

- LOBBY / RESTAURANT
- HOTEL: 68 guest rooms.
- HOTEL: 34 guest rooms
Basement/ Business Center
- HOTEL: 8 guest rooms.
Treehouse Suites
- MULTI-FAMILY:
28 units
- MULTI-FAMILY
12 units

PROJECT DATA:

SITE AREA		
Site Area - Hotel	West (not incl. Connector Road)	3.30 acres
	East (Surface)	0.30 acres
	East (Subgrade)	0.60 acres
	Total of Lodging Use	4.20 acres 66%
Site Area - Multi-family		2.40 acres 39%
Total Site Area		6.14 acres 100%

HOTEL ELEMENT		
Number of Units	110 Units	
Building Area		
Lobby/ Restaurant		
Level 1	9,300 s.f.	
Level 2	5,000 s.f.	
Basement	9,300 s.f.	
Total	23,600 s.f.	
Guestrooms (Treehouse)		
Level 1	5,600 s.f.	
Level 2	3,300 s.f.	
Total	8,900 s.f.	
Guestrooms (East Wing)		
Level 1	11,200 s.f.	
Level 2	9,500 s.f.	
Basement	12,000 s.f.	
Total	32,700 s.f.	
Guestrooms (North Wing)		
Level 1	11,200 s.f.	
Level 2	9,500 s.f.	
Total	20,700 s.f.	
Guestrooms (West Wing)		
Level 1	11,200 s.f.	
Level 2	9,500 s.f.	
Total	20,700 s.f.	
Grand Total of Hotel Area	106,600 s.f.	

Lot Coverage		
Parking Required	48,500 s.f.	28.1%

See Parking Requirement table on this sheet.

Parking Provided		
152 Spaces (of total 205 Spaces)		
(East: 92 subsurface, 62 surface)		
(West: 19 + 2 buses + all surface)		

MULTI-FAMILY ELEMENT		
Number of Units	40 Units	
Building Area		
Multi-Family - South		
Level 1	5,900 s.f.	
Level 2	5,900 s.f.	
Total	11,800 s.f.	
Multi-Family - North		
Level 1	7,600 s.f.	
Level 2	7,050 s.f.	
Total	14,650 s.f.	
Grand Total of Multi-Family Area	26,450 s.f.	

Lot Coverage		
Parking Required	13,500 s.f.	5.0%

2 Bedroom Units	10	1.75 space / unit	18 Spaces
1 Bedroom Units	20	1.25 space / unit	25 Spaces
Studio Units	10	1 space / unit	10 Spaces
Total required parking			53 Spaces

53 Spaces (East: 53 surface) Total 205 Spaces

SHEET INDEX:

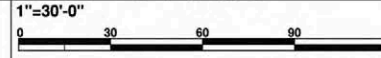
SITE	MULTI-FAMILY ELEMENT - SOUTH
1 SITE PLAN	21 1ST FLOOR PLAN
2 APPROVED NATURAL GRADE PLAN	22 2ND FLOOR PLAN
3 SITE PLAN - DETAILED - SOUTHWEST	23 ROOF PLAN
4 SITE PLAN - DETAILED - SOUTHEAST	24 ELEVATIONS
5 SITE PLAN - DETAILED - NORTHWEST	25 SECTIONS
6 SITE PLAN - DETAILED - NORTHEAST	
7 SUB-GRADE PARKING PLAN / SECTION	
8 CIRCULATION PLAN	
	MULTI-FAMILY ELEMENT - NORTH
	26 1ST FLOOR PLAN
	27 2ND FLOOR PLAN
	28 ROOF PLAN
	29 ELEVATIONS
	30 SECTIONS
	LAND DEVELOPMENT CODE COMPLIANCE
	31 HOTEL - LOBBY
	32 HOTEL - LOBBY - UNRELIEVED BUILDING PLANES
	33 HOTEL - TREEHOUSE
	34 HOTEL - TREEHOUSE - UNRELIEVED BUILDING PLANES
	35 HOTEL - GUEST ROOMS
	36 HOTEL - GUEST ROOMS - UNRELIEVED BUILDING PLANES
	37 MULTI-FAMILY - SOUTH
	38 MULTI-FAMILY - SOUTH - UNRELIEVED BUILDING PLANES
	39 MULTI-FAMILY - NORTH
	40 MULTI-FAMILY - NORTH - UNRELIEVED BUILDING PLANES
	L1 LANDSCAPE PLAN
	L2 EXISTING TREE PLAN/ LANDSCAPE CALCULATIONS
	L3 PARKING AREA CALCULATIONS/ DETAILS
	E1.0 EXT. LIGHTING- SITE PLAN
	E1.1 EXT. LIGHTING - PHOTOMETRIC- SITE PLAN
	E1.2 EXT. LIGHTING/PHOTOMETRIC- GARAGE PLAN
	E1.3 EXT. LIGHTING CUT-SHEETS



SITE AREA CALCULATIONS		
Area	%	Use
277,165 s.f.		Gross Site Area
267,800 s.f.	100%	Net Site Area (excludes ROW)
62,000 s.f.	23.2%	Building Footprints
73,000 s.f.		Roads
7,800 s.f.		Sidewalks - Public
10,200 s.f.		Sidewalks- Development
5,500 s.f.		Pavement
167,500 s.f.	62.5%	Total Hard Surfaces

FLOOR AREA CALCULATIONS BY USE		
Area	%	Use
54,800 s.f.	51%	Lodging Units
6,800 s.f.	6%	Restaurant/ Bar
3,000 s.f.	3%	Lobby
3,000 s.f.	3%	Meeting Facility/ Conference Area (Basement - Lobby)
6,700 s.f.	6%	Guest Services (Basement - Lobby/ Guestrooms)
7,900 s.f.	7%	Hotel Support - Lobby (circulation, mech., stairs, etc.)
23,900 s.f.	22%	Hotel Support - Guestrooms (circulation, mech., stairs, etc.)
109,000 s.f.	100%	Total
26,450 s.f.		Multi-Family Residential
26,450 s.f.	100%	Residential rooms
		Total

SITE PLAN



ALL ELECTRIC VEHICLE CHARGING STATIONS TO BE MINIMUM LEVEL 2 CHARGING TYPE

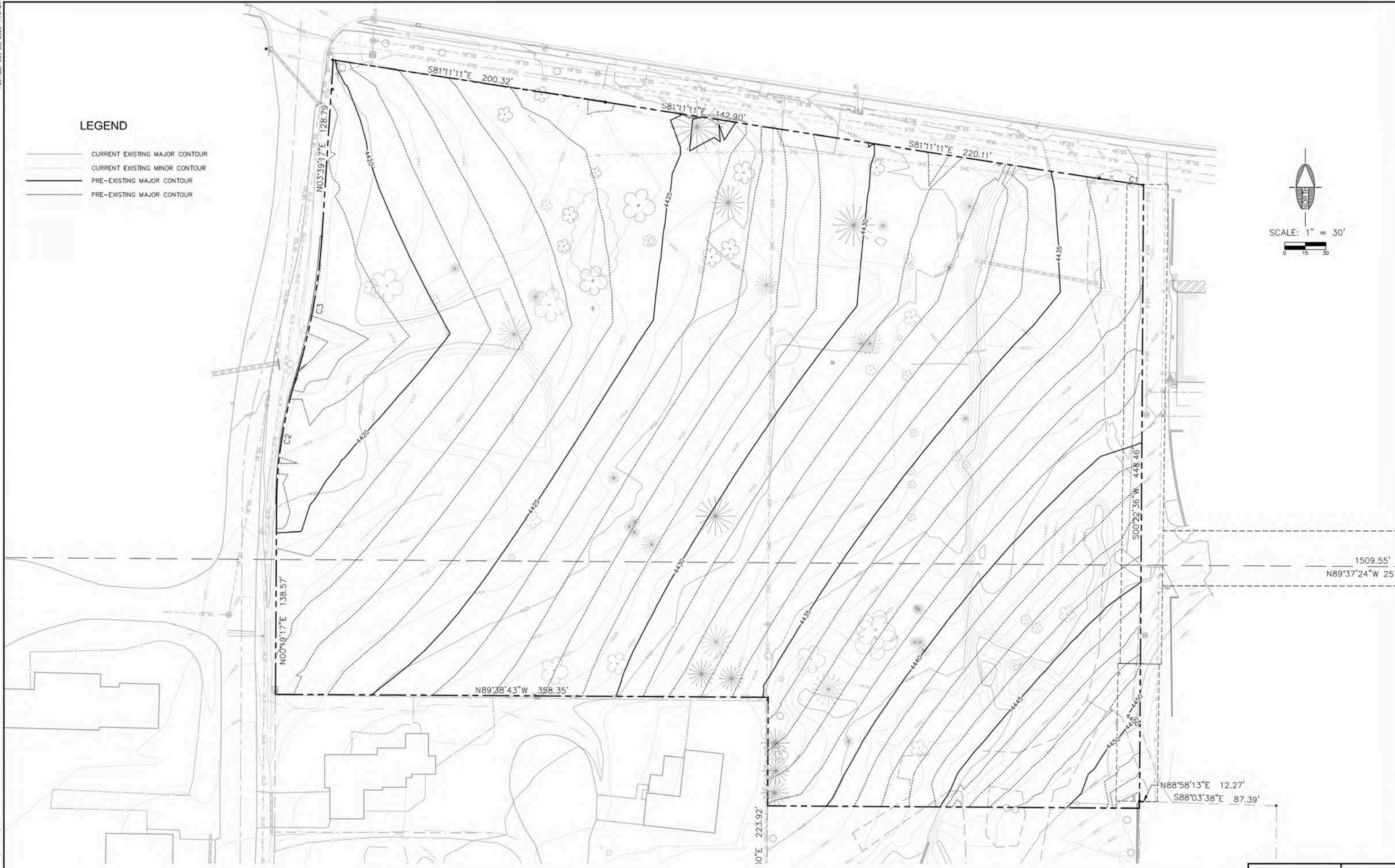
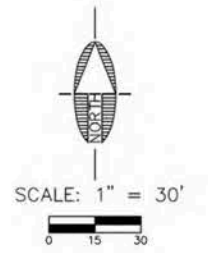
Adapted from Table 3- City of Sedona Parking Requirements

Land Use	Size	City of Sedona Parking Requirements	Minimum Parking Spaces
Dwelling, Multifamily (40- units)	Studio	10 Units	1 Space per unit
	1 Bedroom	20 Units	1.25 spaces per unit
Lodging (110 units)	2 Bedroom	10 Units	1.75 spaces per unit
	Medium-Density	110 Units	1 space per unit and an additional 10 spaces
Food and beverage service (50% Public)	Restaurant / Bar	1,900 sq. ft.	1 space per 100 square feet
	Roof-top Bar	900 sq. ft.	1 space per 250 square feet
Total required vehicle spaces			196
Total provided vehicle spaces			205
Total required bicycle spaces			20

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LEGEND

- CURRENT EXISTING MAJOR CONTOUR
- - - CURRENT EXISTING MINOR CONTOUR
- PRE-EXISTING MAJOR CONTOUR
- - - PRE-EXISTING MAJOR CONTOUR



Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

REVISIONS			
NO.	DESCRIPTION	DATE	BY



Shephard & Wesnitzer, Inc.

75 Kallol Place
 Sedona, AZ 86336
 928.282.1081
 928.282.2058 fax
 www.swiaz.com

JOB NO:	16034
DATE:	DEC 20
SCALE:	AS SHOWN
DRAWN:	MWJ
DESIGN:	AHB
CHECKED:	AHB

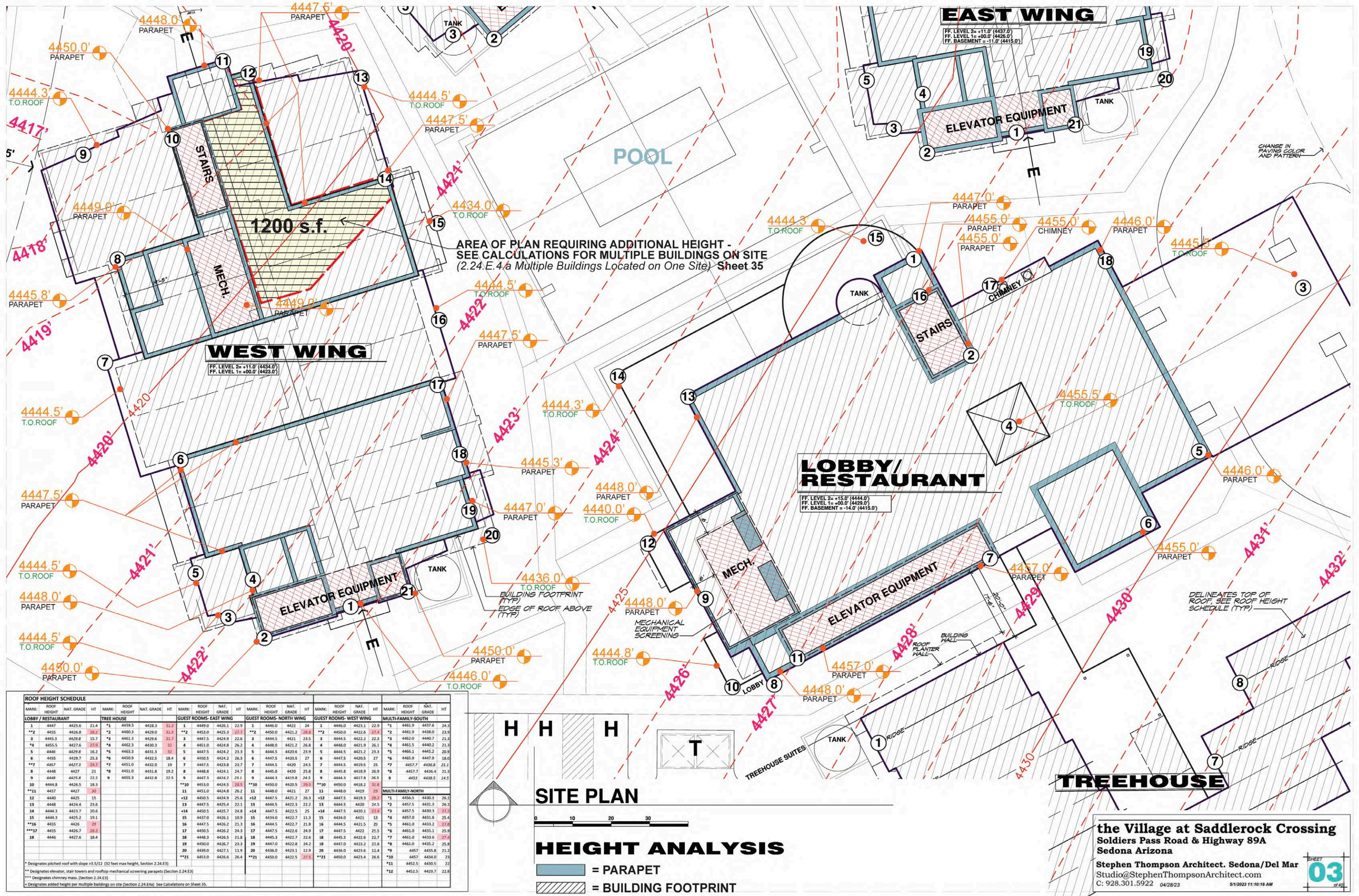
THE VILLAGE AT SADDLEROC CROSSING
 SEDONA ARIZONA

APPROVED NATURAL GRADE PLAN

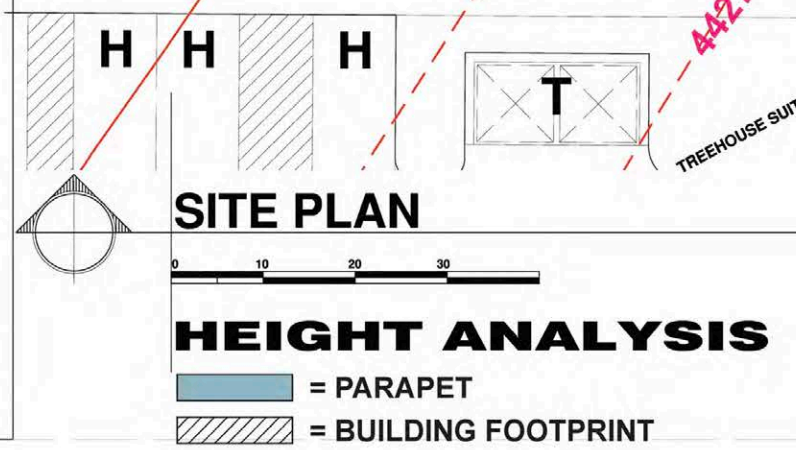
PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING





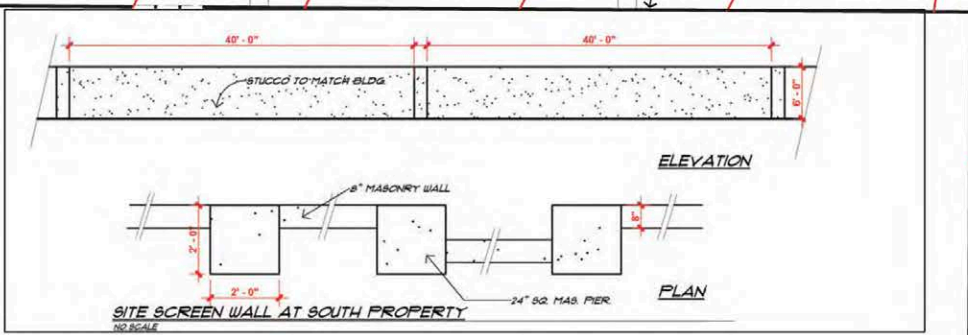
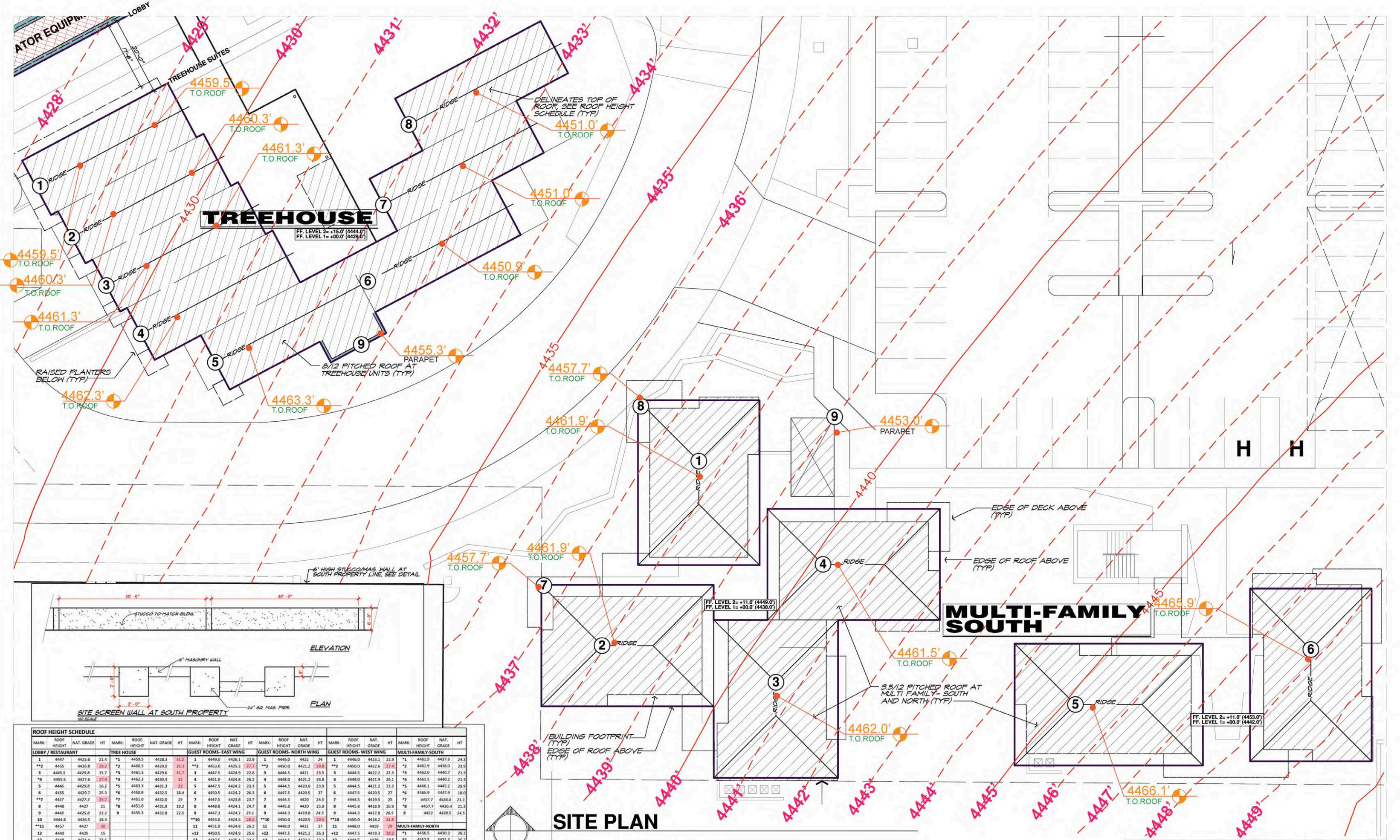
ROOF HEIGHT SCHEDULE											
MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT
1	4447.5'	4425.6'	21.9'	*1	4459.5'	4428.3'	31.2'	1	4449.0'	4426.1'	22.9'
**2	4455.0'	4426.8'	28.2'	**2	4460.3'	4429.0'	31.3'	**2	4450.0'	4421.2'	28.8'
3	4445.5'	4429.8'	15.7'	*3	4461.3'	4429.6'	31.7'	3	4447.5'	4424.9'	22.6'
*4	4455.5'	4427.6'	27.9'	*4	4462.3'	4430.3'	32.1'	4	4451.0'	4424.8'	26.2'
5	4446.0'	4429.8'	16.2'	*5	4463.3'	4431.3'	32.2'	5	4447.5'	4424.2'	23.3'
6	4455.0'	4429.7'	25.3'	*6	4460.9'	4432.5'	31.6'	6	4450.5'	4424.2'	26.3'
**7	4457.0'	4427.3'	29.7'	**7	4451.0'	4432.0'	31.0'	7	4447.5'	4423.8'	23.7'
8	4448.0'	4427.0'	21.0'	*8	4451.0'	4431.8'	30.2'	8	4448.0'	4423.1'	24.7'
9	4448.0'	4425.8'	22.2'	9	4455.3'	4432.8'	32.5'	9	4447.3'	4424.2'	23.1'
10	4444.5'	4426.5'	18.3'	**10	4453.0'	4434.5'	31.5'	**10	4450.0'	4423.5'	26.5'
**11	4457.0'	4427.0'	30.0'	11	4451.0'	4434.8'	32.2'	11	4448.0'	4423.1'	27.1'
12	4440.0'	4425.0'	15.0'	**12	4450.5'	4434.9'	31.4'	**12	4447.5'	4422.3'	25.2'
13	4448.0'	4424.4'	23.6'	13	4447.5'	4435.4'	32.1'	13	4444.5'	4422.0'	24.5'
14	4444.3'	4423.7'	20.6'	*14	4450.5'	4435.7'	32.4'	*14	4447.5'	4422.5'	25.0'
15	4444.3'	4425.2'	19.1'	15	4437.0'	4436.1'	30.9'	15	4434.0'	4422.7'	23.3'
**16	4455.0'	4426.0'	29.0'	16	4447.5'	4436.2'	31.3'	16	4444.5'	4422.7'	23.8'
**17	4455.0'	4426.7'	29.3'	17	4450.5'	4436.2'	31.3'	17	4447.5'	4422.6'	23.9'
18	4446.0'	4427.0'	18.4'	18	4448.3'	4436.5'	31.8'	18	4445.3'	4422.7'	22.6'
				19	4450.0'	4436.7'	32.3'	19	4447.0'	4422.8'	24.2'
				20	4439.0'	4427.1'	17.9'	20	4436.0'	4423.1'	12.9'
				**21	4453.0'	4436.6'	31.4'	**21	4450.0'	4423.4'	26.6'



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SHEET **03** of 40



ROOF HEIGHT SCHEDULE											
MARK.	ROOF HEIGHT	NAT. GRADE	HT	MARK.	ROOF HEIGHT	NAT. GRADE	HT	MARK.	ROOF HEIGHT	NAT. GRADE	HT
LOBBY / RESTAURANT			TREE HOUSE			GUEST ROOMS - EAST WING			GUEST ROOMS - NORTH WING		
1	4459.5	4428.0	31.5	1	4459.5	4428.0	31.5	1	4459.5	4428.0	31.5
2	4460.3	4428.0	32.3	2	4460.3	4428.0	32.3	2	4460.3	4428.0	32.3
3	4461.3	4428.0	33.3	3	4461.3	4428.0	33.3	3	4461.3	4428.0	33.3
4	4462.3	4428.0	34.3	4	4462.3	4428.0	34.3	4	4462.3	4428.0	34.3
5	4463.3	4428.0	35.3	5	4463.3	4428.0	35.3	5	4463.3	4428.0	35.3
6	4464.3	4428.0	36.3	6	4464.3	4428.0	36.3	6	4464.3	4428.0	36.3
7	4465.3	4428.0	37.3	7	4465.3	4428.0	37.3	7	4465.3	4428.0	37.3
8	4466.3	4428.0	38.3	8	4466.3	4428.0	38.3	8	4466.3	4428.0	38.3
9	4467.3	4428.0	39.3	9	4467.3	4428.0	39.3	9	4467.3	4428.0	39.3
10	4468.3	4428.0	40.3	10	4468.3	4428.0	40.3	10	4468.3	4428.0	40.3
11	4469.3	4428.0	41.3	11	4469.3	4428.0	41.3	11	4469.3	4428.0	41.3
12	4470.3	4428.0	42.3	12	4470.3	4428.0	42.3	12	4470.3	4428.0	42.3
13	4471.3	4428.0	43.3	13	4471.3	4428.0	43.3	13	4471.3	4428.0	43.3
14	4472.3	4428.0	44.3	14	4472.3	4428.0	44.3	14	4472.3	4428.0	44.3
15	4473.3	4428.0	45.3	15	4473.3	4428.0	45.3	15	4473.3	4428.0	45.3
16	4474.3	4428.0	46.3	16	4474.3	4428.0	46.3	16	4474.3	4428.0	46.3
17	4475.3	4428.0	47.3	17	4475.3	4428.0	47.3	17	4475.3	4428.0	47.3
18	4476.3	4428.0	48.3	18	4476.3	4428.0	48.3	18	4476.3	4428.0	48.3
19	4477.3	4428.0	49.3	19	4477.3	4428.0	49.3	19	4477.3	4428.0	49.3
20	4478.3	4428.0	50.3	20	4478.3	4428.0	50.3	20	4478.3	4428.0	50.3
21	4479.3	4428.0	51.3	21	4479.3	4428.0	51.3	21	4479.3	4428.0	51.3

SITE PLAN

HEIGHT ANALYSIS

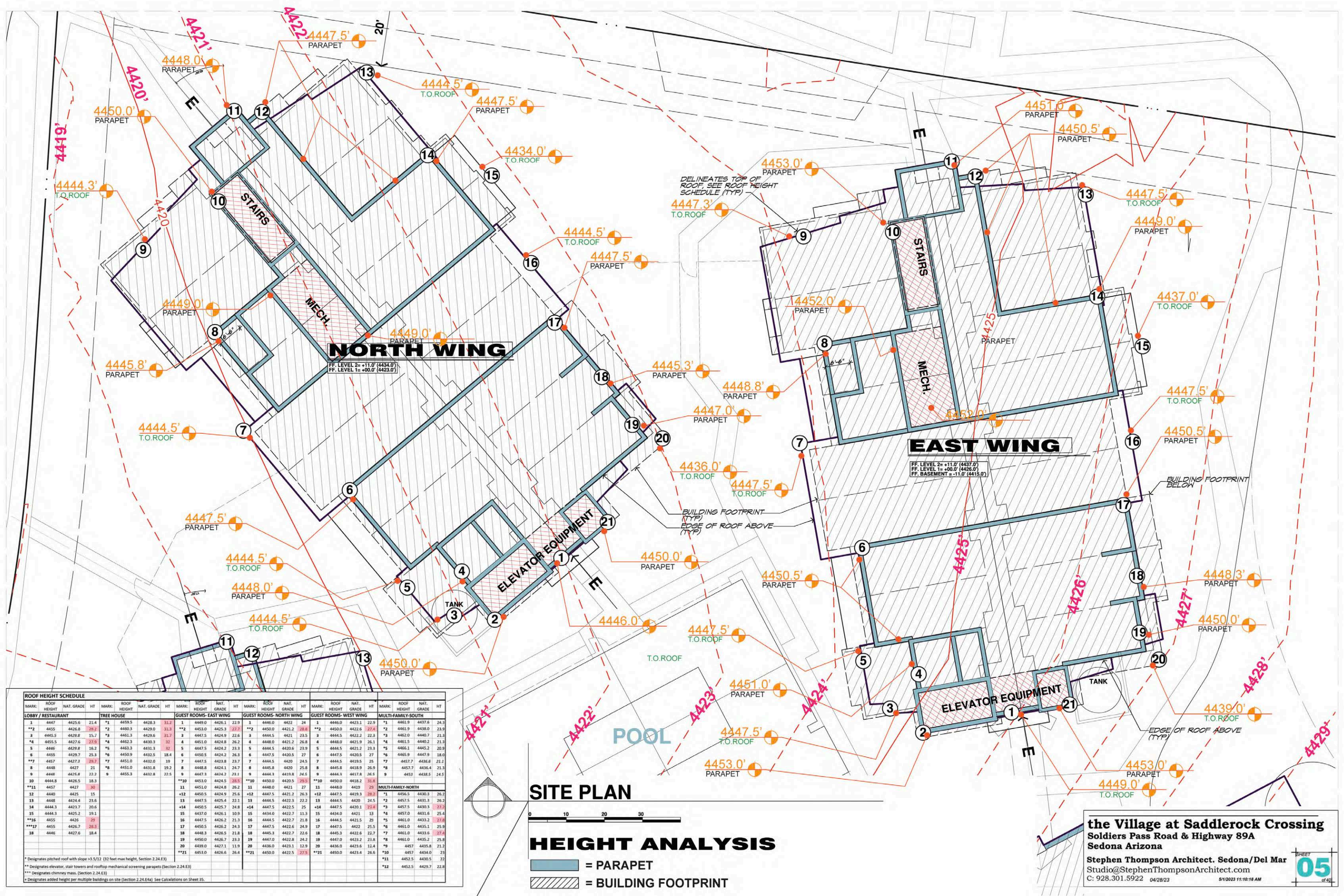
0 10 20 30

█ = PARAPET
 █ = BUILDING FOOTPRINT

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SHEET **04** OF 45



ROOF HEIGHT SCHEDULE											
MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT
1	4447	4425.6	21.4	**1	4459.5	4428.3	31.2	1	4449.0	4426.1	22.9
**2	4455	4426.8	29.2	**2	4460.3	4429.0	31.3	**2	4453.0	4425.3	27.7
3	4445.5	4429.8	35.7	**3	4461.3	4429.6	31.7	3	4447.5	4424.9	22.6
**4	4455.5	4427.6	27.9	**4	4462.3	4430.3	32	4	4451.0	4424.8	26.2
5	4446	4429.8	36.2	**5	4463.3	4431.3	32	5	4447.5	4424.2	23.3
6	4455	4429.7	35.3	**6	4460.9	4432.5	34.6	6	4450.5	4424.2	26.3
**7	4457	4427.3	29.9	**7	4451.0	4432.0	33	7	4447.5	4423.8	23.7
8	4448	4427	21	**8	4451.0	4431.8	32.8	8	4448.8	4423.1	24.7
9	4448	4425.8	23.2	9	4453.3	4432.8	32.5	9	4447.3	4423.1	24.6
10	4444.8	4426.5	18.3	**10	4453.0	4432.5	32.5	**10	4450.0	4422.5	22.5
**11	4457	4427	30	11	4451.0	4432.8	32.8	11	4448.0	4421.2	27
12	4440	4425	15	**12	4450.5	4432.9	32.6	**12	4447.5	4421.2	26.3
13	4448	4424.4	23.6	13	4447.5	4432.4	32.1	13	4444.5	4420.2	24.5
14	4444.3	4423.7	20.6	**14	4450.5	4432.5	32.5	**14	4447.5	4422.5	22.5
15	4444.3	4425.2	19.1	15	4437.0	4429.1	19.9	15	4434.0	4422.7	21.3
**16	4455	4426	29	16	4447.5	4426.2	21.3	16	4444.5	4422.7	21.8
**17	4455	4426.7	29.3	17	4450.5	4426.2	24.3	17	4447.5	4422.6	24.9
18	4446	4427.6	18.4	18	4448.3	4426.5	21.8	18	4445.3	4422.6	22.7
				19	4450.0	4426.7	23.3	19	4447.0	4422.8	24.2
				20	4439.0	4427.1	11.9	20	4436.0	4423.1	12.9
				**21	4453.0	4426.6	26.4	**21	4450.0	4422.5	22.5

SITE PLAN

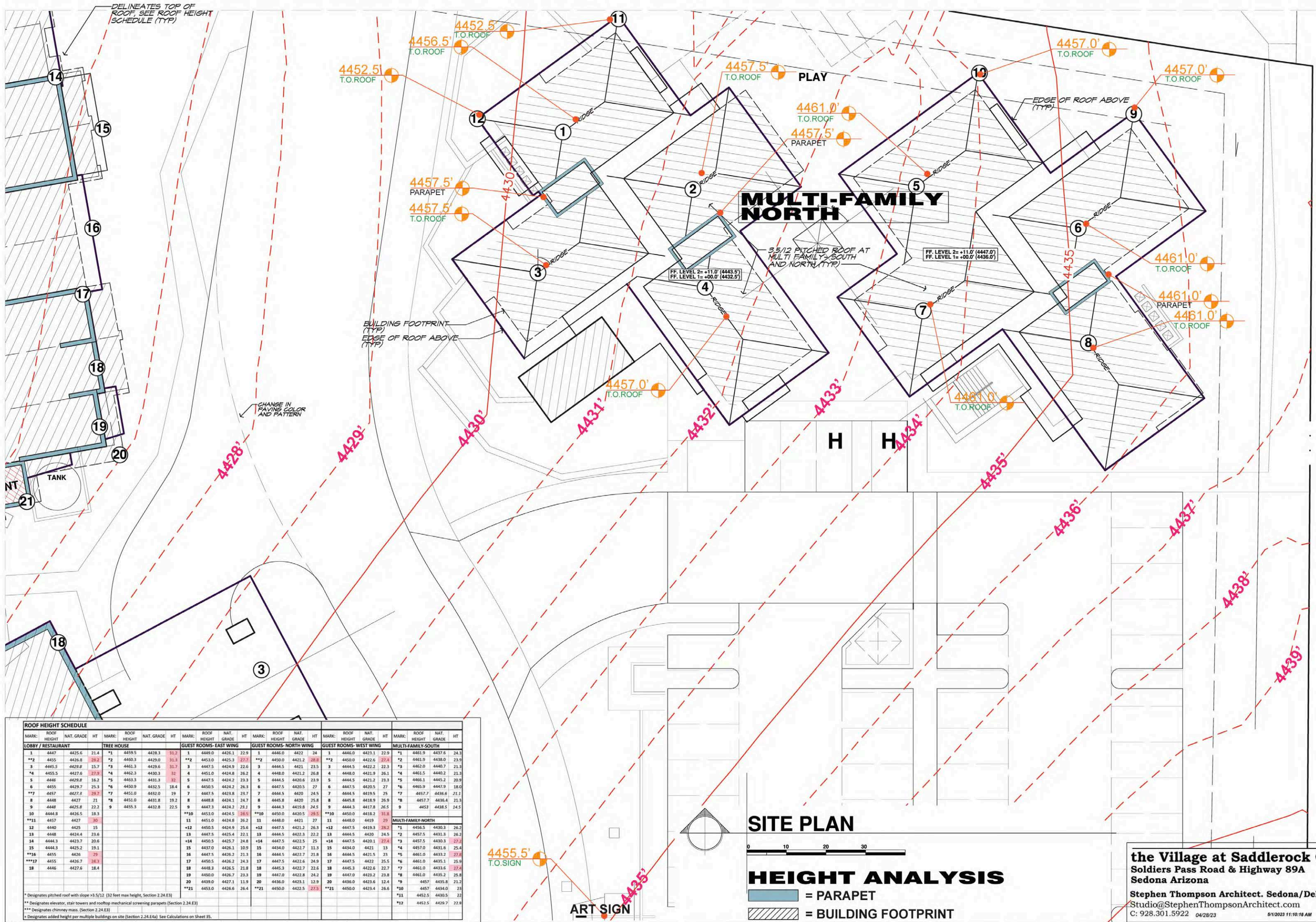
HEIGHT ANALYSIS

= PARAPET
 = BUILDING FOOTPRINT

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 Soldiers Pass Road & Highway 89A
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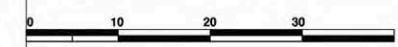


