

## SCOTTSDALE AIRPORT VICINITY DEVELOPMENT GUIDELINES & CHECKLIST



Name of Development: American Audio Visual Center

Site Address/APN: 16576 N. 92nd Street, Scottsdale AZ/217-13-015A

Maximum Structure Elevation Height: 1576 1580 1546 + 34 = 1580

Latitude and Longitude of Structure's Highest Point:

Contact Name and Phone Number: Steven Nevala, Project Director

Development within 20,000 feet from the airport requires airport staff review and comment. Staff reviews proposed development projects for any potential impacts resulting from object height, land use compatibility, aircraft noise and overflight disclosure, compliance with airport and airpark rules and regulations, and taxilane access restrictions. Please complete this checklist and submit it along with a project description to the City of Scottsdale with your plan set or site plan.

A.	Developer must conduct an analysis to determine if 100:1 slope is penetrated by either proposed permanent structures or construction equipment. If permanent structures or construction equipment penetrate the 100:1 slope area from the airport, developer must complete an FAA form 7460-1 and submit it to FAA unless exemptions apply. FAA Form 7460-1 is available at <a href="http://www.faa.gov">www.faa.gov</a> .
X	

B.	If proposed development is noise sensitive or located within the 55 DNL noise contour area, disclose aircraft noise and overflight activity to occupants. An Avigation Easement will be requested. Applicant is advised to review the traffic pattern airspace map, and executive summaries for the adopted Scottsdale Airport Master Plan and 14 C.F.R. Part 150 Noise Compatibility Study as part of the due diligence to determine any future impacts by proposed airport growth/operational changes. These documents are available at <a href="http://www.scottsdaleairport.com">www.scottsdaleairport.com</a> .
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C.	<b>TAXILANE ACCESS</b> -- Full size plans (24" x 36") with a detailed Airport Data Page must be submitted for airport review for development projects proposed on parcels with taxilane access. Airport review must be completed prior to scheduling a Development Review Board hearing. Please confirm the information below is clearly addressed and indicated in the Airport Data Page if it applies to the proposed development (Use "X" to indicate yes, or N/A to indicate that it does not apply to the project).
NA	1. Proposed development has taxilane access, and taxilane centerline is depicted in plans.
NA	2. Proposed development is adjacent to airport property and airport property line is depicted on plans.
NA	3. Proposed development is planned for aviation use, and aircraft are depicted on airport data sheet. If helicopters are depicted, the FAA form 7480 requirements must be met.

X	4. Proposed development is planned for non- aviation use.	
NA	5. Proposed development includes at least 1,000 sq. ft. of non-hangar space (required for aircraft storage permit).	
NA	6. Proposed development considers the <i>Maximum Recommended Wingspan</i> for aircraft stored in the airpark, which is 66 ft. or less.	
NA	7. Aircraft storage limits in the airpark are limited to the lesser of : i) The aircraft that will simultaneously fit inside the hangar, or ii) The aircraft permitted by the Airpark Rules and Regulations, which is equal to one aircraft per 1,000 sq. ft. of on-site office or shop space. Provide totals below:	
	a. Total Number of Proposed Aircraft:	
	b. Total Number of Proposed Hangars:	
NA	8. Proposed development considers office and non-hangar space requirements for aircraft storage minimum operating standards.	
NA	9. Proposed development plans depict an aircraft staging area equal to or larger than the largest on-site hangar is required. If applicable, depict the designated helicopter landing area calculation.	
	a. Total square footage of largest on-site hangar:	
	b. Total square footage of staging area (depict area w/ hatching):	
	b. Total square footage of helicopter landing area:	
	10. If proposed development is for a non-aviation use, will the proposed design accommodate conversion to aviation use through (indicate "N/A" if design is aviation-use): i) Designing warehouse/parking areas that are convertible to aircraft storage/staging areas, and ii) Reserving at least 2,000 sq. ft. of open space for future aircraft storage and staging?	
NA	11. Proposed development plans do not depict construction of drop-offs, objects exceeding 3" in height (transformers or switch cabinets, fuel facilities, curbs, headwalls, river rock, culverts) or vegetation in the taxilane easement safety area (50' from taxilane centerline).	
NA	12. Proposed development plans depict the taxilane easement safety area as a weight-bearing surface as required. Paving is encouraged. Gravel for ground cover is discouraged, and if approved must be between 2"-3" diameter.	
NA	13. Proposed development plans ensure that a 5% slope is not exceeded in the taxilane safety area.	
NA	14. If proposed development is open and adjacent to active airport aircraft operating areas, a painted non-movement area marking must be used to distinguish edge of staging area nearest to the active aircraft operating area.	
NA	15. Storm water retention within the taxilane safety area is prohibited. Proposed development plans must depict adequate storm water retention on development site.	
NA	16. Proposed development plans depict architectural barriers (buildings, walls, bollards, etc.) which are required for separation of auto parking areas and the taxilane easement safety area to prevent unauthorized vehicle access to the taxilane.	
NA	17. Vehicles must access each hangar/staging area without traversing the taxilane easement. Proposed development plans for aviation uses must depict appropriate access.	

