

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)

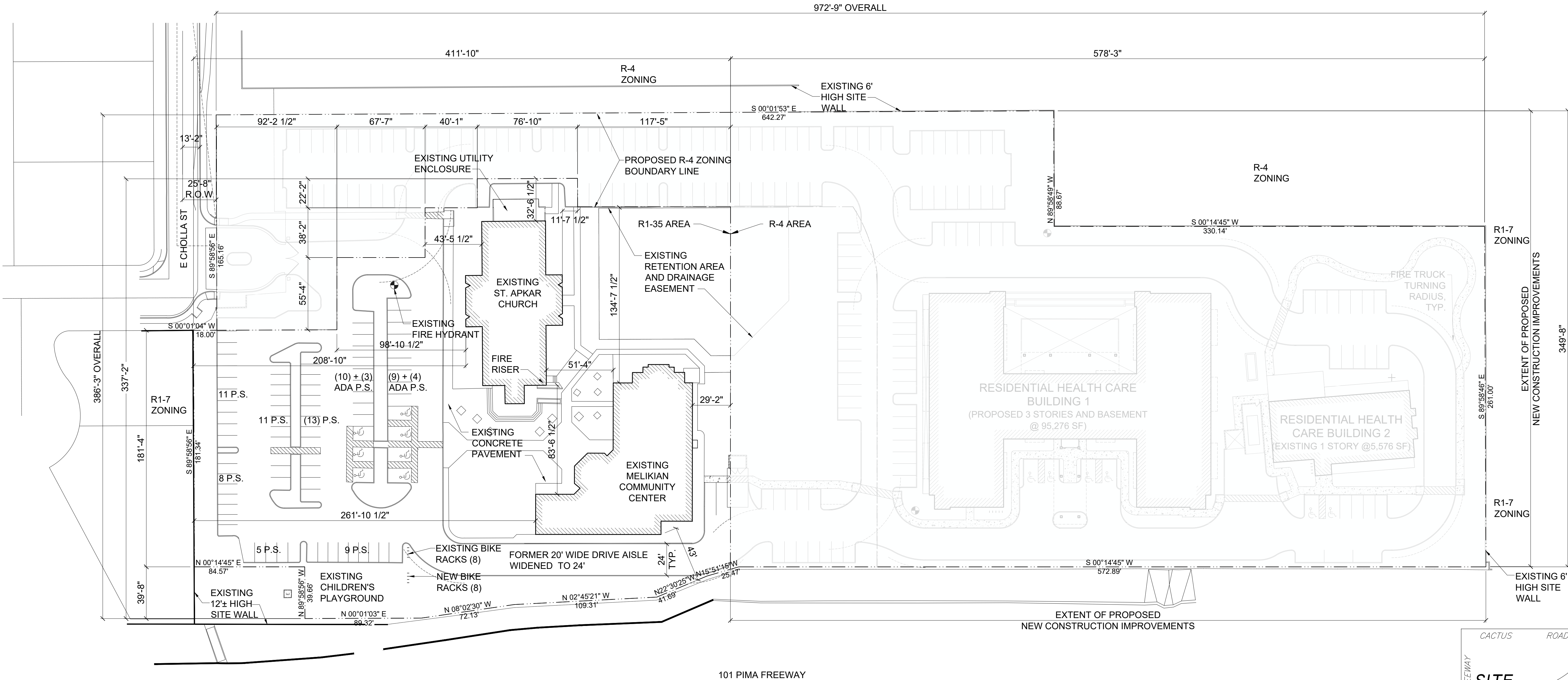
BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

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

AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER ORIGINAL PERMITS: 106-DR-2006 AND PLAN CHECK #3632-07-1,2)	
CHURCH	
ASSEMBLY (4 SEATS PER SPACE) (FIXED SEATING)	268 SEATS / 4 = 67 SPACES
ANCILLARY SPACE (300 SF PER SPACE)	869 SF / 300 = 3 SPACES
COMMUNITY CENTER	
COMMUNITY / ASSEMBLY (200 SF PER SPACE)	961 SF / 200 = 5 SPACES
LIBRARY (300 SF PER SPACE)	1,108 SF / 300 = 4 SPACES
OFFICE (300 SF PER SPACE)	409 SF / 300 = 2 SPACES
SERVICE AREAS (2500 SF PER SPACE)	3,623 SF / 2,500 = 2 SPACES
PUBLIC ASSEMBLY (4 SEATS PER SPACE) (MOVABLE SEATING)	271 SEATS / 4 = 68 SPACES (PER OCCUPANCY PERMIT)
SUNDAY SCHOOL (1 SPACE PER CLASSROOM)	2 CLASSES / 1 = 2 SPACES
TOTAL	153 SPACES

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'.	



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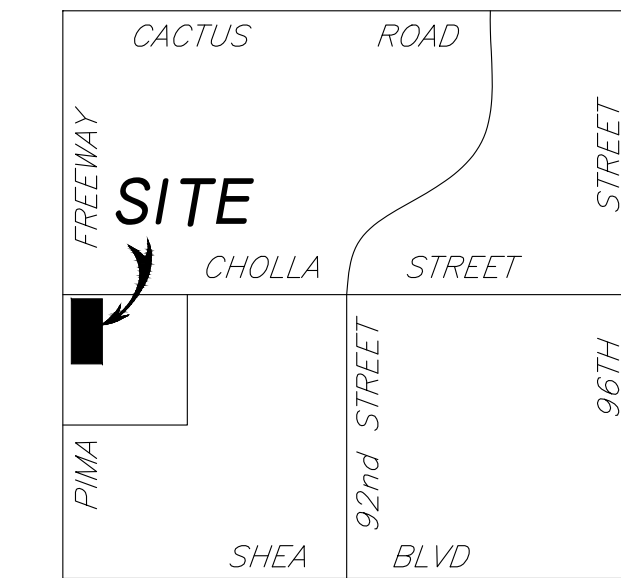
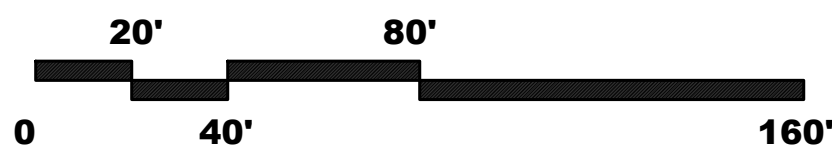
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1 SITE PLAN: R1-35

scale: 1"= 40'



VICINITY MAP

N.T.S.

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

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



SHEET TITLE

SITE PLAN - R1-35

SCALE: 12/09/2020
DATE: 12/15/2020
JOB NUMBER: 1727-00

A02a