

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 11, 2025  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

### Yam Hangars at SDL 10-DR-2024

Request for approval of the site plan, landscape plan, and building elevations for four (4) new aircraft hangar buildings, and associated office space, totaling 145,000 square feet of overall building area on a vacant +/- 8.87-acre site.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- New aircraft hangar in the Scottsdale Airpark with direct taxi lane access
- No community input received as of the date of this report

## BACKGROUND

**Location:** 14930 N. 78<sup>th</sup> Way and APN 215-56-247B

**Zoning:** Industrial Park (I-1)

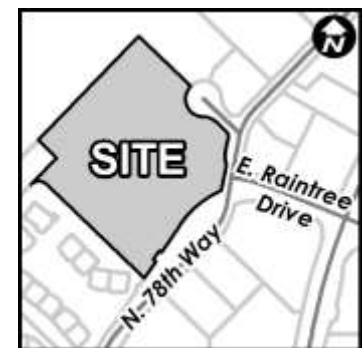
### Adjacent Uses

North: Airport taxi lane owned by City of Scottsdale, zoned Industrial Park (I-1)

East: Scottsdale Air Traffic Control Tower owned by the City of Scottsdale and warehouses, zoned Industrial Park (I-1)

South: Office and warehouses, zoned Industrial Park (I-1)

West: Offices, zoned Industrial Park (I-1)



### Property Owner

14930 N 78th Way, LLC

### Applicant

David Gulino, Land Development Services  
602-330-5252

### Architect/Designer

Patrick Magness, Gensler Design  
602-523-4900

### Engineer

Ali Fakih, SEG - Sustainability Engineering  
Group  
480-237-2507

## DEVELOPMENT PROPOSAL

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The applicant is requesting approval of the site plan, building elevations, and landscape plan for six (6) new aircraft hangars within four (4) new buildings, with associated storage and office uses totaling 145,000 square feet of overall building area on a vacant +/- 8.87-acre site.

### Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Site plan modified to split hangar 1 into 2 hangar buildings and rotated to allow for common 150-foot-wide taxiway.
- Parking garage located at the northeast side of the project was converted to surface parking.
- Architectural element added to the blast wall facing 78<sup>th</sup> Way to acknowledge and celebrate the activity of flight.

### Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

### Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability recessed windows and doors, deep roof overhangs, architecturally integrated shade canopies provided at main entrances, use of low water use plant species, parking shade canopies and electrical vehicle parking spaces.

## STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the Yam Hangars at SDL development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

### RESPONSIBLE DEPARTMENTS

**Planning and Development Services**  
Current Planning Services

**Aviation**

### STAFF CONTACTS

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## APPROVED BY

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Meredith Tessier, Senior Planner  
Report Author

August 5, 2025

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Date



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Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

8/13/2025

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Date

## ATTACHMENTS

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1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Site Details
10. Landscape Plan
11. Building Elevations (color)
12. Perspectives
13. Materials and Colors Board
14. Zoning Map
15. City Notification Map



Context Aerial

ATTACHMENT 1

10-DR-2024



Q.S.  
34-46  
Google Earth Pro Imagery

Close-up Aerial

ATTACHMENT 2

10-DR-2024

## 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 78<sup>th</sup> 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 78<sup>th</sup> 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 78<sup>th</sup> 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 78<sup>th</sup> Way is based on that will most often be interacted with by the public.

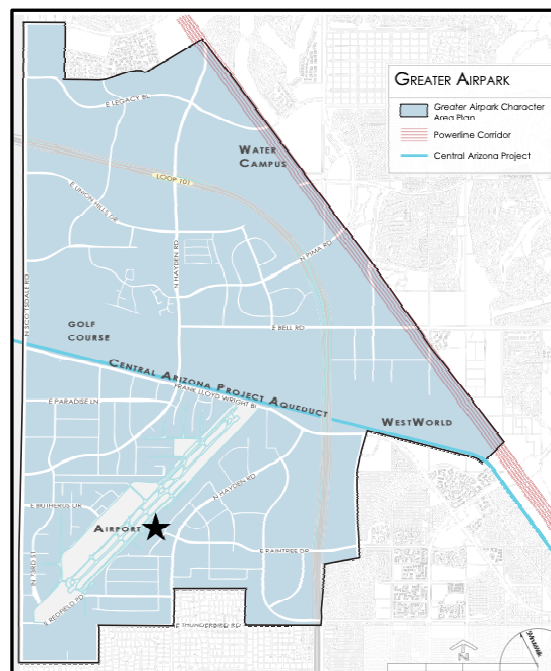
The buildings are situated to allow for a modern and ample desert landscape along N 78<sup>th</sup> way which enhances the view to the building with natural elements. The buildings are positioned to encourage easy access from the landside and function effectively on the airside. A large central courtyard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



# GREATER AIRPARK CHARACTER AREA PLAN (GACAP)

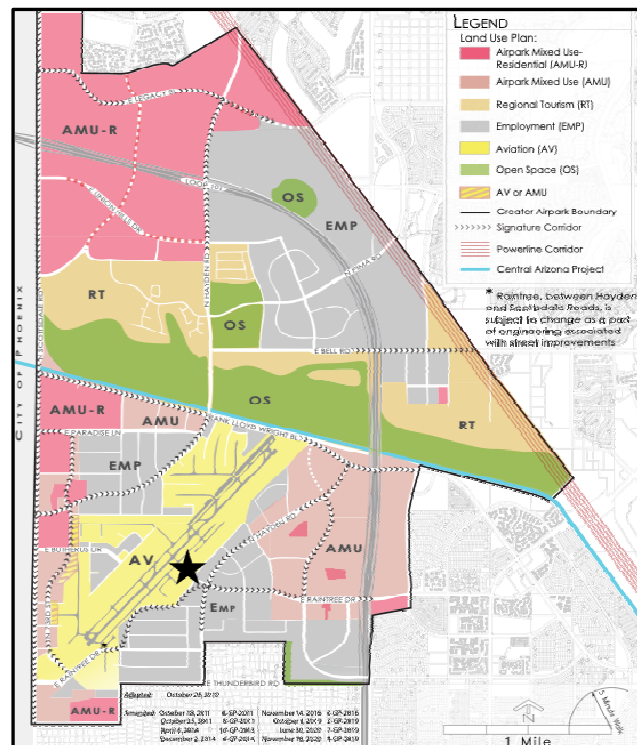
The Greater Airpark Character Area Plan establishes the vision for the Greater Scottsdale Airpark and provides the basis for Greater Airpark decision-making over a twenty-year timeframe. The Character Area Plan contains explanatory goals, policies, and illustrative graphics to articulate and link the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

