



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

# ALTA / N.S.P.S. LAND TITLE SURVEY

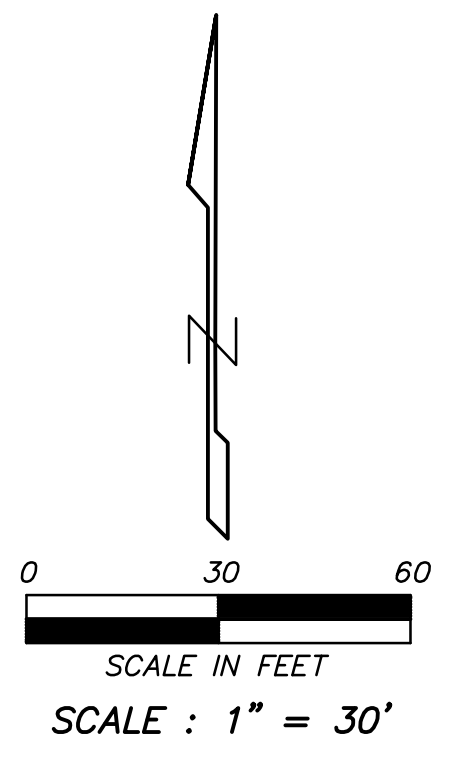
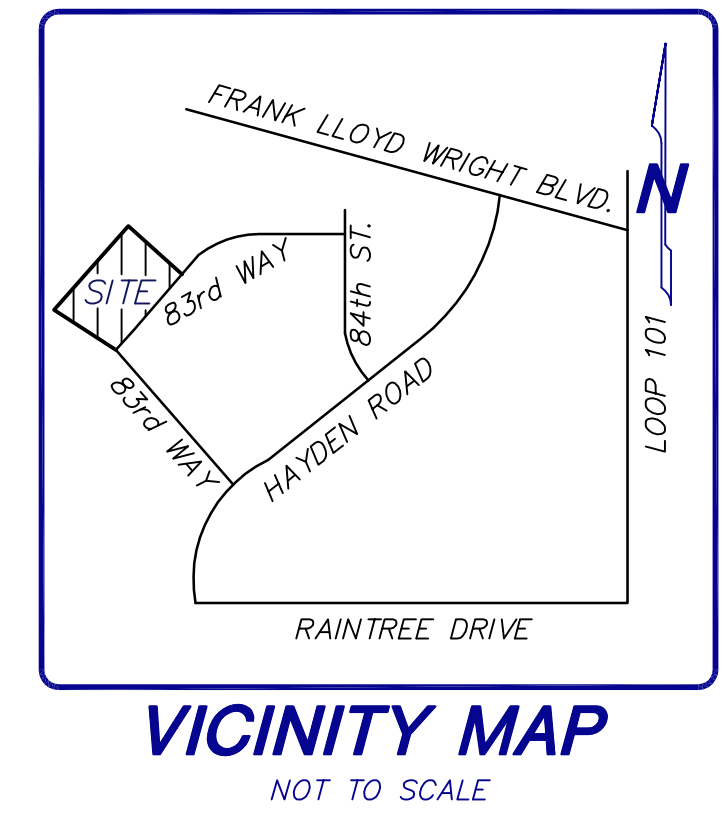
## A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### PARCEL DESCRIPTION

Lots 2 and 3, Sun Airpark Corporate Center, according to Book 307 of Maps, page 38, and Certificate of Correction recorded in Document No. 87-654599, records of Maricopa County, Arizona.

### REFERENCE DOCUMENTS

- (R) PLAT PER BOOK 307, PAGE 38, M.C.R.
- (R1) R.O.S. PER BOOK 763, PAGE 38, M.C.R.
- (R2) R.O.S. PER BOOK 838, PAGE 17, M.C.R.
- (R3) R.O.S. PER BOOK 1341, PAGE 37, M.C.R.
- (R4) R.O.S. PER BOOK 986, PAGE 26, M.C.R.
- (R5) R.O.S. PER BOOK 1253, PAGE 29, M.C.R.



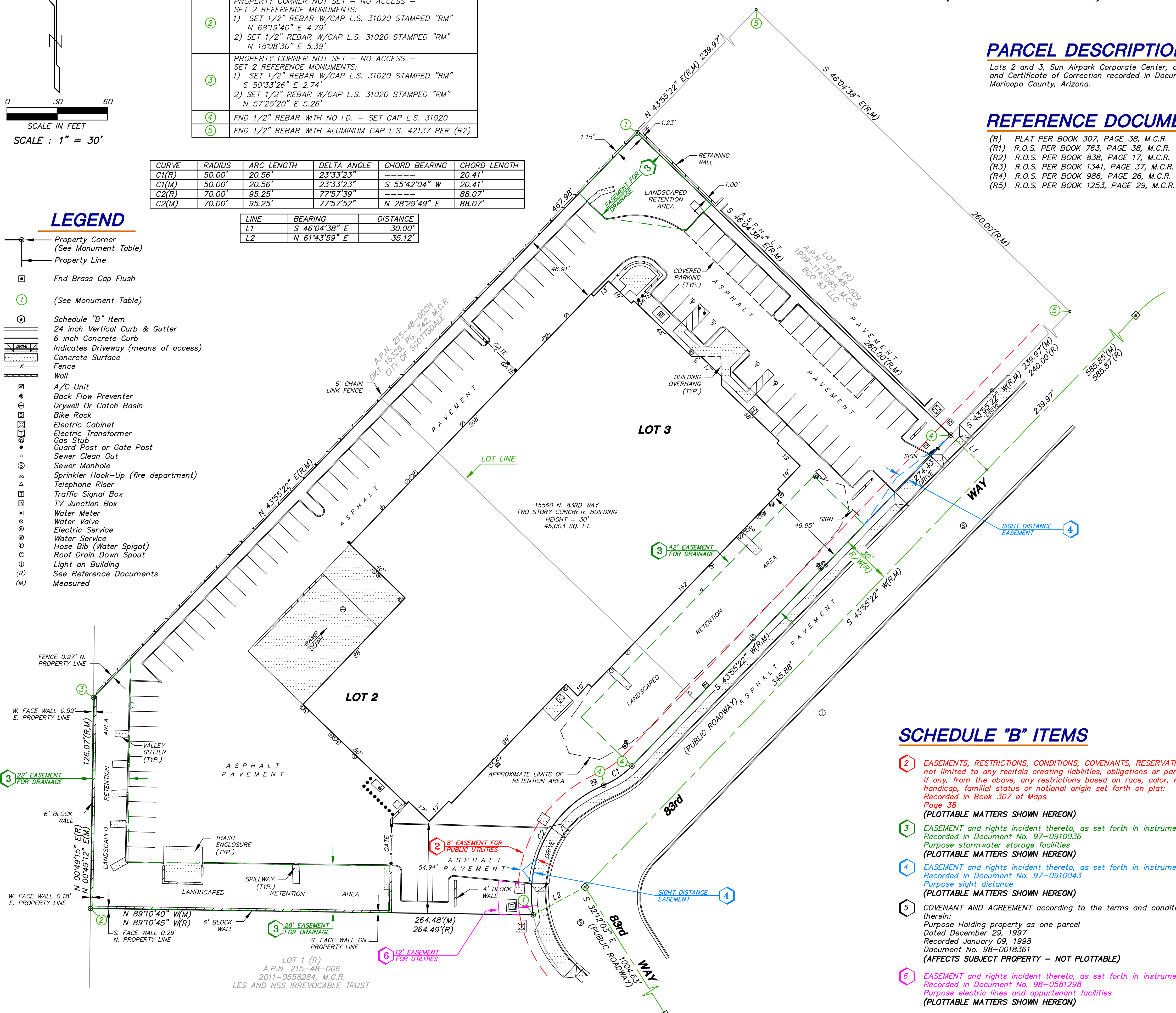
MONUMENT TABLE	
①	FND 1/2" REBAR W/CAP L.S. 11750
②	PROPERTY CORNER NOT SET - NO ACCESS - SET 2 REFERENCE MONUMENTS: 1) SET 1/2" REBAR W/CAP L.S. 31020 STAMPED "RM" N 68°19'40" E 4.79' 2) SET 1/2" REBAR W/CAP L.S. 31020 STAMPED "RM" N 18°08'30" E 5.39'
③	PROPERTY CORNER NOT SET - NO ACCESS - SET 2 REFERENCE MONUMENTS: 1) SET 1/2" REBAR W/CAP L.S. 31020 STAMPED "RM" S 50°33'26" E 2.74' 2) SET 1/2" REBAR W/CAP L.S. 31020 STAMPED "RM" N 57°25'20" E 5.26'
④	FND 1/2" REBAR WITH NO I.D. - SET CAP L.S. 31020
⑤	FND 1/2" REBAR WITH ALUMINUM CAP L.S. 42137 PER (R2)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	50.00'	20.56'	23°33'23"	-----	20.41'
C1(M)	50.00'	20.56'	23°33'23"	S 55°42'04" W	20.41'
C2(R)	70.00'	95.25'	77°57'39"	-----	88.07'
C2(M)	70.00'	95.25'	77°57'52"	N 28°29'49" E	88.07'

