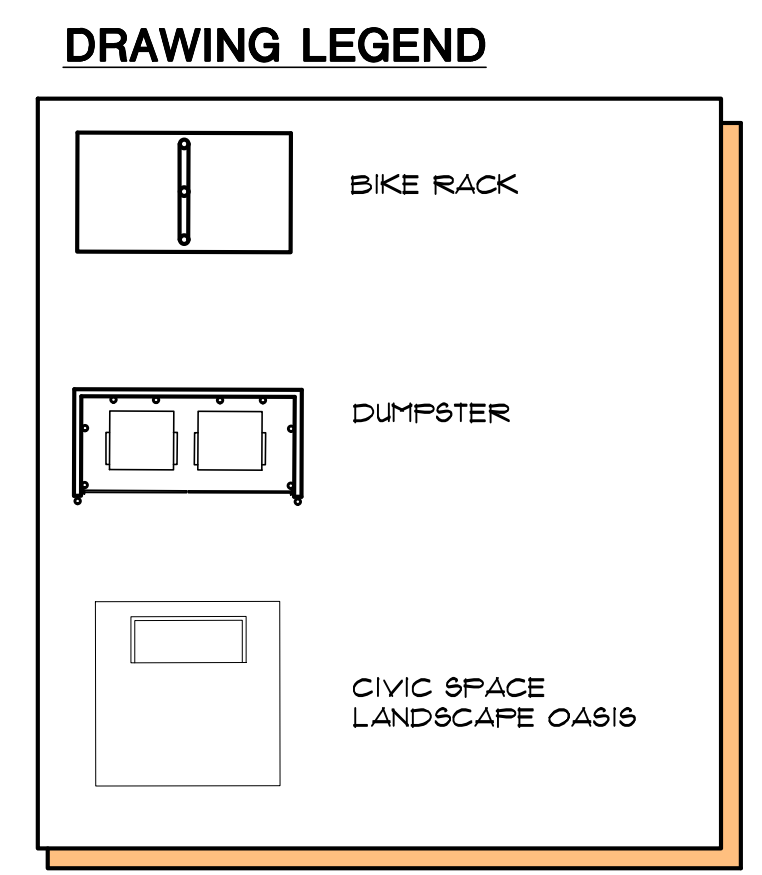


1 Overall Site Plan
SCALE: 1"=80'



PROJECT INFORMATION:

PROJECT SUMMARY:
 SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-000, 113-17-011A
SIZE AREA: 10.05 ± 2.15 ACRES
 LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:
 DETOX:
 BUILDING - 11,550
 PATIO - 1,191 (OPEN SPACE)
 TOTAL = 12,741
 ADMINISTRATION: 3,231
 OP: (OUT PATIENT)
 BUILDING - 4,453
 PATIO - 1,621 (OPEN SPACE)
 TOTAL = 6,074
 RTC MEN: (1ST & 2ND FLOOR) = 10,546
 RTC WOMEN: (1ST & 2ND FLOOR) = 10,546
 GROUP:
 BUILDING - 5,333
 PATIO - 3,116 (OPEN SPACE)
 TOTAL = 8,449
 DINING/KITCHEN:
 BUILDING - 4,128
 PATIO - 1,610 (OPEN SPACE)
 TOTAL = 5,738
 SOBER LIVING MANAGEMENT: 3,914
 SOBER LIVING WOMEN: (1ST & 2ND FLOOR) = 4,914
 SOBER LIVING MEN: (1ST & 2ND FLOOR) = 4,914
 STABLE: 1,710

