

Full Size or Largest Size
(site plan, landscape, elevations)

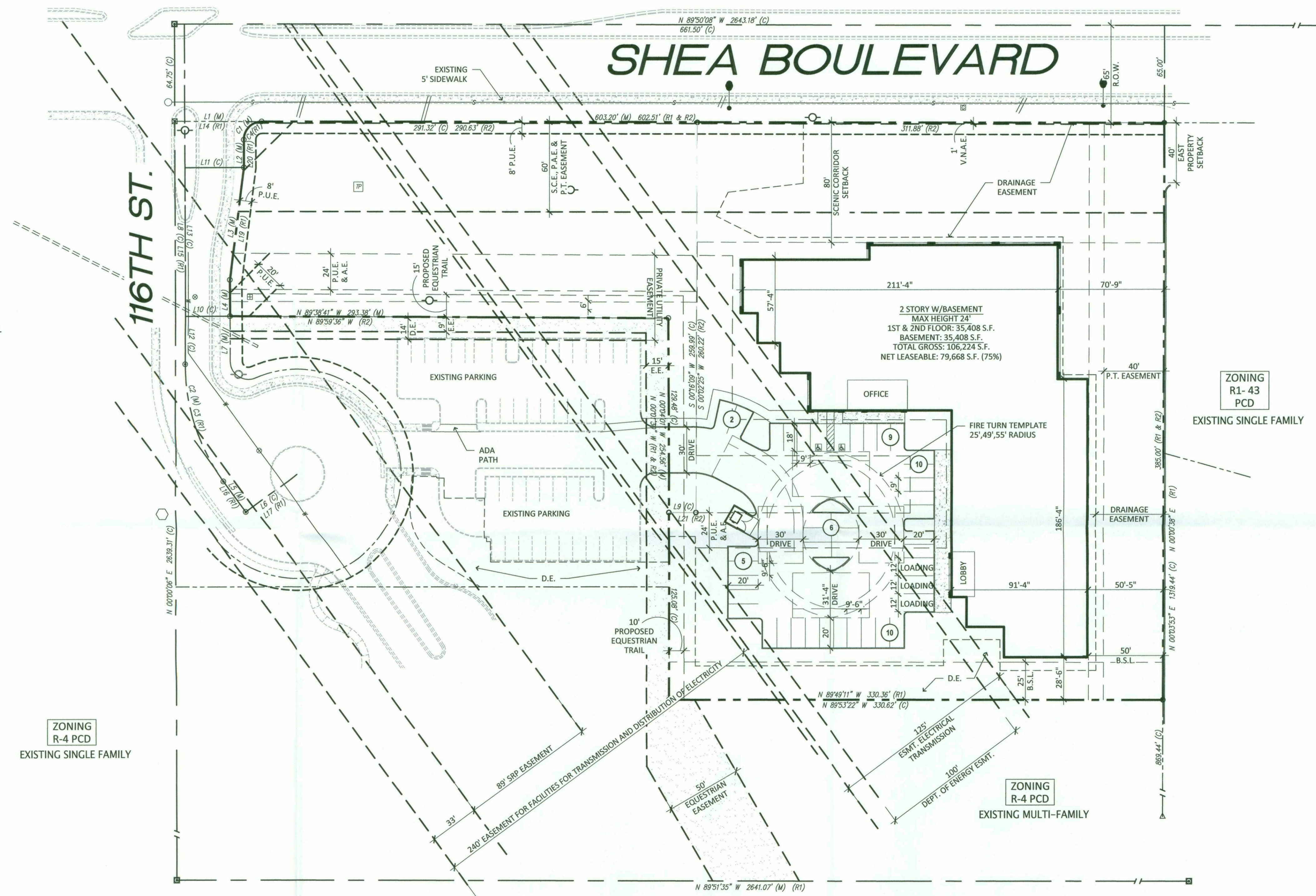
ZONING
S-R
SERVICE RESIDENTIAL

ZONING
S-R PCD
SERVICE RESIDENTIAL

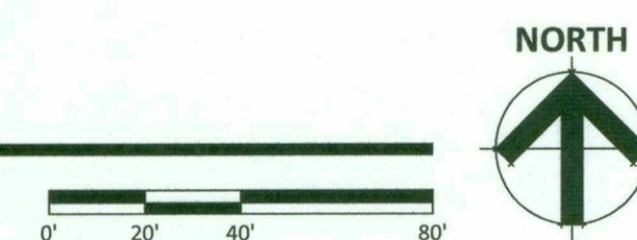
ZONING
R-4 PCD
EXISTING SINGLE FAMILY

ZONING
R1-43
PCD
EXISTING SINGLE FAMILY

ZONING
R-4 PCD
EXISTING MULTI-FAMILY



SITE PLAN
SCALE: 1" = 40'-0"



STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 08-28-2017 (PRELIMINARY)

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SP-1

RKAA# 17120.5

PROJECT DIRECTORY

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ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
