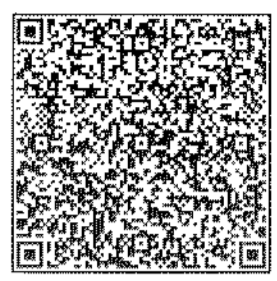


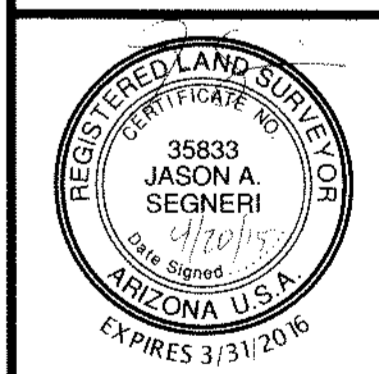
FOUND GLO BRASS CAP FLUSH
EAST 1/4 CORNER, SEC. 12

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM



SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services

**ALTA/ACSM LAND TITLE SURVEY
SEDONA BIDDLE PROPERTY
SEDONA, ARIZONA**



REVISIONS:

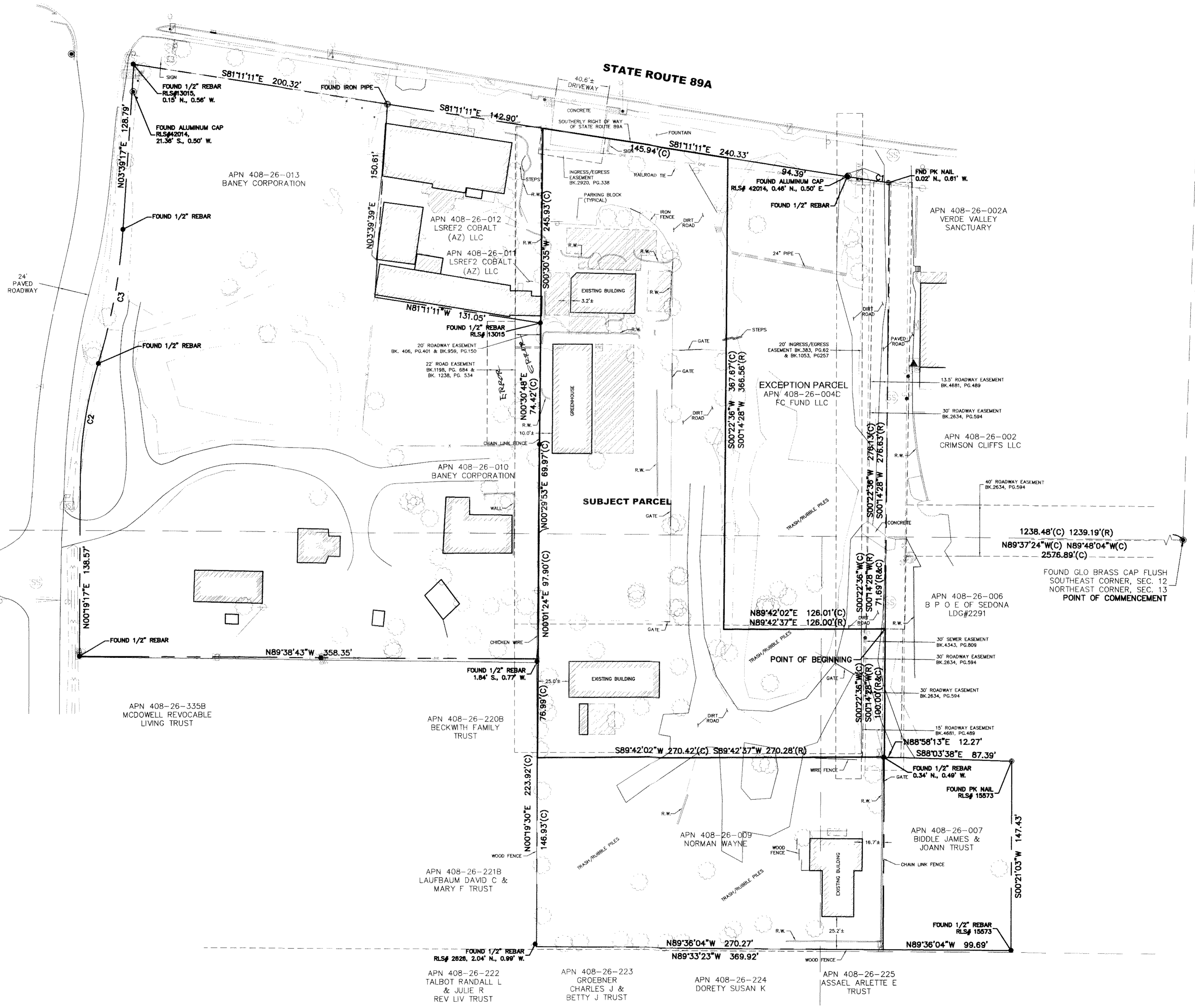
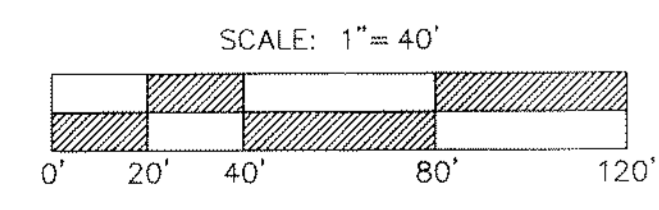
DRAWING NAME:
2012-095 ALTA
JOB NO. 2012-095
DRAWN: RMH
CHECKED: JAS
DATE: 04/20/15
SCALE: 1"=40'
SHEET: 2 OF 2

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- ▲ ELECTRIC TRANSFORMER
- ▲ ELECTRIC JUNCTION BOX
- UTILITY POLE
- GUY WIRE
- TRAFFIC SIGNAL WITH MAST
- TRAFFIC SIGNAL JUNCTION BOX
- TELEPHONE RISER
- TELEPHONE MANHOLE
- FIBER OPTIC LINE MARKER
- GAS METER
- SIGN
- CONCRETE ELEVATION
- TOP OF CURB / GUTTER ELEVATION
- NATURAL GROUND ELEVATION
- MANHOLE RIM ELEVATION
- TREE / DENSELY VEGETATED AREA
- ▨ EXISTING STRUCTURE
- ▨ CANOPY / BUILDING OVERHANG
- R.W. RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- RETAINING WALL
- CHAIN LINK FENCE
- RETAINING WALL

SOUTH 1/4 CORNER, SEC. 12
NORTH 1/4 CORNER, SEC. 13
NOTHING FOUND OR SET
SHIRT
LINKS EVERYTHING
UP

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	1°07'58"	1666.00	32.94	S81°45'10"E 32.94



N01°42'22"E 2632.46'

S00°21'03"W 147.43'

INDEX OF DRAWINGS:

- 1. ALTA SURVEY
- 2. SITE PLAN
- 3. LANDSCAPE PLAN

RESTAURANT/ LOBBY BUILDING

- 4. FLOOR PLAN (MAIN LEVEL)
- 5. FLOOR PLAN (BASEMENT & UPPER LEVEL)
- 6. CONCEPTUAL ELEVATIONS

GUEST ROOM BUILDINGS

- 7. WEST WING FLOOR PLAN
- 8. EAST WING FLOOR PLAN
- 9. GYM/SPA/SERVICE BASEMENT
- 10. CONCEPTUAL ELEVATION

RETAIL BUILDING

- 11. RETAIL FLOOR PLAN
- 12. DWELLING UNITS AT UPPER LEVEL
- 13. CONCEPTUAL ELEVATION

COLOR KEY:

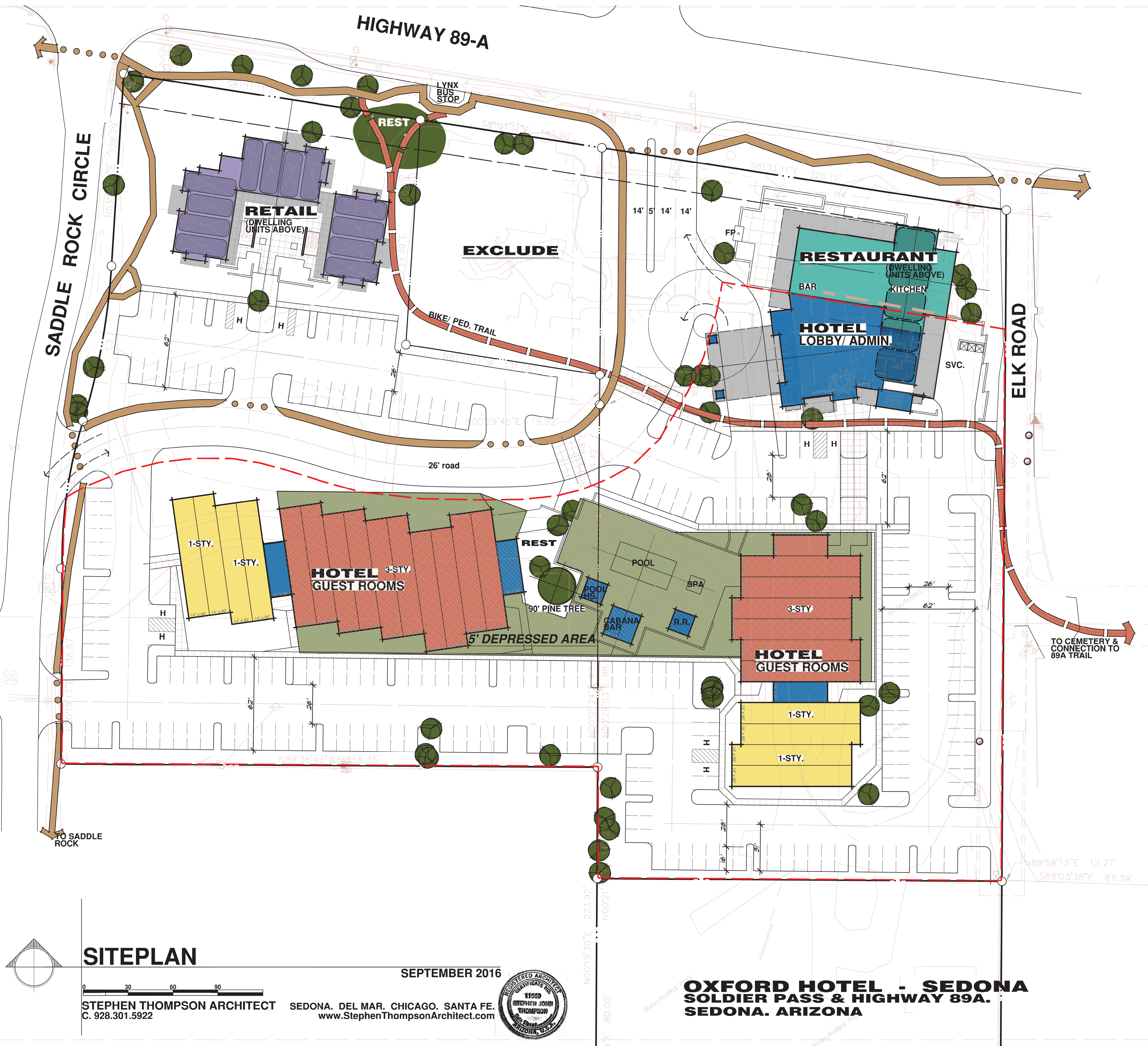
- Hotel Element: 120 Units - (1, 2 and 3 Story)
- Restaurant / Bar
- Lobby / Admin.
- Retail Element

----- Lodging Use Area = Approx. 3.9 Acres

PROJECT DATA:

Site Area = Approx. 5.92 Acres

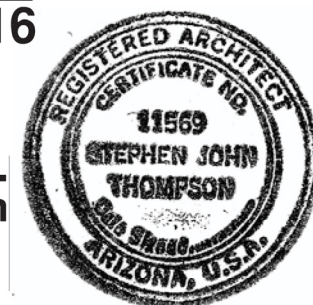
Building/ Description:	Units	Unit Area (s.f.)	Total Area (s.f.)	Parking required
Northeast Building				
Hotel Lobby-Admin-(1st floor)		6,350 s.f.	N/A	0 sp.
Restaurant - Bar-(1st floor)		5,500 s.f.	1 space / 100 s.f.	55 sp.
Restaurant - Bar-(Ext. Terrace)				0 sp.
Hotel Meeting Space- (Bsmnt.)		6,500 s.f.	N/A	0 sp.
Hotel Support Space- (Bsmnt.)		4,000 s.f.	N/A	0 sp.
Dwelling units -(2nd floor)	5	560	2,800 s.f.	2 space / unit
Total		25,150 s.f.		10 sp.
Northwest Building				
Retail - (ground floor)		6,500 s.f.	1 Space/250 s.f.	26 sp.
Dwelling units -(2nd floor)	6	6,500 s.f.	2 space / unit;	12 sp.
Total		13,000 s.f.	1.5 spaces after 5 units	
Southwest Building				
Hotel Guest Rooms - King & 2 Queen				68 Units plus 10 employees
1 story	4	3,716 s.f.		76 sp.
Stairs/Stor./Circulation		4,727 s.f.		
Service Basement (est.)		6,286 s.f.		
2 story	12			
3 story	60			
Total	76	16,728 s.f.		
Total		31,457 s.f.		
Southeast Building				
Hotel Guest Rooms - King & 2 Queen				44 Units plus
1 story	8	3,716 s.f.		54 sp.
Stairs/Stor./Circulation		6,640 s.f.		
3 story	36	27,549 s.f.		
Total	44	37,905 s.f.		
Total Bldg Area:		107,512 s.f.		Parking Required 233 sp.
Total Lodging Units:	120			Parking Provided 220 sp.
				6% over



SITEPLAN

SEPTEMBER 2016

STEPHEN THOMPSON ARCHITECT SEDONA. DEL MAR. CHICAGO. SANTA FE.
C. 928.301.5922 www.StephenThompsonArchitect.com



OXFORD HOTEL - SEDONA
SOLDIER PASS & HIGHWAY 89A.
SEDONA. ARIZONA

PATIO / ENTRY COURT AREA
 LANDSCAPE TREATMENT TO BE LUSH AND DENSE TO SOFTEN THE LARGE AMOUNT OF SURROUNDING HARD SURFACES, PROVIDE AMPLE NATURAL SHADE AND PROVIDE A HIGHER LEVEL OF BEAUTIFICATION FOR THIS HEAVILY USED AREA.

PUBLIC TRANSPORTATION
 SHADE STRUCTURE OVER "WAITING AREA", GATHERING AREA WITH BENCHES, DENSE LANDSCAPING OF SHADE TREES AND LARGE SHRUB GROUPINGS FOR SCREENING

HIGHWAY 89 a STREETSCAPE
 LARGE STREET / SHADE TREES AND EVERGREEN SHRUB GROUPINGS TO PROVIDE SHADE AND SCREENING BETWEEN 89 a AND THE PROPOSED BUILDINGS AND TO ACCENTUATE THE SOLDIERS PASS ROAD ENTRANCE INTO THE SITE

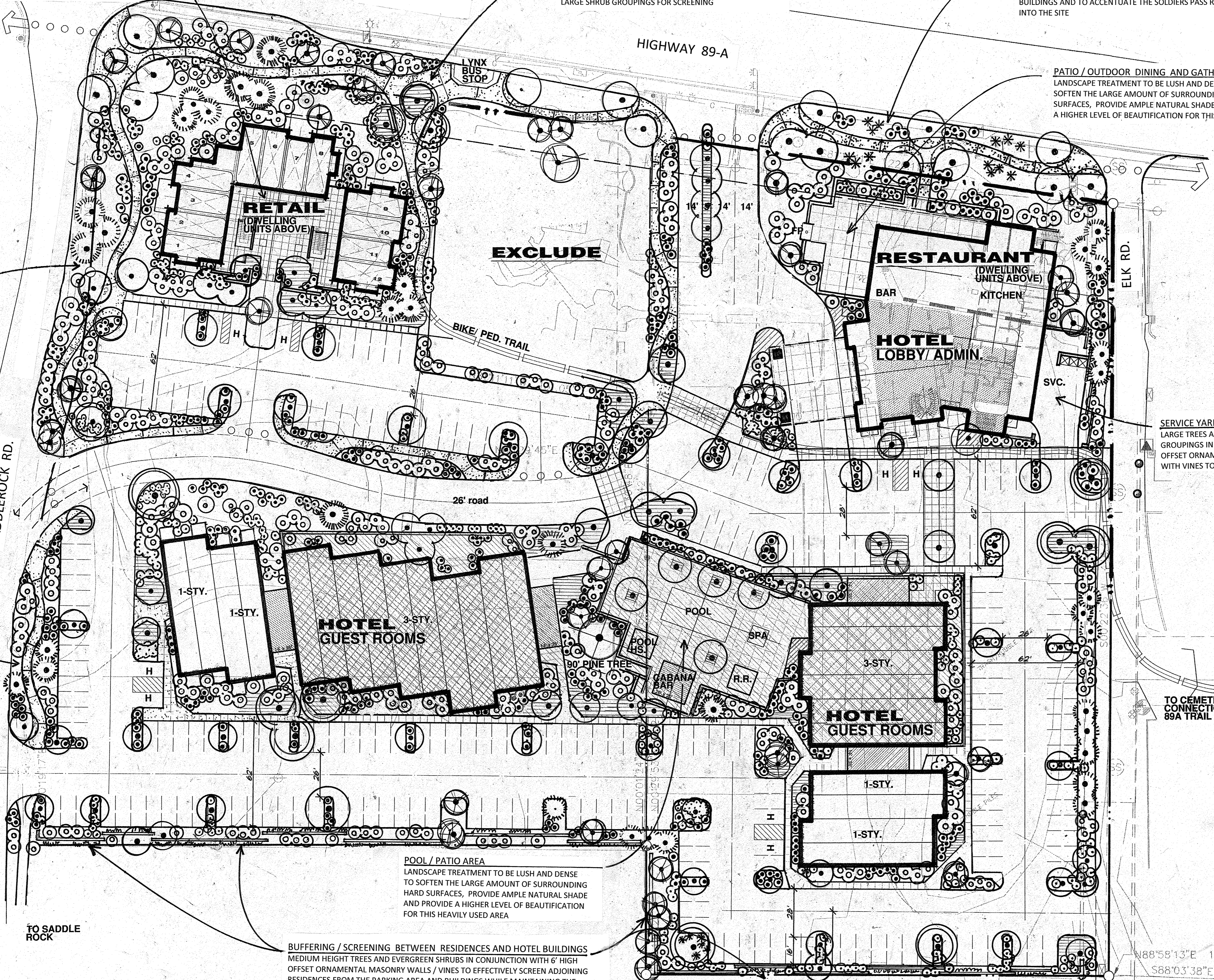
PATIO / OUTDOOR DINING AND GATHERING AREA
 LANDSCAPE TREATMENT TO BE LUSH AND DENSE TO SOFTEN THE LARGE AMOUNT OF SURROUNDING HARD SURFACES, PROVIDE AMPLE NATURAL SHADE AND PROVIDE A HIGHER LEVEL OF BEAUTIFICATION FOR THIS HEAVILY USED AREA.

