

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.

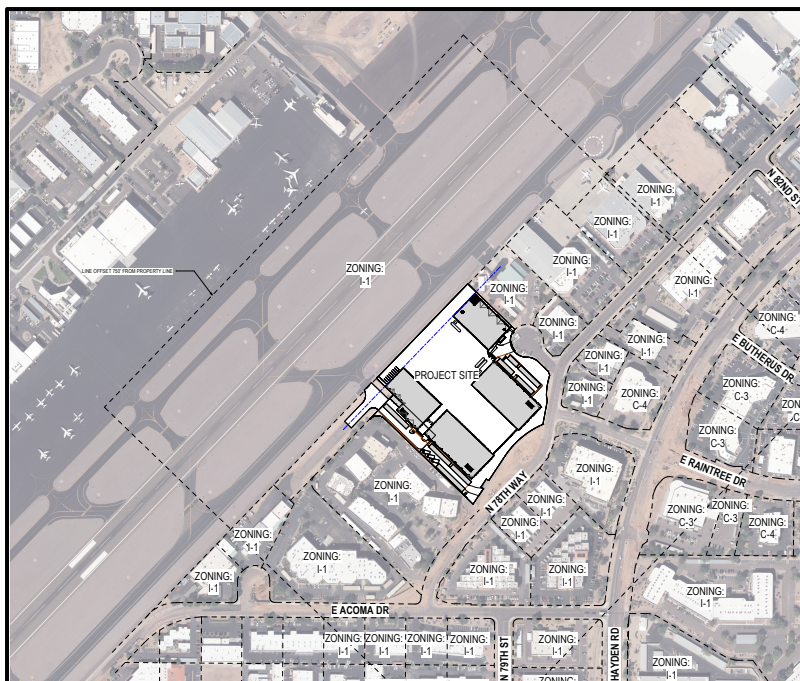
A Letter Report for the proposed Through-the-Fence (TTF) development has been analyzed and prepared by Coffman Associates, airport consultants, and is included in our submittal package.

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.



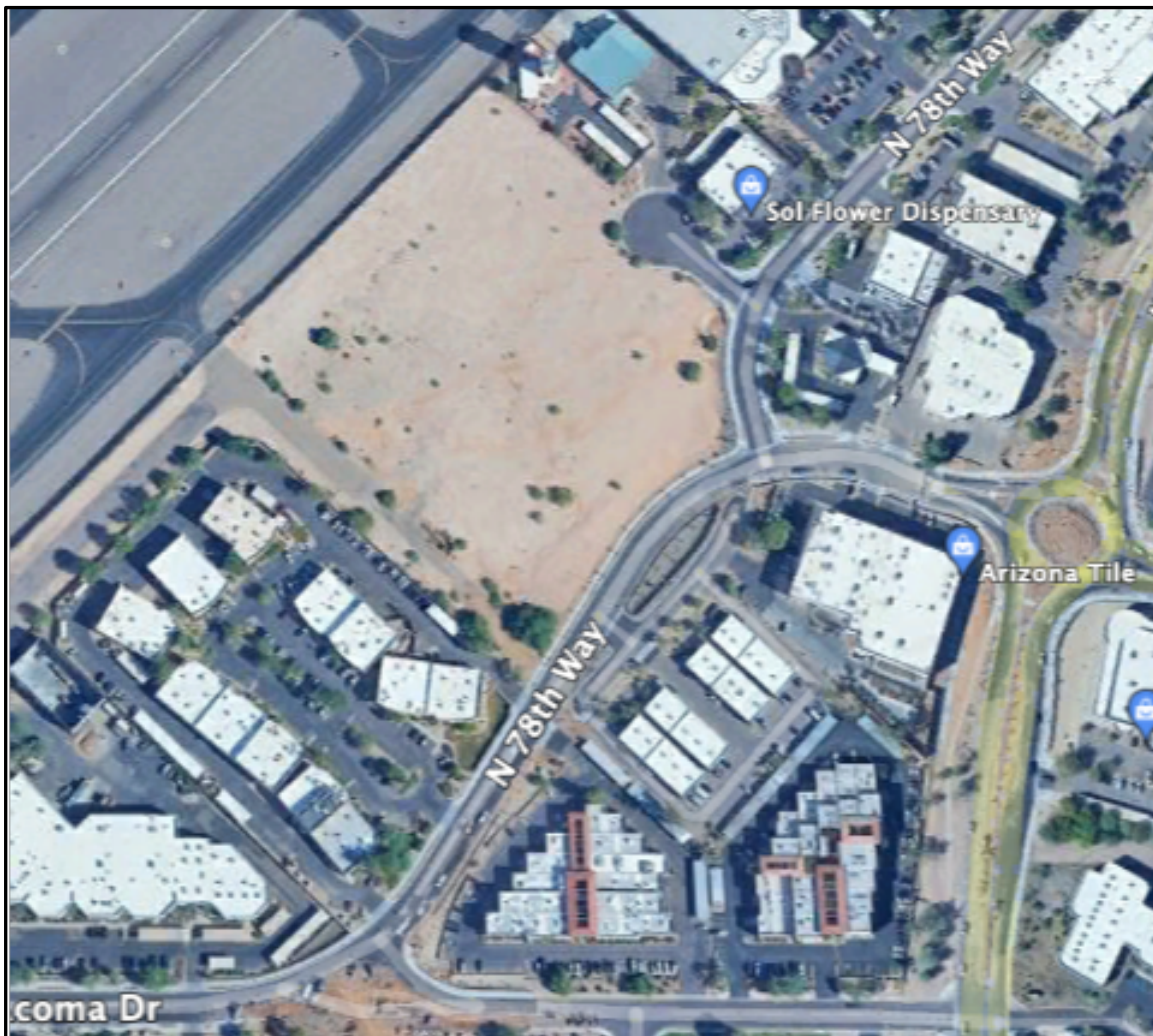
Context Aerial



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.

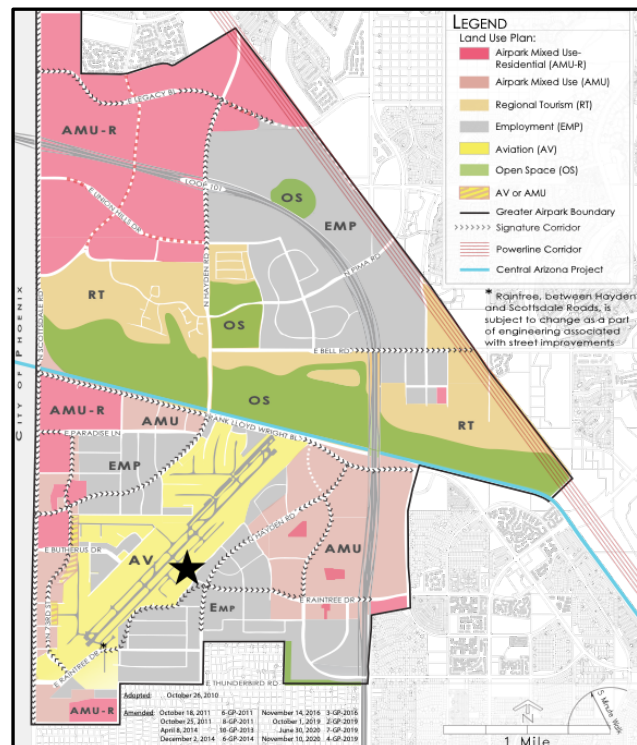
The site and buildings have been designed to be compatible with the Scottsdale Sensitive Design Principles. Open space has been provided in compliance with the I-1 requirements. Open Spaces have been located adjacent to public zones. Landscape elements selected along the primary frontage on North 78th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



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.

