DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	October 3, 2024
General Plan Element:	*Character and Design*
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Skyport Hangars at Redfield **7-DR-2024**	Request for approval of a site plan, landscape plan, and building elevations for two new aircraft hanger/office buildings at two stories in height totaling +/- 59,800 square feet of overall building area on a +/- 3.69-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
- Compatibility with The Greater Airpark Character Area Plan – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: 7600 E. Redfield Road

Zoning: Industrial Park (I-1)

Adjacent Uses

North: Existing hangar building; zoned Industrial Park (I-1)

East: Existing commercial uses, zoned Industrial Park (I-1)

South: E. Redfield Road; farther south: existing commercial uses, zoned Industrial Park (I-1)

West: Tract B airport accessway; farther west: Scottsdale Airport

Property Owner

KBLEC LLC/MPLEC LLC/ETAL

Applicant

Jeff LeFrance, Ware Malcomb
(623) 200-3269

Architect/Designer

Ware Malcomb

Engineer

SWS Engineering, Inc.

DEVELOPMENT PROPOSAL

The proposed project is for two new 2-story aircraft hangar/office buildings located on a +/- 3.69-acre site with adjacent access to the Scottsdale Airport within the Greater Airpark Character Area. The architectural design of the proposed buildings will be contemporary in style including tilt-up concrete panels, articulated canopies, and metal composite paneling. The style is compatible to recent development within the Greater Airpark Character Area. Enhanced landscaping is proposed along both street frontages with direct pedestrian access to the street.

Significant Updates to Development Proposal Since Initial Submittal

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

- Relocation of proposed refuse enclosures and increase in quantity.
- On-site accessible paths connecting the buildings and extending the entire parking lot area.
- Change of materials and colors to more closely align with the City's design policies.

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, high performance window glazing, 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 Skyport Hangars at Redfield development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Wayland Barton Senior Planner 480-312-2817 wbarton@Scottsdaleaz.gov

APPROVED BY

9/12/2024

Wayland Barton, Report Author — Date

9/24/2024

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
12. Perspectives
13. Materials and Colors Board
14. Exterior Lighting
15. Floor Plan
16. Roof Plan
17. Zoning Map
18. Community Involvement

Context Aerial

7-DR-2024

Close-up Aerial

7-DR-2024

WARE MALCOMB

ARCHITECTURE
PLANNING
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BRANDING
BUILDING MEASUREMENT

SKYPORT AT REDFIELD HANGARS
7600 E. Redfield Rd
Scottsdale, Arizona 85260
DRB# 7-DR-2024
APN: 215-56-114A , 215-56-194A (Tract B)
MCR: 186-44
Zoning: Industrial Park (I-1)
FEMA: X

The proposed project is located at 7600 E. Redfield Rd, Scottsdale, Arizona 85260, Parcels #215-56-114A and 215-56-194A (Tract B) which are located on the east side of Scottsdale Airpark. The property has access to an existing taxiway for Scottsdale Airpark via an existing aircraft easement adjacent to the west side of the property.

The Skyport Hangar Complex, a visionary project, aspires to set new standards in aviation architecture, intertwining functionality with a cutting-edge design philosophy. The goal is to create not just hangar spaces but an emblematic airpark that reflects a seamless fusion of aviation heritage, modern aesthetics, and sustainable practices. The overarching concept revolves around a harmonious blend of form and function and uses materials and a color palette that blend well with the surrounding context and the Sonoran Desert.

The inspiration draws from the sleek lines and precision of aircraft design and materials, translating into the project's core philosophy of precision, elegance, and adaptability. This is embodied in the choice of materials – concrete tilt wall panels for durability and strength in the hangars, juxtaposed with the modernity of the knife edge aluminum panel shroud and glass for the offices, symbolizing the speed and sculpted form of an aircraft's fuselage. This shroud element also serves as overhang that shades a significant amount of the glazing during the summer months. This, along with insulated glass (Solarban 60; U-Factor: 0.28 and SHGC: 0.28) will help mitigate solar exposure.

The proposed landscape palette utilizes plants native to the Sonoran Desert environment incorporating efficient water use throughout. Location of plantings will utilize the natural varying heights so there is not a group landscape of similar height limited to one area. Site storm drainage will use surface retention along the southern and eastern perimeter of the site and will also utilize underground retention under the shared apron area.

Parcels #215-56-114A and 215-56-194A (Tract B) do not lie within the Environmentally Sensitive Lands (ESL) Ordinance goverened area. The proposed construction is not in a historical portion of Scottsdale and is not governed by the Historical Property Overlay District as noted in Section 1.904 of the Scottsdale Zoning Ordinance.

The site has dual access from N. 76th Pl and E. Redfield Rd. The east drive will provide access to Building 2 (hangars 2,3,4) and the motorized security gate to the aircraft staging area while the South drive serves Building 1 (hangar 1). The east access drive will allow access for Refuse and required Fire Apparatus. The security gate is the only access point for vehicles from the parking area to the staging area and additional access can be through each hangar for convenience and security. Parking is provided for the offices and visitors with fifty-five parking spaces, including covered and four accessible parking stalls (3 required). All four accessible parking stalls are covered which satisfies the requirement described in Section 9.105 G-O. There are six (6) bicycle parking spaces provided on the site on the public side of the screen wall as required per Section 9.103. Specified bicycle rack is per City of

Scottsdale detail number 2285 and is included on sheet 024a of the submitted package. Location of the bike rack does not impede pedestrian access on the site.

Pedestrian site access is from both N. 76th Pl and E. Redfield Rd, which connect to the existing 5'-0" wide sidewalk. New sidewalks connecting to the existing sidewalks are proposed to be 6' wide. All new walkways, ramps, parking stalls, and circulation will be in accordance with 2010 ADA Standards for Accessible Design.

Hangar 1 is the largest of the four hangars with a 11,487 S.F. hangar and a 5,328 S.F. two-story office area. The larger size is to maximize the building footprint and to the utilize the site more effectively. Hangar 2 will consist of a 10,061 S.F. hangar and a 4,493 S.F. two-story office. Hangar 3 will consist of a 10,072 S.F. hangar and a 3,746 S.F. two-story office. Lastly, Hangar 4 will consist of a 10,400 S.F. hangar and a 4,170 S.F. two-story office. All hangars will have a drive-in door for access from the parking lot providing added convenience and security for users separating pedestrian traffic from the staging area. Each hangar will be constructed with concrete tilt walls with reveals and color changes to create added texture and depth. The offices will have a clean modern design utilizing glass and deep canopies to provide building shading. All hangars will be designed with rooftop mechanical units conditioning individual hangars. All mechanical equipment will be fully screened by parapets or decorative screen walls.

The Owner is proposing to install an underground on-site private fuel system in the aircraft staging area. The team has engaged Complete Aviation Fuel System to assist in the layout and design of the fuel system. To utilize a shared fuel system, the Owner will 'Condominiumize' the hangars and have a common aircraft staging area and create a CC&R for use and operation.

Sincerely,
Dan Richardson

Dan Richardson, AIA, NCARB, LEED AP BD+C
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BRANDING
BUILDING MEASUREMENT

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 that the hangar complex will be compatible with the overall airpark area drawing inspiration from the sleek and modern aesthetics of aircraft design blending form and functionality with the surrounding context.*
   - *Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan, which designates the site as employment: light industrial/office. Additionally, Staff finds the project to be designed in conformance with the Design Standards & Policies Manual.*
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 that the proposed development will incorporate the distinctive qualities of surrounding airpark area. The building design fittingly blends architecture and aviation while the overall landscaping appropriately reflects the distinct qualities of the Sonoran Desert environment. The varied use of earth-tone finishes, and adequate shading provides visual interest to the building in response to the unique desert quality of the site. A diverse palette of desert native plant materials will be utilized around both street frontages consistent with the overall region and open space requirements. Site storm drainage will use surface retention along the perimeter of the site with underground retention under portions of the interior of the site.*
   - *Staff finds that the proposed development promotes a desirable relationship with the surrounding character of the site within the overall airpark area. The proposed building has a contemporary design utilizing concrete tilt panels, metal paneling and earth-tone finishes. The architecture provides adequate massing and articulation reflecting the sleek appearance of aircraft aviation. Shading is provided above the ground levels with cantilevered office spaces in combination with insulated solar glazing to mitigate solar heat gain. The site is not located within the ESL Overlay District nor the Historic Preservation 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 that the site has dual access from N.76th Place and East Redfield Road. The eastern drive will provide access to Building 2 comprised of Hangars 2, 3 and 4 with a*

motorized security gate separating the aircraft staging area from the parking lot. The southern drive will serve Building 1 containing the standalone Hanger 1. Both driveways loop around the site's frontage providing an uninterrupted circulation pattern for vehicles entering and exiting the site. The provided parking wraps around the internal loop drive aisle providing adequate refuse and fire apparatus access including a separated sidewalk path.

- *Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience. The proposed parking layout provides fully accessible parking in front of the aircraft staging security gate, with additional parking available within the respective hangars. The application identifies the secured gated area to be controlled/restricted as coordinated with on-site operational staff, following the airport security regulations, and coordinated with the City's airport operations staff.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *The applicant states that all mechanical equipment will be fully screened by parapets, decorative screen walls and landscaping.*
   - *Staff finds that the proposed building design accounts for integrated screening of associated mechanical equipment including screen walls for ground-mounted equipment.*
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 1962 (Ord. #165) and zoned to the Industrial Park (I-1) zoning designation. Since the initial rezoning of the site, the subject parcel was conditionally approved in 2009 for heliport operation under case 6-UP-2009.

Community Involvement

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

Context

Located at the northwest corner of E. Redfield Road and N. 76th Place, the site is situated in an area devoted almost exclusively to aircraft and industrial/office uses. To the north, an existing hangar site abuts the Scottsdale Airport providing direct aircraft access to the airport's taxiway towards the west. This shared aircraft accessway extends southwards along the subject site's western boundary providing continued aircraft access to the airport as it crosses E. Redfield Road towards the Seventh Day Adventist property approximately 760-feet to the south of the subject site.

Project Data

- Existing Use: Offices
- Proposed Use: Aeronautical Hangars and Offices
- Parcel Size: 160,751 square feet / 3.69 acres (net)
  205,130 square feet / 4.7 acres (gross)
- Building Hangar Area: 42,020 square feet
- Building Office Area: 17,737 square feet
- Total Building Area: 59,757 square feet
- Floor Area Ratio Allowed: 0.80
- Floor Area Ratio Provided: 0.37
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 43 feet 8 inches (inclusive of rooftop appurtenances)
- Parking Required: 60 spaces
- Parking Provided: 60 spaces
- Open Space Required: 16,598 square feet / 0.38 acre
- Open Space Provided: 25,149 square feet /0.58 acre

Stipulations for the Development Review Board Application: Skyport Hangars at Redfield Case Number: 7-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 Ware Malcolm, with a city staff date of 8/08/2024.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Ware Malcolm, with a city staff date of 8/22/2024.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio, Inc., with a city staff date of 8/08/2024.
   d. The case drainage report submitted by SWS Engineering 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 SWS Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Use Permit case for the subject site was: 6-UP-2009. With new site development, heliport operations shall be subject to additional action and public hearings before Planning Commission and City Council consistent with the Use Permit case stipulations 6-UP-2009.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

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.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. 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.
6. Onsite sidewalks shall be a minimum of six (6) feet in width.

LANDSCAPE DESIGN:

Ordinance

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

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

D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

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

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

DRB Stipulations

9. Incorporate the following parking lot and site lighting into the project's design:
    a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
    b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
    c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
    d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
    e. The total lumen per luminaire shall not exceed 24,000 lumens.
    f. No fixture shall be mounted higher than twenty (20) feet.
    g. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.

AIRPORT:

DRB Stipulations

10. 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. Points on height analysis need to be from the corners of the hangars closest to the airport. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
11. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall bin in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
12. Since this project is seeking a shared use facility -i.e. a shared "condo" agreement for use of the fuel farm. With this configuration, it also allows for a shared use staging area. The stipulation for this is that the condo association would need to be created when final plans are approved. Likewise, the condo association and shared staging/fuel agreement need to be completed and approved by Staff before permits are issued.

STREET INFRASTRUCTURE:

Ordinance

G. 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.

DRB Stipulations

13. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:

14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

H. 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

15. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:

    a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.

    b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

    c. Drainage Easements over the retention basins including the underground retention areas and drywell systems.

    d. An Avigation Easement over the limits of the property.

ADDITIONAL ITEMS:

Ordinance

I. Short form HAZ MAT form shall be completed and submitted with Building Permit.

J. Separate permit required for fuel tank.

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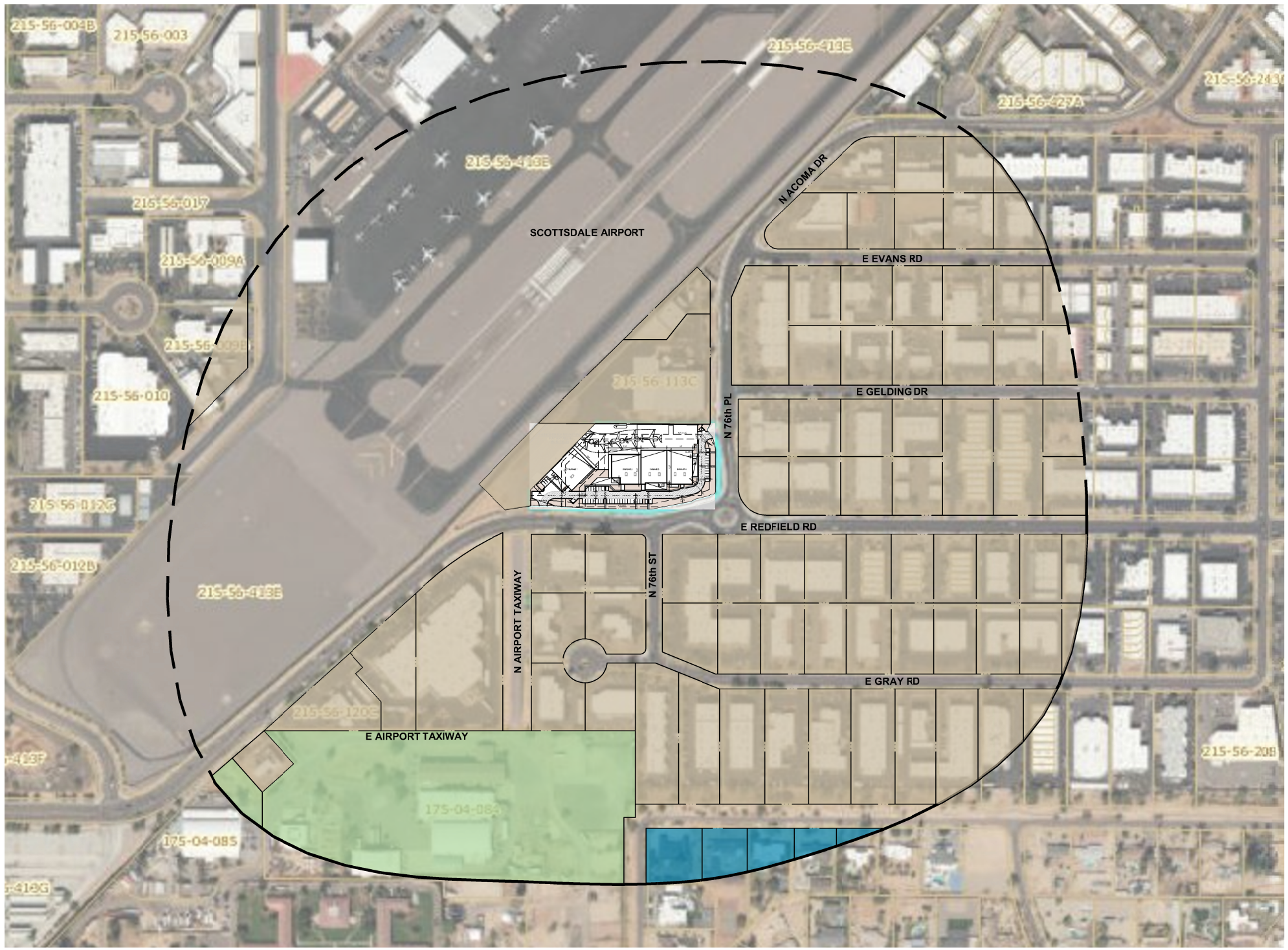