POOL / PATIO AREA
 LANDSCAPE TREATMENT TO BE LUSH AND DENSE TO SOFTEN THE LARGE AMOUNT OF SURROUNDING HARD SURFACES, PROVIDE AMPLE NATURAL SHADE AND PROVIDE A HIGHER LEVEL OF BEAUTIFICATION FOR THIS HEAVILY USED AREA

BUFFERING / SCREENING BETWEEN RESIDENCES AND HOTEL BUILDINGS
 MEDIUM HEIGHT TREES AND EVERGREEN SHRUBS IN CONJUNCTION WITH 6" HIGH OFFSET ORNAMENTAL MASONRY WALLS / VINES TO EFFECTIVELY SCREEN ADJOINING RESIDENCES FROM THE PARKING AREA AND BUILDINGS WHILE MAINTAINING THE RED ROCK VIEWS TO THE NORTH.

SERVICE YARD and DELIVERY AREA
 LARGE TREES AND EVERGREEN SHRUB GROUPINGS IN CONJUNCTION WITH 6" HIGH OFFSET ORNAMENTAL MASONRY WALLS WITH VINES TO SCREEN THIS AREA.

SADDLEROCK ROAD STREETSCAPE
 LARGE STREET / SHADE TREES AND EVERGREEN SHRUB GROUPINGS TO PROVIDE SHADE AND SCREENING BETWEEN THE ROADWAY AND THE PROPOSED BUILDINGS AND TO ACCENTUATE THE SADDLEROCK ROAD ENTRANCE INTO THE SITE



RECOMMENDED CONCEPTUAL PLANT LIST/LEGEND
 THE PLANT SELECTIONS PROPOSED FOR THIS PROJECT WILL COME FROM THE LIST OF NATIVE AND NON-NATIVE PLANTS SHOWN IN THE LEGEND BELOW WHICH IS GROUPED BY PLANT TYPE AND SIZE. ALL PLANT CHOICES ARE DROUGHT TOLERANT LOW-WATER USE PLANTS. ALL PLANT CHOICES MAY OR MAY NOT BE USED ON THE FINAL PLAN. SPECIFIC PLANT NAMES AND LOCATIONS ARE NOT SHOWN ON THIS CONCEPTUAL LANDSCAPE PLAN BUT WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN WHICH WILL BE DRAWN AT THE LARGER SCALE OF 1" = 10' TO SHOW GREATER DETAIL. NATIVE PLANTS ARE SHOWN UNDERLINED.

symbol	botanical name	common name	size
EXISTING TREES			
●	BLACK PINES, PINON PINES, STONE PINES, ARIZONA CYPRESS, COTTONWOODS, SYCAMORES, WILLOWS and UNDESIRABLE INVASIVE ELMS and SUMACS		
LARGE DECIDUOUS SHADE TREES 24' - 40' diameter			
●	FRAXINUS	ARIZONA ASH	15 gal. & 24" box
●	PLATANUS	ARIZONA SYCAMORE	
●	SALIX	NAVAJO WILLOW	
MEDIUM ACCENT and FLOWERING TREES 16' - 22' diameter			
●	ALBIZZIA	SILK TREE	
●	CHILOPSIS	DESERT WILLOW	
●	LAGERSTROEMIA	CRAPE MYRTLE	
●	MALUS	HOPA CRABAPPLE	
●	PHOTINIA	PHOTINIA TREE	
●	PISTACIA	PISTACHE	
●	PYRUS	FLOWERING PEAR	
CONIFEROUS EVERGREEN TREES 12' - 18' diameter			
●	CUPRESSUS	ARIZONA CYPRESS	
●	PINUS	BLACK PINE	
●	PINUS	PINON PINE	
LARGE SHRUBS 6' - 12' diameter			
●	BUDDLEIA	BUTTERFLY BUSH	5 gal.
●	COTONEASTER	CLUSTERBERRY	
●	ELAEAGNUS	SILVERBERRY	
●	GARRYA	SILK TASSLE	
●	LAGERSTROEMIA	CRAPE MYRTLE	
●	LEUCOPHYLLUM	TEXAS RANGER	
●	PHOTINIA	PHOTINIA	
●	SOPHORA	MOUNTAIN LAUREL	
MEDIUM SHRUBS 4' - 6' diameter			
●	ARCTOSTAPHYLLUS	MANZANITA	
●	CAESALPINIA	BIRD OF PARADISE	
●	CEANOTHUS	DESERT LILAC	
●	CERATOIDES	WINTERFAT	
●	CERCOCARPUS	MOUNTAIN MAHONGANY	
●	COTONEASTER	GREY COTONEASTER	
●	ERICAMERICA	TURPENTINE BUSH	
●	LEUCOPHYLLUM	DWARF TEXAS RANGER	
●	MAHONIA	OREGON GRAPE HOLLY	
●	NANDINA	NANDINA	
●	RAPHIOLEPIS	INDIAN HAWTHORN	
●	ROSMARINUS	ROSEMARY	
●	SALVIA	SALVIA	
ACCENT SHRUBS 2' - 4' diameter			
●	FOUQUIERIA	OCOTILLO	
●	HESPERALOE	RED YUCCA	
●	MUBLENBERGIA	DEER GRASS	
●	NOLINA	BEAR GRASS	
●	STIPA	FEATHER GRASS	
SMALL UNDERSTORY SHRUBS 2' - 3' diameter			
●	BACCHARIS	COYOTE BRUSH	
●	CHRYSACTINIA	DAMIANITA	
●	LAVENDULA	LAVENDER	
VINES			
●	LONICERA	HONEYSUCKLE	
●	ROSA	BANKS CLIMBING ROSE	
●	TRACHELOSPERMUM	STAR JASMINE	
GROUND COVER			
■	MAHONIA	CREeping MAHONIA	1 gal & flats
■	POTENTILLA	POTENTILLA	
■	ROSMARINUS	DWARF ROSEMARY	
■	TEUCRIUM	DWARF GERMANDER	
■	VERBENA	VERBENA	
■	VINCA	MYRTLE	
SEASONAL FLOWERS			
TOPDRESSING			
ALL OPEN LANDSCAPED AREAS AND DISTURBED AREAS ARE TO BE TOPDRESSED WITH CRUSHED RED ROCK, SHRUB BEDS AND GROUND COVER AREAS ARE TO BE TOPDRESSED WITH DECOMPOSED BARK MULCH			

IRRIGATION NOTES:
 ALL PLANT MATERIALS WILL BE SERVED BY AN AUTOMATIC, UNDERGROUND, LOW WATER - USE IRRIGATION SYSTEM THAT WILL BE DE-ACTIVATED AFTER 4-5 yrs OF OPERATION. ALL PLANT CHOICES, NATIVE OR NON-NATIVE, HAVE EQUAL MINIMUM WATER-USE REQUIREMENTS FOR SIMILAR SIZED CONTAINERS.
 24" box trees 9 gal / hr once every two days
 15 gal trees 4.5 gal / hr once every two days
 5 gal shrubs 1.5 gal / hr once every two days
 1 gal shrubs .5 gal / hr once every two days

BENEFITS / FEATURES OF THIS SITE and LANDSCAPE PLAN

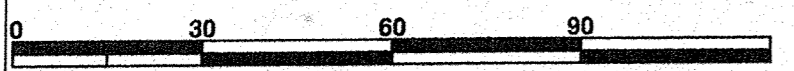
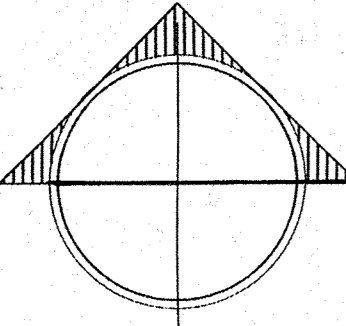
- THIS SITE AND LANDSCAPE PLAN HAVE BEEN DESIGNED TO PRESERVE AND UTILIZE THE LARGE EXISTING TREES AS A MAJOR BENEFICIAL FEATURE OF THIS PROJECT.
- THE PEDESTRIAN CIRCULATION PLAN PROVIDES FOR AN INTERNAL PEDESTRIAN CIRCULATION ROUTE THROUGH THE SITE CONNECTING THE HISTORIC CEMETERY SOUTHEAST OF THE SITE TO A CONNECTION WITH THE PEDESTRIAN WALKWAY ALONG 89 a. THIS PEDESTRIAN ACCESS ENHANCES THE EXISTING PEDESTRIAN CIRCULATION SYSTEM AROUND THE ADJOINING NEIGHBORHOOD AND WITHIN THE SITE.
- THE LANDSCAPE PLAN PROVIDES AMPLE SHADE ALONG THE WALKWAYS AND GATHERING AREAS THROUGHOUT THE PROJECT.

