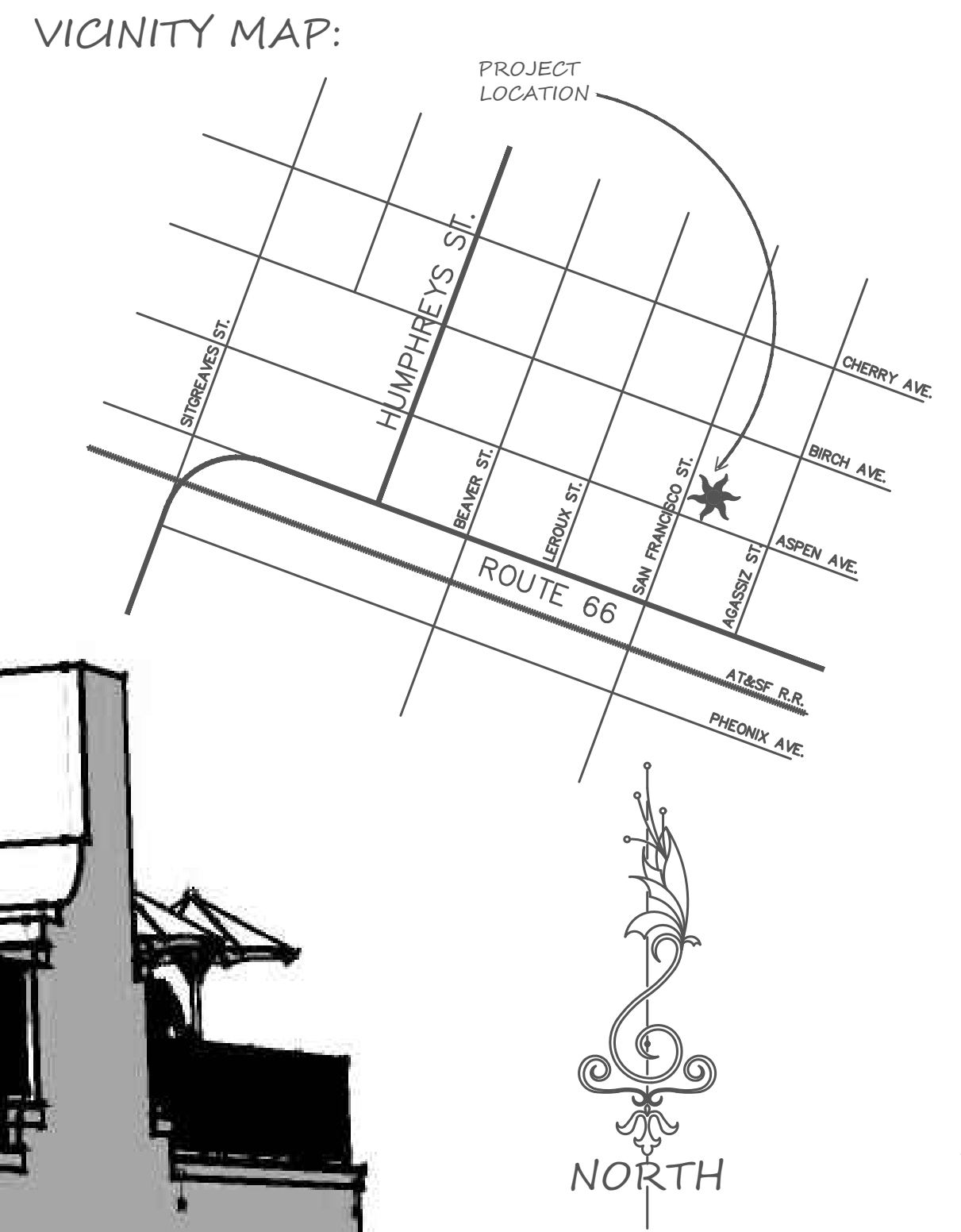


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PRELIMINARY PLANS (NOT FOR CONSTRUCTION)
 AGENCY REVIEW PLANS (NOT FOR CONSTRUCTION)
 APPROVED FINAL PLANS

KARL EBERHARD ARCHITECT

MONTE VISTA HOTEL

100 N. SAN FRANCISCO STREET, FLAGSTAFF, ARIZONA

PHASE 3 - MAY 2021

CODE COMPLIANCE:

- OCCUPANCY: R-1
- CONSTRUCTION TYPE: IIIA
- FIRE SPRINKLERS: YES
- PLANS ARE DESIGNED TO, and WORK SHALL CONFORM TO:
 - 2018 INTERNATIONAL BUILDING CODE (IBC)
 - 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2018 INTERNATIONAL PLUMBING CODE (IPC)
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2017 NATIONAL ELECTRICAL CODE (NEC)
 - ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - AS AMENDED and ADOPTED by the CITY of FLAGSTAFF

PROJECT SCOPE:

1. REMODEL APPROXIMATELY 2,471 SF of EXISTING INTERIOR SPACE (912 SF @ FIRST FLOOR and 1,559 SF @ MEZZANINE), and
 2. ADD 1,771 SF of NEW SPACE (195 SF @ FIRST FLOOR and 1,576 SF @ MEZZANINE), and
 3. ADD 3,364 SF DECK (MEZZANINE LEVEL), and
 4. ADD (14) AUTOMOBILE PARKING SPACES
- THIS PROJECT ALSO COMPLETES MAKING THE WHOLE FIRST FLOOR ACCESSIBLE.