ROOF HEIGHT SCHEDULE

MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT				
LOBBY / RESTAURANT	4425.6	21.4	**1	TREE HOUSE	4428.1	11.3	1	GUEST ROOMS- EAST WING	4455.5	22.9	1	GUEST ROOMS- NORTH WING	4452.5	20.8	1	GUEST ROOMS- WEST WING	4457.5	24.3	1	MULTI-FAMILY SOUTH	4457.0	24.3	1
**2	4455	4426.8	20.2	**2	4460.3	4429.0	21.3	**2	4452.0	4425.3	22.7	**2	4450.0	4421.2	20.8	**2	4450.0	4422.6	22.4	**2	4461.0	4438.0	23.9
3	4445.5	4429.8	15.7	**3	4461.3	4429.6	21.7	3	4447.5	4424.9	22.6	3	4444.5	4421.2	23.5	3	4444.5	4422.2	22.3	**3	4462.0	4440.7	21.3
**4	4455.5	4427.6	22.9	**4	4462.3	4430.3	22.1	4	4451.0	4424.8	26.2	4	4448.0	4421.2	26.8	4	4448.0	4421.9	26.1	**4	4461.5	4440.2	21.3
5	4446	4429.8	16.2	**5	4463.3	4431.3	22.5	5	4447.5	4424.2	23.3	5	4444.5	4420.6	23.9	5	4444.5	4421.2	23.3	**5	4466.1	4445.2	20.9
6	4455	4429.7	25.3	**6	4463.9	4432.5	18.4	6	4450.0	4424.2	26.3	6	4447.5	4420.5	27	6	4447.5	4420.5	27	**6	4465.9	4447.9	18.0
**7	4457	4427.3	20.7	**7	4465.0	4432.0	19	7	4447.5	4423.8	23.7	7	4444.5	4420	24.5	7	4444.5	4419.5	25	**7	4467.7	4438.6	21.1
8	4448	4427	21	**8	4465.0	4431.8	19.2	8	4448.0	4424.1	24.7	8	4445.0	4420	25.8	8	4445.0	4418.9	26.9	**8	4457.7	4436.4	21.9
9	4448	4425.8	22.3	9	4455.3	4432.8	22.5	9	4447.3	4424.2	23.1	9	4444.3	4419.8	24.5	9	4444.3	4417.8	26.5	9	4453	4438.5	24.5
10	4444.8	4426.5	18.3	**10	4453.0	4434.5	20.5	**10	4450.0	4424.5	20.5	**10	4450.0	4420.5	20.5	**10	4450.0	4418.2	21.8				
**11	4457	4427	20	**11	4451.0	4424.8	26.2	**11	4448.0	4421	27	**11	4448.0	4421	27	**11	4448.0	4419	29				
12	4440	4425	15	**12	4450.5	4424.9	25.6	**12	4447.5	4421.2	26.3	**12	4447.5	4419.3	26.2	**12	4456.5	4430.3	26.2				
13	4448	4424.4	23.6	13	4447.5	4425.4	22.1	13	4444.5	4422.3	22.2	13	4444.5	4420	24.5	**2	4457.5	4431.3	26.2				
14	4444.3	4423.7	20.6	**14	4450.5	4425.7	24.8	**14	4447.5	4422.5	25	**14	4447.5	4420.1	27.4	**9	4457.5	4430.3	27.2				
15	4444.3	4425.2	19.1	15	4437.0	4426.1	10.9	15	4434.0	4422.7	11.3	15	4434.0	4421	13	**4	4457.0	4431.6	25.4				
**16	4455	4426	20	16	4447.5	4426.2	21.3	16	4444.5	4422.7	21.8	16	4444.5	4421.5	23	**5	4461.0	4433.2	27.8				
**17	4455	4426.7	20.3	17	4450.5	4426.2	24.3	17	4447.5	4422.6	24.9	17	4447.5	4422.6	24.9	**6	4461.0	4435.1	25.6				
18	4448	4426.5	18.3	18	4448.3	4426.5	21.8	18	4445.3	4422.7	22.6	18	4445.3	4422.6	22.7	**7	4461.0	4433.6	27.2				
19	4450.0	4426.7	23.3	19	4447.0	4427.8	24.2	19	4447.0	4427.8	24.2	19	4447.0	4423.2	23.8	**8	4461.0	4435.2	25.8				
20	4439.0	4427.1	11.9	20	4436.0	4423.1	12.9	20	4436.0	4423.6	12.4	**9	4457	4435.8	21.2	**10	4457	4434.0	23				
**21	4453.0	4426.6	26.4	**21	4450.0	4422.5	27.5	**21	4450.0	4423.4	26.6	**21	4450.0	4423.4	26.6	**11	4452.5	4430.5	22				

* Designates pitched roof with slope > 3/12 (32 feet max height, Section 2.24.E3)
 ** Designates elevator, stair towers and rooftop mechanical screening parapets (Section 2.24.E3)
 *** Designates chimney mass. (Section 2.24.E3)
 **** Designates added height per multiple buildings on site (Section 2.24.E4) See Calculations on Sheet B5.

SITE PLAN



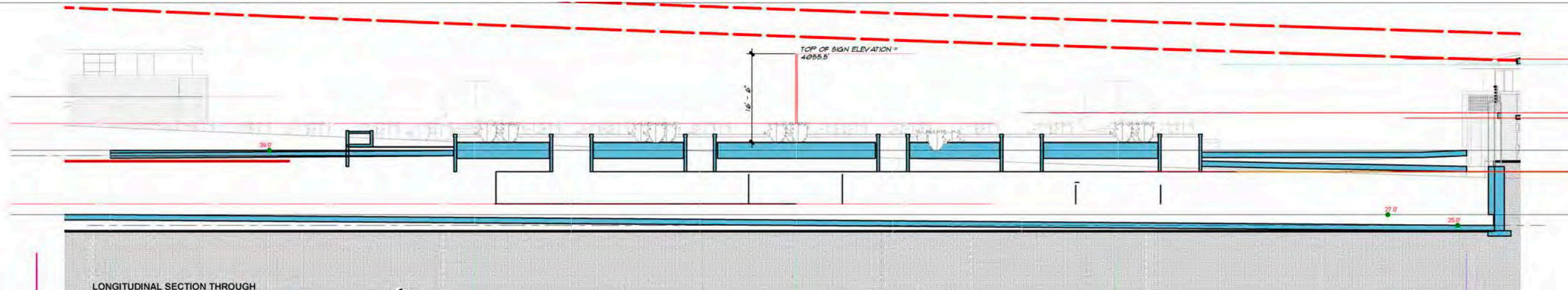
HEIGHT ANALYSIS

- [Blue Box] = PARAPET
- [Hatched Box] = BUILDING FOOTPRINT

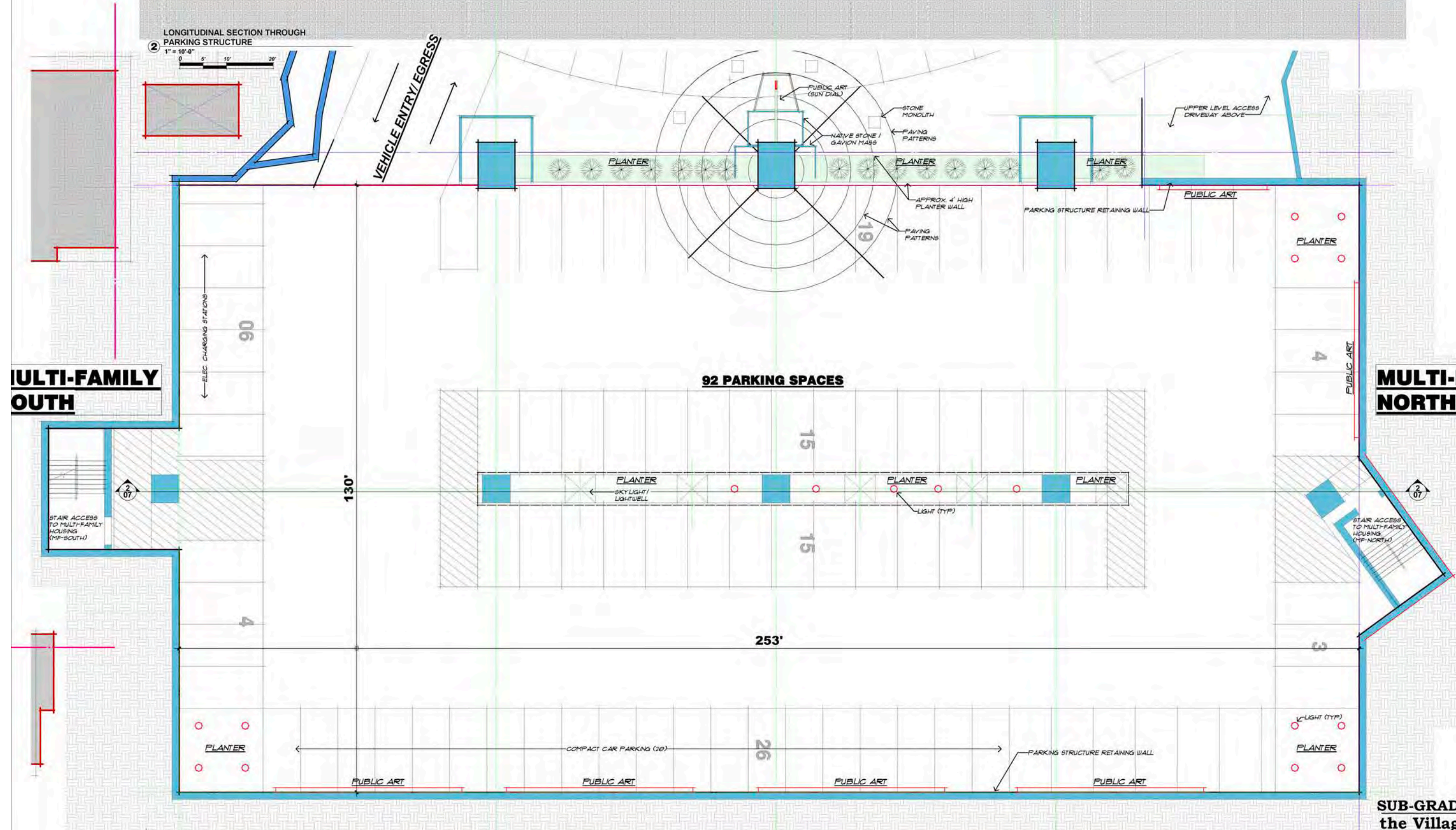
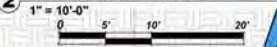
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

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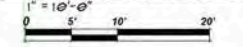
SHEET **06** OF 40



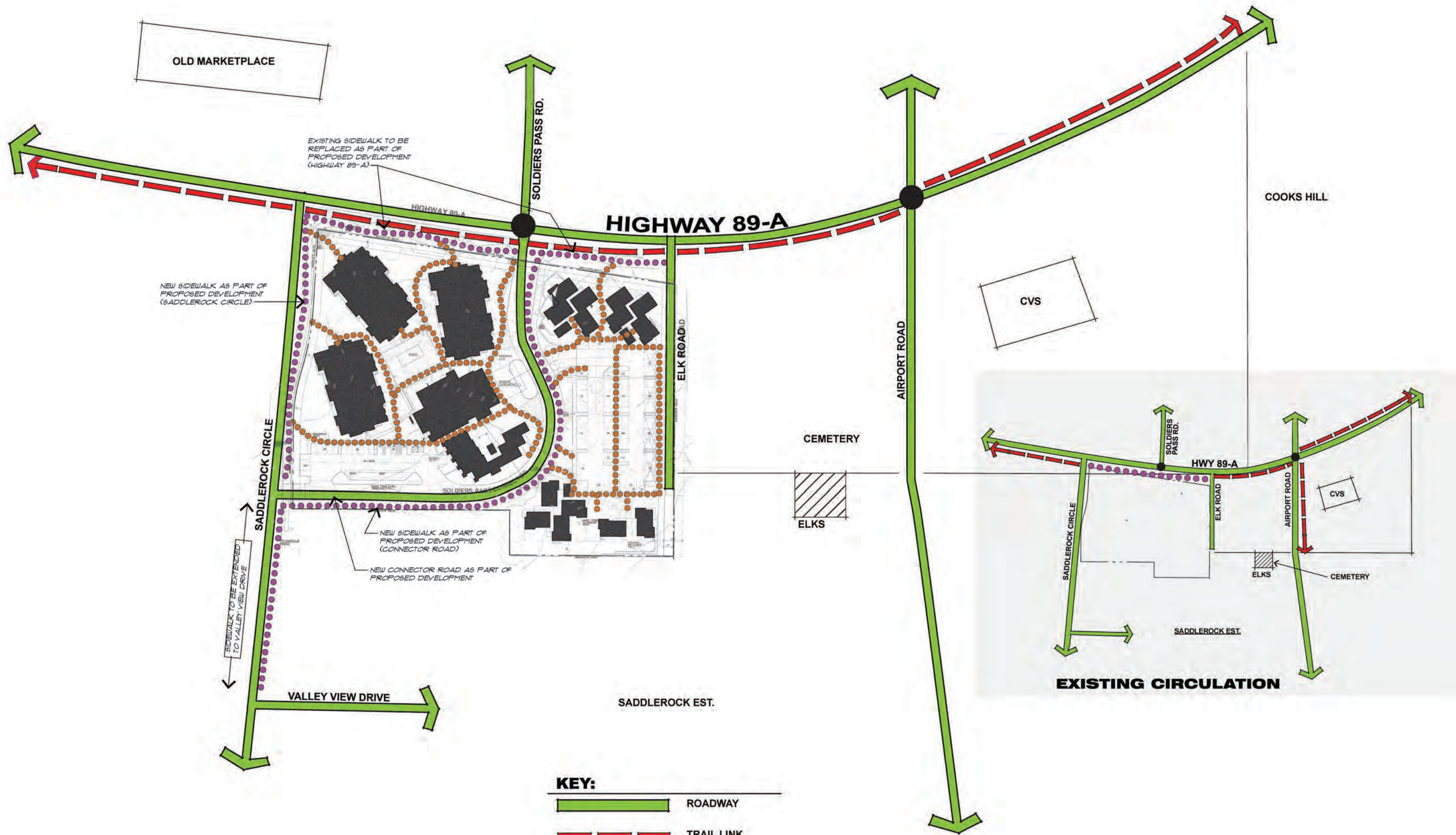
LONGITUDINAL SECTION THROUGH PARKING STRUCTURE
1" = 10'-0"