LINE	BEARING	DISTANCE
L1	S 46°04'38" E	30.00'
L2	N 61°43'59" E	35.12'

### LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Brass Cap Flush
- (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- A/C Unit
- Back Flow Preventer
- Drywell Or Catch Basin
- Bike Rack
- Electric Cabinet
- Electric Transformer
- Gas Stub
- Guard Post or Gate Post
- Sewer Clean Out
- Sewer Manhole
- Sprinkler Hook-Up (fire department)
- Telephone Riser
- Traffic Signal Box
- TV Junction Box
- Water Meter
- Water Valve
- Electric Service
- Water Service
- Hose Bib (Water Spigot)
- Roof Drain Down Spout
- Light on Building
- See Reference Documents
- Measured



### SURVEY NOTES

- This survey and the description used are based on a 2nd Amended Commitment for Title Insurance issued by Landmark Title Assurance Agency of Arizona, issuing agent for First American Title Insurance Company, Order Number 06180442-128-V60, dated November 29, 2018, Amendment No. 2 dated December 3, 2018.
- BASIS OF BEARING: The monument line of 83rd Way, using a bearing of South 43 degrees 55 minutes 22 seconds East, per the Plat of SUN AIRPARK CORPORATE CENTER, recorded in Book 307, Page 38, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- The building square footage shown is based on exterior measurements of the building footprint at ground level and is not intended to reflect the interior or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)263-1100 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

### SITE INFORMATION

ADDRESS: 15560 N. 83RD WAY, SCOTTSDALE, ARIZONA  
 A.P.N.: 215-48-007, 215-48-008  
 LAND AREA: 2.924 ACRES - 127,349 SQ. FT.  
 STRIPED PARKING SPACE TABULATION:  
 Regular: 85  
 Disabled: 4  
 Total: 89

**ZONING INFORMATION:**  
 At the time of this survey's completion a zoning report or zoning verification letter listing the zoning classification, building setback information, building height restriction, lot coverage and parking requirements was not provided to the surveyor. Based on the City of Scottsdale On-line Zoning Map, the subject property is zoned I-1, Industrial Park. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.

**FLOOD ZONE:** according to FEMA Flood Insurance Rate Map, Map Number 04013C1320L, dated October 16, 2013, the subject property is located in Zone X. Zone X is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

### CERTIFICATION

TO:  
 Aerohead Aviation, Inc, An Arizona Corporation; Lawrence E. Twomey, a married man dealing with his sole and separate property; Peter O. Ezzell, a married man dealing with his sole and separate property; David T. Balfour, a married man dealing with his sole and separate property; Landmark Title Assurance Agency of Arizona; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on July 6, 2018.

December 4, 2018  
 G. Bryan Goetzenberger  
 R.L.S. 31020



### SCHEDULE "B" ITEMS

- EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, including but not limited to any recitals creating liabilities, obligations or party walls, omitting, if any, from the above, any restrictions based on race, color, religion sex, handicap, familial status or national origin set forth on plat:  
 Recorded in Book 307 of Maps  
 Page 38  
 (PLOTTABLE MATTERS SHOWN HEREON)
- EASEMENT and rights incident thereto, as set forth in instrument:  
 Recorded in Document No. 97-0910036  
 Purpose stormwater storage facilities  
 (PLOTTABLE MATTERS SHOWN HEREON)
- EASEMENT and rights incident thereto, as set forth in instrument:  
 Recorded in Document No. 97-0910043  
 Purpose sight distance  
 (PLOTTABLE MATTERS SHOWN HEREON)
- COVENANT AND AGREEMENT according to the terms and conditions contained therein:  
 Purpose Holding property as one parcel  
 Dated December 29, 1997  
 Recorded January 09, 1998  
 Document No. 98-0018361  
 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- EASEMENT and rights incident thereto, as set forth in instrument:  
 Recorded in Document No. 98-0581298  
 Purpose electric lines and appurtenant facilities  
 (PLOTTABLE MATTERS SHOWN HEREON)

ALTA / N.S.P.S. LAND TITLE SURVEY  
 15560 N. 83RD WAY, SCOTTSDALE, ARIZONA



**OPEN SPACE DATA:**

PROJECT DATA ZONING: 1-1  
 NET LOT AREA: 126,035 S.F.  
 BUILDING HEIGHT: 40'-0"

REQUIRED OPEN SPACE:  
 MAXIMUM BUILDING HEIGHT: 52'-0"  
 PROVIDED: 40'-0"

FIRST 12'-0" OF HEIGHT = (10% X NET LOT AREA)  
 = .10 X 126,035 S.F. = 12,603.5 S.F.

NEXT 28'-0" OF HEIGHT: = 28' X .003 X 126,035 = 10,567 S.F.

STAGING AREA REDUCTION:  
 REDUCED OPEN SPACE REQUIRED: = 23,924 X .50 = 11,962 S.F.

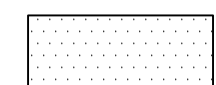


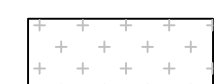
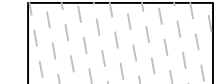

TOTAL REQUIRED:  
 (NOT INCLUDING PARKING LOT LANDSCAPING) = 23,191 - 11,962 = 11,229 S.F.

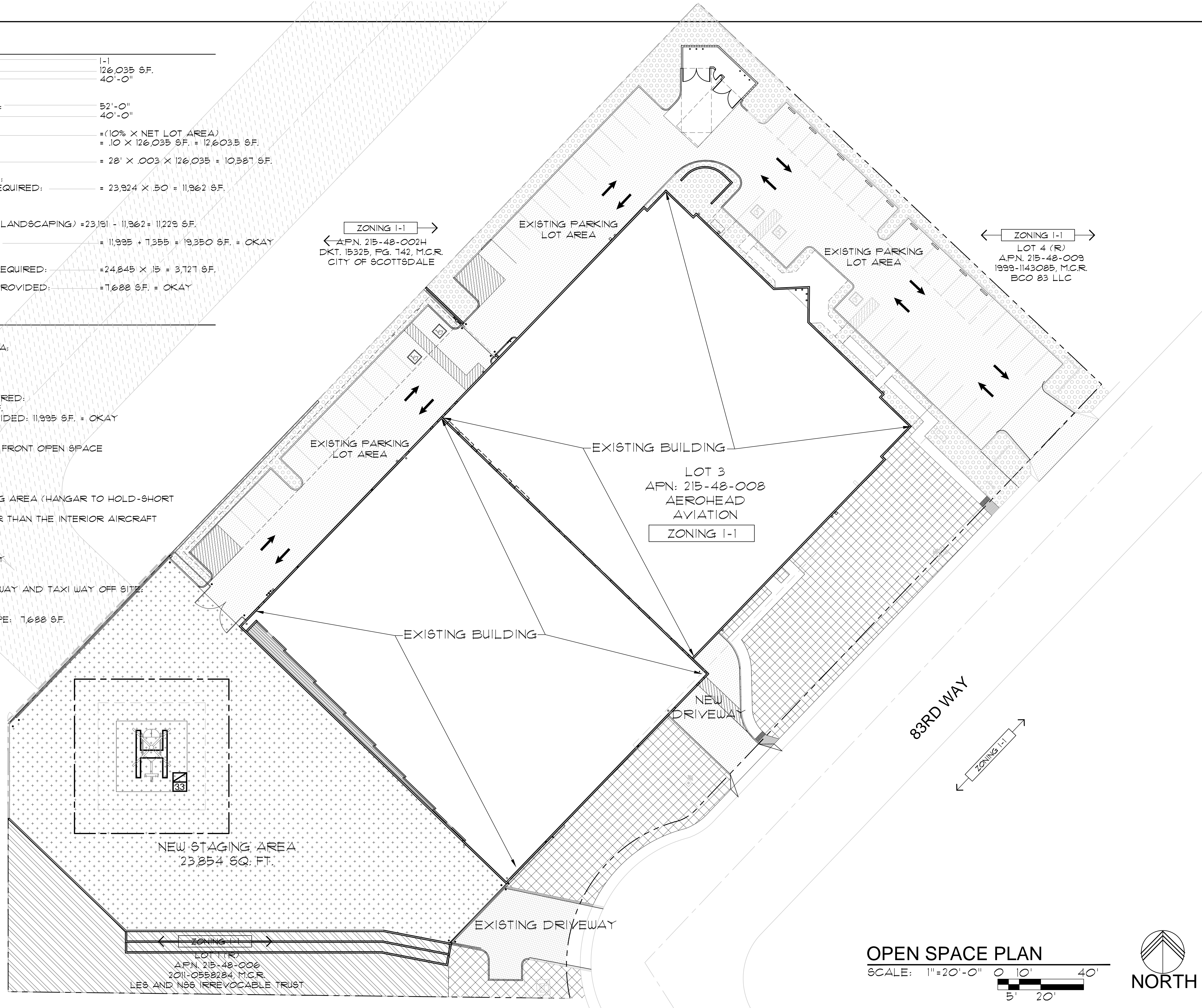
OPEN SPACE PROVIDED: = 11,995 + 1,355 = 13,350 S.F. = OKAY

PARKING LOT LANDSCAPING REQUIRED: = 24,845 X .15 = 3,727 S.F.