CONCEPTUAL LANDSCAPE PLAN
 SEPTEMBER 2016

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 RICHARD HUBBELL & ASSOCIATES LANDSCAPE ARCHITECTS

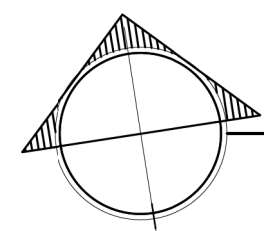
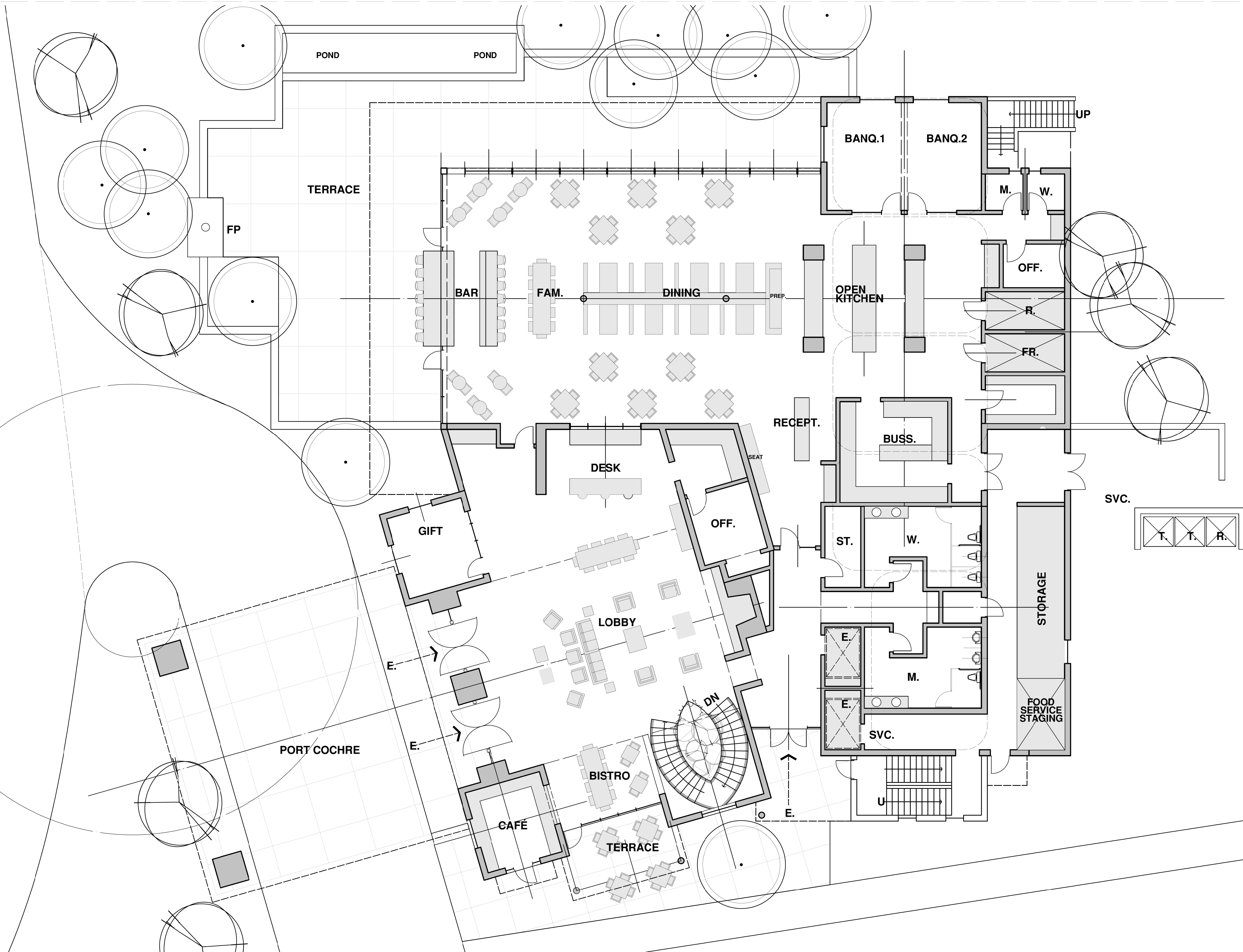
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SOLDIER PASS & HIGHWAY 89A.
 SEDONA, ARIZONA

REGISTERED LANDSCAPE ARCHITECT
 RICHARD HUBBELL
 9/29/16
 Richard Steven Hubbell
 EXPIRES 3/30/18

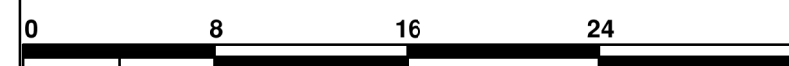


4" = 80.00'

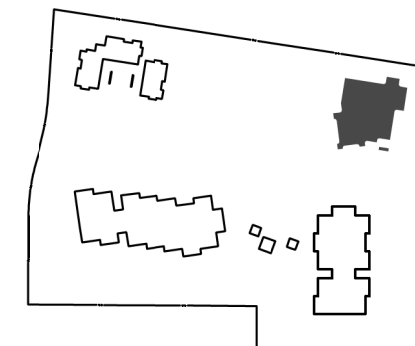
N88°58'13"E 12.27'
 S88°03'38"E 87.39'



