DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	June 5, 2025
General Plan Element:	*Character and Design*
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Ty Jenkins Hangar **36-DR-2024**	Request for approval of the site plan, landscape plan, and building elevations for a new aircraft hanger/office building totaling +/- 17,107 square feet of building area on a vacant +/- 1.2-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 hanger in the Scottsdale Airpark with direct taxi lane access
- No community input received as of the date of this report

BACKGROUND

Location: 16061 N. 81st Street

Zoning: Industrial Park (I-1)

Adjacent Uses

North: Office and Hangar with Heliport, zoned Industrial Park (I-1)

East: Office and Hangar, zoned Industrial Park (I-1)
South: Office and Hangar, zoned Industrial Park (I-1)
West: Office and Hangar, zoned Industrial Park (I-1)

Property Owner

Targhee Partners LLC

Applicant

Brandon Miller, Larson Architects Associates
(602) 955-9926

Architect/Designer

Larson Architects Associates

Engineer

Zell Company, LLC

DEVELOPMENT PROPOSAL

The Applicant is requesting to construct a new two-story aircraft hangar building with associated office space, on a currently vacant parcel with airport taxi lane access. This site falls within the Greater Airpark Character Area and is identified within the Aviation category on the land use plan. The proposed aircraft hangar provides a land use consistent with the goals and policies of the character area plan, providing aviation and supporting land uses.

The office space component of the building is located on the north side of the building and provides first and second story windows and second story balcony space that helps create a human scale transition from the parking lot and street frontage into the two-story massing of the aircraft hangar space. The building design uses a mix of materials and horizontal forms, including concrete tilt panels, metal accents, and glass provide variation to the box-massing typically driven by the function of an aircraft hangar. The building's mechanical equipment is proposed to be located within a roof top screened area integrated into the northeast corner of the second floor of the building, instead of being located on the roof top of the second story of the building.

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 including (recessed windows, deep roof overhangs, use of low water use plant species, and use of low energy consumption LED lighting.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Ty Jenkins Hanger development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan, as well as the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Jason Katz Planner 480-312-2542 jkatz@scottsdaleaz.gov

APPROVED BY

5/19/2025

Jason Katz, Report Author — Date

5/23/2025

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

ATTACHMENTS

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. Open Space Plan
10. Landscape Plan
11. Building Elevations (black & white)
12. Building Elevations (color)
13. Perspectives
14. Materials and Colors Board
15. Electrical Site Plan
16. Exterior Photometrics Plan
17. Exterior Lighting Cutsheets
18. Zoning Map
19. City Notification Map

Context Aerial

36-DR-2024

ATTACHMENT #1

Close-up Aerial

36-DR-2024

ATTACHMENT #2

Larson Associates Architects, Inc.
3807 N 24th Street, Suite 100
Phoenix, AZ 85016 602.955.9929

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

ATTACHMENT #3

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,

EXPIRES: 6/30/2024

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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 Civil Engineering, Landscape Architectural and presentation perspectives have been developed and included in this Development Review submittal.*
   - *Staff finds that the design and theme are consistent with the design and character components design guidelines, development standards, DS&PM, and the Airpark Character Area Plan.*
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 design is a corporate upscale facility to represent the owner's flight operations. Multiple disciplines worked on the design of the building with much focus on the west elevation to avoid presenting a large unsightly blank hangar. Deep overhangs on the west portion of the office provide shade as well as an upper-level patio.*
   - *Staff finds that the proposal promotes a desirable relationship of structures to one another within the surrounding area. The proposal avoids excessive variety and monotonous repetition. The proposal recognizes the unique climatic environmental factors of the Sonoran Desert environment. The project is not located within ESL overlay or a Historic Property Overlay district.*
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 the site is accessed from 81st Street on the west boundary. Parking is provided for the office and visitors with 18 spaces.*
   - *Staff finds that site access and on-lot parking are adequately provided.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *The applicant states all mechanical equipment is in a fully-screened enclosure on the second level of the office area in an outside, unroofed are to screen all equipment; including, evaporative cooling High SEER RTU, a compressor and possible backup generator.*
   - *Staff finds that the roof top mechanical equipment is sufficiently screened.*
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

Zoning History

The site was annexed into the City in 1978 (Ord. #1150) and zoned to the Single Family Residential (R1-35) zoning designation. In 1982 the area was rezoned (zoning case: 67-ZN-1982) from Single Family (R1-35) to Industrial Park (I-1).

Community Involvement

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

Context

This site falls within the Greater Airpark Character Area and is identified within the Aviation category on the land use plan. The proposed aircraft hangar provides a land use consistent with the goals and policies of the character area plan, providing aviation and supporting land uses.

The office space component of the building is located on the north side of the building and provides first and second story windows and second story balcony space that helps create a human scale transition from the parking lot and street frontage into the two-story massing of the aircraft hangar space. The building design uses a mix of materials and horizontal forms, including concrete tilt panels, metal accents, and glass provide variation to the box-massing typically driven by the function of an aircraft hangar. The building's mechanical equipment is proposed to be located within a roof top screened area integrated into the northeast corner of the second floor of the building, instead of being located on the roof top of the second story of the building.

Project Data

- Existing Use: Vacant land
- Proposed Use: New aircraft hanger and office
- Parcel Size: 1.35 acres (gross)
  1.2 acres (net)
- Aircraft Hanger Area: 11,234 square feet
- Office Area: 4,825 square feet
- Total Building Area: 17,107 square feet
- Floor Area Ratio Allowed: 0.6
- Floor Area Ratio Provided: 0.35
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 42 feet 6 inches (inclusive of rooftop appurtenances)
- Parking Required: 17 spaces
- Parking Provided: 17 spaces
- Open Space Required: 7,054 square feet / 0.16 acre
- Open Space Provided: 7,071 square feet / 0.16 acre

Stipulations for the Development Review Board Application: Ty Jenkins Hangar Case Number: 36-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 submitted by Larson Associates Architects Inc. with a city staff date of 3/7/2025.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Larson Associates Architects Inc., with a city staff date of 3/7/2025.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Hillman Workshop Landscape Architecture., with a city staff date of 11/05/2024.
   d. The case drainage report submitted by Zell Company LLC 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 Zell Company, LLC and approved as noted by the Water Resources Department.

ARCHAEOLOGICAL RESOURCES:

Ordinance

A. 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:

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 or 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.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. 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.

LANDSCAPE DESIGN:

DRB Stipulations

7. 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.
8. 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

B. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield

C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

D. 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

9. 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.
10. 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 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 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

11. 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.

STREET INFRASTRUCTURE:

Ordinance

E. All street 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.

WATER AND WASTEWATER:

Ordinance

F. 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.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. A SWPPP and NOI shall be provided as part of final plans, if over an acre of land will be disturbed.

13. The final plans submittal shall reflect an updated FIRM index date of 2/8/2024.

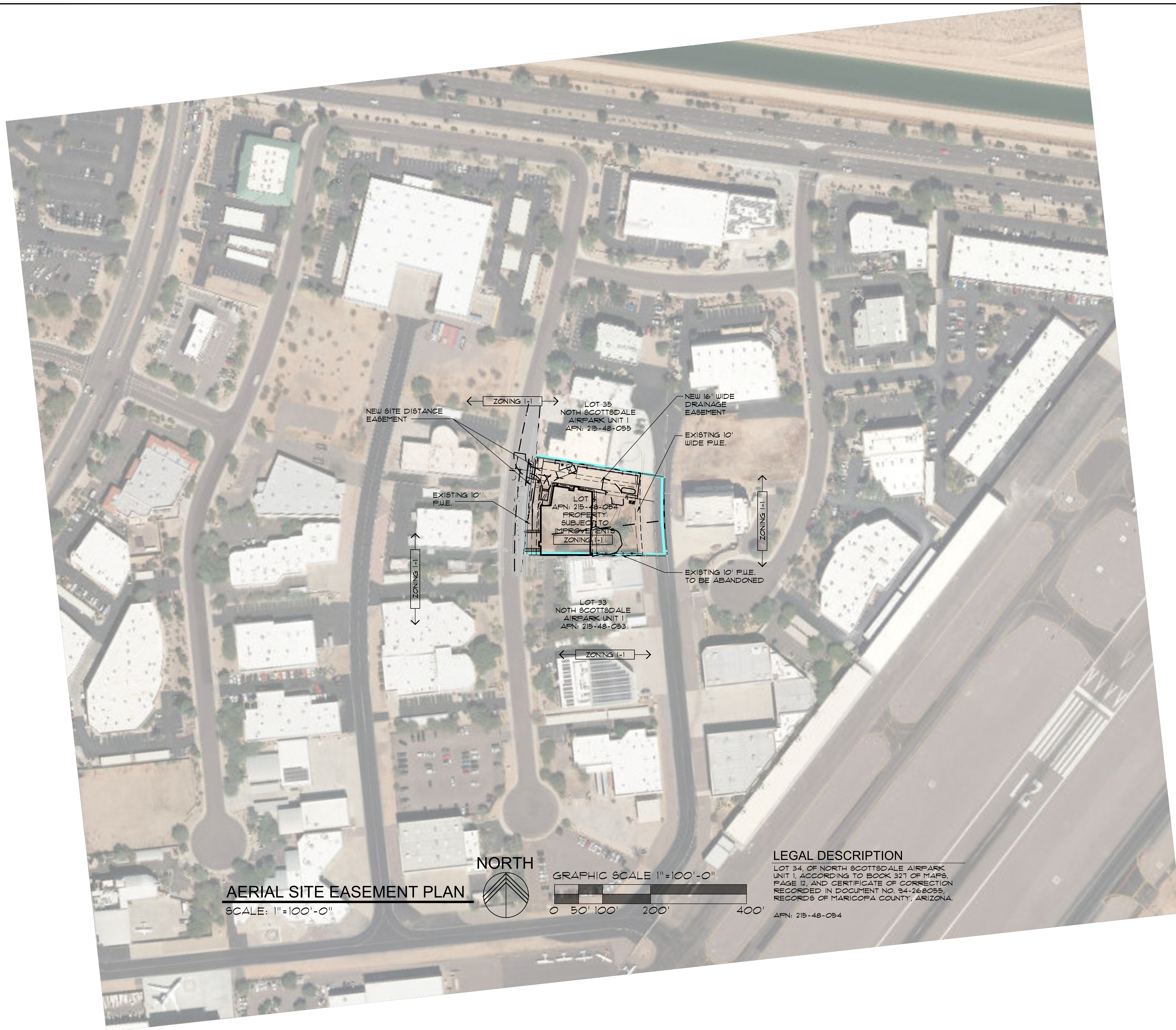
EASEMENTS DEDICATIONS:

DRB Stipulations

14. 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. An Avigation easement covering the extent of the parcel.



AERIAL SITE EASEMENT PLAN

SCALE: 1"=100'-0"

NORTH

GRAPHIC SCALE 1"=100'-0"

0 50' 100' 200' 400'

LEGAL DESCRIPTION

LOT 34, OF NORTH SCOTTSDALE AIRPARK UNIT 1, ACCORDING TO BOOK 321 OF MAPS, PAGE 12, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 94-268055, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 215-48-054

CITY OF SCOTTSDALE APPROVAL BLOCK

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

JAMES LAWRENCE
Sep 16, 2024
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: 6/30/2027

Drawing Name:
AERIAL SITE EASEMENT PLAN

Revisions
1 CITY COMMENTS 11/16/2018

Date: 11/6/2020

Project Number: 17-029

Drawing No:

SP1.E

659-PA-2024

ZONING ORDINANCE DATA

PROJECT DESCRIPTION

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

PROJECT ADDRESSES:	16061 N. 81ST STREET SCOTTSDALE, ARIZONA 85260
PROJECT OWNER:	TARGHEE PARTNERS LLC, (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT.)
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 602-955-9929 602-954-4790 FAX 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:	S-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2) B - OFFICE SPACES (PER IBC SECTION 304.1) -NEW CONSTRUCTION 1 HOUR SEPERATION IS REQUIRED BETWEEN OCCUPANCIES B AND S-1 PER NFPA 409
CONSTRUCTION TYPE:	V-B, FULLY SPRINKLED (PER CITY OF SCOTTSDALE AMMENDMENT)
FLOOR AREAS PROVIDED:	
OCCUPANCY B:	
FIRST FLOOR:	2,844 S.F.
OCCUPANCY S-1:	
FIRST FLOOR:	11,234 S.F.
SITE COVERAGE TOTAL:	14,299 S.F.
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	17,107 S.F.
OPEN STAGING AREA:	12,449 S.F.
PARKING REQUIRED:	OFFICE AREA: 4,825 / 300 =16 SPACES HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED TOTAL SPACES REQUIRED = 16 SPACES
PARKING PROVIDED:	SPACES PROVIDED = 17 = OK
ACCESSIBLE SPACES REQUIRED:	16 SPACES X 4% = 1 SPACE
VAN SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	SPACES PROVIDED = 1 SPACE = OK
VAN SPACES PROVIDED:	1 SPACE = OK
BICYCLE PARKING REQUIRED:	16/20 = 2 SPACES
BICYCLE PARKING PROVIDED:	2 = OK
EV PARKING REQUIRED:	17 SPACES X 10% = 1.7 SPACE
EV PARKING PROVIDED:	2 SPACES PROVIDED = OK
FRONTAGE YARDS REQUIRED;	
EAST (TAXILANE)	50'-0"
WEST (81ST STREET):	25'-0"
YARD PROVIDED:	
EAST:	149'-8"
WEST:	25'-0"
ON GRADE PAVING AREA:	9,954 S.F.
PARKING LOT LANDSCAPING:	
REQUIRED:	9,954x.15 = 1,493.1 S.F
PROVIDED:	2,108 S.F. = OK
INTERIOR PARKING LOT LANDSCAPING:	
REQUIRED:	1,029.75 x .33 = 339.82 S.F.
PROVIDED:	763 S.F. = OK
OPEN FRONT SPACE:	
REQUIRED:	20x206 = 4,120 S.F.
PROVIDED:	4,505 S.F. = OK
OPEN SPACE REQUIRED;	
FIRST 12' FEET:	.10x49,155=4,915.5 S.F.
AREAS ABOVE 12'	27.5x.003x49,155 = 4,055 S.F.
SUB-TOTAL:	9,191.99 S.F.
STAGING AREA REDUCTION:	4,055(.50) = 2,027.5 S.F.
TOTAL REQUIRED:	4,915.5 + 2,027.5 = 6,943 S.F.
TOTAL OPEN SPACE PROVIDED:	
OPEN FRONT SPACE:	4,505 S.F.
STAGING:	12,449 S.F.
OTHER OPEN SPACE:	2,566 S.F.
TOTAL:	19,520 S.F. = OK

FLOOR AREA RATIO:

PER CITY OF SCOTTSDALE ZONNING ORDANCE SECTION 5.1804.A
NET LOT AREA = 49,155 S.F. (1.13 ACRES)
F.A.R. (ALLOWED) = NLA * 6/10
F.A.R. (ALLOWED) = 49,155 * 6/10 = 29,493 S.F.
F.A.R. (PROVIDED) =

HANGAR:	11,234 S.F.
OFFICES:	4,825 S.F.
2ND FLOOR PATIO :	413 S.F.
2ND FLOOR VIEWING DECK:	635 S.F.
TOTAL GROSS FLOOR AREA:	17,107 S.F. = OK
F.A.R. (ALLOWED) AS PERCENT =	60%
F.A.R. (PROVIDED) AS PERCENT =	34.80% = OK

REQUIRED SITE PLAN NOTES

1. 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.
2. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. 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.
6. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
7. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST 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'-0" 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.
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.
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.
17. 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.
20. NO HELICOPTER ACCESS OF HELIPORT APPROVED UNDER THIS REVIEW.
21. COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE CONSTRUCTION PROCESS.
22. 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.

IgCC CHECK COMPLIANCE

1. HEAT ISLAND MITIGATION: OVER 50% OF THE HARDSCAPE ACCOMMODATED BY OPTION (E) PARKING UNDER A BUILDING, IN ACCORDANCE WITH 2021 IgCC SECTION 501.3.5.1 (BELOW GRADE PARKING GARAGE)

2. ELECTRIC VEHICLE CHARGING: UNDERGROUND PARKING GARAGE WILL ACCOMMODATE 4% OF TOTAL REQUIRED PARKING SPACES OR NOT LESS THEN 8% OF DESIGNATED EMPLOYEE ONLY PARKING SPACES OR 10% OF REQUIRED TOTAL PARKING SPACES

3. ENERGY COMPLIANCE PATH: PRESCRIPTIVE BASED COMPLIANCE - COMPLY WITH MANDATORY AND PRESCRIPTIVE REQUIREMENTS IN 2021 IECC OR ASHRAE 90.1-2019

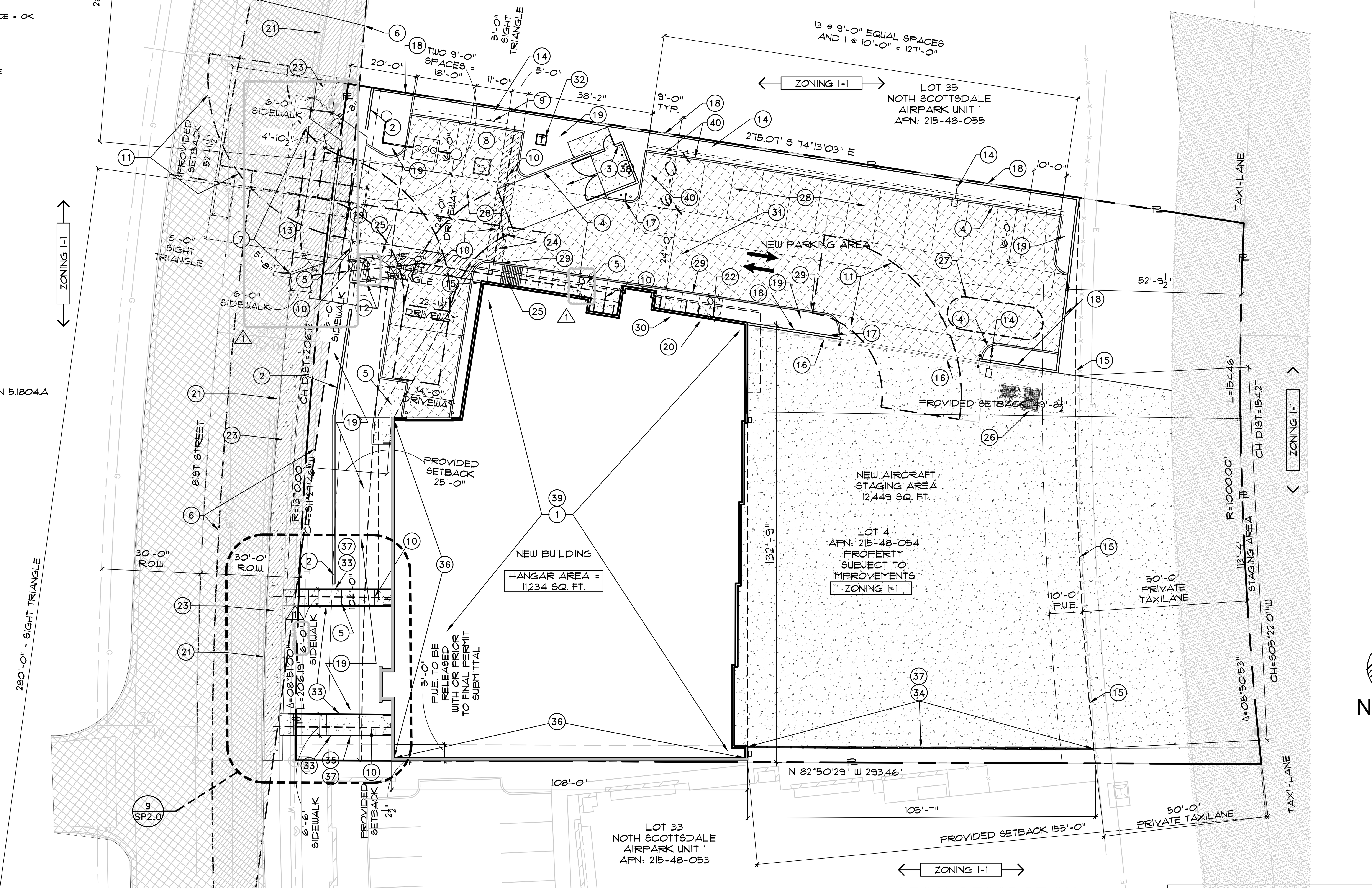
4. ONSITE RENEWABLE ENERGY SYSTEM (SOLAR PV) - NOT LESS THEN 3% OF ANNUAL ESTIMATED ENERGY OR 2 WATTS PER SQ. FT. MULTIPLIED BY THE GROSS ROOF AREA IN ACCORDANCE WITH iGcc AMENDED SECTION 701.3 - SOLAR PANELS WILL BE ROOF MOUNTED SEE KEYNOTE 39/SP1.1

5. REFUSE AND RECYCLING COLLECTION - LOCATION NOTED PER KEYNOTE 38/SP1.1

SITE PLAN KEYNOTES

(1) NEW GROUND-UP BUILDING - SEE FLOOR PLAN.
(2) SITE SCREEN WALL "TYPE A" - SEE DETAIL 15 & 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 & 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'-0" 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 (1)
(6) TRAFFIC VIABILITY TRIANGLE TO REMAIN CLEAR OF OBSTRUCTIONS FROM 2'-0" TO 7'-0" ABOVE GRADE - SEE LANDSCAPE AND CIVIL PLANS
(7) NEW DRIVEWAY CURB CUT PER CIVIL PLANS & 30/SP2.11 (C.O.S. STD. DTL. 2250)
(8) H.C. ACCESSIBLE PARKING SPACE PER ADA STANDARDS - SEE DETAIL 10/SP2.1
(9) H.C. ACCESSIBLE PARKING SPACE SIGN PER ADA STANDARDS - SEE DETAIL 24/SP2.7
(10) INDICATES ACCESSIBLE ROUTE OF TRAVEL - MAX. 1" 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 (AS CURRENTLY AMENDED).
(16) MOTORIZED TRAFFIC CONTROL GATE PER CITY OF SCOTTSDALE AIRPORT STANDARDS - 8'-0" (1) TALL WROUGHT IRON GATE TO COMPLETE SEPARATION OF AIRSIDE FROM LANDSIDE (SECURE AIRPORT) - SEE DETAIL 17 & 18/SP2.4 - 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/SP2.5 & 21/SP2.6
(19) LANDSCAPE AREA - SEE LANDSCAPE PLANS
(20) FIRE RISER ROOM - SEE FLOOR PLAN SHEET A1.0 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'-0" SIDEWALK AT RIGHT-OF-WAY AND PROVIDE A NEW 6'-0" SIDEWALK PER CITY OF SCOTTSDALE
(24) 4" PARKING LOT STRIPING - SEE 4/SP2.0 AND CIVIL DRAWINGS
(25) TYPICAL H.C ACCESSIBLE RAMP MAX SLOPE 1:12 - SEE DETAILS 6 & 7/SP2.0 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'-0" WIDE TWO WAY- DIMENSION NOTED ON PLAN
(32) PROPOSED GROUND MOUNTED TRANSFORMER LOCATION - SUBJECT TO POWER COMPANY APPROVAL - SCREENED BY PROPERTY SITE WALL
(33) INSTALL 1 ½" 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 1" 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/S1.4 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 IN 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 10% OF TOTAL REQUIRED PARKING SPACES

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



NOTE: G.C. TO ENSURE THAT ALL BUILDING SYSTEMS FROM ALL TRADES MUST BE CLEAN, NEAT, COORDINATED AND ORGANIZED IN A CRISP AND ORDERLY FASHION. ALL EXPOSED CONDUIT, PIPING, DUCTWORK, STRUCTURE, LIGHTING, ETC. TO BE NEAT AND ORDERLY.

SITE PLAN

SCALE: 1"=20'-0"

NORTH

GRAPHIC SCALE 1"=20'-0"
0 10' 20' 40' 80'

LEGAL DESCRIPTION

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.

APN: 215-48-054

AIRPORT STIPULATION:
1. 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.

