12/11/2024

Brandon Miller Larson Associates Architects, Inc. 3807 N 24Th St Ste 100 Phoenix, AZ 85016

RE: 36-DR-2024
Ty Jenkins Hangar
75Q68 (Key Code)

Response letter / summary of modifications

Public Safety:

1. See Redlined Plans – after confirming with reviewers there are no redlines at this moment

Airport:

- 2. Be advised there is an approved helicopter pad adjacent to the property. We have been advised, thank you
- 3. Please confirm the height of the gate mentioned in keynote 16/SP1.0 of the site plans. gate height is 8'-0" and note has been added to keynote 16/SP1.0 and note 19/SP2.5 corrected
- 4. Please confirm if there is an entry way or driveway with a gate entering the hangar. Aviation staff unsure of what the plan is for that area.

There is a gate entering the staging area see keynote 16/SP1.0

There is also an overhead garage door / driveway that enters the hangar at the northwest side of the building. Please note the driveway doubles as a turnaround for Scottsdale garbage collection. The garbage truck does not enter the building

Significant Policy Issues

The following policy related issues have been identified. Though these issues may not be as critical to determining the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Transportation:

- 5. DSPM 2-1.310 Update site plan with a 6' width accessible pedestrian route from the main entry of the development to 81st Street. All sidewalks are 6'-0" wide and dimension have been added to plans
- 6. DSPM 5-3.204 Update site plan with CL-1 type city driveway. Refer to city standard detail drawing nos. 2251 and 2256 for driveway details. Update detail sheet to show new standard detail. Drive way has been updated per detail Scottsdale detail 2256 which is copied on 30/sp2.1 on site plan and civil drawings.

Public Safety:

7. See Redlined Plans – after confirming with reviewers there are no redlines at this moment

Water Resources:

- 8. Use correct Average Day Water Demands per DSPM Figure 6-1.2 and recalculate proposed demands. See Note #2 within table for further explanation. Water report has been updated in the preliminary water & sewer report.
- 9. Provide calculations for the sizing of sand/oil interceptor per DSPM 7-1.202 G7. Calculations have been added to the preliminary water & sewer report.

Technical Issues

The following technical corrections have been identified. Though these items may not be critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Please address the following:

Transportation:

10. Keynote 5 on SP1.0 calls out site details 1,6, and 7 on sheet SP2.0. There is no detail 7 provided. - Keynote 5/SP1.0 has been corrected and the reference to detail 7 has been removed

Public Safety:

11. See Redlined Plans – after confirming with reviewers there are no redlines at this moment

Storm Water:

- 12. As part of final plans, revise all references to "dotted X" flood zones to "shaded X". The preliminary drainage report was updated as requested.
- 13. Include how the runoff coefficient used in the calculations for stormwater storage was determined. Include an explanation of the 10% factor of safety used, as this is not a requirement of the city of Scottsdale. The runoff coefficient (0.86) was used in the retention volume calculation since this is the 100-year coefficient listed in Chapter 4 of the city's DPSM manual. The 10% safety factor is required under ADEQ's General Permit 2.04 for drywells. This is noted on the drawings and explained in the

preliminary drainage statement.

- 14. In the required volume calculation, state the LAFS in both gallons and cubic feet. The plans and the preliminary drainage report have been updated to reflect both gallons and cubic feet for the Largest Anticipated Fuel Spill.
- 15. Include first flush calculations and ensure that the provided storage will adequately handle the greater of the first flush or the 100-yr 2-hr storage. The drainage statement on the plan indicates the first flush volume and notes that this volume is contained as part of the 100-year, 2-hour storage requirement.
- 16. Include a FEMA flood block on the G&D plan. Block has been added to preliminary grading plan.
- 17. If over an acre of land will be disturbed, a SWPPP and NOI will be required as part of final plans. SWPPP and NOI will be included in final permit plans

Green DR comments

- 1. Heat Island Mitigation
 - a. On sheet SP1.8, there's a discrepancy between the concrete parking lot and asphalt parking lot. Not all sheets call for concrete parking lot. Correct accordingly for IgCC heat island compliance. Asphalt note corrected area of asphalt is below the required 50%
- 2. EV Charging Infrastructure
 - a. 4% of parking to be EV charger installed <u>and 10% to be EV capable</u>. See parking calcs on sheet SP1.0 note have been updated to 10% no change to plan required as we already provided an extra charging station
- 3. On-Site Renewables Energy
 - a. Show roof area for solar PV system with a total rated DC capacity of not less than 2 watts per sq. ft. roof plan has been updated to show Solor panels with note rating total rated DC capacity of not less than 2 watts per sq. ft.

Airport:

Kelli Kuester, 480-312-8482, KKuester@Scottsdaleaz.gov

Engineering:

David Gue, 480-312-2540, dgue@scottsdaleaz.gov

<u>Fire:</u>

Linda Wilson, 480-312-2372, lwilson@scottsdaleaz.gov

Green Building:

Anthony Floyd, 480-312-4202, antf@scottsdaleaz.gov

Storm Water:

Jennifer Lynch, 480-312-7903, <u>ilynch@scottsdaleaz.gov</u>

Transportation:

Helene Dominguez 480-312-7613, HDominguez@Scottsdaleaz.gov

Water Resources:

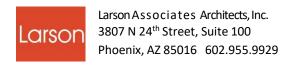
Julia Campo, 480-312-5215, <u>jcampo@scottsdaleaz.gov</u>

ATTACHMENT A Resubmittal Checklist

Submit digitally at: https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin

All files shall be uploaded in PDF format. Application forms and other written documents or reports should be formatted to 8.5×11 ,

- Comment Response Letter Provide responses to the issues identified in this letter
- Summary of modifications made resulting from Public Input (public input has not been provided at this point in time) and staff comments
- Grading & Drainage Plan
- Site Plan
- Site Plan Details
- BOD Water
- BODSewer



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,



10'

APN: 215-48-054

SCALE: 1"=20'-0"

SITE PLAN KEYNOTES

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, AND 6/SP2.0

(a) 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'-0" 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 - 8'-0" TALL 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

Jan 10, 2025

EXPIRES: 6/30/2024

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Drawing Name: SITE PLAN

Revisions 1 DR COMMENT 1-1-2025

Date: 11/6/2020

Drawing No:

Project Number 17-029

659-PA-202

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Jan 10, 2025 EXPIRES: 6/30/2024

Drawing Name:

OPEN SPACE SITE PLAN

Revisions

1 DR COMMENT 1-1-2025

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

Drawing No:

EXCEED 2% - SEE CIVIL DRAWINGS

WITHOUT THE AIRPORT'S APPROVAL

PUMPS W/ WEATHERPROOF LIDS)

(11) NEW DRIVEWAY PAVING - SEE CIVIL PLANS.