SITE DATA:

	EXISTING (SF):	PROPOSED (SF):
SITE AREA:	16,482 100%	23,444 100%
FOOTPRINT:	14,153 86%	14,348 61%
GARAGE:	0 0%	3,457 15%
DRIVE SURFACES:	914 6%	3,666 16%
WALK SURFACES:	1,415 9%	1,845 8%
LANDSCAPING:	0 0%	128 1%

BUILDING DATA:

	EXISTING (SF):	PROPOSED (SF):
BASEMENT:	2,721	4,306 (+ 1,585 SF)
1st FLOOR:	14,153	14,348 (+ 195 SF)
MEZZANINE:	1,682	3,258 (+ 1,576 SF)
DECK:	0	3,364
2nd FLOOR:	5,549	5,549
3rd FLOOR:	4,467	4,467
4th FLOOR:	4,467	4,467
5th FLOOR:	202	202
TOTAL:	33,241	36,597 (NOTE 1)

NOTES: 1. EXCLUDING BASEMENT and DECK AREAS, THIS PROJECT IS AN ADDITION of 1,771 SF, or 5.80%

PROPERTY DATA:

ADDRESS: 100 N. SAN FRANCISCO STREET
 APN: 101-19-003A, 101-19-004 AND 101-19-005
 OWNER: CRAVENS ENTERPRISES, LLC
 100 N. SAN FRANCISCO STREET
 FLAGSTAFF, AZ 86001
 ZONING DISTRICT: CB
 LAND USE CATEGORY: URBAN EXISTING
 FLOOD/FEMA: NONE
 RESOURCES:
 STEEP SLOPES: NONE
 FOREST: NONE
 FLOODPLAIN: NONE
 CULTURAL: HISTORIC - 1926 COMMERCIAL
 LAND USES:
 EXISTING: ANCL. STORAGE
 PROPOSED: ANCL. STORAGE
 BASEMENT: HOTEL/BAR/REST.
 1st FLOOR: HOTEL/BAR/REST.
 MEZZANINE: HOTEL/OFFICE
 2nd FLOOR: HOTEL
 3rd FLOOR: HOTEL
 4th FLOOR: HOTEL
 5th FLOOR: ELEVATOR

DRAWING INDEX:

- A-1 ADMINISTRATIVE DATA
- A-2 SITE PLAN w/ DRAINAGE PLAN SURVEY
- N/A LANDSCAPE PLAN
- A-3 BASEMENT FLOOR PLAN
- A-4 FIRST FLOOR PLAN
- A-5 MEZZANINE FLOOR PLAN
- A-6 ROOF PLAN (FIRE ESCAPES)
- A-7 EXTERIOR ELEVATIONS
- A-8 EXTERIOR ELEVATIONS
- A-9 BUILDING SECTIONS
- A-10 PERSPECTIVES of MODEL

NOTE REGARDING NOMENCLATURE: THESE PLANS REFER TO THE SECOND FLOOR AS THE "MEZZANINE" and the FLOORS ABOVE ARE REFERRED TO AS "SECOND FLOOR", "THIRD FLOOR" and SO FORTH AS IF THE MEZZANINE WAS NOT A FLOOR. THIS IS THE HISTORIC NOMENCLATURE for the BUILDING and IT IS CONVENIENT TO CONTINUE REFERRING TO THE FLOORS IN THAT WAY. WE ACKNOWLEDGE THAT PER THE I.B.C., THE MEZZANINE IS A FLOOR and IT HAS BEEN TREATED THAT WAY IN THE DESIGN of the BUILDING.



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 www.karleberhard.com
 100 FLOOR PLAN MUSIC ROOM VIB.DWG July 16, 2021

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MONTE VISTA HOTEL PHASE 3 - RUESTA URBANITA (REVISED)

100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ

TITLE SHEET

JULY 2021

A-1

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CALCULATIONS

AUTOMOBILE PARKING:

REQUIRED:
 (N) MIXED-USE (2,051 SF @ 1/300): 7 SPACES
 NOTE: PHASE 2 ADDITION of 280 SF INCLUDED

PROVIDED:
 AUTOMOBILE PARKING: 17 SPACES
 MOTORCYCLE PARKING: 1 SPACES
 TOTAL: 18 SPACES
 NOTE: PHASE 2 ADDITION of 3 SPACES INCLUDED

BICYCLE PARKING:

REQUIRED: 2 SPACES
 PROVIDED: 2 SPACES

GRADING:

CUT: 0 CY
 FILL: 0 CY
 NET: 0 CY

STORMWATER:

REQUIRED:
 Δ IMPERVIOUS AREA: -125 SF NONE CF
 PROVIDED: NONE CF

LANDSCAPING:

REQUIRED:	AREA:	PLANT UNITS:
STREET BUFFER:	0 SF	0
PERIPHERAL BUFFER:	0 SF	0
FOUNDATION:	0 SF	0
PARKING:	0 SF	0
TOTAL:	0 SF	0
PROVIDED:	125 SF	2