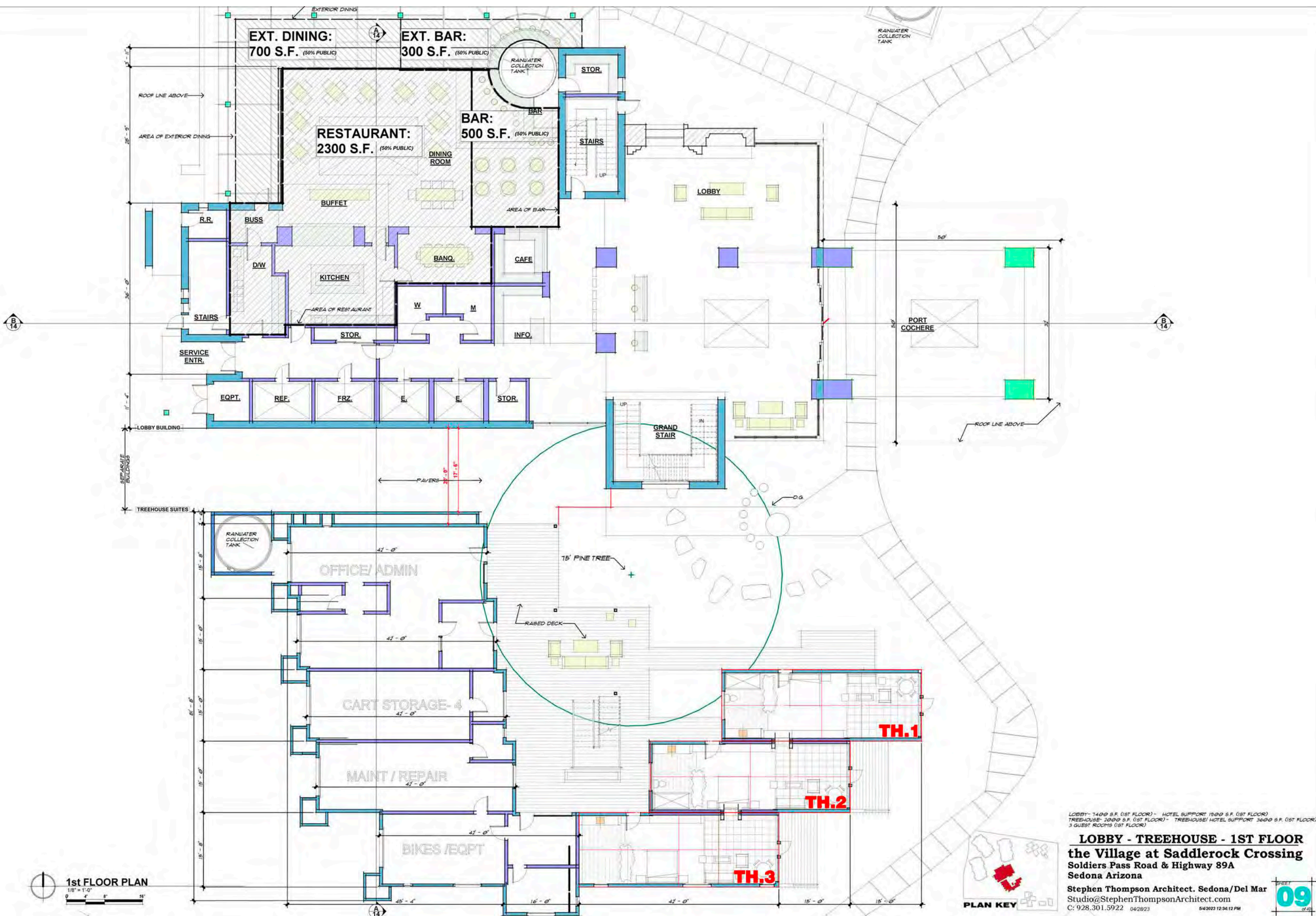


SUB-GRADE PARKING PLAN
(LOWER LEVEL)
1" = 10'-0"



SUB-GRADE PARKING PLAN / SECTION
the Village at Saddlerock Crossing
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1st FLOOR PLAN
1/8" = 1'-0"
0 4 8 16'

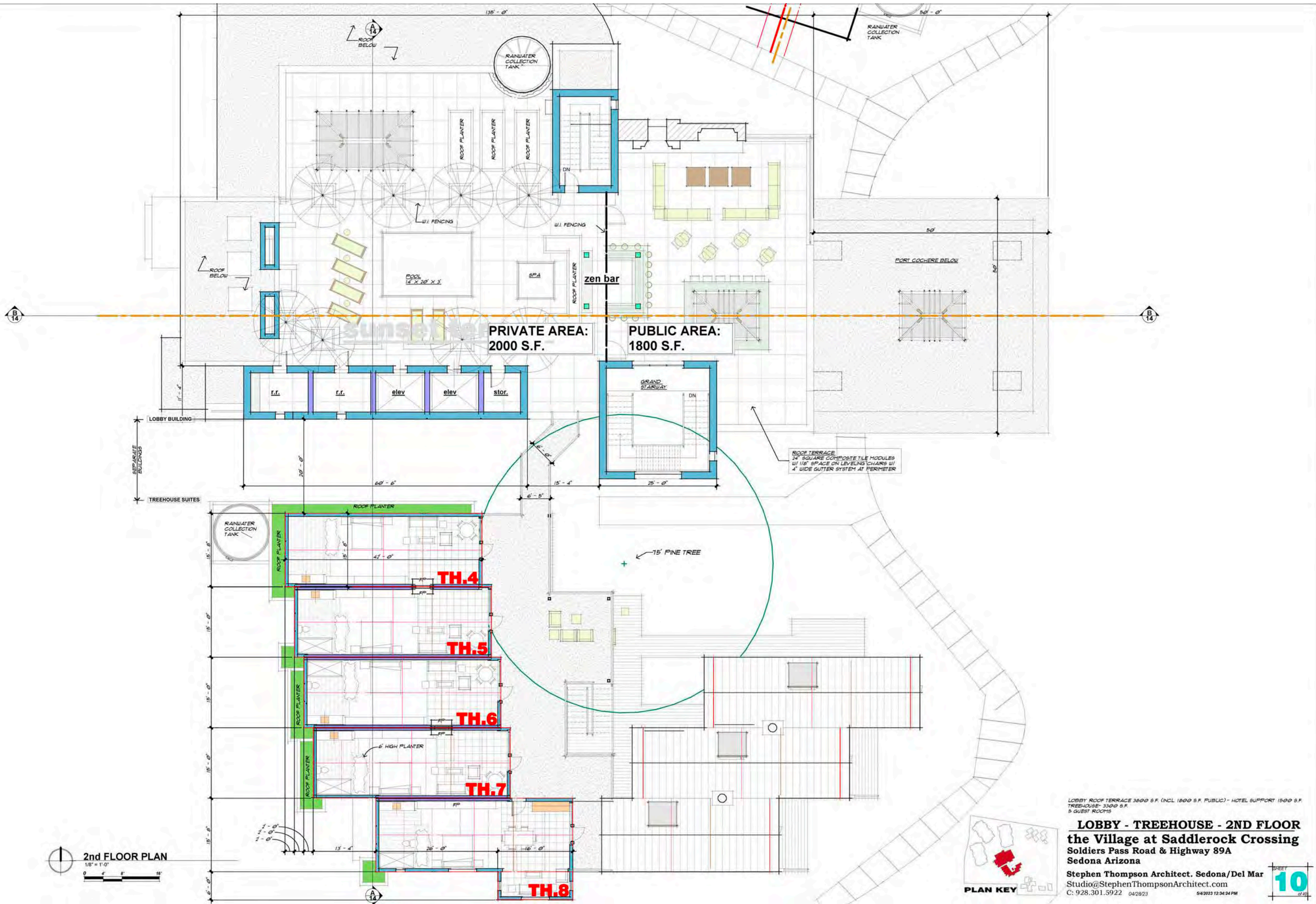


LOBBY- 1400 S.F. (1ST FLOOR) - HOTEL SUPPORT 1500 S.F. (1ST FLOOR)
 TREEHOUSE- 2000 S.F. (1ST FLOOR) - TREEHOUSE/ HOTEL SUPPORT 3600 S.F. (1ST FLOOR)
 3 GUEST ROOMS (1ST FLOOR)

LOBBY - TREEHOUSE - 1ST FLOOR
the Village at Saddlerock Crossing
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SHEET **09** OF 40



PRIVATE AREA:
2000 S.F.

PUBLIC AREA:
1800 S.F.

TH.4

TH.5

TH.6

TH.7

TH.8

2nd FLOOR PLAN
1/8" = 1'-0"
0 4 8 16'

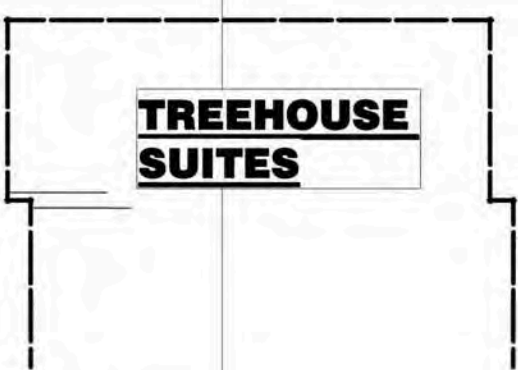
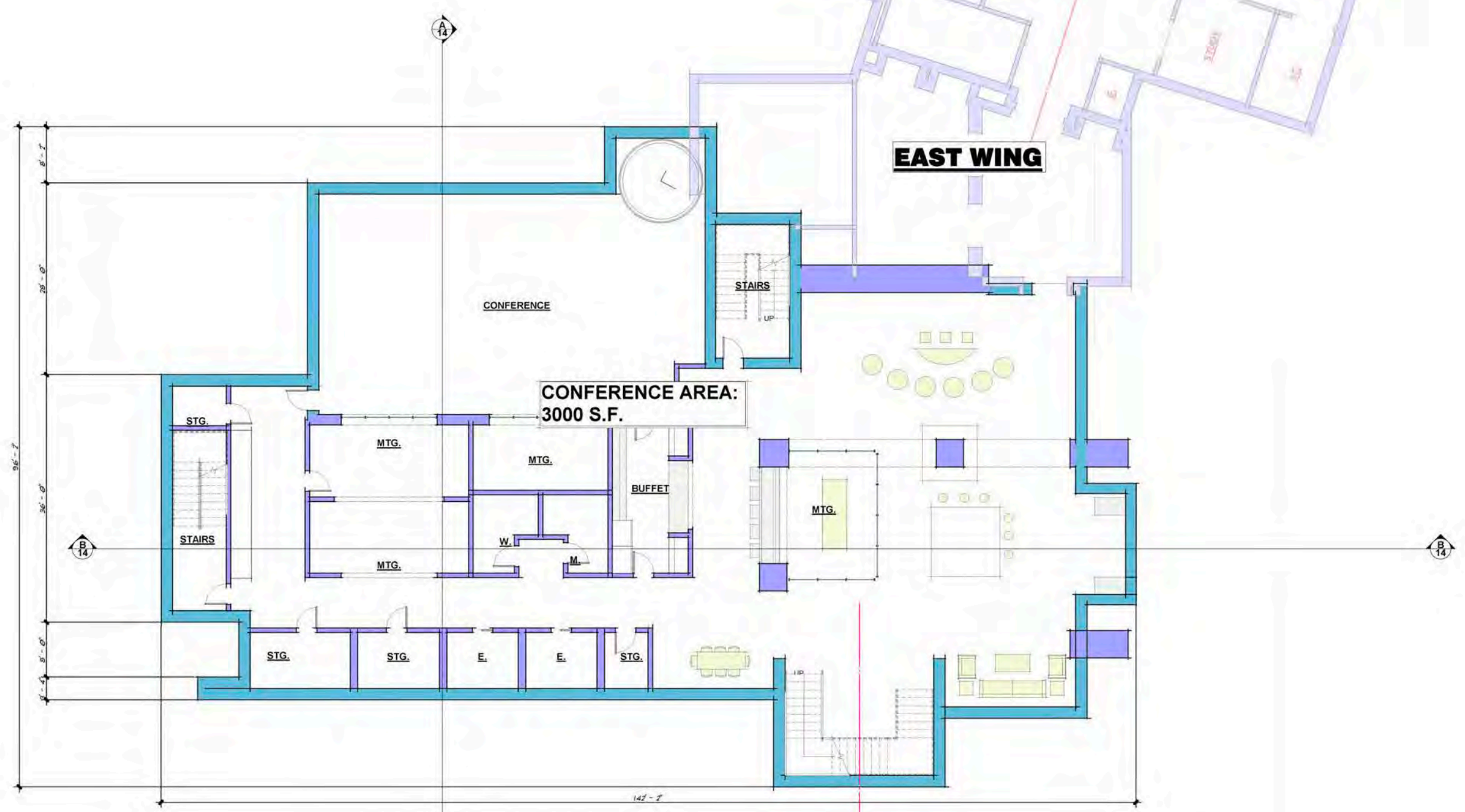


LOBBY ROOF TERRACE 3000 S.F. (NCL 1800 S.F. PUBLIC) - HOTEL SUPPORT 1500 S.F.
 TREEHOUSE: 3300 S.F.
 8 GUEST ROOMS

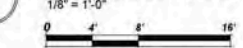
LOBBY - TREEHOUSE - 2ND FLOOR
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

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10
OF 40



BASEMENT FLOOR PLAN
1/8" = 1'-0"

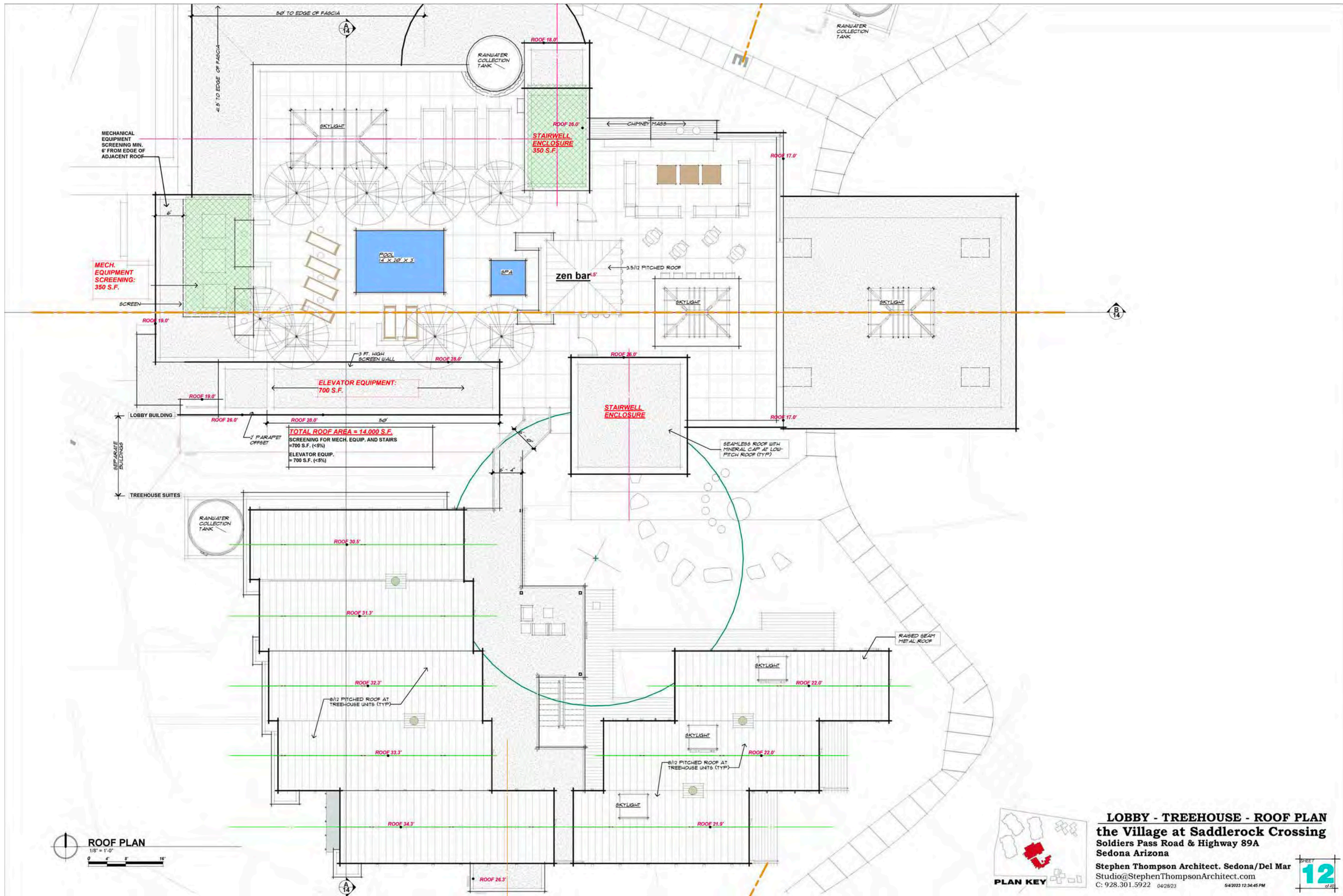


LOBBY - 3500 S.F. (INCLUDES MEETING SPACE 3000 S.F., GUEST SERVICES 2500 S.F., HOTEL SUPPORT 4000 S.F.)

LOBBY - TREEHOUSE - BASEMENT
the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
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MECHANICAL EQUIPMENT SCREENING MIN. 6" FROM EDGE OF ADJACENT ROOF

MECH. EQUIPMENT SCREENING: 350 S.F.

ROOF 18.0'
ROOF 20.0'
STAIRWELL ENCLOSURE 350 S.F.

POOL 14' X 20' X 3'

spa

zen bar

ROOF 26.0'
STAIRWELL ENCLOSURE

ELEVATOR EQUIPMENT: 700 S.F.

TOTAL ROOF AREA = 14,000 S.F.
SCREENING FOR MECH. EQUIP. AND STAIRS = 700 S.F. (<5%)
ELEVATOR EQUIP. = 700 S.F. (<5%)

SEAMLESS ROOF WITH MINERAL GAP AT LOW-PITCH ROOF (TYP.)

