

## BUILDING SUMMARY

### PROPOSED BUILDINGS

#### PHASE 1

BOX HANGAR GROUP 1	
(3) HANGARS (65'x62'):	12,090 S.F.
(2) OFFICES/SHOP (SINGLE STORY):	2,480 S.F.
SUBTOTAL:	14,570 S.F.

T-HANGAR GROUP 1	
HANGAR:	6,425 S.F.
OFFICE/SHOP (SINGLE STORY):	1,072 S.F.
SUBTOTAL (147'x51' HANGAR):	7,497 S.F.

T-HANGAR GROUP 2	
HANGAR:	6,425 S.F.
OFFICE/SHOP (SINGLE STORY):	1,072 S.F.
SUBTOTAL (147'x51' HANGAR):	7,497 S.F.

T-HANGAR GROUP 3	
HANGAR:	6,425 S.F.
OFFICE/SHOP (SINGLE STORY):	1,072 S.F.
SUBTOTAL (147'x51' HANGAR):	7,497 S.F.

T-HANGAR GROUP 4	
HANGAR:	6,425 S.F.
OFFICE/SHOP (SINGLE STORY):	536 S.F.
RESTROOM:	536 S.F.
SUBTOTAL (147'x51' HANGAR):	7,497 S.F.

TOTAL PROPOSED BUILDING AREA - PHASE 1:	44,558 S.F.
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#### PHASE 2

HANGAR GROUP 1	
(6) HANGARS (75'x80'):	36,000 S.F.
OFFICE / LIMITED SERVICE FBO (2-STORY):	5,072 S.F.
TOTAL PROPOSED BUILDING AREA - PHASE 2:	41,072 S.F.

TOTAL PROPOSED BUILDING AREA - PHASE 1 + PHASE 2:	85,630 S.F.
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### DEMOLITION SUMMARY

#### PHASE 2

JAY'S AIRCRAFT MAINTENANCE:	10,303 S.F.
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JAY'S AIRCRAFT MAINTENANCE:	3,494 S.F.
TOTAL BUILDING AREA TO BE REMOVED - PHASE 2:	13,797 S.F.

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ARCHITECTS ENGINEERS

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Project Revision	
RFP SUBMITTAL	12.19.2019
ADDENDUM 16 REV	06.01.2020

LIMITED SERVICE  
FIXED BASE  
OPERATOR

**JAY'S  
AIRCRAFT  
MAINTENANCE,  
INC.**

SOUTHWEST SITE  
JOHN WAYNE AIRPORT  
ORANGE COUNTY, CA



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**OVERALL  
SITE PLAN**

AS NOTED  
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**A1.2**

## LEGEND

BOX HANGAR - GROUP 1 65' x 62' (18'-0" HIGH DOORS) (PHASE 1)	LANDSCAPING	BRL LINE
HANGAR OFFICE / SHOP (SINGLE STORY, PHASE 1)	DECORATIVE CONC. PAVING	PHASE LINE
T-HANGAR - GROUPS 1, 2, 3 & 4 147' x 51' (12'-0" HIGH DOORS) (PHASE 1)	VEHICULAR PAVING & DRIVE AISLE	AOA FENCE
T-HANGAR - GROUP 4 RESTROOM (PHASE 1)	PROPOSED REFURBISHED RAMP	EXISTING AOA FENCE
HANGAR GROUP 1 75' x 80' (12'-0" HIGH DOORS) (PHASE 2)	PROPOSED TRANSIENT AIRCRAFT PARKING	EXISTING FENCE TO BE REMOVED
HANGAR GROUP 1 OFFICE / LIMITED SERVICE FBO (2-STORY, PHASE 2)	23'-0" WIDE ACCESS PATH FROM FREIGHT GATE TO PERIMETER ROAD	TAXILANE
EXISTING BUILDING AREA TO BE REMOVED	LEASE LINE	

## AIRCRAFT

(FOR ILLUSTRATIVE PURPOSES)

CESSNA 172	CIRRUS VISION SF50
TBM 850	CIRRUS SR22
PC-12	KING AIR C90-B

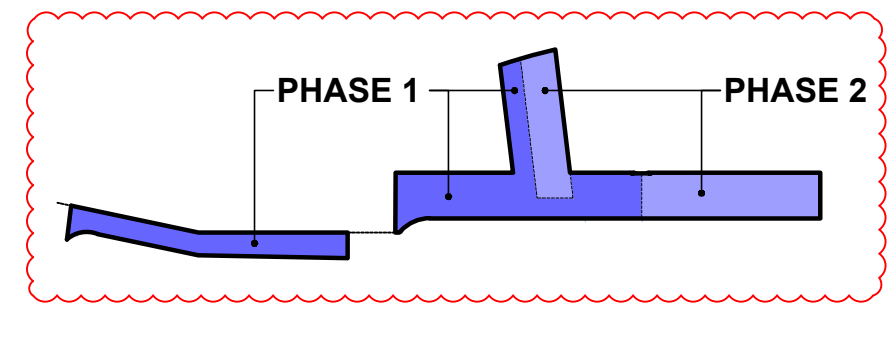
## SITE SUMMARY

<b>LEASEHOLD (SWL - 01)</b>	
PHASE 1:	223,631 S.F. (5.13 ACRES)
PHASE 2:	231,678 S.F. (5.32 ACRES)
SUBTOTAL SWL-01 (PHASES 1 + 2):	455,309 S.F. (10.45 ACRES)
<b>LEASEHOLD (SWL - 02)</b>	
PHASE 1:	114,804 S.F. (2.64 ACRES)
TOTAL (SWL-01 + SWL-02):	570,113 S.F. (13.09 ACRES)
<b>LEASEHOLD (SWL - 01 + SWL - 02)</b>	
PHASE 1 (SWL - 01)	
BUILDING FOOTPRINT:	44,558 S.F. 19.9%
LANDSCAPE:	3,791 S.F. 1.7%
HARDSCAPE SIDEWALK:	1,186 S.F. 0.5%
AREA OF RAMP RENOVATION:	168,851 S.F. 75.5%
PARKING/DRIVE:	5,245 S.F. 2.4%
SUBTOTAL - PHASE 1:	223,631 S.F. 100.0%
PHASE 2 (SWL - 01)	
BUILDING FOOTPRINT:	38,536 S.F. 16.6%
LANDSCAPE:	5,698 S.F. 2.5%
HARDSCAPE SIDEWALK:	3,330 S.F. 1.4%
AREA OF RAMP RENOVATION:	158,679 S.F. 68.6%
OTHER PAVEMENT AREAS:	534 S.F. 0.2%
PARKING/DRIVE:	24,901 S.F. 10.7%
SUBTOTAL - PHASE 2:	231,678 S.F. 100.0%
SUBTOTAL SWL-01 (PHASES 1 + 2):	455,309 S.F. (10.45 ACRES)
<b>PHASE 1 (SWL - 02)</b>	
AREA OF RAMP RENOVATION:	114,804 S.F. 100.0%
SUBTOTAL - PHASE 1:	114,804 S.F. (2.64 ACRES)
<b>ALL PHASES</b>	
BUILDING FOOTPRINT:	83,094 S.F. 14.6%
LANDSCAPE:	9,489 S.F. 1.6%
HARDSCAPE SIDEWALK:	4,516 S.F. 0.8%
AREA OF RAMP RENOVATION:	442,334 S.F. 77.6%
OTHER PAVEMENT AREAS:	534 S.F. 0.2%
PARKING/DRIVE:	30,146 S.F. 5.2%
TOTAL (SWL-01 + SWL-02):	570,113 S.F. 100.0%

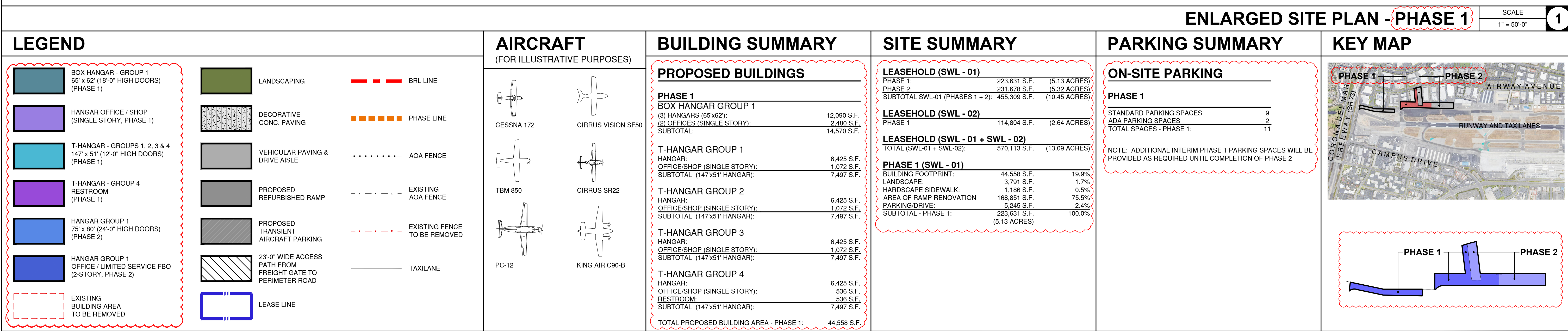
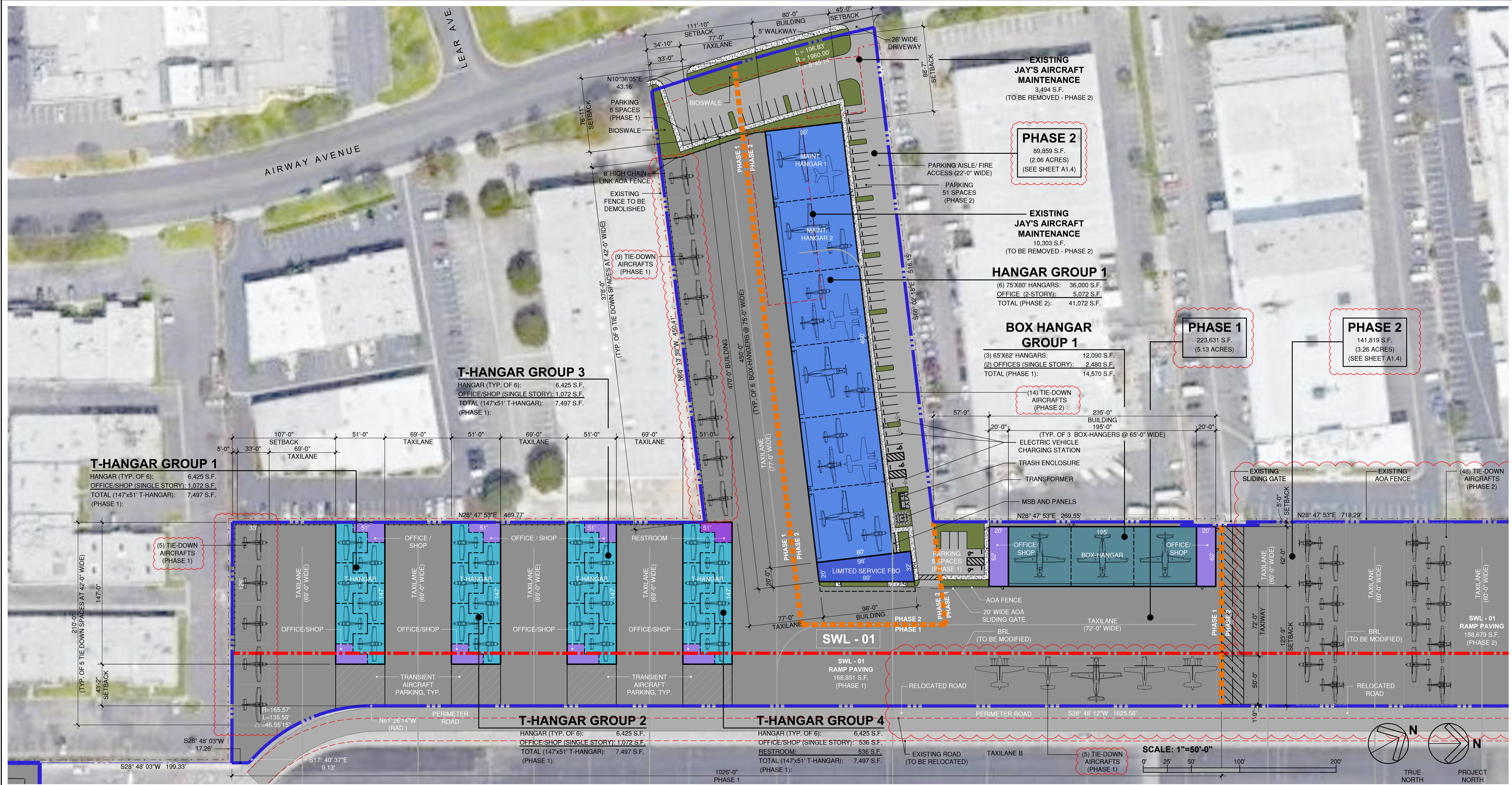
## PARKING SUMMARY

<b>ON-SITE PARKING</b>	
<b>PHASE 1</b>	
STANDARD PARKING SPACES	9
ADA PARKING SPACES	2
TOTAL SPACES - PHASE 1:	11
<b>PHASE 2</b>	
STANDARD PARKING SPACES	46
ELECTRIC VEHICLE CHARGING STATIONS	3
ADA PARKING SPACES	2
TOTAL SPACES - PHASE 2:	51
<b>ALL PHASES</b>	
STANDARD PARKING SPACES	55
ELECTRIC VEHICLE CHARGING STATIONS	3
ADA PARKING SPACES	4
TOTAL SPACES - ALL PHASES:	62
TOTAL SPACES REQUIRED PER THE EIR:	62

## KEY MAP







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**ENLARGED  
SITE PLAN  
PHASE 1**

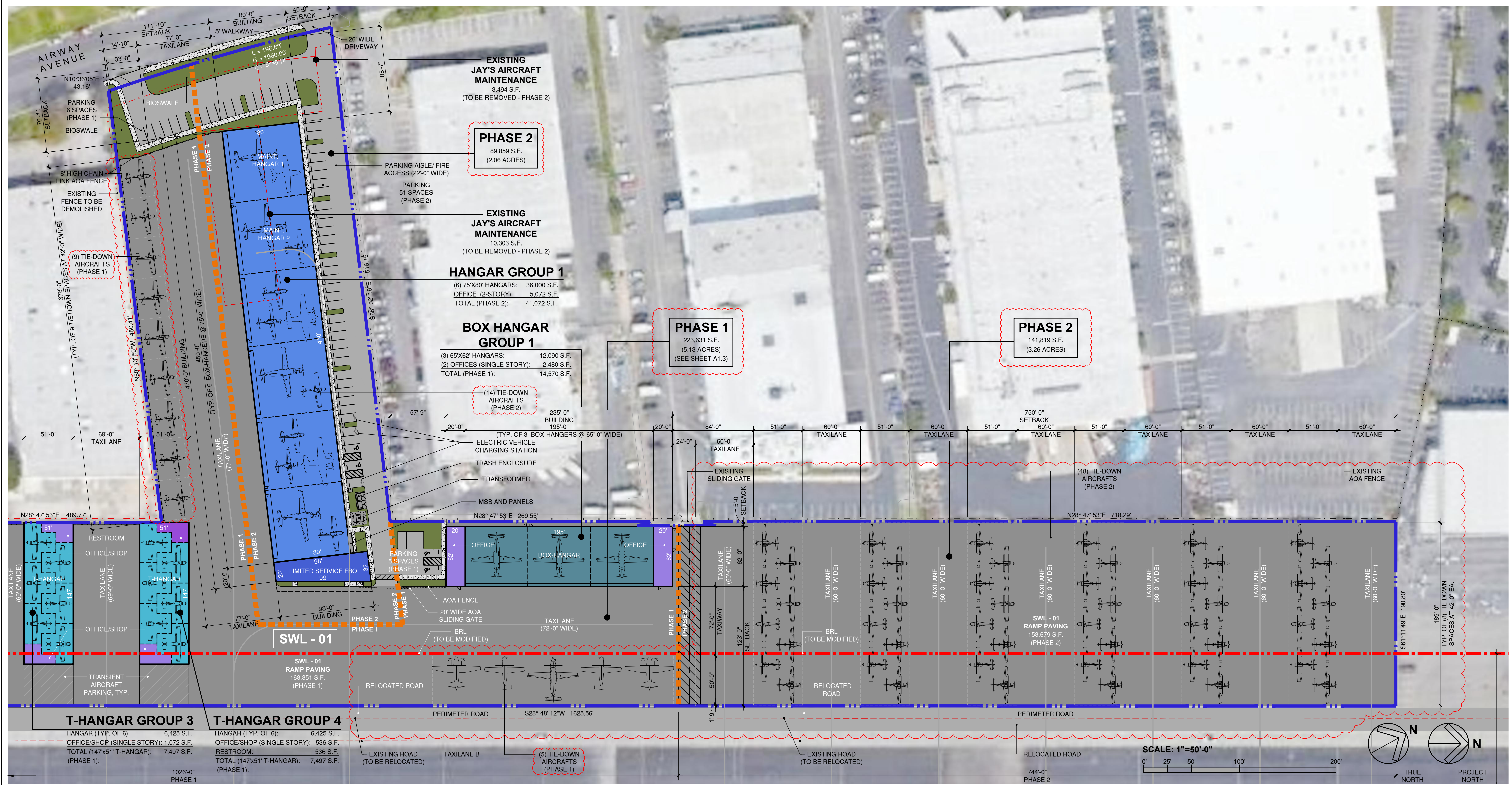
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ENLARGED SITE PLAN - PHASE 2

