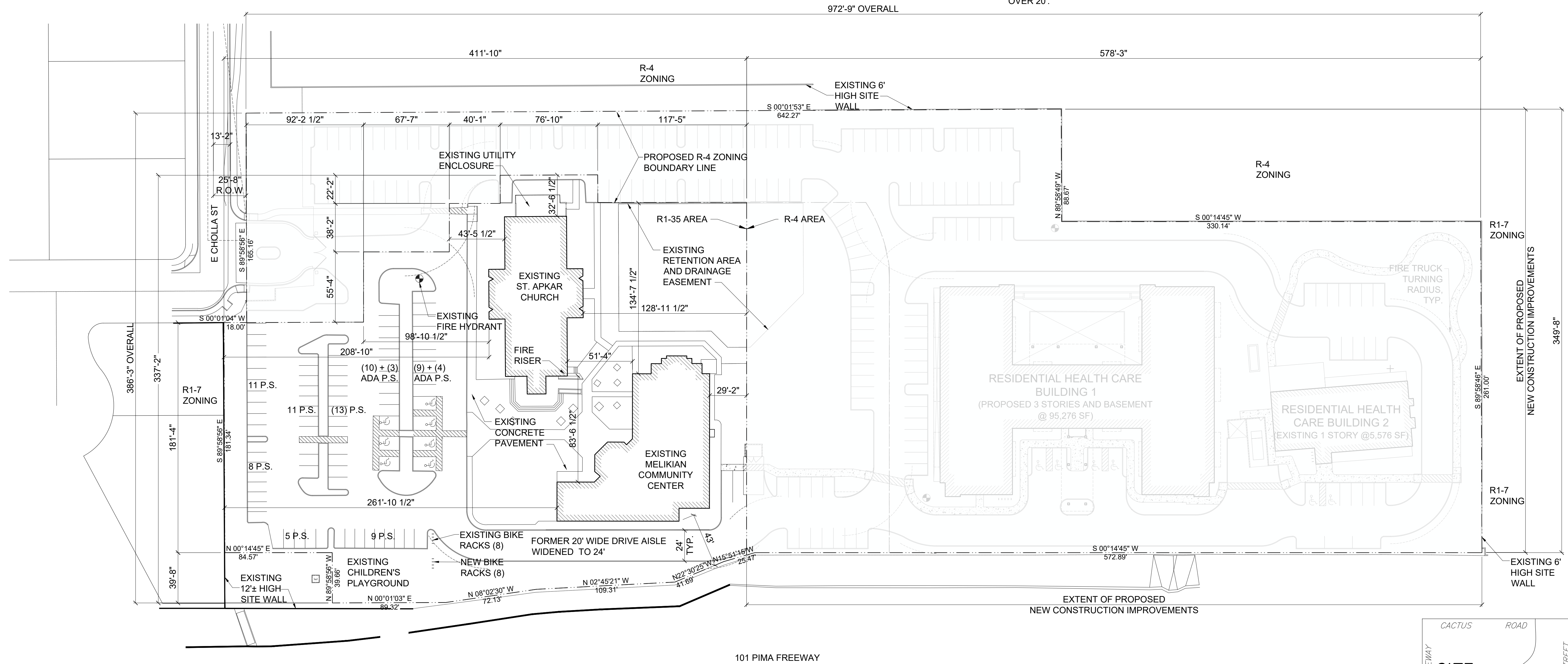


PROJECT DATA: R1-35

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
GROSS LOT AREA	111,708 SF 2.56 AC
NET LOT AREA	111,708 SF 2.56 AC
PARKING AREA	36,677 SF 0.84 AC
AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER 106-DR-2006 AND PLAN CHECK #3632-07-1.2)	
TOTAL PARKING REQUIRED	153 SPACES
TOTAL PARKING PROVIDED	83 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	7 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	16 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (24% OF NET LOT AREA + ADDITIONAL REQ.)*	(111,708 x 0.24 + 0.004 x 111,708 x 9) = 30,832 SF 0.71 AC
OPEN SPACE PROVIDED	47,034 SF 1.08 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(36,677 x 0.15) = 5,502 SF 0.12 AC
PARKING AREA LANDSCAPE PROVIDED	9,138 SF 0.21 AC

* CHURCH BUILDING HEIGHT = 29'-0". FOR BUILDING HEIGHTS OVER 20' : THE MINIMUM OPEN SPACE REQUIREMENT PLUS 0.004 MULTIPLIED BY THE NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER 20'.

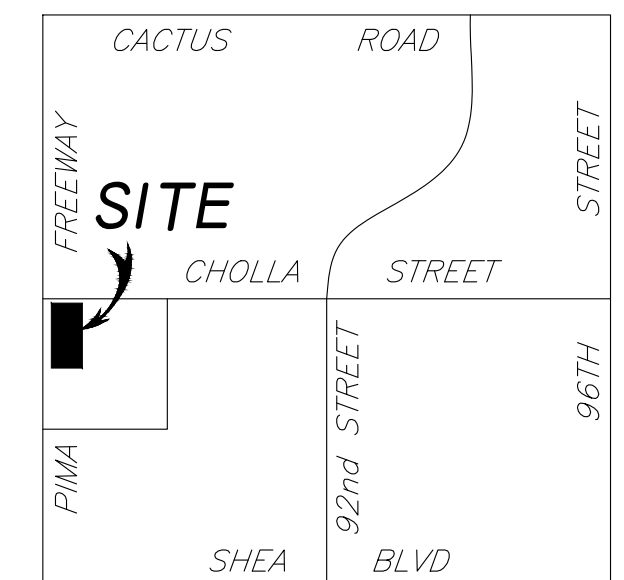


BASIS OF BEARING
 S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

BENCHMARK
 BM #1 = C.O.S. CPS POINT 8194
 92ND STR & CHOLLA STR
 EL=1385.480(NAVD '88)
 BM #2 = C.O.S. GPS POINT 8301
 92ND STR & SHEA BLVD STR
 EL=1372.195(NAVD '88)
 BM #3 = C.O.S. GPS POINT 3251
 84TH STR & SHEA
 EL= 1364.881(NAVD '88)