NORTH

VICINITY MAP

NOT TO SCALE

CITY OF SCOTTSDALE APPROVAL BLOCK

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com
Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT CERTIFICATE NO. 9252 JAMES LAWRENCE LARSON ARIZONA, USA
Jan 10, 2025
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION 12-4-2024
EXPIRES: 6/30/2027

Drawing Name: SITE PLAN

Revisions
1 DR COMMENT 1-1-2025

Date: 11/6/2020
Project Number: 17-029
Drawing No: SP1.0

659-PA-2024

ZONING ORDINANCE DATA

PROJECT DESCRIPTION

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

PROJECT ADDRESSES:	16061 N. 81ST STREET SCOTTSDALE, ARIZONA 85260
PROJECT OWNER:	ARIZTAR LLC (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT)
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 602-955-9929 602-954-4790 FAX 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:	S-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2) B - OFFICE SPACES (PER IBC SECTION 304.1) -NEW CONSTRUCTION 1 HOUR SEPERATION IS REQUIRED BETWEEN OCCUPANCIES B AND S-1 PER NFPA 409
CONSTRUCTION TYPE:	V-B, FULLY SPRINKLED (PER CITY OF SCOTTSDALE AMMENDMENT)
FLOOR AREAS PROVIDED:	
OCCUPANCY B:	
FIRST FLOOR:	2,844 S.F.
OCCUPANCY S-1:	
FIRST FLOOR:	11,234 S.F.
SITE COVERAGE TOTAL:	14,299 S.F.
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	17,107 S.F.
OPEN STAGING AREA:	12,449 S.F.
PARKING REQUIRED:	OFFICE AREA: 4,825 / 300 =16 SPACES HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED TOTAL SPACES REQUIRED = 16 SPACES
PARKING PROVIDED:	SPACES PROVIDED = 17 = OK
ACCESSIBLE SPACES REQUIRED:	16 SPACES X 4% = 1 SPACE
VAN SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	SPACES PROVIDED = 1 SPACE = OK
VAN SPACES PROVIDED:	1 SPACE = OK
BICYCLE PARKING REQUIRED:	16/20 = 2 SPACES
BICYCLE PARKING PROVIDED:	2 = OK
FRONTAGE YARDS REQUIRED;	
EAST (TAXILANE)	50'-0"
WEST (81ST STREET):	25'-0"
YARD PROVIDED:	
EAST:	149'-8"
WEST:	25'-0"
ON GRADE PAVING AREA:	9,954 S.F.
PARKING LOT LANDSCAPING:	
REQUIRED:	9,954x.15 = 1,493.1 S.F
PROVIDED:	2,108 S.F. = OK
INTERIOR PARKING LOT LANDSCAPING:	
REQUIRED:	1,029.75 x .33 = 339.82 S.F.
PROVIDED:	763 S.F. = OK
OPEN FRONT SPACE:	
REQUIRED:	20x206 = 4,120 S.F.
PROVIDED:	4,505 S.F. = OK
OPEN SPACE REQUIRED;	
FIRST 12' FEET:	.10x49,155=4,915.5 S.F.
AREAS ABOVE 12'	27.5x.003x49,155 = 4,055 S.F.
SUB-TOTAL:	9,191.99 S.F.
STAGING AREA REDUCTION:	4,055(.50) = 2,027.5 S.F.
TOTAL REQUIRED:	4,915.5 + 2,027.5 = 6,943 S.F.
TOTAL OPEN SPACE PROVIDED:	
OPEN FRONT SPACE:	4,505 S.F.
STAGING:	12,449 S.F.
OTHER OPEN SPACE:	2,566 S.F.
TOTAL:	19,520 S.F. = OK

FLOOR AREA RATIO:
PER CITY OF SCOTTSDALE ZONNING ORDANCE SECTION 5.1804.A
NET LOT AREA = 49,155 S.F. (1.13 ACRES)
F.A.R. (ALLOWED) = NLA * 6/10
F.A.R. (ALLOWED) = 49,155 * 6/10 = 29,493 S.F.
F.A.R. (PROVIDED) =

HANGAR:	11,234 S.F.
OFFICES:	4,825 S.F.
2ND FLOOR PATIO :	413 S.F.
2ND FLOOR VIEWING DECK:	635 S.F.
TOTAL GROSS FLOOR AREA:	17,107 S.F. = OK
F.A.R. (ALLOWED) AS PERCENT =	60%
F.A.R. (PROVIDED) AS PERCENT =	34.80% = OK

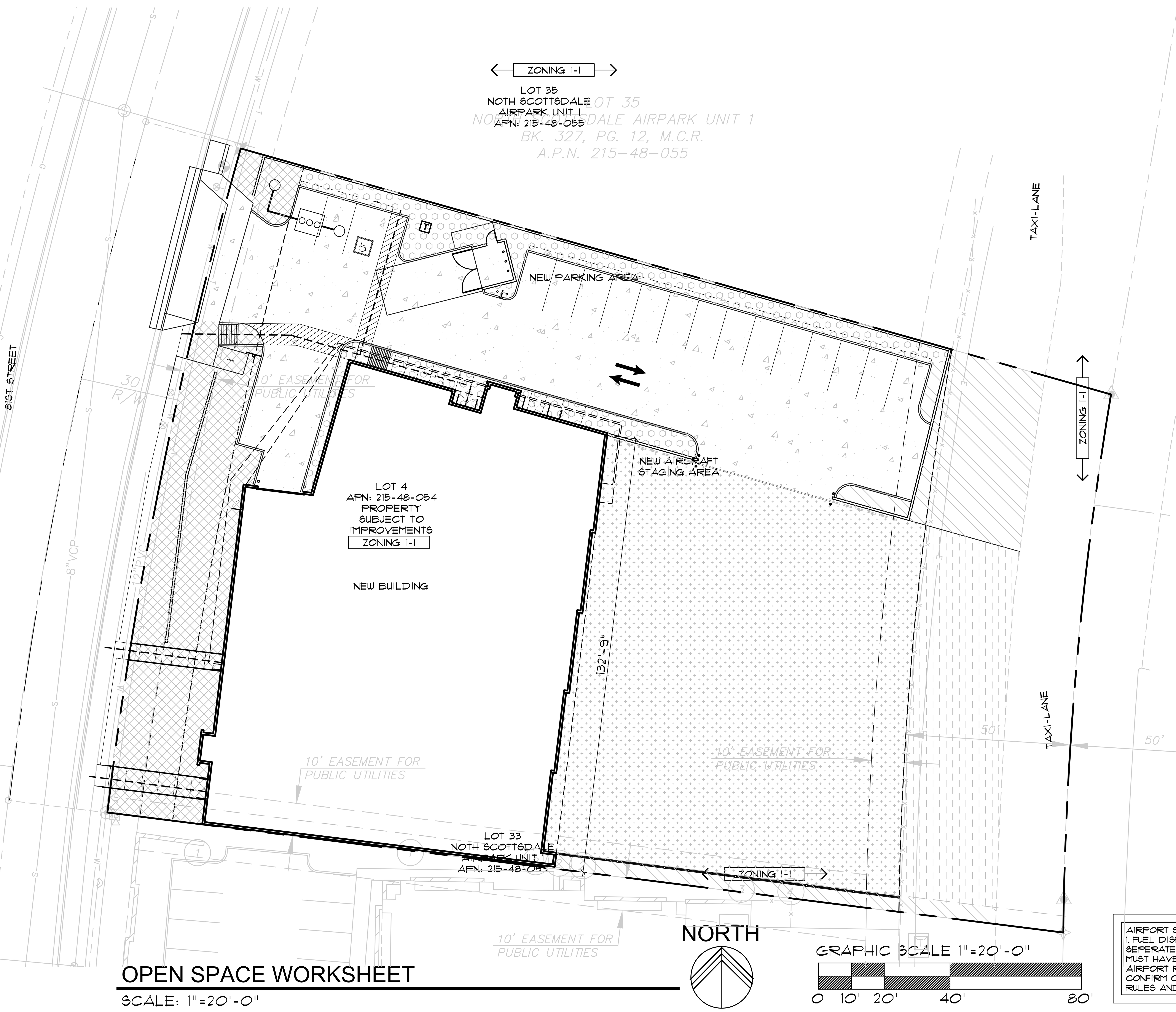
REQUIRED SITE PLAN NOTES

1. 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.
2. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. 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.
6. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
7. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST 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'-0" 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.
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.
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.
17. 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.
20. NO HELICOPTER ACCESS OF HELIPORT APPROVED UNDER THIS REVIEW.
21. COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE CONSTRUCTION PROCESS.
22. 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

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.

APN: 215-48-054



OPEN SPACE WORKSHEET

SCALE: 1"=20'-0"

OPEN SPACE DATA:

PROJECT DATA ZONING:	I-1
NET LOT AREA:	49,155 S.F.
BUILDING HEIGHT:	39'-6"
REQUIRED OPEN SPACE:	
MAXIMUM BUILDING HEIGHT:	52'-0"
PROVIDED:	39'-6"
FIRST 12'-0" OF HEIGHT	=(10% X NET LOT AREA) = .10 X 49,155 S.F. = 4,915.5 S.F.
NEXT 27'-6" OF HEIGHT:	= 27.5' X .003 X 49,155 = 4,055 S.F.
STAGING AREA REDUCTION: REDUCED OPEN SPACE REQUIRED:	= 4,055 X .50 = 2,027.5 S.F.
TOTAL REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING)	= 4,915.5 + 2,027.5 = 6,943 S.F.
OPEN SPACE PROVIDED:	= 4,505 + 2,566 = 7,071 S.F. = OKAY
PARKING LOT LANDSCAPING REQUIRED:	9,954 X .15 = 1,493 S.F.
PARKING LOT LANDSCAPING PROVIDED:	2,108 S.F. = OKAY

OPEN SPACE LEGEND

- PARKING LOT PAVED AREA: 9,954 S.F.
- OPEN FRONT SPACE REQUIRED: = 20x206 = 4,120 S.F.
  OPEN FRONT SPACE PROVIDED: 4,505 S.F. = OKAY
- OPEN SPACE OTHER THAN FRONT OPEN SPACE = 2,566 S.F.
- ON-SITE AIRCRAFT STAGING AREA (HANGAR TO HOLD-SHORT LINE):
  REQUIRED = GREATER THAN THE INTERIOR AIRCRAFT STORAGE AREA: 11,137 S.F.
  PROVIDED: 12,449 S.F. = OKAY
- SHARED PRIVATE TAXILANE PAVED AREA ON SITE: 3,955 S.F.
- PARKING AREA LANDSCAPE: 2,108 S.F.

AIRPORT STIPULATION:
1. 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.

NOTE: SEE SHEET SP1.0 AND SP1.3 FOR EMERGENCY ACCESS ROUTE AND FIRE DEPARTMENT REQUIRED CLEARANCES

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

JAMES LAWRENCE LARSON
Jan 10 2025
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION 01-24-2024
EXPIRES: 6/30/2027

Drawing Name: OPEN SPACE SITE PLAN

Revisions
1 DR COMMENT 1-1-2025

Date: 11/6/2020

Project Number: 17-029

Drawing No: SP1.1

659-PA-2024

ZONING ORDINANCE DATA

PROJECT DESCRIPTION

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

PROJECT ADDRESSES:	16061 N. 81ST STREET SCOTTSDALE, ARIZONA 85260
PROJECT OWNER:	ARIZTAR LLC (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT)
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 602-955-9929 602-954-4790 FAX EMAIL: jlarson@larson-architects.com
BOOK-MAP-PARCEL	APN 215-48-054
CURRENT ZONING:	I-1 (SCOTTSDALE MUNICIPAL AIRPORT)
NET SITE AREA:	52,521 SF. (1.206 AC)
LOT COVERAGE:	27.22%
OCCUPANCY GROUP:	S-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2) B - OFFICE SPACES (PER IBC SECTION 304.1) -NEW CONSTRUCTION 1 HOUR SEPERATION IS REQUIRED BETWEEN OCCUPANCIES B AND S-1 PER NFPA 409
CONSTRUCTION TYPE:	V-B, FULLY SPRINKLED (PER CITY OF SCOTTSDALE AMMENDMENT)

FLOOR AREAS PROVIDED:

OCCUPANCY B:	
FIRST FLOOR:	2,844 SF.
OCCUPANCY S-1:	
FIRST FLOOR:	11,234 SF.
SITE COVERAGE TOTAL:	14,298 SF.
TOTAL OFFICES	4,825 SF.
TOTAL HANGARS	11,234 SF.
2ND FLOOR PATIO:	413 SF.
2ND FLOOR VIEWING DECK:	635 SF.
GRAND TOTAL	17,107 SF.

OPEN STAGING AREA:	12,449 SF.
PARKING REQUIRED:	OFFICE AREA: 4,825 / 300 =16 SPACES HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED TOTAL SPACES REQUIRED = 16 SPACES
PARKING PROVIDED:	SPACES PROVIDED = 17 • OK
ACCESSIBLE SPACES REQUIRED: VAN SPACES REQUIRED:	16 SPACES X 4% = 1 SPACE 1 SPACE
ACCESSIBLE SPACES PROVIDED: VAN SPACES PROVIDED:	SPACES PROVIDED = 1 SPACE • OK 1 SPACE = OK
BICYCLE PARKING REQUIRED:	16/20 = 2 SPACES
BICYCLE PARKING PROVIDED:	2 = OK

FRONTAGE YARDS REQUIRED:

EAST (TAXILANE)	50'-0"
WEST (81ST STREET)	25'-0"

YARD PROVIDED:

EAST:	149'-8"
WEST:	25'-0"

ON GRADE PAVING AREA:	9,954 SF.

PARKING LOT LANDSCAPING:

REQUIRED:	9,954x.15 = 1,493.1 SF
PROVIDED:	2,108 SF. • OK

INTERIOR PARKING LOT LANDSCAPING:

REQUIRED:	1,029.75 x .33 = 339.82 SF.
PROVIDED:	1163 SF. • OK

OPEN FRONT SPACE:

REQUIRED:	20x206 = 4,120 SF.
PROVIDED:	4,505 SF. • OK

OPEN SPACE REQUIRED:

FIRST 12' FEET:	10x49,155=4,915.5 SF.
AREAS ABOVE 12'	213x.003x49,155 = 4,055 SF.
SUB-TOTAL:	8,781.193 SF.
STAGING AREA REDUCTION:	4,055(.50) = 2,027.5 SF.
TOTAL REQUIRED:	4,915.5 + 2,027.5 = 6,943 SF.

TOTAL OPEN SPACE PROVIDED:

OPEN FRONT SPACE:	4,505 SF.
STAGING:	12,449 SF.
OTHER OPEN SPACE:	2,566 SF.
TOTAL:	19,520 SF. • OK

FLOOR AREA RATIO:
PER CITY OF SCOTTSDALE ZONNING ORDANCE SECTION 5.1804.A
NET LOT AREA = 49,155 SF. (1.13 ACRES)
F.A.R. (ALLOWED) = NLA • 6/10
F.A.R. (ALLOWED) = 49,155 • 6/10 = 29,493 SF.
F.A.R. (PROVIDED) =

HANGAR:	11,234 SF.
OFFICES:	4,825 SF.
2ND FLOOR PATIO :	413 SF.
2ND FLOOR VIEWING DECK:	635 SF.
TOTAL GROSS FLOOR AREA:	17,107 SF. = OK
F.A.R. (ALLOWED) AS PERCENT =	60%
F.A.R. (PROVIDED) AS PERCENT =	34.80% = OK

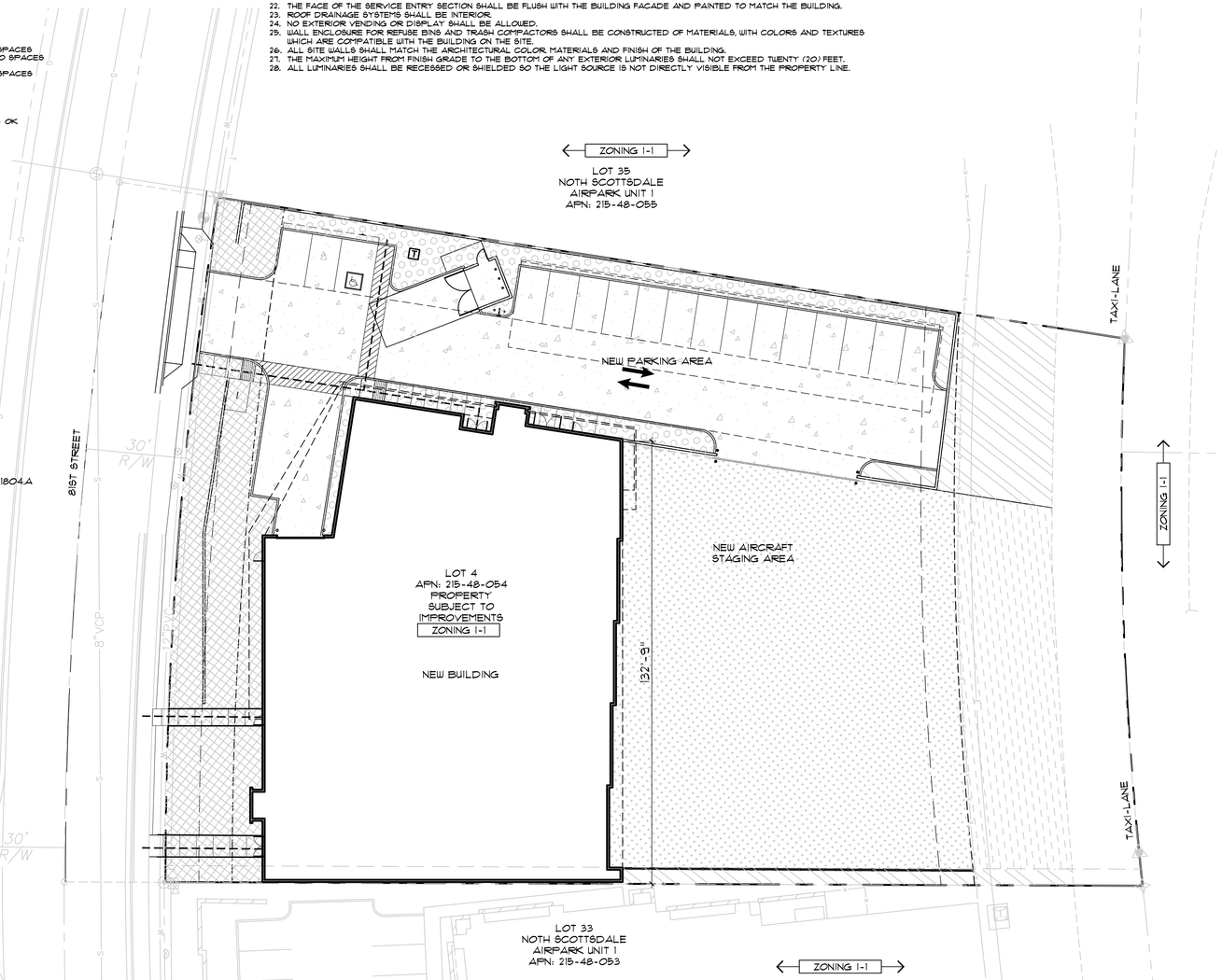
REQUIRED SITE PLAN NOTES

1. 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 15 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.
2. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
4. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
5. AS POLES, IF PROVIDED SHALL BE ONE PIECE CONICAL TAPERED.
6. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
7. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST 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'-0" 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.
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.
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, ALLEY 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.
17. 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.
20. NO HELICOPTER ACCESS OR HELIPORT APPROVED UNDER THIS REVIEW.
21. COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE CONSTRUCTION PROCESS.
22. 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

LOT 34, OF NORTH SCOTTSDALE AIRPARK UNIT 1, ACCORDING TO BOOK 321 OF MAPS, PAGE 12, AND CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 94-268055, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 215-48-054



OPEN SPACE DATA:

PROJECT DATA ZONING:	I-1
NET LOT AREA:	49,155 SF.
BUILDING HEIGHT:	39'-6"
REQUIRED OPEN SPACE:	
MAXIMUM BUILDING HEIGHT:	52'-0"
PROVIDED:	39'-6"
FIRST 12'-0" OF HEIGHT	=(10% X NET LOT AREA) = .10 X 49,155 SF. = 4,915.5 SF.
NEXT 27'-6" OF HEIGHT:	= 27.5' X .003 X 49,155 = 4,055 SF.
STAGING AREA REDUCTION: REDUCED OPEN SPACE REQUIRED:	= 4,055 X .50 = 2,027.5 SF.
TOTAL REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING)	= 4,915.5 + 2,027.5 = 6,943 SF.
OPEN SPACE PROVIDED:	= 4,505 + 2,566 = 7,071 SF. = OKAY
PARKING LOT LANDSCAPING REQUIRED:	9,954 X .15 = 1,493 SF.
PARKING LOT LANDSCAPING PROVIDED:	2,108 SF. = OKAY

OPEN SPACE LEGEND

PARKING LOT PAVED AREA:
9,954 SF.

OPEN FRONT SPACE REQUIRED:
= 20x206 = 4,120 SF.
OPEN FRONT SPACE PROVIDED: 4,505 SF. = OKAY

OPEN SPACE OTHER THAN FRONT OPEN SPACE
= 2,566 SF.

ON-SITE AIRCRAFT STAGING AREA (HANGAR TO HOLD-SHORT LINE):
REQUIRED = GREATER THAN THE INTERIOR AIRCRAFT STORAGE AREA:
11,131 SF.
PROVIDED:
12,449 SF. = OKAY

SHARED PRIVATE TAXILANE PAVED AREA ON SITE: 3,955 SF.

PARKING AREA LANDSCAPE: 2,108 SF.

NORTH

GRAPHIC SCALE 1"=20'-0"
0 10' 20' 40' 80'

OPEN SPACE WORKSHEET

SCALE: 1"=20'-0"

AIRPORT STIPULATION:
1. 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.

NOTE: SEE SHEET SP1.0 AND SP1.3 FOR EMERGENCY ACCESS ROUTE AND FIRE DEPARTMENT REQUIRED CLEARANCES

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT JAMES LAWRENCE 18252 Oct 28, 2024 Date Signed ARIZONA, U.S.A.
EXPIRES: 6/30/2024

REGISTERED PROFESSIONAL ENGINEER PRELIMINARY NOT FOR CONSTRUCTION 11-4-2024 ARIZONA, U.S.A.
EXPIRES: 6/30/2027

Drawing Name:
OPEN SPACE
SITE PLAN

Revisions

Date: 11/6/2020

Project Number:
17-029

Drawing No:
SP1.1

659-PA-2024

659-PA-2024

REQUIRED SITE PLAN NOTES

1. 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.
2. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. 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.
6. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
7. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST 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'-0" 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.
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.
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.
17. 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.
20. NO HELICOPTER ACCESS OF HELIPORT APPROVED UNDER THIS REVIEW.
21. COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE CONSTRUCTION PROCESS.
22. 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

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.

APN: 215-48-054

AIRPORT SITE PLAN KEYNOTES

(1) FAA READY LINE ("HOLD SHORT" LINE)- COORDINATE SIZE, COLOR, ETC. WITH THE CITY OF SCOTTSDALE AIRPORT AND THE FEDERAL AVIATION ADMINISTRATION

△1 (2) 8'-0" TALL TRAFFIC CONTROL GATE PER CITY OF SCOTTSDALE AIRPORT STANDARDS AND THE SCOTTSDALE NORTHWEST AIRPARK PROPERTY OWNER ASSOCIATION'S CC&R'S.

(3) NEW PAVING PER FAA ADVISORY CIRCULARS, AIRCRAFT STAGING AREA WITH SLOPE NOT TO EXCEED 2% - SEE CIVIL DRAWINGS

(4) 8'-0" HEIGHT SITE WALL TO MATCH ADJACENT BUILDING MATERIALS AND COLOR - COORDINATE CONNECTION TO ADJACENT PROPERTY'S TAXIWAY BARRIER WITH THE ADJACENT PROPERTY OWNER, THE CITY OF SCOTTSDALE AIRPORT, THE CITY OF SCOTTSDALE BUILDING DEPARTMENT, AND THE SCOTTSDALE NORTHWEST AIRPARK PROPERTY OWNER ASSOCIATION

(5) EXTERIOR LIGHT - SEE ELECTRICAL SITE PLANS - LIGHTS SHALL ILLUMINATE DOWNWARD TO PREVENT GLARE TO PILOTS AND/OR AIRTRAFFIC CONTROLLERS.

(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 WITHOUT THE AIRPORT'S APPROVAL

(7) FUEL DISPENSING LOCATION 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 WITHOUT THE AIRPORT'S APPROVAL (IN-GROUND POP-UP PUMPS W/ WEATHERPROOF LIDS)

(8) TAXILANE CENTERLINE

(9) TAXILANE SAFETY EASEMENT AREA - NO DROP-OFFS, OBJECTS EXCEEDING 3" IN HEIGHT OR VEGITAION ALLOWED IN THIS AREA. GRADE SLOPE DOES NOT EXCEED 5%. VERIFY EXISTING PAVING IS WEIGHT BEARING.

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

(11) NEW DRIVEWAY PAVING - SEE CIVIL PLANS.