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E-MAIL: rkubicek@rkaa.com / efelix@rkaa.com

SITE DATA

EXISTING ZONING: SR- PCD REZONE TO C-1
GROSS SITE AREA: 4.60 ACRES (200,492 S.F.)
NET SITE AREA: 3.78 ACRES (165,030 S.F.)

PROPOSED USE: INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT: 24 FEET

BUILDING AREA (2-STORY W/BSMT.): 106,224 S.F.

SITE COVERAGE: 22%
FAR (0.8 MAX): 132,023 S.F. ALLOWED
70,816 S.F. PROVIDED

OPEN SPACE/LANDSCAPE (107,382 S.F.) 65%

TOTAL PARKING REQUIRED: 42 SPACES

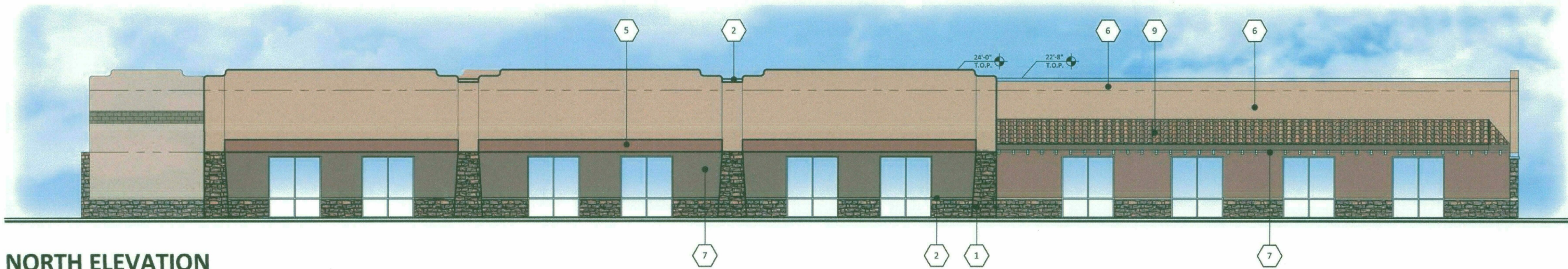
STORAGE (106,224 S.F.)
INTERNALIZED COMMUNITY STORAGE @ 1/2500 = 42 SPACES