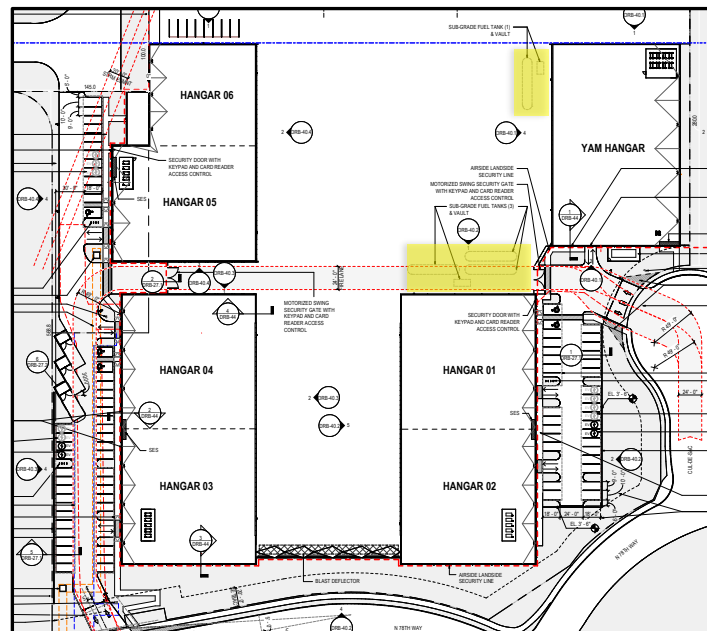


AVIATION/AIRPORT

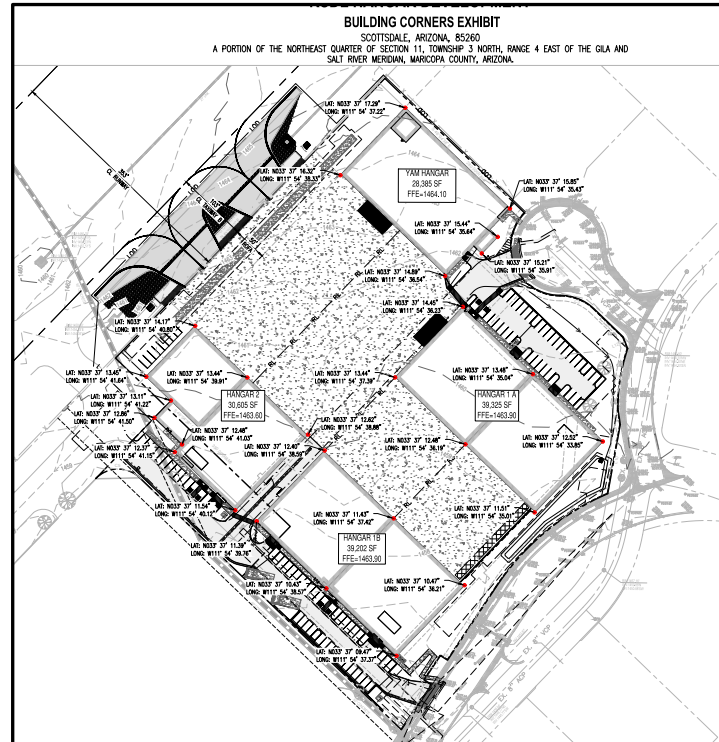
This project develops one of the last remaining undeveloped parcels located adjacent to the airport with a desirable aviation use.

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

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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 602.523.4900
Email

SEG

Civil Engineer

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

COFFMAN ASSOCIATES

Civil Engineer

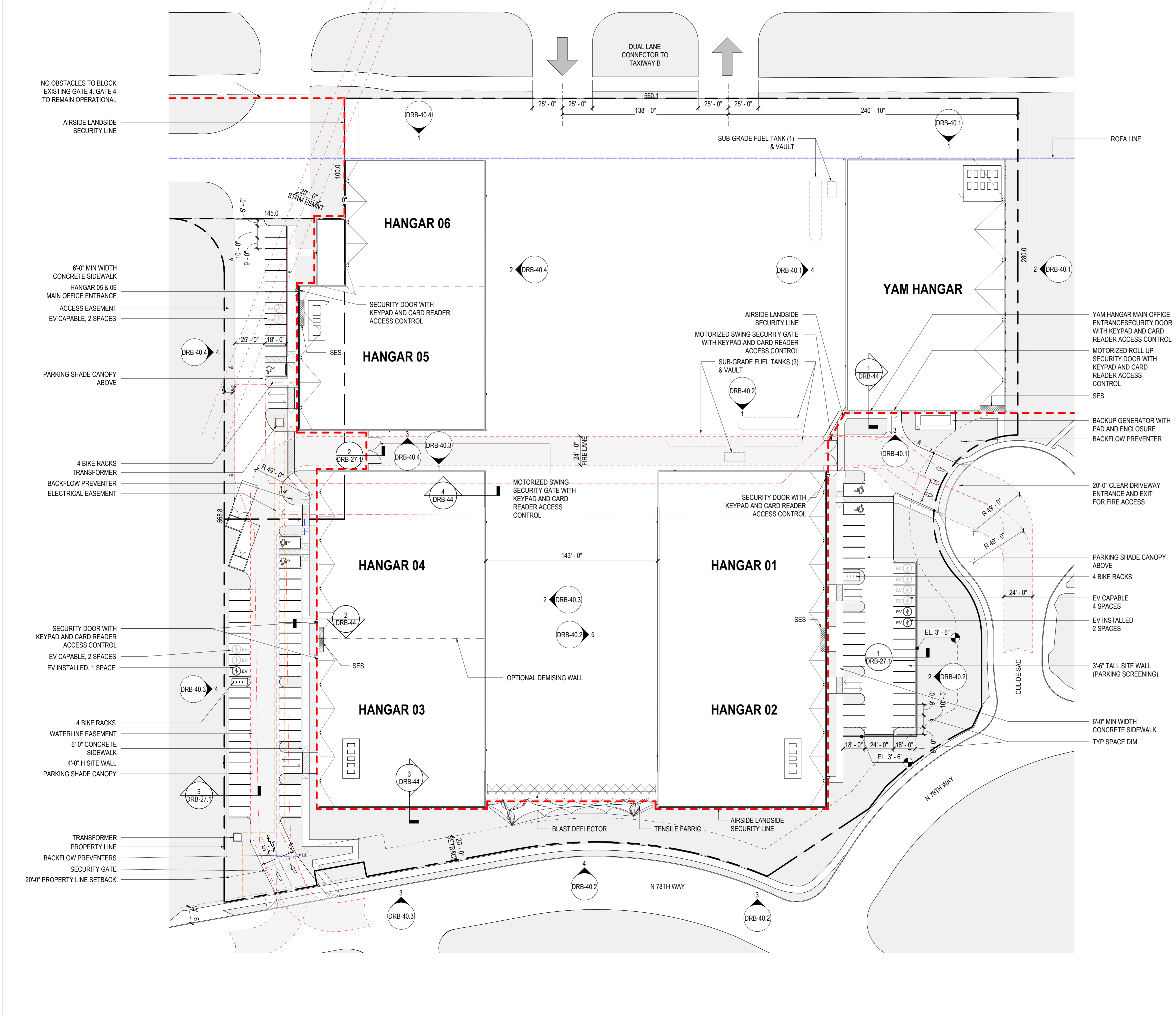
4835 E Cactus Rd
Suite 235
Scottsdale, AZ 85254
Telephone 602.993.6999
Email

COLWELL SHELOR

Landscape Architect

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





PROJECT INFORMATION

OWNER: YAM MANAGEMENT
 PETER LEHR
 15475 N 84TH STREET
 SCOTTSDALE, AZ 85260
 PETE@YAMHOLDINGS.COM
 (480) 696-4831

ARCHITECT: GENSLER
 DAWN HART
 2575 E CAMELBACK RD, SUITE 175
 PHOENIX, AZ 85016
 DAWN_HART@GENSLER.COM
 (602) 523-4900

BUILDING ADDRESS: 14930 N 78TH WAY
 SCOTTSDALE, ARIZONA 85260

PARCEL NUMBERS: 215-56-421B, 215-56-247B

PROJECT DESCRIPTION: LOT 1, RAINTREE CORPORATE AVIATION CENTER, ACCORDING TO BOOK 855 OF MAPS, PAGE 27, RECORDS OF MARICOPA COUNTY, ARIZONA.

JURISDICTION: SCOTTSDALE

ZONING: I-1

SITE ACREAGE: GROSS: 386,403 SF (8.87 ACRES)
 NET: 386,403 SF (8.87 ACRES)

LOT COVERAGE: MIN OPEN SPACE REQ: 41,345 SF
 PROVIDED: 42,700 SF

BUILDINGS FOOTPRINT: 167,000 S.F.