ZONING LEGEND

- ZONING I-1
- ZONING R1-35
- ZONING C-3
- ZONING C-4
- ZONING PCP

ATTACHMENT #7

CONTEXT AERIAL PLAN
SCALE: 1"=200'

7-DR-2024
4/25/2024

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
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Phoenix, AZ. 85016
P 480.767.1001
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
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ARCHITECT:
WARE MALCOMB
Kevin Evernham - Principal
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SKYPORT AT REDFIELD
HANGARS
7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

CONTEXT AERIAL PLAN

	DATE	REMARKS
1	04/05/2024	PRE-APP. SUBMITTAL
2	04/24/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

SHEET
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Wed, 24 Apr 2024

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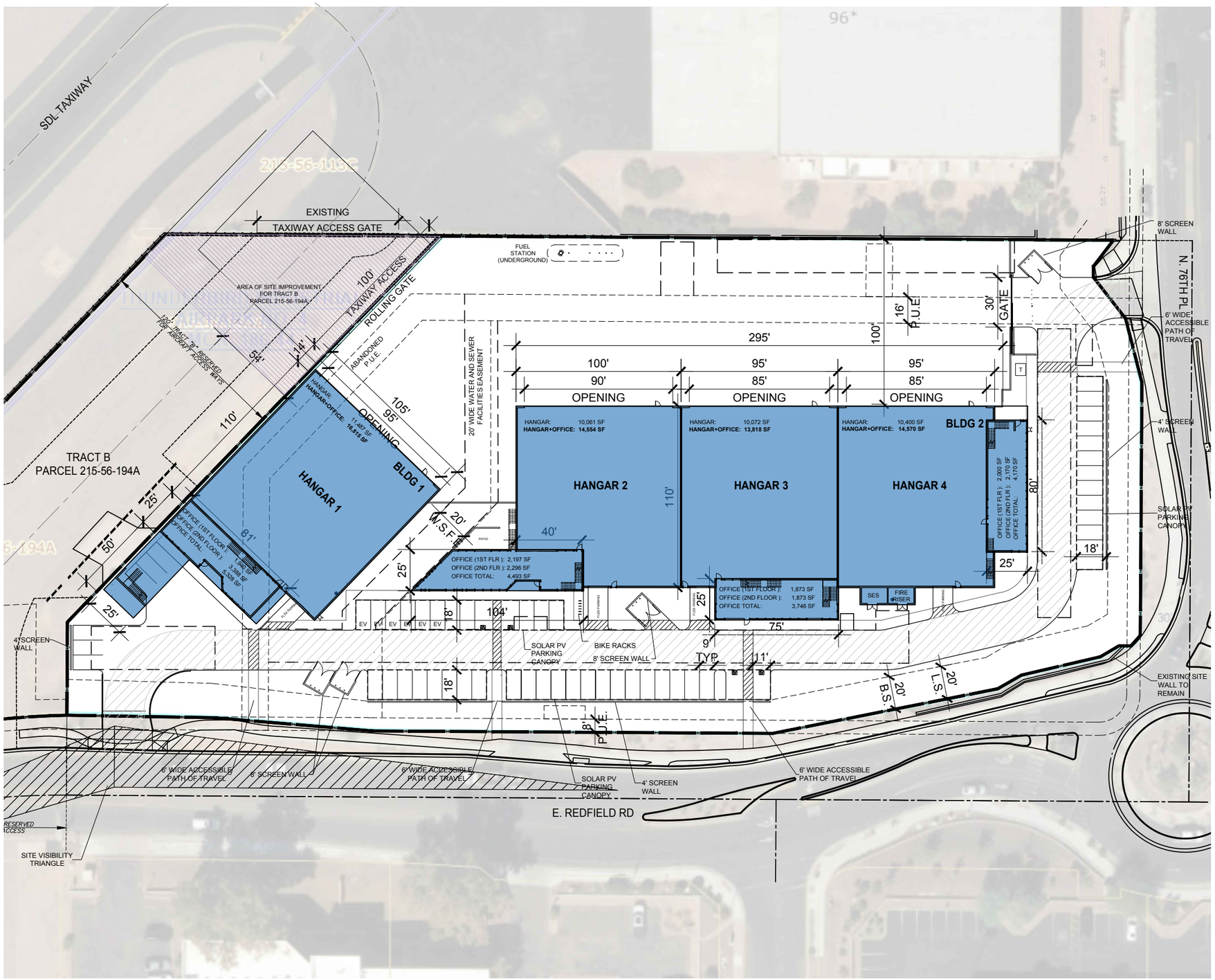

C.O.S. NOTE: THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT ON THE SUBJECT SITE FOR HELIPORT OPERATIONS SHALL BE CONSIDERED NULL & VOID WITH THIS DRB APPLICATION PROPOSAL. ANY FUTURE HELIPORT USE ON THE SUBJECT SITE SHALL BE SUBJECT TO THE APPLICABLE CITY APPROVALS CONSISTENT WITH CASE # 6-UP-2009

ATTACHMENT #8

1" = 30'

0 15 30 60 150

SITE PLAN
SCALE: 1" = 30'-0"

7-DR-2024
8/22/2024

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source:
GIS MAP & AERIAL IMAGE

SITE DATA:

ADDRESS:	7600 E REDFIELD RD, SCOTTSDALE AZ 85260
ACCESSOR'S PARCEL NO:	215-56-114A, 215-56-194A
ZONING	I-1
MAX HEIGHT	52 FT
BUILDING SETBACK (FRONT)	20 FT
LANDSCAPE SETBACK (FRONT)	20 FT
LOT	160,757 S.F.(3.69 ACRES)
GROSS LOT AREA	205,130 S.F.(4.7 ACRES)
F.A.R.	59,757 SF/205,130 S.F. = 0.29

BUILDING 1

HANGAR 1

FIRST FLOOR OFFICE AREA	1,940 SF
SECOND FLOOR OFFICE AREA	3,388 SF
TOTAL OFFICE AREA	**5,328 SF**
HANGER 1 FLOOR AREA	11,487 SF
TOTAL AREA	**16,815 SF**

BUILDING 2

HANGAR 2

FIRST FLOOR OFFICE AREA	2,197 SF
SECOND FLOOR OFFICE AREA	2,296 SF
TOTAL OFFICE AREA	**4,493 SF**
HANGER 2 FLOOR AREA	10,061 SF
TOTAL HANGAR 2 AREA	**14,554 SF**

HANGAR 3

FIRST FLOOR OFFICE AREA	1,873 SF
SECOND FLOOR OFFICE AREA	1,873 SF
TOTAL OFFICE AREA	**3,746 SF**
HANGER 3 FLOOR AREA	10,072 SF
TOTAL HANGAR 3 AREA	**13,818 SF**

HANGAR 4

FIRST FLOOR OFFICE AREA	2,000 SF
SECOND FLOOR OFFICE AREA	2,170 SF
TOTAL OFFICE AREA	**4,170 SF**
HANGER 4 FLOOR AREA	10,400 SF
TOTAL HANGAR 4 AREA	**14,570 SF**
BUILDING 2 AREA TOTAL	**42,942 SF**
BUILDING 1+2 AREA TOTAL	**59,757 SF**

BUILDING COVERAGE	**37.4%**
LANDSCAPE AREA	**29,467 SF**
LANDSCAPE COVERAGE	**18.3%**
OFFICE PARKING REQUIRED (1:300)	**17,737 SF/300 = 60**
ACCESSIBLE PARKING REQUIRED (4%)	**60 X 4% = 3**

PARKING CALC

OFFICE PARKING REQUIRED (1:300)	**17,737 SF/300 = 60**
ACCESSIBLE PARKING REQUIRED (4%)	**60 X 4% = 3 STALLS**
TOTAL PARKING REQUIRED	**60 STALLS**
EV SPACES CAPABLE (10%)	**6 STALLS**
EV SPACES INSTALLED (4%)	**3 STALLS**
STANDARD PARKING PROVIDED	**56 STALLS**
ACCESSIBLE PARKING PROVIDED	**4 STALLS**
TOTAL PARKING PROVIDED	**60 STALLS**
BIKE RACKS REQUIRED (1 PER 10 STALLS)	**6 STALLS**
BIKE RACKS PROVIDED	**6 STALLS**

DOCKET NUMBERS
(R) PLAT PER BOOK 186, PAGE 44, M.C.R.
(R1) CONDEMNATION PER 2020-0185876, M.C.R. & 2023-0141889, M.C.R.
(R2) DEED PER 2009-0119701, M.C.R.
(R3) R.O.S. PER BOOK 1081, PAGE 24, M.C.R.
(R4) R.O.S. PER BOOK 1399, PAGE 13, M.C.R.
(R5) R.O.S. PER BOOK 1412, PAGE 12, M.C.R.
(R6) R.O.S. PER BOOK 1555, PAGE 21, M.C.R.
(R7) R.O.S. PER BOOK 1567, PAGE 20, M.C.R.
(R8) R.O.S. PER BOOK 1639, PAGE 18, M.C.R.
(R9) R.O.S. PER BOOK 1643, PAGE 46, M.C.R.
(R10) R.O.S. PER BOOK 1660, PAGE 31, M.C.R.
(R11) R.O.S. PER BOOK 1660, PAGE 48, M.C.R.
(R13) PLAT PER BOOK 203, PAGE 43, M.C.R.
(R14) PLAT PER BOOK 1619, PAGE 39, M.C.R.
(R15) R.O.S. PER BOOK 1733, PAGE 12, M.C.R.
(R16) DOC. NO. 2017-0405765, M.C.R.

WARE MALCOMB
2777 E. Camelback Rd, Suite #325
Phoenix, AZ. 85016
P 480.767.1001
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
WARE MALCOMB
Kevin Evernham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS

7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

SITE PLAN

	DATE	REMARKS
1	04/05/2024	PRE-APP SUBMITTAL
2	04/24/2024	DRB SUBMITTAL
3	06/17/2024	DRB SUBMITTAL 2
4	08/02/2024	DRB SUBMITTAL 3

PA / PM:	D. RICHARDSON
DRAWN BY:	EL
JOB NO.:	PHX24-0033-00

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Tue, 30 Jul 2024

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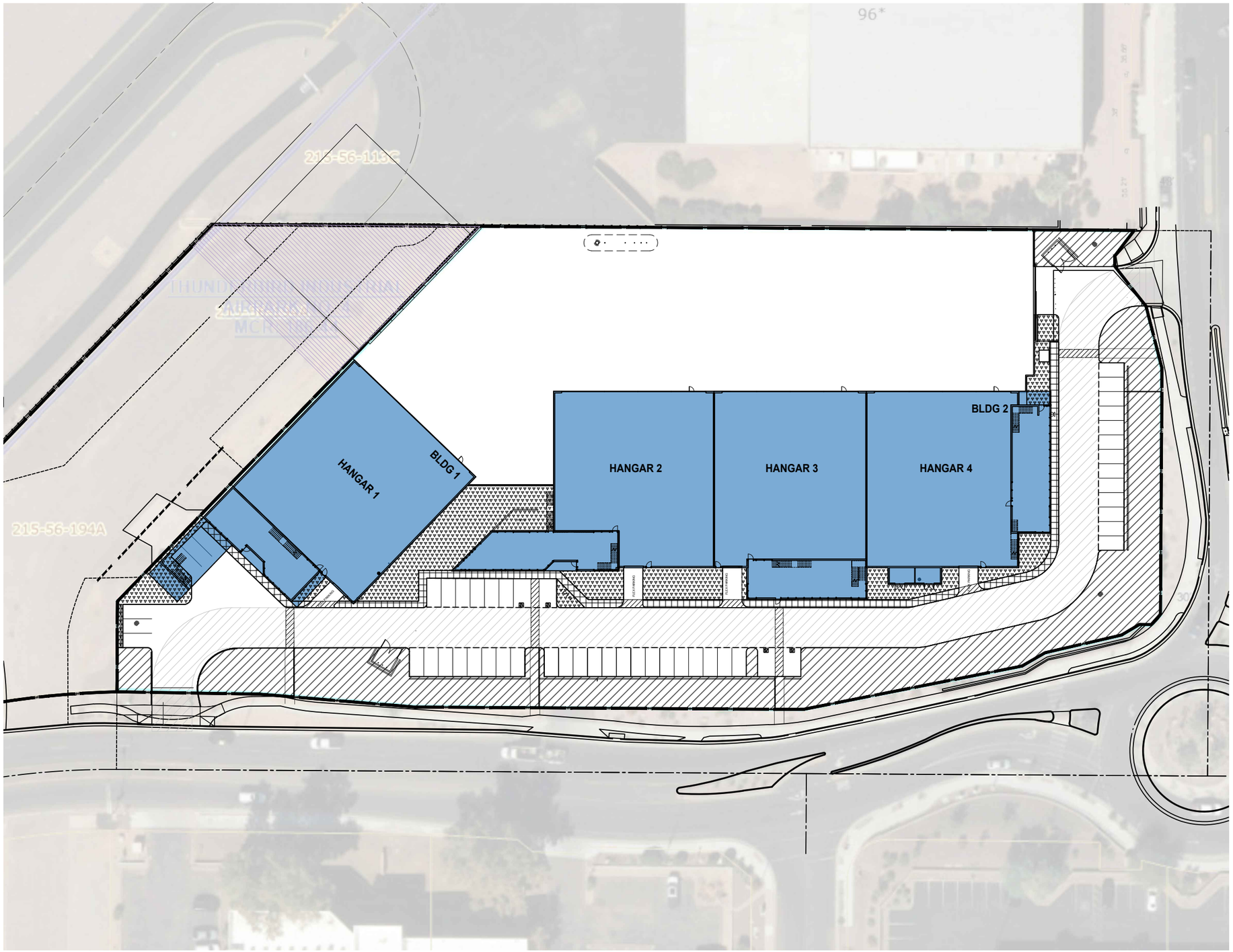

LEGEND:

DENOTES FRONT OPEN SPACE
21,922 S.F. TOTAL

DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
3,227 S.F. TOTAL

DENOTES PARKING LOT LANDSCAPING
8,411 S.F. TOTAL

TOTAL: 33,560 SF

PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN REQUIRED OPEN SPACE PER SECTION 5.1804 - PROPERTY DEVELOPMENT STANDARDS FOR INDUSTRIAL PARK (I-1) ZONING, CITY OF SCOTTSDALE, AZ

PROJECT DATA ZONING: I-1
NET LOT AREA: 160,757
BUILDING HEIGHT: 47.5'

OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 47.5' (52' ALLOWED)
FIRST 12' OF HEIGHT = 10% NET LOT AREA
= .10 x 160,757 = 16,075.7 SF
NEXT 35.5' OF HEIGHT = 35.5' x .003 x 160,757 = 17,120.62 SF

OPEN SPACE REQUIRED:
16,075.7 S.F. + 17,120.62 S.F. = 33,196.32 SF
ON-LOT TAXI LANE REDUCTION (50%) = 16,598.16 SF
OPEN SPACE PROVIDED = 25,149 SF (NOT INCLUDING PARKING LOT LANDSCAPING)

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15%
30,890 x .15 = 4,633
1/3 IN LANDSCAPE ISLANDS = 695 SF REQUIRED (1,795 SF PROVIDED)
PARKING LOT LANDSCAPE PROVIDED =10,490 SF

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

ATTACHMENT #9

1" =30'
0 15 30 60 150

OPEN SPACE PLAN
SCALE: 1" = 30'-0"

7-DR-2024
8/08/2024

WARE MALCOMB
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P 480.767.1001
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OPEN SPACE

	DATE	REMARKS
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2	04/24/2024	DRB SUBMITTAL
3	06/17/2024	DRB SUBMITTAL 2