TOTAL PARKING PROVIDED: 42 SPACES

ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

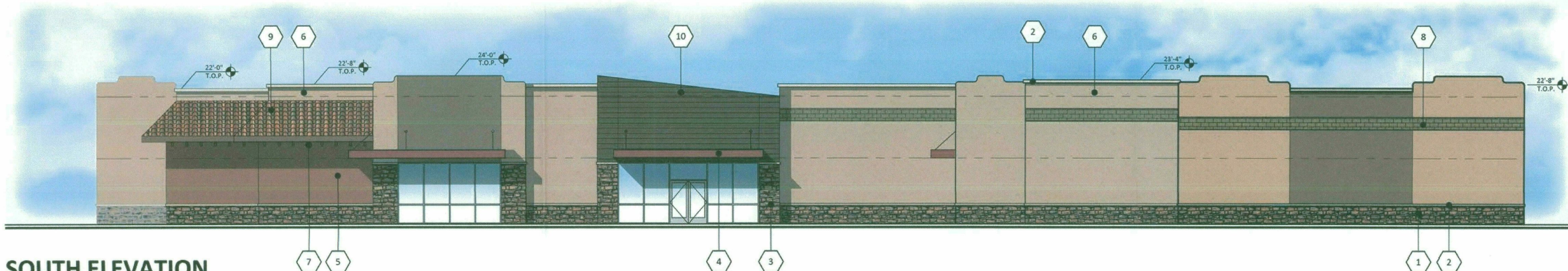
9-ZN-2017
08/28/17





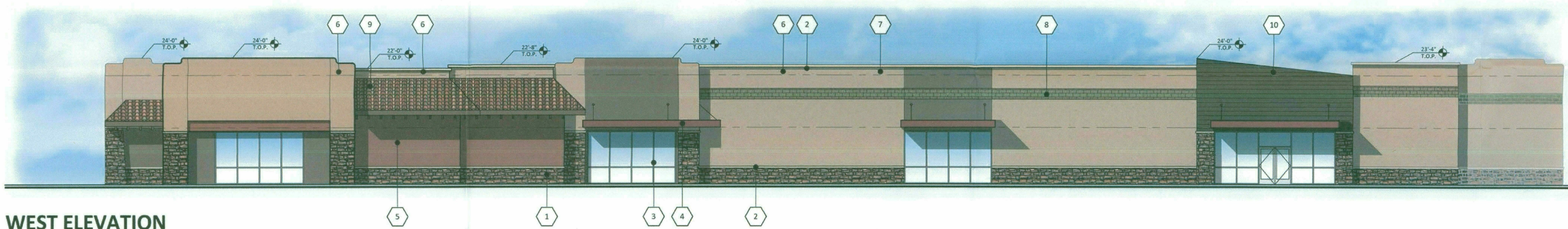
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



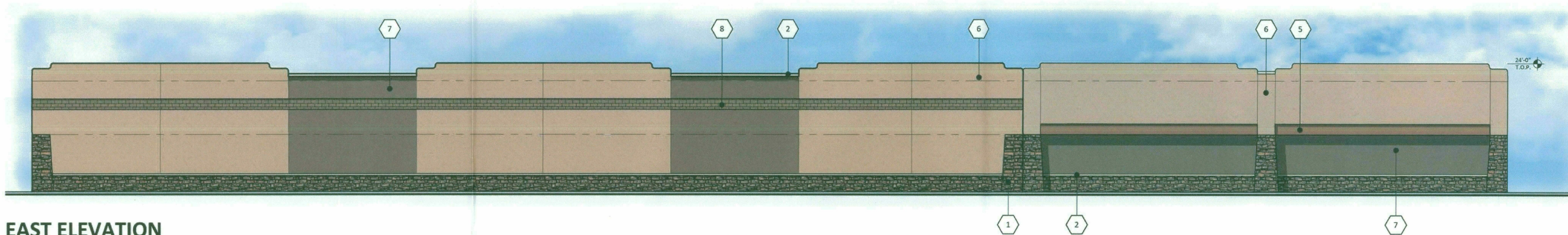
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