NA	18. Proposed developments that include vehicle gate access to aircraft staging areas must depict a normally closed gate. Automatically operated gates are encouraged. Non-aviation uses must demonstrate that no vehicles will be able to access the taxilane safety area.
NA	19. Proposed development plans depict exterior lights that illuminate downward to prevent glare to pilots and/or air traffic controllers. Exterior lighting is required facing the taxilane.
NA	20. A fuel farm is being proposed for the development site either as part of this design or under separate design. If separate design is proposed, include a copy of the separate design. Proposed fuel farm must meet the requirements stated in the Airpark Rules and Regulations.
NA	21. Protection against jet blast for adjacent properties may be required. Proposed development plans must display adequate protection.
NA	22. Proposed development plans depict refuse collection dumpster storage location away from aircraft staging, taxilane access points, and airport property fence line. Access to the refuse collection dumpsters must not be through aircraft staging or taxilane access.

D. NA	<b>ADJACENT TO AIRPORT PROPERTY -- Full size plans (24" x 36") with a detailed Airport Data Page must be submitted for airport review for development projects proposed on parcels adjacent to the airport property. Airport review must be completed prior to scheduling a Development Review Board hearing. Please confirm the information below is clearly addressed and indicated in the Airport Data Page (Use "X" to indicate yes).</b>
NA	1. No landscaping or objects (transformers, switch cabinets, trash enclosures, light standards, storage sheds, covered parking structures or retaining walls exceeding the adjacent grade on airport) are proposed on development plans within 10 ft. of the airport perimeter fence without airport director approval.
NA	2. A wall abutting the airport perimeter fence is only permitted with airport director approval. In such case the wall must be at least 6 ft. high with climb deterrent and will normally replace the airport fence at the applicant's expense; and must meet current and future Airport security requirements.

The information provided for this project is certified to be true and correct, and the Airport Data Page is stamped with certified Architect stamp as true and correct.

Signature of  
Applicant



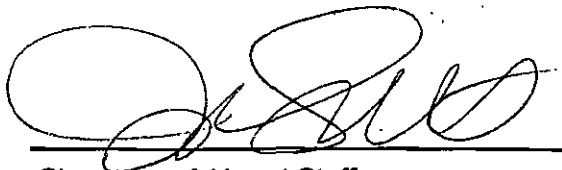
4/17/2008

Date

Questions pertaining to this form or content required for airport review of proposed projects should be directed to Scottsdale Airport staff at (480) 312-2321.

