

### BASIS OF BEARING

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

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

### BENCHMARK

BM #1 = C.O.S. CPS POINT 8194  
92ND STR & CHOLLA STR  
EL=1385.480(NAVD '88)

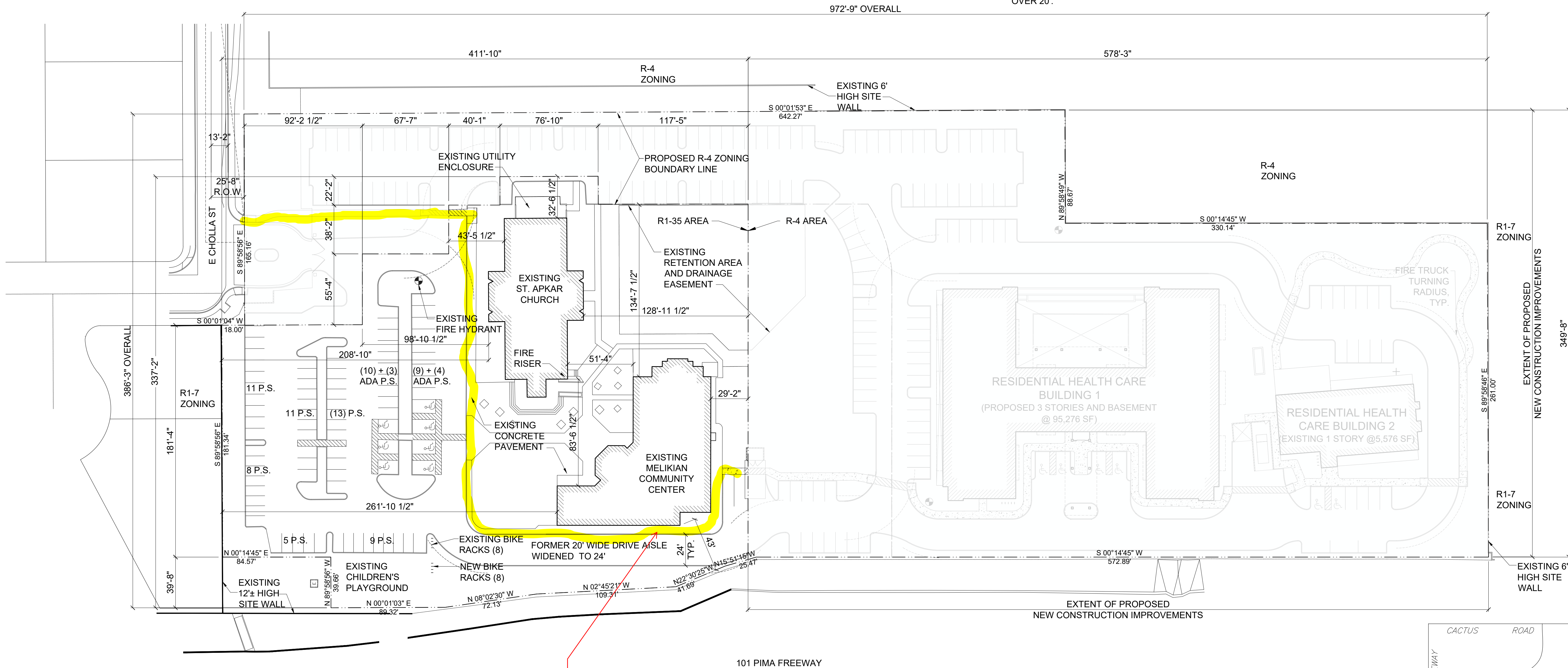
BM #2 = C.O.S. GPS POINT 8301  
92ND STR & SHEA BLVD STR  
EL=1372.195(NAVD '88)

BM #3 = C.O.S. GPS POINT 3251  
84TH STR & SHEA  
EL= 1364.881(NAVD '88)

### 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	15 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

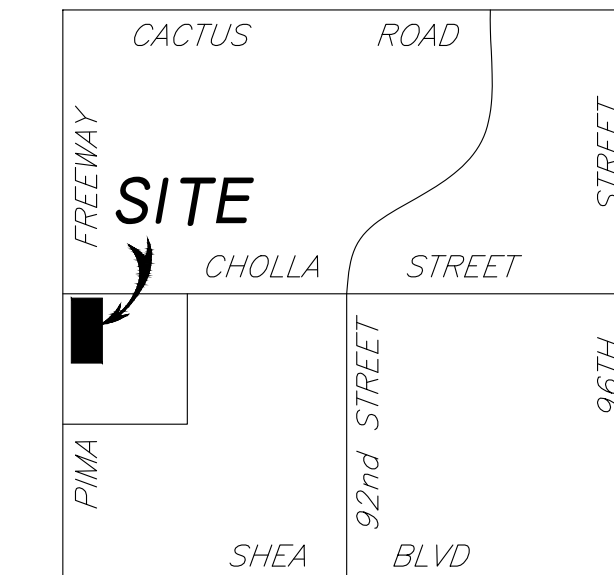
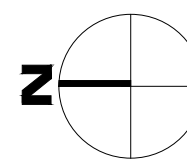
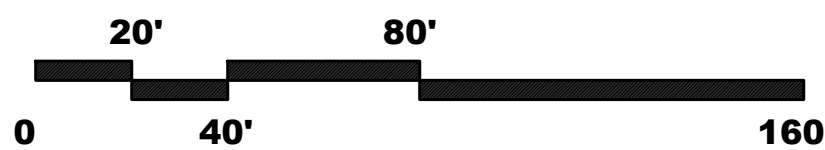
\* CHURCH BUILDING HEIGHT = 29'-0". FOR BUILDING HEIGHTS OVER 20' : THE MINIMUM OPEN SPACE REQUIREMENT PLUS 0.004 MULTIPLIED BY THE NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER 20'.



