

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

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THIS PROJECT CONSISTS OF MODIFYING THE ZONING OF THE SUBJECT PARCEL TO ALLOW FOR ON-SITE SALES. THE EXISTING BUILDING IS USED PRIMARILY FOR SPECIALTY VEHICLE RESTORATION, STORAGE, AND OFFICES.

USE: AUTOMOBILE SERVICE, STORAGE, AND SALES

CURRENT ZONING: I-1

PROPOSED ZONING: C-4

APN: 215-48-024

NET SITE AREA: 45,726 SF (1.05 ACRES)

GROSS SITE AREA: 71.666 SF

BUILDING AREA: 16.930 SF

LOT COVERAGE: 37.0%

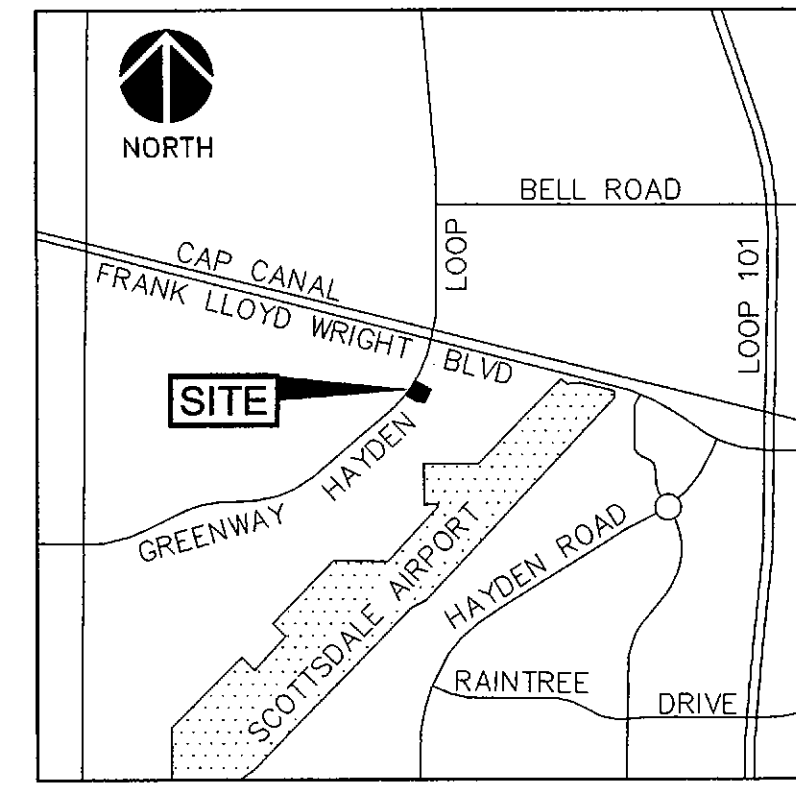
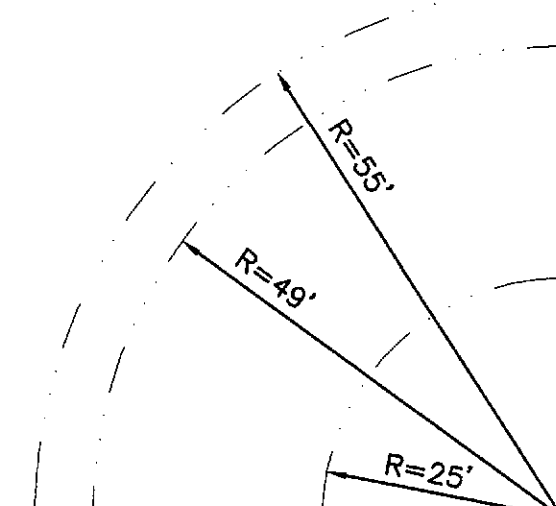
GROSS FLOOR AREA: 21,446 SF

GROSS FLOOR AREA RATIO: 29.9%

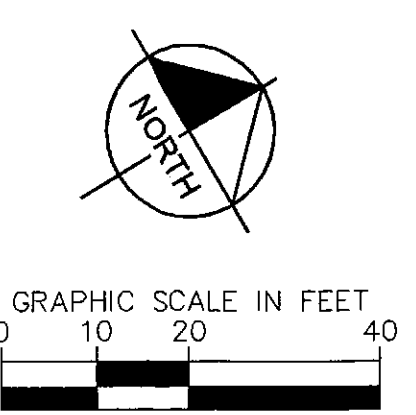
PARKING REQUIRED:

STORAGE (1 PER 800 SF):	15,139 SF = 19 STALLS
OFFICE (1 PER 300 SF):	2,063 SF = 7 STALLS
SALES (1 PER 200 SF):	1,200 SF = 6 STALLS
TOTAL:	21,446 SF 32 STALLS

PARKING PROVIDED: 30 STANDARD, 2 ADA (32 TOTAL)



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



APN 215-48-025
LOT 5 - BOOK 327, PG. 12, M.C.R.
OWNER: MKJJ LLC
ZONING: I-1

APN 215-47-004F
OWNER: CITY OF SCOTTSDALE
ZONING: I-1

EXST. BUILDING
16,930 SF
FF=6.65

APN 215-48-024
- BOOK 327, PG. 12, M.C.R.
OWNER: BCA77 LLC
ZONING: I-1

Kimley»»Horn © 2017
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

**DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

SITE PLAN

16099 N. GREENWAY HAYDEN LOOP

SCOTTSDALE, ARIZONA

PROJECT No.	191235071
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	TMJ
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	02/08/17



35071SP.dwg

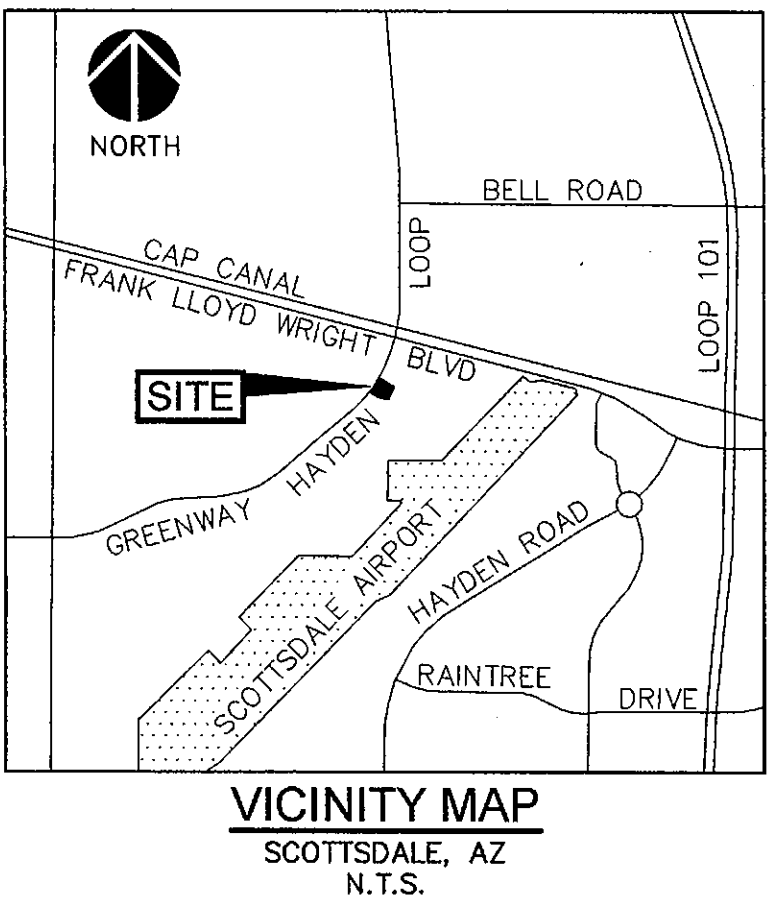
SP1

1 OF 1 SHEETS

C# 7113-16, 163-SA-2016#2

1-ZN-2017
02/16/2017

\\Fs1-001\Public\191235071\CAOD\Exhibits\2016-12-19 Open Space Exhibit.dwg, Layout:Layout1 Dec 20, 2016 -- 7:20am bryce.qutley



