



OWNER / CLIENT

R.D. OLSON DEVELOPMENT
520 NEWPORT CENTER DRIVE, SUITE 600
NEWPORT BEACH, CA 92660
(949) 271-1109
CONTACT: ANTHONY WRZOSEK
ANTHONY.WRZOSEK@RDODEVELOPMENT.COM

ARCHITECT

DELAWIE
1515 MORENA BLVD
SAN DIEGO, CA 92110
(619)-299-6690
CONTACT: FRANK TERNASKY
FTERNASKY@DELAWIE.COM

LANDSCAPE ARCHITECT

BURTON LANDSCAPE ARCHITECTURE STUDIO
307 S. CEDROS AVE
SOLANA BEACH, CA 92075
(858) 794-7204
CONTACT: JOEL HARMS
JOEL@BURTON-STUDIO.COM

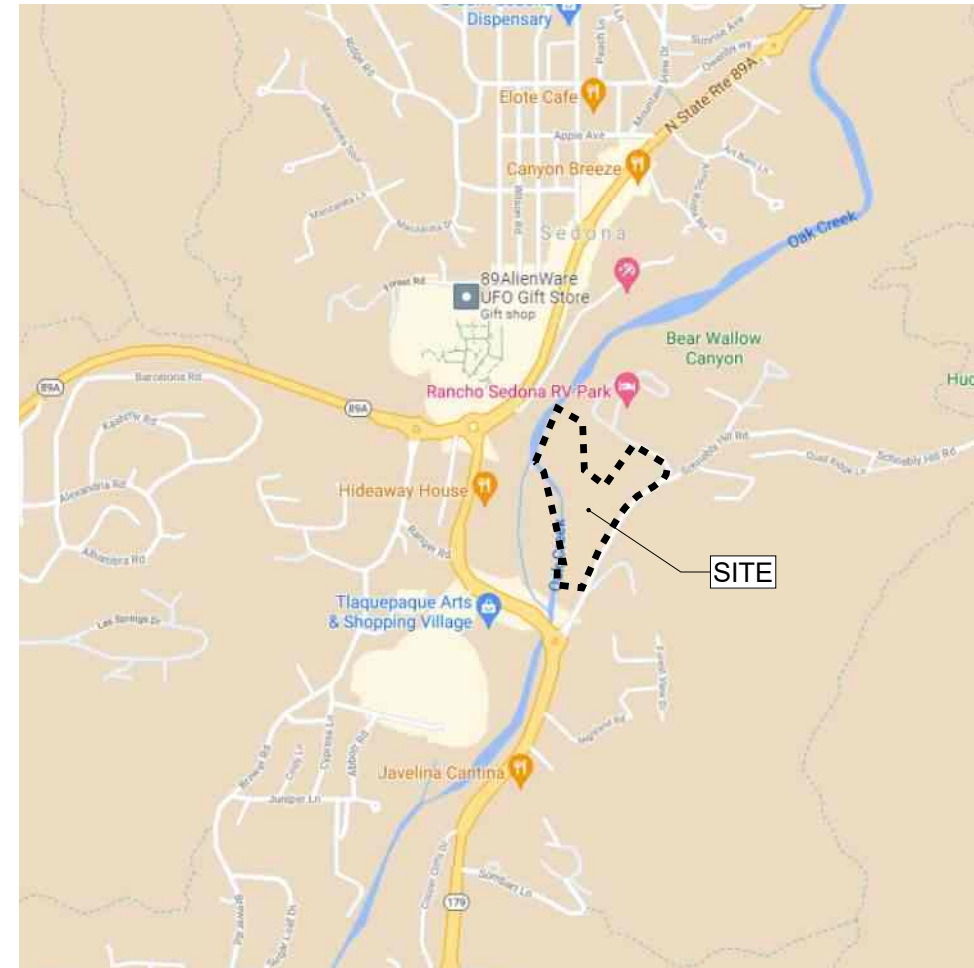
CIVIL ENGINEER

SEFTON ENGINEERING CONSULTANTS
40 STUTZ BEARCAT DRIVE
SEDONA, AZ 86336
(928) 202-3999
CONTACT: LUKE SEFTON
LS@SEFENGCO.COM

PROJECT SUMMARY

PRELIMINARY CONCEPT DESIGN SUBMITTAL FOR A NEW 92-KEY HOTEL DEVELOPMENT TO INCLUDE GUESTROOMS AND ASSOCIATED SITE AMENITIES, MEETING SPACE, RESTAURANT, WELLNESS SPA AND RESORT POOL.

VICINITY MAP



DRAWING INDEX

- P.1 COVER SHEET
- P.2 PROJECT INFORMATION
- P.3 VICINITY MAP
- P.4 SITE LOCATION
- P.5 EXISTING SITE PLAN
- P.6 HYDROLOGICAL CONTEXT PLAN
- P.7 PRESERVED OPEN SPACE PLAN
- P.8 SITE DESIGN OPPORTUNITIES
- P.9 ILLUSTRATIVE SITE PLAN
- P.10 ARCHITECTURAL SITE PLAN - AREAS
- P.11 ARCHITECTURAL SITE PLAN - ELEVATIONS
- P.12 SITE SECTION & CONCEPTUAL MASSING
- P.13 SITE SECTION & CONCEPTUAL MASSING
- P.14 SITE SECTION & CONCEPTUAL MASSING
- P.15 ARCHITECTURAL INSPIRATION
- P.16 ARCHITECTURAL INSPIRATION



