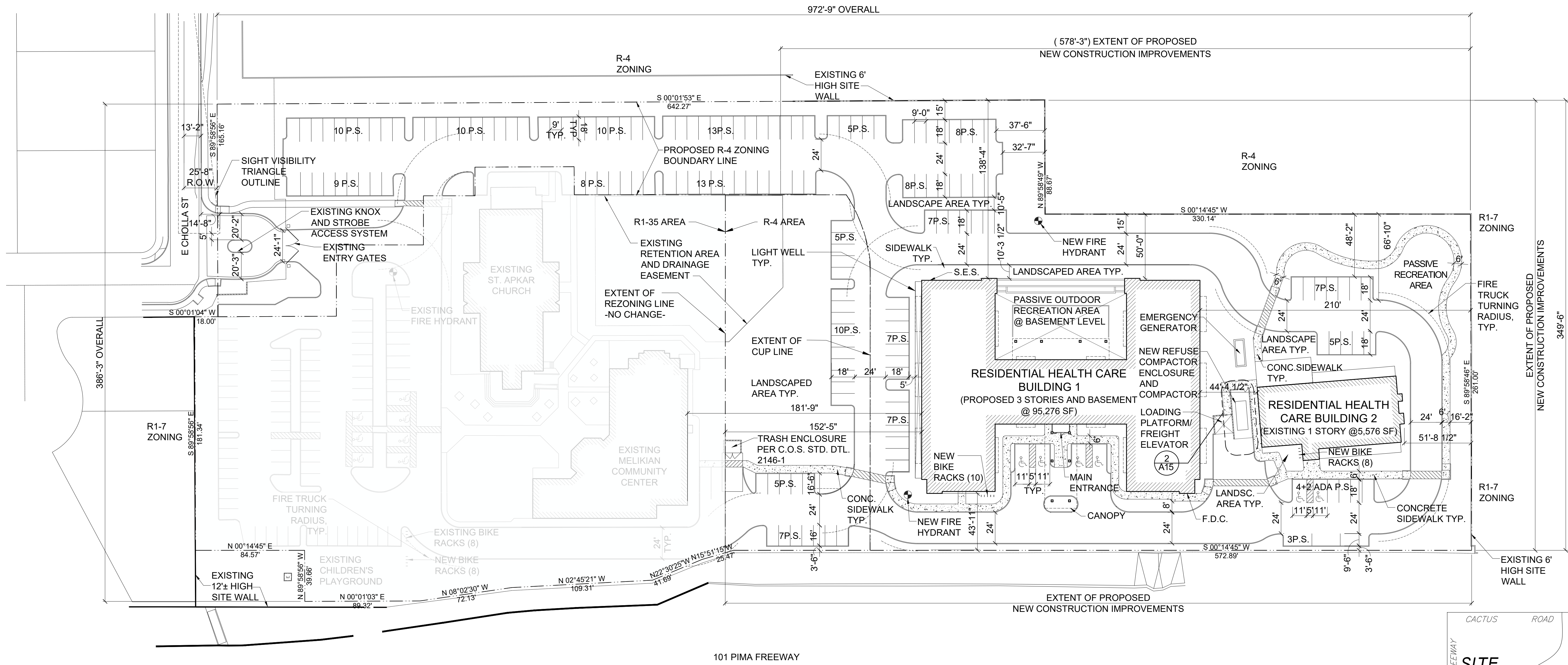


**PROJECT DATA: R-4** REFER TO CUP SITE PLAN (SHEET A02C) FOR DENSITY SUMMARY TABLE

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
<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	94 SPACES
TOTAL PARKING PROVIDED	168 SPACES
<b>ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)</b>	
ACCESSIBLE PARKING PROVIDED	(94 x 0.04 = 3.8) ~ 4 SPACES 6 SPACES
<b>BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)</b>	
BICYCLE PARKING PROVIDED	(94 x 0.10 = 9.4) ~ 10 SPACES 18 SPACES
<b>OPEN SPACE</b>	
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
<b>PARKING AREA LANDSCAPE</b>	
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

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**MEGERDICHIAN SENIOR CENTER**  
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SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
1	REZONING & C.U.P.	12-13-2018
2	REZONING & C.U.P.	10-06-2020
3	REZONING & C.U.P.	12-09-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

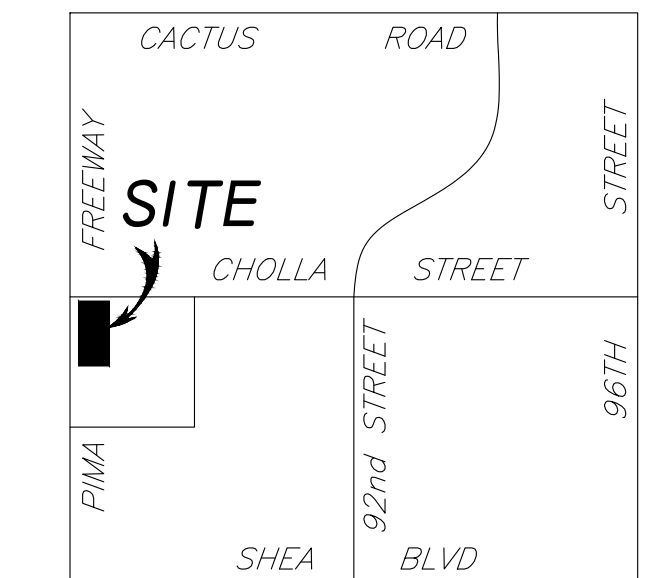
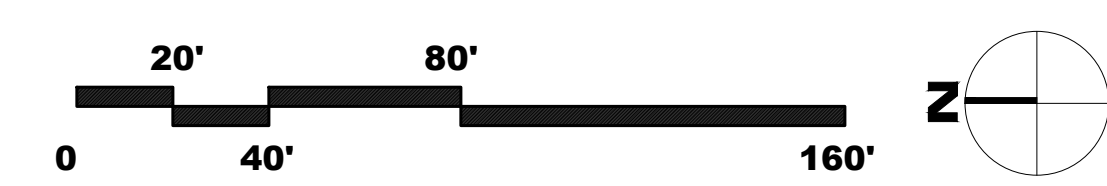


**BASIS OF BEARING**  
S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

**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.

SHEET TITLE  
**SITE PLAN - R-4**

SCALE: 1" = 40'  
DATE: 12/09/2020  
JOB NUMBER: 1727-00

**A02b**