

Ty Jenkins Hangar 16061 N. 81st Street Scottsdale, AZ 82560 APN 215-48-054

This project is the resubmittal of a project that had DR approval and was permitted but never built Old pre app number = 626-PA-2017 Old DR number = 49-DR-2017 Plan check number = 5823-18-2

The Owner proposes to build a hangar of approximately 11,540 ft² to house several jets with primary charter assignments and similar uses. As can be seen in the colored perspectives, the Owner desires a corporate, upscale facility to represent his flight operations and service quality. The firm intends to provide office space for their operations adjacent to and attached to the hangar. As shown on the plan the office space reception, parts and catering spaces are equal to approximately 4,961 ft² including balcony area but not the roof mechanical area, an area which includes restrooms and storage space. The office element and the hangar element are each clearly defined in the accompanying drawings. Access to the site is provided from 81st street on the west boundary of the site. Parking is provided for the office and visitors with 18 spaces provided, not including any casual parking use of the hangar for client vehicles when the aircraft are deployed.

On-site private fuel is included as a part of the project scope. The ramp (staging) area is equal to the size of the hangar. All mechanical equipment is in a fully-screened enclosure on the second level of the office area in an outside, unroofed area to screen all of the equipment. Equipment planned at this time includes evaporative cooling for the hangar, high SEER rooftop mechanical units (RTU), a compressor and a possible backup generator. On the north elevation, the horizontal louvers that screen the equipment are shown on the left portion of that elevation.

Construction of the hangar is expected to be concrete tilt panels detailed to address the scale of the 38' walls and the 41' vertical elements and to carry the office scale through the building. The office block is lower and at an office building scale. The office building will likely be steel-framed with steel studs for exterior cavity walls and clad with Equitone (fiber cement) or similar cladding material. The hangar doors are bottom-support, in rails by Norco or International and will be insulated and are constructed of painted steel. Color and material selections are attached with the required color and material board in accordance with the DR submittal requirements.

Civil engineering, landscape architectural and presentation perspectives have been developed to the preliminary level for the DR review are included in this DR submittal. Particular attention has been paid to the west elevation to avoid presenting a large blank hangar wall as can be seen in the west elevation. Deep overhangs on the west portion of the office provide shade as well as an upper level patio possibility in this design. The site will require below grade retention and the possibility of a drywell or a scheme to meter to a regional drainage system as directed by the City. The ramp will be concrete, the parking lot asphaltic concrete and the drive approach from 81st Larson Associates Architects,

Architecture, Interiors
Phoenix, and Project Management

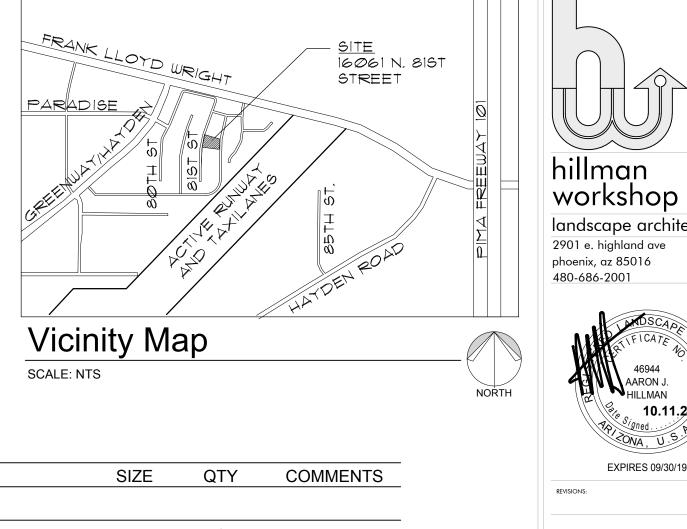
will be concrete. Access to the ramp will be secured by a gate to maintain security for the project's airside as required by the Airport.

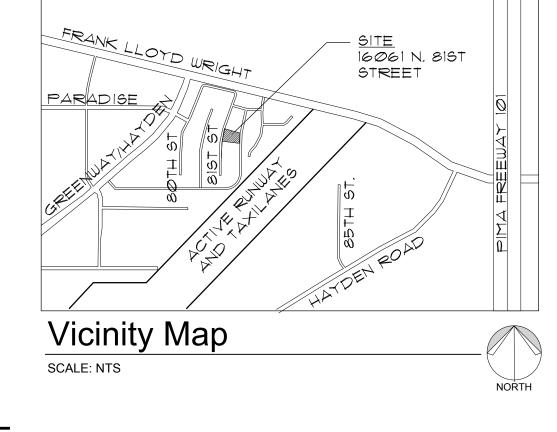
Site planning challenges that have been addressed include the abandonment of the easement along the south property line (now in process), fuel truck access to the ramp and the final location of the dumpster enclosure. The traffic issues related to backing into 81st to service the dumpster are nearly non-existent due to the fact that 81st is a dead end (as discussed in the pre-app meeting).

Submittal elements including an avigation long form, this narrative and the required drawings, completed forms and reports are attached to this narrative. This submittal will be simultaneously delivered to the Airport for compliance review. The required SF7460 is in process and will be conveyed to the City and the Airport as soon as it is received. A submittal will also be made to SNAPOA, the Airport's version of an HOA for their approval.

We're looking forward to working with the City on this project. Hangar projects have been rather uncommon in recent years, a consequence of the economic decline in 2008. There seems to be more optimism for this type of project and specifically this type of project at Scottsdale Airport. We're available for questions and/or consultation if required for the review of this project,







PLANT SCHEDULE

TRASH ENCLOSURE

PROPOSED BUILDING

Planting Plan

SCALE: 1"=20'-0"

STREET

8157

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	EXISTING TREES/CACTI				
(R# ▲	Existing Tree (To Remain)			1	
VV	, TREES				
	Caesalpinia cacalaco	Cascalote	24" box/ 1" cal.	3	Multi-Trunk Dense Canopy
	Olneya tesota	Ironwood	36" box/ 2" cal.	3	Multi-Trunk Dense Canopy
,	ACCENTS				
•	Aloe 'Blue Elf'	'Blue Elf' Aloe	5 Gal.	13	As Per Plan
*	Aloe Vera	Aloe (Yellow Flower)	5 Gal.	3	As Per Plan
***	Dasylirion wheeleri	Desert Spoon	5 Gal.	9	As Per Plan
, 🛈	Ferocactus wislizeni	Fishhook Barrel Cactus	5 Gal.	8	As Per Plan
*	Fouquieria splendens	Ocotillo	15 Gal.	3	As Per Plan
*	Muhlenbergia 'Regal Mist'	'Regal Mist' Grass	5 Gal.	45	As Per Plan
	Pedilanthus bracteatus	Tall Slipper Plant	5 Gal.	7	As Per Plan
	SHRUBS				
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5 Gal.	7	As Per Plan
	Dodonaea viscosa	Hopseed Bush	5 Gal.	14	As Per Plan
	Larrea tridentata	Creosote Bush	5 Gal.	2	As Per Plan
	Justicia californica	Chuparosa	5 Gal.	16	As Per Plan
\bigoplus	Leucophyllum langmaniae 'Lynns Legacy'	'Lynns Legacy' Sage	5 Gal.	84	As Per Plan
	GROUND COVERS				
	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	12	As Per Plan

Decomposed Granite - (Size: 3" Minus - Color: Mahogany Brown by RockPros) 2" depth in all planting areas (typ)

SCOTTSDALE LANDSCAPE NOTES

- 1. 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.
- 2. 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.
- 3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THEN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCES 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-INCES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCES ABOVE FINISHED GRADE ADJACENT TO THE
- 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. 4. 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

- 5. 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
- 6. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROJECT SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER. 7. 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. 8. 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.
- 9. NO LIGHTING IS APPROVED WITH THE SUBMITTAL. 10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF
- THE CITY OF SCOTTSDALE'S APPROVAL.
- 11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS. 12. 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
- 13. 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.
- 14. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- 15. PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5'-0" ALONG ALL STREETS.
- 16. SETBACK ALL SPRAY AND SPRAY TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.

