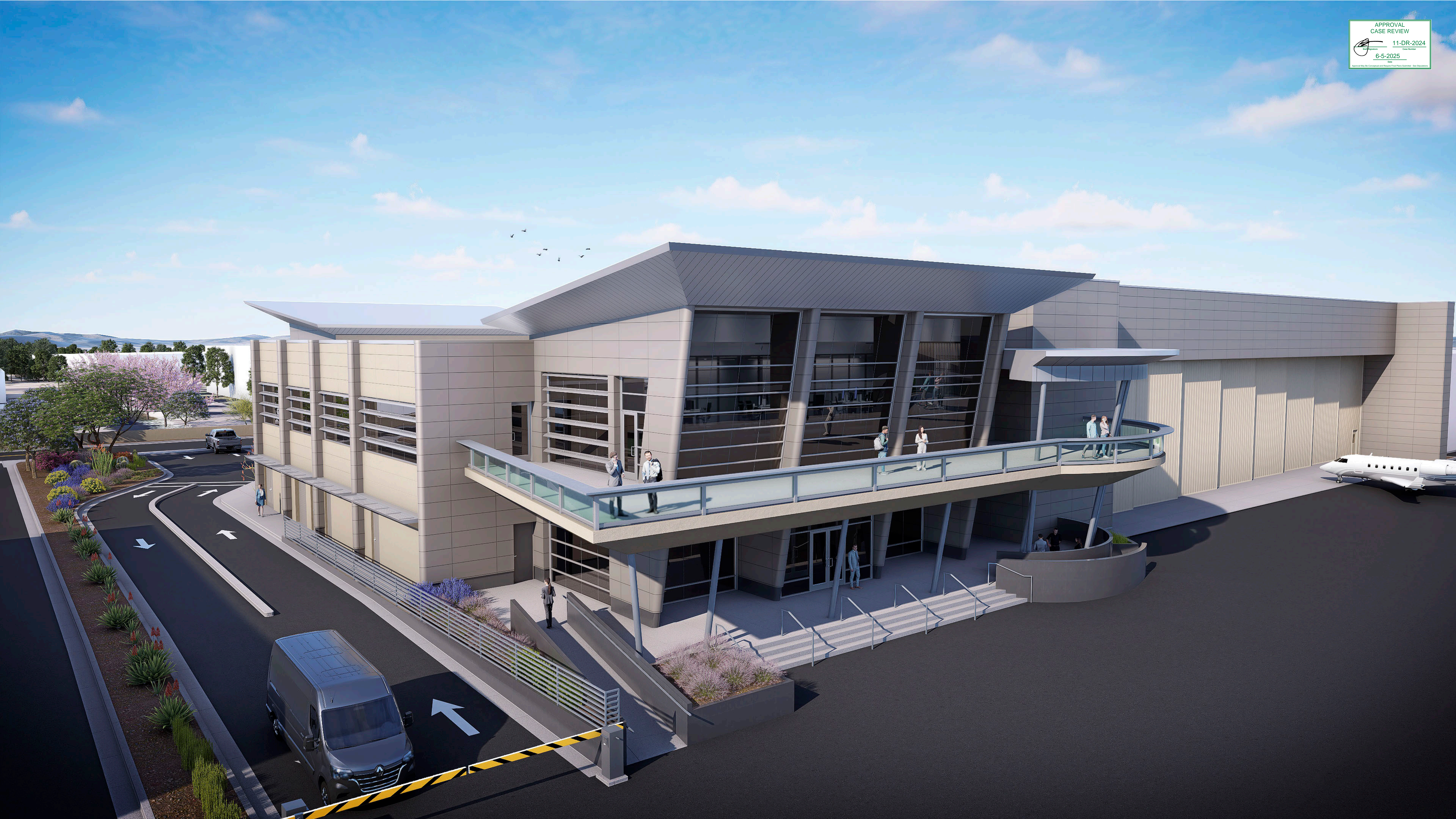
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