PROJECT DESCRIPTION

SCOTTSDALE MUNICIPAL AIRPORT

PROJECT ADDRESSES:

PROJECT ARCHITECT:

BOOK-MAP-PARCEL

CURRENT ZONING:

NET SITE AREA:

LOT COVERAGE:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

TOTAL OFFICES

GRAND TOTAL

OPEN SPACE:

TOTAL HANGARS

2nd FLOOR PATIO

USABLE STAGING AREA:

EDGE IS NOT OBVIOUS.

FLOOR AREAS PROVIDED

OCCUPANCY 5-1:

FIRST FLOOR:

FIRST FLOOR:

SITE COVERAGE TOTAL:

2nd FLOOR VIEWING DECK

OTHER AIRCRAFT AREAS (HOLD SHORT TO PROPERTY LINE):

OCCUPANCY B:

PROJECT OWNER:

THE DEVELOPMENT OF AN AIRCRAFT HANGAR WITH

SUPPORTING OFFICE AND STORAGE SPACES AT THE CITY OF

PAYING IS WEIGHT BEARING.

(8) TAXILANE CENTERLINE

AND THE SCOTTSDALE NORTHWEST AIRPARK PROPERTY OWNER ASSOCIATION

PREVENT GLARE TO PILOTS AND/OR AIRTRAFFIC CONTROLLERS.

(5) EXTERIOR LIGHT - SEE ELECTRICAL SITE PLANS - LIGHTS SHALL ILLUMINATE DOWNWARD TO

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

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

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

602-955-9929 602-954-4790 FAX

APN 215-48-054

27.22%

2,844 S.F.

11,234 S.F.

4,825 S.F.

11,234 S.F.

413 S.F.

635 S.F.

19,520 S.F.

AIRPORT AUTHORITY GENERAL NOTES

STANDARDS SHALL REGULATE THE ACTIVITIES ALLOWED ON THIS

4. AIRCRAFT WITH WING SPANS OF MORE THAN 66' SHALL OBTAIN

5. THE STAGING AREA SHALL NOT HAVE A SLOPE IN EXCESS OF 2%.

O. NO DROP-OFFS OR OBJECTS EXCEEDING 3" IN HEIGHT SHALL BE

II. ALL TAXILANE EASEMENTS SHALL BE WEIGHT BEARING SURFACES. 2. GROUND COVER AT THE STAGING AREA SHALL BE PAVED.

AIRPORT SLOT PROGRAM FOR THEIR LEASED SPACE.

CURBS, HEADWALLS, RIVER ROCK, CULVERTS, ETC.

DEEMED NECESSARY BY THE AIRPORT STAFF.

CONSTRUCTION OF THE PROJECT.

14. NO STORM WATER SHALL BE RETAINED IN THE TAXIWAY

PRIOR TO BEING SUBMITTED TO THE CITY FOR PERMITTING

1. AIRPARK RULES AND REGULATIONS AND AIRPARK MINIMUM OPERATING

2. NO AIRCRAFT SHALL BE STORED OUTSIDE OF THE HANGARS ON THIS 3. ALL TENANTS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE

PERMISION FROM THE AIRPORT PRIOR TO BEING BROUGHT TO THIS SITE.

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.

LOCATED WITH IN 50' OF THE TAWIAY CENTERLINE. OBJECTS INCLUDE BUT ARE NOT LIMITS TO TRANSFORMERS, SWITCHING CABINETS, FUEL FACILITIES,

13. A FAA STANDARD EDGE LINE MUST BE PAINTED WHERE THE TAXILANE

15. VEHICLES MUST OBTAIN PERMISSION PRIOR TO ENTERING THE STAGING 16. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL MEET

WITH AIRPORT STAFF TO PLAN ALL CONSTRUCTION RELATED ACTIVITIES INCLUDING THE INSTALLATION OF CONSTRUCTION FENCING, PAVING ADJACENT TO THE TAXILANE, SITE SECURITY, AND ANY OTHER ITEMS AS

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

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

52,527 S.F. (1.206 AC)

-NEW CONSTRUCTION

SCOTTSDALE, ARIZONA 85260

3801 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016

EMAIL: jlarson@larson-architects.com

I-1 (SCOTTSDALE MUNICIPAL AIRPORT)

5-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2)

B - OFFICE SPACES (PER IBC SECTION 304.1)

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

SCOTTSDALE AMMENDMENT)

(SEND ALL CORRESPONDENCE THROUGH THE

LARSON ASSOCIATES ARCHITECTS, INC.

AIRPORT AUTHORITY DATA

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

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Jan 10, 2025

EXPIRES: 6/30/2024

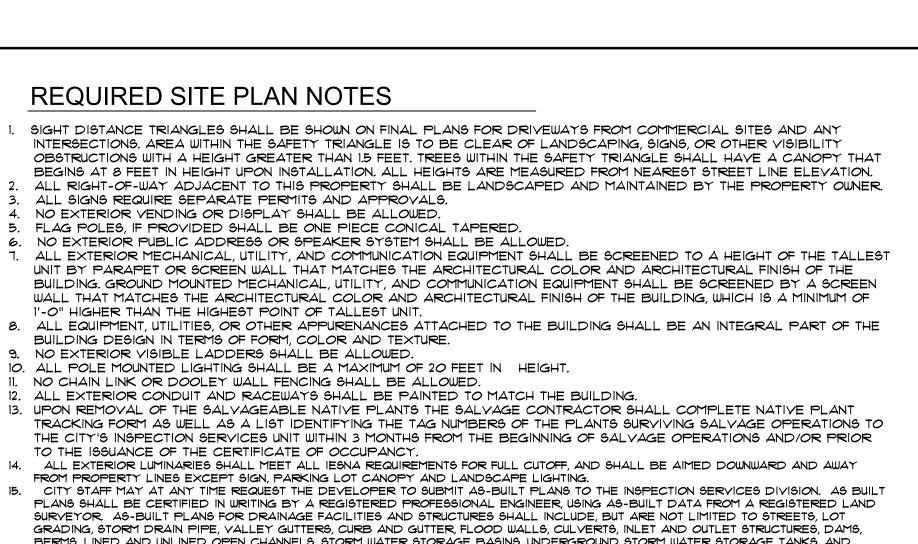


Drawing Name: SITE PLAN FOR AIRPORT AUTHORITY

Revisions 1 DR COMMENT 1-1-2025

Date: 11/6/2020

Project Number 17-029 Drawing No:



1'-O" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT.

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

11. NO CHAIN LINK OR DOOLEY WALL FENCING SHALL BE ALLOWED.

13. UPON REMOVAL OF THE SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL COMPLETE NATIVE PLANT 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.

Transition of the state of the

AIRPORT AUTHORITY SITE PLAN

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SCALE: 1"=20'-0"

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

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.

LEGAL DESCRIPTION

APN: 215-48-054

LOT 34, OF NORTH SCOTTSDALE AIRPARK

UNIT 1, ACCORDING TO BOOK 327 OF MAPS,

RECORDED IN DOCUMENT NO. 94-268055,

PAGE 12, AND CERTIFICATE OF CORRECTION

RECORDS OF MARICOPA COUNTY, ARIZONA.

