

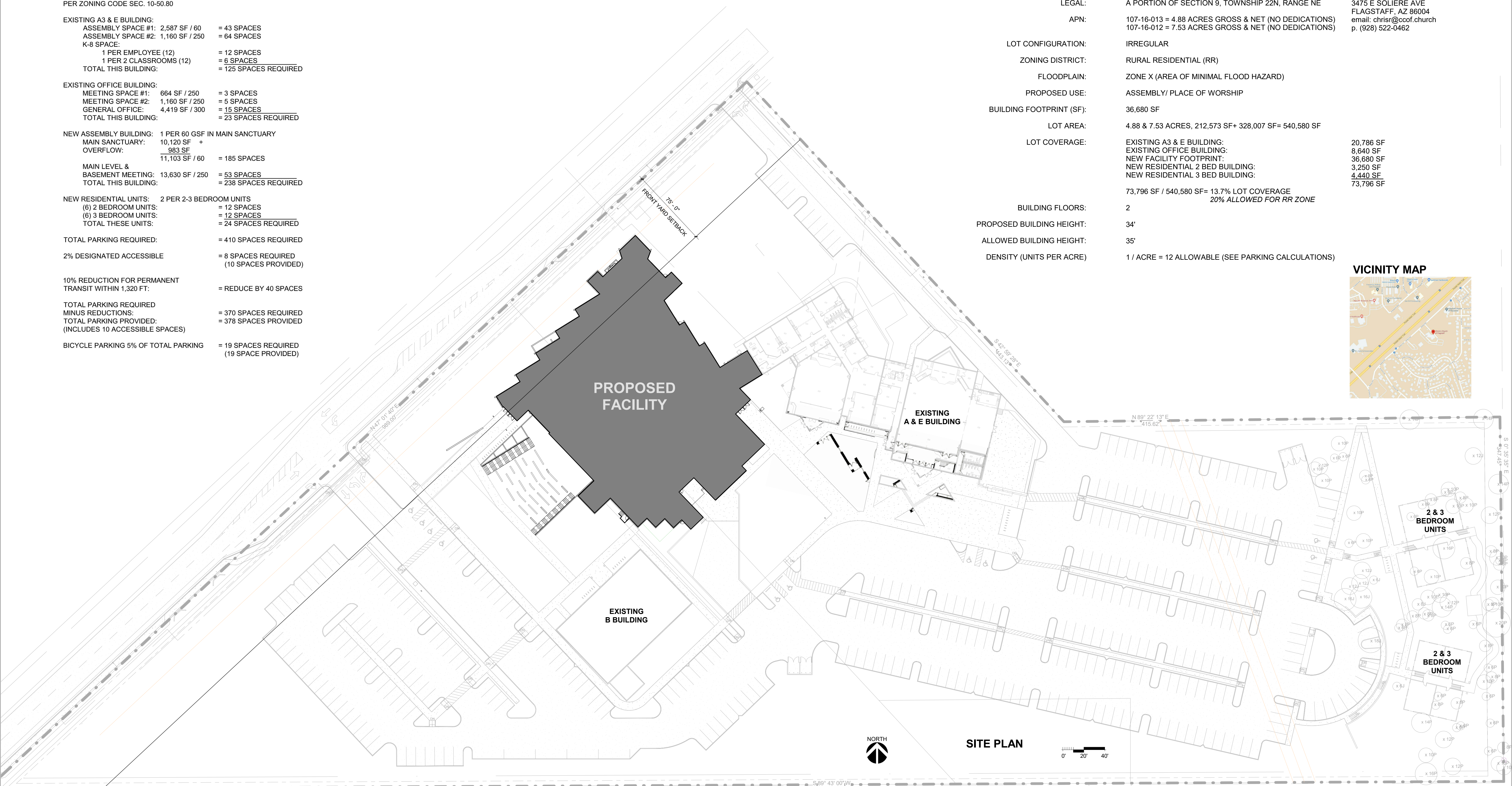
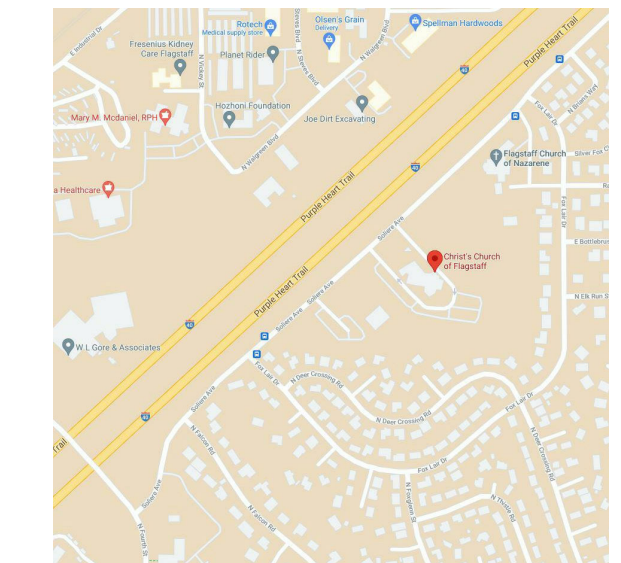
PARKING CALCULATIONS