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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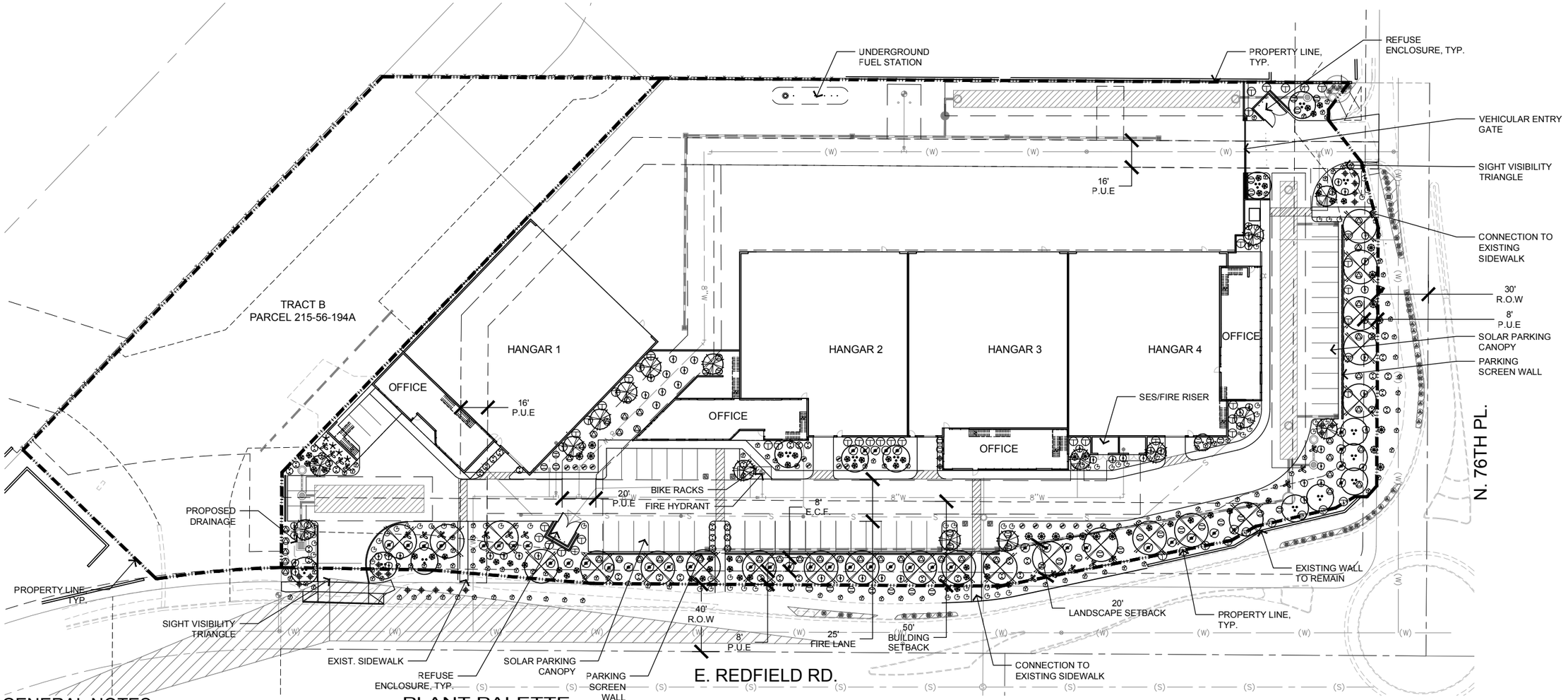


CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=30'-0"

0 15' 30' 60'

NORTH

GENERAL NOTES

1. Conceptual landscape plan is schematic in nature. At the time of landscape construction drawings actual locations, quantities, sizes, and species shall be determined and will be per city codes.
2. All trees used within this project shall be nursery grown or salvaged from on site. Exact locations and quantities shall be determined on landscape construction drawings.
3. All landscape areas shall receive an automatic irrigation system.
4. All plant material shall be installed per city requirements. Plant material installed within sight distance triangles shall be of a species that does not grow to a height of more than 30" and shall be maintained per city requirements.
5. All non-turf areas shall receive a 2" depth of decomposed granite.
6. The retention shown on the plans is conceptual in nature. Refer to the engineering plans for actual grading and drainage configurations.
7. All earthwork will be done to drain away from sidewalks and structures.
8. Additional plant material may be introduced as different varieties become available through local nurseries and if they are consistent with the overall theme of this project.
9. Thorny trees, shrubs and cacti shall be planted so that their mature size/canopy will be at least four feet from any walkways or parking area curbing. Refer to Section 2-1.501.L of the DSPM.

AREA CALCS

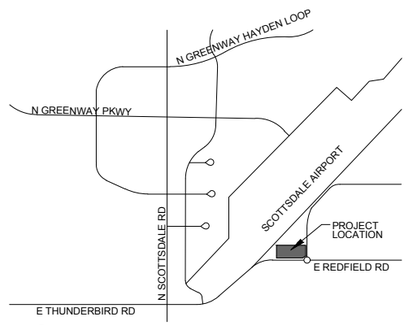
Right-Of-Way Landscape Area:	7,929 S.F.
Parking Lot Landscape:	7,087 S.F.
On-Site Landscape Area:	21,089 S.F.

WATER INTENSIVE LANDSCAPE CALCULATIONS	
PERMITTED	PROVIDED
(9,000 S.F. x 0.10)+(17,350 S.F. X 0.05) = 1,767.5 S.F.	(0 X 17,350) = 0 S.F.

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES				
	Quercus virginiana	Southern Live Oak	24" Box 1.5" Caliper	16	Standard Trunk Dense Canopy
	Chitalpa tashkentensis	Southern Chitalpa	24" Box 1.5" Caliper	14	Multi- Trunk Dense Canopy
	Prosopis 'Rio Salado'	Rio Salado Mesquite	24" Box 1.5" Caliper	23	Multi- Trunk Dense Canopy
	Caesalpinia gilliesii	Yellow Bird of Paradise	24" Box 1.5" Caliper	1	Multi- Trunk Dense Canopy
	Existing Tree	To remain and be protected during construction			
	ACCENTS/VINES				
	Agave desmetiana 'Variegata'	Variegated Smooth Agave	5 Gal.	58	As Per Plan
	Dasylirion acrotrichum	Green Desert Spoon	5 Gal.	20	As Per Plan
	Fouqueria splendons	Ocotillo	5 Gal.	4	As Per Plan
	Hesperaloe parviflora	Red Yucca	5 Gal.	21	As Per Plan
	Opuntia santa-rita	Santa Rita Prickly Pear	5 Gal.	18	As Per Plan
	Yucca elata	Soaptree Yucca	5 Gal.	0	As Per Plan
	SHRUBS				
	Bougainvillea x hybrid 'Torch Glow'	Torch Glow Bougainvillea	5 Gal.	45	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5 Gal.	46	As Per Plan
	Russelia equisetiformis Coral	Coral Fountain	5 Gal.	49	As Per Plan
	Tecoma x Lydia	Lydia Tecoma	5 Gal.	55	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5 Gal.	40	As Per Plan
	Tecoma Orange Jubilee	Orange Jubilee	5 Gal.	50	As Per Plan
	Existing Shrub	To remain and be protected during construction			
	GROUND COVERS				
	Convolvulus cneorum	Bush Morning Glory	1 Gal.	17	As Per Plan
	Eremophila maculata	Outback Sunrise	1 Gal.	113	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	84	As Per Plan
	Existing Ground Cover	To remain and be protected during construction			
	MISCELLANEOUS				
DG	Decomposed Granite - 1/2" Screened Mahogany or Equal - 2" Depth in All Planting Areas (Typ) - +/- 36,105 S.F.				
	Existing Landscape to Remain				

Note: ✱ 1. Indicates species not on the Arizona Department of Water Resources "Low Water Use Plant List"
2. Fifty percent (50%) of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box-size for that caliper in the plant palette, based on the provisions within Section 10.501.B of the Zoning Ordinance.



VICINITY MAP

N.T.S.

ATTACHMENT #10

7-DR-2024
8/08/2024

Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012

Registered Landscape Architect
CERTIFICATE NO.
MATTHEW PAUL PRIMEK
Date 05/17/2024
ARIZONA, U.S.A.

EXPIRES 06 / 30 / 2025

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE IMPROVEMENTS

SKYPORT AT REDFIELD

7600. E. REDFIELD RD SCOTTSDALE, ARIZONA 85260

Conceptual Landscape Plan

DESIGNED BY: HR/MD
DRAWN BY: HR
CHECKED BY: PV/MD
DATE: May 3, 2024
REVISIONS: June 17, 2024 City Comments

SKYPORT AT REDFIELD
DRB SUBMITTAL

033

Call at least two full working days before you begin excavation, ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

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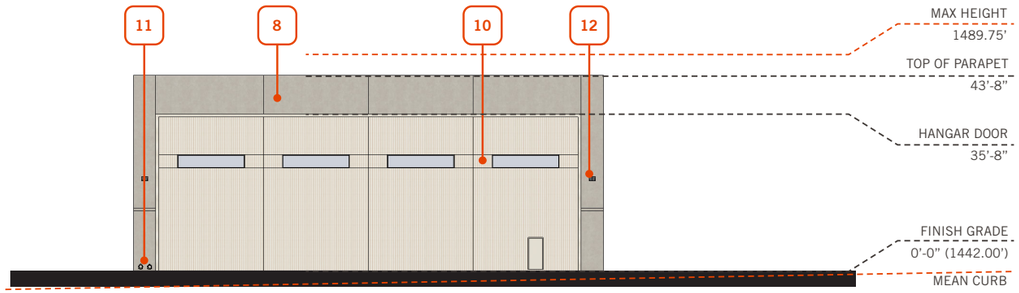
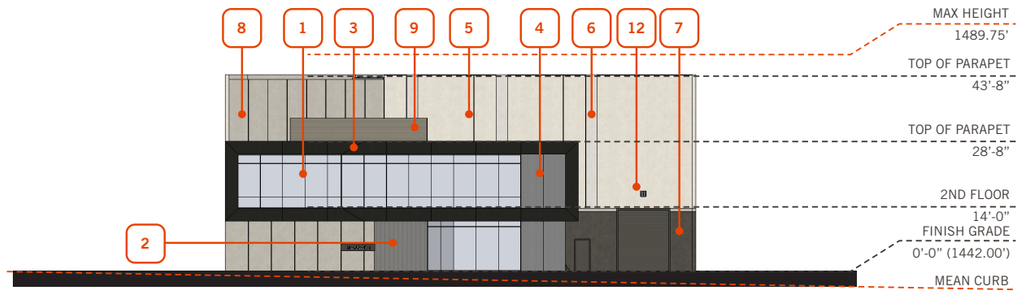
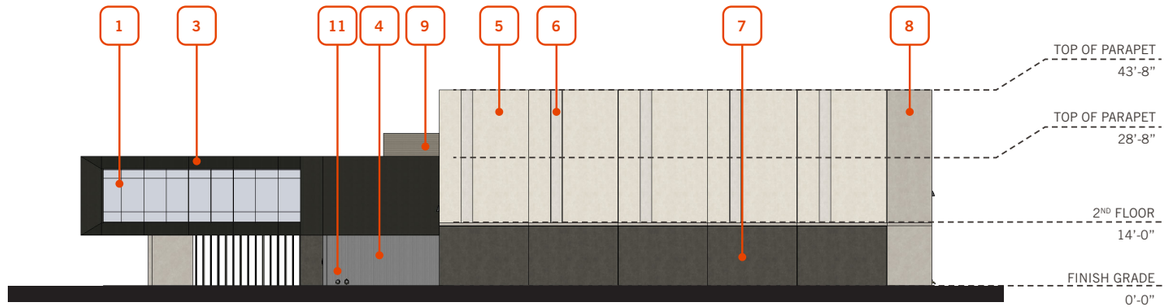


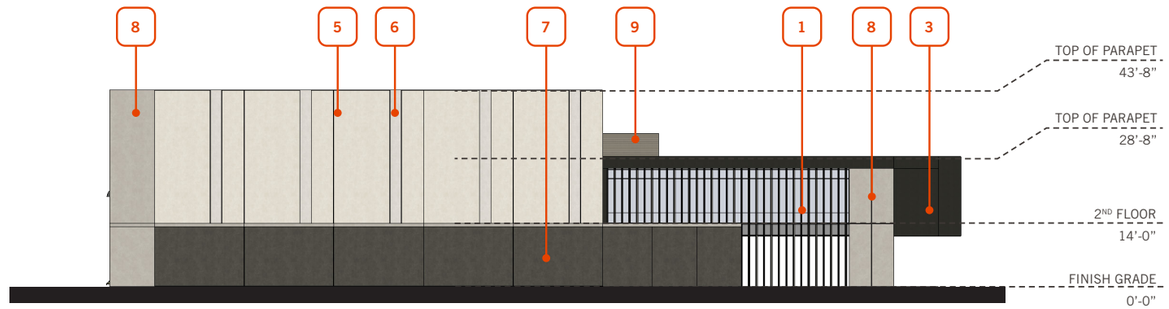
NORTH ELEVATION | SCALE: 1/16" = 1'-0"



SOUTH ELEVATION | SCALE: 1/16" = 1'-0"



EAST ELEVATION | SCALE: 1/16" = 1'-0"



WEST ELEVATION | SCALE: 1/16" = 1'-0"

KEYNOTES

1. SOLARBAN OPTIGRAY WITH CLEAR ANODZIED ALUMINUM MULLIONS
   ARCADIA: T500 TI BEAM 1 SERIES
2. ALUMINUM COMPOSITE METAL PANEL, COLOR: MEDIUM GRAY
3. ALUMINUM COMPOSITE METAL PANEL, COLOR: MATTE DARK BRONZE
4. CONCRETE TILT PANEL WITH FORMLINER, PAINTED: SHERWIN WILLIAMS: CITYSCAPE - 7067, LRV: 22
5. CONCRETE TILT PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: OYSTER WHITE - 7637, LRV 72
6. 3/4" RECESS AT CONCRETE TILT PANEL PAINTED: SHERWIN WILLIAMS: DRIFT OF MIST - 9166, LRV 69
7. CONCRETE TILT PANEL: DUNN EDWARDS, RENWICK BROWN - DET630, LRV 8
8. CONCRETE TILT PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: MINDFUL GRAY - 7016, LRV 48
9. MECHANICAL LOUVER SCREEN, PAINTED TO MATCH: DUNN EDWARDS, METAL FRINGE
10. HYDRAULIC HANGAR DOOR WITH INTEGRATED WINDOWS. SHERWIN WILLIAMS OYSTER WHITE, 7637
11. PRIMARY AND OVERFLOW DOWNSPOUT NOZZLE. FINISH: NICKEL BRONZE
12. WALL PACK MOUNTED

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
09/10/2024
DATE
APPROVED BY

7-DR-2024
8/08/2024

ATTACHMENT #11

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WARE MALCOMB
ARCHITECTURE PLANNING INTERIORS
CIVIL ENGINEERING BRANDING BUILDING MEASUREMENT
2777 E. Camelback Rd. Suite #325
Phoenix, AZ, 85016
P 480.767.1001

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
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Kevin Evernham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS
7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

BUILDING ELEVATIONS

	DATE	REMARKS
1.	04/05/2024	PRE-APP SUBMITTAL
2.	04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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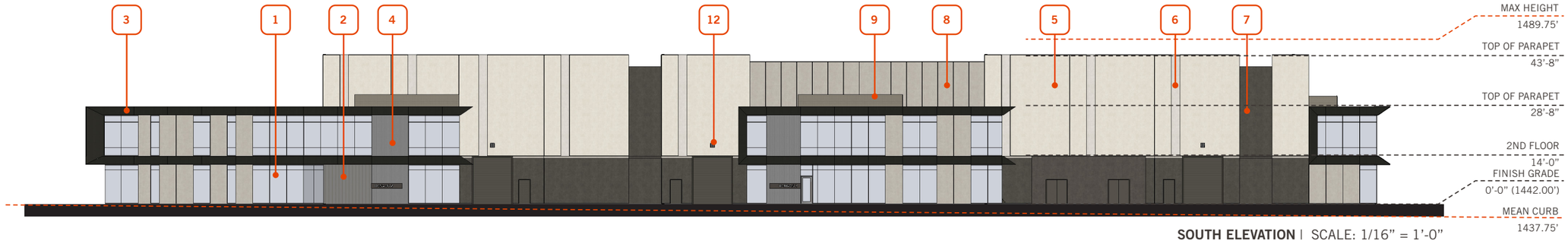