MIN. BUILDING SETBACKS: FRONT: 20'
 REAR AND SIDE: 0'

BUILDING HEIGHT: MAX. PERMITTED: 52'
 PROVIDED: 50'

GROSS BUILDING AREA: YAM HANGAR: 30,000 SF
 HANGAR 01 & 02: 40,000 SF
 HANGAR 03 & 04: 40,000 SF
 HANGAR 05 & 06: 35,000 SF
TOTAL GROSS AREA: 145,000 SF

AIRCRAFT HANGAR: 120,000 SF
OFFICE: 21,000 SF
STORAGE: 4,000 SF

F.A.R.: 0.80 X NET LOT AREA = 309,123 SF

REFUSE: 2 REFUSE CONTAINERS

PARKING QUANTITY:

TOTAL PARKING REQUIRED OFFICE (21,000 SF)	1 PER 300 SF = 70 SPACES
TOTAL PARKING REQUIRED STORAGE (4,000 SF)	1 PER 800 SF = 5 SPACES
TOTAL VEHICULAR PARKING REQUIRED	75 SPACES
TOTAL VEHICULAR PARKING PROVIDED	75 SPACES (COVERED)
TOTAL ADA PARKING REQUIRED	4% OF 75 = 3 SPACES
TOTAL ADA PARKING PROVIDED	5 SPACES (COVERED)
BICYCLE PARKING REQUIRED	1 PER 10 PARKING (=8)
BICYCLE PARKING PROVIDED	12 RACKS
OFF STREET LOADING SPACES REQUIRED	2 (TABLE 2-1.307.F.2.)
OFF STREET LOADING SPACES PROVIDED	NOT PROVIDED
EV INSTALLED SPACES REQUIRED	4% OF 75 = 3 SPACES
EV INSTALLED SPACES PROVIDED	3 SPACES
EV CAPABLE SPACES REQUIRED	10% OF 75 = 8 SPACES
EV CAPABLE SPACES PROVIDED	8 SPACES

NOTE: ALL PARKING ON THE SITE IS COVERED WITH A PARKING SHADE STRUCTURE

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
 5240 N 16th Street
 Suite 105
 Phoenix, AZ 85016
 United States
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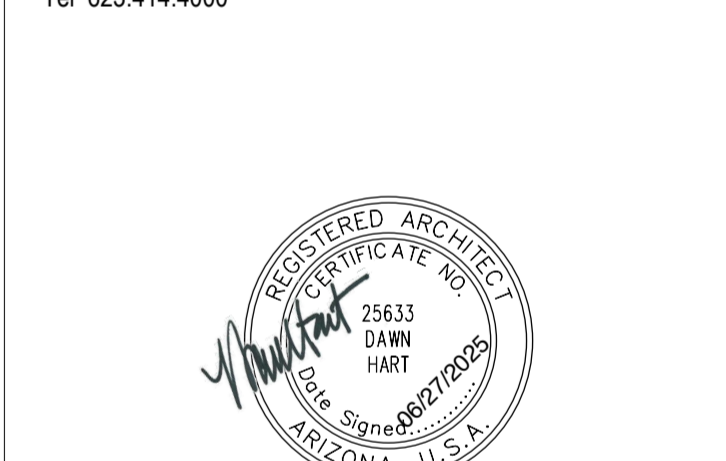
COFFMAN ASSOCIATES
 4835 E Cactus Rd
 Suite 235
 Scottsdale, AZ 85254
 United States
 Tel 602.993.6999

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 480.481.4900

BUHLER 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 623.414.4000



Seal / Signature

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05.01.24	DRB
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04.18.25	DRB 3
06.27.25	DRB 4

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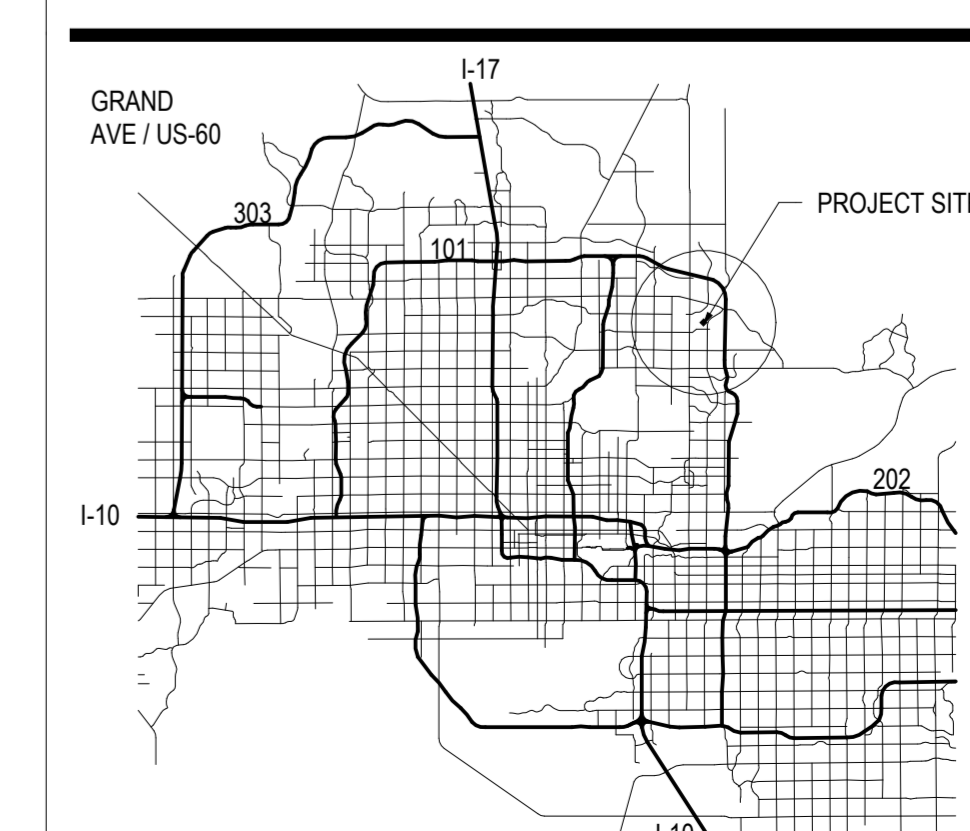
Project Number
 057.8344.000

Description
 SITE PLAN

Scale
 As indicated

DRB-24

VICINITY MAP



YAM MANAGEMENT

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Scottsdale, AZ 85260
Telephone 480.696.4831
Email

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Architect

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Suite 175
Phoenix, AZ 85016
Telephone 602.523.4900
Email

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Civil Engineer

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Suite 105
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COFFMAN ASSOCIATES

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Scottsdale, AZ 85254
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Landscape Architect

4450 N 12th St
Suite 104
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Telephone 480.922.8854 ext. 498
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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
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SUSTAINABILITY
ENGINEERING GROUP
5240 N 16th Street
Suite 105
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Phoenix, AZ 85014
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Unit 275
Scottsdale, AZ 85251
United States
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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
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MATERIAL LEGEND

- (PT-01) PAINT - SW 9154 PERLE NOIR LRV 8
- (PT-02) PAINT - SW 6004 MINK 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
- (UM-01) MASONRY
- (MT-01) PAINTED METAL - SW 9154 PERLE NOIR LRV 8
- (MT-02) METAL - PATINA STEEL
- (MT-03) METAL PANEL - SW 7640 FAWN BRINDLE LRV 36
- (PA-01) WOOD LOOK COMPOSITE PANEL
- (MT-05) PAINTED METAL SECURITY FENCE GATES AND DOORS TO MATCH
- (FB-01) TENSILE STRUCTURE FABRIC



NOTE: IMAGES OF TENSILE FABRIC ARE FOR LOOK AND FEEL REFERENCE.



Seal / Signature

Date Description

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05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3
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YAM Hangars at SDL
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057.8344.000

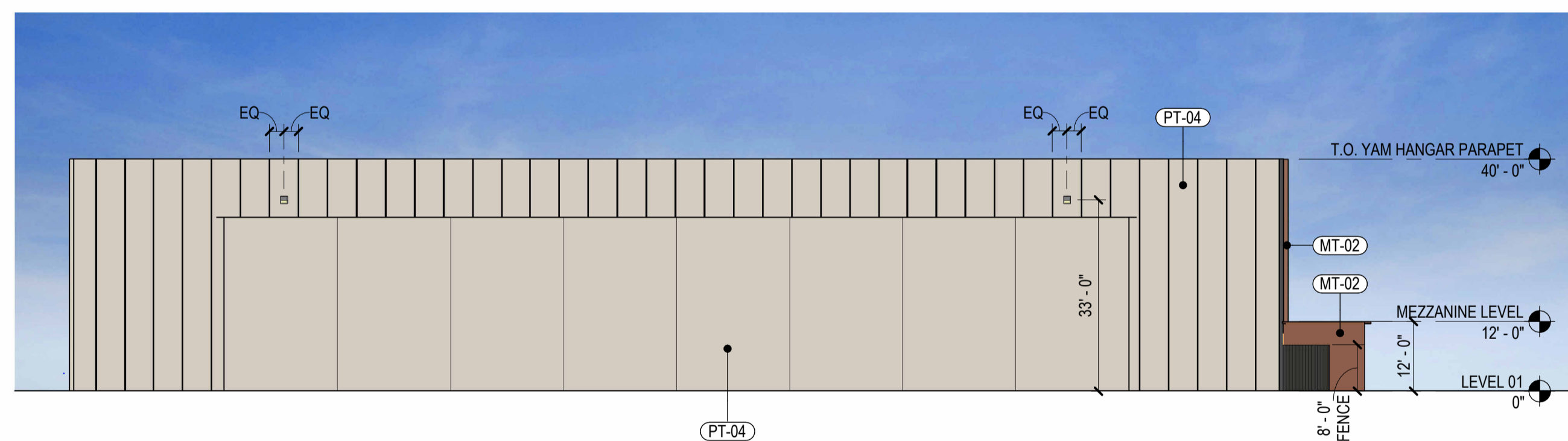
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ELEVATION - YAM HANGAR