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

AIRPORT AUTHORITY DATA

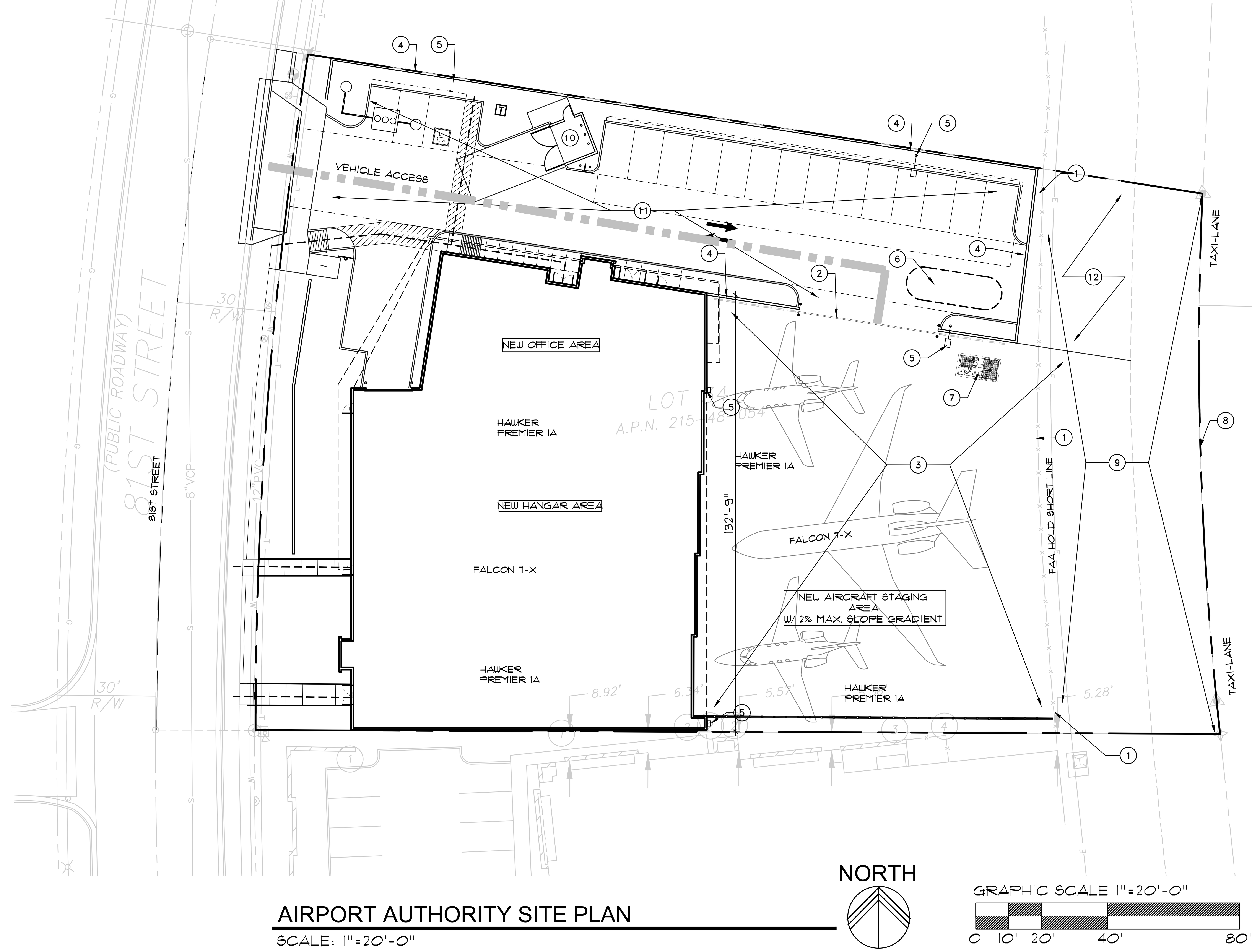
PROJECT DESCRIPTION

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

PROJECT ADDRESSES:	16061 N. 81ST STREET SCOTTSDALE, ARIZONA 85260
PROJECT OWNER:	ARIZTAR LLC (SEND ALL CORRESPONDENCE THROUGH THE ARCHITECT)
PROJECT ARCHITECT:	LARSON ASSOCIATES ARCHITECTS, INC. 3807 NORTH 24TH STREET #100 PHOENIX, ARIZONA 85016 602-955-9929 602-954-4790 FAX 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:	S-1 - AIRCRAFT HANGAR (PER IBC SECTION 311.2) B - OFFICE SPACES (PER IBC SECTION 304.1) -NEW CONSTRUCTION 1 HOUR SEPERATION IS REQUIRED BETWEEN OCCUPANCIES B AND S-1 PER NFPA 409
CONSTRUCTION TYPE:	V-B, FULLY SPRINKLED (PER CITY OF SCOTTSDALE AMMENDMENT)
FLOOR AREAS PROVIDED:	
OCCUPANCY B:	
FIRST FLOOR:	2,844 S.F.
OCCUPANCY S-1:	
FIRST FLOOR:	11,234 S.F.
SITE COVERAGE TOTAL:	14,299 S.F.
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	17,107 S.F.
USABLE STAGING AREA:	12,449 S.F. = GREATER THAN ASA = OK
OTHER AIRCRAFT AREAS (HOLD SHORT TO PROPERTY LINE):	3,955 S.F. PAVED PRIVATE TAXILANE
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 PROPERTY.
2. NO AIRCRAFT SHALL BE STORED OUTSIDE OF THE HANGARS ON THIS PROPERTY.
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.
7. THE FAA READY LINE ("HOLD SHORT" LINE) SHALL MEET FAA STANDARDS AS REQUIRED AT THE TAXILANE EASEMENT BOUNDRY.
10. 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.
11. ALL TAXILANE EASEMENTS SHALL BE WEIGHT BEARING SURFACES.
12. 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.
14. NO STORM WATER SHALL BE RETAINED IN THE TAXIWAY.
15. VEHICLES MUST OBTAIN PERMISSION PRIOR TO ENTERING THE STAGING AREA.
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 DEEMED NECESSARY BY THE AIRPORT STAFF.
17. 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.
18. THE CONTRACTOR SHALL SUBMIT ALL 7460 FORMS TO THE FAA FOR TEMPORARY CRANES AND OTHER EQUIPMENT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.



AIRPORT AUTHORITY SITE PLAN

SCALE: 1"=20'-0"

AIRPORT STIPULATION:
1. 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.

NOTE: SEE SHEET SP1.0 AND SP1.3 FOR EMERGENCY ACCESS ROUTE AND FIRE DEPARTMENT REQUIRED CLEARANCES

CITY OF SCOTTSDALE APPROVAL BLOCK

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT CERTIFICATE NO. 9252 JAMES LAWRENCE LARSON ARIZONA, USA
Jan 10, 2025
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: 6/30/2027

Drawing Name:
SITE PLAN FOR AIRPORT AUTHORITY

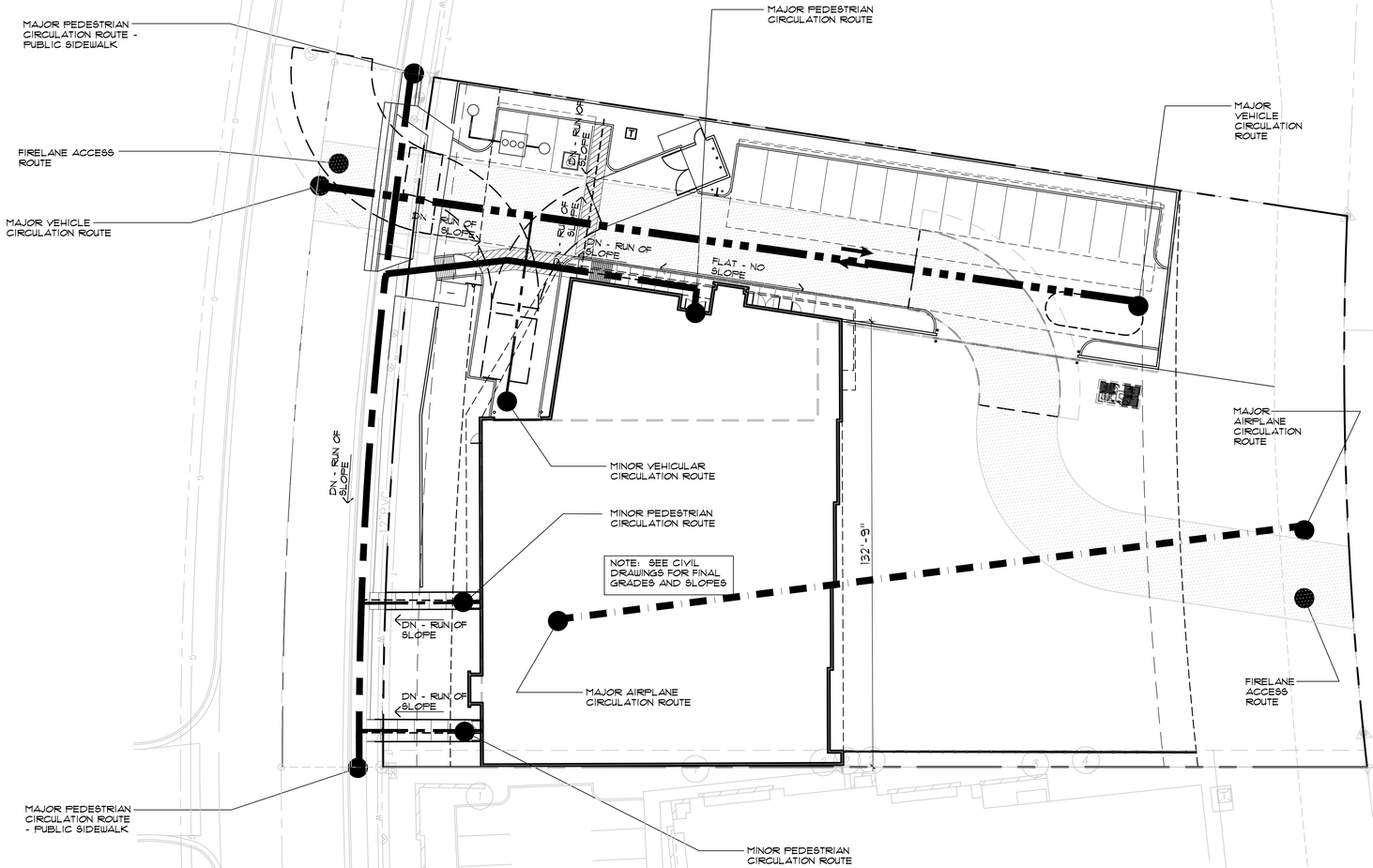
Revisions
△1 DR COMMENT 1-1-2025

Date: 11/6/2020

Project Number:
17-029

Drawing No:
SP1.2

659-PA-2024



VEHICULAR AND PEDESTRIAN CIRCULATION LEGEND

- FIRE LANE ACCESS ROUTE
- MAJOR VEHICLE CIRCULATION ROUTE
- MINOR VEHICLE CIRCULATION ROUTE
- MAJOR PEDESTRIAN CIRCULATION ROUTE - MAX. 1" PER FOOT SLOPE ALONG RUN OF ROUTE - MAX. 2% CROSS SLOPE TO RUN - MAX. 2% SLOPE AT ANY LANDINGS BY EXIT DOORS OR ON SITE RUNS ETC.. - SEE CIVIL DRAWINGS FOR FINAL GRADES
- MINOR PEDESTRIAN CIRCULATION ROUTE - MAX. 1" PER FOOT SLOPE ALONG RUN OF ROUTE - MAX. 2% CROSS SLOPE TO RUN - MAX. 2% SLOPE AT ANY LANDINGS BY EXIT DOORS OR ON SITE RUNS ETC.. - SEE CIVIL DRAWINGS FOR FINAL GRADES
- MAJOR AIRPLANE CIRCULATION ROUTE
- FAA SECURITY LINE

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

VEHICULAR AND PEDESTRIAN CIRCULATION

SCALE: 1"=20'-0"

NORTH

GRAPHIC SCALE 1"=20'-0"

0 10' 20' 40' 80'

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT JAMES LAWRENCE 9252 Date Signed Jan 10, 2025 ARIZONA, USA

EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION JAMES LAWRENCE 9252 ARIZONA, USA

EXPIRES: 6/30/2027

Drawing Name:
PED. & VEHIC CIRC. SITE PLAN

Revisions
1 DR COMMENT 1-1-2025

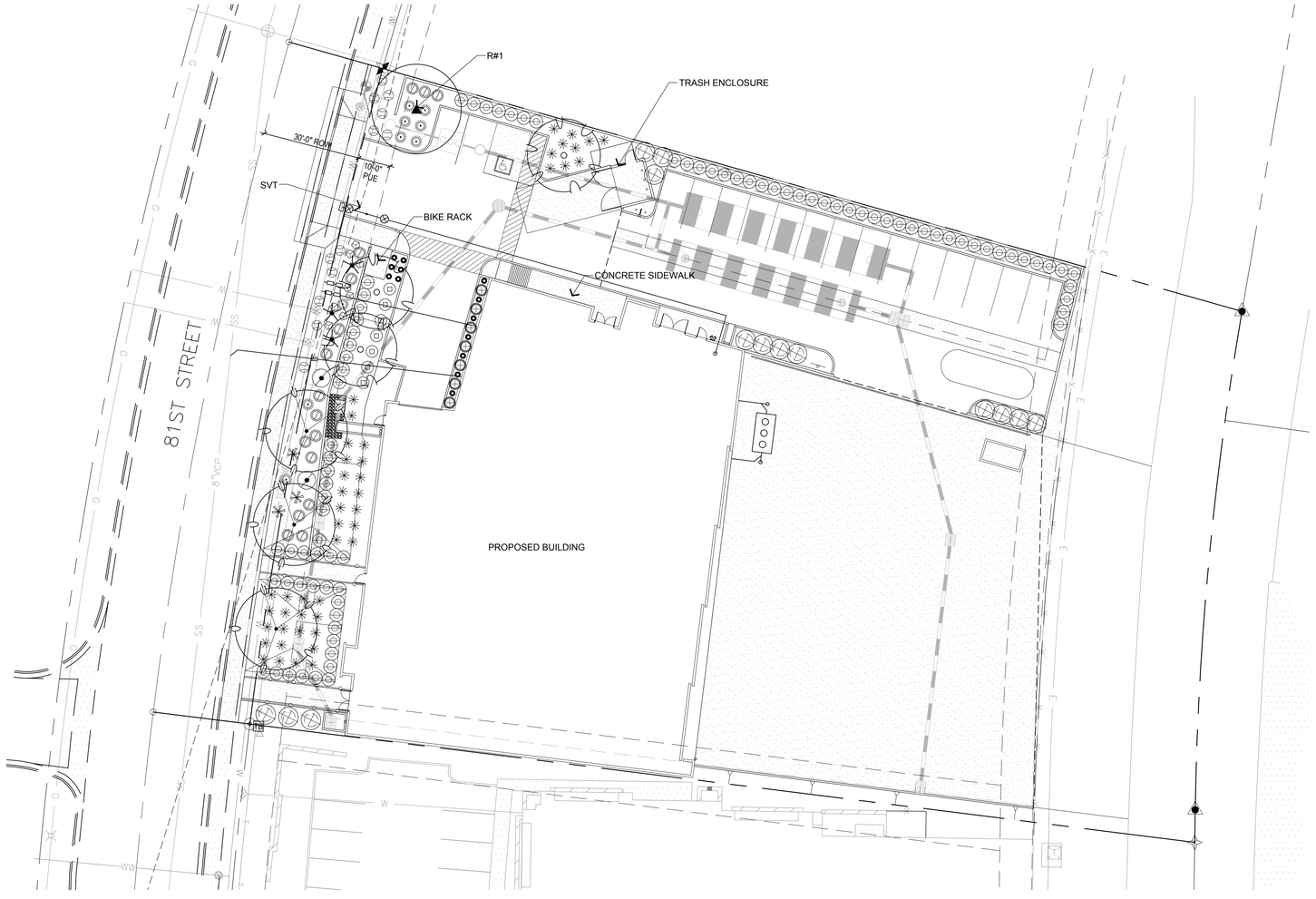
Date: 11/6/2020

Project Number: 17-029

Drawing No:
SP1.3

659-PA-2024

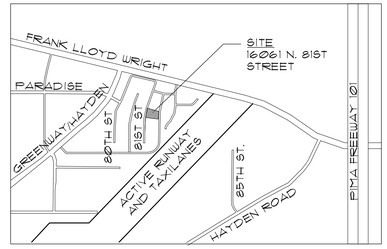
659-PA-2024



Planting Plan

SCALE: 1"=20'-0"

0 5' 10' 20' 40' NORTH



Vicinity Map

SCALE: NTS

NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
R# ▲	EXISTING TREES/CACTI				
	Existing Tree (To Remain)			1	
	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
	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
	MISCELLANEOUS				
DG	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 TRUNK.
   A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORGINIATES, 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 ELEVATION.
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 AND APPROVAL.
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 INSPECTION SERVICES STAFF.
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
2901 e. highland ave
phoenix, az 85016
480-686-2001

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
46944
AARON J. HILLMAN
10.11.24
Date Signed
ARIZONA U.S.A.

EXPIRES 09/30/19

REVISIONS:

Ty Jenkins Hangar
16061 N. 81st Street, Scottsdale AZ 85260

DATE: 10.11.24

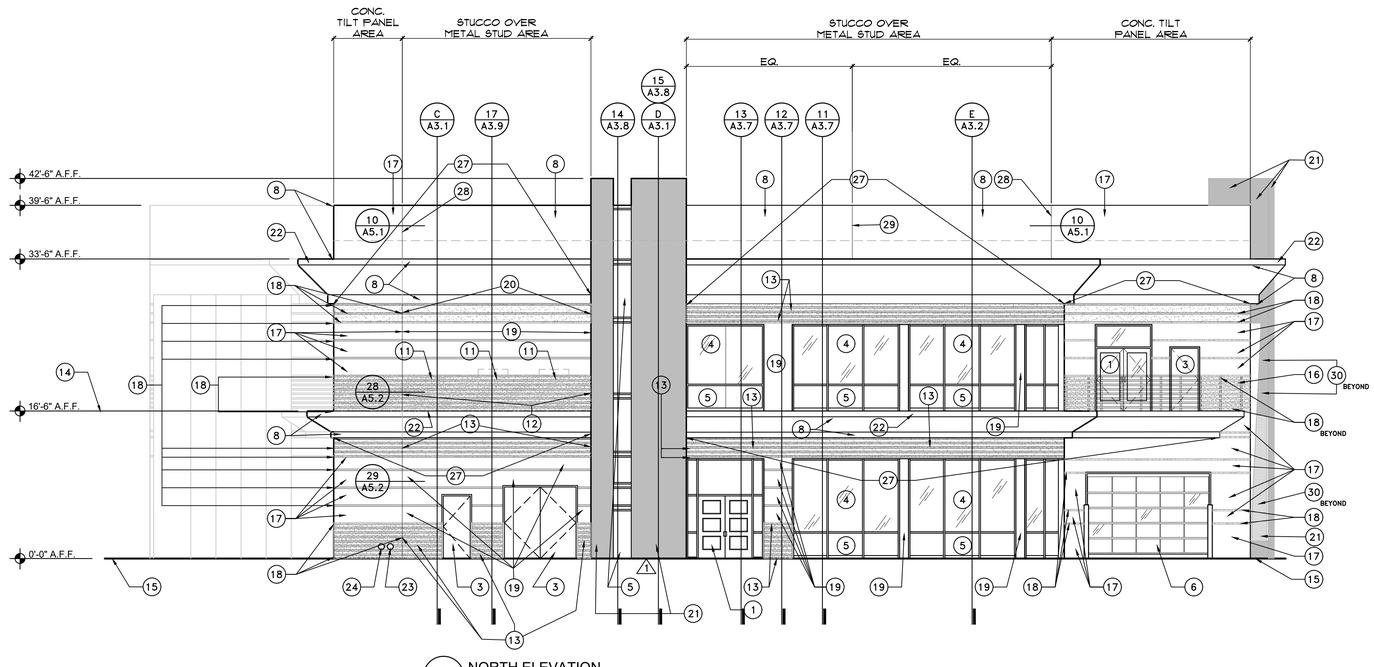
Planting Plan

L-1.0

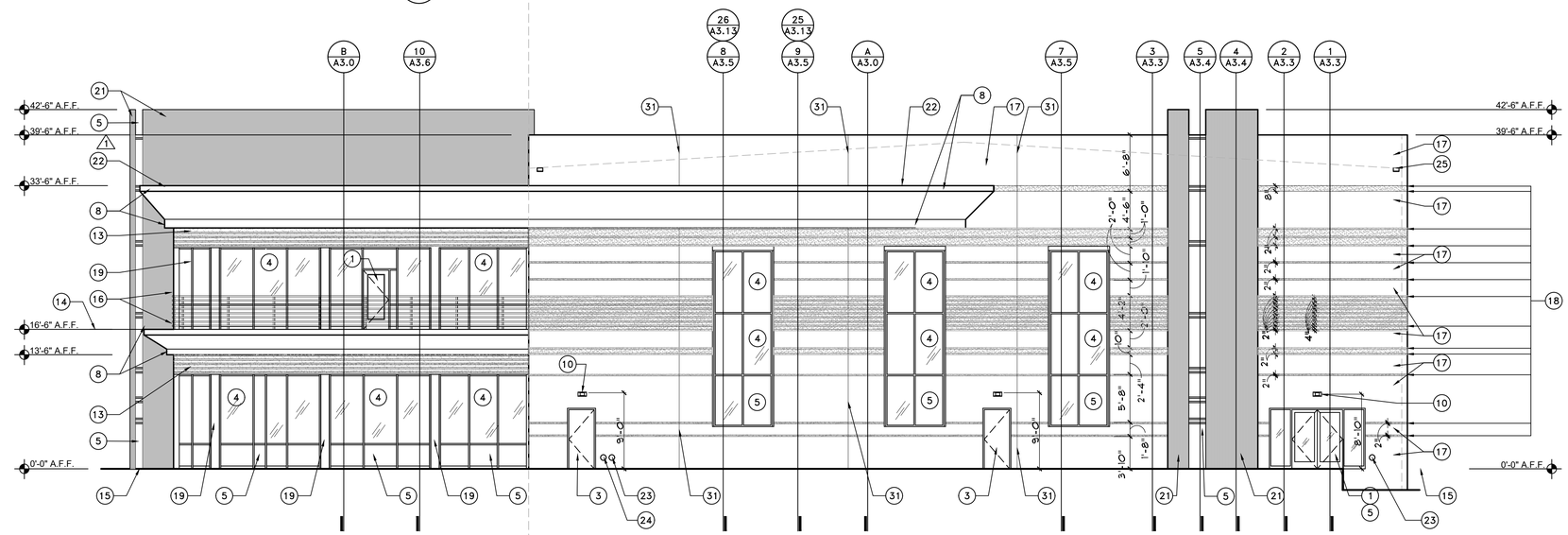
1 of 1

FINISH LEGEND

MATERIALS	MANUF.	MODEL	COLOR	NOTES
PT-1	DUNN EDWARDS	DE 6393 - FLAT	MOUNTAIN AIR	EXTERIOR PAINT; LRV = 70; FIELD COLOR INTERIOR = FLAT FINISH
PT-2	DUNN EDWARDS	DE 6385 - FLAT	BLACK BEAN	EXTERIOR PAINT; LRV = 7; FIELD COLOR INTERIOR = FLAT FINISH
WINDOW FRAMES	OLD CASTLE	-	CLEAR ANODIZED	OFFSET 2x6 FRAMES UNLESS NOTED OTHERWISE
UPPER EXTERIOR GLASS	GUARDIAN GLASS	GRAY 1" LOW "E"	GRAY	1" INSULATED STANDARD (TWO 1/4" PANES WITH 1/2" INSULATION GAP
LOWER EXTERIOR GLASS	GUARDIAN GLASS	MIDNIGHT 1" LOW "E"	DARK GRAY	1" INSULATED STANDARD (TWO 1/4" PANES WITH 1/2" INSULATION GAP
CONCRETE TILT SLAB	-	-	-	-
FCP-1 FIBER CONCRETE PANEL	EQUITONE	LINEA	LT20	OFFICE BUILDING ONLY
FCP-2 FIBER CONCRETE PANEL	EQUITONE	TECTIVA	TE10	OFFICE BUILDING ONLY
FCP-3 FIBER CONCRETE PANEL	EQUITONE	NATURA	NO13	OFFICE BUILDING ONLY
B-DECK	-	-	-	-



1 NORTH ELEVATION
SCALE: 1/8"=1'-0" X-ELEV



2 WEST ELEVATION
SCALE: 1/8"=1'-0" X-ELEV

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
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 TE10 OR EQUAL FCP-2
20. OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA TE60 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 ACCESS
27. EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS - MOUNTED ON UNDERSIDE OF SOFFIT OVERHANG

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 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.

NOTES:
1. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THE PROJECT. ALL HVAC 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 TRANSFORMERS 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 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 EQUAL TO, OR EXCEED THE HEIGHT OF THE TALLEST UNIT.
6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE BUILDING.