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#3632-07-1, 106-DR-2006, PLAN CHECK-ZN). JOB # AAKA0000-0001

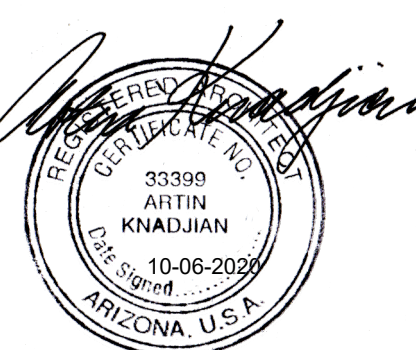
1 SITE PLAN: R1-35
 scale: 1"= 40'



VICINITY MAP
 N.T.S.

MEGERDICHIAN SENIOR CENTER
 8849 E. CHOLLA ST.
 SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	
NO.	ISSUED FOR: DATE
1	REZONING & C.U.P. 12-19-2018
2	REZONING & C.U.P. 10-06-2020
3	2nd Review
CONSTRUCTION PHASE	
REV.	BULLETIN # DATE

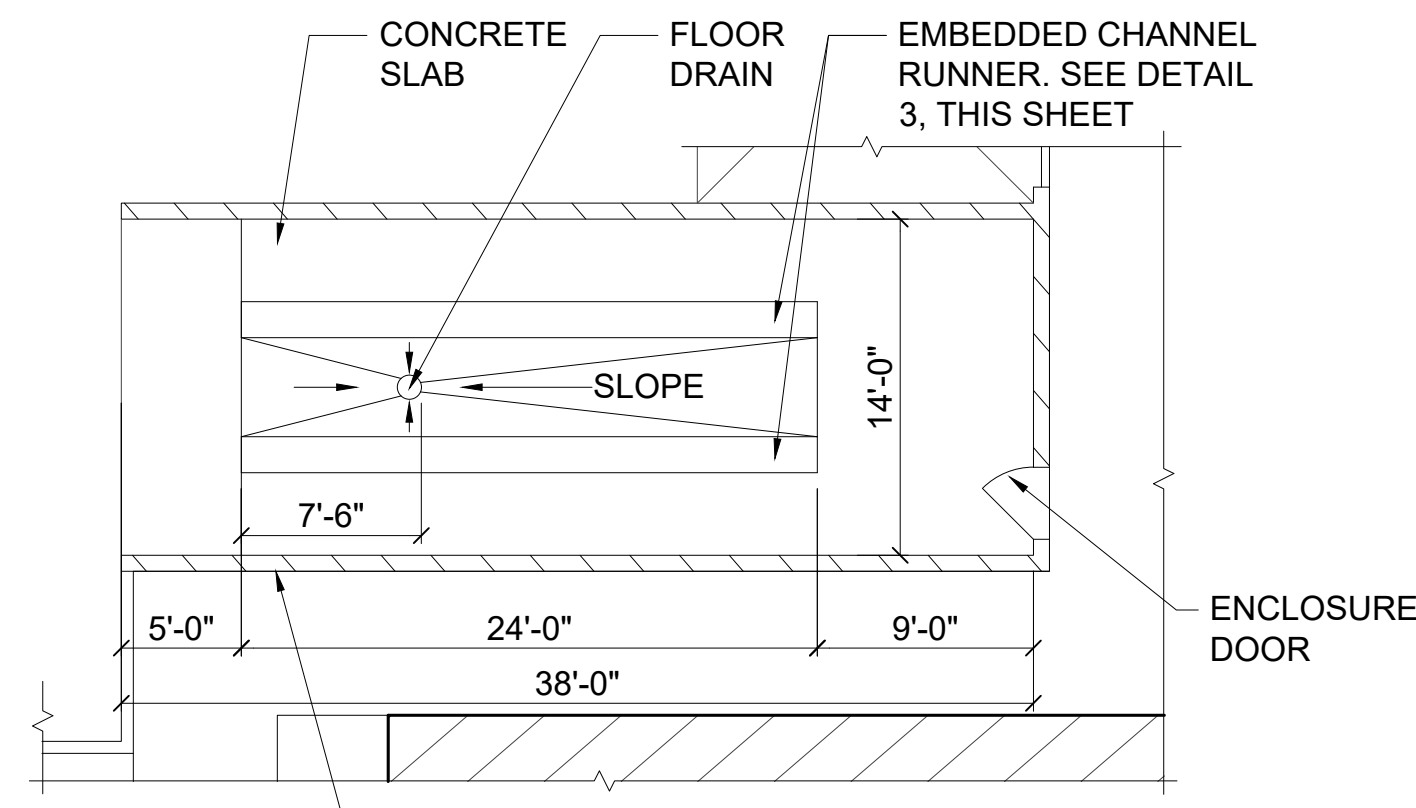


SHEET TITLE
SITE PLAN - R1-35

SCALE: 10/06/2020
 DATE: 1727-00
 JOB NUMBER:

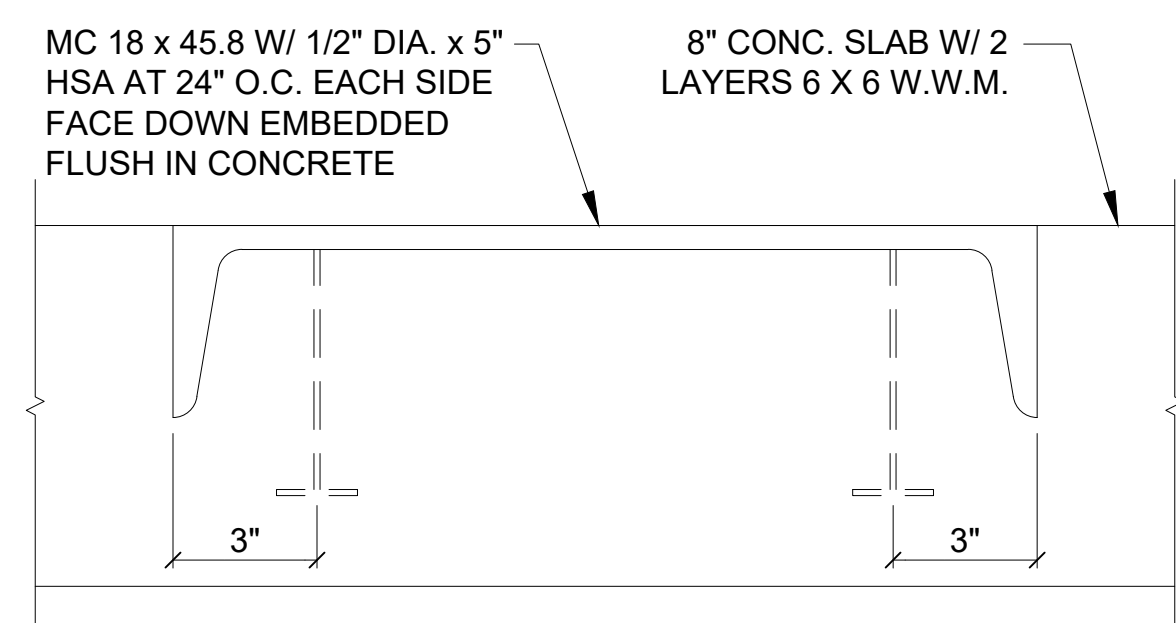
A02a

AAKAI architecture + interiors
 480.588.8852
 7955 N. WILLOW AVE. SUITE 100, SCOTTSDALE, ARIZONA 85260



2 TRASH COMPACTOR PLAN
scale: 1" = 40'

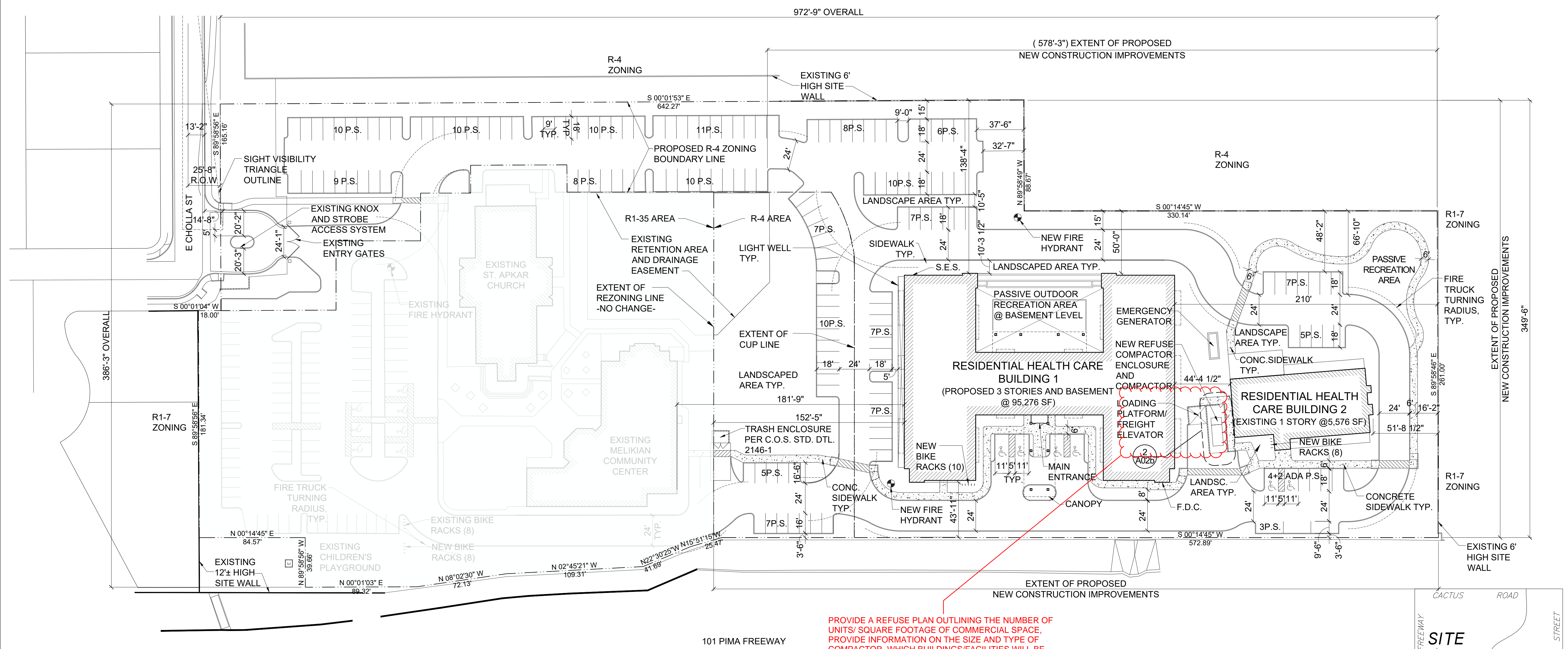
6' HIGH REFUSE COMPACTOR ENCLOSURE TO MATCH PROPOSED RESIDENTIAL BUILDING 1 EXTERIOR FINISH AND COLOR