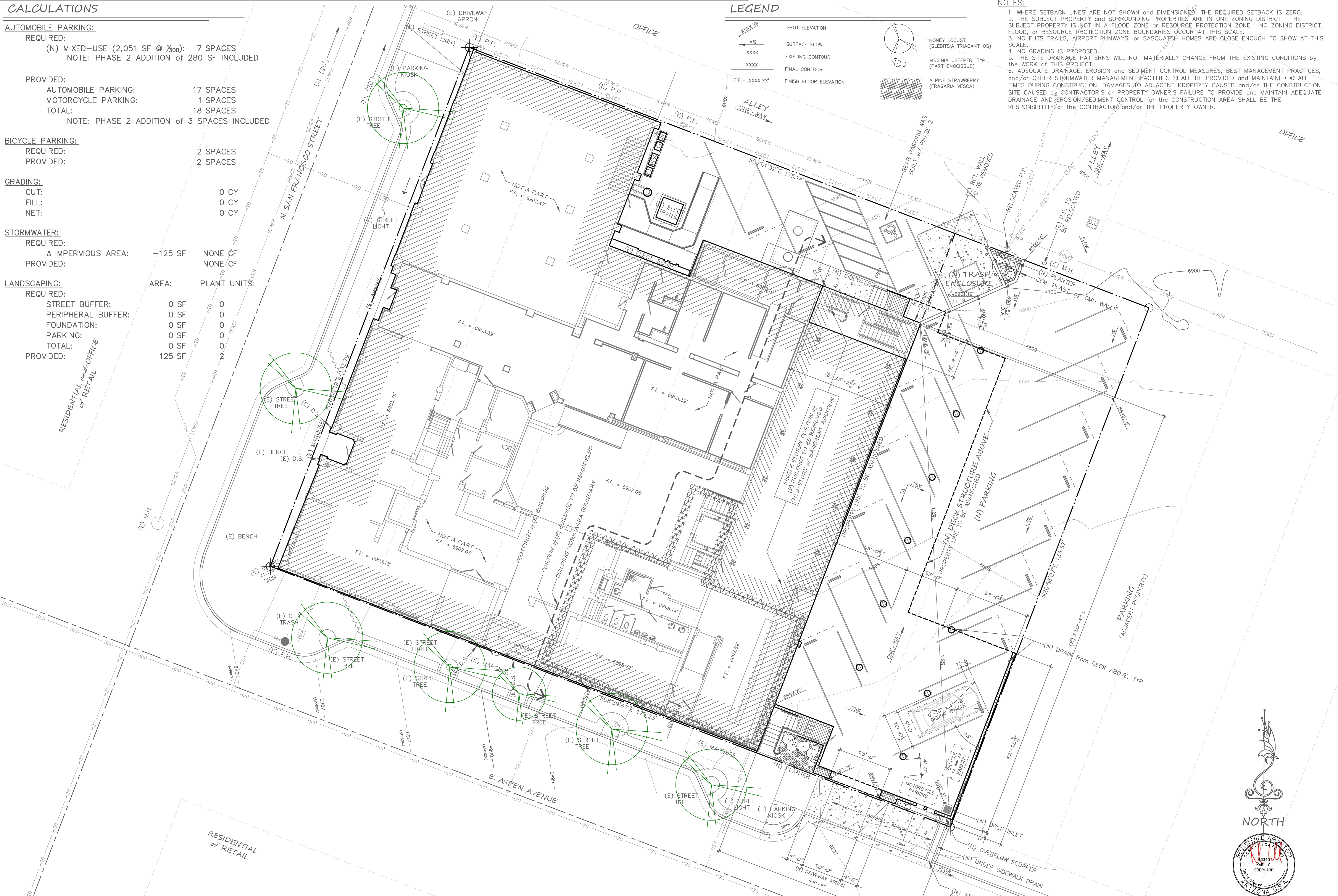
LEGEND

- SPOT ELEVATION
- SURFACE FLOW
- EXISTING CONTOUR
- FINAL CONTOUR
- FINISH FLOOR ELEVATION
- HONEY LOCUST (GLEDITSIA TRIACANTHOS)
- VIRGINIA CREEPER, TYP. (PARTHENOCISSUS)
- ALPINE STRAWBERRY (FRAGARIA VESCA)

NOTES:

- WHERE SETBACK LINES ARE NOT SHOWN AND DIMENSIONED, THE REQUIRED SETBACK IS ZERO.
- THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES ARE IN ONE ZONING DISTRICT. THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE OR RESOURCE PROTECTION ZONE. NO ZONING DISTRICT, FLOOD, OR RESOURCE PROTECTION ZONE BOUNDARIES OCCUR AT THIS SCALE.
- NO FUTS TRAILS, AIRPORT RUNWAYS, OR SASQUATCH HOMES ARE CLOSE ENOUGH TO SHOW AT THIS SCALE.
- NO GRADING IS PROPOSED.
- THE SITE DRAINAGE PATTERNS WILL NOT MATERIALLY CHANGE FROM THE EXISTING CONDITIONS BY THE WORK OF THIS PROJECT.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED @ ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY CAUSED AND/OR THE CONSTRUCTION SITE CAUSED BY CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE PROPERTY OWNER.

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- APPROVED FINAL PLANS



SITE PLAN (Including DRAINAGE PLAN and LANDSCAPE PLAN)

SCALE: 1" = 10' - 0"

NOTE: (E) STORMWATER DISCHARGE IS SURFACE FLOW OVER THE SIDEWALK FOR THE WIDTH OF THE PARKING LOT W/ SOME DISCHARGE ONTO ADJACENT PROPERTY (EAST).



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 PHASE 3 - MUSIC ROOM and PATIO
 100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ

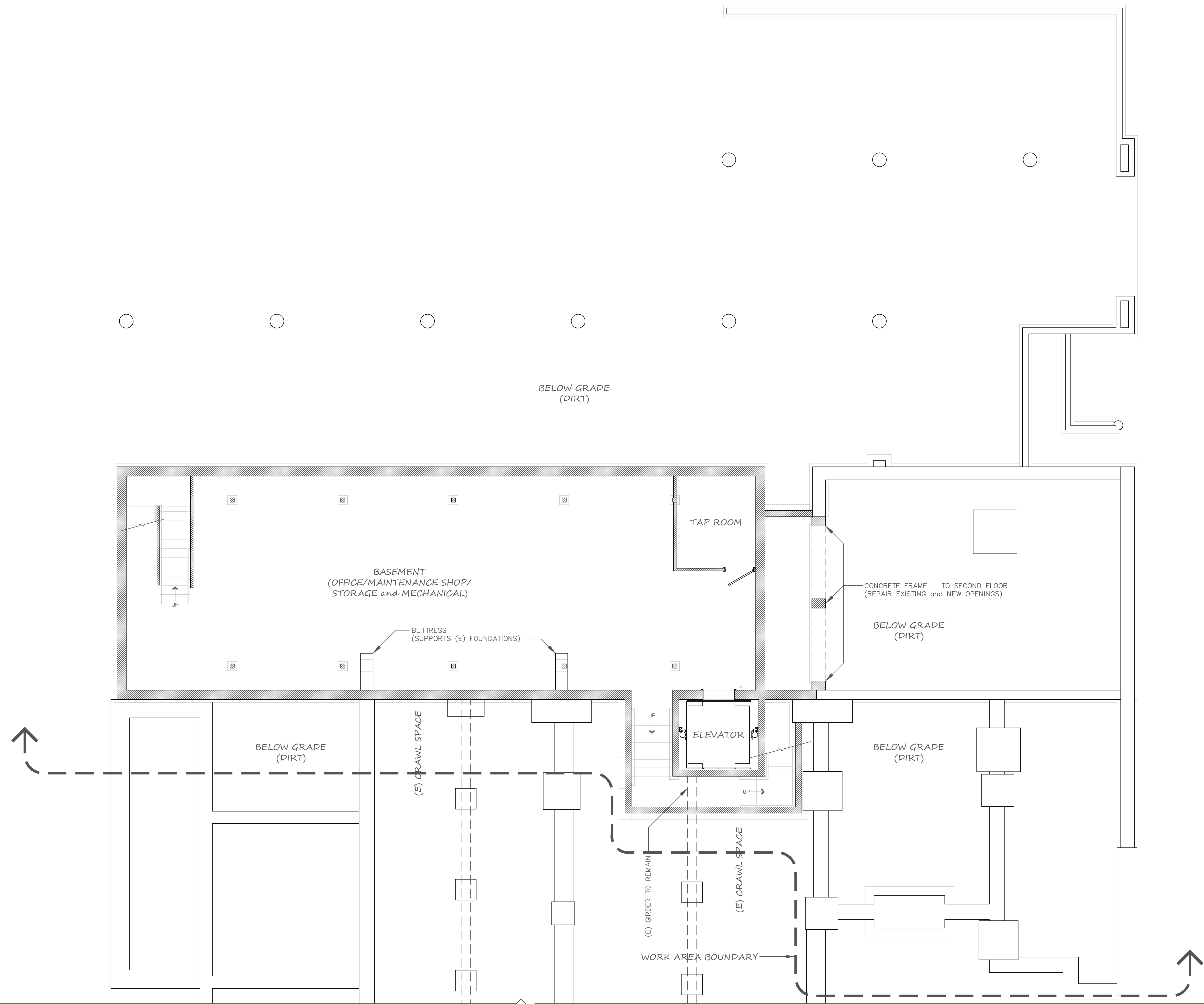
SITE PLAN

JULY 2021

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A
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BASEMENT FLOOR PLAN

NOTE: PLAN DRAWINGS ARE "PARTIAL" SHOWING ONLY THE AREA OF THE SUBJECT PROJECT

SCALE: 3/16" = 1' - 0"

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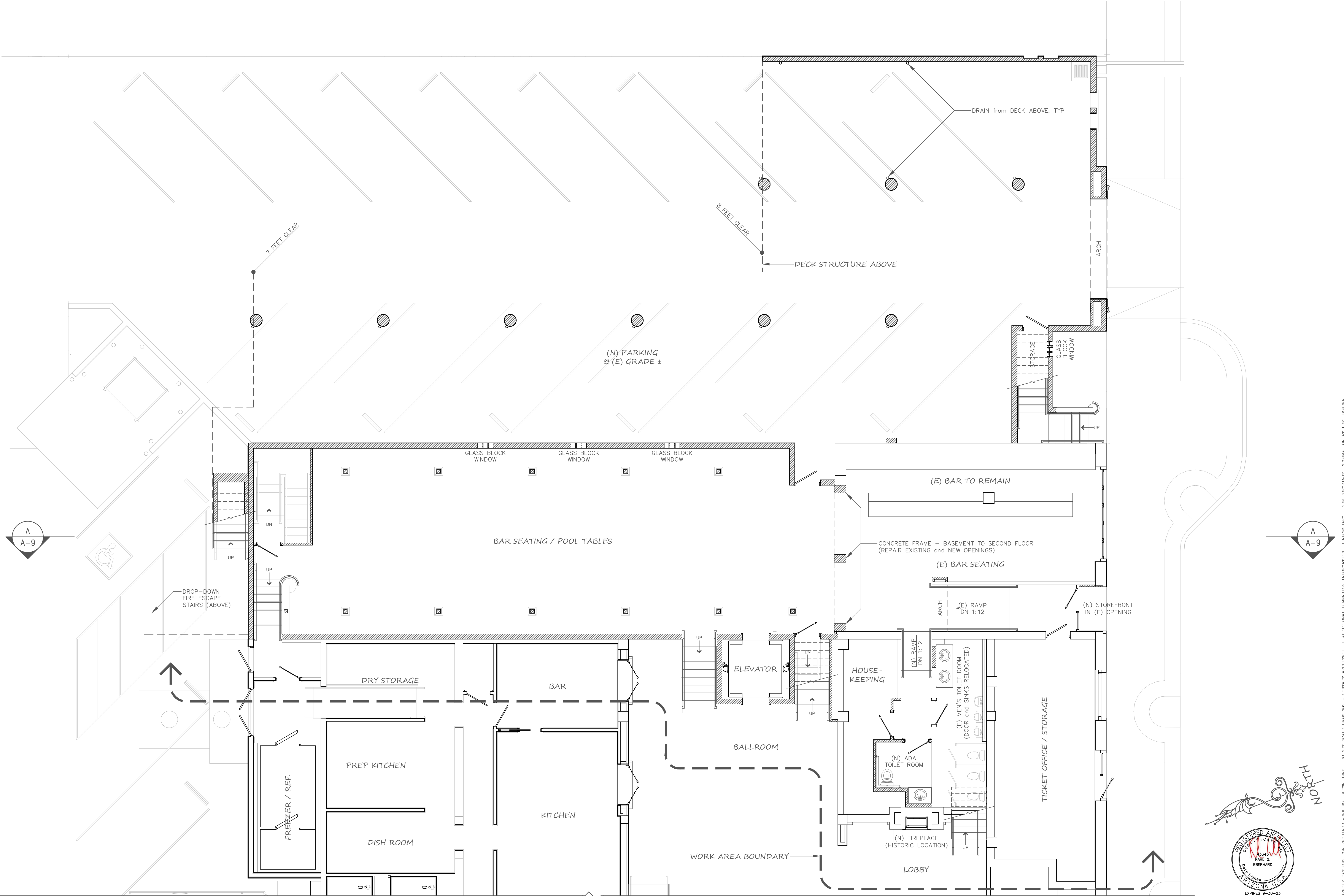
BASMENT FLOOR PLAN