PARKING LOT LANDSCAPING PROVIDED: = 1,688 S.F. = OKAY

**OPEN SPACE LEGEND**

-  PARKING LOT PAVED AREA: 24,845 S.F.
-  OPEN FRONT SPACE REQUIRED: = 20x400 = 8,000 S.F.  
 OPEN FRONT SPACE PROVIDED: 11,995 S.F. = OKAY
-  OPEN SPACE OTHER THAN FRONT OPEN SPACE = 1,355 S.F.
-  ON-SITE AIRCRAFT STAGING AREA (HANGAR TO HOLD-SHORT LINE):  
 REQUIRED = GREATER THAN THE INTERIOR AIRCRAFT STORAGE AREA:  
 23,854 S.F.  
 PROVIDED: 23,924 S.F. = OKAY
-  CITY OF SCOTTSDALE RUNWAY AND TAXI WAY OFF SITE: 28,869 S.F.
-  PARKING AREA LANDSCAPE: 1,688 S.F.

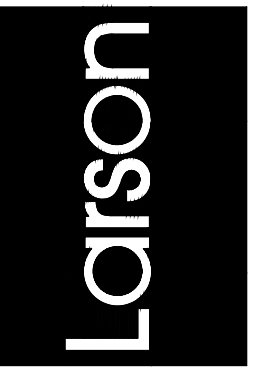


**OPEN SPACE PLAN**

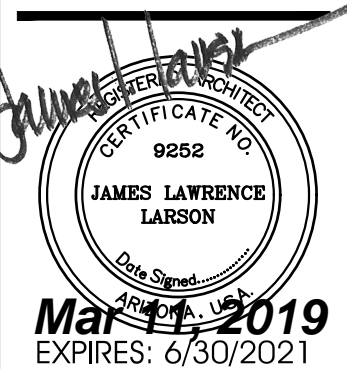
SCALE: 1"=20'-0" 



**Larson Associates Architects, Inc.**  
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 Phoenix, AZ 85016  
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**AEROHEAD AVIATION, INC**  
 15570 NORTH 83RD WAY  
 SCOTTSDALE, ARIZONA 85260  
 APN 215-48-007 & 215-48-008



Drawing Name:  
 OPEN SPACE  
 SITE PLAN

Revisions

Date: 2/28/2019

Project Number:

Drawing No:

SP12

# AEROHEAD AVIATION

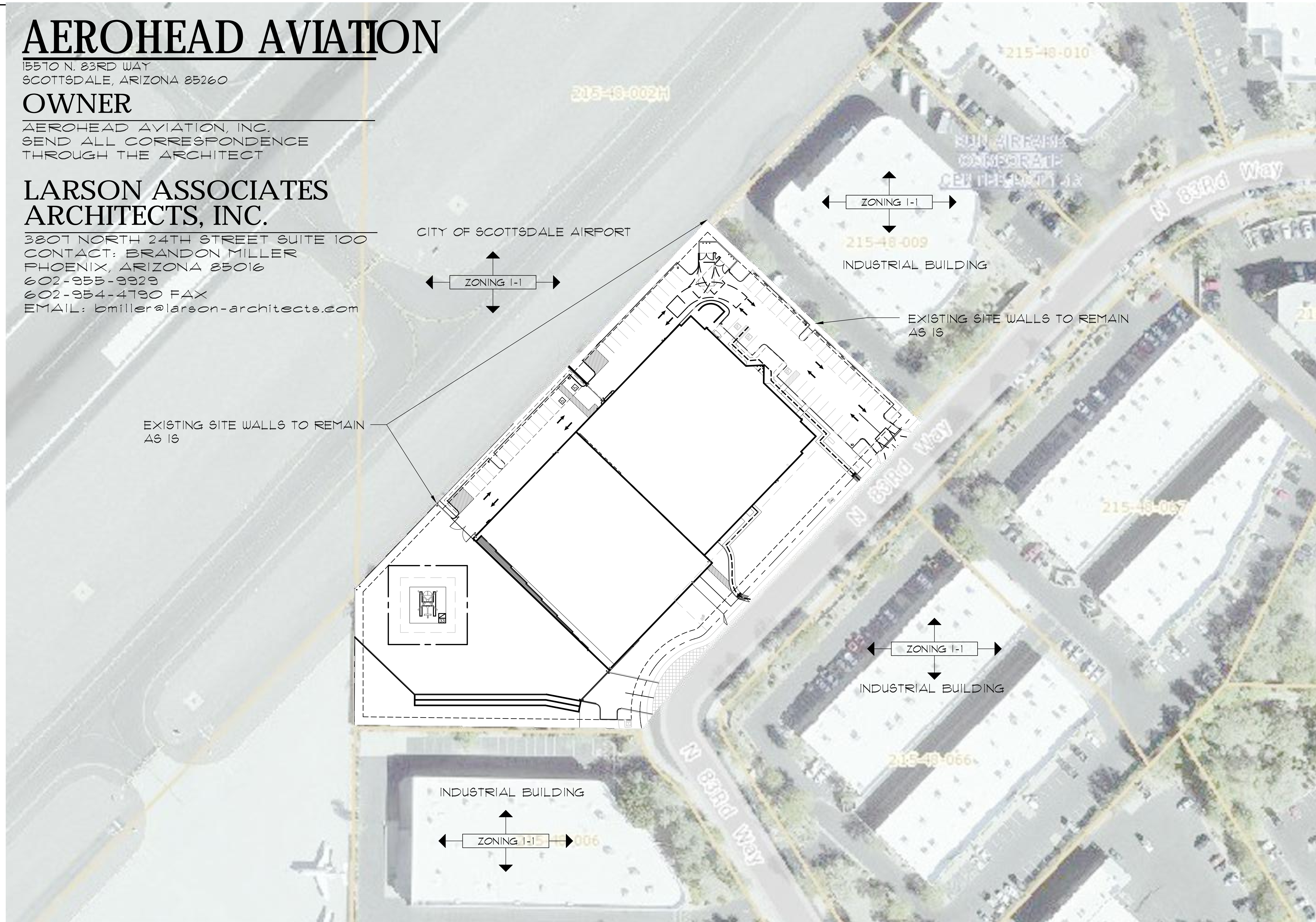
15570 N. 83RD WAY  
SCOTTSDALE, ARIZONA 85260

## OWNER

AEROHEAD AVIATION, INC.  
SEND ALL CORRESPONDENCE  
THROUGH THE ARCHITECT

## LARSON ASSOCIATES ARCHITECTS, INC.

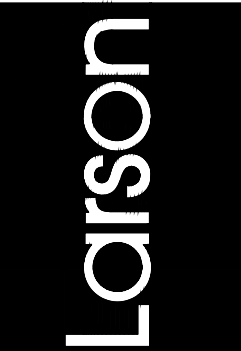
3807 NORTH 24TH STREET SUITE 100  
CONTACT: BRANDON MILLER  
PHOENIX, ARIZONA 85016  
602-955-9929  
602-954-4790 FAX  
EMAIL: bmill@larson-architects.com



**AERIAL OVERLAY SITE PLAN**  
SCALE: NOT-TO-SCALE



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SCOTTSDALE, ARIZONA 85260  
APN 215-48-007 & 215-48-008



Mar 14, 2019  
EXPIRES: 6/30/2021  
Drawing Name:  
AERIAL SITE  
PLAN

Revisions

Date: 7/10/2019

Project Number:

Drawing No:

SP13

**GENERAL NOTES:**

1. ALL AIRCRAFT SHALL COMPLY WITH AIRPARK RULES AND REGULATIONS PERTAINING TO AIRCRAFT WINGSPAN RESTRICTIONS AND INDEMNIFICATION.
2. GROUND COVER OR PAVING FOR TAXILANE SAFETY AREA THAT IS A WEIGHT BEARING SURFACE SHALL NOT INCLUDE ROCKS LESS THAN 2" IN DIAMETER.
3. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD TO PREVENT GLARE TO PILOTS ON SURFACES FACING THE TAXILANE.