SITE

STATE ROUTE 89A

STATE ROUTE 89A

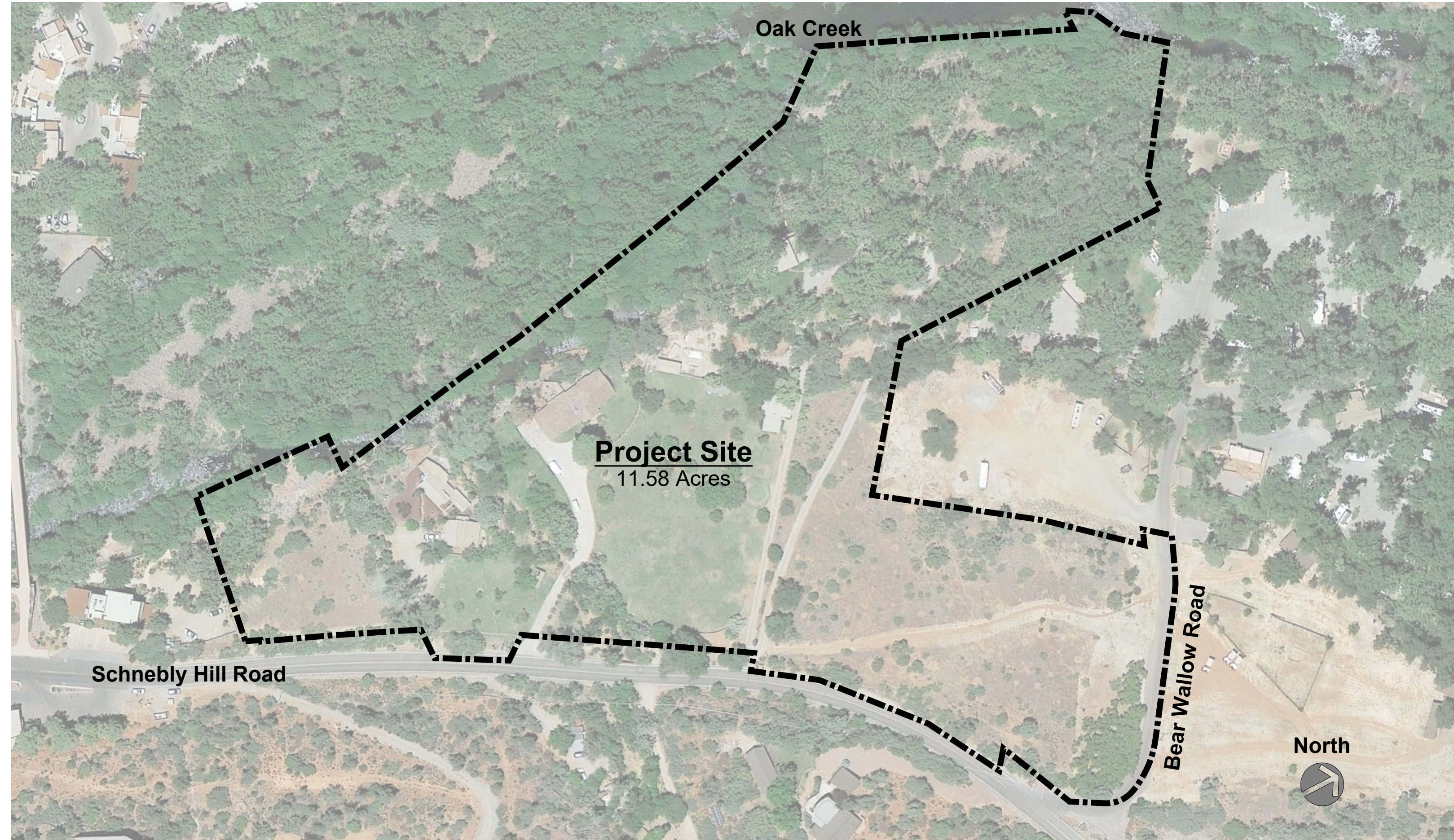
89A

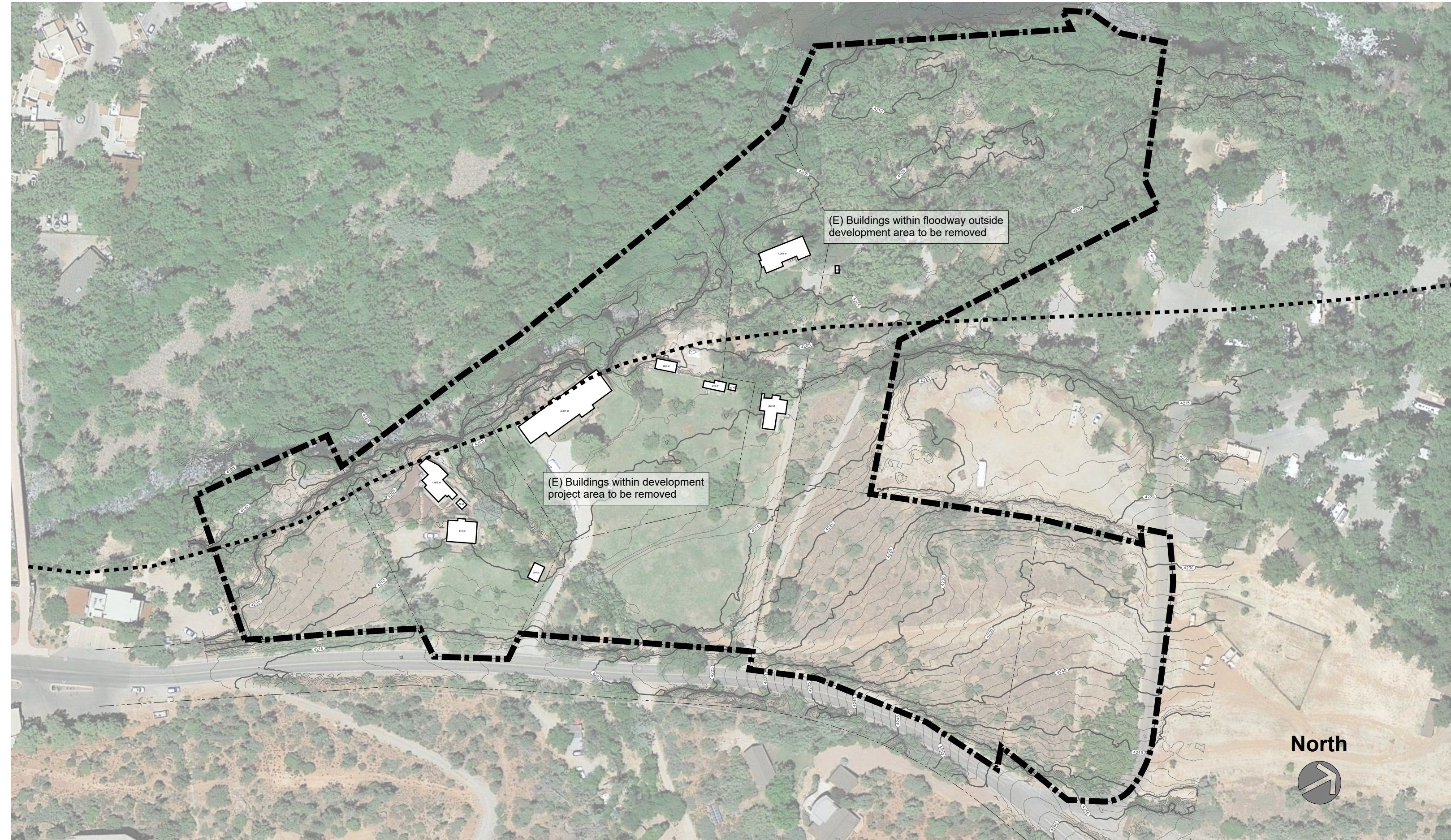
HWY 179

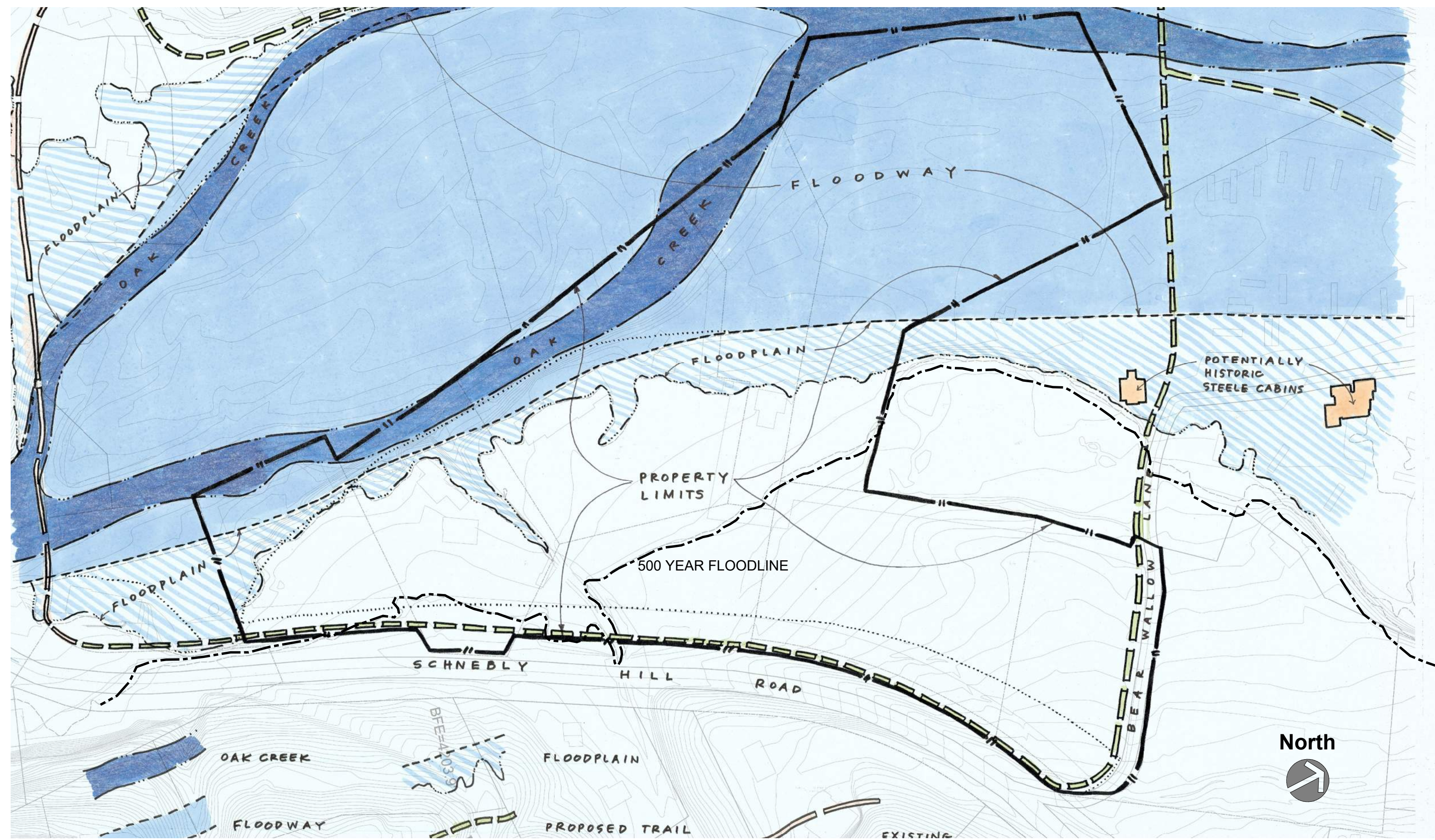
HWY 179

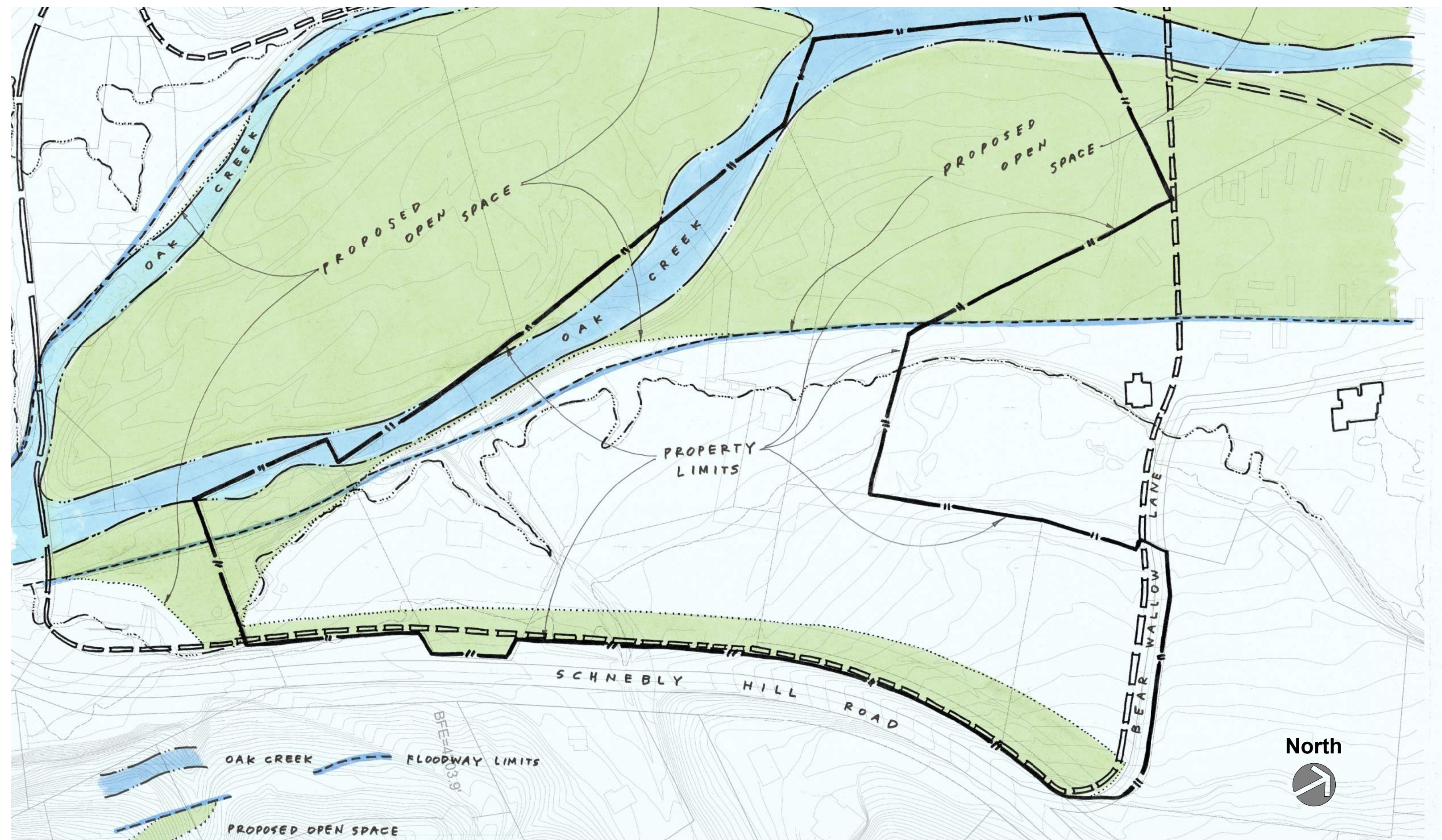
BEAR WALLOW LANE

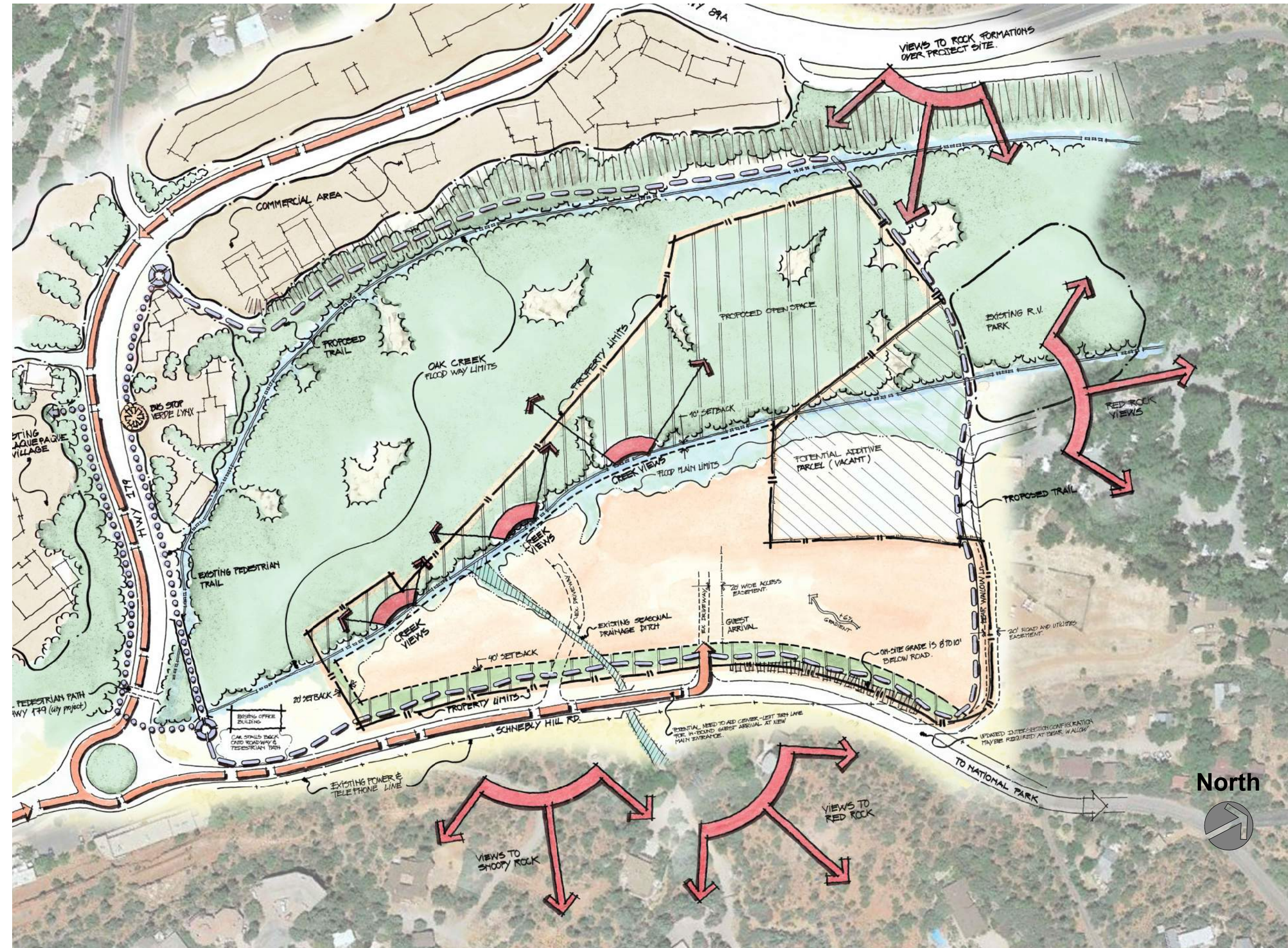
SCHNEBLY HILL ROAD











Other Opportunities and Constraint Considerations

- ① Fire road access-
Hose radius
Turnarounds
Access road integration
- ② "Cluster" Development
- ③ Driveway and parking areas to be permeable - Pavers or gravel
- ④ Solar path for optimum pool layout
- ⑤ Sunset viewing
- ⑥ Parking for +/- 160 cars
- ⑦ Public art program

Wind Direction and Strength



Sedona Average Temperatures

AVERAGE DAYTIME TEMPERATURES (°F)												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MAX	70	77	82	90	99	108	108	106	106	95	84	72
AVG	47	53	60	66	73	87	86	84	79	71	58	47
MIN	19	21	2	9	16	39	59	58	48	32	30	23

AVERAGE NIGHTTIME TEMPERATURES (°F)												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MAX	37	43	52	59	66	83	91	93	90	79	70	61
AVG	41	45	50	55	61	73	74	72	68	60	50	42
MIN	19	14	5	5	13	32	50	54	46	32	30	18

