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April 24, 2025

RE: SUMMARY OF MODIFICATIONS
10-DR-2024 YAM Hangars at SDL-DRB submittal #3

The following outlines the modifications that have been done to our submittal materials and project site plan since the last review (#2). These modifications are a result of responses to City Staff review comments and changes to the project's operational programming to create additional opportunities for larger aircraft owners interested in utilizing the Scottsdale Airport (SDL).

- Corrections to the Site Plan, Site Plan Details, Technical Reports and Refuse Plan in response to City Staff comments.
- The current site plan has been modified to split the Hangar 1 Building, as depicted on the previous site plan on the southeast side, into 2 hangar buildings and rotated to allow for a common taxiway. Note that the Yam Hangar and Hangar 2 buildings remain relatively unchanged. The overall building area has decreased from 155,000 SF to 148,400 SF in this modification.
- Parking Requirements decreased from 82 spaces to 74 spaces on the revised site plan. However, there are 82 spaces provided on the current Site Plan.
- The enclosed parking garage originally planned for the northeast side of the project has been removed and replaced with surface parking.
- 2 separate underground fuel farms are proposed- 30,000 gallons at the Yam Hangar and 90,000 gallons adjacent to Hangar 1
- The previous single building massing of the hangar buildings adjacent to 78th Way has been revised to 2 buildings with a 150' Taxiway between them. A Blast Wall between the 2 buildings is added. This Blast Wall will incorporate an architectural element facing 78th Way to address a previous DRB comment to "celebrate the activity and celebration of flight".

A Copy of the previous site plan is attached for your reference. Please let me know if you have any questions.

Thank You,

A handwritten signature in blue ink, appearing to read "D. Gulino", is written over the printed name.

David Gulino

DGULINO@LDSERVICES.NET

(602) 330-5252

Yam Hangars at SDL
14930 North 78th Way
Development Review Board
Application Narrative
635-PA-2023
Revised July 2024
Revised April 2025



Prepared for:



Prepared by:
Land Development Services
5235 North Woodmere Fairway
Scottsdale, AZ 85250
(602) 330-5252



Project Team

Owner:



Architect:



Civil Engineer:



Airport Consultants:



Project Coordination:



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REQUEST

This request is for site plan and building elevation approvals for a new aircraft hangar complex located at 14930 North 78th Way on the southeast side of the Scottsdale Airport. The property is approximately 8.9 acres and is zoned I-1. The Assessor Parcel Number (APN) is 215-56-421B & 215-56-247B. Subsequent with this DRB Approval request, an application for a minor plat is being prepared and will be submitted to join the 2 parcels into a single parcel.

DEVELOPMENT REVIEW BOARD CRITERIA

This proposed project has been designed in accordance with the following Development Review Board criteria. Information presented within this application illustrates the extent by which the proposed Architecture, Site Plan and Landscape meet these criteria.

- The application's consistency with the design and character components of the City's Design Guidelines and Standards, The Greater Airpark Character Area Plan and General Plan.
- The relationship of the Architectural Character, Landscaping and Site Design to surrounding development.
- The Architecture's response to the Sonoran Desert environment.
- Vehicular Ingress, egress, internal traffic circulation, loading and service areas and pedestrian circulation.
- Integration into the building design of the screening of mechanical equipment, appurtenances and utilities.

This project has been designed to comply with all City required guidelines to provide a high-quality project that is consistent with the surrounding context. The materials, forms and character are all shared with other properties surrounding the airport.

OVERVIEW

The proposed hangar development and corporate offices would be utilized for aviation related purposes associated with aircraft storage and other aviation related support functions. This development is proposed for the currently undeveloped property located on private property adjacent to the airport. It is located on the south side of the SDL FAA Air Traffic Control Tower, east of Runway 3-21 and Taxiway B and adjacent to commercial properties. The site and new facilities, which are adjacent to the east side of Scottsdale Airport, are seeking direct access to the airport and Taxiway "B".

The aircraft hangar, associated storage, and office uses are complementary to adjacent properties and desired amenities in this area.

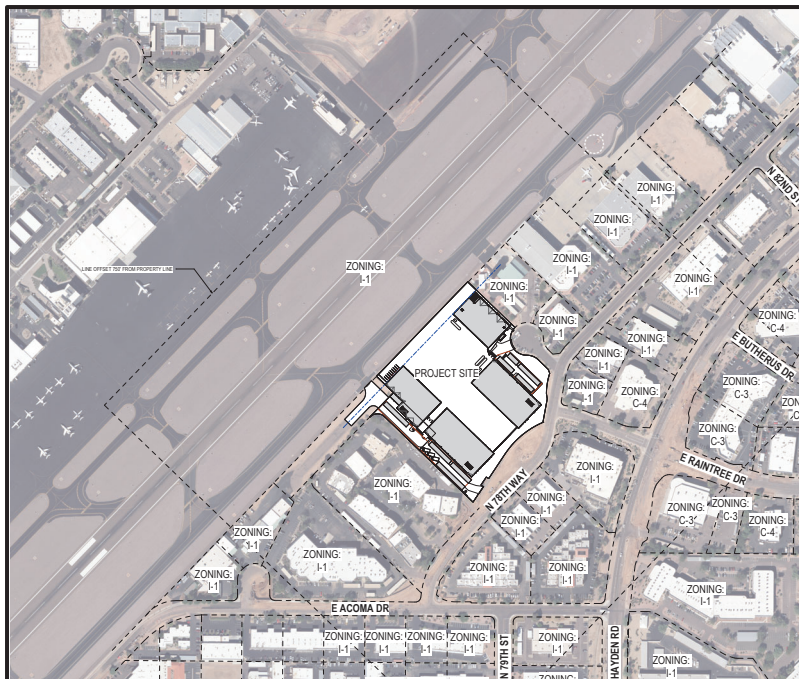
A Letter Report for the proposed Through-the-Fence (TTF) development has been analyzed and prepared by Coffman Associates, airport consultants, and is included in our submittal package.

PROJECT LOCATION

This proposed project is located at 14930 North 78th Way on the southeast side of the Scottsdale Airport. The property is approximately 8.9 acres and is zoned I-1. The Assessor Parcel Number (APN) is 215-56-421B & 215-56-247B.



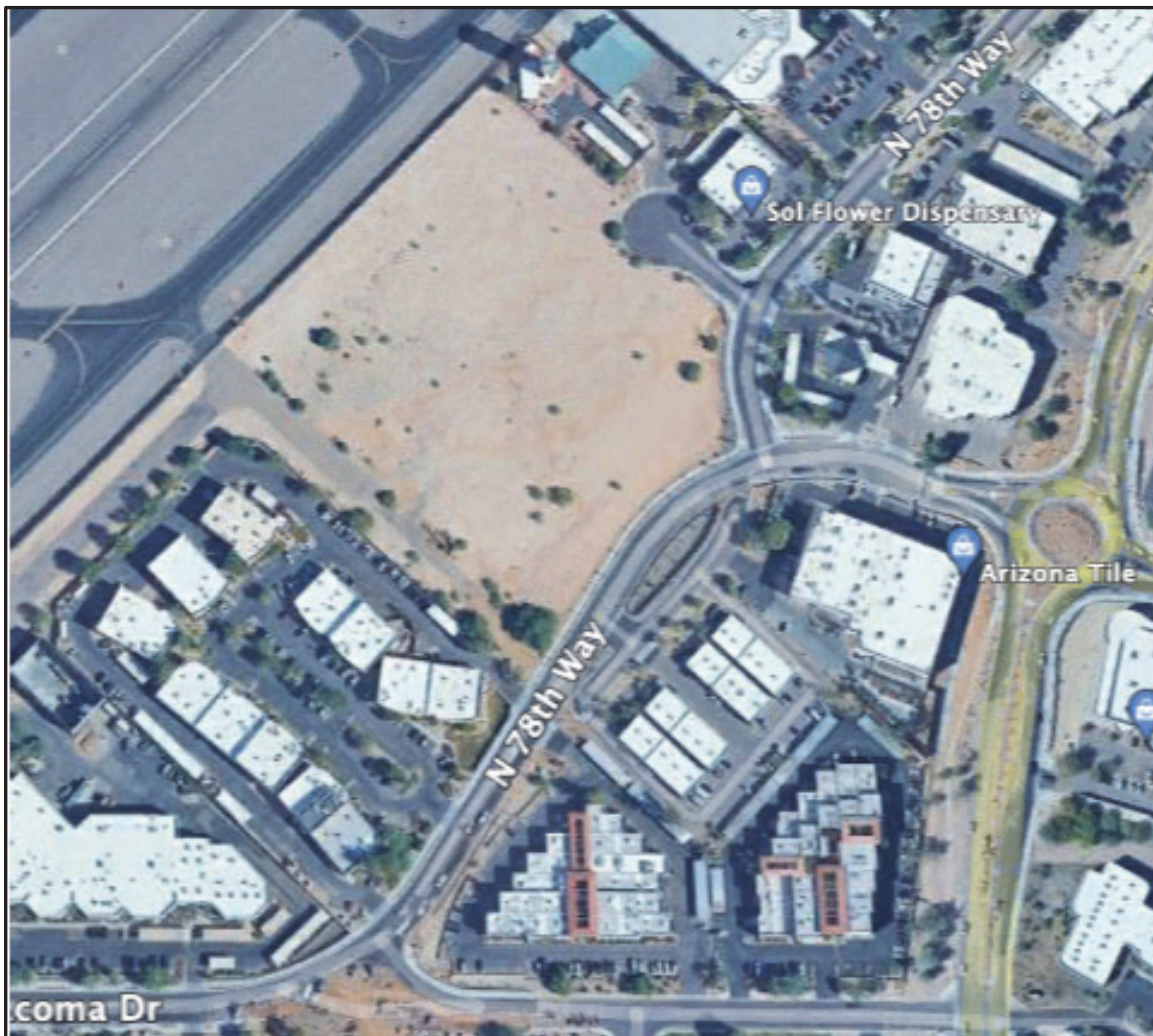
Context Aerial



Site Aerial

SITE CONDITIONS

The site is an undeveloped 8.9-acre parcel zoned I-1 located at 14930 North 78th Way on the southeast side of the Scottsdale Airport. Utility service (Water, Sewer, Power and Communications) will be provided by extending services to the site from existing facilities adjacent to the property. The property is located within a FEMA Zone "X" per FIRM Map Number 04013C1320LM dated 10/16/13. Onsite storm water retention will be provided and sized to accommodate the 100-year, 2-hour storm. Storm water retention discharge will be provided via new drywells to be installed with the site development.