The comments below summarize any stipulations that must be addressed by the developer prior to final plans approval for case number 26-DR-2008

- Stipulations:
1. A copy of the completed FAA Form 7460-1 was provided for permanent structures. Developer must complete 7460-1 submit to FAA for each construction crane.
  2. Provide copy of each FAA determination to airport staff related to proposed permanent structures, and each construction crane.
  3. Changes to proposed development plans regarding structure height, noise-sensitivity, land-use, and/or taxilane access anytime after this form was signed must be reviewed by airport staff prior to final plans approval.
  4. An Avigation Easement is requested. Please complete the attached instruction form and return it to airport staff along with a legal description Exhibit "A" and parcel vicinity map.
  5. Aircraft noise and overflight disclosure information must be provided to proposed occupants prior to occupancy. A traffic pattern airspace map and sample disclosure statement are attached for reference.



Signature of Airport Staff  
Reviewer

5-6-08

Date

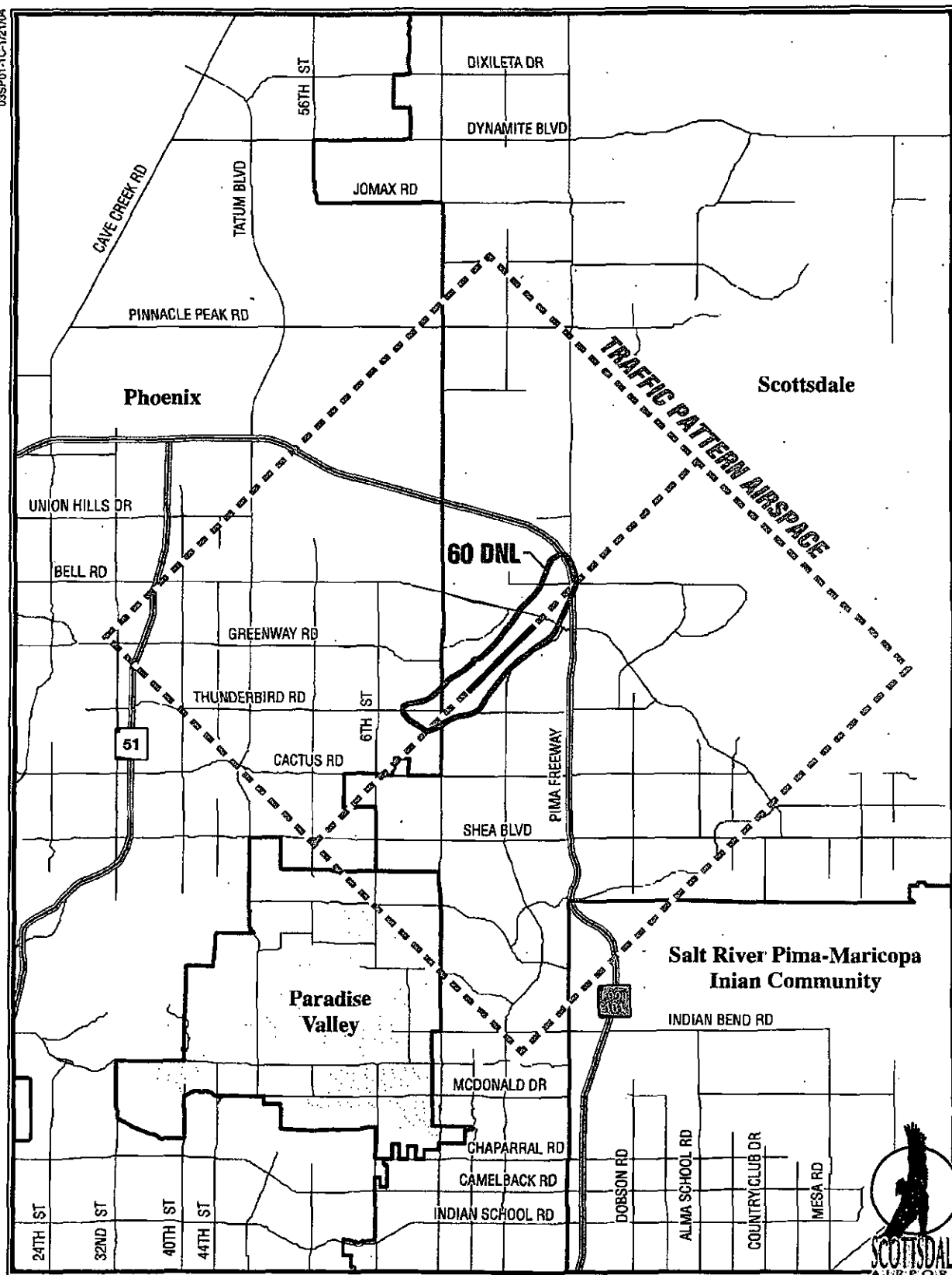


Exhibit 1A  
TRAFFIC PATTERN AIRSPACE

**SAMPLE AIRPORT DISCLOSURE FOR NEW RESIDENTIAL DEVELOPMENT  
AROUND SCOTTSDALE AIRPORT  
June 1999**

For inclusion into CC&R's or for disclosure notice:

Proximity to Airport. Each Owner, by accepting a deed to a Lot or Parcel, or by otherwise acquiring title to a Lot or Parcel, acknowledges (for such Owner and such Owner's family members, other Occupants, successors and assigns) that: (a) the Project is in close proximity to the Scottsdale Airport (the "Airport"), which is currently located generally between Frank Lloyd Wright Boulevard on the north, Pima Road on the east, Thunderbird Road on the south and Scottsdale Road on the west; (b) as of the date hereof, the airport is operated as a general aviation reliever/commercial service airport for Scottsdale and North Phoenix, used generally for single engine and twin engine airplanes, corporate jets, helicopters and scheduled service turbo prop and jet aircraft; (c) aircraft taking off from and landing at the Airport may fly over the Project and adjacent properties at altitudes which will vary with meteorological conditions, aircraft type, aircraft performance and pilot proficiency; (d) at the date hereof, the majority of aircraft takeoffs and landings occur daily between 6:00 a.m. and 11:00 p.m., but the Airport is