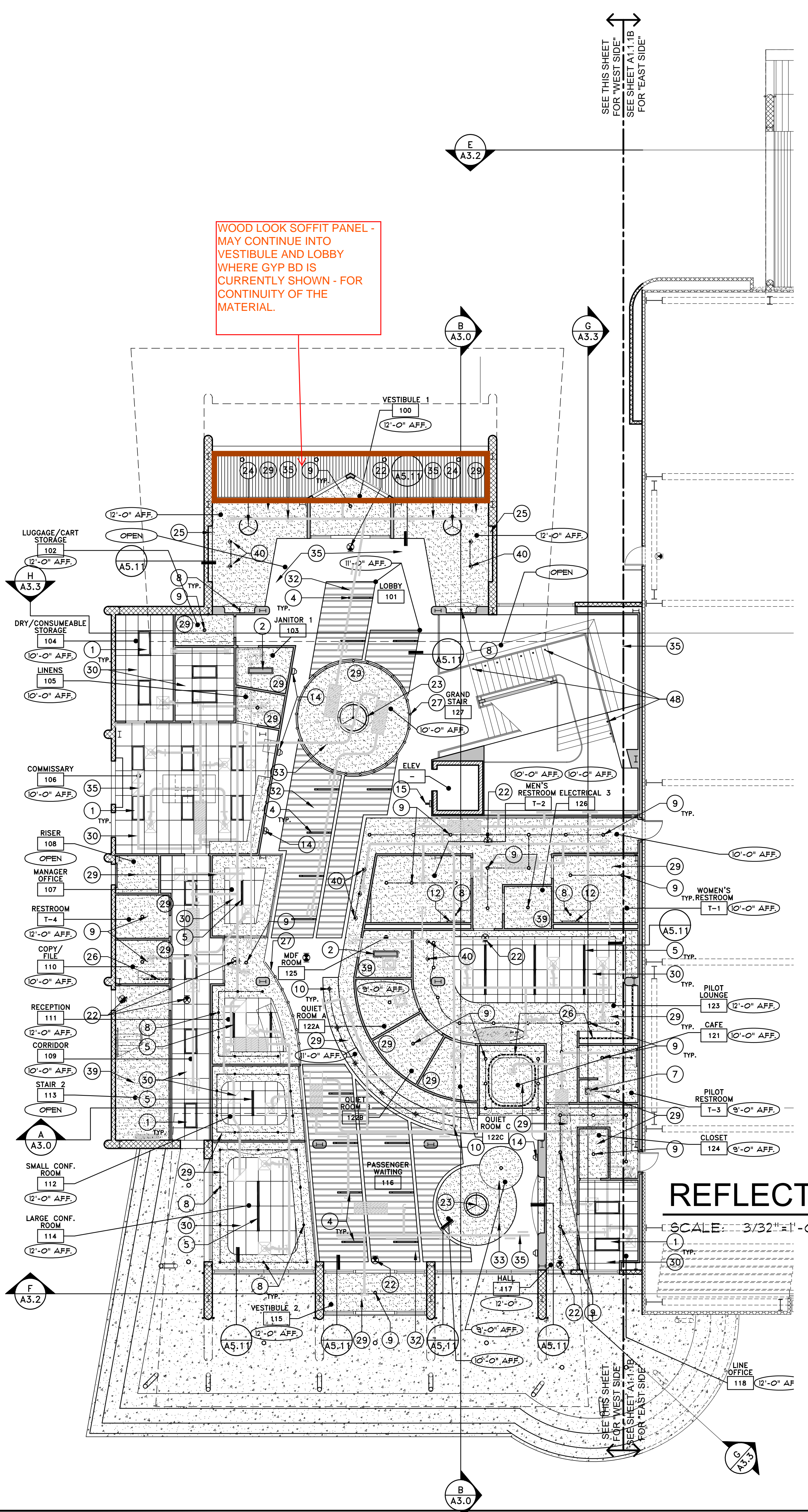
Drawing No:



WOOD LOOK SOFFIT PANELS

WOOD LOOK SOFFIT PANELS



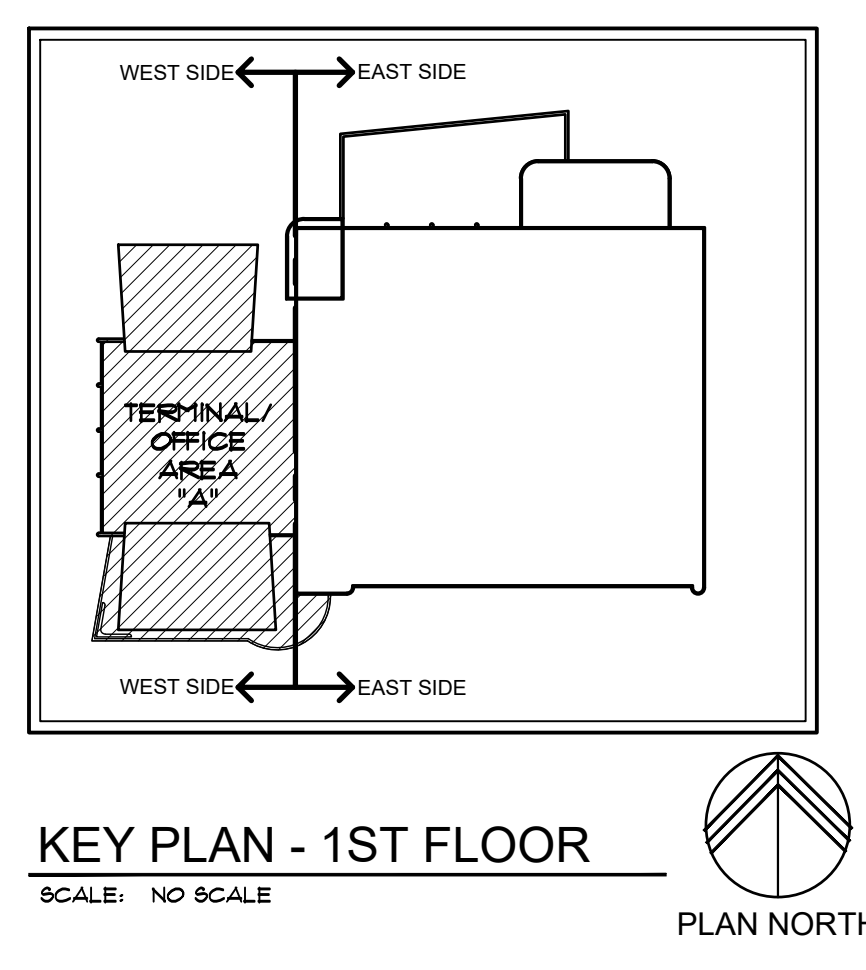


WOOD LOOK SOFFIT PANEL - MAY CONTINUE INTO VESTIBULE AND LOBBY WHERE GYP BD IS CURRENTLY SHOWN - FOR CONTINUITY OF THE MATERIAL.