6-FOOT SIDEWALK TO THE MAIN ENTRY OF ALL BUILDINGS

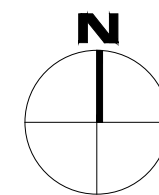
### 1 SITE PLAN: R1-35

scale: 1"= 40'



### VICINITY MAP

N.T.S.



PRE-CONSTRUCTION PHASE	
NO.	ISSUED FOR:
1	REZONING & C.U.P.
2	REZONING & C.U.P.
3	2nd Review
CONSTRUCTION PHASE	
REV.	BULLETIN #
1	
2	
3	
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### SHEET TITLE

SITE PLAN - R1-35

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

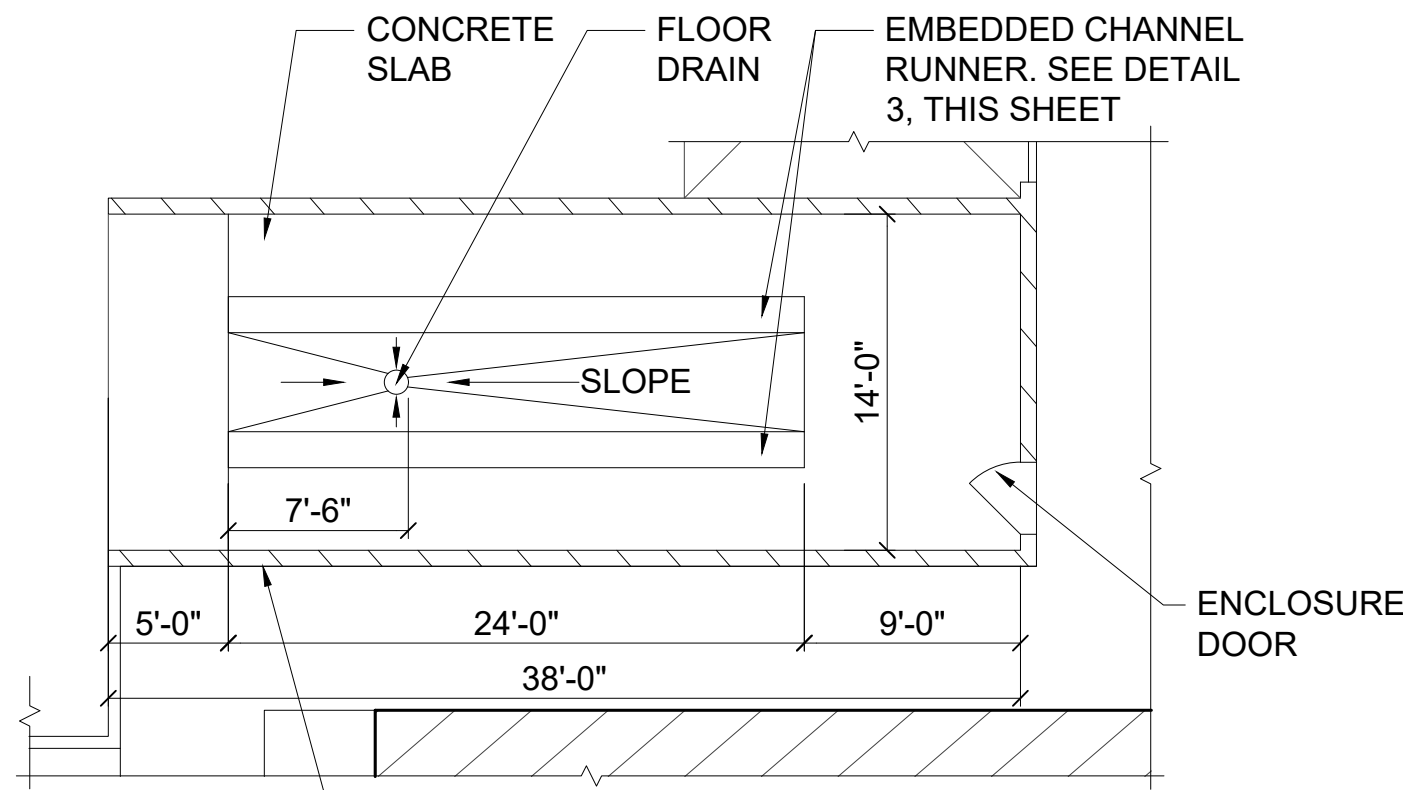
A02a

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

aakai architecture + interiors

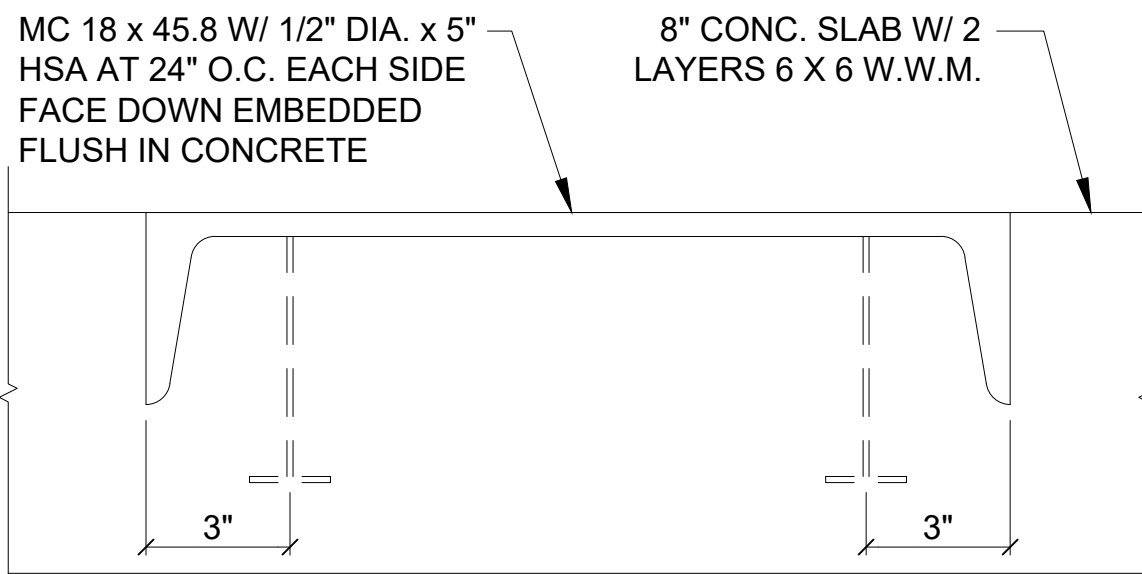
© 2020 aakai.com 480.588.6552 7355 E. WILLOW RD #108 SCOTTSDALE, ARIZONA 85260