EXISTING ON PARCEL 013:	111 EXISTING SPACES
EXISTING ON PARCEL 012:	255 EXISTING SPACES
TOTAL EXISTING ON SITE:	366 EXISTING SPACES
PER ZONING CODE SEC. 10-50.80	
EXISTING A3 & E BUILDING:	
ASSEMBLY SPACE #1: 2,587 SF / 60	= 43 SPACES
ASSEMBLY SPACE #2: 1,160 SF / 250	= 64 SPACES
K-8 SPACE:	
1 PER EMPLOYEE (12)	= 12 SPACES
1 PER 2 CLASSROOMS (12)	= 6 SPACES
TOTAL THIS BUILDING:	= 125 SPACES REQUIRED
EXISTING OFFICE BUILDING:	
MEETING SPACE #1: 664 SF / 250	= 3 SPACES
MEETING SPACE #2: 1,160 SF / 250	= 5 SPACES
GENERAL OFFICE: 4,419 SF / 300	= 15 SPACES
TOTAL THIS BUILDING:	= 23 SPACES REQUIRED
NEW ASSEMBLY BUILDING: 1 PER 60 GSF IN MAIN SANCTUARY	
MAIN SANCTUARY: 10,120 SF +	
OVERFLOW: 983 SF	
MAIN LEVEL & BASEMENT MEETING: 13,630 SF / 250	= 53 SPACES
TOTAL THIS BUILDING:	= 238 SPACES REQUIRED
NEW RESIDENTIAL UNITS: 2 PER 2-3 BEDROOM UNITS	
(6) 2 BEDROOM UNITS:	= 12 SPACES
(6) 3 BEDROOM UNITS:	= 12 SPACES
TOTAL THESE UNITS:	= 24 SPACES REQUIRED
TOTAL PARKING REQUIRED:	= 410 SPACES REQUIRED
2% DESIGNATED ACCESSIBLE:	= 8 SPACES REQUIRED (10 SPACES PROVIDED)
10% REDUCTION FOR PERMANENT TRANSIT WITHIN 1,320 FT:	= REDUCE BY 40 SPACES
TOTAL PARKING REQUIRED MINUS REDUCTIONS:	= 370 SPACES REQUIRED
TOTAL PARKING PROVIDED: (INCLUDES 10 ACCESSIBLE SPACES)	= 378 SPACES PROVIDED
BICYCLE PARKING 5% OF TOTAL PARKING:	= 19 SPACES REQUIRED (19 SPACE PROVIDED)

PROJECT DATA

DEVELOPMENT NAME:	CHRIST'S CHURCH OF FLAGSTAFF	OWNER:	PASTOR CHRIS REED
PROJECT ADDRESS:	3475 E. SOLIERE AVE	CHRIST'S CHURCH OF FLAGSTAFF	3475 E SOLIERE AVE
LEGAL:	A PORTION OF SECTION 9, TOWNSHIP 22N, RANGE NE	FLAGSTAFF, AZ 86004	email: chrissr@ccof.church
APN:	107-16-013 = 4.88 ACRES GROSS & NET (NO DEDICATIONS)		p. (928) 522-0462
	107-16-012 = 7.53 ACRES GROSS & NET (NO DEDICATIONS)		
LOT CONFIGURATION:	IRREGULAR		
ZONING DISTRICT:	RURAL RESIDENTIAL (RR)		
FLOODPLAIN:	ZONE X (AREA OF MINIMAL FLOOD HAZARD)		
PROPOSED USE:	ASSEMBLY/ PLACE OF WORSHIP		
BUILDING FOOTPRINT (SF):	36,680 SF		
LOT AREA:	4.88 & 7.53 ACRES, 212,573 SF+ 328,007 SF= 540,580 SF		
LOT COVERAGE:	EXISTING A3 & E BUILDING: 20,786 SF		
	EXISTING OFFICE BUILDING: 8,640 SF		
	NEW FACILITY FOOTPRINT: 36,680 SF		
	NEW RESIDENTIAL 2 BED BUILDING: 3,250 SF		
	NEW RESIDENTIAL 3 BED BUILDING: 4,440 SF		
	73,796 SF / 540,580 SF= 13.7% LOT COVERAGE		
	20% ALLOWED FOR RR ZONE		
BUILDING FLOORS:	2		
PROPOSED BUILDING HEIGHT:	34'		
ALLOWED BUILDING HEIGHT:	35'		
DENSITY (UNITS PER ACRE)	1 / ACRE = 12 ALLOWABLE (SEE PARKING CALCULATIONS)		

VICINITY MAP



REECE and ROWE ARCHITECTS

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Phone: 602-957-4343
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1254 W. University Ave #100
Flagstaff, Arizona 86001
Phone: 928-779-4340
Fax: 928-779-5087

CCoF NEW AUDITORIUM
CHRIST'S CHURCH OF FLAGSTAFF
3475 E SOLIERE AVE

REVISIONS:



TITLE: SITE PLAN
SCALE: As indicated
DATE: 2023-11-09
JOB NO: 17337

A100