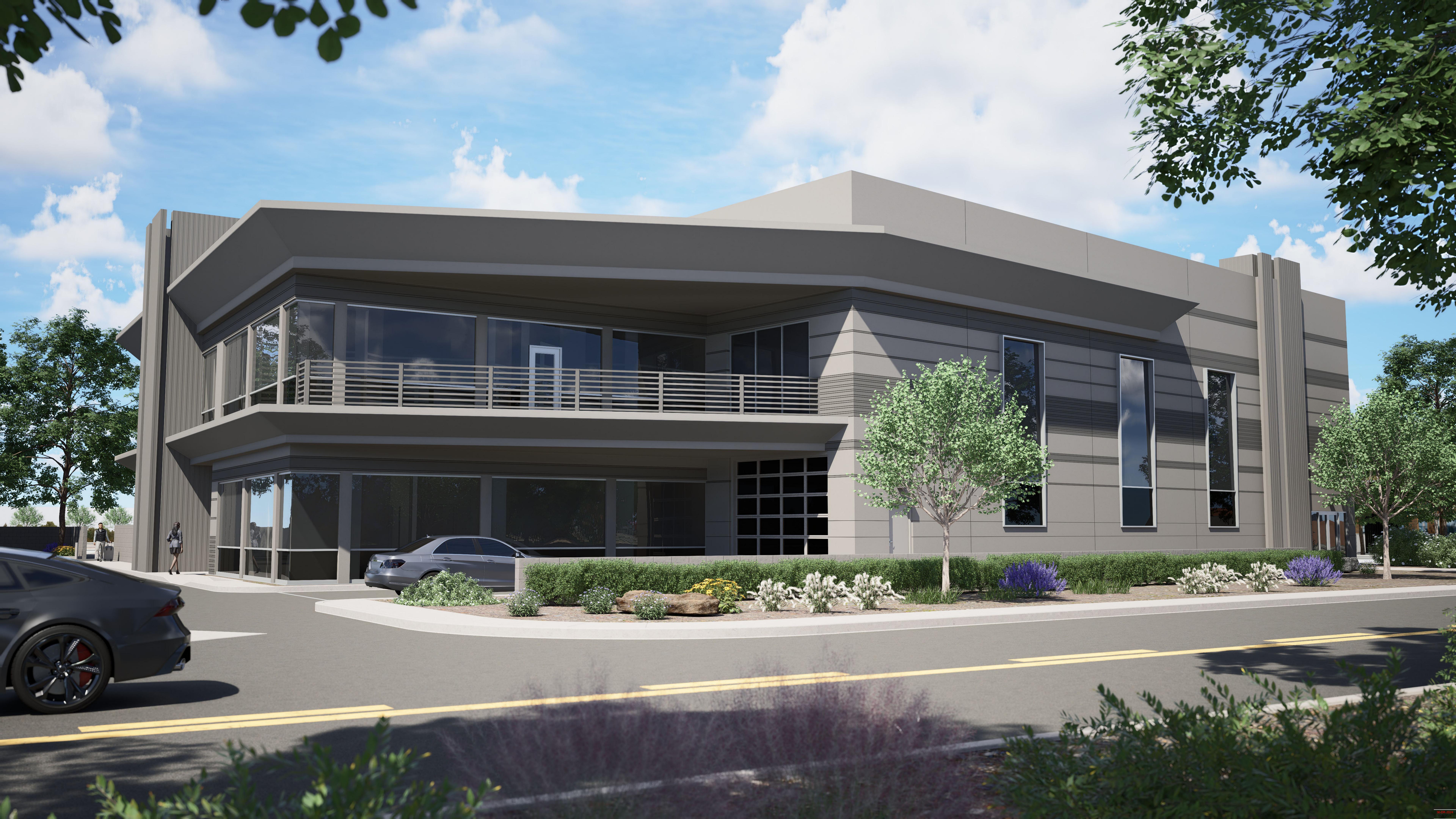
landscape architecture

2901 e. highland ave phoenix, az 85016

10.11.24

Planting Plan

1 of 1



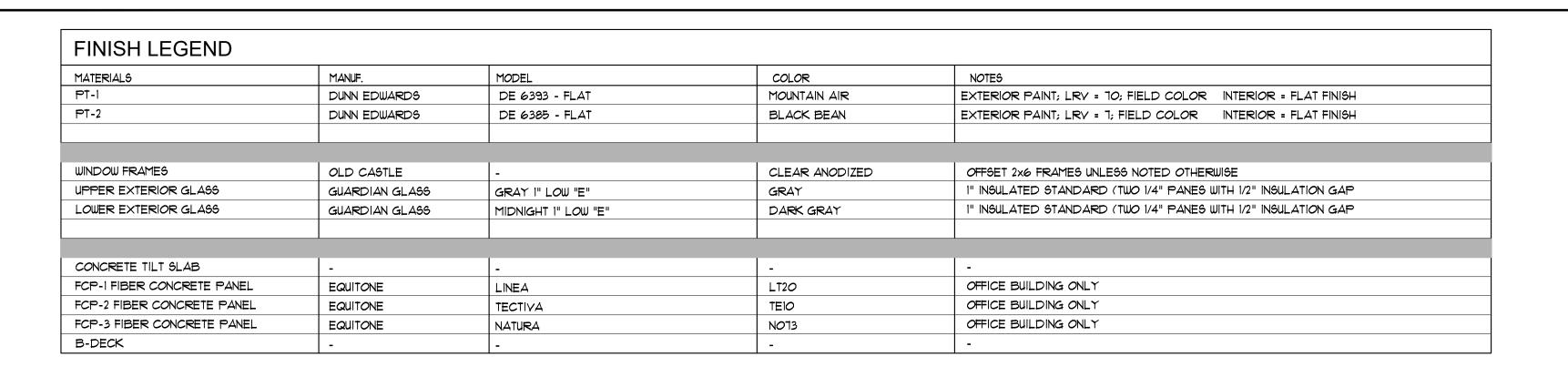


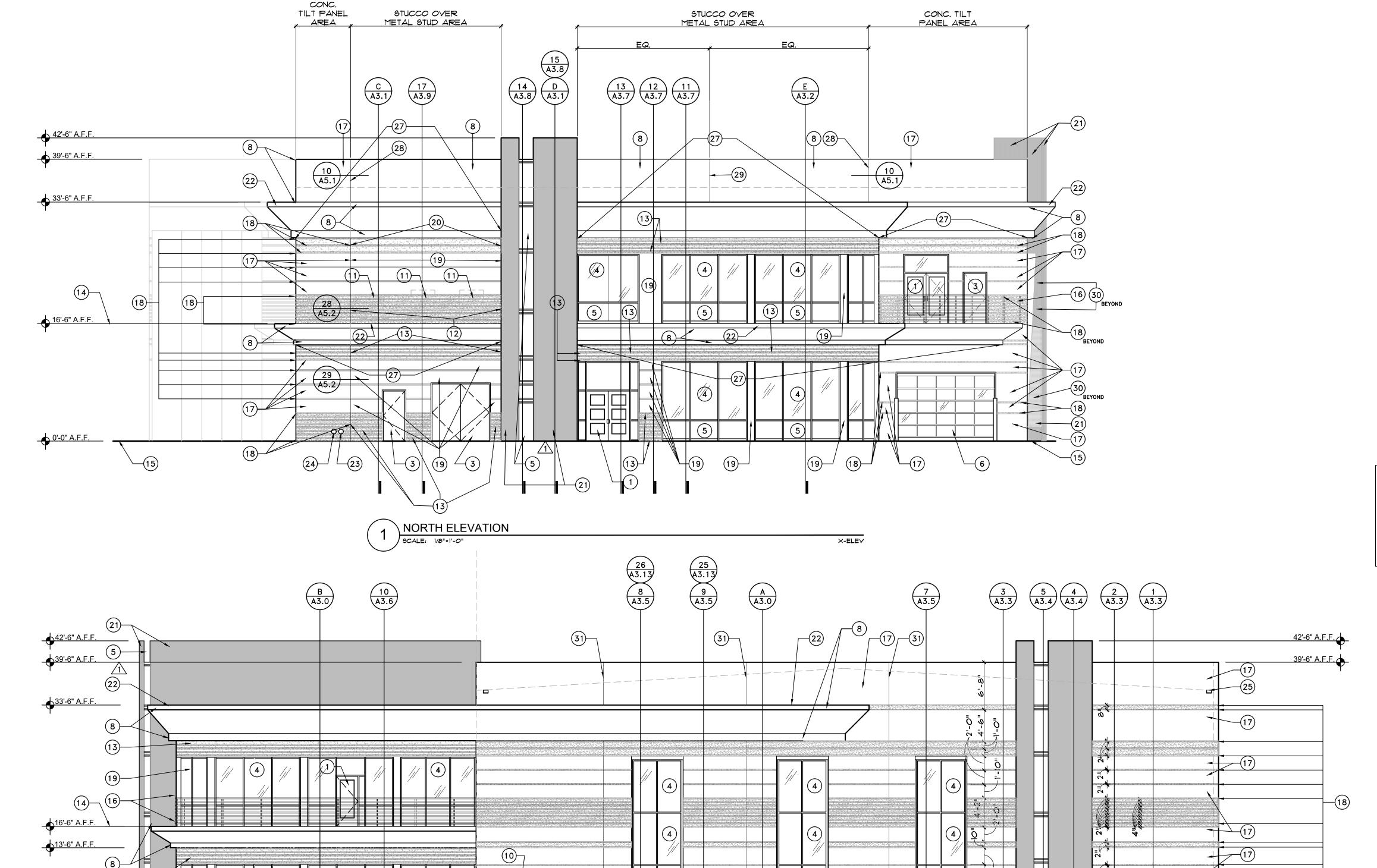
Revisions

Date: 11/6/2020 Project Number:

Project Number: 17-029 Drawing No:

12.0





WEST ELEVATION

SCALE: 1/8"=1"-0"

-5

-21

ELEVATION KEYNOTES

NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET

1) CLEAR ANODIZED ALUM WINDOW & DOOR FRAMES

2 CLEAR ANODIZED ALUM NANA WALL OR EQUAL - FIRE SHUTTER TO BE INSTALLED IN CEILING ABOVE DOOR

3 HOLLOW METAL DOOR & DOOR FRAME TO BE PAINTED FIELD COLOR - CLEAR ANODIZED ALUM WINDOW

4 UPPER PANE OF GLASS TO BE GUARDIAN GLASS - DUAL PANE LOW E GRAY GLASS - CLEAR ANODIZED ALUM WINDOW

(5) DUAL PANE LOW E MIDNIGHT GLASS - GUARDIAN GLASS - LOWER PANE OF GLASS AT OFFICE WINDOWS

6 CLEAR ANODIZED ALUM GARAGE DOOR WITH GLAZING - LOW E MIDNIGHT GLASS - GUARDIAN GLASS

(7) HANGAR DOOR PAINT TO BE PAINTED FIELD COLOR PT-1

OCTUGGO CYCTES DANTED DE PAINTED FIELD COLOR

(8) STUCCO SYSTEM - PAINTED PT-1

(9)EXTERIOR LIGHTING-FIXTURE SW -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS

(10) EXTERIOR LIGHTING-FIXTURE EM -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS

(11) MECHANICAL UNITS BEHIND EXTERIOR WALL

12) PERFORATED - TO VENT MECHANICAL SYSTEM BEYOND PAINTED B-DECK PAINTED ACCENT COLOR PT-2

(13) EXPOSED B-DECK LAYER BELOW FIBER CEMENT TO BE PAINTED ACCENT COLOR USED SIMLAR TO REVEALS IN TILT SLAB PT-2

(14) LINE INDICATING INTERIOR FINISH FLOOR

(15) FINISHED GRADE

(16) STAINLESS STEEL RAILING SYSTEM - G.C. TO INSTALLED RAILING SYSTEM MEETS ALL IBC AND ADA CODES

17 TYPICAL CONCRETE TILT SLAB WALL FIELD COLOR TO BE PAINTED PT-1

(18) REVEALS IN TILT SLAB TO BE PAINTED ACCENT COLOR PT-2

19 OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA TEIO OR EQUAL FCP-2

OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA
TEGO OR EQUAL FCP-3

21) STAIR TOWER & VERTICAL ELEMENT TO BE FIBER CEMENT - EQUITONE LINEA LT60 - INSTALLED WITH VERTICAL PATTERN OR EQUAL FCP-I

22) BREAK METAL CAP PARAPET CAP TO BE PAINTED BUILDING FIELD COLOR PT-1

(23) ROOF DRAIN - SEE ROOF PLAN & PLUMBING PLANS

(24) OVER FLOW DRAIN - SEE ROOF PLAN & PLUMBING PLANS

25) OVER FLOW SCUPPER - SEE ROOF PLAN & PLUMBING PLANS

26 INTERIOR SES - LOCATED BEHIND EXTERIOR DOORS FOR DIRECT

ACCESS

27 EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS
AND PHOTOMETRIC PLANS - MOUNTED ON UNDERSIDE OF SOFFIT

NOTE: A SITE BUILT MOCK-UP (8'-0" w. x 13'-6" h. MIN. SIZE) CONTAINING AL STOREFRONT, FIBER CEMENT PANELS (OVER 1 ½" DP. MIN. VERTICAL METAL SUPPORT PROFILES - PER MANUFACTURER'S

METAL SUPPORT PROFILES - PER MANUFACTURER'S RECOMMENDATIONS), OVER "VAPRO SHIELD" WEATHER BARRIER, OVER I" RIGID INSULATION, OVER EXTERIOR GRADE SHEATHING, OVER 8" METAL STUDS @ 24" O.C. - ALONG W/ B-DECKING AND STUCCO SECTIONS - TO DEMONSTRATE ALL EXTERIOR FINISHES AND CONNECTIONS - TO BE BUILT PRIOR TO MAIN BUILDING CONSTRUCTION FOR APPROVAL BY ARCHITECT AND OWNER - SEE SPECIFICATIONS.

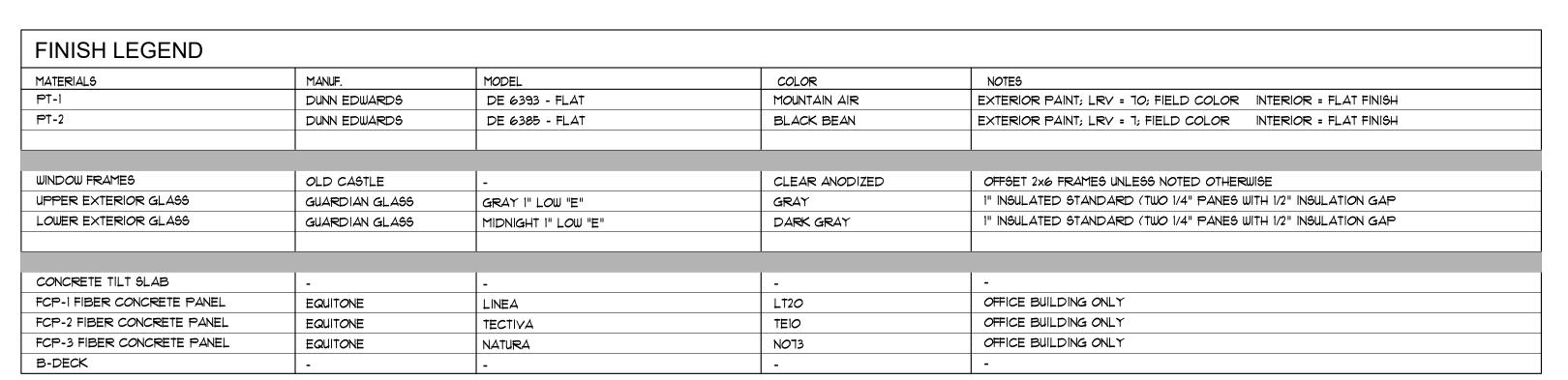
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6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE
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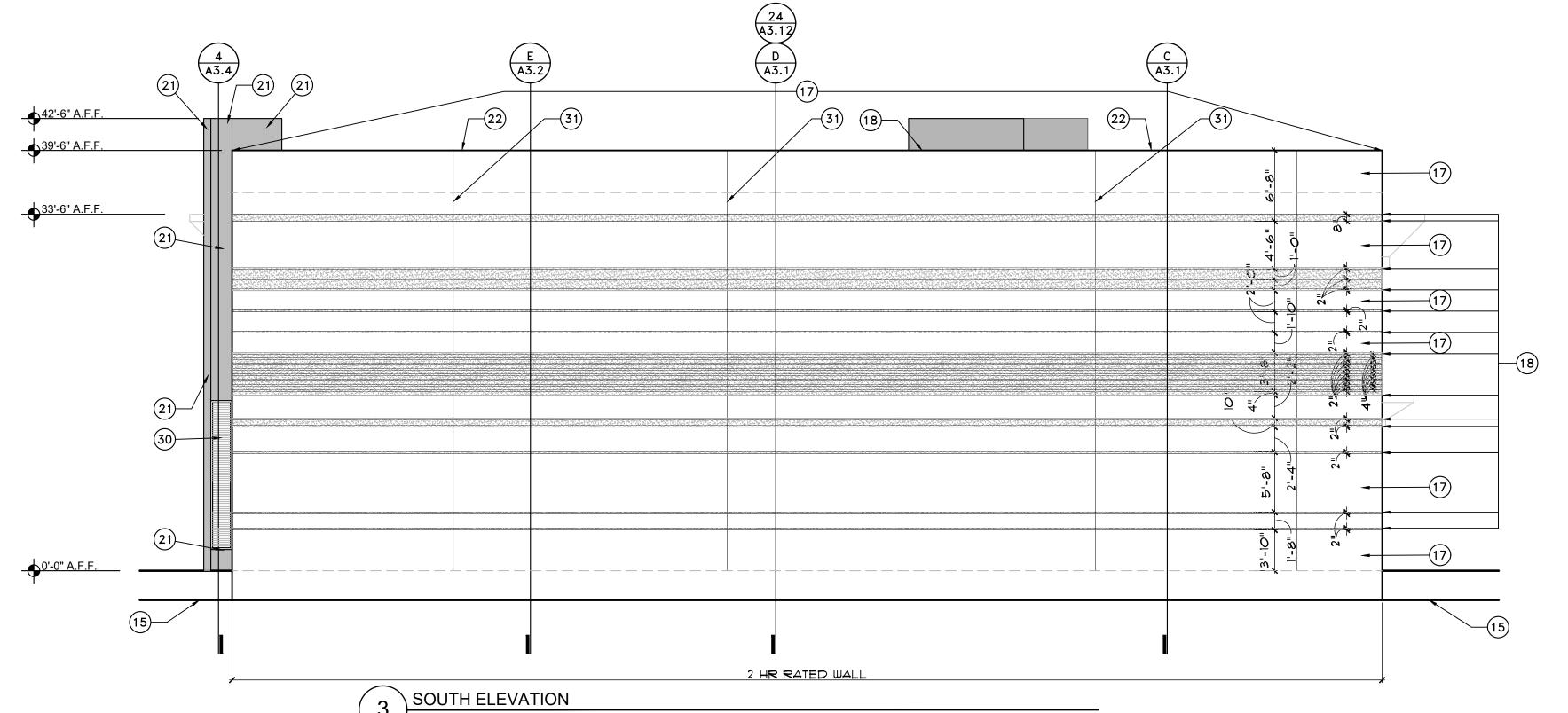
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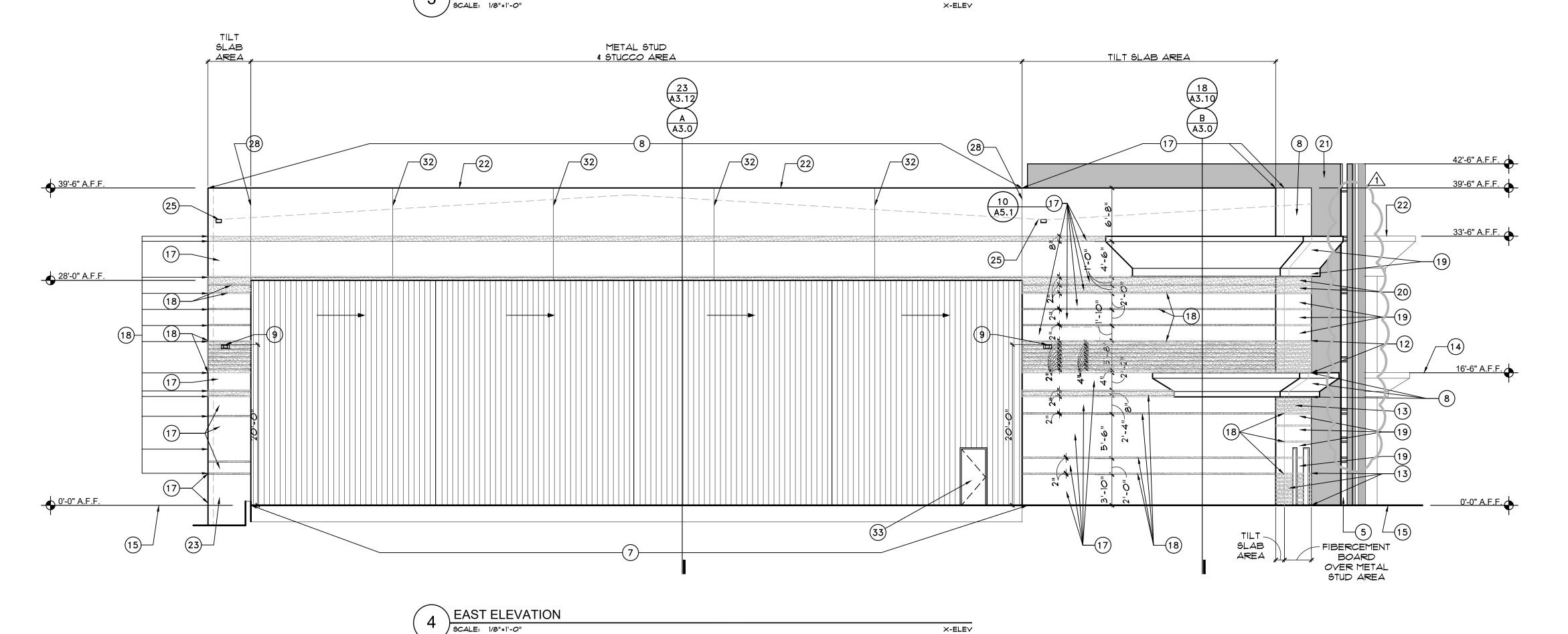
Date: 11/6/2020