GRAPHIC SCALE IN FEET



0 10 20 40



SEC OF GREENWAY-HAYDEN LOOP AND PARADISE LANE

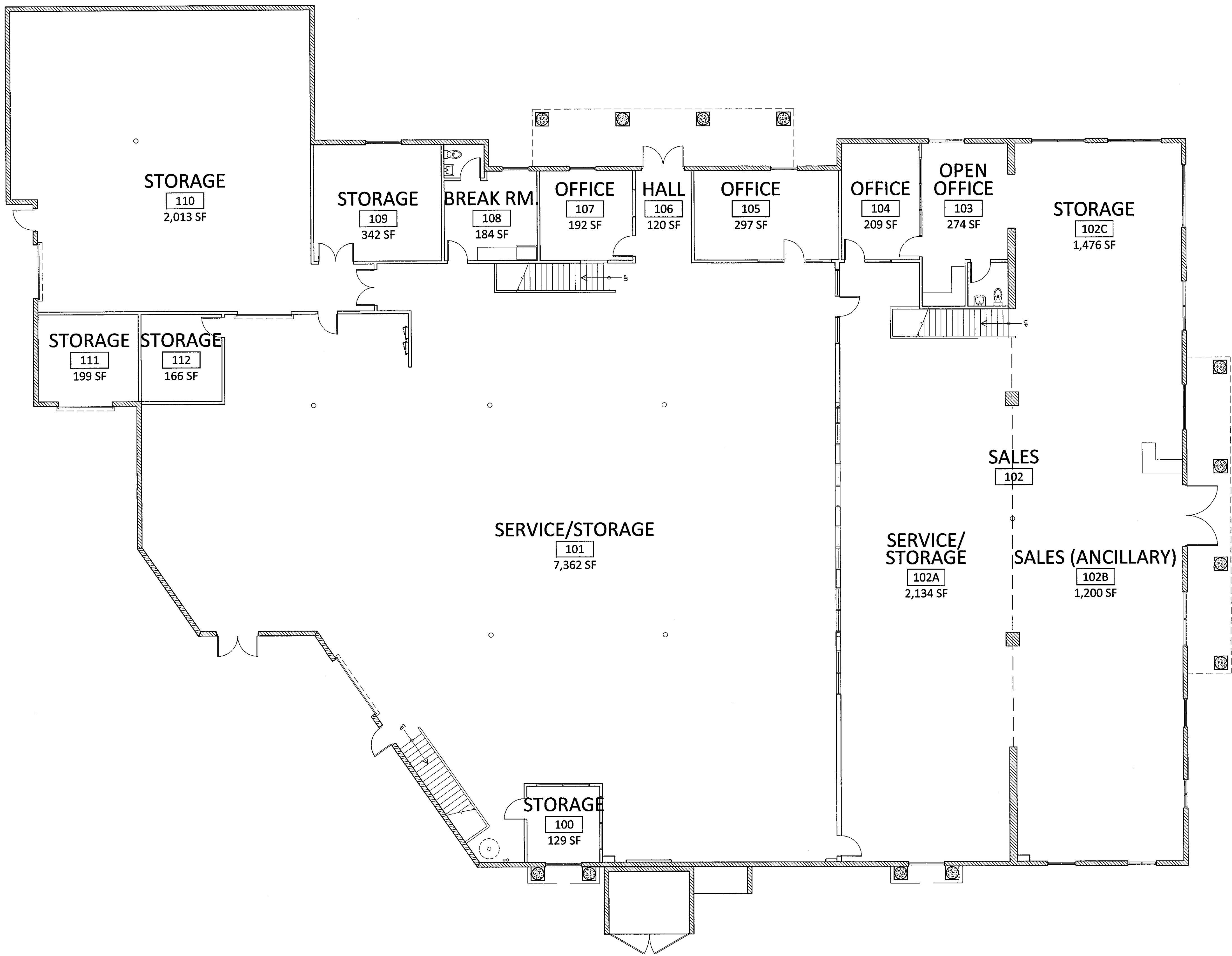
OPEN SPACE EXHIBIT

SCOTTSDALE, ARIZONA

Registered Professional Engineer (Civil)
 CERTIFICATE NO.
 52738
 TRAVIS JONES
 Date Signed: 12/20/13
 ARIZONA, U.S.A.
 Expires 09/30/14

OS1
1 OF 1 SHEETS

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Phoenix, Arizona 85020 (602) 944-5500