ARCHITECTURE

The Yam Hangars at SDL is a site that is proposed to be developed with four new structures and "Through-The-Fence (TTF) access to the Taxiway B at the Scottsdale Airport. The four proposed structures will be aircraft hangars with areas of approximately 30,000 square feet, 42,500 square feet, 42,500 square feet, and 33,400 square feet. A large ramp apron will be placed between the four hangar structures that will be utilized for aircraft circulation and staging.

The overall architectural character of the structures has been designed in compliance with the Greater Airpark Character area Plan and Scottsdale Sensitive Design guidelines to contribute to the high-quality development character that is consistent with the surrounding buildings. Finish materials, colors, forms, massing and character are compatible with adjacent and surrounding airport properties.



The primary material for the project will be painted tilt-up concrete construction which was chosen for its durability and structural integrity. Variety within the panels will be provided with the introduction of architectural elements such as windows, metal panel elements and texture shifts/reveals within the wall panels.

The scale of the building is designed to break up the overall height and reduce monotony. A lower more pedestrian scale section of the exteriors begins with a horizontal datum that provides a shift in color, texture, and fenestration breaking up the façade over the full height. Shade canopies are also provided to address the Sonoran Desert Environment and located to identify entries and primary facades.

Vehicle access to the site is from both N 78th way and the cul-de-sac. Parking is covered with accessible spaces located near the building entrances. Pedestrian access is provided by six-foot-wide concrete sidewalks connecting from the public right of way to the buildings. Bicycle parking is provided for each building and is placed conveniently on the site. There is also a secure garage which is accessed from the cul-de-sac.



The new massing of the hangars addressing 78th Way are now divided by a 150-foot taxiway. A blast wall and an installation (possibly a tensile/fabric structure) are being designed to address the 78th Way elevation as well as the previous DRB comment “celebrate the activity and celebration of flight”.



Mechanical equipment will be screened from view using materials that are in line with the design concept of the building. Any equipment on the roof will be set back from the building perimeter and if higher than the parapet, will have mechanical screens to conceal them from public view.

The materials and colors selected evoke a Sonoran Desert theme with natural landscape hues. The colors of the painted metal and concrete have been selected to provide an understated contemporary and natural character. The introduction of dark metal panel elements in the facades as well as the shaded canopies provides a secondary material that further breaks up the building facades. Primary metal panels on the Hangars are included within the material hierarchy. The secured parking area also includes perforated dark metal panels to match the panel color and finishes of the hangar buildings.

The site and buildings have been designed to be compatible with the Scottsdale Sensitive Design Principles. Open space has been provided in compliance with the I-1 requirements. Open Spaces have been located adjacent to public zones. Landscape elements selected along the primary frontage on North 78th Way is based on that will most often be interacted with by the public.

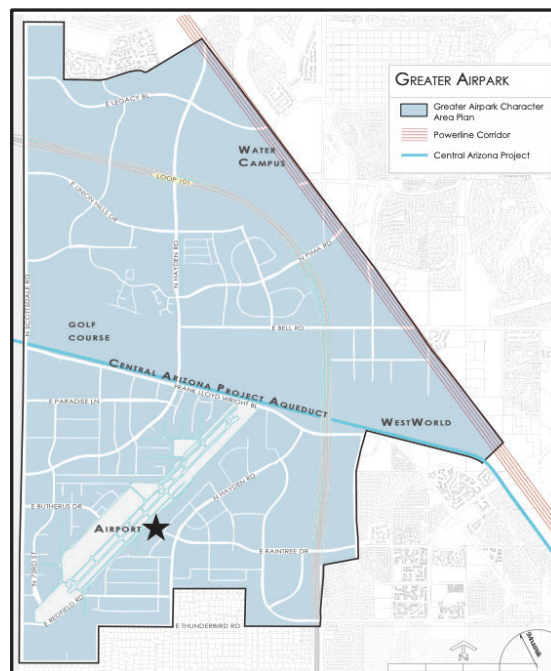
The buildings are situated to allow for a modern and ample desert landscape along N 78th way which enhances the view to the building with natural elements. The buildings are positioned to encourage easy access from the landside and function effectively on the airside. A large central courtyard provides the space needed for aircraft to taxi from the runway to the hangars. The building design parallels the activity of flight by creating visual dynamism through variegated concrete panels integrating patterning and irregular color widths that create an everchanging dynamic along the façade. This approach re-enforces the illusion of “motion” and a dynamic image. Entry portals are designed to relate to the attributes and profile of airplane wings enhancing the engagement of flight. Additionally, the shade canopy carports are both angled and tapered to emulate the aerodynamic qualities of aircraft and highlight the takeoff and landing trajectory of an aircraft. A horizontal datum is aligned to the mezzanine level to give the building a human scale. The colors of the painted metal and concrete were selected to provide a contemporary, natural, and understated desert theme and to provide a sense of place in the surrounding context. The introduction of dark metal elements on the facades as well as the shade canopies provides a secondary accent element to enhance the building facades.



GREATER AIRPARK CHARACTER AREA PLAN (GACAP)

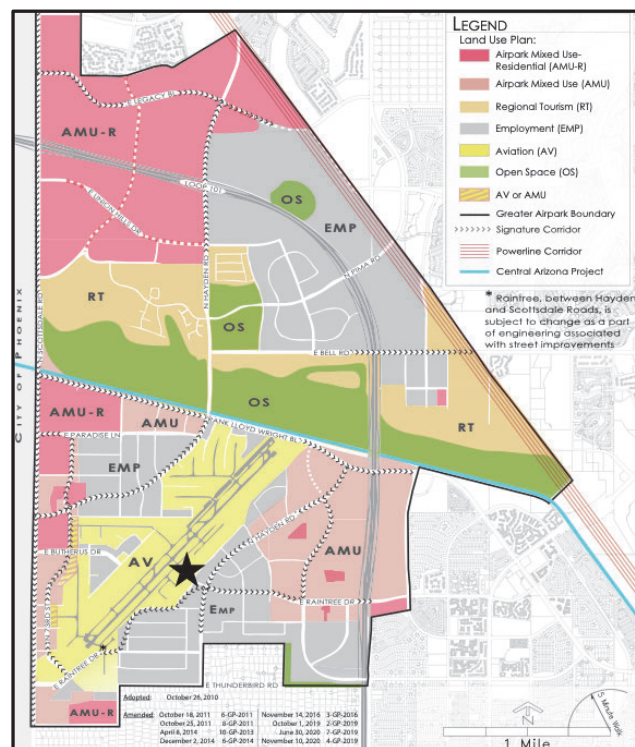
The Greater Airpark Character Area Plan establishes the vision for the Greater Scottsdale Airpark and provides the basis for Greater Airpark decision-making over a twenty-year timeframe. The Character Area Plan contains explanatory goals, policies, and illustrative graphics to articulate and link the vision for the Greater Airpark and necessary implementation programs to achieve the vision. The functions of the Greater Airpark Character Area Plan include:

- Guide policy decisions related to private and public projects in the Greater Airpark;
- Maintain the Greater Airpark as a national and international center for commerce and tourism;
- Sustain and enhance the area as a major employment and aviation center;
- Provide opportunities for the private sector to assume a strong leadership role and partner with the City in building the future success of the Greater Airpark;
- Establish an implementation framework for the Character Area Plan.



The Greater Airpark Community Values...

- The positive image and unique cachet of the Greater Scottsdale Airpark;
- Opportunities for business diversity and technological innovation;
- Aviation as a defining characteristic and economic engine of the area;
- Accessibility and efficient circulation supportive of a mixed-use, regional employment center;
- Quality architecture and design reflective of a diverse, creative, and innovative environment;
- Stewardship and enhancement of adjacent residential neighborhoods;
- Special events and a range of high quality cultural amenities;
- Partnerships between the public sector and private entities to achieve community goals;
- The Sonoran Desert climate, meaningful open spaces, and unique setting of the Greater Scottsdale Airpark; and
- A sense of community and overall sustainability.

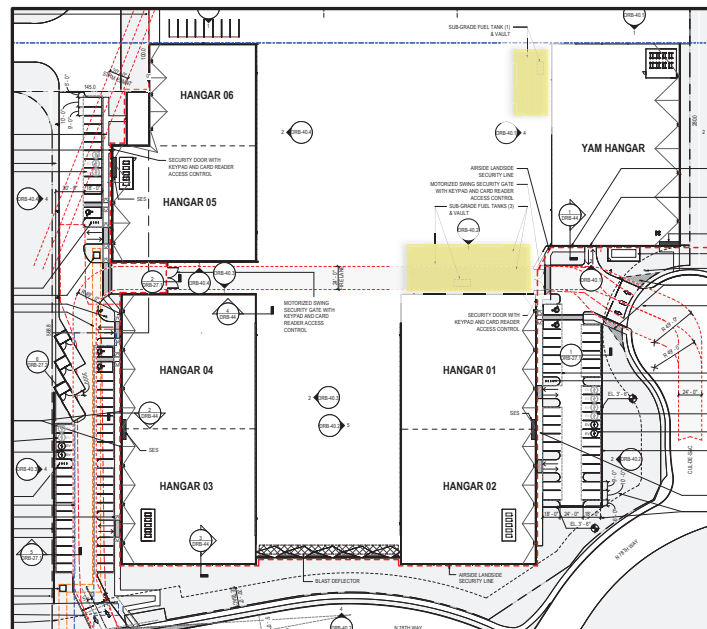


AVIATION/AIRPORT

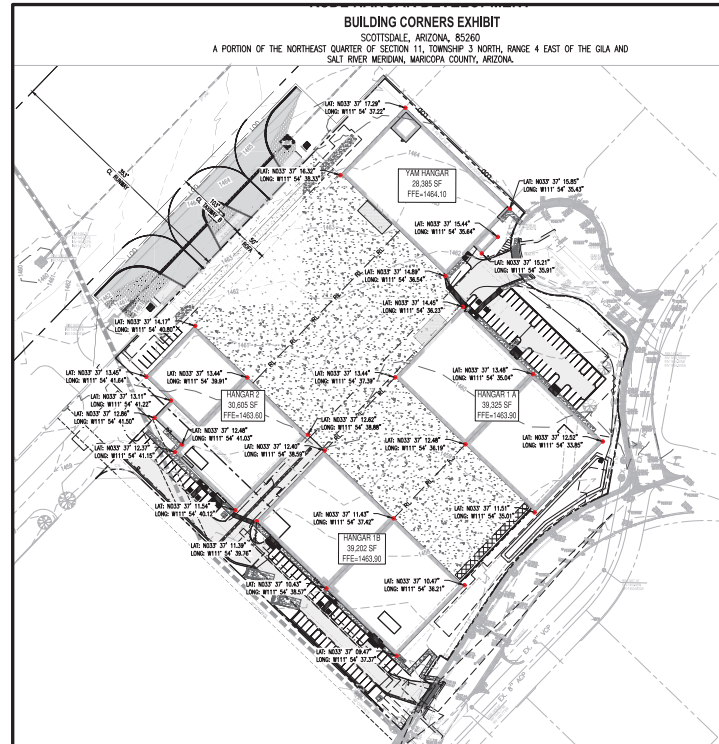
This project develops one of the last remaining undeveloped parcels located adjacent to the airport with a desirable aviation use.