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT JAMES LAWRENCE 9252 STATE OF ARIZONA
Oct 28, 2024
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION
EXPIRES: 6/30/2027

Drawing Name:
EXTERIOR ELEVATIONS

Revisions

Date: 11/6/2020

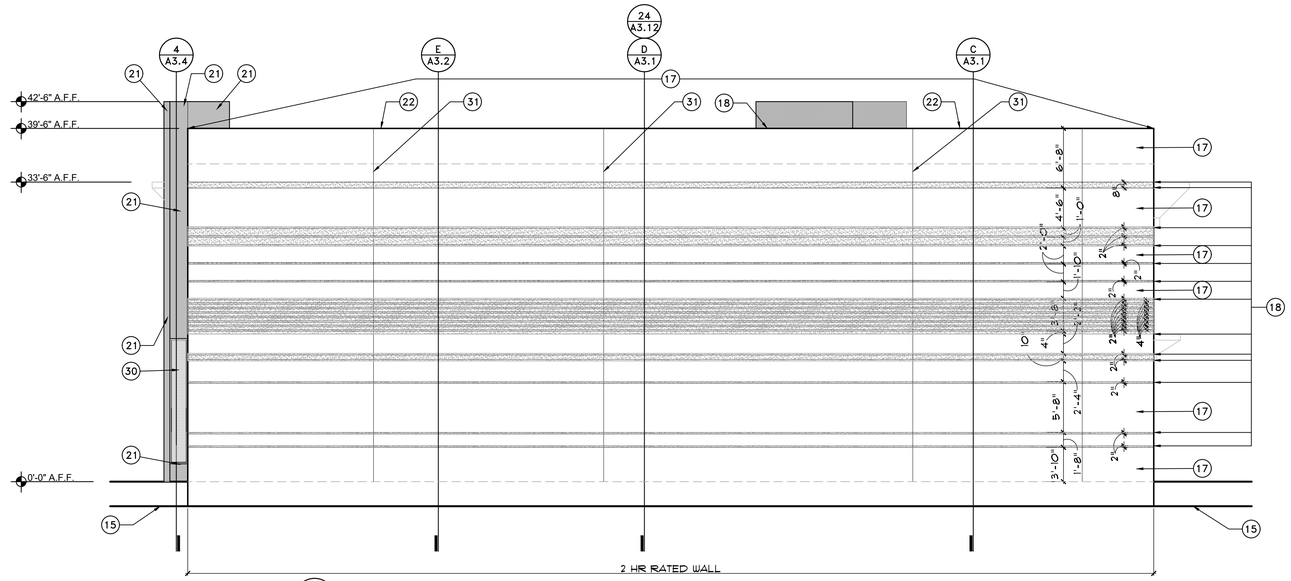
Project Number: 17-029

Drawing No:
A2.0

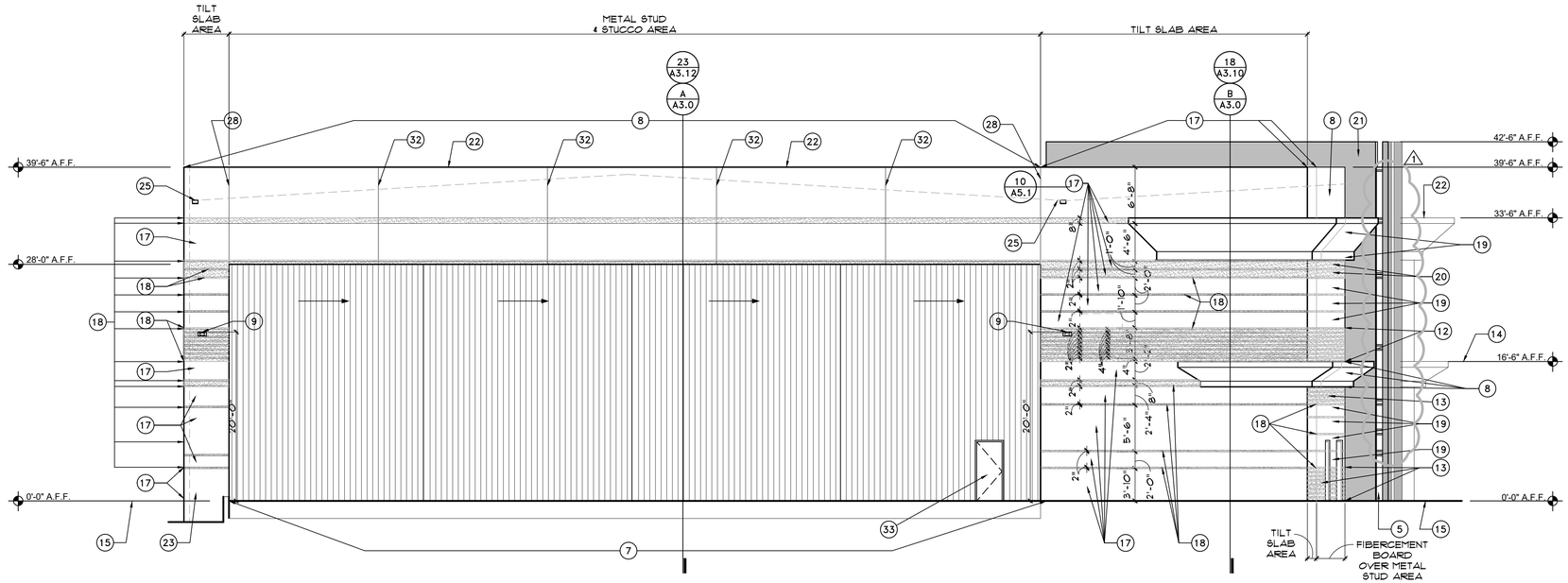
659-PA-2024

FINISH LEGEND

MATERIALS	MANUF.	MODEL	COLOR	NOTES
PT-1	DUNN EDWARDS	DE 6393 - FLAT	MOUNTAIN AIR	EXTERIOR PAINT; LRV = 70; FIELD COLOR INTERIOR = FLAT FINISH
PT-2	DUNN EDWARDS	DE 6385 - FLAT	BLACK BEAN	EXTERIOR PAINT; LRV = 7; FIELD COLOR INTERIOR = FLAT FINISH
WINDOW FRAMES	OLD CASTLE	-	CLEAR ANODIZED	OFFSET 2x6 FRAMES UNLESS NOTED OTHERWISE
UPPER EXTERIOR GLASS	GUARDIAN GLASS	GRAY 1" LOW "E"	GRAY	1" INSULATED STANDARD (TWO 1/4" PANES WITH 1/2" INSULATION GAP
LOWER EXTERIOR GLASS	GUARDIAN GLASS	MIDNIGHT 1" LOW "E"	DARK GRAY	1" INSULATED STANDARD (TWO 1/4" PANES WITH 1/2" INSULATION GAP
CONCRETE TILT SLAB	-	-	-	-
FCP-1 FIBER CONCRETE PANEL	EQUITONE	LINEA	LT20	OFFICE BUILDING ONLY
FCP-2 FIBER CONCRETE PANEL	EQUITONE	TECTIVA	TE10	OFFICE BUILDING ONLY
FCP-3 FIBER CONCRETE PANEL	EQUITONE	NATURA	NO13	OFFICE BUILDING ONLY
B-DECK	-	-	-	-



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0" X-ELEV



4 EAST ELEVATION
SCALE: 1/8"=1'-0" X-ELEV

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
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 SIMILAR 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 TE10 OR EQUAL FCP-2
20. OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA TE60 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 ACCESS
27. EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS - MOUNTED ON UNDERSIDE OF SOFFIT OVERHANG

NOTES:
1. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THE PROJECT. ALL HVAC 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 TRANSFORMERS 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 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 EQUAL TO, OR EXCEED THE HEIGHT OF THE TALLEST UNIT.
6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE BUILDING.

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT JAMES LAWRENCE 9252 ARIZONA, USA
Oct 28, 2024
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: 6/30/2027

Drawing Name:
EXTERIOR ELEVATIONS

Revisions

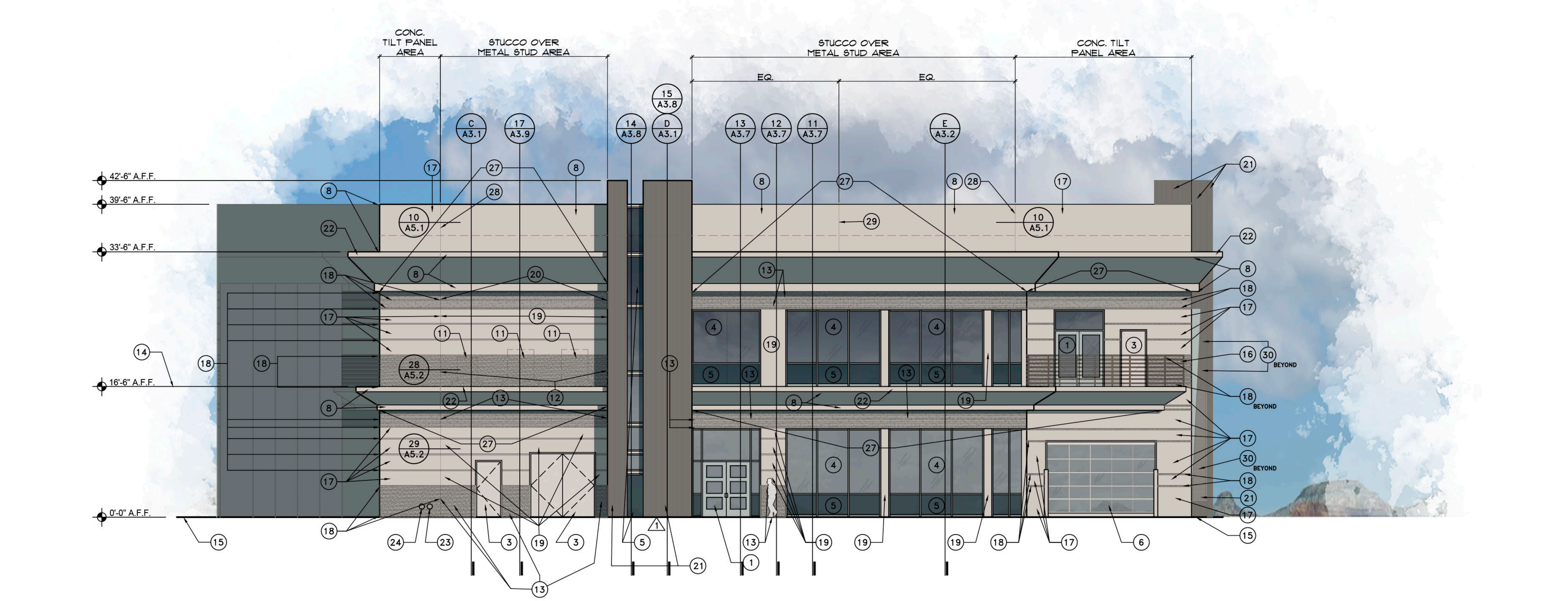
Date: 11/6/2020

Project Number: 17-029

Drawing No:
A2.1

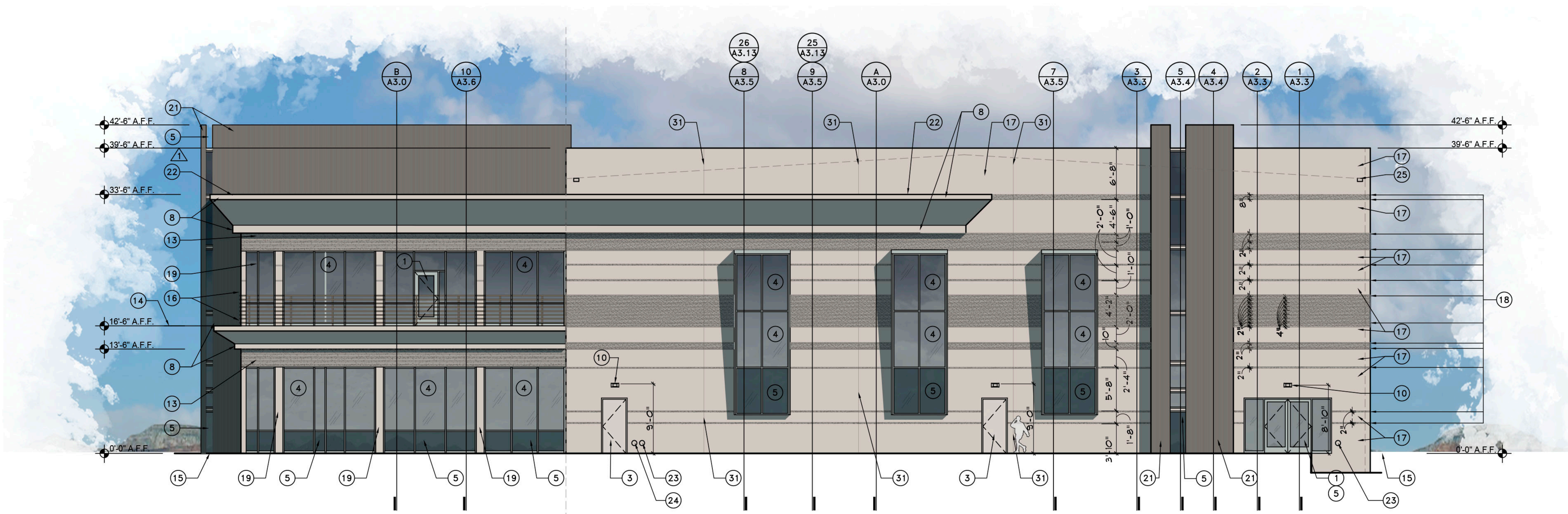
659-PA-2024

659-PA-2024



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"
X-ELEV

NOTE: A SITE BUILT MOCK-UP (8'-0" w. x 13'-6" h. MIN. SIZE) CONTAINING AL STOREFRONT, FIBER CEMENT PANELS (OVER 1 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.



2 WEST ELEVATION
SCALE: 1/8"=1'-0"
X-ELEV

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
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 TE10 OR EQUAL FCP-2
20. OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA TE60 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 ACCESS
27. EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS - MOUNTED ON UNDERSIDE OF SOFFIT OVERHANG

NOTES:
1. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THE PROJECT. ALL HVAC 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 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 EQUAL TO, OR EXCEED THE HEIGHT OF THE TALLEST UNIT.
6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE BUILDING.

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

JAMES LAWRENCE
Oct 28, 2024
EXPIRES: 6/30/2024
EXPIRES: 6/30/2027

Drawing Name:
EXTERIOR ELEVATIONS

Revisions

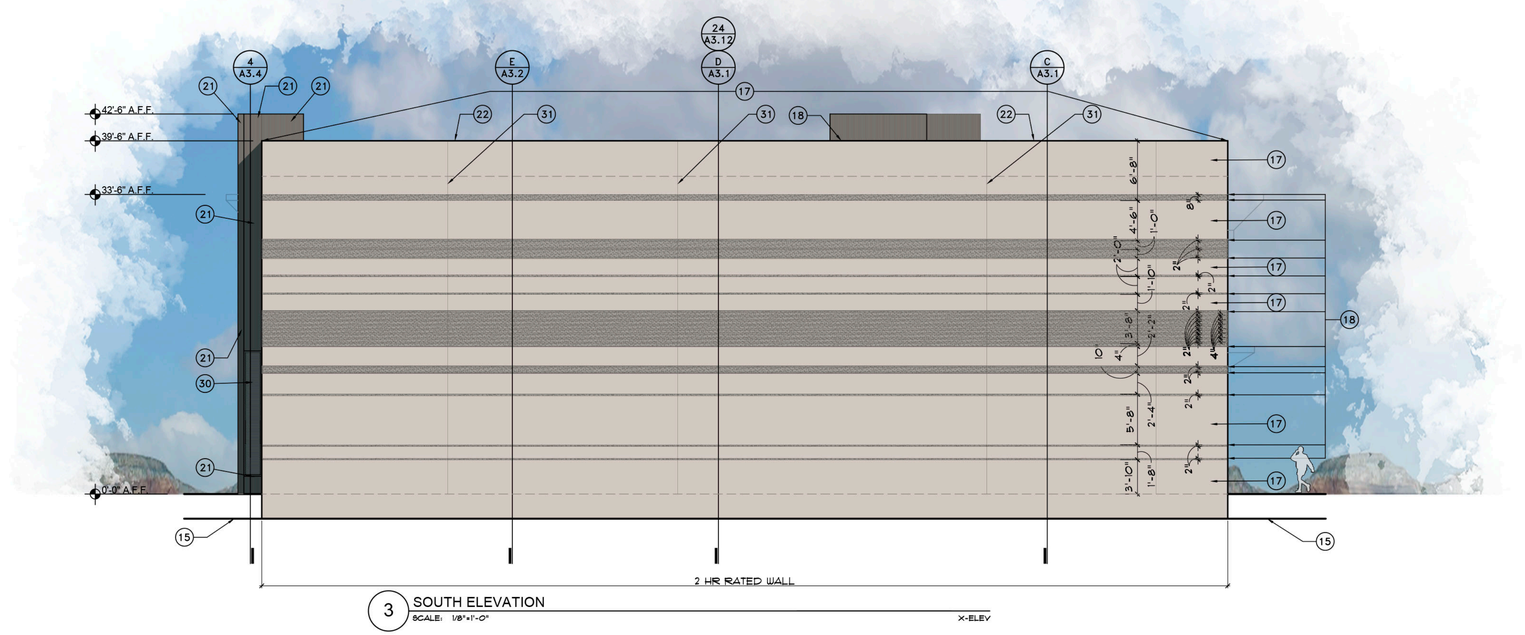
Date: 11/6/2020

Project Number: 17-029

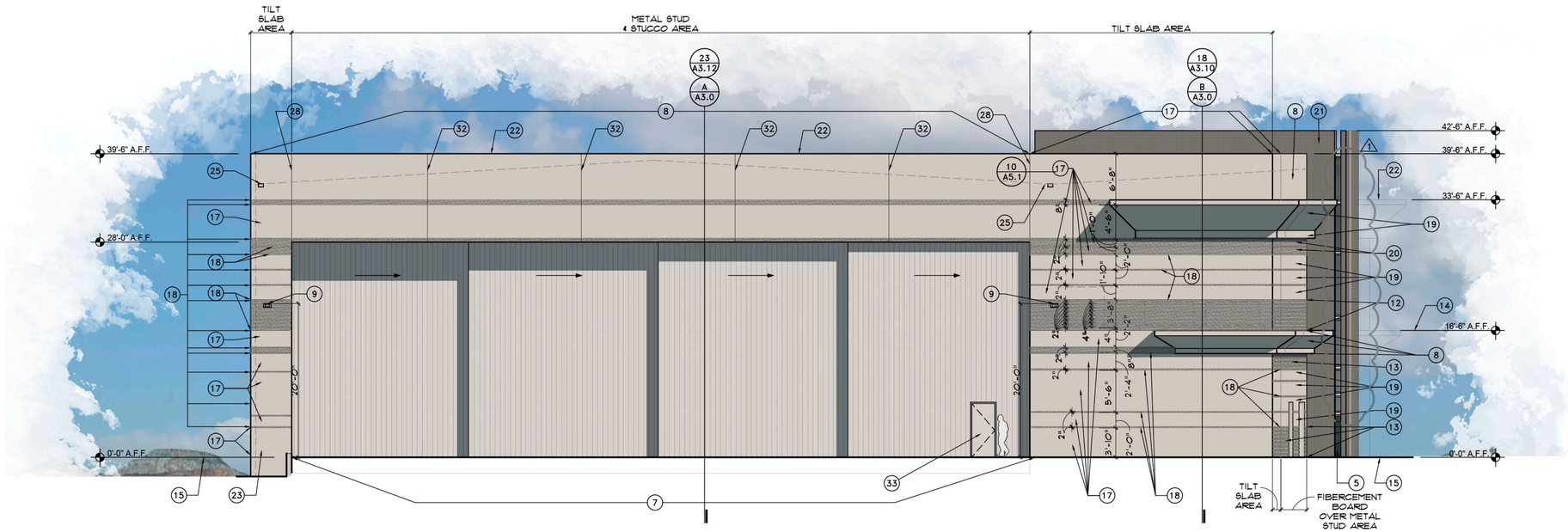
Drawing No:
A2.0

659-PA-2024

ATTACHMENT #12



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0" X-ELEV



4 EAST ELEVATION
SCALE: 1/8"=1'-0" X-ELEV

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
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 TE10 OR EQUAL FCP-2
20. OFFICE BUILDING TO BE CLAD IN FIBER CEMENT - EQUITONE TECTIVA TE60 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 ACCESS
27. EXTERIOR ACCENT LIGHTING-FIXTURE SC -SEE FIXTURE CUT SHEETS AND PHOTOMETRIC PLANS - MOUNTED ON UNDERSIDE OF SOFFIT OVERHANG

NOTES:
1. THERE SHALL BE NO EXTERIOR OR ROOF MOUNTED MECHANICAL EQUIPMENT FOR THE PROJECT. ALL HVAC 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 TRANSFORMERS 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 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 EQUAL TO, OR EXCEED THE HEIGHT OF THE TALLEST UNIT.
6. ALL ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR TO THE BUILDING.

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

JAMES LAWRENCE — 9252 — REGISTERED ARCHITECT — ARIZONA, USA
Oct 28, 2024
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION
EXPIRES: 6/30/2027

Drawing Name:
EXTERIOR ELEVATIONS

Revisions

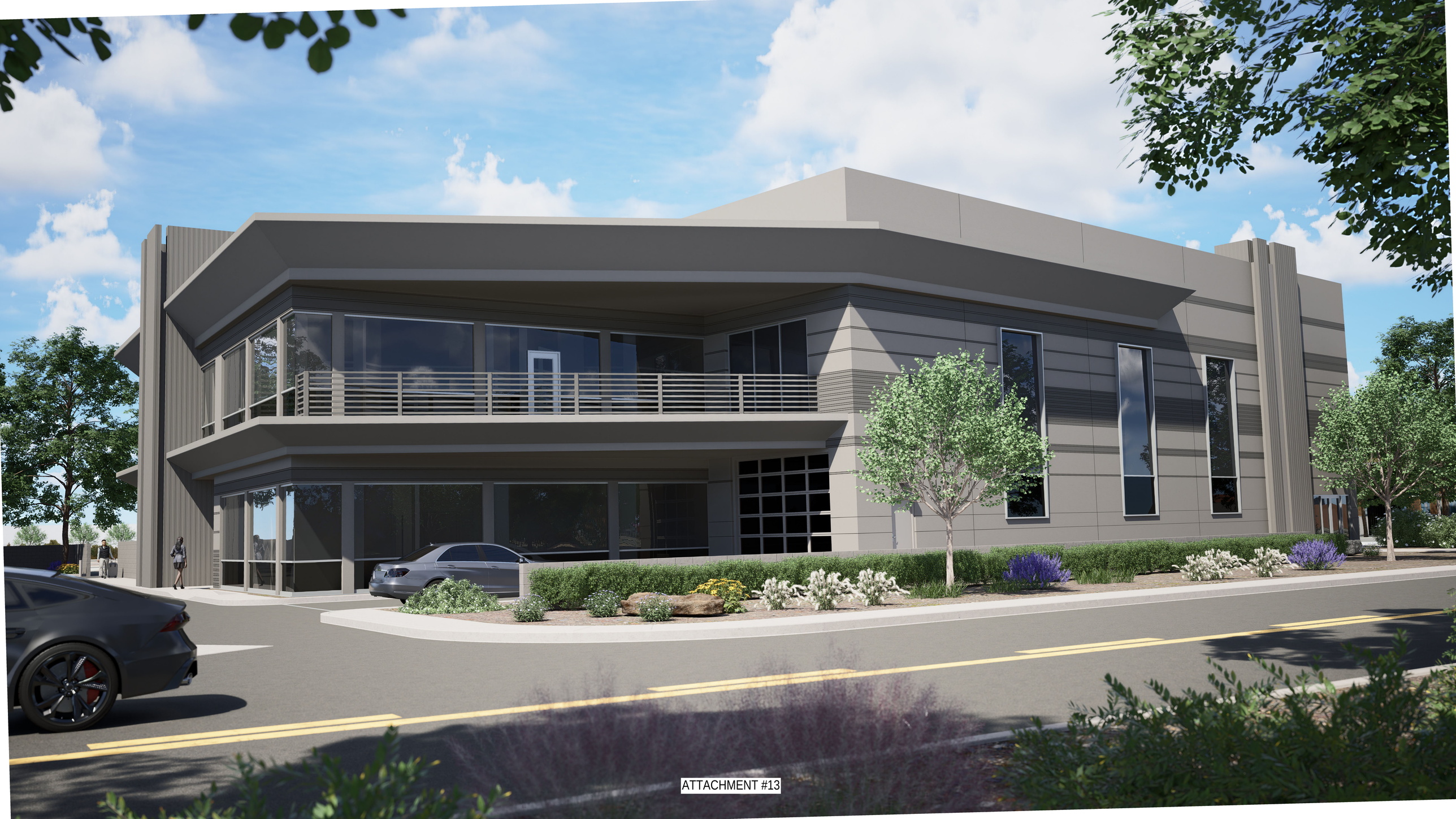
Date: 11/6/2020

Project Number: 17-029

Drawing No:
A2.1

659-PA-2024

659-PA-2024


ATTACHMENT #13

Ty Jenkins Hangar

Exterior Finish Color Board

16061 NORTH 81ST STREET
SCOTTSDALE, ARIZONA 85260

Color Board Legend:

Exterior Material Finishes

A. **PT-1** Building Field Color
- a. Manufacture: **Dunn Edwards**
- b. Color: Fine Grain –DE6213 Exterior Flat

B. **PT-2** Building Accent Color
- a. Manufacturer: **Dunn Edwards**
- b. Color: Drifting – DEC770 Exterior Flat

C. **GS-1** Window Glass
- a. Manufacturer: **Guardian Glass**
- b. Color: Gray Low-E Clear Upper pane

D. **GS-2** Window Glass
- a. Manufacturer: **Guardian Glass**
- b. Color: midnight gray Low-E Clear Lower pane

E. **Frame** Window frame
- a. Material: **Alum.**
- b. Color: Clear Anodized

F. **FCP-1** Fiber Cement
- a. Manufacturer: **Equitone**
- b. Color: LT60
- c. Pattern Linea

G. **FCP-2** Fiber Cement
- a. Manufacturer: **Equitone**
- b. Color: TE10
- c. Pattern Tectiva

H. **FCP-3** Fiber Cement
- a. Manufacturer: **Equitone**
- b. Color: TE60
- c. Pattern Tectiva

Larson Associates Architects, Inc.
3807 N. 24th Street, Suite 100
Phoenix, AZ 85016

ATTACHMENT #14

Ty Jenkins Hangar

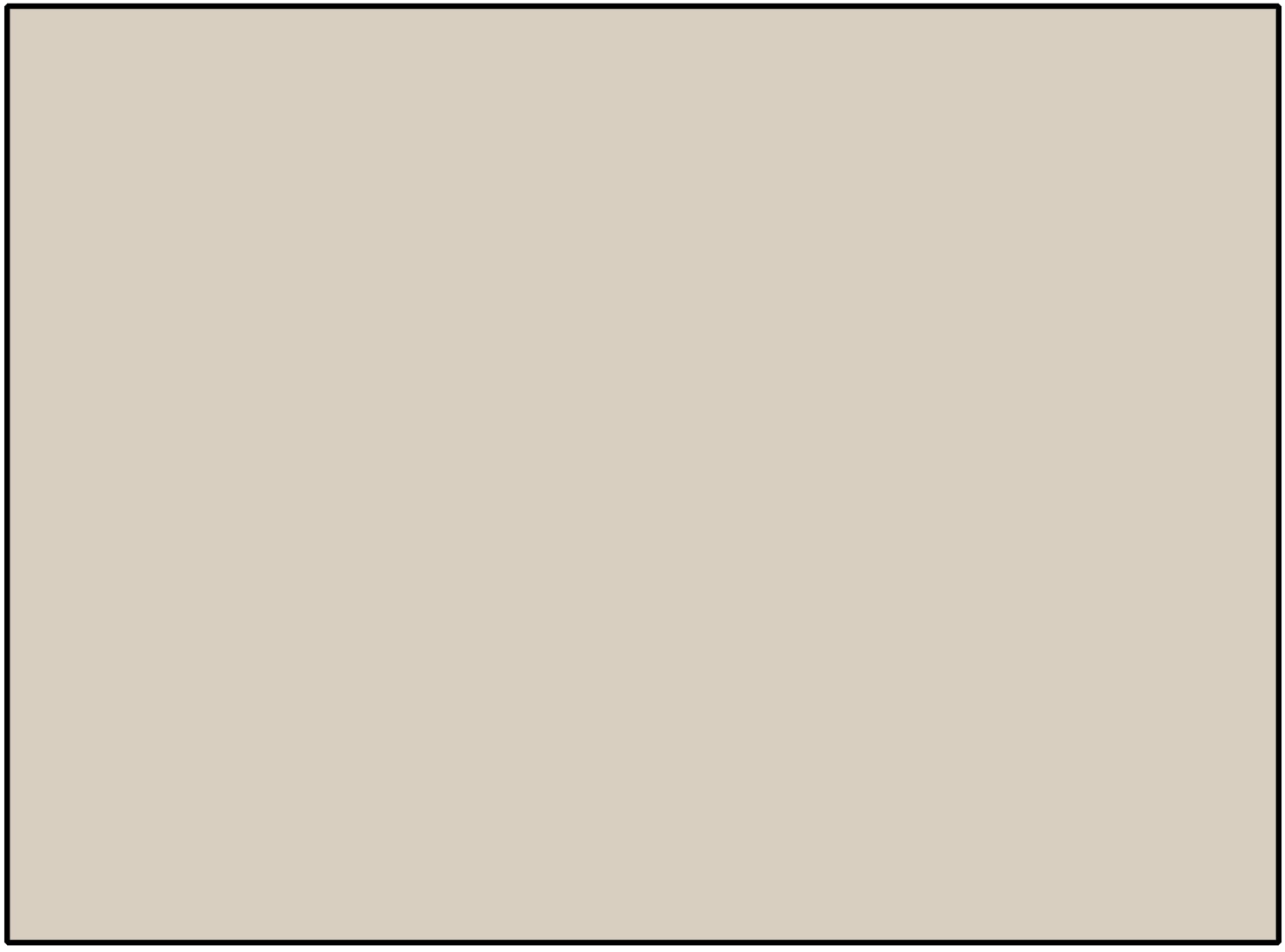
Exterior Finish Color Board

16061 NORTH 81ST STREET
SCOTTSDALE, ARIZONA 85260

Draw down:

Exterior Material Finishes

PT-1		Building Field Color
a.	Manufacture:	**Dunn Edwards**
b.	Color:	Mountain Air –DE6393
		Exterior Flat



Larson Associates Architects, Inc.
3807 N. 24th Street, Suite 100
Phoenix, AZ 85016

Ty Jenkins Hangar

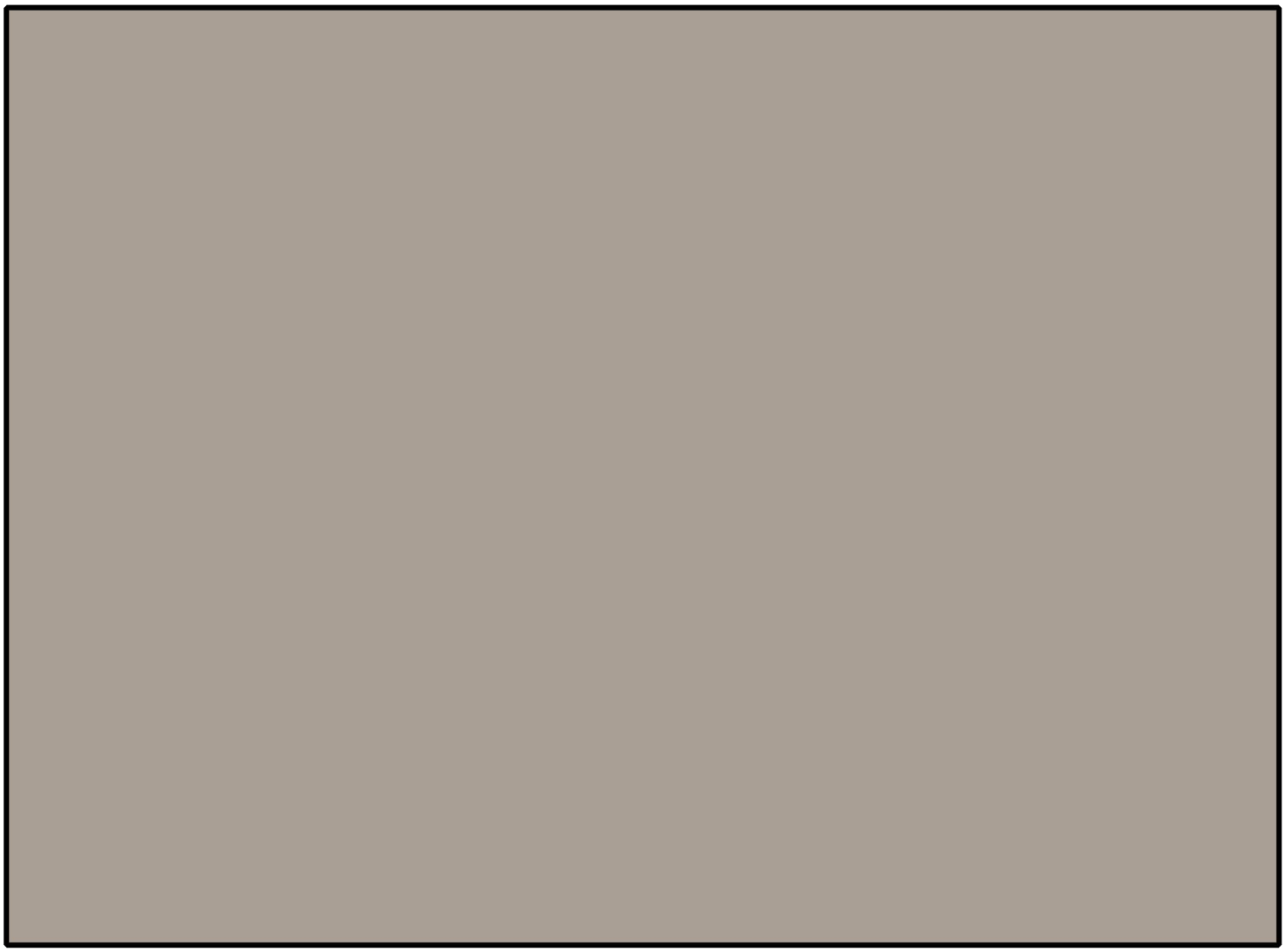
Exterior Finish Color Board

16061 NORTH 81ST STREET
SCOTTSDALE, ARIZONA 85260

Draw down:

Exterior Material Finishes

PT-2		Building Accent Color
a.	Manufacturer:	**Dunn Edwards**
b.	Color:	Black Bean – DE6385
		Exterior Flat

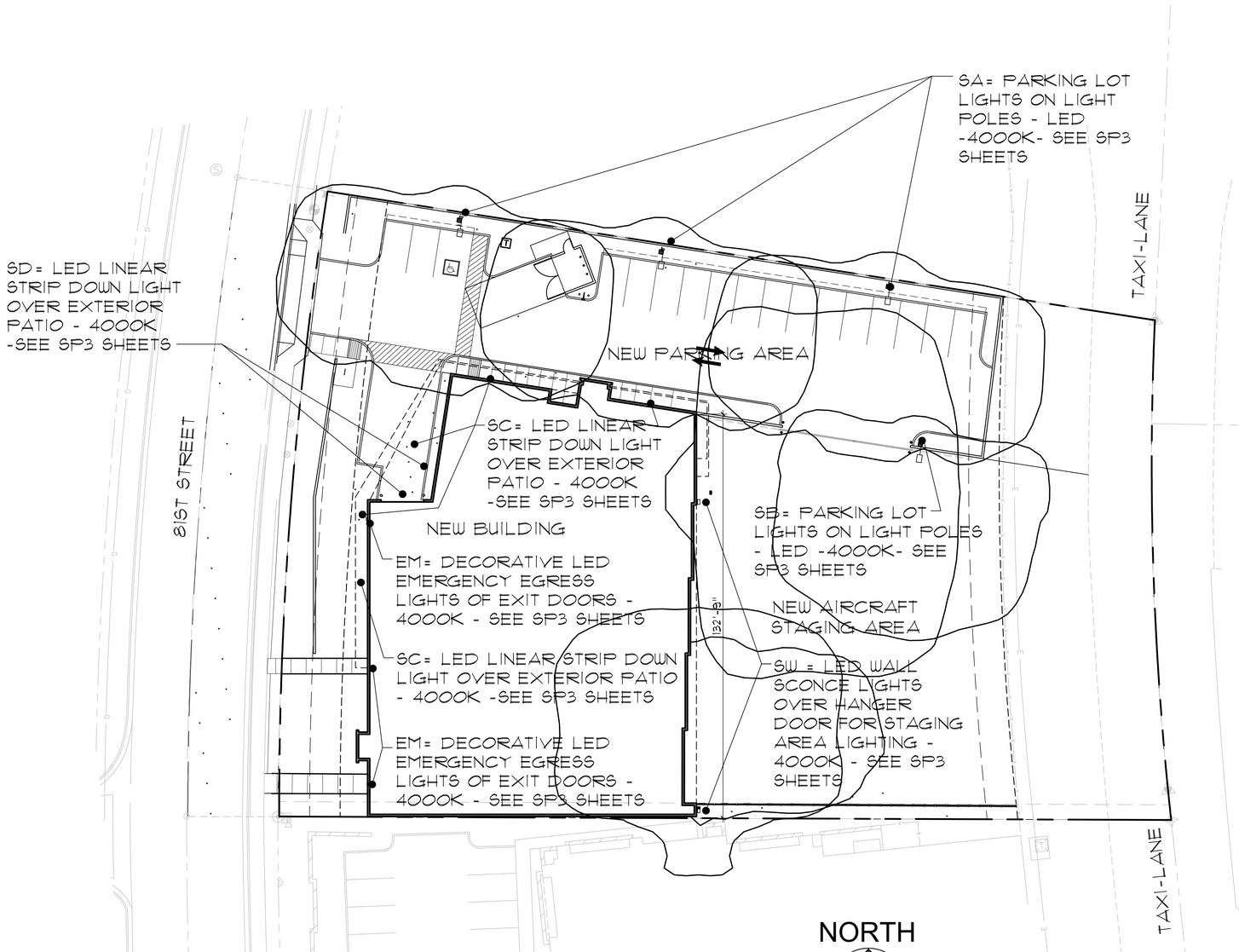


Larson Associates Architects, Inc.
3807 N. 24th Street, Suite 100
Phoenix, AZ 85016

SEE SP3.0 & SP3.1 FOR FIXTURE CUT SHEETS

LIGHTING GENERAL NOTES

1. IN ACCORDDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.
2. ALL EXTERIOR LUMINAIRES THAT ARE MOUNTED EIGHT (8) FEET OR HIGHER, ABOVE ADJACENT FINISH GRADE, SHALL BE DIRECTED DOWNWARD.
3. ALL EXTERIOR LUMINAIRES WITH A TOTAL INITIAL LUMEN OUTPUT OF GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD.
4. LUMINAIRES WITH A TOTAL INITIAL LUMIN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND DOMPLY WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IES) REQUIREMENTS FOR FULL CUT OFF.



EXTERIOR SITE LIGHTING PLAN

SCALE: 1"=20'-0"

ATTACHMENT #15

SP1.6

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

JAMES LAWRENCE 9252 REGISTERED ARCHITECT ARIZONA, USA
Oct 29, 2024
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION OCT 29, 2024
EXPIRES: 6/30/2027

Drawing Name:
SITE LIGHTING PLAN

Revisions

Date: 11/6/2020

Project Number: 17-029

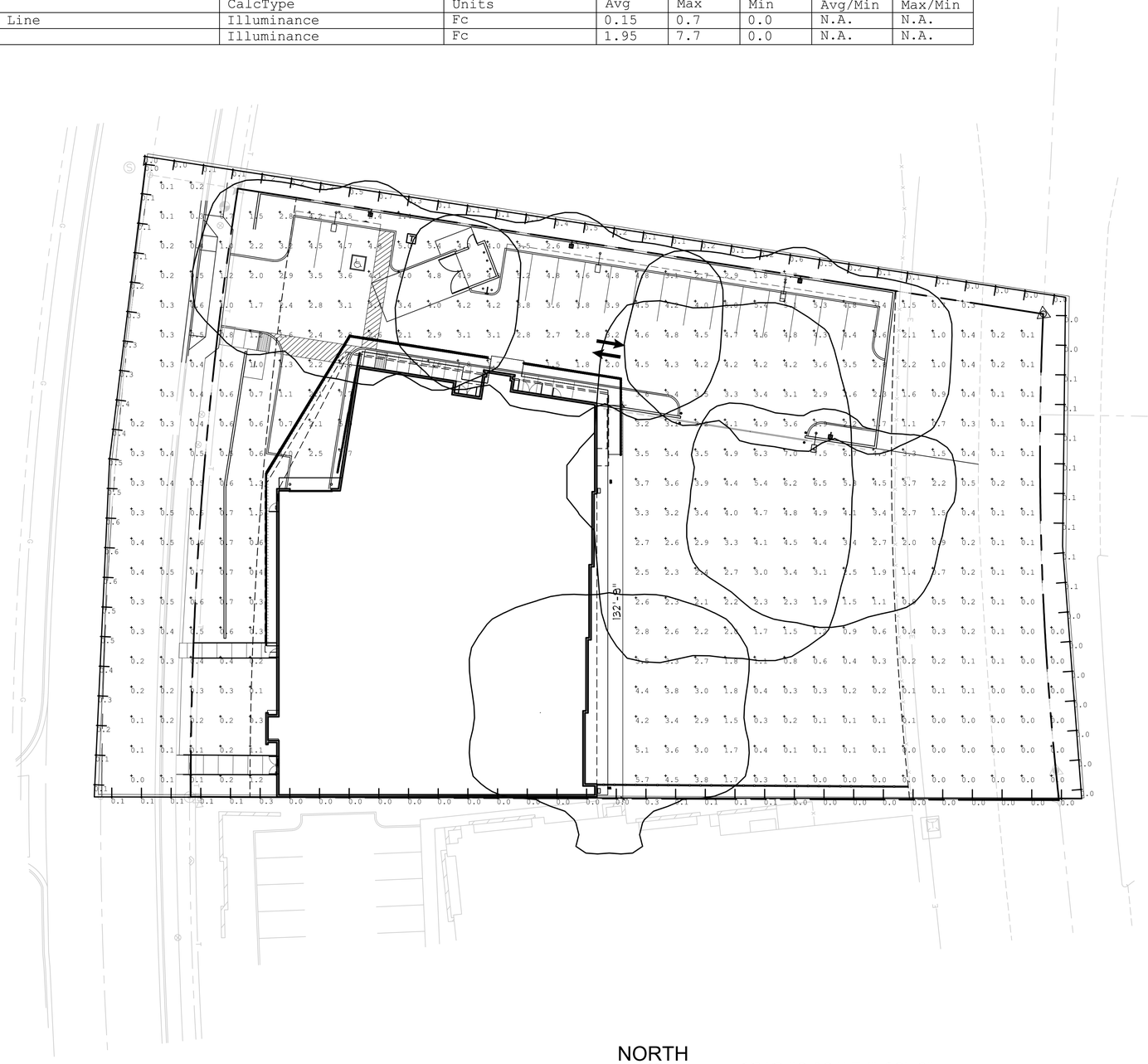
Drawing No:
SP1.6

659-PA-2024

659-PA-2024

Luminaire Schedule										
Qty	Label	Symbol	[MANUFAC]	Description	MH	Lumens	LLF	Watts	Total Watts	BUG Rating
3	SA		BEACON	VP-ST-2-72L-145-4K7-4W-BC	20'	13833	1.000	145	435	B1-U0-G3
1	SB		BEACON	VP-ST-2-72L-115-4K7-4F-BC	20'	13182	1.000	115	115	B1-U0-G3
20	SC		Focal Point, LLC	FSM2L-FL-250LF-35K-UNV-WH-4FT		1052	1.000	9.62	192.4	B1-U1-G1
2	SE		New Star Lighting	GTW2-HA-L2-40-UN-BP	9'	1939	1.000	25.3413	50.683	B1-U1-G0
141	SF1		Acclaim	Flex Tube SC G2 HB (3500K) (F2B5506)		155	1.000	10.05	1417.05	B0-U1-G0
285	SF2		Acclaim	Flex Tube SC G2 HB (3500K) (F2B5506)		155	1.000	10.05	2864.25	B0-U1-G0
1	SW1		Beacon Products	VP-2-72L-145-4K7-4F	20'	17924	1.000	143.2	143.2	B1-U0-G4
1	SW2		Beacon Products	VP-2-72L-145-4K7-4F ROTATED OPTIC	20'	17924	1.000	143.2	143.2	B1-U0-G4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.15	0.7	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.95	7.7	0.0	N.A.	N.A.



NORTH

GRAPHIC SCALE 1"=20'-0"

0 10' 20' 40' 80'

PHOTOMETRIC SITE PLAN

SCALE: 1"=20'-0"

IN ACCORDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER, ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OF GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD(TABLE 7.602.A.2. OF THE ZONING ORDINANCE

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IEZ) REQUIREMENTS FOR FULL CUTOFF. (TABLE 7.602.A.2 OF THE ZONING ORDINANCE)

NO SITE LIGHTING FIXTURE SHALL BE MOUNTED HIGHER THAN 20 FEET (CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY AND DSPM)

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT 9252 JAMES LAWRENCE Date Signed ARIZONA, U.S.A.
Oct 30, 2024
EXPIRES: 6/30/2024

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: 6/30/2027

Drawing Name:
PHOTOMETRIC SITE PLAN

Revisions

Date: 11/6/2020

Project Number: 17-029

Drawing No:
SP1.4

659-PA-2024

VIPER Area/Site
VIPER LUMINAIRE

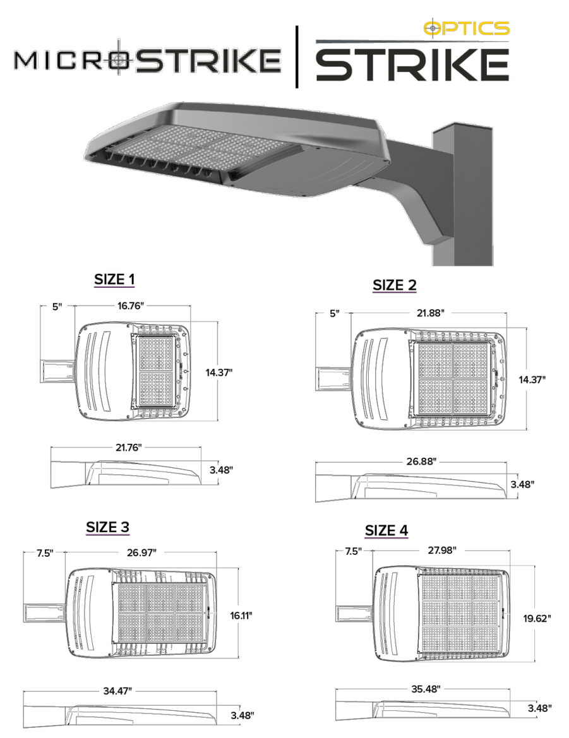
DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 DLC LISTED DLC LISTED PREMIUM ida BAA TAA

MICROSTRIKE | STRIKE OPTICS



CONTROL TECHNOLOGY

NX CONNECT, NX WIRED, NX WIRELESS, LIGHTGRID+

SERVICE PROGRAMS

STOCK, QS10

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)
- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY
- 5 year warranty

VIPER Area/Site
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

Series	Optic Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP Viper	Micro Strike	1 Size 1	160L-35 [6]	5500 lumens	AP	AP-Amber Phosphor Converted	2	Type 2	BLANK No Rotation		UNV	120-277V
			160L-50 [6]	7500 lumens	27K8	2700K, 80 CRI	3	Type 3	L	Optic rotation left	120	120V
			160L-75	10000 lumens	3K7	3000K, 70 CRI	4F	Type 4 Forward	R	Optic rotation right	208	208V
			160L-100	12500 lumens	3K8	3000K, 80 CRI	4W	Type 4 Wide			240	240V
			160L-115	15000 lumens	35K8	3500K, 80 CRI	5QW	Type 5 Square Wide			277	277V
			160L-135	18000 lumens	3K9	3000K, 90 CRI					347	347V
			160L-160	21000 lumens	4K7	4000K, 70 CRI					480	480V
		2 Size 2	320L-145	21000 lumens	4K8	4000K, 80 CRI						
			320L-170	24000 lumens	4K9	4000K, 90 CRI						
			320L-185	27000 lumens	5K7	5000K, 70 CRI						
			320L-210	30000 lumens	5K8	5000K, 80 CRI						
			320L-235	33000 lumens								
			320L-255	36000 lumens								
			320L-315 [6]	40000 lumens								
		3 Size 3	480L-285	40000 lumens								
			480L-320	44000 lumens								
			480L-340	48000 lumens								
			480L-390	52000 lumens								
			480L-425	55000 lumens								
			480L-470	60000 lumens								
		4 Size 4	720L-435	60000 lumens								
			720L-475	65000 lumens								
			720L-515	70000 lumens								
			720L-565 [6]	75000 lumens								
			720L-600 [6]	80000 lumens								
			CLO	Custom Lumen Output [1]								