SEE ADDITIONAL NOTES AN SPI.2A

**PROJECT DATA**

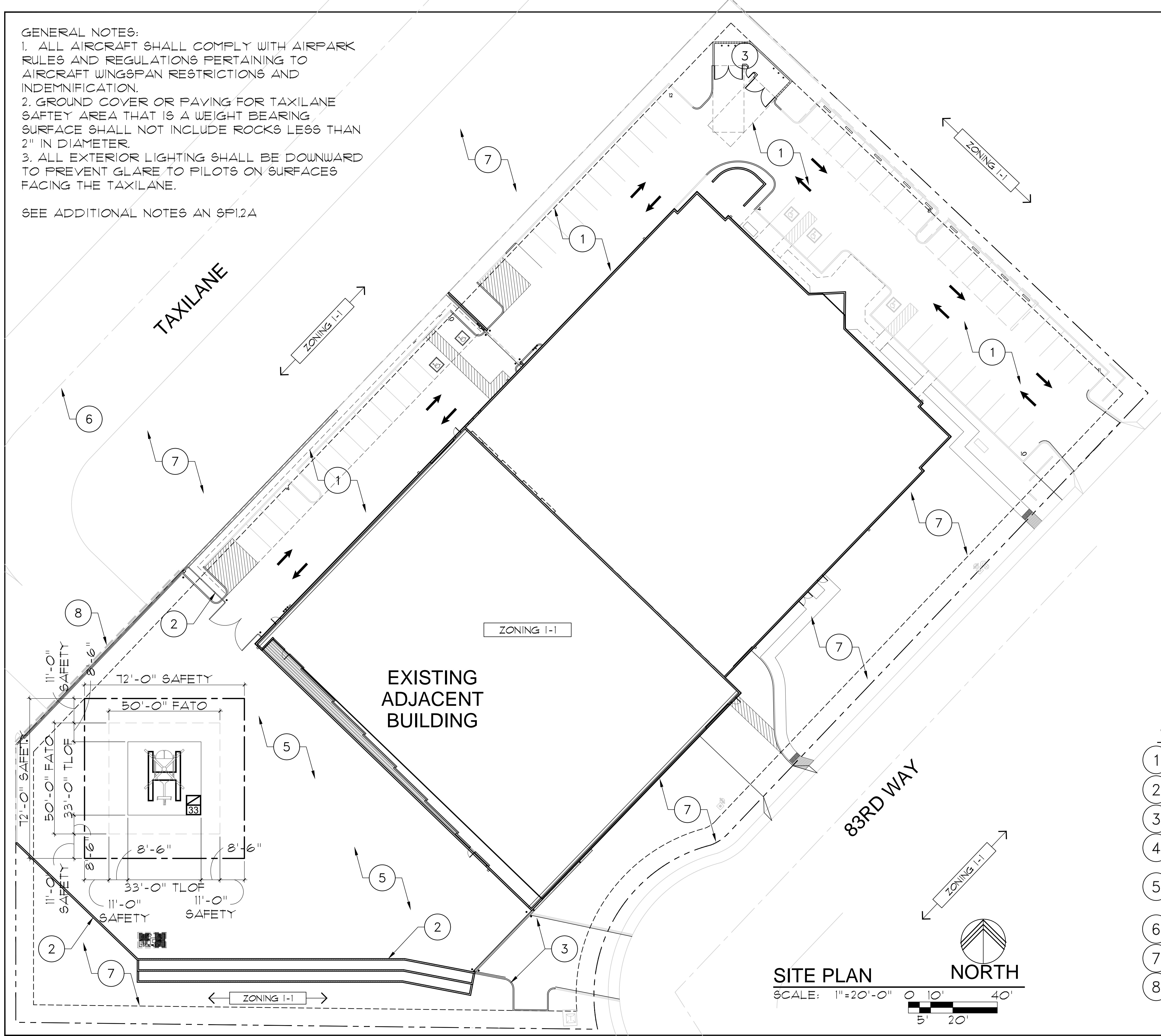
BUILDING AREA (UNCHANGED):  
 OFFICE: 9,049 S.F.  
 HANGAR: 28,266 S.F.  
 RETAIL: 13,084 S.F.  
 TOTAL: 50,401 S.F.  
 NET LOT AREA: 126,035 S.F.  
 FLOOR AREA RATIO (F.A.R.):  
 50,401 / 126,035 = 39.98%

USABLE STAGING AREA (UNCHANGED):  
 23,924 S.F.

TOTAL OPEN SPACE (UNCHANGED):  
 19,350 S.F.

PARKING IS UNCHANGED  
 (CALCULATIONS ARE FOR REFERENCE ONLY)

REQUIRED:  
 OFFICE AREA: 9,049 / 300 = 30.2  
 RETAIL AREA: 13,084 / 500 = 26.2  
 TOTAL SPACES REQUIRED = 56.4  
 TOTAL SPACES PROVIDED = 61  
 INCLUDES 2 INTERIOR SPACES  
     3 H.C. ACCESSIBLE  
     2 VAN ACCESSIBLE

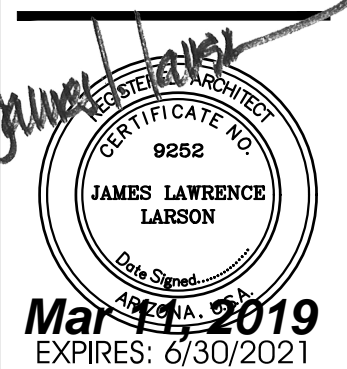
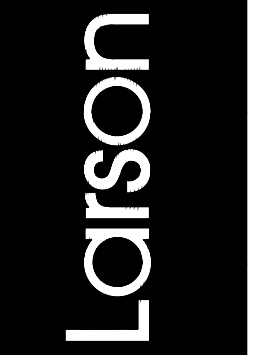
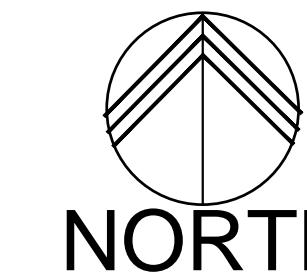


**SITE PLAN KEYNOTES**

- 1 EXISTING ASPHALT PARKING LOT
- 2 EXISTING SITE SECURITY WALL
- 3 EXISTING DUMPSTER ENCLOSURE
- 4 EXISTING CONCRETE CURB AND GUTTER
- 5 EXISTING CONCRETE PAVED STAGING AREA WITH LESS THAN 2% SLOPE
- 6 EXISTING TAXI-LANE CENTERLINE
- 7 EXISTING LANDSCAPE AREA
- 8 AIRPORT REQUESTED NON-MOVEMENT AREA PER CITY OF SCOTTSDALE MUNICIPAL AIRPORT STANDARDS

**SITE PLAN**

SCALE: 1"=20'-0"  
 0 10' 40'  
 5' 20'



Drawing Name:  
 SITE PLAN

Revisions

Date: 7/10/2019

Project Number:

Drawing No:

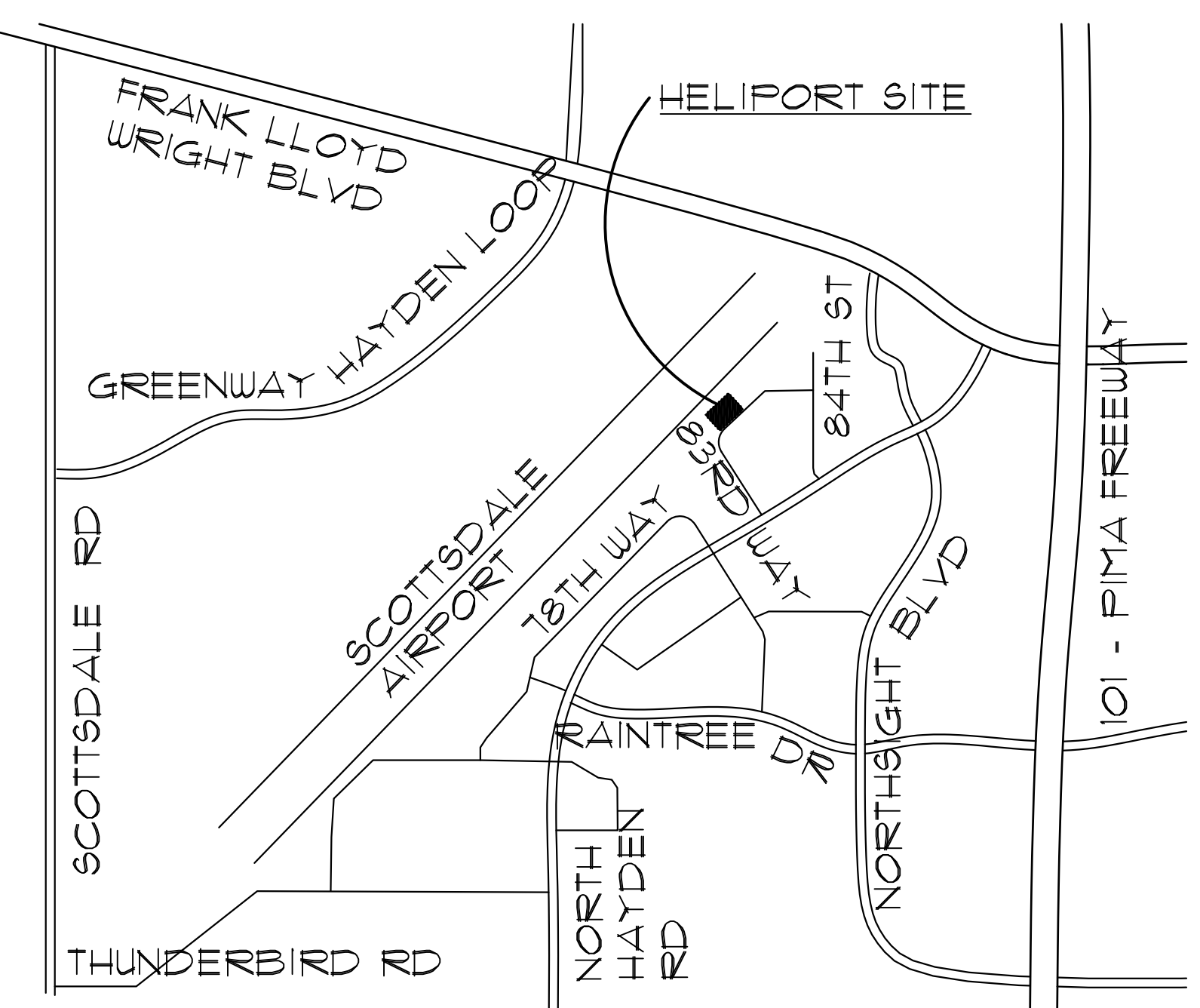
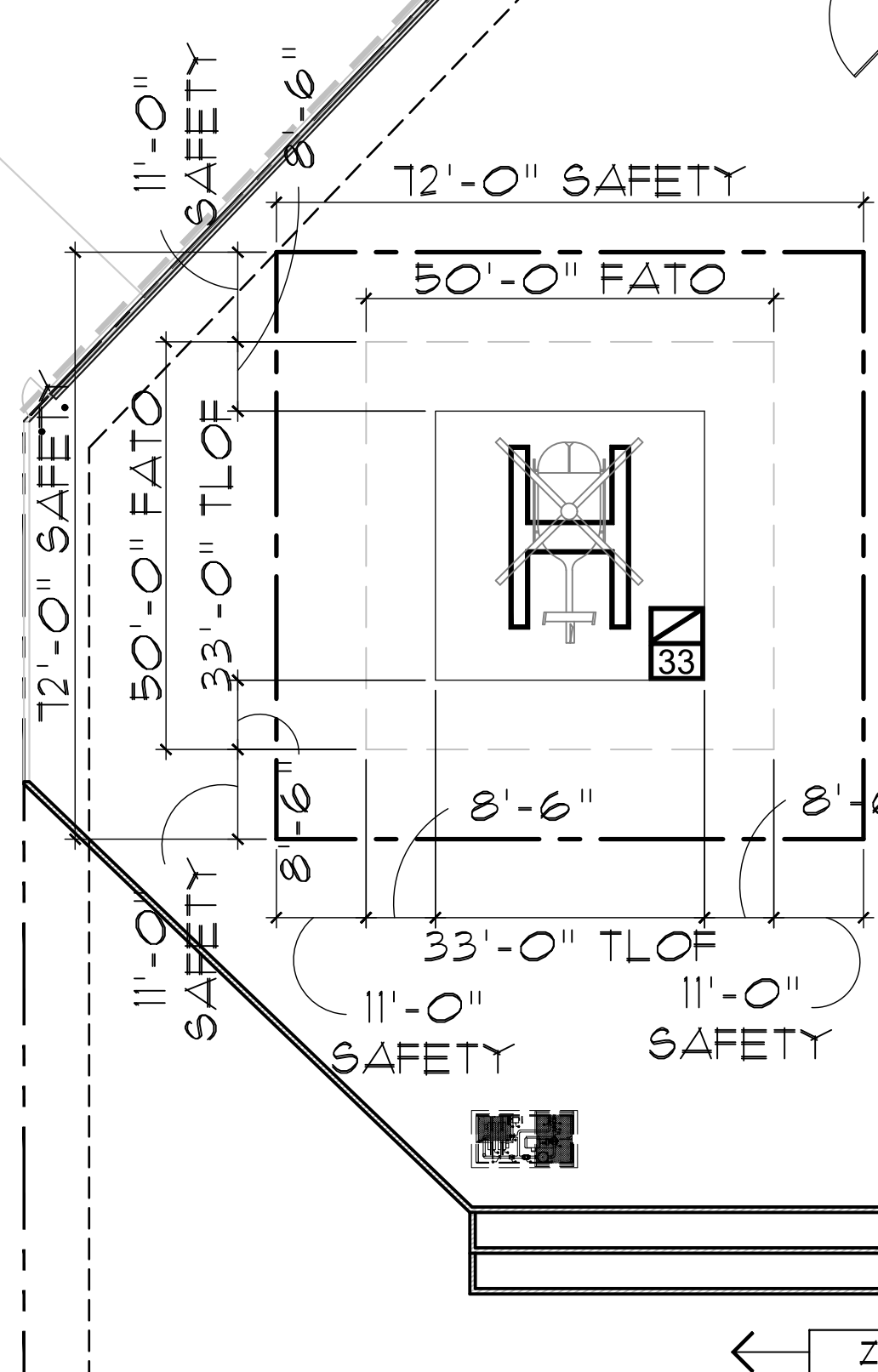
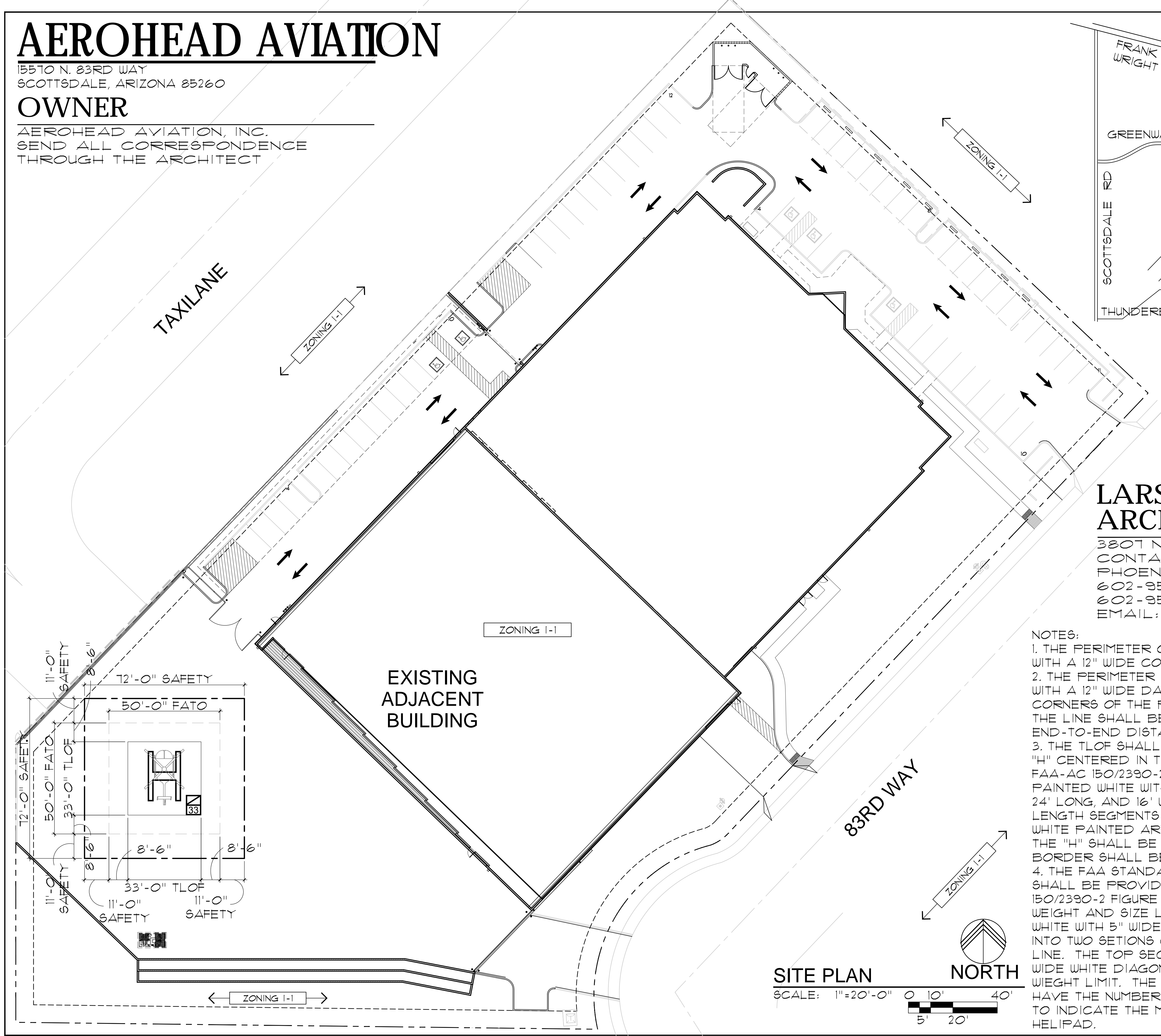
**SPI.1**