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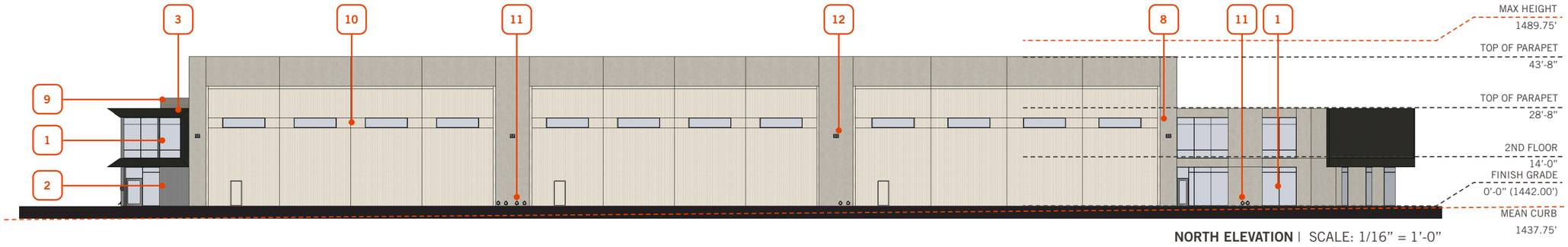
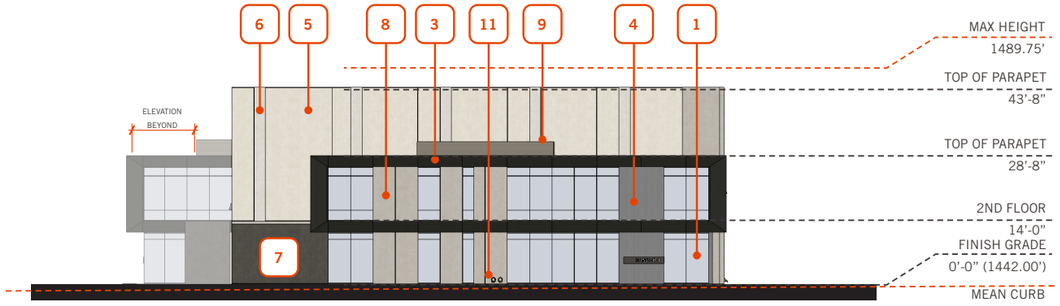


NORTH ELEVATION | SCALE: 1/16" = 1'-0"



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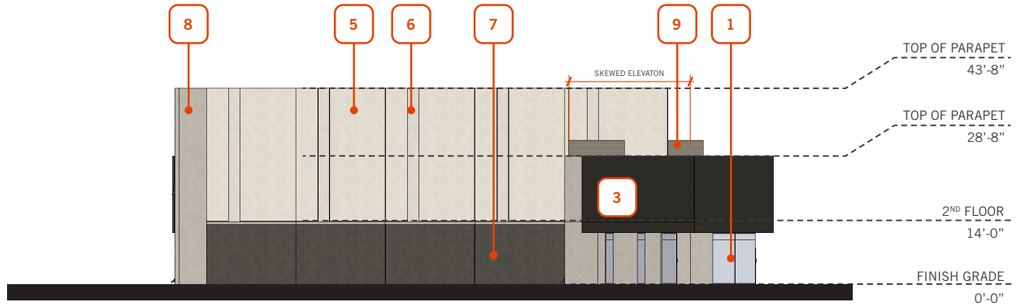

WEST ELEVATION | SCALE: 1/16" = 1'-0"

KEYNOTES

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11. **PRIMARY AND OVERFLOW DOWNSPOUT NOZZLE. FINISH: NICKEL BRONZE**
12. **WALL PACK MOUNTED**

7-DR-2024
8/08/2024

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BUILDING ELEVATIONS

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PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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ATTACHMENT #12

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SKYPORT AT REDFIELD
HANGARS

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SCOTTSDALE, AZ 85260

PERSPECTIVES

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PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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7-DR-2024
8/08/2024

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2777 E. Camelback Rd, Suite #325
Phoenix, AZ, 85016
P 480.767.1001

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
WARE MALCOMB
Kevin Evernham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS
7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

PERSPECTIVES

	DATE	REMARKS
1	04/05/2024	PRE-APP SUBMITTAL
2	04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

SHEET
042b

Wed, 10 Apr 2024

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CAUTION: IF THIS SHEET IS NOT 24"X36" IT IS A REDUCED PRINT

SOUTHWEST PERSPECTIVE VIEW FROM REDFIELD ROAD

7-DR-2024
8/08/2024

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PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT
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P 480.767.1001

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
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bregehr@wstgp.com

ARCHITECT:
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Kevin Evernham - Principal
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Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

SKYPORT AT REDFIELD
HANGARS

7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

PERSPECTIVES

	DATE	REMARKS
1.	04/05/2024	PRE-APP SUBMITTAL
2.	04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

SHEET
042c

Wed, 10 Apr 2024

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SOUTHEAST PERSPECTIVE VIEW FROM REDFIELD ROAD

7-DR-2024
8/08/2024

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SKYPORT AT REDFIELD HANGARS

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SCOTTSDALE, AZ 85260

PERSPECTIVES

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2	04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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Wed, 10 Apr 2024

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CAUTION: IF THIS SHEET IS NOT 24"X36" IT IS A REDUCED PRINT

NORTHEAST PERSPECTIVE VIEW FROM N 76TH PL

7-DR-2024
8/08/2024

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Phoenix, AZ, 85016
P 480.767.1001

ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
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kevernham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS

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SCOTTSDALE, AZ 85260

PERSPECTIVES

	DATE	REMARKS
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JOB NO.:	PHX24-0033-00

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Wed, 10 Apr 2024

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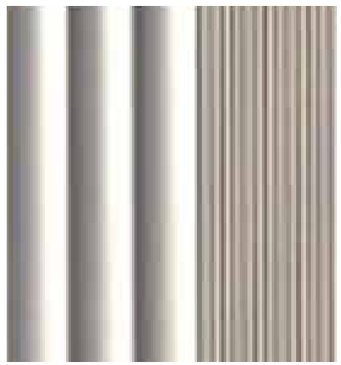
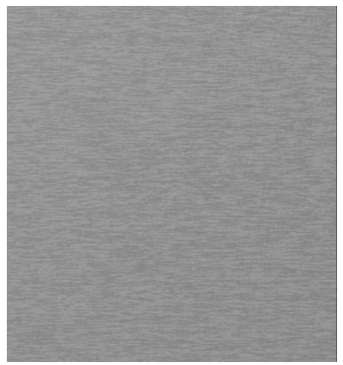
1 HIGH PERFORMANCE VISION GLAZING: SOLARBAN OPTIGRAY

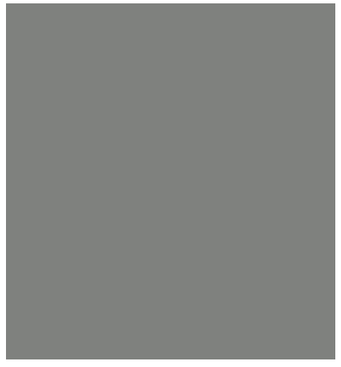


2 CLEAR ANODIZED ALUMINUM MULLION



3 ALUMINUM COMPOSITE METAL PANEL, MEDIUM GRAY

4 ALUMINUM COMPOSITE METAL PANEL, MATTE DARK BRONZE

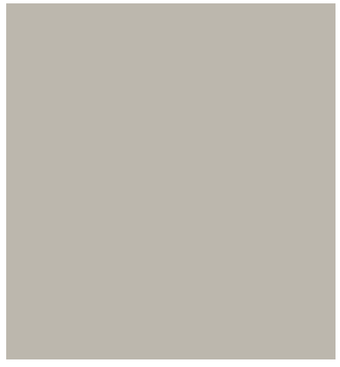


5 SHERWIN WILLIAMS: CITYSCAPE - 7067, LRV: 22

6 SHERWIN WILLIAMS: OYSTER WHITE - 7637, LRV 72

7 SHERWIN WILLIAMS: DRIFT OF MIST - 9166, LRV 69

8 DUNN EDWARDS, RENWICK BROWN - DET630, LRV 8



9 SHERWIN WILLIAMS: MINDFUL GRAY - 7016, LRV 48

7-DR-2024
8/08/2024

ATTACHMENT #13

WARE MALCOMB
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SCOTTSDALE, AZ 85260

MATERIAL BOARD

	DATE	REMARKS
1.	04/05/2024	PRE-APP SUBMITTAL
2.	04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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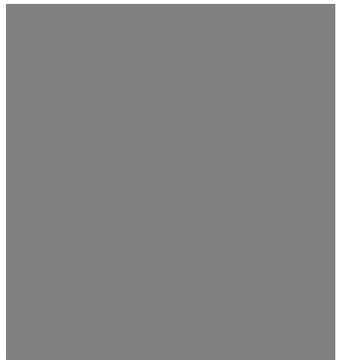
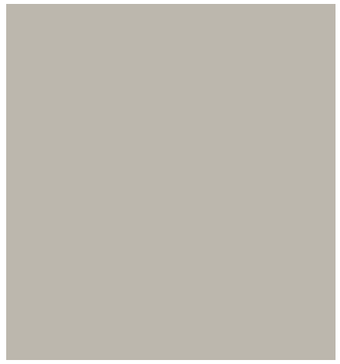


SHERWIN WILLIAMS:
CITYSCAPE - 7067, LRV: 22

SHERWIN WILLIAMS:
OYSTER WHITE - 7637, LRV 72

SHERWIN WILLIAMS:
DRIFT OF MIST - 9166, LRV 69

DUNN EDWARDS,
RENWICK BROWN - DET630, LRV 8



SHERWIN WILLIAMS:
MINDFUL GRAY - 7016, LRV 48

7-DR-2024
8/08/2024

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ARCHITECTURE
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BRANDING
BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
WARE MALCOMB
Kevin Evernham - Principal
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Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

SKYPORT AT REDFIELD HANGARS

7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

COLOR CARDS

	DATE	REMARKS
1.	04/05/2024	PRE-APP SUBMITTAL
2.	04/10/2024	DRB SUBMITTAL

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX24-0033-00

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Wed, 10 Apr 2024

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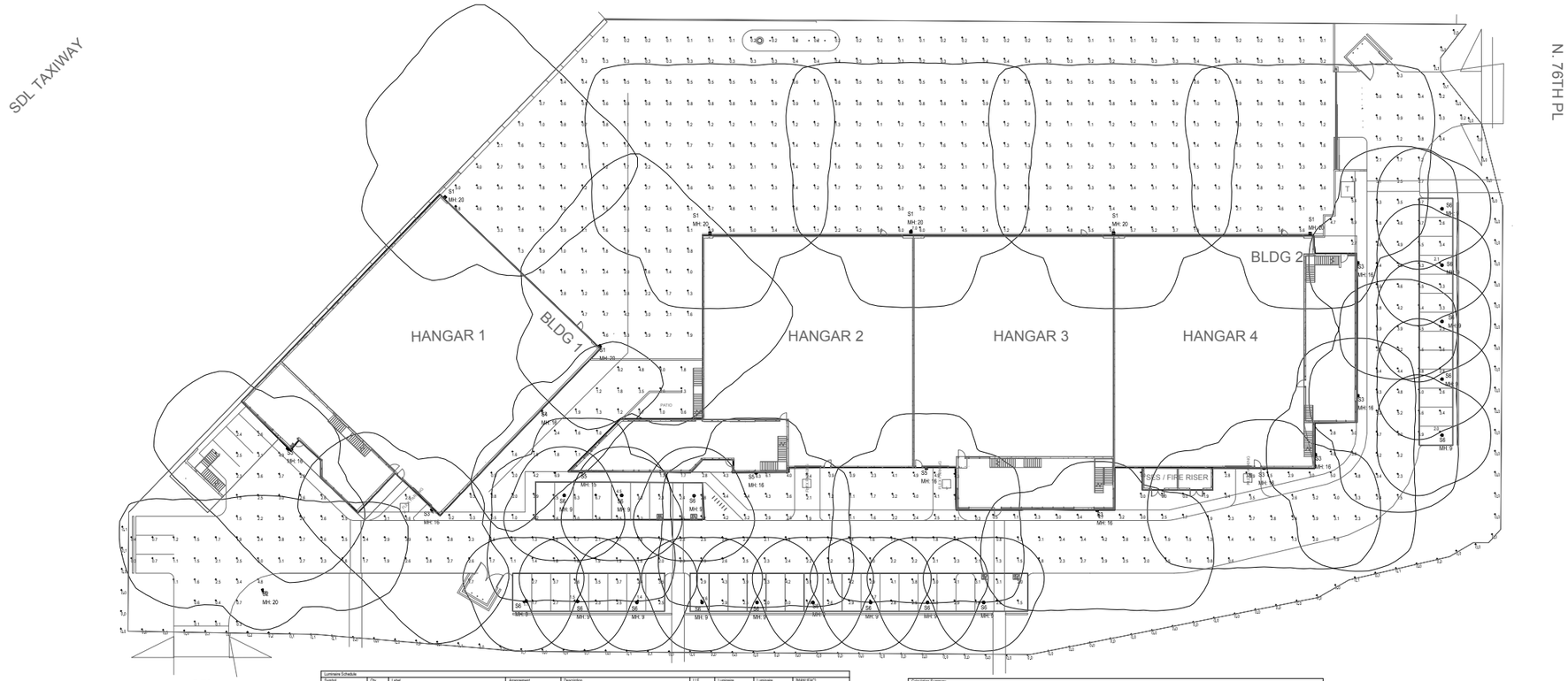

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]
	17	S6	Single	TY-C7-ESS-U-DL-BLANK (FIXTURE COLOR BLACK OR DARK BRONZE)	0.900	2959	28.8	MCGRAW EDISON
	6	S1	Single	GALN-SA2D-730-U-T4FT WM (FIXTURE COLOR BLACK OR DARK BRONZE)	0.900	20985	164	MCGRAW EDISON
	1	S2	Single	GALN-SA2B-730-U-SLS BLANK SSS (17.5' WITH 2.5' BASE (FIXTURE COLOR BLACK OR DARK BRONZE)	0.900	10329	82	MCGRAW EDISON
	7	S3	Single	CIRC-SA2B-730-U-T4W (FIXTURE COLOR BLACK OR DARK BRONZE)	0.900	10789	86	MCGRAW EDISON
	1	S4	Single	CIRC-SA1B-730-U-SLS (FIXTURE COLOR BLACK OR DARK BRONZE)	0.900	5359	44	MCGRAW EDISON
	3	S5	Single	CIRC-SA2B-730-U-T4FT (FIXTURE COLOR BLACK OR DARK BRONZE)	0.900	10927	86	MCGRAW EDISON

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
APRON	Illuminance	Fc	1.73	6.8	0.1	17.30	68.00
HANGAR 1 AND 2 PAD	Illuminance	Fc	2.44	6.9	0.2	12.20	34.50
HANGAR 3 AND 4 PAD	Illuminance	Fc	2.84	6.9	0.0	N/A	N/A
PARKING AND SITE	Illuminance	Fc	2.59	6.7	0.1	25.90	67.00
PROPERTY LINE @ 8' AFG	Illuminance	Fc	0.02	0.2	0.0	N/A	N/A
S1	Illuminance	Fc	7.00	7.0	7.0	1.00	1.00
S2	Illuminance	Fc	6.80	6.8	6.8	1.00	1.00
S3	Illuminance	Fc	4.16	4.1	4.1	1.00	1.00
S4	Illuminance	Fc	5.70	5.7	5.7	1.00	1.00
S5	Illuminance	Fc	6.30	6.3	6.3	1.00	1.00
S6	Illuminance	Fc	1.10	1.1	1.1	1.00	1.00

MAINTAINED PHOTOMETRIC PLAN

SCALE: 30'-0" = 1"-0"

N

ATTACHMENT #14

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

09/10/2024 (DATE) (APPROVED BY)

7-DR-2024
8/08/2024

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P 480.767.1001
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
WARE MALCOMB
Kevin Evernham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
79531
TODD THAYER
Date Signed 10/24
ARIZONA, U.S.A.