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

Series	Optic Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage	
VP Viper	ST Strike	1 Size 1	36L-39 [8]	5500 lumens	AM	monochromatic amber, 595nm	FR	Auto Front Row	BLANK No Rotation		UNV	120-277V
			36L-55 [8]	7500 lumens	27K8	2700K, 80 CRI	2	Type 2	L	Optic rotation left	120	120V
			36L-85	10000 lumens	3K7	3000K, 70 CRI	3	Type 3	R	Optic rotation right	208	208V
			36L-105	12500 lumens	3K8	3000K, 80 CRI	4F	Type 4 Forward			240	240V
			36L-120	14000 lumens	3K9	3000K, 90 CRI	4W	Type 4 Wide			277	277V
		2 Size 2	72L-115	15000 lumens	35K8	3500K, 80 CRI	5QN	Type 5 Square Narrow			347	347V
			72L-145	18000 lumens	4K7	4000K, 70 CRI	5QW	Type 5 Square Wide			480	480V
			72L-180	21000 lumens	4K8	4000K, 80 CRI	5QM	Type 5 Square Medium				
			72L-210	24000 lumens	4K9	4000K, 90 CRI	5W	Type 5 Wide (Round)				
			72L-240	27000 lumens	5K7	5000K, 70 CRI	5RW	Type 5 Rectangular				
		3 Size 3	108L-215 [8]	27000 lumens	5K8	5000K, 80 CRI	C	Corner Optic				
			108L-250	30000 lumens			TC	Tennis Court Optic				
			108L-280	33000 lumens								
			108L-325	36000 lumens								
			108L-365	40000 lumens								
		4 Size 4	162L-320	40000 lumens								
			162L-365 [10]	44000 lumens								
			162L-405	48000 lumens								
			162L-445	52000 lumens								
			162L-485	55000 lumens								
			162L-545 [8]	60000 lumens								
			CLO	Custom Lumen Output [1]								

SA (Size 2, 72L-115) SB (72L-145)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

IN ACCORDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER, ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OR GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD(TABLE 7.602.A.2. OF THE ZONING ORDINANCE

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IEZ) REQUIREMENTS FOR FULL CUTOFF. (TABLE 7.602.A.2 OF THE ZONING ORDINANCE)

VIPER Area/Site
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type	Size	Option		Color	
SHD Shield	1 Size 1	HSS-90-B	House Side Shield 90° Back	BLS	Black Gloss Smooth
	2 Size 2	HSS-90-F	House Side Shield 90° Front	BLT	Black Matte Textured
	3 Size 3	HSS-90-S	House Side Shield 90° Side	DBS	Dark Bronze Gloss Smooth
	4 Size 4	HSS-270-BSS	House Side Shield 270° Back/Side/Side	DBT	Dark Bronze Matte Textured
		HSS-270-FSS	House Side Shield 270° Front/Side/Side	GTT	Graphite Matte Textured
		HSS-270-FSB	House Side Shield 270° Front/Side/Back	LGS	Light Gray Gloss Smooth
		HSS-360	House Side Shield 360°	PSS	Platinum Silver Smooth
		BC	Back Light Control	WHS	White Gloss Smooth
MTG Mounting		A	Arm Mount for square pole/flat surface	WHT	White Matte Textured
		ASQU	Universal Arm Mount for square pole	VGT	Green Landscape Decorative
		AAU	Adjustable Arm for pole mounting	LEG	Legacy Colors
		ADU	Decorative upswept Arm	**Color Option**	
		RPA	Round Pole Adapter	CC	Custom Color
		MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
		K	Knuckle		
		T	Trunnion		
		WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type	Option	
MSC Miscellaneous	BIRD SPK	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls
- ☐ NXOFM-1R1D-UNV — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

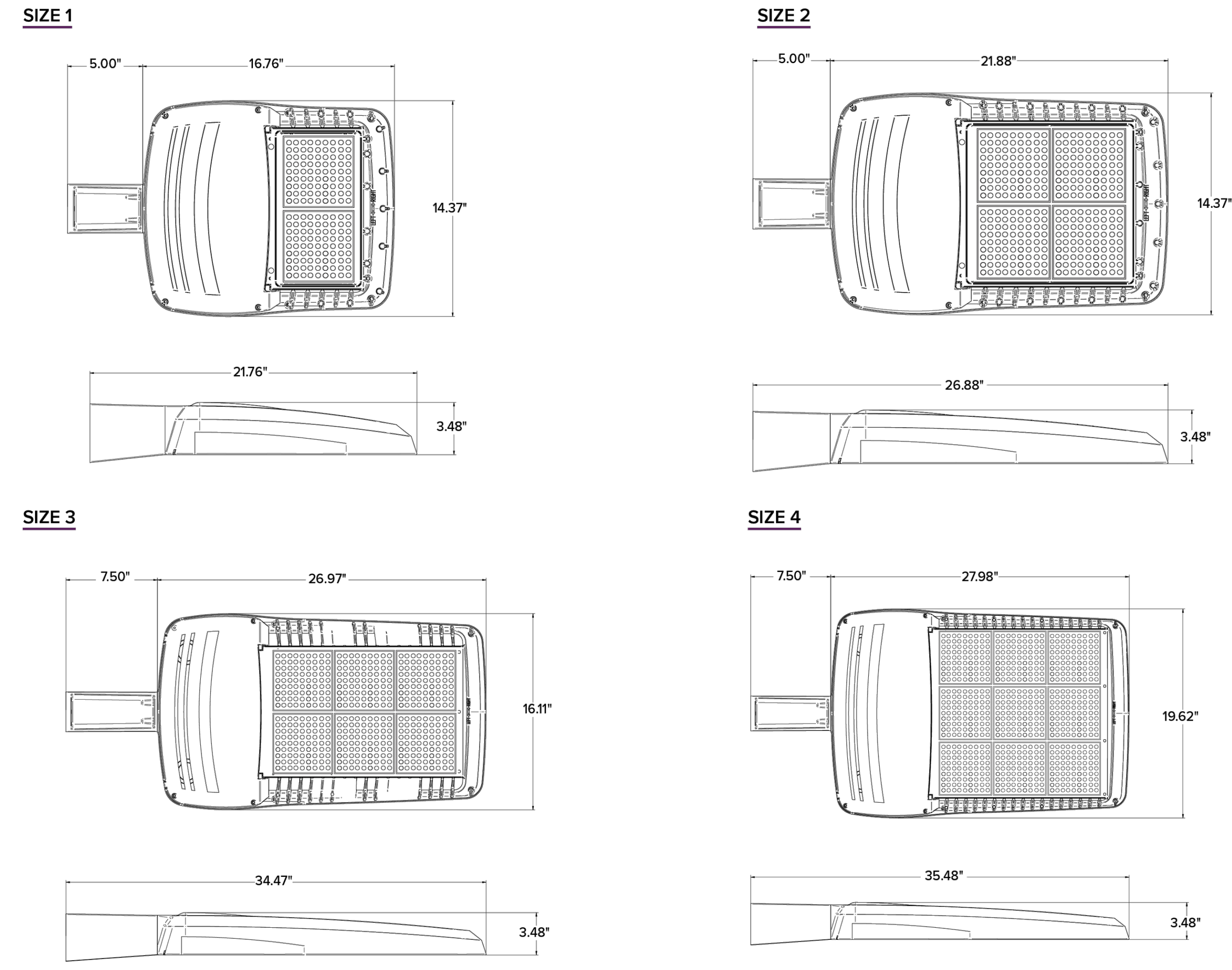
LightGRID+ Lighting Control
- ☐ WIR-RME-L — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC
- ☐ SCP-REMOTE — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

VIPER Area/Site
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

DIMENSIONS



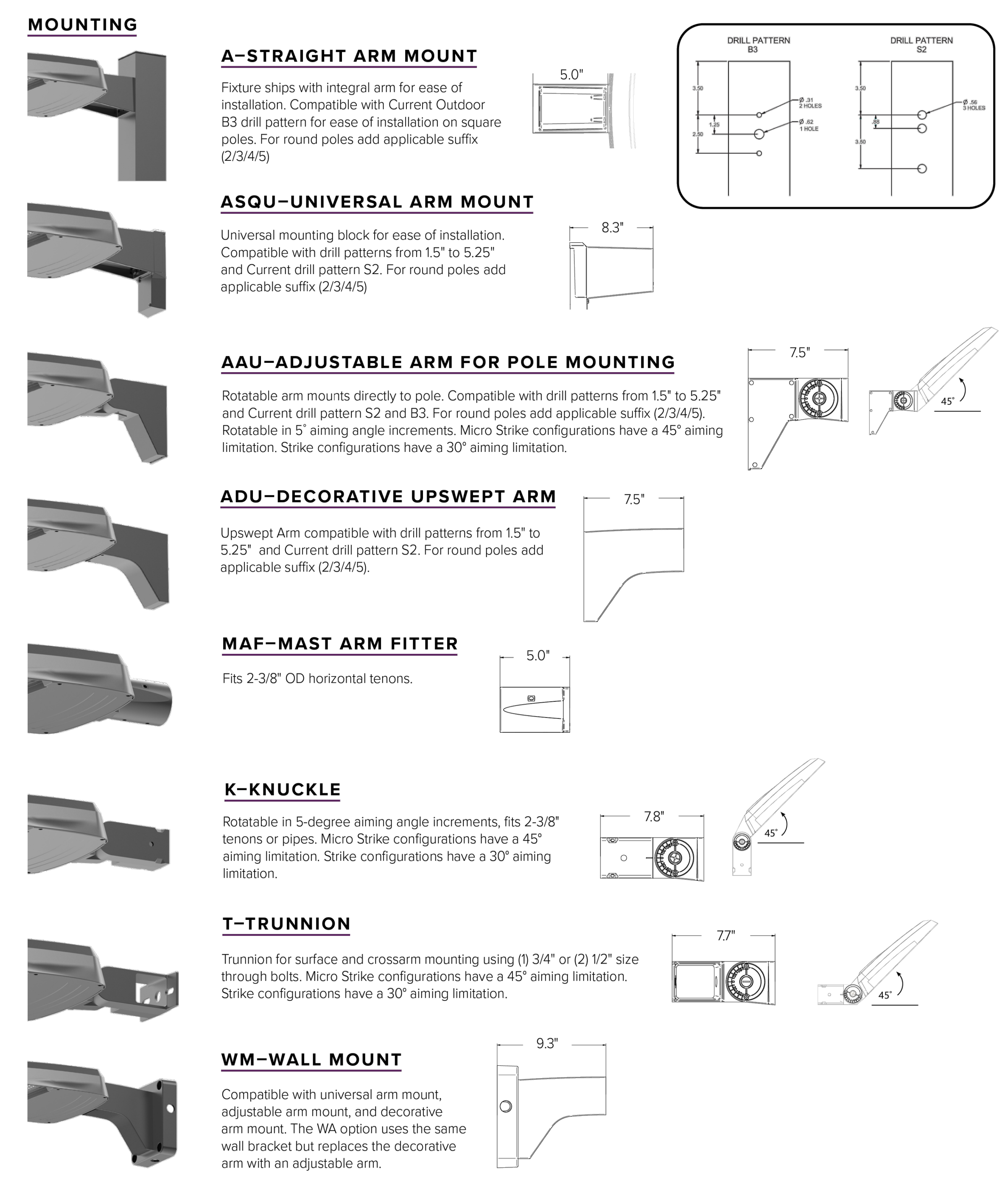
	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site
VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

MOUNTING



A–STRAIGHT ARM MOUNT
Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

ASQU–UNIVERSAL ARM MOUNT
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU–ADJUSTABLE ARM FOR POLE MOUNTING
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

ADU–DECORATIVE UPSWEPT ARM
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

MAF–MAST ARM FITTER
Fits 2-3/8" OD horizontal tenons.

K–KNUCKLE
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T–TRUNNION
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM–WALL MOUNT
Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

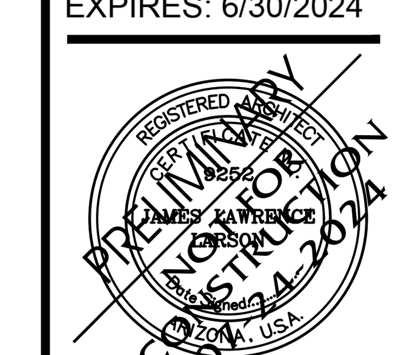
SA — POLE MOUNTED SITE LIGHT - SP-ST-2-72-145-4K-4W-BC
SCALE: NOT TO SCALE

SB — POLE MOUNTED SITE LIGHT - SP-ST-2-72-145-4K-4W-BC
SCALE: NOT TO SCALE

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

EXPIRES: 6/30/2024



EXPIRES: 6/30/2027

Drawing Name:
LIGHT FIXTURE CUT SHEETS

Revisions

Date: 11/6/2020

Project Number: 17-029

Drawing No:
SP3.0

659-PA-2024

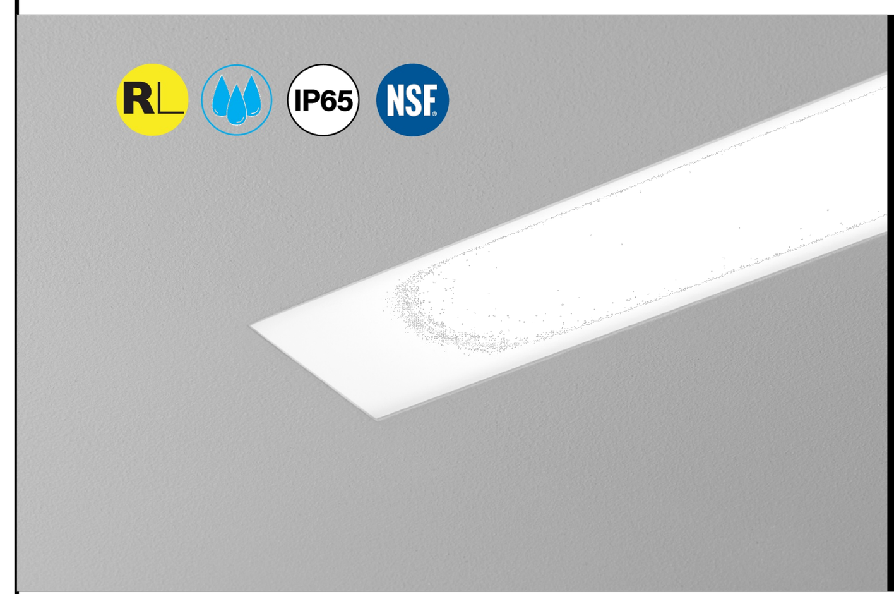
ATTACHMENT #17

659-PA-2024

Seem® 2

LED - WET LOCATION

FOCAL POINT®



fixture: project:

SPECIFICATIONS

LED System
Proprietary linear LED module incorporates premium LEDs on a robust platform to achieve excellent thermal management. LEDs are placed to promote a uniform appearance. Available in 3000K, 3500K, 4000K with CRI>80, 3SDCM. LED modules and drivers are replaceable from below.

Construction
One piece extruded aluminum housing. 20 Ga. steel end caps. Housing for new construction applications. 2' unit weight: 5.1 lbs., 3' unit weight: 7.6 lbs., 4' unit weight: 10.1 lbs., 5' unit weight: 12.6 lbs.

Optic
Reflectors fabricated of 22 Ga. steel finished in High Reflectance White powder coat. Extruded acrylic lens .07" thick with satin finish, up to 8' continuous. .020" thick acrylic lens water shield included for continuous runs.

Electrical
Luminaires are pre–wired with factory installed branch circuit wiring and over-molded quick connects. Standard 120-277V constant current driver includes 0-10V analog dimming. Power factor > .9.

Emergency Battery
Output - 10 watts for 90 minutes. Maximum mounting height: 17.9ft.

Labels
UL and cUL Listed for wet location recessed ceiling applications in indoor and outdoor environments. Lutron Drivers not recommended for outdoor environments below 0˚C. IP65 per IEC 60529 ensures that the enclosure is dust-tight and protected against jet streams of water from any direction without any harmful effects.

Finish
Polyester powder coat applied over a multi-stage pre–treatment.

Lumen Maintenance
Reported: L70 at >61,000 hours; L90 at >61,000 hours
Calculated: L70 at 385,000 hours; L90 at 103,000 hours
Derived from EPA TM-21 calculator. Based on typical conditions, consult factory for additional data.

Reliability
At Focal Point, our products are designed to stand the test of time. Each luminaire is engineered using superior components, manufactured with the utmost care and rigorously tested. Contact us for reliability data.

Warranty
LED system rated for operation in ambient environments up to 35°C. 5-year limited warranty.

4' PERFORMANCE CHART
See page 3.

ORDERING

Luminaire Series — FSM2LWL
Seem 2 LED Wet Location [FSM2LWL]

Shielding (Ceiling applications only)
Asymmetric Lens AS
Batwing Lens BW
Flush Lens [FL]

Lumen Output
125 Lumens per foot (4' minimum.) 125LF
250 Lumens per foot [250LF]
375 Lumens per foot 375LF
500 Lumens per foot 500LF
625 Lumens per foot 625LF
750 Lumens per foot 750LF
875 Lumens per foot 875LF
1000 Lumens per foot 1000LF

Color Temperature
3000K, 80+ CRI or 90+ CRI 30K or 930K
3500K, 80+ CRI or 90+ CRI [35K or 935K]
4000K, 80+ CRI or 90+ CRI 40K or 940K

Circuits & Zones
1 Circuit, non-emergency 1C
Consult Ordering Guide on page 3 for multiple circuiting and zoning options _C_Z_DL

Voltage
120/277 UNV Volt [UNV]
347 volt (LD1 and L11 driver only) 347V

Control System & Dimming Level
0-10V - 1% Dimming L11
0-10V - 10% Dimming LD1
Lutron Hi-Lume EcoSystem (LDE1) - 1% Dimming LH1

Ceiling Configuration
Trim Flange Drywall TF
Mud-in Trimless, 1/2" Drywall XF1
Mud-in Trimless, 5/8" Drywall XF2
Mud-in Trimless, any Drywall Thickness [XFF]
Non-Drywall Hard Surface XFN

Factory Options (See Ordering Guide for ordering details for DC, EC, EM & ECD.)
Chicago Plenum CP
Daylight Circuit _DC
Emergency Circuit _EC
Emergency Battery Pack† _EM
Emergency Control Device† _ECD
†(4' minimum.)
6' New York City Flex Whip FNY
6' Flex Whip FW
IP65 Rated (Individual units only, not available with Flex Whip) IP65
NSF Listed NSF

Finish — [WH]
Matte White Housing [WH]

Luminaire Length — 4 ft
Specify luminaire/row length in 1' increments _ft
(2' minimum, lengths are nominal.)

4' PERFORMANCE CHART

Shielding	Lumens per Foot	Delivered Lumens	Tested System Watts	LPW
Asymmetric Lens	125LF	500	5.9	85
	250LF	1000	8.2	122
	375LF	1500	11.1	135
	500LF	2000	14.5	138
	625LF	2500	17.9	140
	750LF	3000	22.1	136
	875LF	3500	25.9	135
	1000LF	4000	29.8	134
Batwing Lens	125LF	500	5.5	91
	250LF	1000	8.7	115
	375LF	1500	12.0	125
	500LF	2000	15.5	129
	625LF	2500	20.0	125
	750LF	3000	24.0	125
	875LF	3500	28.1	125
	1000LF	4000	32.4	123
Flush Lens	125LF	500	5.6	89
	250LF	1000	9.0	111
	375LF	1500	12.4	121
	500LF	2000	16.2	124
	625LF	2500	20.8	120
	750LF	3000	24.9	120
	875LF	3500	29.3	119
	1000LF	4000	33.8	118

Based on 3500k, 4' lengths. Lumen multiplier: Continuous runs = 0.93 Lumen output may vary +/- 5%. Actual wattage may vary +/- 5%.

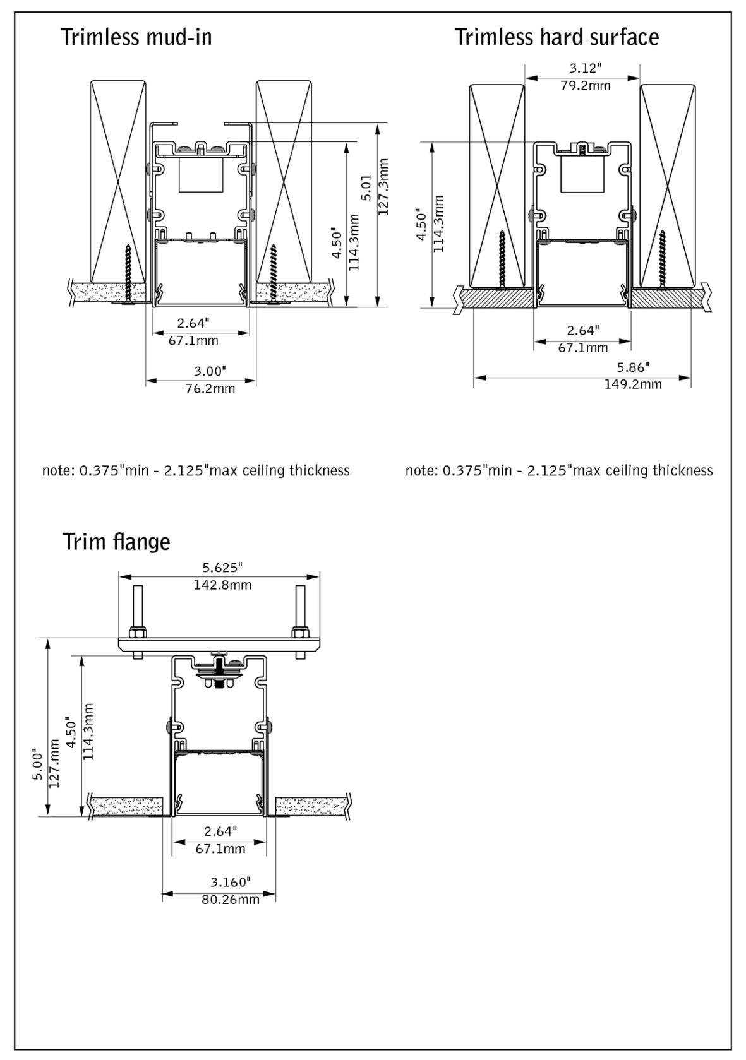
IN ACCORDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER, ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OR GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD(TABLE 7.602.A.2. OF THE ZONING ORDINANCE

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IEZ) REQUIREMENTS FOR FULL CUTOFF. (TABLE 7.602.A.2 OF THE ZONING ORDINANCE)

DIMENSIONAL DATA



FEATURES

Narrow extruded aluminum 2.5" aperture recessed slot LED suitable for wet location.

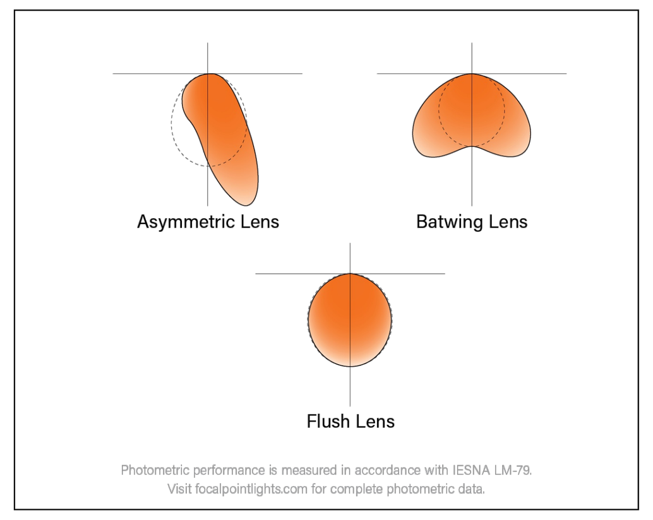
Integrates with ceiling for a clean, unobtrusive aesthetic.

Individual units and continuous runs in 1' increments.

Frosted acrylic lens provides uninterrupted illumination, without pixels or shadows.

LED position and lens material optimized to provide the perfect blend of high performance and visual comfort.

PERFORMANCE



Photometric performance is measured in accordance with IESNA LM-79. Visit focalpointlights.com for complete photometric data.

Ordering Guide

Direct Only Linear Circuitry, Zones & Factory Options

FOCAL POINT®

HOW TO USE THIS GUIDE

Fill out the worksheet on the following page to specify your requirements for circuitry, zones, and factory options.

Refer to the run chart for standard run configurations, consult factory for custom configurations.

Complete the Totals / Ordering Codes at the bottom of the worksheet and add to your ordering logic on the cut sheet.

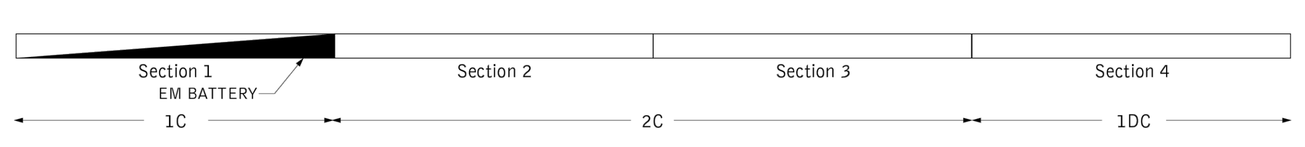
Submit the worksheet along with your order.