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



## The Greater Airpark Community Values...

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

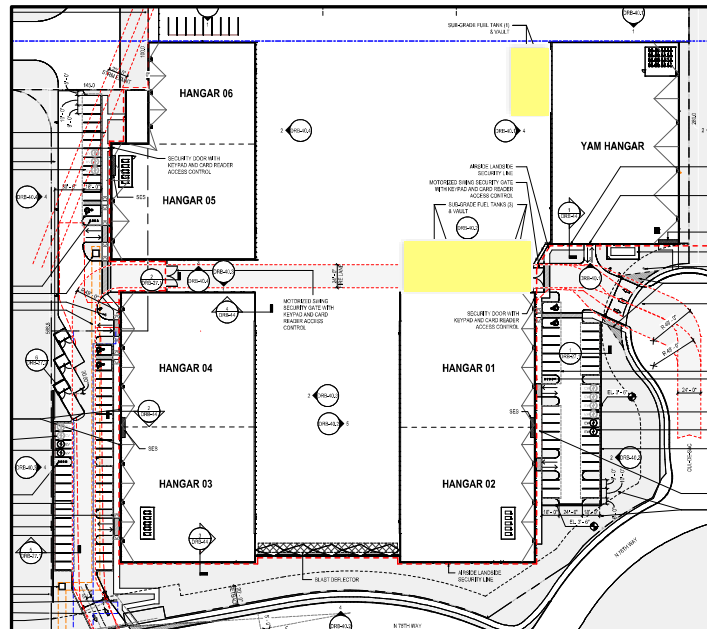


## AVIATION/AIRPORT

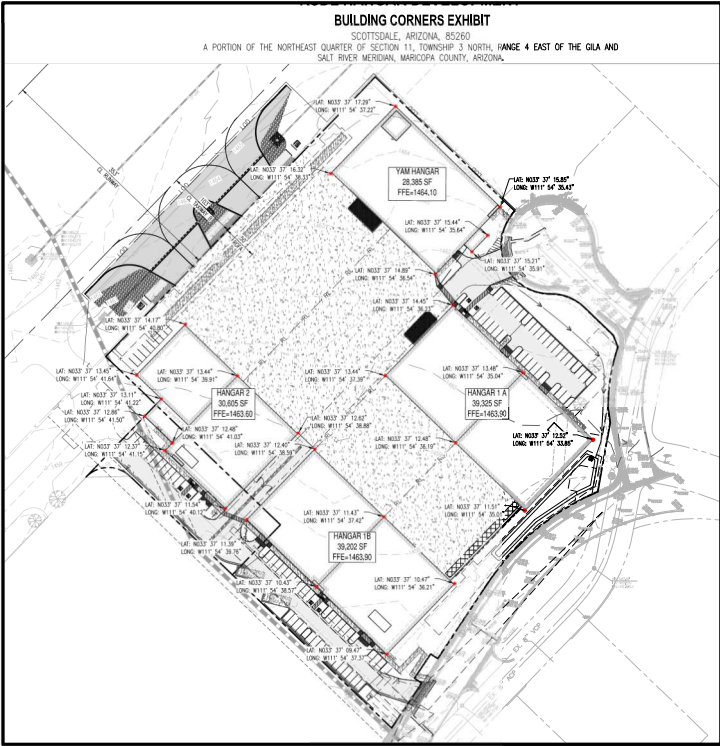
This project develops one of the last remaining undeveloped parcels located adjacent to the airport with a desirable aviation use.

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

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



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



**Security / Access Control**

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

Yam Hangars at SDL  
14930 North 78<sup>th</sup> 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 78<sup>th</sup> 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.

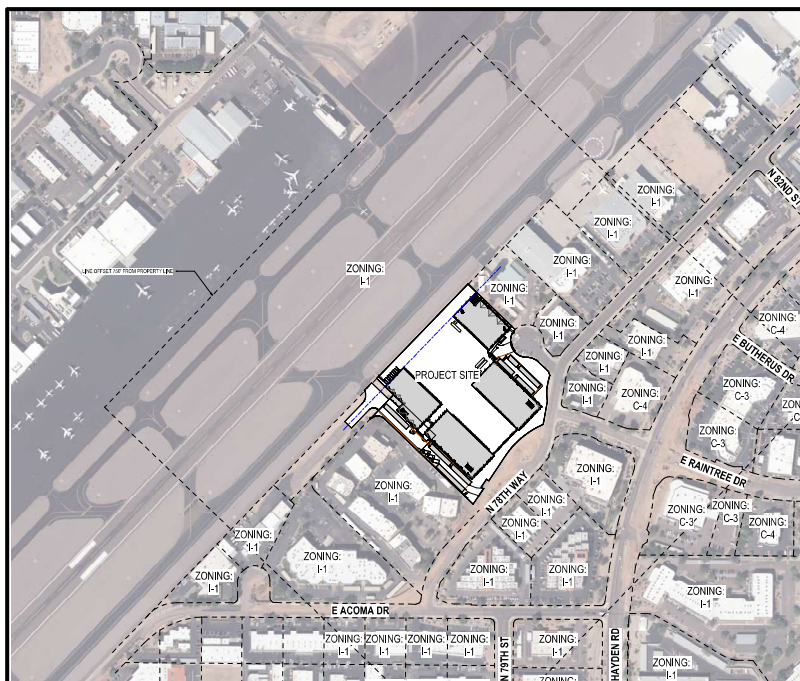
A Letter Report for the proposed Through-the-Fence (TTF) development has been analyzed and prepared by Coffman Associates, airport consultants, and is included in our submittal package.

## PROJECT LOCATION

This proposed project is located at 14930 North 78<sup>th</sup> 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

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
  - *The applicant states that the project is designed within the design guidelines for the Sensitive Design Program, The Design Standards and Polices Manual, the Office Design Guidelines, and the general character of the surrounding Scottsdale Airpark and Sonoran Desert. The project utilizes muted earth tone colors to blend in with the surrounding airport properties.*
  - *Staff finds that the General Plan Land Use Element designates the property as Employment, Regional Use District within the Greater Airpark Character Area Plan (GACAP). The GACAP denotes the site as Type C development that represents medium-to-higher scale development, which supports pedestrian activity in the Greater Airpark. The Employment-Regional use designations provides flexibility for land uses, but are not limited to corporate office, region serving retail, and major medical. The Employment category permits a range of employment uses from light manufacturing to light industrial and office uses. This proposal is consistent with the Character and Design element of the General Plan, and the GACAP.*
2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
  - b. Avoid excessive variety and monotonous repetition;
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - *The applicant states the primary material for the project will be painted tilt-up concrete construction and variety within the panels will be provided with the incorporation of architectural elements such as windows, metal panel elements and texture shifts and reveals. The scale of the building is designed to break up the overall height of the building and reduce monotony. At the pedestrian scale, shade canopies are provided to address the Sonoran Desert environment and located at the entries and primary facades.*
  - *Staff finds that the proposed material, color and finishes are consistent with the Scottsdale Sensitive Design Principles. Architectural details respond to the context of adjacent land uses including similar materials and colors.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
  - *The applicant states that vehicle access to the site is provided from both N. 78<sup>th</sup> way and the cul-de-sac. Parking is covered with accessible space 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.*

- *Staff finds that the existing site is currently vacant and driveways are proposed along N. 78<sup>th</sup> way and the existing cul-de-sac. Pedestrian circulation along the perimeter of the site will be maintained that will connect to the new 6-foot-wide sidewalks on the site.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
    - *The applicant states that the mechanical equipment will be screened from view using materials that are in line with the design concept of the building.*
    - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened with metal panels.*
  5. Within the Downtown Area, building and site design shall:
    - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
    - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
    - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
    - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
    - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
    - *This criterion is not applicable.*
  6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
    - a. Accessibility to the public;
    - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
    - c. Location near the primary pedestrian or vehicular entrance of a development;
    - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
    - e. Location in conformance to standards for public safety.
    - *This criterion is not applicable.*

## DEVELOPMENT INFORMATION

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### Zoning History

In 1964, the site was rezoned to Industrial Park (I-1) District. The I-1 zoning district allows a variety of light industrial, light manufacturing, office, warehouse, storage and aeronautical uses.

### Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

### Context

The subject property is located west of the E. Raintree Drive and N. 78<sup>th</sup> Way intersection . The site is on the south side of the SDL FAA Air Traffic Control Tower, east of Runway 3-21 and Taxiway B and adjacent to industrial properties.

