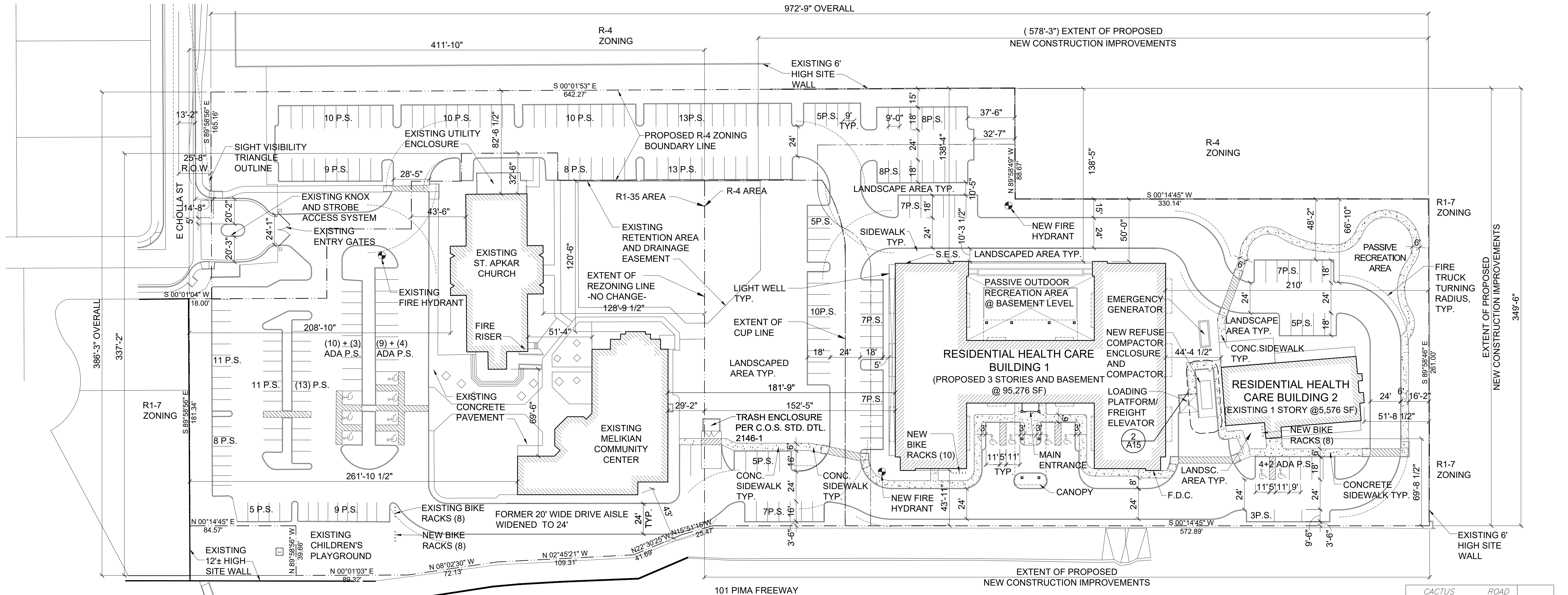


**PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)**

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
<b>AUTOMOBILE + BICYCLE PARKING</b>	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(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
<b>ACCESSIBLE PARKING REQUIRED (4% OF TOTAL COMBINED PARKING REQUIRED)</b>	
ACCESSIBLE PARKING PROVIDED	(247 x 0.04 = 9.8) ~ 10 SPACES
<b>BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)</b>	
BICYCLE PARKING PROVIDED	(247 x 0.10 = 24.7) ~ 25 SPACES
<b>OPEN SPACE</b>	
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
<b>PARKING AREA LANDSCAPE</b>	
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

**AAK** architecture + interiors  
 480.588.5852  
 7955 N WILLOW BLVD SUITE 100 SCOTTSDALE, ARIZONA 85260

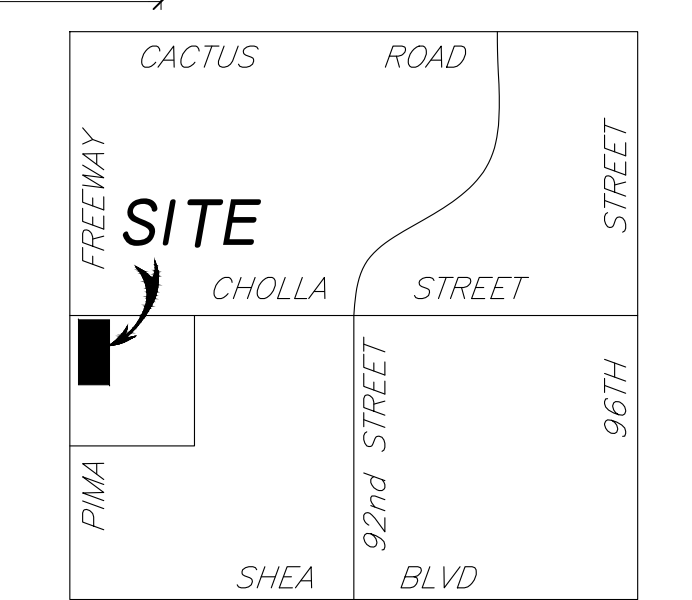
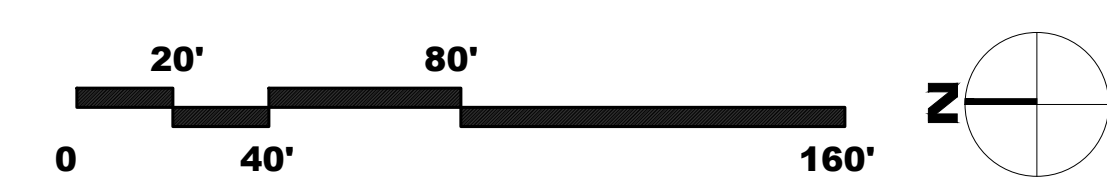


**BASIS OF BEARING**  
 S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

**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: COMBINED**  
 scale: 1"= 40'



**VICINITY MAP**  
 N.T.S.

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
1	REZONING & C.U.P.	12-19-2018
2	REZONING & C.U.P. 2nd Review	10-06-2020
3	REZONING & C.U.P. 3rd Review	12-09-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



SHEET TITLE  
**SITE PLAN - COMBINED**

SCALE:  
 DATE: 12/09/2020  
 JOB NUMBER: 1727-00

**A02d**