PARKING REQUIREMENT TABLE			
ROOM #	USE	SQ.FT.	PARKING REQUIRED
100	STORAGE	129	
101	SERVICE/STORAGE	7,362	
102A	SERVICE/STORAGE	2,134	
102B	SALES (ANCILLARY)	1,200	
102C	STORAGE	1,476	
108	BREAK ROOM	184	
109	STORAGE	342	
110	STORAGE	2,013	
111	STORAGE	199	
112	STORAGE	166	
201	STORAGE	451	
203	BREAK ROOM	665	
205	STORAGE	887	
TOTAL		17,188	1/800 SF.
			22
103	OPEN OFFICE	274	
104	OFFICE	209	
105	OFFICE	297	
107	OFFICE	192	
202	MEETING AREA	267	
204	OFFICE	824	
TOTAL		2,063	1/300 SF.
			7
106	HALL	120	
205	OUTDOOR BREAK AREA	2075	
TOTAL		2,195	N/A
			0
TOTAL REQUIRED PARKING			29

OVERALL FIRST LEVEL - FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH



design by: RWC
drawn by: RHN
checked by: NF

A1.0
project #: 16071

1-ZN-2017
02/16/2017

BCA 77, LLC.
16088 N. 80TH STREET
SCOTTSDALE, AZ

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT AND BELOW THE OWNER TO RESOLVE
THE SUBMISSION OF BILLING OR TO RESOLVE
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENTS
ON SOME ALTERNATIVE SCHEDULE AFTER
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN ACCEPTANCE OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.