### Project Data

- Existing Use: Vacant, undeveloped industrial parcel
- Proposed Use: Six hangars with office and storage
- Parcel Size: 423,403 square feet / 9.72 acres (gross)  
386,403 square feet / 8.87 acres (net)
- Industrial Building Area: 120,000 square feet (Hangar)
- Other Building Area: 21,000 square feet (Office)  
4,000 square feet (Storage)
- Total Building Area: 145,000 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Provided: 0.37
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 50 feet 0 inches (inclusive of rooftop appurtenances)
- Parking Required: 75 spaces
- Parking Provided: 75 spaces
- Open Space Required: 41, 345 square feet / 0.94 acre
- Open Space Provided: 42, 700 square feet /0.98 acre

**Stipulations for the  
Development Review Board Application:  
Yam Hangars at SDL  
Case Number: 10-DR-2024**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations prepared by Gensler, with a plan date of 06/27/2025.
  - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by SEG, with a plan date of 06/27/2025.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Colwell Shelor, with a city staff date of 06/23/2025.
  - d. The case drainage report submitted by Sustainability Engineering Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Sustainability Engineering Group and accepted in concept by the Water Resources Department.
  - f. The approved Refuse Plan submitted by Sustainability Engineering Group with a city staff date of 07/09/2025.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was: 2-Z-79

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

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

**ARCHITECTURAL DESIGN:**

**Ordinance**

- C. Roof-mounted mechanical equipment shall be screened by a solid wall or louver system. The louver system shall completely obstruct the view of the object that is being screened.

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.
5. All roof top screening shall be screened by a solid wall or louver system that completely obstruct the view of the object being screened.

**SITE DESIGN:**

**DRB Stipulations**

6. Prior to issuance of any building permit for the development project, the property owner shall submit a final plat to assemble Parcels 215-56-421B and 215-56-247B.
7. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct site driveways to conform to the COS CL-1 driveway standards. Wider widths will be allowed for accommodating emergency vehicle turning radii.
8. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
9. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.

**LANDSCAPE DESIGN:**

**Ordinance**

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

**DRB Stipulations**

10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

11. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTERIOR LIGHTING:**

**Ordinance**

- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

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

**AIRPORT:**

**DRB Stipulations**

14. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
15. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

**STREET INFRASTRUCTURE:**

**DRB Stipulations**

16. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - a. N. 78<sup>TH</sup> WAY

- i. Construct site driveway to conform to the COS CL-1 driveway standards. Wider widths will be allowed for accommodating emergency vehicle turning radii.
- b. CUL-DE-SAC
  - i. Construct site driveways to conform to the COS CL-1 driveway standards. Wider widths will be allowed for accommodating emergency vehicle turning radii.

**WATER AND WASTEWATER:**

**Ordinance**

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

**DRB Stipulations**

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

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 18. As part of the final plans, provide the following information: A SWPPP, the proper value highlighted in the NOAA tabular data for the 100-year 2-hr rainfall, and a G&D plan containing a FEMA flood block.

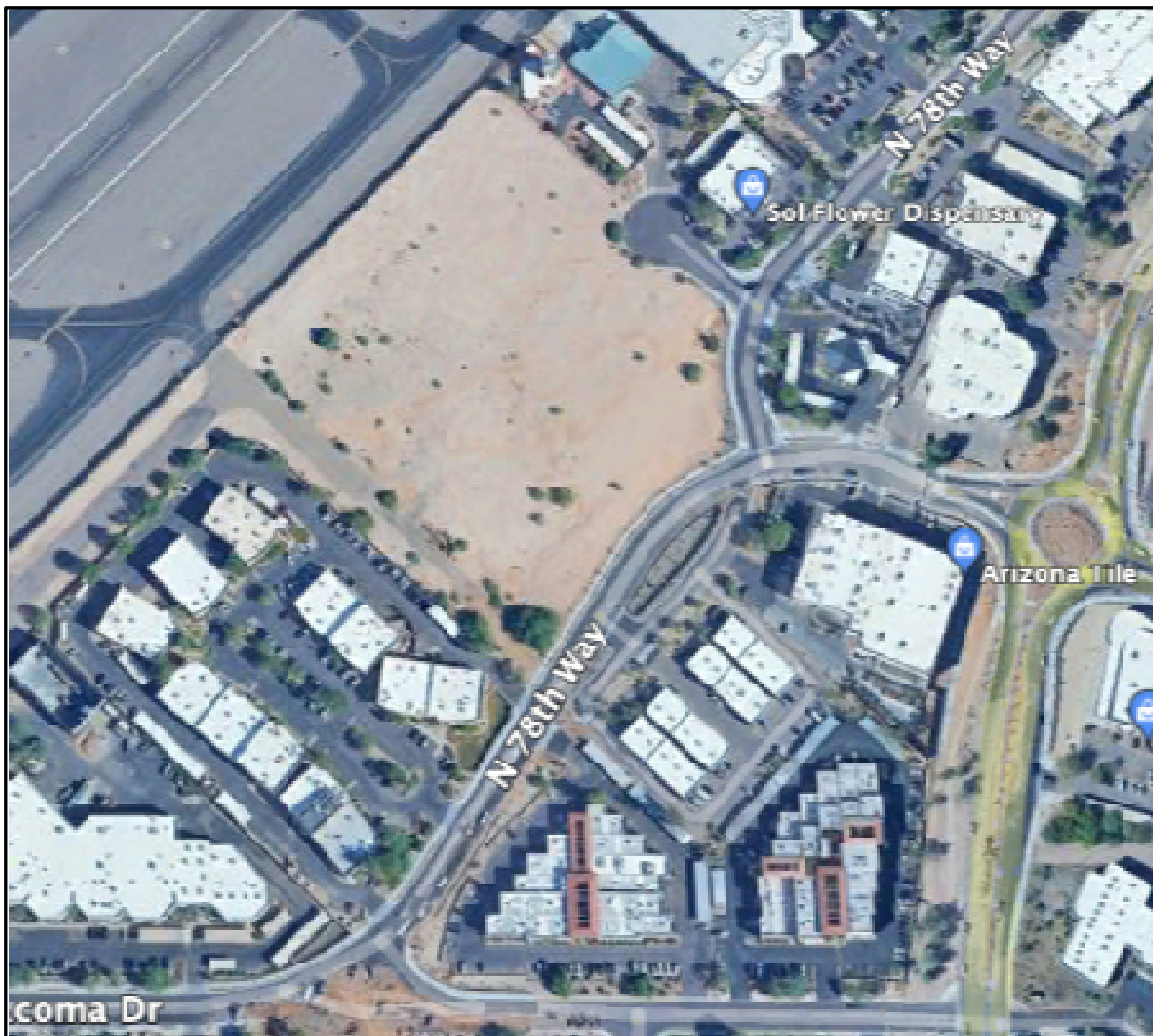
**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

- 19. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

## SITE CONDITIONS

The site is an undeveloped 8.9-acre parcel zoned I-1 located at 14930 North 78<sup>th</sup> 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.