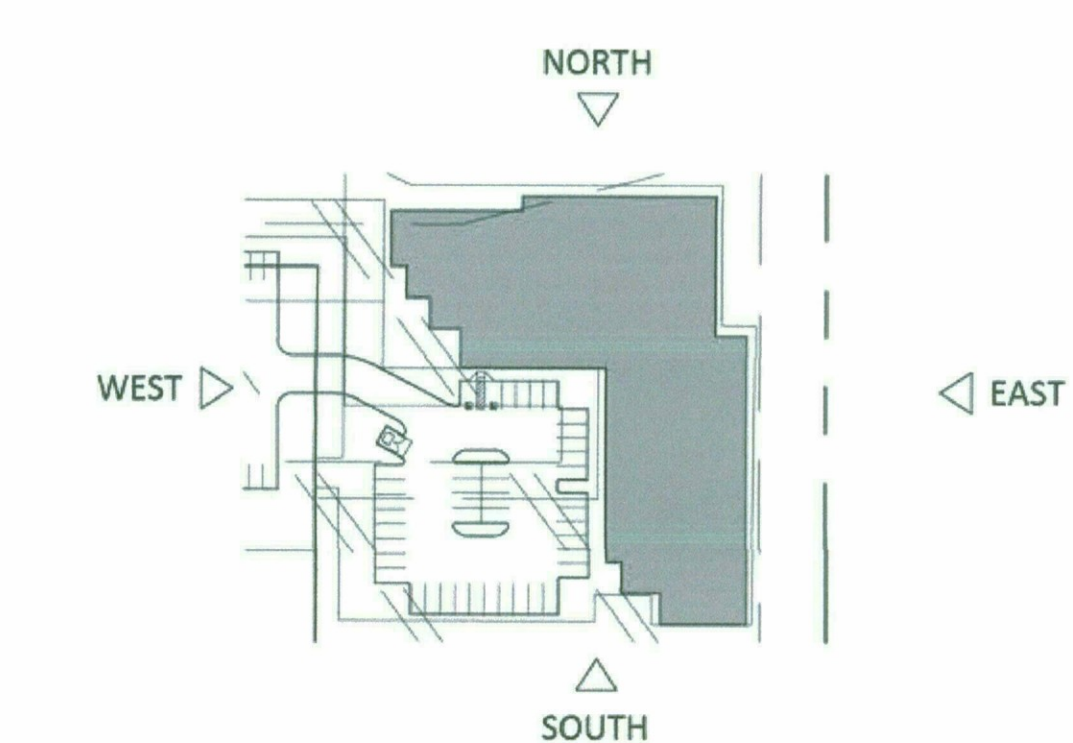
SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

#	MATERIALS
1	CORONADO STONE ROCKY MOUNTAIN LEDGE BITTERROOT
2	TRIM DUNN EDWARDS DE6213 FINE GRAIN
3	STOREFRONT KAWNEER ANODIZED CLEAR
4	AWNINGS MBCI COLONIAL RED
5	FINE FINISH STUCCO PAINTED DUNN EDWARDS DE6091 RED HOOK
6	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEC717 BAKED POTATO
7	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEA181 WILD MUSTANG
8	SUPERLITE BLOCK SMOOTH FACE COCOA BROWN
9	BORAL ROOFING 2-PIECE MISSION PALERMO BLEND
10	METAL SIDING AEP SPAN WEATHERED COPPER



KEY MAP

SCALE: N.T.S.

STORAGE AT SHEA (CONCEPTUAL)

SEC 116TH STREET AND SHEA BOULEVARD

SCOTTSDALE, AZ

DATE: 08-28-2017 (PRELIMINARY)

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EL-1

RKAA# 17120.5





VIEW LOOKING SOUTH EAST ON 116TH & SHEA



VIEW LOOKING SOUTH WEST ON SHEA

STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 08-28-2017 (PRELIMINARY)