ZONING: H-C
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)
PARKING:
 INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE
 MEN RTC:
 40 BEDS = 7 SPACES REQUIRED
 3 STAFF = 3 SPACES
 WOMEN RTC:
 40 BEDS = 7 SPACES REQUIRED
 3 STAFF = 3 SPACES
 DINING:
 5 STAFF = 5 SPACES
 GROUP:
 6 STAFF = 6 SPACES
 OUT PATIENT (OP):
 5 STAFF = 5 SPACES
 LOBBY/ADMIN:
 6 STAFF = 6 SPACES
 DETOX:
 30 BEDS = 5 SPACES REQUIRED
 1 STAFF = 1 SPACE
 HOUSE KEEPING/MAINTENANCE:
 8 STAFF = 8 SPACES REQUIRED
 SOBER LIVING MANAGEMENT:
 3 STAFF = 3 SPACES
 SOBER LIVING WOMEN:
 32 BEDS = 6 SPACES REQUIRED
 2 STAFF = 2 SPACES
 SOBER LIVING MEN:
 32 BEDS = 6 SPACES REQUIRED
 2 STAFF = 2 SPACES

TOTAL MAIN CAMPUS PARKING REQUIRED: 62 SPACES
 TOTAL SOBER LIVING CAMPUS PARKING REQUIRED: 11 SPACES
 TOTAL ADA PARKING REQUIRED: 5 SPACES, 8 PROVIDED
 OVERALL TOTAL PARKING PROVIDED: 83 SPACES
 83 X 05 = 4 BIKE RACKS REQUIRED
 9 BIKE RACKS PROVIDED (3 COVERED)

1. SIZE OF LOTS:
 MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
 SOBER LIVING LOT 2 = 116,418 SQ. FT. / 43,560 = 2.68 ACRES

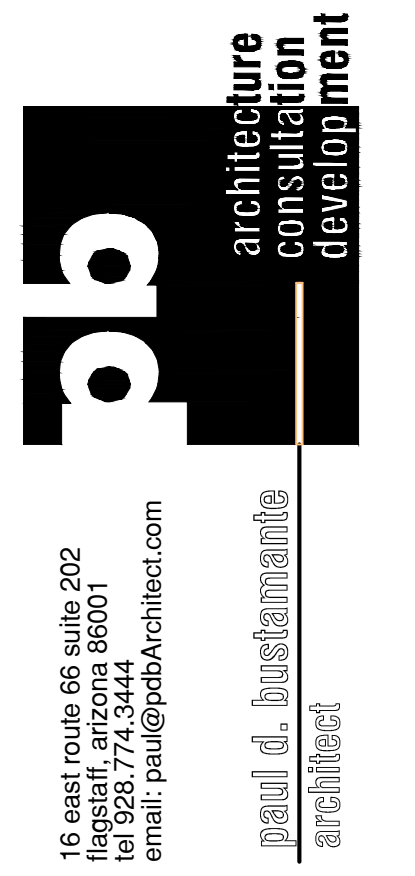
2. FAR FOR HC MAX 3.0:
 CAMPUS TOTAL BUILDING SF. = 48,189
 FAR = 48,189 / 431,909 = 0.11

3. HC SETBACKS:
 FRONT SET BACK - 0'-0" MIN
 SIDE SET BACK - 0'-0" MIN
 REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE
 CAMPUS OVERALL SQ. FOOTAGE = 353,256
 15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
 PROVIDED OPEN SPACE = DECK/PATIO = 16,053, PLUS 58,832 OPEN SPACE = 74,885

BUILDING FORM:
 HEIGHT 2 STORIES
 OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
 ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
 MAIN CAMPUS SITE = 10.05 ACRES = 431,718 SQ. FT.
 431,718 X 05 = 2,158,590 REQUIRED, 2,191,110 SQ. FT. PROVIDED
 SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654
 93,654 X 05 = 4,683 REQUIRED, 4,120 SQ. FT. PROVIDED



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 email paul@pobarchitect.com

