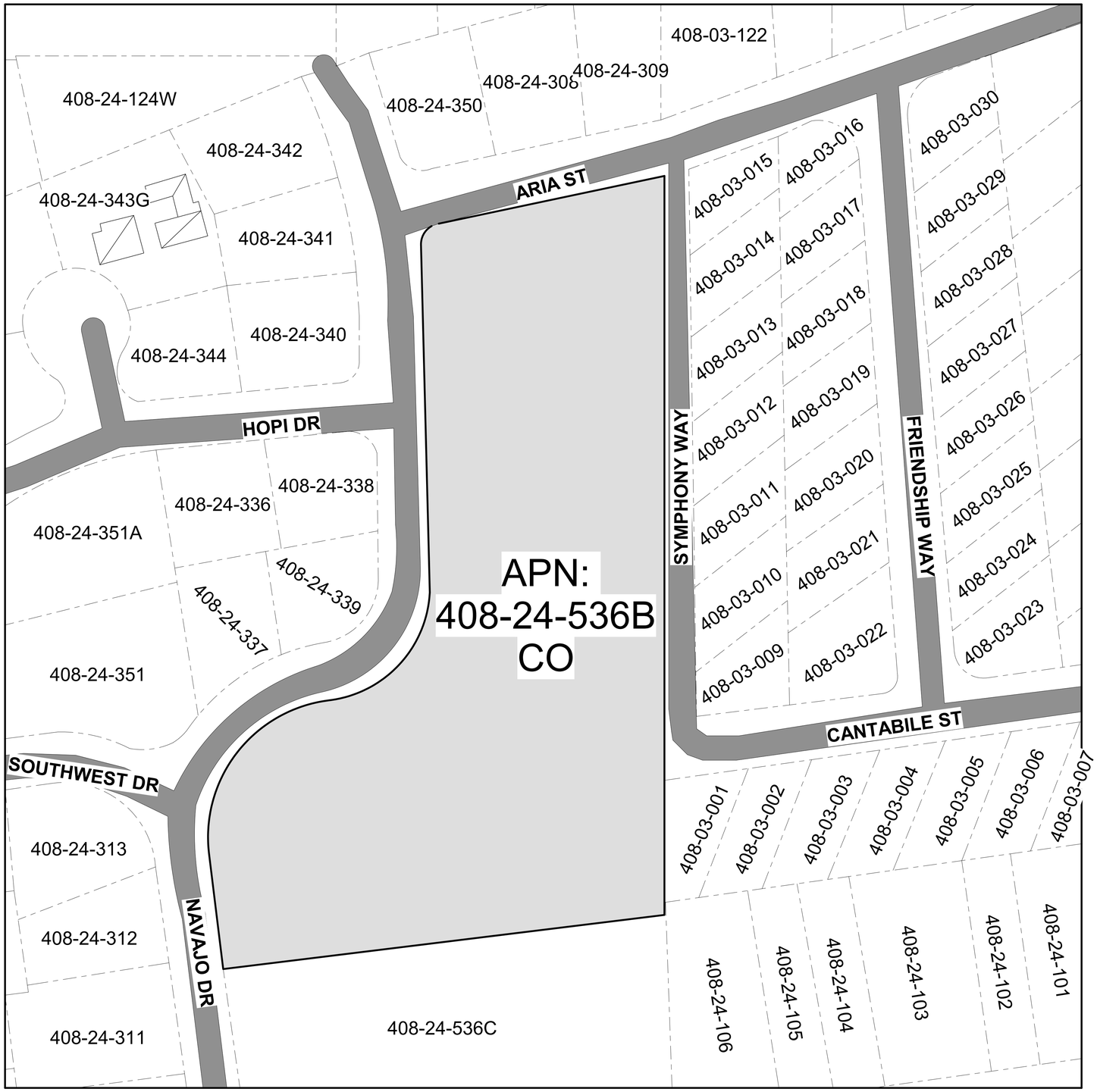
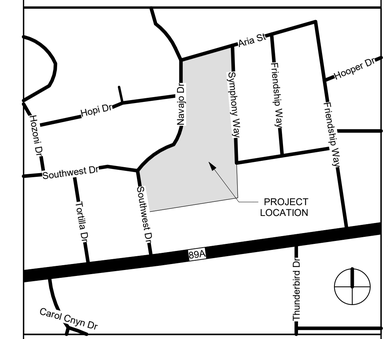


2 CONTEXT SITE PLAN
1" = 50'-0"

1" = 50'
0' 25' 50' 100' 200'

VICINITY MAP



PROJECT NARRATIVE

THE NAVAJO LOFTS PROJECT WILL CONSIST OF THIRTY (30) NEW DUPLEX BUILDINGS PLACED ON THE PROPERTY LOCATED AT 10 NAVAJO DR. SEDONA, ARIZONA 86336. TWO (2) BUILDING TYPES. BLDG. OPT. 1 WILL CONSIST OF 2,259 SQ. FT. BUILDING OPT. 2 WILL CONSIST OF 2,285 SQ. FT. EACH UNIT WILL HAVE AN ENCLOSED TWO (2) AND ONE (1) CAR GARAGE AND STORAGE.

PROJECT INFO

PROJECT DESCRIPTION:
TWENTY THREE (23) TWO LEVEL MULTI-FAMILY BUILDING DUPLEXES.
SEVEN (7) TWO LEVEL MULTI-FAMILY BUILDING DUPLEXES.

SITE INFORMATION:

APN:	408-24-536B
ZONING:	
LOT SIZE (NET):	196,163 SQ. FT. = 4.50 AC.
SUBDIVISION	N/A
LOT SALES:	NO
TOTAL SITE:	**196,163 SQ.FT.= 4.50 AC.**
OPEN SPACE AREA:	17,455 SQ. FT. = 0.40 AC. **17,455/169,163 = 8.90%**
NEW LANDSCAPE:	52,358 SQ. FT. = 1.20 AC.
SQ. FT. UNIT A:	2,009 SQ. FT.
SQ. FT. UNIT B:	2,187 SQ. FT.
SQ. FT. UNIT C:	1,866 SQ. FT.
SQ. FT. UNIT D:	2,115 SQ. FT.
FOOTPRINT - BLDG 1:	2,259 SQ. FT.
FOOTPRINT - BLDG 2:	2,285 SQ. FT.
# OF UNITS:	60 UNITS
# OF BLDGS:	30 BLDGS

FLOOR AREA COVERAGE:

Opt. 1	2,259 x 7 =	15,813 S.F.
Opt. 2	2,285 x 23 =	52,555 S.F.
Offices	289 x 2 =	578 S.F.
Gazebo	375 x 1 =	375 S.F.
	69,321 / 196,163 =	**35.33%**

APPLICANT/DESIGN PROFESSIONAL:
KONTEXTURE
DANIEL ISTRATE
3334 N. 20TH. STREET
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T. 602.875.6221
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DANIEL.ISTRATE@KONTEXTURE.COM

OWNER / DEVELOPER :
MKC HOLDINGS LLC
15010 N 78TH WAY STE. 109
SCOTTSDALE, AZ. 85260

BUILDING CODES

International Building Code with Amendments	2018 IBC
International Mechanical Code with Amendments	2018 IMC
National Electrical Code/NFPA-70 with Amendments	2017 NEC
International Plumbing Code with Amendments	2018 IPC
International Energy Code with Amendments	2018 IECC
International Existing Building Code with Amendments	2018 IRC

PARKING CALCULATIONS

2 PARKING SPACE PER UNIT:	60 UNITS X 2 = 120
TOTAL PARKING REQUIRED	= 120
TOTAL PARKING PROVIDED	= 126
TOTAL ADA PARKING REQUIRED	= 5 (PER 2018 IBC TABLE 1106.1)
TOTAL ADA PARKING PROVIDED	= 5

SITE AMENITIES

1.- BBQ GRILL AND PICNIC TABLE
2.- POOL
3.- DOG PARK
4.- BYCICLE RACK

NAVAJO LOFTS

10 NAVAJO DR.
SEDONA, ARIZONA 86336

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ARCHITECT
3334 E. 20TH STREET
PHOENIX, AZ, 85016
602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-22-2021
ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

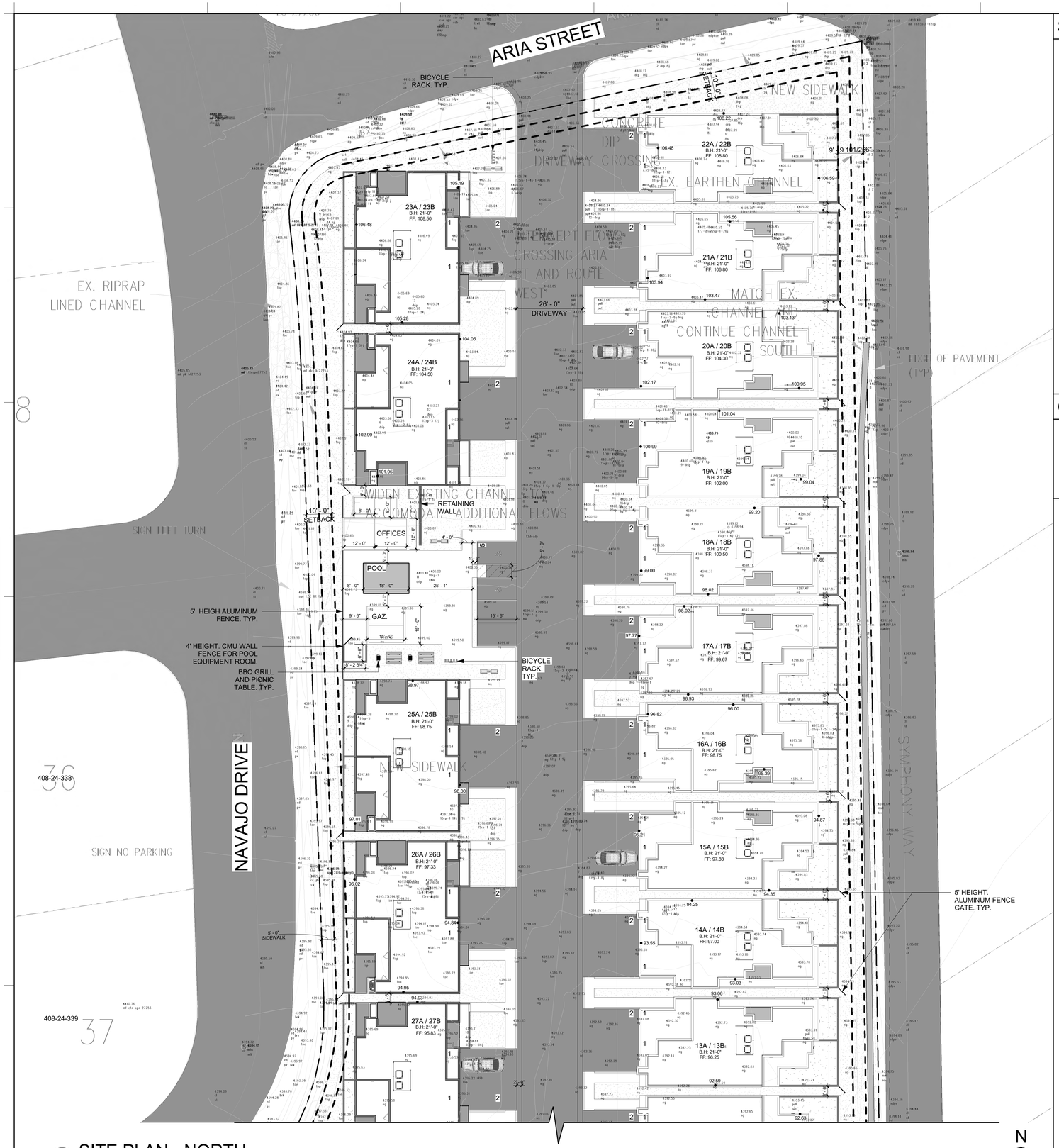
KEYPLAN

DRAWING TITLE
CONTEXT SITE PLAN

SCALE
As indicated

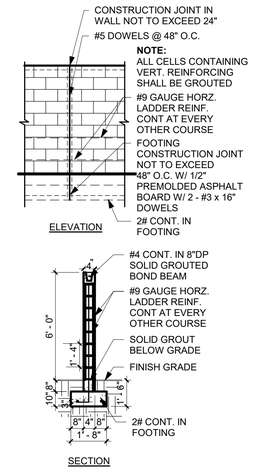
PROJECT NUMBER
18-051

DRAWING NUMBER
A0.1



1 SITE PLAN - NORTH
1" = 20'-0"

SCREEN FENCE DETAIL:

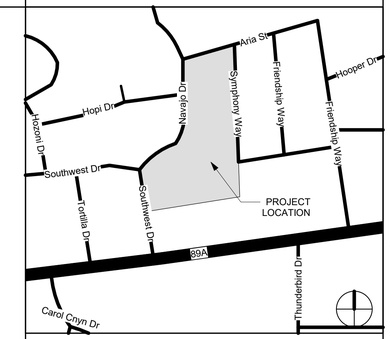


GRAPHIC SCALE:

1" = 20'

0' 10' 20' 40' 80'

VICINITY MAP



PROJECT NARRATIVE

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PROJECT INFO

PROJECT DESCRIPTION:
TWENTY THREE (23) TWO LEVEL MULTI-FAMILY BUILDING DUPLEXES.
SEVEN (7) TWO LEVEL MULTI-FAMILY BUILDING DUPLEXES.