**1** CONTEXT PLAN  
 SCALE: 1" = 160'-0"  
 0 40 80 160 320

# YAM MANAGEMENT

14930 N 78TH WAY  
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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

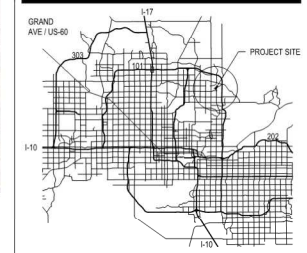
Project Number  
 057.8344.000

Description  
 CONTEXT AERIAL

Scale  
 As indicated

**DRB-23**

### VICINITY MAP





# YAM MANAGEMENT

14930 N 78TH WAY  
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21602 N 2nd Ave  
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United States  
Tel: 602.414.0000



Seal / Signature

△ Date Description

△ Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.15.25	DRB 3
06.27.25	DRB 4

Project Name

YAM Hangars at SDL  
10-DR-2024

Project Number

057.8344.000

Description

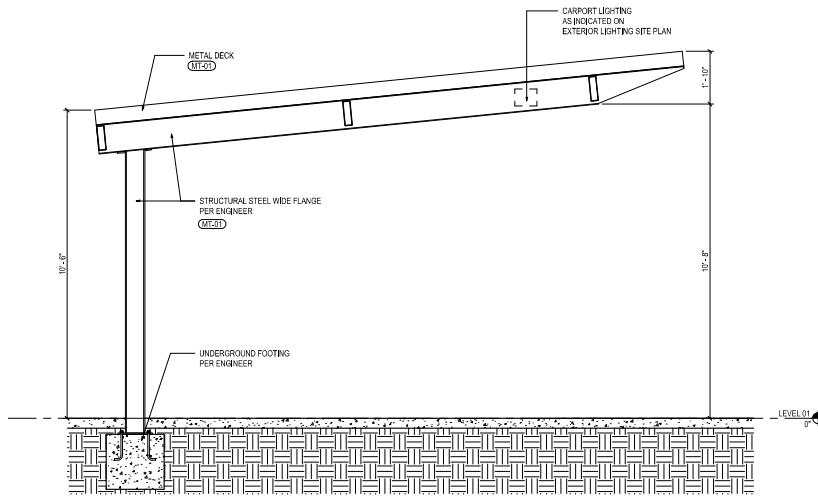
SITE DETAILS

Scale

As indicated

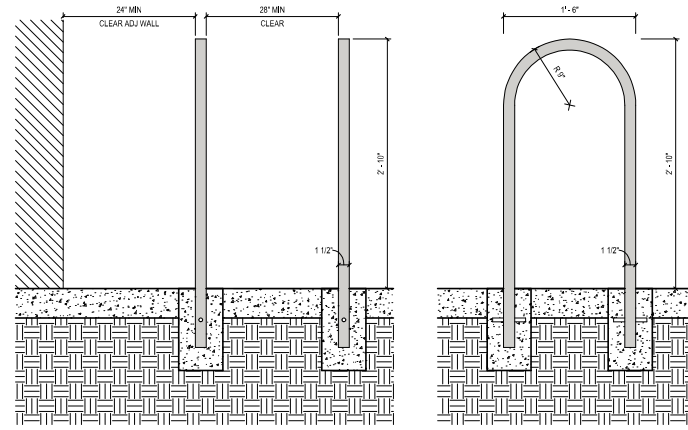
### DRB-27.1

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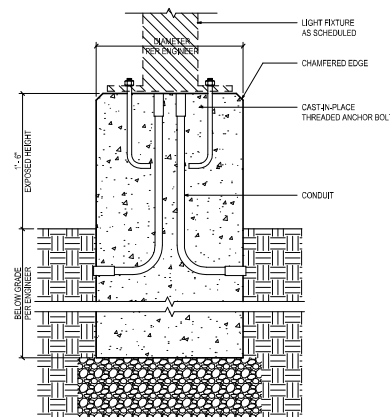
5 SECTION @ PARKING CANOPY

SCALE: 1/2" = 1'-0"



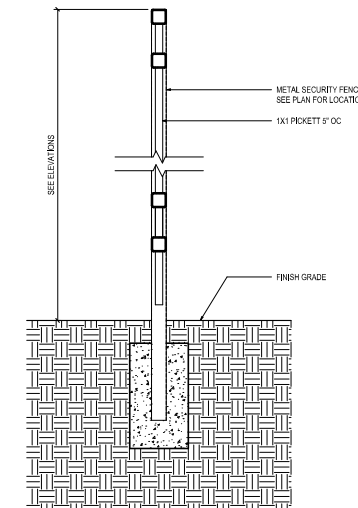
3 BIKE RACK DETAIL

SCALE: 1 1/2" = 1'-0"



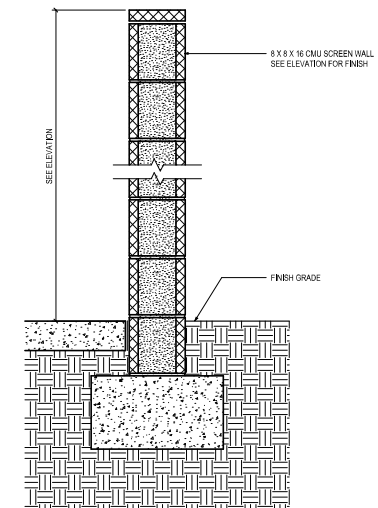
4 TYPICAL LIGHT POLE BASE

SCALE: 1 1/2" = 1'-0"



2 TYPICAL SITE SECURITY FENCE

SCALE: 1 1/2" = 1'-0"



1 TYPICAL SITE WALL DETAIL

SCALE: 1 1/2" = 1'-0"

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Seal / Signature

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

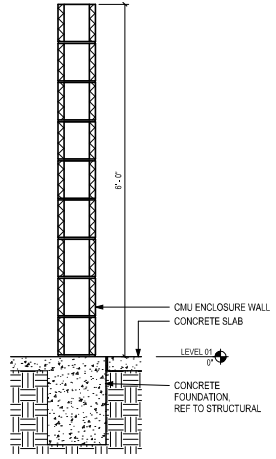
Project Name  
**YAM Hangars at SDL**  
10-DR-2024

Project Number  
**057.8344.000**

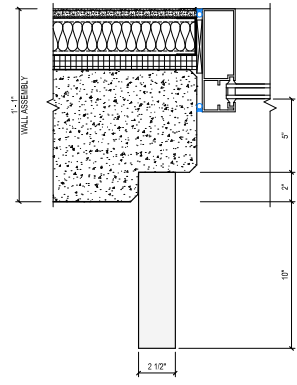
Description  
SITE DETAILS

Scale  
As indicated

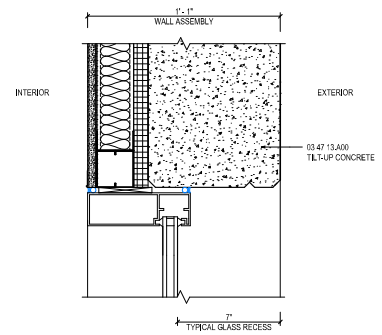
**DRB-27.2**



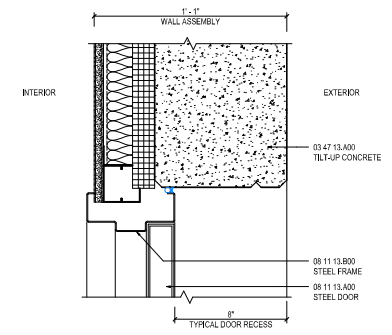
**5 TRASH ENCLOSURE CMU WALL**  
SCALE: 1" = 1'-0"



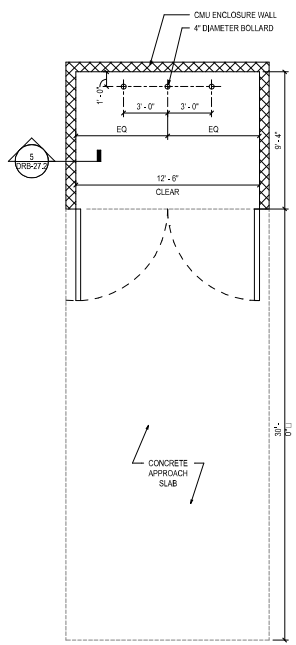
**4 PLAN DETAIL - SHADING DEVICE**  
SCALE: 3/4" = 1'-0"