Paul D. Bustamante
 architect

**Flagstaff Rehab Campus
 Highway 89-A
 Flagstaff, AZ**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

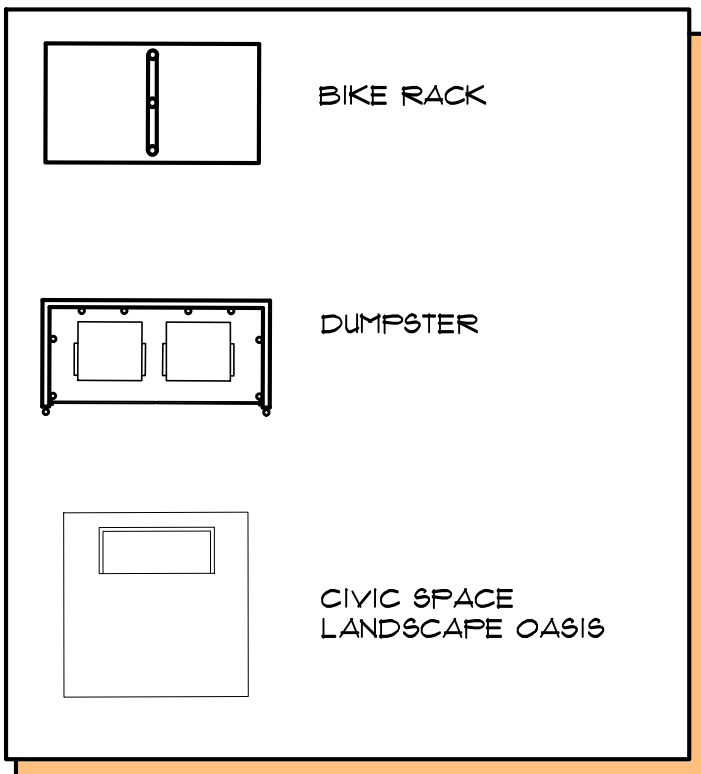
Revisions	By

Drawn: LJ, JM, AH
 Date: January 5, 2023
 Job No:

**SHEET
 A-SITE**

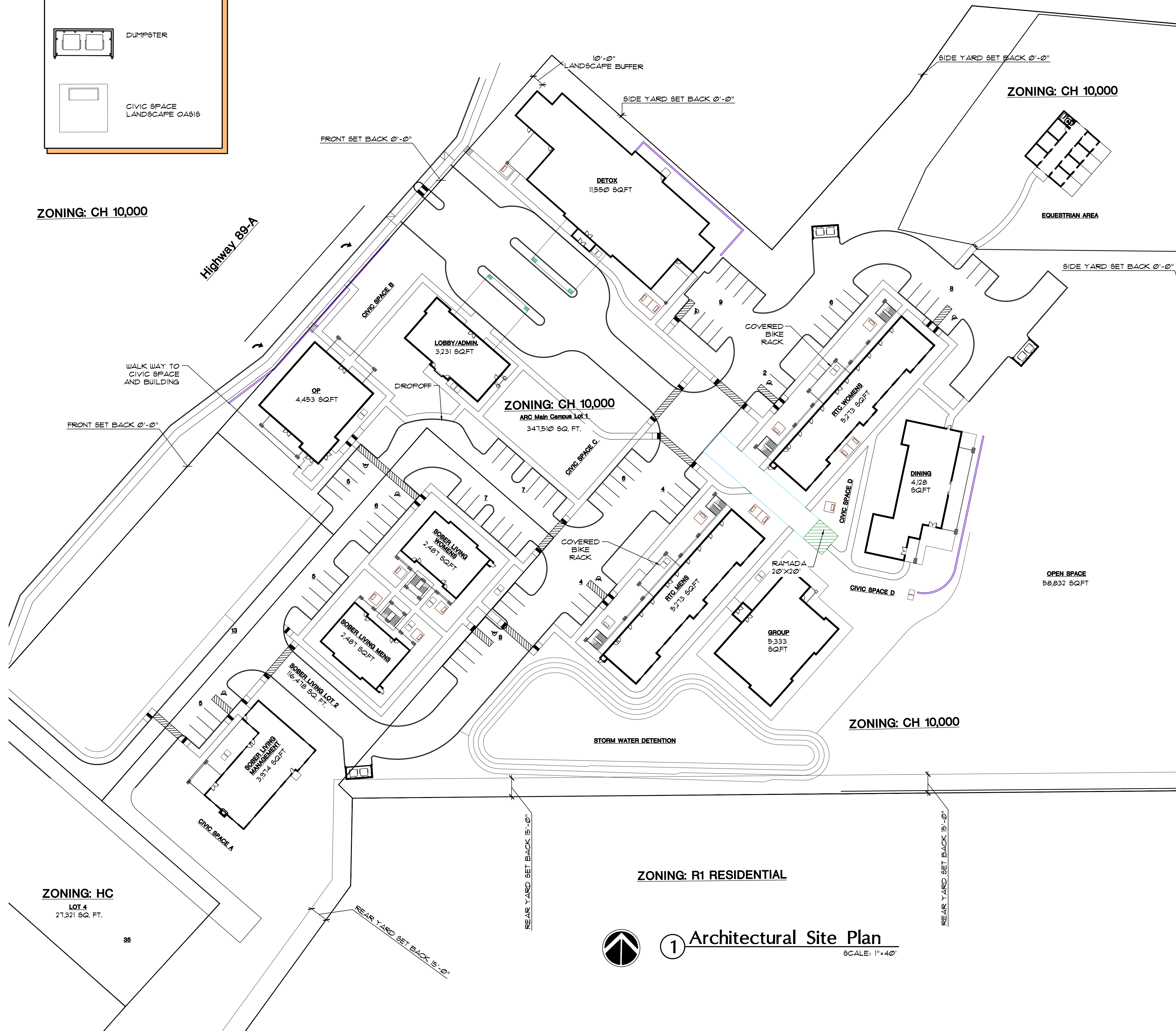
SITE PLAN
 SCALE: 1"=80'