A Letter Report for the proposed Through-the-Fence (TTF) development has been analyzed and prepared by Coffman Associates, airport consultants, and is included in our submittal package. The ultimate design and construction of the "Through-the-Fence" (TTF) taxilane will be performed separate from this study and approved by the City of Scottsdale Aviation Department.

The proposed facility will consist of four (4) aircraft hangar buildings with a building footprint area totaling approximately 148,000 square feet. In addition, 2 fuel farms are proposed within the site adjacent to the YAM Hangar and Hangar 1.



A Scottsdale Airport Long Form Vicinity Development Packet has been provided. The FAA "Determination of No Hazard Letter" is in process and will be provided prior to final plan approval.



Security / Access Control

Access to the ramp/staging area will be controlled/restricted by a gate and access control devices on applicable doorways with airside access to maintain security as required by the Scottsdale Airport and coordinated with airport operational staff. The secured access control areas will be managed by onsite staff members. Any visitors that enter the airside security line will be escorted by badged employees. The development will be enclosed by walls that are at least 8' in height or 6' with two feet of barbed security wire per Scottsdale Airport requirements. There are three vehicular driveway access points to the onsite parking area from public streets (78th Way and Raintree Drive). Access to the parking areas will be secured by a gate. Additional security gates will be installed at access points from the parking area to the aircraft staging area and hangars.

YAM MANAGEMENT

YAM Hangars at SDL 10-DR-2024

DEVELOPMENT REVIEW BOARD

04.18.2025

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

YAM MANAGEMENT

15475 N 84th St
Scottsdale, AZ 85260
Telephone 480.696.4831
Email

GENSLER

Architect

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
Telephone 602.523.4904
Email

SEG

Civil Engineer

5240 N 16th Street
Suite 105
Phoenix, AZ 85016
Telephone 480.588.7226
Email

COFFMAN ASSOCIATES

Civil Engineer

4835 E Cactus Rd
Suite 235
Scottsdale, AZ 85254
Telephone 602.993.6999
Email

COLWELL SHELOR

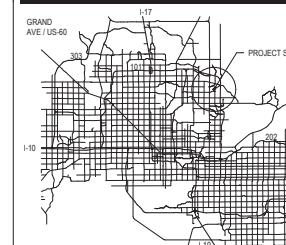
Landscape Architect

4450 N 12th St
Suite 104
Phoenix, AZ 85014
Telephone 480.922.8854 ext. 498
Email



1 CONTEXT PLAN
SCALE: 1" = 160'-0"

VICINITY MAP



YAM
MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7225

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.933.6999

COLWELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.6900

BUCHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAF'S DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
United States
Tel: 602.414.6000

Seal / Signature

Date Description

05.01.24 DRB
07.12.24 DRB 2
04.18.25 DRB 3

NOT FOR
CONSTRUCTION

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

CONTEXT AERIAL

Scale

As indicated

DRB-23

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SCALE: 1" = 40'-0"

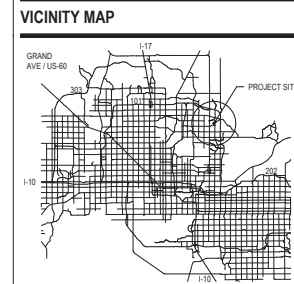
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CAFS DESIGN
21602 N 2nd Ave
#5
Phoenix, AZ 85027
United States
Tel 623.414.4000

DRB-24

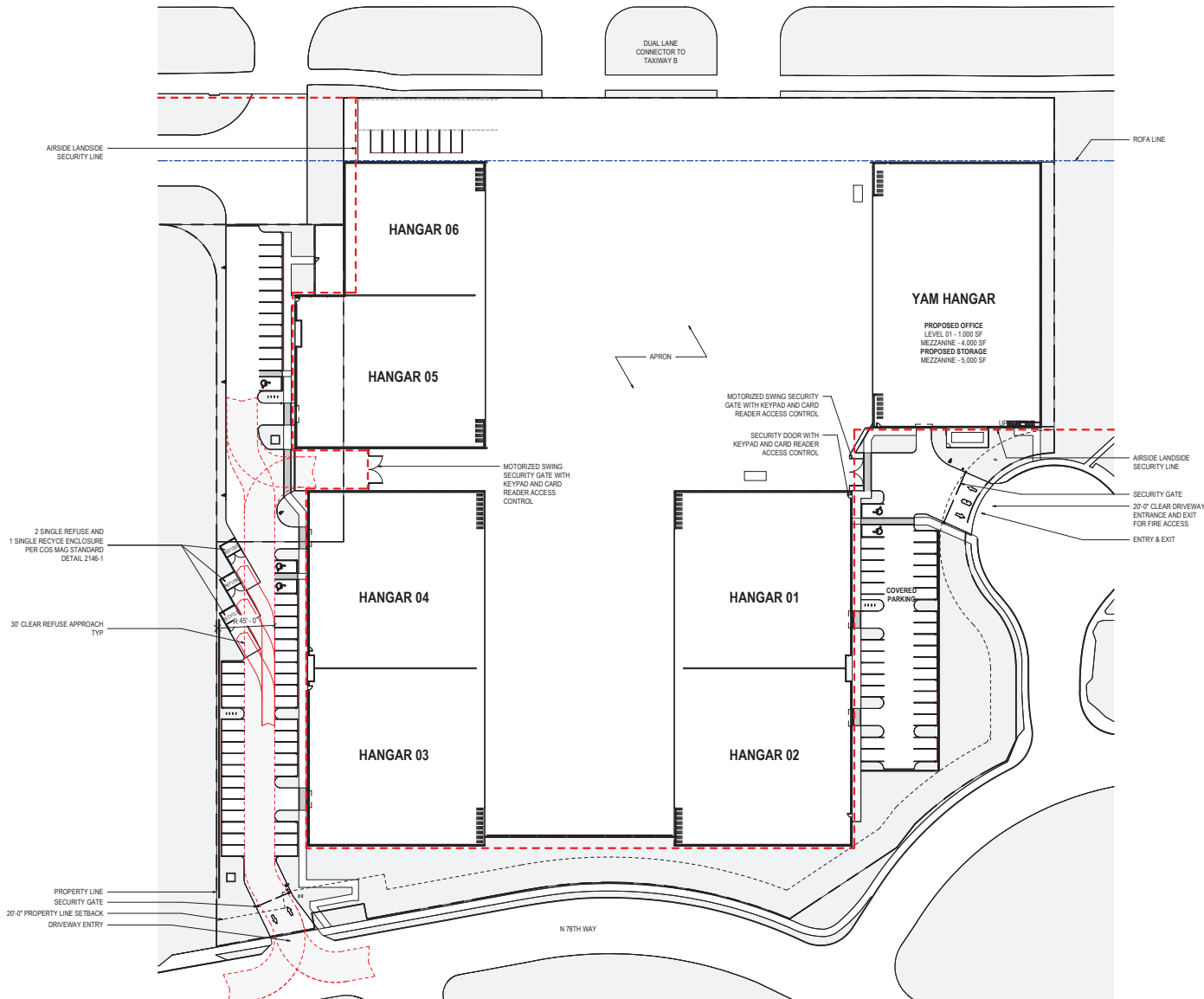


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1

REFUSE PLAN

SCALE: 1" = 40'-0"



PROJECT INFORMATION

PROJECT DATA ZONING:	I-1
BUILDING AREA:	YAM HANGAR 30,000 SF HANGAR 01 & 02 42,500 SF HANGAR 03 & 04 42,500 SF HANGAR 05 & 06 33,400 SF TOTAL AREA 148,400 SF AIRCRAFT HANGAR OFFICE 123,600 SF 19,840 SF

REFUSE CALCULATIONS:	
REFUSE CONTAINERS WITH RECYCLING	2 PER 30,000 SF + 0.8 CONTAINERS
OFFICE (NON-RESIDENTIAL)	0
HANGAR (NON-RESIDENTIAL)	0
PROVIDED:	1 RECYCLE AND 2 REFUSE CONTAINERS

YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.4900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAF'S DESIGN
21602 N 2nd Ave
#5
Phoenix, AZ 85027
United States
Tel: 602.414.6000

Seal / Signature

Date Description

05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

REFUSE PLAN

Scale

As indicated

DRB-26

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YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel 480.481.4900

BUHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel 602.225.1575

CAF'S DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
United States
Tel 602.414.4000

Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name
YAM Hangars at SDL
10-DR-2024

