

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

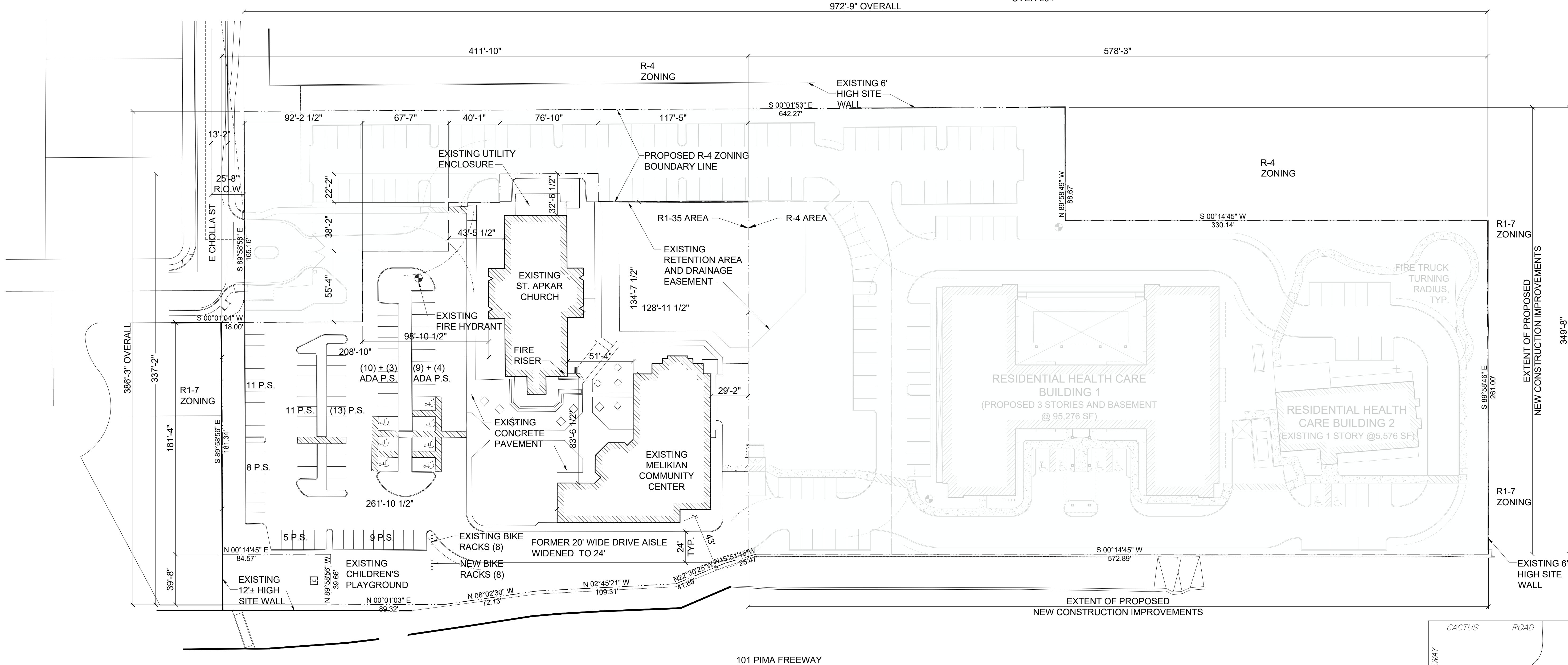
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)
ACCESSIBLE PARKING PROVIDED 7 SPACES
7 SPACES

BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)
BICYCLE PARKING PROVIDED 15 SPACES
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

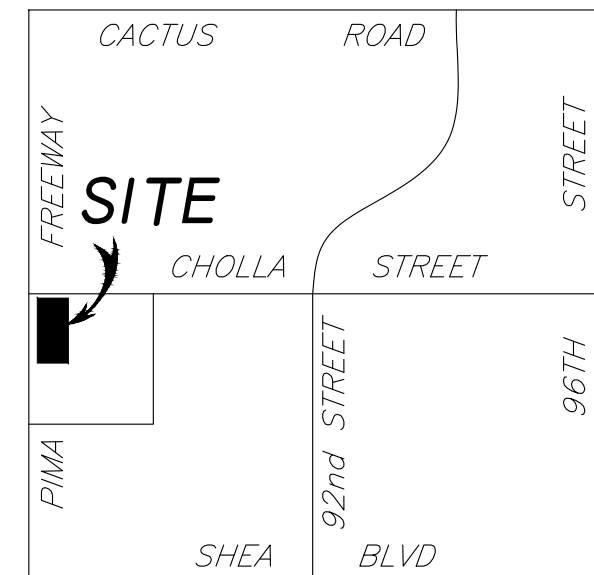
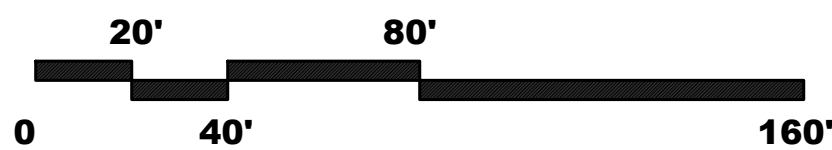
PARKING AREA LANDSCAPE
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA) (36,677 x 0.15) = 5,502 SF | 0.12 AC
PARKING AREA LANDSCAPE PROVIDED 9,138 SF | 0.21 AC

* 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'.