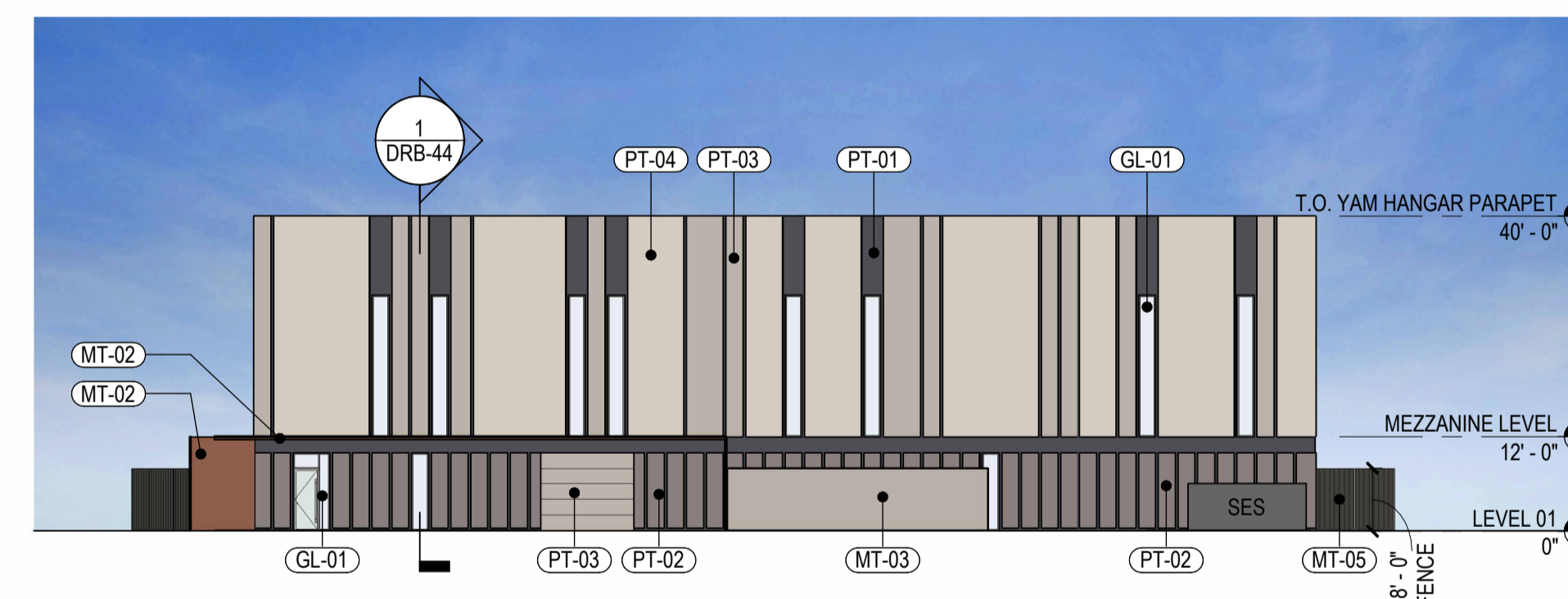
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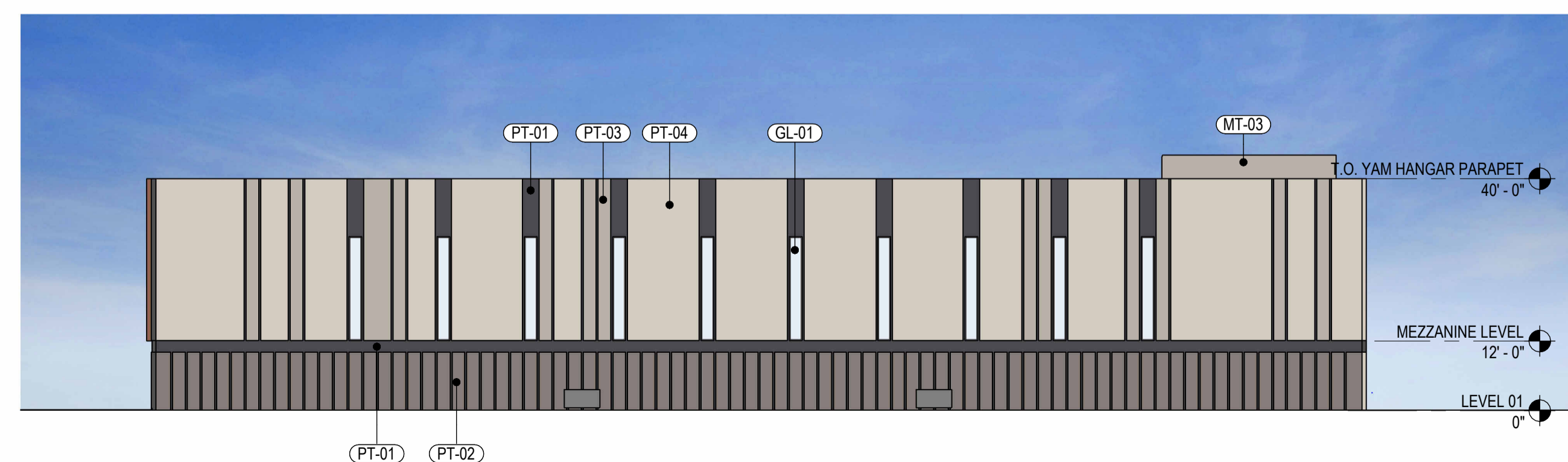
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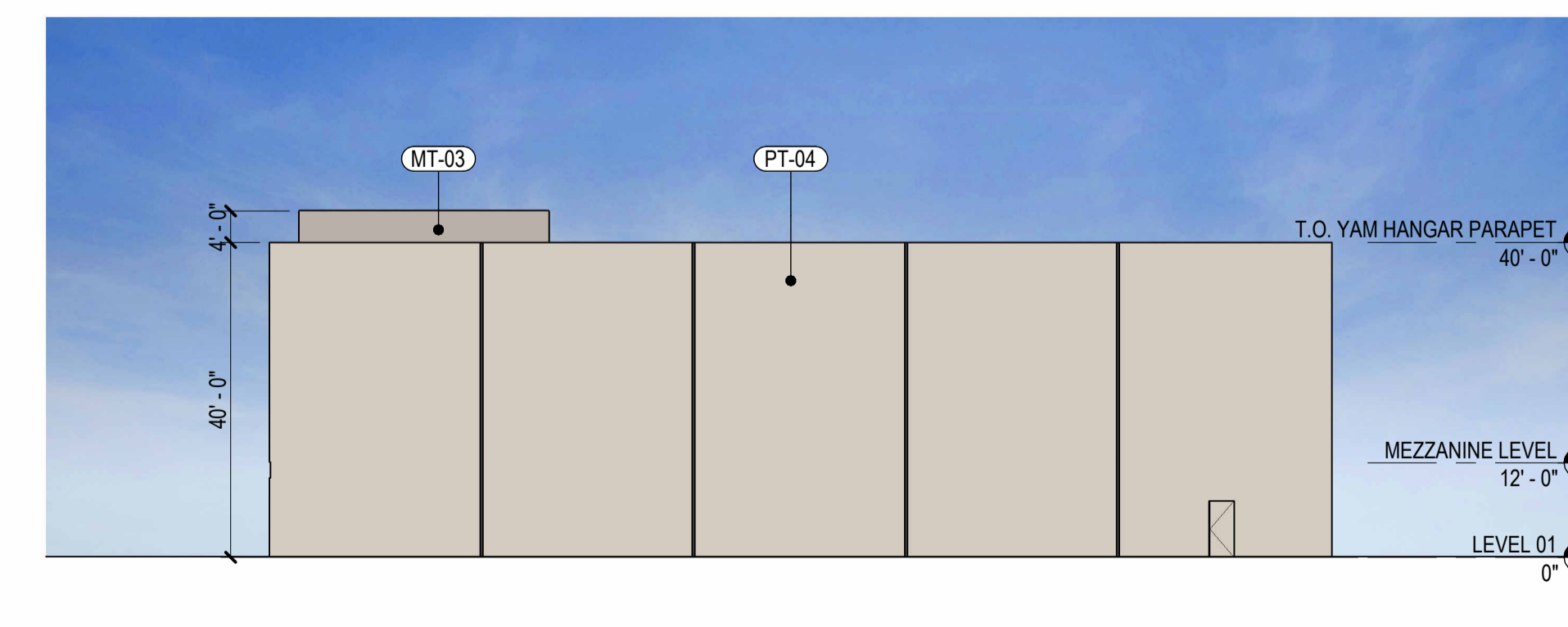
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SCALE: 1" = 20'-0"