EXAMPLE

TOTAL RUN LENGTH: 32ft JOB NAME: ______ FIXTURE TYPE: ______

HOUSING SECTION	SECTION LENGTH	SHARED ELECTRICAL FEED, NORMAL POWER: SWITCHING CIRCUIT	DIMMING ZONE	DAYLIGHT ZONE	FACTORY OPTIONS – SEPARATE ELECTRICAL FEEDS: DAYLIGHT CIRCUIT	EMERGENCY CIRCUIT	ECD	EM
1	8	1C	1Z					1EM
2	8	2C	2Z					
3	8	2C	2Z					
4	8				1DC			
Totals / Ordering Codes		2C	2Z		1DC			1EM

ORDERING: FSM4L-FL-625LF-35K- 2C2Z -UNV-LD1-G2- 1DC-1EM -WH-32ft



KEY	
C = Switching Circuit Switched Hot / Shared Neutral	**DC = Daylight Circuit** Switched Hot / Separate Neutral
Z = Dimming Zone Dimming Control Wires	**EC = Emergency Circuit** Switched Hot / Separate Neutral
DL = Daylight Zone Daylight Dimming Control Wires	**EM = Emergency Battery** Unswitched Hot / Shared Neutral
	ECD = Emergency Control Device Unswitched Hot / Separate Neutral

DEFAULTS

- Zones and Factory Options illuminate entire sections from 4' to 8' in length.
- One shared or isolated circuit and zone required per housing section.
- Limit of one EM or ECD per housing section.
- Additional electrical feed required for applications greater than three shared circuits and zones.
- Each DC, EC and ECD require an additional electrical feed.
- ECD not available in the same housing section as EC.
- Longer lead times and additional pricing may apply for custom run configurations.

CUSTOM LENGTHS

- If partial illumination of emergency or daylight section is required, indicate in ordering guide and add "partial illumination" in Order Notes. Drawing required.
- Engineering validation required, longer lead times may apply.

Ordering Guide Worksheet

Linear Circuitry, Zones & Factory Options

FOCAL POINT®

WORKSHEET

TOTAL RUN LENGTH: ______ JOB NAME: ______ FIXTURE TYPE: ______

HOUSING SECTION	SECTION LENGTH	SHARED ELECTRICAL FEED, NORMAL POWER: SWITCHING CIRCUIT	DIMMING ZONE	DAYLIGHT ZONE	FACTORY OPTIONS – SEPARATE ELECTRICAL FEEDS: DAYLIGHT CIRCUIT	EMERGENCY CIRCUIT	ECD	EM
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Totals / Ordering Codes		_C	_Z	_DL	_DC	_EC	_ECD	_EM

Combine to create Circuits & Zones ordering code — Enter as individual Factory Options

RUN CHART

Run length (ft)	Housing Configuration Section Lengths	Run length (ft)	Housing Configuration Section Lengths	Run length (ft)	Housing Configuration Section Lengths	Run length (ft)	Housing Configuration Section Lengths
9	5 + 4	21	8 + 8 + 5	33	8 + 8 + 8 + 5 + 4	45	8 + 8 + 8 + 8 + 8 + 5
10	6 + 4	22	8 + 8 + 6	34	8 + 8 + 8 + 6 + 4	46	8 + 8 + 8 + 8 + 8 + 6
11	7 + 4	23	8 + 8 + 7	35	8 + 8 + 8 + 7 + 4	47	8 + 8 + 8 + 8 + 8 + 7
12	8 + 4	24	8 + 8 + 8	36	8 + 8 + 8 + 8 + 4	48	8 + 8 + 8 + 8 + 8 + 8
13	8 + 5	25	8 + 8 + 5 + 4	37	8 + 8 + 8 + 8 + 5		
14	8 + 6	26	8 + 8 + 6 + 4	38	8 + 8 + 8 + 8 + 6		
15	8 + 7	27	8 + 8 + 7 + 4	39	8 + 8 + 8 + 8 + 7		
16	8 + 8	28	8 + 8 + 8 + 4	40	8 + 8 + 8 + 8 + 8		
17	8 + 5 + 4	29	8 + 8 + 8 + 5	41	8 + 8 + 8 + 8 + 5 + 4		
18	8 + 6 + 4	30	8 + 8 + 8 + 6	42	8 + 8 + 8 + 8 + 6 + 4		
19	8 + 7 + 4	31	8 + 8 + 8 + 7	43	8 + 8 + 8 + 8 + 7 + 4		
20	8 + 8 + 4	32	8 + 8 + 8 + 8	44	8 + 8 + 8 + 8 + 8 + 4		

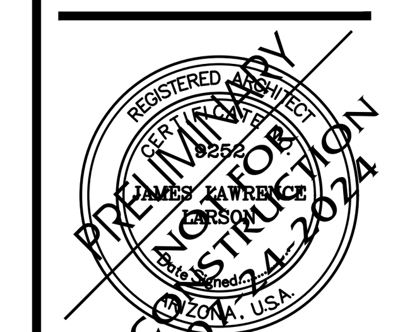
Standard run configurations, consult factory for custom configurations.

SC PATIO CEILING - SFSM2L-FL-250LF-35K-UNV-WH-4FT
SCALE: NOT TO SCALE

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com
Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

EXPIRES: 6/30/2024



EXPIRES: 6/30/2027

Drawing Name:
LIGHT FIXTURE CUT SHEETS

Revisions

Date: 11/6/2020

Project Number: 17-029

Drawing No: SP3.1

659-PA-2024

659-PA-2024

IN ACCORDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER, ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OR GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD(TABLE 7.602.A.2. OF THE ZONING ORDINANCE

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IEZ) REQUIREMENTS FOR FULL CUTOFF. (TABLE 7.602.A.2 OF THE ZONING ORDINANCE)

GATEWAY™ SERIES

NewStarLighting

PROJECT:
TYPE:
PRODUCT:
APPROVED BY:

PRODUCT FEATURES

- Intended for Over-The-Door Applications, Architectural Drip Edge, Exteriors, Entryways, Facades, Commercial Settings, Transportation Settings and more
- Available in 1ft, 2ft, 3ft, 4ft and 6ft
- Patented field-adjustable optic (see pg. 2)
- Seperate mounting bracket for easy installation
- This product is Made in America and complies with the Buy American Act requirements

GTW

U.S. Patent No. 10, 845, 041

NEW STAR PROMISE

ORDERING INFORMATION

Example: GTW2-HA-L230-UN-BK-FZ1

GTW				
Series	**Size***	**Housing**	**Lumen Output***	**Color Temp.**
	1 = 12" Optic, 20" Housing	**HA** = 16Ga. Alum. Painted	**L1** = Low	**30** = 3000K
	2 = 24" Optic, 32" Housing	**HS** = 20Ga. SS Brushed	**L2** = High	**35** = 3500K
	3 = 36" Optic, 44" Housing	**HP** = 20Ga. SS Painted	**CL** = Custom Lumen Output**	**40** = 4000K
	4 = 48" Optic, 56" Housing	**HC** = 20Ga. CRS Painted*		**50** = 5000K
	6 = (2) 24" Optic, 78" Housing**			
	*Nominal size. Consult factory for custom sizes. Dimensional data on page 3. **GTW6 uses (2) 2ft light modules for double door applications.	*Not recommended for outdoor applications.	*Subject to change. Performance data on page 3. **Must be specified at time of quote. Must not exceed fixture maximum output. Must specify "DM1" if selecting dimming.	

Voltage	Finish	Options
12 = 120V	**Blank** = If SS Brushed Housing is specified	**FZ1** = Fuse (120V)
27 = 277V	**BK** = Black	**FZ2** = Fuse (277V)
UN = Universal (120-277V)	**BZ** = Bronze	**DM** = 0-10V dimming with 10-100% range
	WH = Matte White	**DM1** = 0-10V dimming with 1-100% range
	CC = Custom Color*	**OC** = Occupancy Sensor
		PC = Photocell Sensor (set at 20fc)
		EL = Emergency Battery Pack (7W)*
		PH = Philips Flat Head Screw
		ED = Two Drivers & Two Emergency Battery Packs for independent light engine operation**
		GLM = Optic locking mechanism***
		MM = Mullion Mount
	*Must specify RAL number and if antimicrobial finish is needed at time of order. Subject to set-up fees.	*Provided on an additional independent circuit. Test switch located on bottom of fixture unless otherwise specified. ** GTW2 requires separate back box (provided). N/A with L1. *** See page 3 for more information.

GATEWAY™ SERIES

NewStarLighting

SPECIFICATIONS

Housing: 16-Gauge formed aluminum housing and endcaps (standard). Optional stainless steel and cold rolled steel. Cold rolled steel is not recommended for outdoor use.

OPTIC: Rotatable frosted polycarbonate lens inside aluminum frame.

OPTIC LOCKING MECHANISM: Optional internal locking mechanism for optic chamber. Five field adjustable locking positions (-25°, -12.5°, 0°, 12.5°, 25°).

LED: Available in four color temperatures 3000K, 3500K, 4000K and 5000K with maximum 3-step MacAdam variation allowance. Other color temperatures available, consult factory. Minimum 80 CRI standard. Minimum 60,000h with 85% of lumen maintenance in 25°C ambient temperature, per IES TM-21 testing report.

ELECTRICAL: 0-10V dimming available with 10-100% range and 1-100% range. Must specify dimming under.

FASTENERS: Torx® head fasteners with center pin reject (standard). Optional Philips flat head fasteners. Finish to match housing.

FINISH: Durable powder coat finish available in black (standard), bronze, or matte white. Finish suitable for outdoor applications. Custom colors available, must specify RAL number and if antimicrobial finish is needed (setup fees may apply). If Stainless Steel Brushed is specified, do not specify a paint finish.

GASKET: Closed cell neoprene gaskets prevent air contaminations from entering the fixture.

INSTALLATION: Separate mounting bracket allows for easy wall installation. Optional mullion mount.

LABEL: Fixture is certified to UL standards for Wet Location.

NEW STAR PROMISE

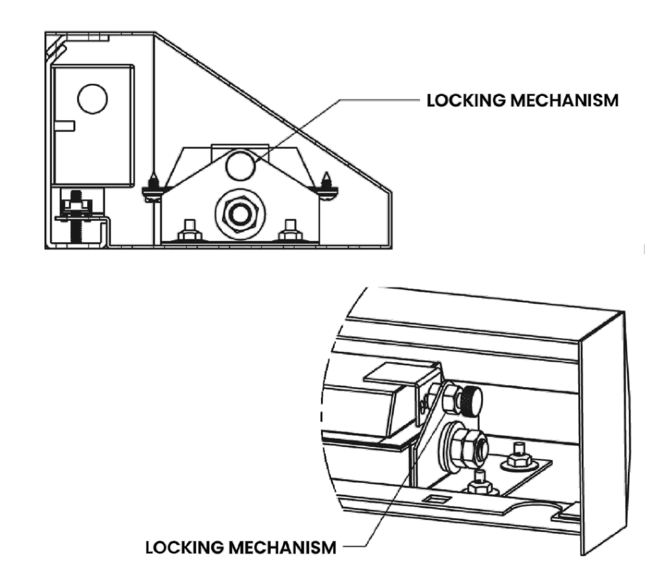
The Gateway Series is covered by our New Star Promise.

Our promise means we will repair or replace any of our High Abuse or Vandal Resistant achitectural luminares when installed according to our instructions for the life of the original installation if the fixture should faile due to physical abuse.*

*Exclusions to the New Star Promise are gunfire and chemical reaction

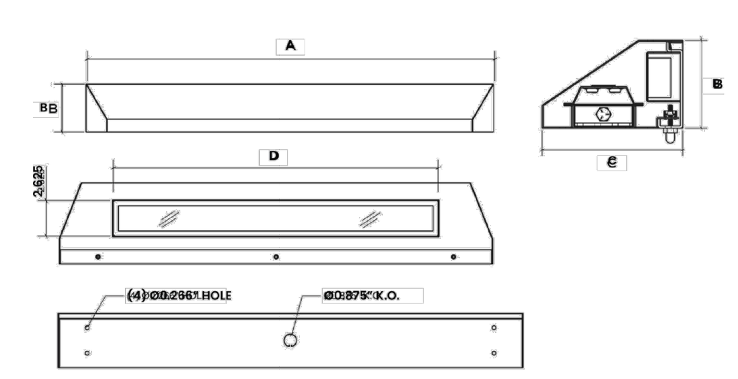
OPTIC LOCKING MECHANISM

Internal field adjustable locking mechanism for optic chamber with five positions: -25°, -12.5°, 0°, 12.5°, 25°. Pull back internal spring pin, adjust optic, release spring to lock into one of the five positions. Consult factory for questions.



DIMENSIONAL DATA

Fixture weight varies and is dependent upon chosen specifications. Consult factory for additional information.



	A	B	C	D	WEIGHT
GTW1	20.00"	3.75"	6.00"	12.00"	7.5
GTW2	32.00"	3.75"	6.00"	22.25"	15
GTW3	44.00"	3.75"	6.00"	35.25"	22.5
GTW4	56.00"	3.75"	6.00"	47.25"	25
GTW6	78.00"	3.75"	6.00"	23.25"	45

New Star Lighting
2225 W Pershing Rd, Chicago, IL 60609
(773) 847-1400
www.newstarlighting.com

Specifications and dimensions are subject to change without notice. For additional options and dimensional details, please consult your New Star Lighting representative.
© 2024, New Star Lighting. All rights reserved. Unauthorized duplication or distribution is prohibited.

GATEWAY™ SERIES

NewStarLighting

PERFORMANCE DATA

*Data is with 80 CRI chip. LEDs are frequently updated therefore values may change without notice.

MODEL	OUTPUT	COLOR TEMP.	LUMENS DELIVERED	EFFICACY (lm/W)	INPUT POWER (W)
GTW1	L1 = Low	4000K	485	78	6
	L2 = High	4000K	970	78	12.5
GTW2	L1 = Low	4000K	970	78	12.5
	L2 = High	4000K	1940	78	25
GTW3	L1 = Low	4000K	1455	77	19.5
	L2 = High	4000K	2910	77	37.5
GTW4	L1 = Low	4000K	1940	78	25
	L2 = High	4000K	3800	76	50
GTW6	L1 = Low	4000K	1940	78	25
	L2 = High	4000K	3800	76	50

New Star Lighting
2225 W Pershing Rd, Chicago, IL 60609
(773) 847-1400
www.newstarlighting.com

Specifications and dimensions are subject to change without notice. For additional options and dimensional details, please consult your New Star Lighting representative.
© 2024, New Star Lighting. All rights reserved. Unauthorized duplication or distribution is prohibited.

SE PATIO CEILING - GTW2-HA-L2-40-UN-BZ
SCALE: NOT TO SCALE

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT CERTIFICATE NO. 9252 JAMES LAWRENCE LARSON Date Signed Nov 05, 2024 ARIZONA, U.S.A.
EXPIRES: 6/30/2024

REGISTERED ARCHITECT CERTIFICATE NO. 9252 JAMES LAWRENCE LARSON Date Signed ARIZONA, U.S.A.
PRELIMINARY NOT FOR CONSTRUCTION 01-24-2024
EXPIRES: 6/30/2027

Drawing Name:
LIGHT FIXTURE CUT SHEETS

Revisions

Date: 11/6/2020

Project Number: 17-029

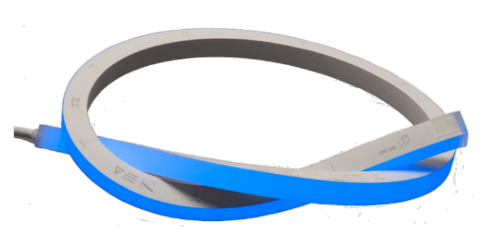
Drawing No:
SP3.2

659-PA-2024

659-PA-2024

FLEX TUBE SPECTRUM™

ACCLAIM LIGHTING



Client:	
Project:	
Type:	
Order Code:	
Quantity:	

Flex Tube Spectrum is a flexible, direct view, outdoor LED strip. The Quad Spectrum (or QS) version has the ability to create dedicated whites, dynamic white, and color changing from the same product. It comes in six meter spool or custom-built lengths to suit project requirements and features a highly durable second-generation silicone body, which is outdoor rated, high impact resistant, and 3G vibration rated.

SPECIFICATIONS

Colors	QS (Quad RGBW, W=3000K) or QW4 (Quad RGBW, W=4000K)
Beam Angle	120º
Photometrics	Up to 244 lumens per foot (see page 4 for details)
Strip Length	Built to order lengths from 6.56" (166.6mm) to 19.6' (6M), section length is 3.28" (83.34mm)
Dimming & Channel Count	DMX/RDM (0-100%) or DALI (0-100%) via AL Driver Series, 4 channels
Bend Directions & Radius	Vertical bending or horizontal bending options, minimum bend radius of 5.9" (150mm)
Power Consumption	4.57W per foot, 15W per meter
Operating Voltage	24VDC
Lumen Maintenance	L70 @ 50,000 hours (25º C)
Mounting	Aluminum mounting channel required, 0.78" (20mm), 11.8' (1m), or 6.56' (2m) lengths
Finish	White
Material	UV resistant silicone
Ambient Operating Temperature	-40º F to 131º F (-40º C to 55º C)
IP Rating	IP68, wet location, submersible* up to 6.56' (2M)
IK Rating	IK08, protection against 5 joule impact
Fixture Connectors	16.4' (5M) injection molded feed cable and end cap included
Warranty	5 Years, limited
Weight	4.3 lbs (1.95 kg) - 6M Spool
Dimensions	**L:** As specified **W:** 0.62" **H:** 0.66" / **L:** As specified **W:** 16mm **H:** 17mm
Certifications	cULus CE 3G LUMINAIRE VIBRATION

*UL approval limits submersible installation to non-human occupied and freshwater locations only. All cables must be landed in environmentally suitable junction boxes.

FLEX TUBE SPECTRUM™

ACCLAIM LIGHTING

ORDER CODES

* indicates special order

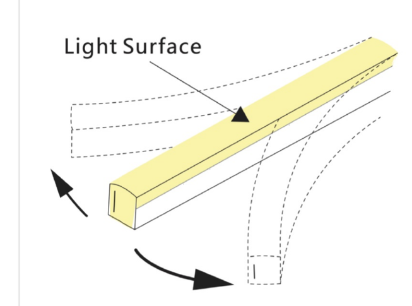
F2# - 2 2 # - # A # N

- Version: **H** = Horizontal Bend; **J** = Vertical Bend
- Control: **2** = DMX / DALI
- Housing Finish: **2** = White
- Feed Cable: **2** = Side Feed Right; **4** = Side Feed Left; **5** = Rear Feed; **6** = End Feed
- Length: **A** = 19.6' (6M); **X** = Custom*†
- Beam: **A** = 120º
- LED Color: **Q** = QS (RGBW, W=3000K); **R** = QW4 (RGBW, W=4000K)
- Input Voltage: **N** = 24VDC

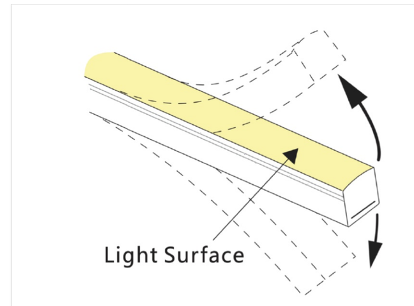
†: When ordering custom lengths, please specificy number of 3.28" (83.34mm) sections required after X (6.56" / 166.6mm Min, 19.6', 6M Max).
Example order code: **F2H-225-X40AQN = 83.34mm x 40 / 3.32m spool**

FEED CABLE LOCATIONS

HORIZONTAL BEND



VERTICAL BEND



FLEX TUBE SPECTRUM™

ACCLAIM LIGHTING

WIRE CABLE LIMIT

	Conductors	Max Amperage	Max feet to tube
18 AWG	5	4	40
14 AWG	5	4	100
12 AWG	5	4	170

RELATED COMPONENTS

Mounting Accessories

F2CH20
20mm (0.78") Gen 2 mounting channel
Aluminum profile, includes 2 screws

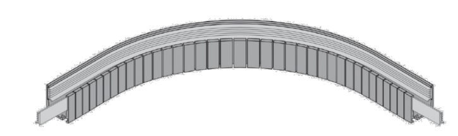
F2CH1000
1M (3.28') Gen 2 mounting channel
Aluminum profile, includes 5 screws

F2CH2000
2M (6.56') Gen 2 mounting channel
Aluminum profile, includes 10 screws

F2RCH20
20mm (0.78") Gen 2 recessed mounting channel
Aluminum profile, includes 2 screws

F2RCH1000
1M (3.28') Gen 2 recessed mounting channel
Aluminum profile, includes 5 screws

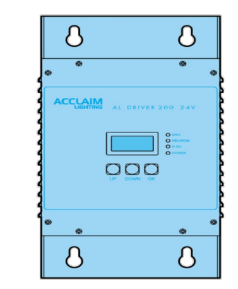
F2RCH2000
2M (6.56') Gen 2 recessed mounting channel
Aluminum profile, includes 10 screws



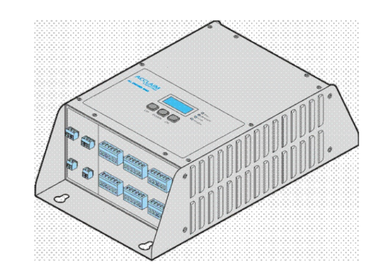
F2FCH500
0.5M (1.64') Gen 2 flexible mounting channel
Only for HB versions, includes 2 screws

F2FCH1000
1M (3.28') Gen 2 flexible mounting channel
Only for HB versions, includes 5 screws

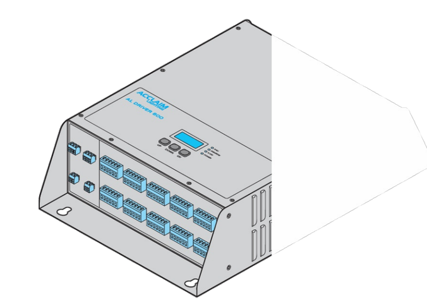
DMX Multi Protocol Drivers AL Driver 200/400/800



ALD-200-24 C2
AL Driver 200 24V, 2 spools max
200W 24V Class 2 power supply
DMX, 0-10V (sink & source) & DALI driver
4 output ports, 100-277VAC input



ALD-400-24 C2
AL Driver 400 24V, 4 spools max
400W 24V Class 2 power supply
DMX, 0-10V (sink & source) & DALI driver
6 output ports, 100-277VAC input



ALD-800-24 C2
AL Driver 800 24V, 8 spools max
800W 24V Class 2 power supply
DMX, 0-10V (sink & source) & DALI driver
10 output ports, 100-277VAC input

IN ACCORDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER, ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OR GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD(TABLE 7.602.A.2. OF THE ZONING ORDINANCE

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IEZ) REQUIREMENTS FOR FULL CUTOFF. (TABLE 7.602.A.2 OF THE ZONING ORDINANCE)

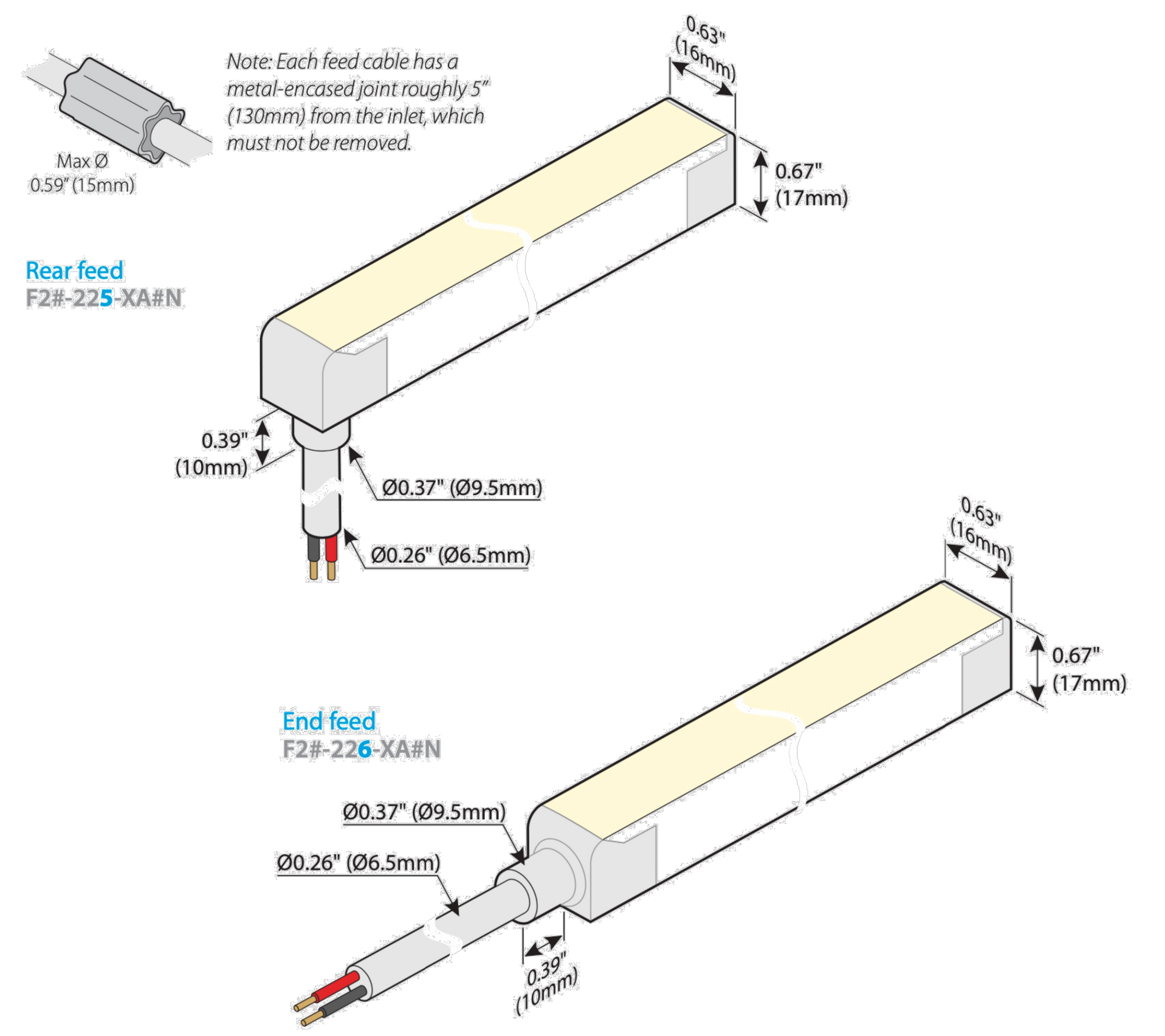
FLEX TUBE SPECTRUM™

ACCLAIM LIGHTING

PHOTOMETRICS

Bend / Color	Lumens (per foot, full on)	Max Candela	CRI (white)	TM30 (white)
HB QS RGBW	186	59.8	82.5	83.5
VB QS RGBW	228	73.5	82.3	83.3
HB QW4 RGBW	204	65.8	84.6	83.7
VB QW4 RGBW	244	79.1	83.9	83.5