DOE & ASSOCIATES
SCOTTSDALE, AZ 85001
CONTACT: WENDY BROWN
PHONE: 480-947-8800

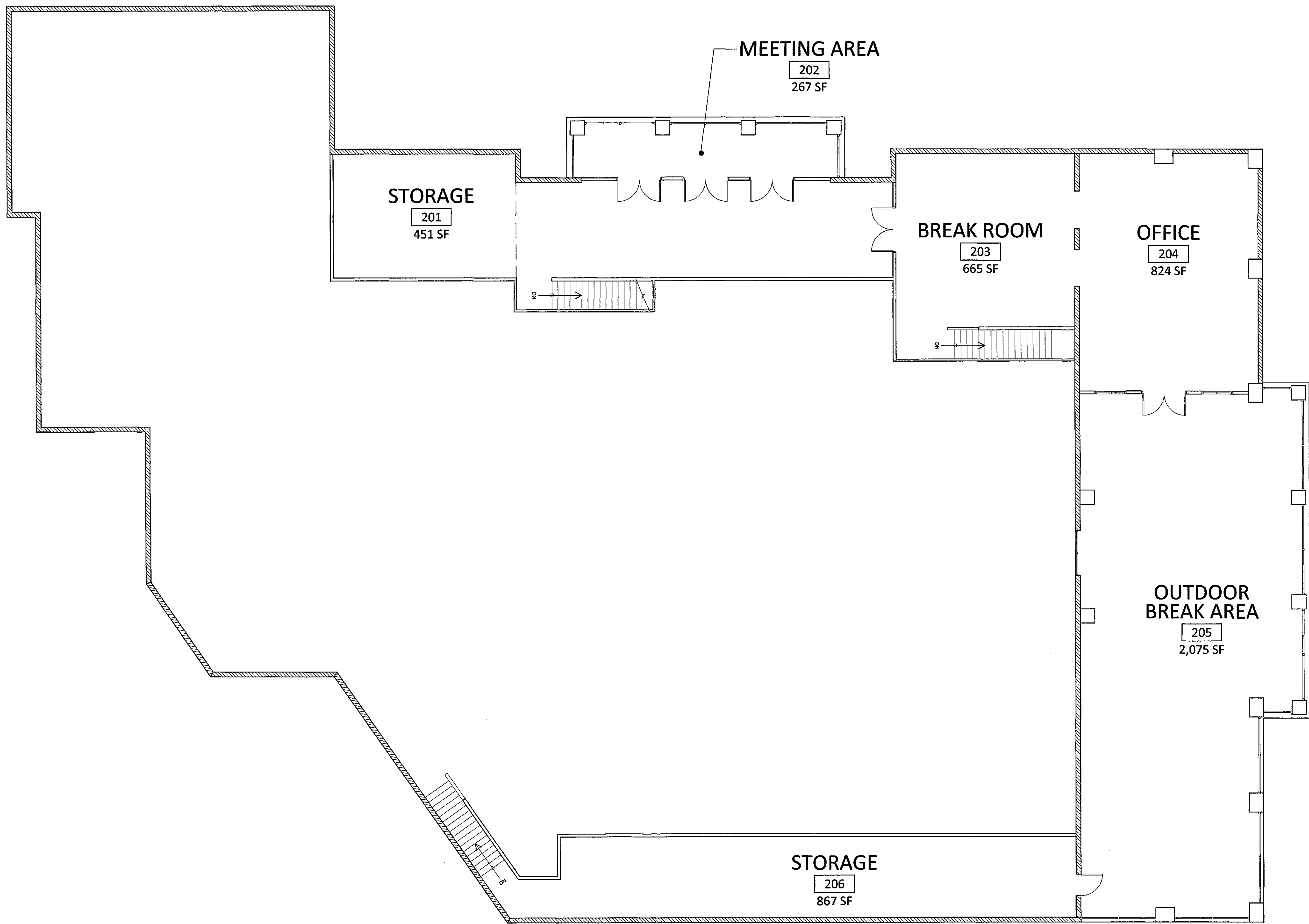
OVERALL FIRST LEVEL FLOOR PLAN

12/29/16

IRKAA
ARCHITECTS
2025 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.3900

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CASE NO. 3720-16

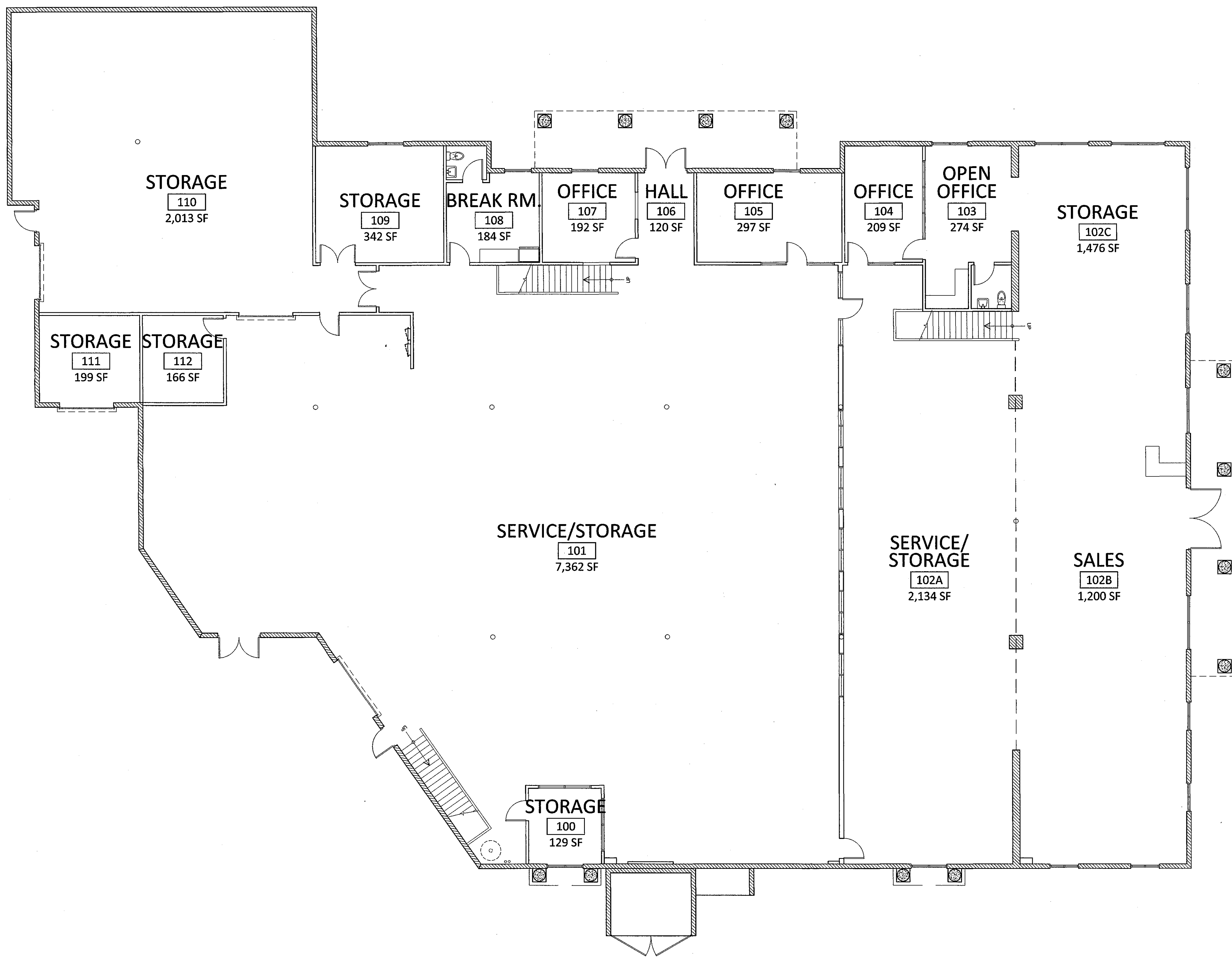


OVERALL SECOND LEVEL MEZZANINE - FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH





PARKING REQUIREMENT TABLE			
ROOM #	USE	SQ.FT.	PARKING REQUIRED
100	STORAGE	129	
101	SERVICE/STORAGE	7,362	
102A	SERVICE/STORAGE	2134	
102C	STORAGE	1476	
109	STORAGE	342	
110	STORAGE	2013	
111	STORAGE	199	
112	STORAGE	166	
201	STORAGE	451	
206	STORAGE	867	
STORAGE TOTAL		15139	1/800 SF. 19
103	OPEN OFFICE	274	
104	OFFICE	209	
105	OFFICE	297	
107	OFFICE	192	
202	MEETING AREA	267	
204	OFFICE	824	
OFFICE TOTAL		2063	1/300 SF. 7
102B	SALES	1200	1/200 SF. 6
106	HALL	120	
108	BREAK ROOM	184	
203	BREAK ROOM	659	
205	OUTDOOR BREAK AREA	2075	
NOT COUNTED TOTAL		3044	N/A 0
TOTAL REQUIRED PARKING			32

must be included in calculations,
per definition of GFA (Article III)



IRKAA
ARCHITECTS
16058 N. 80TH STREET
SCOTTSDALE, AZ 85258
722.555.3800

12/29/16
OVERALL FIRST LEVEL FLOOR PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY BE USED BY THE OWNER TO RECOVER