- MECHANICAL LEGEND:**
(NOT ALL SYMBOLS MAY BE USED)
- ☐ EXHAUST GRILLE
 - ☒ SUPPLY DIFFUSER
 - ☒ RETURN GRILL

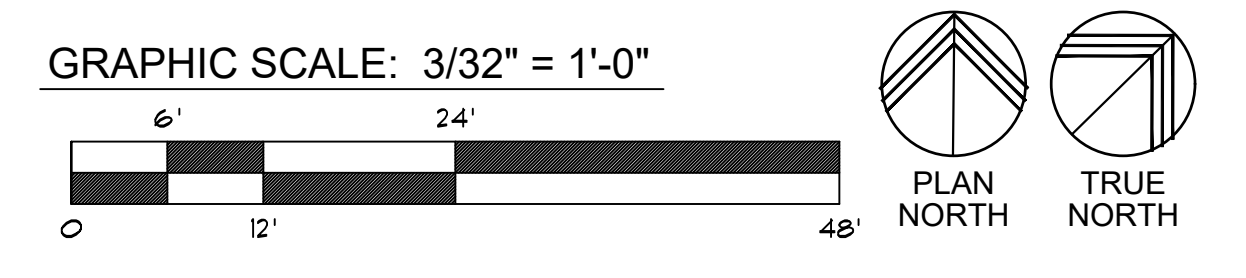
- RCP KEYED NOTES:**
(NOT ALL SYMBOLS MAY BE USED)
- 1 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
 - 2 1x6 OR 1x4 - SIZE AS SHOWN - LED FIXTURE - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
 - 3 1x6 OR 1x4 - SIZE AS SHOWN - LED PENDANT - SEE ELECTRICAL DRAWINGS
 - 4 4' LED LINEAR PENDANT - SEE ELECTRICAL DRAWINGS
 - 5 LED FIXTURE - SIZE AS SHOWN - INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
 - 6 SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
 - 7 RECESSED LED SHOWER LIGHT - SEE ELECTRICAL PLANS
 - 8 RECESSED 4" LED LIGHT
 - 9 RECESSED 6" LED LIGHT
 - 10 4" LED CAN PENDANT
 - 11 6" LED CAN PENDANT
 - 12 32" DIA. VANITY MIRROR WITH INTEGRAL LED LIGHT
 - 13 LED WALL SCONCE - TYPE "A"
 - 14 LED WALL SCONCE - TYPE "B"
 - 15 LED WALL SCONCE - TYPE "C"
 - 16 LED WALL SCONCE - TYPE "D"
 - 17 LED GARAGE CEILING LIGHT - SURFACE MOUNTED
 - 18 WHITE VINYL FACED R-38 (MIN) BATT INSULATION UNDER ROOF DECKING - WITH 1" AIR GAP BETWEEN INSULATION AND ROOF DECKING - UNDER ENTIRE HANGAR AREA ROOF DECK
 - 19 16" DIA. DECORATIVE LED PENDANT - TYPE "E"
 - 20 24" DIA. DECORATIVE LED PENDANT - TYPE "F"
 - 21 DECORATIVE LED PENDANT - TYPE "G"
 - 22 APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS - MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
 - 23 5'-0" DIA. DECORATIVE LED PENDANT - TYPE "H"
 - 24 3'-0" DIA. DECORATIVE LED PENDANT - TYPE "I"
 - 25 LED STRIP LIGHT - TYPE "J"
 - 26 LED STRIP LIGHT - TYPE "K"
 - 27 LED STRIP LIGHT - TYPE "L"
 - 28 CURVED LED PENDANT AT RECEPTION - TYPE "M"
 - 29 GYP.BD. CEILING, SEE DETAIL XX/XXX
 - 30 2x4 ACOUSTICAL CEILING TILE IN 9/16" GRID (CENTER GRID IN ROOM UNO.) - SEE DETAIL XX/XXX
 - 31 BIG ASS FAN - SEE ELECTRICAL DRAWINGS
 - 32 SUSPENDED ACOUSTICAL BAFFLES 12"x8'-0" @ 12" O.C.
 - 33 SUSPENDED GYP. BD. CEILING CLOUDS
 - 34 MECHANICAL DUCTS & REGISTERS - SEE MECHANICAL PLANS
 - 35 OPEN TO DECK ABOVE - DECK, CONDUIT, MECHANICAL, PLUMBING AND ALL OTHER BUILDING SYSTEMS ARE TO BE PAINTED
 - 36 RELIEF VENT - SEE MECHANICAL DRAWINGS
 - 37 PROVIDE FINISHED CEILING PANEL AT HANGAR DOOR HEAD SEE SECTIONS
 - 38 ROOF-MOUNTED EVAP COOLER ABOVE WITH DUCT THROUGH ROOF
 - 39 1-HR RATED CEILING PER UL DETAIL XX/XXX SEE DETAIL XX/XXX
 - 40 DIRECTIONAL ARTWORK LED FIXTURE
 - 41 HIGH VELOCITY JET INDUCTION FAN - SEE MECHANICAL DRAWINGS
 - 42 GARAGE EXHAUST SYSTEM - SEE MECHANICAL DRAWINGS
 - 43 ROOF-MOUNTED MECHANICAL UNITS
 - 44 VERTICAL MECHANICAL CHASE BETWEEN FLOORS
 - 45 ROOF DRAIN AND OVERFLOW LEADERS - SEE PLUMBING DRAWINGS
 - 46 GRAND STAIR PENDANT PER OWNER SELECTION
 - 47 PERFORATED CEILING PANELS
 - 48 LED STEP LIGHT