**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

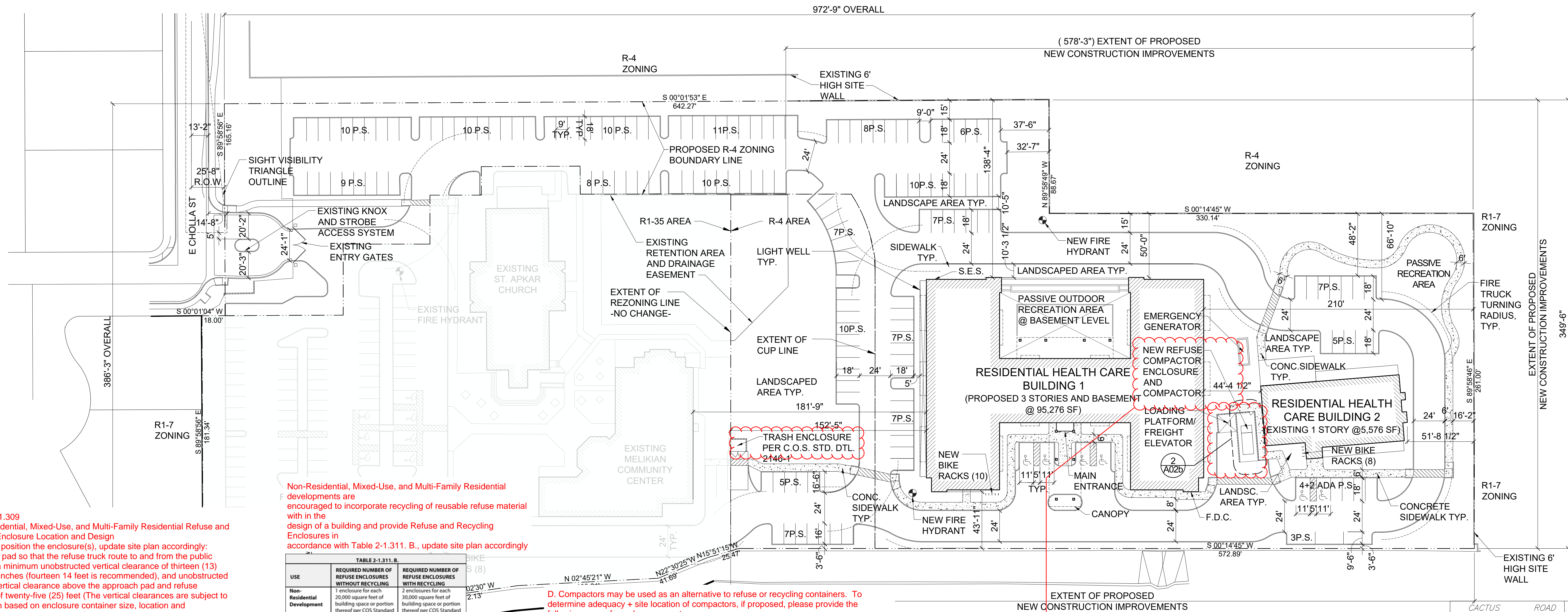
AUTOMOBILE + BICYCLE PARKING  
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1) (48 DU x 1.25) = 60 SPACES  
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1) (38 BEDS x 0.7 = 26.6) ~ 27 SPACES  
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 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) (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 (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



Non-Residential, Mixed-Use, and Multi-Family Residential developments are encouraged to incorporate recycling of reusable refuse material with in the design of a building and provide Refuse and Recycling Enclosures in accordance with Table 2-1.311. B., update site plan accordingly

TABLE 2-1.311. B.		
USE	REQUIRED NUMBER OF REFUSE ENCLOSURES WITHOUT RECYCLING	REQUIRED NUMBER OF REFUSE ENCLOSURES WITH RECYCLING
Non-Residential Development	1 enclosure for each 20,000 square feet of building space or portion thereof per COS Standard Details #2146-1 or 2147-1	2 enclosures for each 30,000 square feet of building space or portion thereof per COS Standard Details #2147-1 or 2147-2
Apartments & Condominiums	1 enclosure for every 20 units or portion thereof per COS Standard Details #2146-1 or 2147-1	2 enclosures for every 30 units or portion thereof per COS Standard Details #2147-1 or 2147-2

TABLE 2-1.311. B.		
USE	REQUIRED NUMBER OF REFUSE ENCLOSURES WITHOUT RECYCLING	REQUIRED NUMBER OF REFUSE ENCLOSURES WITH RECYCLING
Restaurants / Bars	1 enclosure with a grease containment Area per COS Standard Details #2146-2 or 2147-2	1 enclosure with a grease containment Area per COS Standard Details #2147-2
Mixed-use Development (Non-Residential with Residential)	1 enclosure for first 10,000 square feet of non-residential building area and the first 15 units or portion thereof per. Where additional non-residential building square footage area and units are provided, 1 enclosure for each additional 10,000 square feet of non-residential floor area, and 1 enclosure additional for each 20 units or portion thereof. Restaurants and Bars that serve food shall provide separate refuse enclosures.	2 enclosures for first 15,000 square feet of non-residential building area and the first 15 units or portion thereof per. Where additional non-residential building square footage area and units are provided, 2 enclosures for each additional 10,000 square feet of non-residential floor area, and 2 enclosures additional for each 30 units or portion thereof. Restaurants and Bars that serve food shall provide separate refuse enclosures.