RAISED SEAM METAL ROOF

ROOF 30.5'

ROOF 31.3'

ROOF 32.3'

ROOF 33.3'

ROOF 34.3'

ROOF 22.0'

ROOF 22.0'

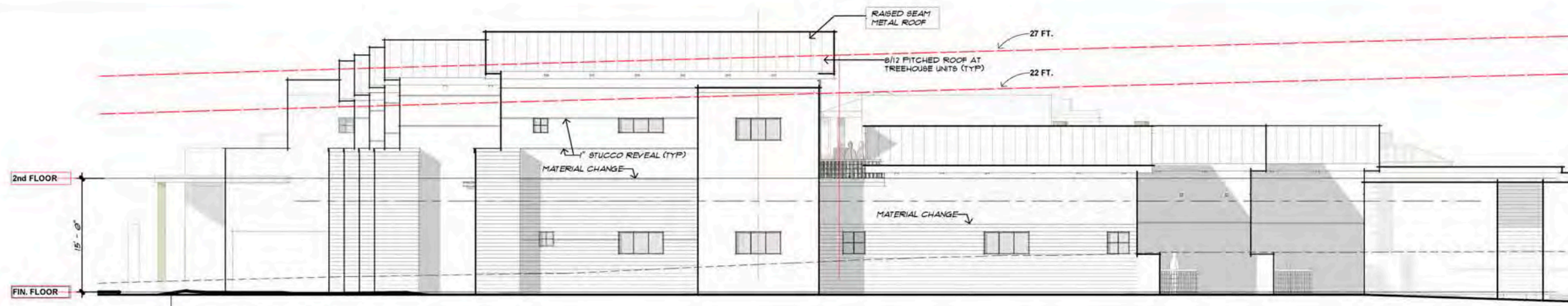
ROOF 21.9'

ROOF 26.3'

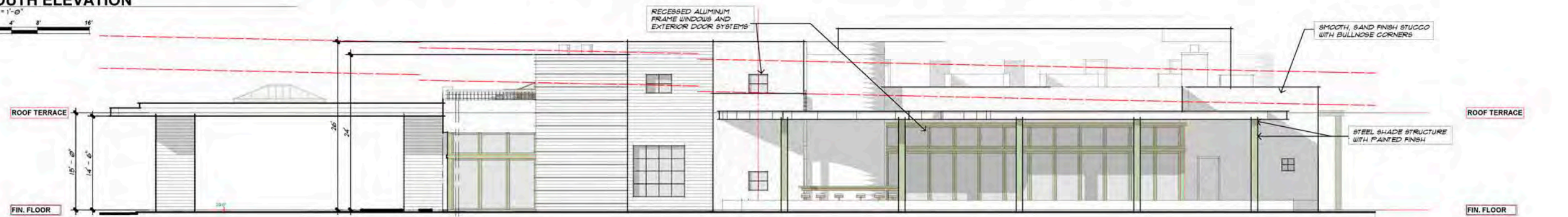
ROOF PLAN
1/8" = 1'-0"
0 4 8 16'



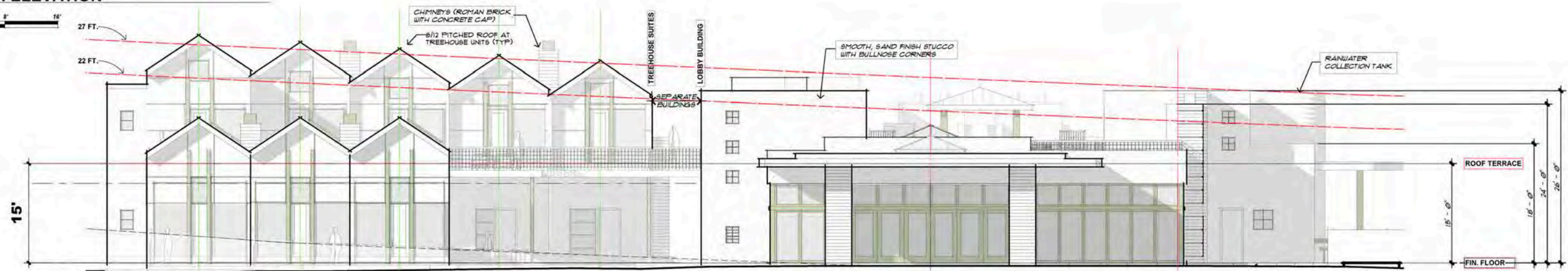
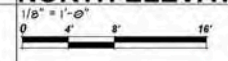
LOBBY - TREEHOUSE - ROOF PLAN
the Village at Saddlerock Crossing
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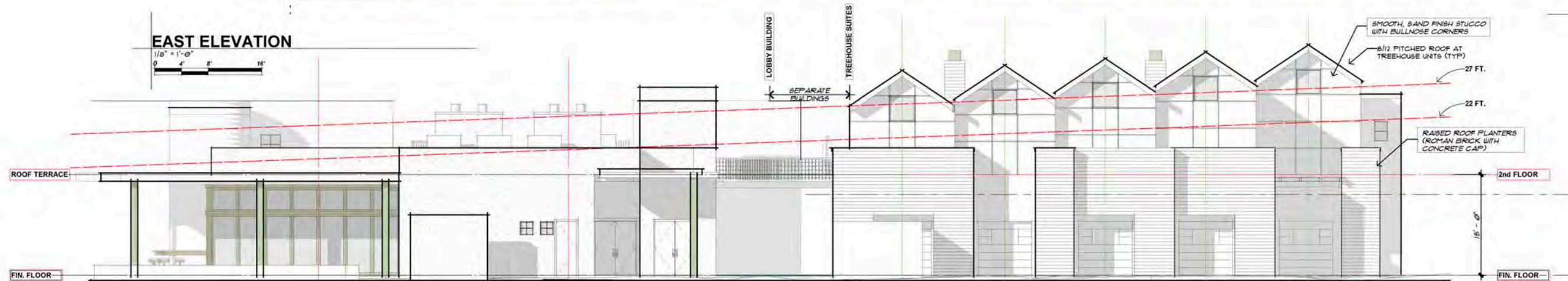
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



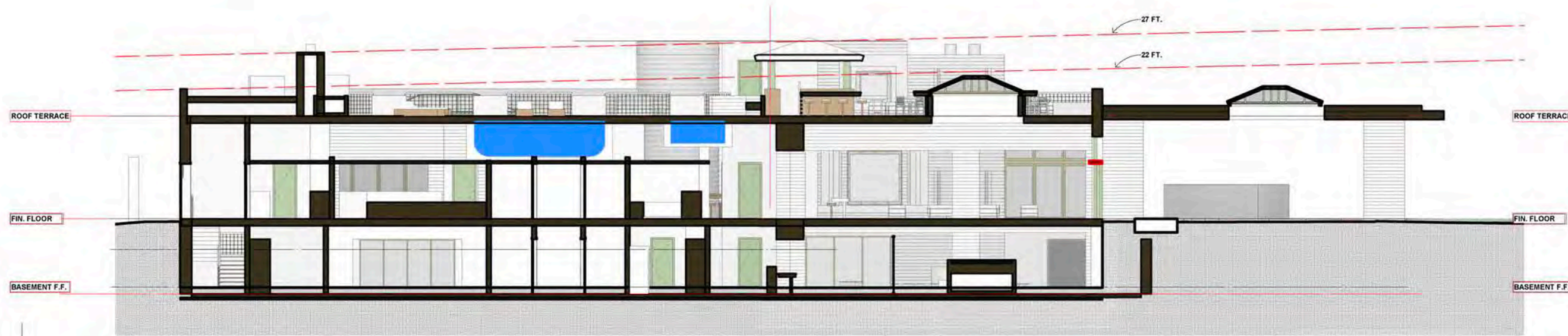
LOBBY - TREEHOUSE - ELEVATIONS

the Village at Saddlerock Crossing
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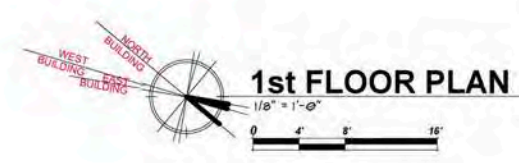
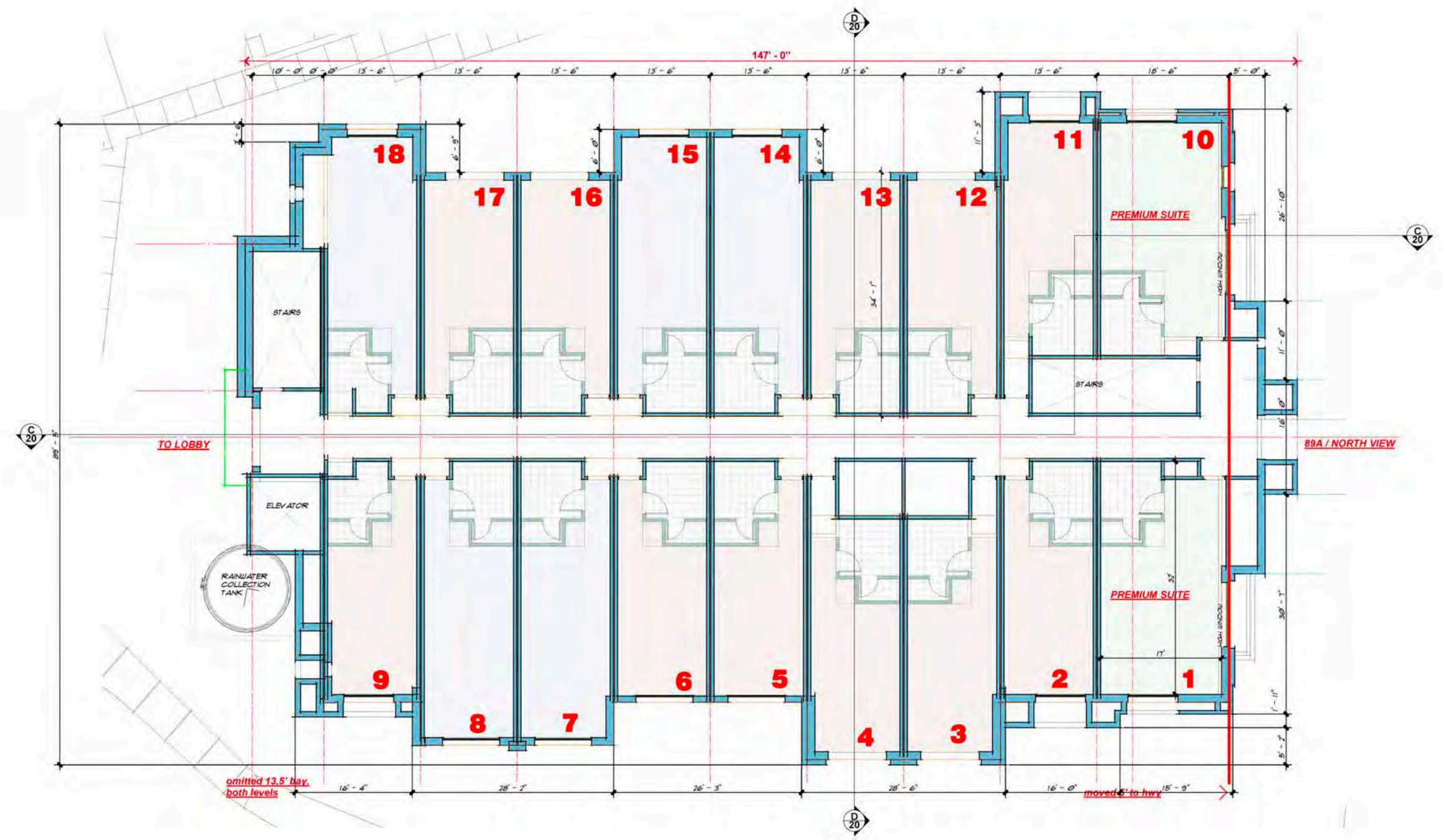
A SECTION THROUGH LOBBY / TREEHOUSE
 1/8" = 1'-0"
 0 4 8 16'



B SECTION THROUGH LOBBY ENTRY
 1/8" = 1'-0"
 0 4 8 16'



LOBBY - TREEHOUSE - SECTIONS
the Village at Saddlerock Crossing
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HOTEL - 9,000 S.F. (1ST FLOOR) - HOTEL SUPPORT/ CIRC. 2200 S.F. (1ST FLOOR)
 18 GUEST ROOMS (1ST FLOOR)

GUEST ROOMS - 1ST FLOOR PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
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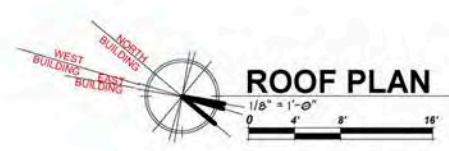
2nd FLOOR PLAN
 1/8" = 1'-0"

HOTEL- 15000 S.F. (2ND FLOOR) - HOTEL SUPPORT/ CIRC. 2000 S.F. (2ND FLOOR)
 16 GUEST ROOMS (2ND FLOOR)



GUEST ROOMS - 2ND FLOOR PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

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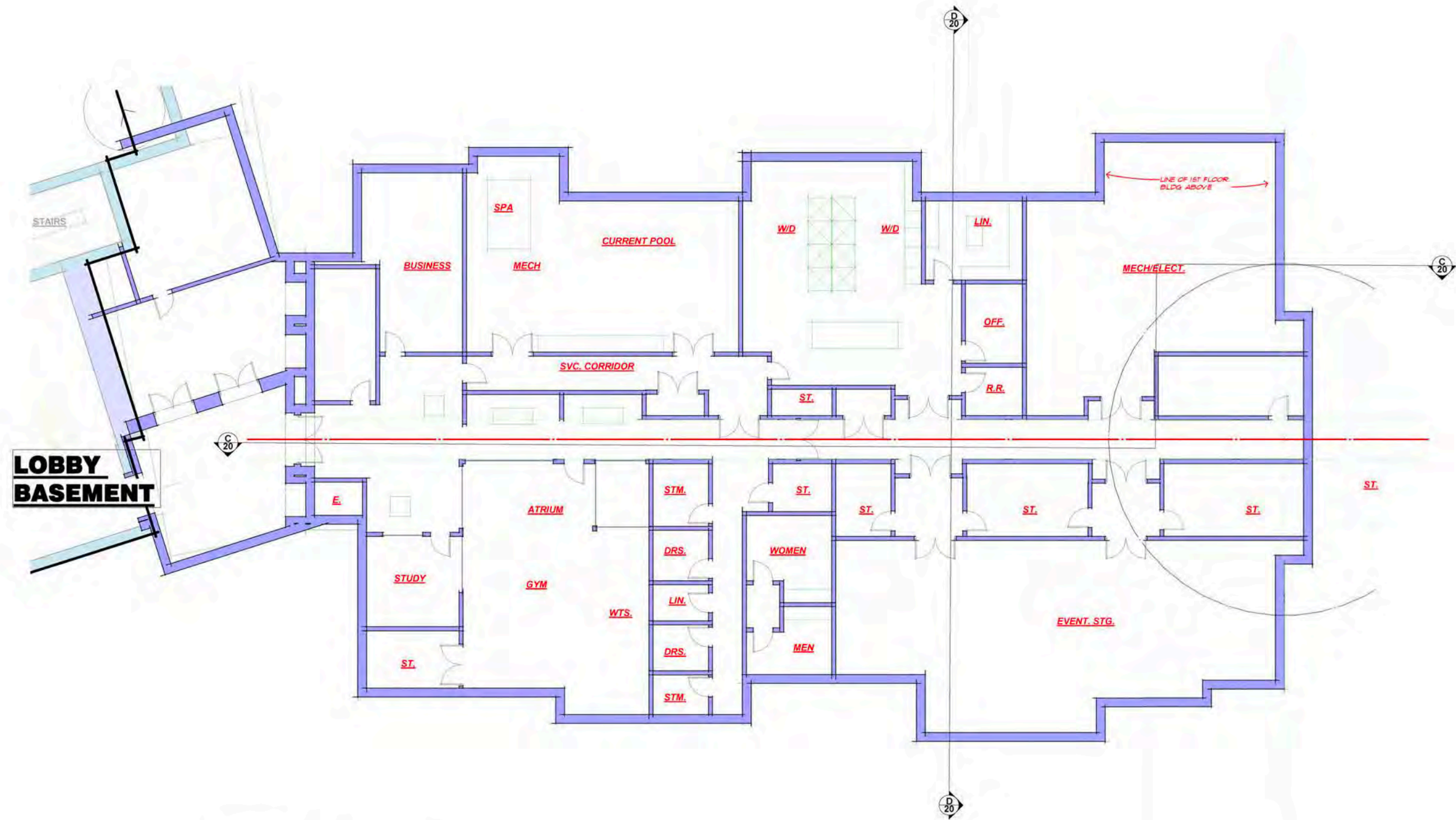


ROOF PLAN



GUEST ROOMS - ROOF PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

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**LOBBY
BASEMENT**

BASEMENT FLOOR PLAN AT EAST BUILDING
 1/8" = 1'-0"
 BASEMENT AT EAST BUILDING ONLY

HOTEL 4400 S.F. GUEST SERVICES (BASEMENT) - HOTEL SUPPORT 1600 S.F. (BASEMENT)

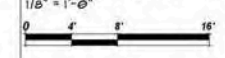


GUEST ROOMS - BASEMENT PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

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SIDE ELEVATION



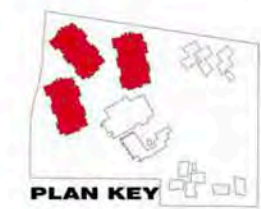
SIDE ELEVATION



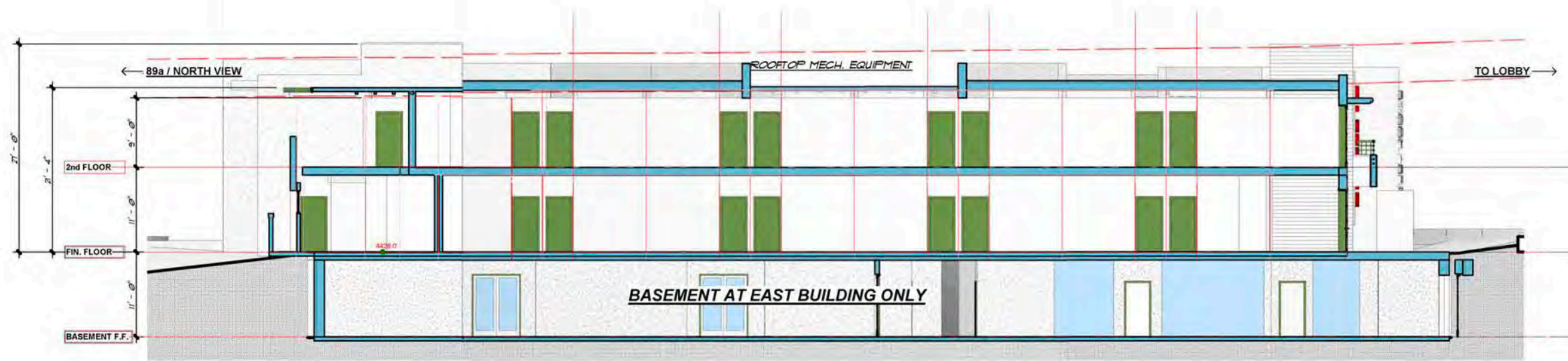
END ELEVATION



END ELEVATION



GUEST ROOMS - ELEVATIONS
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona
 Stephen Thompson Architect, Sedona/Del Mar
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C LONGITUDINAL SECTION THROUGH GUEST ROOMS