SKYPORT AT REDFIELD HANGARS

7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

MAINTAINED PHOTOMETRIC PLAN

DATE	REMARKS

PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET
051b

Mon, 17 Jun 2024

C:\Users\arussell\appdata\local\temp\AcPublish_21680\837-24117 Skyport Hangars at Redfield - Elec.dwg

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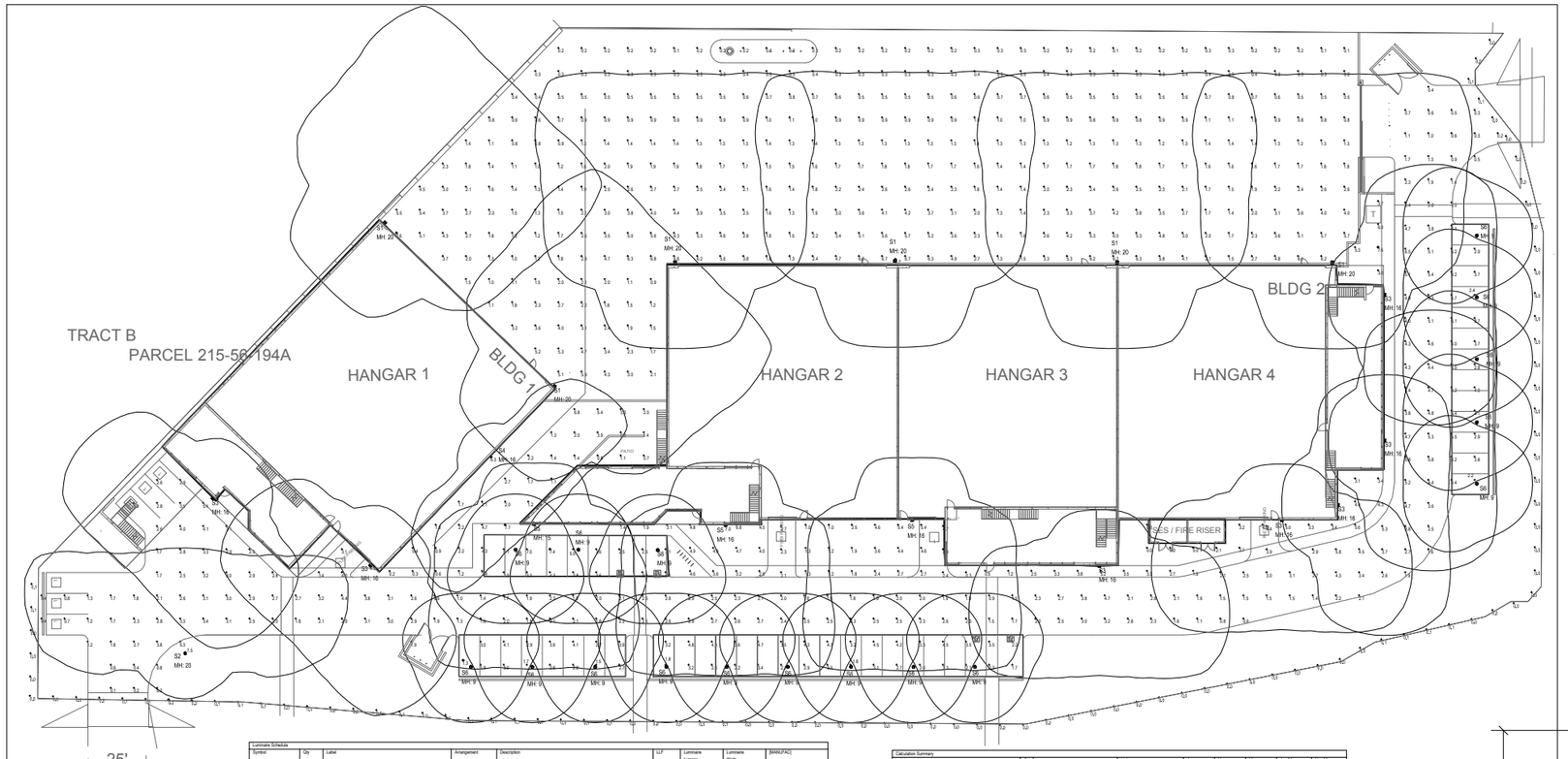


Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]
	17	S6	Single	TT-DT-BSO-LDL-BLANK (FIXTURE COLOR BLACK OR DARK BRONZE)	1.000	2969	28.8	MCGRAW EDISON
	6	S1	Single	GALN-SA3D-730-U-1HFT-WM-(FIXTURE COLOR BLACK OR DARK BRONZE)	1.000	20985	184	MCGRAW EDISON
	1	S2	Single	GALN-SA2B-730-U-SLS-BLANK SSS 17.5' WITH 2.5' BASE (FIXTURE COLOR BLACK OR DARK BRONZE)	1.000	10329	92	MCGRAW EDISON
	7	S3	Single	GRC-SA3B-730-U-T4W (FIXTURE COLOR BLACK OR DARK BRONZE)	1.000	10785	86	MCGRAW EDISON
	1	S4	Single	GRC-SA1B-730-U-SLS (FIXTURE COLOR BLACK OR DARK BRONZE)	1.000	5059	44	MCGRAW EDISON
	3	S5	Single	GRC-SA3B-730-U-T4FT (FIXTURE COLOR BLACK OR DARK BRONZE)	1.000	10927	86	MCGRAW EDISON

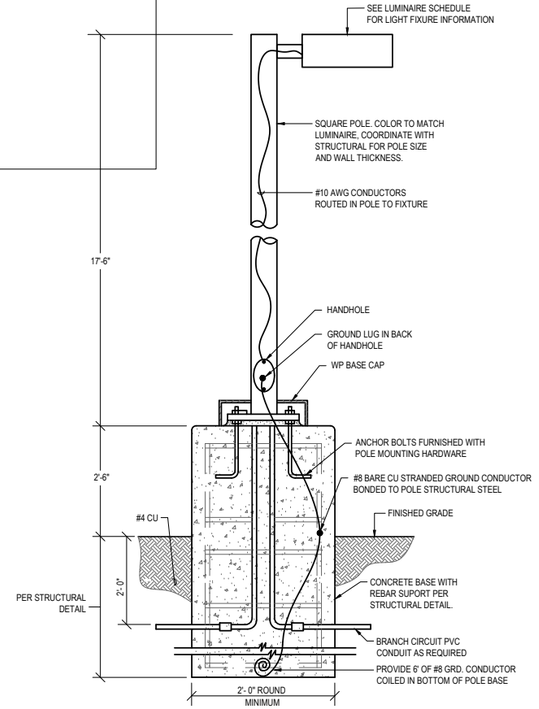
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
APRON	Illuminance	Fc	1.92	7.6	0.1	19.20	76.00
HANGAR 1 AND 2 PAD	Illuminance	Fc	2.71	7.7	0.2	13.55	38.50
HANGAR 3 AND 4 PAD	Illuminance	Fc	3.19	7.6	0.0	N.A.	N.A.
PARKING AND SITE	Illuminance	Fc	2.89	7.4	0.1	28.90	74.00
PROPERTY LINE @ 6' AFG	Illuminance	Fc	0.69	6.2	0.0	N.A.	N.A.
S1	Illuminance	Fc	7.73	7.7	7.7	1.00	1.00
S2	Illuminance	Fc	7.50	7.5	7.5	1.00	1.00
S3	Illuminance	Fc	4.60	4.6	4.6	1.00	1.00
S4	Illuminance	Fc	6.30	6.3	6.3	1.00	1.00
S5	Illuminance	Fc	7.60	7.6	7.6	1.00	1.00
S6	Illuminance	Fc	1.30	1.3	1.3	1.00	1.00

INITIAL PHOTOMETRIC PLAN

SCALE: 30'-0" = 1"-0"

N



NOTE: THE POLE MANUFACTURER SHALL PROVIDE AN ENGINEERED POLE BASE DESIGN FOR 100 MPH WIND LOADING WITH A 1.3 GUST FACTOR. THE POLE BASE DESIGN SHALL BE FROM A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA. THE STRUCTURAL ENGINEER SHALL VERIFY THE WIND LOADING AND GUST FACTOR CRITERIA ABOVE ARE ADEQUATE FOR THE AREA OF INSTALLATION.

LIGHT POLE BASE DETAIL

SCALE: NTS

7-DR-2024
8/08/2024

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KEY CODE: 53E64

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Kevin Evernham - Principal
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kevernham@waremalcomb.com

Registered Professional Engineer (Electrical) CERTIFICATE NO. 79531 TODD THAYER Date Signed 07/17/24 ARIZONA U.S.A.

SKYPORT AT REDFIELD HANGARS
7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

INITIAL PHOTOMETRIC PLAN

DATE	REMARKS

PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET
051a

Mon, 17 Jun 2024

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FIXTURE: S6

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison
TT TopTier
Parking Garage Luminaire

Product Features

Light ARchitect™ BAA

Product Certifications

Interactive Menu
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4
- Control Options page 6

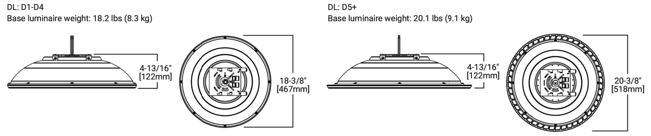
Quick Facts
- Lumen packages range from 2,757 - 22,831
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunnion, wall and direct conduit mount options

Connected Systems
- WaveLinx Lite
- Synapse

Dimensional Details

SURFACE MOUNT
CQ, MQ, WQ and RW: D1-D6
DL: D1-D4
Base luminaire weight: 18.2 lbs (8.3 kg)

SURFACE MOUNT
CQ, MQ, WQ and RW: D7+
DL: D5+
Base luminaire weight: 20.1 lbs (9.1 kg)



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

McGraw-Edison TT TopTier

Ordering Information

SAMPLE NUMBER: **TT-D3-740-U-WQ-STM-30L-AP**

Product Family	Configuration	Color Temperature	Voltage	Distribution	Mounting [30]	Lead Length [7]	Finish
TT=TopTier [1] **BAA-TT**=TopTier, Buy American Act Compliant [26] **TAA-TT**=TopTier, Trade Agreements Act Compliant [26]	**D1**=4,000 Nominal Lumens **D2**=5,500 Nominal Lumens **D3**=6,500 Nominal Lumens **D4**=8,000 Nominal Lumens **D5**=10,000 Nominal Lumens **D6**=13,000 Nominal Lumens **D7**=15,000 Nominal Lumens **D8**=18,000 Nominal Lumens **D9**=20,000 Nominal Lumens **D10**=22,000 Nominal Lumens	**735**=70 CRI, 3500K CCT **740**=70 CRI, 4000K CCT **750**=70 CRI, 5000K CCT **830**=80 CRI, 3000K CCT **AMB**=Amber 590nm [28]	**U**=120-277V **H**=347-480V [21, 25] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V **9**=347V	**CQ**=Concentrated **MQ**=Medium **WQ**=Wide **RW**=Rectangular Wide [29] **DL**=Drive Lane / Type 4 [29]	**[Blank]**=Surface Mount [16] **TMB**=Trunnion Mount with Connection Box **DPM**=Decorative Pendant Mount [4] **WM**=Wall Mount **STM**=Stem Mount to 1/2" conduit [16]	**[Blank]**=6" **30L**=30" **36L**=36" **48L**=48" **72L**=72" **108L**=108" **120L**=120" **144L**=144"	**NW**=White **AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic

Options (Add as Suffix)		Accessories (Order Separately) [27]
F=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **IBP**=Integral Battery Pack [5, 23] **IBP-CEC**=Integral Battery Pack, CEC compliant [5] **ITS**=Integral Transfer Switch [3] **924**=UL924 listed luminaire [19] **CG**=Clear Glass [8] **SG**=Solite® Glass [9] **UPL**=Uplight [6] **TR**=Tamper Resistant Hardware **NAT**=Natatorium finish **DALI**=DALI Driver [15] **MS/DIM-L08**=Dimming Occupancy Sensor (<9' Mounting) [11, 17] **MS/DIM-L20**=Dimming Occupancy Sensor (9' - 20' Mounting) [11, 17] **SPB1**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [11, 20] **SPB2**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [11, 20]	**WLS2WH**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [21, 22] **WLS4WH**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [21, 22] **WPS2WH**=WaveLinx Pro, Dimming Motion, SR Driver and Daylight, WAC Programmable, 7' - 15' Mounting [21, 22] **WPS4WH**=WaveLinx Pro, Dimming Motion, SR Driver and Daylight, WAC Programmable, 15' - 40' Mounting [21, 22] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens 8' - 16' Mounting Height [11, 18] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens 16' - 40' Mounting Height [11, 18] **DIM10-L08**=Synapse occupancy sensor (<8' Mounting) [21] **DIM10-L20**=Synapse occupancy sensor (8'-20' Mounting) [21]	**MA1252**=Replacement 10kV Surge Module **TT/WG**=Wire Guard [24] **TT/BG-UP-XX**=Bird Guard [12, 13] **TT/HSS-XX**=House Side Shield [24] **DPMS36-XX**=36" Pendant Mount Stem [12, 14] **DPMS48-XX**=48" Pendant Mount Stem [12, 14] **DPMS96-XX**=96" Pendant Mount Stem [12, 14] **DPMST36-XX**=36" Pendant Mount Stem with Tether [12, 14, 30] **DPMST48-XX**=48" Pendant Mount Stem with Tether [12, 14, 30] **DPMST96-XX**=96" Pendant Mount Stem with Tether [12, 14, 30] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **SPB4**=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 20' - 40' Mounting [11, 20]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
3. Not available with D7 - D10 configurations.
4. Order Pendant Mount Stem accessory.
5. IBP ambient operating temperature -20°C to 35°C (D1-D3), -20°C to 25°C (D4-D6). Not available with D7-D10 configurations or DALI options.
6. Additional 8.0W. Provides 920 lumens. Not available with D10 configuration.
7. Choose lead length for Surface Mount and Stem Mount only. TMB, DPM and WM lengths predetermined.
8. Not available with CQ.
9. Standard with CQ, option available with WQ only.
10. U voltage only. Ambient operating temperature -20°C to 50°C (D1-D4) or -20°C to 40°C (D5-D6). UL924 listed component.
11. Includes integral photocell.
12. Specify color in place of XX.
13. Designed for use with Stem Mount and Decorative Pendant Mount only.
14. Designed for use with Decorative Pendant Mount only.
15. Not available with H voltage or IBP. Not compatible with MS/DIM or LWR sensors.
16. Specify Lead Length for wire harness length.
17. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay and more.
18. Enlighted wireless sensors are factory installed only, and require network components in appropriate quantities.
19. 924 option provides luminaire UL924 listing, used in conjunction with ITS or IBP-CEC.
20. Sensor configuration mobile application required for configuration. See controls page for details.
21. Cannot be used with other control options.
22. For WaveLinx applications, WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Not required for WaveLinx Lite Commercial (LC) applications.
23. Specify 120V or 277V.
24. TT/WG and TT/HSS cannot be installed together. TT/HSS & TT/WG not available on D7-D10 configurations.
25. D4-D10 only. Not compatible with battery.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose lumen package D1.
29. Not available in D10 configuration.
30. For installations in locations such as gymnasiums, arenas, sports complexes, multi-purpose rooms, and any other locations where the fixture potentially will be subject to impacts from external sources, DPM mounting is required, utilizing the stem kit with tether (DPMST*). Surface Mount, Trunnion Mount (TMB), Wall Mount (WM) and Stem Mount (STM) are prohibited in these applications.

Product Specifications

Construction
- Low profile, die-cast aluminum housing provides a clean, symmetric aesthetic

Optics
- Five optical distributions utilizing visual comfort waveguide technology
- 10 lumen packages, ranging from 2,757 to 22,831
- Integral uplight option utilizes a dedicated, 8W light engine, producing 920 lumens for reduced visual contrast and cave effect
- IDA Certified for 3000k CCT and warmer only. Not available with uplight option.

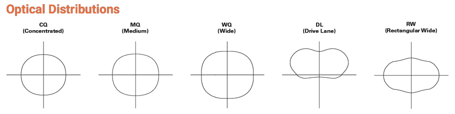
Electrical
- D1-D6: -40C - 50C operating temperature
- D7-D10: -40C - 40C operating temperature
- Greater than 90% lumen maintenance at 50,000 hours
- IP66 rated
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- 10kV surge module standard
- 0-10V dimming standard

Mounting
- Surface mount directly to square or octagonal 4" surface or recessed junction box using quick mount bracket
- Optional stem mount bracket with set screw for direct 1/2" NPS conduit mounting
- Trunnion, decorative pendant, and wall mount options also available
- For installations in locations such as gymnasiums, arenas, sports complexes, multipurpose rooms, and any other locations where the fixture potentially will be subject to impacts from external sources, the stem kit with tether (DPMST*) is required.