SITE INFORMATION:

APN:	408-24-536B
ZONING:	
LOT SIZE (NET):	196,163 SQ. FT. = 4.50 AC.
SUBDIVISION	N/A
LOT SALES:	NO
TOTAL SITE:	**196,163 SQ.FT.= 4.50 AC.**
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NEW LANDSCAPE:	52,358 SQ. FT. = 1.20 AC.
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Opt. 1	2,259 x 7 =	15,813 S.F.
Opt. 2	2,285 x 23 =	52,555 S.F.
Offices	289 x 2 =	578 S.F.
Gazebo	375 x 1 =	375 S.F.
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OWNER / DEVELOPER :
MKC HOLDINGS LLC
15010 N 78TH WAY STE. 109
SCOTTSDALE, AZ. 85260

BUILDING CODES

International Building Code with Amendments	2012 IBC
International Mechanical Code with Amendments	2012 IMC
National Electrical Code/NFPA-70 with Amendments	2011 NEC
International Plumbing Code with Amendments	2012 IPC
International Energy Code with Amendments	2012 IECC
International Existing Building Code with Amendments	2012 IRC

PARKING CALCULATIONS

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2.- POOL
3.- DOG PARK
4.- BYCICLE RACK

NAVAJO LOFTS

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602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-29-2021
ARIZONA U. S. A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

DRAWING TITLE

PRELIMINARY SITE PLAN - NORTH

SCALE: As indicated

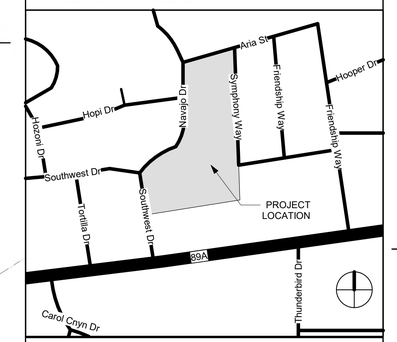
PROJECT NUMBER: 18-051

DRAWING NUMBER: **A0.3**

1 SITE PLAN - SOUTH
1" = 20'-0"

1" = 20'
0' 10' 20' 40' 80'

VICINITY MAP



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Offices	289 x 2 = 578 S.F.
Gazebo	375 x 1 = 375 S.F.
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2.- POOL
3.- DOG PARK
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602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed
ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

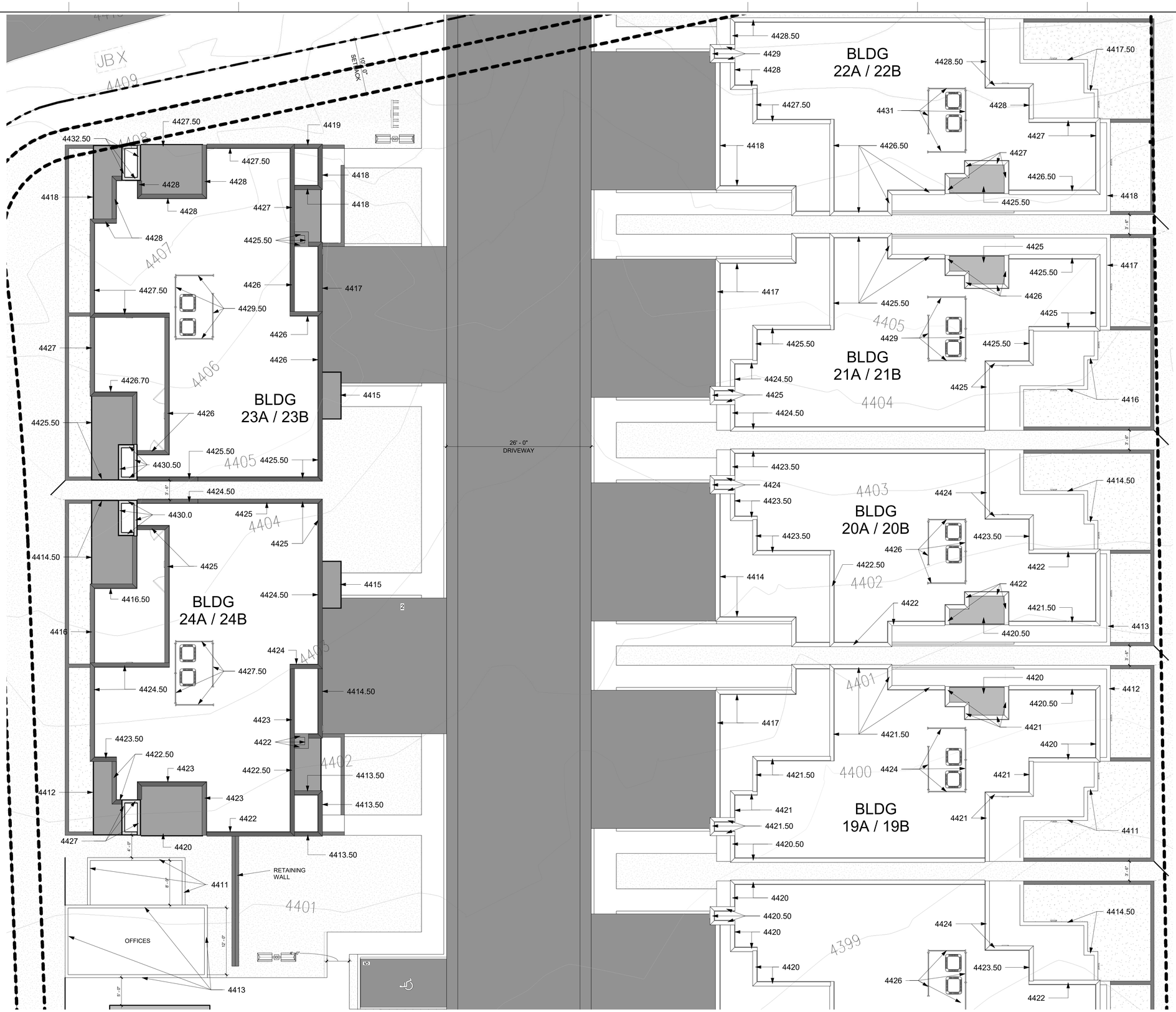
KEYPLAN

DRAWING TITLE
PRELIMINARY SITE PLAN - SOUTH

SCALE
As indicated

PROJECT NUMBER
18-051

DRAWING NUMBER
A0.4



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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-29-2021
ARIZONA U.S.A.
EXPIRES: 12/31/2021

KEYPLAN

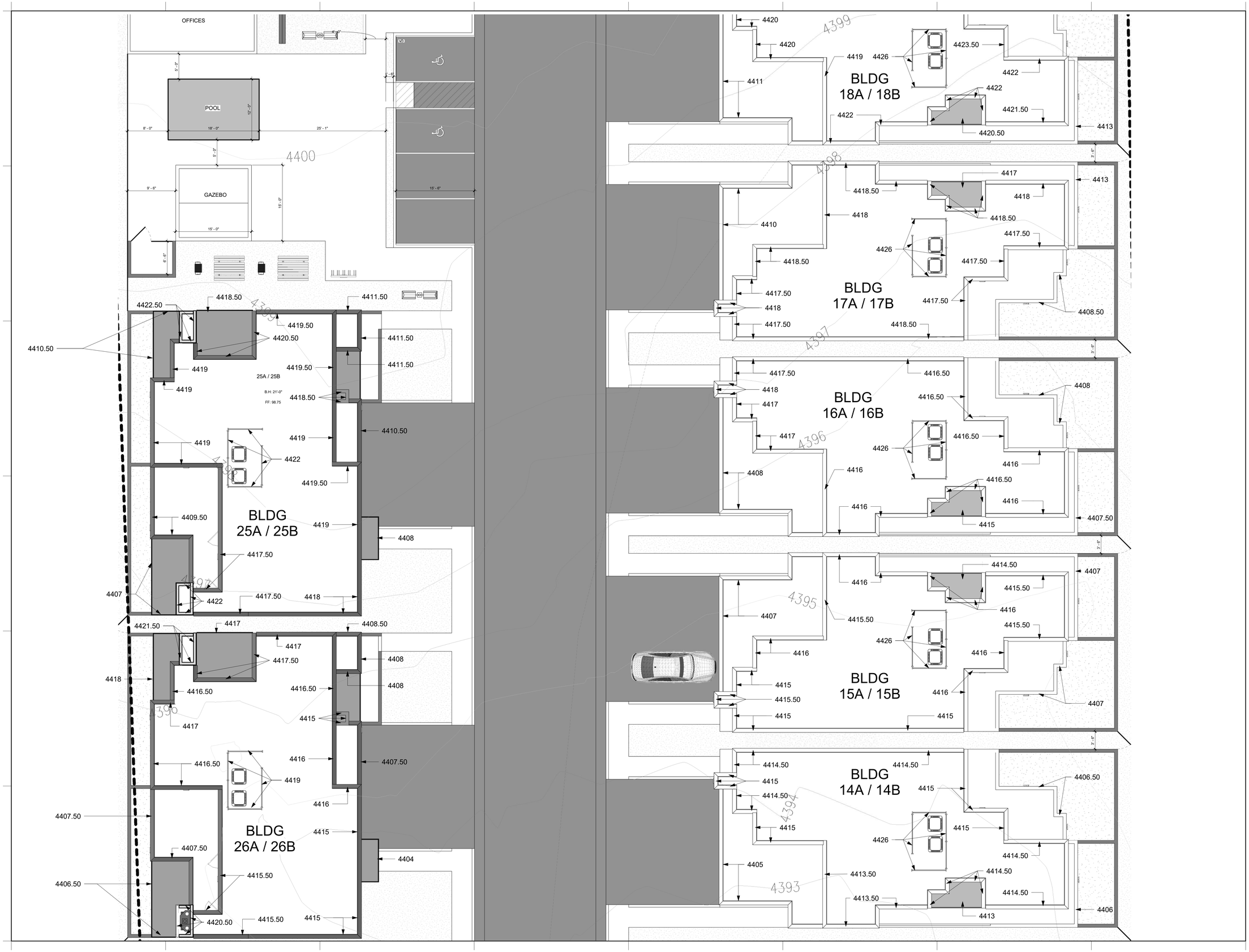
DRAWING TITLE

BUILDING HEIGHTS - SECTION 1

SCALE 1/8" = 1'-0"

PROJECT NUMBER 18-051

DRAWING NUMBER **A0.5**



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SEALS AND SIGNATURES

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53898
DANIEL
ISTRATE
Date Signed 03-29-2021
ARIZONA U. S. A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

DRAWING TITLE

BUILDING HEIGHTS - SECTION 2

SCALE
1/8" = 1'-0"

PROJECT NUMBER
18-051

DRAWING NUMBER
A0.6

NAVAJO LOFTS

10 NAVAJO DR.
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SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-29-2021
ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

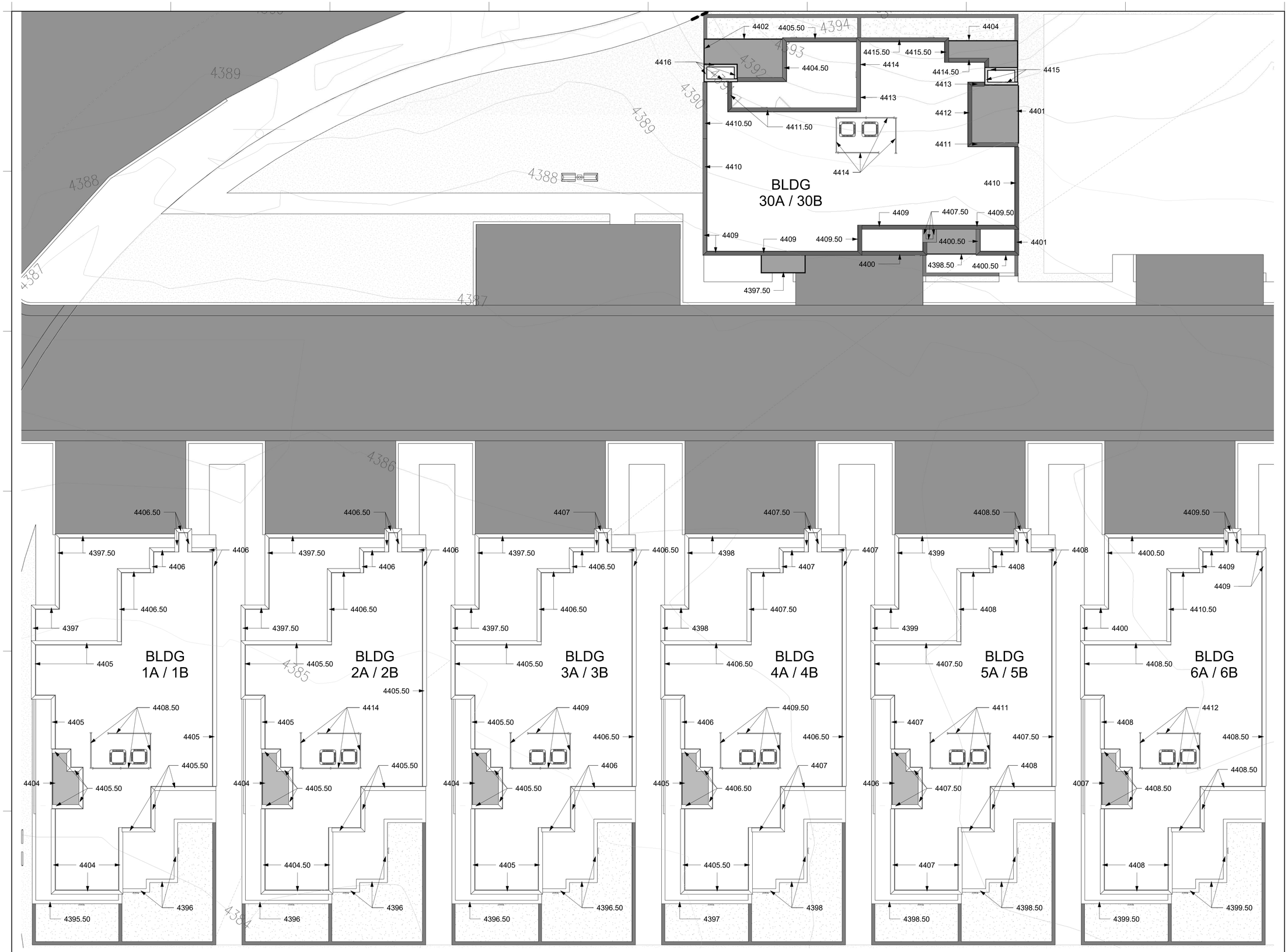
DRAWING TITLE

BUILDING HEIGHTS - SECTION 3

SCALE 1/8" = 1'-0"

PROJECT NUMBER 18-051

DRAWING NUMBER A0.7



NAVAJO LOFTS

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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-22-2021
ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

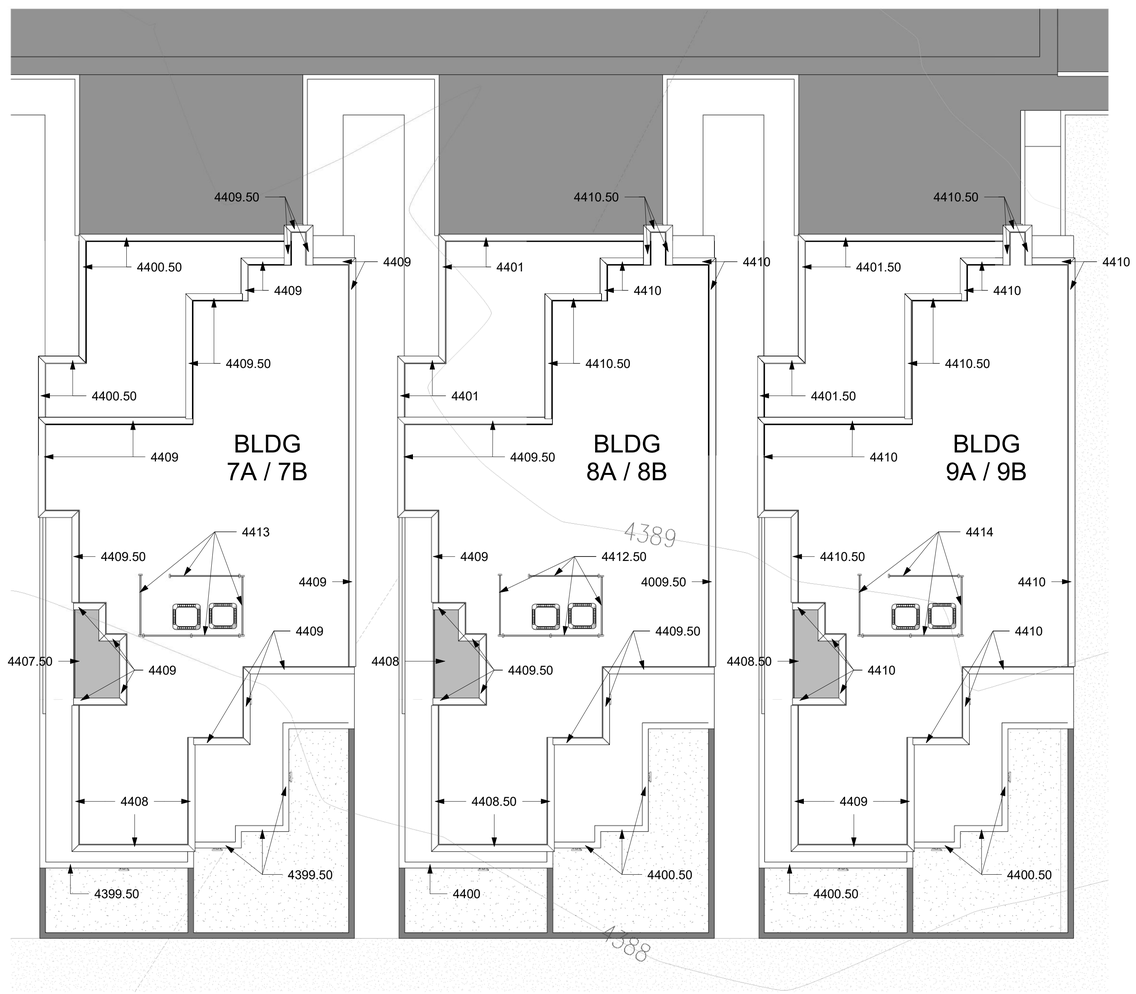
DRAWING TITLE

BUILDING HEIGHTS - SECTION 4

SCALE
1/8" = 1'-0"