THE SUBMISSION OF BILLINGS OR ESTIMATES IN
BILLING CYCLES OTHER THAN QUARTERLY. THIS
CONTRACT MAY ALLOW OWNERS TO MAKE PAYMENT
ON SOME ALTERNATE BILLING CYCLES. THE
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
TABLE DIMENSIONS
SCOTTSDALE, AZ 85258
CONTACT: MARK BROWN
PHONE: 480.947.0000

BCA 77, LLC.
16058 N. 80TH STREET
SCOTTSDALE, AZ

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design by: RWC
drawn by: RHN
checked by: NF

A1.0
project #: 16071

1-ZN-2017
1/9/2017

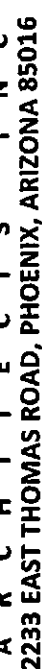
CASE NO. 3720-16

OVERALL FIRST LEVEL - FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH





OVERALL SECOND LEVEL FLOOR PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT OF THIS CONTRACT MAY ALLOW THE OWNER TO REQUEST THE SUBMISSION OF BILLINGS OR ESTIMATES BILLING CYCLES OTHER THAN THIRTY DAYS. CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING ESTIMATES. A WRITTEN DESCRIPTION OF SUCH A BILLING CYCLE IS AVAILABLE TO THE PROJECT AVAILABLE FROM OWNER OR DESIGNATED AGENT.

DIVERSIFIED PARTNERS
7500 E. McDONALD
SCOTTSDALE, AZ 85250
CONTACT: WALT BROWN

BCA 77, LLC.
16098 N. 80TH STREET
SCOTTSDALE, AZ

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design by: RWC
drawn by: RHN
checked by: NF

A1.1
project #: 16071



SCALE: 1/8" = 1'-0"