Finish
- 2.5 mil nominal TGIC powder coat thickness
- Finishes include white, black, bronze, gray, dark platinum and graphite metallic
- RAL and custom color matches available
- Natatorium option (NAT) available, providing 5,000 hour salt spray rating per ASTM B117, with a scribe rating of 9 per ASTM D1654

Warranty
- Five-year warranty

Optical Distributions



FIXTURE TYPE: S1 AND S2

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Features

LumenSafe Technology Light ARchitect™

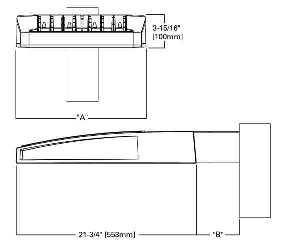
Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

McGraw-Edison GLEON Galleon

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [35] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [16]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [14, 16]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [36]
DIM=External 0-10V Dimming Leads [19, 20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [17, 18] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [28] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [27] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [29] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [34] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [13, 32, 33] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [13, 32, 33] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [13, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [13, 32] **LWR-LW**=Enlighted Sensor, 8'-16' Mounting Height [26] **LWR-LN**=Enlighted Sensor, 16'-40' Mounting Height [26] **DIM10-MS/DIM-L08**=Synapse Occupancy Sensor (<8' Mounting) [19] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [24] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [11] **GLEON-QMEA**=Quick Mount Extended Arm Kit [12] **LS/HSS**=Field Installed House Side Shield [28, 30] **LS/GRSBK**=Glare Reducing Shield, Black [23, 30] **LS/GRSWH**=Glare Reducing Shield, White [23, 30] **LS/PFS**=Perimeter Shield, Black [15] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [19, 31] **SWPD4-XX**=Wavelinx Wireless Sensor, 7'-15' Mounting Height [13, 19, 32, 33] **SWPD5-XX**=Wavelinx Wireless Sensor, 15'-40' Mounting Height [13, 19, 32, 33]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Requires ZW or ZD receptacle.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Requires PR7.
32. Replace XX with sensor color (WH, BZ or BK.)
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

FIXTURE: S3 - S5

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison
GWC Galleon Wall
Wall Mount Luminaire

Product Features

Light ARchitect™

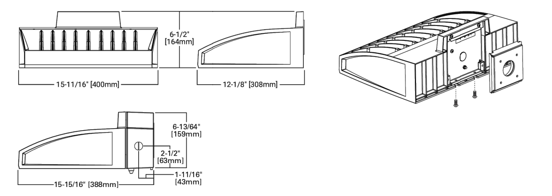
Product Certifications

Interactive Menu
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems
- WaveLinx
- Enlighted

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

McGraw-Edison GWC Galleon Wall

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Finish
GWC=Galleon Wall **BAA-GWC**=Galleon Wall, Buy American Act Compliant [35] **TAA-GWC**=Galleon Wall, Trade Agreements Act Compliant [35]	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6, 7] **9**=347V [6] **DV**=277-480V DuraVolt Drivers [7, 8, 37]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [36]
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two-Circuit Light Engine [38] **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19, 34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19, 34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19, 34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1027**=NEMA Photocontrol - 480V **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK**=Glare Shield, Black [25, 27] **LS/GRSWH**=Glare Shield, White [25, 27] **LS/PFS**=Perimeter Shield, Black [28] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:
1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V not to be used with ungrounded or impedance grounded systems.
8. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Set of 4 pcs. Once set required per Light Square.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
38. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V.

Product Specifications

Construction
- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration

Mounting
- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish
- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications
- Exterior Wall, Walkway

Warranty
- Five-year warranty

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2777 E. Camelback Rd, Suite #325
Phoenix, AZ, 85016
P 480.767.1001

PROJECT NO.: 250-PA-2024
KEY CODE: 53E64

OWNER/DEVELOPER:
Brian Regehr
480.355.4227
bregehr@wstgp.com

ARCHITECT:
WARE MALCOMB
Kevin Evernham - Principal
2777 East Camelback Road #325
Scottsdale, Arizona 85016
480.800.5294
kevernham@waremalcomb.com

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 79531
TODD THAYER
Date Signed 6/17/24
ARIZONA, U.S.A.

SKYPORT AT REDFIELD HANGARS
7600 E. REDFIELD RD
SCOTTSDALE, AZ 85260

FIXTURE CUT-SHEETS

DATE	REMARKS

PA / PM:
DRAWN BY:
JOB NO.:

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052

Mon, 17 Jun 2024

C:\Users\arussell\appdata\local\temp\AcPublish_21680\837-24117 Skyport Hangars at Redfield - Elec.dwg

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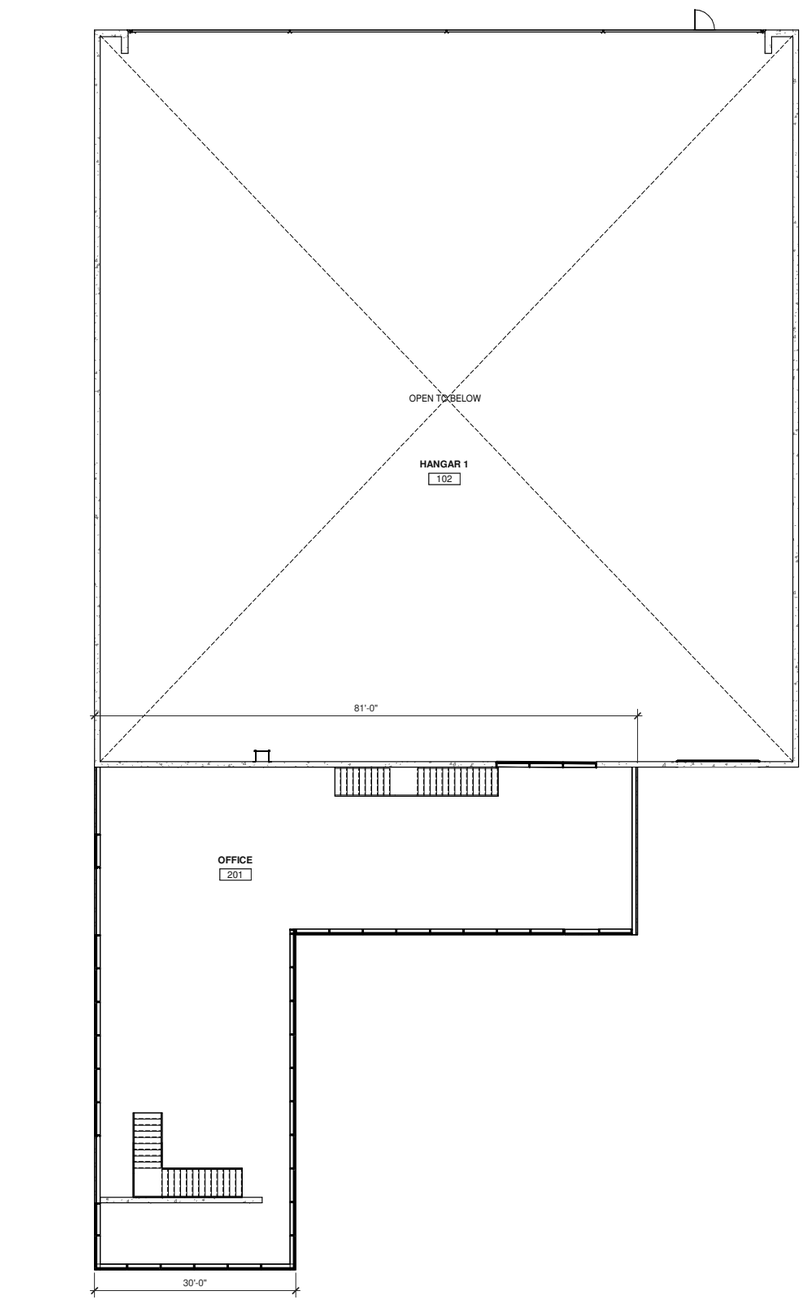
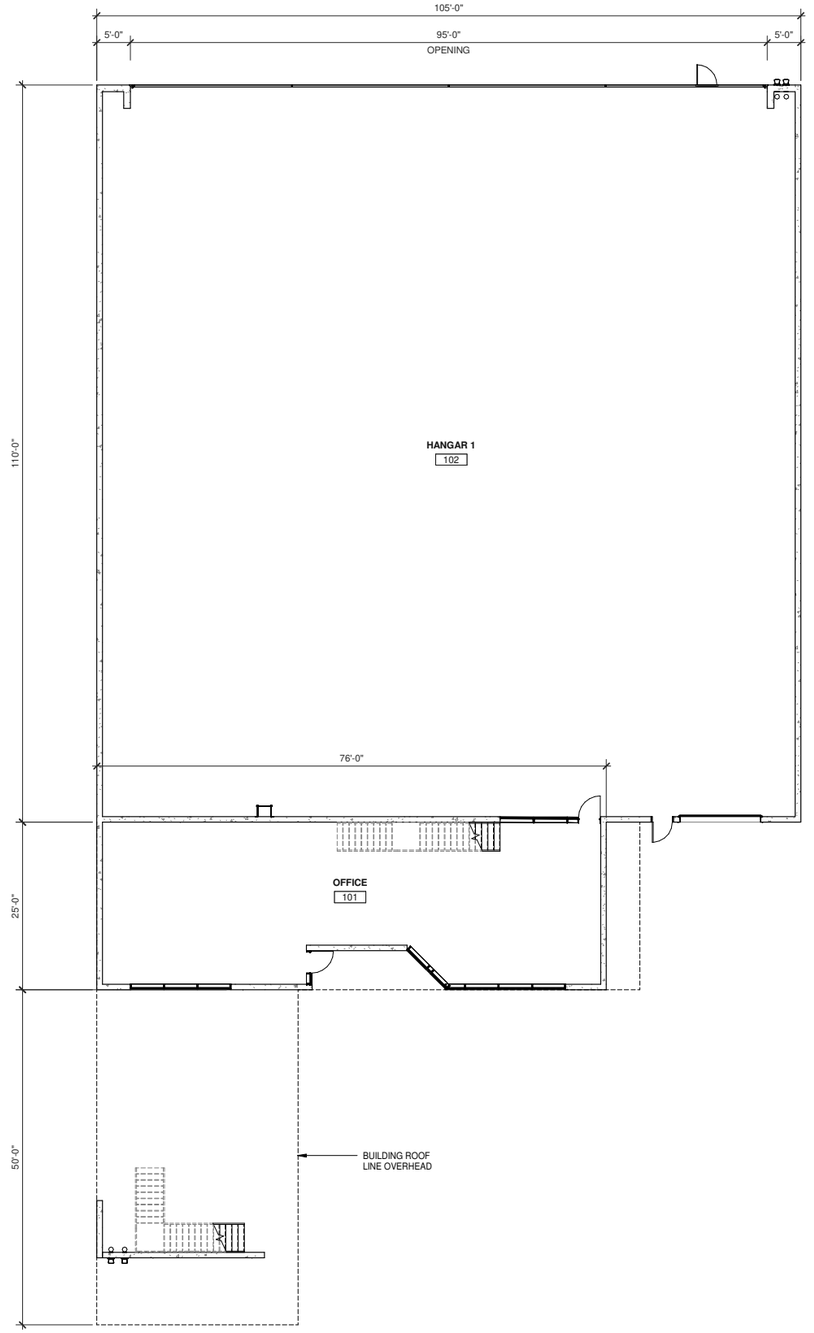


HANGAR 1 - SECOND FLOOR PLAN 2
3/32" = 1'-0"



HANGAR 1 - FIRST FLOOR PLAN 1
3/32" = 1'-0"

ATTACHMENT #15

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KEY CODE: 53E64

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ARCHITECT:
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SKYPORT AT REDFIELD HANGARS

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SCOTTSDALE AZ 85260

HANGAR 1 FLOOR PLANS

DATE	REMARKS

PA/PM:	D. RICHARDSON
DRAWN BY::	E.L.
JOB NO.:	PHX24-0033-00

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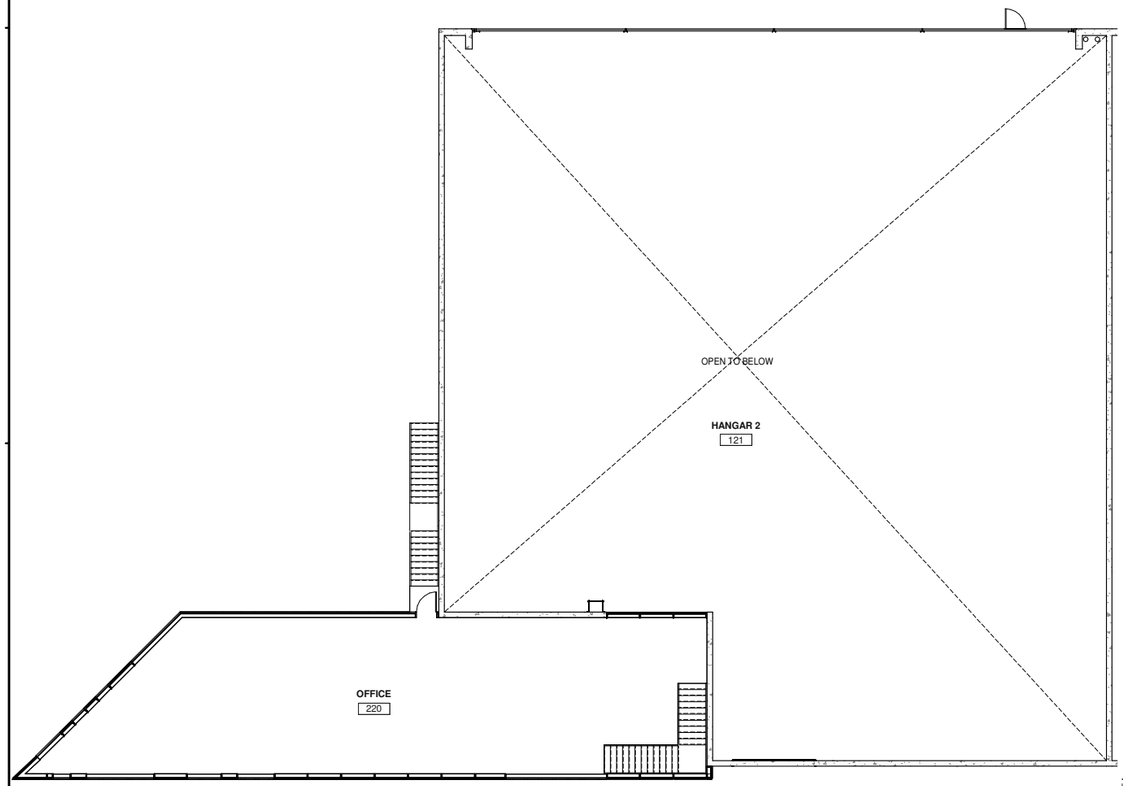

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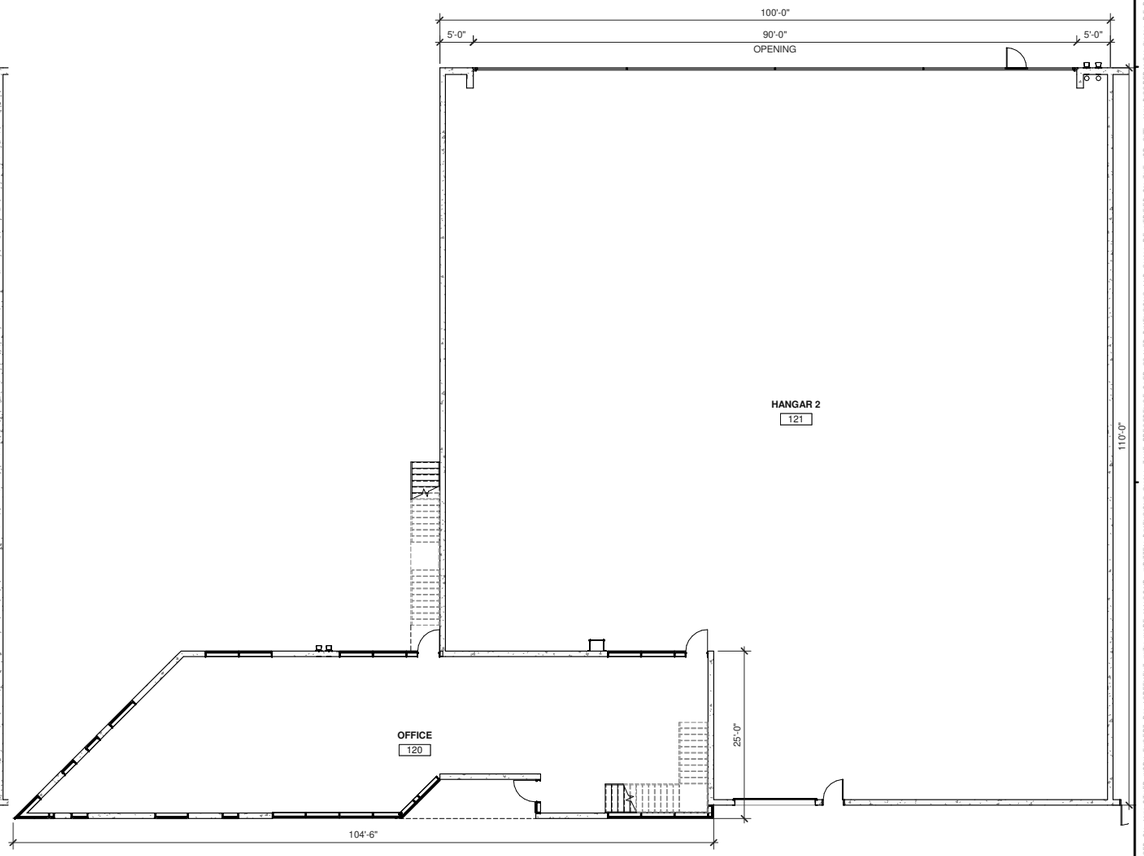