PROJECT NUMBER
18-051

DRAWING NUMBER
A0.8



NAVAJO LOFTS

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SEDONA, ARIZONA 86336

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602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-26-2021
ARIZONA U. S. A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

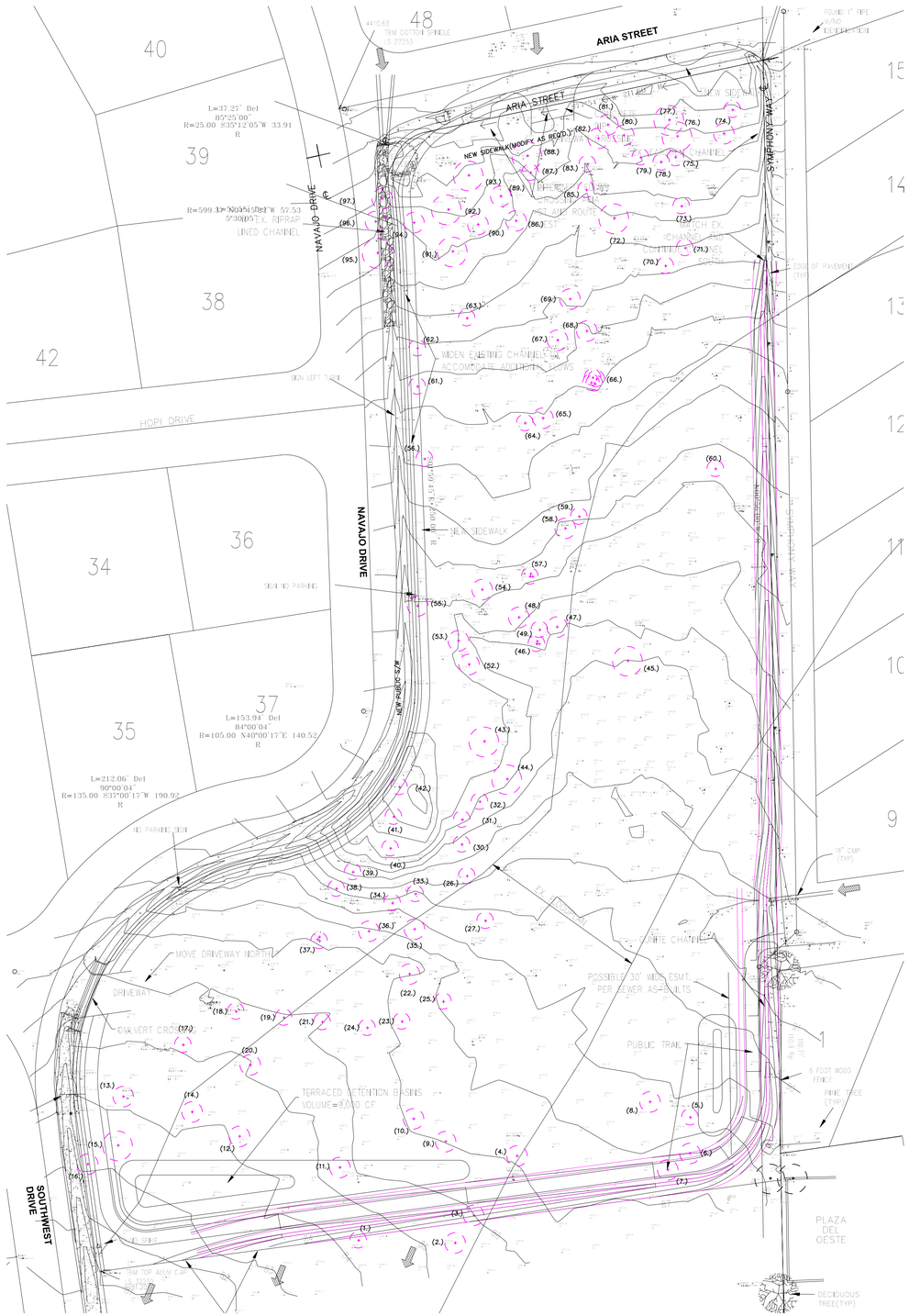
DRAWING TITLE

BUILDING HEIGHTS - SECTION 5

SCALE
1/8" = 1'-0"

PROJECT NUMBER
18-051

DRAWING NUMBER
A0.9



1 NATIVE PLANT INVENTORY
1" = 40'-0"

N

1" = 20'

0' 10' 20' 40' 80'

NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE - SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
1	Prosopis-native mesquite	4" x 6	Multi 10'x10'	YES	
2	Prosopis-native mesquite	10" x 3	Multi 18'x12	YES	
3	Prosopis-native mesquite	6" x 6	Multi 14'x12'	YES	
4	Prosopis-native mesquite	8" x 4	Multi 18'x12'		No
5	Prosopis-native mesquite	5" x 5	Multi 12'x10'		no
6	Prosopis-native mesquite	8"	12'x12'		yes
7	Prosopis-native mesquite	10" x 4	Multi 18'x12'	unbalanced	no
8	Prosopis-native mesquite	8' x 8	Multi 18'		no
9	Prosopis-native mesquite	10" x 3	Multi 12'		No
10	Juniperus-One seed	3"	8' x 6'		Yes
11	Juniperus-one seed	10"	Multi 16' x 12'	Mistletoe!	no
12	Prosopis-native mesquite	8" x 4	Multi 14' x 12'		No
13	Prosopis-native mesquite	8" x 3	Multi 18' x 16'	Too large	No
14	Prosopis-native mesquite	5" x 5	Multi 12' x 10'		Yes
15	Prosopis-native mesquite	10" x 4	Multi 18' x 12'	Too large	No
16	Prosopis-native mesquite	4" x 4	Multi 14' x 10'		Yes
17	Prosopis-native mesquite	6" x 3	Multi 12'	YES	
18	Manzanita-Cluster		15' x 10'	YES	
19	Juniperus-one seed	10"	18' x 12'	YES	
20	Manzanita-Cluster		30' x 8'		No
21	Juniperus-one seed	4"	12' x 6'		No
22	Cupressus-arizona	4"	12' x 6"		Yes
23	Juniperus-one seed	3"	6' x 4'		Yes
24	Juniperus-One seed	4" x 3	12' x 10'		Yes
25	Prosopis-native mesquite	5" x 9	14' x 18'		No
26	Cupressus-arizona	6"	12' x 8'		Yes
27	Juniperus-one seed	12"	18' x 12'		No
28	Manzanita-cluster		8' x 8'		No
29	Juniperus-One seed	20"	20' x 20'		No
30	Juniperus-one seed	3" x 2	Multi 9' x 5'		Yes
31	Juniperus-one seed	3"	6' x 3'		No
32	Juniperus-one seed	3"	6' x 4'	Rock	Yes

1

NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
33	Juniperus-one seed	3"	6'x 2'	rock	No
34	Juniperus-one seed	5"	7'x 4"		No
35	Juniperus-one seed	10"	12' x 8'		No
36	Juniperus-oce seed	10"	16' x 14'	Yes	
37	Manzanita - cluster		12' x 12'	Yes	
38	Prosopis – native mesquite	6" x4	Multi 12'x6'	Yes	
39	Juniperus-one seed	4"	10' x 5'	Yes	
40	Juniperus-one seed	2"	4" x 2'		No
41	Mesquite Cluster			yes	
42	Prosopis-native mesquite	3" x 5	Multi 12' x 15'	yes	
43	Juniperus-one seed	16"	18' x 18'	Rock	No
44	Juniper-Utah	24"	20' x 20'	Mistletoe	No
45	Juniper-Utah	24"	20' x 20'	Too large	No
46	Juniper-one seed	10" x 3	Multi 18'x18'	Too close	No
47	Pinus-edulis (pinyon)	12"	20' x 12'		Yes
48	Juniper-one seed	8"	16' x 10'		Yes
49	Juniper-one seed	12"	12' x 12'	Misalletoe	No
50	Juniper-one seed	10" x 2	Multi 18'x16'	Too large	No
51	Pinus-edulis (pinyon)	12"	20' x 16'		Yes
52	Pinus-edulis (pinyon)	10"	16' x 8'		Yes
53	Pinus-edulis (pinyon)	12"	18' x 10'		Yes
54	Juniper-one seed	12"	12' x 16'	Damaged	No
55	Prosopis-native mesquite	6" x 8	Multi 10'x14'		Yes
56	Prosopis-native mesquite	6" x 4	Multi 14'x14'	Yes	
57	Prosopis-native mesquite	4" x 3	Multi 10'x10'		Yes
58	Juniper-one seed	6" x 3	Multi 18'x18'		Yes
59	Pinus-edulis (pinyon)	6"	18 x 10'		Yes
60	Prosopis-native mesquite	4" x8	12' x 10'	Yes	
61	Juniper-one seed	8"	12' x 12'		Yes
62	Juniper-one seed	6" x 2	Multi 12' x 12'		Yes
63	Juniper-one seed	10" x 3	Multi 16' x 16'	Too large	no

Page 2

2

NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
64	Pinus-edulis cluster		21'0' x 10'	Dying	No
65	Juniper-one seed	8"	12' x 8'	Unbalanced	No
66	Pinus-edulis cluster	6"	Multi 20' x 30'	Too close	No
67	Juniperus-one seed	6" x 4	Multi 16' x 12'	Dying	No
68	Juniperus-one seed	18"'	18' x 16'	Mistletoe	No
69	Juniper-one seed	10' x 3	Multi 12'x 16'	Unbalanced	No
70	Juniperus-one seed	6" x 2'	Multi 12' x 12'		Yes
71	Pinyon-mequite cluster	10"	24' x 24'		No
72	Juniper-one seed	30"	24' x 24'		No
73	Juniper-oak cluster	8"	Multi 16' x 10'	dying	No
74	Juniperus-one seed	20"	16' x 16'	yes	
75	Juniper-one seed	16"	20' x 20'		No
76	Juniper-one seed	24"	24' x 24'	Too large	No
77	Juniper-one seed	28"	24' x 24'	Too large	No
78	Pinus-edulis (pinyon)	8"	26' x 12'		Yes
79	Juniper-one seed	8"	20' x 10'	Unblalanced	no
80	Juniper-one seed	20"	20' x 16'	Yes	
81	Juniper-one seed	18"	20' x 12'	Yes	
82	Juniper-one seed	16"	20' x 12'	unbalanced	No
83	Juniper-one seed	12"	16' x 12'		Yes
84	Juniper-one seed	28"	26' x 24'	dying	No
85	Pinus-edulis (pinyon)	10"	24" x 12'		Yes
86	Juniper-one seed	12"	16' x 12'		no
87	Juniper-one seed	8" x3	Multi 14'x12'	dying	No
88	Juniper-one seed	28"	16' x 14'	mistletoe	no
89	Pinus-edulis	8"	14" x 10'		Yes
90	Pinus-edulis (pinyon)	6"	12' x 6'	dying	No
91	Juniper-one seed	36" x2	Multi 18' x 18'		No
92	Juniperus-Utah	30"	20' x 18"		No
93	Juniper-one seed	30"	18' x 18'	Yes	
94	Pinus-edulis (pinyon)	12"	24' x 12'		Yes

Page 3

3

NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
64	Pinus-edulis cluster	20"	20' x 10'	Dying	No
65	Juniper-one seed	8"	12' x 8'	Unblalanced	No
66	Pinus-edulis cluster	6"	Multi 20' x 30'	Too close	No
67	Juniperus-one seed	6" x 4	Multi 16' x 12'	Dying	No
68	Juniperus-one seed	18"	18' x 16'	Mistletoe	No
69	Juniper-one seed	10' x 3	Multi 12'x 16'	Unbalanced	No
70	Juniperus-one seed	6" x 2'	Multi 12' x 12'		Yes
71	Pinyon-mequite cluster	10"	24' x 24'		No
72	Juniper-one seed	30"	24' x 24'		No
73	Juniper-oak cluster	8"	Multi 16'x 10'	dying	No
74	Juniperus-one seed	20"	16' x 16'	yes	
75	Juniper-one seed	16"	20' x 20'		No
76	Juniper-one seed	24"	24' x 24'	Too large	No
77	Juniper-one seed	28"	24' x 24'	Too large	No
78	Pinus-edulis (pinyon)	8"	26' x 12'		Yes
79	Juniper-one seed	8"	20' x 10'	Unblalanced	no
80	Juniper-one seed	20"	20' x 16'	Yes	
81	Juniper-one seed	18"	20' x 12'	Yes	
82	Juniper-one seed	16"	20' x 12'	unbalanced	No
83	Juniper-one seed	12"	16' x 12'		Yes
84	Juniper-one seed	28"	26' x 24'	dying	No
85	Pinus-edulis (pinyon)	10"	24" x 12'		Yes
86	Juniper-one seed	12"	16' x 12'		no
87	Juniper-one seed	8" x3	Multi 14'x12'	dying	No
88	Juniper-one seed	28"	16' x 14'	mistletoe	no
89	Pinus-edulis	8"	14" x 10'		Yes
90	Pinus-edulis (pinyon)	6"	12' x 6'	dying	No
91	Juniper-one seed	36" x2	Multi 18' x 18'		No
92	Juniperus-Utah	30"	20' x 18"		No
93	Juniper-one seed	30"	18' x 18'	Yes	
94	Pinus-edulis (pinyon)	12"	24' x 12'		Yes

Page 3

4

NATIVE PLANT/TREE INVENTORY SEDONA LOFTS NAVAJO DRIVE

#	TREE-SPECIE	CALIPER	SIZE H&W	TO REMAIN	SALVAGE
95	Juniperus-Utah	40"	24' x 30'	YES	
96	Pinus-edulis ((pinyon)	6"	24' x 12'	YES	
97	Prunus-Plum	6"	12' x 10'	YES	
1	NOTE: Numerous clusters of				
	Scrub oak and manzanita some				
	of which could be saved in				
	any open areas.				
2	Would suggest realigning the				
	sidewalk around the perimeter				
	to accommodate tree clusters.				

