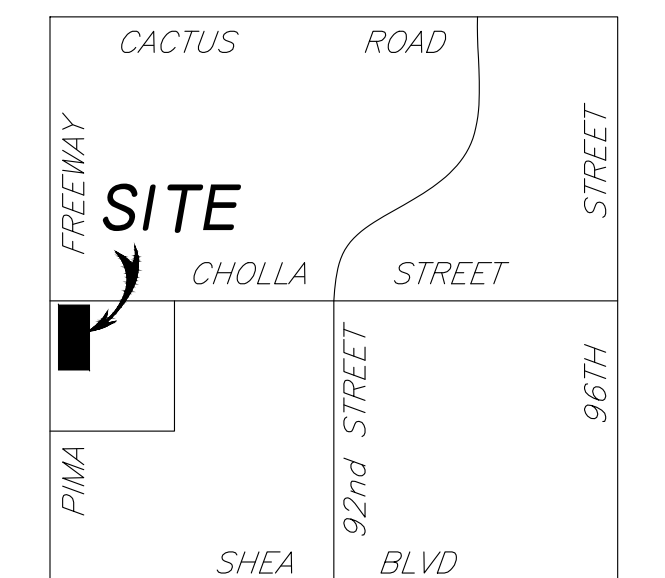


PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA	213,755 SF 4.91 AC
NET LOT AREA	210,782 SF 4.84 AC
PARKING AREA	86,810 SF 1.99 AC
<u>AUTOMOBILE + BICYCLE PARKING</u>	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(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
<u>OPEN SPACE</u>	
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
<u>PARKING AREA LANDSCAPE</u>	
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



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

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

N.T.S.

E-CONSTRUCTION PHASE	
ISSUED FOR:	DATE
REZONING & C.U.P.	12-13-2018
REZONING & C.U.P. 2nd Review	10-06-2020
REZONING & C.U.P. 3rd Review	12-09-2020
UPDATED	11-29-2021

CONSTRUCTION PHASE	
J. BULLETIN #	DATE

TE PLAN - R-4

SCALE:	1" = 40'
DATE:	11/01/2021
DRAWING NUMBER:	1727-00

A02b