open twenty-four (24) hours each day, so takeoffs and landings may occur at any hour of the day or night; (e) at the date hereof, the number of takeoffs and landings at the Airport average approximately 850 each day, but that number will vary and may increase with time if the number of its operations increases; (f) flights over the Project or adjacent properties by aircraft taking off from or landing at the Airport may generate noise, the volume, pitch, amount and frequency of occurrence of which will vary depending on a number of factors, including without limitation the altitudes at which the aircraft fly, wind direction and other meteorological conditions and aircraft number and type, and may be affected by future changes in Airport activity; (g) as of the date hereof, management of the Airport has policies in place intended to help reduce or minimize aircraft noise and its influence on owners and occupants of properties in the vicinity of the Airport, but those policies may change over time and in addition other aspects of such policies (including, without limitation, those intended to promote safety) may be given preference over policies relating to limiting noise; and (h) such Owner (for such Owner and such Owner's family members, other Occupants, successors and assigns) hereby accepts and assumes any and all risks, burdens and inconvenience caused by or associated with the Airport and its operations (including, without limitation, noise caused by or associated with aircraft flying over the Project and adjacent properties), and agrees not to assert or make a claim against the City of Scottsdale, its officers, directors, commissioners, representatives, agents, servants and employees, the Declarant, and Declarant Affiliate, or the Association, or any director, officer, employee, agent, representative or contractor of any of them, related thereto.



CITY OF SCOTTSDALE  
NOISE AND AVIGATION EASEMENT AND  
COVENANT NOT TO SUE

**INSTRUCTIONS TO COMPLETE AN AVIGATION EASEMENT**

The Avigation Easement will be completed by airport staff using the information provided below by the property owner or developer.

1. Please complete this form and submit it along with a vicinity map, and legal description of the development parcel to Jennifer M. Lewis, Aviation Planner, Scottsdale Airport, 15000 N. Airport Drive, Ste. 200, Scottsdale AZ 85260, or email [jmlewis@scottsdaleaz.gov](mailto:jmlewis@scottsdaleaz.gov) (please do not send the information via fax).