**LEGEND**

BOX HANGAR - GROUP 1  
65' x 62' (18'-0" HIGH DOORS)  
(PHASE 1)

HANGAR OFFICE / SHOP  
(SINGLE STORY, PHASE 1)

T-HANGAR - GROUPS 1, 2, 3 & 4  
147' x 51' (12'-0" HIGH DOORS)  
(PHASE 1)

T-HANGAR - GROUP 4  
RESTROOM  
(PHASE 1)

HANGAR GROUP 1  
75' x 80' (24'-0" HIGH DOORS)  
(PHASE 2)

HANGAR GROUP 1  
OFFICE / LIMITED SERVICE FBO  
(2-STORY, PHASE 2)

EXISTING  
BUILDING AREA  
TO BE REMOVED

LANDSCAPING

DECORATIVE  
CONC. PAVING

VEHICULAR PAVING &  
DRIVE AISLE

PROPOSED  
REFURBISHED RAMP

PROPOSED  
TRANSIENT  
AIRCRAFT PARKING

23'-0" WIDE ACCESS  
PATH FROM  
FREIGHT GATE TO  
PERIMETER ROAD

LEASE LINE

--- BRL LINE

--- PHASE LINE

--- AOA FENCE

--- EXISTING  
AOA FENCE

--- EXISTING FENCE  
TO BE REMOVED

--- TAXILANE

**AIRCRAFT**  
(FOR ILLUSTRATIVE PURPOSES)

CESSNA 172

CIRRUS VISION SF50

TBM 850

CIRRUS SR22

PC-12

KING AIR C90-B

**BUILDING SUMMARY**

**PROPOSED BUILDINGS**

**PHASE 2**

HANGAR GROUP 1  
(8) HANGARS (75'x80'): 36,000 S.F.  
OFFICE / LIMITED SERVICE FBO (2-STORY): 5,072 S.F.  
TOTAL PROPOSED BUILDING AREA - PHASE 2: 41,072 S.F.

**DEMOLITION SUMMARY**

**PHASE 2**

JAY'S AIRCRAFT MAINTENANCE: 10,303 S.F.  
JAY'S AIRCRAFT MAINTENANCE: 3,494 S.F.  
TOTAL BUILDING AREA TO BE REMOVED - PHASE 2: 13,797 S.F.

**SITE SUMMARY**

**LEASEHOLD (SWL - 01)**

PHASE 1: 223,631 S.F. (5.13 ACRES)  
PHASE 2: 231,678 S.F. (5.32 ACRES)  
SUBTOTAL SWL-01 (PHASES 1 + 2): 455,309 S.F. (10.45 ACRES)

**LEASEHOLD (SWL - 02)**

PHASE 1: 114,804 S.F. (2.64 ACRES)

**LEASEHOLD (SWL - 01 + SWL - 02)**

TOTAL (SWL-01 + SWL-02): 570,113 S.F. (13.09 ACRES)

**PHASE 2 (SWL - 01)**

BUILDING FOOTPRINT: 38,536 S.F. 16.6%  
LANDSCAPE: 5,698 S.F. 2.5%  
HARDSCAPE SIDEWALK: 3,330 S.F. 1.4%  
AREA OF RAMP RENOVATION: 158,679 S.F. 68.9%  
OTHER PAVEMENT AREAS: 534 S.F. 0.2%  
PARKING/DRIVE: 24,901 S.F. 10.7%  
TOTAL - PHASE 2: 231,678 S.F. 100.0%  
(5.32 ACRES)

**PARKING SUMMARY**

**ON-SITE PARKING**

**PHASE 2**

STANDARD PARKING SPACES: 46  
ELECTRIC VEHICLE CHARGING STATIONS: 3  
ADA PARKING SPACES: 2  
TOTAL SPACES - PHASE 2: 51

**KEY MAP**

PHASE 1 PHASE 2

CORONADO MAR  
FREEWAY (SR 78)

AIRWAY AVENUE

RUNWAY AND TAXILANES

CAMPUS DRIVE



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ENLARGED  
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PHASE 2

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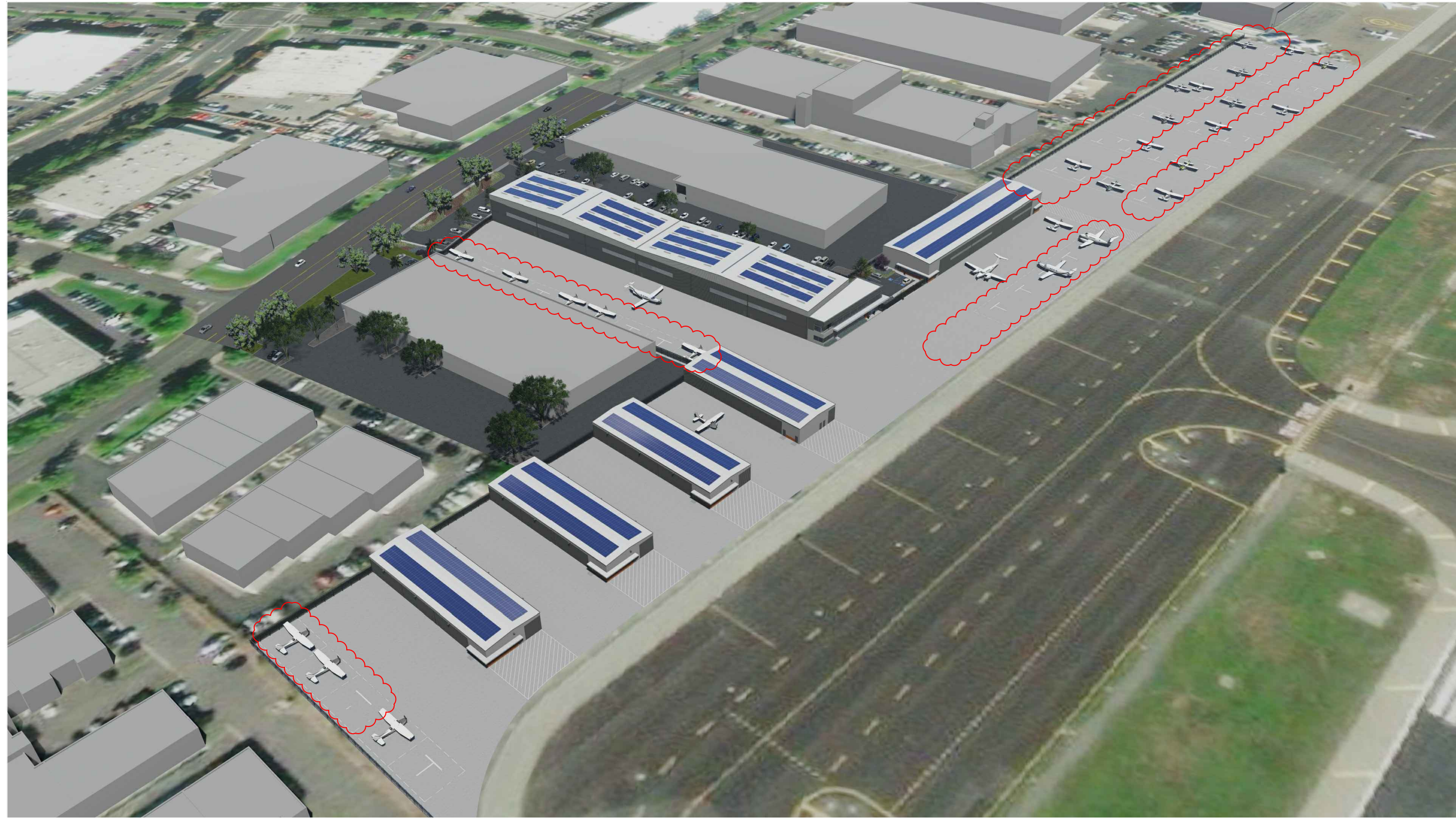
AERIAL  
RENDERINGS 1

AS NOTED	AS NOTED
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DWN	CHK

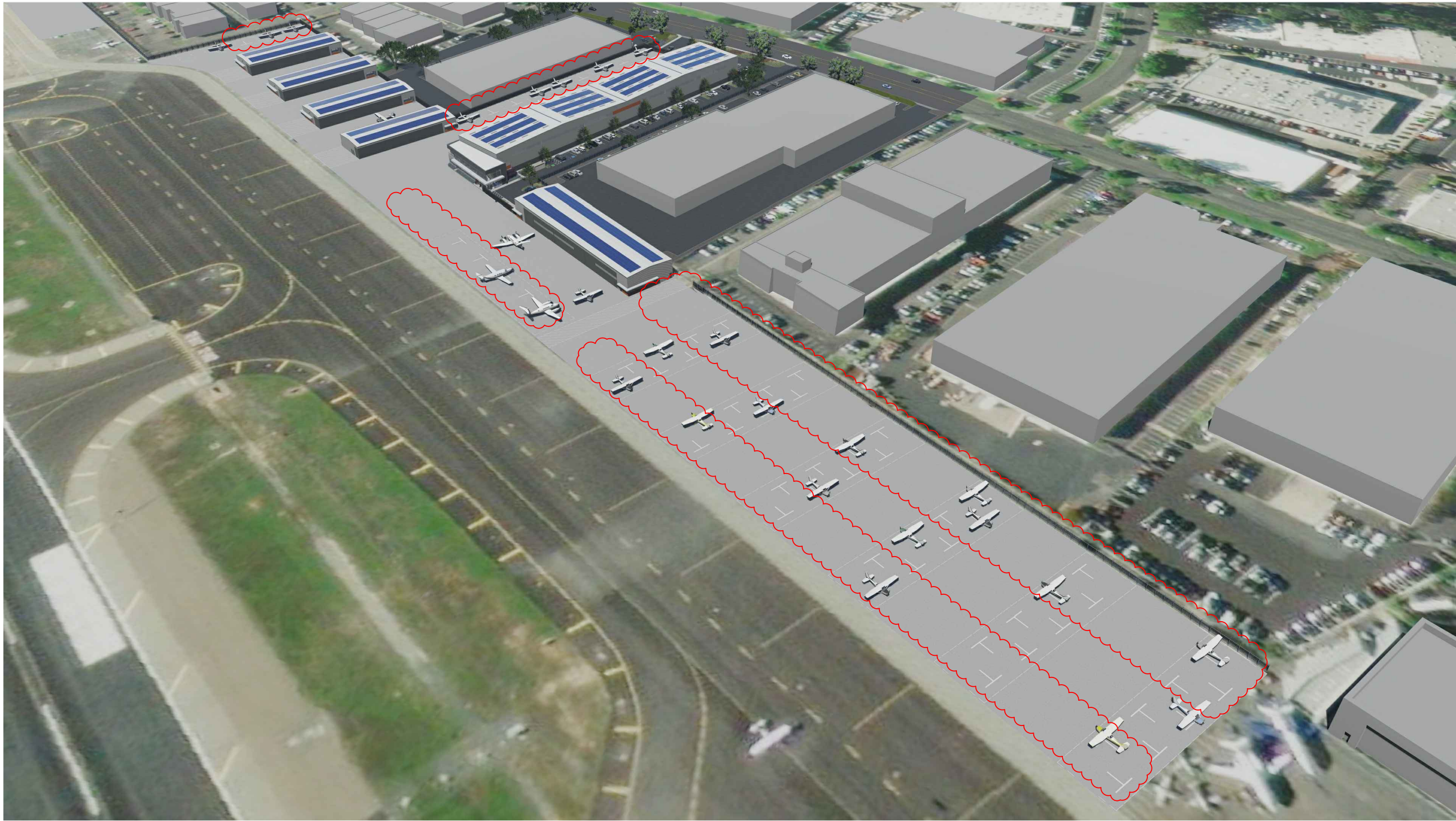
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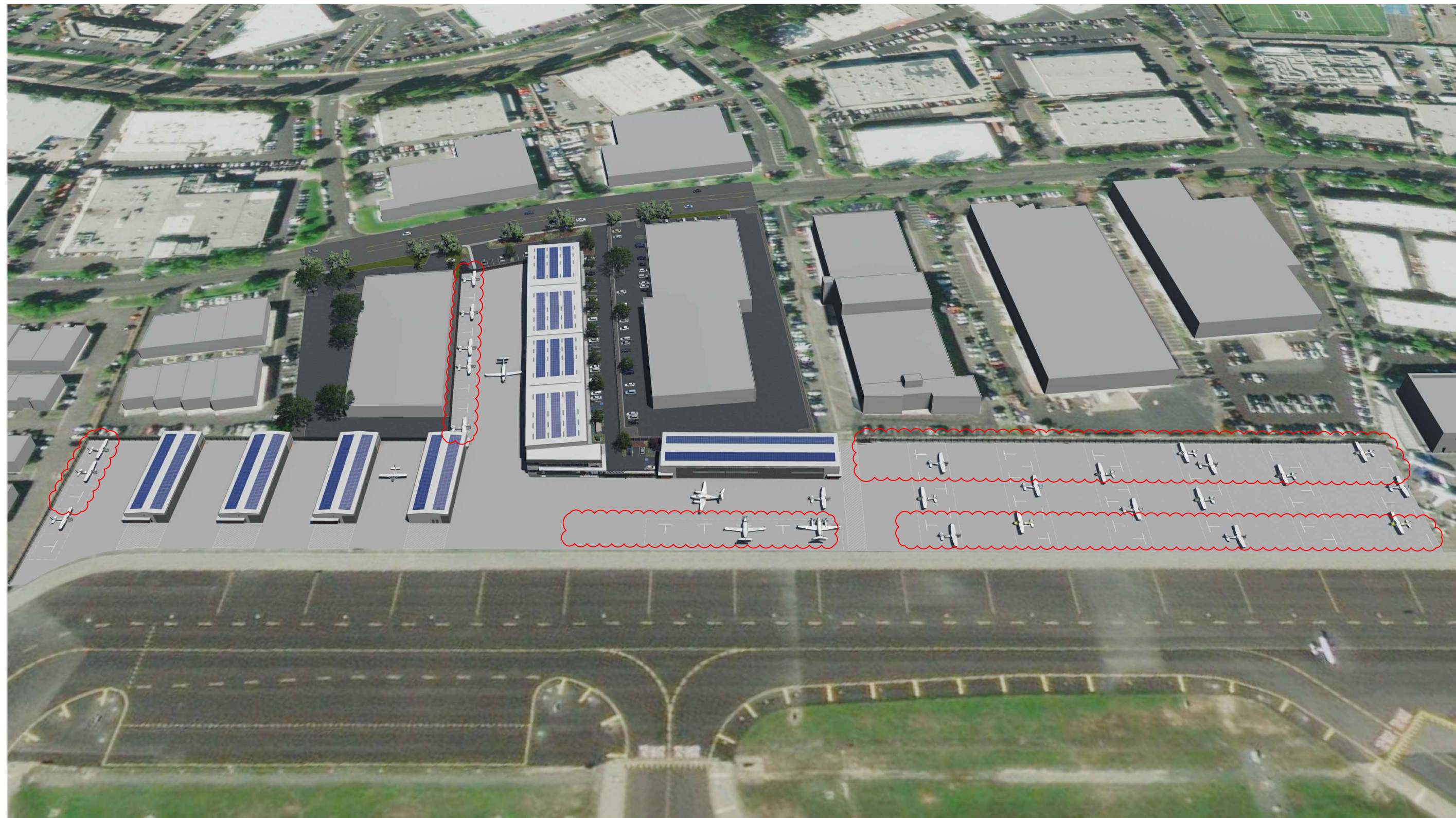