Page 4

5

NAVAJO LOFTS
10 NAVAJO DR.
SEDONA, ARIZONA 86336

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KONTEXTURE, LLC
ARCHITECT
3334 E. 20TH STREET
PHOENIX, AZ. 85016
602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

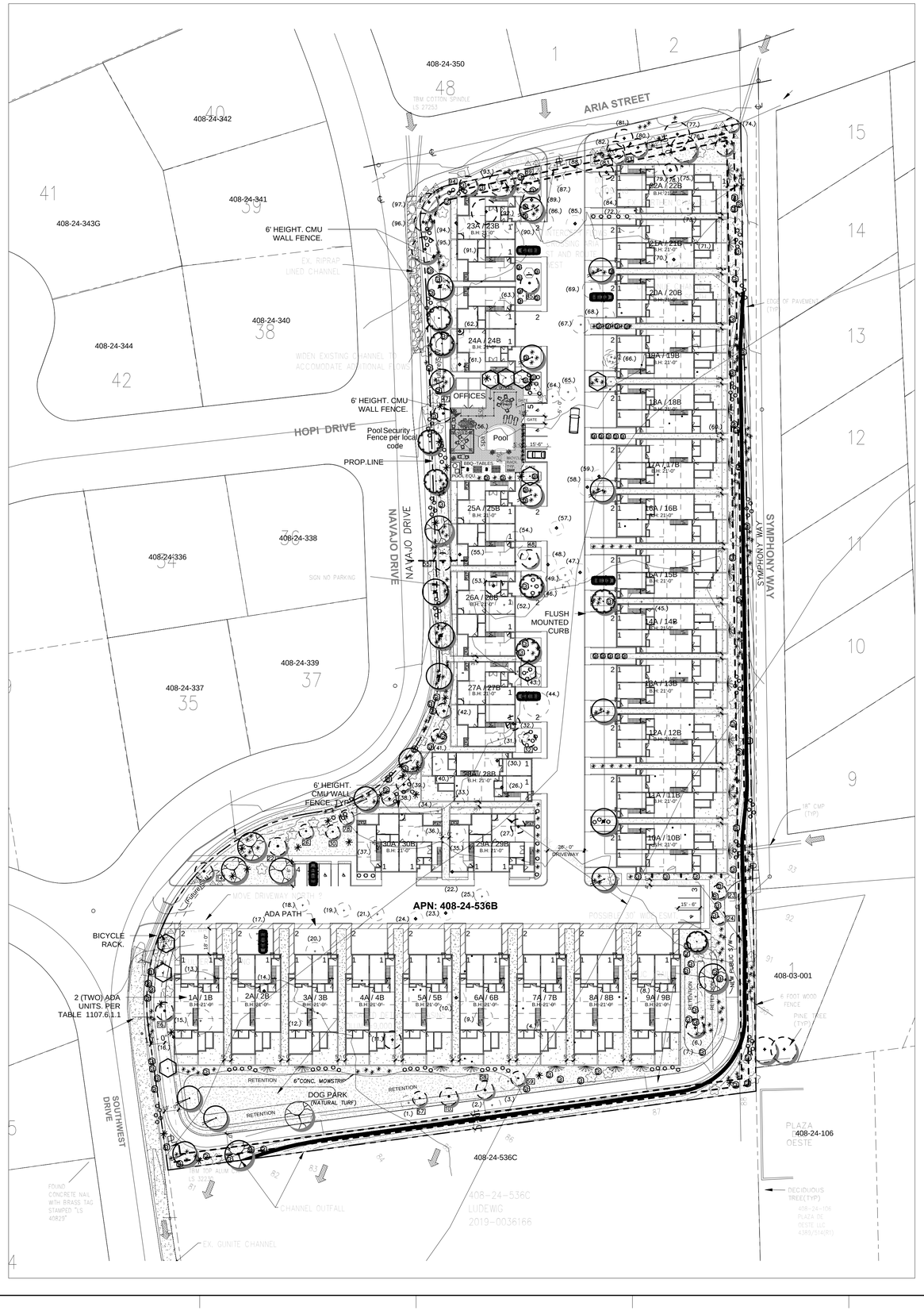
KEYPLAN

DRAWING TITLE
NATIVE PLANT INVENTORY

SCALE 1" = 20'-0"

PROJECT NUMBER 18-051

DRAWING NUMBER L0.1



EXISTING PLANT LEGEND

Note: BASED ON NATIVE PLANT INVENTORY(NPI)PERFORMED BY: DAVE GRONDIN/GREEN EARTH, LC ON 3-19-21

(93.) (EXISTING)TREE(Salvageable-To Remain in Place)

(78.) (EXISTING)TREE(Salvageable-To be Relocated) 22

(67.) (EXISTING)TREE(UnSalvageable-To be Destroyed/replaced)

85. (EXISTING)TREE(Salvageable-shown in New location)

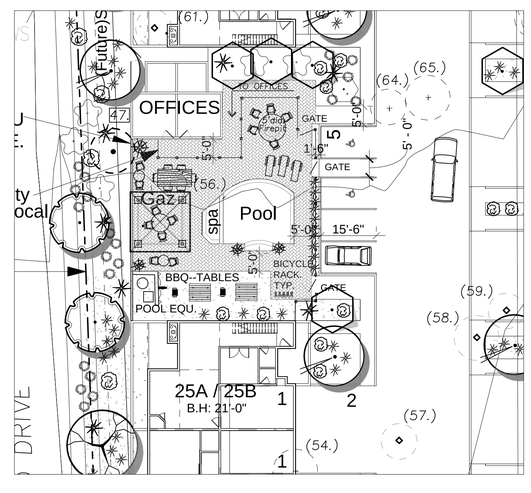
(EXISTING)SCRUB OAK/MANZANITA-(Replant salvageable materials when possible)

PLANT PALETTE

Sym.	Botanical/Common Name	Qnt.	Size	Remark
	REQUIRED MINIMUM TREE SIZES:(50%-2"Cal.)(25%-3"Cal.)(25%-4"Cal.) TREE QUANTITY/TYPE REQUIREMENT: MINIMUM 50%- TO BE NATIVE SPECIES MINIMUM QUANTITIES(PERIMETER): (1)TREES/(5)SHRUBS PER 30 Lin.Ft MINIMUM QUANTITIES(INTERIOR): (1)TREES/(5)SHRUBS PER 500 S.F.			
	Juniperus/one seed Juniper	8	3"Cal.	dbl. stake
	Chilopsis linearis/ desert willow	13	2"Cal.	" "
	Prosopis velutina/ velvet mesquite	7	2"Cal.	" "
	Quercus gambelii /gambel oak	3	4"Cal.	" "
	Pinus edulis/ pinon pine	8	2'Cal.	' "
	Manzanita sp. Photinia sp.	–	5 gal.	med-large accent
	Yucca sp. Dasylirion sp. Bougainvillea 'Torch Glow' bush boug.	–	5 gal.	Med-large accent
	Cotoneaster sp./cotoneaster Leucophyllum sp.. texas sage Photinia fraseri/ photinia	–	5 gal.	med.-large flowering shrub
	Hesperaloe parviflora/ pink yucca Fallugia/ apache plume Asclepias subulata/desert milkweed Muhlenbergia cap./ deer grass Agave sp./agave	–	5 gal.	medium accent
	Myrtus com. 'prostrata'/dwarf myrtle Leucophyllum sp./texas ranger Chrysactinia mexicana/ damianita	–	5 gal.	small-med shrub
	Lantana 'New Gold'/yellow lantana Gaura lind. /whirling butterflies Dalea greggii/ trailing dalea	–	5 gal.	flowering groundcover
	Wysteria sp./wysteria	–	5 gal.	Vine
	Rosa banksiea/yellow lady bank's rose Vinca	5 gal.		cascading Vine
	'Blue Fescue'/hybrid turf		stolons	

d.g. (Decomposed Granite)(to 2" min. depth).

Stockpile natural site organic mulch for redistribution after planting or new Color-size(to match natural undisturbed organic mulch-or equal)



N

POOL/REC AREA Enlargement Plan

SCALE: 1" = 20'

KILLIP LAND PLANNING,LLC

LANDSCAPE ARCHITECTURE
URBAN DESIGN
PLANNING
15049 N. HANA MAUI DRIVE
Phoenix, AZ 85022
(602) 955-3661
www.killiplandplanning.com

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
27436
THOMAS J. KILLIP
03-26-21
Date Signed
ARIZONA, U.S.A.

Exp: 9-30-23

N

Preliminary LANDSCAPE PLAN

SCALE: 1" = 40'

0' 20' 40' 80' 160'

NAVAJO LOFTS

10 NAVAJO DR.
SEDONA, ARIZONA 86336

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KONTEXTURE, LLC
ARCHITECT
3334 E. 20TH STREET
PHOENIX, AZ. 85016
602.875.6221

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE

Preliminary Landscape Plan

1" = 40'-0"

SCALE

18-051

PROJECT NUMBER

L0.2

DRAWING NUMBER

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
SEDONA LOFTS

OWNER

MKC HOLDINGS LLC
15010 N 78TH WAY SUITE 109
SCOTTSDALE AZ 85260
PHONE: (602) 390-9401
CONTACT: KEITH HOLBEN
EMAIL: kh@mkcompany.com

ENGINEER

LANDCOR CONSULTING
6859 E. REMBRANDT AVE. #124
MESA, AZ 85212
PHONE: (480) 734-9157
CONTACT: JOEL D. MILLER, P.E.
EMAIL: joel@landcorconsulting.com

PROJECT DATA

ADDRESS:	10 NAVAJO DR CITY OF SEDONA
TAX ASSESSORS PARCEL NUMBER:	408-24-536B
ZONING	CO
PARCEL AREA:	196,020 SQFT. (4.5 ACRES)

LEGAL DESCRIPTION

PER 2019-0036008 YAVAPAI COUNTY RECORDER.

SHEET INDEX

COVER SHEET	C1.1
PRELIMINARY GRADING & DRAINAGE PLAN	C1.2 – 1.3

RETENTION CALCULATIONS

RETENTION VOLUME REQUIRED:

	A (S.F.)	
Area (gross)	196,020	4.50 AC

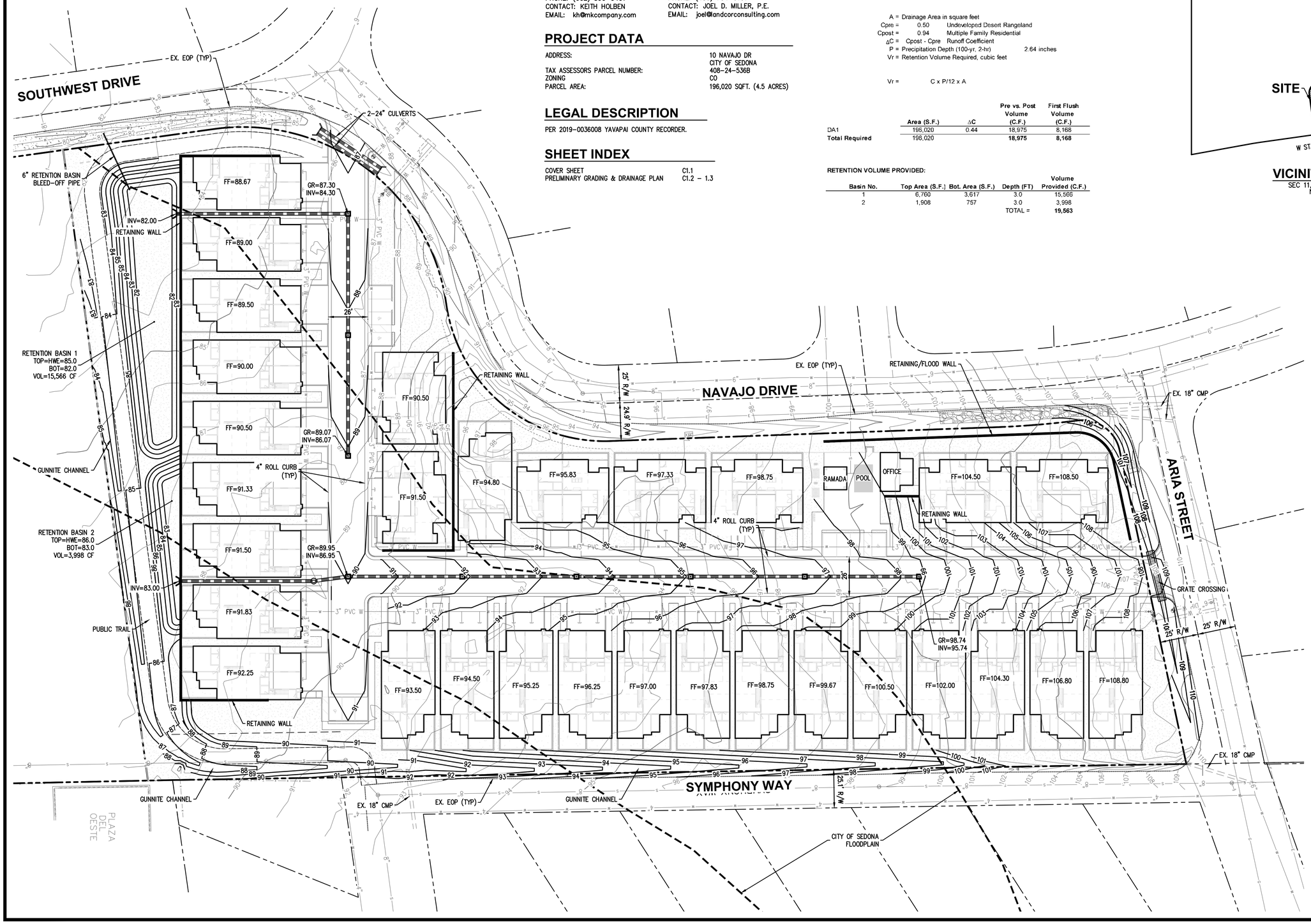
A = Drainage Area in square feet
Cpre = 0.50 Undeveloped Desert Rangeland
Cpost = 0.94 Multiple Family Residential
ΔC = Cpost - Cpre Runoff Coefficient
P = Precipitation Depth (100-yr, 2-hr) 2.64 inches
Vr = Retention Volume Required, cubic feet

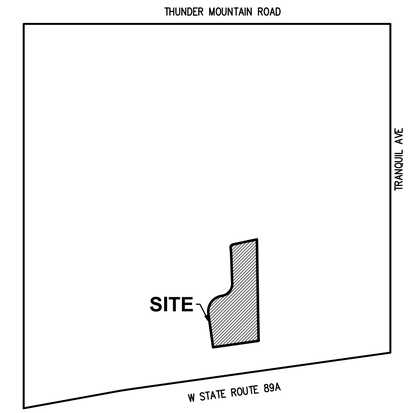
Vr = C x P/12 x A

	Area (S.F.)	ΔC	Pre vs. Post Volume (C.F.)	First Flush Volume (C.F.)
DA1	196,020	0.44	18,975	8,168
Total Required	196,020		**18,975**	**8,168**

RETENTION VOLUME PROVIDED:

Basin No.	Top Area (S.F.)	Bot. Area (S.F.)	Depth (FT)	Volume Provided (C.F.)
1	6,760	3,617	3.0	15,566
2	1,906	757	3.0	3,998
			TOTAL =	**19,563**





VICINITY MAP

SEC 11, T17N, R5E
NTS

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER (CIVIL) 53735 JOEL D. MILLER Date Signed 4/21/21 ARIZONA, U.S.A.