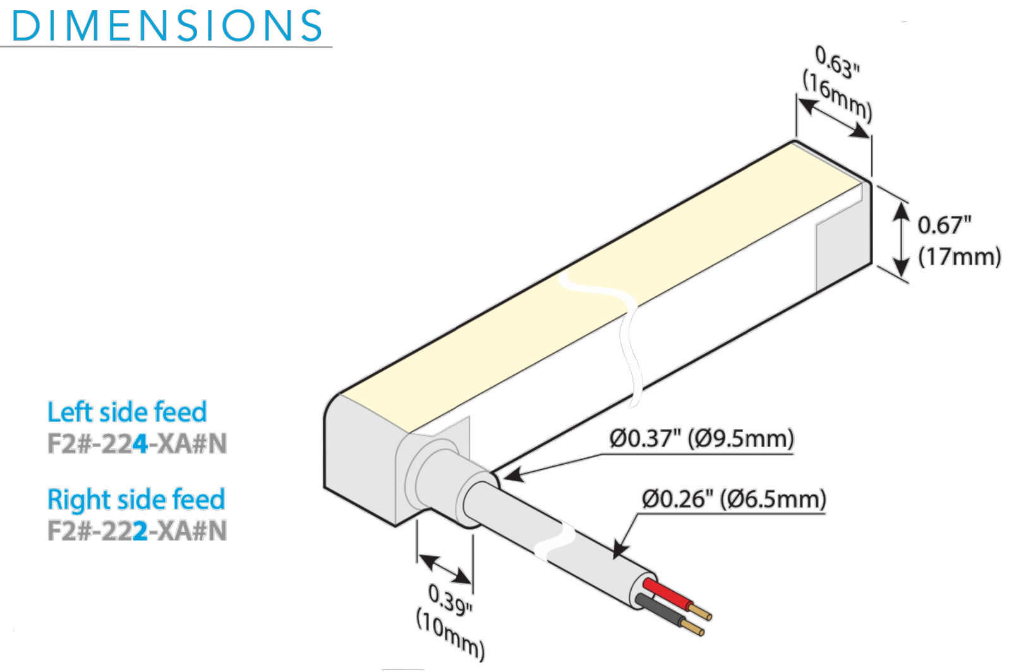
DIMENSIONS



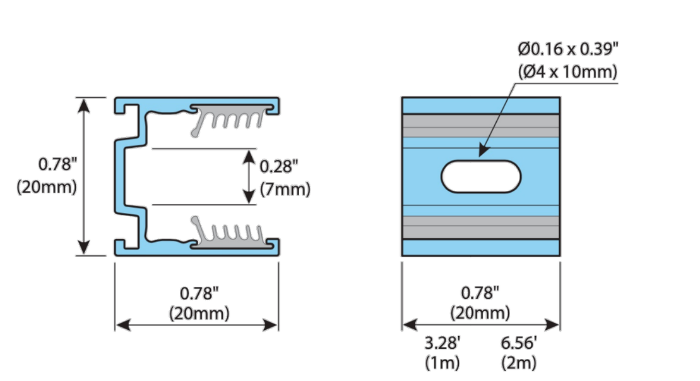
FLEX TUBE SPECTRUM™

ACCLAIM LIGHTING

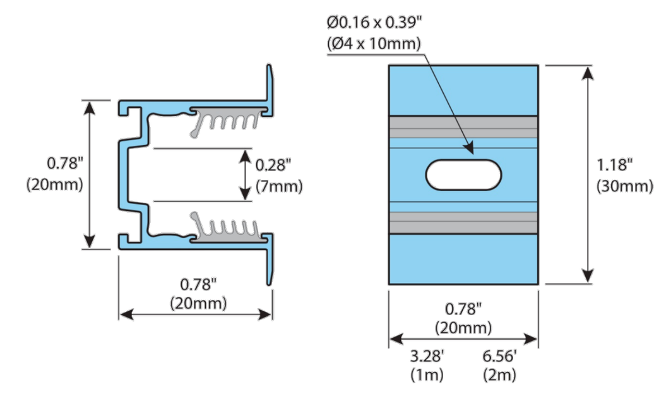
DIMENSIONS



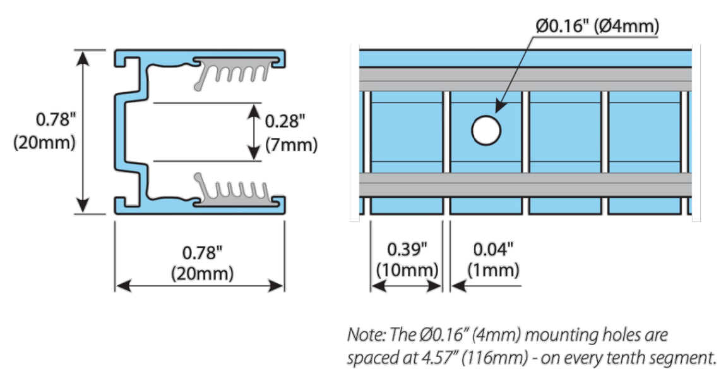
Flex Tube Gen 2 Channel



Flex Tube Gen 2 Recessed Channel



Flex Tube Gen 2 Flexible Channel



Note: The Ø0.16" (4mm) mounting holes are spaced at 4.57" (116mm) - on every tenth segment.

SF1 FACADE RIBBON LIGHT - FIRST FLOOR - Flex Tube SC G2 HB (4000K) (F2B5506
SCALE: NOT TO SCALE

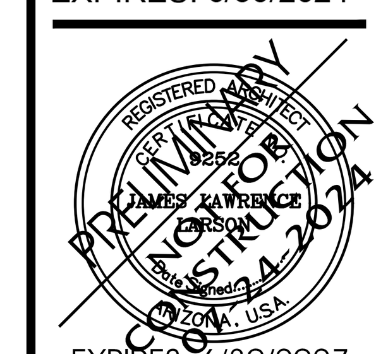
SF2 FACADE RIBBON LIGHT - 2ND FLOOR - Flex Tube SC G2 HB (4000K) (F2B5506
SCALE: NOT TO SCALE

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS HANGAR
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

EXPIRES: 6/30/2024



EXPIRES: 6/30/2027

Drawing Name:
LIGHT FIXTURE CUT SHEETS

Revisions

Date: 11/6/2020

Project Number: 17-029

Drawing No:

SP3.3

659-PA-2024

659-PA-2024

BEACON design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

MICROSTRIKE | STRIKE @PTICS

cULus IP65 DLC LISTED DLC LISTED PREMIUM ida DARK SKY APPROVED BAA TAA

CONTROL TECHNOLOGY

NX CONNECT NX NX LIGHTGRID

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal lossess at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls® available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

EPA					
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy American's Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY

- 5 year warranty

BEACON design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L–145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP	–		–		–		–		–		–		–		–	
Series		Optic Platform		Size		Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage		
VP Viper		Micro Strike		1 Size 1		160L-35 [8] 5500 lumens		AP AP-Amber Phosphor Converted		2 Type 2		BLANK No Rotation		UNV 120-277V		
						160L-50 [8] 7500 lumens		27K8 2700K, 80 CRI		3 Type 3		L Optic rotation left		120 120V		
						160L-75 10000 lumens		3K7 3000K, 70 CRI		4F Type 4 Forward		R Optic rotation right		208 208V		
						160L-100 12500 lumens		3K8 3000K, 80 CRI		4W Type 4 Wide				240 240V		
						160L-115 15000 lumens		3K9 3000K, 90 CRI		5QW Type 5 Square Wide				277 277V		
						160L-135 18000 lumens		35K8 3500K, 80 CRI						347 347V		
				2 Size 2		160L-150 21000 lumens		4K7 4000K, 70 CRI						480 480V		
						320L-145 21000 lumens		4K8 4000K, 80 CRI								
						320L-170 24000 lumens		4K9 4000K, 90 CRI								
						320L-185 27000 lumens		5K7 5000K, 70 CRI								
						320L-210 30000 lumens		5K8 5000K, 80 CRI								
						320L-235 33000 lumens										
						320L-255 36000 lumens										
				3 Size 3		320L-315 [9] 40000 lumens										
						480L-285 40000 lumens										
						480L-320 44000 lumens										
						480L-340 48000 lumens										
						480L-390 52000 lumens										
						480L-425 55000 lumens										
						480L-470 60000 lumens										
				4 Size 4		720L-435 60000 lumens										
						720L-475 65000 lumens										
						720L-515 70000 lumens										
						720L-565 [9] 75000 lumens										
						720L-600 [9] 80000 lumens										
						CLO Custom Lumen Output [1]										

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT	Black Matte Textured	F	Fusing	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4]
A_	Arm mount for round pole [2]	BLS	Black Gloss Smooth	2PF	Dual Driver Feed	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT	Dark Bronze Matte Textured	TE	Tooless Entry	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4]
A_U	Universal arm mount for round pole [2]	DBS	Dark Bronze Gloss Smooth	BC	Backlight Control [4]	WIR	LightGRID® In-Fixture Module [4,5]
AAU	Adjustable arm for pole mounting (universal drill pattern)	GTT	Graphite Matte Textured	TB	Terminal Block	WIRSC	LightGRID® Module and Occupancy Sensor [4,5]
AA_U	Adjustable arm mount for round pole [2]	LGS	Light Grey Gloss Smooth			Stand Alone Sensors	
ADU	Decorative upswept Arm (universal drill pattern)	LGT	Light Grey Gloss Textured			BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U	Decorative upswept arm mount for round pole [2]	PSS	Platinum Silver Smooth			BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	WHT	White Matte Textured			BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K	Knuckle	WHS	White Gloss Smooth			7PR	7-Pin Receptacle [4]
T	Trunnion	VGT	Verde Green Textured			7PR-SC	7-Pin Receptacle with shorting cap [4]
WB	Wall Bracket, horizontal tenon with MAF	Color Option				3PR	3-Pin twist lock [4]
WM	Wall mount bracket with decorative upswept arm	CC	Custom Color			3PR-SC	3-Pin receptacle with shorting cap [4]
WA	Wall mount bracket with adjustable arm					3PR-TL	3-Pin PCR with photocontrol [4]
						Programmed Controls	
						SCP_F	Sensor Control Programmable, 8F or 40F [6]
						ADD	AutoDim Timer Based Dimming [4]
						ADT	AutoDim Time of Day Dimming [4]
						Photocontrols	
						PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

BEACON design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L–39–3K7–2–UNV–A–BLT

CATALOG #

VP	–		–		–		–		–		–		–		–	
Series		Optic Platform		Size		Light Engine		CCT/CRI		Distribution		Optic Rotation		Voltage		
VP Viper		ST Strike		1 Size 1		36L-39 [8] 5500 lumens		AM monochromatic amber, 595nm		FR Auto Front Row		BLANK No Rotation		UNV 120-277V		
						36L-55 [8] 7500 lumens		27K8 2700K, 80 CRI		2 Type 2		L Optic rotation left		120 120V		
						36L-85 10000 lumens		3K7 3000K, 70 CRI		3 Type 3		R Optic rotation right		208 208V		
						36L-105 12500 lumens		3K8 3000K, 80 CRI		4F Type 4 Forward				240 240V		
						36L-120 14000 lumens		3K9 3000K, 90 CRI		4W Type 4 Wide				277 277V		
				2 Size 2		72L-115 15000 lumens		35K8 3500K, 80 CRI		5QN Type 5 Square Narrow				347 347V		
						72L-145 18000 lumens		4K7 4000K, 70 CRI		5QW Type 5 Square Wide				480 480V		
						72L-180 21000 lumens		4K8 4000K, 80 CRI		5QM Type 5 Square Medium						
						72L-210 24000 lumens		4K9 4000K, 90 CRI		SW Type 5 Wide (Round)						
						72L-240 27000 lumens		5K7 5000K, 70 CRI		5RW Type 5 Rectangular						
				3 Size 3		108L-215 [9] 27000 lumens		5K8 5000K, 80 CRI		C Corner Optic						
						108L-250 30000 lumens				TC Tennis Court Optic						
						108L-280 33000 lumens										
						108L-325 36000 lumens										
						108L-365 [9] 40000 lumens										
				4 Size 4		162L-320 40000 lumens										
						162L-365 [9] 44000 lumens										
						162L-405 48000 lumens										
						162L-445 52000 lumens										
						162L-485 55000 lumens										
						162L-545 [9] 60000 lumens										
						CLO Custom Lumen Output [1]										

Mounting		Color		Options		Network Control Options	
A	Arm mount for square pole/flat surface	BLT	Black Matte Textured	F	Fusing	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4]
A_	Arm mount for round pole [2]	BLS	Black Gloss Smooth	BAT	Battery Backup [4,5,10,11]	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4]
ASQU	Universal arm mount for square pole	DBT	Dark Bronze Matte Textured	2PF	Dual Driver Feed	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4]
AAU	Adjustable arm for pole mounting (universal drill pattern)	DBS	Dark Bronze Gloss Smooth	2DR	Dual Driver	WIR	LightGRID® In-Fixture Module [4,5]
AA_U	Adjustable arm mount for round pole [2]	GTT	Graphite Matte Textured	TE	Tooless Entry	WIRSC	LightGRID® Module and Occupancy Sensor [4,5]
ADU	Decorative upswept Arm (universal drill pattern)	LGS	Light Grey Gloss Smooth	BC	Backlight Control	Stand Alone Sensors	
AD_U	Decorative upswept arm mount for round pole [2]	LGT	Light Grey Gloss Textured	TB	Terminal Block	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	PSS	Platinum Silver Smooth			BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
K	Knuckle	WHT	White Matte Textured			BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T	Trunnion	WHS	White Gloss Smooth			7PR	7-Pin Receptacle [4]
WB	Wall Bracket, horizontal tenon with MAF	VGT	Verde Green Textured			7PR-SC	7-Pin Receptacle with shorting cap [4]
WM	Wall mount bracket with decorative upswept arm	Color Option				3PR	3-Pin twist lock [4]
WA	Wall mount bracket with adjustable arm	CC	Custom Color			3PR-SC	3-Pin receptacle with shorting cap [4]
						3PR-TL	3-Pin PCR with photocontrol [4]
						Programmed Controls	
						SCP_F	Sensor Control Programmable, 8F or 40F [9]
						ADD	AutoDim Timer Based Dimming [4]
						ADT	AutoDim Time of Day Dimming [4]
						Photocontrols	
						PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

BEACON design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

	–		–		–		–	
Accessory Type		Size		Option		Color		Current Control Solutions — Accessories (Sold Separately)
SHD Shield		1 Size 1		HSS-90-B House Side Shield 90° Back		BLS Black Gloss Smooth		NX Lighting Controls
		2 Size 2		HSS-90-F House Side Shield 90° Front		BLT Black Matte Textured		☐ NXOFM-1RTD-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC
		3 Size 3		HSS-90-S House Side Shield 90° Side		DBS Dark Bronze Gloss Smooth		LightGRID® Lighting Control
		4 Size 4		HSS-270-BSS House Side Shield 270° Back/Side/Side		DBT Dark Bronze Matte Textured		☐ WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID® Radio, 110–480VAC
				HSS-270-FSS House Side Shield 270° Front/Side/Side		GTT Graphite Matte Textured		
				HSS-270-FSB House Side Shield 270° Front/Side/Back		LGS Light Gray Gloss Smooth		☐ SCP-REMOTE Remote Control for SCP(_F option. Order at least one per project to program and control the occupancy sensor
				HSS-360 House Side Shield 360°		PSS Platinum Silver Smooth		
				BC Black Light Control		WHS White Gloss Smooth		For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.
MTG Mounting				A Arm Mount for square pole/flat surface		WHT White Matte Textured		
				ASQU Universal Arm Mount for square pole		VGT Green Landscape Decorative		
				AAU Adjustable Arm for pole mounting		LEG Legacy Colors		
				ADU Decorative upswept Arm		Color Option		
				RPA Round Pole Adapter		CC Custom Color		
				MAF Mast Arm Fitter for 2-3/8" OD horizontal arm				
				K Knuckle				
				T Trunnion				
				WB Wall Bracket (compatible with universal arm mounts)				
Accessory Type				Option				
MSC Miscellaneous				BIRD SPK Bird Spike				

BEACON design · performance · technology

DATE: LOCATION:

TYPE: PROJECT:

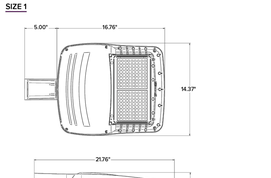
CATALOG #:

VIPER Area/Site

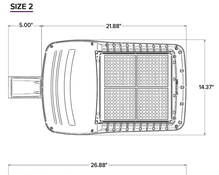
VIPER LUMINAIRE

DIMENSIONS

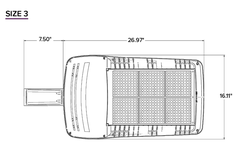
SIZE 1



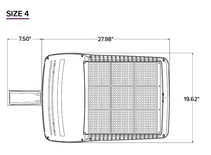
SIZE 2



SIZE 3



SIZE 4



EPA					
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

Weight		
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

BEACON design · performance · technology

DATE: LOCATION:

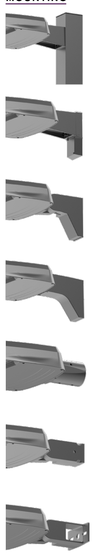
TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

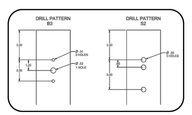
VIPER LUMINAIRE

MOUNTING



A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



ASQU–UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

AAU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

ADU–DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

MAF–MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.

K–KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.

IN ACCORDANCE WITH SEC. 7.600 OF THE ZONING ORDINANCE THE LIGHT FIXTURE SHALL BE SHOWN TO BE DIRECTED DOWNWARD, OR HAVE THE LIGHT SOURCE HOUSED IN A WAY THAT THE LIGHT TRESPASS IS CUT OFF TO DIRECT IT DOWNWARD.

ALL EXTERIOR LUMINARIES THAT ARE MOUNTED EIGHT FEET OR HIGHER, ABOVE THE ADJACENT FINISH GRADE SHALL BE DIRECTED DOWNWARD

ALL EXTERIOR LUMINARIES WITH A TOTAL INITIAL LUMEN OUTPUT OR GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD(TABLE 7.602.A.2. OF THE ZONING ORDINANCE

LUMINARIES WITH A TOTAL LUMEN OUTPUT OF GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IEZ) REQUIREMENTS FOR FULL CUTOFF. (TABLE 7.602.A.2 OF THE ZONING ORDINANCE)

SW WALL MOUNT - VP-2-72L-145-4K7-4F
SCALE: NOT TO SCALE

SW1 WALL MOUNT - VP-2-72L-145-4K7-4F - ROTATED OPTIC
SCALE: NOT TO SCALE

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TY JENKINS
16061 NORTH 81ST STREET
SCOTTSDALE, AZ
APN: 215-48-054

REGISTERED ARCHITECT
9252
JAMES LAWRENCE
Date Signed
Nov 05, 2024
ARIZONA, USA
EXPIRES: 6/30/2024

REGISTERED ENGINEER
PROFESSIONAL
CERTIFICATE
EXPIRES: 6/30/2027

Drawing Name:
LIGHT FIXTURE CUT SHEETS

Revisions

Date: 11/6/2020

Project Number: 17-029

Drawing No:
SP3.4

659-PA-2024

659-PA-2024

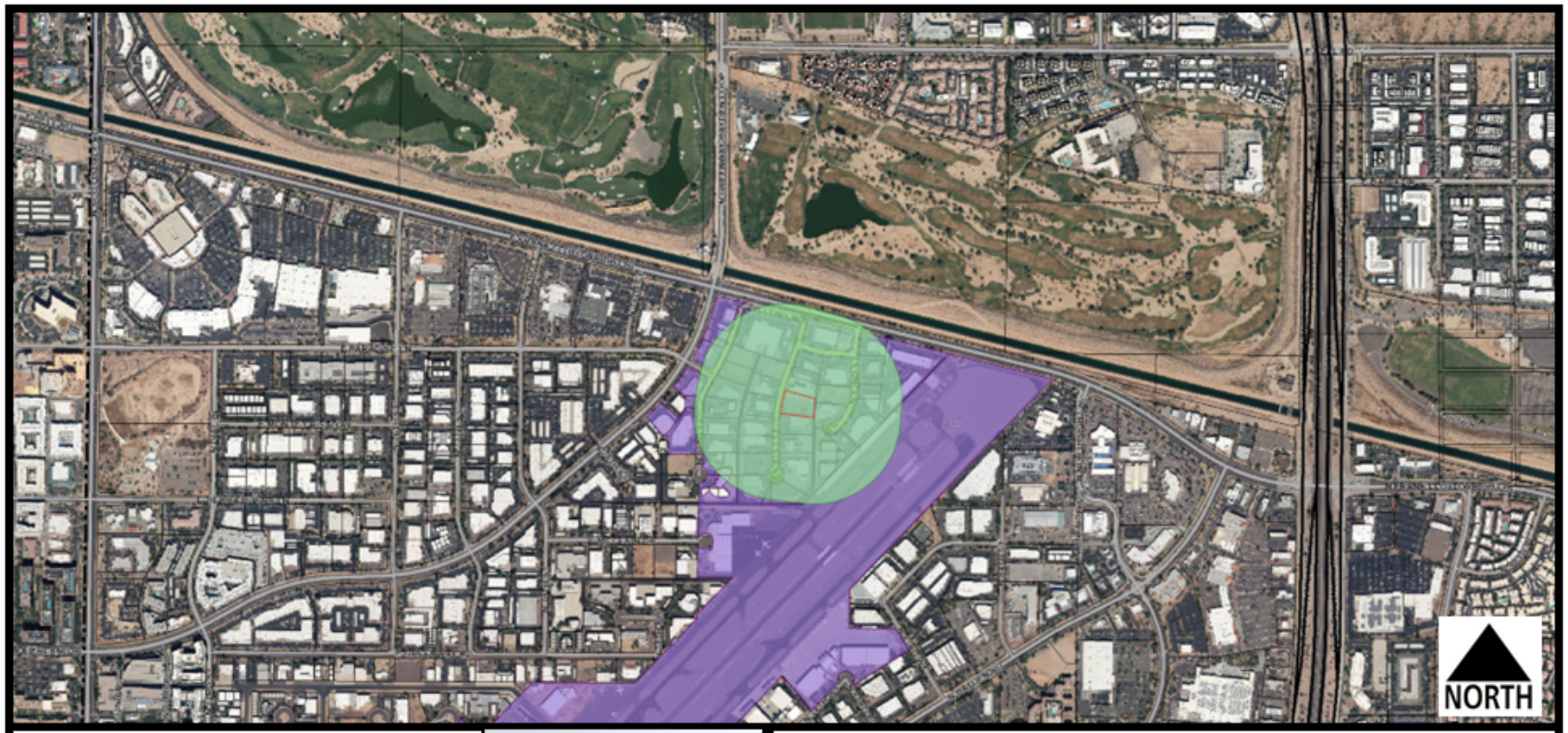
Zoning Aerial

36-DR-2024

ATTACHMENT #18

City Notifications – Mailing List Selection Map

Ty Jenkins Hangar



Labels Pulled
November 11, 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: **74**

36-DR-2024

ATTACHMENT #19