Development Project Name: \_\_\_\_\_

Development Property owner name : \_\_\_\_\_

Development Property address: \_\_\_\_\_

Assessor's Parcel Number (APN) : \_\_\_\_\_

Name, title, and phone number of authorized signatory : \_\_\_\_\_

2. Please indicate where you would like the completed Avigation Easement sent for signature. Name and Address of signatory: \_\_\_\_\_

3. The original Avigation Easement must be signed by authorized signatory and notarized; then it can be returned to the airport for processing.

4. Please allow 3 weeks for processing once the signed Avigation Easement is received by the Airport. A copy of the recorded document will be mailed to the specified address below if requested. Please specify the name and address of the person who should receive a copy:

Name and Address Please specify: \_\_\_\_\_

**Note:** The County Recorder's office requires documents to meet strict margin and font size formats. Therefore, only the original Avigation Easement will be accepted.

For assistance, please contact Jennifer M. Lewis, Aviation Planner, at (480) 312-7609.

## Notice of Proposed Construction or Alteration - Off Airport

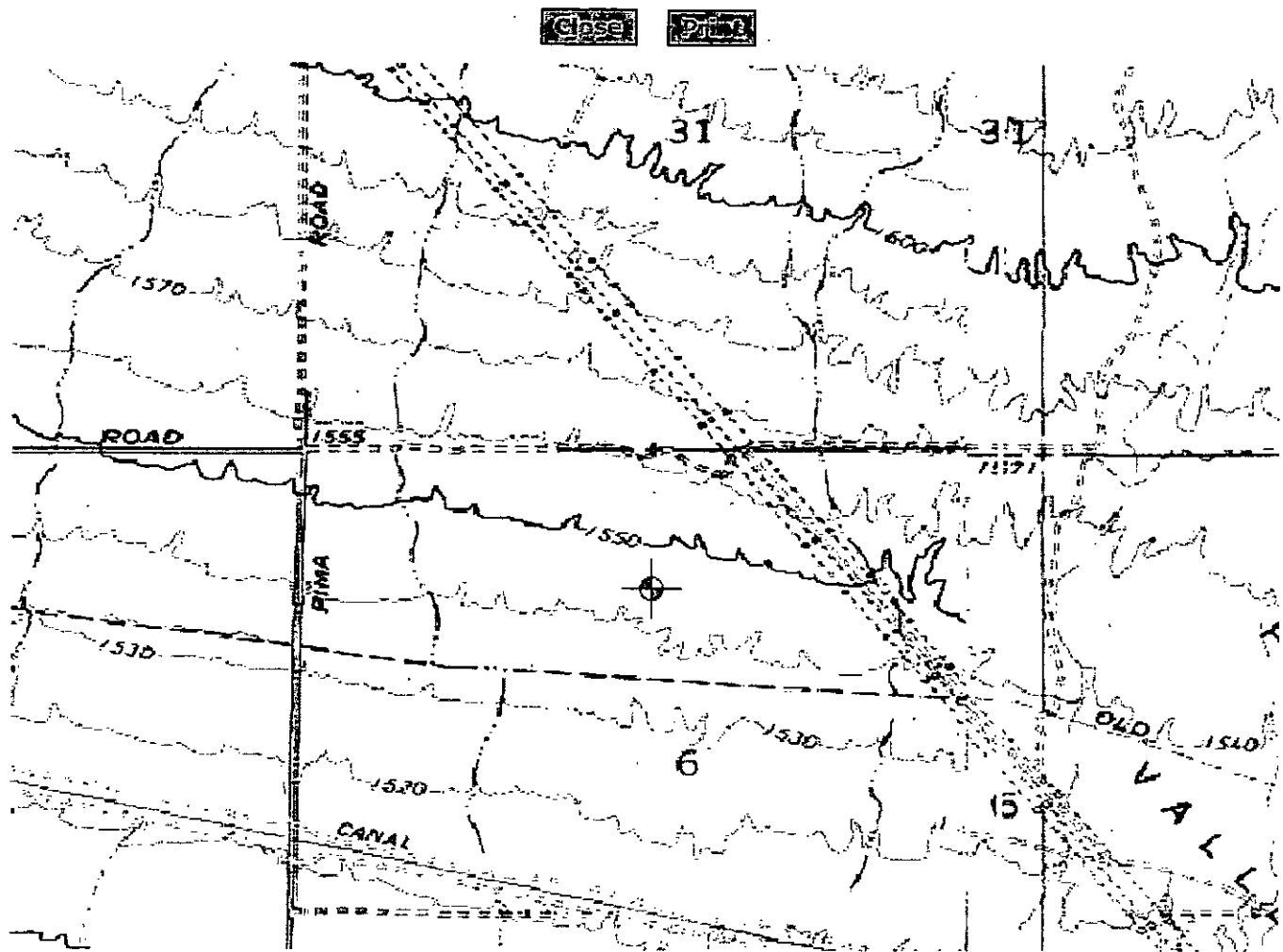
Project Name: LGE C-000092833-08

Sponsor: LGE Corp.

## Details for Case : American Audio Visual

Show Project Summary

Construction / Alteration Information		Structure Summary																																																																																		
* Notice Of:	Construction	* Structure Type:	Building																																																																																	
* Duration:	Permanent	* Structure Name:	American Audio Visual																																																																																	
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Work Schedule - End:	10/30/2009 (mm/dd/yyyy)																																																																																			
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* Description of Location:	16576 N. 92nd Street, SW of Bell Road and the Loop 101																																																																																			
* Description of Proposal:	new office/warehouse building																																																																																			
		<b>Specific Frequencies</b>																																																																																		
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**Project Submission Success**  