AERIAL VIEW NORTHWEST FROM AIRFIELD 1



AERIAL VIEW SOUTHWEST FROM AIRFIELD 2



AERIAL VIEW WEST FROM AIRFIELD 3



AERIAL VIEW NORTH FROM AIRFIELD 4

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**FBO EXTERIOR  
RENDERINGS 1**

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**A9.3**

VIEW WEST OF FBO ENTRY AIRSIDE 1

NO REVISION "B" DESIGN REVISIONS ON THIS SHEET





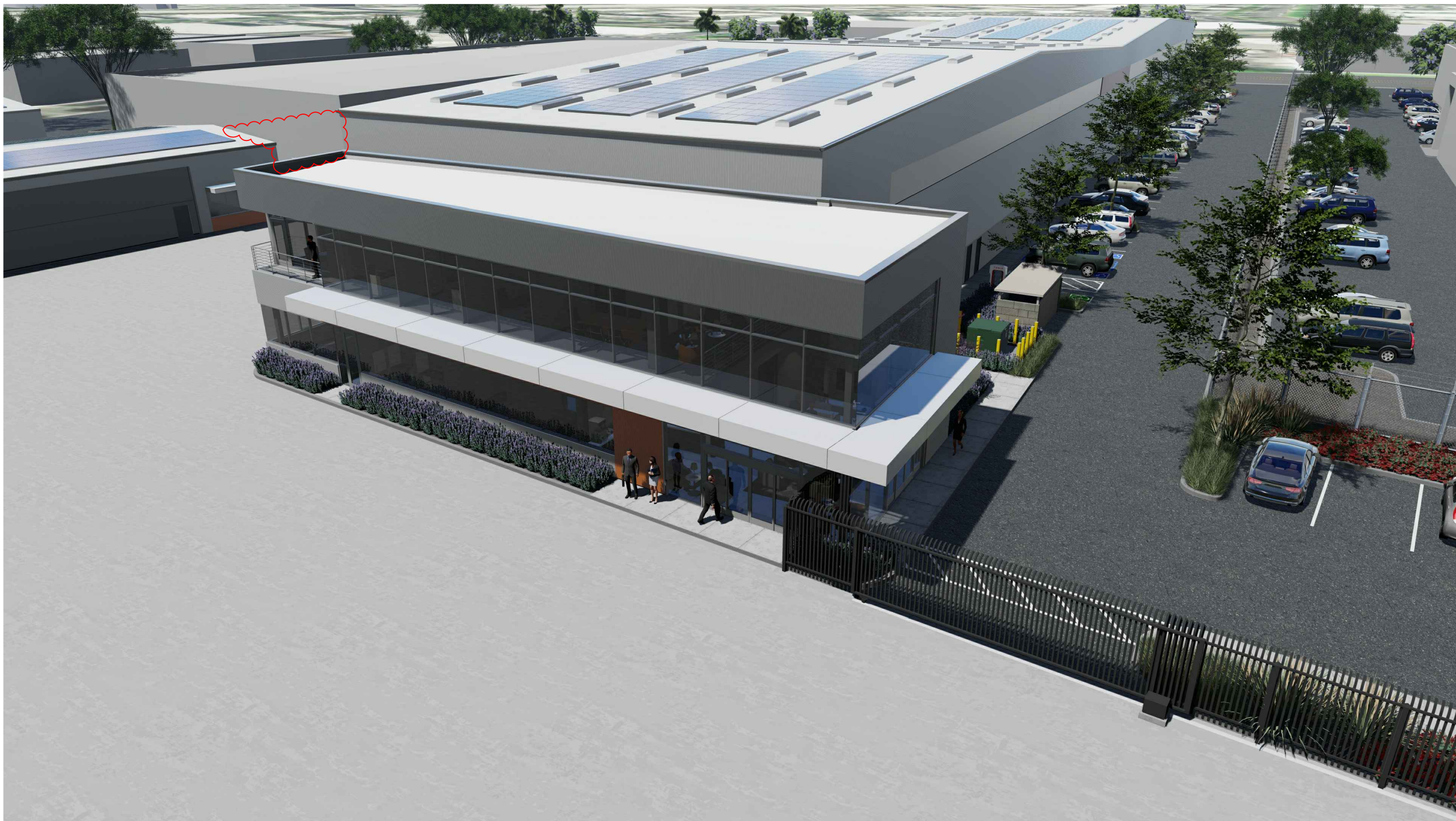
VIEW SOUTHEAST OF FBO ENTRY LANDSIDE 1



VIEW NORTH OF FBO AIRSIDE 2



VIEW SOUTH OF FBO ENTRY AIRSIDE 3



AERIAL VIEW WEST OF FBO AIRSIDE 4

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**FBO EXTERIOR  
RENDERINGS 2**

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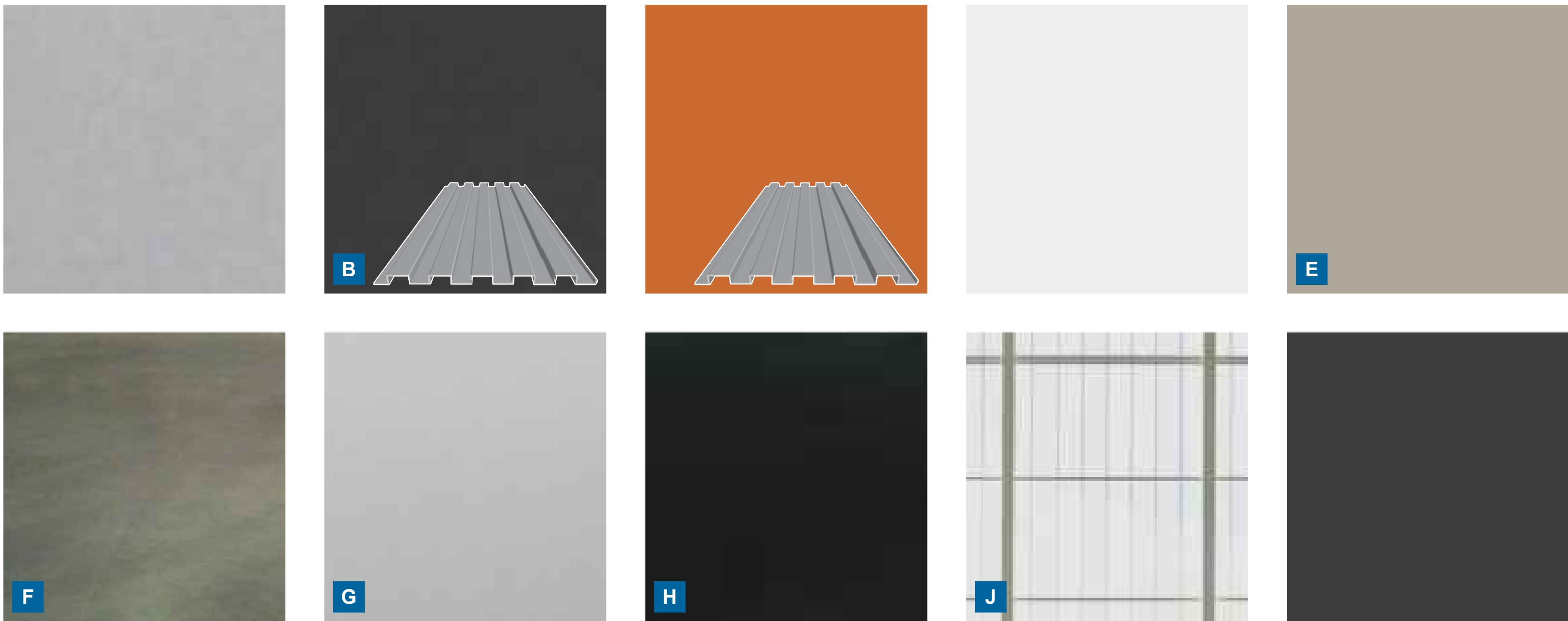
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**A9.4**



EXTERIOR CONCEPT  
FBO MATERIALS

- A. T10-B: METALLIC SILVER
- B. T10-B: MISTIQUE PLUS
- C. T10-B: ORANGE (CUSTOM COLOR)
- D. MAGNALOC: SNOWDRIFT WHITE
- E. TSZ SILVER METALLIC
- F. CLEAR CONCRETE SEALER
- G. SOLAR GRAY
- H. BLACK ALUMINUM
- J. GRAY MATTE
- K. PAINT MISTIQUE PLUS



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**FBO  
EXTERIOR  
MATERIALS**

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**HANGAR  
EXTERIOR  
RENDERINGS 1**

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**A9.6**





VIEW NORTHEAST OF ENTRY FROM AIRWAY AVE 1



VIEW NORTHWEST FROM WITHIN SITE 2



VIEW SOUTH FROM WITHIN SITE 3



VIEW NORTHEAST FROM WITHIN SITE 4

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**HANGAR  
EXTERIOR  
RENDERINGS 2**

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HANGAR  
EXTERIOR  
MATERIALS