JULY 2021

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FIRST FLOOR PLAN

JULY 2021

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FIRST FLOOR PLAN

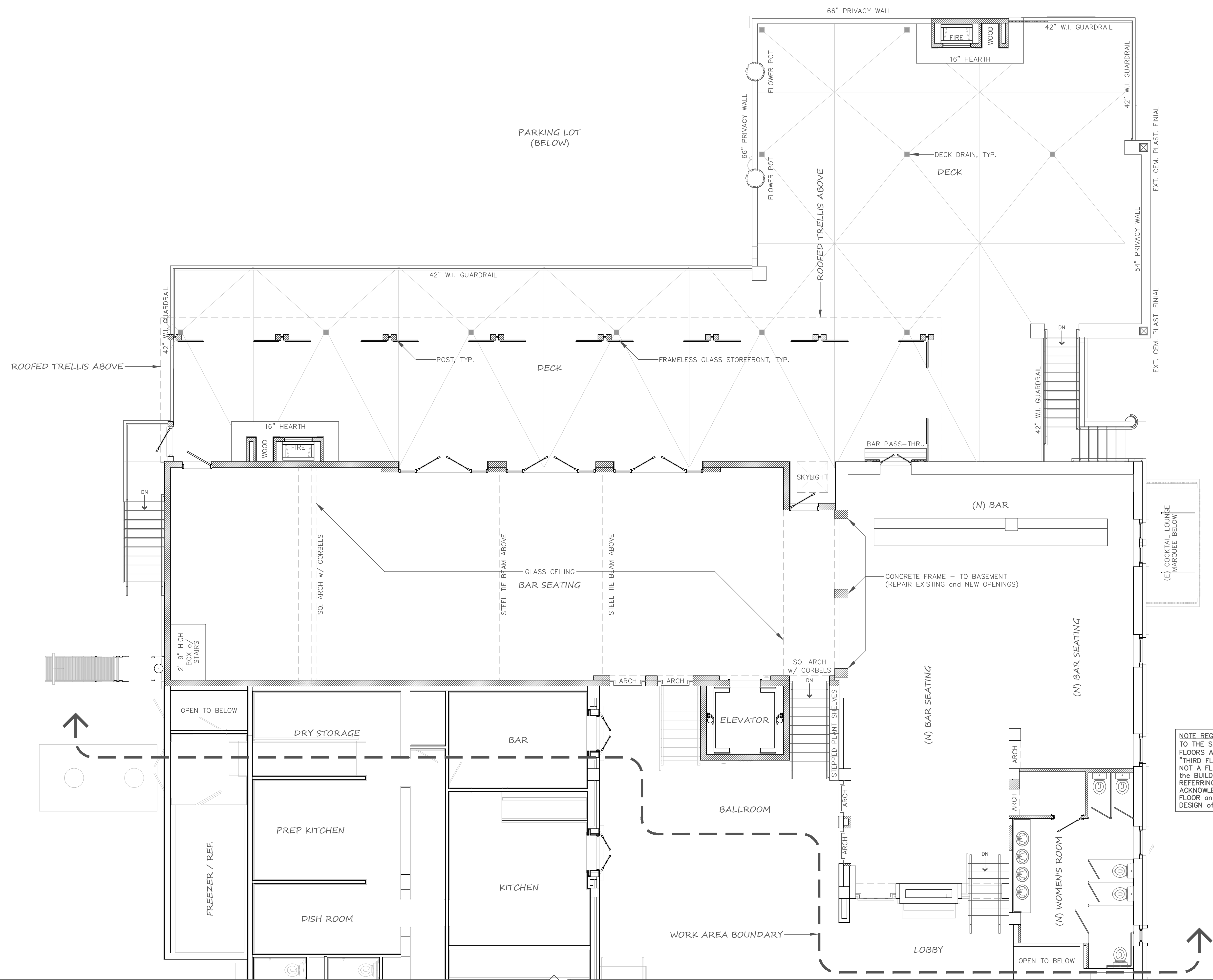
NOTE: PLAN DRAWINGS ARE "PARTIAL" SHOWING ONLY THE AREA OF THE SUBJECT PROJECT SCALE: 3/16" = 1' - 0"



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MEZZANINE FLOOR PLAN

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SCALE: 3/16" = 1' - 0"