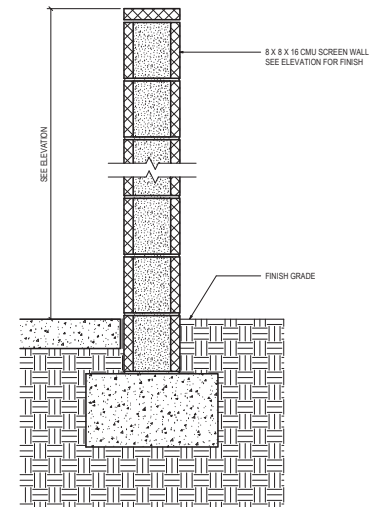
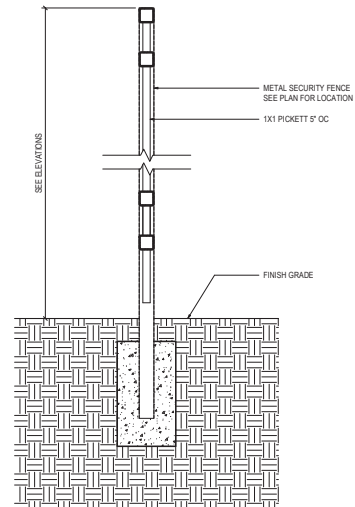
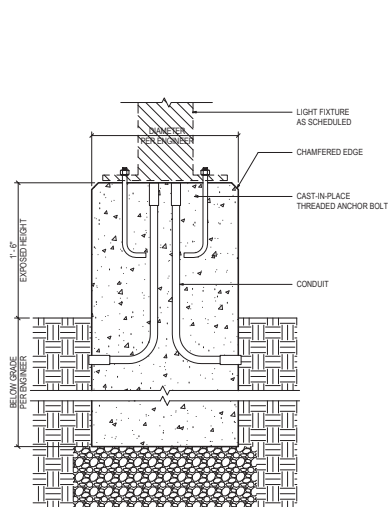
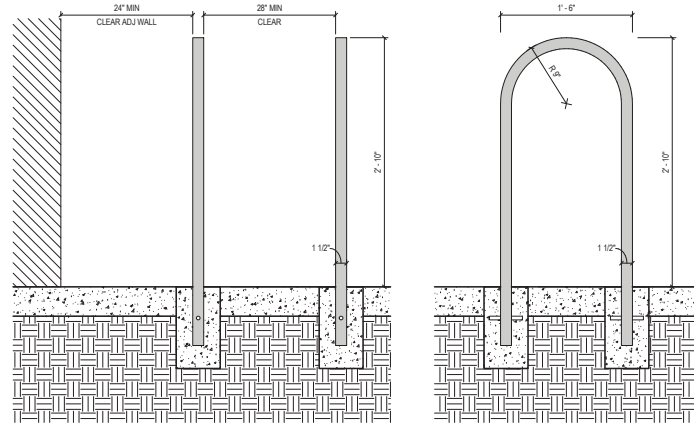
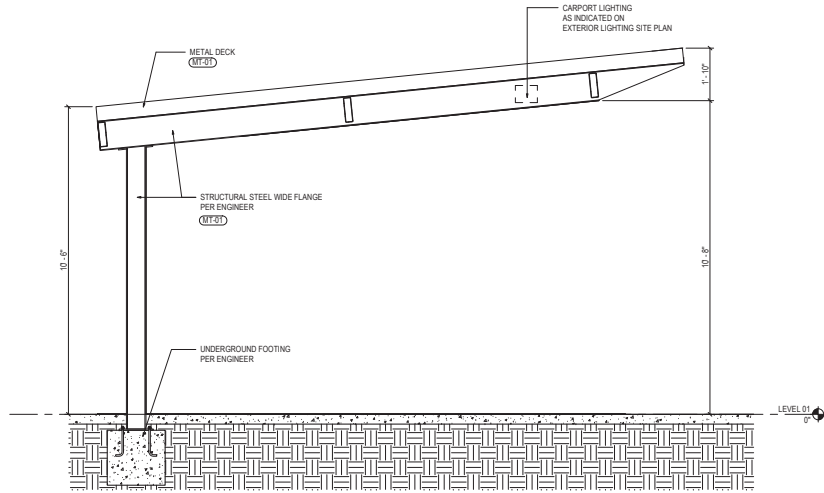
Project Number
057.8344.000

Description
SITE DETAILS

Scale
As indicated

DRB-27.1

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YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 56th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLUMELL SHELOR
4400 N 25th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 225
Scottsdale, AZ 85251
United States
Tel: 480.481.6900

BUEDLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAFS DESIGN
21602 N 2nd Ave
#5
Phoenix, AZ 85027
United States
Tel: 602.414.6000

Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name
YAM Hangars at SDL
10-DR-2024

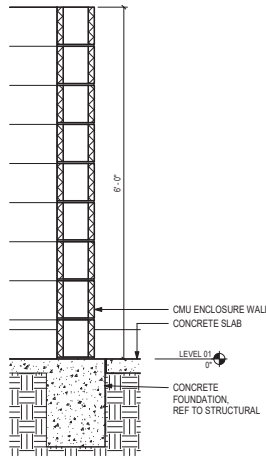
Project Number
057.8344.000

Description
SITE DETAILS

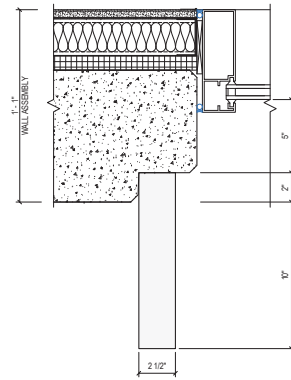
Scale
As indicated

DRB-27.2

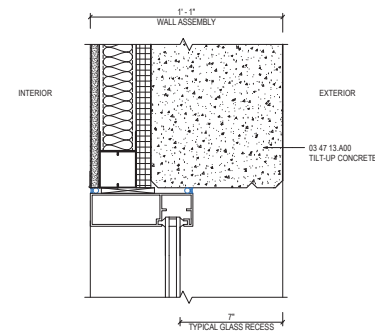
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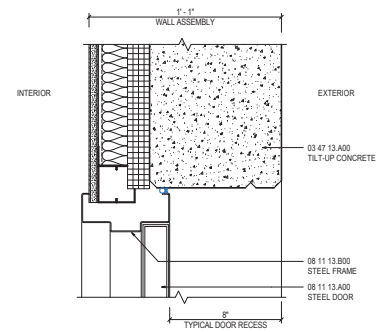
5 TRASH ENCLOSURE CMU WALL
SCALE: 1" = 1'-0"



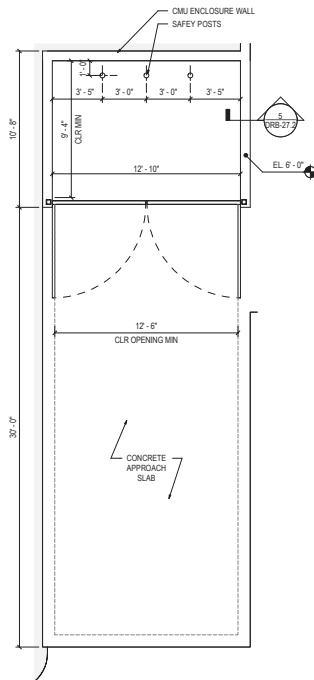
4 PLAN DETAIL - SHADING DEVICE
SCALE: 3" = 1'-0"



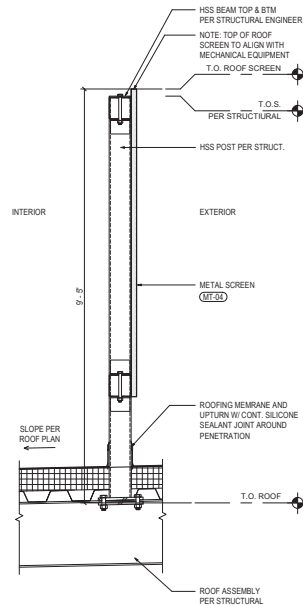
3 SEC DTL - GLAZING HEAD AT EXT WALL
SCALE: 3" = 1'-0"



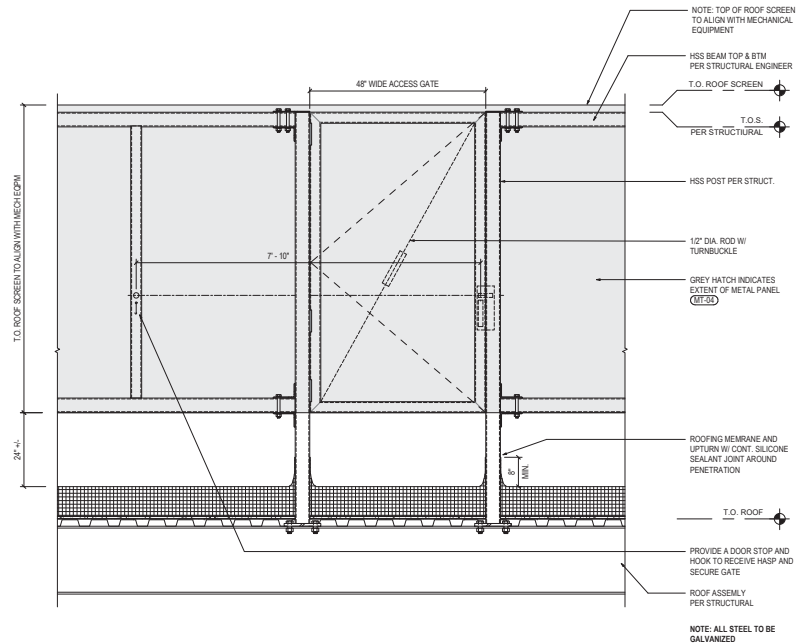
2 SEC DTL - DOOR HEAD AT EXTERIOR WALL
SCALE: 3" = 1'-0"



6 TRASH ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 ROOF SCREEN DETAILS
SCALE: 3/4" = 1'-0"





PROJECT INFORMATION

PROJECT DATA ZONING: I-1
 NET LOT AREA: 386,403 SF
 BUILDING HEIGHT: 50'

OPEN SPACE CALCULATIONS
 SEC 5.1804
 REQUIRED OPEN SPACE:
 BUILDING HEIGHT 50' PROPOSED (52' ALLOWED)

B.1 FIRST 12' OF HEIGHT 0.10 MULTIPLIED BY THE NET LOT AREA.
 $= 0.10 \times 386,403 \text{ SF}$
 $= 38,640 \text{ SF}$

B.2 HEIGHT OVER 12' MIN REQ'D OPEN SPACE $= 0.003 \times \text{NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER TWELVE (12) FEET}$
 $= 38,640 \text{ SF} \times 0.003 \times 386,403 \text{ SF} (50' - 12')$
 $= 82,890 \text{ SF}$

B.3 REDUCTION FOR ON-LOT TAXILANE SAFETY AREA AND AIRCRAFT STAGING AREA REDUCTION UP TO 0.50 MULTIPLIED BY THE REQUIRED OPEN SPACE (B2), FOR THE AMOUNT OF ON-LOT TAXILANE SAFETY AREA AND AIRCRAFT STAGING AREA PROVIDED

28,200 SF ON LOT TAXILANE SAFETY AREA
 118,300 SF AIRCRAFT STAGING AREA
 $= 28,200 \text{ SF} + 118,300 \text{ SF}$
 $= 146,500 \text{ SF}$