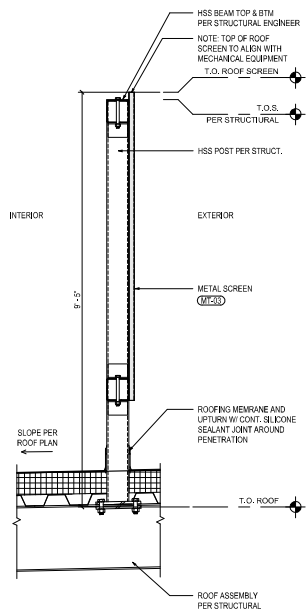
**3 SEC DTL - GLAZING HEAD AT EXT WALL**  
SCALE: 3/4" = 1'-0"



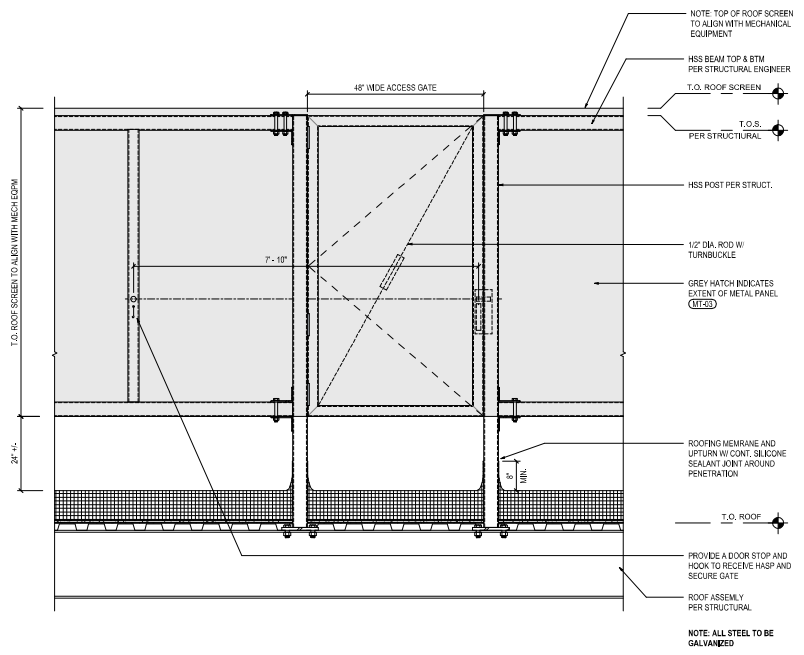
**2 SEC DTL - DOOR HEAD AT EXTERIOR WALL**  
SCALE: 3/4" = 1'-0"



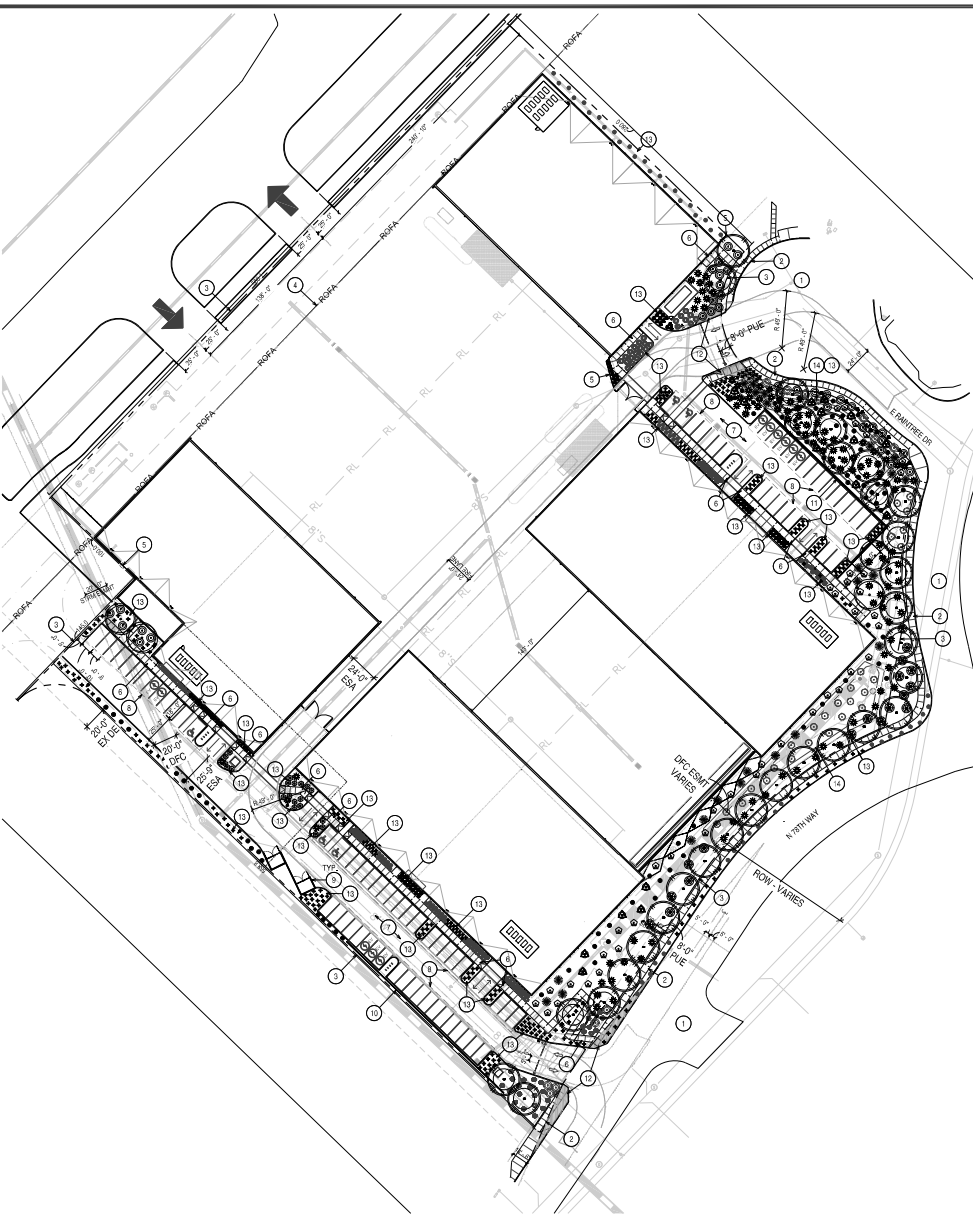
**6 TRASH ENCLOSURE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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



NOTE: SEE CITY OF SCOTTSDALE STANDARD DETAIL 2148-1 FOR ADDITIONAL CLEARANCES AND DIMENSIONS



SCALE: 1"=60'  
 0 25 50 100  
 SCALE IN FEET: 1"=50'