**Project Name: LGE C-000092833-08**

Project LGE C-000092833-08 has been submitted successfully to the FAA.

Please return to the system at a later date for status updates.

## My Cases in ACCEPTED Status

All Cases

Show All Cases (6)

Filter by Case Status

Draft (1)

Accepted (1)

Work in Progress (0)

Determined (3)

Circularized (0)

Terminated (1)

Cases Requiring Action

7460-2 Required (0) | Add Letter (0)

Records 1 to 1 of 1

Page 1 of 1

Project Name	Structure Name	ASN	Status	Date Accepted	Date Determined	City	State
LGE C-000092833-08	American Audio Visual	2008-AWP-2558-OE	Accepted	04/17/2008		scottsdale	AZ

Rows per Page: 20

Page: 1

Records 1 to 1 of 1

Page 1 of 1



**To:** Design Review Committee  
City of Scottsdale  
**From:** Christopher D. Norstrom  
Project Manager II  
Cawley Architects  
**Subject:** American Audio Visual Center – Design Review  
**Date:** April 14, 2008

## PROJECT NARRATIVE

The proposed American Audio Visual Center building project is located at the southwest intersection of 92<sup>nd</sup> Street and Bahia Drive. The site is approximately 187,317 Net SF (4.3 acres) and the proposed building is approximately 66,011 SF, consisting of 50,109 SF of ground floor area and 15,902 SF of mezzanine area. The lot coverage is 26.8% and the floor area ratio is 0.35.

The building and site plan are designed within the following setbacks. The North building set back is 50', and the view corridor setback is 25'', where parking is 29' setback, and the building is nearly 81' setback. The East Building setback is 50', as the landscape setback is 35' w/ parking allowed to be 20' setback, where the parking is setback 20'-0" with the building setback nearly 87'-0". Both the West and South setbacks are 0" where 1'-0" to the 8' tall screen walls are provided.

The site will be accessed from one of 2 existing public streets 92<sup>nd</sup> Street to the East and Bahia Drive to the North. All off-site improvements are existing along both streets. Parking and circulation will be provided per city of Scottsdale standard dimensions and details, around all four sides of the building. Visitor parking will be provided at the North and East sides of the building. Employee parking will be along the South and West sides of the buildings.

Retention will be provided at the South property line and at the street frontage wherever possible. We are requesting approval to utilize an underground concrete vault for underground storm water retention.