- SYMBOLS LEGEND:**
(NOT ALL SYMBOLS MAY BE USED)
- ☐ 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
 - ☒ 1x6 OR 1x4 LED FIXTURE - SIZE AS SHOWN - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
 - ☒ 1x6 OR 1x4 LED PENDANT - SIZE AS SHOWN - SEE ELECTRICAL DRAWINGS
 - ☒ 4 FT LED FIXTURE - PENDANT - SEE ELECTRICAL DRAWINGS
 - ☒ 4 FT LED FIXTURE INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
 - ☒ SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
 - ☒ RECESSED LED SHOWER LIGHT
 - RECESSED 4" LED LIGHT
 - RECESSED 6" LED LIGHT
 - ◆ DIRECTIONAL ARTWORK LED FIXTURE
 - ◆ 4" LED CAN PENDANT
 - ◆ 6" LED CAN PENDANT
 - LED STEP LIGHT
 - 32" DIA. MIRROR WITH INTEGRAL LED LIGHT - RESTROOMS
 - ☒ LED WALL SCONCE - TYPE 'A'
 - ☒ LED WALL SCONCE - TYPE 'B'
 - ☒ LED WALL SCONCE - TYPE 'C'
 - ☒ LED WALL SCONCE - TYPE 'D'
 - ☒ LED GARAGE LIGHT - SURFACE MOUNTED
 - ☒ 16" DIA. DECORATIVE LED PENDANT - TYPE 'E'
 - ☒ 24" DIA. DECORATIVE LED PENDANT - TYPE 'F'
 - ☒ DECORATIVE LED PENDANT - TYPE 'G'
 - ☒ 5'-0" DIA. DECORATIVE LED PENDANT - TYPE 'H'
 - ☒ 3'-0" DIA. DECORATIVE LED PENDANT - TYPE 'I'
 - ☒ APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
 - ☒ CLUSTER LINEAR PENDANT
 - ☒ LED STRIP LIGHT "J" - SECOND FLOOR CEILING WASH
 - ☒ LED STRIP LIGHT "K" - UPPER CABINETS & NICHES - DOWN LIGHT
 - ☒ LED STRIP LIGHT "L" - CIRCULAR CEILING ELEMENT - CURVED DOWN LIGHT
 - ☒ CURVED LED PENDANT "M" - EXECUTIVE RECEPTION
 - ☒ GYP BOARD
 - ☒ GYP BOARD 1 HOUR RATED
 - ☒ 1 HOUR RATED CEILING
 - ☒ PERFORATED CEILING PANELS
 - ☒ 2'x4' SUSPENDED CEILING GRID AND ACOUSTICAL TILE
 - ☒ CEILING FAN - SEE MECHANICAL AND ELECTRICAL DRAWINGS
 - ☒ WALL-MOUNTED CEILING FAN - WASH BAY - MOUNT AT 4'-8'-0" AFF.
 - ☒ SUSPENDED ACOUSTICAL BAFFLES



REFLECTED CEILING PLAN - FIRST FLOOR - WEST

SCALE: 3/32" = 1'-0"

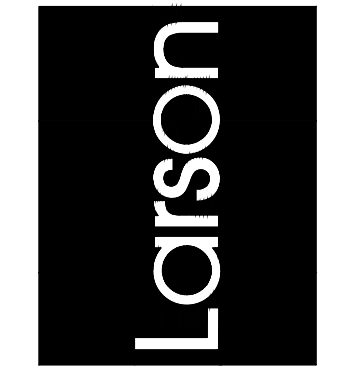


APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: _____ INITIALS: _____

CITY OF SCOTTSDALE APPROVAL BLOCK
SUSPENDED GYP. BD. CEILING CLOUDS

APPROVAL CASE REVIEW
11-DR-2024
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EXP. 03/30/2027