VEHICLE ACCESS

PREMIER IA

HAWKER PREMIER IA NEW HANGAR AREA FALCON 7-X

FALCON 1-X NEW AIRCRAFT STAGING 1/ 2% MAX. SLOPE GRADIENT

PREMIER 14 HAWKER PREMIER 14

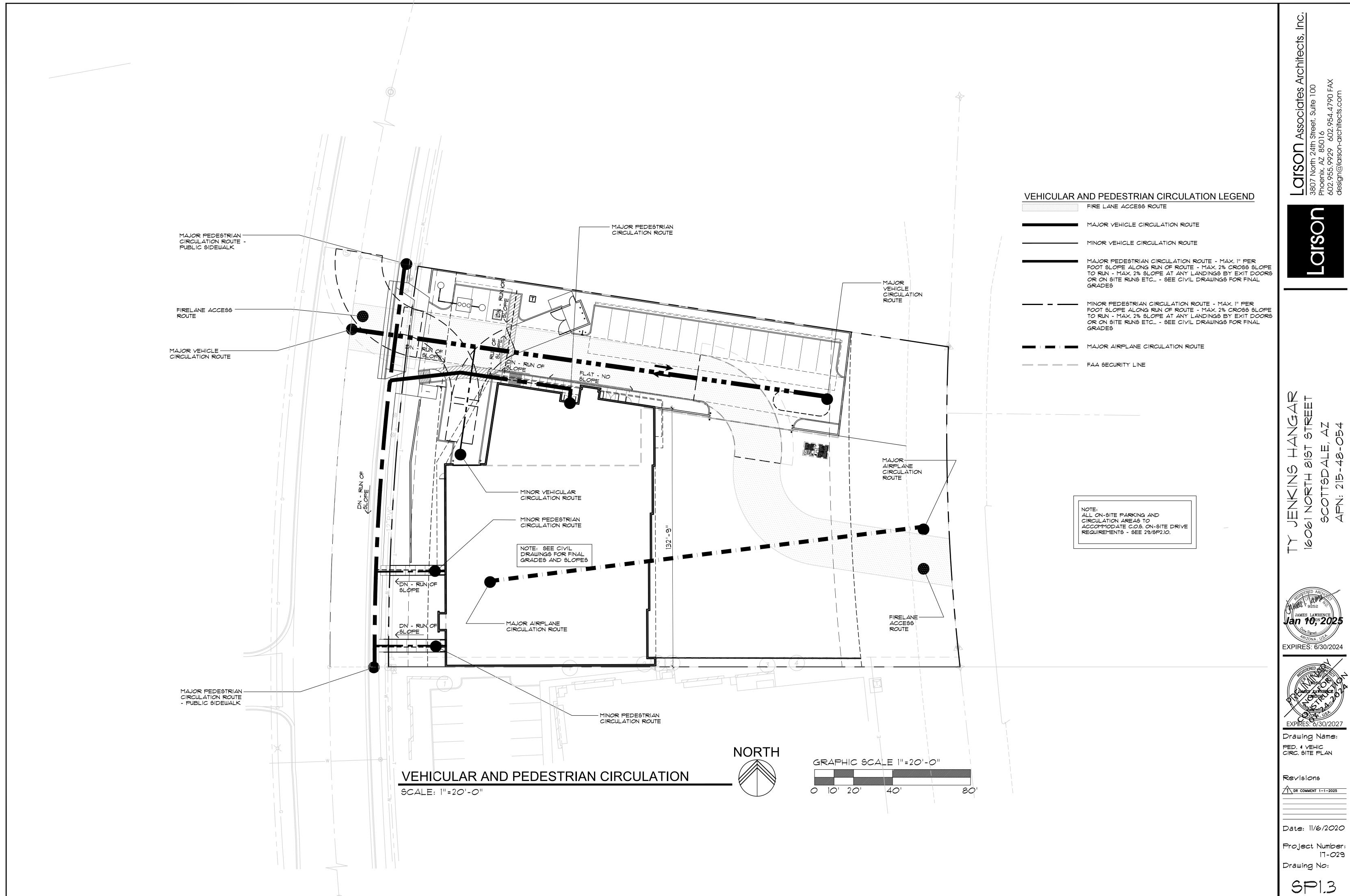
> **NORTH** GRAPHIC SCALE 1"=20'-0'

> > 0 10'

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

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.

CITY OF SCOTTSDALE APPROVAL BLOCK



James Lawrence Jan 10, 12025

EXPIRES: 6/30/2024



Drawing Name:

1 DR COMMENT 1-1-2025

Date: 11/6/2020

Project Number: 17-029



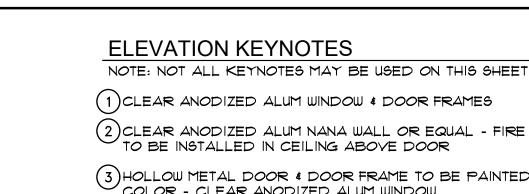
Drawing Name: EXTERIOR ELEVATIONS

Revisions

Date: 11/6/2020

Project Number

17-029 Drawing No:



(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

(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

OVERHANG

(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

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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

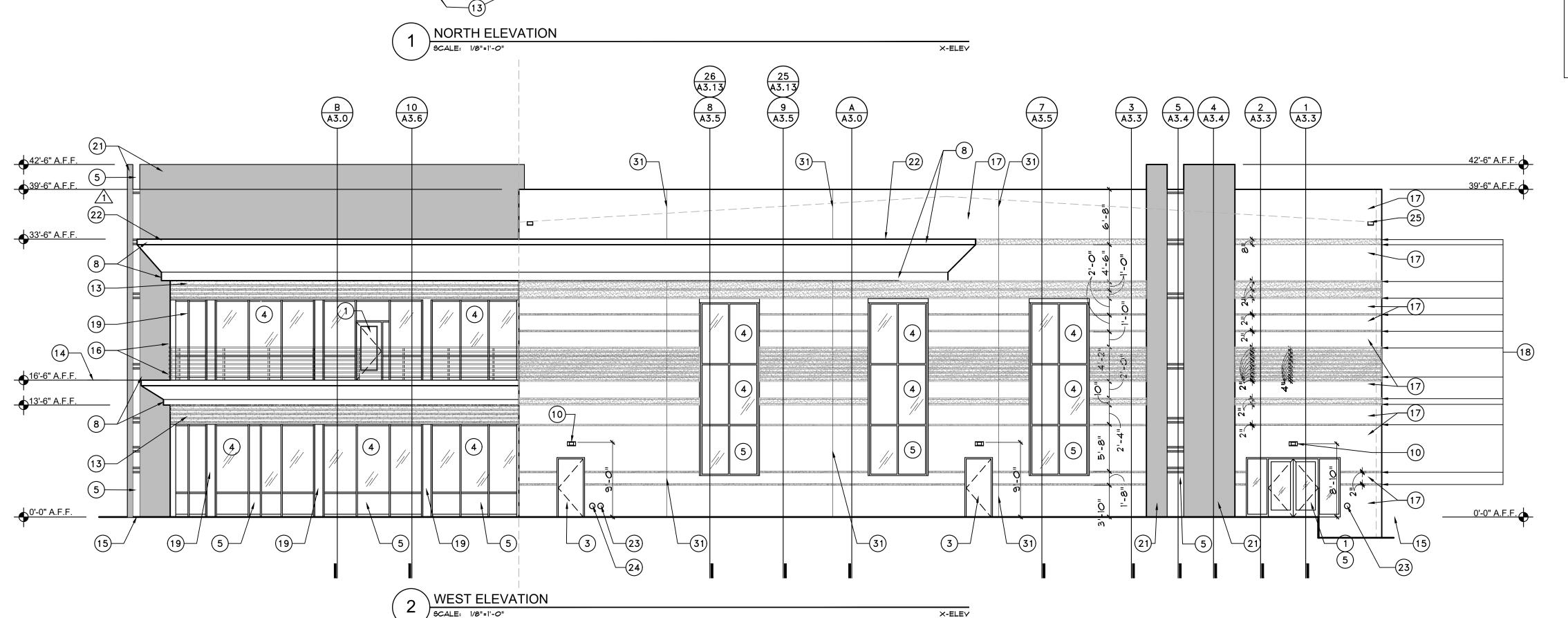
(24) OVER FLOW DRAIN - SEE ROOF PLAN & PLUMBING PLANS