N

30 15 0 15 30 60
SCALE: 1"=30'

LANDCOR CONSULTING
6859 E. Rembrandt Ave, #124
Mesa, AZ 85212
Ph: (480) 223-8573
landcorconsulting.com

NAVAJO LOFTS
PRELIMINARY GRADING & DRAINAGE PLAN
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:

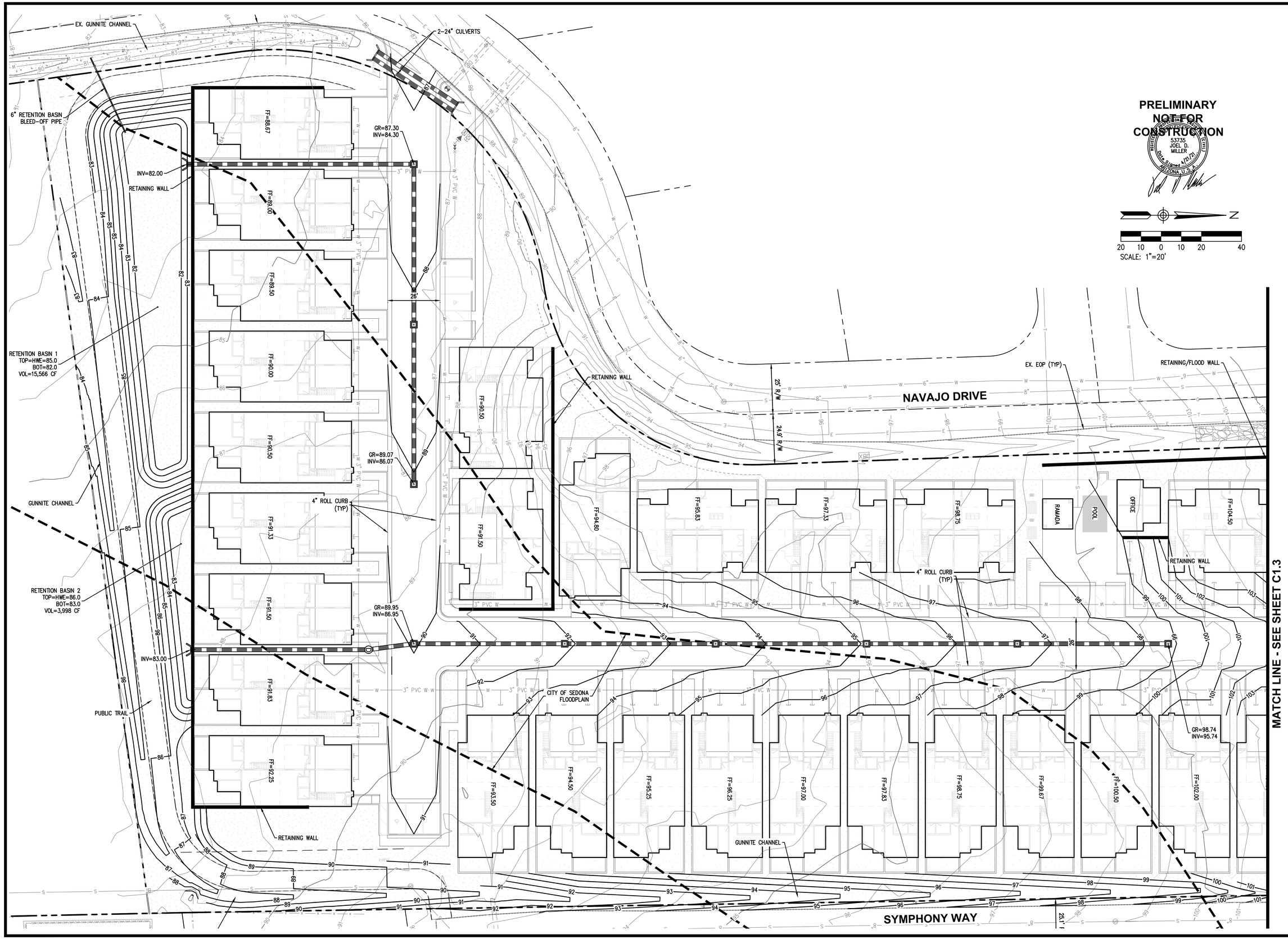
REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

DATE: 4/21/21

PROJ. # : 1763

C1.1



PRELIMINARY
NOT FOR
CONSTRUCTION

HERITAGE CONSTRUCTION & DEVELOPMENT
53735
JOEL D.
MILLER
Date Signed 4/21/21
ARIZONA U.S.A.

N

SCALE: 1"=20'

LANDCOR CONSULTING
4959 E. Rembrandt Ave, #124
Mesa, AZ 85212
Ph: (480) 223-8573
landcorconsulting.com

NAVAJO LOFTS
PRELIMINARY GRADING & DRAINAGE PLAN
10 NAVAJO DRIVE
SEDONA, ARIZONA

DATE:

REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN

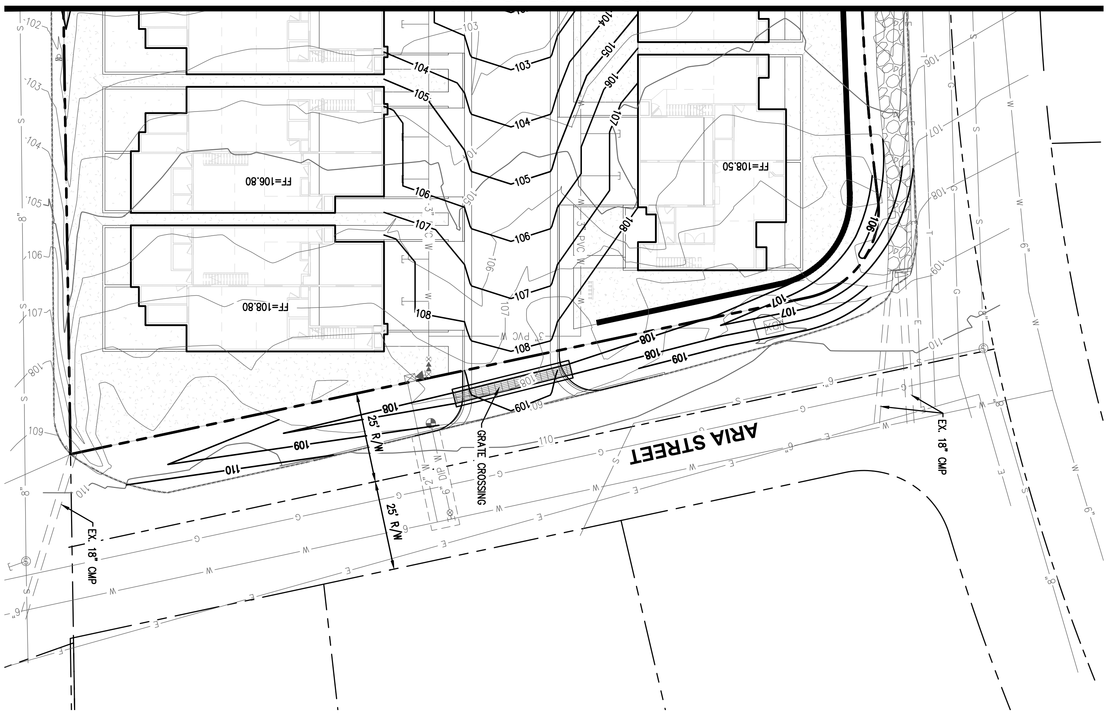
DATE: 4/21/21

PROJ. # : 1763

C1.2

2 OF 3

MATCH LINE - SEE SHEET C1.2



PRELIMINARY
NOT FOR
CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
33735
MILLER
ARIZONA U.S.A.
(CIVIL)

N

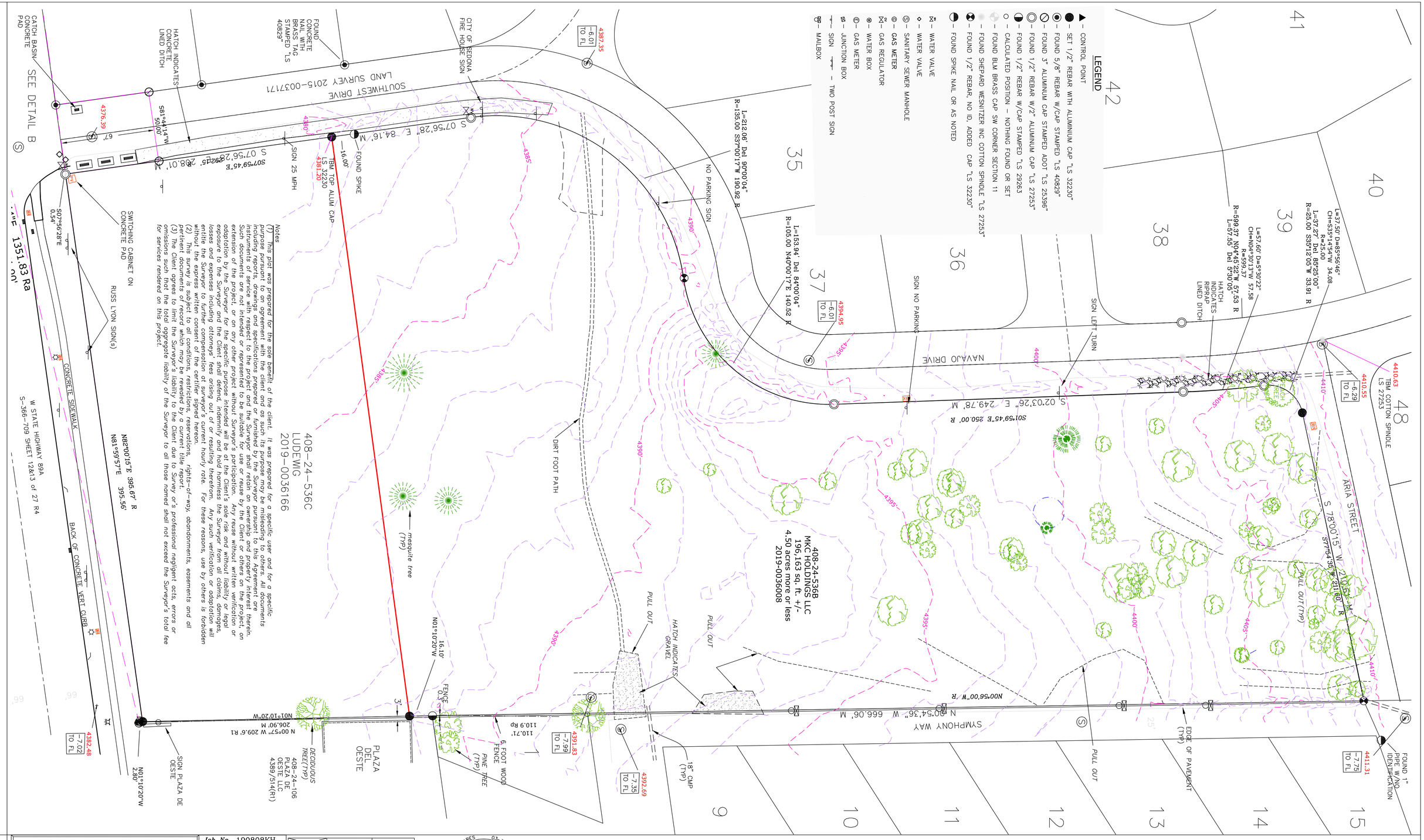
SCALE: 1"=20'
20 10 0 10 20 40

PRELIMINARY GRADING & DRAINAGE PLAN	
DATE: 4/21/21	
PROJ. # : 1763	
C1.3	3 OF 3

REVISIONS:	DATE:

NAVAJO LOFTS
PRELIMINARY GRADING & DRAINAGE PLAN
10 NAVAJO DRIVE
SEDONA, ARIZONA

LANDCOR CONSULTING
6859 E. Rembrandt Ave, #124
Mesa, AZ 85212
Ph: (480) 223-8573
landcorconsulting.com



Notes

(1) This plat was prepared for the sole benefit of the client. It was prepared for a specific user and for a specific purpose pursuant to an agreement with the client and as such its purpose may be misleading to others. All documents including surveys, are instruments of service in respect to the property and property interest therein. The Surveyor shall retain ownership and property interest therein, including copyrights, in all such documents. Any reuse without written verification or adaptation by the Surveyor for the specific purpose intended will be at the Client's sole risk and without liability or legal exposure to the Surveyor and the Client shall defend, indemnify and hold harmless the Surveyor from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle the Surveyor to further compensation at surveyor's current hourly rate. For these reasons, use by others is forbidden without the express written consent of the certifier signed hereon.

(2) This survey is subject to all conditions, restrictions, reservations, rights-of-way, abandonments, easements and all easements of record which may be ascertained by the Client due to survey or's professional negligent acts, errors or omissions such that the total aggregate liability of the Surveyor to all those named shall not exceed the Surveyor's total fee for services rendered on this project.

Job No. 190808KH		
Owner MKC HOLDINGS, LLC		
Result of Survey SOUTHEAST OF SOUTHWEST CENTER		
APN: 408-25-536B		
Qtr | Sec | Tsp | Rng		
SW | 11 | 17N | 5E		
G.&S.R.B.&M.		

	NAME	DATE
DESIGN		
DRAWN		
CHECKED	IVO	9/22/2019
DWG. NAME:	190808KH-SWCENTER.DWG	

RIMROCK
LAND SURVEYS, LLC
Ivo W. Buddeke III, R.L.S.
5280 Bentley Dr., Rimrock, Arizona 86335
Phone (928) 567-1414

EXPIRES 03-31-2022 REGISTERED LAND SURVEYOR CERTIFICATE No. 32230 Ivo Washington Buddeke, III Date Signed 9/22/19 ARIZONA U.S.A.