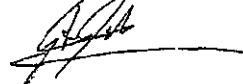
The property is zoned I-1 and will have professional/industrial office and warehouse uses.

26-DR-2008  
1st: 4/17/08

The architectural theme is contemporary southwestern prairie, utilizing concrete masonry units and rusticated steel canopies. A pronounced EIFS Cap and two story glazing (1" insulated, blue-reflective throughout), w/ sandstone columns at the main entrance and the secondary entrances at two potential tenants to the North, add prominence to the entries as the masonry design mimics many of the architectural elements used in adjacent buildings. Four-sided architecture is provided, with the main emphasis at the North and East entrances to the building along facing 92<sup>nd</sup> Street and Bahia Drive. The South and West sides are articulated with masonry patterns and building elements taken from the main entrance and continue to the building rear.

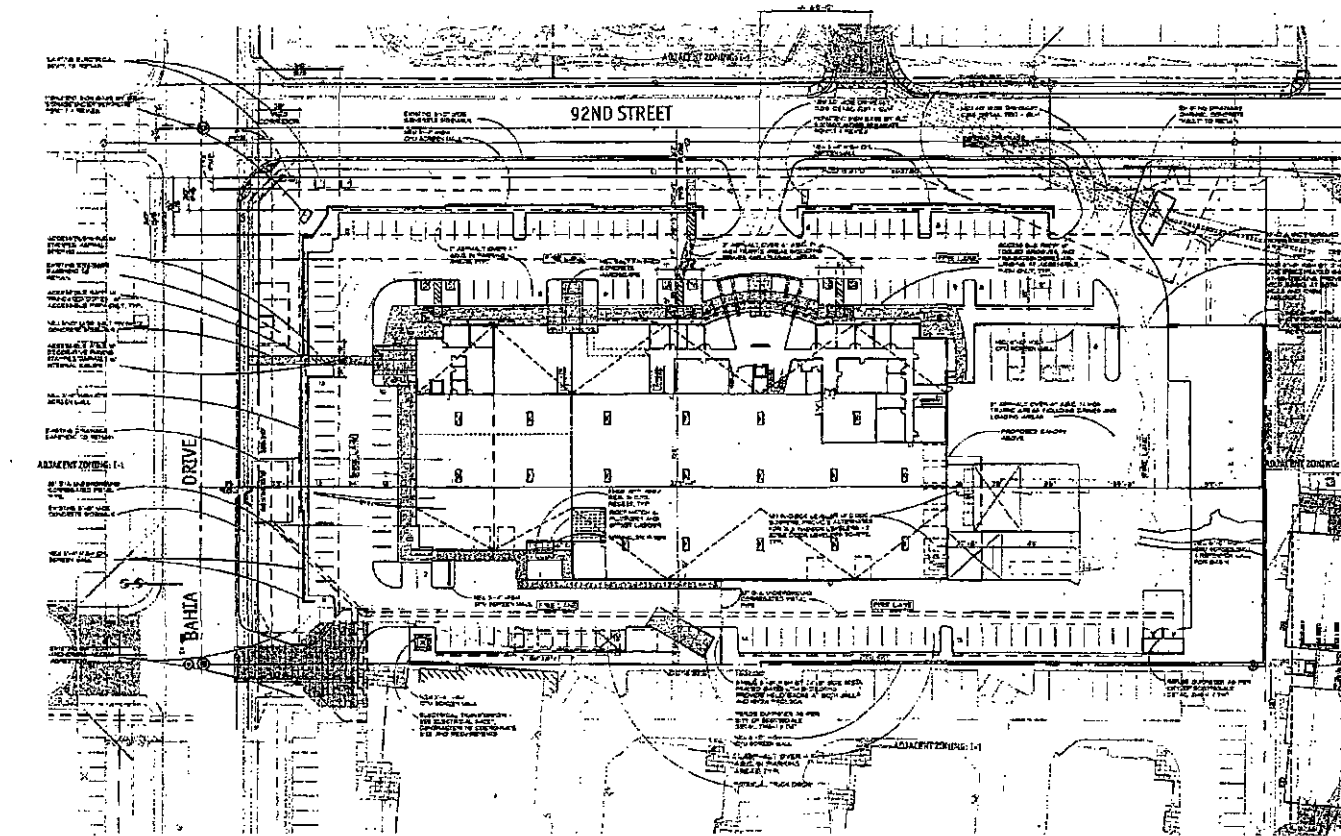
The building will have a sloping (flat roof) with roof top packaged heat pumps that will be screened by the parapet throughout. The highest parapet wall is 33'-4" from the finished floor of the building, where as the Pronounced EIFS Cap rise 38'-4" above the finished floor.