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

(26) INTERIOR SES - LOCATED BEHIND EXTERIOR DOORS FOR DIRECT 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 $\frac{1}{2}$ " 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.



COLOR

MOUNTAIN AIR

BLACK BEAN

CLEAR ANODIZED

STUCCO OVER

METAL STUD AREA

- 29

DARK GRAY

LT2O

TE10

NO73

13

NOTES

OFFICE BUILDING ONLY

OFFICE BUILDING ONLY

OFFICE BUILDING ONLY

 $\frac{E}{A3.2}$

(8)(28)—

A5.1

EXTERIOR PAINT; LRV = 10; FIELD COLOR INTERIOR = FLAT FINISH

EXTERIOR PAINT; LRY = 1; FIELD COLOR INTERIOR = FLAT FINISH

I" INSULATED STANDARD (TWO 1/4" PANES WITH 1/2" INSULATION GAP

I" INSULATED STANDARD (TWO 1/4" PANES WITH 1/2" INSULATION GAP

CONC. TILT

PANEL AREA

-16 30 BEYOND

OFFSET 2x6 FRAMES UNLESS NOTED OTHERWISE

FINISH LEGEND

MANUF.

DUNN EDWARDS

DUNN EDWARDS

OLD CASTLE

EQUITONE

EQUITONE

EQUITONE

 $\begin{pmatrix} C \\ A3.1 \end{pmatrix}$

-

(11)—

_(13)__

STUCCO OVER

METAL STUD AREA

(A3.9)

CONC. TILT PANEL

AREA

GUARDIAN GLASS

GUARDIAN GLASS

DE 6393 - FLAT

DE 6385 - FLAT

GRAY I" LOW "E"

LINEA

TECTIVA

NATURA

MIDNIGHT I" LOW "E"

 $\begin{pmatrix}
14 \\
A3.8
\end{pmatrix}
\begin{pmatrix}
D \\
A3.1
\end{pmatrix}$

MATERIALS

WINDOW FRAMES

UPPER EXTERIOR GLASS

LOWER EXTERIOR GLASS

CONCRETE TILT SLAB

B-DECK

42'-6" A.F.F.

39'-6" A.F.F.

33'-6" A.F.F.

14—

16'-6" A.F.F.

FCP-I FIBER CONCRETE PANEL

FCP-2 FIBER CONCRETE PANEL

FCP-3 FIBER CONCRETE PANEL

22)—

PT-1

PT-2

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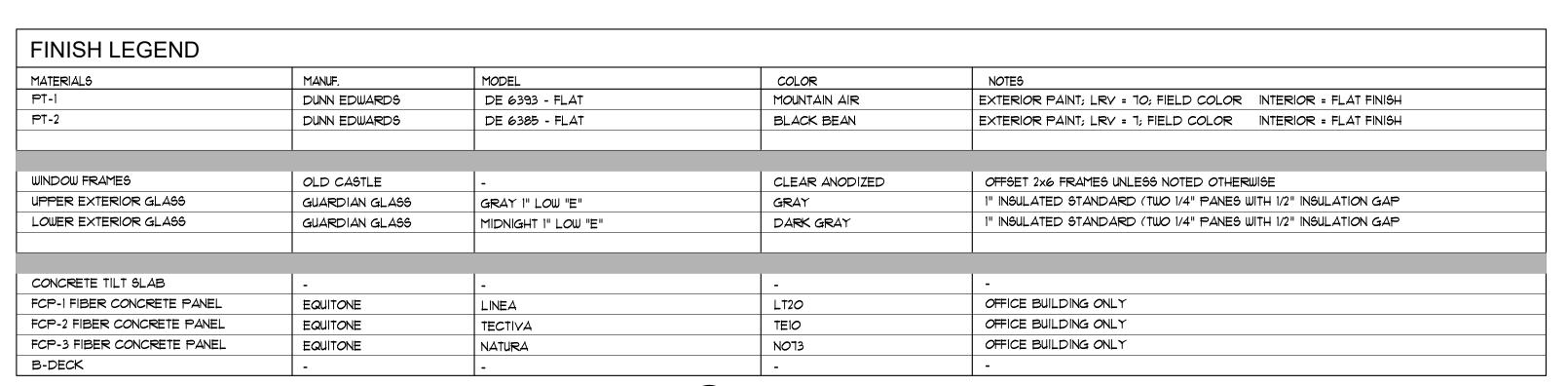
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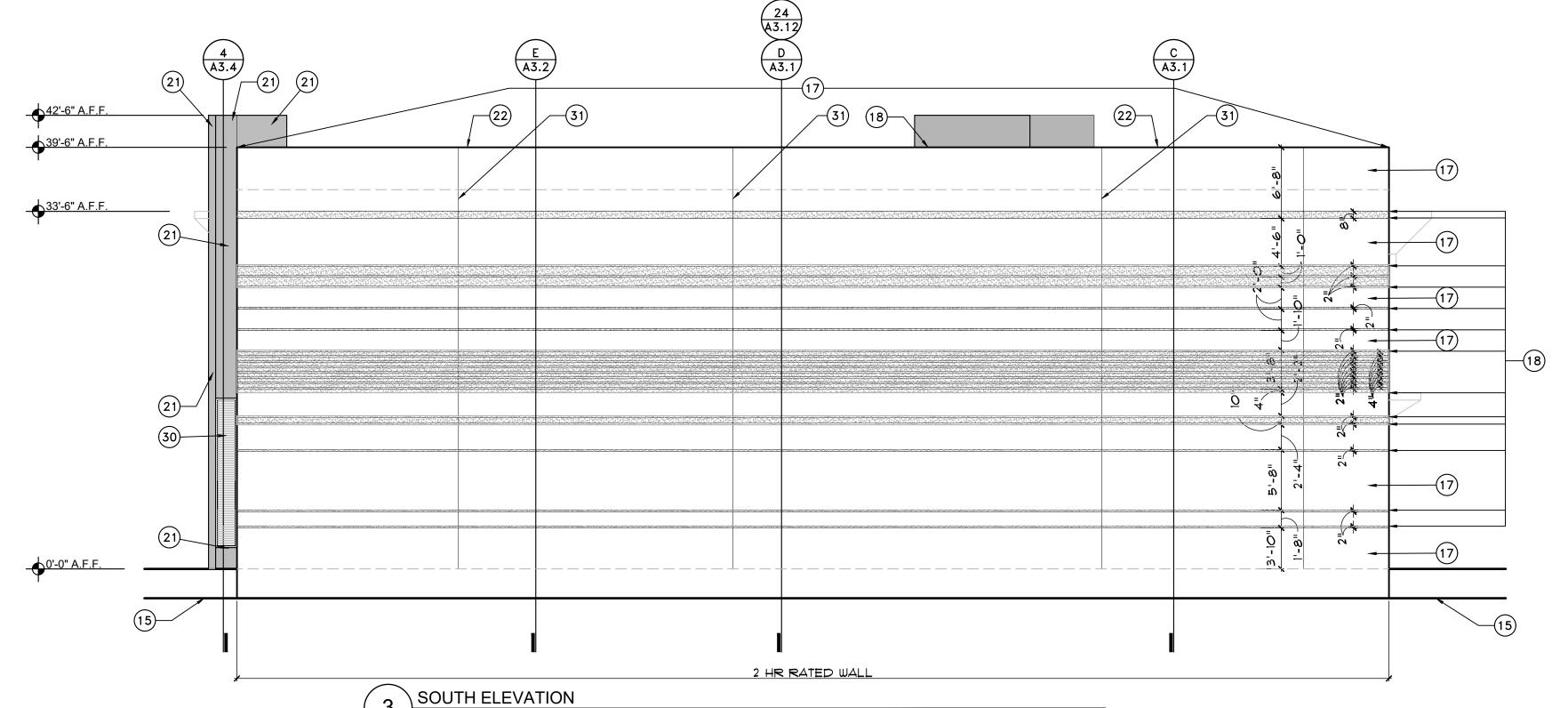
Revisions