D. Compactors may be used as an alternative to refuse or recycling containers. To determine adequacy + site location of compactors, if proposed, please provide the following on a refuse plan, compactor:

a.Type  
b.Capacity - State on site plan compactor capacity conversion equating to the city's required 1 enclosure for every 20 units with no recycling or 2 enclosures for every 30 units with recycling. Although recycling is not a requirement, it has been determined to be an amenity city residents are looking for in this type of development.

c.Location  
i.Place the refuse compactor container and approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the concrete approach slab and refuse compactor container storage area concrete slab of twenty-five (25) feet.

ii.Place the refuse compactor container in a location that does not require the bin to be maneuvered or relocated from the bin's storage location to be loaded on to the refuse truck.

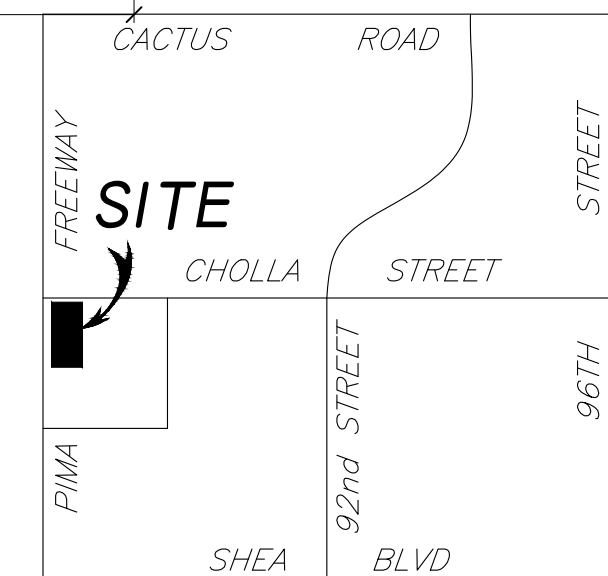
iii.Provide a refuse compactor container approach area that has a minimum width of fourteen (14) feet and length of sixty (60) feet in front of the container.

iv.Demonstrate path of travel for refuse truck accommodates a minimum vehicle turning radius of 45', and vehicle length of 40'.

5.Although not a requirement, recycling is an amenity found to be desired by Scottsdale residents. Will recycling containers be provided for project?

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 REQUIRE FOR ALL KITCHEN FACILITIES. SHOW THE LOCATION.

**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
1	REZONING & C.U.P.	12-13-2018
2	REZONING & C.U.P.	10-06-2020
3	2nd Review	