# AEROHEAD AVIATION

15570 N. 83RD WAY  
SCOTTSDALE, ARIZONA 85260

## OWNER

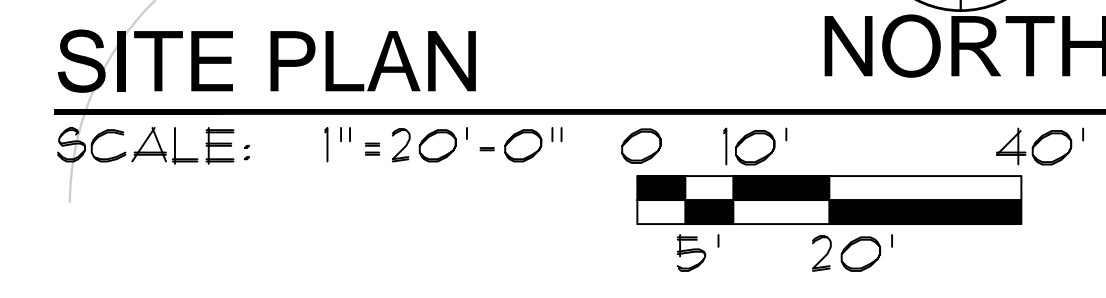
AEROHEAD AVIATION, INC.  
SEND ALL CORRESPONDENCE  
THROUGH THE ARCHITECT



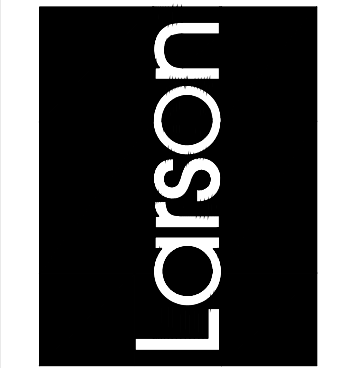
## LARSON ASSOCIATES ARCHITECTS, INC.

3807 NORTH 24TH STREET SUITE 100  
CONTACT: BRANDON MILLER  
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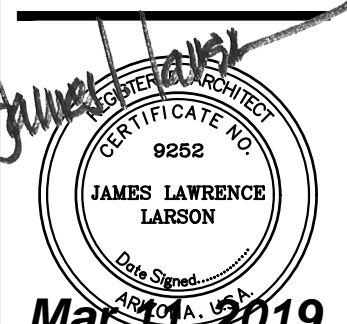
- NOTES:
1. THE PERIMETER OF THE TLOF AREA SHALL BE MARKED WITH A 12" WIDE CONTINUOUS WHITE PAINTED LINE.
  2. THE PERIMETER OF THE FATO AREA SHALL BE MARKED WITH A 12" WIDE DASHED LINE CLEARLY INDICATING THE CORNERS OF THE PERIMETER. THE PAINTED SEGMENTS OF THE LINE SHALL BE APPROXIMATELY 5' LONG WITH END-TO-END DISTANCE OF APPROXIMATELY 5'.
  3. THE TLOF SHALL BE MARKED WITH THE FAA STANDARD "H" CENTERED IN THE TLOF AREA - IN ACCORDANCE WITH FAA-AC 150/2390-2 FIGURE 2-22. THE "H" SHALL BE PAINTED WHITE WITH A BLACK OUTLINE. THE "H" SHALL BE 24' LONG, AND 16' WIDE. THE WHITE PAINTED AREA OF THE LENGTH SEGMENTS OF THE "H" SHALL BE 1'-9" WIDE. THE WHITE PAINTED AREA OF THE MIDDLE WIDTH SEGMENT OF THE "H" SHALL BE 3'-6" WIDE. THE BLACK PAINTED BORDER SHALL BE 6" WIDE.
  4. THE FAA STANDARD SIZE AND WEIGHT LIMITATIONS BOX SHALL BE PROVIDED IN ACCORDANCE WITH FAA-AC 150/2390-2 FIGURE 2-22. THE 9'-0" x 6'-9" STANDARD WEIGHT AND SIZE LIMITATION BOX SHALL BE PAINTED IN WHITE WITH 5" WIDE LINES. THE BOX SHALL BE DIVIDED INTO TWO SECTIONS (TOP AND BOTTOM) BY A 5" WIDE WHITE LINE. THE TOP SECTION OF THE BOX SHALL HAVE A 5" WIDE WHITE DIAGONAL LINE PAINTED TO INDICATE NO WEIGHT LIMIT. THE BOTTOM SECTION OF THE BOX SHALL HAVE THE NUMBER "40" PAINTED IN 5" WIDE WHITE LINES TO INDICATE THE MAXIMUM ROTOR DIAMETER FOR THE HELIPAD.



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APN 215-48-007 & 215-48-008



Drawing Name:  
SITE PLAN

Revisions

Date: 7/10/2019

Project Number:

Drawing No:

SP1.0

## REQUIRED SITE PLAN GENERAL NOTES

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. ALL SIGNS REQUIRE SEPERATE PERMITS AND APPROVALS.
4. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
5. FLAG POLES, IF PROVIDED SHALL BE ONE PIECE CONICAL TAPERED.
6. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
7. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO A HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HEIGHEST POINT OF TALLEST UNIT.
8. ALL EQUIPMENT, UTILITIES, OR OTHER APPURENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
9. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
10. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.

11. NO CHAIN LINK OR DOOLEY WALL FENCING SHALL BE ALLOWED.
12. ALL EXTERIOR CONDUIT AND RACEWAYS SHALL BE PAINTED TO MATCH THE BUILDING.
13. UPON REMOVAL OF THE SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL COMPLETE NATIVE PLANT TRACKING FORM AS WELL AS A LIST IDENTIFYING THE TAG NUMBERS OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S INSPECTION SERVICES UNIT WITHIN 3 MONTHS FROM THE BEGINNING OF SALVAGE OPERATIONS AND/OR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
14. ALL EXTERIOR LUMINAIRES SHALL MEET ALL IESNA REQUIREMENTS FOR FULL CUTOFF, AND SHALL BE AIMED DOWNWARD AND AWAY FROM PROPERTY LINES EXCEPT SIGN, PARKING LOT CANOPY AND LANDSCAPE LIGHTING.
15. CITY STAFF MAY AT ANY TIME REQUEST THE DEVELOPER TO SUBMIT AS-BUILT PLANS TO THE INSPECTION SERVICES DIVISION. AS BUILT PLANS SHALL BE CERTIFIED IN WRITING BY A REGISTERED PROFESSIONAL ENGINEER, USING AS-BUILT DATA FROM A REGISTERED LAND SURVEYOR. AS-BUILT PLANS FOR DRAINAGE FACILITIES AND STRUCTURES SHALL INCLUDE, BUT ARE NOT LIMITED TO STREETS, LOT GRADING, STORM DRAIN PIPE, VALLEY GUTTERS, CURB AND GUTTER, FLOOD WALLS, CULVERTS, INLET AND OUTLET STRUCTURES, DAMS, BERMS, LINED AND UNLINED OPEN CHANNELS, STORM WATER STORAGE BASINS, UNDERGROUND STORM WATER STORAGE TANKS, AND BRIDGES AS DETERMINED BY CITY STAFF.

16. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONAL PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
17. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
18. NO TURF AREAS SHALL BE PROVIDED.
19. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL OPEN SPACE (NAOS) AREAS.
20. NO HELICOPTER ACCESS OF HELIPORT APPROVED UNDER THIS REVIEW.
21. COORDINATE ALL OFF-SITE TRAFFIC CONTROLS WITH THE CITY OF SCOTTSDALE TRAFFIC DEPARTMENT AND ADOT DURING THE CONSTRUCTION PROCESS.
22. THE FACE OF THE SERVICE ENTRY SECTION SHALL BE FLUSH WITH THE BUILDING FACADE AND PAINTED TO MATCH THE BUILDING.
23. ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR.
24. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
25. WALL ENCLOSURE FOR REFUSE BINS AND TRASH COMPACTORS SHALL BE CONSTRUCTED OF MATERIALS, WITH COLORS AND TEXTURES WHICH ARE COMPATIBLE WITH THE BUILDING ON THE SITE.
26. ALL SITE WALLS SHALL MATCH THE ARCHITECTURAL COLOR. MATERIALS AND FINISH OF THE BUILDING.
27. THE MAXIMUM HEIGHT FROM FINISH GRADE TO THE BOTTOM OF ANY EXTERIOR LUMINAIRE SHALL NOT EXCEED TWENTY (20) FEET.
28. ALL LUMINAIRES SHALL BE RECESSED OR SHIELDED SO THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PROPERTY LINE.

## HELIPORT SITE PLAN NOTES

### NOTES:

1. THE PERIMETER OF THE TLOF AREA SHALL BE MARKED WITH A 12" WIDE CONTINUOUS WHITE PAINTED LINE.
2. THE PERIMETER OF THE FATO AREA SHALL BE MARKED WITH A 12" WIDE DASHED LINE CLEARLY INDICATING THE CORNERS OF THE PERIMETER. THE PAINTED SEGMENTS OF THE LINE SHALL BE APPROXIMATELY 5' LONG WITH END-TO-END DISTANCE OF APPROXIMATELY 5'.
4. THE FAA STANDARD SIZE AND WEIGHT LIMITATIONS BOX SHALL BE PROVIDE IN ACCORDANCE WITH FAA-AC 150/2390-2 FIGURE 2-22. THE 9'-0" x 6'-9" STANDARD WEIGHT AND SIZE LIMITATION BOX SHALL BE PAINTED IN WHITE WITH 5" WIDE LINES. THE BOX SHALL BE DIVIDE INTO TWO SECTIONS (TOP AND BOTTOM) BY A 5" WIDE WHITE LINE. THE TOP SECTION OF THE BOX SHALL HAVE A 5" WIDE WHITE DIAGONAL LINE PAINTED TO INDICATE NO WEIGHT LIMIT. THE BOTTOM SECTION OF THE BOX SHALL HAVE THE NUMBER "40" PAINTED IN 5" WIDE WHITE LINES TO INDICATE THE MAXIMUM ROTOR DIAMETER FOR THE HELI-PAD.
5. THE FAA FORM 7480 HAS BEEN FILED THE STUDY NUMBER ASSIGNED IS TO BE DETERMINED.

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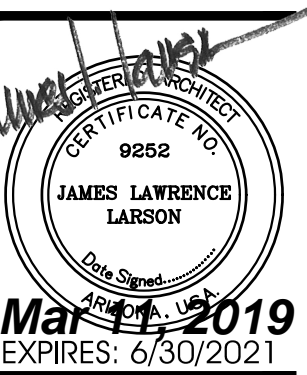
Larson

AEROHEAD AVIATION, INC

15510 NORTH 83RD WAY

SCOTTSDALE, ARIZONA 85260

APN 215-48-007 & 215-48-008



Drawing Name:  
OPEN SPACE  
SITE PLAN

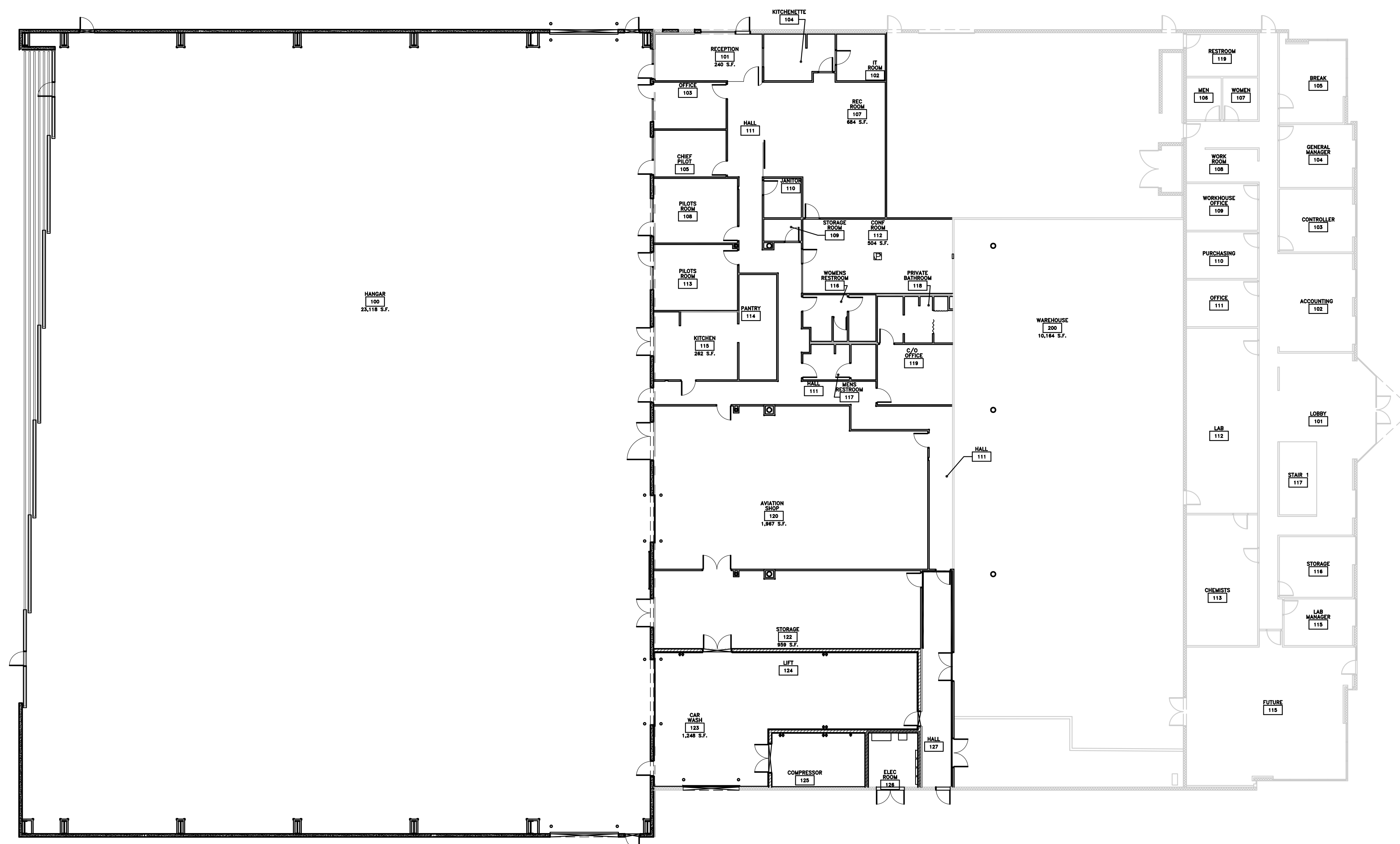
Revisions

Date: 2/28/2019

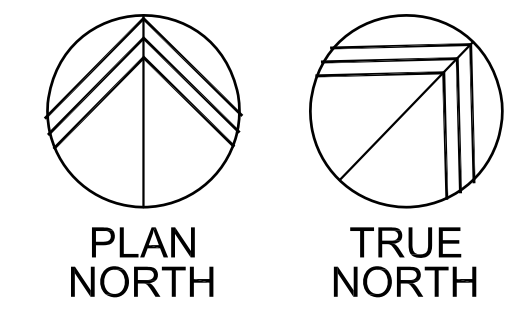
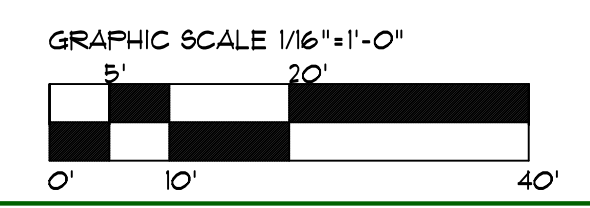
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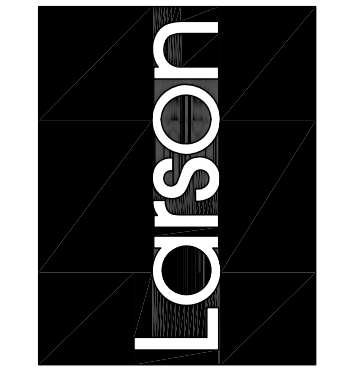
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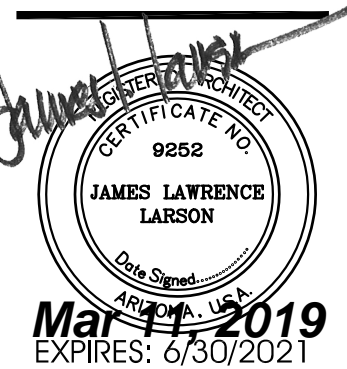
**BUILDING FLOOR PLAN**  
 SCALE: 1/16"=1'-0"