DRAWING LEGEND

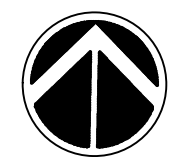


ZONING: CH 10,000

ZONING: CH 10,000



ZONING: R1 RESIDENTIAL



1 Architectural Site Plan

SCALE: 1"=40'

PROJECT INFORMATION:

PROJECT SUMMARY:

SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY

LOCATION: HIGHWAY 89-A

APN: 301-50-00G, 113-17-011A

SIZE AREA: 10.05 & 2.15 ACRES

LIGHTING ZONE 3

BUILDING SQ. FOOTAGE:

MAIN CAMPUS:

DETOX:
BUILDING - 11,550
PATIO - 1,181 (OPEN SPACE)
TOTAL = 12,741

ADMINISTRATION: 3,231

OP: (OUT PATIENT)
BUILDING - 4,453
PATIO - 1,621 (OPEN SPACE)
TOTAL = 6,074

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RTC WOMENS: (1ST & 2ND FLOOR) = 10,546

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BUILDING - 5,333
PATIO - 3,116 (OPEN SPACE)
TOTAL = 8,449

DINING/KITCHEN:
BUILDING - 4,128
PATIO - 1,610 (OPEN SPACE)
TOTAL = 5,738

SOBER LIVING MANAGEMENT: 3,974

SOBER LIVING WOMENS: (1ST & 2ND FLOOR) = 4,914

SOBER LIVING MENS: (1ST & 2ND FLOOR) = 4,914

STABLE: 1,710

ZONING: H-C

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION: V-B (1 HOUR, SPRINKLED)

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INSTITUTIONAL RESIDENTIAL: 1 SPACE PER 6 BEDS, PLUS 1 SPACE PER EMPLOYEE

MEN RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

WOMENS RTC:
40 BEDS = 7 SPACES REQUIRED
3 STAFF = 3 SPACES

DINING:
5 STAFF = 5 SPACES

GROUP:
6 STAFF = 6 SPACES

OUT PATIENT (OP):
5 STAFF = 5 SPACES

LOBBY/ADMIN:
6 STAFF = 6 SPACES

DETOX:
30 BEDS = 5 SPACES REQUIRED
1 STAFF = 1 SPACES

HOUSE KEEPING/MAINTENANCE:
8 STAFF = 8 SPACES REQUIRED

SOBER LIVING MANAGEMENT:
3 STAFF = 3 SPACES

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1. SIZE OF LOTS:

MAIN CAMPUS LOT 1 = 303,838 SQ. FT. / 43,560 = 6.91 ACRES
SOBER LIVING LOT 2 = 116,842 SQ. FT. / 43,560 = 2.68 ACRES

2. FAR FOR HC MAX 3.0

CAMPUS TOTAL BUILDING SF. = 48,189
FAR = 48,189 / 437,809 = 0.11

3. HC SETBACKS:

FRONT SET BACK - 0'-0" MIN
SIDE SET BACK - 0'-0" MIN
REAR SET BACK, ADJACENT TO RESIDENTIAL - 15'-0" MIN

4. OPEN SPACE

CAMPUS OVERALL SQ. FOOTAGE = 353,356
15% REQUIRED OPEN SPACE = 53,003 SQ. FT.
PROVIDED OPEN SPACE = DECK/PATIO = 16,253, PLUS 58,832 OPEN SPACE = 74,832

BUILDING FORM:

HEIGHT 2 STORIES
OVERALL HEIGHT - DINING, RTC MEN AND WOMEN, SOBER LIVING MEN AND WOMEN = 2 STORIES
ALL OTHERS, SINGLE STORY.

CIVIC SPACE INFORMATION (LANDSCAPE OASIS):

MAIN CAMPUS SITE = 10.05 ACRES = 437,178 SQ. FT.
437,178 X .05 = 21,859 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES = 93,654 SQ. FT.
93,654 X .05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

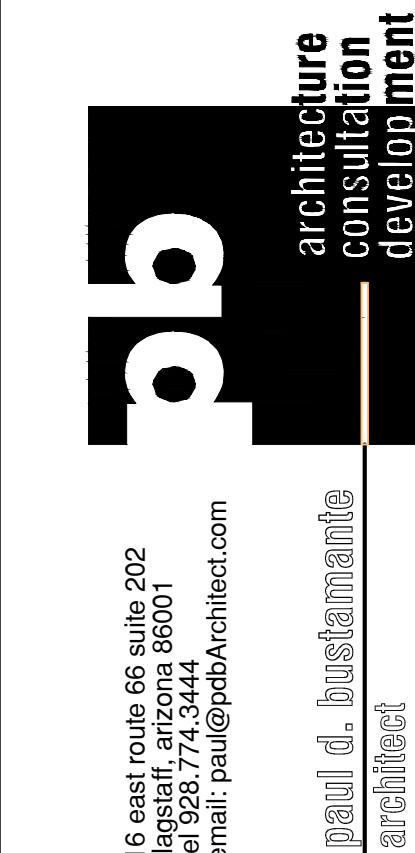
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NOT FOR
CONSTRUCTION**

Revisions	By

Drawn: LJ, JM, AH
Date: January 5, 2023
Job No: _____

**SHEET
A-SITE**

SITE PLAN
SCALE: 1"=40'