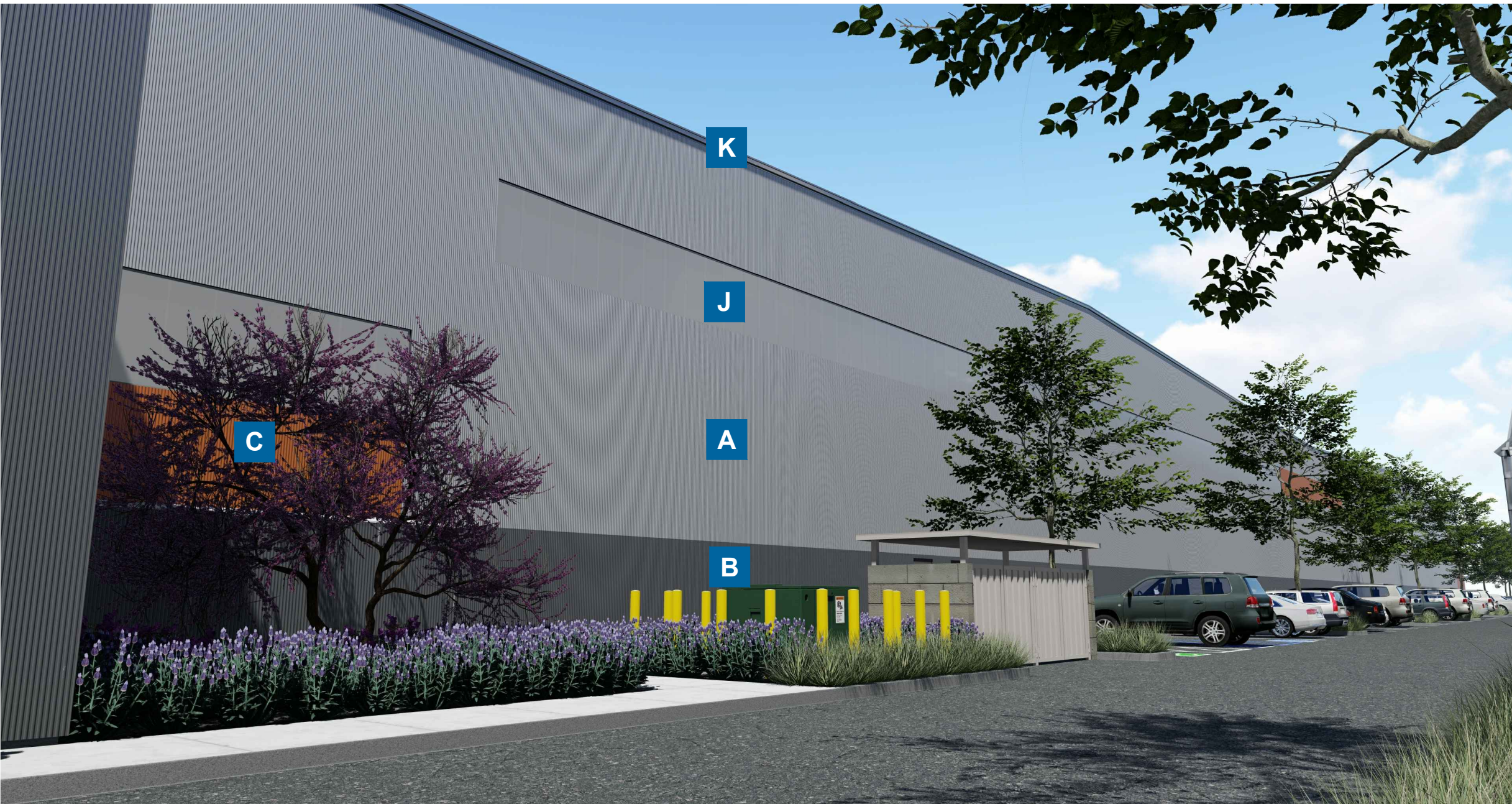
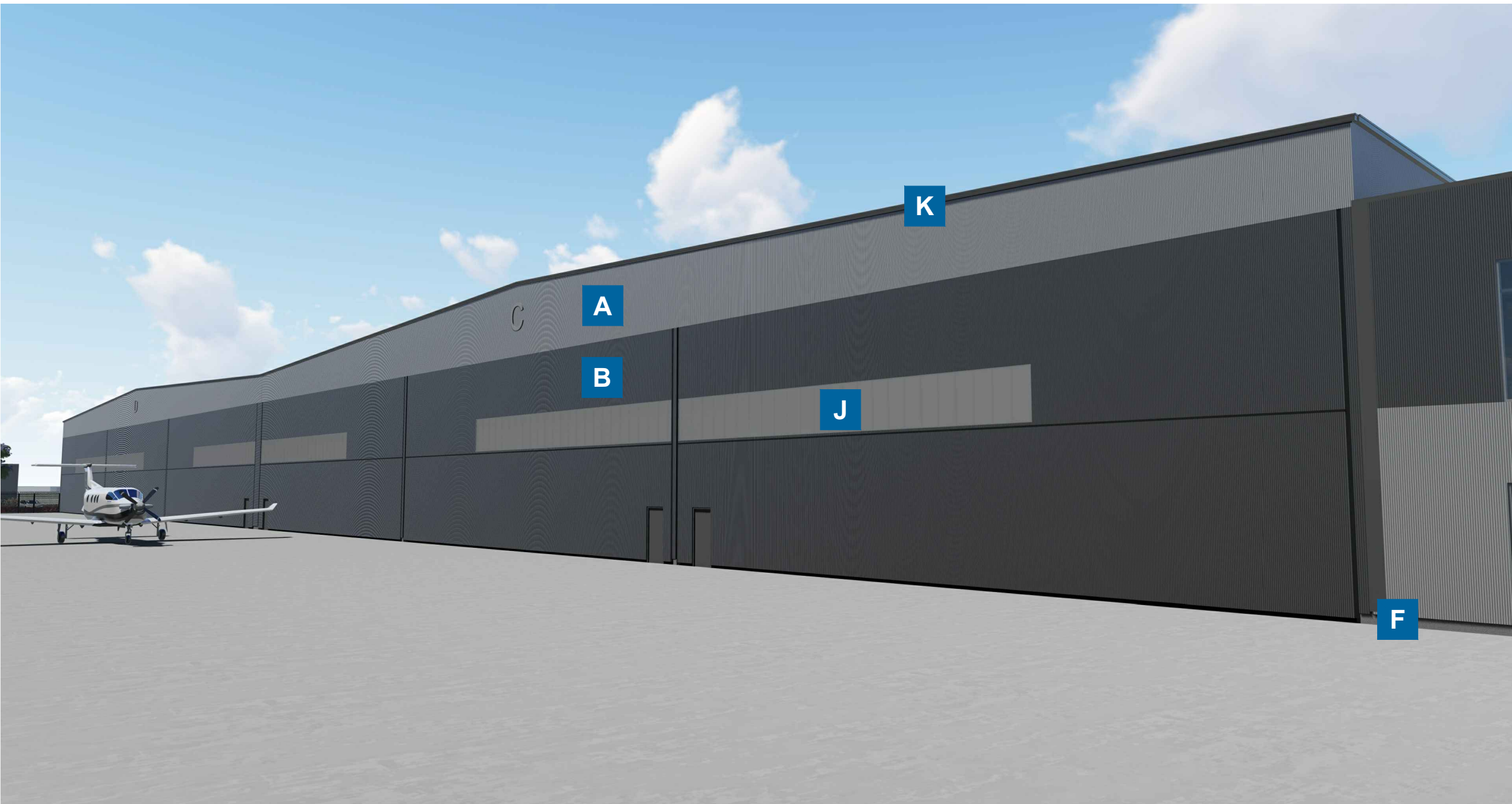
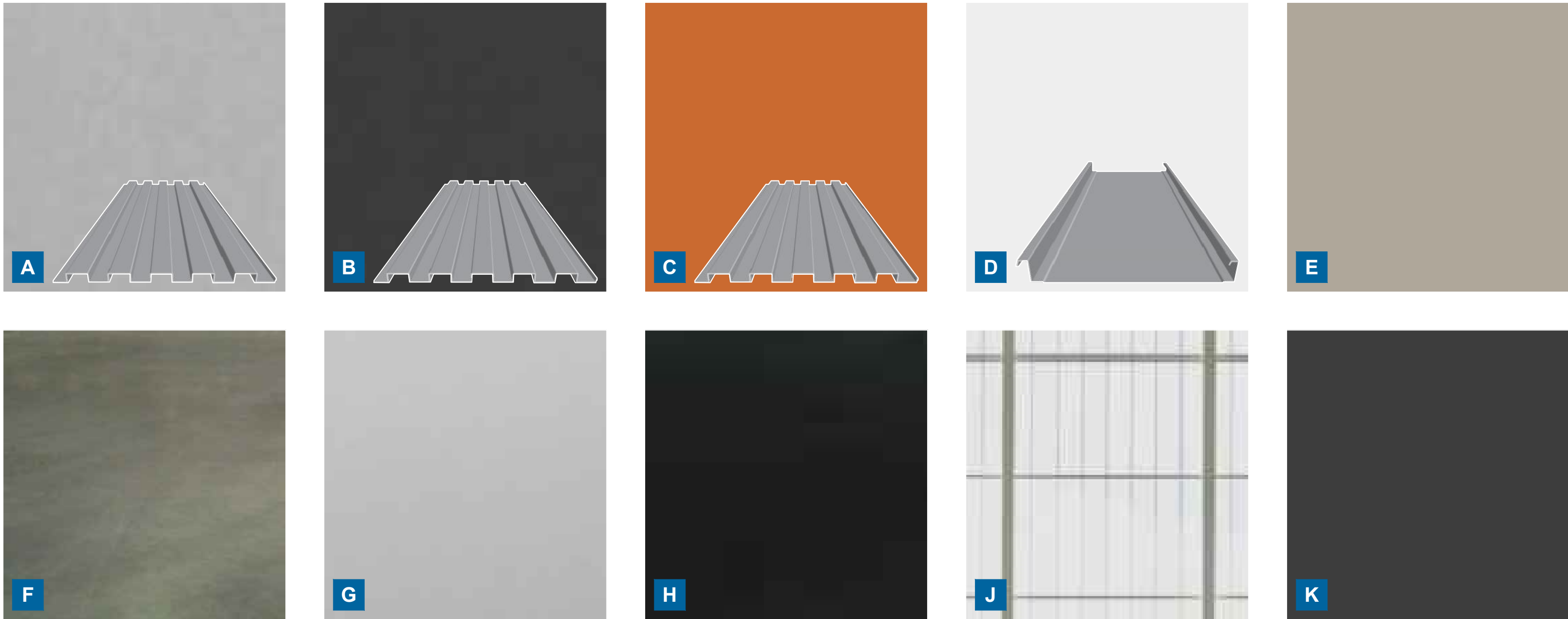
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EXTERIOR CONCEPT  
HANGAR MATERIALS

- A. T10-B: METALLIC SILVER
- B. T10-B: MISTIQUE PLUS
- C. T10-B: ORANGE (CUSTOM COLOR)
- D. MAGNALOC: SNOWDRIFT WHITE
- E. TSZ SILVER METALLIC
- F. CLEAR CONCRETE SEALER
- G. SOLAR GRAY
- H. BLACK ALUMINUM
- J. GRAY MATTE
- K. PAINT MISTIQUE PLUS



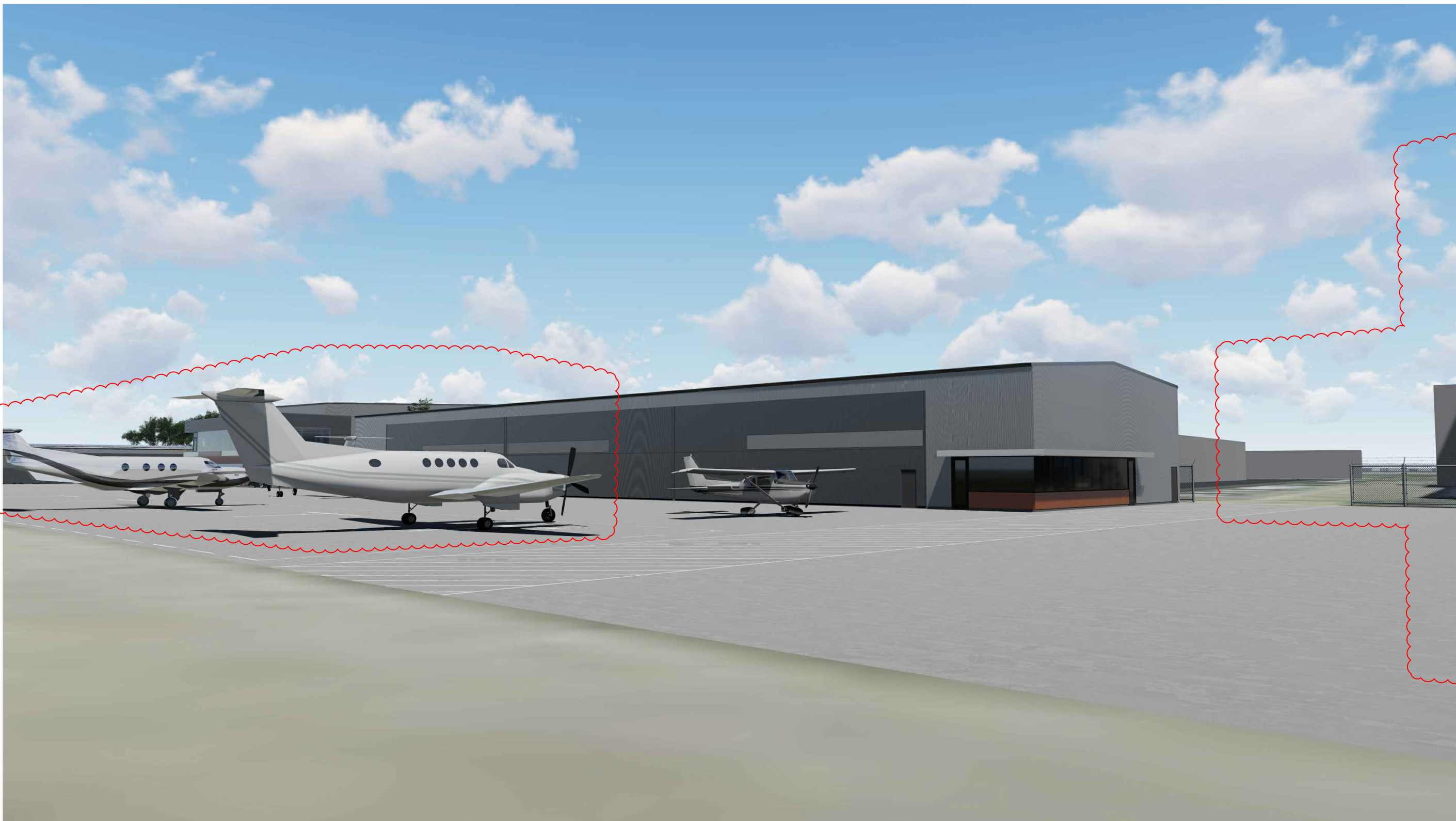




VIEW NORTHWEST FROM AIRSIDE 1



VIEW SOUTH FROM AIRSIDE 2



VIEW SOUTH FROM AIRSIDE 3



VIEW WEST FROM AIRSIDE 4

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ADDENDUM 16 REV	06.01.2020

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FIXED BASE  
OPERATOR

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**BOX HANGARS  
EXTERIOR  
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BOX HANGAR  
EXTERIOR  
MATERIALS