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VIEW 1

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 08/28/17



VIEW LOOKING SOUTH EAST ON 116TH & SHEA

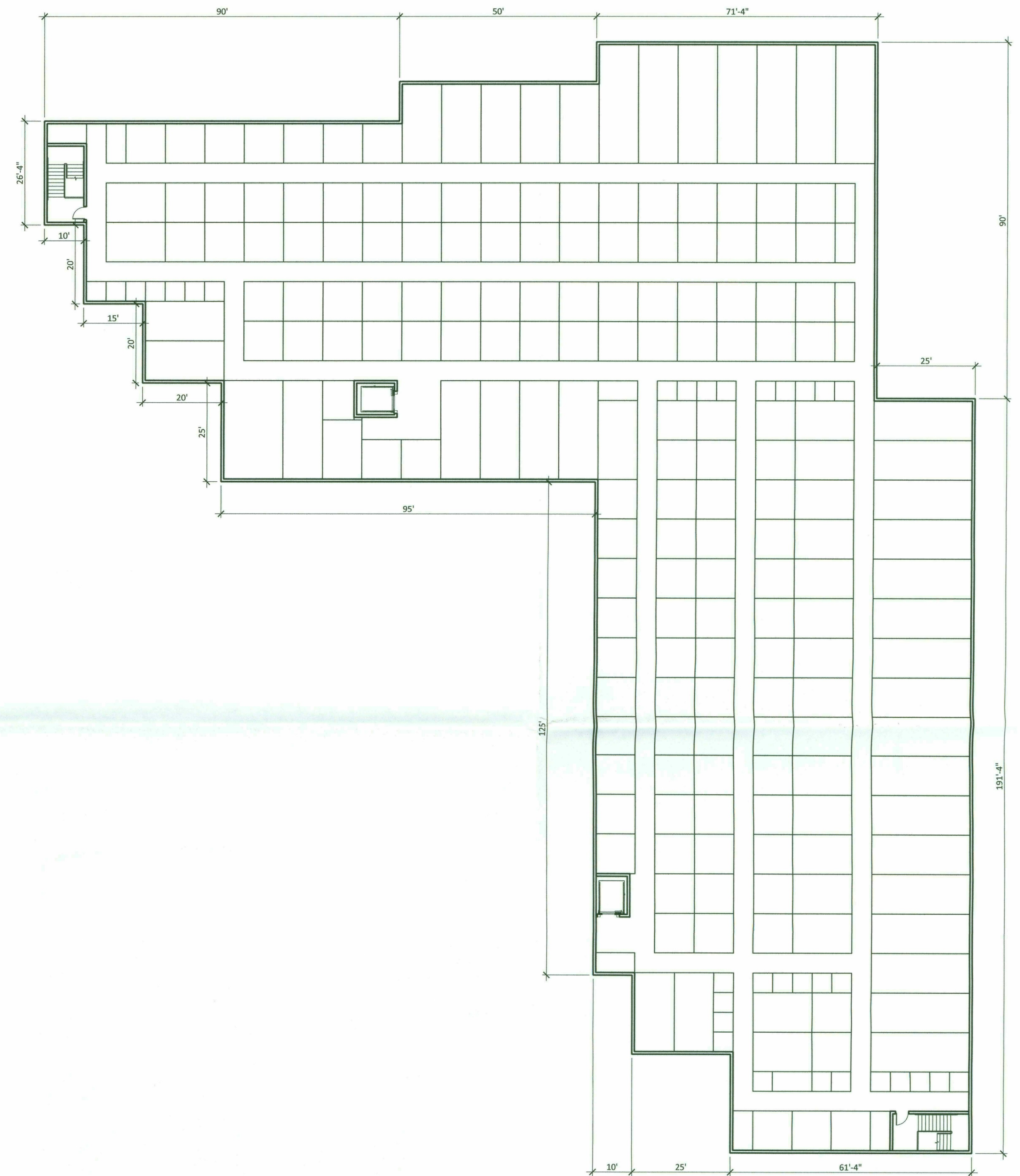
STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 08-28-2017 (PRELIMINARY)

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VIEW 2

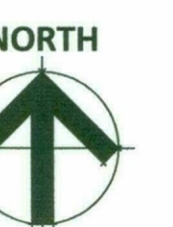
RKAA# 17120.5

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BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"



STORAGE AT SHEA (CONCEPTUAL)

SEC 116TH STREET AND SHEA BOULEVARD

SCOTTSDALE, AZ

DATE: 06-16-2017 (PRELIMINARY)