3 CHANNEL RUNNER INSERT
scale: 3" = 1'-0"

PROJECT DATA: R-4

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA	213,755 SF 4.91 AC
NET LOT AREA	210,782 SF 4.84 AC
PARKING AREA	86,810 SF 1.99 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 = 26.6) ~ 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	168 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	(94 x 0.04 = 3.8) ~ 4 SPACES 6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	(94 x 0.10 = 9.4) ~ 10 SPACES 18 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (10% OF R-4 NO CUP + 24% OF CUP)	(180,104x0.24 + 30,678x0.10) = 46,293 SF 1.06 AC
OPEN SPACE PROVIDED	73,736 SF 1.69 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(86,810 x 0.15) = 13,022 SF 0.29 AC
PARKING AREA LANDSCAPE PROVIDED	18,490 SF 0.42 AC



PROVIDE A REFUSE PLAN OUTLINING THE NUMBER OF UNITS/ SQUARE FOOTAGE OF COMMERCIAL SPACE, PROVIDE INFORMATION ON THE SIZE AND TYPE OF COMPACTOR, WHICH BUILDINGS/FACILITIES WILL BE UTILIZING THIS COMPACTOR? WILL RECYCLING BE AVAILABLE? A GREASE CONTAINMENT AREA WILL BE REQUIRED FOR ALL KITCHEN FACILITIES. SHOW THE LOCATION.

BASIS OF BEARING

S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

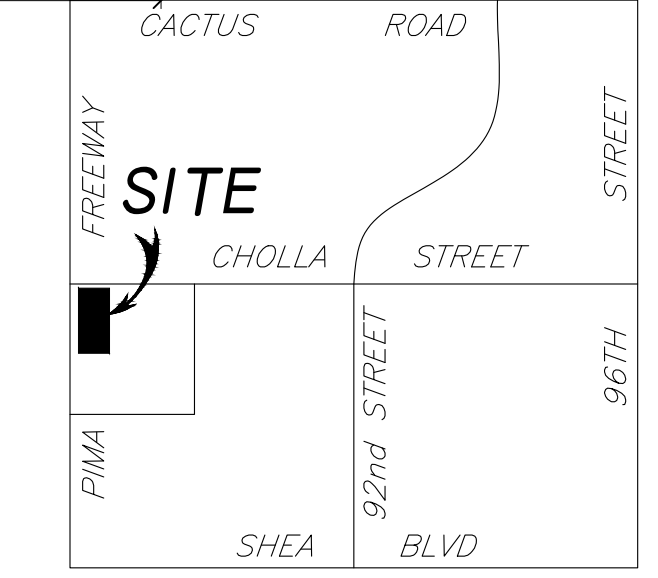
BENCHMARK

- BM #1 = C.O.S. CPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.480(NAVD '88)
- BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)
- BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL= 1364.881(NAVD '88)

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#3632-07-1, 106-DR-2006, PLAN CHECK-ZN). JOB # AAKA0000-0001

1 SITE PLAN: R-4

scale: 1" = 40'



VICINITY MAP
N.T.S.

MEGERDICHIAN SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	REZONING & C.U.P.	12-13-2018
	REZONING & C.U.P.	10-06-2020
	2nd Review	

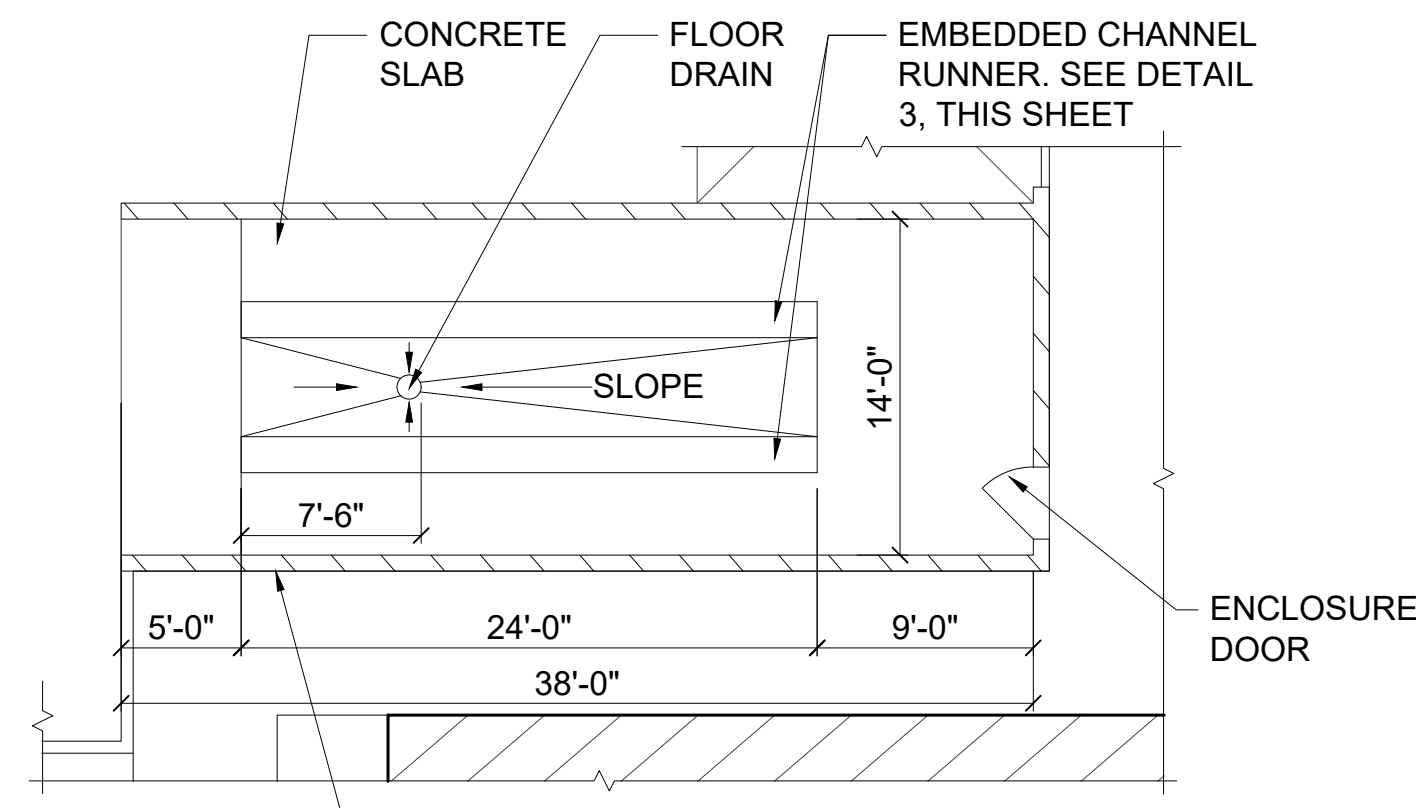
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