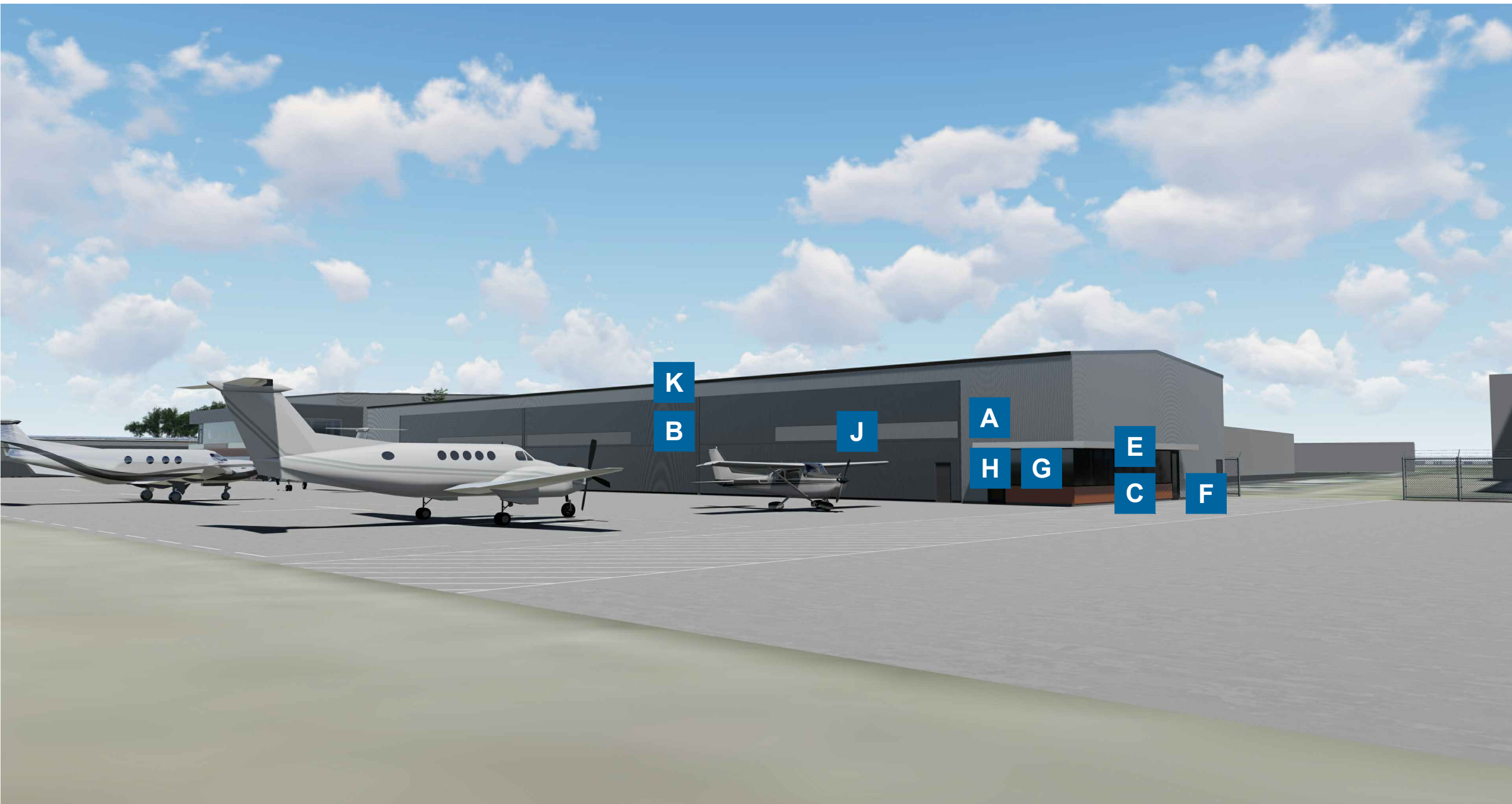
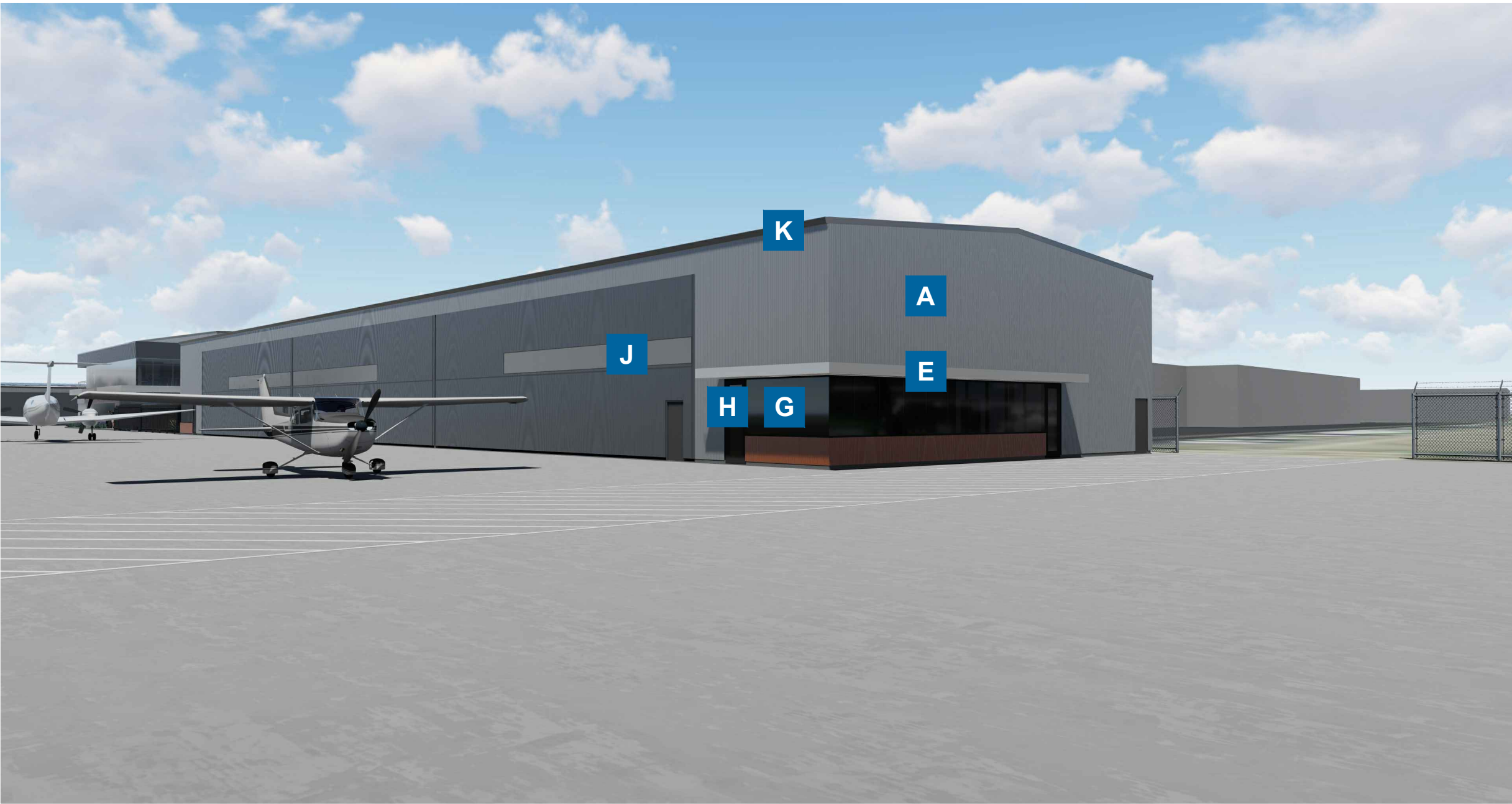
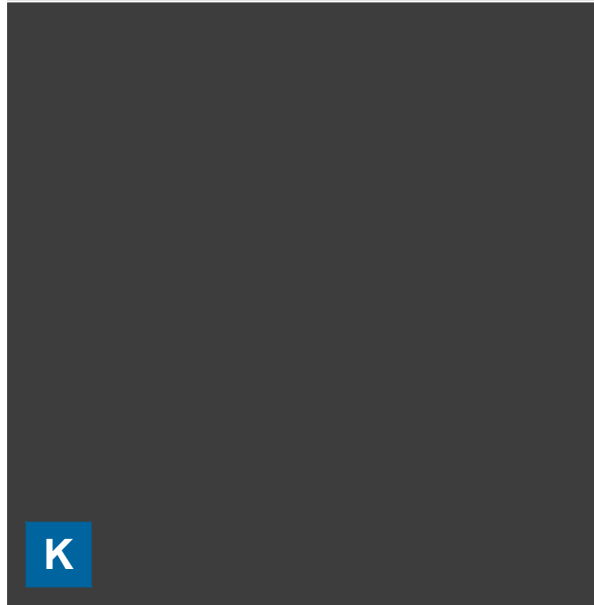
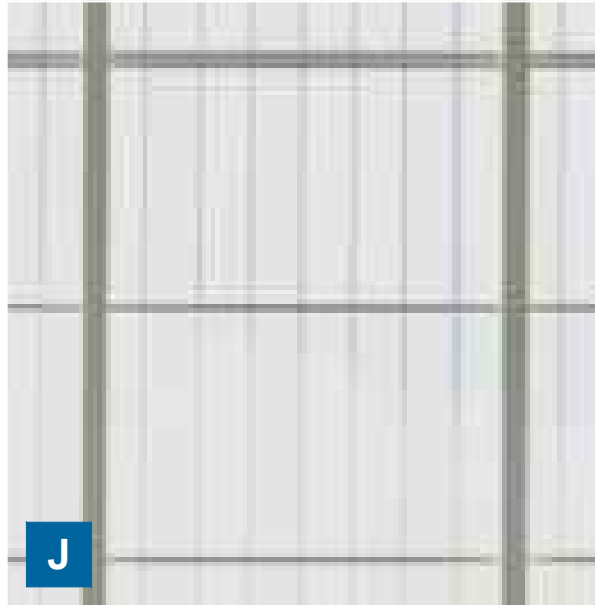
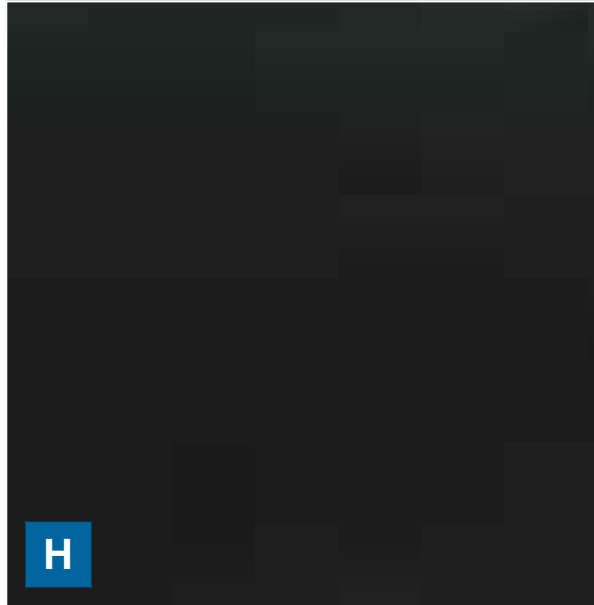
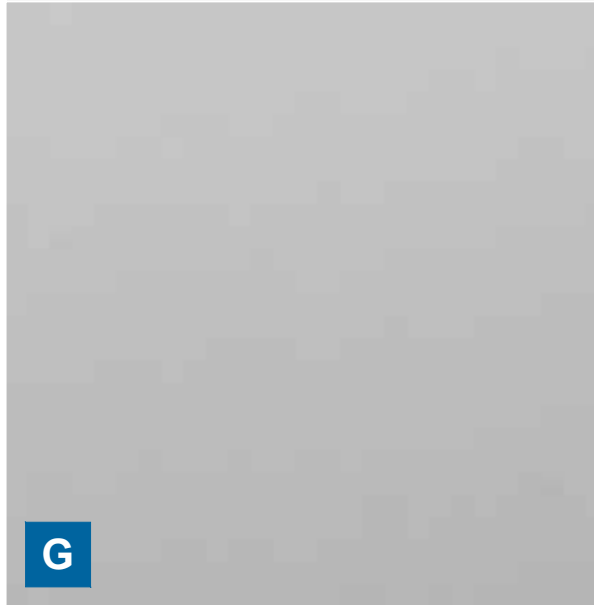
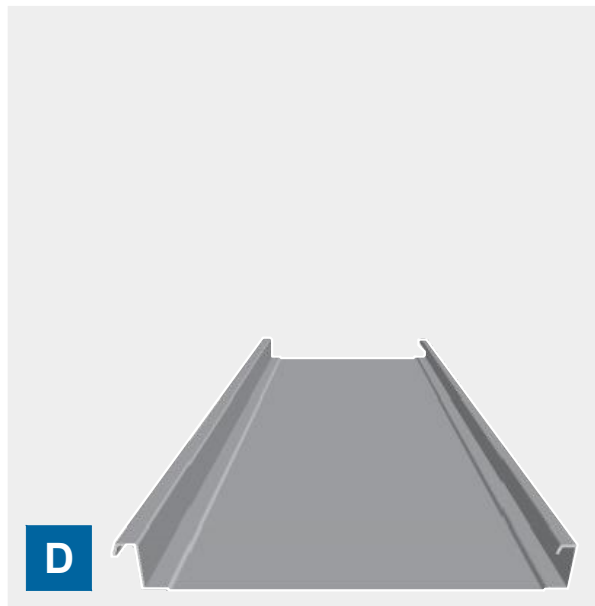
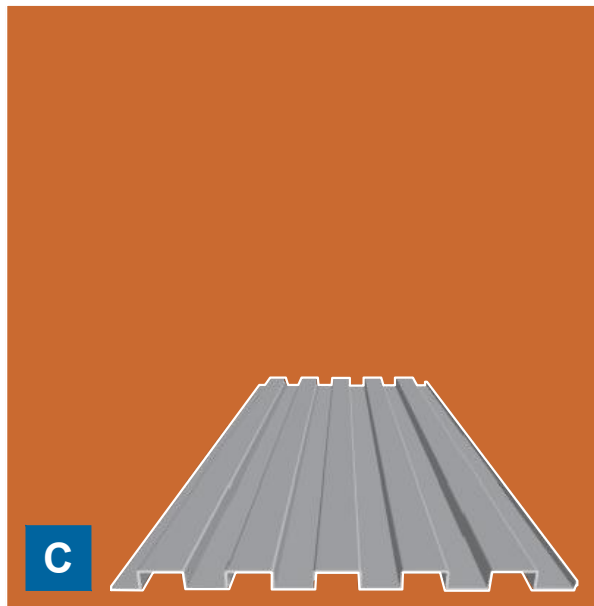
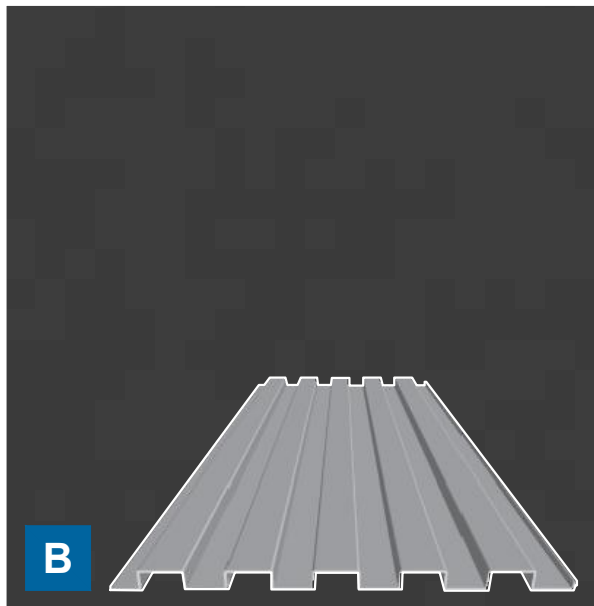
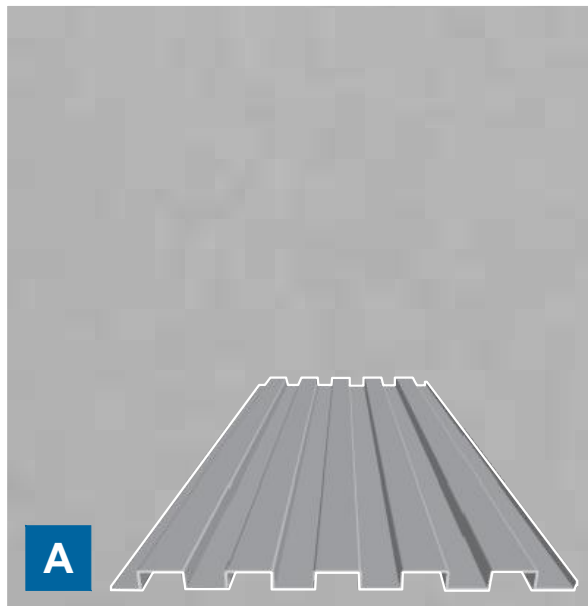
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DWN	CHK

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A9.10

EXTERIOR CONCEPT  
BOX HANGAR MATERIALS

- A. T10-B: METALLIC SILVER
- B. T10-B: MISTIQUE PLUS
- C. T10-B: ORANGE (CUSTOM COLOR)
- D. MAGNALOC: SNOWDRIFT WHITE
- E. TSZ SILVER METALLIC
- F. CLEAR CONCRETE SEALER
- G. SOLAR GRAY
- H. BLACK ALUMINUM
- J. GRAY MATTE
- K. PAINT MISTIQUE PLUS



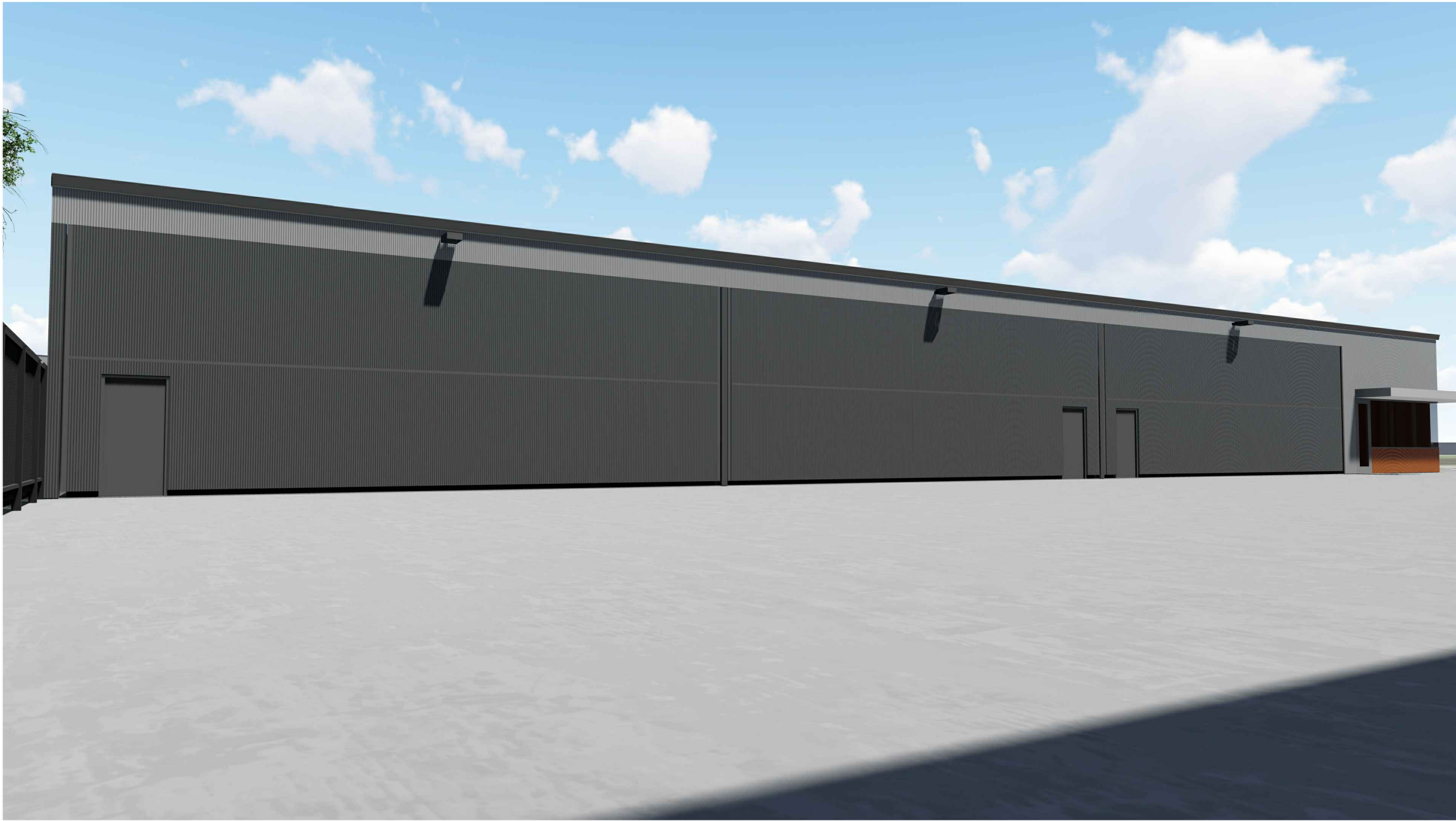




VIEW SOUTHWEST FROM AIRSIDE 1



VIEW NORTHWEST FROM AIRSIDE 2



VIEW NORTHEAST FROM AIRSIDE 3



VIEW SOUTH FROM AIRSIDE 4

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OPERATOR

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T HANGAR  
EXTERIOR  
MATERIALS