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Drawing Name:  
 BUILDING  
 FLOOR PLAN

Revisions


Date: 7/10/2019

Project Number:

Drawing No:

A.I.O



**GENERAL NOTES:**

1. ALL AIRCRAFT SHALL COMPLY WITH AIRPARK RULES AND REGULATIONS PERTAINING TO AIRCRAFT WINGSPAN RESTRICTIONS AND INDEMNIFICATION.
2. GROUND COVER OR PAVING FOR TAXILANE SAFETY AREA THAT IS A WEIGHT BEARING SURFACE SHALL NOT INCLUDE ROCKS LESS THAN 2" IN DIAMETER.
3. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD TO PREVENT GLARE TO PILOTS ON SURFACES FACING THE TAXILANE.

SEE ADDITIONAL NOTES AN SPI.2A

**PROJECT DATA**

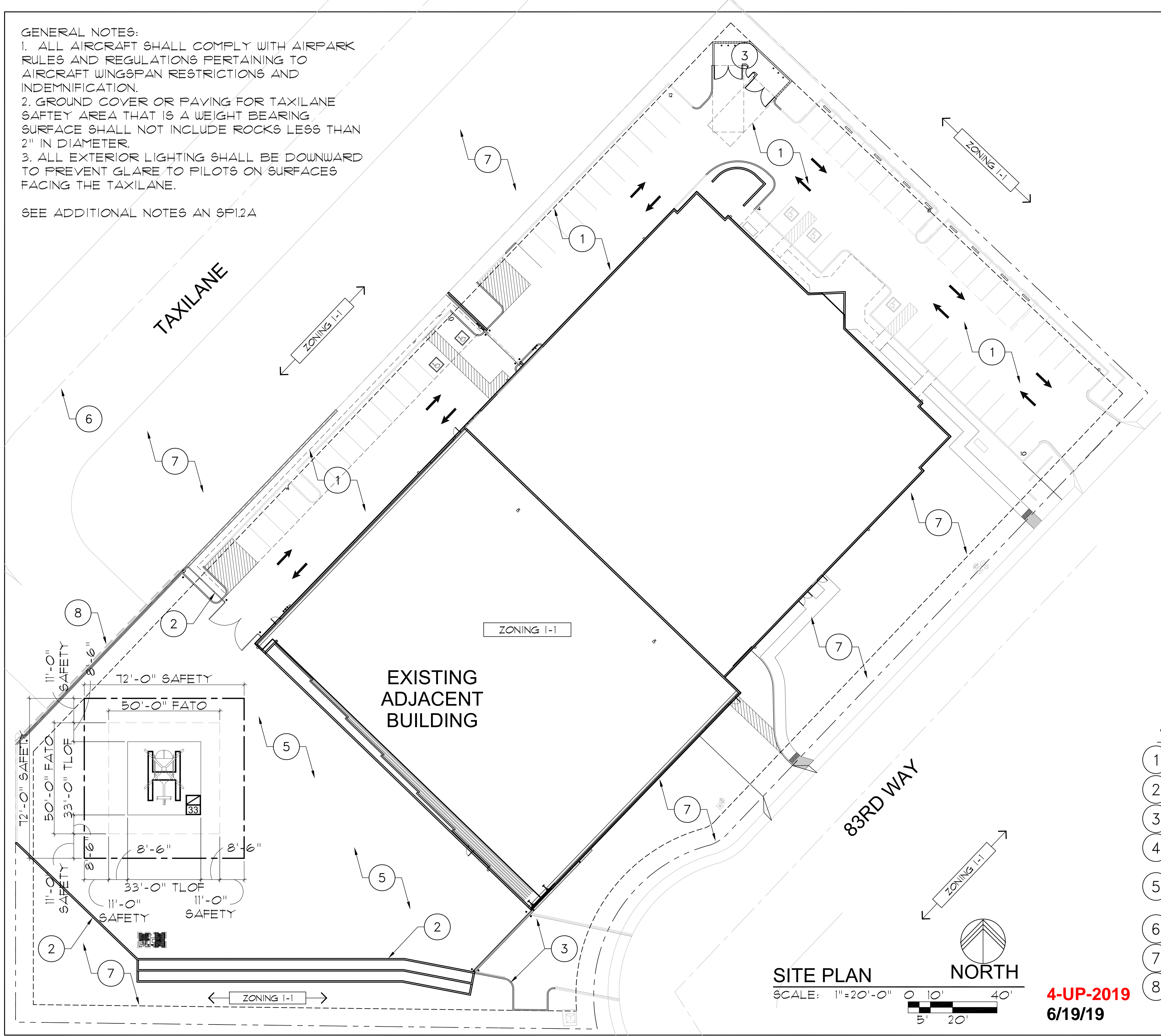
BUILDING AREA (UNCHANGED):  
 OFFICE: 9,049 S.F.  
 HANGAR: 28,266 S.F.  
 FURNITURE SALES: 13,084 S.F.  
 TOTAL: 50,401 S.F.  
 NET LOT AREA: 126,035 S.F.  
 FLOOR AREA RATIO (F.A.R.):  
 50,401 / 126,035 = 39.98%

USABLE STAGING AREA (UNCHANGED):  
 23,924 S.F.

TOTAL OPEN SPACE (UNCHANGED):  
 19,350 S.F.

PARKING IS UNCHANGED  
 (CALCULATIONS ARE FOR REFERENCE ONLY)

REQUIRED:  
 OFFICE AREA: 9,049 / 300 = 30.2  
 FURNITURE SALES AREA:  
 13,084 / 500 = 26.2 TOTAL  
 SPACES REQUIRED = 56.4  
 TOTAL SPACES PROVIDED = 61  
 INCLUDES 2 INTERIOR SPACES  
 3 H.C. ACCESSIBLE  
 2 VAN ACCESSIBLE



**SITE PLAN KEYNOTES**

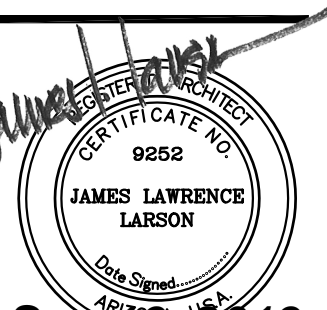
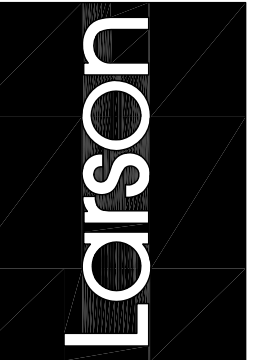
- 1 EXISTING ASPHALT PARKING LOT
- 2 EXISTING SITE SECURITY WALL
- 3 EXISTING DUMPSTER ENCLOSURE
- 4 EXISTING CONCRETE CURB AND GUTTER
- 5 EXISTING CONCRETE PAVED STAGING AREA WITH LESS THAN 2% SLOPE
- 6 EXISTING TAXI-LANE CENTERLINE
- 7 EXISTING LANDSCAPE AREA
- 8 AIRPORT REQUESTED NON-MOVEMENT AREA PER CITY OF SCOTTSDALE MUNICIPAL AIRPORT STANDARDS

**SITE PLAN**

SCALE: 1"=20'-0"  
 0 10' 40'  
 5' 20'

**NORTH**

**4-UP-2019**  
**6/19/19**



**Sep 16 2019**  
 Drawing Name:  
 SITE PLAN

Revisions

Date: 7/10/2019

Project Number:

Drawing No:

**SPI.1**