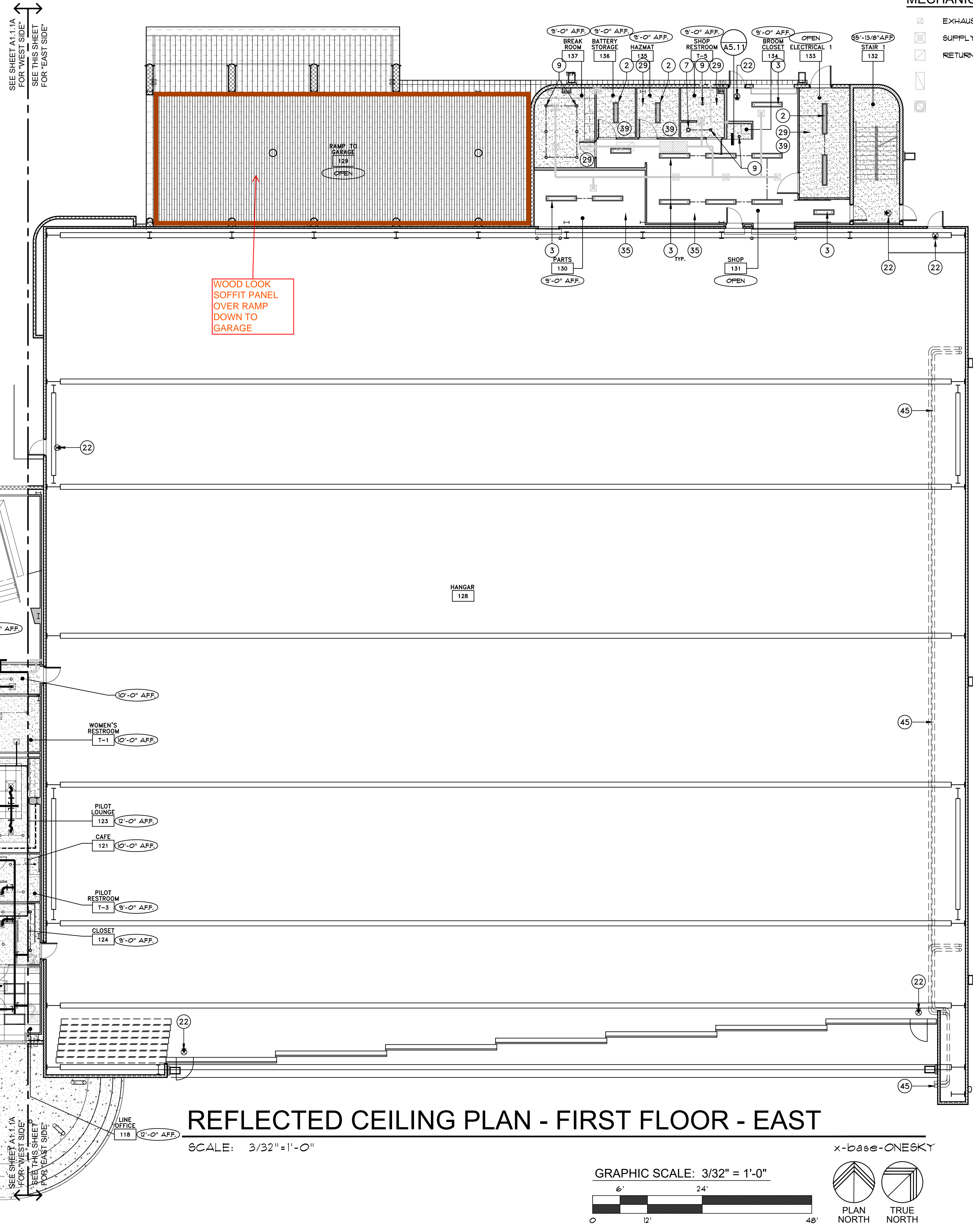
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REFLECTED CEILING PLAN - FIRST FLOOR WEST

Revisions
B-15-25 FOUNDATION PERMIT
DBR RESUBMITAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 5/15/25

Project Number:
2021004

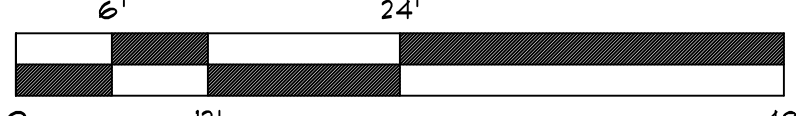
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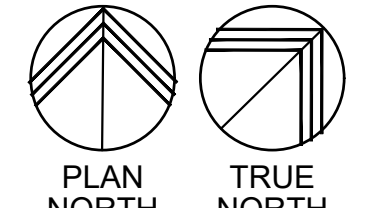
REFLECTED CEILING PLAN - FIRST FLOOR - EAST

SCALE: 3/32" = 1'-0"

GRAPHIC SCALE: 3/32" = 1'-0"



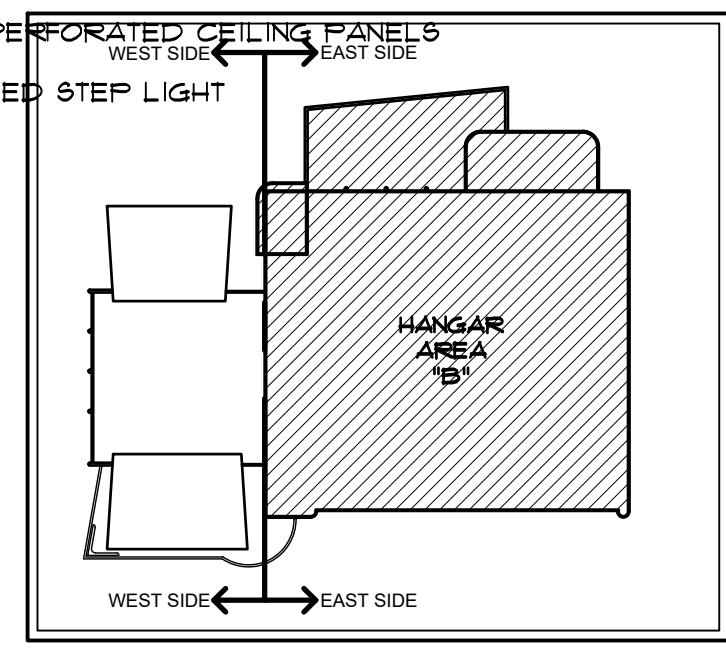
x-base-ONESKY



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(NOT ALL SYMBOLS MAY BE USED)
- EXHAUST GRILLE
 - ⊠ SUPPLY DIFFUSER
 - ⊞ RETURN GRILL