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE
1		
2		
3		



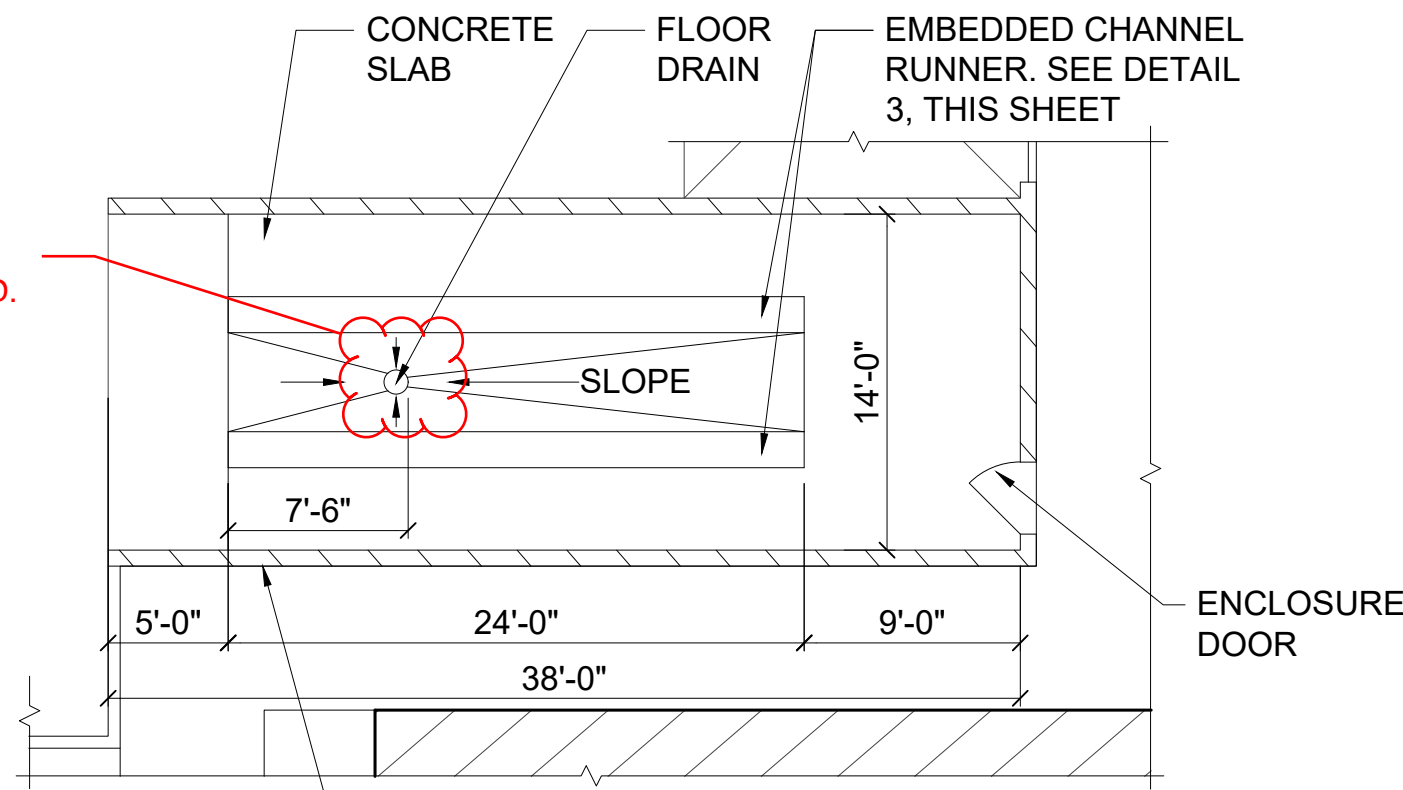
SHEET TITLE  
**SITE PLAN - R-4**

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

**A02b**



A GREASE, OIL, AND SAND INTERCEPTOR NEEDS TO BE PROVIDED.



## TRASH COMPACTOR PLAN

scale: 1"= 40'

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

PER DSPM CH 2 WALLS SHALL BE ON-FOOT HIGHTER THAT THE EQUIPMENT WILL 6-FEET IN HEIGHT MEET THIS REQUIREMENT?

MC 18 x 45.8 W/ 1/2" DIA. x 5" HSA AT 24" O.C. EACH SIDE FACE DOWN EMBEDDED FLUSH IN CONCRETE

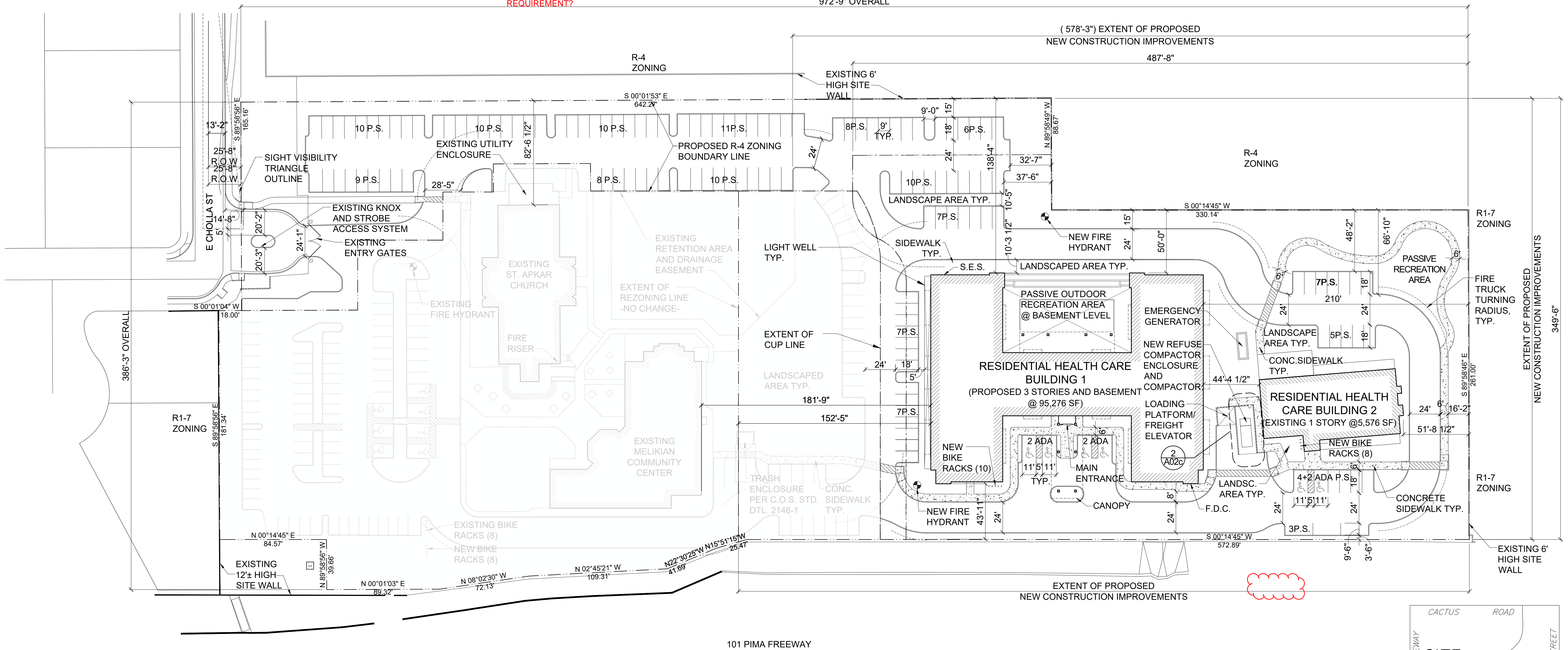
8" CONC. SLAB W/ 2 LAYERS 6 X 6 W.W.M.

## 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	75,860 SF   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

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

## BENCHMARK

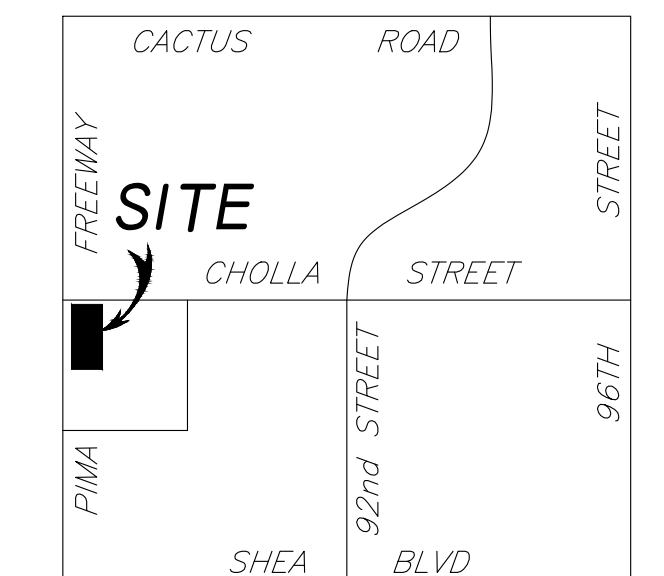
BM #1 = C.O.S. CPS POINT 8194  
92ND STR & CHOLLA STR  
EL=1385.480(NAVD '88)

