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**KEYNOTES**

- 30 NEW TILT CONCRETE PANEL, TYP.
- 31 NEW CAST-IN-PLACE CONCRETE, TYP.
- 32 TRASH ENCLOSURE PER C.O.S. STD. DETAIL 2146-1.
- 48 CESSNA CITATION - C4 AIRCRAFT.

**CONTACT INFORMATION**

<b>BUILDING OWNERSHIP:</b>	KEY ESSENTIALS, LLC 1594 REGATTA DRIVE FERNANDINA BEACH, FLORIDA 32034 T: 404.558.8349 JASON CRANDALL JASONCRANDALL96@GMAIL.COM	<b>MECHANICAL / PLUMBING ENGINEER:</b>	GBM ENGINEERING 15416 E PICKETT COURT GILBERT, ARIZONA 85298 T: 480.225.0544 LARS BARKMANN LARS@GBM-ENG.COM
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<b>STRUCTURAL ENGINEER:</b>	BAKKUM NOELKE CONSULTING STRUCTURAL ENGINEERS, INC. 2525 E. ARIZONA BILTMORE CIRCLE, SUITE D240 PHOENIX, ARIZONA 85018 T: 602.955.9200 FRED NOELKE, S.E. FNOELKE@BAKKUMNOELKE.COM	<b>LANDSCAPE ARCHITECT:</b>	COLLABORATIVE V DESIGN STUDIO, INC. 7116 E 1ST AVE, SUITE 103 SCOTTSDALE, AZ 85251 T: 480.347.0590 PAUL VECCHIA PAULV@COLLABORATIVEV.COM