1/8" = 1'-0"

0 4' 8' 16'

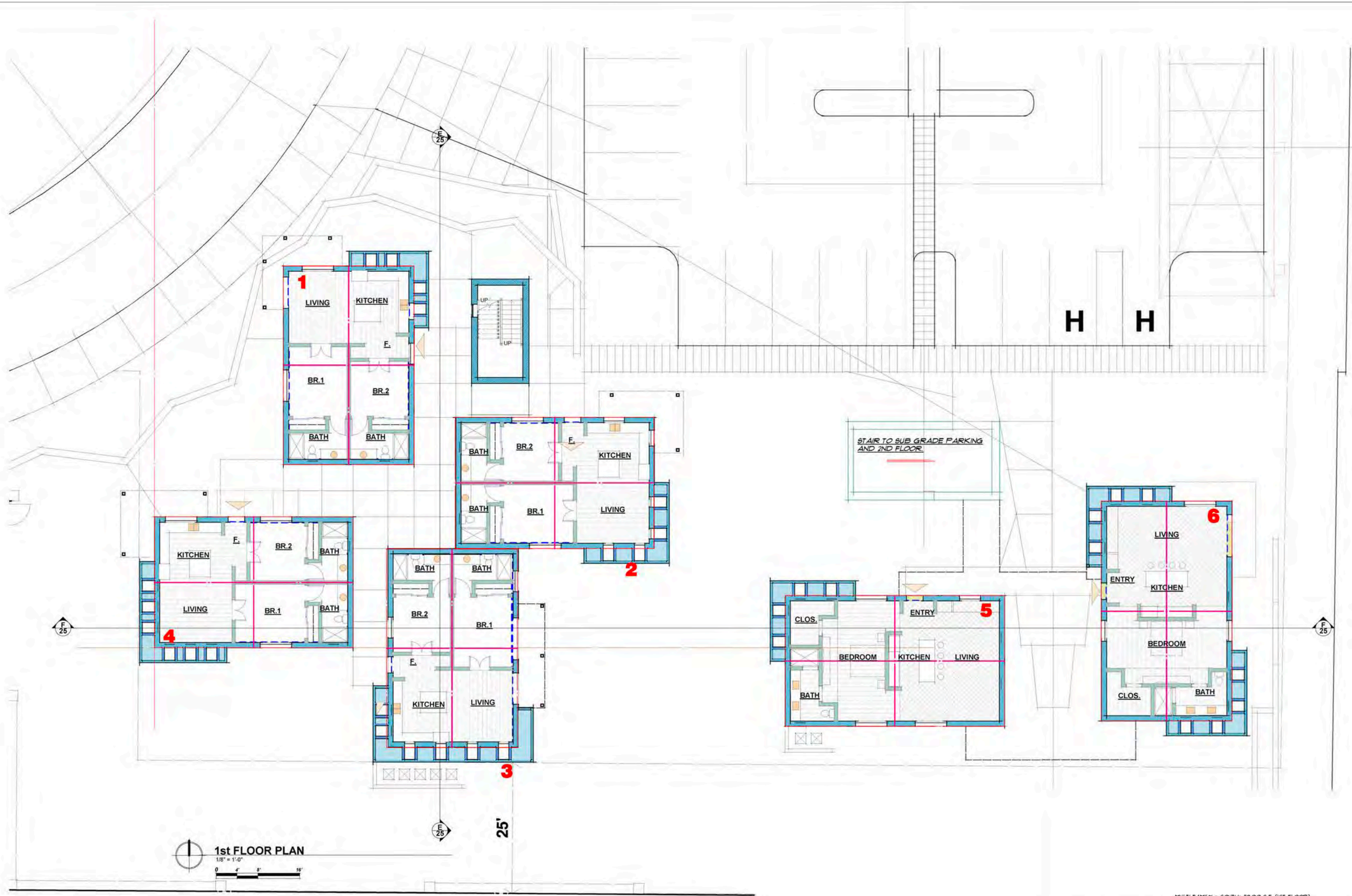




D CROSS SECTION THROUGH GUEST ROOMS

1/8" = 1'-0"

0 4' 8' 16'






1st FLOOR PLAN
 1/8" = 1'-0"


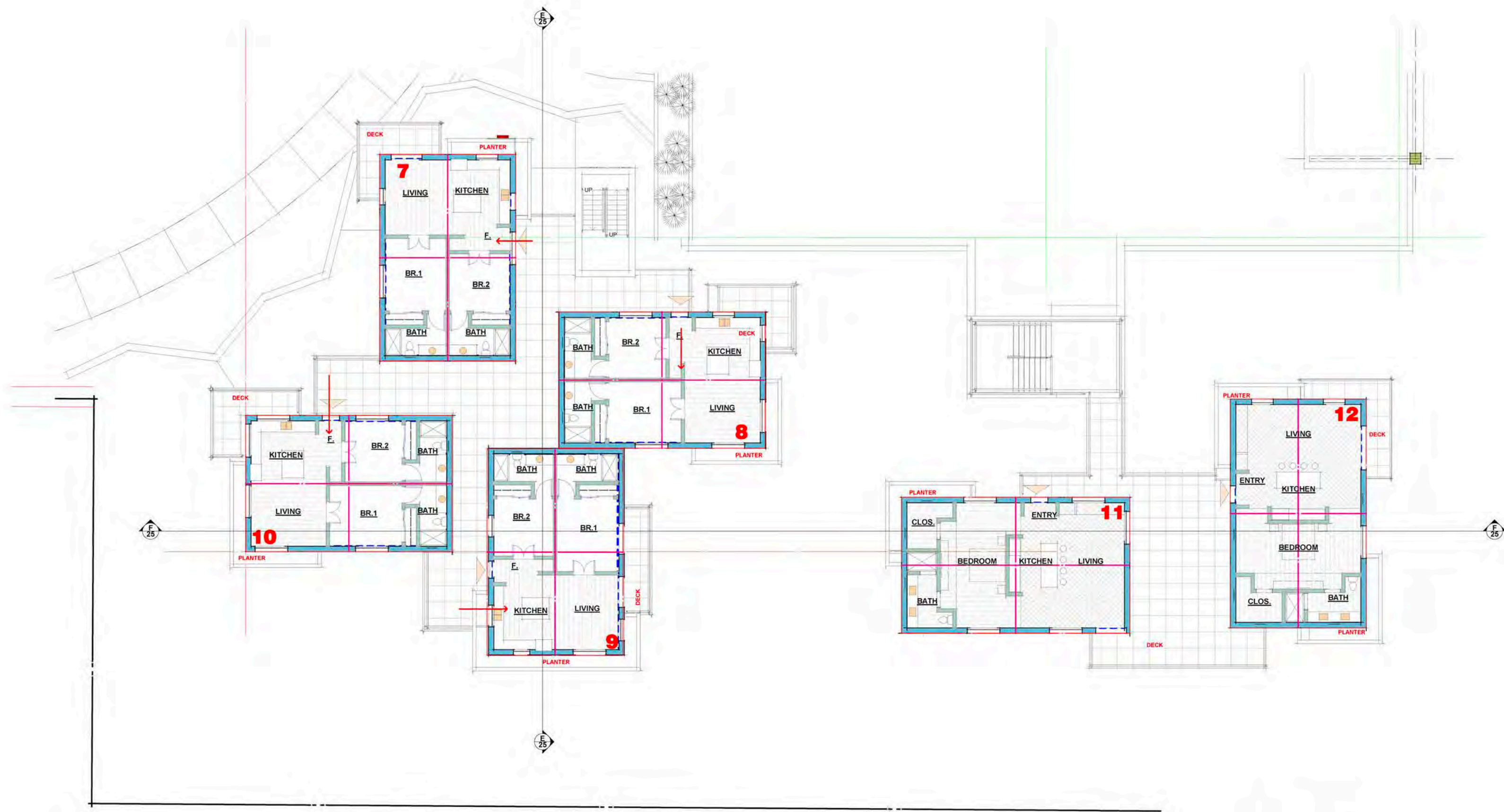


PLAN KEY

MULTI FAMILY - SOUTH 99.00 S.E. (1ST FLOOR)
 4 - 2-BEDROOM UNITS, 2 - 1-BEDROOM UNITS
M.F. SOUTH - 1ST FLOOR PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona
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21

SHEET OF 40



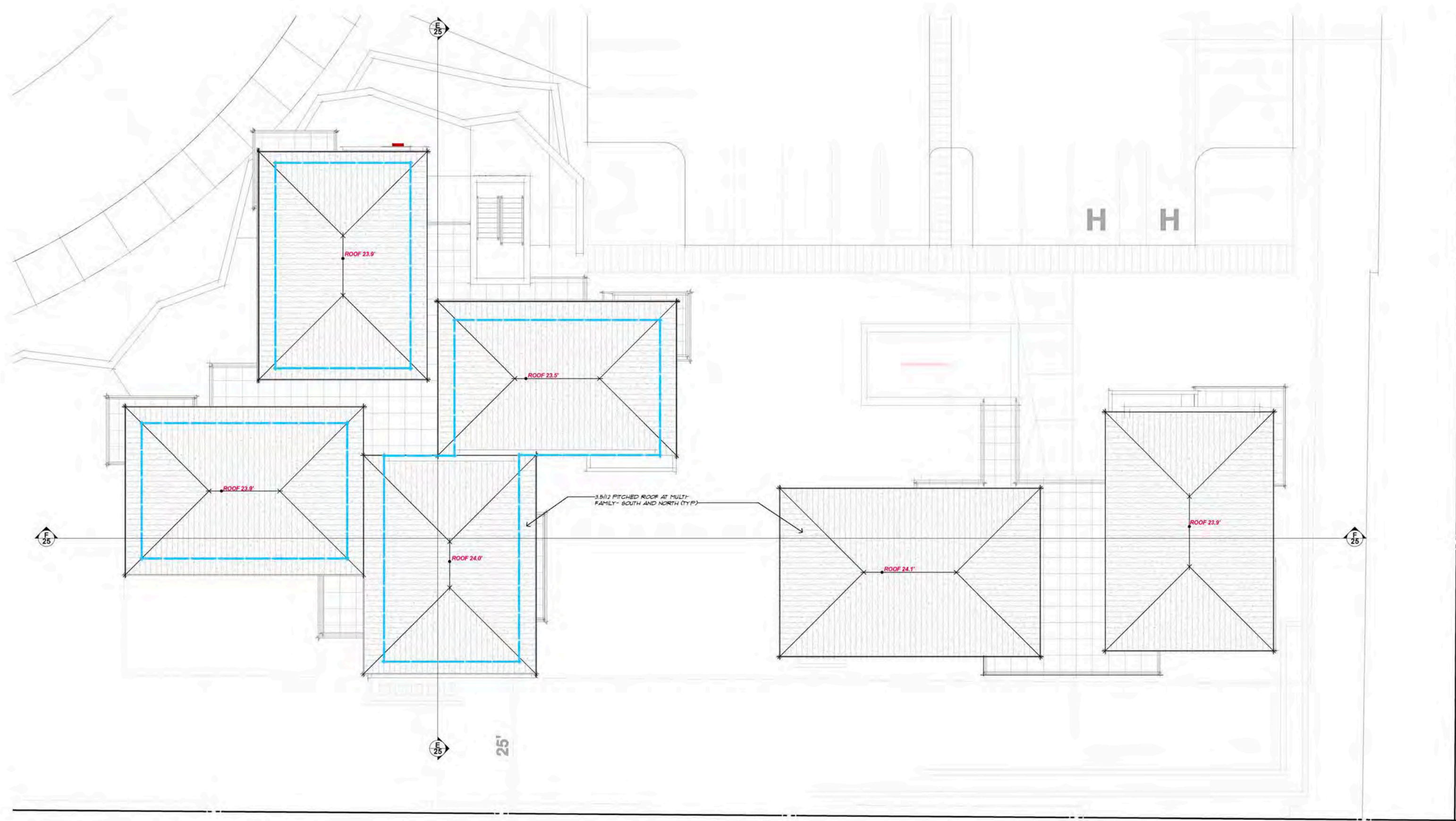
2nd FLOOR PLAN
1/8" = 1'-0"



MULTI FAMILY - SOUTH 59'x10' S.F. (2ND FLOOR)
4 - 2-BEDROOM UNITS, 2 - 1-BEDROOM UNITS

M.F. SOUTH - 2ND FLOOR PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona

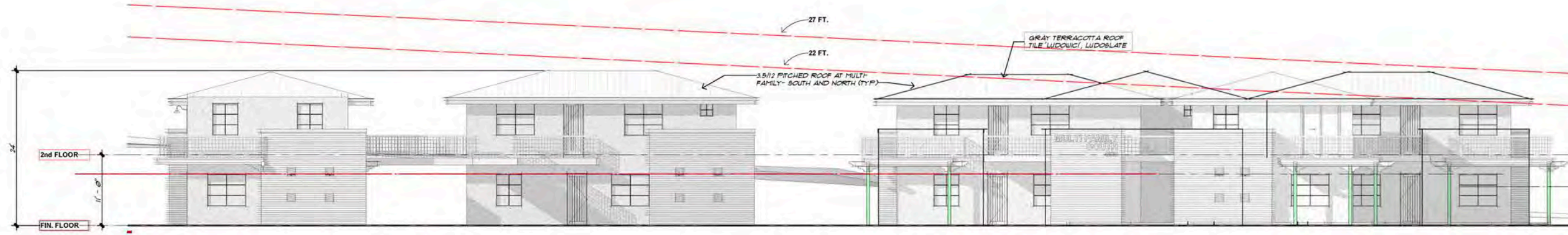
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ROOF PLAN
 1/8" = 1'-0"

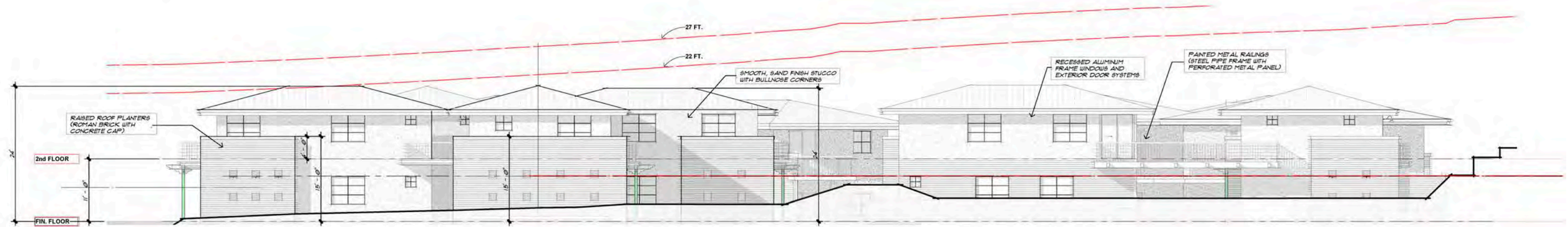



M.F. SOUTH - ROOF PLAN
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona
 Stephen Thompson Architect, Sedona/Del Mar
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NORTH ELEVATION

1/8" = 1'-0"
0 4 8 16'



SOUTH ELEVATION

1/8" = 1'-0"
0 4 8 16'



WEST ELEVATION

1/8" = 1'-0"
0 4 8 16'



EAST ELEVATION

1/8" = 1'-0"
0 4 8 16'

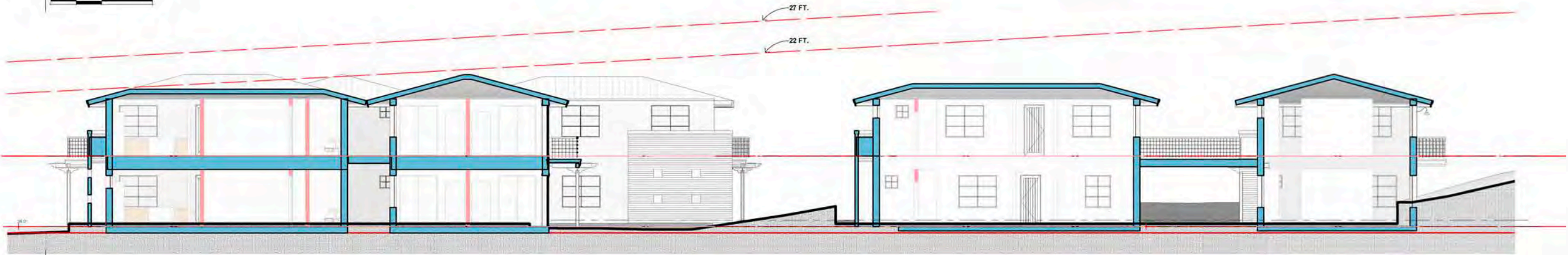


PLAN KEY

M.F. SOUTH - ELEVATIONS
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
 Sedona Arizona
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E BUILDING SECTION
 1/8" = 1'-0"



F BUILDING SECTION
 1/8" = 1'-0"



M.F. SOUTH - SECTIONS
the Village at Saddlerock Crossing
 Soldiers Pass Road & Highway 89A
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1st FLOOR PLAN
 1/8" = 1'-0"



MULTI FAMILY - NORTH 1600 S.F. (1ST FLOOR)
 16- STUDIO UNITS

M.F. NORTH - 1ST FLOOR PLAN
the Village at Saddlerock Crossing
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HIGHWAY