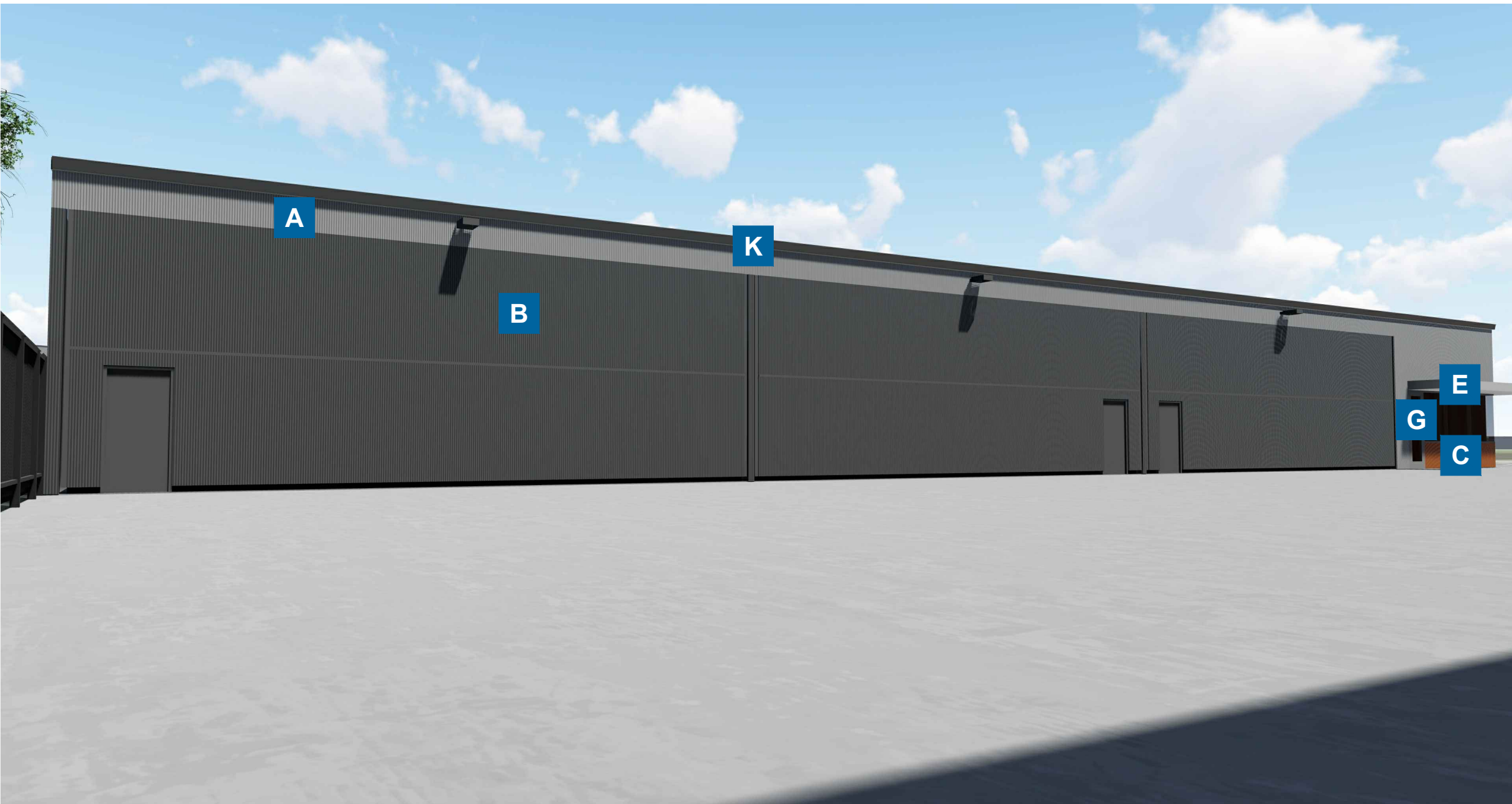
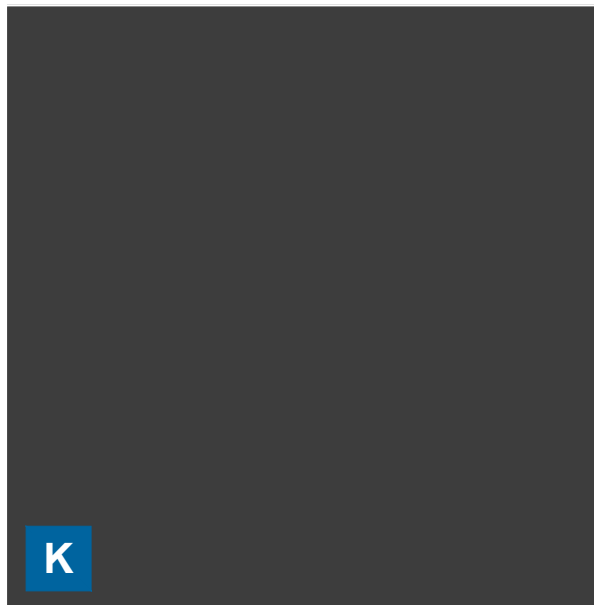
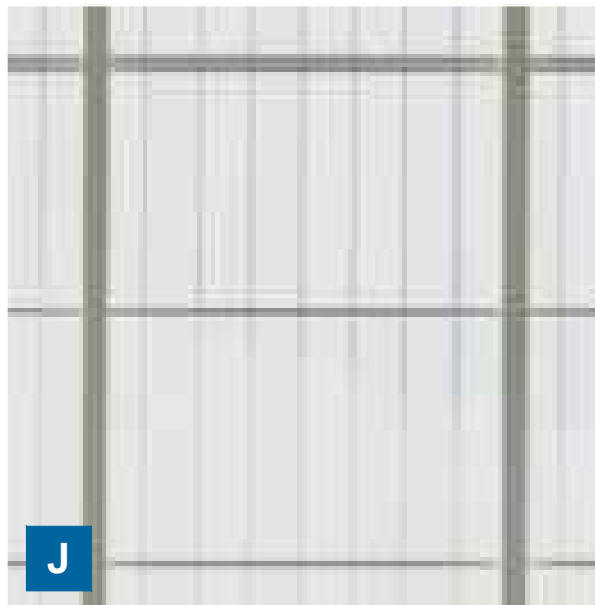
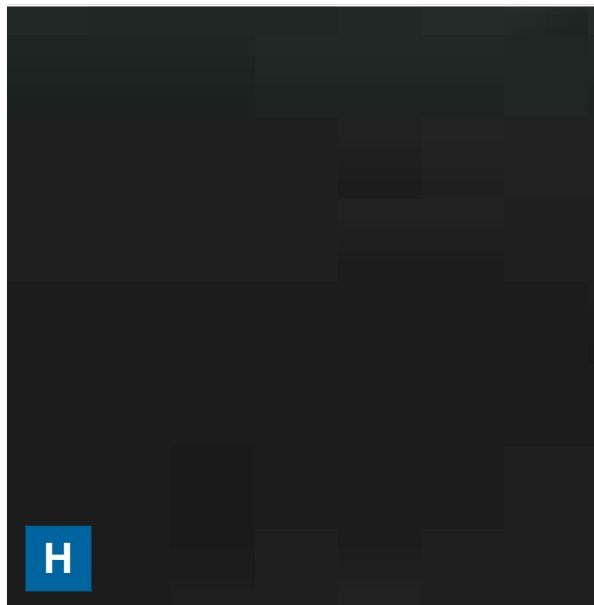
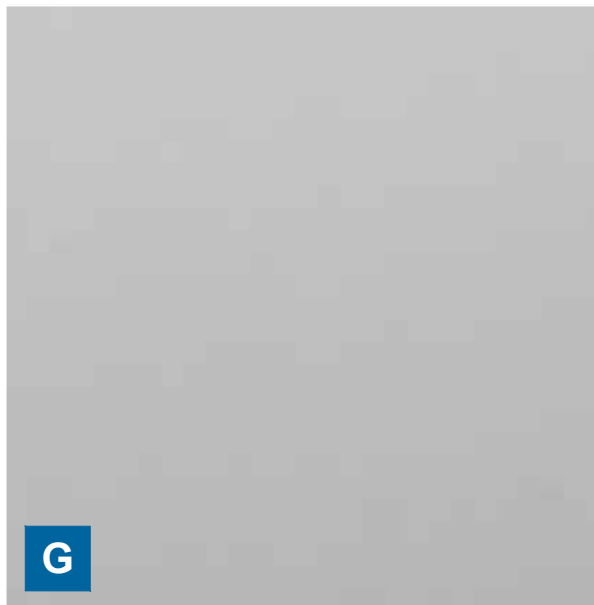
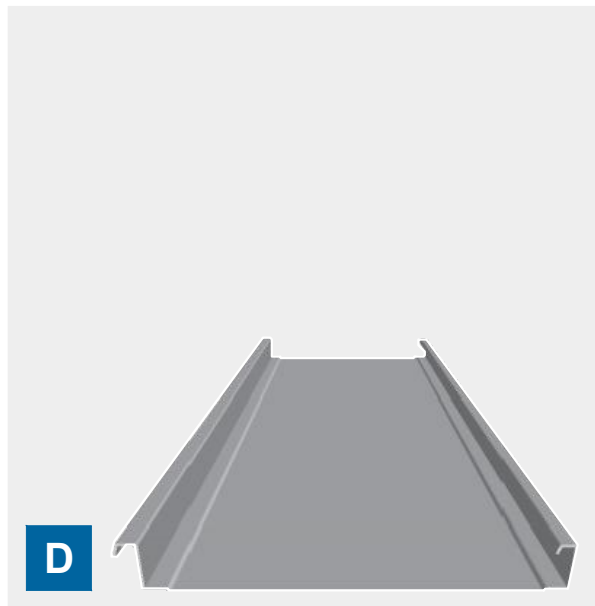
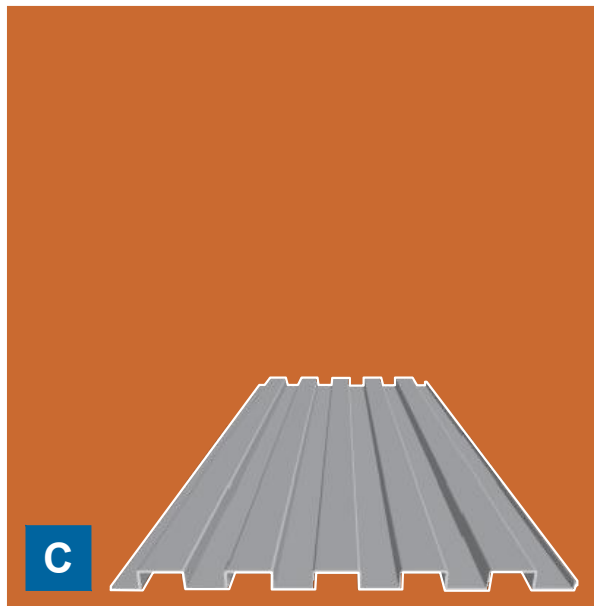
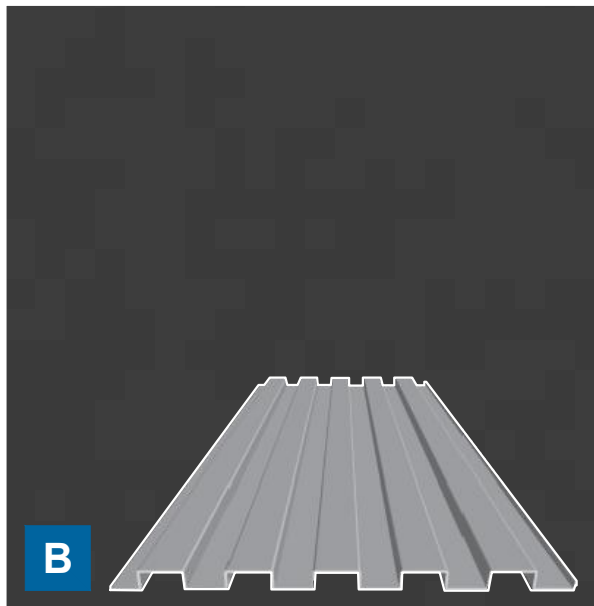
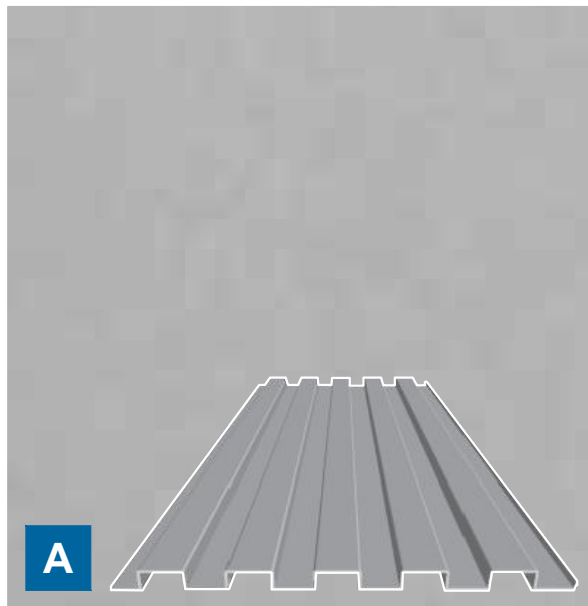
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A9.12

EXTERIOR CONCEPT  
T HANGAR MATERIALS

- A. T10-B: METALLIC SILVER
- B. T10-B: MISTIQUE PLUS
- C. T10-B: ORANGE (CUSTOM COLOR)
- D. MAGNALOC: SNOWDRIFT WHITE
- E. TSZ SILVER METALLIC
- F. CLEAR CONCRETE SEALER
- G. SOLAR GRAY
- H. BLACK ALUMINUM
- J. GRAY MATTE
- K. PAINT MISTIQUE PLUS







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**FBO FIRST  
FLOOR  
LOBBY**

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LOBBY 2**

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**ID1.2**



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FBO FIRST  
FLOOR  
LOBBY  
MATERIALS