LANDSCAPE PLAN  
 PLAN 01

PLANT LEGEND

SYMB	BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES (H x W x CAL.)
<b>TREES</b>				
	CERODIUM FLORIDIUM PALO VERDE	24"	13	25'-7" x 3'-4" x 1.5"
	CERODIUM FLORIDIUM PALO VERDE	48"	17	10'-12" x 8'-10" x 3" MIN
	PROSOPIS HYBRID (THORNLESS VAR.) MESQUITE	24"	4	25'-7" x 6'-7" x 1.5"
<b>ACCENT</b>				
	ALOË BARBADENSIS YELLOW BLOOMING ALOË	1 GAL	266	CAN FULL
	DASYLIRION WHEELERII DESERT SPOON	5 GAL	112	CAN FULL
	EUPHORBIA ANTISYPHILITICA CANDELLA	5 GAL	94	CAN FULL
	EUPHORBIA RESINIFERA MOROCCAN MOUND	5 GAL	25	CAN FULL
	FOUQUIERA SPLENDENS COTONWOOD	15 GAL	23	8 1/2" MIN. HT
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	74	CAN FULL
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	81	CAN FULL
	MUHLENBERGIA RIGENS DEERGRASS	5 GAL	27	CAN FULL
	OPUNTIA GOMEZPOLD MEXICAN OLD MEXICO PRICKLY PEAR	5 GAL	40	CAN FULL
	PORTULACARIA AFRA ELEPHANT FOOD	5 GAL	20	CAN FULL
	STENOCHERUS THURBERII ORIGAN PIPE	15 GAL	16	5 1/2" MIN. HT
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	81	CAN FULL
<b>GROUNDCOVERS</b>				
	ACACIA REDOLENS PROSTRATE ACACIA	5 GAL	12	CAN FULL
	DALEA GREGGII GROUNDCOVER COMMON NAME	5 GAL	34	CAN FULL
	EREMOPHILA GLABRA 'MINGENIEW GOLD' OUTBACK SUNRIBE	5 GAL	18	CAN FULL
<b>INERT MATERIALS</b>				
	1/2" SCREENED DECOMPOSED GRANITE TO MATCH EXISTING. VERIFY COLOR AND SIZE, TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE. TOTAL AREA: 53,410.48 SF			

**KEYNOTES:**

1	EXISTING ROAD	8	OVERHEAD
2	EXISTING SIDEWALK	9	REFUSE ENCLOSURE
3	PROPERTY LINE	10	EXISTING WALL
4	ROFA LINE	11	CMU SCREEN WALL
5	SECURITY FENCE	12	SVT
6	CONCRETE PAVING	13	LANDSCAPE AREA
7	SECURED PARKING	14	RETENTION AREA

**LANDSCAPE SUMMARY AREAS**

<b>ON SITE:</b>	36,151.32 SF
<b>STREET RIGHT OF WAY:</b>	11,508.50 SF
<b>PARKING LOT:</b>	5,750.66 SF

**YAM HANGARS**  
 AT SDL  
 14880 N 78TH WAY  
 SCOTTSDALE, AZ 85260

**Gensler**  
 2675 E Camelback Rd  
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 USA  
 Tel: 602.232.4900  
 Fax: 602.232.4949

Date	Description
24.05.01	DBB
24.07.12	DBB RESUBMITTAL
25.04.18	DBB RESUBMITTAL
25.06.23	DBB RESUBMITTAL

Seal / Signature



Project Name  
 YAM Hangars at SDL

Project Number  
 057.8344.000

Description  
 XX

Scale

L2.00

**MATERIAL LEGEND**

- (PT01)** PAINT - SW 9154 PERLE NOIR LRV 8
- (PT02)** PAINT - SW 6004 MNK LRV 21
- (PT03)** PAINT - SW 7640 FAWN BRINDLE LRV 36
- (PT04)** PAINT - SW 7038 ACCESSIBLE BEIGE LRV 58
- (GL01)** CLEAR LOWIRON HIGH PERFORMANCE GLAZING
- (M01)** MASONRY
- (MT01)** PAINTED METAL - SW 9154 PERLE NOIR LRV 8
- (MT02)** METAL - PATINA STEEL
- (MT03)** METAL PANEL - SW 7640 FAWN BRINDLE LRV 36
- (P01)** WOOD LOOK COMPOSITE PANEL
- (MT05)** PAINTED METAL SECURITY FENCE GATES AND DOORS TO MATCH
- (F01)** TENSILE STRUCTURE FABRIC



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

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 Tel 602.414.6000



Seal / Signature

▲ Date Description

05.01.24	DRB
07.12.24	DRB 2
04.05.25	DRB 3
06.27.25	DRB 4

Project Name

YAM Hangars at SDL  
 10-DR-2024

Project Number

057.8344.000

Description

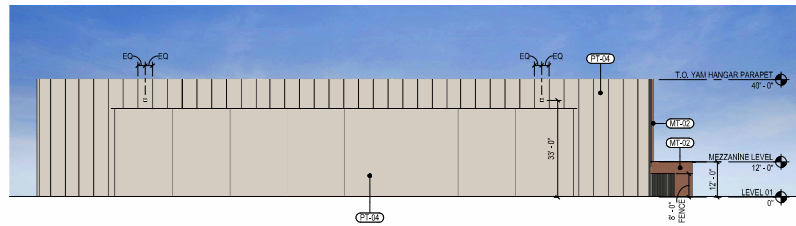
ELEVATION - YAM HANGAR

Scale

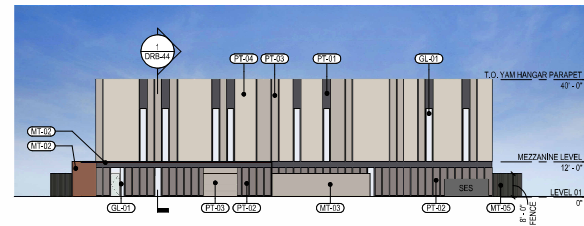
As indicated

**DRB-40.1**

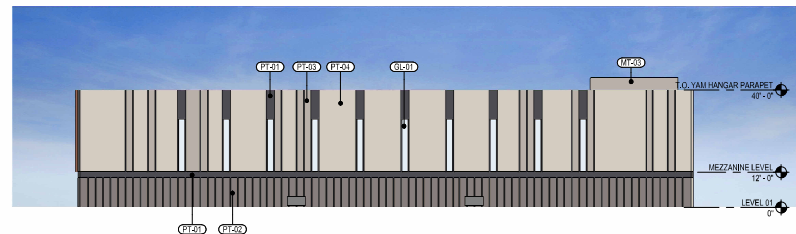
© 2024 Gensler



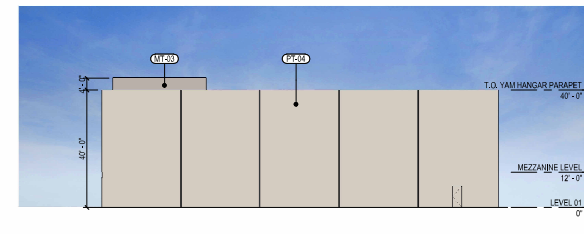
**4 DRB - ELEVATION - YAM HANGAR - SW**  
 SCALE: 1" = 20'-0"