SHEET TITLE
SITE PLAN - R-4

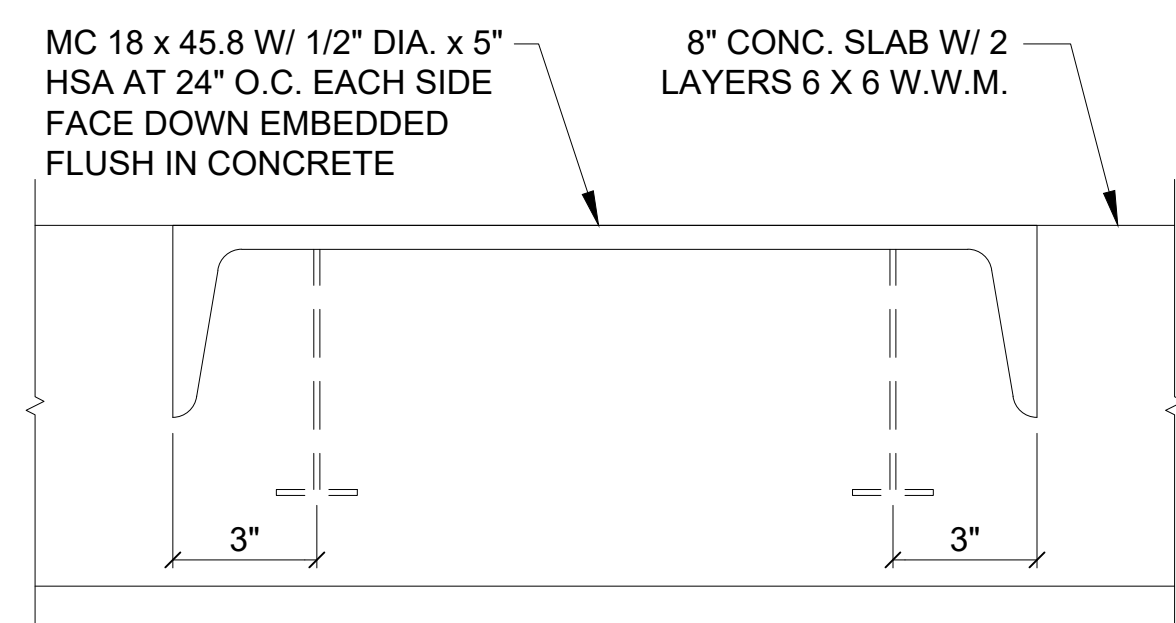
SCALE: 1" = 40'
DATE: 10/06/2020
JOB NUMBER: 1727-00

A02b



2 TRASH COMPACTOR PLAN
scale: 1"= 40'

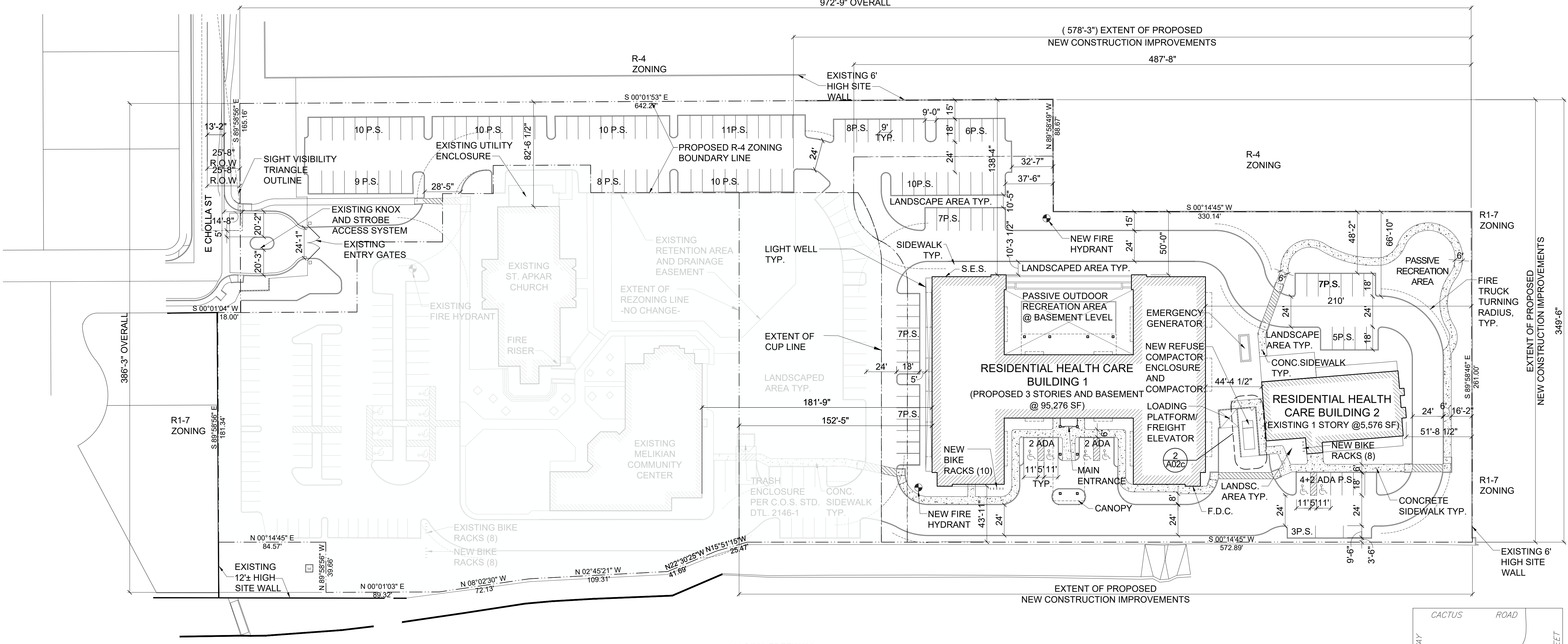
6' HIGH REFUSE COMPACTOR ENCLOSURE TO MATCH PROPOSED RESIDENTIAL BUILDING 1 EXTERIOR FINISH AND COLOR