TOTAL MIN OPEN SPACE $= 82,890 \text{ SF} \times 0.5$
 $= 41,345 \text{ SF}$
 TOTAL PROVIDED OPEN SPACE $= 42,700 \text{ SF}$

PARKING:
 OUTDOOR PARKING AREA $= 28,700 \text{ SF}$
 MIN. PARKING LANDSCAPE AREA $= 28,700 \times 0.15 = 4,300 \text{ SF}$
 PROVIDED PARKING LANDSCAPE AREA $= 4,350 \text{ SF}$

YAM MANAGEMENT

14930 N 78TH WAY
 SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
 Suite 175
 Phoenix, AZ 85016
 United States
 Tel: 602.523.4900
 Fax: 602.523.4949

SUSTAINABILITY
 ENGINEERING GROUP
 3340 N 58th Street
 Suite 105
 Phoenix, AZ 85016
 United States
 Tel: 480.588.7226

COFFMAN ASSOCIATES
 4835 E Camelback Rd
 Suite 235
 Scottsdale, AZ 85254
 United States
 Tel: 602.933.6999

COLWELL SHELOR
 4400 N 12th St
 Suite 104
 Phoenix, AZ 85014
 United States
 Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
 7135 E Camelback Rd
 Unit 275
 Scottsdale, AZ 85251
 United States
 Tel: 480.481.4900

BUEHLER ENGINEERING
 1230 W Washington St
 Suite 114
 Tempe, AZ 85288
 United States
 Tel: 602.225.1575

CAF'S DESIGN
 21602 N 2nd Ave
 #5
 Phoenix, AZ 85027
 United States
 Tel: 602.414.4000

Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name

YAM Hangars at SDL
 10-DR-2024

Project Number

057.8344.000

Description

OPEN SPACE PLAN

Scale

As indicated

DRB-28

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YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
2340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.6900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAFS DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
United States
Tel: 602.414.0000

Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name
YAM Hangars at SDL
10-DR-2024

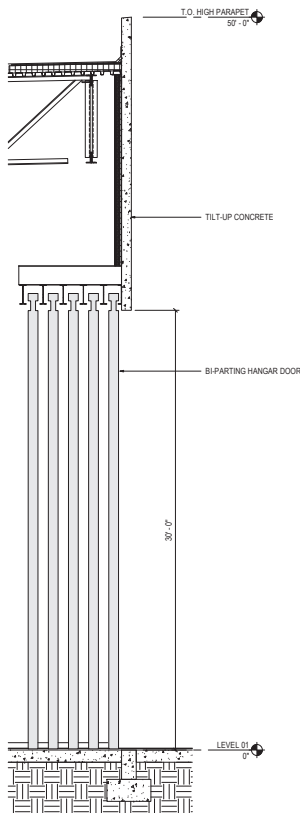
Project Number
057.8344.000

Description
WALL SECTIONS

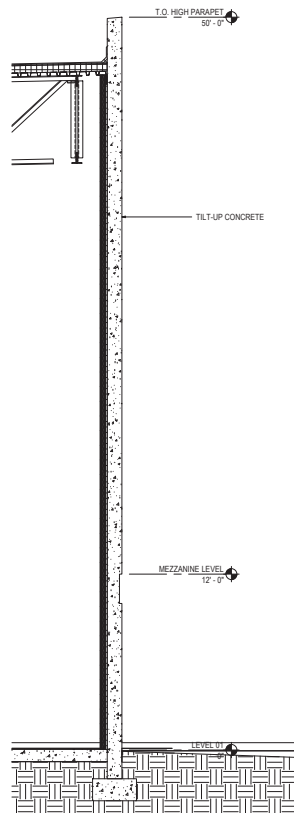
Scale
1/4" = 1'-0"

DRB-44

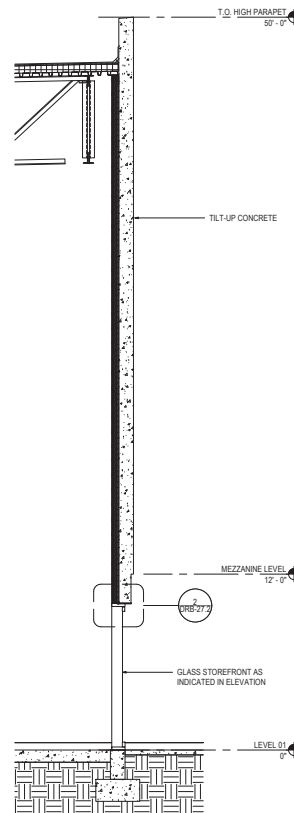
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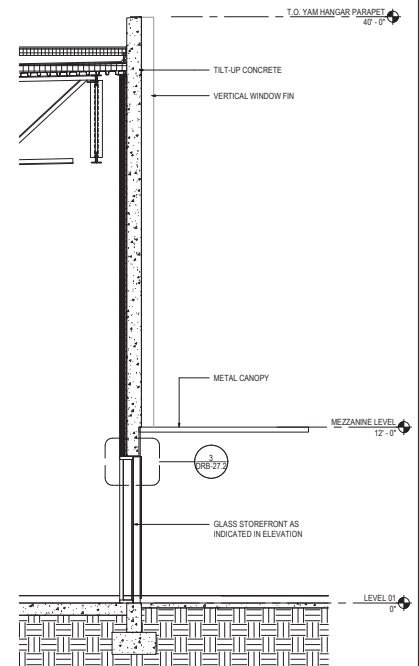
4 WALL SECTION - TYP HANGAR PLANE ENTRY
SCALE: 1/4" = 1'-0"



3 WALL SECTION - TYP HANGAR WALL
SCALE: 1/4" = 1'-0"

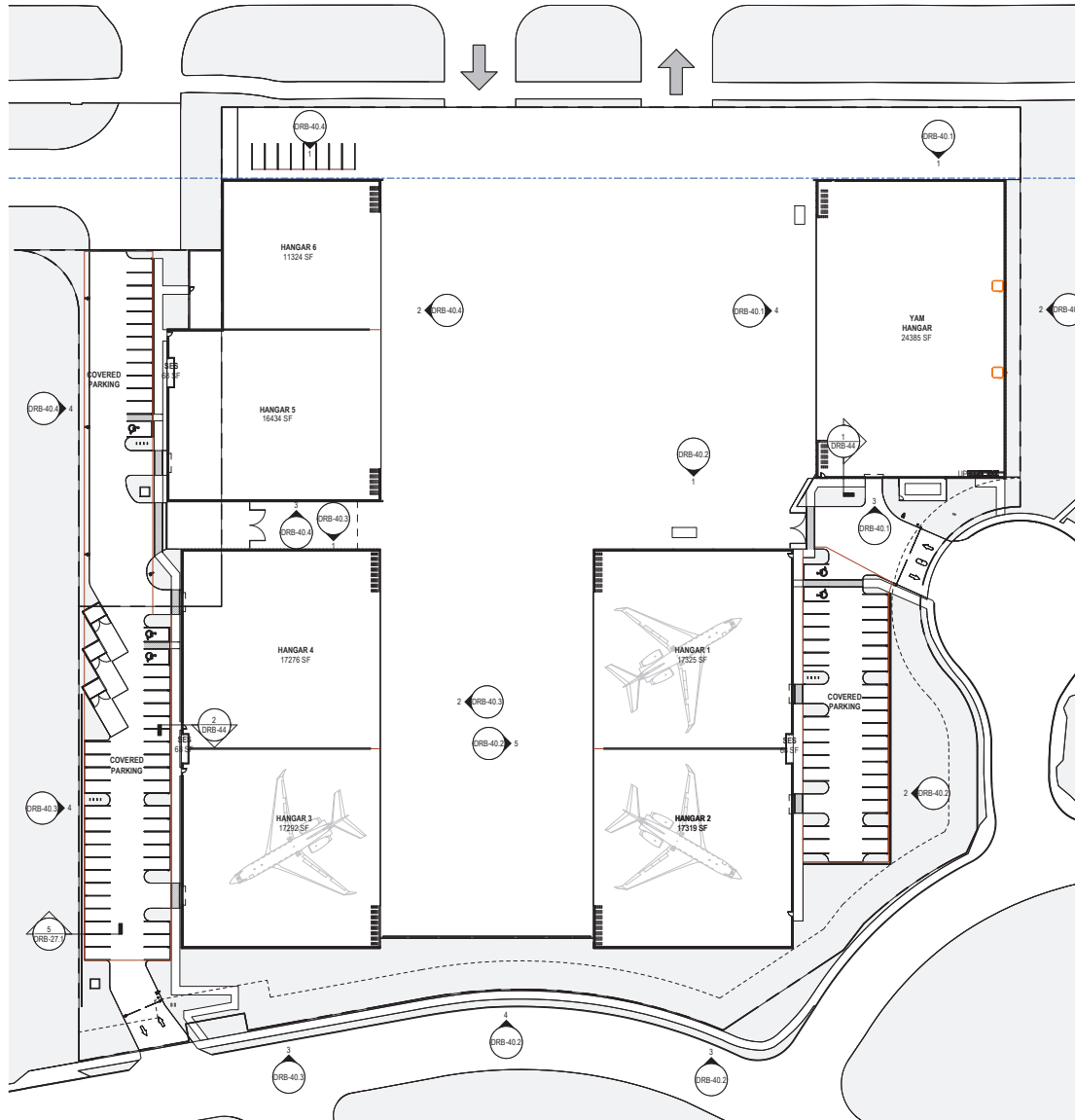


2 WALL SECTION - TYP HANGAR ENTRY
SCALE: 1/4" = 1'-0"



1 WALL SECTION - YAM HANGAR
SCALE: 1/4" = 1'-0"

4/17/2025 4:00:05 PM



1 FLOOR PLAN - LEVEL 01
SCALE: 1" = 40'-0"



YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
2340 N 15th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLWELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.6900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAF'S DESIGN
21602 N 2nd Ave
#5
Phoenix, AZ 85027
United States
Tel: 602.414.0000

Seal / Signature

Date Description

05.01.24 DRB
07.12.24 DRB 2
04.18.25 DRB 3

**NOT FOR
CONSTRUCTION**

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

FLOOR PLAN - LEVEL 01

Scale

1" = 40'-0"

DRB-45.1

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14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
2340 N 15th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.953.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.4900

BUCHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAF'S DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
United States
Tel: 602.414.0000