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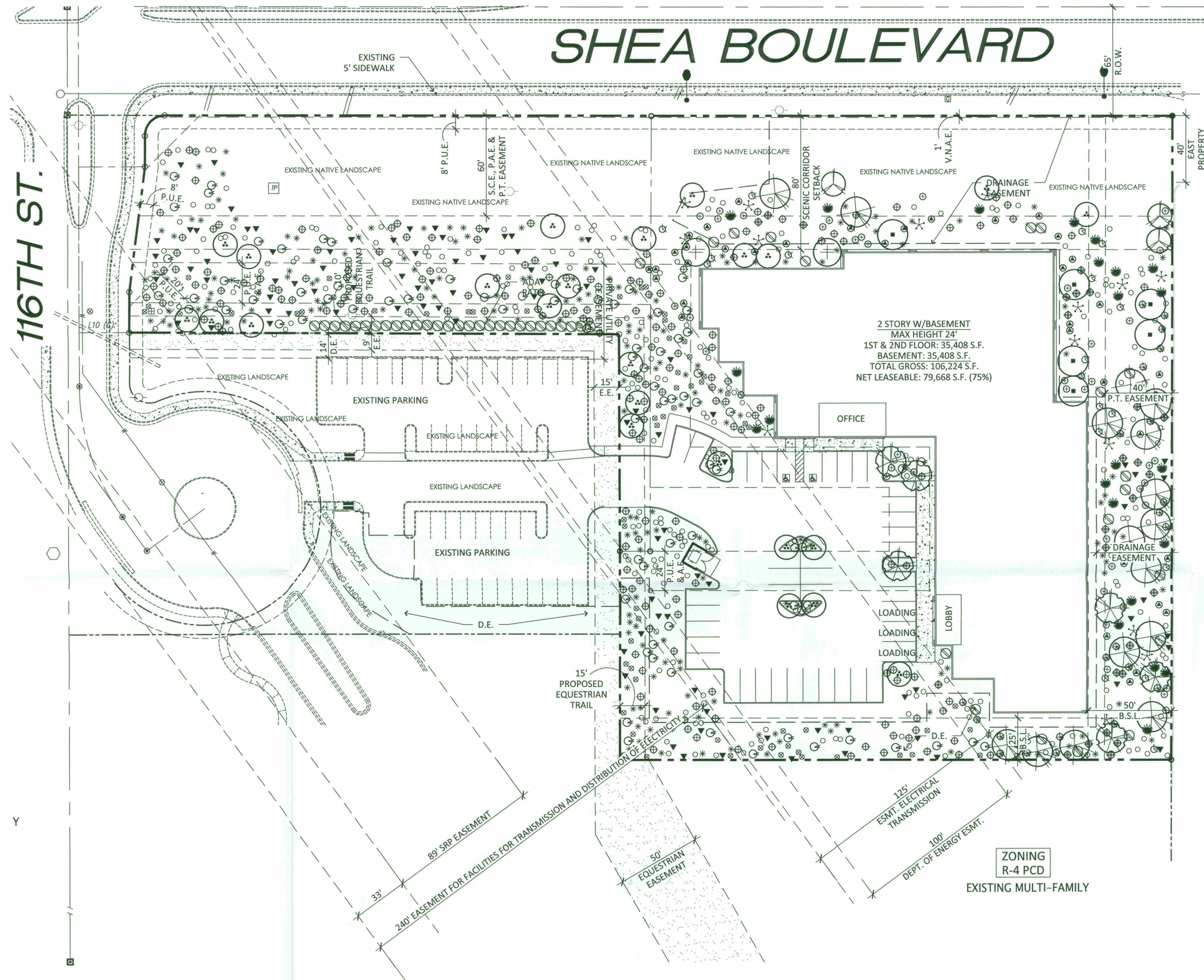
FP 3

RKAA# 17120.5



SHEA BOULEVARD

116TH ST.