CHANNEL RUNNER INSERT
scale: 3"= 1'-0"

PROJECT DATA: CONDITIONAL USE PERMIT (CUP)

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	CONDITIONAL USE PERMIT (CUP)
GROSS LOT AREA	180,104 SF 4.13 AC
NET LOT AREA	180,104 SF 4.13 AC
PARKING AREA	75,860SF 1.74 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 = 26.6) ~ 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	139 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	(94 x 0.04 = 3.8) ~ 4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	(94 x 0.10 = 9.4) ~ 10 SPACES
BICYCLE PARKING PROVIDED	18 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (24% OF NET LOT AREA)	(180,104 x 0.24) = 43,225 SF 0.99 AC
OPEN SPACE PROVIDED	55,783 SF 1.28 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(75,860 x 0.15) = 11,379 SF 0.26 AC
PARKING AREA LANDSCAPE PROVIDED	16,620 SF 0.38 AC

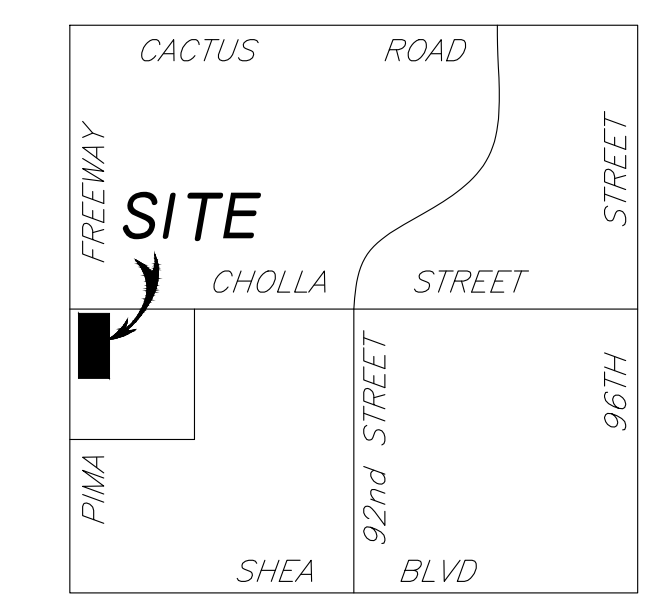


BASIS OF BEARING
S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

BENCHMARK
BM #1 = C.O.S. CPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.480(NAVD '88)
BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)
BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL= 1364.881(NAVD '88)

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#3632-07-1, 106-DR-2006, PLAN CHECK-ZN). JOB # AAKA0000-0001