G 30

F 30

F 30

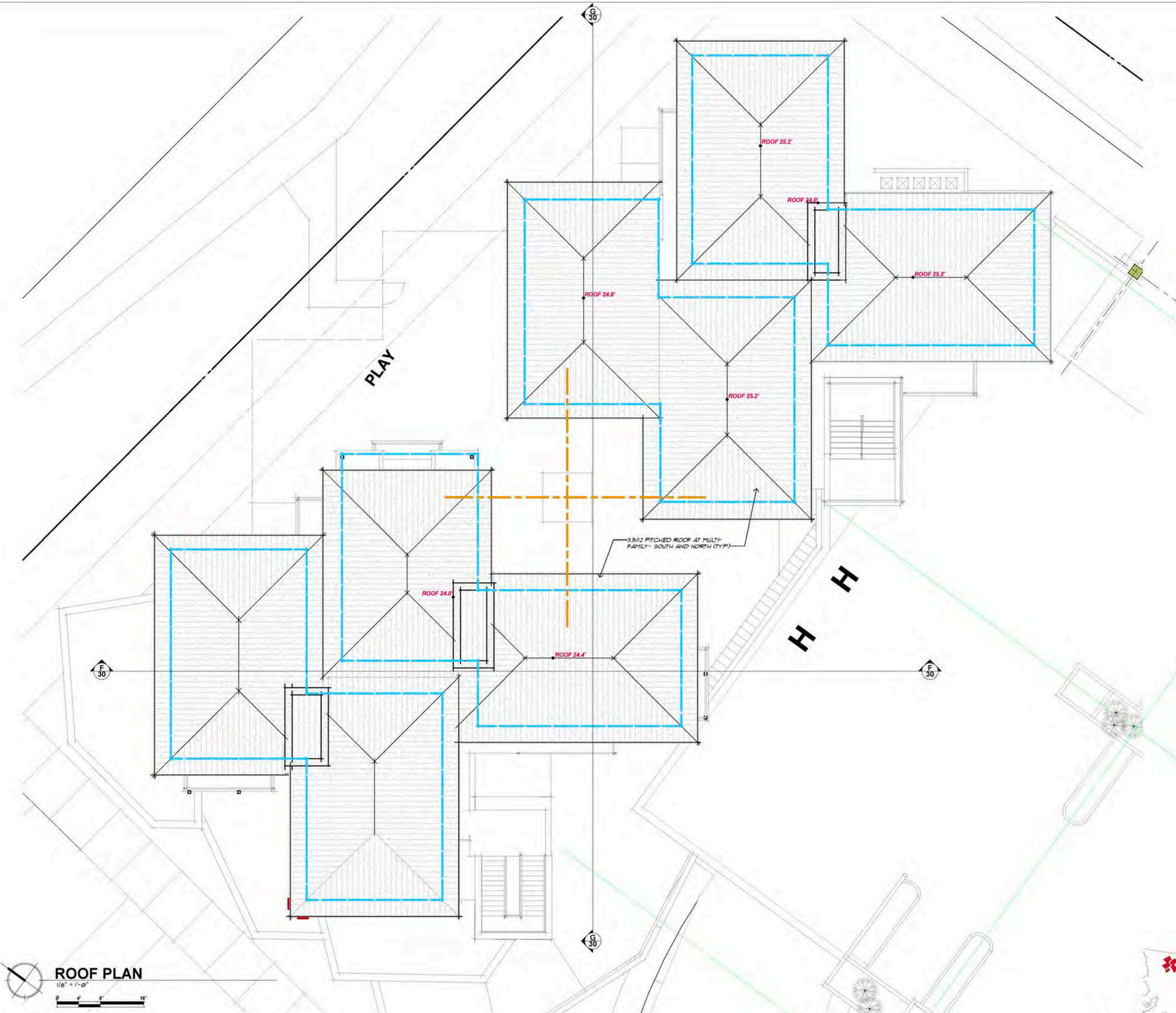
G 30

2nd FLOOR PLAN
1/8" = 1'-0"
0 2' 4' 8' 16'



MULTI FAMILY - NORTH 1050 S.F. (2ND FLOOR)
4 - 1-BEDROOM UNITS, 8 - STUDIO UNITS
M.F. NORTH - 2ND FLOOR PLAN
the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona
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of 40



ROOF PLAN
 1/8" = 1'-0"
 0 4' 8' 16'

M.F. NORTH - ROOF PLAN
the Village at Saddlerock Crossing
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PLAN KEY

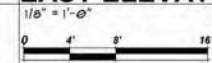
28 of 30



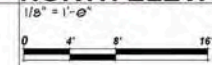
WEST ELEVATION



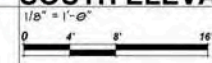
EAST ELEVATION



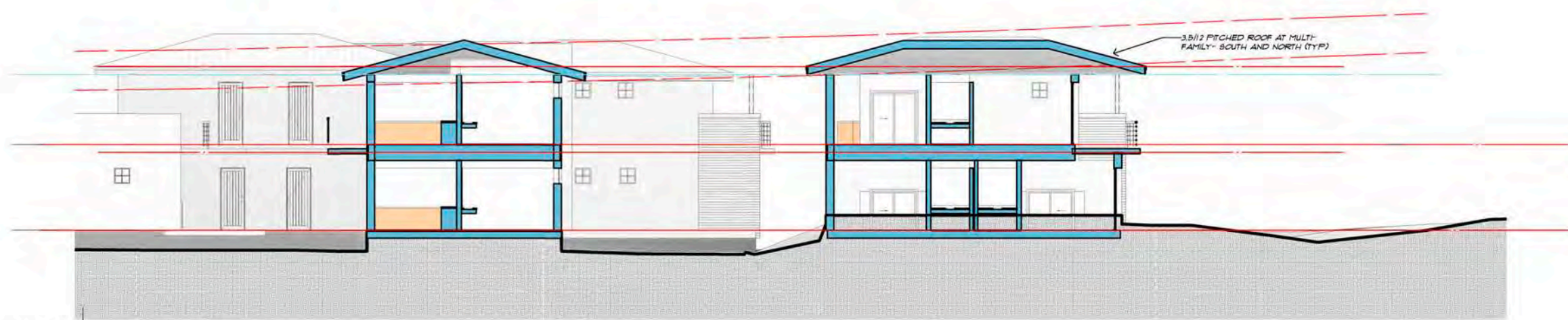
NORTH ELEVATION



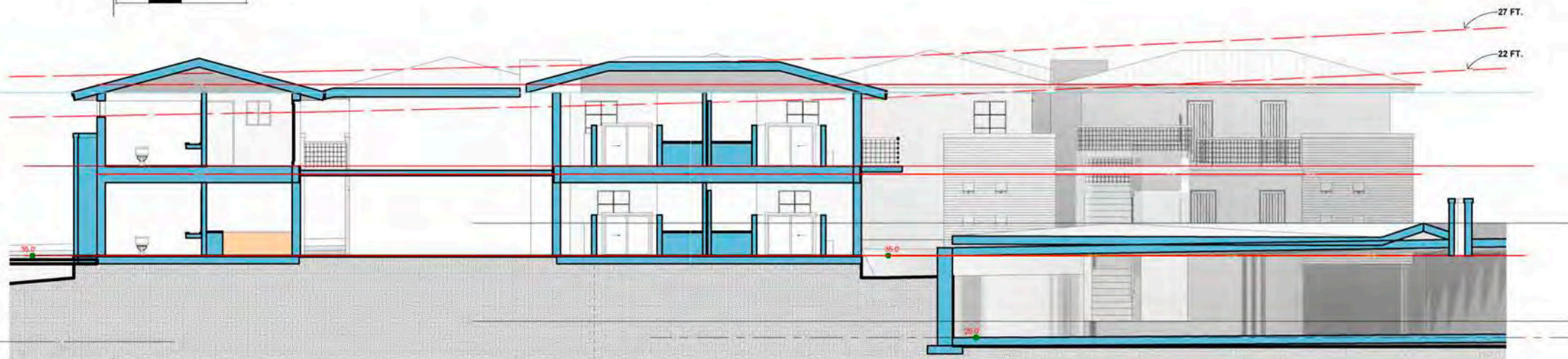
SOUTH ELEVATION



M.F. NORTH - ELEVATIONS
the Village at Saddlerock Crossing
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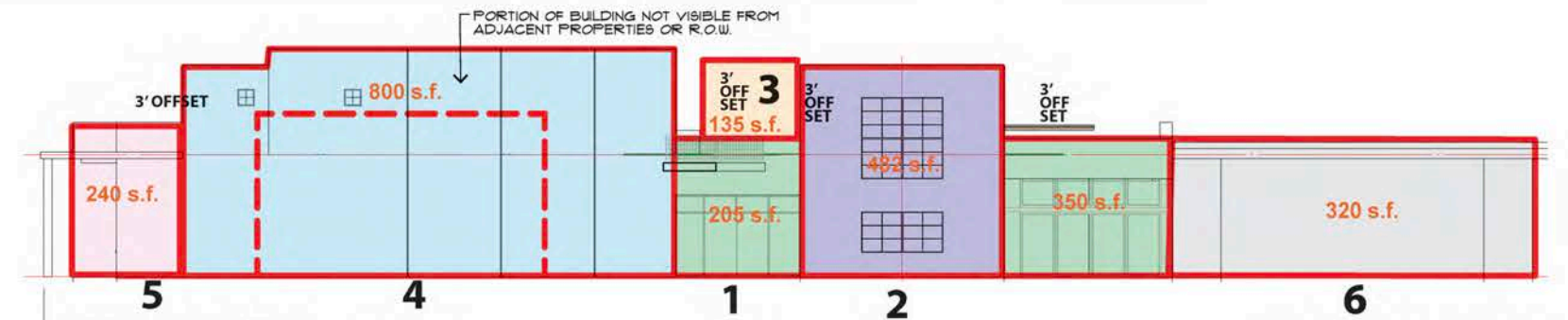
G BUILDING SECTION
 1/8" = 1'-0"
 0 4' 8' 16'



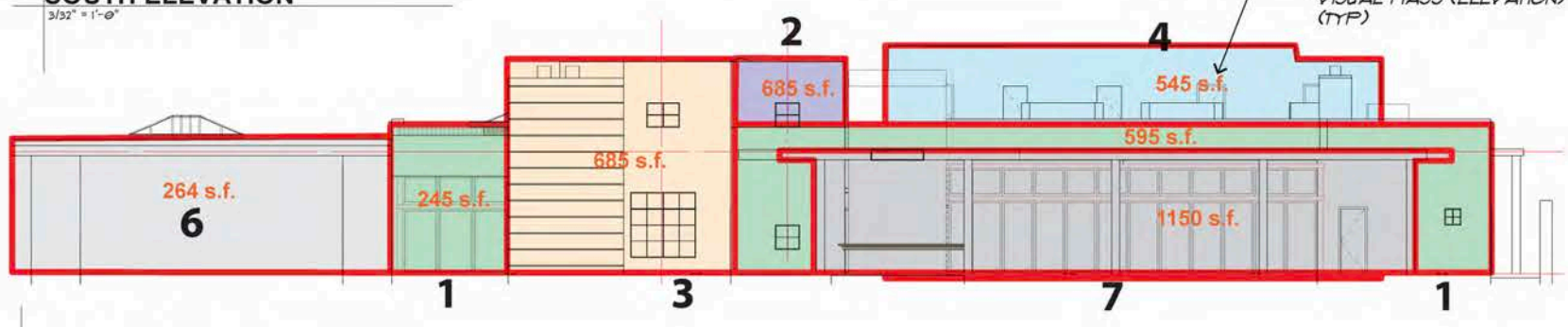
H BUILDING SECTION
 1/8" = 1'-0"
 0 4' 8' 16'



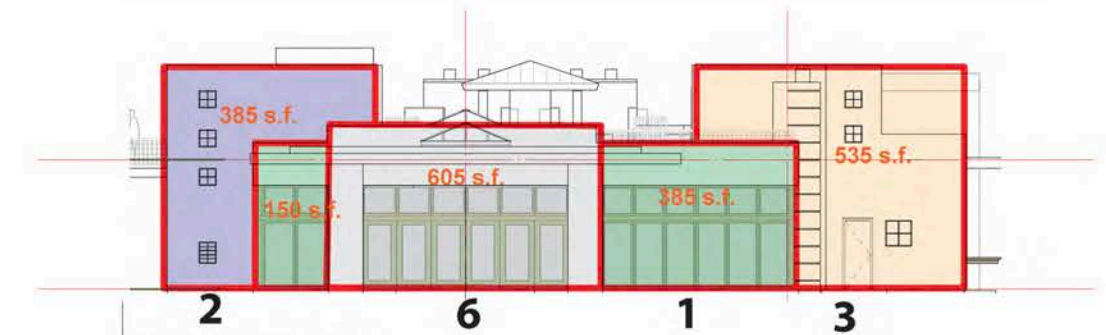
M.F. NORTH - SECTIONS
the Village at Saddlerock Crossing
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SOUTH ELEVATION
3/32" = 1'-0"



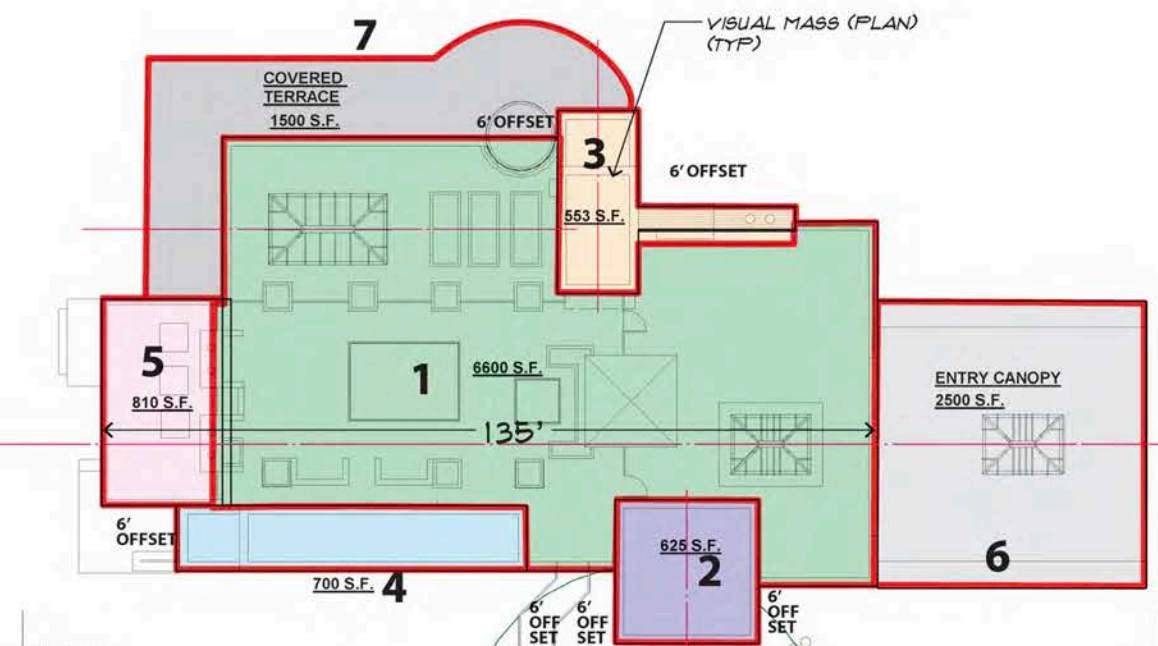
NORTH ELEVATION
3/32" = 1'-0"



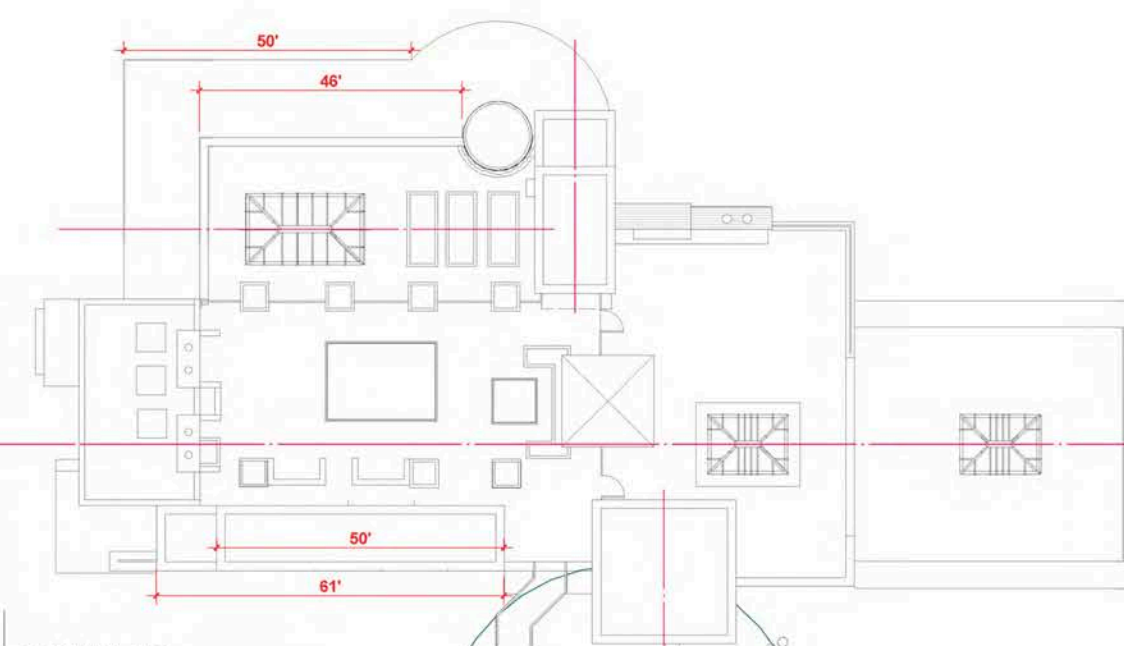
EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