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



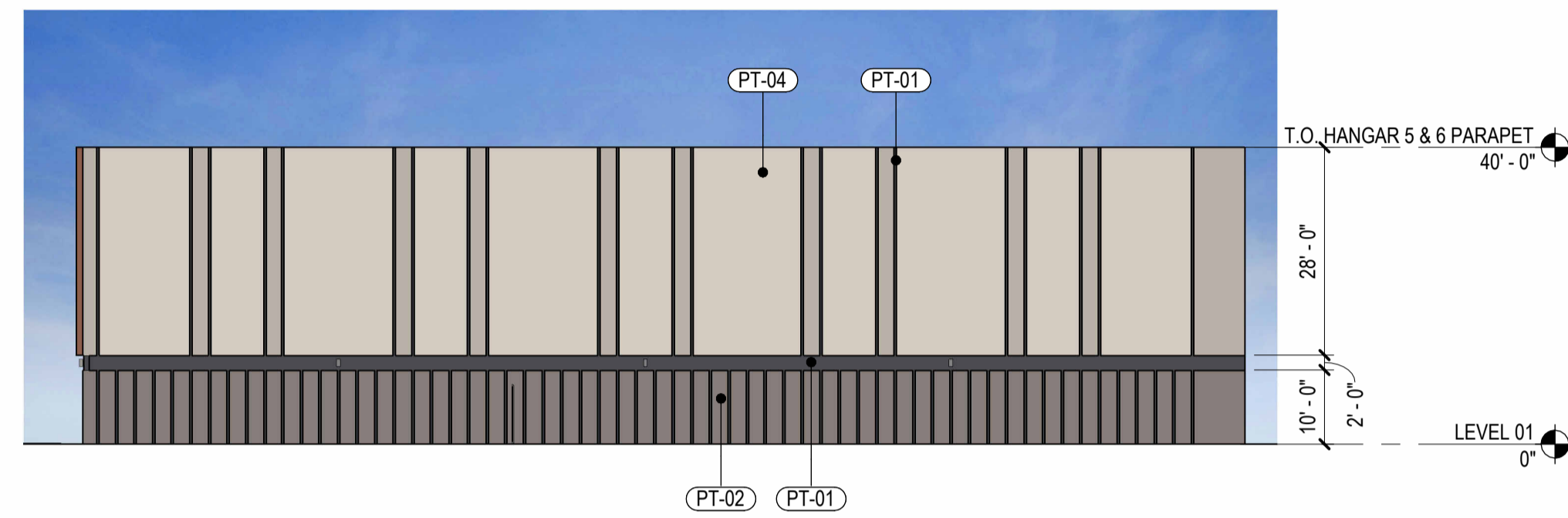
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SCALE: 1" = 20'-0"



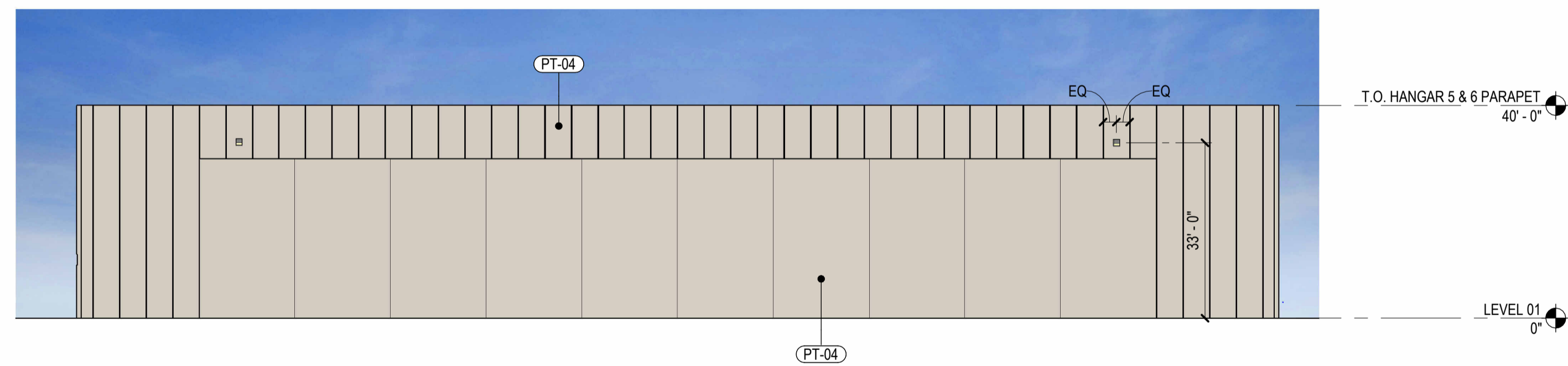
1 DRB - ELEVATION - YAM HANGAR - NW
SCALE: 1" = 20'-0"



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
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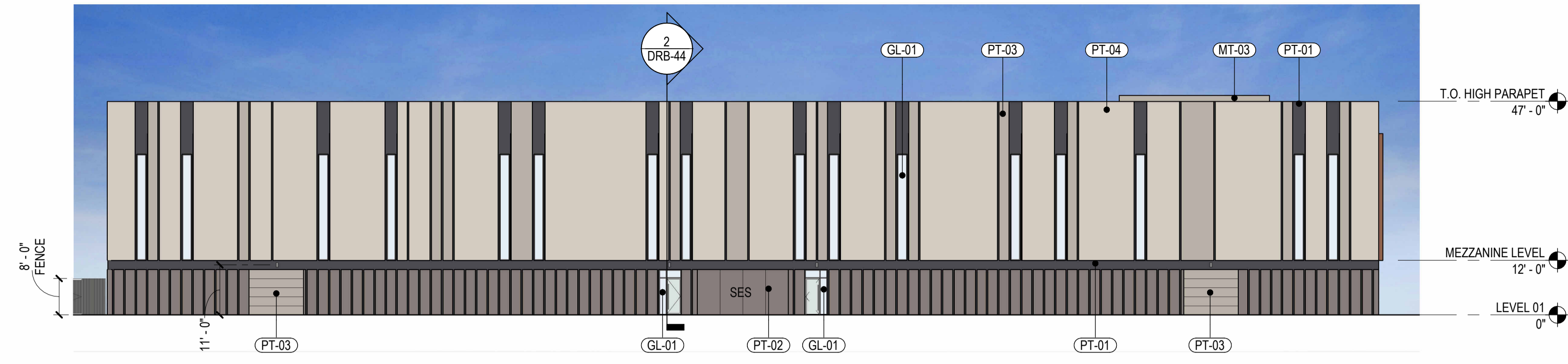
Description