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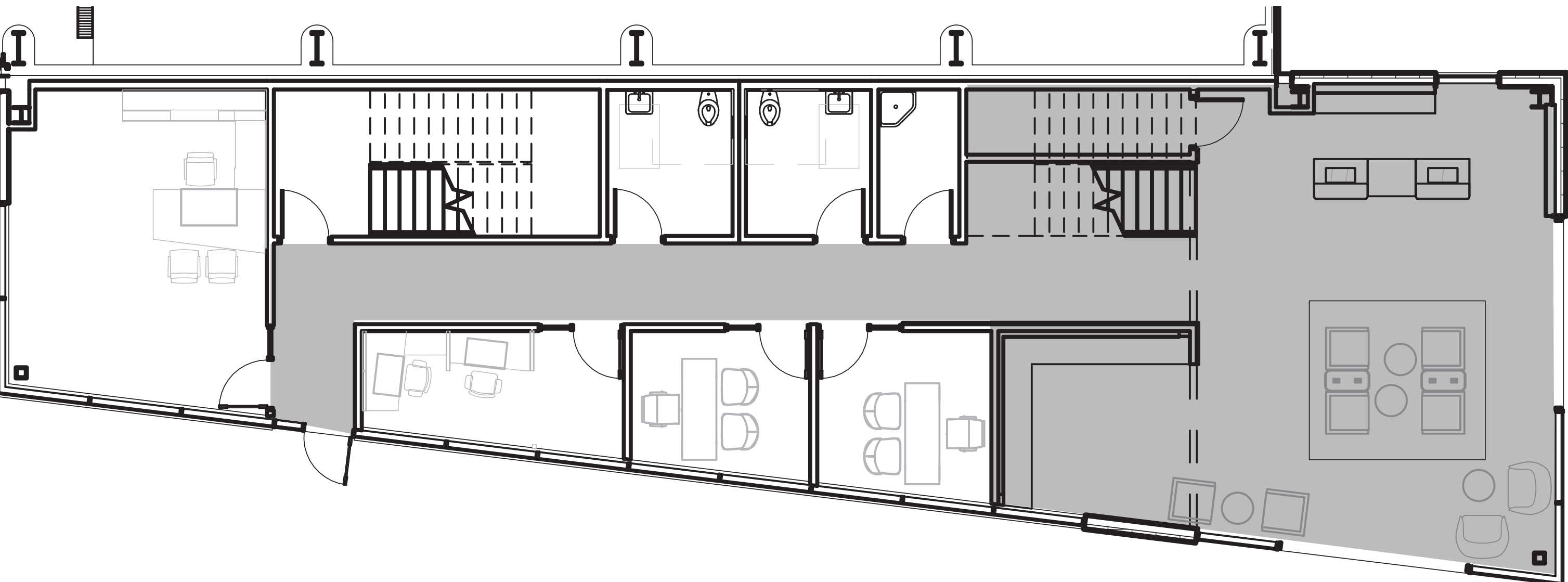
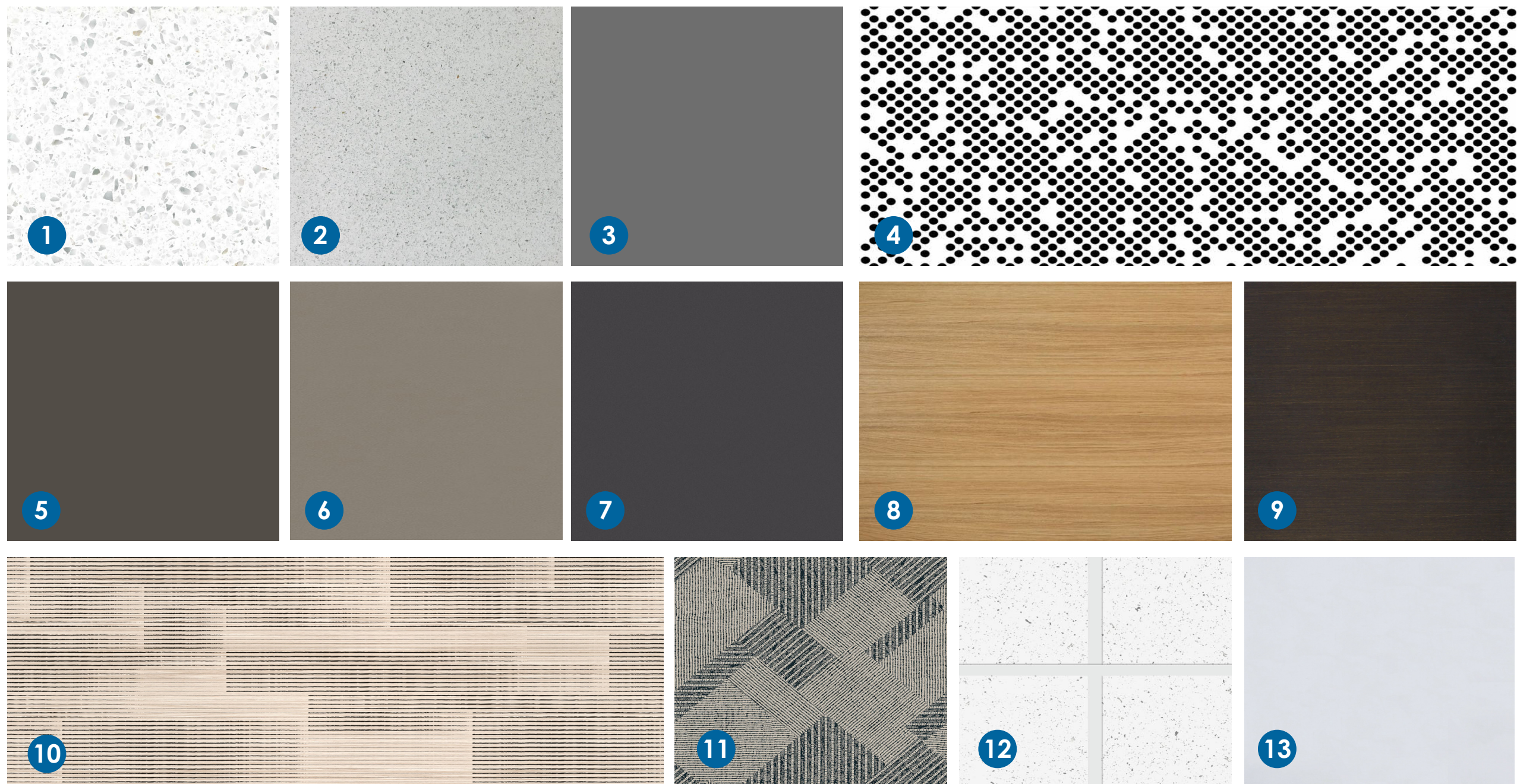
JRMA Project No.  
4083

ID1.3

## INTERIOR CONCEPT FBO FIRST FLOOR

### SPECIFICATIONS

- |                                      |   |
|--------------------------------------|---|
| 1. TERROXY TERRAZZO FLOOR            | 9. POLISHED DARK BRONZE STAIR FRAME       |
| 2. TERROXY TERRAZZO FLOOR LIGHT GREY | 10. VENTO LASCO SCREENED BIRCH WOOD PANEL |
| 3. ALPOLIC ACM SYSEMT MZG MICA GREY  | 11. SHAW HOSPITALITY AREA RUG             |
| 4. ARKTURA PERFORATED PANEL          | 12. ACOUSTIC CILING TILES                 |
| 5. FORMICA PLASTIC LAMINATE CINDER   | 13. SOLID SURFACING BRILLIANT WHITE       |
| 6. FORMICA PLASTIC LAMINATE SHADOW   |   |
| 7. WALL FINISH LAMINATE GAPHITE      |   |
| 8. NATURAL OAK ADAGIO WOOD TREAD     |   |



FLOOR PLAN







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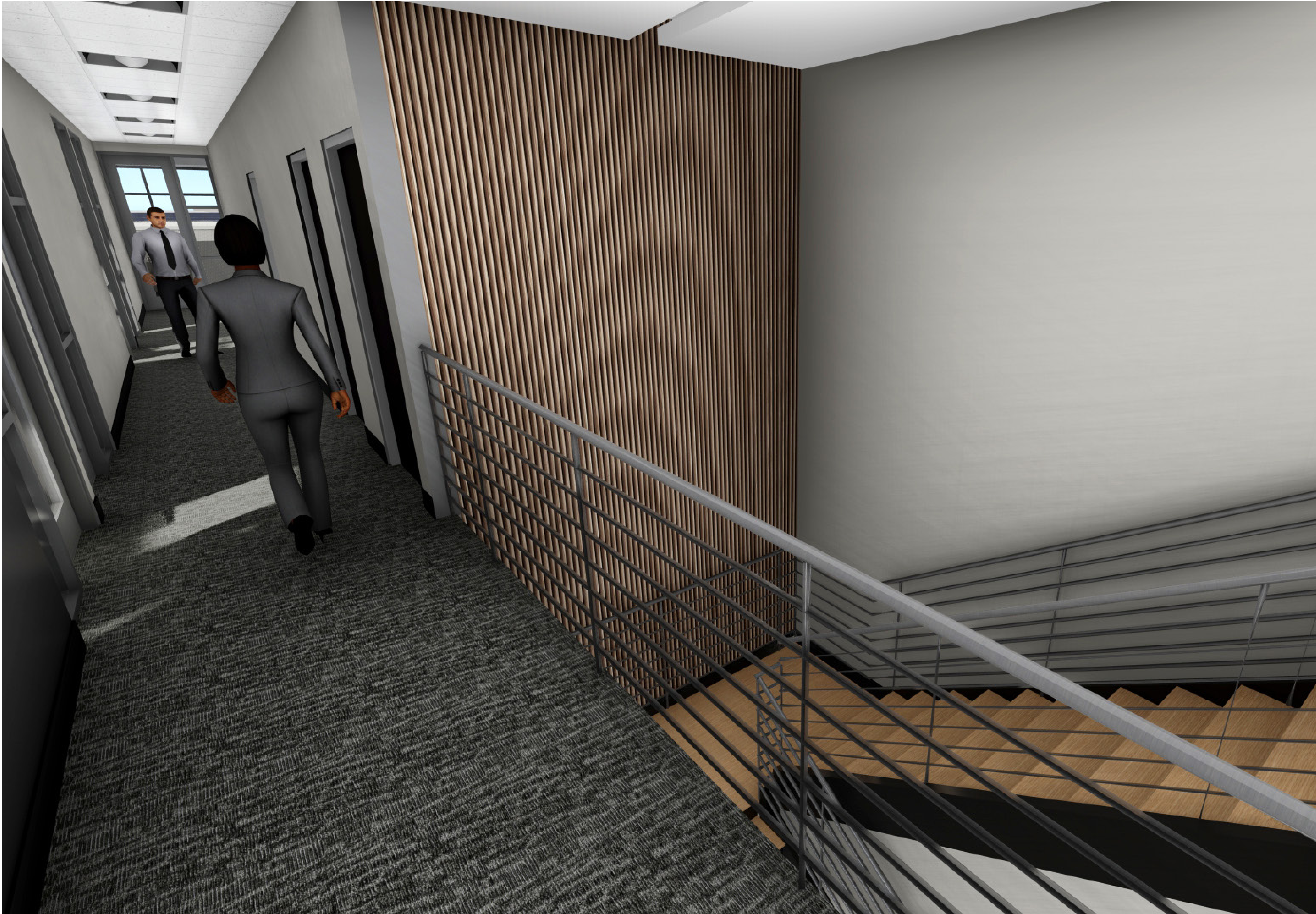
FBO SECOND  
FLOOR  
LOUNGE

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FBO SECOND  
FLOOR STAIR

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FBO SECOND  
FLOOR  
LOUNGE  
MATERIALS