HANGAR 2 - FIRST FLOOR PLAN 1
3/32" = 1'-0"

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HANGAR 2 FLOOR PLANS

DATE	REMARKS

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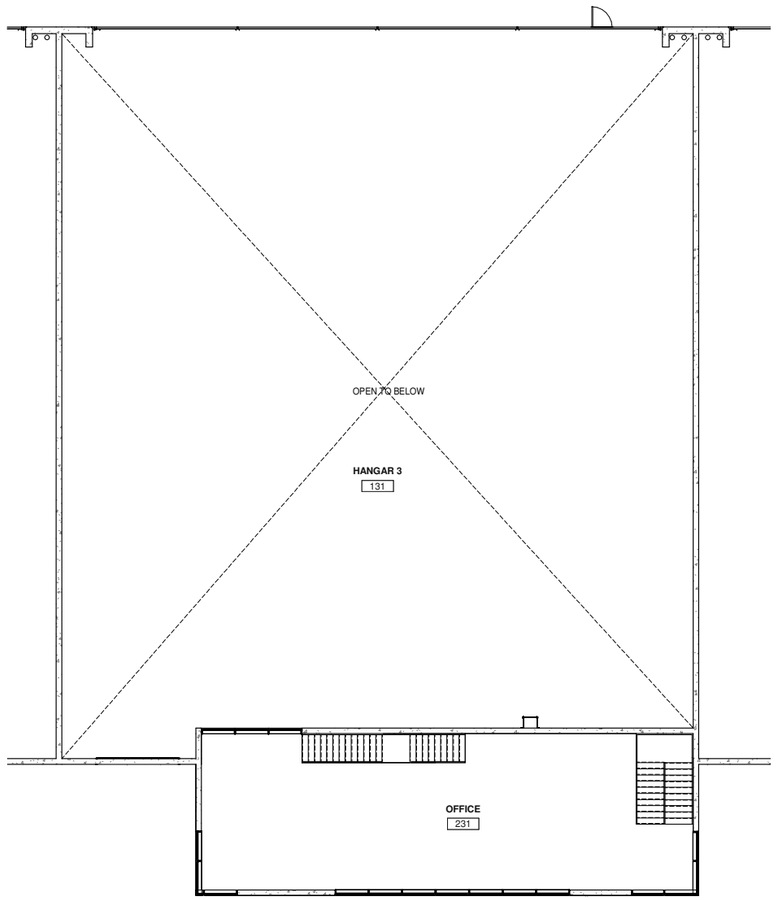

HANGAR 3 - SECOND FLOOR PLAN (2)
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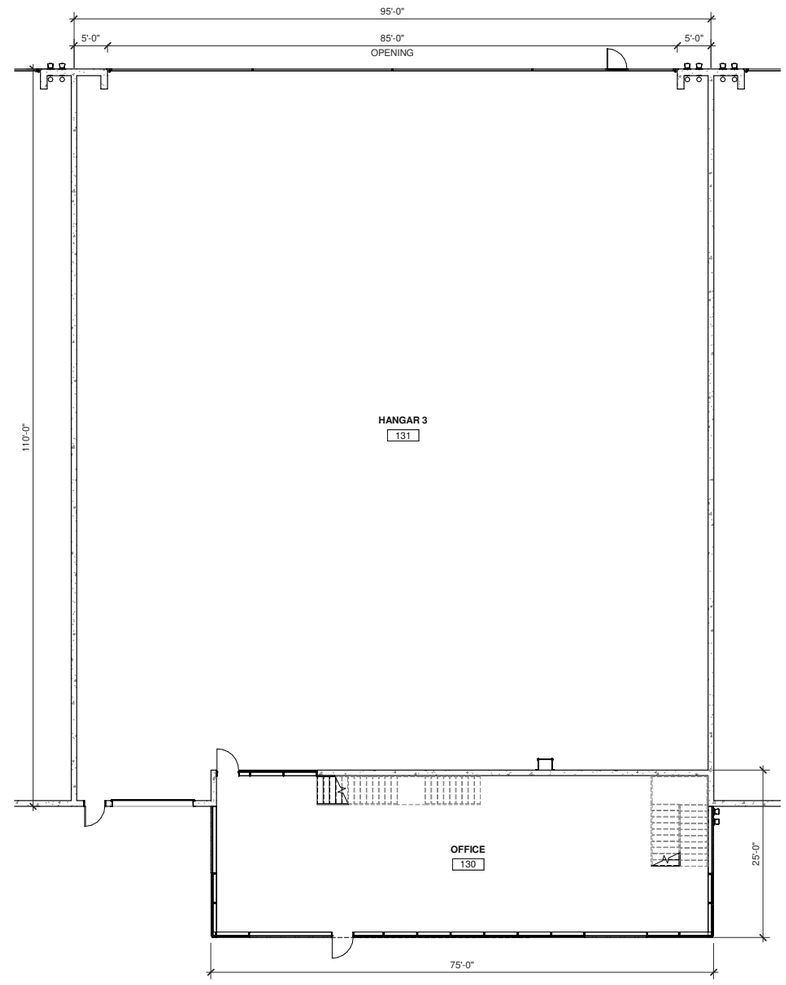

HANGAR 3 - FIRST FLOOR PLAN (1)
3/32" = 1'-0"

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HANGAR 3 FLOOR PLANS

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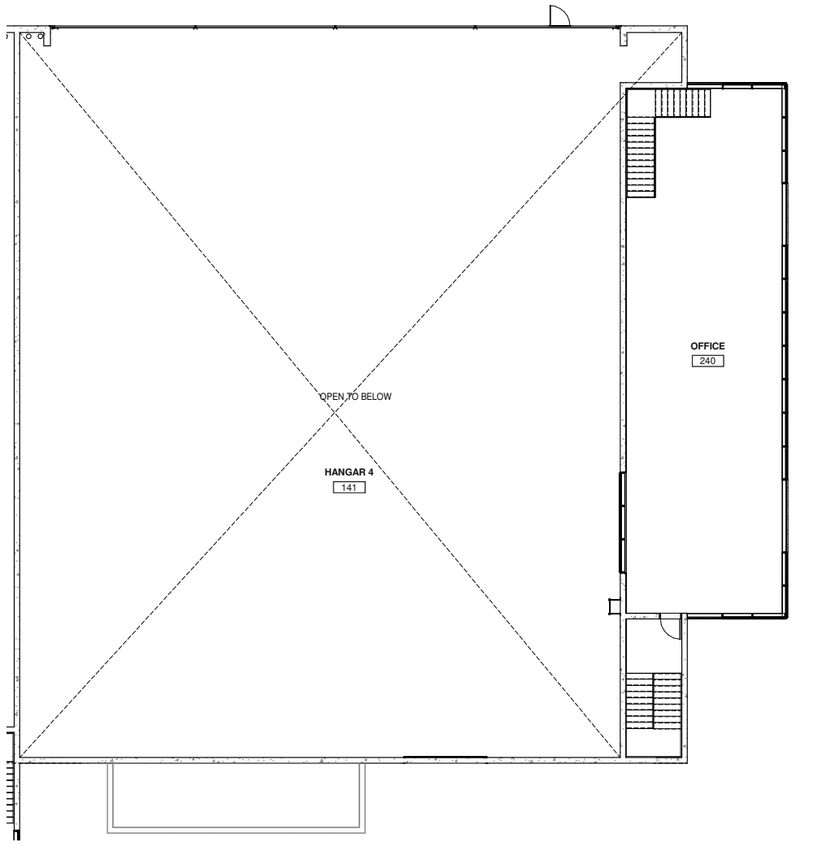

HANGAR 4 - SECOND FLOOR PLAN 2
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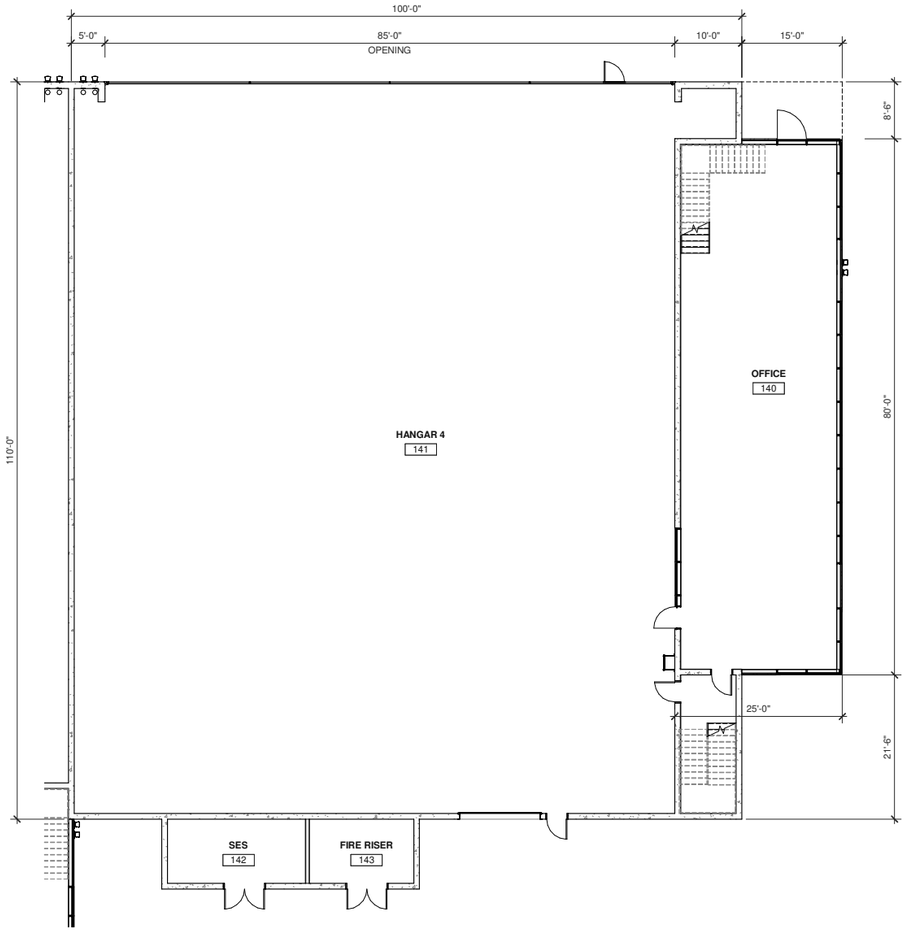

HANGAR 4 - FIRST FLOOR PLAN 1
3/32" = 1'-0"

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HANGAR 4 FLOOR PLANS

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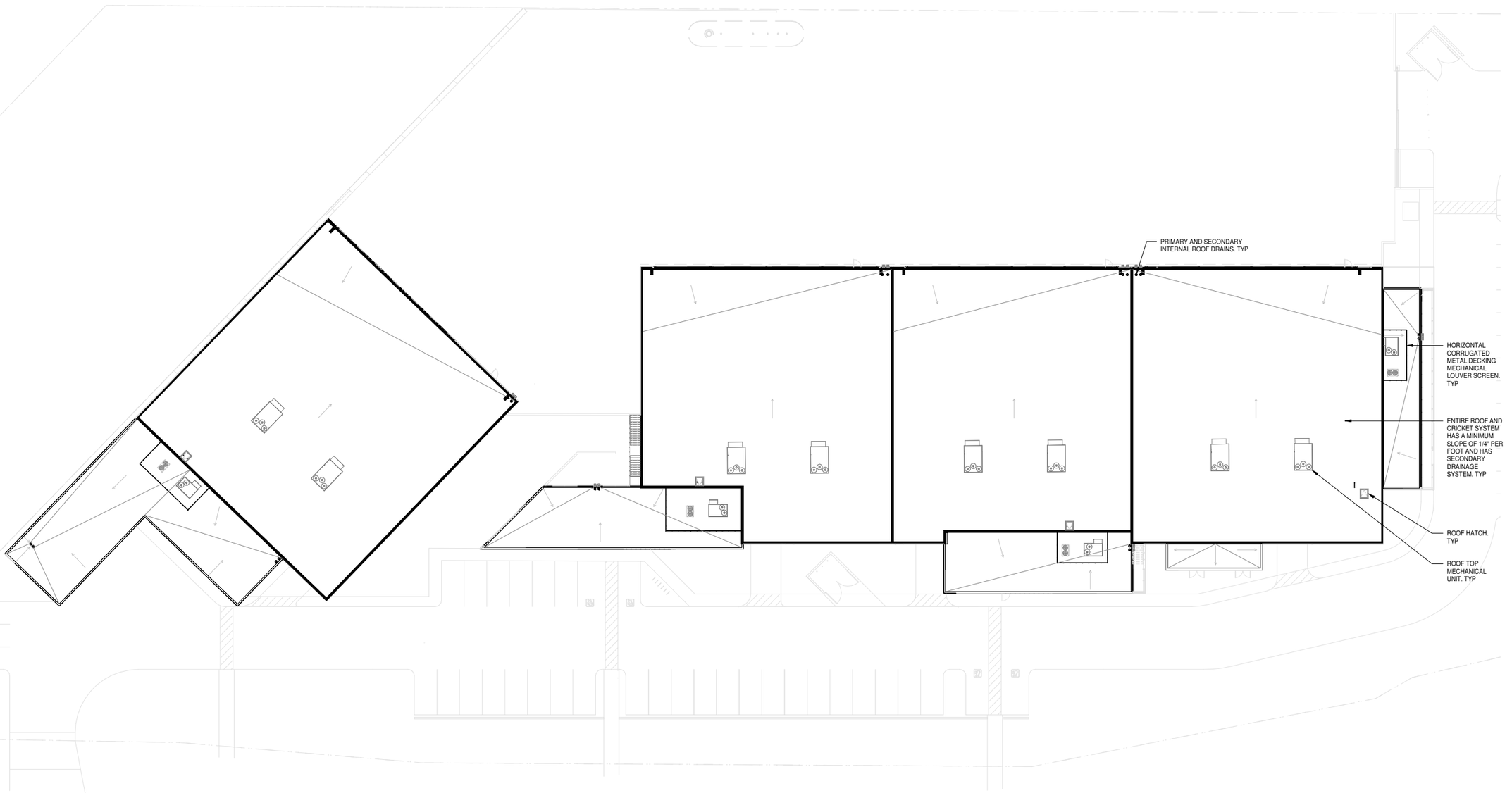

ROOF PLAN 1
1" = 20'-0"

ATTACHMENT #16

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SKYPORT AT REDFIELD HANGARS

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ROOF PLAN

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Zoning Aerial

7-DR-2024

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SKYPORT AT REDFIELD HANGARS
7600 E. Redfield Rd
Scottsdale, Arizona 85260
Pre-application# 250-PA-2024
APN: 215-56-114A
MCR: 186-44
Zoning: Industrial Park (I-1)
FEMA: X

Dear Neighbor/ Property Owners:

We are Ware Malcomb Architects, Hired to design the proposed The Skyport Hangar Complex. The proposed project is located at 7600 E. Redfield Rd, Scottsdale, Arizona 85260, Parcel #215-56-114A which is located on the east side of Scottsdale Airpark. The property has access to an existing taxiway for Scottsdale Airpark via an existing aircraft easement adjacent to the west side of the property.

The Skyport Hangar Complex, a visionary project, aspires to set new standards in aviation architecture, intertwining functionality with a cutting-edge design philosophy. The goal is to create not just hangar spaces but an emblematic airpark that reflects a seamless fusion of aviation heritage, modern aesthetics, and sustainable practices. The overarching concept revolves around a harmonious blend of form and function and uses materials and a color palette that blend well with the surrounding context and the Sonoran Desert.