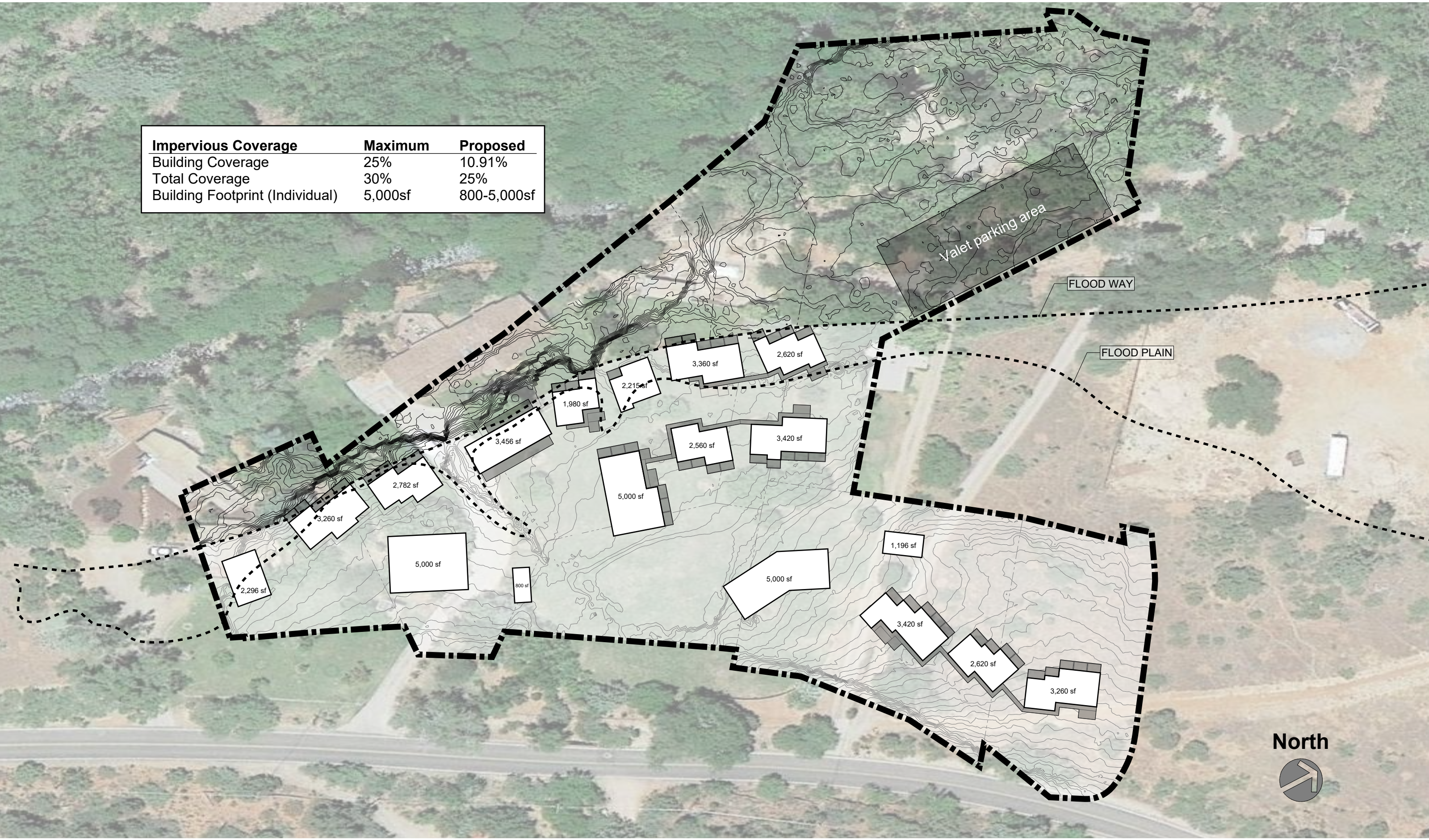
Project Summary

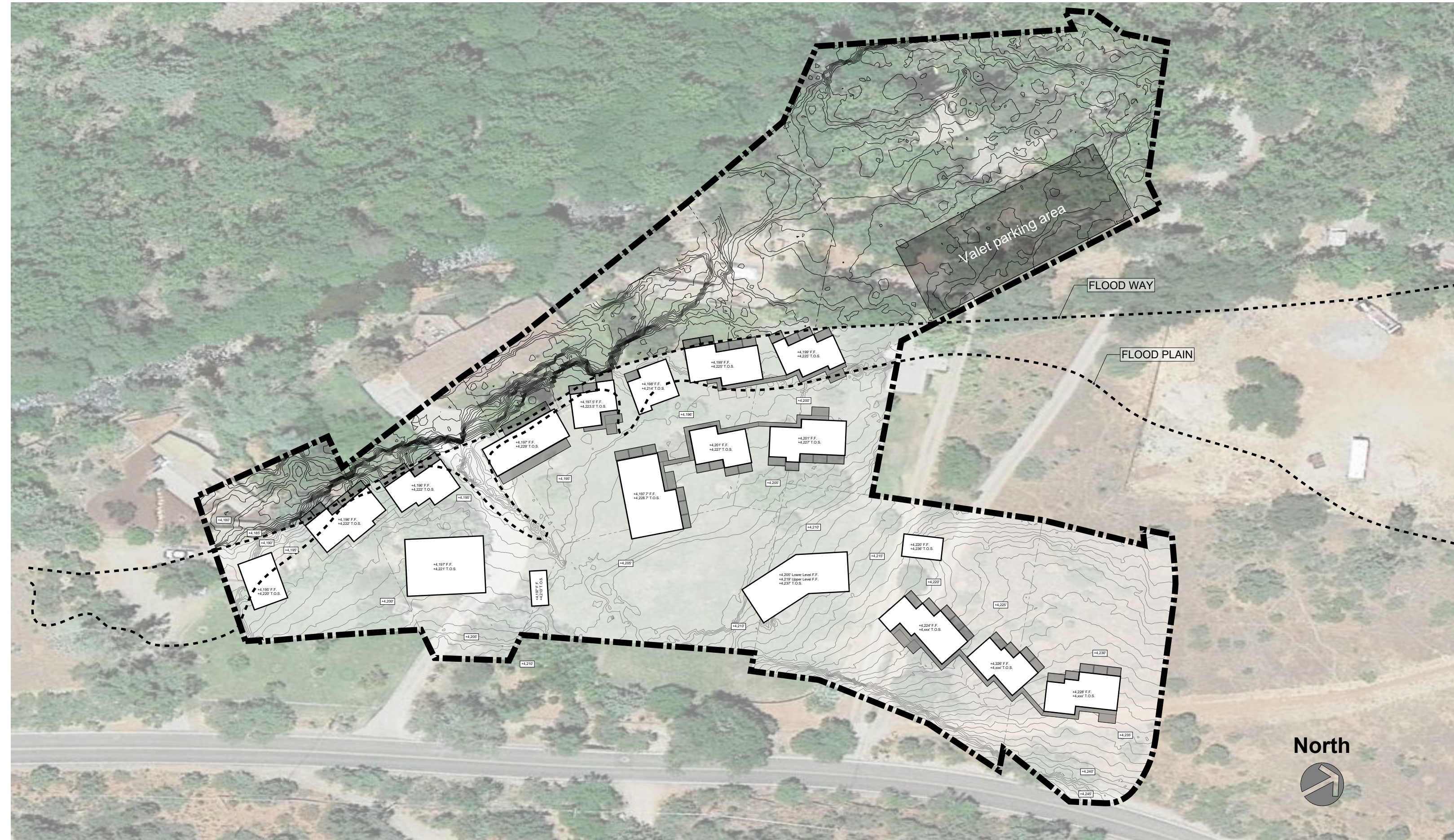
Total Site Area = 11.58 Acres
Total Number of Guest Rooms = 92