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 - 16 LED WALL SCONCE - TYPE "D"
 - 17 LED GARAGE CEILING LIGHT - SURFACE MOUNTED
 - 18 WHITE VINYL FACED R-38 (MIN.) BATT INSULATION UNDER ROOF DECKING - WITH 1" AIR GAP BETWEEN INSULATION AND ROOF DECKING - UNDER ENTIRE HANGAR AREA ROOF DECK
 - 19 16" DIA. DECORATIVE LED PENDANT - TYPE "E"
 - 20 24" DIA. DECORATIVE LED PENDANT - TYPE "F"
 - 21 DECORATIVE LED PENDANT - TYPE "G"
 - 22 APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS - MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
 - 23 5'-0" DIA. DECORATIVE LED PENDANT - TYPE "H"
 - 24 3'-0" DIA. DECORATIVE LED PENDANT - TYPE "I"
 - 25 LED STRIP LIGHT - TYPE "J"
 - 26 LED STRIP LIGHT - TYPE "K"
 - 27 LED STRIP LIGHT - TYPE "L"
 - 28 CURVED LED PENDANT AT RECEPTION - TYPE "M"
 - 29 GYP. BD. CEILING, SEE DETAIL XX/XXX
 - 30 2x4 ACOUSTICAL CEILING TILE IN 9/16" GRID (CENTER GRID IN ROOM UNO.) - SEE DETAIL XX/XXX
 - 31 BIG ASS FAN - SEE ELECTRICAL DRAWINGS
 - 32 SUSPENDED ACOUSTICAL BAFFLES 12'x8'-0" @ 12" O.C.
 - 33 SUSPENDED GYP. BD. CEILING CLOUDS
 - 34 MECHANICAL DUCTS & REGISTERS - SEE MECHANICAL PLANS
 - 35 OPEN TO DECK ABOVE - DECK, CONDUIT, MECHANICAL, PLUMBING AND ALL OTHER BUILDING SYSTEMS ARE TO BE PAINTED
 - 36 RELIEF VENT - SEE MECHANICAL DRAWINGS
 - 37 PROVIDE FINISHED CEILING PANEL AT HANGAR DOOR HEAD SEE SECTIONS
 - 38 ROOF-MOUNTED EVAP COOLER ABOVE WITH DUCT THROUGH ROOF
 - 39 1-HR RATED CEILING PER UL DETAIL XX/XXX SEE DETAIL XX/XXX
 - 40 DIRECTIONAL ARTWORK LED FIXTURE
 - 41 HIGH VELOCITY JET INDUCTION FAN - SEE MECHANICAL DRAWINGS
 - 42 GARAGE EXHAUST SYSTEM - SEE MECHANICAL DRAWINGS
 - 43 ROOF-MOUNTED MECHANICAL UNITS
 - 44 VERTICAL MECHANICAL CHASE BETWEEN FLOORS
 - 45 ROOF DRAIN AND OVERFLOW LEADERS - SEE PLUMBING DRAWINGS
 - 46 GRAND STAIR PENDANT PER OWNER SELECTION
 - 47 PERFORATED CEILING PANELS
 - 48 LED STEP LIGHT