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
REZONING & C.U.P.	12-13-2018
REZONING & C.U.P.	10-06-2020
2nd Review	
CONSTRUCTION PHASE	
REV. BULLETIN #	DATE

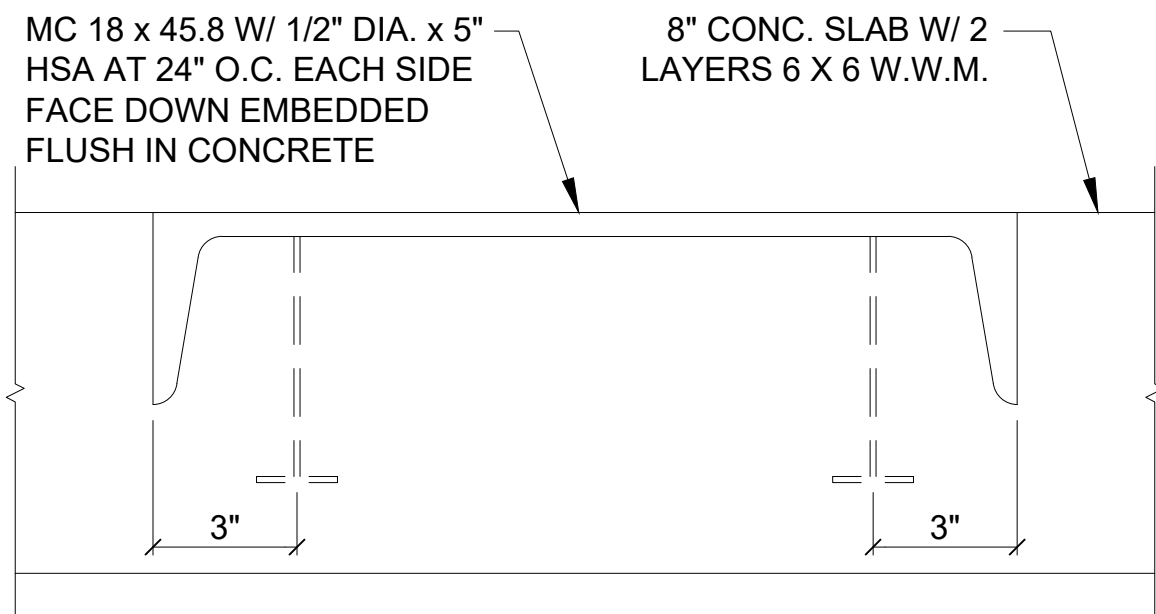
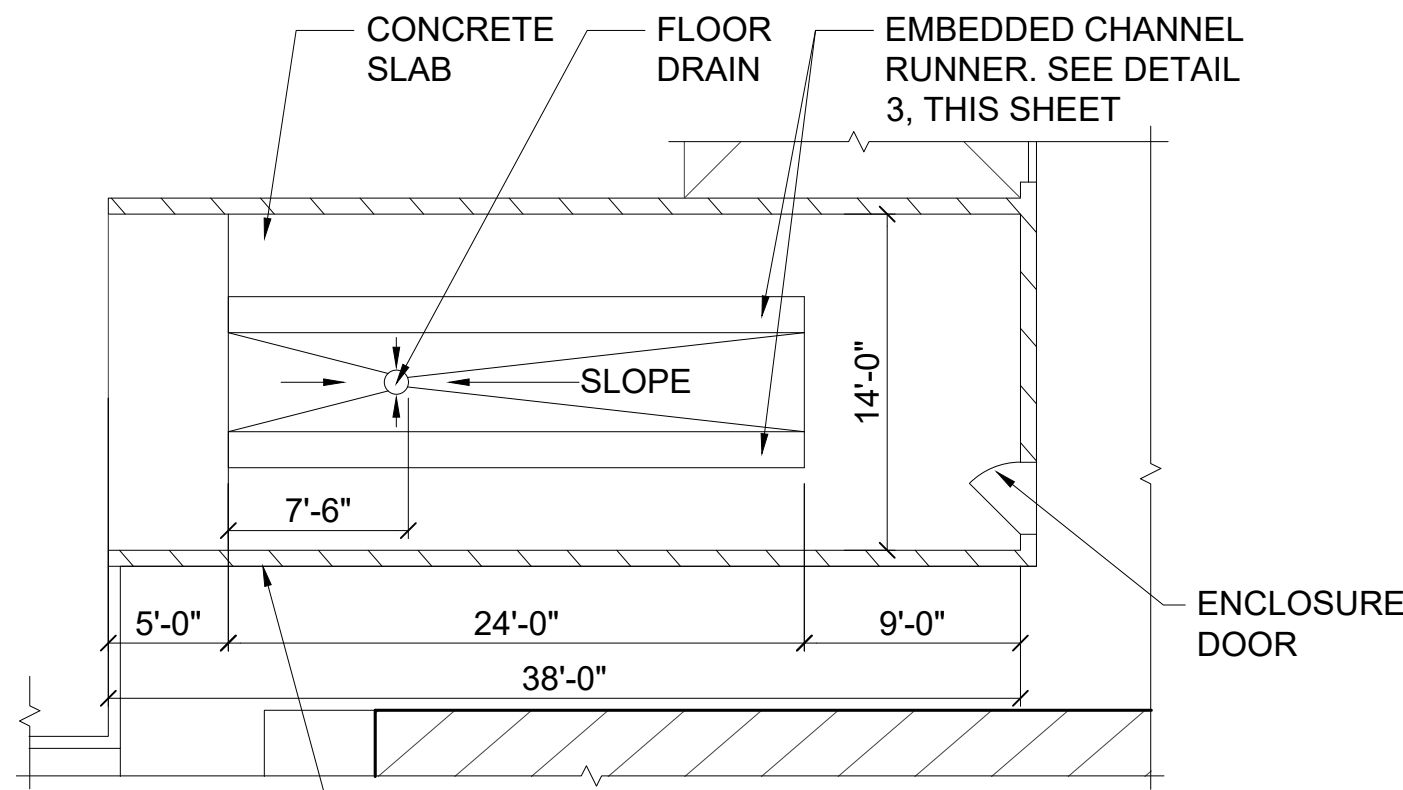