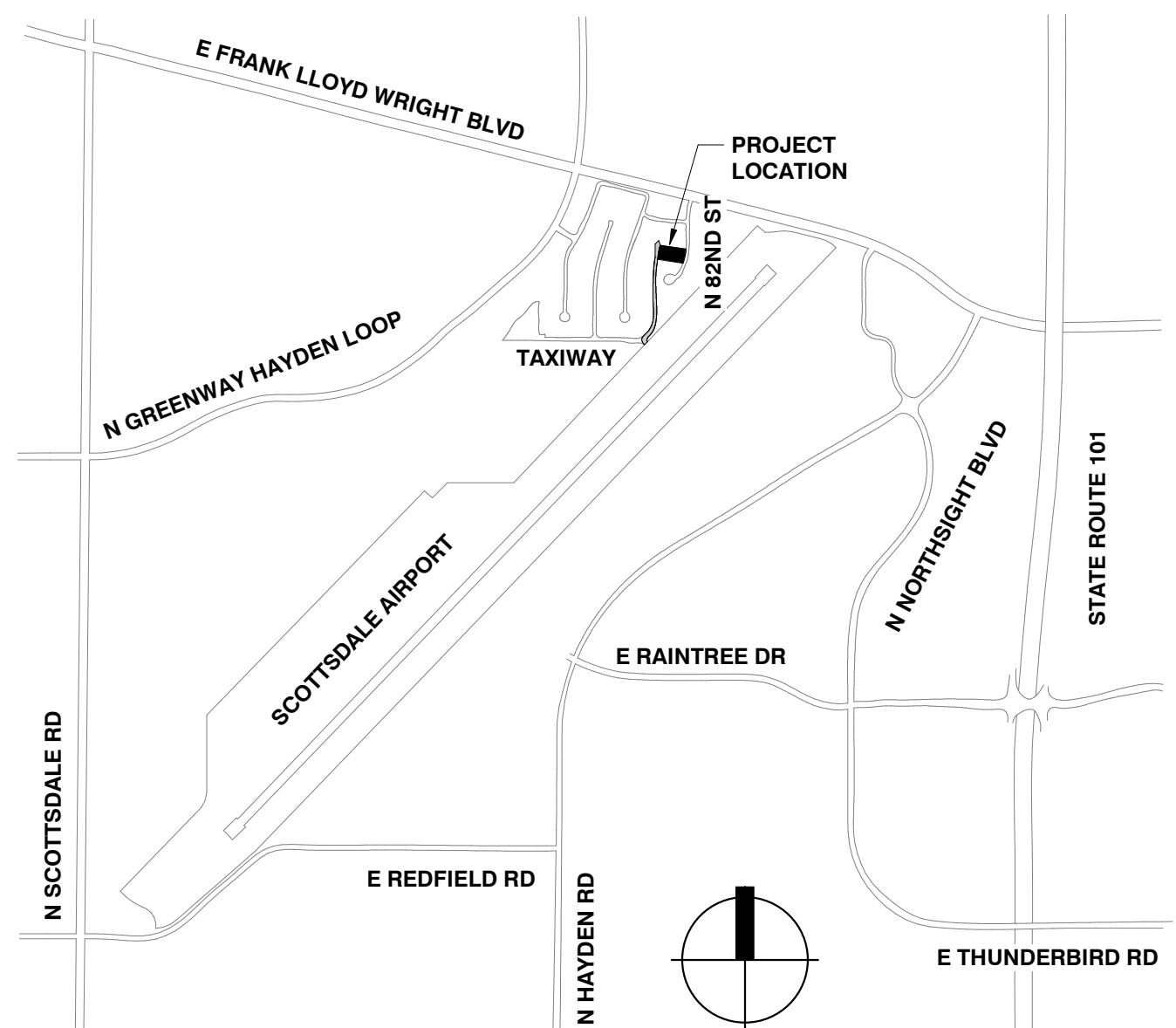
**PROJECT DATA**

<b>PROJECT DESCRIPTION:</b>	A NEW HANGAR / OFFICE BUILDING FOR KEY ESSENTIALS, LLC. THE SPACE WILL INCLUDE A HANGAR DESIGNED TO HOUSE A CESSNA CITATION - C4 AIRCRAFT AND TUG STORAGE ON THE GROUND LEVEL AS WELL AS OFFICE SPACE ON THE MEZZANINE.
<b>LEGAL DESCRIPTION:</b>	NORTH SCOTTSDALE AIRPARK UNIT 1 MCR 327-12 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.
<b>PROJECT ADDRESS:</b>	16060 NORTH 82ND STREET SCOTTSDALE, ARIZONA 85260
<b>ASSESSORS PARCEL NUMBER:</b>	215-48-005R
<b>ZONING:</b>	I-1 (SCOTTSDALE MUNICIPAL AIRPORT)
<b>BUILDING OCCUPANCY:</b>	B / S-1
<b>TYPE OF CONSTRUCTION:</b>	TYPE II-B, FULLY SPRINKLED - GROUP III FIRE SUPPRESSION
<b>BUILDING STORIES:</b>	HANGAR - 1 STORY OFFICE - 1 STORY
<b>LOT AREA:</b>	GROSS SITE AREA: 47,175 SF TOTAL SITE ACREAGE: 1.08 ACRES
<b>BUILDING AREA:</b>	FIRST FLOOR: 12,255 SF (FIRST FLOOR GROSS AREA) MEZZANINE: 1,428 SF (MEZZANINE GROSS FLOOR AREA) TOTAL: 13,683 SF (COMBINED GROSS FLOOR AREA)
<b>FLOOR AREA RATIO:</b>	ALLOWED: 0.8 PROPOSED: TOTAL BUILDING SF / NET LOT AREA = ? 13,683 SF / 47,175 SF = 0.29 (<0.8 = OK)
<b>PARKING ANALYSIS:</b>	OFFICE: 1 STALL / 300 SF (2,974SF / 300) = 9.9 = 10 SPACES HANGAR / SUPPORT AREA: 0 SPACES REQUIRED  (9' - 0" WIDE) TOTAL REQUIRED: 10 SPACES TOTAL PROVIDED: 10 SPACES  ACCESSIBLE SPACES REQUIRED: 1 VAN INCLUSIVE ACCESSIBLE SPACES PROVIDED: 1 VAN INCLUSIVE  BICYCLE PARKING REQUIRED: 2 BICYCLE PARKING PROVIDED: 2