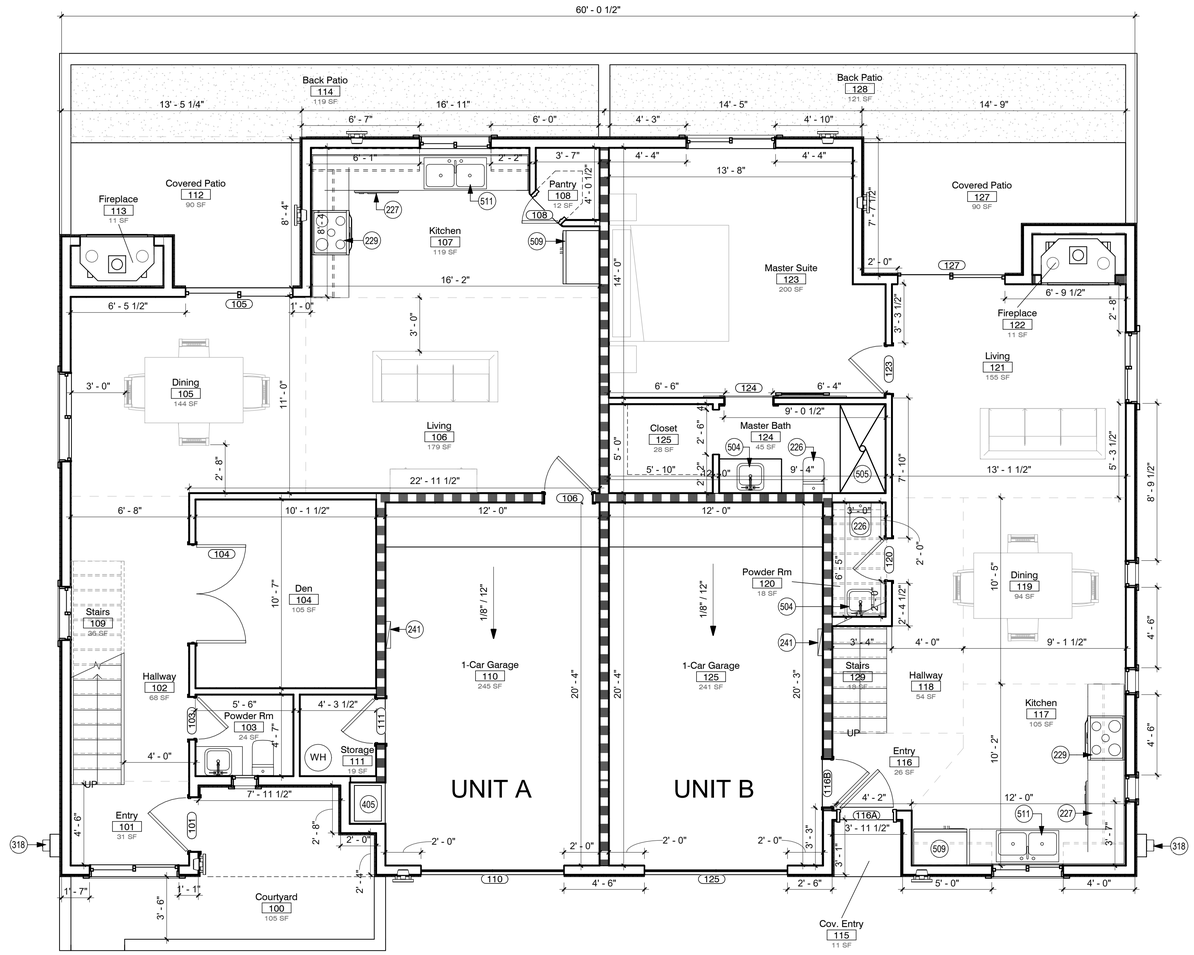
DATE OF SURVEY: 9/3/2019
IVO W. BUDDEKE III
LS 32230
EXPIRES: 03/31/2022

TOPOGRAPHIC SURVEY

of Document No. 2019-0036008 Yavapai County Records,
APN 408-24-536B, 10 Navajo Drive
located in the Southwest Quarter of the Southwest Quarter of Section 11, Township 17 North,
Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona

N

SCALE 1" = 30'
0' 15' 30' 60'



1 FIRST LEVEL FLOOR PLAN OVERALL

1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR GENERAL NOTES.
B. FIELD VERIFY ALL CONDITIONS AND NOTIFY CONSULTANT OF ANY DISCREPANCIES.
C. ALL AND ANY DEMOLITION SHALL BE IN ACCORDANCE TO CIVIC, STATE, AND/OR FEDERAL LAWS.
D. THE CONTRACTOR SHALL PROPERLY COORDINATE WITH THE TENANT.
E. PROVIDE 5/8" THICK GYPSUM BOARD SHEATHING AND FINISH SURFACE W/ (1) COAT PRIMER AND (2) COATS SEMIGLOSS LATEX.REFER ALSO TO GENERAL NOTES FOR ADDITIONAL NOTES.
F. PROVIDE 3 1/2" SOUND BATT. INSULATION IN ALL NEW CONSTRUCTION.
G. USE MOISTURE RESISTANT GYPSUM BOARD AT WET WALLS AND BEHIND PLUMBING FIXTURES.
H. DIMENSIONS ARE TO FACE OF STUD, UNO.
I. ALL GLAZING SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
J. CONTRACTOR TO VERIFY ALL EXISTING OR LANDLORD PROVIDED WALL SUBSTRATE IS INSTALLED MIN 6" ABOVE FINISH CEILING.
K. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACES AND THE MAX. CROSS SLOPE OF ALL LANDINGS, RAMPS, OR WALKS WILL BE 2%.
L. ALL ANGLES AT 45° OR 90° UNLESS NOTED OTHERWISE.
M. CONTRACTOR SHALL PROVIDE BACKING / BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.

KEYNOTES:

226 WATER CLOSET.
227 DISHWASHER UNDER COUNTERTOP.
229 NEW RANGE WITH HOOD.
241 ELECTRICAL SERVICE PANEL.
318 ELECTRIC METER BOX.
405 AIR HANDLING UNIT.
504 LAVATORY IN BASE CABINET.
505 SHOWER.
509 REFRIGERATOR WITH ICE AND WATER DISPENSER.
511 KITCHEN SINK WITH GARBAGE DISPOSAL.

NAVAJO LOFTS
10 NAVAJO DRIVE
SEDONA, ARIZONA. 86336

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KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH STREET
PHOENIX, AZ. 85016
T: 602.875.6221
F: 602.875.6239

ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-28-2021
ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

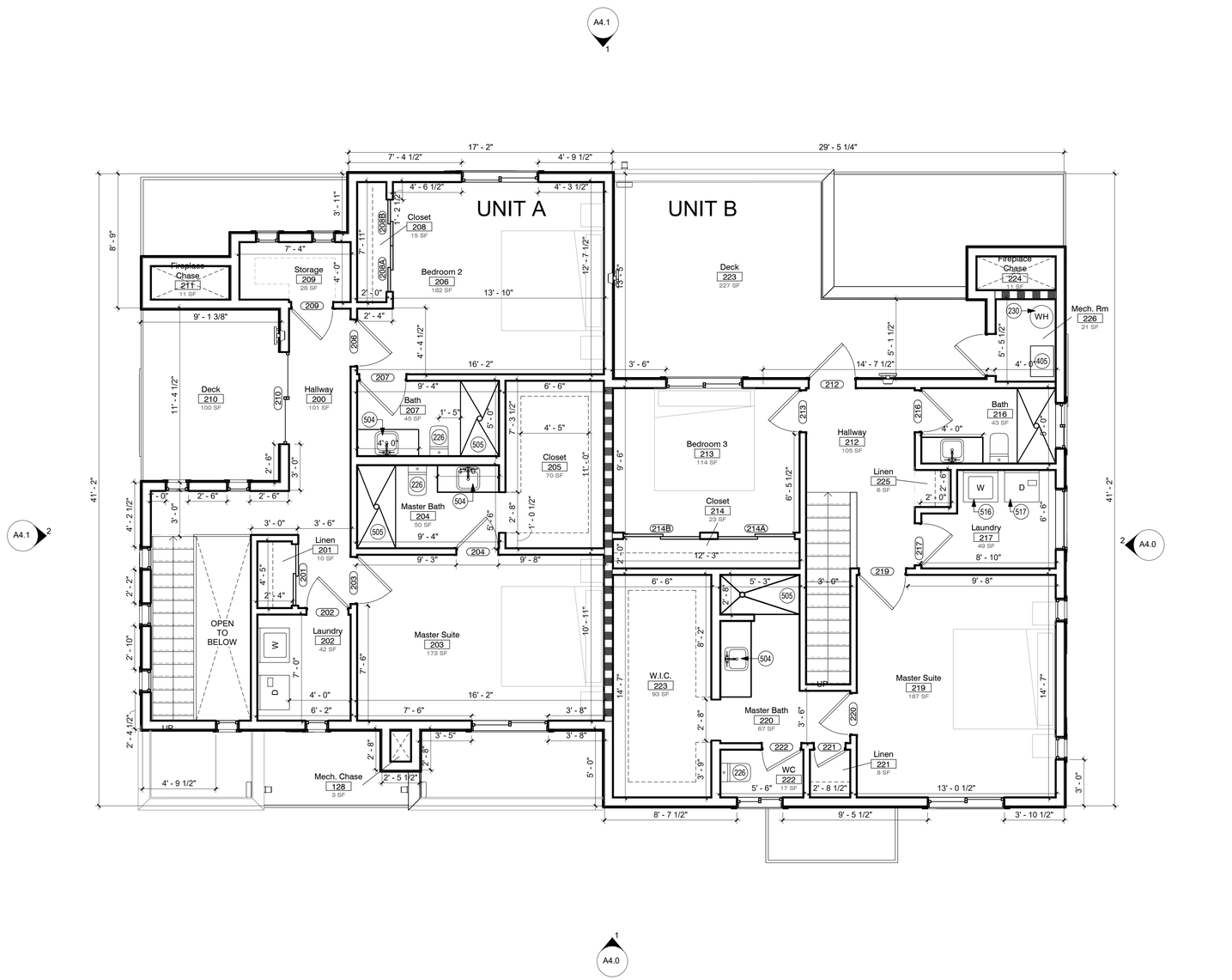
KEYPLAN

DRAWING TITLE
FIRST FLOOR PLAN - UNIT A & B

SCALE
1/4" = 1'-0"

PROJECT NUMBER
18-047

DRAWING NUMBER
A1.0



1 SECOND LEVEL FLOOR PLAN OVERALL
1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR GENERAL NOTES.
B. FIELD VERIFY ALL CONDITIONS AND NOTIFY CONSULTANT OF ANY DISCREPANCIES.
C. ALL AND ANY DEMOLITION SHALL BE IN ACCORDANCE TO CIVIC, STATE, AND/OR FEDERAL LAWS.
D. THE CONTRACTOR SHALL PROPERLY COORDINATE WITH THE TENANT.
E. PROVIDE 5/8" THICK GYPSUM BOARD SHEATHING AND FINISH SURFACE W/ (1) COAT PRIMER AND (2) COATS SEMIGLOSS LATEX.REFER ALSO TO GENERAL NOTES FOR ADDITIONAL NOTES.
F. PROVIDE 3 1/2" SOUND BATT. INSULATION IN ALL NEW CONSTRUCTION.
G. USE MOISTURE RESISTANT GYPSUM BOARD AT WET WALLS AND BEHIND PLUMBING FIXTURES.
H. DIMENSIONS ARE TO FACE OF STUD, UNO.
I. ALL GLAZING SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
J. CONTRACTOR TO VERIFY ALL EXISTING OR LANDLORD PROVIDED WALL SUBSTRATE IS INSTALLED MIN 6" ABOVE FINISH CEILING.
K. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACES AND THE MAX. CROSS SLOPE OF ALL LANDINGS, RAMPS, OR WALKS WILL BE 2%.
L. ALL ANGLES AT 45° OR 90° UNLESS NOTED OTHERWISE.
M. CONTRACTOR SHALL PROVIDE BACKING / BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.

KEYNOTES:

226 WATER CLOSET.
230 50 GAL. ELECTRIC WATER HEATER VENTED THRU WALL WITH A 2" SCHEDULE 40 PVC PIPE. PROVIDE A GALVANIZED STEEL DRAIN PAN NOT LESS THAN .0236", SHALL BE NOT LESS THAN 1 1/2" IN DEPTH, WITH DRAIN LINE AT EACH WATER HEATER.
405 AIR HANDLING UNIT.
504 LAVATORY IN BASE CABINET.
505 SHOWER.
516 WASHER. SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP THAT IS INTEGRAL WITH THE MACHINE OR A BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 608. PER 2018 IPC 406.
517 DRYER.

NAVAJO LOFTS
10 NAVAJO DRIVE
SEDONA, ARIZONA. 86336

KONTEXTURE
architecture | interiors | urban planning

KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH STREET
PHOENIX, AZ. 85016
T: 602.875.6221
F: 602.875.6239

ISSUED FOR	REV	DATE

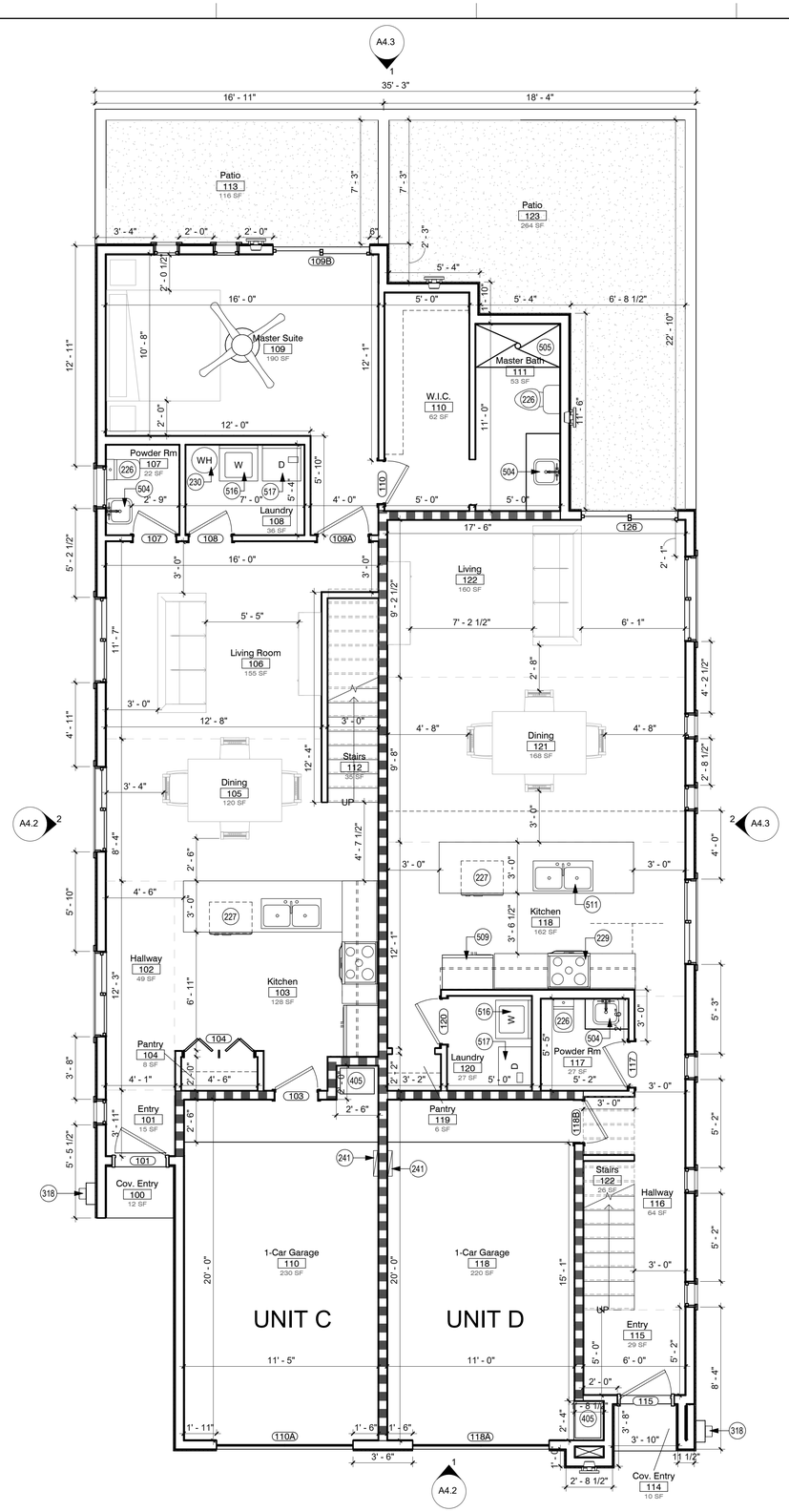
SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 10-29-2021
ARIZONA U. S. A.
EXPIRES: 12/ 31/ 2021