- SYMBOLS LEGEND:**
(NOT ALL SYMBOLS MAY BE USED)
- 2x4 LED FIXTURE IN SUSPENDED CEILING - SEE ELECTRICAL DRAWINGS
 - ▬ 1x6 OR 1x4 LED FIXTURE - SIZE AS SHOWN - SURFACE MOUNTED - SEE ELECTRICAL DRAWINGS
 - ▬ 1x6 OR 1x4 LED PENDANT - SIZE AS SHOWN - SEE ELECTRICAL DRAWINGS
 - ▬ 4 FT LED FIXTURE - PENDANT - SEE ELECTRICAL DRAWINGS
 - ▬ 4 FT LED FIXTURE INTEGRAL WITH CEILING GRID SYSTEM - SEE ELECTRICAL DRAWINGS
 - ▬ SUSPENDED HIGH BAY LED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
 - ⊠ RECESSED LED SHOWER LIGHT
 - RECESSED 4" LED LIGHT
 - RECESSED 6" LED LIGHT
 - DIRECTIONAL ARTWORK LED FIXTURE
 - ⊞ 4" LED CAN PENDANT
 - ⊞ 6" LED CAN PENDANT
 - LED STEP LIGHT
 - ▬ 32" DIA. MIRROR WITH INTEGRAL LED LIGHT - RESTROOMS
 - ⊠ LED WALL SCONCE - TYPE 'A'
 - ⊠ LED WALL SCONCE - TYPE 'B'
 - ⊠ LED WALL SCONCE - TYPE 'C'
 - ⊠ LED WALL SCONCE - TYPE 'D'
 - ⊠ LED GARAGE LIGHT - SURFACE MOUNTED
 - ⊠ 16" DIA. DECORATIVE LED PENDANT - TYPE 'E'
 - ⊠ 24" DIA. DECORATIVE LED PENDANT - TYPE 'F'
 - ⊠ DECORATIVE LED PENDANT - TYPE 'G'
 - ⊠ 5'-0" DIA. DECORATIVE LED PENDANT - TYPE 'H'
 - ⊠ 3'-0" DIA. DECORATIVE LED PENDANT - TYPE 'I'
 - ⊠ APPROXIMATE LOCATION OF EXIT SIGN - SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS - MOUNT ON WALL 12" ABOVE DOOR OR AS APPROVED/REQUIRED BY CITY INSPECTOR
 - ⊠ CLUSTER LINEAR PENDANT
 - ⊠ LED STRIP LIGHT "J" - SECOND FLOOR CEILING WASH
 - ⊠ LED STRIP LIGHT "K" - UPPER CABINETS & NICHE - DOWN LIGHT
 - ⊠ LED STRIP LIGHT "L" - CIRCULAR CEILING ELEMENT - CURVED DOWN LIGHT
 - ⊠ CURVED LED PENDANT "M" - EXECUTIVE RECEPTION
 - ⊠ GYP BOARD
 - ⊠ GYP BOARD 1 HOUR RATED
 - ⊠ 1 HOUR RATED CEILING
 - ⊠ PERFORATED CEILING PANELS
 - ⊠ 2'x4' SUSPENDED CEILING GRID AND ACOUSTICAL TILE
 - ⊠ CEILING FAN - SEE MECHANICAL AND ELECTRICAL DRAWINGS
 - ⊠ WALL-MOUNTED CEILING FAN - WASH BAY - MOUNT AT +/- 8'-0" AFF.
 - ⊠ SUSPENDED ACOUSTICAL BAFFLES



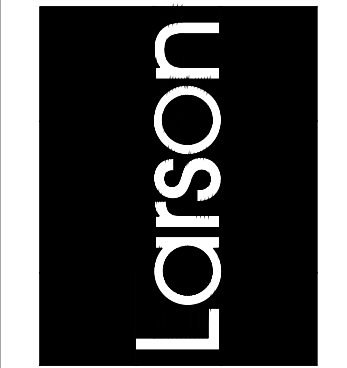
KEY PLAN - 1ST FLOOR
SCALE: NO SCALE

APPROVED PER ARTICLE 7 OF LEASE AGREEMENT 2010-166-COS
DATE: _____ INITIALS: _____

CITY OF SCOTTSDALE APPROVAL BLOCK
SUSPENDED GYP. BD. CEILING CLOUDS

APPROVAL CASE REVIEW
11-DR-2024
6-5-2025
Date

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Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com



FLEXJET PAX TERMINAL/OFFICE/HANGAR
SCOTTSDALE AIRPORT
15115 N. AIRPORT DR.
SCOTTSDALE, AZ 85260



Drawing Name:
REFLECTED CEILING PLAN - FIRST FLOOR EAST

Revisions
5-15-25 FOUNDATION PERMIT
DBB RESUBMITTAL 2 - 3/7/25
AIRPORT COMMENTS 4-17-25

Date: 5/15/25

Project Number: 2021004

Drawing No: A1.2.1B

APPROVAL
CASE REVIEW



Staff Signature

11-DR-2024

Case Number

6-5-2025

Date

Approval May Be Conceptual and Require Final Plans Submittal - See Stipulations



WESTMONTE RECREATION CENTER | ALTAMONTE SPRINGS, FL

Opaline (OPW065): Custom Woodgrain Finish | SterraCore: Custom Woodgrain Finish with Classic Bronze trim