MAIN LEVEL FLOOR PLAN
SEPTEMBER 2016

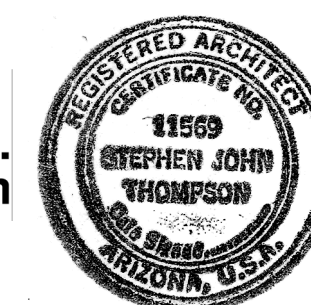


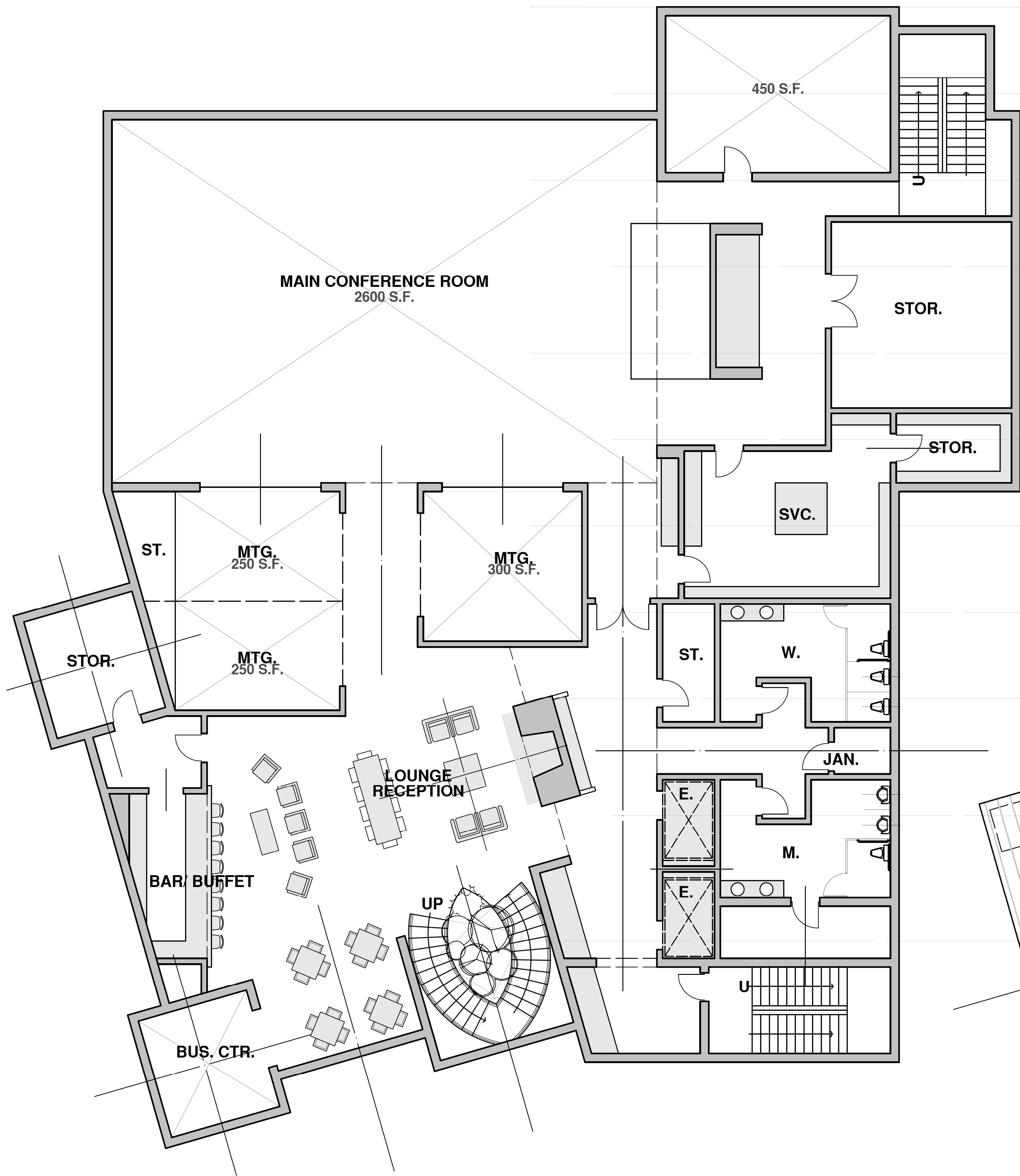
RESTAURANT/ LOBBY



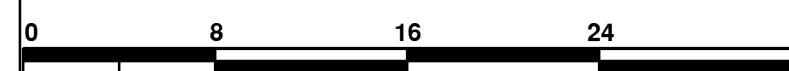
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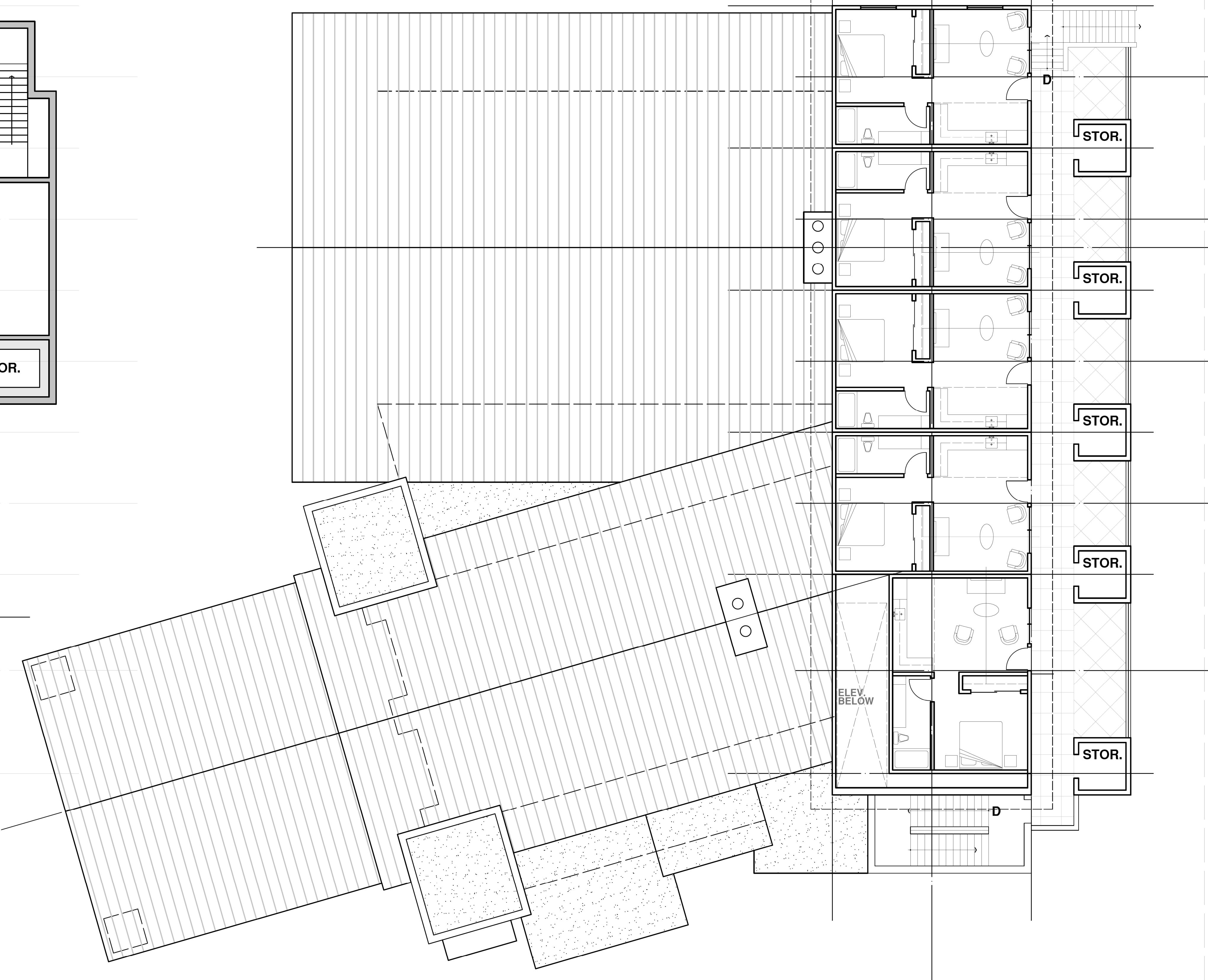




BASEMENT/ UPPER FLOOR PLAN
SEPTEMBER 2016



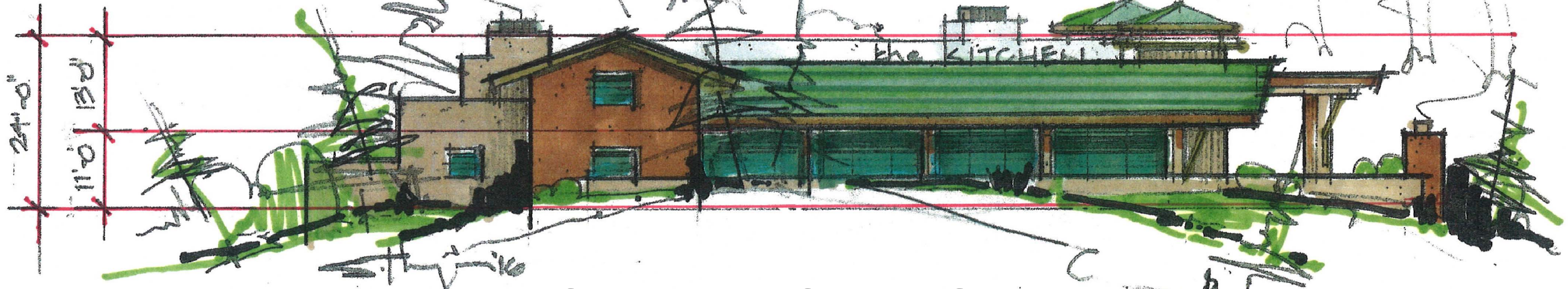
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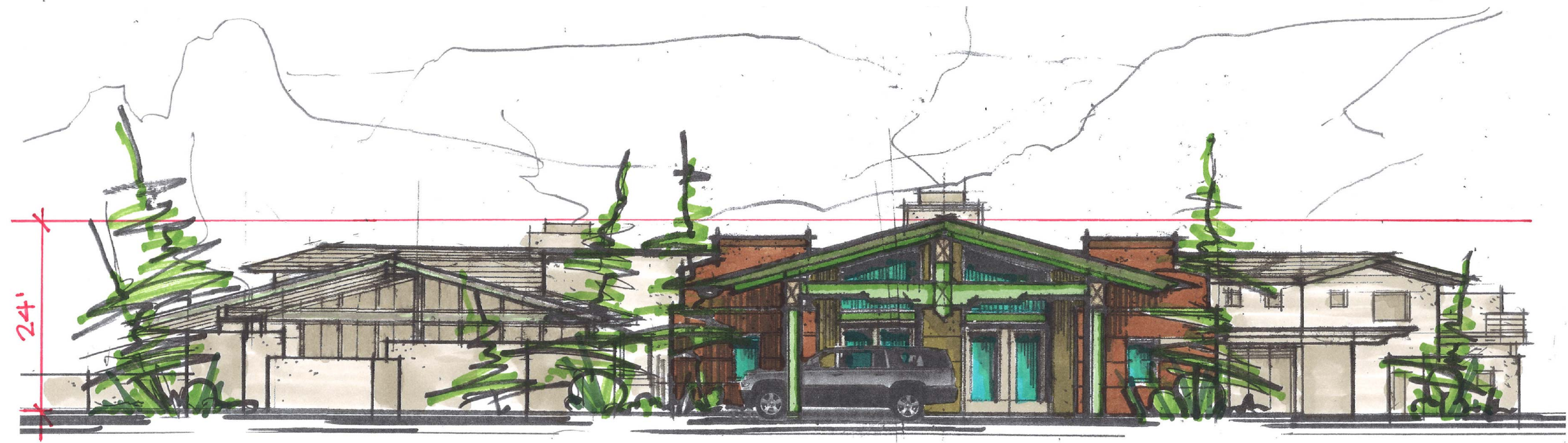
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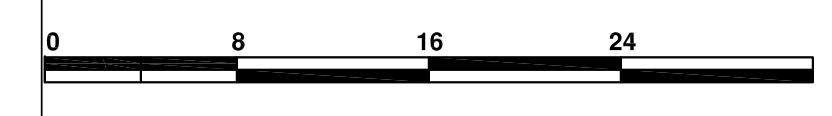