ELEVATION - HANGAR 05 & 06

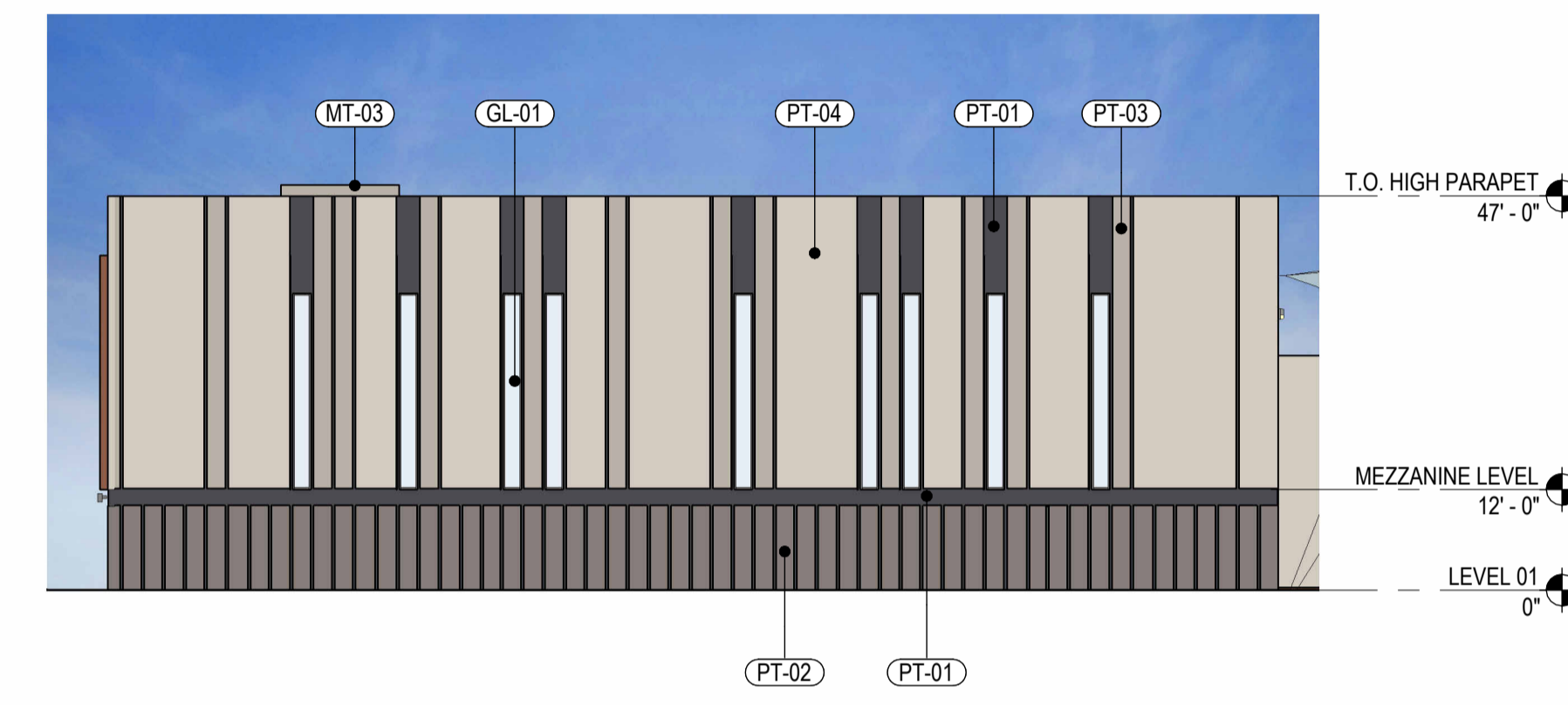
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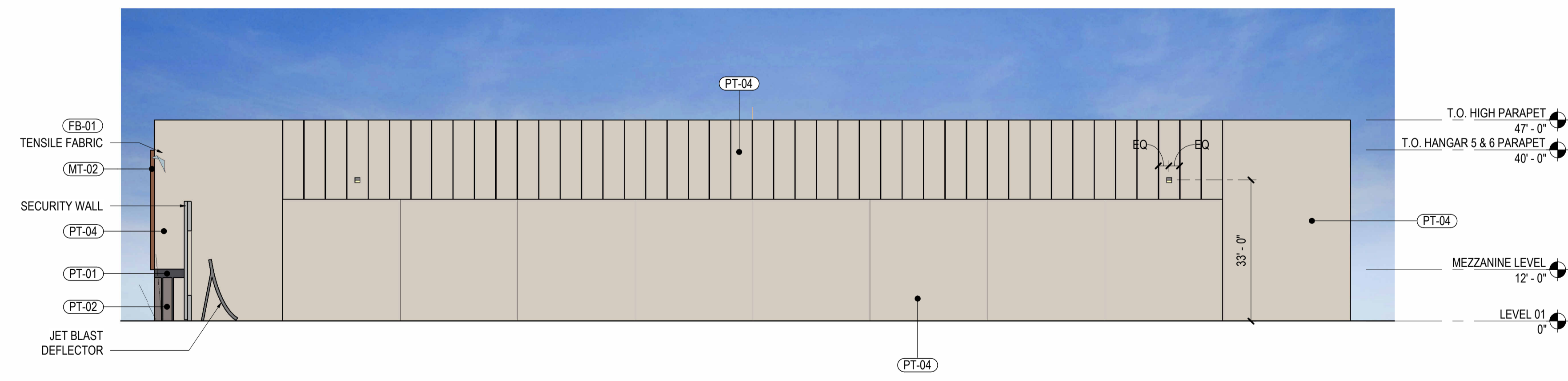
DRB-40.4



4 DRB - ELEVATION - HANGAR 03 & 04 - SW
SCALE: 1" = 20'-0"



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Suite 235
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Suite 104
Phoenix, AZ 85014
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7135 E Camelback Rd
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Scottsdale, AZ 85251
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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 623.414.4000



Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3
06.27.25	DRB 4

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number
057.8344.000

Description
ELEVATION - HANGAR 03 & 04

Scale
As indicated

DRB-40.3

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
5240 N 16th Street
Suite 105
Phoenix, AZ 85016
United States
Tel 480.568.7226

COFFMAN ASSOCIATES
4835 E Cactus 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 480.481.4900

BUEHLER ENGINEERING
1230 W Washington St
Suite 114
Tempe, AZ 85288
United States
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CAFS DESIGN
21602 N 2nd Ave
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Phoenix, AZ 85027
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Seal / Signature

△ Date Description

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07.12.24	DRB 2
04.18.25	DRB 3
06.27.25	DRB 4

Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

Description

PERSPECTIVES

Scale

DRB-42

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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
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ENGINEERING GROUP
5240 N 16th Street
Suite 105
Phoenix, AZ 85016
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Suite 235
Scottsdale, AZ 85254
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Scottsdale, AZ 85251
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Project Name