Thank you,



**Steve Nevala**  
Project Director  
Cawley Architects, Inc.

26-DR-2008  
1st: 4/17/08



# AMERICAN AUDIO VISUAL CENTERS

PROJECT: 16576 N. 92ND STREET, SCOTTSDALE, ARIZONA  
ARCHITECT: CRAWLEY ARCHITECTS  
OWNER: AMERICAN AUDIO VISUAL CENTERS  
DATE: 10/1/88  
SHEET: 101 OF 102  
DRAWN BY: J. L. LEE  
CHECKED BY: J. L. LEE  
DATE: 10/1/88  
SCALE: 1/8" = 1'-0"

## AMERICAN AUDIO VISUAL CENTERS AREA CALC'S

AREA CALC'S  
TOTAL AREA: 10,000 SQ. FT.  
TOTAL FLOOR AREA: 10,000 SQ. FT.  
TOTAL FLOOR AREA: 10,000 SQ. FT.

## TENANT SPACE AREA CALC'S

TENANT SPACE AREA CALC'S  
TOTAL AREA: 10,000 SQ. FT.  
TOTAL FLOOR AREA: 10,000 SQ. FT.  
TOTAL FLOOR AREA: 10,000 SQ. FT.

## ADDITIONAL SPACE CALC'S

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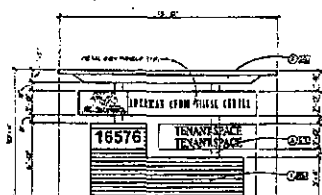
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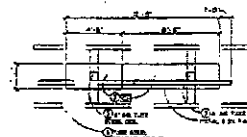
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## ADDITIONAL SPACE CALC'S

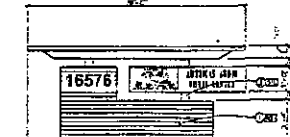
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TOTAL FLOOR AREA: 10,000 SQ. FT.  
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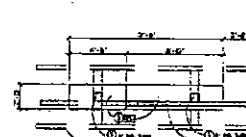
1 CORNER MONUMENT  
SIGN ELEVATION  
1/2" = 1'-0"



2 CORNER MONUMENT  
SIGN PLAN  
1/2" = 1'-0"



3 92ND ST. MONUMENT  
SIGN ELEVATION  
1/2" = 1'-0"



4 92ND ST. MONUMENT  
SIGN PLAN  
1/2" = 1'-0"

MATERIAL KEY		
1	ALUMINUM	2" x 4" x 1/2"
2	ALUMINUM	2" x 4" x 1/2"
3	ALUMINUM	2" x 4" x 1/2"
4	ALUMINUM	2" x 4" x 1/2"
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99	ALUMINUM	2" x 4" x 1/2"
100	ALUMINUM	2" x 4" x 1/2"

26-DR-2008  
1st: 4/17/08



790 N. 52nd Street  
Suite 203  
Phoenix, AZ 85008  
602.393.5086



AMERICAN  
AUDIO / VISUAL  
CENTERS

16576 N. 92ND ST.  
SCOTTSDALE  
ARIZONA

16576 N. 92ND ST.  
SCOTTSDALE  
ARIZONA

IGE  
DESIGN BUILD  
790 N. 52ND ST.  
PHOENIX, AZ  
480.297.4021

Project: AM

A1.1