LANDSCAPE LEGEND

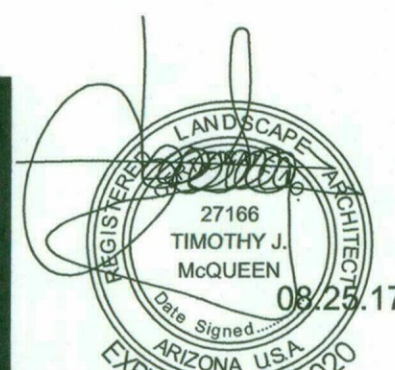
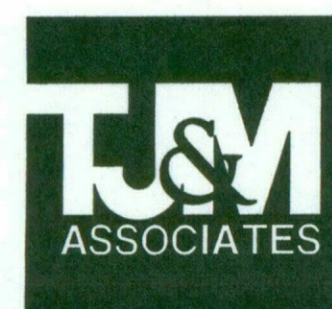
- CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- W.A.P.A. APPROVED
TREE
CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
1.5" CALIPER (TREE FORM)
- PARKINSONIA FLORIDA
BLUE PALO VERDE
24" BOX (MATCHING)
- OLNEYA TESOTA
IRONWOOD
24" BOX
- PROSOPIS VELUTINA
NATIVE MESQUITE
24" BOX
- LARREA TRIDENTATA
CREOSOTE
15 GALLON
- DASYLIIRION WHEELERI
DESERT SPOON
5 GALLON
- XXX
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- ENCELIA FARINOSA
BRITTLE BUSH
1 GALLON
- DODONEA VISCOSA
HOP BUSH
5 GALLON
- SIMMONSIA CHINENSIS
JOJOBA
5 GALLON
- CELTIS PALLIDA
DESERT HACKBERRY
5 GALLON
- NOLINA MICROCARPA
BEAR GRASS
5 GALLON
- GOPHER PLANT
EUPHORBIA RIGIDA
1 GALLON
- AMBROSIA DELTOIDEA
BURR SAGE
1 GALLON
- ERICAMERIA LARCIFOLIA
TERPENTINE BUSH
1 GALLON
- BAILEYA MULTIRADIATA
DESERT MARIGOLD
1 GALLON
- SPHAERALCEA AMBIGUA
DESERT GLOBE MALLOW
1 GALLON
- MELAMPodium LEUCANTHUM
BLACKFOOT DAISY
1 GALLON
-

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
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P. (602) 266-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



NEW SELF STORAGE
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 08-25-2017 (PRELIMINARY)

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9-ZN-2017
08/28/17

ZONING
S-R
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SITE DATA

EXISTING ZONING: SR REZONE TO C-1
GROSS SITE AREA: 4.60 ACRES (200,492 S.F.)
NET SITE AREA: 3.78 ACRES (165,030 S.F.)

PROPOSED USE: INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT: 24 FEET

BUILDING AREA (2-STORY W/BSMT.): 105,864 S.F.

SITE COVERAGE: 22%
FAR (0.8 MAX): 132,023 S.F. ALLOWED
70,576 S.F. PROVIDED

OPEN SPACE/LANDSCAPE 65%

OPEN SPACE REQUIREMENTS: 24,424.44 S.F.

0.10 X 165,030 S.F. = 16,503 S.F.
0.004 X 12 X 165,030 S.F. = 7,921.44 S.F.
16,503 S.F. + 7,921.44 S.F. = 24,424.44 S.F.

FRONTAGE OPEN SPACE REQUIREMENTS: 12,212.22 S.F.