YAM Hangars at SDL
10-DR-2024

Project Number

057.8344.000

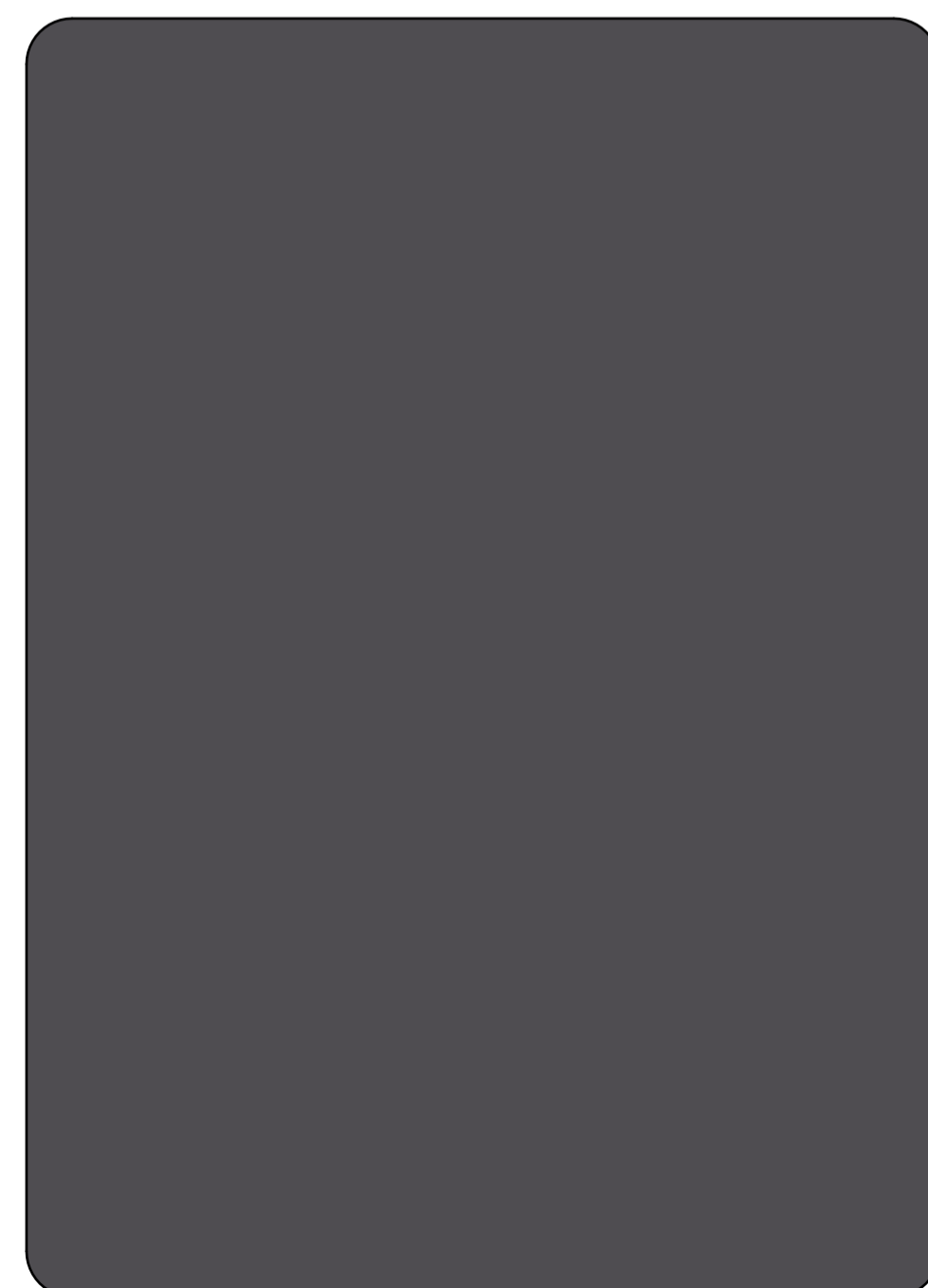
Description

PAINT COLOR DRAWDOWNS

Scale

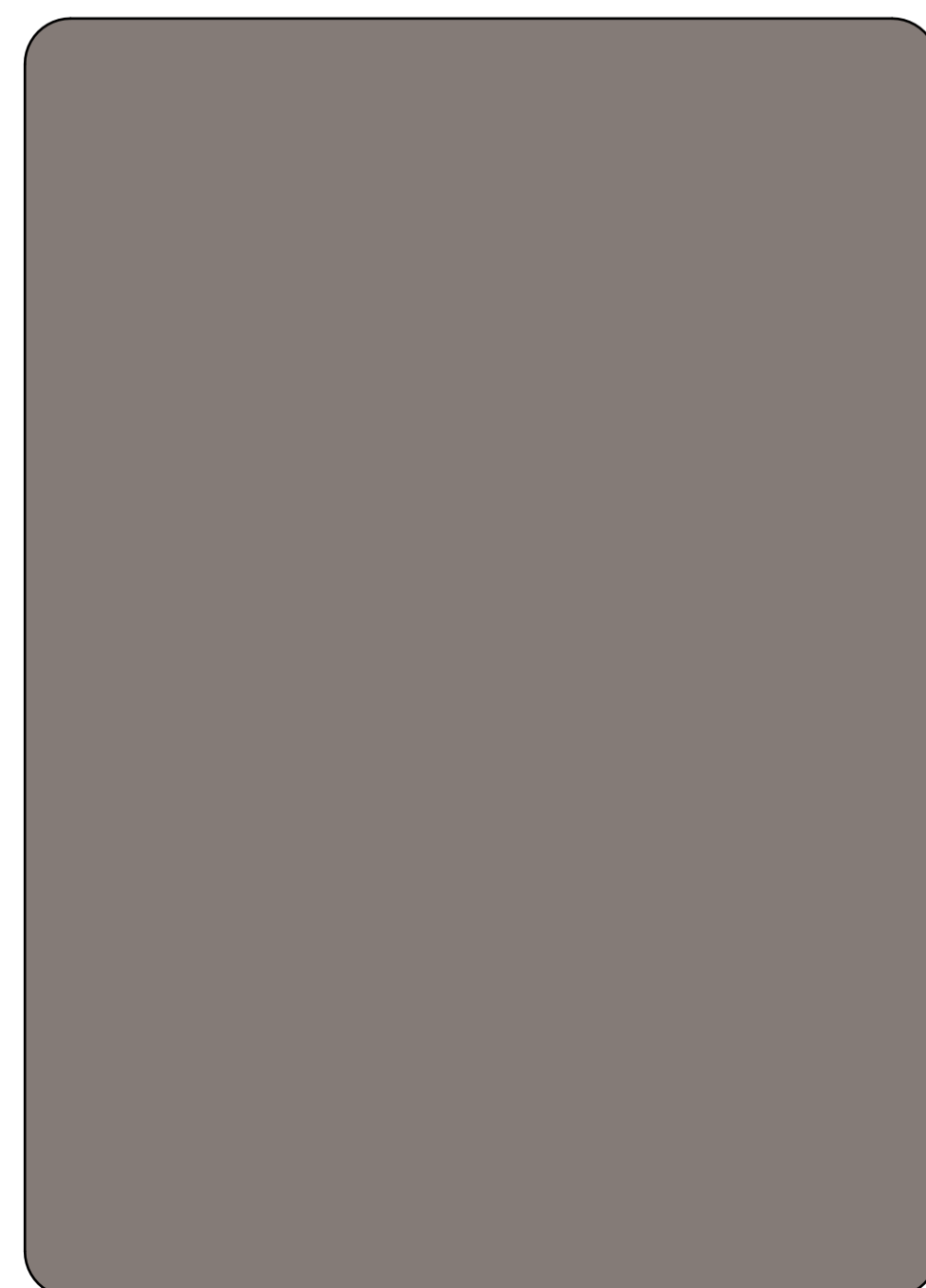
NOT TO SCALE

DRB-74



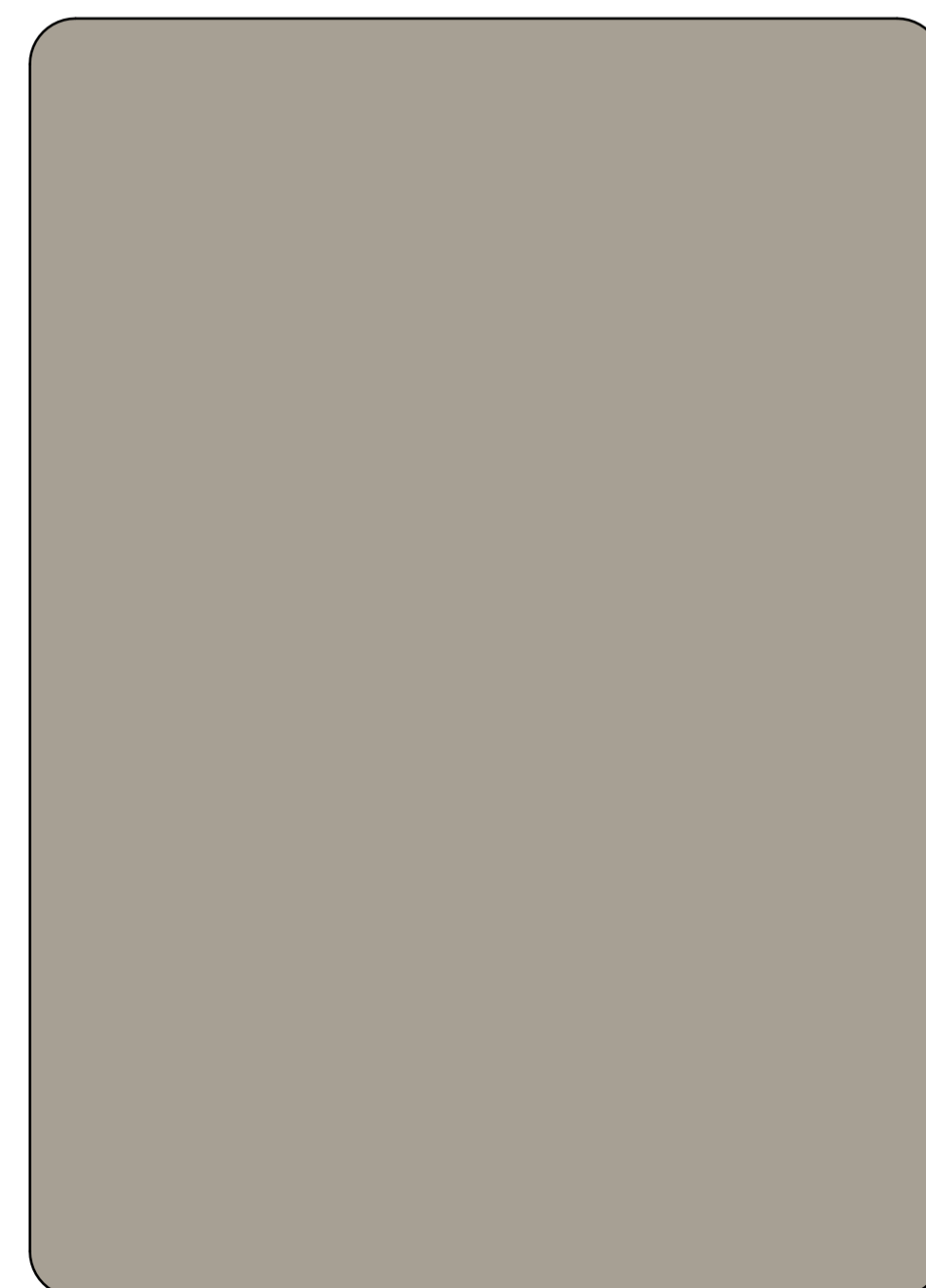
PAINT PT-01
SW 9154 PERLE NOIR

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



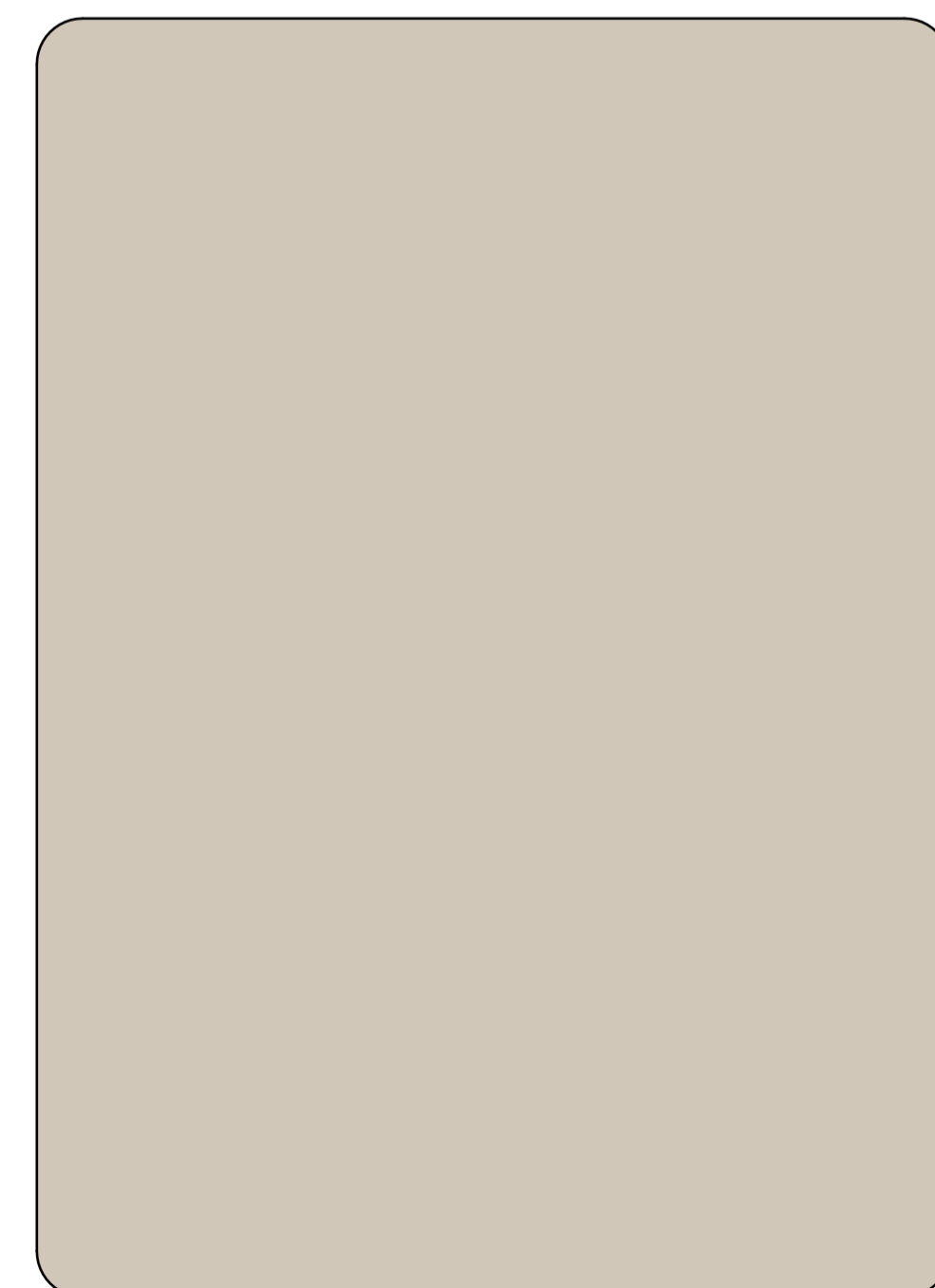
PAINT PT-02
SW 6004 MINK

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Hex Value: #847B77
LRV: 21



PAINT PT-03
SW 7640 FAWN BRINDLE

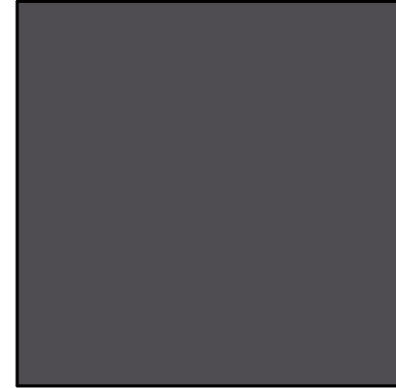
RGB: 167 / 160 / 148
Hex Value: #A7A094
LRV: 36



PAINT PT-04
SW 7036 ACCESSIBLE BEIGE

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