NORTH ELEVATION AT RESTAURANT

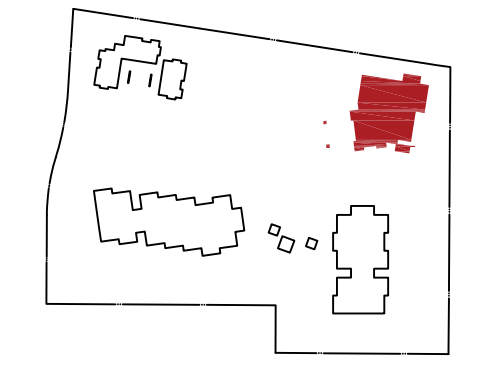


ELEVATION AT LOBBY

CONCEPTUAL ELEVATIONS
SEPTEMBER 2016



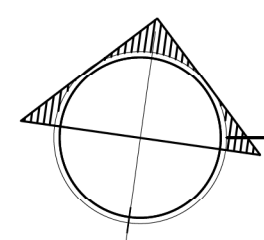
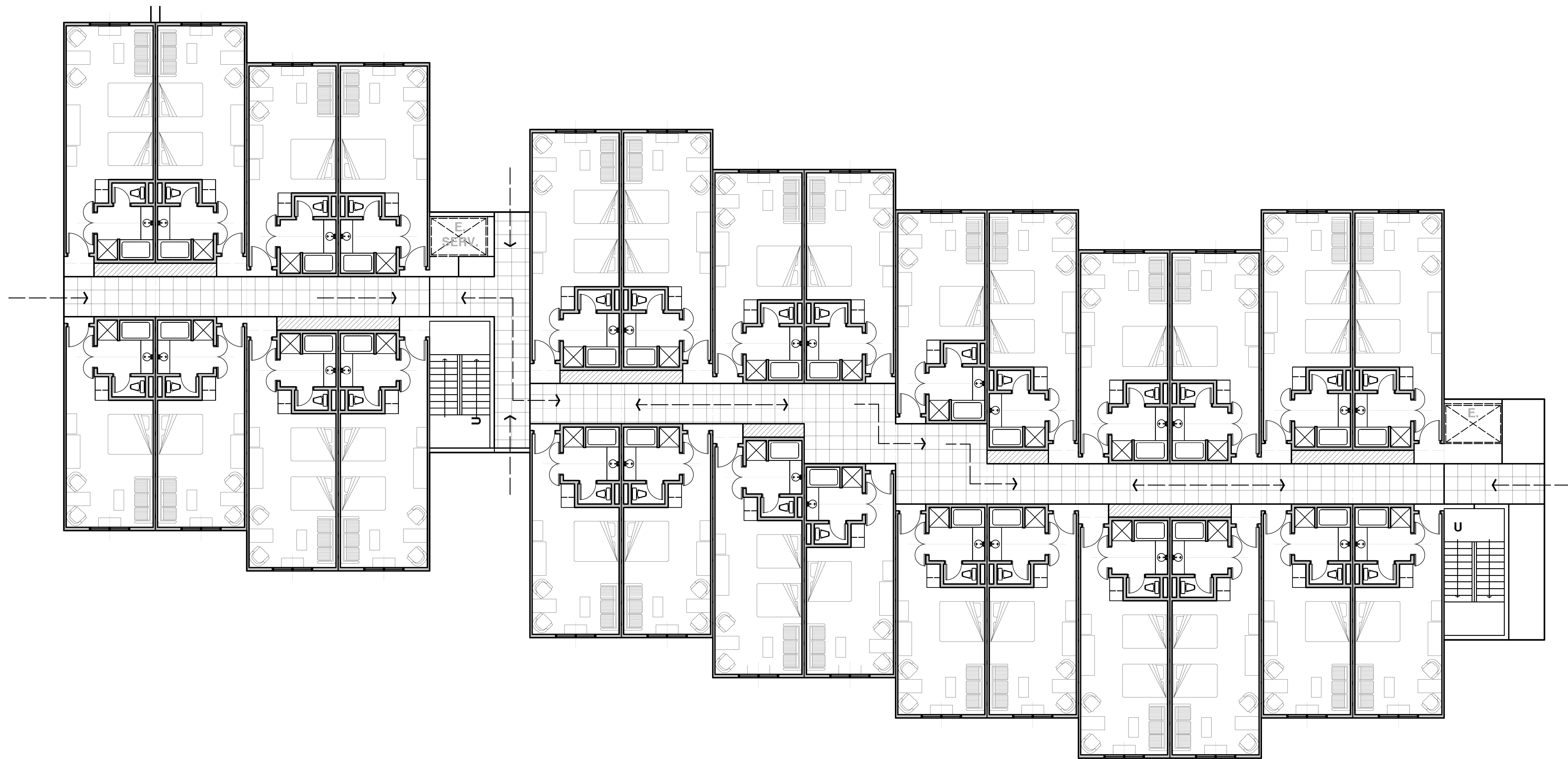
RESTAURANT/ LOBBY



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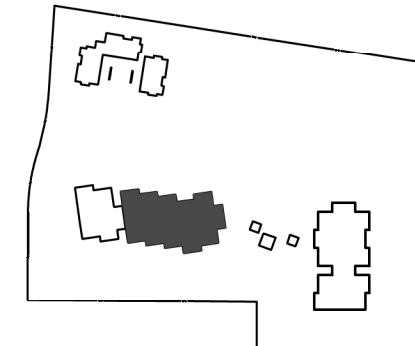




MAIN LEVEL FLOOR PLAN
SEPTEMBER 2016



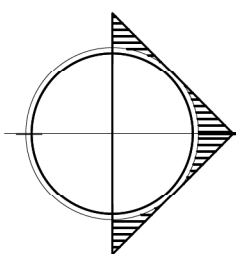
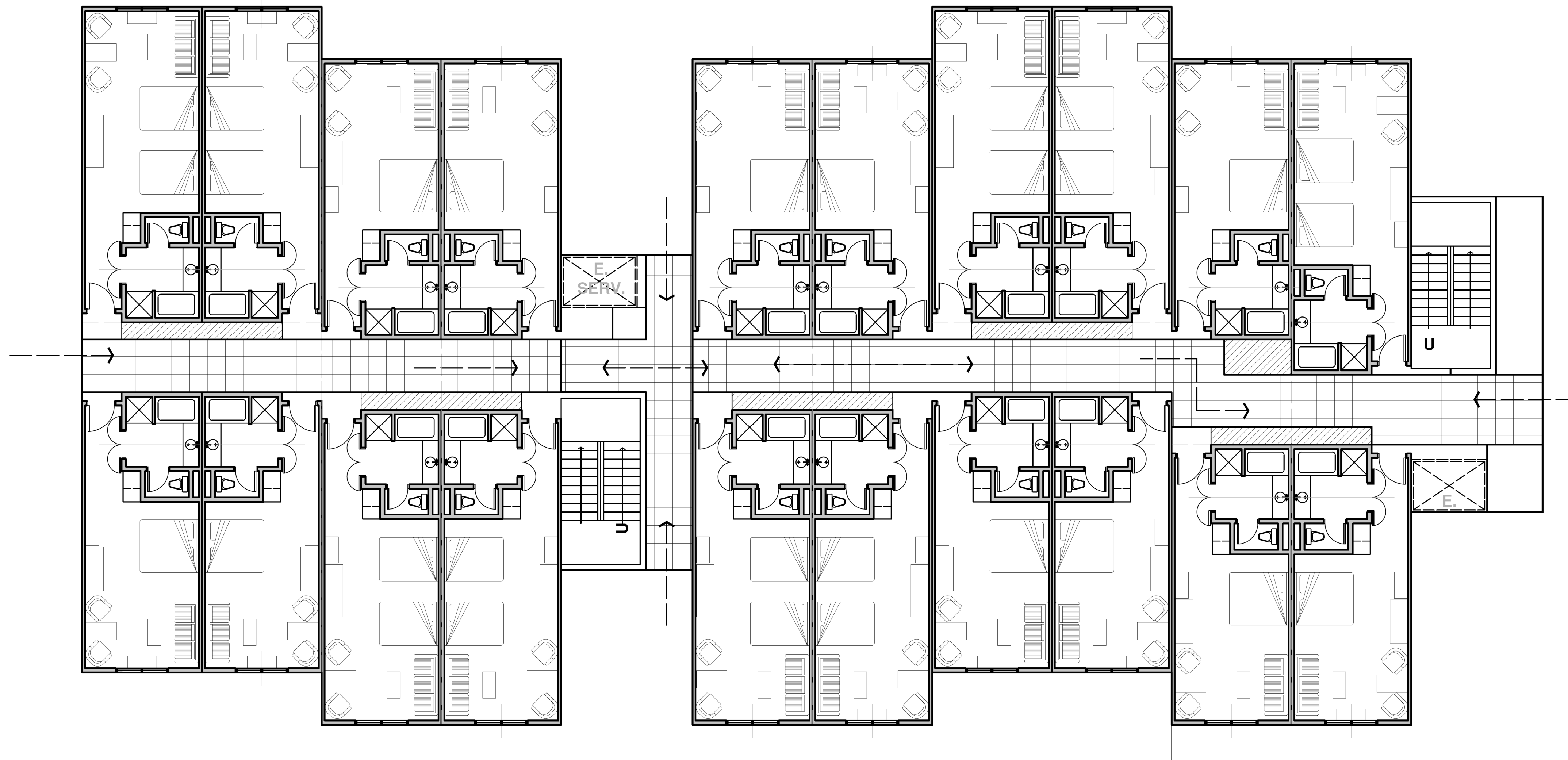
HOTEL GUEST ROOMS
(WEST BUILDING)



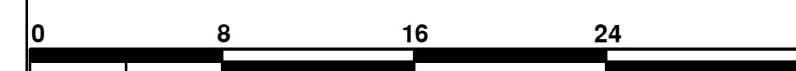
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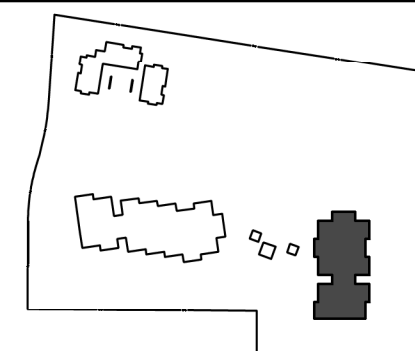