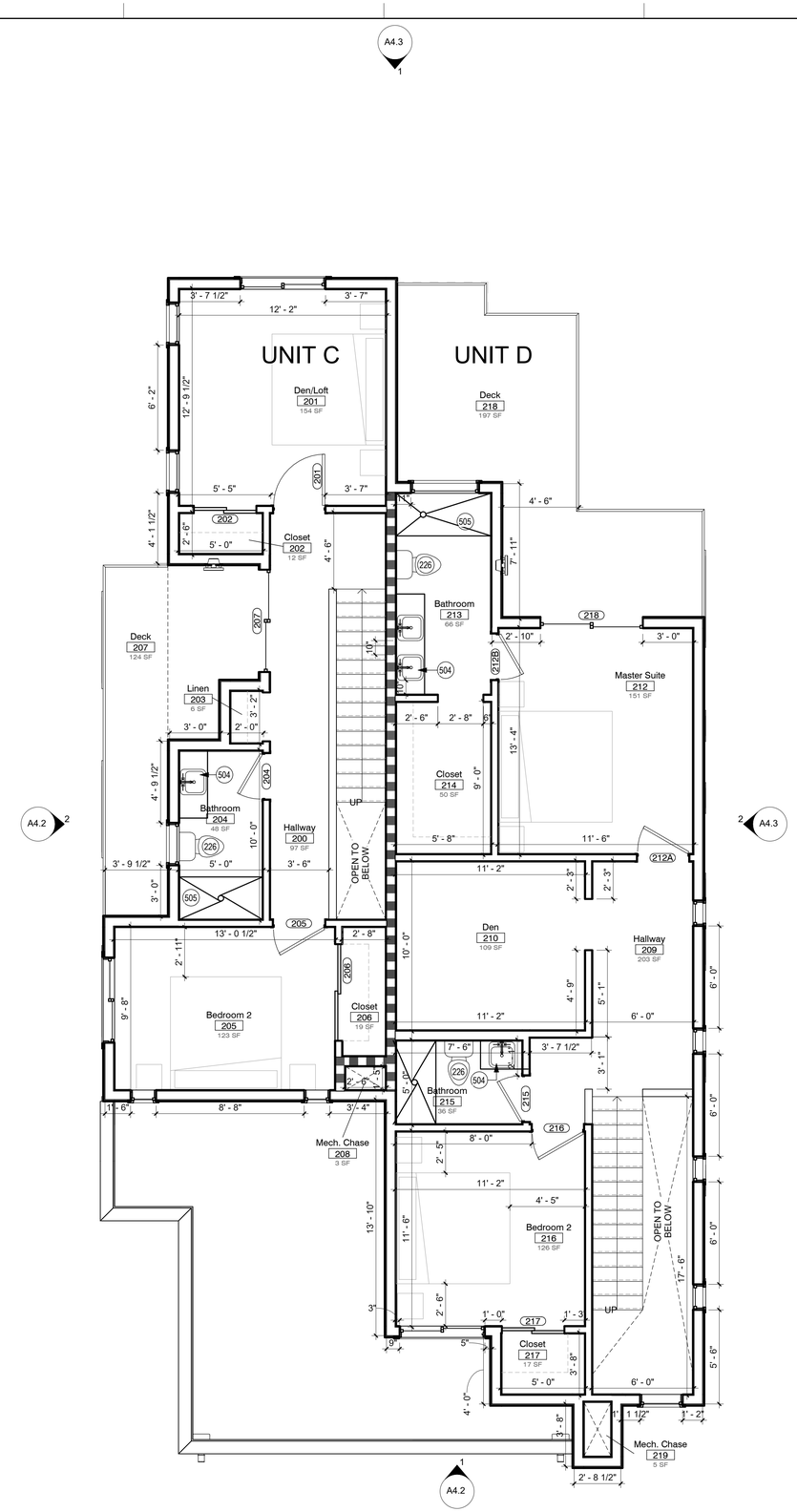
KEYPLAN

DRAWING TITLE
SECOND FLOOR PLAN - UNIT A & B

SCALE 1/4" = 1'-0"
PROJECT NUMBER 18-047
DRAWING NUMBER A1.1



1 FIRST LEVEL FLOOR PLAN OVERALL
1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN OVERALL
1/4" = 1'-0"

GENERAL NOTES:

A. REFER TO SHEET A0.1 FOR GENERAL NOTES.
B. FIELD VERIFY ALL CONDITIONS AND NOTIFY CONSULTANT OF ANY DISCREPANCIES.
C. ALL AND ANY DEMOLITION SHALL BE IN ACCORDANCE TO CIVIC, STATE, AND/OR FEDERAL LAWS.
D. THE CONTRACTOR SHALL PROPERLY COORDINATE WITH THE TENANT.
E. PROVIDE 5/8" THICK GYPSUM BOARD SHEATHING AND FINISH SURFACE W/ (1) COAT PRIMER AND (2) COATS SEMIGLOSS LATEX.REFER ALSO TO GENERAL NOTES FOR ADDITIONAL NOTES.
F. PROVIDE 3 1/2" SOUND BATT. INSULATION IN ALL NEW CONSTRUCTION.
G. USE MOISTURE RESISTANT GYPSUM BOARD AT WET WALLS AND BEHIND PLUMBING FIXTURES.
H. DIMENSIONS ARE TO FACE OF STUD, UNO.
I. ALL GLAZING SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
J. CONTRACTOR TO VERIFY ALL EXISTING OR LANDLORD PROVIDED WALL SUBSTRATE IS INSTALLED MIN 6" ABOVE FINISH CEILING.
K. ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACES AND THE MAX. CROSS SLOPE OF ALL LANDINGS, RAMPS, OR WALKS WILL BE 2%.
L. ALL ANGLES AT 45° OR 90° UNLESS NOTED OTHERWISE.
M. CONTRACTOR SHALL PROVIDE BACKING / BLOCKING AT ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.

KEYNOTES:

226 WATER CLOSET.
227 DISHWASHER UNDER COUNTERTOP.
229 NEW RANGE WITH HOOD.
230 50 GAL. ELECTRIC WATER HEATER VENTED THRU WALL WITH A 2" SCHEDULE 40 PVC PIPE. PROVIDE A GALVANIZED STEEL DRAIN PAN NOT LESS THAN .0236", SHALL BE NOT LESS THAN 1 1/2" IN DEPTH, WITH DRAIN LINE AT EACH WATER HEATER.
241 ELECTRICAL SERVICE PANEL.
318 ELECTRIC METER BOX.
405 AIR HANDLING UNIT.
504 LAVATORY IN BASE CABINET.
505 SHOWER.
509 REFRIGERATOR WITH ICE AND WATER DISPENSER.
511 KITCHEN SINK WITH GARBAGE DISPOSAL.
516 WASHER. SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP THAT IS INTEGRAL WITH THE MACHINE OR A BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 608. PER 2018 IPC 406.
517 DRYER.

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PHOENIX, AZ. 85016
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ISSUED FOR	REV	DATE

SEALS AND SIGNATURES

REGISTERED ARCHITECT
CERTIFICATE NO.
53898
DANIEL
ISTRATE
Date Signed 03-28-2021
ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

DRAWING TITLE
FIRST & SECOND LEVEL FLOOR PLAN - UNIT C & D

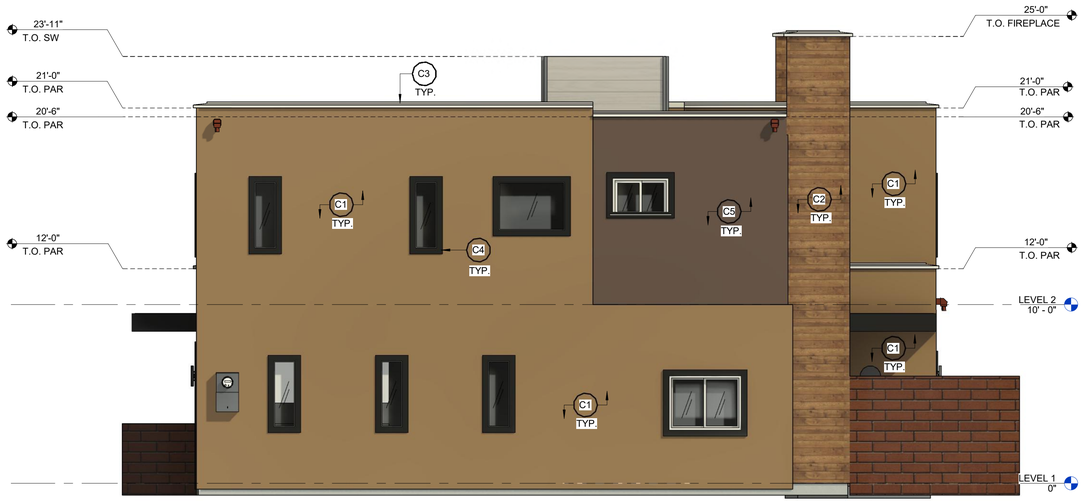
1/4" = 1'-0"
SCALE

20-043
PROJECT NUMBER

A1.2
DRAWING NUMBER

1 NORTH ELEVATION

1/4" = 1'-0"



2 EAST ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

A. ALL FINISHES/FIXTURES/APPLIANCES TO BE SELECTED BY OWNER AND APPROVED BY CITY OF SEDONA.
B. PROVIDE A SOLID, SELF-CLOSING, SELF-LATCHING DOOR BETWEEN RESIDENCE AND GARAGE.
C. PROVIDE LANDING ON OUTSIDE OF EXTERIOR DOORS.
D. SHOWER DOORS SHALL HAVE SAFTEYGLAZING AND SWING OUTWARD (R308.4)
E. PROVIDE MECHANICAL EXAUST VENTILATION FOR BATHROOMS, WATER CLOSETS, LAUNDRY ROOM, AND KITCHEN, DUCT DIRECTLY TO OUTSIDE. (R303.2 AMENDED, M1506, TABLE 1506.3) UNLESS WINDOW IS PROVIDED
F. PROVIDE STAIRWAY ILLUMINATION PER (R303.6)
G. PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS... PER R703.8.
H. ALL INTERIOR WALLS, CLGS AND SOFFITS TO HAVE SQUARE CORNER BEAD.
I. ALL DRYWALL TO BE FINISHED LEVEL & SMOOTH.
J. ALL HEIGHTS SHOWN ARE BASED FROM A R EFERENCE POINT 0'-0" F.F.
K. PROVIDE STUCCO CONTROL JOINTS PER MANUFACTURER'S RECOMANDATIONS. VERIFY LOCATIONS WITH OWNER.
L. ALL OUTSIDE STUCCO CORNERS TO BE SQUARE WITH REINFORCEMENTS.
M. COLORS, STAINS, ETC. TO BE SELECTED BY OWNER AND APPROVED BY CITY OF SEDONA.
N. FOR DOOR SCHEDULE SEE A8.0.
O. FOR SMOKE DETECTORS SEE RCP SHEETS A2.0.
P. EACH WATER CLOSET SHOULD HAVE A MIN. OF 15" FROM CENTERLINE TO EACH SIDE TO FINISH SURFACE
Q. INSTALL ALL LISTED APPLIANCES PER MANUFACTURER'S LISTING & INSTALLATION REQUIREMENTS.

KEYNOTES:

COLOR LEGEND:

ID	DESCRIPTION	EXAMPLE
C1	Smooth Stucco, Dunn Edwards Paints. Color: Summerville Brown (DE6139) LRV: 19	
C2	Vinyl Wood siding. CertainTeed. Model: Monogram. Color: Rustic Blend	
C3	Painted Fascia & Trims. Dunn Edwards Paints. Color: Black (DEA002)	
C4	Vinyl Window trim. Milgard Windows & Doors. Color: Fog	
C5	Smooth Stucco, Dunn Edwards Paints. Color: Chocolate Chunk (DE6070) LRV: 10	

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ARIZONA U.S.A.
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KEYPLAN

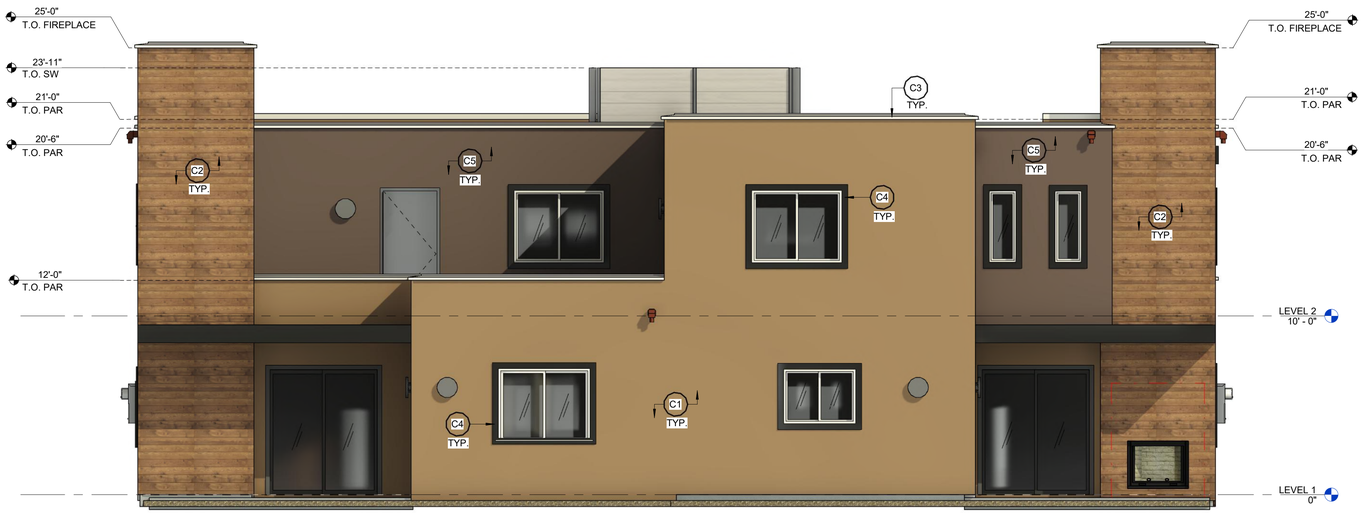
DRAWING TITLE

ELEVATIONS - UNIT A & B

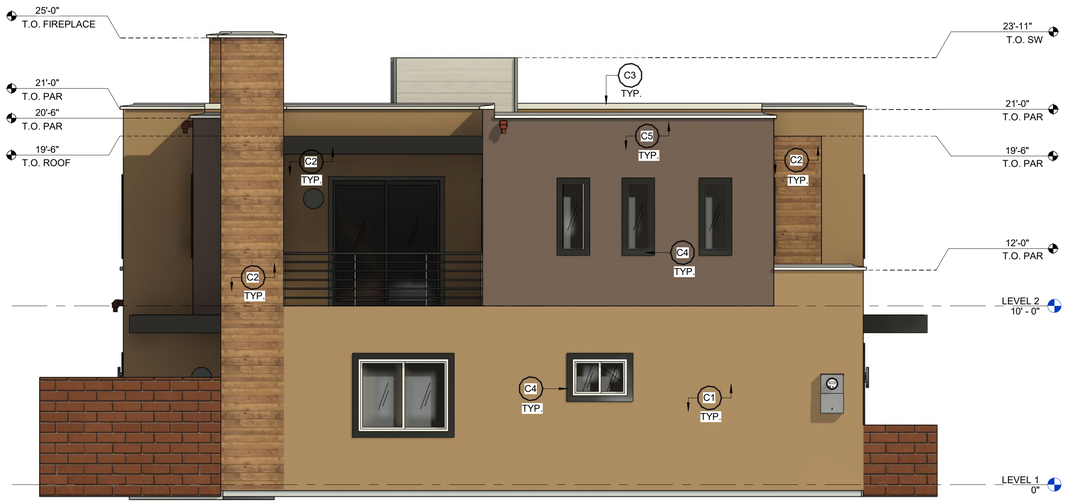
SCALE 1/4" = 1'-0"