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07.12.24 DRB 2
04.18.25 DRB 3

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Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

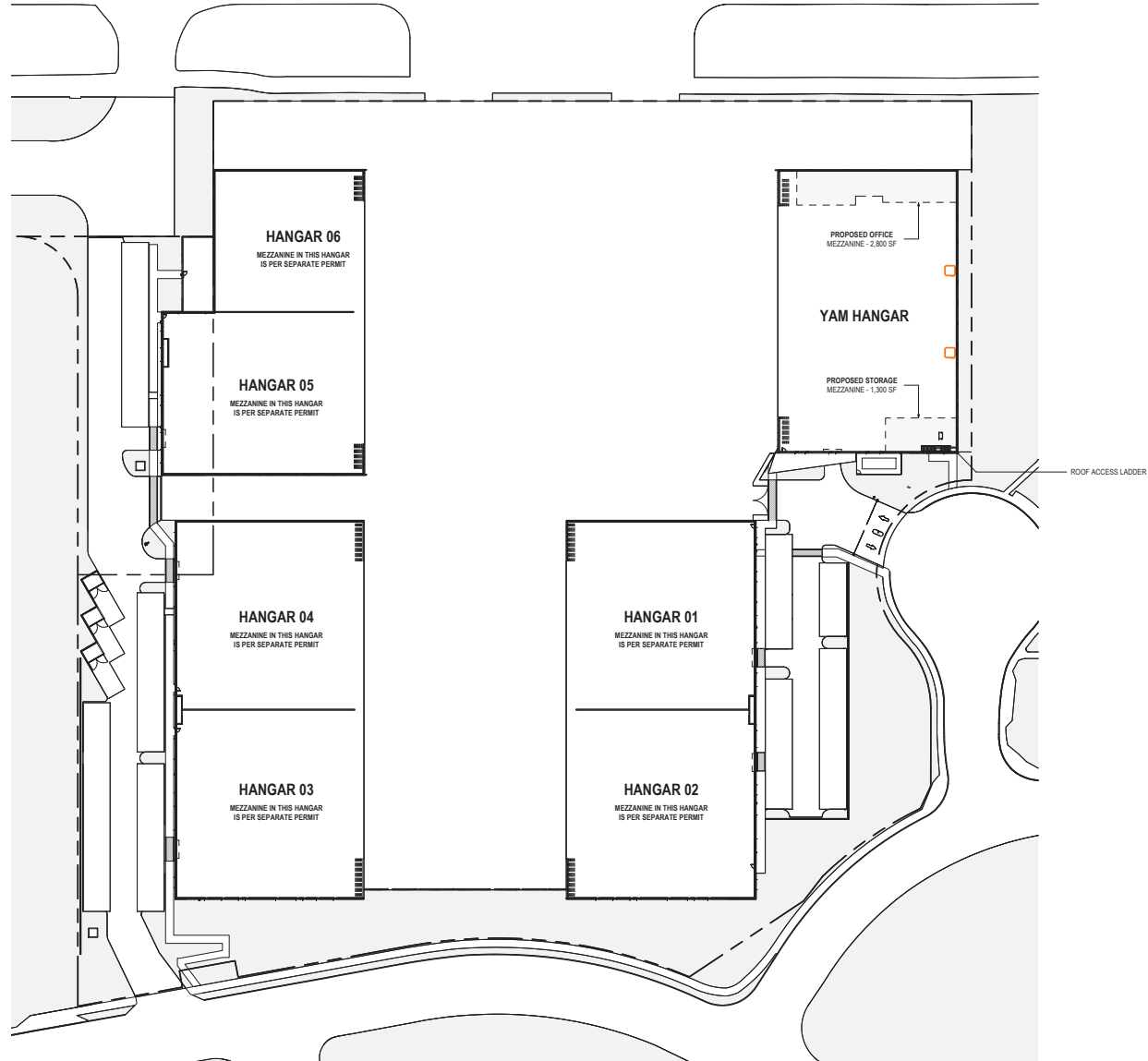
FLOOR PLAN - MEZZANINE

Scale

1" = 40'-0"

DRB-45.2

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1 MEZZANINE PLAN
SCALE: 1" = 40'-0"



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SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 15th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.953.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

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7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.6900

BUERHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
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CAF'S DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
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Date Description

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07.12.24	DRB 2
04.18.25	DRB 3

NOT FOR CONSTRUCTION

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

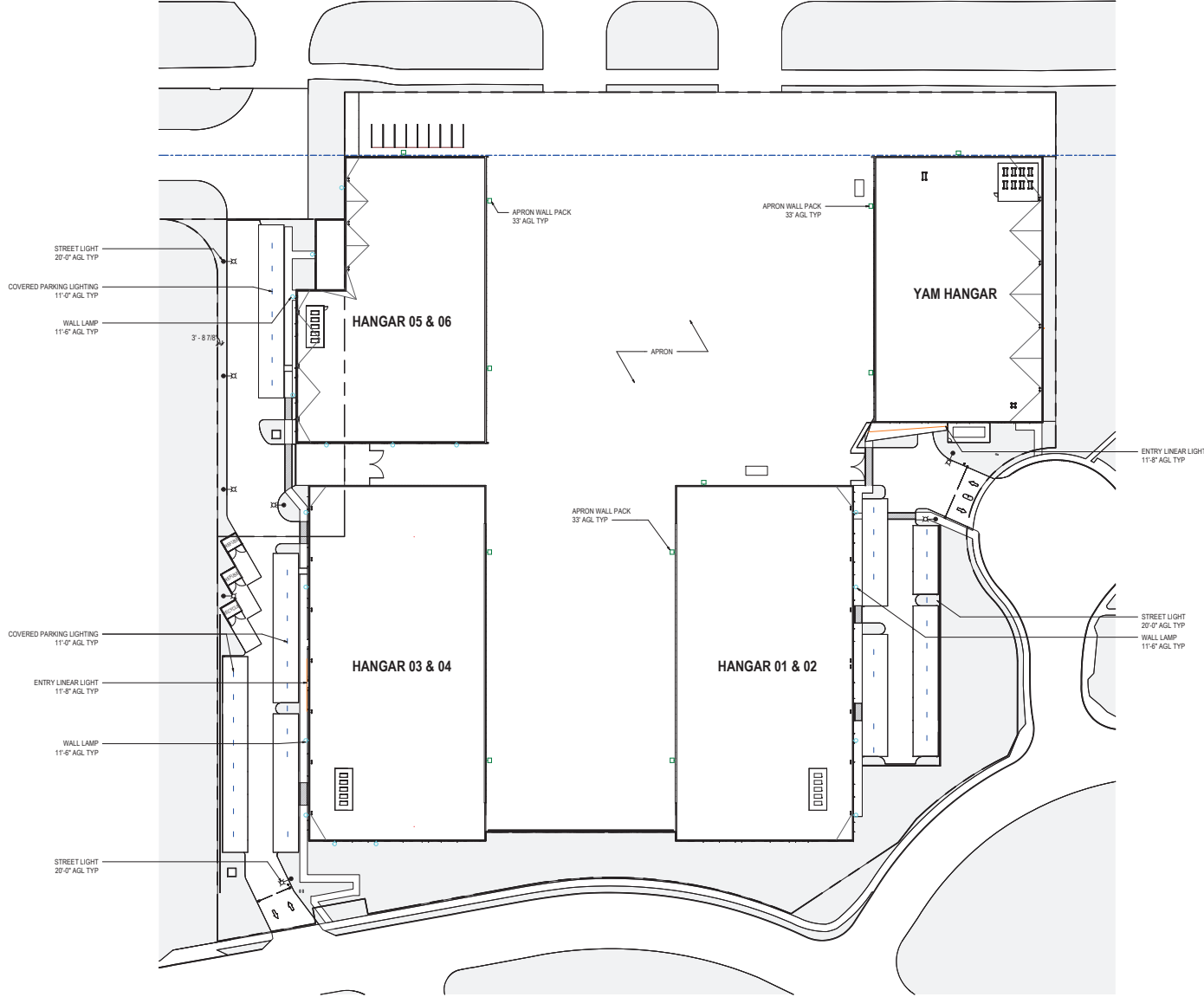
EXTERIOR LIGHTING SITE PLAN

Scale

1" = 40'-0"

DRB-50

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1 SITE PLAN - EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"