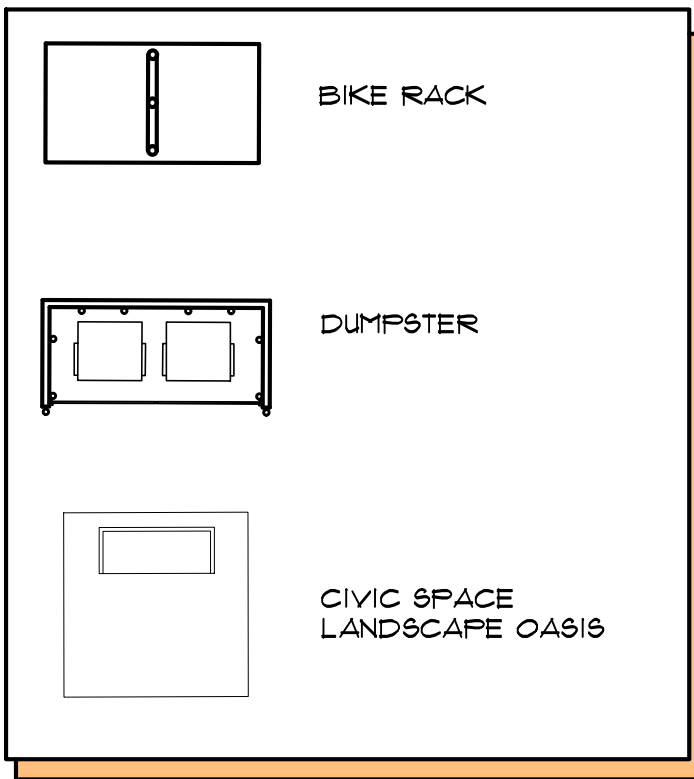


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architect

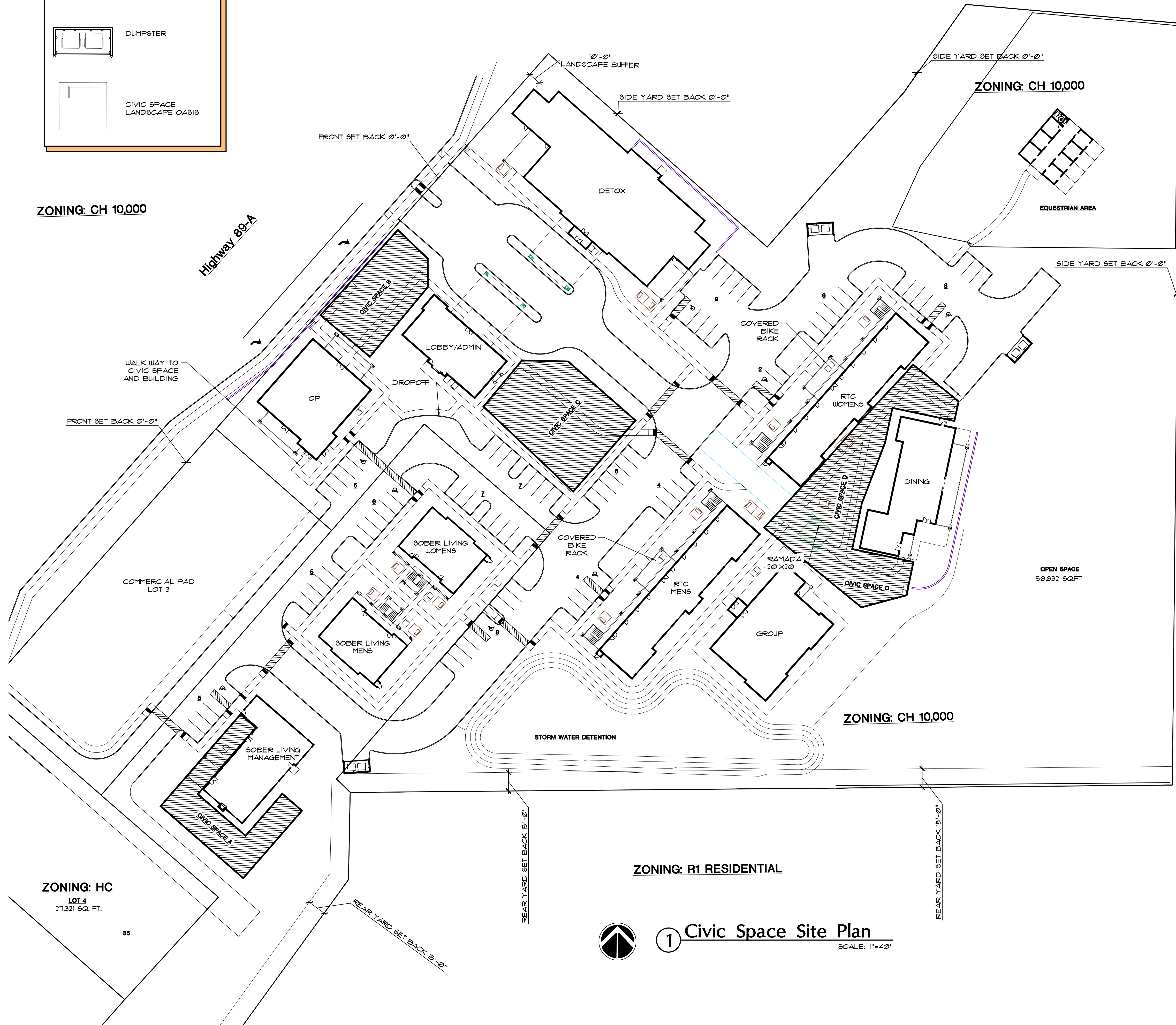
**Flagstaff Rehab Campus
Highway 89-A
Flagstaff, AZ**