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



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

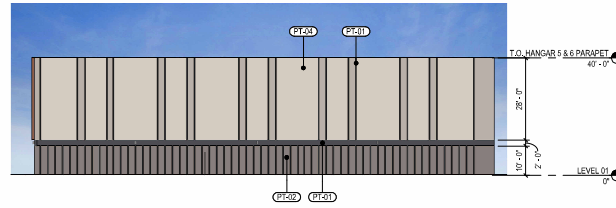


**1 DRB - ELEVATION - YAM HANGAR - NW**  
 SCALE: 1" = 20'-0"

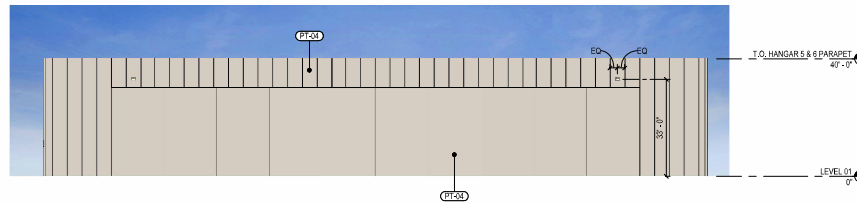




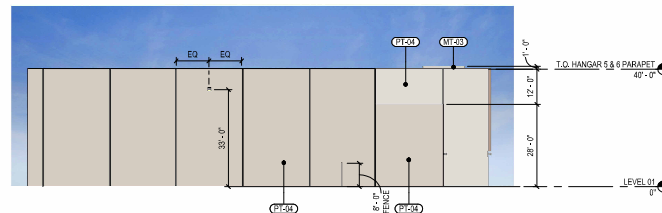
**4** DRB - ELEVATION - HANGAR 05 & 06 - SW  
SCALE: 1" = 20'-0"



**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  
SCALE: 1" = 20'-0"

**MATERIAL LEGEND**

- (PT-01)** PAINT - SW 9154 PERLE NOIR LRV 8
- (PT-02)** PAINT - SW 6004 MINN LRV 21
- (PT-03)** PAINT - SW 7640 FAWN BRINDLE LRV 36
- (PT-04)** PAINT - SW 7038 ACCESSIBLE BEIGE LRV 58
- (GL-01)** CLEAR LOWIRON HIGH PERFORMANCE GLAZING
- (MT-01)** MASONRY
- (MT-02)** PAINTED METAL - SW 9154 PERLE NOIR LRV 8
- (MT-03)** METAL - PATINA STEEL
- (MT-04)** METAL PANEL - SW 7640 FAWN BRINDLE LRV 36
- (PT-05)** 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.

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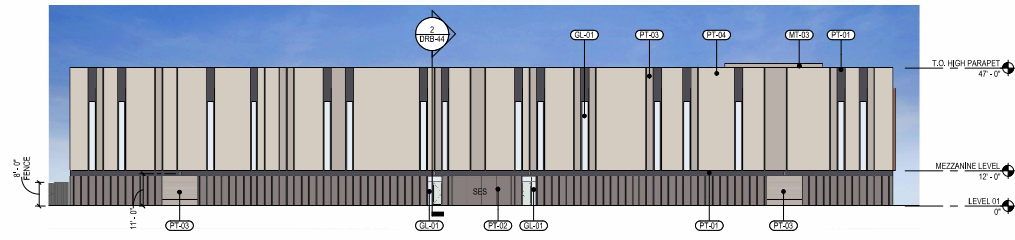
Seal / Signature

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

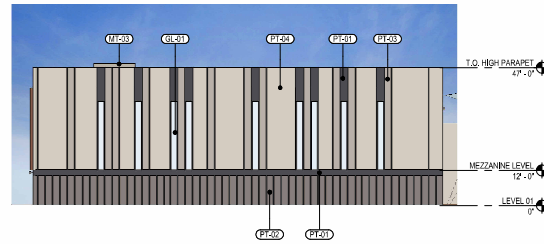
Project Name  
YAM Hangars at SDL  
10-DR-2024  
Project Number  
057.8344.000  
Description  
ELEVATION - HANGAR 05 & 06

Scale  
As indicated

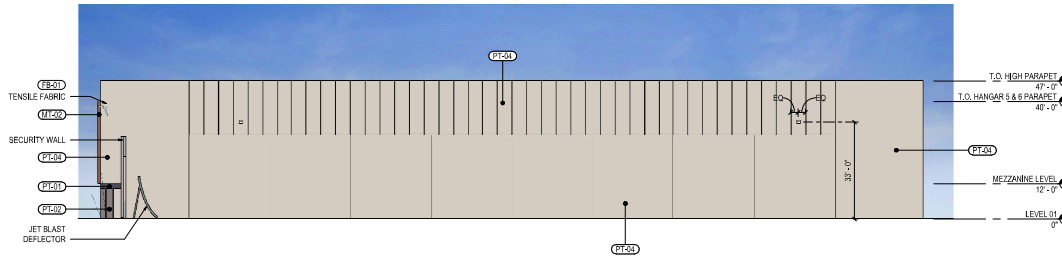
**DRB-40.4**



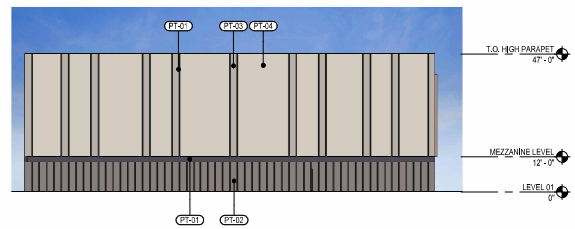
**4** DRB - ELEVATION - HANGAR 03 & 04 - SW  
SCALE: 1" = 20'-0"



**3** DRB - ELEVATION - HANGAR 03 & 04 - SE  
SCALE: 1" = 20'-0"



**2** DRB - ELEVATION - HANGAR 03 & 04 - NE  
SCALE: 1" = 20'-0"



**1** DRB - ELEVATION - HANGAR 03 & 04 - NW  
SCALE: 1" = 20'-0"

**MATERIAL LEGEND**

- (PT-20)** PAINT - SW 9154 PERLE NOIR LRV 8
- (PT-22)** PAINT - SW 6004 MNK LRV 21
- (PT-23)** PAINT - SW 7640 FAWN BRINDLE LRV 36
- (PT-24)** PAINT - SW 7038 ACCESSIBLE BEIGE LRV 58
- (GL-20)** CLEAR LOW IRON HIGH PERFORMANCE GLAZING
- (M-20)** MASONRY
- (MT-20)** PAINTED METAL - SW 9154 PERLE NOIR LRV 8
- (MT-22)** METAL - PATINA STEEL
- (MT-23)** METAL PANEL - SW 7640 FAWN BRINDLE LRV 36
- (PT-21)** WOOD LOOK COMPOSITE PANEL
- (MT-25)** PAINTED METAL SECURITY FENCE GATES AND DOORS TO MATCH
- (F-20)** TENSILE STRUCTURE FABRIC



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

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#5  
Phoenix, AZ 85027  
United States  
Tel: 602.414.0000



Seal / Signature

Date	Description
05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3
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**



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF ENTRY ON N 78TH WAY



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF HANGAR 01 ON N 78TH WAY LOOKING WEST



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF FEATURE WALL ON 78TH WAY



NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY.