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)

## 1 SITE PLAN: CONDITIONAL USE PERMIT

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.	12-19-2018
REZONING & C.U.P.	10-06-2020
2nd Review	
CONSTRUCTION PHASE	
REV.   BULLETIN #	DATE

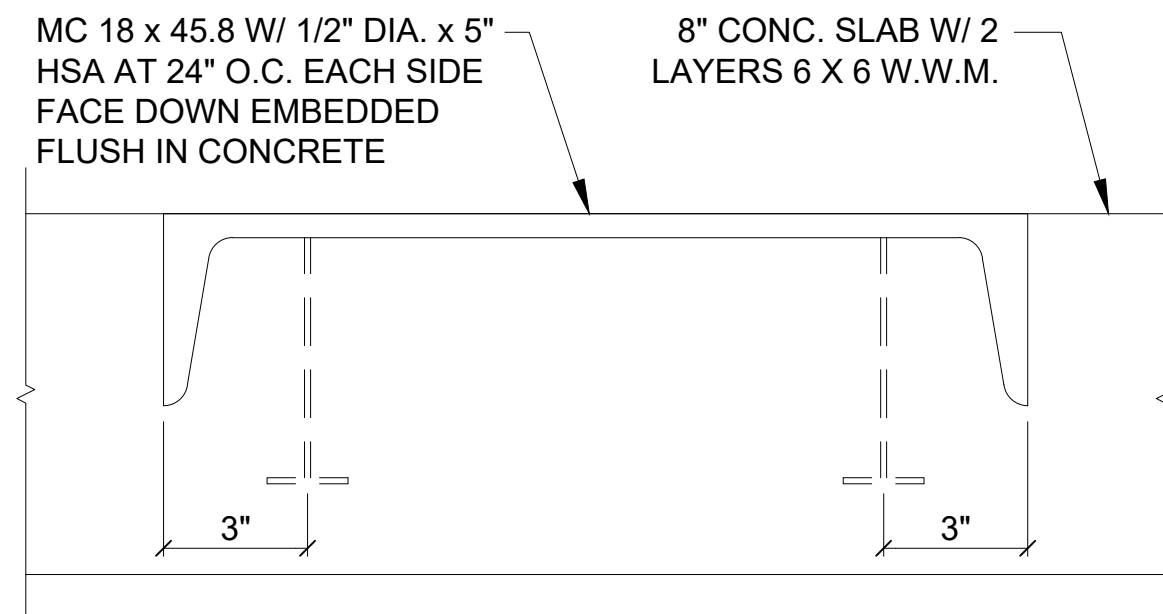
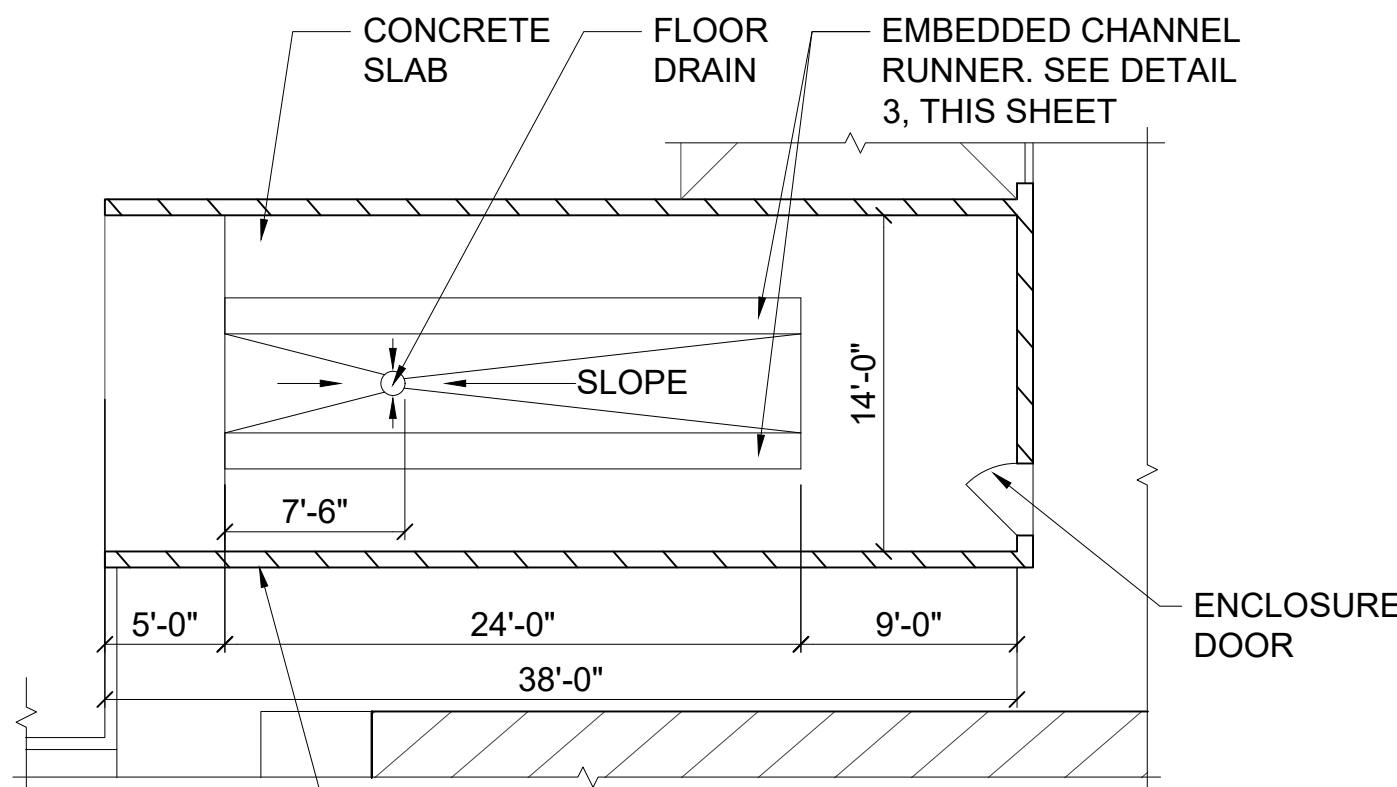


