



**GENERAL PROJECT DATA:**

**PROJECT DESCRIPTION:** PROJECT SITE CONSISTS OF AN EXISTING 39,100 SQ. FT. MULTI-TENANT BUILDING. SINGLE SPEED COFFEE ROASTERS CURRENTLY OCCUPIES SUITE 111A, AND IS PROPOSING TO MOVE THEIR CUSTOMER RELATED OPERATIONS INTO SUITE 111B. THE PROPOSED IMPROVEMENTS WITHIN SUITE 111B INCLUDE CAFE SEATING, A RETAIL DISPLAY AREA, AND A SMALL KITCHEN PREP AREA FOR THE PREPARATION OF COFFEE BEVERAGES. NO FOOD IS PROPOSED TO BE PREPARED OR SERVED WITHIN THE SUITE. SUITE 111A WILL SERVE AS STORAGE, DISHWASHING & COFFEE ROASTING IN SUPPORT OF FUNCTIONS IN SUITE 111B. NO NEW WORK IS PROPOSED IN SUITE 111A.

**LOCATION:** 1000 E BUTLER AVE., SUITE #111B  
 FLAGSTAFF, ARIZONA 86001

**OWNER:** CICO II LLC  
 700 N APOLLO WAY  
 FLAGSTAFF, AZ 86001

**ARCHITECT:** SMITH ARCHITECTS, INC.  
 1503 S. YALE STREET, SUITE 200  
 FLAGSTAFF, AZ 86001

**TENANT:** SINGLE SPEED COFFEE ROASTERS  
 1000 E. BUTLER AVE, SUITE #111A  
 FLAGSTAFF, AZ 86001

**A.P.N.:** 104-07-005Y

**ZONING:** LI (LIGHT INDUSTRIAL)

**PARCEL AREA:** 2.62 A

**DUMPSTER:** EXISTING TO REMAIN

**SIGNAGE:** UNDER SEPARATE PERMIT BY TENANT

**BUILDING CONSTRUCTION TYPE:** III-B

**OVERALL BLD'G. AREA:** 39,100 S.F.

**SUITE 111B AREA:** 1,342 SQ. FT.

**SUITE 111B OCCUPANCY GROUP:** B

**SUITE 111B OCCUPANCY LOAD:**

RETAIL:	525 S.F. / 60 = 8.75 (9) OCC.
SEATING:	520 S.F. / 15 = 34.66 (35) OCC.
PREP AREA / KITCHEN:	297 S.F. / 200 = 1.485 (1) OCC.
(RESTROOM & CIRCULATION NOT INCLUDED)	
<b>TOTAL:</b>	<b>45 OCC.</b>

**RESTROOMS:**

(1) EXISTING ALL GENDER RESTROOM  
 (1) NEW ADA ACCESSIBLE ALL GENDER RESTROOM

**PARKING CALCULATIONS:**

**PARKING REQUIRED:**

SUITE #	ZONING USE	AREA	REQ'D. PARKING STALLS
SUITE 101:	MANUFACTURING	2,250 S.F.	2,250/600 = 3.75 (4)
SUITE 102:	MANUFACTURING	10,009 S.F.	10,009/600 = 16.68 (17)
SUITE 103:	OFFICE	1,100 S.F.	1,100/300 = 3.66 (4)
	WAREHOUSING	2,550 S.F.	2,550/2000 = 1.26 (1)
SUITE 104:	SHOWROOM	2,000 S.F.	2,000/600 = 3.33 (3)
	WAREHOUSING	3,000 S.F.	3,000/2000 = 1.50 (2)
SUITE 107:	WAREHOUSING	1,344 S.F.	1,344/2000 = 0.67 (1)
SUITE 109:	RETAIL	2,500 S.F.	2,500/300 = 8.33 (8)
	WAREHOUSING	7,661 S.F.	7,661/2000 = 3.83 (4)
SUITE 110:	OFFICE	1,952 S.F.	1,952/300 = 6.51 (7)
SUITE 111A:	MANUFACTURING	1,086 S.F.	1,086/600 = 1.81 (2)
SUITE 111B:	PROPOSED CAFE	1,342 S.F.	1,342/100 = 13.42 + 3 EMP. = (16)
SUITE 111C:	OFFICE	3,977 S.F.	3,977/300 = 13.26 (13)
<b>TOTAL REQUIRED:</b>			<b>82</b>

**PARKING REDUCTIONS:**

10% PARKING REDUCTION FOR 1/4 MILE OF TRANSIT STOP: 10% OF 82 = 8.2 (8)

**ADJUSTED PARKING REQUIRED AFTER REDUCTIONS:**

82 REQUIRED STALLS - 8 STALL REDUCTION = 74

**PARKING PROVIDED:**

STANDARD VEHICLE STALLS:	72
ACCESSIBLE STALLS:	4
<b>TOTAL PARKING STALLS:</b>	<b>76</b>
(4) NEW BICYCLE PARKING SPACES	



**1 ARCHITECTURAL SITE PLAN**  
 AS1.1 SCALE: 1"=20'

**SITE PLAN LEGEND**

- EXIST. TREE
- EXIST. SHRUB OR BUSH
- EXIST. LANDSCAPED AREA

REVISION: DATE:  
 C.O.F. COMMENTS 12-05-23

A TENANT IMPROVEMENT FOR  
**SINGLE SPEED COFFEE ROASTERS**  
 FLAGSTAFF, ARIZONA

**smith ARCHITECTS inc.**  
 ARCHITECTURE | PLANNING | COLLABORATION  
 1503 S. YALE STREET, SUITE 200  
 FLAGSTAFF, ARIZONA 86001  
 PH: 928.779.5993  
 www.smith-aic.com

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**PRELIMINARY**  
 NOT FOR CONSTRUCTION OR RECORDING

**DRAWN BY:** REVIEW BY:  
 K.CHILDERS R.SMITH

**PROJECT NO.:**  
 2023-04

**DATE:**  
 DECEMBER 6, 2023

**SHEET:**

**AS1.1**  
 ARCHITECTURAL SITE PLAN