MAIN LEVEL FLOOR PLAN
SEPTEMBER 2016



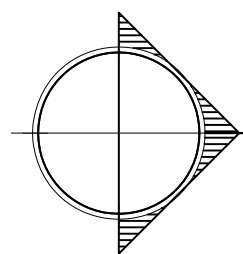
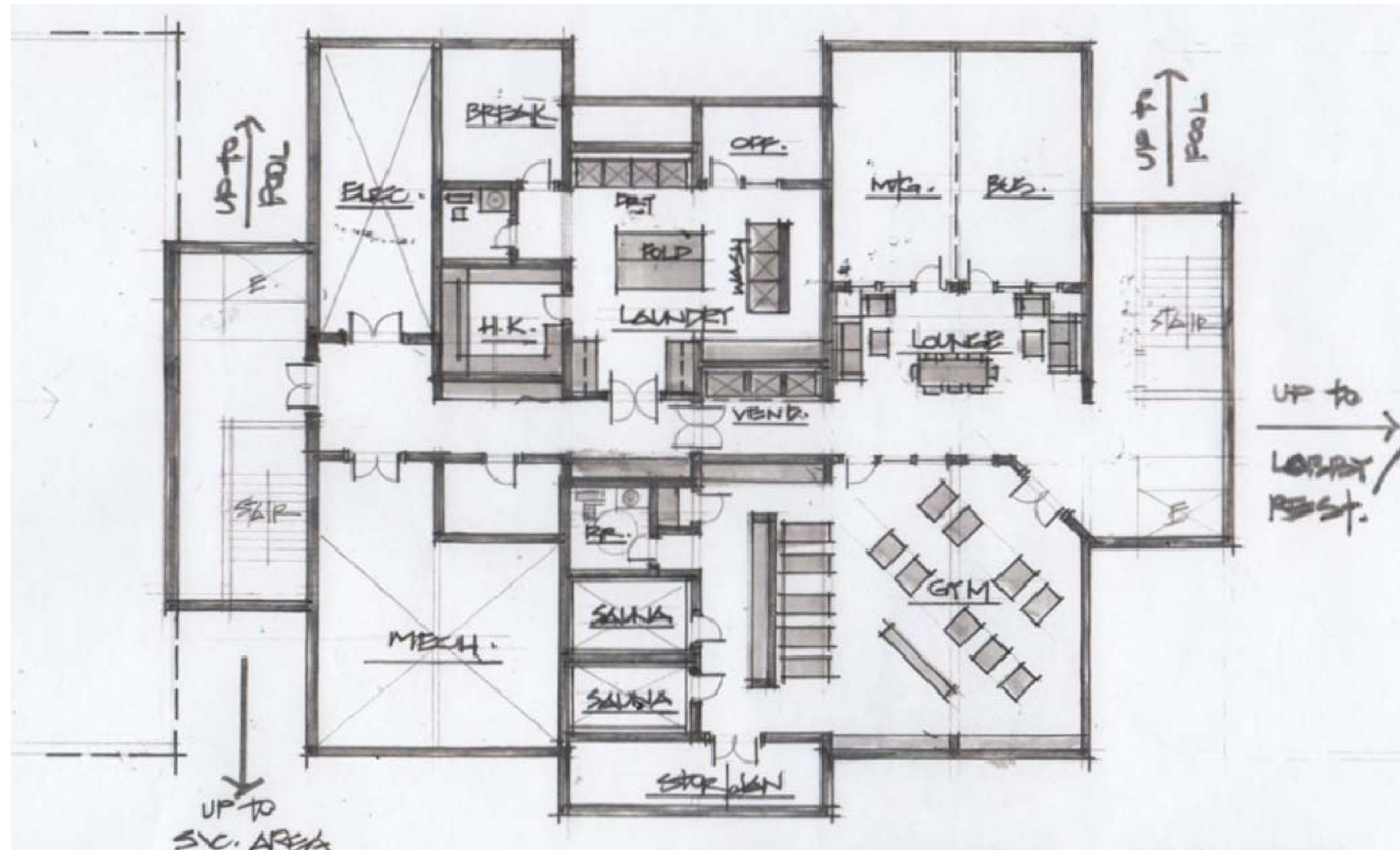
HOTEL GUEST ROOMS
(EAST BUILDING)



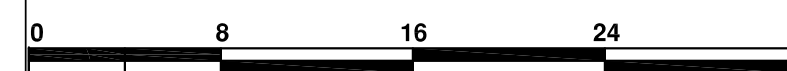
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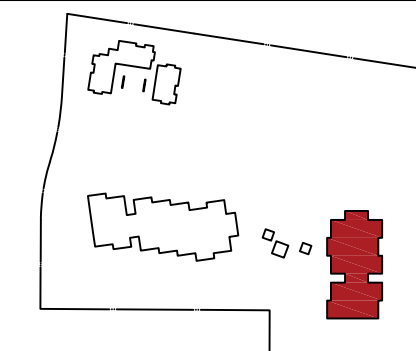




BASEMENT PLAN AT EAST WING
SEPTEMBER 2016



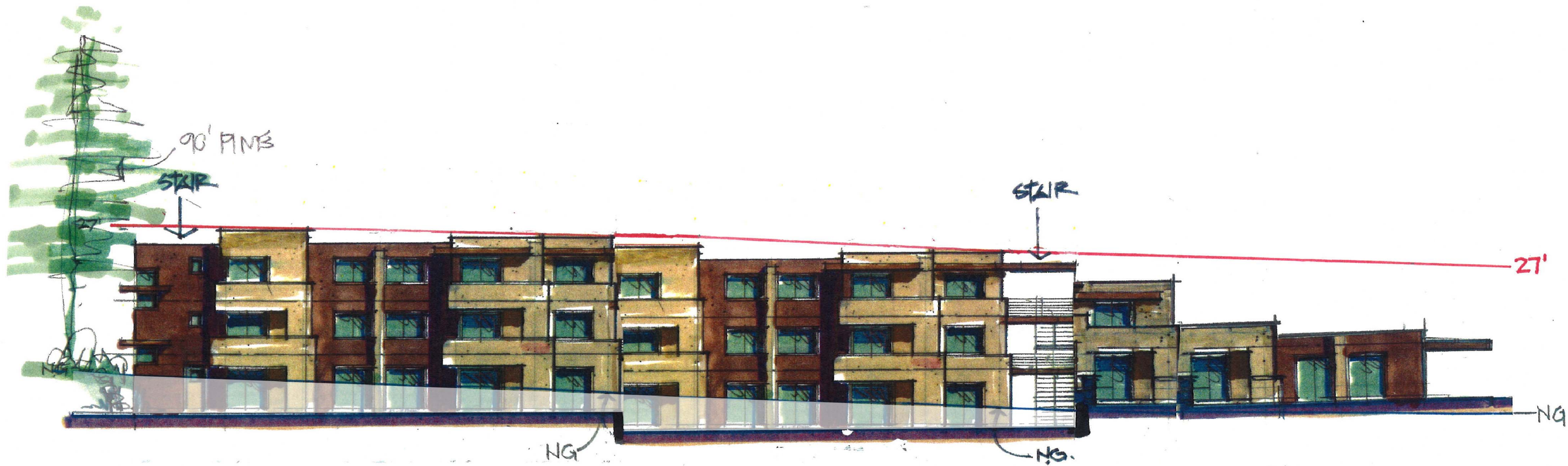
HOTEL GUEST ROOMS
(EAST BUILDING)



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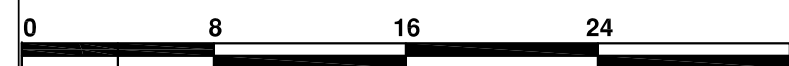
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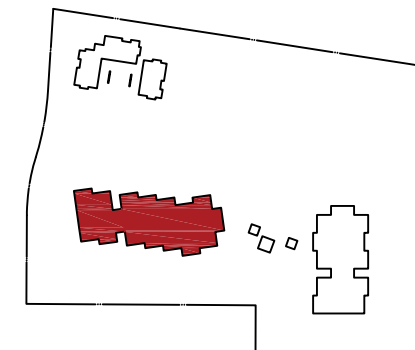