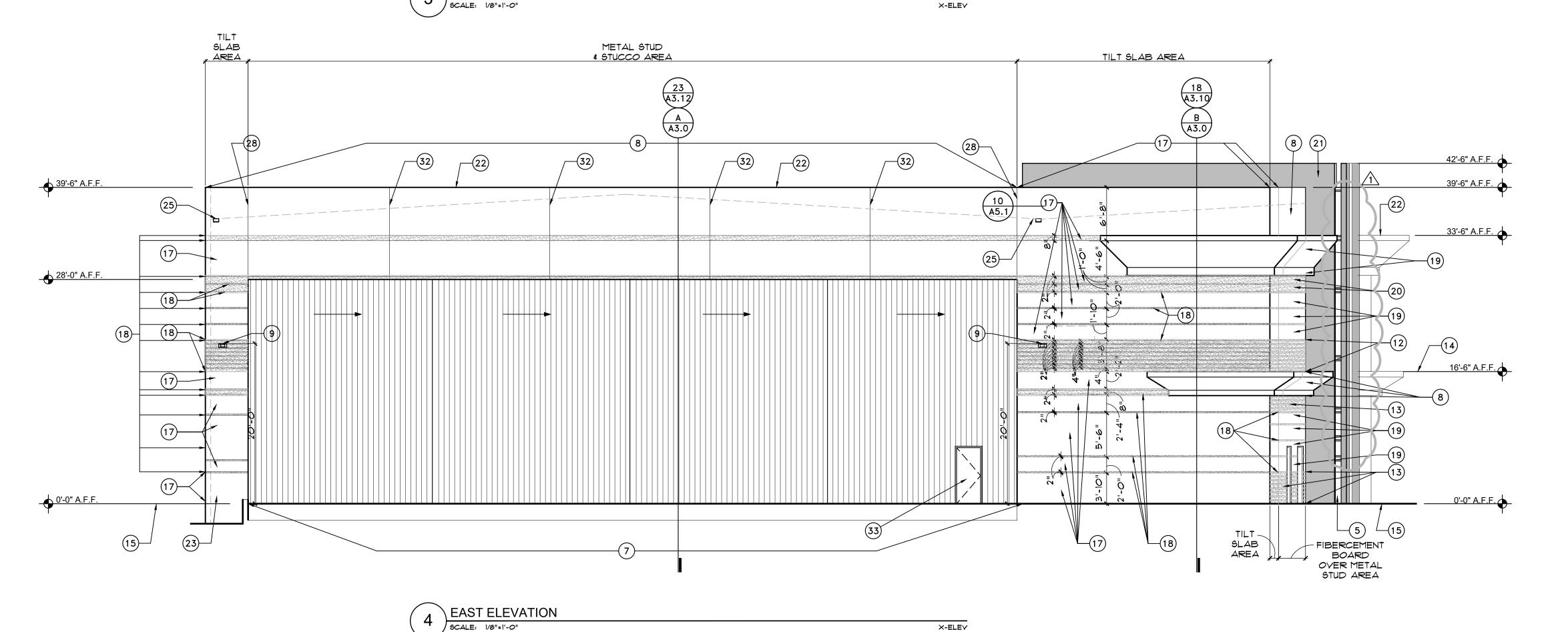
Date: 11/6/2020 Project Number:

Project Number: 17-029 Drawing No:

42.1







ELEVATION KEYNOTES

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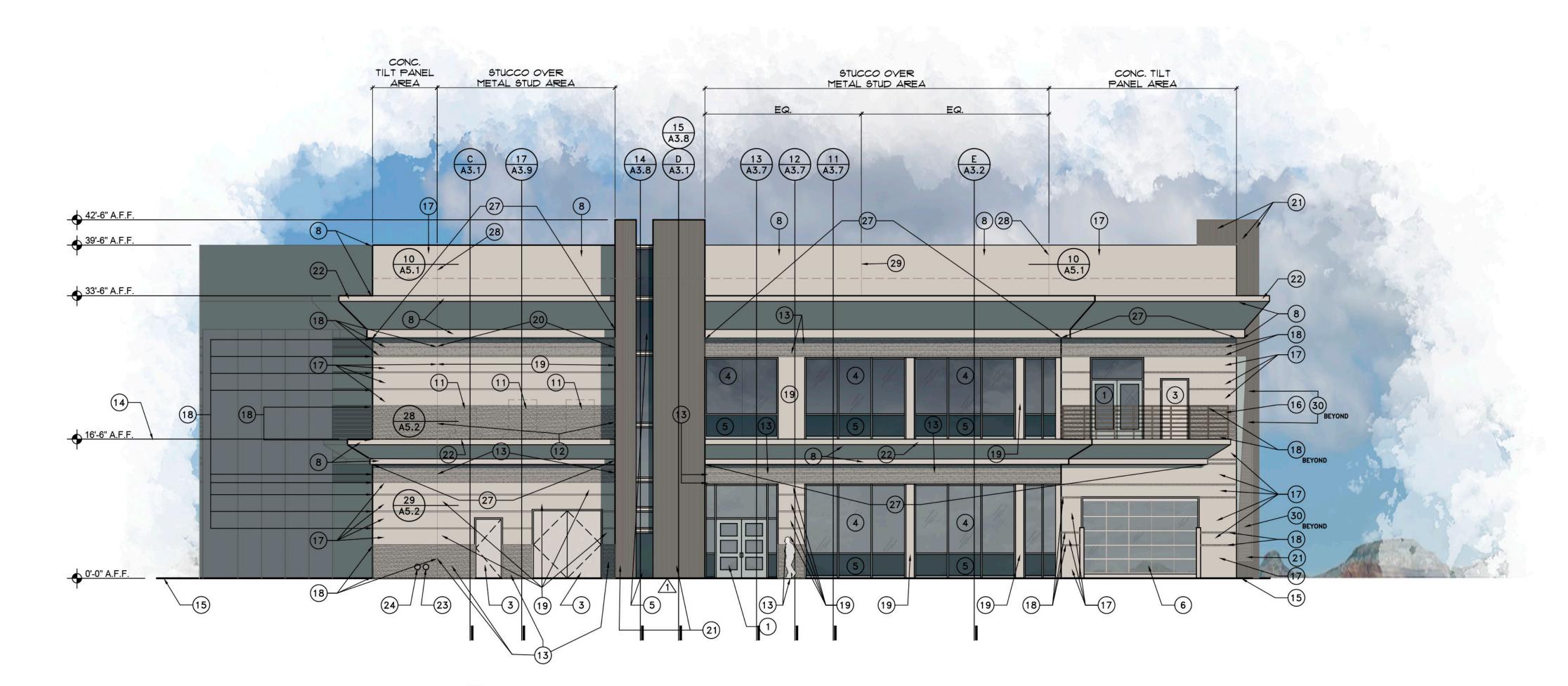
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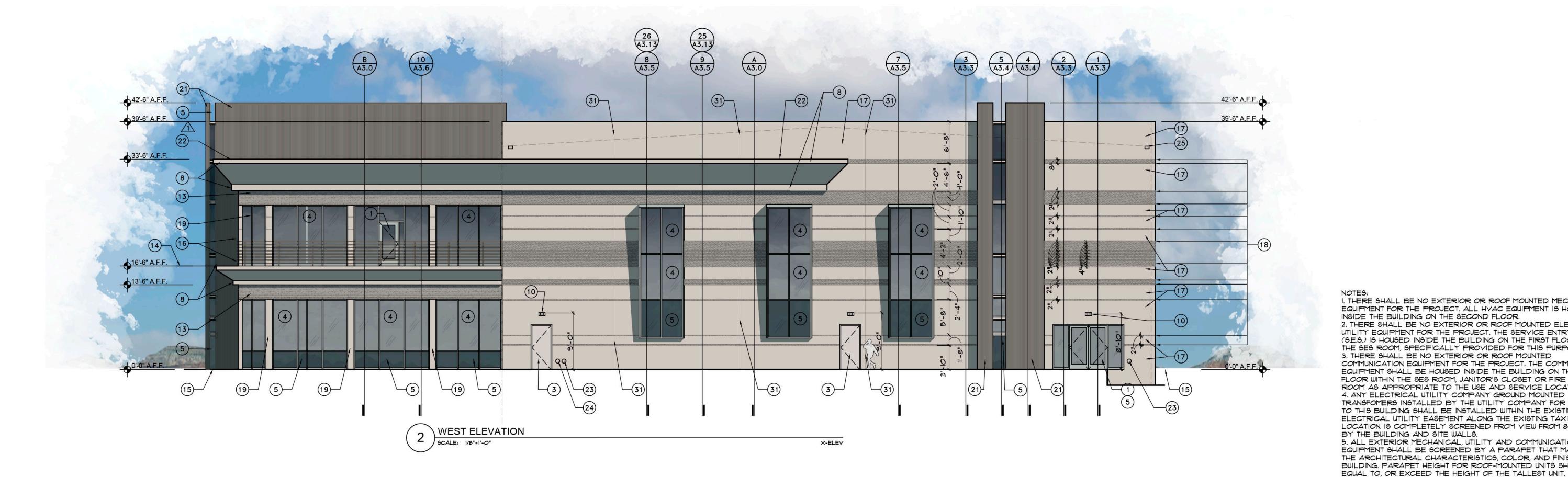
Date: 11/6/2020 Project Number 17-029

Drawing No:



NORTH ELEVATION

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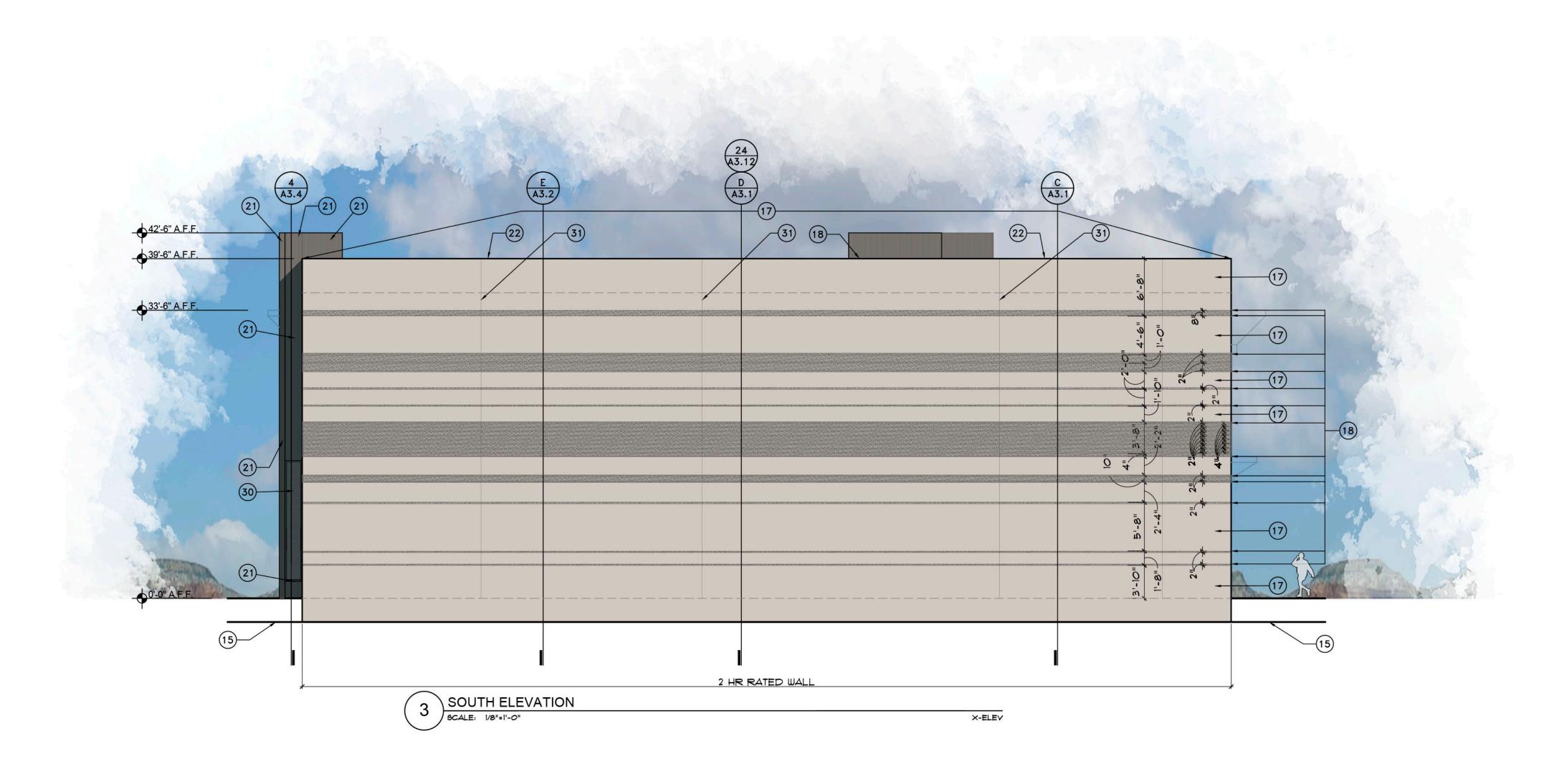
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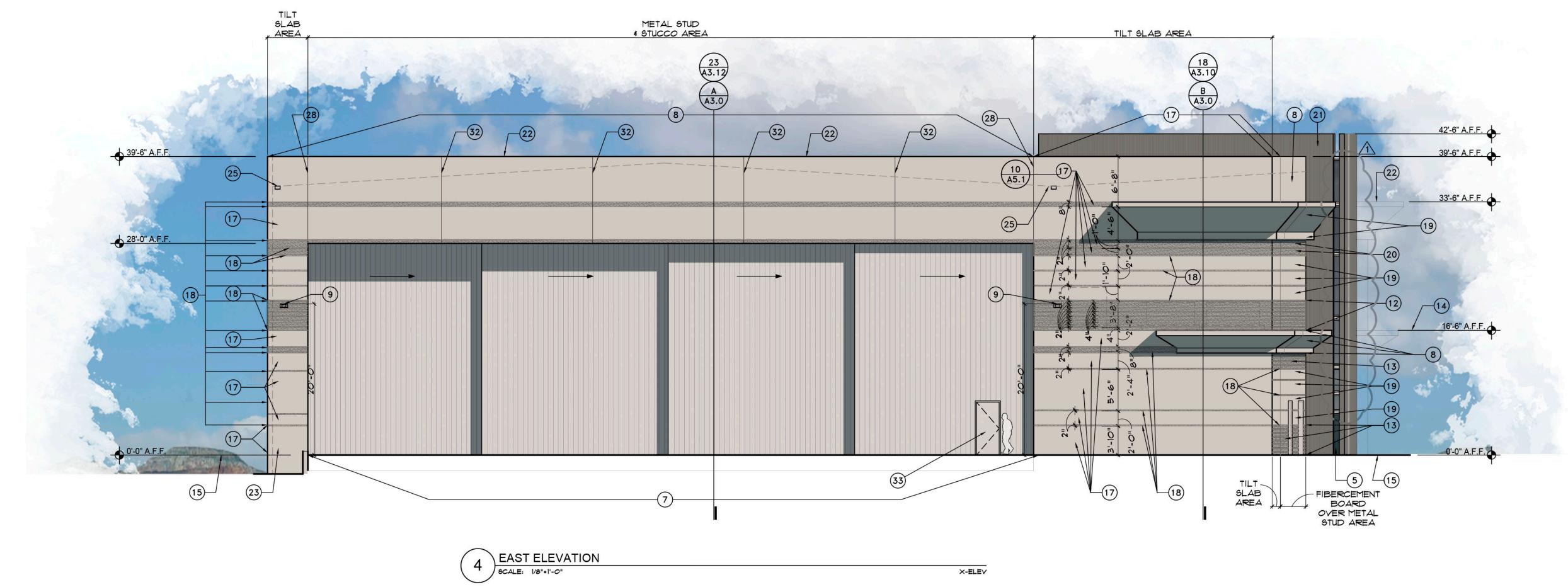
Revisions

Date: 11/6/2020

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Drawing No:





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PIRES: 6/30/2024



Drawing Name:
EXTERIOR
PERSPECTIVES

Revisions

Date: 11/6/2020

Project Number: 17-029 Drawing No:

A2.4

EXTERIOR RENDERING
SCALE: NTS

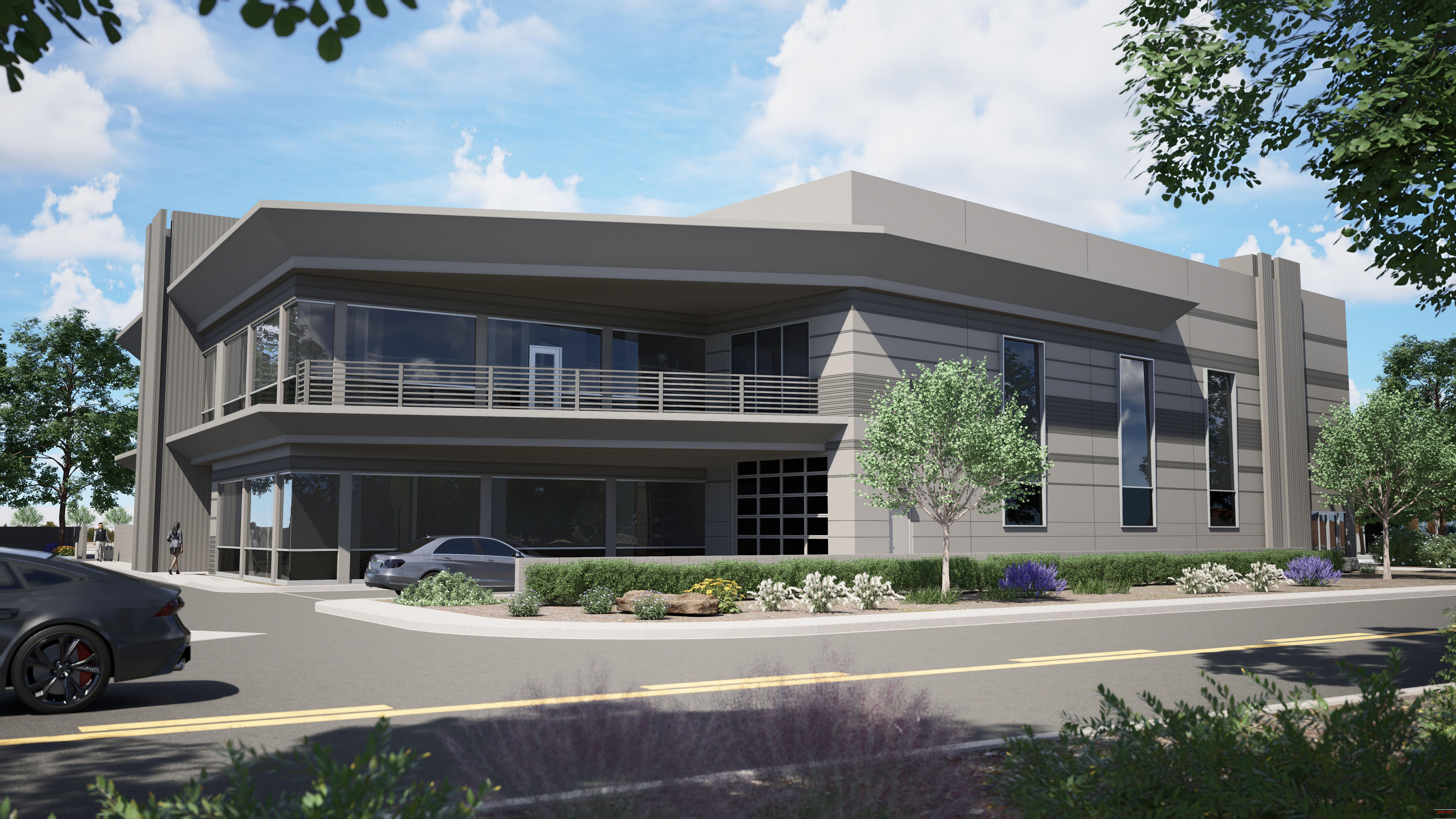
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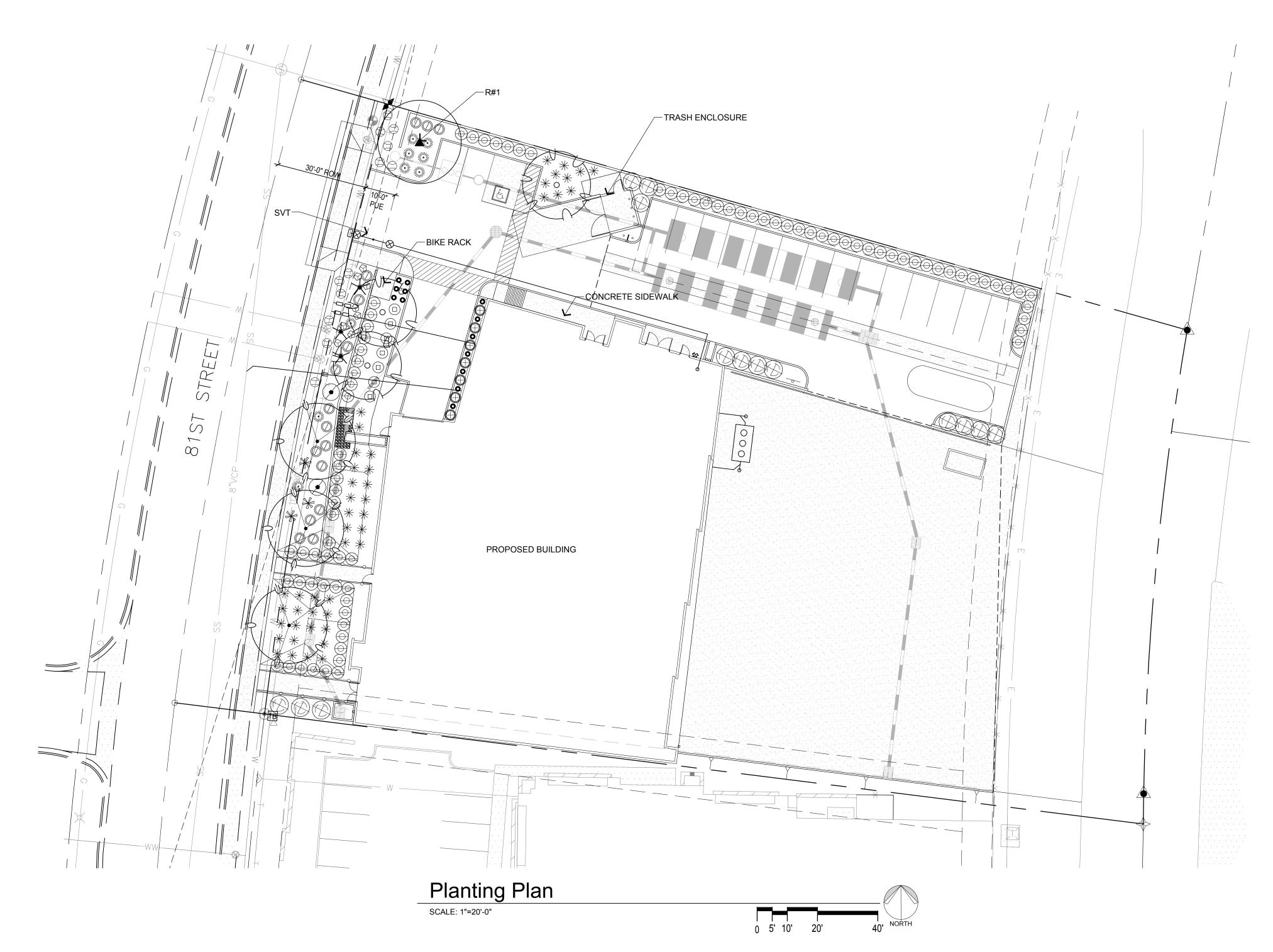
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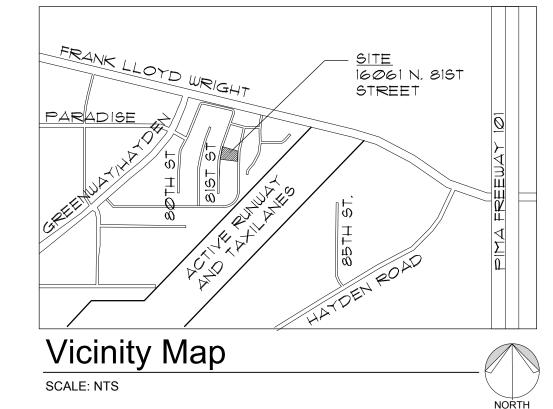
EXTERIOR RENDERING SCALE: NTS











PLANT SCHEDULE

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

SCOTTSDALE LANDSCAPE NOTES

2" depth in all planting areas (typ)

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.

Decomposed Granite - (Size: 3" Minus - Color: Mahogany Brown by RockPros)

- 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.

hillman workshop landscape architecture

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10.11.24

Planting Plan

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