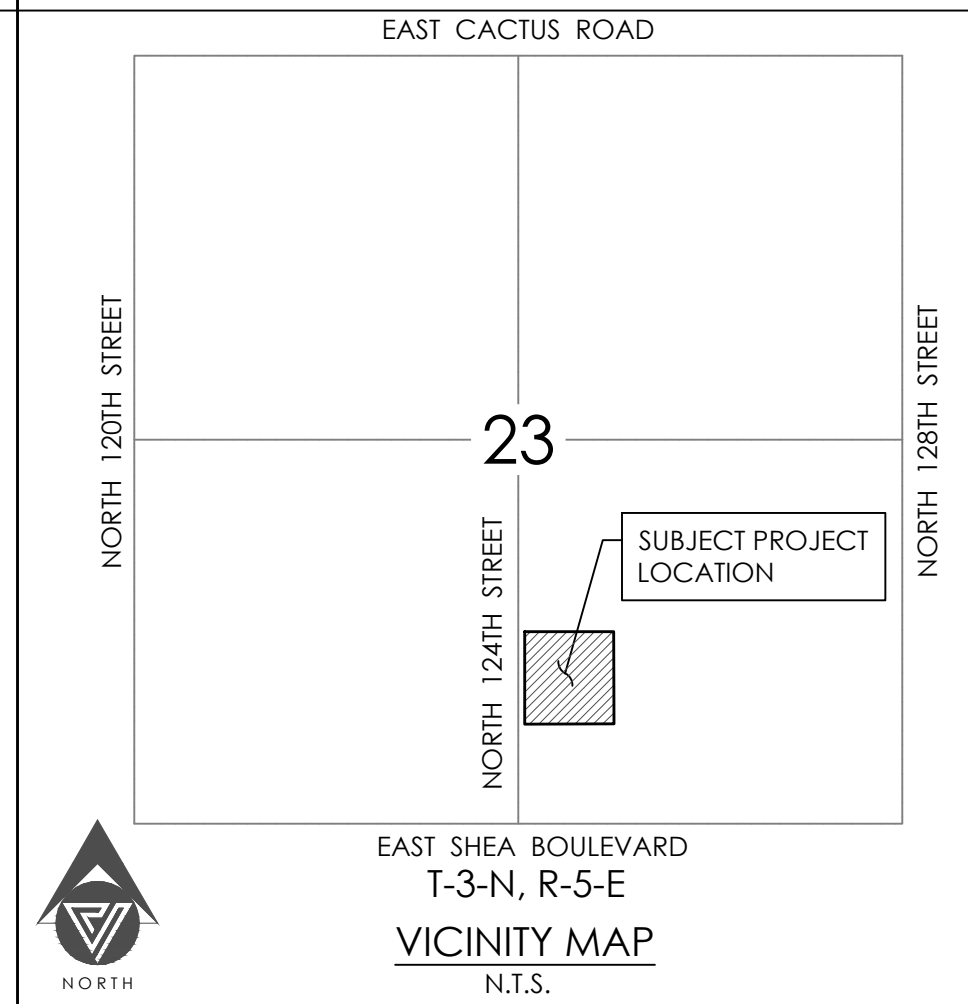


# RECTORY ADDITION TO ST. BERNARD OF CLAIRVAUX CATHOLIC CHURCH

## 10755 N. 124TH ST. - SCOTTSDALE, ARIZONA 85259

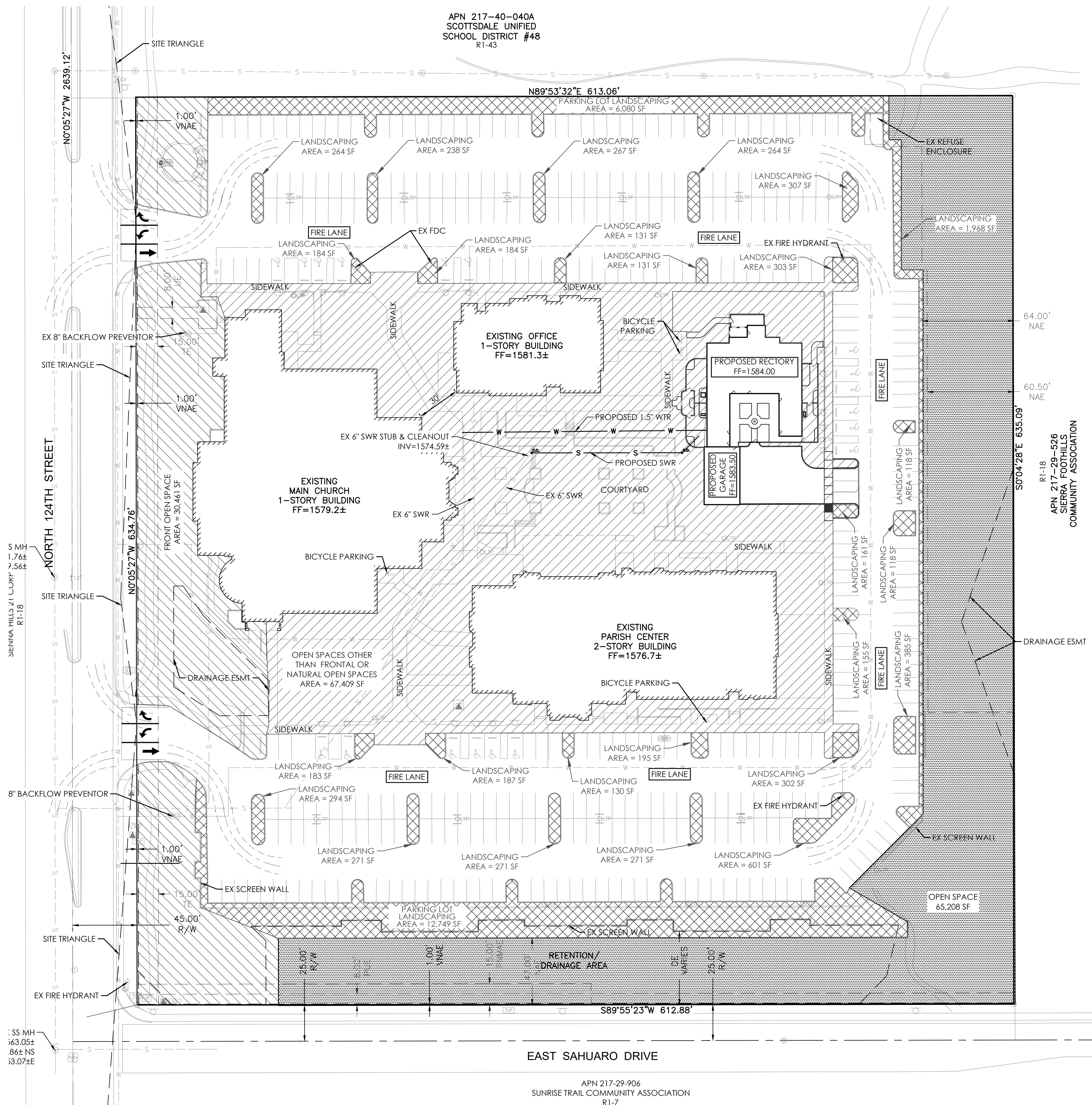
### OPEN SPACE PLAN

APN 217-40-040A  
SCOTTSDALE UNIFIED  
SCHOOL DISTRICT #48  
R1-43



**VESPRO**  
8502 E. Via de Ventura, Suite 101  
Scottsdale, AZ 85258  
PH: (480) 393-3640 Fx: (480) 393-3639  
www.Vespro.net

REVISIONS



#### PROJECT CONTACTS

<b>OWNER</b> ST BERNARD OF CLAIRVAUX ROMAN CATHOLIC PARISH 400 E MONROE ST PHOENIX, ARIZONA 85004 CONTACT: MIKE HUESMAN	<b>ARCHITECT</b> BRENT MAUPIN ENGINEERING & DESIGN P.O. BOX 21032 SEDONA, AZ 86341 PH: (928) 300-4822 CONTACT: BRENT MAUPIN, PE	<b>CIVIL ENGINEER</b> VESPRO 8502 E. VIA DE VENTURA, SUITE 101 SCOTTSDALE, AZ 85258 PH: (480) 393-3640 CONTACT: PETER VESECKY, PE
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#### SITE DATA

<b>ZONING</b> R1-43 ELS	<b>ASSESSOR'S PARCEL NUMBER</b> 217-29-865	<b>AREA</b> SUBJECT PARCEL CONTAINS 389,619 SQUARE FEET OR 8.944 ACRES MORE OR LESS.
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**LEGAL DESCRIPTION**  
LOT 1, MINOR SUBDIVISION PLAT, SAINT BERNARD OF CLAIRVAUX, ROMAN CATHOLIC PARISH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, BOOK 1066 OF MAPS, PAGE 11.