NORTH ELEVATION

SEPTEMBER 2016



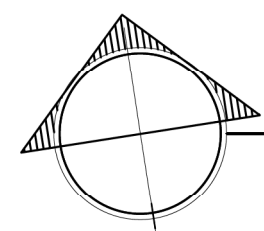
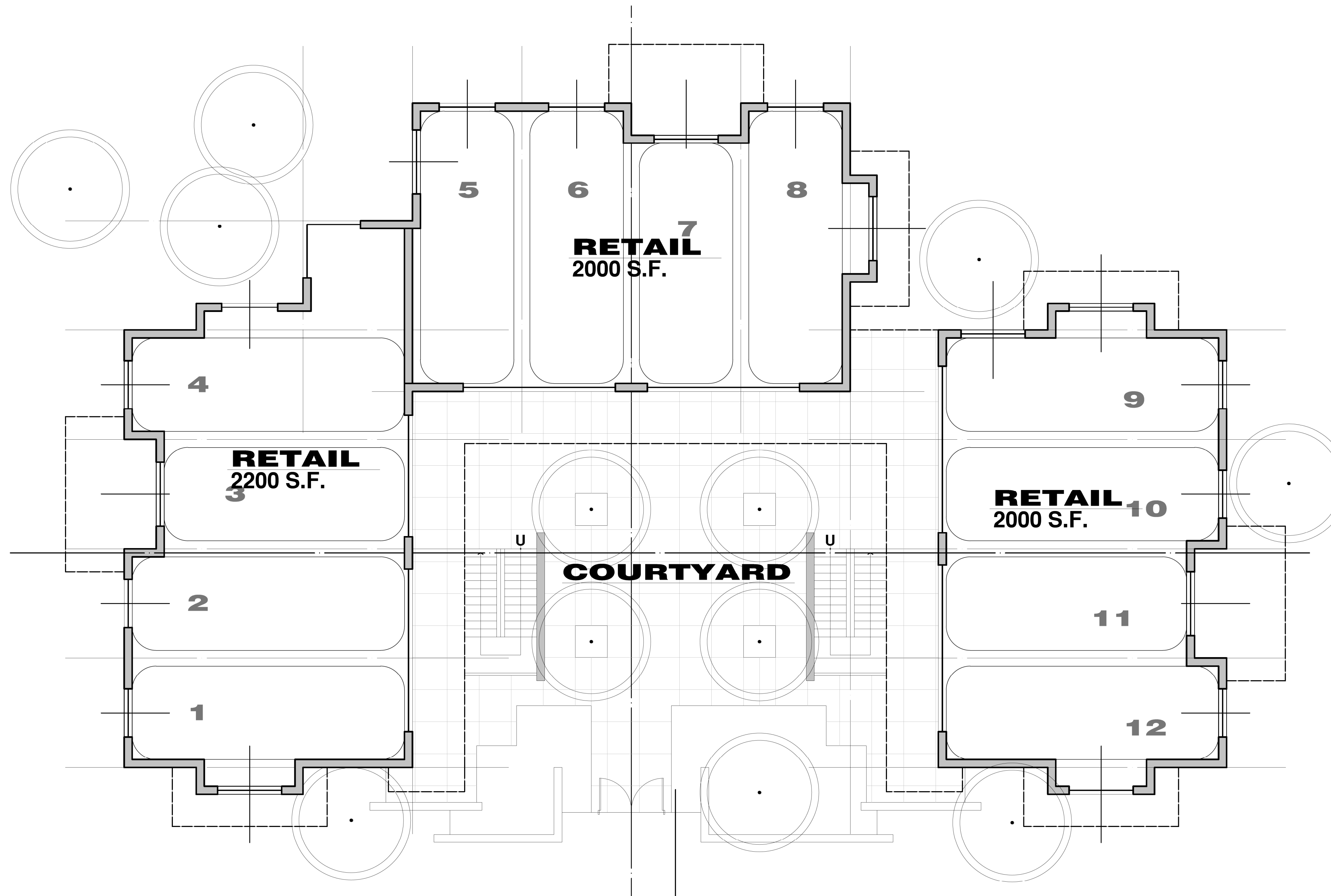
**HOTEL GUEST ROOMS
(WEST BUILDING)**



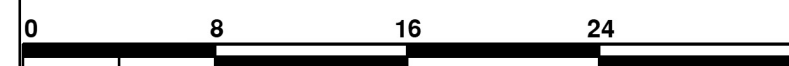
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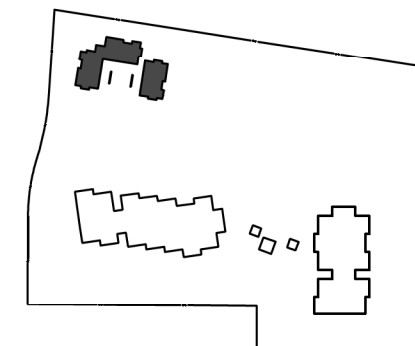




MAIN LEVEL FLOOR PLAN
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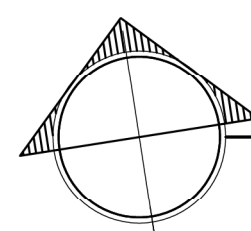
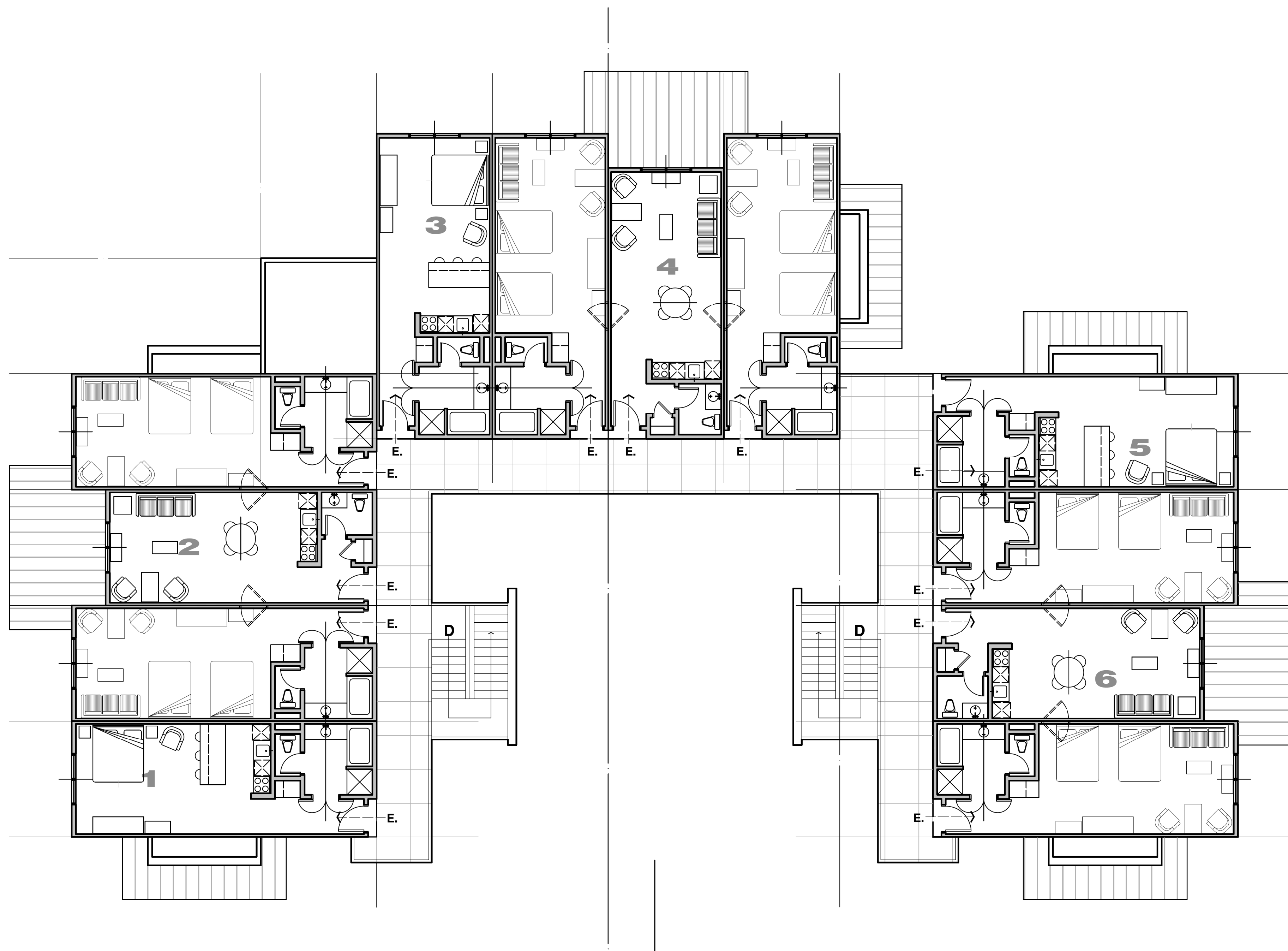
RETAIL BUILDING



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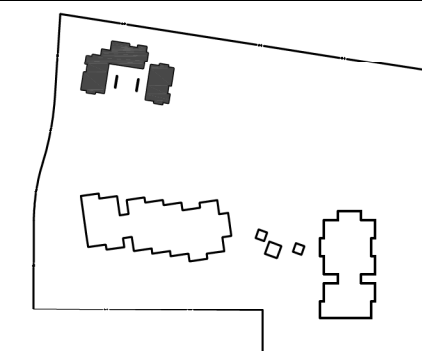




UPPER LEVEL FLOOR PLAN
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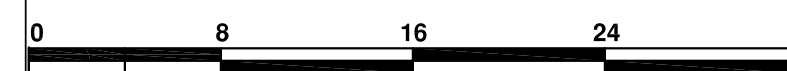
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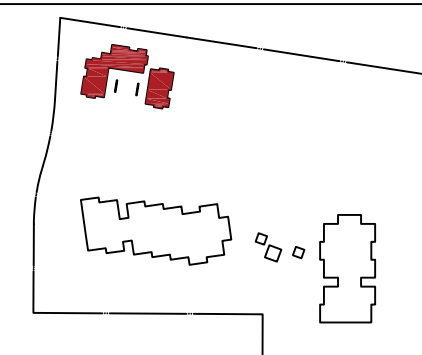




CONCEPTUAL NORTH ELEVATION
SEPTEMBER 2016



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