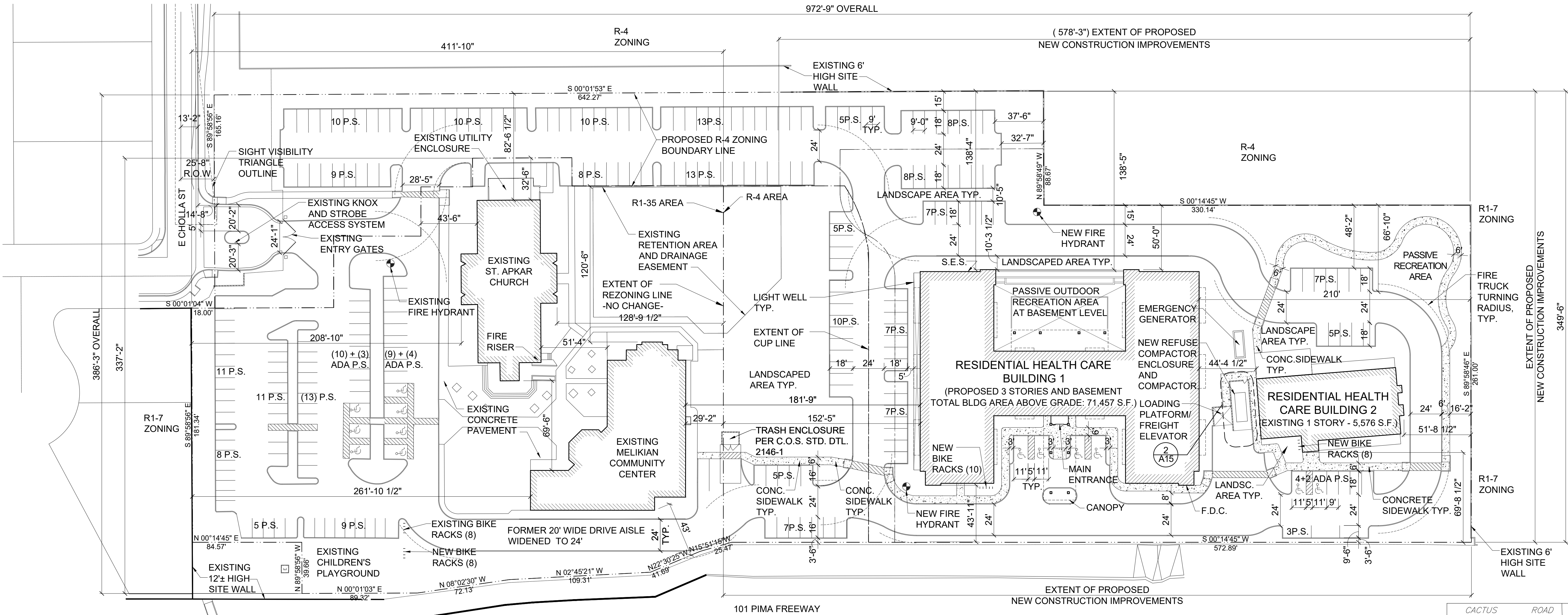


PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)

|                                                                            |                                              |
|----------------------------------------------------------------------------|----------------------------------------------|
| 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<br>13 SPACES  |
| BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)          |                                              |
| BICYCLE PARKING PROVIDED                                                   | (247 x 0.10 = 24.7) ~ 25 SPACES<br>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                          |



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

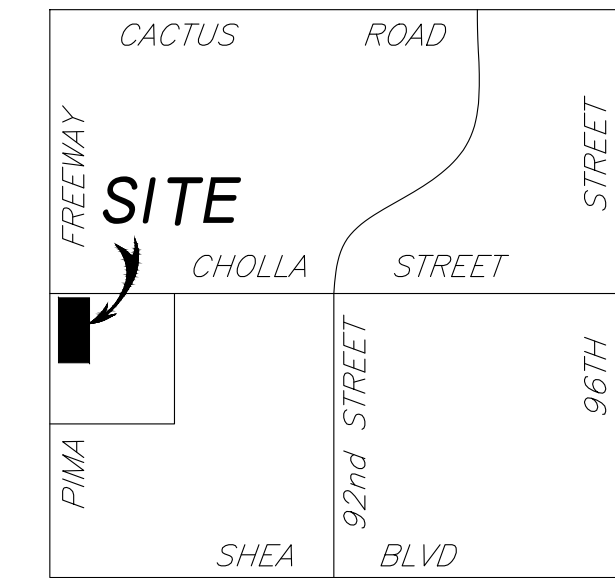
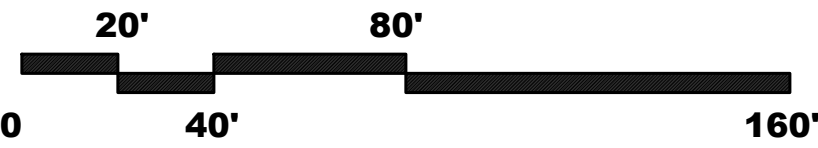
BM #1 = C.O.S. CPS POINT 8194  
92ND STR & CHOLLA STR  
EL=1385.480(NAVD '88)

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: 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       |
| 1                      | REZONING & C.U.P. | 12-13-2018 |
| 2                      | REZONING & C.U.P. | 10-06-2020 |
| 3                      | REZONING & C.U.P. | 12-09-2020 |
| 4                      | REZONING & C.U.P. | 11-29-2021 |
| CONSTRUCTION PHASE     |                   |            |
| REV.                   | BULLETIN #        | DATE       |
|                        |                   |            |
|                        |                   |            |
|                        |                   |            |
|                        |                   |            |
|                        |                   |            |



SHEET TITLE  
SITE PLAN - COMBINED

SCALE:  
DATE: 11/01/2021  
JOB NUMBER: 1727-00

A02d