Project Number: 17-029 Drawing No:

42.1







ELEVATION KEYNOTES

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- 1) CLEAR ANODIZED ALUM WINDOW & DOOR FRAMES
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- 6) CLEAR ANODIZED ALUM GARAGE DOOR WITH GLAZING LOW E MIDNIGHT GLASS GUARDIAN GLASS
- 7 HANGAR DOOR PAINT TO BE PAINTED FIELD COLOR PT-1
- 8)STUCCO SYSTEM PAINTED PT-I
- (9) EXTERIOR LIGHTING-FIXTURE SW -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS
- (10) EXTERIOR LIGHTING-FIXTURE EM -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS
- (1) MECHANICAL UNITS BEHIND EXTERIOR WALL
- 12) PERFORATED TO VENT MECHANICAL SYSTEM BEYOND PAINTED B-DECK PAINTED ACCENT COLOR PT-2
- (13) EXPOSED B-DECK LAYER BELOW FIBER CEMENT TO BE PAINTED ACCENT COLOR USED SIMLAR TO REVEALS IN TILT SLAB PT-2
- (14) LINE INDICATING INTERIOR FINISH FLOOR
- (15) FINISHED GRADE
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- (18) REVEALS IN TILT SLAB TO BE PAINTED ACCENT COLOR PT-2
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- (21) STAIR TOWER & VERTICAL ELEMENT TO BE FIBER CEMENT EQUITONE LINEA LT60 INSTALLED WITH VERTICAL PATTERN OR EQUAL FCP-1
- 22) BREAK METAL CAP PARAPET CAP TO BE PAINTED BUILDING FIELD COLOR PT-1
- (23) ROOF DRAIN SEE ROOF PLAN & PLUMBING PLANS
- (24) OVER FLOW DRAIN SEE ROOF PLAN & PLUMBING PLANS
- (25) OVER FLOW SCUPPER SEE ROOF PLAN & PLUMBING PLANS
- 26 INTERIOR SES LOCATED BEHIND EXTERIOR DOORS FOR DIRECT
- 27 EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS MOUNTED ON UNDERSIDE OF SOFFIT OVERHANG

EQUIPMENT FOR THE PROJECT. ALL HYAC EQUIPMENT IS HOUSED INSIDE THE BUILDING ON THE SECOND FLOOR. 2. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED ELECTRICAL UTILITY EQUIPMENT FOR THE PROJECT. THE SERVICE ENTRY SECTION (S.E.S.) IS HOUSED INSIDE THE BUILDING ON THE FIRST FLOOR WITHIN THE SES ROOM, SPECIFICALLY PROVIDED FOR THIS PURPOSE. 3. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED COMMUNICATION EQUIPMENT FOR THE PROJECT. THE COMMUNICATION EQUIPMENT SHALL BE HOUSED INSIDE THE BUILDING ON THE FIRST FLOOR WITHIN THE SES ROOM, JANITOR'S CLOSET OR FIRE RISER ROOM AS APPROPRIATE TO THE USE AND SERVICE LOCATION. 4. ANY ELECTRICAL UTILITY COMPANY GROUND MOUNTED TRANSFOMERS INSTALLED BY THE UTILITY COMPANY FOR SERVICE TO THIS BUILDING SHALL BE INSTALLED WITHIN THE EXISTING 10' ELECTRICAL UTILITY EASEMENT ALONG THE EXISTING TAXILANE. THIS LOCATION IS COMPLETELY SCREENED FROM VIEW FROM 81ST STREET

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BY THE BUILDING AND SITE WALLS.

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THE ARCHITECTURAL CHARACTERISTICS, COLOR, AND FINISH OF THE
BUILDING. PARAPET HEIGHT FOR ROOF-MOUNTED UNITS SHALL BE
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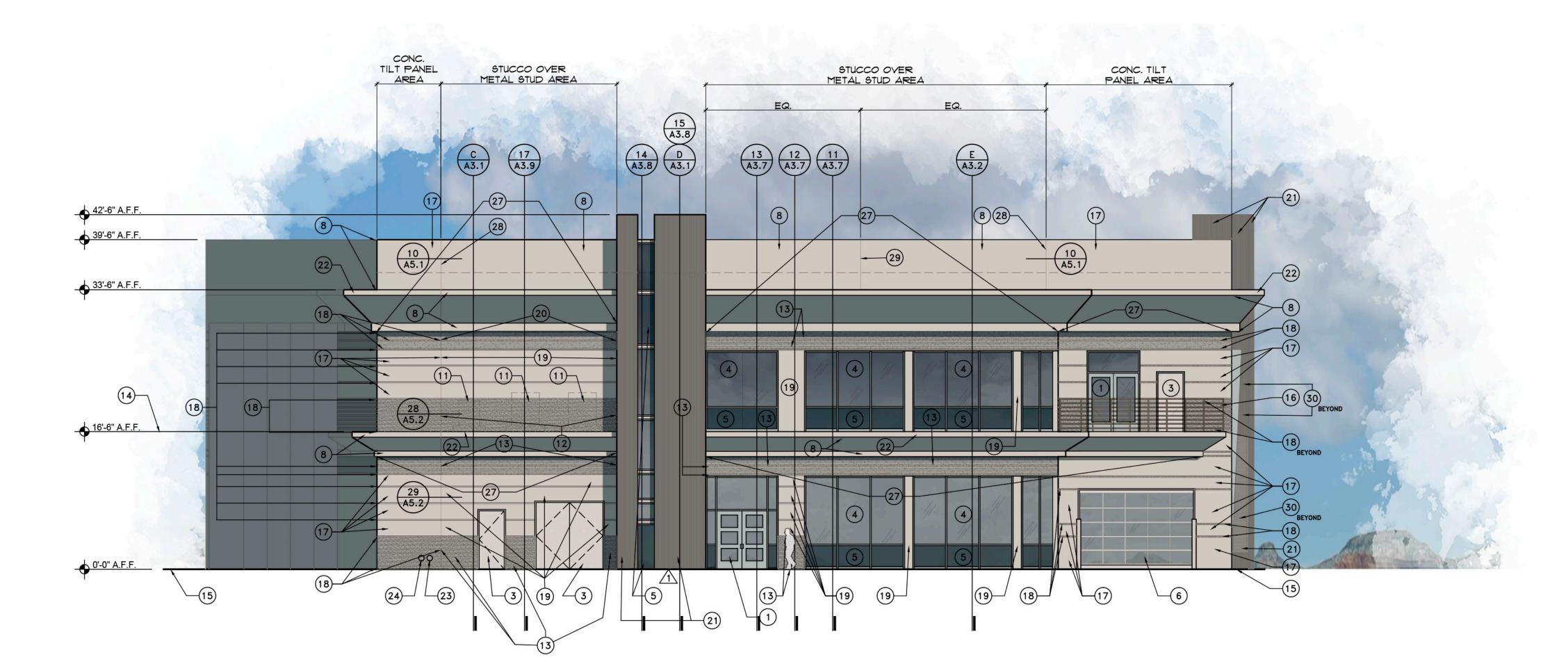
6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE

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Revisions

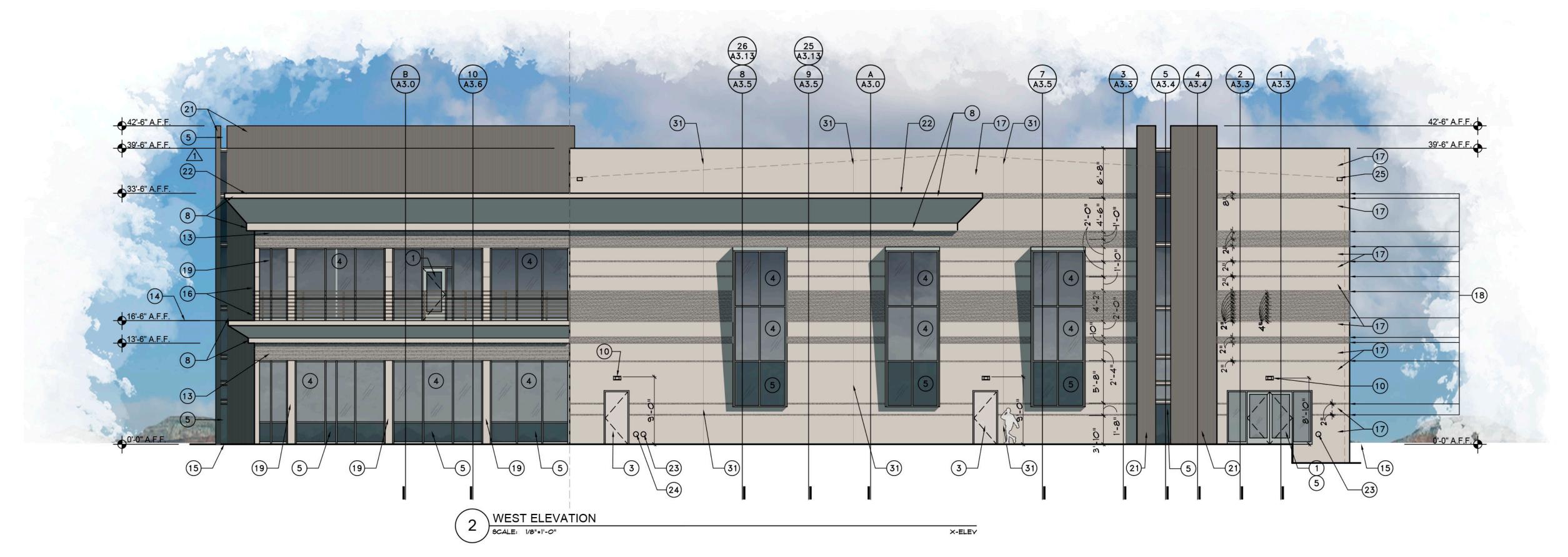
Date: 11/6/2020 Project Number: 17-029

Drawing No:



NORTH ELEVATION

NOTE: A SITE BUILT MOCK-UP (8'-0" W. x 13'-6" h. MIN. SIZE) CONTAINING AL STOREFRONT, FIBER CEMENT PANELS (OVER 1 1 DP. MIN. VERTICAL METAL SUPPORT PROFILES - PER MANUFACTURER'S RECOMMENDATIONS), OVER "VAPRO SHIELD" WEATHER BARRIER, OVER 1" RIGID INSULATION, OVER EXTERIOR GRADE SHEATHING, OVER 8" METAL STUDS @ 24" O.C. - ALONG W/ B-DECKING AND STUCCO SECTIONS - TO DEMONSTRATE ALL EXTERIOR FINISHES AND CONNECTIONS - TO BE BUILT PRIOR TO MAIN BUILDING CONSTRUCTION FOR APPROVAL BY ARCHITECT AND OWNER - SEE SPECIFICATIONS.



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8 STUCCO SYSTEM - PAINTED PT-1

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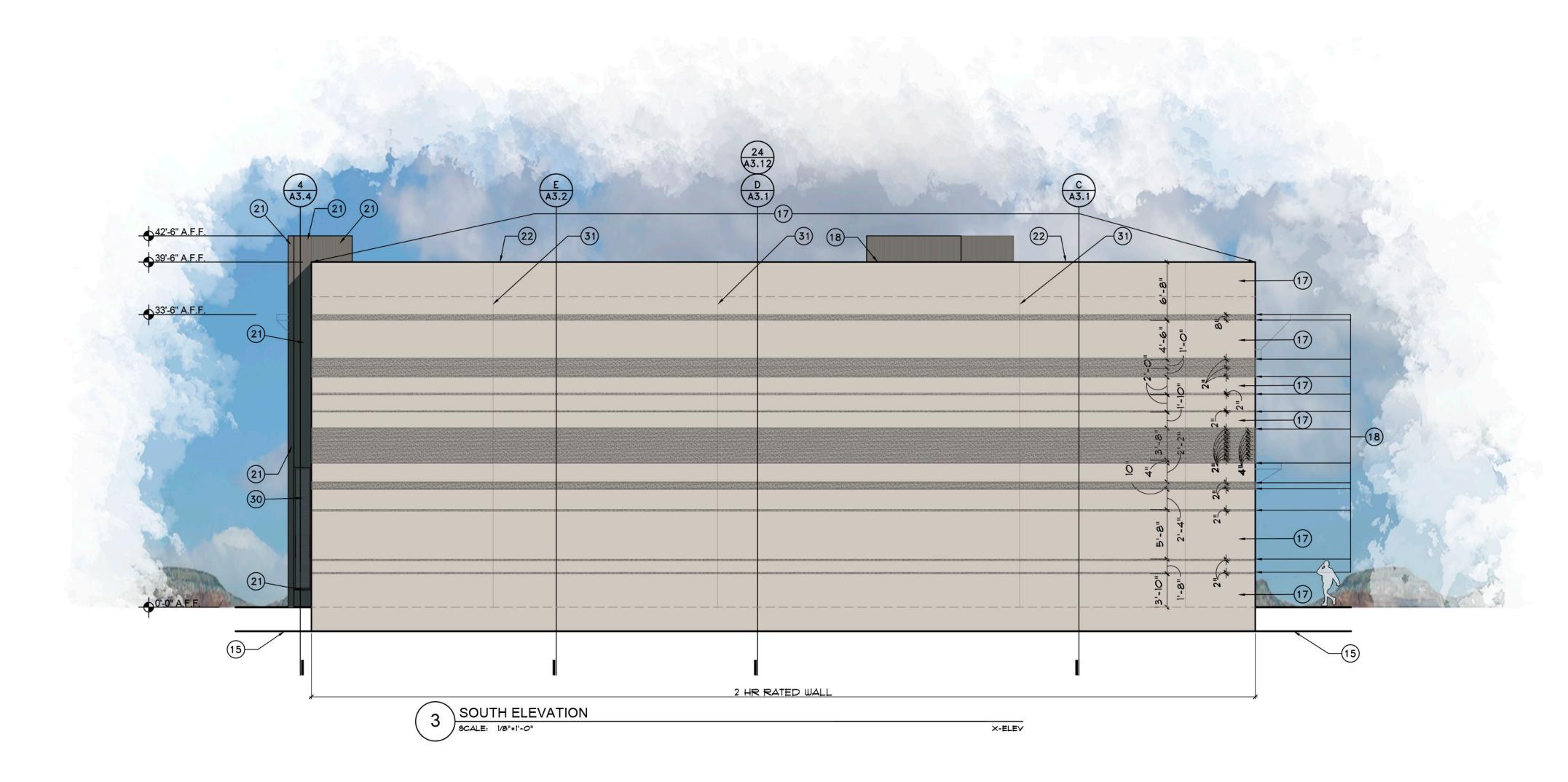
BUILDING.

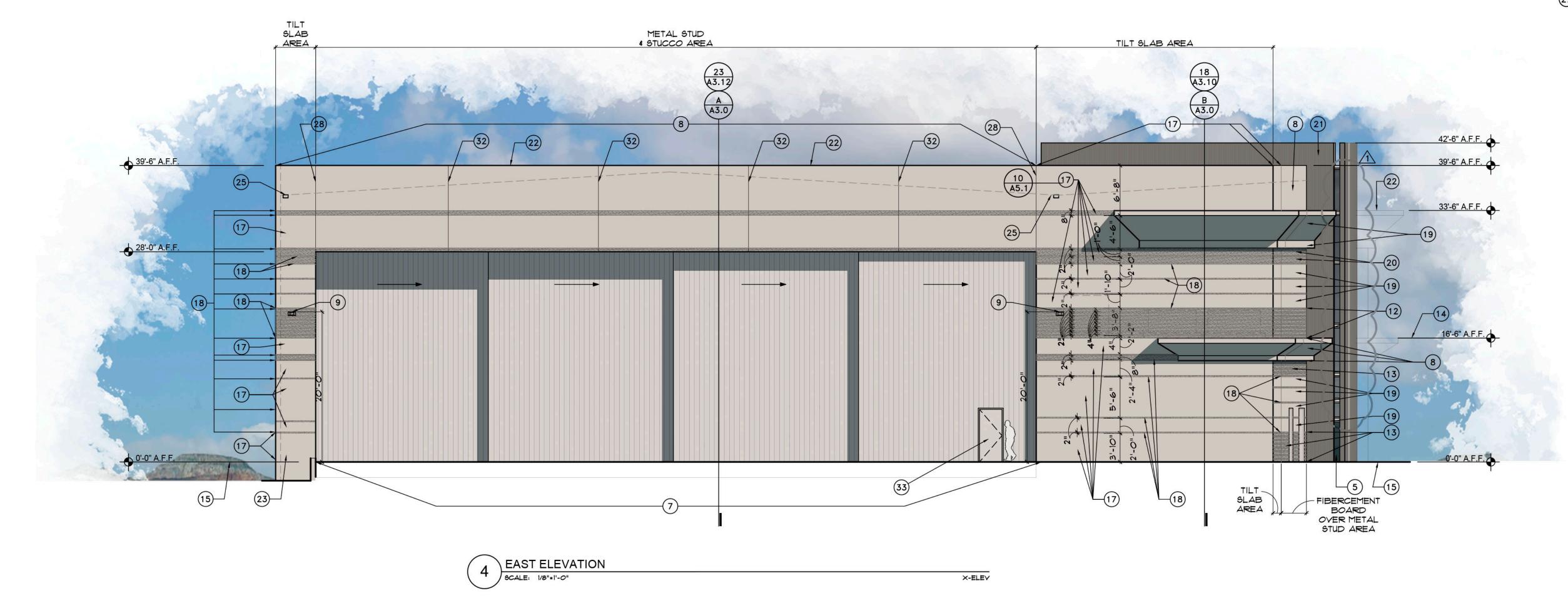
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Revisions