SHEET TITLE

SITE PLAN - R1-35

SCALE: 10/06/2020
DATE: 12/15/2020
JOB NUMBER: 1727-00

A02a



CHANNEL RUNNER INSERT

scale: 3"= 1'-0"

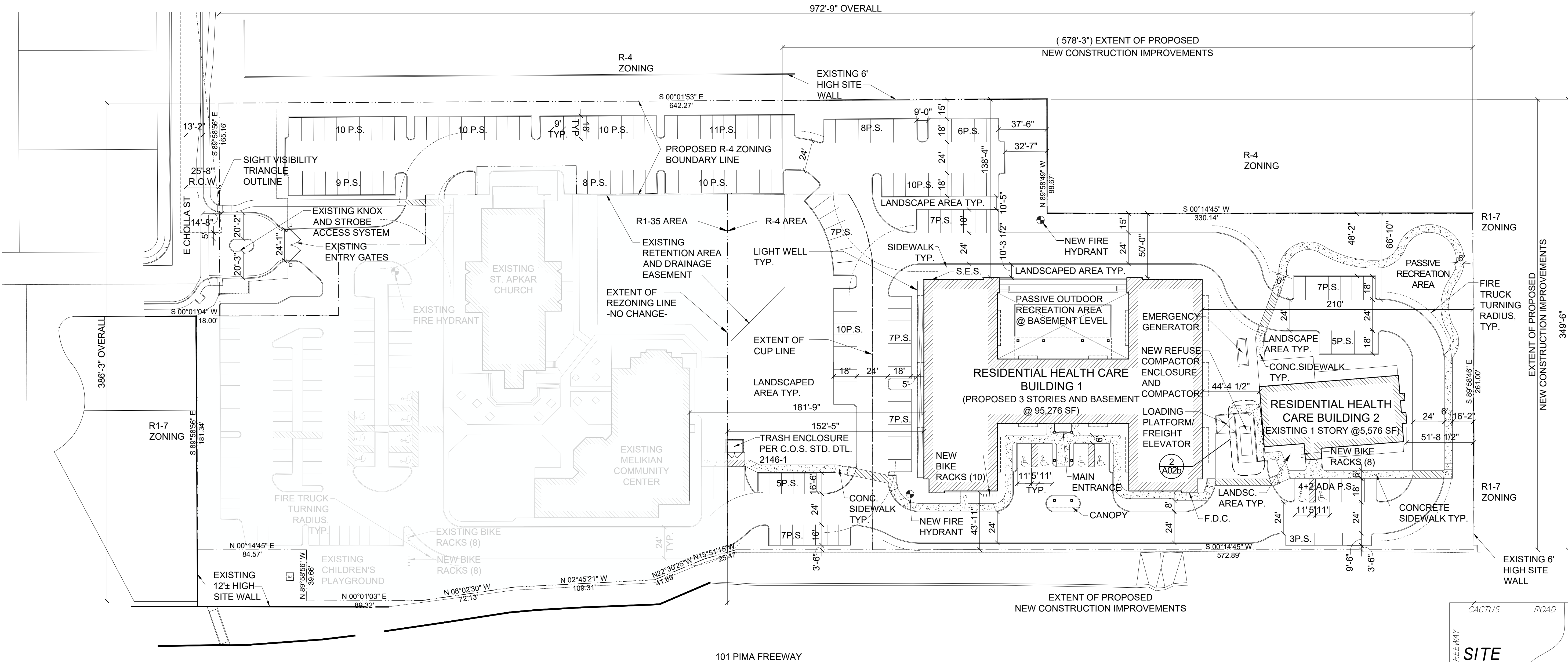
PROJECT DATA: R-4

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

2 TRASH COMPACTOR PLAN

scale: 1"= 40'