PROJECT NUMBER 18-047

DRAWING NUMBER A4.0



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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ARIZONA U.S.A.
EXPIRES: 12/ 31/ 2021

KEYPLAN

DRAWING TITLE
ELEVATIONS - UNIT A & B

SCALE
1/4" = 1'-0"

PROJECT NUMBER
18-047

DRAWING NUMBER
A4.1

1 NORTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

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EXPIRES: 12/ 31/ 2021

KEYPLAN

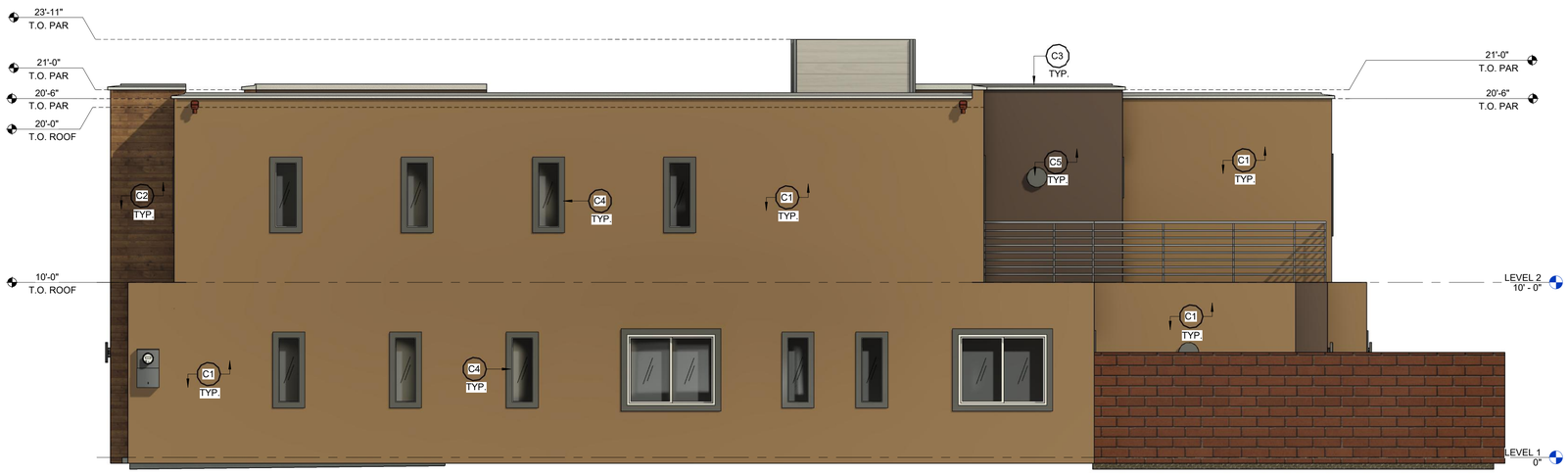
DRAWING TITLE
ELEVATIONS - UNIT C & D

SCALE
1/4" = 1'-0"

PROJECT NUMBER
20-043

DRAWING NUMBER
A4.2

1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
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KEYPLAN

DRAWING TITLE
ELEVATIONS - UNIT C & D

SCALE
1/4" = 1'-0"

PROJECT NUMBER
20-043

DRAWING NUMBER
A4.3

1 LIGHTING SITE PLAN

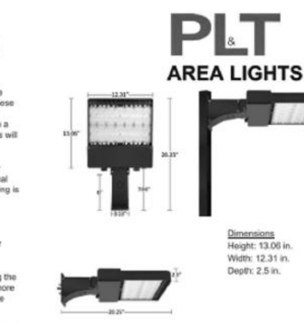
1" = 40'-0"

LIGHTING FIXTURE CUT SHEETS

LIGHT FIXTURE TYPE 2

Features & Specifications

PLT AREA LIGHTS



INTENDED USE – LED area lights are all-purpose site lighting fixtures that can be used for parking lots, car dealerships, outdoor stadiums, pathways, and parks. These LED fixtures will yield a significant reduction in energy consumption compared to standard HID systems and virtually eliminate ongoing maintenance expenses with a long-lasting lifespan. Designed for outdoor applications, the LED area light fixtures will provide reduced offsite visibility as well as effective security lighting.

CONSTRUCTION – Heavy-duty die cast aluminum housing with bronze polyester powder paint for corrosion-free durability. Resistant to rough vibrations and external impacts. Acrylic lens protects the LEDs and provides even light distribution. Housing is sealed with a silicone gasket, protecting against moisture and environmental contaminants (IP65 rated). Modular LED bricks wired in parallel for ease of maintenance.

OPTICS – High-performance LEDs maintain a 14,400 Lumen output at 5000K for 50,000 hours of use. ≥70 CRI.

Type III light distribution is intended for perimeter lighting of parking lots and along the edges of an open area as well as large roadways and parking lot aisles. It casts more light forward so that it can be used to light roads and pathways from the side of the road rather than being installed in the median.

LED area lights are designed to have a more directional beam angle than metal halide and high pressure sodium fixtures so no light is lost within or above the fixture. These LED fixtures also do not lose Lumens in the same way as a HID fixture, meaning the brightness stays consistent longer and needs to be replaced far less frequently.

ELECTRICAL – Input voltage of 120-277 VAC, 50/60Hz. Consider adding a surge protector to protect your fixtures from power surges in your electrical system as an added insurance policy to your investment.

INSTALLATION – A straight-arm mounting bracket makes retrofit installation simple, resulting in reduced installation time and additional labor savings. Adjustable slipfitter is available for round pole mounting applications. Slipfitter mounts provide more flexibility and control over installation and light distribution by offering a broader range of angles than a stationary arm.

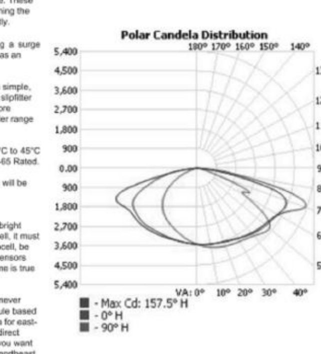
LISTINGS – UL Certified to safety standards for wet location. Rated for -40°C to 45°C ambient temperature. DesignLights Consortium® (DLC) qualified product. IP-65 Rated.

WARRANTY – 5-year warranty. PLT products that are damaged or defective will be repaired or replaced at PLT's choosing for a period of 5 years. Contact 1-800-624-4488 for more information.

ADD-ONS – Pair with timers, photocells, and motion sensors for hassle free bright night time lighting and energy savings during the day. If pairing with a photocell, it must be LED compatible in order to operate properly. If using a conventional photocell, be sure to replace it with one rated for use with LEDs. While conventional light sensors will still work with LED fixtures at first, they will burn out prematurely. The same is true for motion sensors.

If you live in the northern hemisphere, your photocells should face north whenever possible. North-facing light sensors allow for the most balanced on/off schedule based on the arc of the sun. If pointed west, it will turn on and off late and vice versa for east-facing light sensors. Photocells facing the south will be exposed to the most direct sunlight which can burn out the components and cause premature failure. If you want your lights to come on early or late, we recommend pointing the light sensor northeast or northwest, respectfully. The opposite is true south of the equator.

Dimensions
Height: 13.06 in.
Width: 12.31 in.
Depth: 2.5 in.



SKU #	Kelvin	Lumens	CRI	Wattage	Voltage	DLC?	Mounting	Life Hours	Warranty
LEDF-10105	5000	14,400	70	120	100-277	YES	STRAIGHT ARM	50,000	5 YEAR

LIGHT FIXTURE TYPE 1

Outdoor Wall Sconce 1Lt AZ
9095AZ (Architectural Bronze)

Project Name:
Location:
Type:
Qty:
Comments:

Ordering Information

Product ID	9095AZ
Finish	Architectural Bronze

Dimensions

Extension	5.50"
Height from center of Wall opening	6.00"
Base Backplate	12.00 X 7.00
Weight	2.00 LBS

Specifications

Material	Aluminum
Diffuser Description	Smoked Umber

Electrical

Voltage	120 V

Qualifications

Safety Rated	Wet
Dark Sky	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	Incandescent
Lamp Included	Not Included
# of Bulbs/LED Modules	1
Max or Nominal Watt	100W
Socket Wire	150
Socket Type	Medium
Lamp Type	A19

Dimensions

Height	12.00"
Width	7.00"

Kichler
7711 East Pleasant Valley Road
Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

BULB FOR LIGHT FIXTURE TYPE 1

The more you dim, the warmer the light

Light dims to a warm glow, similar to incandescent

Philips LED Real Bulb A19 dims to a warm glow to create a cozy ambience, similar to incandescent. This 9.5W LED bulb replaces a 60W incandescent, provides exceptionally long life, energy savings, quality light and contains no mercury.

- **Long life**
  - Lasts 22.8 years*
- **Energy efficient**
  - Reduces energy costs
- **Soft comfortable light**
  - Provides a soft, comfortable light
- **Easy to use**
  - Instant On
  - Dims to a warm glow
- **Versatile design easily fits existing fixtures**
  - Similar to incandescent

Bulb
9.5W (60W) Medium Screw, Warm Glow, Dimmable

046677455811

Highlights

Dims to a warm glow

Warm Glow Dimmable Light
The more you dim the warmer the light

This bulb can be used with most dimmers to create your desired ambience. Light tunes from 2700K to a warm 2200K when dimmed, creating an experience similar to incandescent.

Lasts 22.8 years*

Long life reduces the hassle of replacing bulbs so often

A soft, comfortable light
This A19 LED light bulb creates a comfortable atmosphere by providing a soft, white light that will not fade fabrics or furnishings.

Similar to incandescent

A SHAPE BULB

This bulb is an easy switch from standard incandescent bulbs and delivers quality light for table and floor lamps, pendant fixtures and wall sconces.

Instant On

ON OFF
INSTANT ON

Just by turning the switch, the light is at full brightness. No slow starting or waiting.

Reduces energy costs
This bulb saves up to $138.87 energy costs over the life of the bulb when you replace a 60 watt incandescent with this 9.5 watt LED light bulb**

Specifications

Bulb characteristics
- Base: Medium Screw
- Dimmable
- Shape: Bulb
- Lamp shape code: A19
- Indoor/Outdoor: Indoor
- Voltage: 120 V
- Wattage: 9.5 W
- Wattage equivalent: 60 W

Bulb dimensions
- Height: 4.3 inch
- Width: 2.4 inch
- Number of switch cycles: 50,000

Durability
- Average life (at 2.7 hrs/day): 22.8 year(s)
- Lifetime of lamps: 25000 hour(s)
- Warm-up time to 60% light: Instant full light

Light characteristics
- Light effect/finish: Warm Glow
- Color rendering index (CRI): 80
- Beam angle: 310 degree
- Color: From warm to extra warm white
- Starting time: 0.2 s
- Color temperature: 2200-2700 K

Power consumption
- Energy Star Certified
- Power consumption per 1000h: 0.0095 kW h
- Light output [lumen value]: 800

LIGHTING FIXTURE INVENTORY

FIXTURE TYPE	FIXTURE QTY.	LUMEN	BULB TYPE	LOCATION
1	6	1,200	LED	BLDG #1
1	6	1,200	LED	BLDG #2
1	6	1,200	LED	BLDG #3
1	6	1,200	LED	BLDG #4
1	6	1,200	LED	BLDG #5
1	6	1,200	LED	BLDG #6
1	6	1,200	LED	BLDG #7
1	6	1,200	LED	BLDG #8
1	6	1,200	LED	BLDG #9
1	6	1,200	LED	BLDG #10
1	6	1,200	LED	BLDG #11
1	6	1,200	LED	BLDG #12
1	6	1,200	LED	BLDG #13
1	6	1,200	LED	BLDG #14
1	6	1,200	LED	BLDG #15
1	6	1,200	LED	BLDG #16
1	6	1,200	LED	BLDG #17
1	6	1,200	LED	BLDG #18
1	6	1,200	LED	BLDG #19
1	6	1,200	LED	BLDG #20
1	6	1,200	LED	BLDG #21
1	6	1,200	LED	BLDG #22
1	6	1,200	LED	BLDG #23
1	6	1,200	LED	BLDG #24
1	6	1,200	LED	BLDG #25
1	6	1,200	LED	BLDG #26
1	6	1,200	LED	BLDG #27
1	6	1,200	LED	BLDG #28
1	6	1,200	LED	BLDG #29
1	6	1,200	LED	BLDG #30
2	1	14,400	LED	SITE #1
2	1	14,400	LED	SITE #2
2	1	14,400	LED	SITE #3
2	1	14,400	LED	SITE #4
2	1	14,400	LED	SITE #5
2	1	14,400	LED	SITE #6
2	1	14,400	LED	SITE #7
2	1	14,400	LED	SITE #8
2	1	14,400	LED	SITE #9
		165,600	**TOTAL**	

NAVAJO LOFTS

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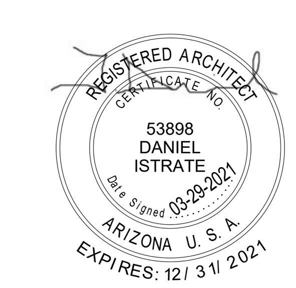
ISSUED FOR	REV	DATE

SEALS AND SIGNATURES



KEYPLAN

DRAWING TITLE

PRELIMINARY LIGHTING SITE PLAN

As indicated
SCALE

18-051
PROJECT NUMBER

E0.1
DRAWING NUMBER