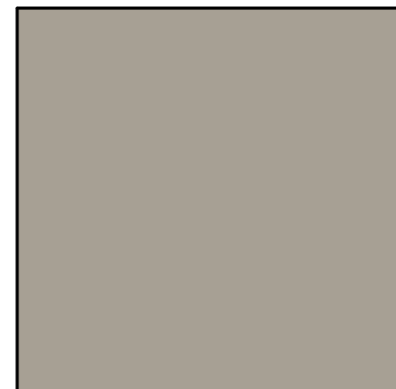
MATERIAL BOARD



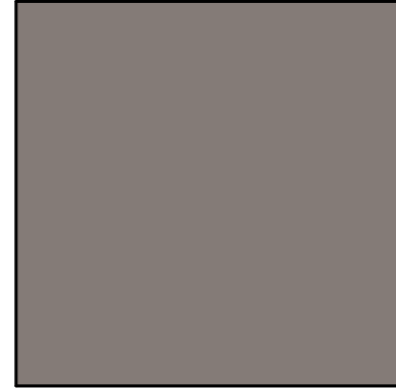
PAINT PT-01
SW 9154 PERLE NOIR
LRV 8



METAL MT-01
SW 9154 PERLE NOIR
LRV 8



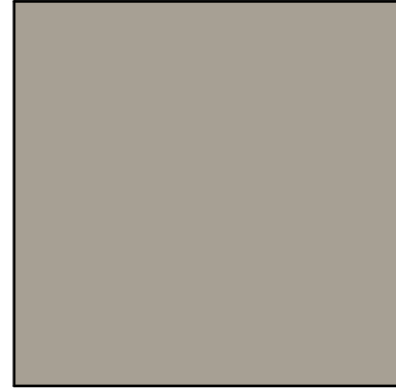
METAL PANEL MT-03
SW 7640 FAWN BRINDLE
LRV 36



PAINT PT-02
SW 6004 MINK
LRV 21



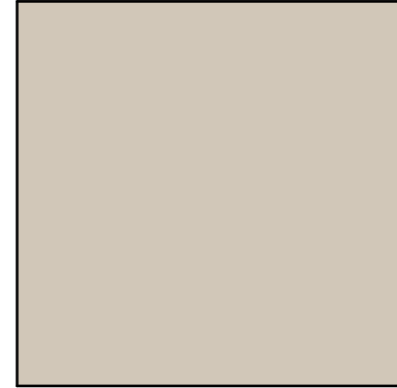
METAL MT-02
PATINA STEEL



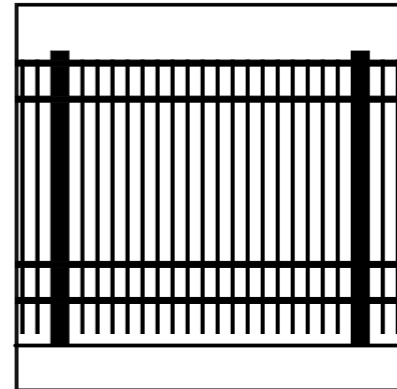
PAINT PT-03
SW 7640 FAWN BRINDLE
LRV 36



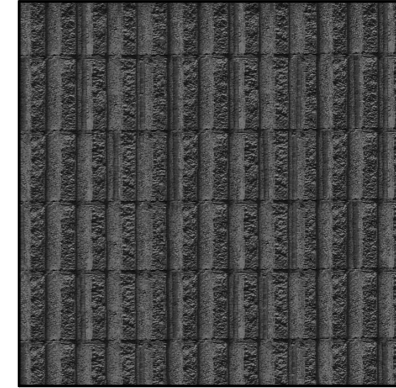
PANEL PA-01
WOOD LOOK COMPOSITE
PANEL



PAINT PT-04
SW 7036 ACCESSIBLE BEIGE
LRV 58



FENCE MT-05
PAINTED METAL SECURITY
FENCE
GATES AND DOORS TO MATCH



MASONRY UM-01



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