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



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

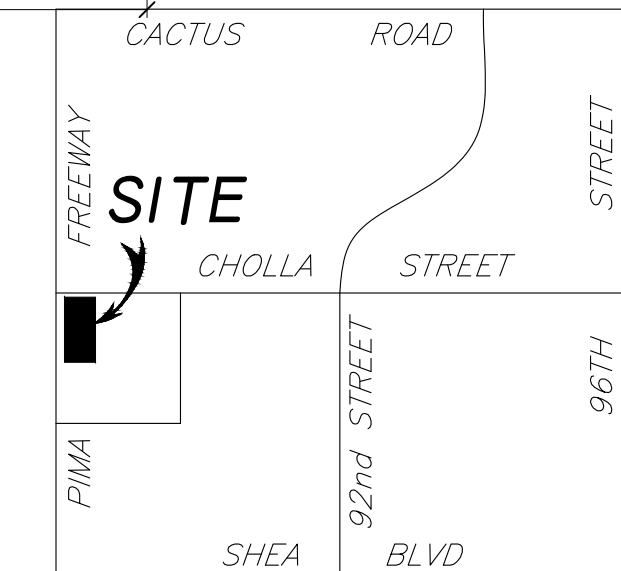
BM #1 = C.O.S. CPS POINT 8194
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EL=1385.480(NAVD '88)

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)

1 SITE PLAN: R-4

scale: 1"= 40'



VICINITY MAP
N.T.S.

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

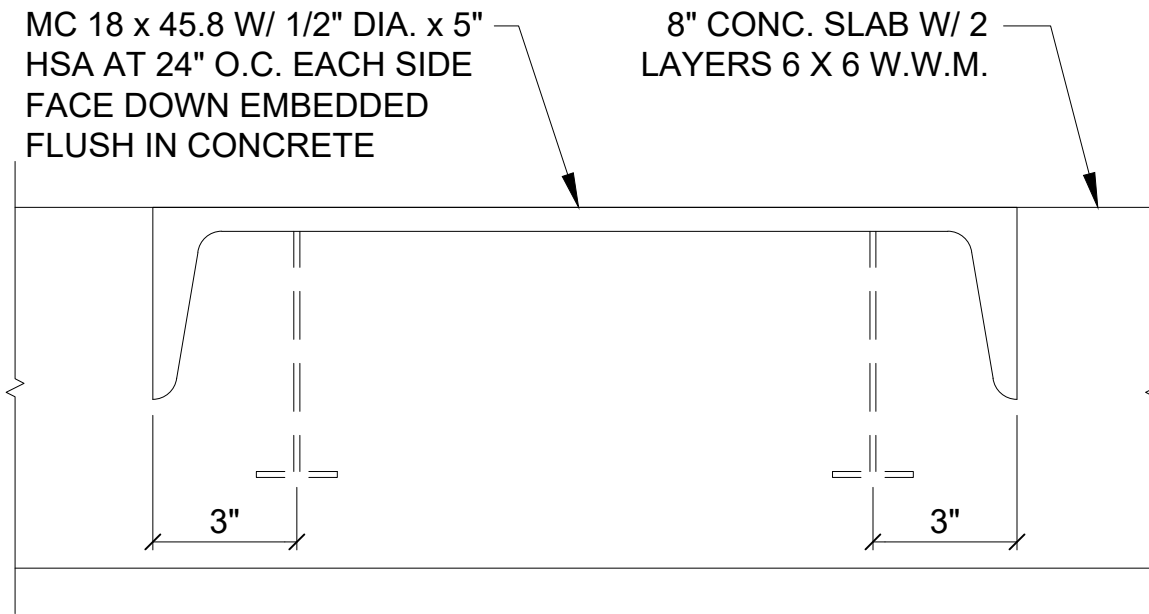
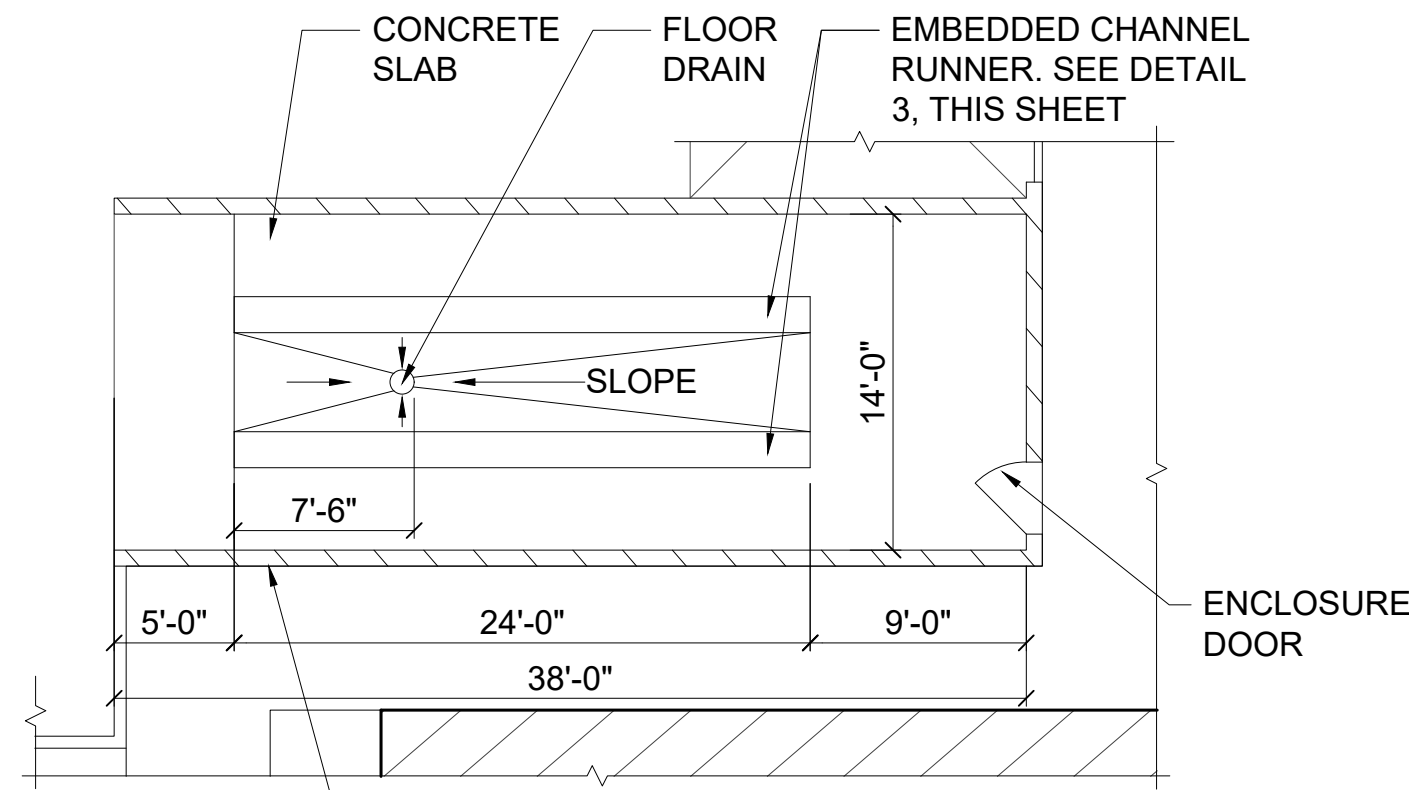
PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
REZONING & C.U.P.	12-13-2018
REZONING & C.U.P.	10-06-2020
2nd Review	
CONSTRUCTION PHASE	
REV. BULLETIN #	DATE