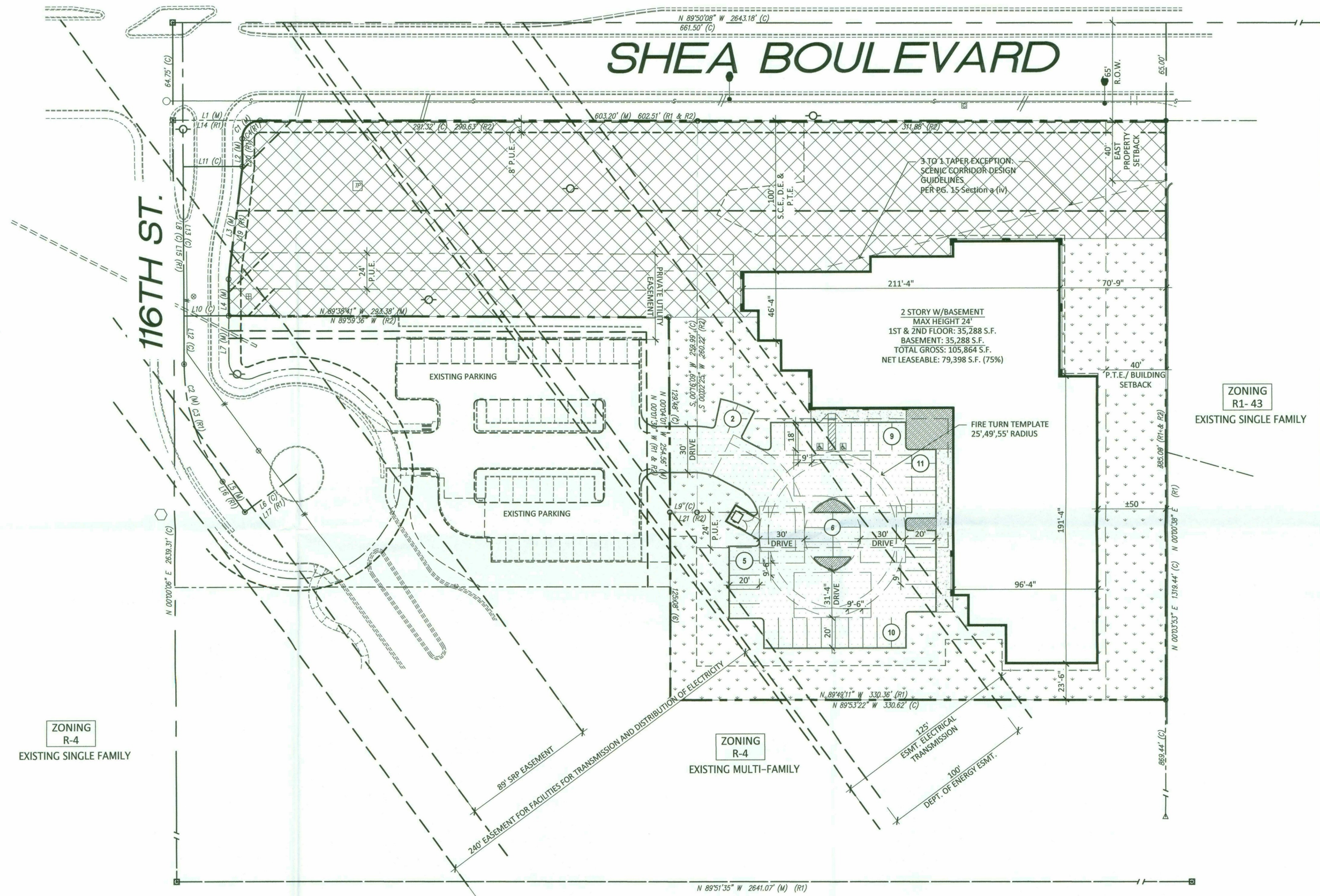
0.50 X 24,424.44 S.F. = 12,212.22 S.F.

FRONTAGE OPEN SPACE PROVIDED: 68,566 S.F.

COMMON OPEN SPACE REQUIRED: 12,212.22 S.F.
COMMON OPEN SPACE PROVIDED: 37,814 S.F.

LEGEND

- PARKING LOT AREA/ASPHALT PAVING = 19,792 S.F.
- COMMON OPEN SPACE = 37,814 S.F. PROVIDED
- FRONT OPEN SPACE = 68,566 S.F. PROVIDED
- PARKING LOT OPEN SPACE = 1,250 S.F. PROVIDED



OPEN SPACE PLAN

SCALE: 1" = 40'-0"

STORAGE AT SHEA (CONCEPTUAL)

SEC 116TH STREET AND SHEA BOULEVARD

SCOTTSDALE, AZ

DATE: 06-16-2017 (PRELIMINARY)

OPEN SPACE

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9-ZN-2017
6/20/2017