The inspiration draws from the sleek lines and precision of aircraft design and materials, translating into the project's core philosophy of precision, elegance, and adaptability. This is embodied in the choice of materials – concrete tilt wall panels for durability and strength in the hangars, juxtaposed with the modernity of the knife edge aluminum panel shroud and glass for the offices, symbolizing the speed and sculpted form of an aircraft's fuselage.

Proposed landscape utilizes native plants to the desert environment incorporating efficient water use throughout. Location of plantings will utilize the natural varying heights so there is not a group landscape of similar height limited to one area. Site storm drainage will use surface retention along the southern and eastern perimeter of the site and will also utilize underground retention under the shared apron area.

Parcel #215-56-114A does not lie within the Environmentally Sensitive Lands (ESL) Ordinance goverened area. The proposed construction is not in a historical portion of Scottsdale and is not governed by the Historical Property Overlay District as noted in Section 1.904 of the Scottsdale Zoning Ordinance.

The site has dual access from N. 76th Pl and E. Redfield Rd. The east drive will provide access to Building 2 (hangars 2,3,4) and the motorized security gate to the aircraft staging area while the South drive serves Building 1 (hangar 1). The east access drive will allow access for Refuse and required Fire Apparatus. The security gate is the only access point for vehicles from the parking area to the staging area and additional access can be through each hangar for convenience and security. Parking is provided for the offices and visitors with forty eight parking spaces, including covered and six required accessible parking stalls. All six accessible parking stalls are covered which satisfies the requirement described in Section 9.105 G-O. There are six (6) bicycle parking spaces provided on the site on the public side of the screen wall as required per Section 9.103. Specified bicycle rack is per City of

Scottsdale detail number 2285 and is included on sheet 024a of the submitted package. Location of the bike rack does not impede pedestrian access on the site.

Pedestrian site access is from both N. 76th Pl and E. Redfield Rd, which connect to the existing 5'-0" wide sidewalk. New sidewalks and ramps will match the existing walk width of 5'-0". All new walkways, ramps, parking stalls, and circulation will be in accordance with 2010 ADA Standards for Accessible Design.

Hangar 1 is the largest of the four hangars with a 13,015 S.F. hangar and a 4,914 S.F. two-story office area. The larger size is to maximize the building footprint and to the utilize the site more effectively. Hangar 2 will consist of a 11,287 S.F. hangar and a 4,332 S.F. two-story office. Hangar 3 will consist of a 10,355 S.F. hangar and a 3,750 S.F. two-story office. Lastly, Hangar 4 will consist of a 10,700 S.F. hangar and a 4,040 S.F. two-story office. All hangars will have a drive-in door for access from the parking lot providing added convenience and security for users separating pedestrian traffic from the staging area. Each hangar will be constructed with concrete tilt walls with reveals and color changes to create added texture and depth. The offices will have a clean modern design utilizing glass and deep canopies to provide building shading. All hangars will be designed with rooftop mechanical units conditioning individual hangars. All mechanical equipment will be fully screened by parapets or decorative screen walls.

The Owner is proposing to install an underground on-site private fuel system in the aircraft staging area. The team has engaged Complete Aviation Fuel System to assist in the layout and design of the fuel system. To utilize a shared fuel system, the Owner will 'Condominiumize' the hangars and have a common aircraft staging area and create a CC&R for use and operation.

Sincerely,
Dan Richardson

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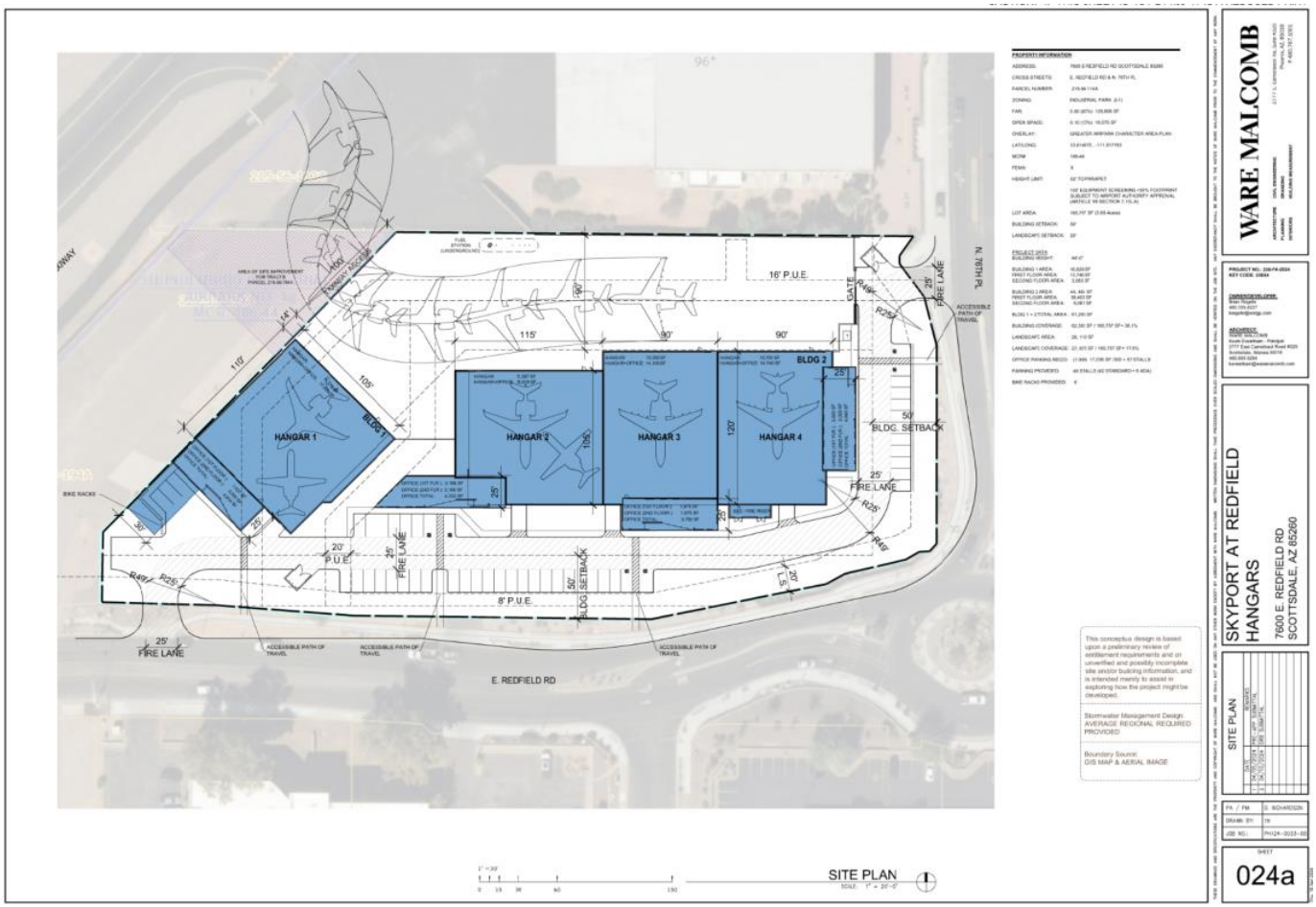
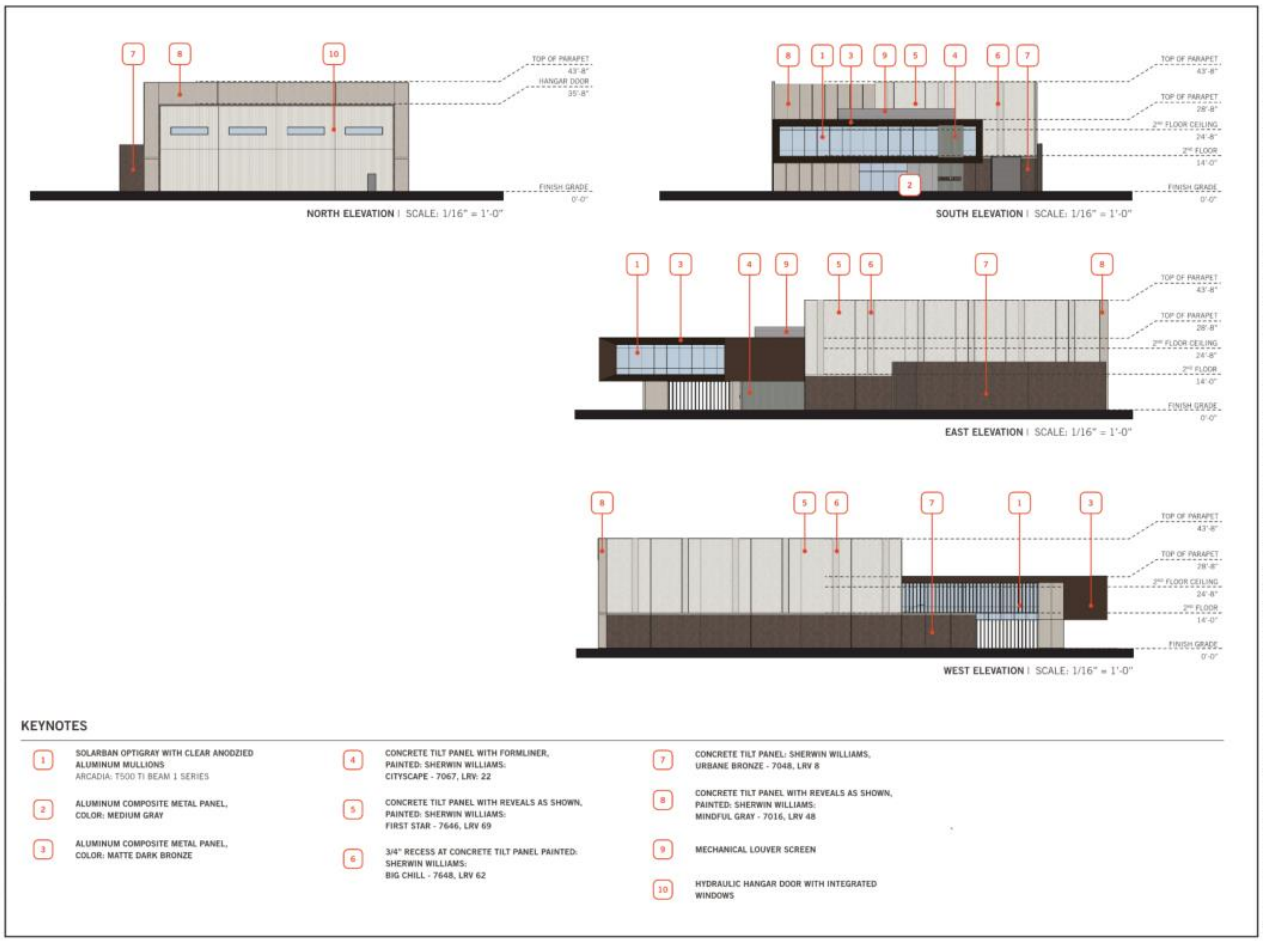
OUR LEGACY INSPIRES THE FUTURE

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Wayland Barton, who can be reached at 480-312-2817 or WBarton@Scottsdaleaz.gov

Exhibits included:
Site plan
Elevation
Perspectives





KEYNOTES

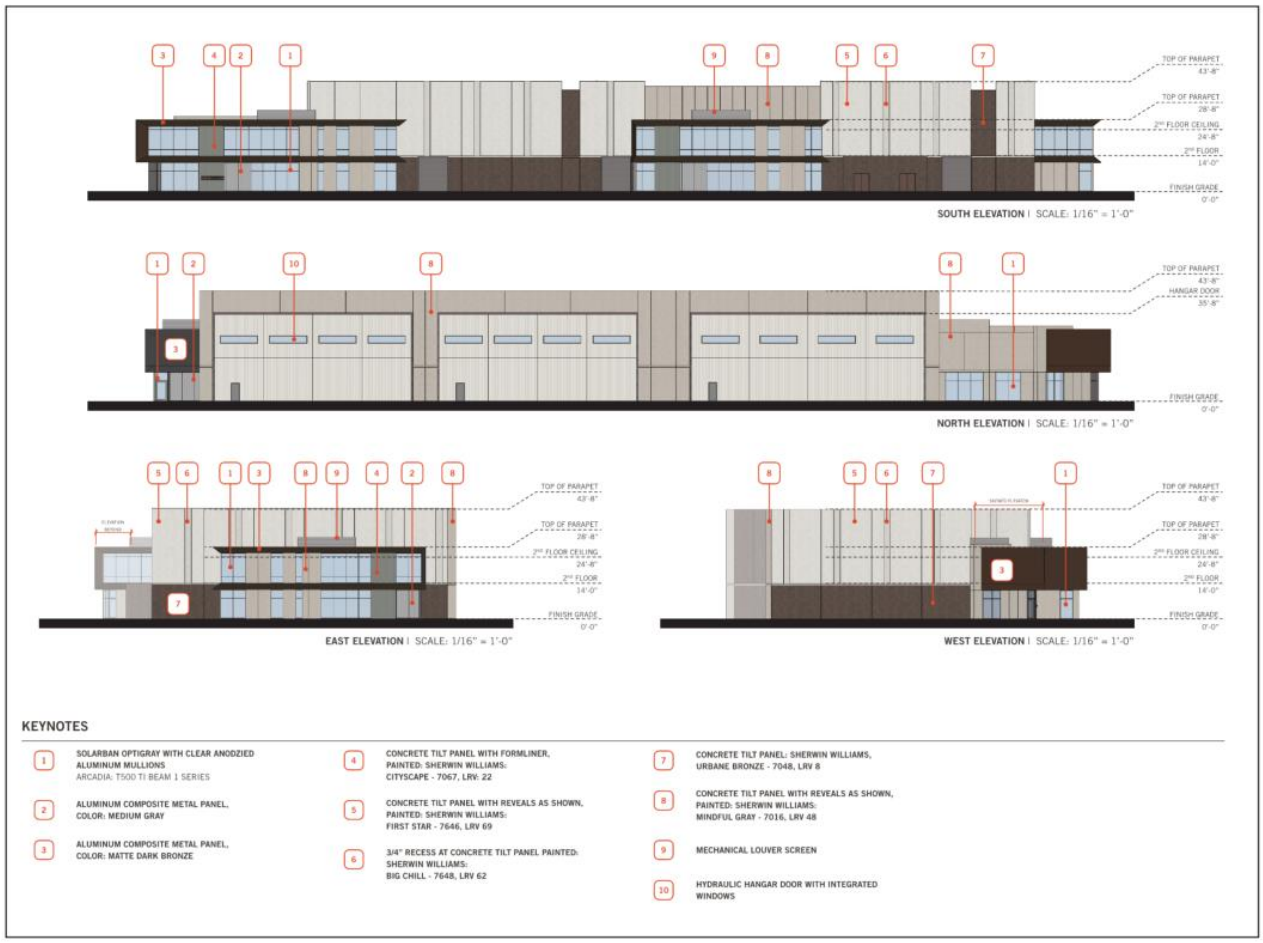
1. SOLARBAN OPTIGRAY WITH CLEAR ANODZIED ALUMINUM MULLIONS
   ARCADIA: T500 TI BEAM 1 SERIES
2. ALUMINUM COMPOSITE METAL PANEL, COLOR: MEDIUM GRAY
3. ALUMINUM COMPOSITE METAL PANEL, COLOR: MATTE DARK BRONZE
4. CONCRETE TILT PANEL WITH FORMLINER, PAINTED: SHERWIN WILLIAMS: CITYSCAPE - 7067, LRV: 22
5. CONCRETE TILT PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: FIRST STAR - 7646, LRV 69
6. 3/4" RECESS AT CONCRETE TILT PANEL PAINTED: SHERWIN WILLIAMS: BIG CHILL - 7648, LRV 62
7. CONCRETE TILT PANEL: SHERWIN WILLIAMS, URBANE BRONZE - 7048, LRV 8
8. CONCRETE TILT PANEL WITH REVEALS AS SHOWN, PAINTED: SHERWIN WILLIAMS: MINDFUL GRAY - 7016, LRV 48
9. MECHANICAL LOUVER SCREEN
10. HYDRAULIC HANGAR DOOR WITH INTEGRATED WINDOWS

WARE MALCOMB

SKYPORT AT REDFIELD
HANGARS
7800 E. REDFIELD RD
SCOTTSDALE, AZ 85260

BUILDING ELEVATIONS

SHEET
041a



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SOUTHWEST PERSPECTIVE VIEW FROM REDFIELD ROAD

SOUTHEAST PERSPECTIVE VIEW FROM REDFIELD ROAD