SHEET TITLE
SITE PLAN - R-4

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

A02b



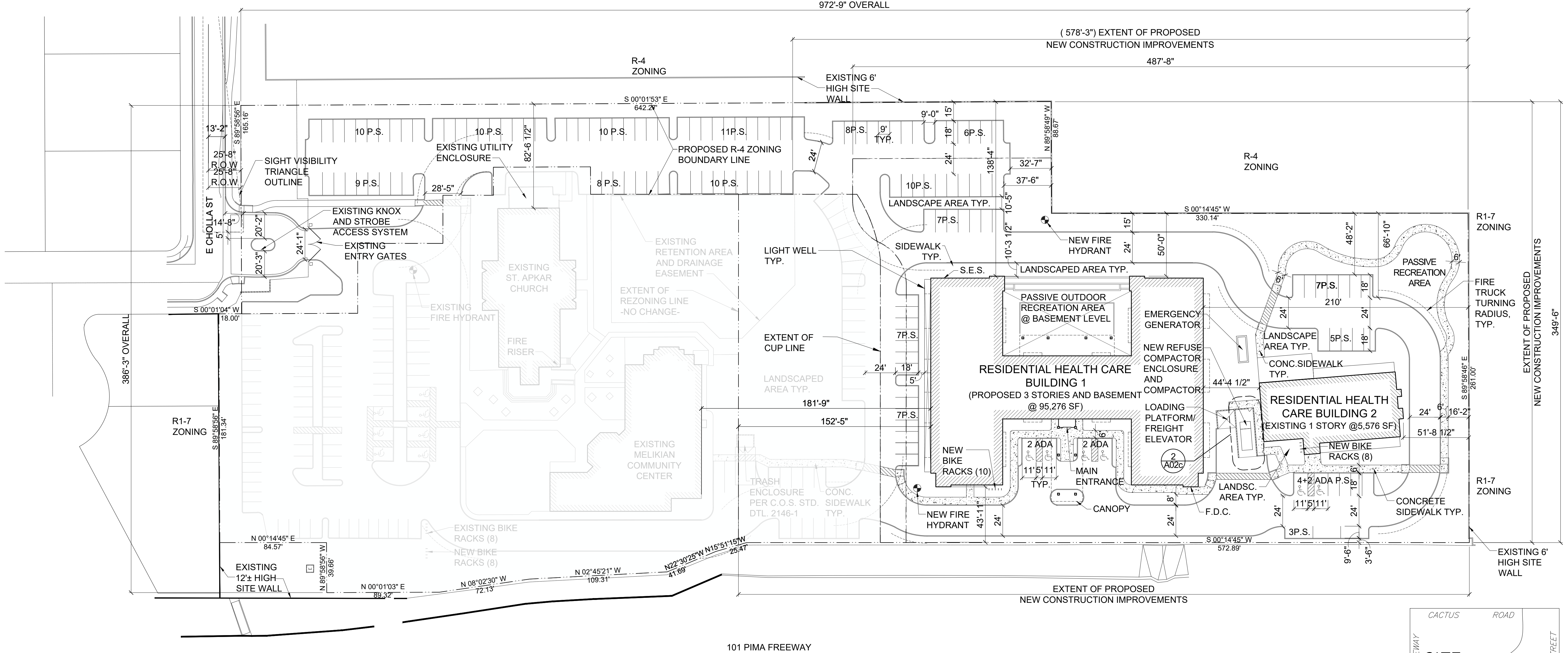
2 TRASH COMPACTOR PLAN
scale: 1"= 40'