Parking Count = 170 Spaces
Spaces Under Guestroom Building
Spaces in Floodway (Above 2 Year Storm Limit)



Impervious Coverage	Maximum	Proposed
Building Coverage	25%	10.91%
Total Coverage	30%	25%
Building Footprint (Individual)	5,000sf	800-5,000sf



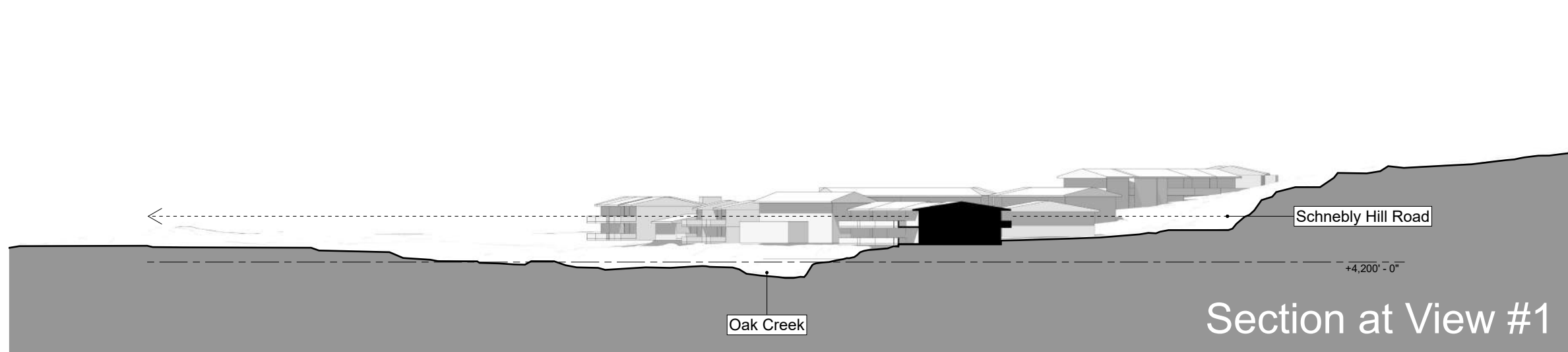
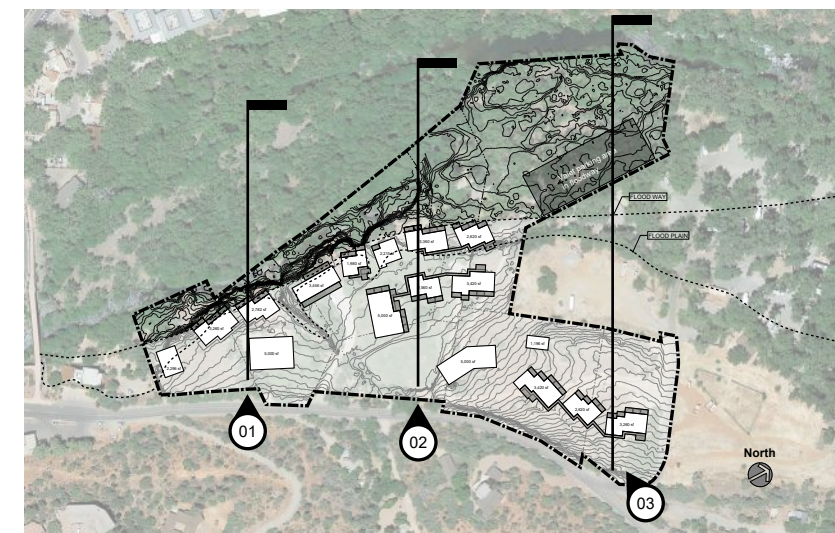