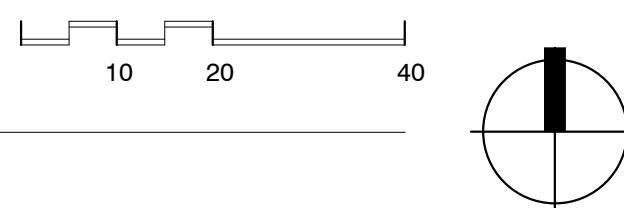
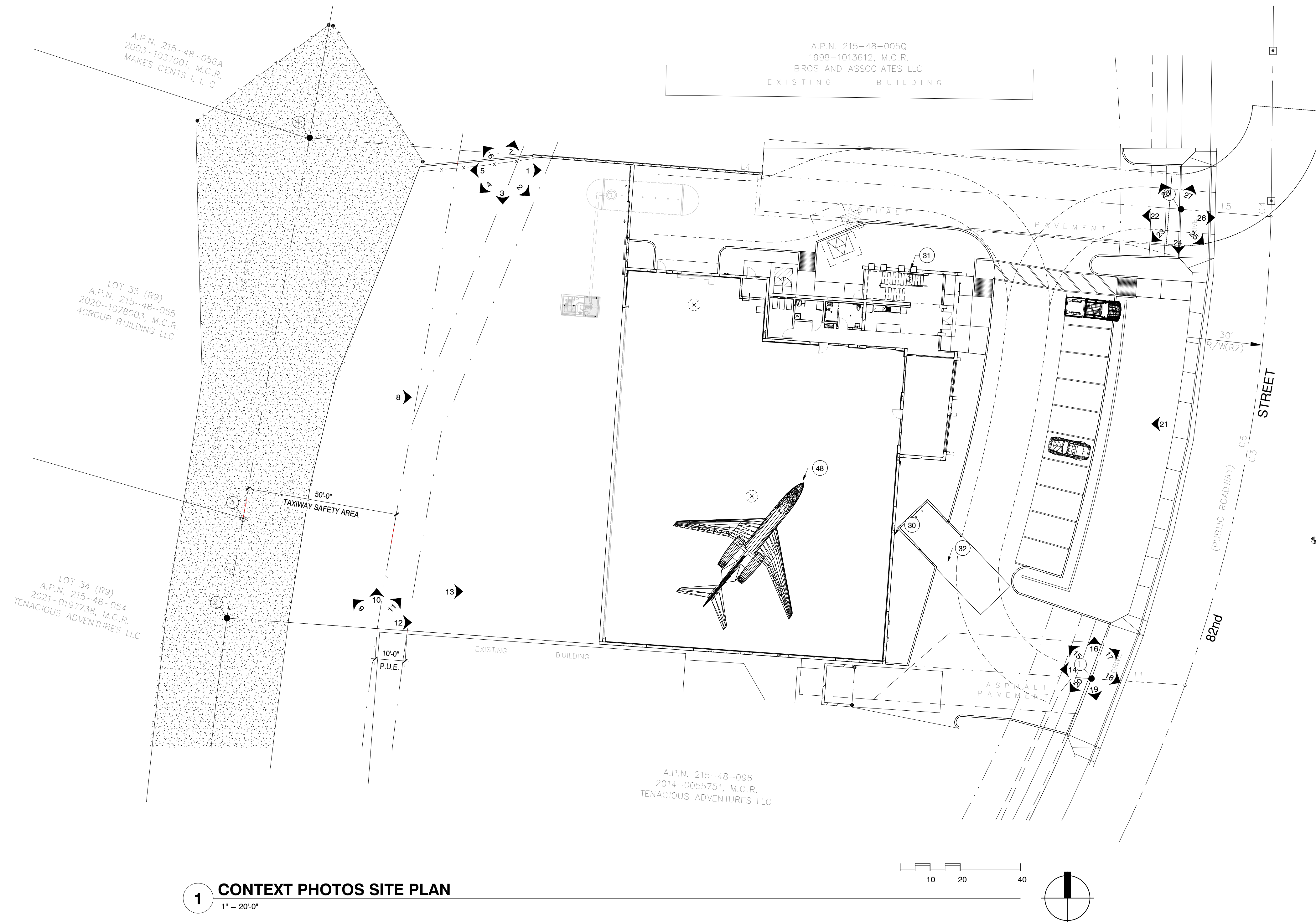
**SYMBOLS LEGEND**



**VICINITY MAP (NTS)**



**1 CONTEXT PHOTOS SITE PLAN**  
1" = 20'-0"



**HANGAR / OFFICE BUILDING**  
KEY ESSENTIALS, LLC  
16060 NORTH 82ND STREET  
SCOTTSDALE, AZ 85260

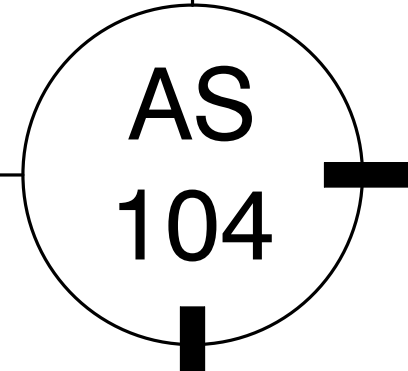


DESIGNERS OF ARCHITECTURE  
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**REVISION SCHEDULE**

#	DESCRIPTION	DATE

drawn by: jw  
project no.: 22036  
date: 11/18/2022



1 | East



2 | Southeast



3 | South



4 | Southwest



5 | West



6 | Northwest



7 | North



8 | East



9 | West



10 | North



11 | Northeast



12 | East



13 | East



14 | West



15 | Northwest



16 | North



17 | Northeast



18 | East



19 | South



20 | Southwest



21 | West



22 | West



23 | Southwest



24 | South



25 | Southeast



26 | East



27 | North



28 | Northwest