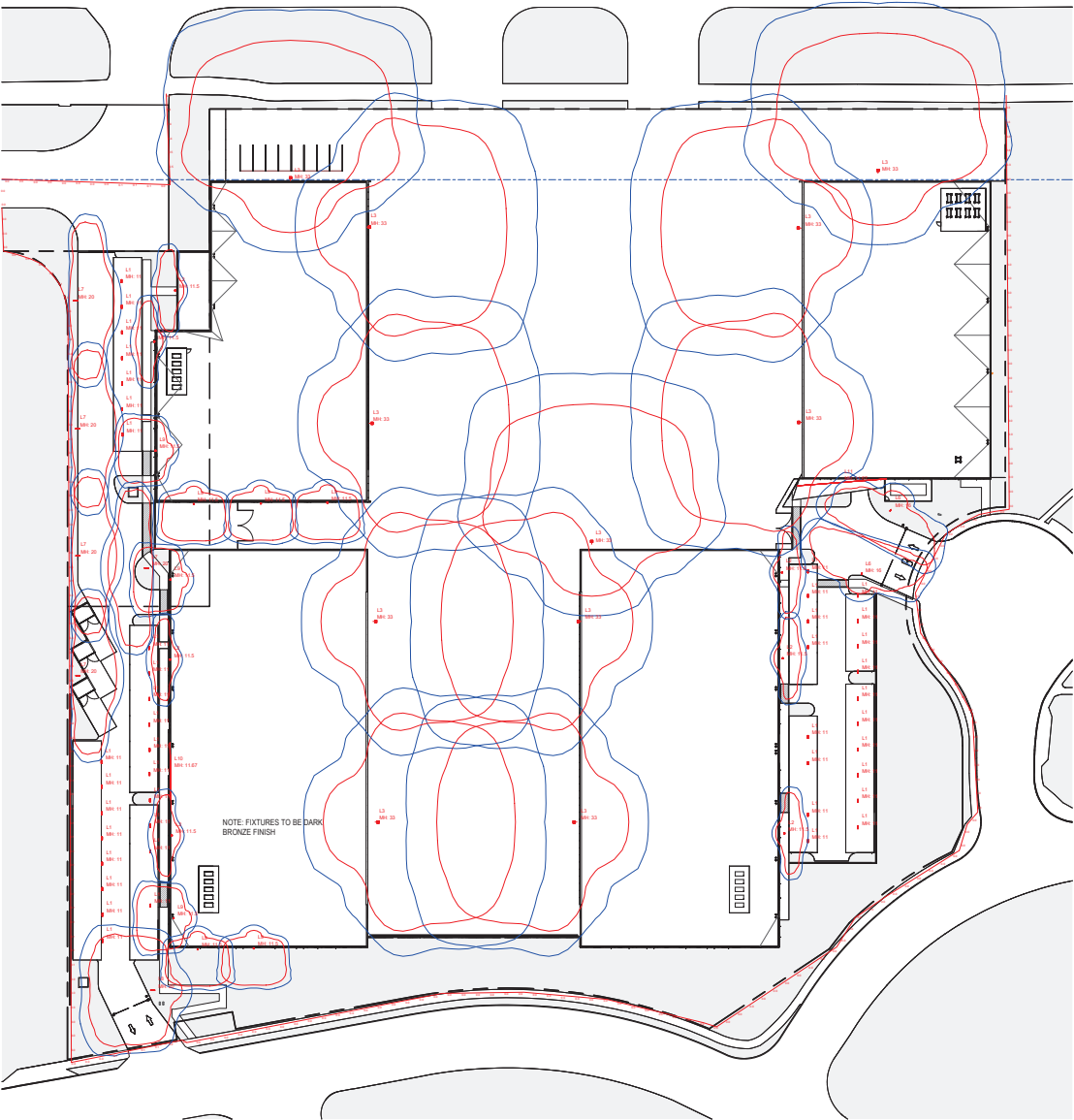
4/17/2025 4:00:13 PM

LEGEND

- STREET LIGHT
- WALL LAMP
- APRON WALL PACK
- UNDER CANOPY LIGHTING
- ENTRY LINEAR LIGHT

Equipment Schedule	Qty	Unit	Manufacturer	Description	LF	Footcandle	Footcandle	Footcandle	Footcandle
1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1	1
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Calculation Summary	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle	Footcandle
PROPERTY LINE BRIGHTNESS	10	10.0	10.0	10.0	N/A	N/A	N/A



1 SITE PLAN - PHOTOMETRIC PLAN - INITIAL CALCULATION
SCALE: 1" = 40'-0"



YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 170
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 15th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

CULWELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.6900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAF'S DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
United States
Tel: 602.414.0000

Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

NOT FOR
CONSTRUCTION

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

EXTERIOR LIGHTING PHOTOMETRIC
ANALYSIS

Scale

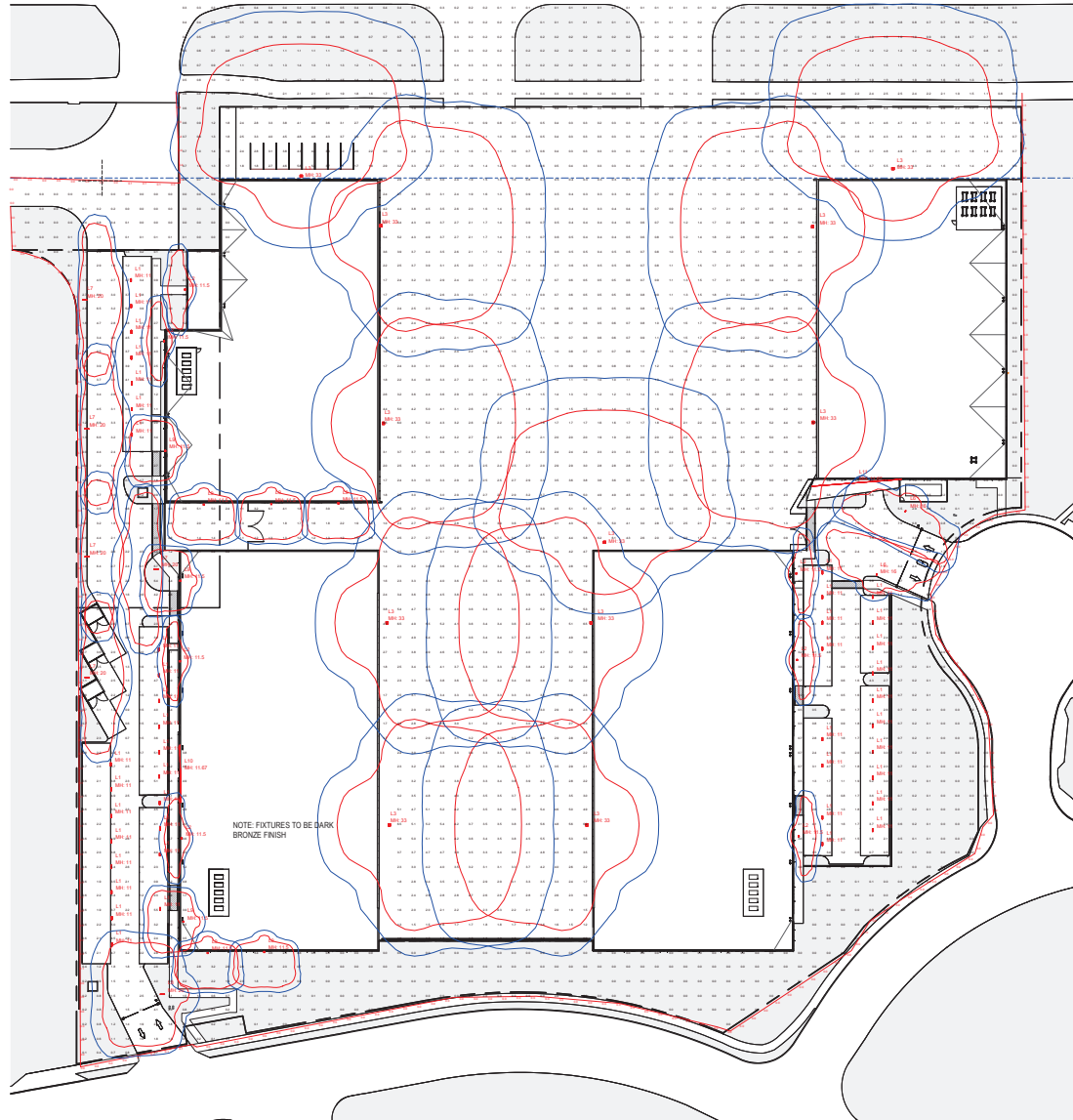
1" = 40'-0"

DRB-51.1

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Equipment Schedule	Qty	Unit	Manufacturer	Description	LF	Estimated Quantity	Estimated Cost	Total	Notes
1	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
2	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
3	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
4	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
5	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
6	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
7	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
8	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
9	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024
10	1	ft	None	PERMANENTLY BUILT UP ON EXIST'G GRASS	1.00	1.00	\$0.00	\$0.00	10/10/2024

Calculation Summary	Quantity	Unit	Area	Perimeter	Volume	Weight	Cost
PROPERTY LINE BULKY LOAD	10.00	sq ft	10.00	10.00	10.00	10.00	10.00



YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 15th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4830 E Camelback Rd
Suite 230
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.4900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAFS DESIGN
21602 N 2nd Ave
85
Phoenix, AZ 85027
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Project Name
YAM Hangars at SDL
10-DR-2024

Project Number
057.8344.000

Description
EXTERIOR LIGHTING PHOTOMETRIC
ANALYSIS

Scale
1" = 40'-0"

DRB-51.2

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YAM MANAGEMENT

YAM Hangars at SDL 10-DR-2024

DEVELOPMENT REVIEW BOARD 04.18.2025

14930 N 78TH WAY SCOTTSDALE, AZ 85260

YAM MANAGEMENT

15475 N 84th St
Scottsdale, AZ 85260
Telephone 480.696.4831
Email

GENSLER

Architect

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
Telephone 602.523.4904
Email

SEG

Civil Engineer

5240 N 16th Street
Suite 105
Phoenix, AZ 85016
Telephone 480.588.7226
Email

COFFMAN ASSOCIATES

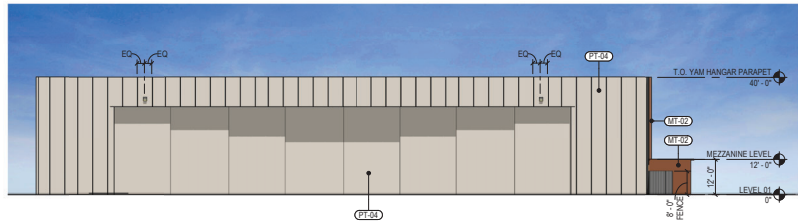
Civil Engineer

4835 E Cactus Rd
Suite 235
Scottsdale, AZ 85254
Telephone 602.993.6999
Email

COLWELL SHELOR

Landscape Architect

4450 N 12th St
Suite 104
Phoenix, AZ 85014
Telephone 480.922.8854 ext. 498
Email



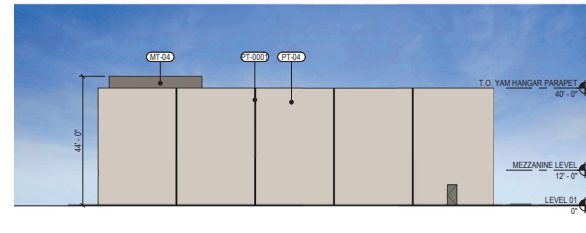
4 DRB - ELEVATION - YAM HANGAR - SW
SCALE: 1" = 20'-0"



2 DRB - ELEVATION - YAM HANGAR - NE
SCALE: 1" = 20'-0"



3 DRB - ELEVATION - YAM HANGAR - SE
SCALE: 1" = 20'-0"



1 DRB - ELEVATION - YAM HANGAR - NW
SCALE: 1" = 20'-0"

MATERIAL LEGEND

(PT-01)	PANT - SW 9154 PERLE NOIR LRV 8
(PT-02)	PANT - SW 6004 MINK LRV 21
(PT-03)	PANT - SW 7640 FAWN BRINDLE LRV 36
(PT-04)	PANT - SW 7036 ACCESSIBLE BEIGE LRV 58
(GL-01)	CLEAR LOW IRON HIGH PERFORMANCE GLAZING
(MT-01)	MASONRY
(MT-02)	PAINTED METAL - SW 9154 PERLE NOIR LRV 8
(MT-03)	METAL - PATINA STEEL
(MT-04)	PAINTED METAL SECURITY FENCE GATES AND DOORS TO MATCH
(PA-01)	WOOD LOOK COMPOSITE PANEL
(MT-04)	PAINTED PERFORATED METAL PANEL SW 9154 PERLE NOIR 64% OPEN
(TB-01)	TENSILE STRUCTURE FABRIC



YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel 480.588.7226

CORFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
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CONSTRUCTION**

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

ELEVATION - YAM HANGAR

Scale

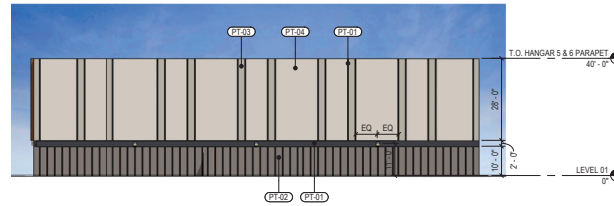
As indicated

DRB-40.1

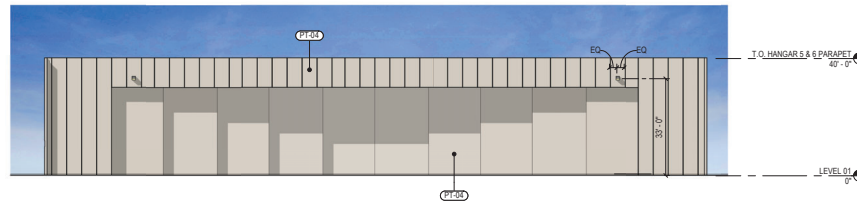
© 2024 Gensler



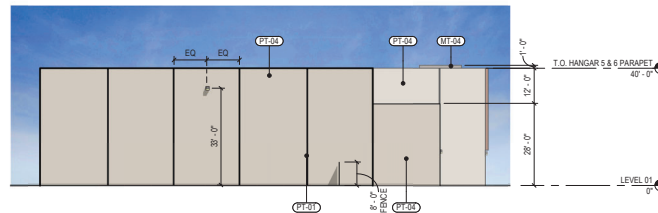
4 DRB - ELEVATION - HANGAR 05 & 06 - SW
SCALE: 1" = 20'-0"



3 DRB - ELEVATION - HANGAR 05 & 06 - SE
SCALE: 1" = 20'-0"



2 DRB - ELEVATION - HANGAR 05 & 06 - NE
SCALE: 1" = 20'-0"



1 DRB - ELEVATION - HANGAR 05 & 06 - NW
SCALE: 1" = 20'-0"

MATERIAL LEGEND

PT-01	PAINT - SW 9154 PERLE NOIR LRV 8
PT-02	PAINT - SW 6004 MINN LRV 21
PT-03	PAINT - SW 7640 FAWN BRINDLE LRV 36
PT-04	PAINT - SW 7036 ACCESSIBLE BEIGE LRV 58
GL-01	CLEAR LOW IRON HIGH PERFORMANCE GLAZING
MT-01	MASONRY
MT-01	PAINTED METAL - SW 9154 PERLE NOIR LRV 8
MT-02	METAL - PATINA STEEL
MT-03	PAINTED METAL SECURITY FENCE GATES AND DOORS TO MATCH
PA-01	WOOD LOOK COMPOSITE PANEL
MT-04	PAINTED PERFORATED METAL PANEL SW 9154 PERLE NOIR 64% OPEN
FB-01	TENSILE STRUCTURE FABRIC



YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States

SUSTAINABILITY
ENGINEERING GROUP
3340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

CORFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.4900

BUCHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAP'S DESIGN
21602 N 2nd Ave
R5
Phoenix, AZ 85027
United States
Tel: 602.414.4000

Seal / Signature

Date Description

05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

ELEVATION - HANGAR 05 & 06

Scale

As indicated

DRB-40.4

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Architectural section drawing of the building facade. The drawing shows a series of vertical elements, likely columns or panels, with labels MI-05, ES-01, PE-04, PE-01, and PE-03 at the top. Below these, a horizontal line indicates the 'T.O. HIGH PARAPET 50'-0"'. Further down, another horizontal line indicates the 'MEZZANINE LEVEL 12'-0"'. At the bottom, a horizontal line indicates the 'LEVEL 0 0''. The drawing also shows a 'LEVEL 0 0' at the base of the structure.

Architectural elevation drawing of the exterior of the building. The drawing shows a long, low structure with a flat roof. The facade is composed of vertical panels. The roofline is labeled with "T.O. HIGH PARAPET" and "T.O. HANGAR S & S PARAPET". The height of the building is indicated as "33'-0\"/>

Section view of the building facade. The facade consists of a series of vertical elements. Key levels and features are labeled:

- TO. HIGH PARAPET 50'-0"**: Top of the high parapet.
- MEZZANINE LEVEL 12'-0"**: Mezzanine level.
- LEVEL 01 0'**: Level 01.
- P1C01, P1C02, P1C04**: Vertical elements on the upper level.
- P1C01, P1C02**: Vertical elements on the lower level.

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NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF ENTRY ON N 78TH WAY



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF HANGAR 01 ON N 78TH WAY LOOKING WEST



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF FEATURE WALL ON 78TH WAY



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF YAM HANGAR LOOKING WEST

YAM
MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel 480.481.4900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel 602.225.1575

CAFS DESIGN
21602 N 2nd Ave
#5
Phoenix, AZ 85027
United States
Tel 602.414.4000

Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

NOT FOR
CONSTRUCTION

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

PERSPECTIVES

Scale

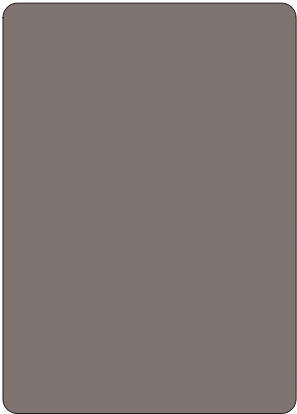
DRB-42

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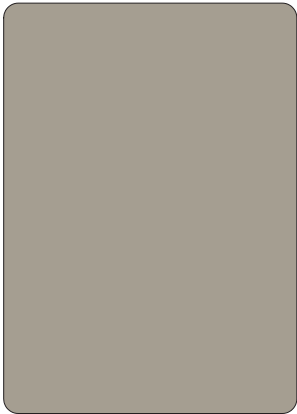
PAINT PT-01
SW 9154 PERLE NOIR

RGB: 79 / 77 / 81
Hex Value: #4F4D51
LRV: 8



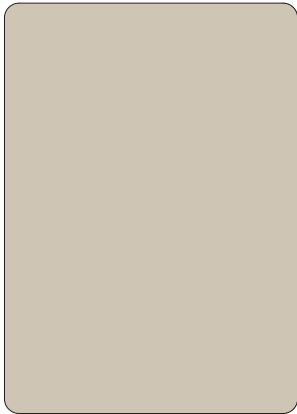
PAINT PT-02
SW 6004 MINK

RGB: 132 / 123 / 119
Hex Value: #847B77
LRV: 21



PAINT PT-03
SW 7640 FAWN BRINDLE

RGB: 167 / 160 / 148
Hex Value: #A7A094
LRV: 36



PAINT PT-04
SW 7036 ACCESSIBLE BEIGE

RGB: 209 / 199 / 184
Hex Value: #D1C7B8
LRV: 58

YAM MANAGEMENT

14930 N 78TH WAY
SCOTTSDALE, AZ 85260

Gensler

2575 E Camelback Rd
Suite 175
Phoenix, AZ 85016
United States
Tel: 602.523.4900
Fax: 602.523.4949

SUSTAINABILITY
ENGINEERING GROUP
3340 N 15th Street
Suite 105
Phoenix, AZ 85016
United States
Tel: 480.588.7226

COFFMAN ASSOCIATES
4835 E Camelback Rd
Suite 235
Scottsdale, AZ 85254
United States
Tel: 602.993.6999

COLUMELL SHELOR
4450 N 12th St
Suite 104
Phoenix, AZ 85014
United States
Tel: 480.922.8854 ext. 498

ENERGY SYSTEMS DESIGN
7135 E Camelback Rd
Unit 275
Scottsdale, AZ 85251
United States
Tel: 480.481.4900

BUEDLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
Tel: 602.225.1575

CAFS DESIGN
21602 N 2nd Ave
#5
Phoenix, AZ 85027
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Seal / Signature

△ Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3

**NOT FOR
CONSTRUCTION**

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

PAINT COLOR DRAWDOWNS

Scale

NOT TO SCALE

DRB-74

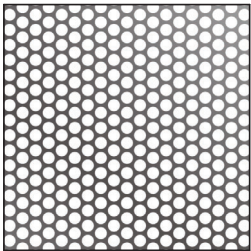
MATERIAL BOARD



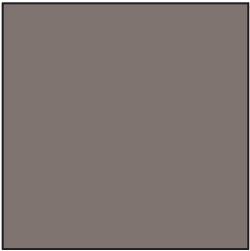
PAINT PT-01
SW 9154 PERLE NOIR
LRV 8



METAL MT-01
SW 9154 PERLE NOIR
LRV 8



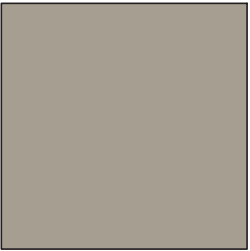
PERFORATED METAL PANEL MT-04
SW 9154 PERLE NOIR
64% OPEN



PAINT PT-02
SW 6004 MINK
LRV 21



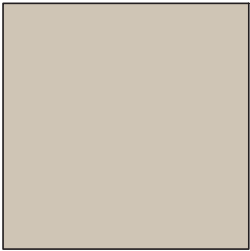
METAL MT-02
PATINA STEEL



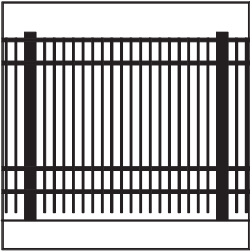
PAINT PT-03
SW 7640 FAWN BRINDLE
LRV 36



PANEL PA-01
WOOD LOOK COMPOSITE
PANEL



PAINT PT-04
SW 7036 ACCESSIBLE BEIGE
LRV 58



FENCE MT-03
PAINTED METAL SECURITY
FENCE
GATES AND DOORS TO MATCH



MASONRY UM-01



**CLEAR LOW IRON HIGH
PERFORMANCE GLAZING GL-01**