View #1-Existing



View #1-Proposed



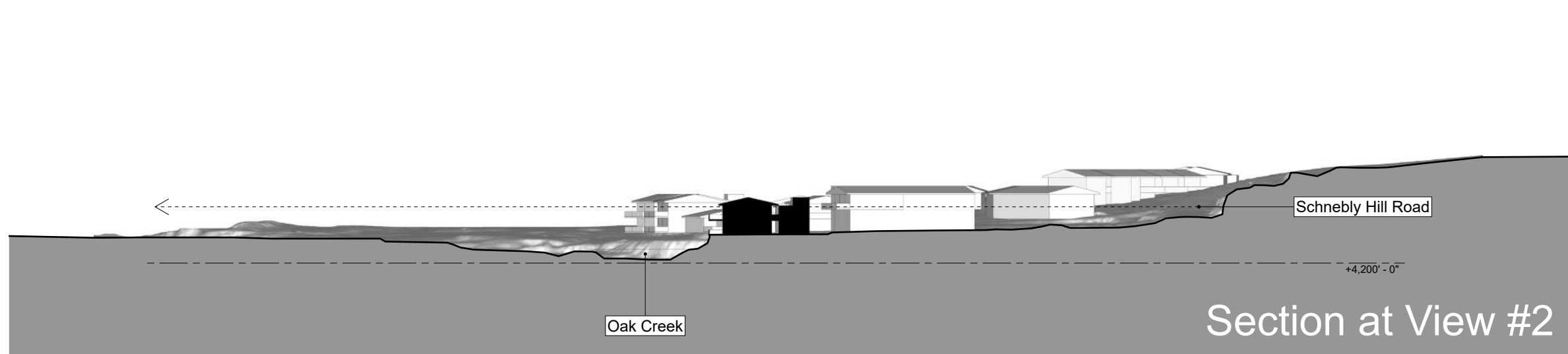
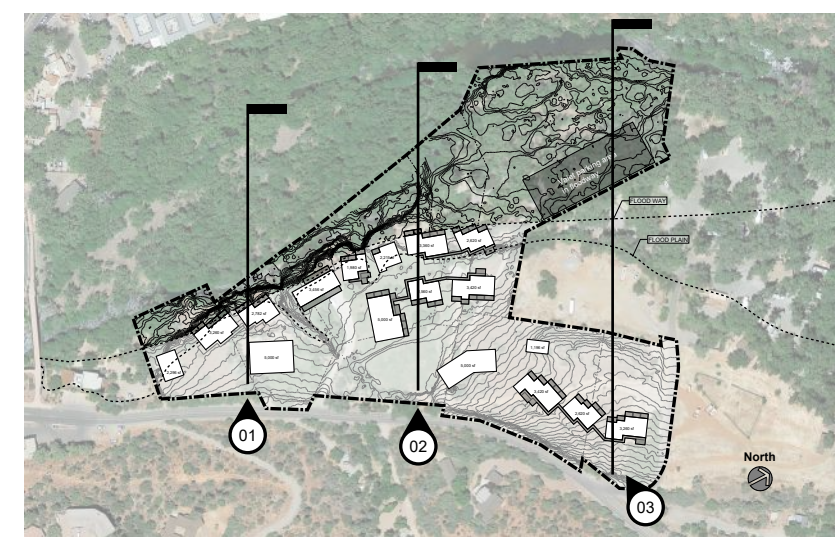
Section at View #1



View #2-Existing



View #2-Proposed



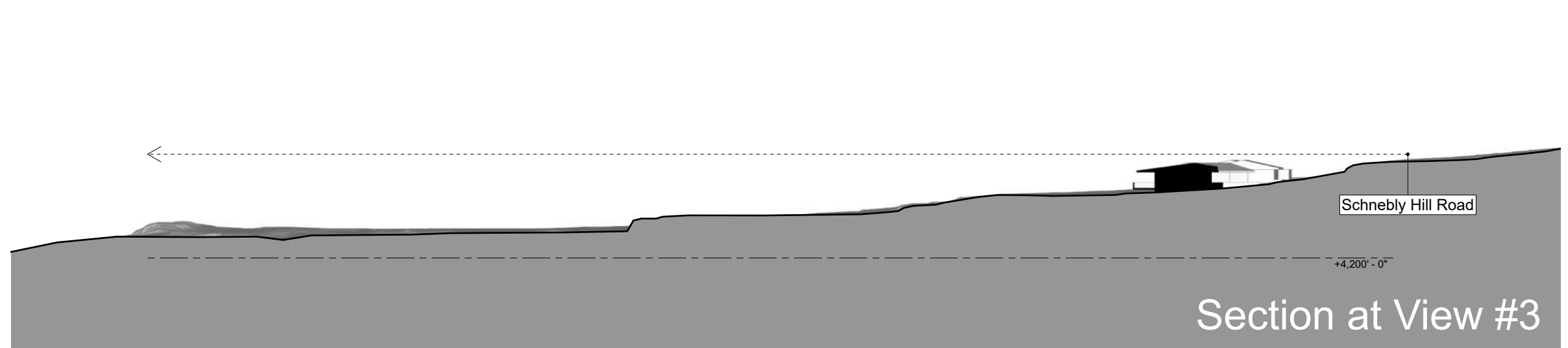
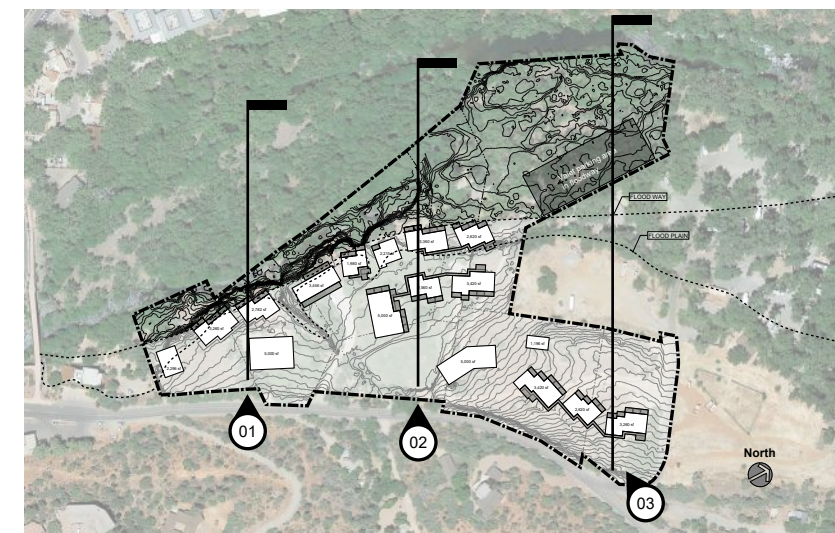
Section at View #2



View #3-Existing



View #3-Proposed



Section at View #3