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



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

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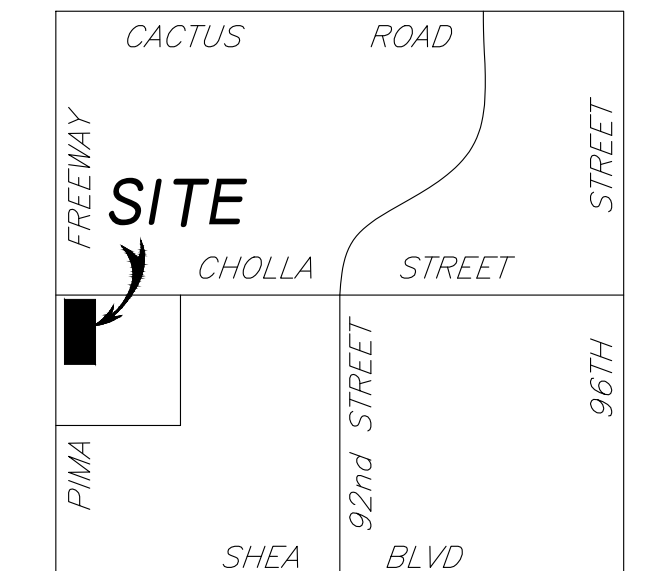
BENCHMARK

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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)

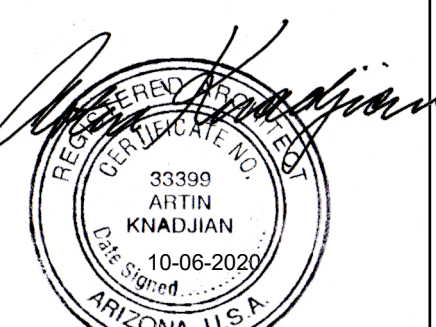
1 SITE PLAN: CONDITIONAL USE PERMIT
scale: 1"= 40'



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

BASIS OF BEARING

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

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BENCHMARK

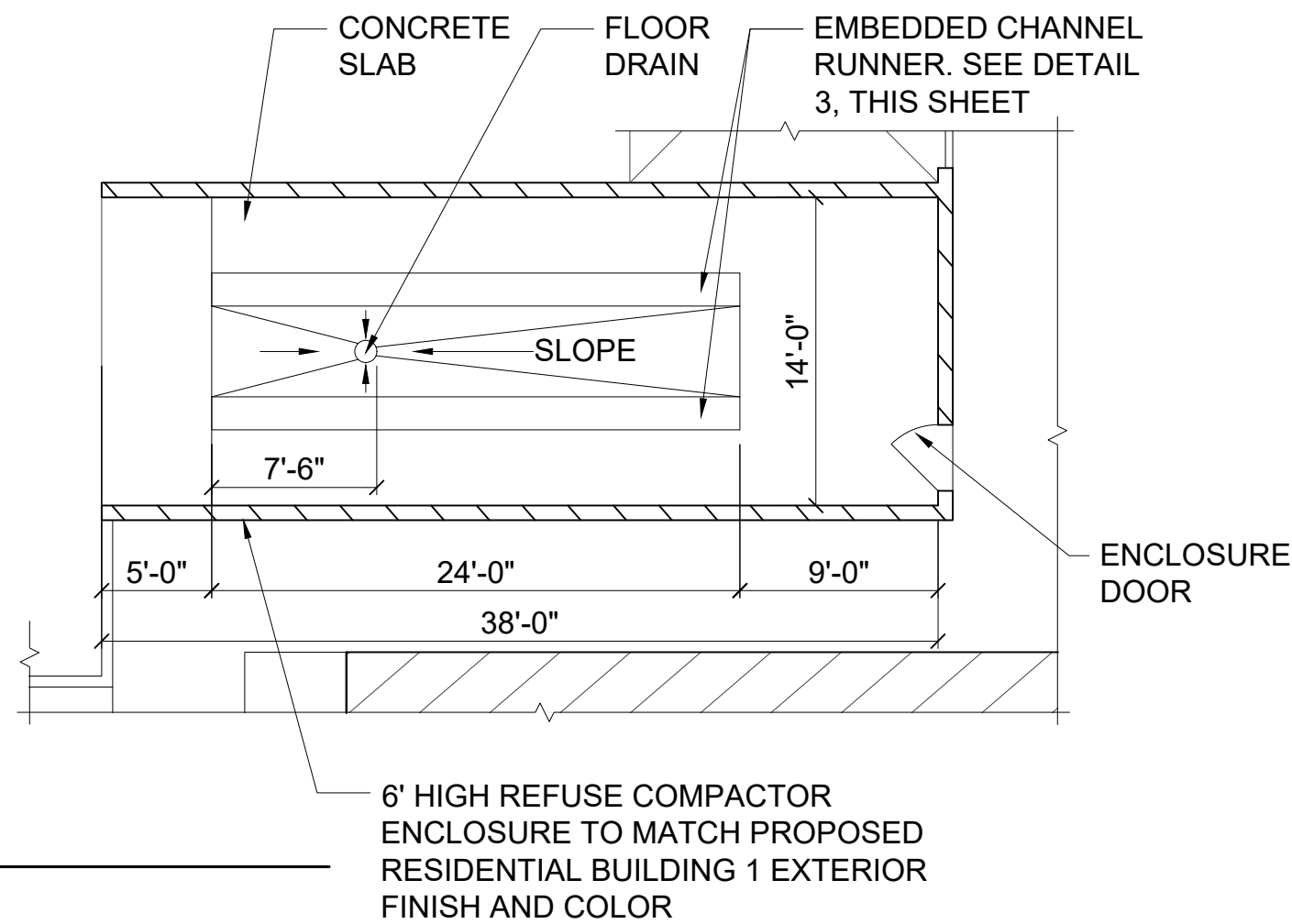
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92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