DRAWING LEGEND



ZONING: CH 10,000

ZONING: CH 10,000



PROJECT INFORMATION:

PROJECT SUMMARY:
 SUBSTANCE ABUSE AND MENTAL HEALTH FACILITY
LOCATION: HIGHWAY 89-A
APN: 301-50-00G, 113-17-011A
SIZE AREA: 10.05 ± 2.15 ACRES

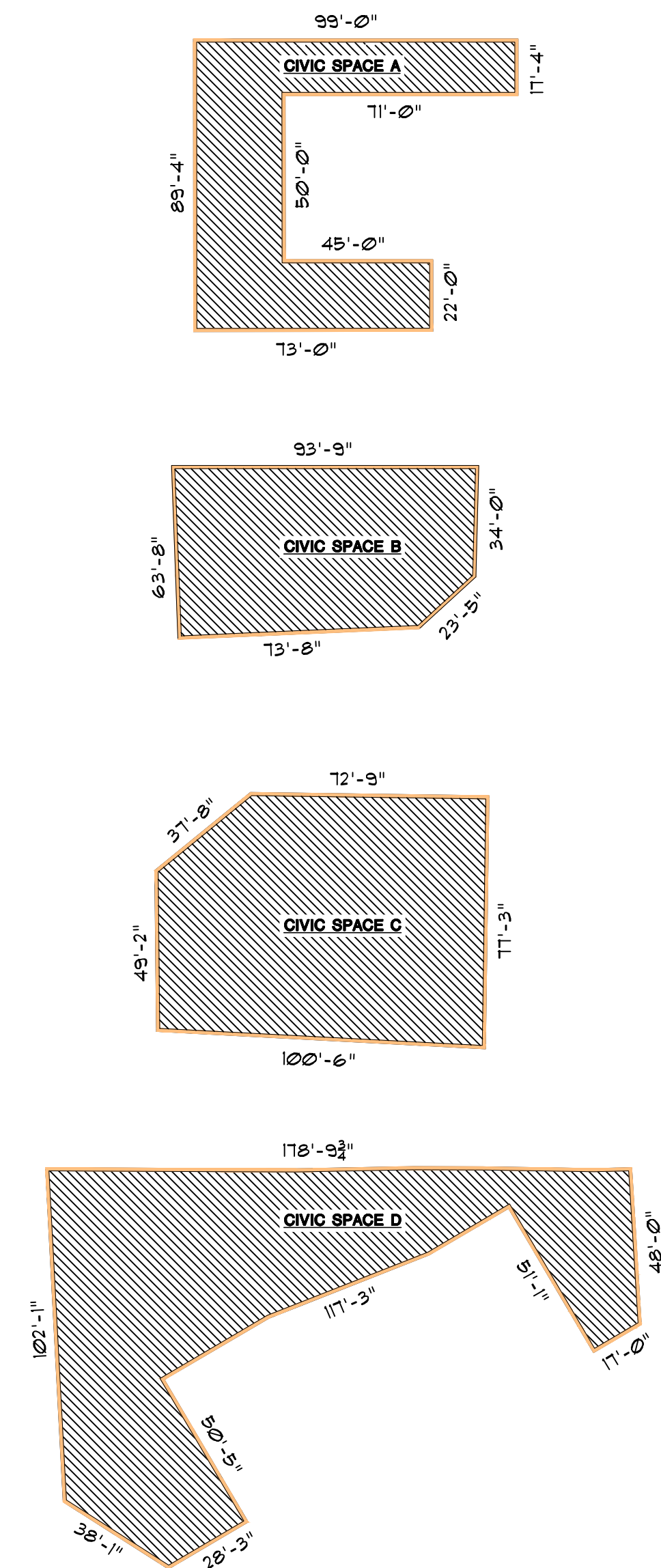
CIVIC SPACE INFORMATION (LANDSCAPE OASIS):
 MAIN CAMPUS SITE = 10.05 ACRES, 1 ACRE = 43,560 SQ. FT.
 10.05 ACRES X (43,560 SQ. FT.) = 437,178 SQ. FT.
 437,178 X .05 = 21,859 REQUIRED, 21,911 SQ. FT. PROVIDED