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND AND:  
EXCEPT ALL COAL, GAS AND OTHER MINERALS AND ALL URANIUM, THORIUM OR ANY OTHER MATERIALS WHICH IS OR MAY BE DETERMINED BY LAW OF THE UNITED STATES OR OF THIS STATE, OR DECISIONS OF COURTS TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN THE PATENT TO SAID LAND.

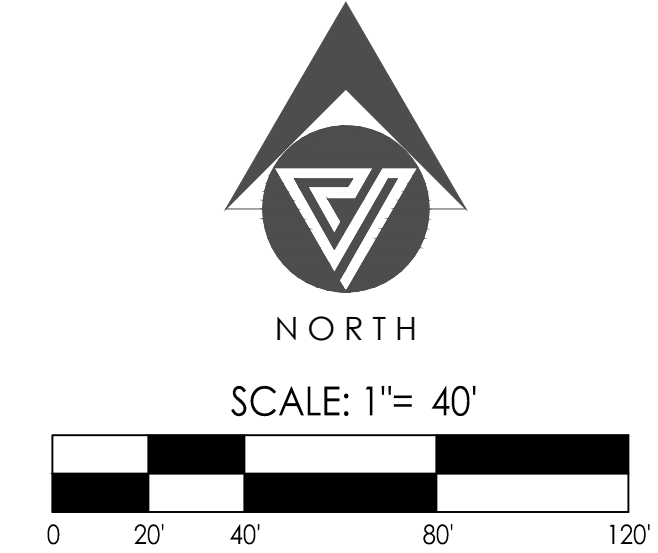
**PROJECT DESCRIPTION**  
THE CONSTRUCTION OF A NEW RECTORY CONSISTING OF APARTMENTS, A KITCHEN, GREAT ROOM, CHAPEL AND PRIVATE GARAGE WITH ALL SUPPORTING SERVICES.

#### OPEN SPACE TABULATION

<b>PROJECT DATA ZONING:</b> EXISTING USE: NET LOT AREA: BUILDING HEIGHT ALLOWED: BUILDING HEIGHT PROPOSED: NATURAL AREA OPEN SPACE REQUIRED:	R1-43 ELS CHURCH 389,619 SF 30' 16.5' 65,144 SF
<b>OPEN SPACE REQUIRED</b> FIRST 20' OF HEIGHT = 24% x NET LOT AREA = 24 x 389,619 = NEXT 20' OF HEIGHT = 0.4% x EA FT x NET LOT AREA = 0.004 x 23 x 389,619 = TOTAL OPEN SPACE REQUIRED =	93,508 SF 35,845 SF 129,353 SF
<b>OPEN SPACE PROVIDED</b> NATURAL AREA OPEN SPACE (NAE) = FRONT OPEN SPACE = OTHER OPEN SPACE = TOTAL OPEN SPACE PROVIDED =	65,208 SF 30,461 SF 67,409 SF 163,078 SF

**PARKING LOT LANDSCAPING REQUIRED:**  
PARKING AREA x 15%  
126,249 x 0.15 = 18,937 SF

- DENOTES NATURAL AREA OPEN SPACE  
65,208 SF TOTAL
- DENOTES FRONT OPEN SPACE  
30,461 SF TOTAL
- DENOTES OPEN SPACES OTHER THAN  
FRONTAL OR NATURAL OPEN SPACES  
67,409 SF TOTAL
- DENOTES PARKING LOT LANDSCAPING  
27,378 SF TOTAL



RECTORY ADDITION TO ST. BERNARD OF CLAIRVAUX CATHOLIC CHURCH  
10755 N. 124TH ST. - SCOTTSDALE, ARIZONA 85259  
**OPEN SPACE PLAN**



PROJECT NO: 20004  
DRAWING DATE: 9/21/21  
DRAWN BY: MEC  
CHECKED BY: PV  
DRAWING SCALE: AS SHOWN  
DRAWING FILE: 20004-C-SP-1.DWG

OPEN SPACE PLAN  
**SP03**  
1 of 1

C.O.S. PROJECT NO. 866-PA-2020 - KEY CODE 91728 - NEW PHASE TO 38-DR-2010