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

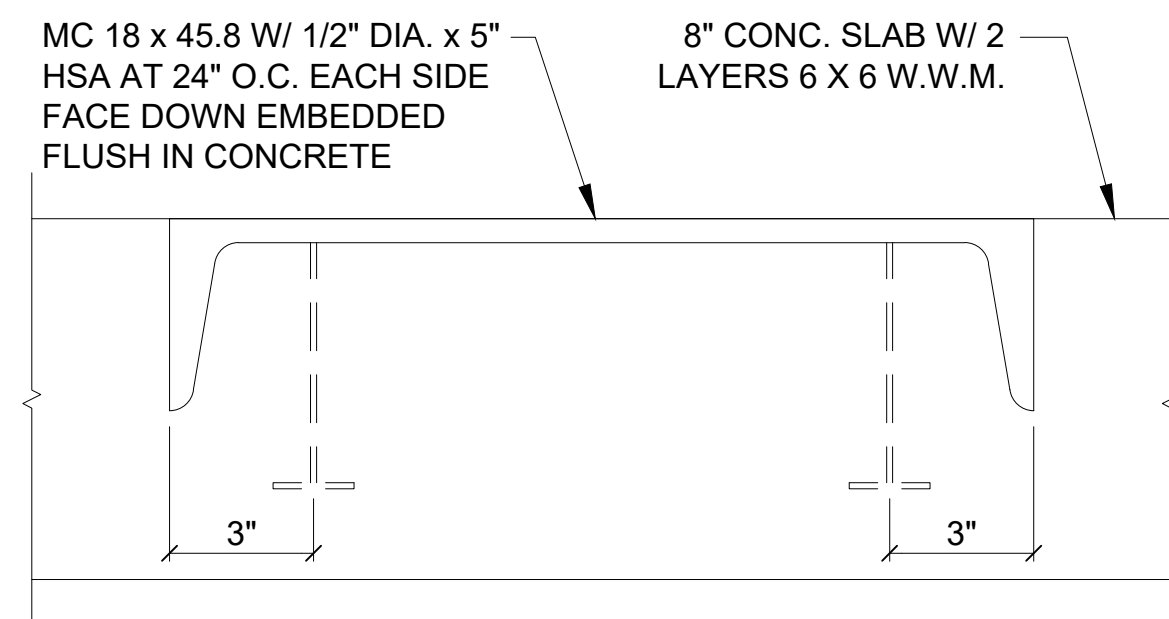
TRASH COMPACTOR PLAN

scale: 1"= 40'