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(7) HANGAR DOOR PAINT TO BE PAINTED FIELD COLOR PT-1

(8) STUCCO SYSTEM - PAINTED PT-1

9 EXTERIOR LIGHTING-FIXTURE SW -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS

(10) EXTERIOR LIGHTING-FIXTURE EM -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS

(1) MECHANICAL UNITS BEHIND EXTERIOR WALL

PERFORATED - TO VENT MECHANICAL SYSTEM BEYOND PAINTED B-DECK PAINTED ACCENT COLOR PT-2

(13) EXPOSED B-DECK LAYER BELOW FIBER CEMENT TO BE PAINTED ACCENT COLOR USED SIMLAR TO REVEALS IN TILT SLAB PT-2

(14) LINE INDICATING INTERIOR FINISH FLOOR

(15) FINISHED GRADE

(16) STAINLESS STEEL RAILING SYSTEM - G.C. TO INSTALLED RAILING SYSTEM MEETS ALL IBC AND ADA CODES

17 TYPICAL CONCRETE TILT SLAB WALL FIELD COLOR TO BE PAINTED PT-1

(18) REVEALS IN TILT SLAB TO BE PAINTED ACCENT COLOR PT-2

19 OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA
TEIO OR EQUAL FCP-2

OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA TEGO OR EQUAL FCP-3

21) STAIR TOWER & VERTICAL ELEMENT TO BE FIBER CEMENT - EQUITONE LINEA LT60 - INSTALLED WITH VERTICAL PATTERN OR EQUAL FCP-1

22) BREAK METAL CAP PARAPET CAP TO BE PAINTED BUILDING FIELD COLOR PT-1

(23) ROOF DRAIN - SEE ROOF PLAN & PLUMBING PLANS

(24) OVER FLOW DRAIN - SEE ROOF PLAN & PLUMBING PLANS

(25) OVER FLOW SCUPPER - SEE ROOF PLAN & PLUMBING PLANS

(26) INTERIOR SES - LOCATED BEHIND EXTERIOR DOORS FOR DIRECT

(27) EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS - MOUNTED ON UNDERSIDE OF SOFFIT OVERHANG

INSIDE THE BUILDING ON THE SECOND FLOOR. 2. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED ELECTRICAL UTILITY EQUIPMENT FOR THE PROJECT. THE SERVICE ENTRY SECTION (S.E.S.) IS HOUSED INSIDE THE BUILDING ON THE FIRST FLOOR WITHIN THE SES ROOM, SPECIFICALLY PROVIDED FOR THIS PURPOSE. 3. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED COMMUNICATION EQUIPMENT FOR THE PROJECT. THE COMMUNICATION EQUIPMENT SHALL BE HOUSED INSIDE THE BUILDING ON THE FIRST FLOOR WITHIN THE SES ROOM, JANITOR'S CLOSET OR FIRE RISER ROOM AS APPROPRIATE TO THE USE AND SERVICE LOCATION. 4. ANY ELECTRICAL UTILITY COMPANY GROUND MOUNTED TRANSFOMERS INSTALLED BY THE UTILITY COMPANY FOR SERVICE TO THIS BUILDING SHALL BE INSTALLED WITHIN THE EXISTING 10' ELECTRICAL UTILITY EASEMENT ALONG THE EXISTING TAXILANE. THIS

1. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THE PROJECT. ALL HYAC EQUIPMENT IS HOUSED

LOCATION IS COMPLETELY SCREENED FROM VIEW FROM 81ST STREET BY THE BUILDING AND SITE WALLS. 5. ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A PARAPET THAT MATCHES THE ARCHITECTURAL CHARACTERISTICS, COLOR, AND FINISH OF THE BUILDING. PARAPET HEIGHT FOR ROOF-MOUNTED UNITS SHALL BE

BUILDING.

EQUAL TO, OR EXCEED THE HEIGHT OF THE TALLEST UNIT. 6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE

659-PA-2<mark>624</mark>-2024

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Revisions

Date: 11/6/2020

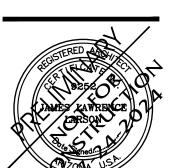
Project Number: 17-029 Drawing No:

rawing No:

659-PA-2024-2024

EXTERIOR RENDERING
SCALE: NTS





EXTERIOR PERSPECTIVES

Revisions

Date: 11/6/2020

Project Number: 17-029 Drawing No:

EXTERIOR RENDERING SCALE: NTS



10'

APN: 215-48-054

SCALE: 1"=20'-0"

NEW GROUND-UP BUILDING - SEE FLOOR PLAN.

(2) site screen wall "type a" - see detail i5 & 16 /sp2.4 (top of wall 3'-6" a.f.g.)

(3) DUMPSTER ENCLOSURE AND CONCRETE PAD TO MATCH BUILDING WALLS - SEE DETAIL 11/SP2.2 4 14/SP2.3 - (C.O.S. STD. DTL. #2146-1)

(4) CONCRETE CURB PER CIVIL PLANS

5) TYPICAL PEDESTRIAN CONCRETE SIDEWALK WITH LIGHT BROOM FINISH - W/ 5'-O" LANDINGS OUTSIDE BUILDING EXIT DOORS WITH MAX. 2% SLOPE AND CROSS SLOPES - MAX. 2% CROSS SLOPES ALONG LENGTH OF WALK - MAX. RUN SLOPE OF 1" PER 1 FOOT ALONG LENGTH OF WALK SEE CIVIL PLANS AND DETAILS 1, 6, AND 7/SP2.0

6) TRAFFIC VIABILITY TRIANGLE TO REMAIN CLEAR OF OBSTRUCTIONS FROM 2'-O" TO 1'-O" ABOVE GRADE - SEE LANDSCAPE AND CIVIL PLANS

7) NEW DRIVEWAY CURB CUT PER CIVIL PLANS \$ 30/6P2.11 (C.O.6, 6TD. DTL. 2250)

8) H.C. ACCESSIBLE PARKING SPACE PER ADA STANDARDS - SEE DETAIL 10/5P2.1

9) H.C. ACCESSIBLE PARKING SPACE SIGN PER ADA STANDARDS - SEE DETAIL 24/SP2.7

10) INDICATES ACCESSIBLE ROUTE OF TRAVEL - MAX. I" IN 1 FOOT RUN SLOPE - MAX. 2% CROSS SLOPES ALONG RUN - SEE CIVIL DRAWINGS

11) FIRE TRUCK LANE AND TURNING RADIUS PER CITY OF SCOTTSDALE REQUIREMENTS (INSIDE RADIUS OF 25', OUTSIDE RADIUS OF 49', OVERHANG RADIUS OF 55')

(12) BIKE PARKING RACKS PER CITY OF SCOTTSDALE STANDARDS WITH 6'-6" x 9'-6" CLEAR AREA CONC. PAD - SEE DETAIL 27/SP2.8 (C.O.S. STD. DTL. 2285)

(13) DRIVEWAY CURB CUT W/ H.C ACCESSIBLE RAMP - MAX SLOPE 1:12 - SEE 30/SP2.11 AND CIVIL PLANS - (MIN. 4'-0" WIDTH @ APRON)

(14) SITE LIGHT - SEE DETAIL 25/SP2.7 AND STRUCTURAL AND ELECTRICAL DRAWINGS

(15) FAA READY LINE - COORDINATE SIZE, COLOR, ETC. WITH THE CITY OF SCOTTSDALE AIRPORT. PAINT LINE OUTSIDE THE TAXILANE SAFETY AREA (AREA EXTENDS 50'-O" FROM THE CENTERLINE OF THE TAXILANE). LINE SHALL BE PAINTED IN ACCORDANCE WITH FAA-AC 5340-J

(16) MOTORIZED TRAFFIC CONTROL GATE PER CITY OF SCOTTSDALE AIRPORT STANDARDS -WROUGHT IRON GATE TO COMPLETE SEPARATION OF AIRSIDE FROM LANDSIDE (SECURE AIRPORT) - SEE DETAIL 17 & 18/5P2.4 - G.C. TO PROVIDE A KEY SWITCH AND PREEMPTION SENSOR - SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR FURTHER GATE AND OPERATOR INFORMATION AND REQUIREMENTS