SOBER LIVING CAMPUS SITE = 2.15 ACRES, 1 ACRE = 43,560 SQ. FT.
 2.15 ACRES X (43,560 SQ. FT.) = 93,654 SQ. FT.
 93,654 X .05 = 4,683 REQUIRED, 4,720 SQ. FT. PROVIDED

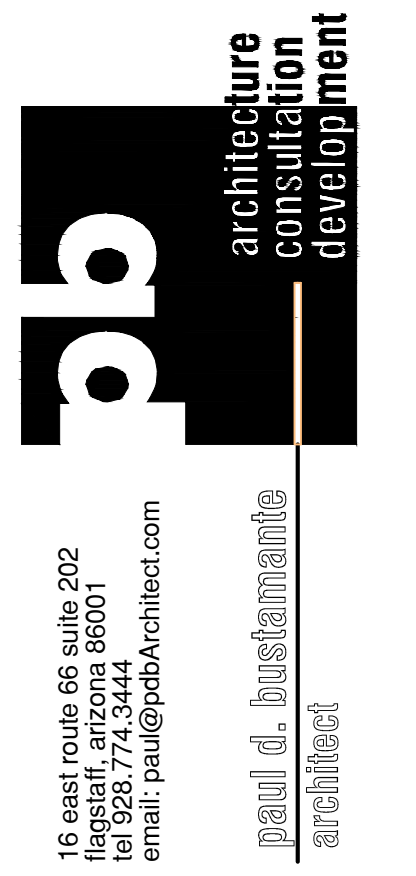
CIVIC SPACE AREA:
SOBER LIVING CAMPUS SITE:
 CIVIC SPACE A = 4,720 SQ. FT.
 TOTAL REQUIRED CIVIC SPACE AREA: 4,683 SQ. FT.
 TOTAL PROVIDED CIVIC SPACE AREA: 4,720 SQ. FT.

MAIN CAMPUS SITE:
 CIVIC SPACE B = 4,516 SQ. FT.
 CIVIC SPACE C = 1,210 SQ. FT.
 CIVIC SPACE D = 10,065 SQ. FT.
 TOTAL REQUIRED CIVIC SPACE AREA: 21,889 SQ. FT.
 TOTAL PROVIDED CIVIC SPACE AREA: 21,911 SQ. FT.

CIVIC SPACE DIMENSIONS:



1 Civic Space Site Plan
 SCALE: 1"=40'



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 architect

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Revisions	By

Drawn: AH
 Date: January 5, 2023
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SHEET
A-CIVIC

CIVIC SPACE
 SITE PLAN
 SCALE: 1"=40'