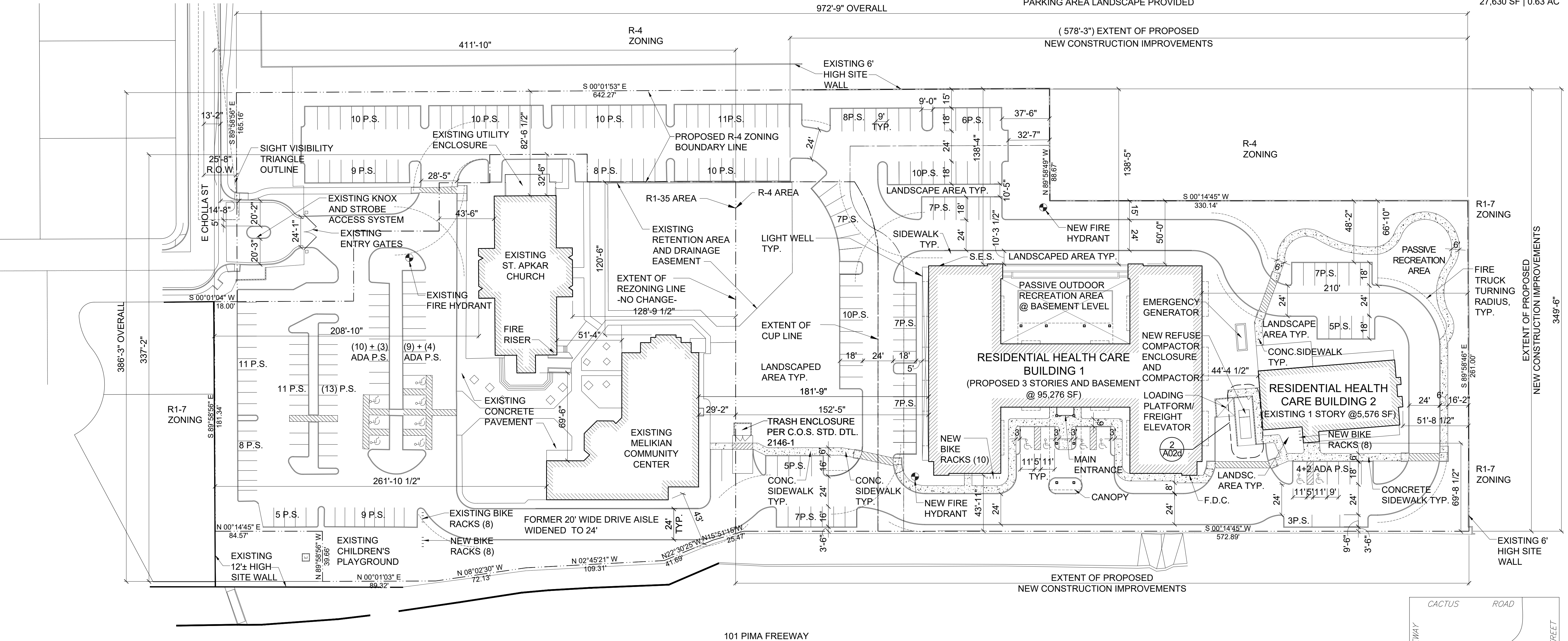
CHANNEL RUNNER INSERT

scale: 3"= 1'-0"



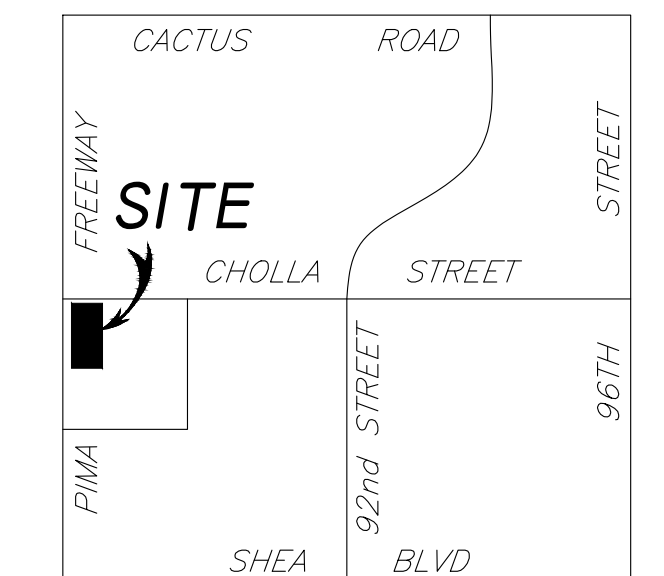
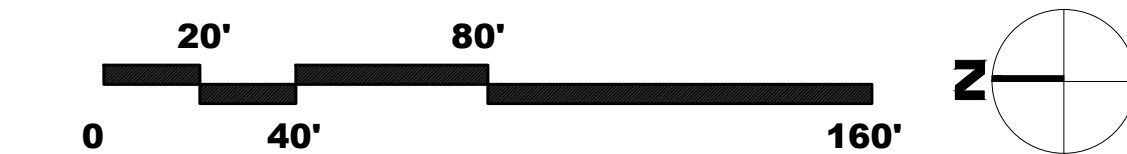
PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)

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 13 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	(247 x 0.10 = 24.7) ~ 25 SPACES 34 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



SITE PLAN: COMBINED

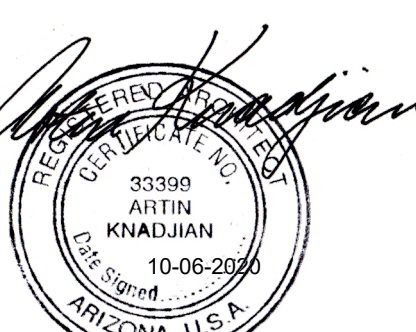
scale: 1"= 40'



VICINITY MAP
N.T.S.

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

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SHEET TITLE
SITE PLAN - COMBINED

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

A02d