SHEET TITLE  
SITE PLAN - CUP

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

A02c





## 2 TRASH COMPACTOR PLAN

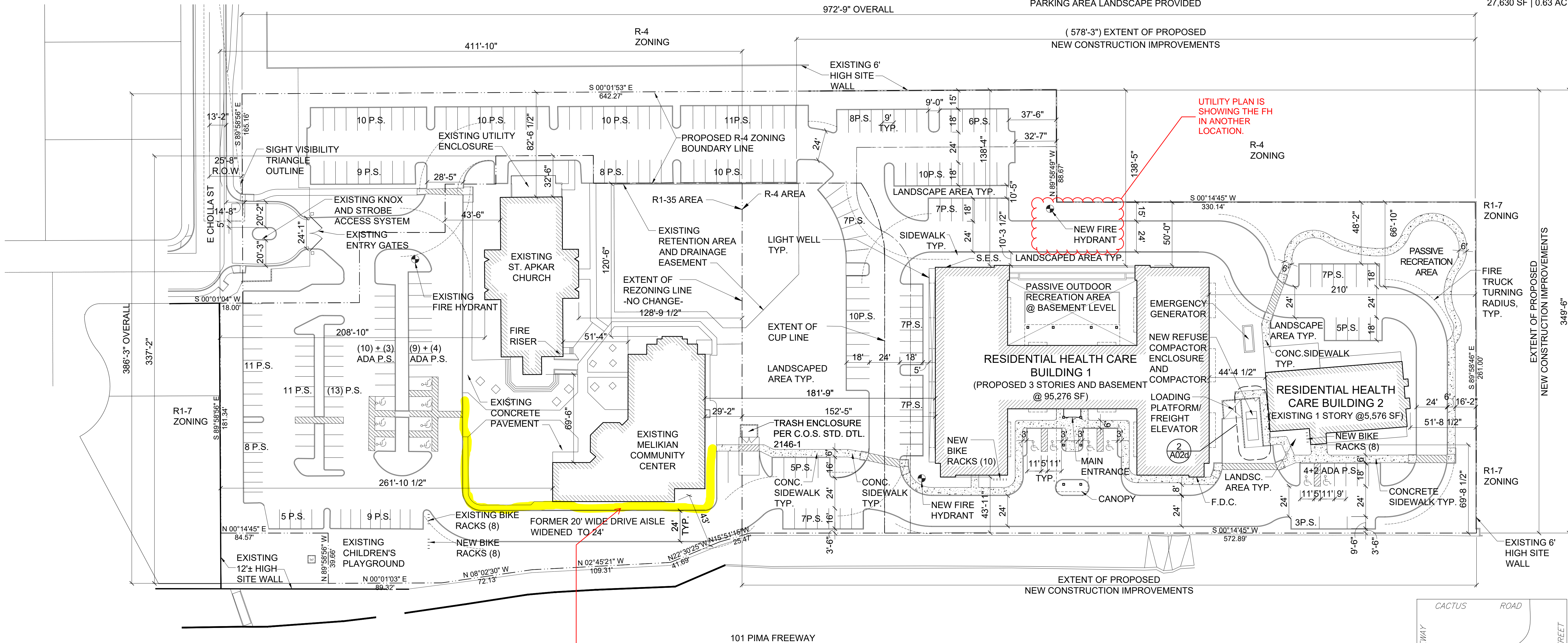
scale: 1"= 40'

## 3 CHANNEL RUNNER INSERT

scale: 3"= 1'-0"

## 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



## BASIS OF BEARING

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

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

## BENCHMARK

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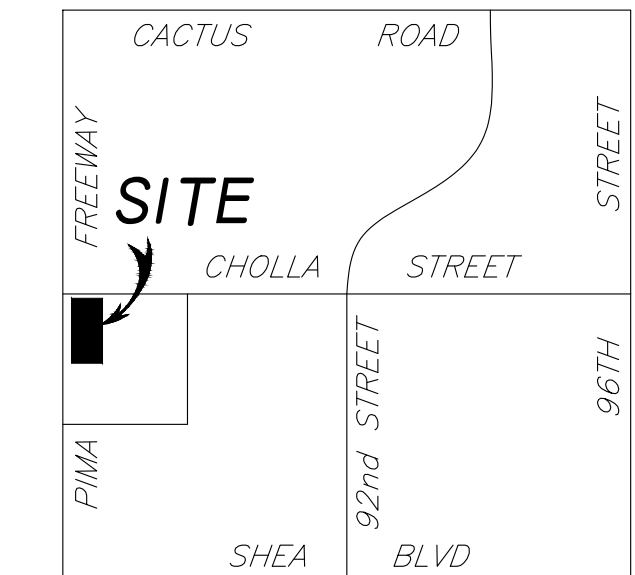
BM #2 = C.O.S. GPS POINT 8301  
92ND STR & SHEA BLVD STR  
EL=1372.195(NAVD '88)

BM #3 = C.O.S. GPS POINT 3251  
84TH STR & SHEA  
EL= 1364.881(NAVD '88)

PER DSPM CH 2 ALL NON RESIDENTIAL DEVELOPMENTS SHALL PROVIDE AN ACCESSIBLE PEDESTRIAN ACCESS ROUTE FORM TE MAIN ENTRY OF THE DEVELOPMENT TO EACH ABUTTING PUBLIC AND PRIVATE STREET THAT PROVIDES A PEDESTRIAN PATH. THE PEDESTRIAN PATH SHALL BE A MINIMUM WIDTH OF 6 FEET.