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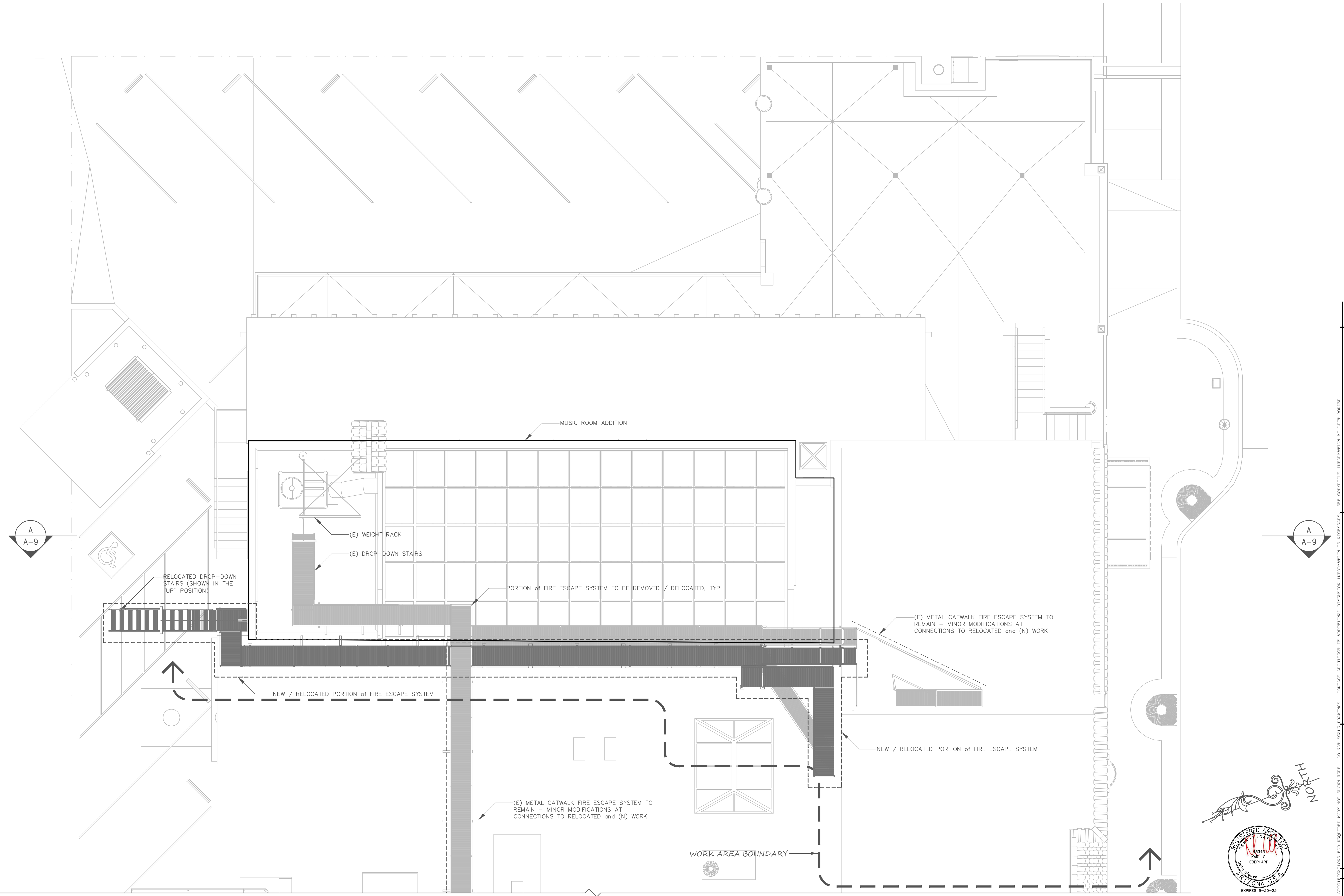
MEZZANINE FLOOR PLAN

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ROOF PLAN
(FIRE ESCAPES)
JULY 2021

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ROOF PLAN (FIRE ESCAPES)

NOTE: PLAN DRAWINGS ARE "PARTIAL" SHOWING ONLY THE AREA OF THE SUBJECT PROJECT

SCALE: 3/16" = 1' - 0"

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PERSPECTIVE

SCALE: N.T.S.



ASPEN (SOUTH) ELEVATION

SCALE: 1/8" = 1' - 0"

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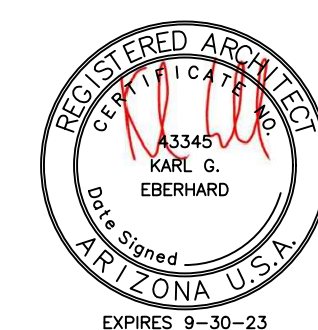
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EXTERIOR ELEVATIONS

JULY 2021

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NOTE: SEE ASPEN ELEVATION for TYPICAL EXTERIOR MATERIALS NOT CALLED OUT HERE.



EAST ELEVATION

SCALE: 1/8" = 1' - 0"

NOTE: SEE ASPEN ELEVATION for TYPICAL EXTERIOR MATERIALS NOT CALLED OUT HERE.



NORTH (ALLEY) ELEVATION

SCALE: 1/8" = 1' - 0"

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EXTERIOR ELEVATIONS

JULY 2021

A-8a



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EAST ELEVATION (WINTER)

SCALE: 1/8" = 1' - 0"



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PHASE 3 -MUSIC ROOM and PATIO
100 N. SAN FRANCISCO STREET, FLAGSTAFF, AZ