1 SITE PLAN: CONDITIONAL USE PERMIT
scale: 1"= 40'



MEGERDICHIAN SENIOR CENTER
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SCOTTSDALE, AZ 85260

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3	2nd Review

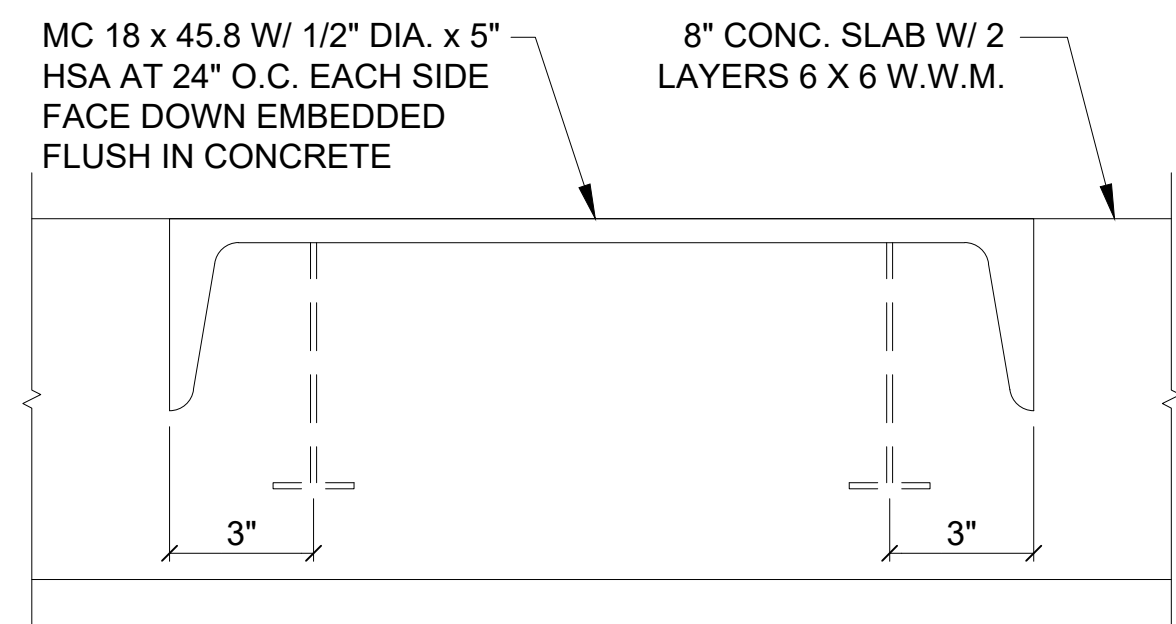
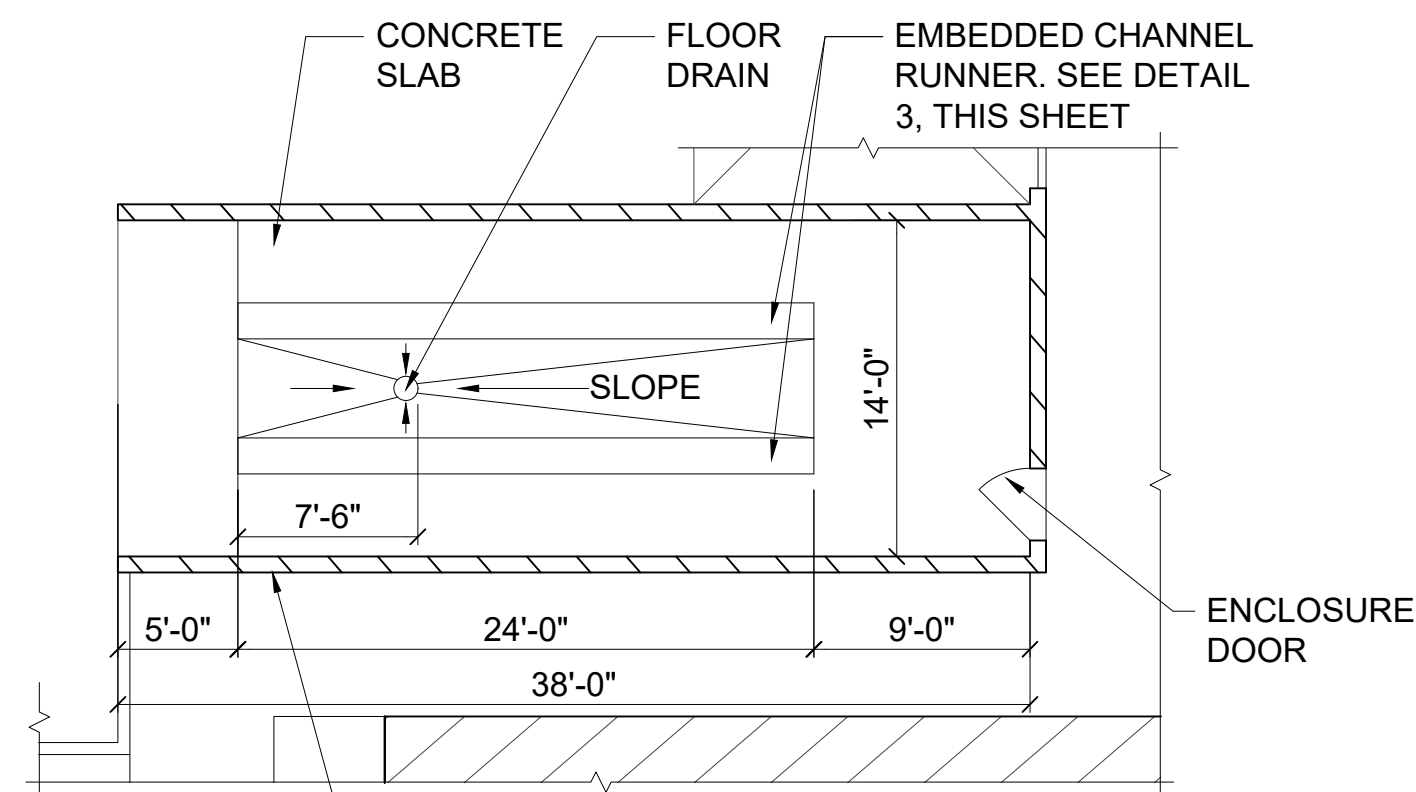
CONSTRUCTION PHASE	
REV.	BULLETIN # DATE