(17) CONTROL PANEL FOR STAGING AREA MOTORIZED GATE PER SPECIFICATIONS AND CITY OF SCOTTSDALE AIRPORT AUTHORITY STANDARDS - SEE ELECTRICAL PLANS

(18) NEW 8'-0" A.F.G. HIGH SITE WALL COORDINATE CONSTRUCTION WITH THE ADJACENT PROPERTY OWNER AS REQUIRED - SEE DETAIL 20/5P2.5 & 21/5P2.6

(19) LANDSCAPE AREA - SEE LANDSCAPE PLANS

9 FIRE RISER ROOM - SEE FLOOR PLAN SHEET ALO AND DEFERRED FIRE PROTECTION PLAN SUBMITTAL

(21) EXISTING CURB TO REMAIN AT EXISTING ROADWAY

(22) FDC PER CITY OF SCOTTSDALE STANDARDS - SEE BUILDING PLANS AND FIRE PROTECTION DRAWINGS

(23) DEMOLISH EXISTING 5'-O" SIDEWALK AT RIGHT-OF-WAY AND PROVIDE A NEW 6'-O" SIDEWALK PER CITY OF SCOTTSDALE

(24) 4" PARKING LOT STRIPING - SEE 4/5P2.0 AND CIVIL DRAWINGS

(25) TYPICAL H.C ACCESSIBLE RAMP MAX SLOPE 1:12 - SEE DETAILS 6 \$ 7/5P2.0 AND CIVIL PLANS

(26) AIRCRAFT FUEL PUMP - TO BE POP-UP STYLE FULL UNDERGROUND ENCASEMENT - UNDER SEPARATE PERMIT - SEE SHOP DRAWINGS

(27) AIRCRAFT FUEL TANK TO BE COMPLETELY UNDERGROUND - UNDER SEPARATE PERMIT - SEE SHOP DRAWINGS

(28) ASPHALT PARKING LOT PER CIVIL DRAWINGS

(29) FIRE LANE MARKINGS AT CURB - CURB TO BE COLORED PER SCOTTSDALE STANDARDS AND SIGNS POSTED PER C.O.S. STANDARD DETAIL 2365 - (DETAIL 28/SP2.9)

(30) SES LOCATED BEHIND EXTERIOR DOORS - SEE FIRST FLOOR PLANS

(31) DRIVEWAY TO BE 24'-O" WIDE TWO WAY- DIMENSION NOTED ON PLAN

(32) PROPOSED GROUND MOUNTED TRANSFORMER LOCATION - SUBJECT TO POWER COMPANY

(33) INSTALL 1 $\frac{1}{2}$ " PAINTED STEEL SQUARE TUBE GUARDRAIL - 42" HIGH (W/ HANDRAILS PER ADA @34" TO 36" MAX. TO TOP OF HANDRAIL) PER ADA REQUIREMENTS - MAX. 3.95" CLEAR OPENINGS IN SYSTEM (4" SPHERE CAN NOT PASS THRU) - SEE 2/SP2.0 AND CIVIL DRAWINGS. - ANCHOR PER MANUFACTURER'S RECOMMENDATIONS.

(34) INSTALL 8'-0" HIGH WROUGHT IRON SECURITY FENCE - PAINTED BLACK - SEE SPECIFICATION AND CIVIL - RUN FROM BUILDING TO PROPERTY LINE ALONG TAXILANE

(35) NEW ADA COMPLIANT 6'-6" WIDE CONCRETE SIDEWALK W/ LIGHT BROOM FINISH AND DROP OFF EDGES - ENSURE 5'-0" LANDING OUTSIDE BUILDING EXIT DOOR WITH MAX. 2% SLOPE AND CROSS SLOPE - MAX. 2% CROSS SLOPE ALONG LENGTH OF WALK - AND MAX. RUN SLOPE OF IN 1 FOOT - SEE CIVIL DRAWINGS

(36)2 HOUR RATED EXTERIOR HANGAR WALLS (SOUTH AND WEST HANGAR WALLS) PER IBC SECTION 412.4.1 (WITHIN 30' OF PROPERTY LINE)

(37) SEE STRUCTURAL DETAIL 22/SI.4 FOR CONCRETE RETAINING CONDITION

(38) 90 GALLON CITY OF SCOTTSDALE RECYCLING CONTAINER PER IGCC 901.3.4.1

(39) ROOF MOUNTED ON-SITE RENEWABLE ENERGY SYSTEM (SOLOR PV) - NOT LESS THEN 3% OF ANNUAL ESTIMATED ENERGY OR 2 WATTS PER SQ. FT. MULTIPLIED BY THE GROSS ROOF AREA ACCORDANCE WITH IGCC AMENDED SECTION 701.3

(40)ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PER IGCC - MIN. NUMBER OF EV INSTALLED SPACES 4% OF TOTAL REQUIRED PARKING SPACES OR NOT LESS THAN 8% OF DESIGNATED EMPLOYEE ONLY PARKING SPACES 10% OF TOTAL REQUIRED PARKING SPACES - MIN. NUMBER OF EV CAPABLE SPACES

> ALL ON-SITE PARKING AND CIRCULATION AREAS TO ACCOMMODATE C.O.S. ON-SITE DRIVE REQUIREMENTS - SEE 29/SP2.10.



VICINITY MAP

NOT TO SCALE

CITY OF SCOTTSDALE APPROVAL BLOCK

Oct 29, 202

EXPIRES: 6/30/2024

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Drawing Name: SITE PLAN

Revisions

Date: 11/6/2020 Project Number 17-029

Drawing No:

659-PA-2024-2024

IFSON Associates Architect
North 24th Street, Suite 100
nix, AZ 85016

Larson

JENKINS HANGAR Dei North Bist Street Scottsdale, Az

JAMES LAWRENCE

OCT 29,0024

ARIZONA. USA

EXPIRES: 6/30/2024

IAMES LAWRENCE DESCRIPTION OF THE PROPERTY OF

EXPIRES: 6/30/202
Drawing Name:
OPEN SPACE
SITE PLAN

Revisions

Date: 11/6/2020 Project Number: 17-029

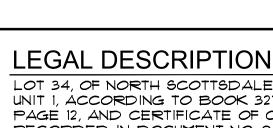
17-0 Drawing No:

3P1.1

Revisions

Date: 11/6/2020 Project Number 17-029

Drawing No:



LOT 34, OF NORTH SCOTTSDALE AIRPARK UNIT 1, ACCORDING TO BOOK 327 OF MAPS. PAGE 12, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 94-268055, RECORDS OF MARICOPA COUNTY, ARIZONA.

UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-O" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.

8. ALL EQUIPMENT, UTILITIES, OR OTHER APPURENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE. 9. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY

INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY

OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT

BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST

10. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT

REQUIRED SITE PLAN NOTES

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS. 4. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

5. FLAG POLES, IF PROVIDED SHALL BE ONE PIECE CONICAL TAPERED.

NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.

11. NO CHAIN LINK OR DOOLEY WALL FENCING SHALL BE ALLOWED. 12. ALL EXTERIOR CONDUIT AND RACEWAYS SHALL BE PAINTED TO MATCH THE BUILDING.

13. UPON REMOVAL OF THE SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL COMPLETE NATIVE PLANT TRACKING FORM AS WELL AS A LIST IDENTIFYING THE TAG NUMBERS OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S INSPECTION SERVICES UNIT WITHIN 3 MONTHS FROM THE BEGINNING OF SALVAGE OPERATIONS AND/OR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

14. ALL EXTERIOR LUMINARIES SHALL MEET ALL IESNA REQUIREMENTS FOR FULL CUTOFF, AND SHALL BE AIMED DOWNWARD AND AWAY FROM PROPERTY LINES EXCEPT SIGN, PARKING LOT CANOPY AND LANDSCAPE LIGHTING. 15. CITY STAFF MAY AT ANY TIME REQUEST THE DEVELOPER TO SUBMIT AS-BUILT PLANS TO THE INSPECTION SERVICES DIVISION. AS BUILT

PLANS SHALL BE CERTIFIED IN WRITING BY A REGISTERED PROFESSIONAL ENGINEER, USING AS-BUILT DATA FROM A REGISTERED LAND SURVEYOR. AS-BUILT PLANS FOR DRAINAGE FACILITIES AND STRUCTURES SHALL INCLUDE, BUT ARE NOT LIMITED TO STREETS, LOT GRADING, STORM DRAIN PIPE, VALLEY GUTTERS, CURB AND GUTTER, FLOOD WALLS, CULVERTS, INLET AND OUTLET STRUCTURES, DAMS, BERMS, LINED AND UNLINED OPEN CHANNELS, STORM WATER STORAGE BASINS, UNDERGROUND STORM WATER STORAGE TANKS, AND BRIDGES AS DETERMINED BY CITY STAFF.

16. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONAL PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION. 18. NO TURF AREAS SHALL BE PROVIDED.

19. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL OPEN SPACE (NAOS) AREAS

PREMIER IA

FALCON 1-X

PREMIER 14

NEW HANGAR AREA

20. NO HELICOPTER ACCESS OF HELIPORT APPROVED UNDER THIS REVIEW. . COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE

CONSTRUCTION PROCESS. 2. THE FACE OF THE SERVICE ENTRY SECTION SHALL BE FLUSH WITH THE BUILDING FACADE AND PAINTED TO MATCH THE BUILDING. 23. ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR.

24. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED. 25. WALL ENCLOSURE FOR REFUSE BINS AND TRASH COMPACTORS SHALL BE CONSTRUCTED OF MATERIALS, WITH COLORS AND TEXTURES

HAWKER

PREMIER IA

FALCON 7-X

NEW AIRCRAFT STAGING

1/ 2% MAX. SLOPE GRADIENT

HAWKER PREMIER 14

WHICH ARE COMPATIBLE WITH THE BUILDING ON THE SITE. 26. ALL SITE WALLS SHALL MATCH THE ARCHITECTURAL COLOR, MATERIALS AND FINISH OF THE BUILDING.

27. THE MAXIMUM HEIGHT FROM FINISH GRADE TO THE BOTTOM OF ANY EXTERIOR LUMINARIES SHALL NOT EXCEED TWENTY (20) FEET. 28. ALL LUMINARIES SHALL BE RECESSED OR SHIELDED SO THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PROPERTY LINE. APN: 215-48-054

AIRPORT AUTHORITY DATA

AIRPORT SITE PLAN KEYNOTES

EXCEED 2% - SEE CIVIL DRAWINGS

WITHOUT THE AIRPORT'S APPROVAL

PUMPS W/ WEATHERPROOF LIDS)

PAYING IS WEIGHT BEARING.

(8) TAXILANE CENTERLINE

PROJECT ADDRESSES:

SCOTTSDALE AIRPORT AND THE FEDERAL AVIATION ADMINISTRATION

(1) FAA READY LINE ("HOLD SHORT" LINE) - COORDINATE SIZE, COLOR, ETC. WITH THE CITY OF

(3) NEW PAVING PER FAA ADVISORY CIRCULARS, AIRCRAFT STAGING AREA WITH SLOPE NOT TO

5 PREVENT GLARE TO PILOTS AND/OR AIRTRAFFIC CONTROLLERS.

PROPOSED LOCATION FOR UNDERGROUND 20,000 GAL. JET 'A' FUEL TANKS BY SEPERATE

SCOTTSDALE AIRPORT - NO PORTION OF THE WORK FOR THE FUELING SHALL BE ALLOWED

(7) FUEL DISPENSING LOCATION BY SEPERATE SUBMITTAL AND PERMIT - SUPPLIER TO PROVIDE

(9) TAXILANE SAFETY EASEMENT AREA - NO DROP-OFFS, OBJECTS EXCEEDING 3" IN HEIGHT OR

(10) CITY OF SCOTTSDALE TRASH REFUSE ENCLOSURES, ACCESS SHALL NOT TRANSVERSE THE STAGING AREAS OR TAXILANE.

16061 N. 81ST STREET

602-954-4790 FAX

VEGITAION ALLOWED IN THIS AREA. GRADE SLOPE DOES NOT EXCEED 5%. VERIFY EXISTING

(12) NEW LANDSCAPE AREA (ALL ROCK WITH THIS AREA SHALL BE GREATER THAN 2" IN DIAMETER) - SEE LANDSCAPE PLANS.

THE FUELING SHALL BE ALLOWED WITHOUT THE AIRPORT'S APPROVAL (IN-GROUND POP-UP

COMPLETE DRAWINGS TO THE CITY OF SCOTTSDALE AIRPORT - NO PORTION OF THE WORK FOR

(6) SUBMITTAL AND PERMIT - SUPPLIER TO PROVIDE COMPLETE DRAWINGS TO THE CITY OF

CONNECTION TO ADJACENT PROPERTY'S TAXIWAY BARRIER WITH THE ADJACENT PROPERTY

(2) TRAFFIC CONTROL GATE PER CITY OF SCOTTSDALE AIRPORT STANDARDS AND THE

Í SCOTTSDALE NORTHWEST AIRPARK PROPERTY OWNER ASSOCIATION'S CC¢R'S.

AND THE SCOTTSDALE NORTHWEST AIRPARK PROPERTY OWNER ASSOCIATION

PROJECT DESCRIPTION

(11) NEW DRIVEWAY PAVING - SEE CIVIL PLANS.

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

SCOTTSDALE, ARIZONA 85260 PROJECT OWNER:

(SEND ALL CORRESPONDENCE THROUGH THE

PROJECT ARCHITECT: LARSON ASSOCIATES ARCHITECTS, INC. 3801 NORTH 24TH STREET #100 PHOENIX. ARIZONA 85016 602-955-9929

EMAIL: jlarson@larson-architects.com BOOK-MAP-PARCEL APN 215-48-054

CURRENT ZONING: I-1 (SCOTTSDALE MUNICIPAL AIRPORT)

NET SITE AREA: 52,527 S.F. (1.206 AC) LOT COVERAGE: 27.22%

OCCUPANCY GROUP:

CONSTRUCTION TYPE: SCOTTSDALE AMMENDMENT)

FLOOR AREAS PROVIDED OCCUPANCY B:

FIRST FLOOR: 2,844 S.F. OCCUPANCY 5-1: FIRST FLOOR: 11,234 S.F. SITE COVERAGE TOTAL: TOTAL OFFICES 4,825 S.F. TOTAL HANGARS 11,234 S.F. 2nd FLOOR PATIO 413 S.F. 2nd FLOOR VIEWING DECK 635 S.F. GRAND TOTAL

USABLE STAGING AREA: OTHER AIRCRAFT AREAS (HOLD SHORT TO PROPERTY LINE): OPEN SPACE: 19,520 S.F.

AIRPORT AUTHORITY GENERAL NOTES

1. AIRPARK RULES AND REGULATIONS AND AIRPARK MINIMUM OPERATING STANDARDS SHALL REGULATE THE ACTIVITIES ALLOWED ON THIS 2. NO AIRCRAFT SHALL BE STORED OUTSIDE OF THE HANGARS ON THIS 3. ALL TENANTS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE AIRPORT SLOT PROGRAM FOR THEIR LEASED SPACE. 4. AIRCRAFT WITH WING SPANS OF MORE THAN 66' SHALL OBTAIN PERMISION FROM THE AIRPORT PRIOR TO BEING BROUGHT TO THIS SITE. 5. THE STAGING AREA SHALL NOT HAVE A SLOPE IN EXCESS OF 2%. 6. THE STAGING AREA SHALL BE FULLY PAVED TO MEET THE FAA
PAVEMENT STANDARDS AND THE REQUIREMENTS OF THE SOILS REPORT.

1. THE FAA READY LINE ("HOLD SHORT" LINE) SHALL MEET FAA
STANDARDS AS REQUIRED AT THE TAXILANE EASEMENT BOUNDRY. O. NO DROP-OFFS OR OBJECTS EXCEEDING 3" IN HEIGHT SHALL BE LOCATED WITH IN 50' OF THE TAWIAY CENTERLINE. OBJECTS INCLUDE BUT ARE NOT LIMITS TO TRANSFORMERS, SWITCHING CABINETS, FUEL FACILITIES, CURBS, HEADWALLS, RIVER ROCK, CULVERTS, ETC. II. ALL TAXILANE EASEMENTS SHALL BE WEIGHT BEARING SURFACES. 2. GROUND COVER AT THE STAGING AREA SHALL BE PAVED. 13. A FAA STANDARD EDGE LINE MUST BE PAINTED WHERE THE TAXILANE EDGE IS NOT OBVIOUS.

15. VEHICLES MUST OBTAIN PERMISSION PRIOR TO ENTERING THE STAGING INCLUDING THE INSTALLATION OF CONSTRUCTION FENCING, PAVING DEEMED NECESSARY BY THE AIRPORT STAFF.

18. THE CONTRACTOR SHALL SUBMIT ALL 1460 FORMS TO THE FAA FOR TEMPORARY CRANES AND OTHER EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.

NOTE: SEE SHEET SPI.O AND SPI.3 FOR EMERGENCY ACCESS ROUTE AND FIRE

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

DEPARTMENT REQUIRED CLEARANCES

AIRPORT AUTHORITY SITE PLAN

SCALE: 1"=20'-0"

VEHICLE ACCESS

· | — + - + - | **--** | +

GRAPHIC SCALE 1"=20'-0' 0 10'

5-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2) B - OFFICE SPACES (PER IBC SECTION 304.1) -NEW CONSTRUCTION I HOUR SEPERATION IS REQUIRED BETWEEN OCCUPANCIES B AND S-1 PER NFPA 409 V-B, FULLY SPRINKLED (PER CITY OF 12,449 S.F. = GREATER THAN ASA = OK 3,955 S.F. PAVED PRIVATE TAXILANE

14. NO STORM WATER SHALL BE RETAINED IN THE TAXIWAY

16. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH AIRPORT STAFF TO PLAN ALL CONSTRUCTION RELATED ACTIVITIES ADJACENT TO THE TAXILANE, SITE SECURITY, AND ANY OTHER ITEMS AS T. ALL FUEL TANKS, EQUIPMENT, AND CONTROLS SHALL BE BY SEPERATE SUBMITTAL AND PERMIT. ALL FUEL TANKS, EQUIPMENT, AND CONTROLS SHALL BE APPROVED BY THE CITY OF SCOTTSDALE AIRPORT AUTHORY PRIOR TO BEING SUBMITTED TO THE CITY FOR PERMITTING

CITY OF SCOTTSDALE APPROVAL BLOCK

JENKINS

SOINORTH 8

SCOTTSDA

APN: 215-4

JAMES LAWRENCE **29**, N **20**24

EXPIRES: 6/30/2024



Drawing Name: PED. & VEHIC CIRC. SITE PLAN

Date: 11/6/2020

Project Number: 17-029