VARIOUS VIEWS IN WINTER

JULY 2021

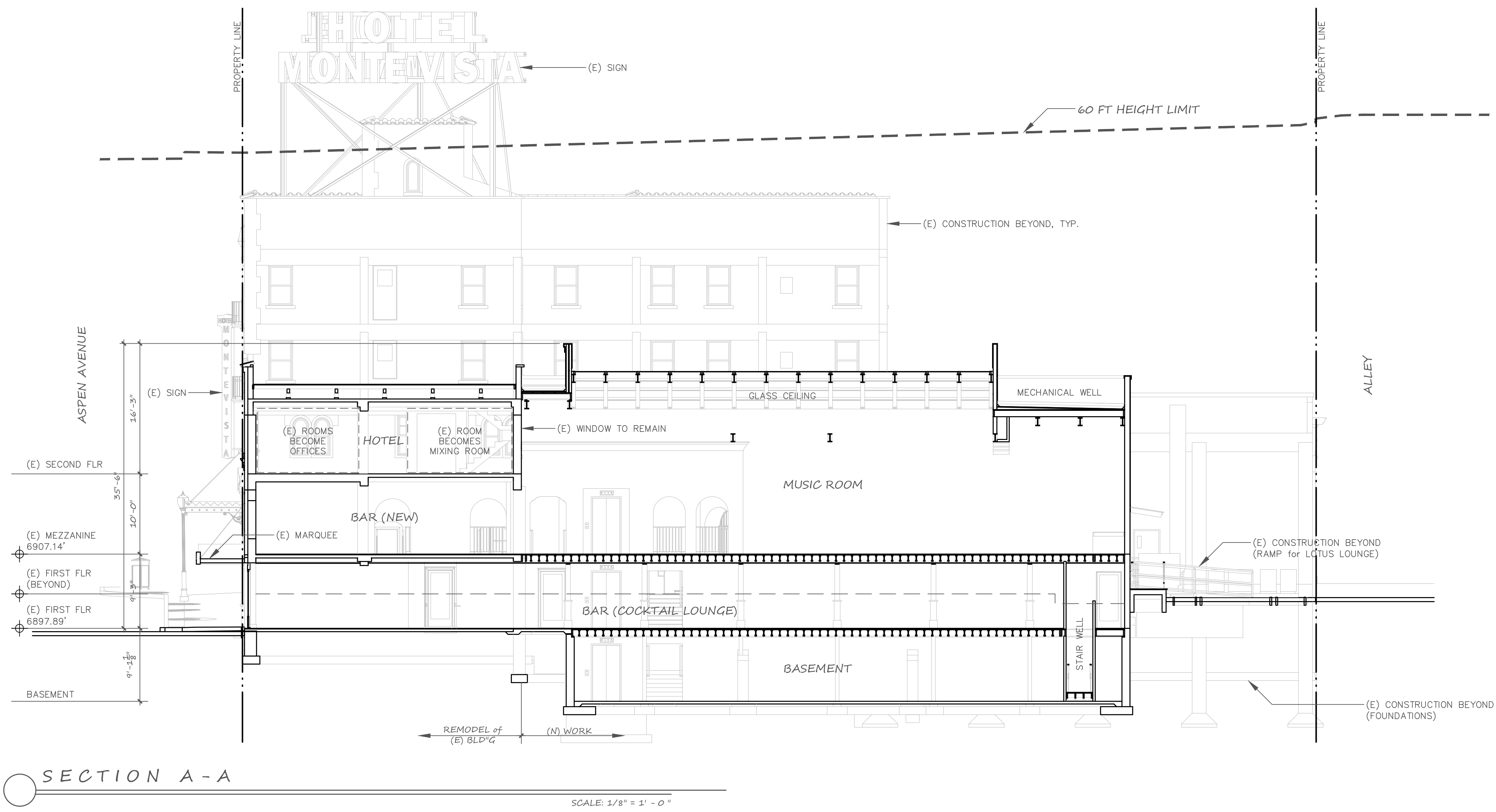
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BUILDING SECTION
JULY 2021