## 1 SITE PLAN: COMBINED

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

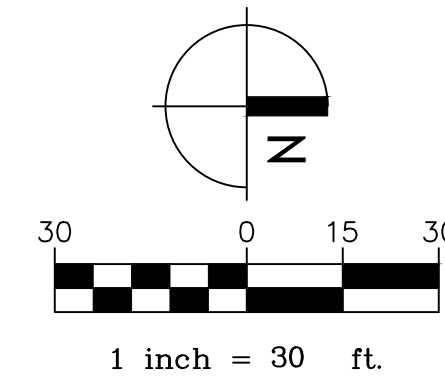
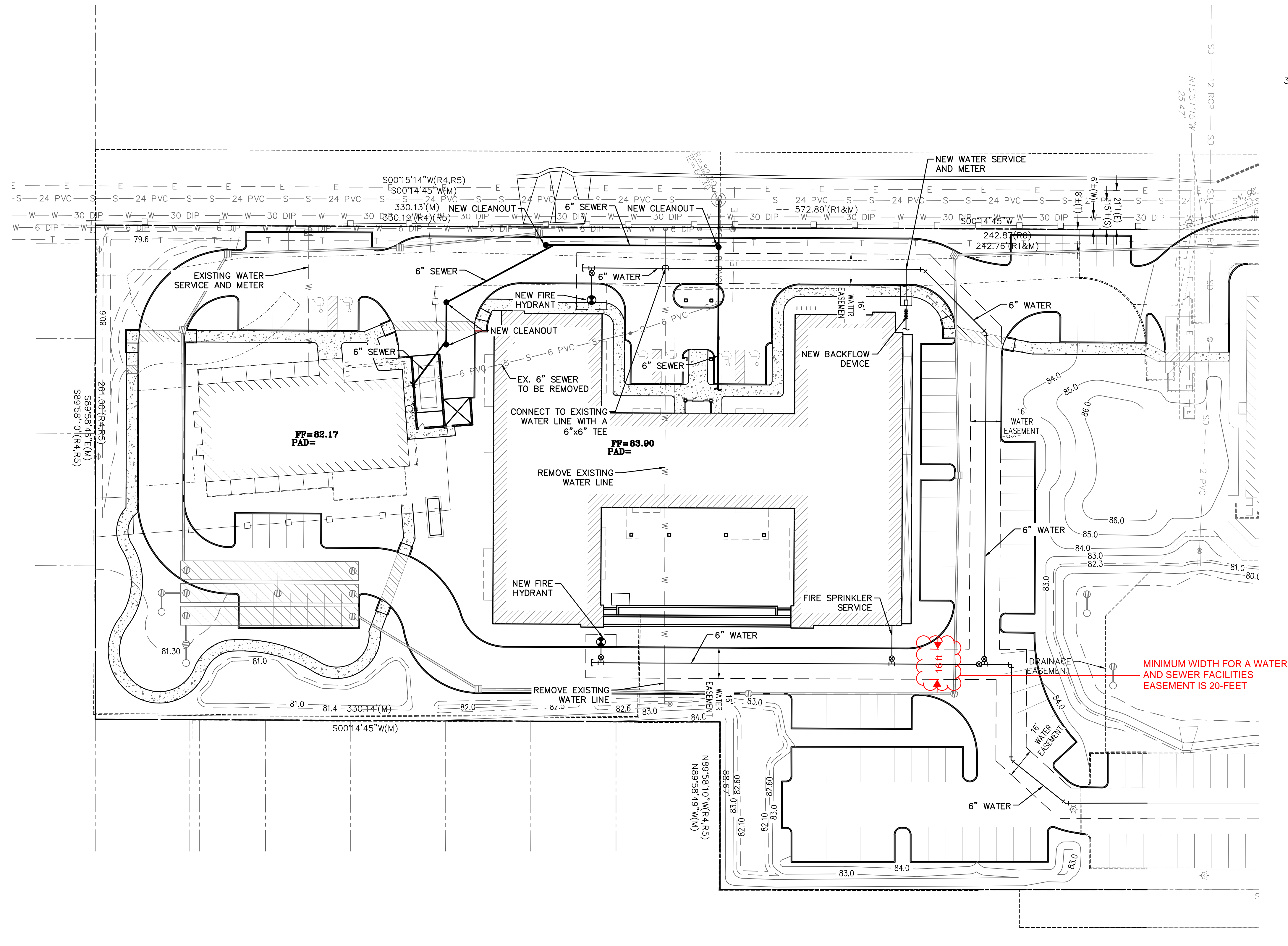


SHEET TITLE  
SITE PLAN - COMBINED

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

A02d





**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. 2nd Review	08-03-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



**KLAND**  
CIVIL ENGINEERS

CIVIL ENGINEERING  
LAND DEVELOPMENT  
SERVICES

**LAND SURVEYING**  
7227 N. 16th St. Suite 21  
Phoenix, Arizona 85020  
PHONE: (480) 344-0480  
[www.klandeng.com](http://www.klandeng.com)

SHEET TITLE

## MASTER WATER AND SEWER PLAN

DATE: 09/11/2020  
JOB NUMBER 1727-00  
KLAND PROJECT NUMBER: K15153

**MWS2**  
**OF 2**