SHEET TITLE
SITE PLAN - CUP

SCALE: N.T.S.
DATE: 10/06/2020
JOB NUMBER: 1727-00

A02c

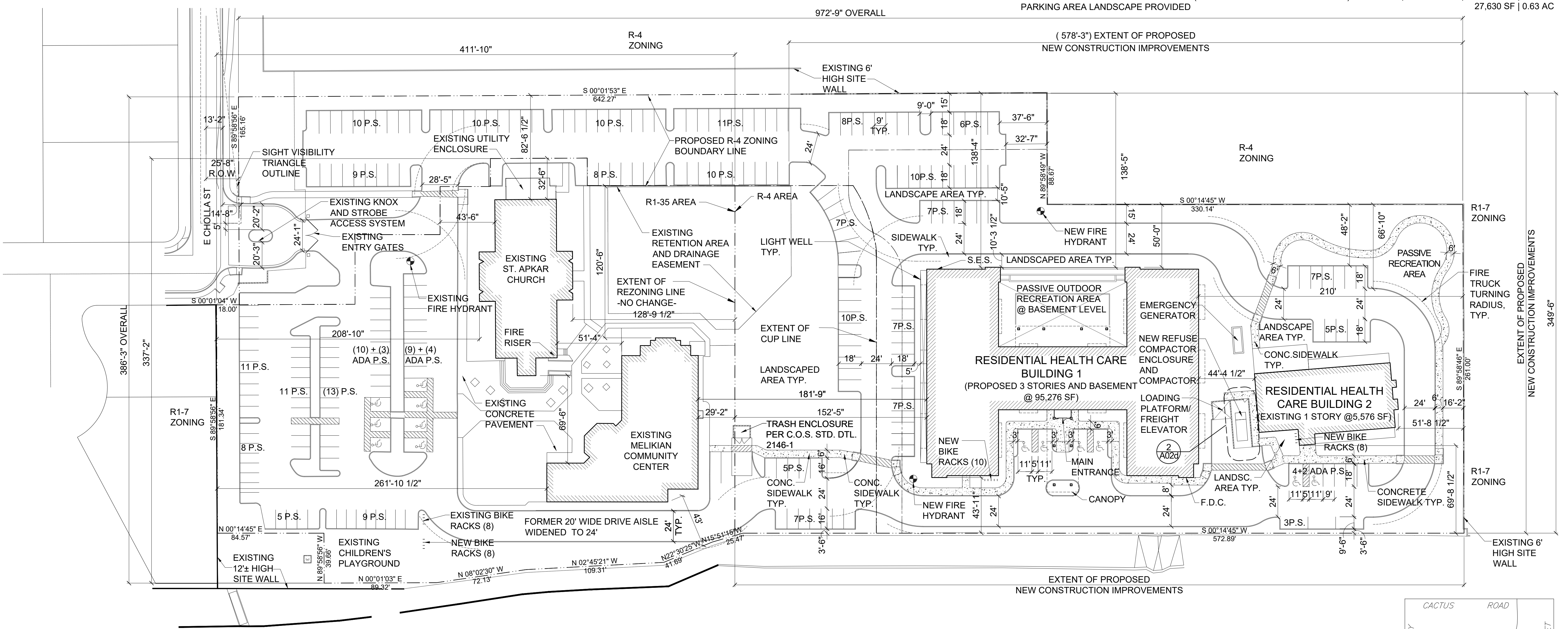


PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)

PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA (COMBINED)	355,463 SF 8.16 AC
NET LOT AREA (COMBINED)	322,490 SF 7.40 AC
PARKING AREA (COMBINED)	124,122 SF 2.85 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 = 26.6) ~ 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED (R-4 OR CONDITIONAL USE PERMIT)	94 SPACES
TOTAL PARKING REQUIRED (R1-35 PER 106-DR-2006 AND PLAN CHECK #3632-07-1.2)	153 SPACES
TOTAL COMBINED PARKING REQUIRED	247 SPACES
TOTAL COMBINED PARKING PROVIDED	251 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL COMBINED PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	(247 x 0.04 = 9.8) ~ 10 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	(247 x 0.10 = 24.7) ~ 25 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (R1-35 REQ. AREA + R4 REQ. AREA)	(30,832 + 46,293) = 77,125 SF 1.87 AC
OPEN SPACE PROVIDED	120,683 SF 2.77 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF COMBINED PARKING AREA)	(124,122 x 0.15) = 18,619 SF 0.43 AC
PARKING AREA LANDSCAPE PROVIDED	27,630 SF 0.63 AC

2 TRASH COMPACTOR PLAN
scale: 1"= 40'

3 CHANNEL RUNNER INSERT
scale: 3"= 1'-0"

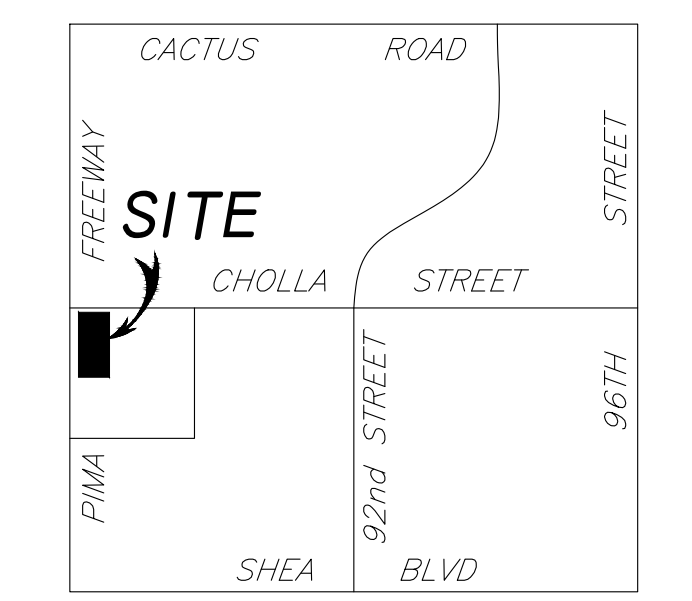


BASIS OF BEARING
S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

BENCHMARK
BM #1 = C.O.S. CPS POINT 8194
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EL=1385.480(NAVD '88)
BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)
BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL= 1364.881(NAVD '88)

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#3632-07-1, 106-DR-2006, PLAN CHECK-ZN). JOB # AAKA0000-0001

1 SITE PLAN: COMBINED
scale: 1"= 40'



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2nd	Review

CONSTRUCTION PHASE	
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SHEET TITLE
SITE PLAN - COMBINED

SCALE: 1"= 40'
DATE: 10/06/2020
JOB NUMBER: 1727-00

A02d

AAK architecture + interiors
 480.588.5852
 7955 N. WILLOW ST. #108 SCOTTSDALE, ARIZONA 85260