VIEW OF YAM HANGAR LOOKING WEST

# YAM MANAGEMENT

14930 N 78TH WAY  
SCOTTSDALE, AZ 85260

## Gensler

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

SUSTAINABILITY  
ENGINEERING GROUP  
5240 N 19th Street  
Suite 105  
Phoenix, AZ 85016  
United States  
Tel: 480.588.7228

COFFMAN ASSOCIATES  
4930 E Camelback Rd  
Suite 235  
Scottsdale, AZ 85254  
United States  
Tel: 602.963.6999

CO. WELL 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  
Level 275  
Scottsdale, AZ 85251  
United States  
Tel: 480.481.4100

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

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21602 N 2nd Ave  
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Phoenix, AZ 85027  
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Tel: 602.414.0000



Seal / Signature

△ Date Description

△ Date	Description
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06.27.25	DRB 4

Project Name

YAM Hangars at SDL  
10-DR-2024

Project Number

057.8344.000

Description

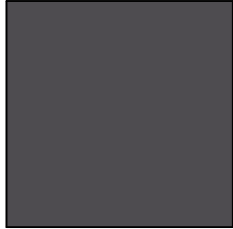
PERSPECTIVES

Scale

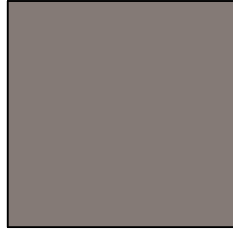
**DRB-42**

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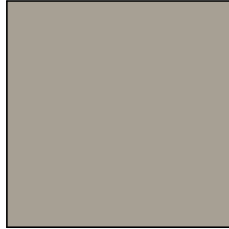
**MATERIAL BOARD**



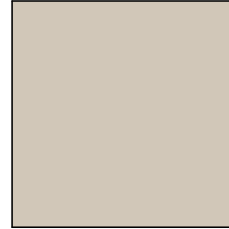
**PAINT PT-01**  
SW 9154 PERLE NOIR  
LRV 8



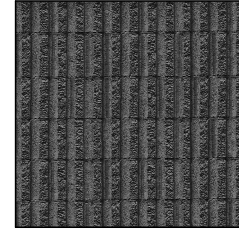
**PAINT PT-02**  
SW 6004 MINK  
LRV 21



**PAINT PT-03**  
SW 7640 FAWN BRINDLE  
LRV 36



**PAINT PT-04**  
SW 7036 ACCESSIBLE BEIGE  
LRV 58



**MASONRY UM-01**



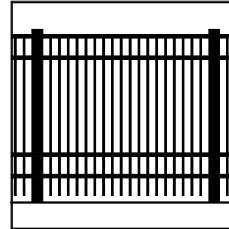
**METAL MT-01**  
SW 9154 PERLE NOIR  
LRV 8



**METAL MT-02**  
PATINA STEEL



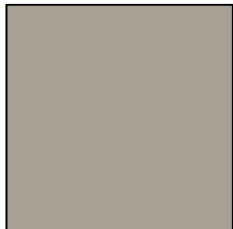
**PANEL PA-01**  
WOOD LOOK COMPOSITE  
PANEL



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



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



**METAL PANEL MT-03**  
SW 7640 FAWN BRINDLE  
LRV 36



# YAM MANAGEMENT

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Phoenix, AZ 85027  
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Seal / Signature

Date	Description
------	-------------

05.01.24	DRB
07.12.24	DRB 2
04.18.25	DRB 3
06.27.25	DRB 4

Project Name

YAM Hangars at SDL  
10-DR-2024

Project Number

057.8344.000

Description

PAINT COLOR DRAWDOWNS

Scale

NOT TO SCALE

# DRB-74



**PAINTE PT-01**  
SW 9154 PERLE NOIR

RGB: 79 / 77 / 81  
Hex Value: #4F4D51  
LRV: 6



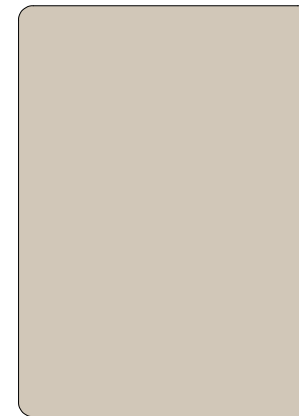
**PAINTE PT-02**  
SW 6004 MINK

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



**PAINTE PT-03**  
SW 7640 FAWN BRINDLE

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



**PAINTE PT-04**  
SW 7036 ACCESSIBLE BEIGE

RGB: 209 / 199 / 184  
Hex Value: #D1C7B8  
LRV: 56



Q.S.  
34-46

Aerial

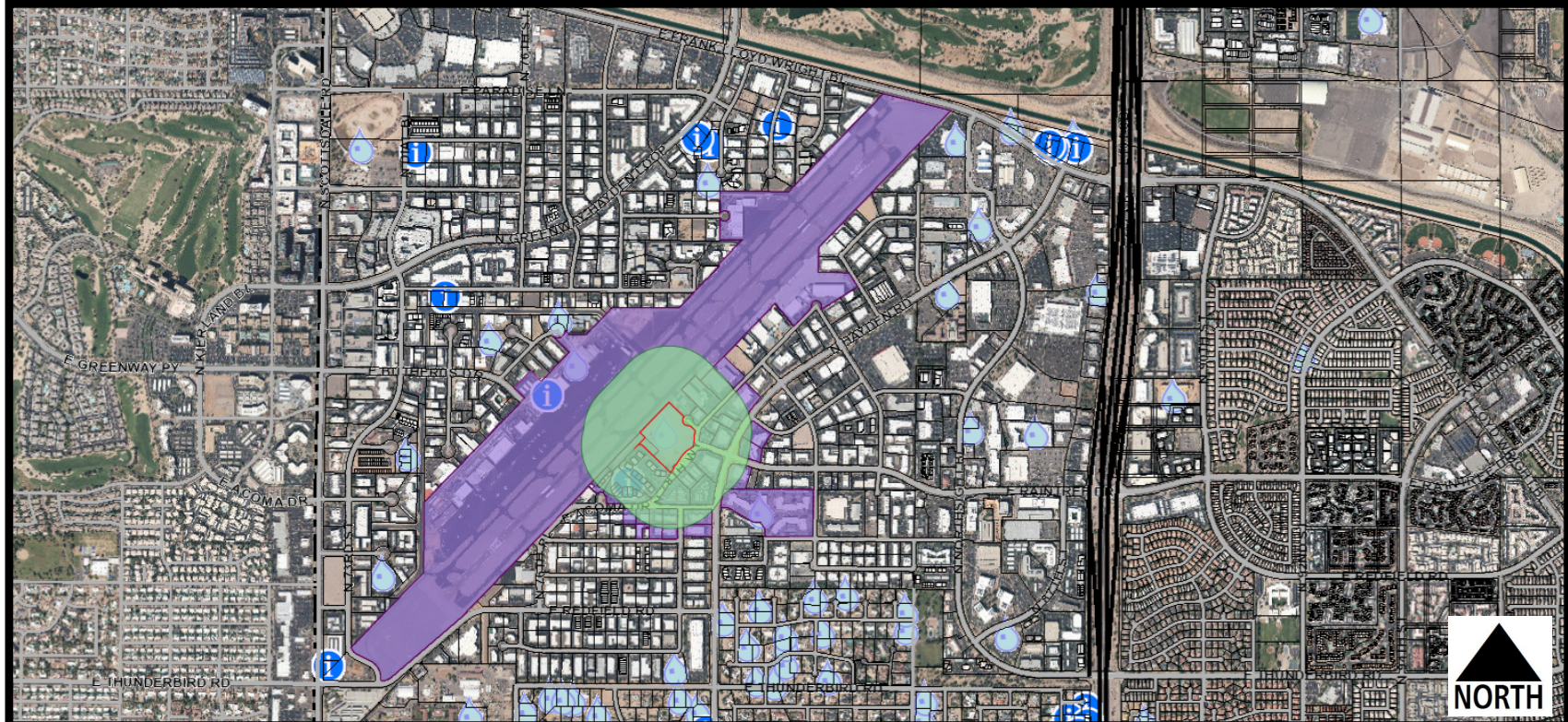
Zoning Aerial

ATTACHMENT 14

10-DR-2024

# City Notifications – Mailing List Selection Map

## Scottsdale Airport Hangars



Labels pulled  
May 13, 2024

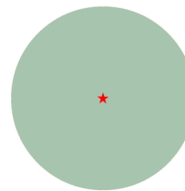
### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

### Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 72

**10-DR-2024**