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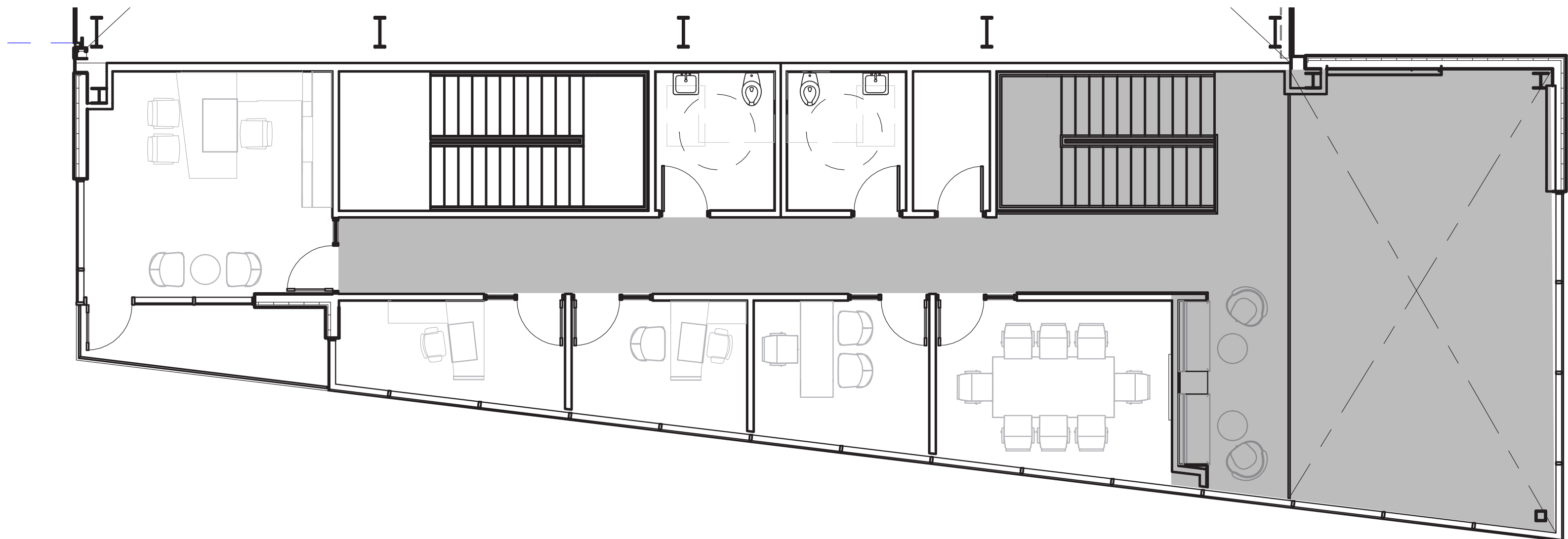
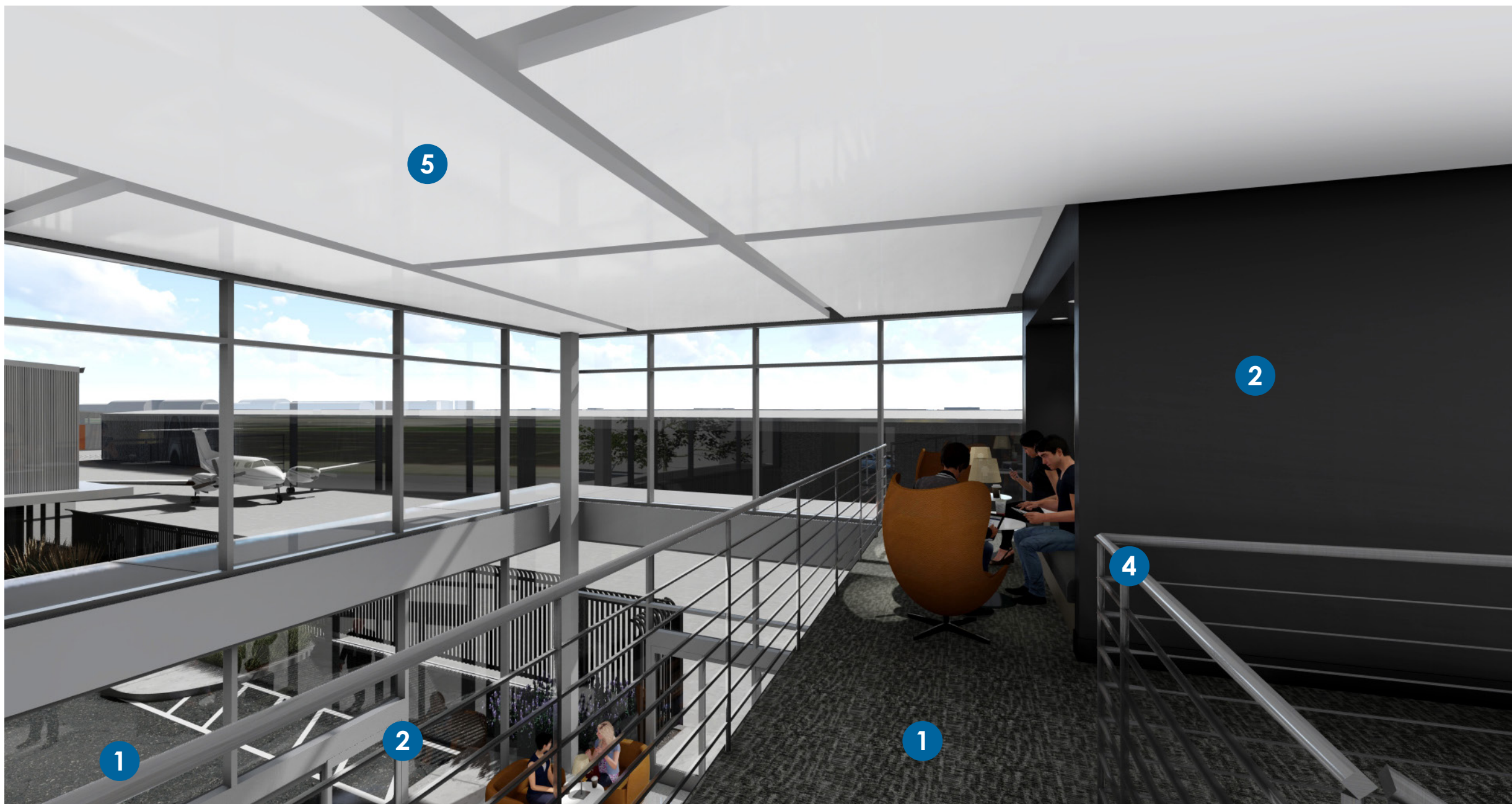
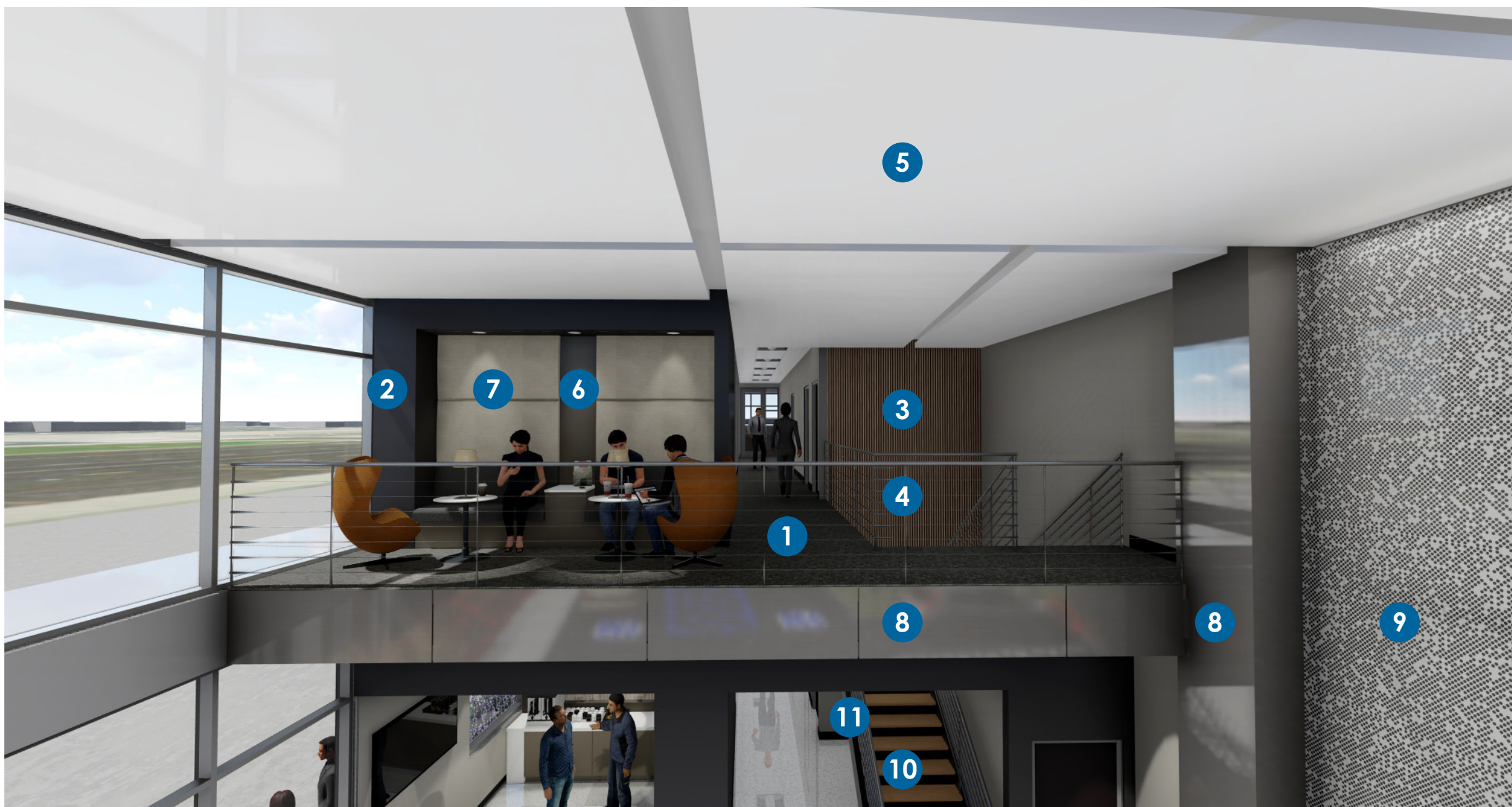
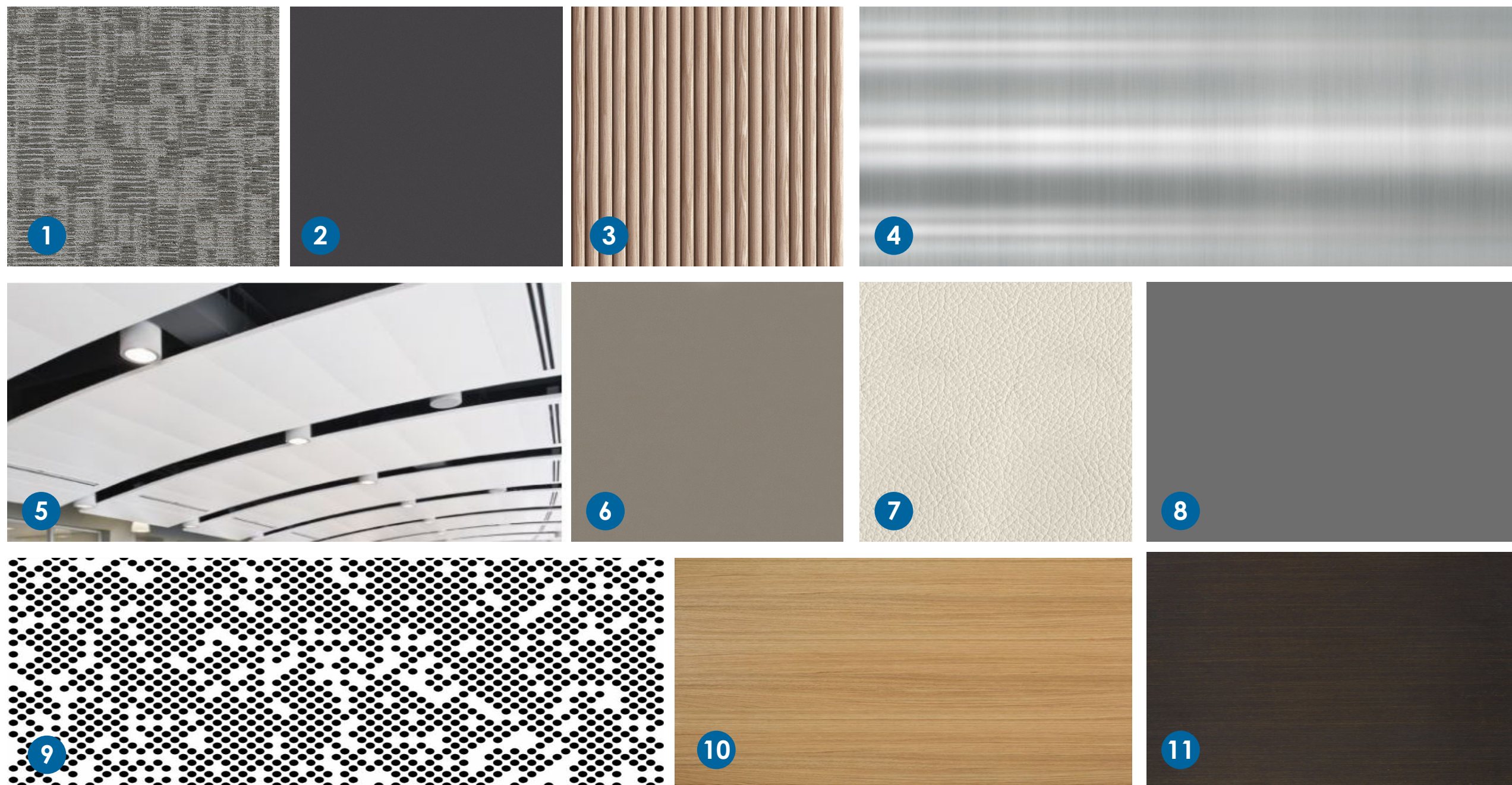
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ID2.3

## INTERIOR CONCEPT FBO SECOND FLOOR

### SPECIFICATIONS

- |  |                                      |
|--|--------------------------------------|
| 1. SHAW CONTRACT CARPET METRO BIRCH    | 8. ALPOLIC ACM SYSEMT MZG MICA GREY  |
| 2. WALL FINISH LAMINATE GAPHITE        | 9. ARKTURA PERFORATED PANEL          |
| 3. BLACKSILK SCREENED BIRCH WOOD PANEL | 10. NATURAL OAK ADAGIO WOOD TREAD    |
| 4. STAINLESS STEEL HANDRAIL            | 11. POLISHED DARK BRONZE STAIR FRAME |
| 5. ARMSTRONG ACOUSTICAL CEILING SYSTEM |                                      |
| 6. FORMICA PLASTIC LAMINATE            |                                      |
| 7. PELLE BETA BOOTH CUSHION PADDING    |                                      |



FLOOR PLAN





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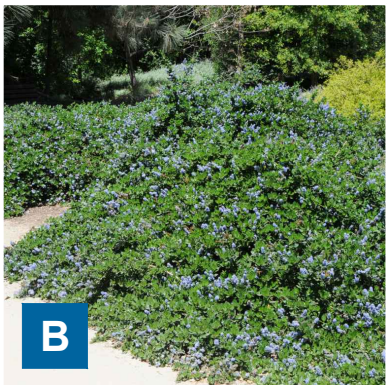
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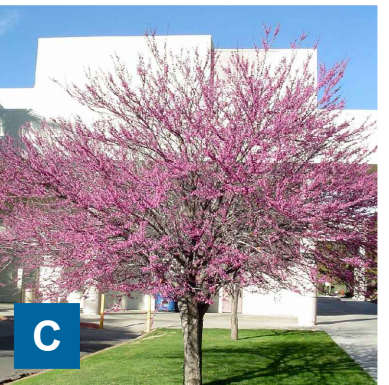
LANDSCAPE CONCEPT 1



BLUE GRAMA  
BOUTELOUA GRACILIS



YANKEE POINT  
CEANOTHUS GRISEUS



WESTERN REDBUD  
CERCIS OCCIDENTALIS



CALIFORNIA FUCHSIA  
EPIOBIUM CANUM



JACARANDA  
JACARANDA MIMOSIFOLIA



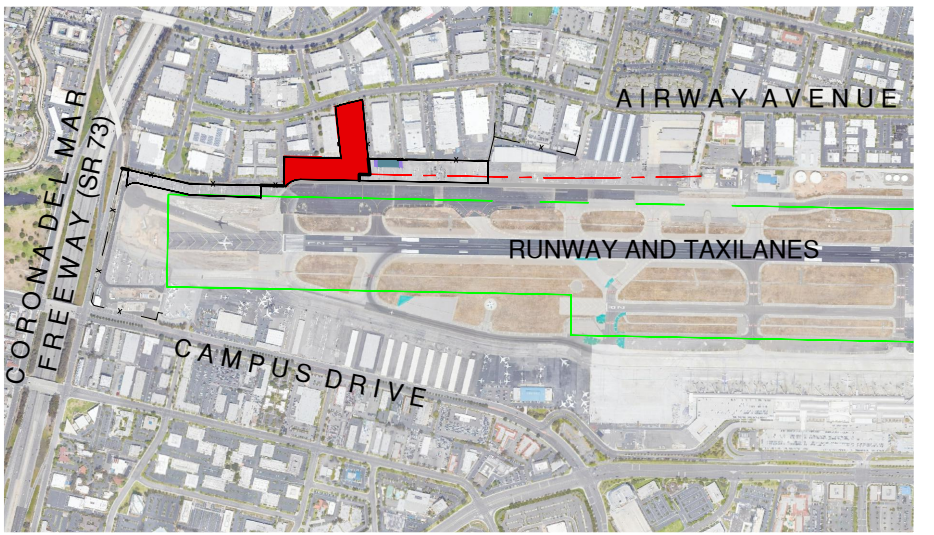
DEERGRASS  
MUHLENBERGIA RIGENS



SCRUB OAK  
QUERCUS BERBERIDIFOLIA



BLACK CREEPING SAGE  
SALVIA MELLIFERA



LANDSCAPE  
CONCEPT

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PLANT PALETTE 2

KEY MAP 2



COOL ROOF WITH INSULATION



HIGH EFFICIENCY HVAC



LOW FLUSH URINALS/TOILETS



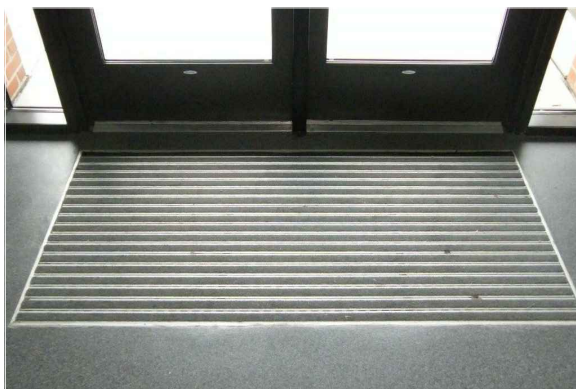
BUILDING ENVELOPE AND STRUCTURAL RECYCLED CONTENT MATERIALS



SUNSHADE SYSTEM



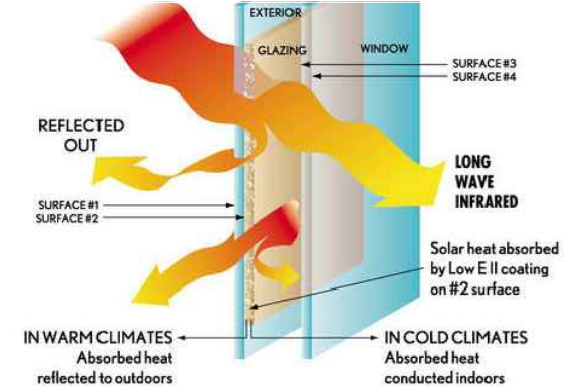
WALK-OFF GRATES



BICYCLE RACK



HIGH PERFORMANCE GLAZING



LOW EMISSIVITY FINISH MATERIALS



HAND DRYERS



PHOTOVOLTAIC PANELS



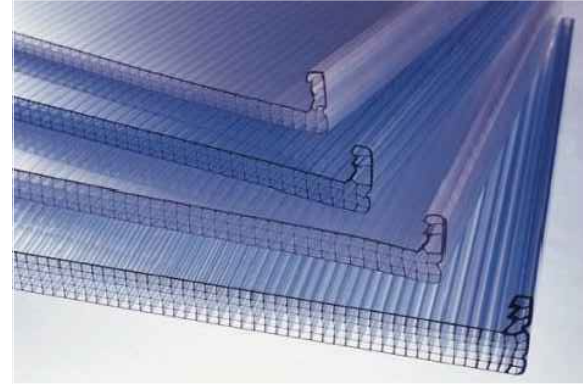
NATIVE LANDSCAPING



ELECTRIC VEHICLE CHARGING STATIONS



INSULATED TRANSLUCENT CLERESTORY GLAZING



LOW EMITTING INSULATION



STORMWATER BIOSWALE



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**SUSTAINABLE  
DESIGN**

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