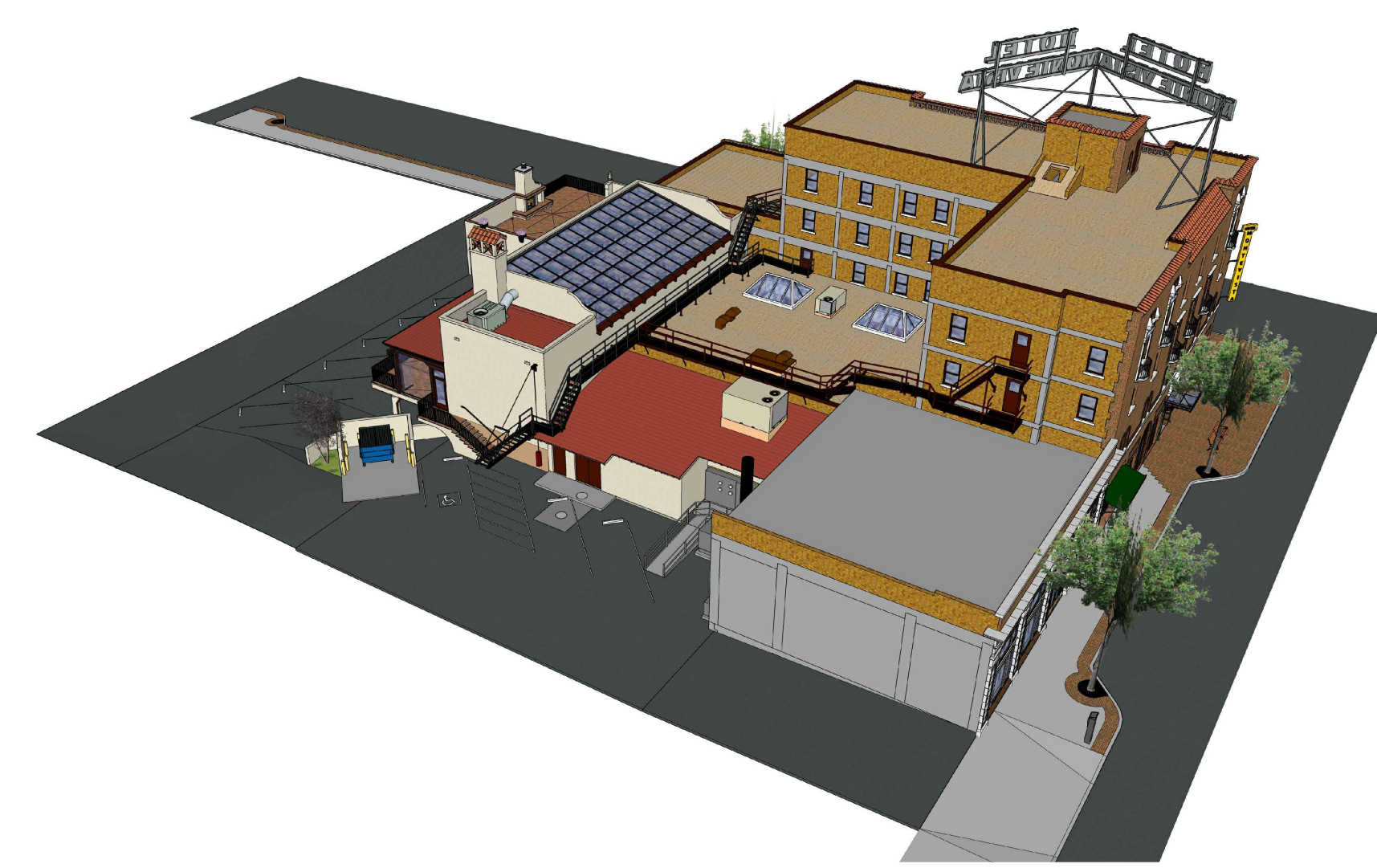
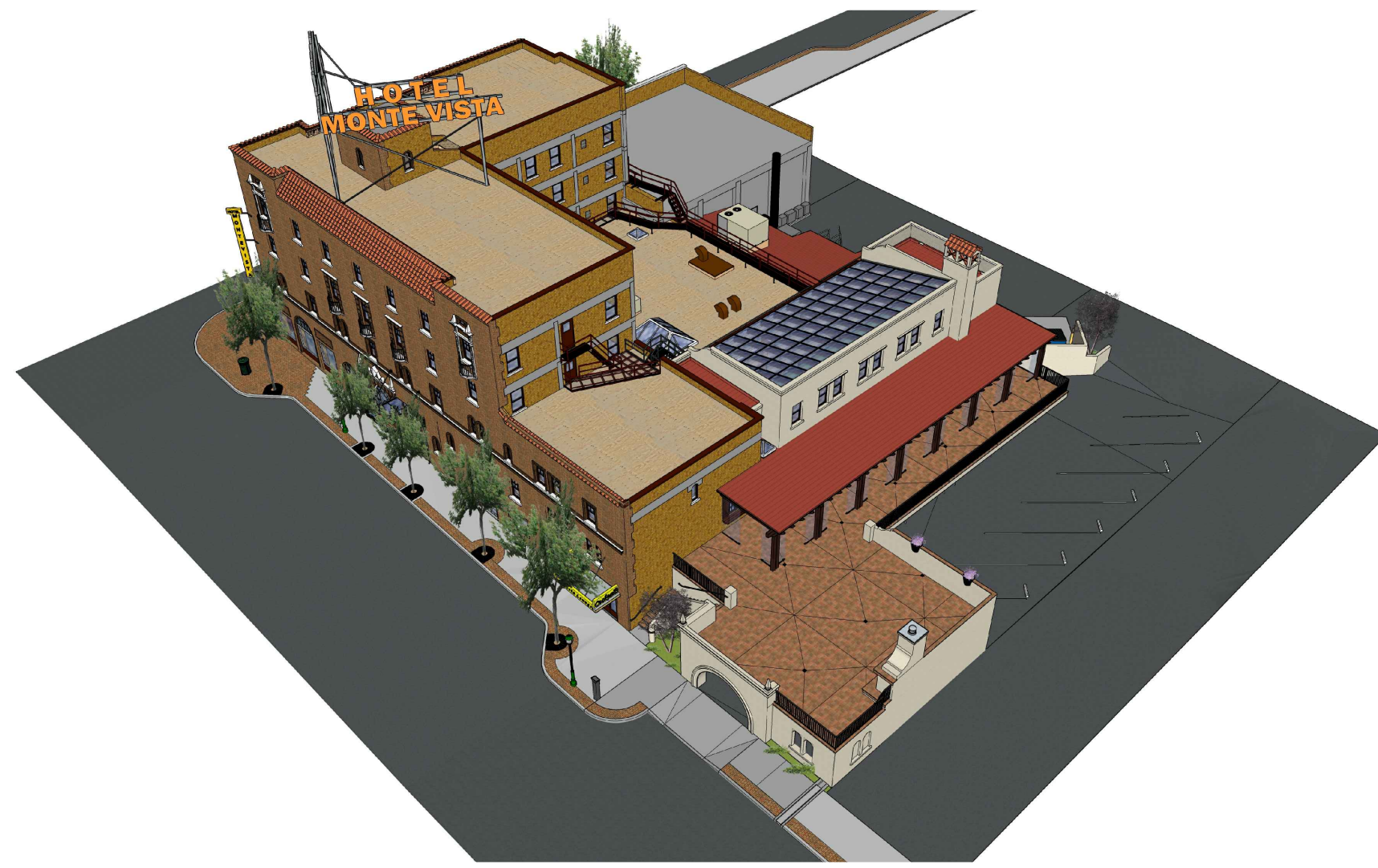
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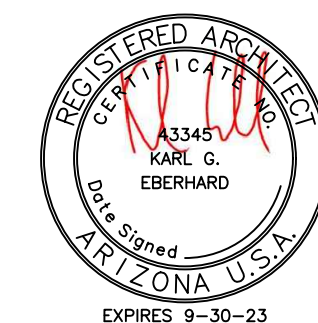
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PERSPECTIVES of MODEL

JULY 2021

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