PLAN
1/16" = 1'-0"



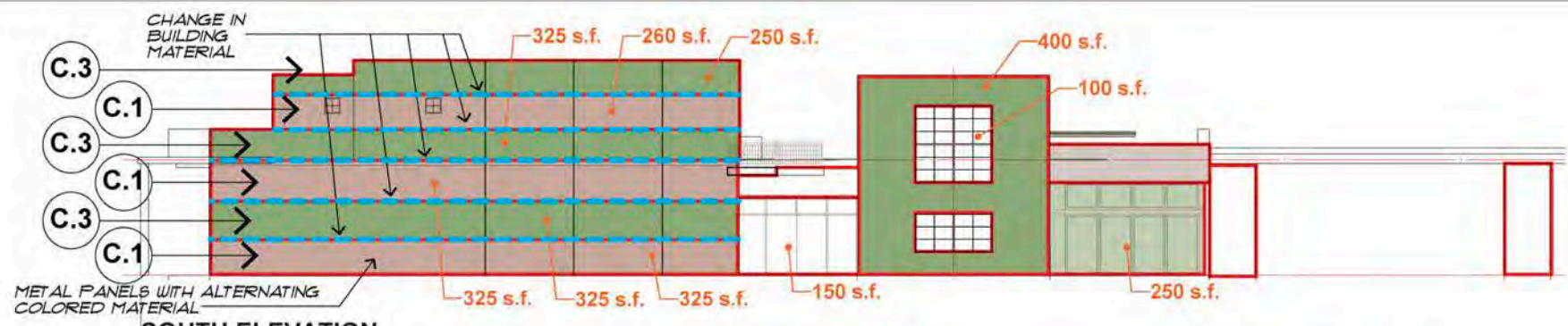
ROOF PLAN
1/16" = 1'-0"

SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE	
KEY:	
SLDC reference - Article 2: Zoning Districts	
A	2.24.E.1 Measurement of Building Height Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane applies.
B	2.24.E.2 Maximum Overall Building or Structure Height Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 3)
C	2.24.E.3. Exceptions to Height Requirements - Elevators Elevators extend beyond height envelope. (Max allowable) 5 percent = 700 s.f.
D	2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip. Screened rooftop mechanical equipment extend beyond height envelope. Total footprint area 14000 s.f. 5 percent = 700 s.f.
E	2.24.E.4.a Multiple Buildings Located on One Site Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3. Building footprint: s.f. 25 percent = 0 s.f. Actual s.f.
F	2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV) 5 ft. height increase in this area = 32 ft. (22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings))
	+0 Baseline standard <400 s.f.
	+5 Largest Unrelieved Building Plane (s.f.) 21 %
	+5 LRV (%) 5 ft.
	+10 Additional Height (ft.) 27 ft.
	Maximum Additional Height:
SLDC reference - Article 5.7 Site and Building Design	
G	5.7.E. Building Placement and Orientation 5.7.E.3 (Table 5.6) Building Separation 20 ft. required / provided
H	5.7.F. Building Design 5.7.F.2.a.3 Building Form - Building Massing (Commercial and Public/Semi-Public Buildings) Building 1 (Lobby) - 9 buildings on site.
	PLAN VIEW
	ELEVATION
	*Visual Mass 1 (largest) 6,600 s.f. 2,115 s.f.
	Visual Mass 2 625 s.f. 1,927 s.f.
	Visual Mass 3 553 s.f. 1,115 s.f.
	Visual Mass 4 778 s.f. 1,660 s.f.
	Visual Mass 5 810 s.f. 815 s.f.
	Visual Mass 6 1,370 s.f. 1,189 s.f.
	**Visual Mass 7 (2nd Largest) 2,500 s.f. 1,765 s.f.
	Total footprint area 13,236 s.f. 10,586 s.f.
	(combined largest 2 masses) 9,100 s.f. 3,880 s.f.
	Total footprint 13,236 s.f. OK 10,586 s.f. OK
	60 percent = 7,942 s.f. allowable 6600 < 7942 6,352 s.f. 2115 < 6352
	80 percent = 10,589 s.f. allowable 9100 < 10589 8,469 s.f. 3880 < 8469
I	5.7.F.2.c Building Form - Building Articulation 1. Horizontal Articulation 2. Vertical Articulation 3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings) See elevations for calculated areas.
	5.7.F.2 Building Form - Building Length Length of building <150 ft.
	5.7.F.5 Building Color Maximum LRV of building = 21

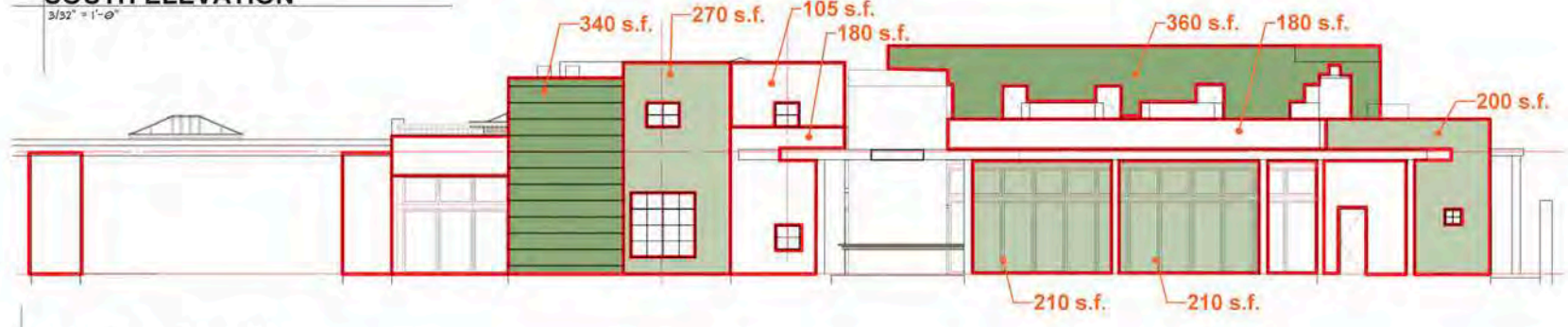
LD Code Compliance- Lobby
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Soldiers Pass Road & Highway 89A
Sedona Arizona
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PLAN KEY

31



SOUTH ELEVATION
3/32" = 1'-0"



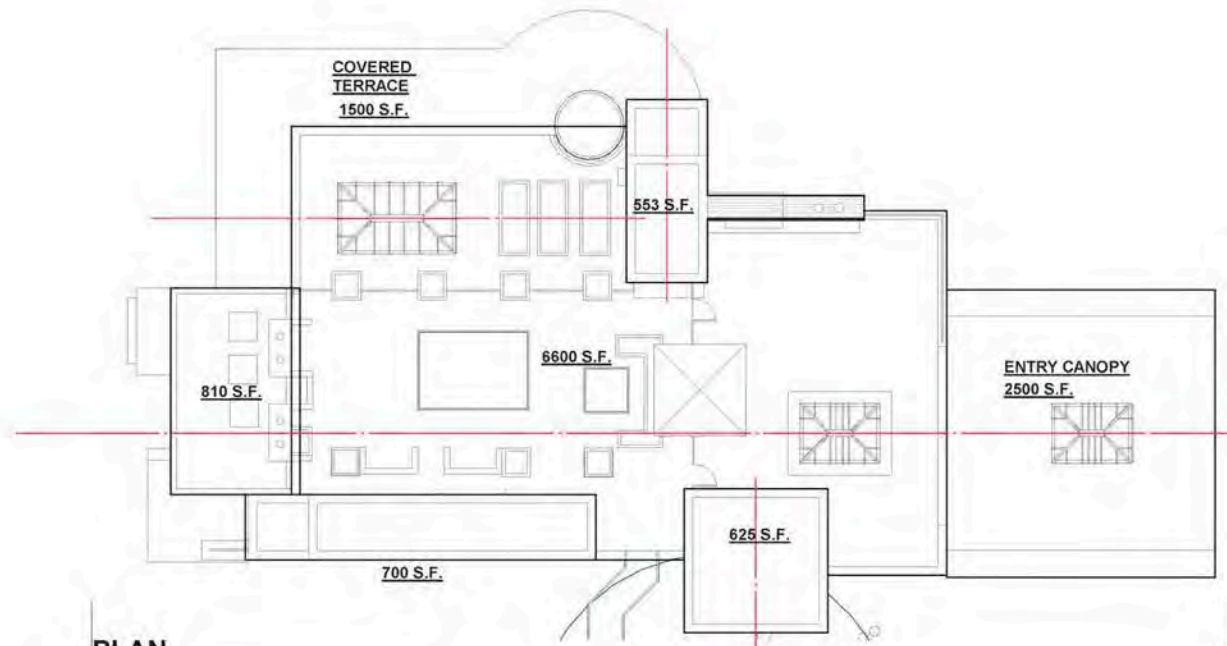
NORTH ELEVATION
3/32" = 1'-0"



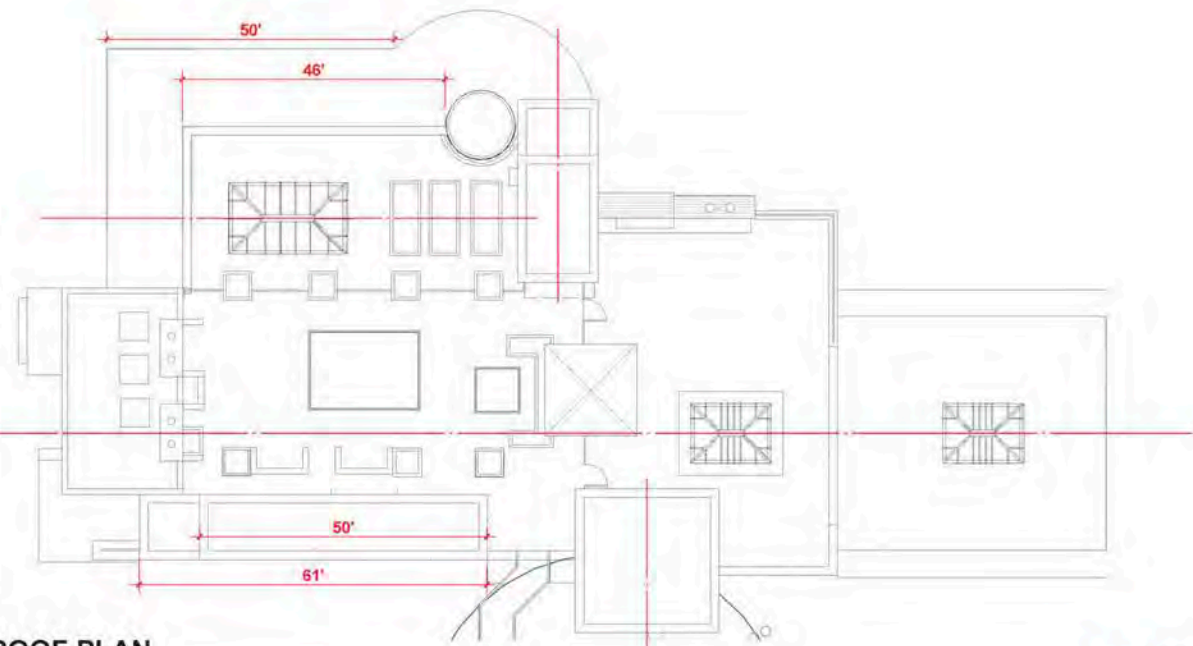
EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



PLAN
1/16" = 1'-0"

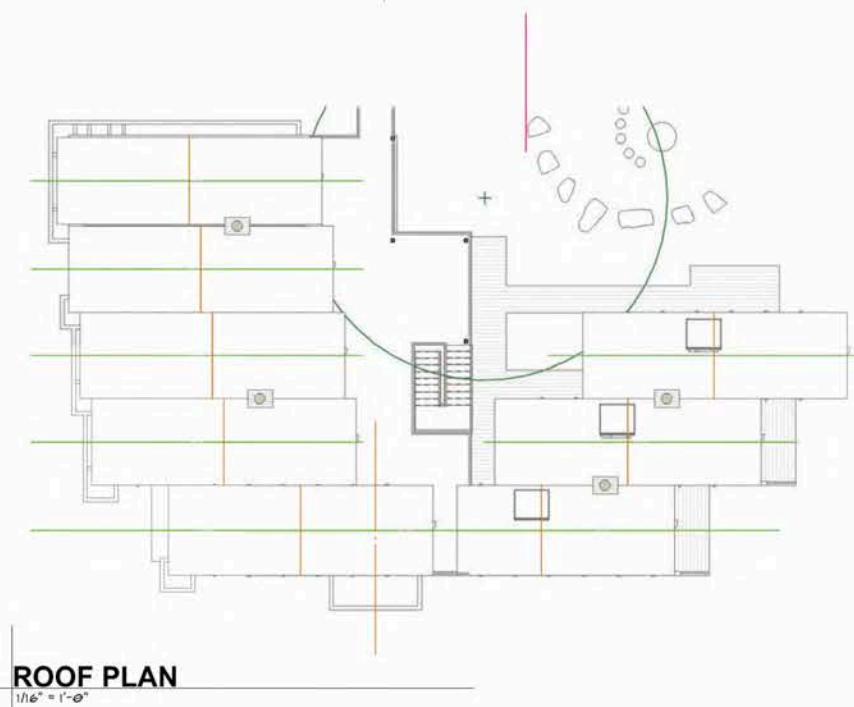
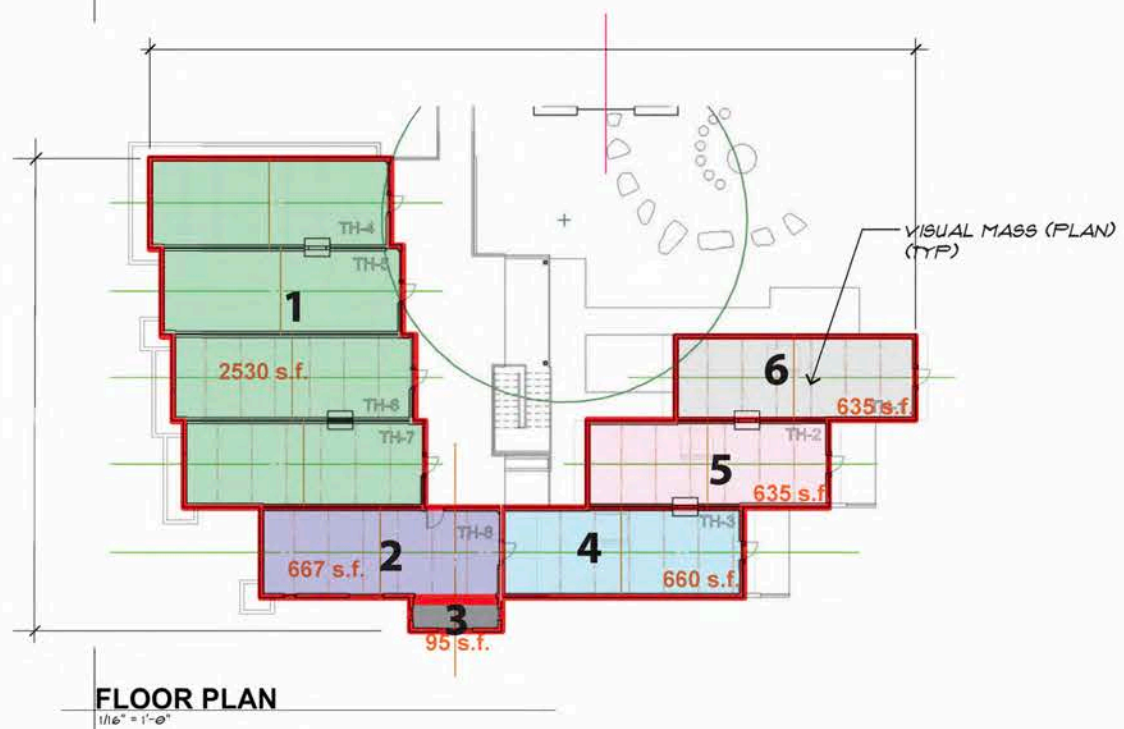
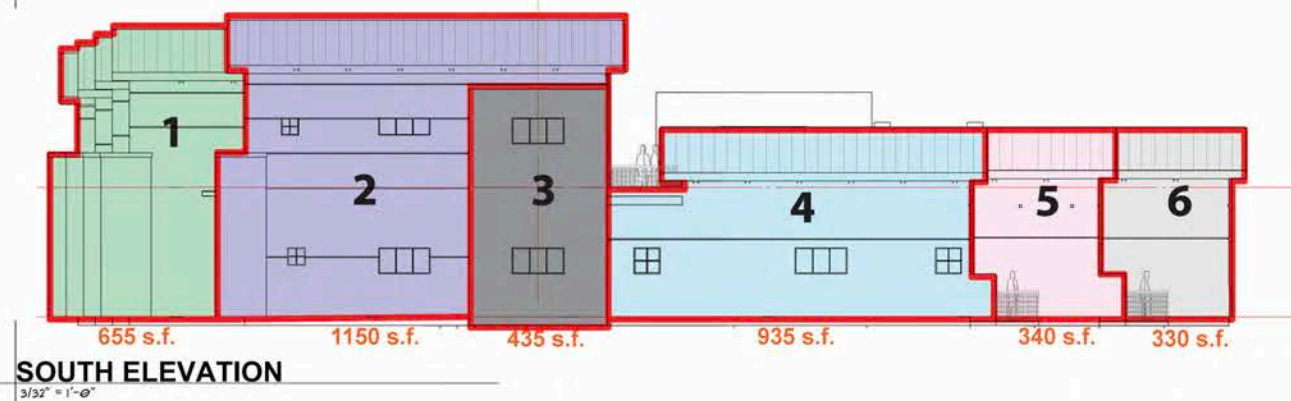
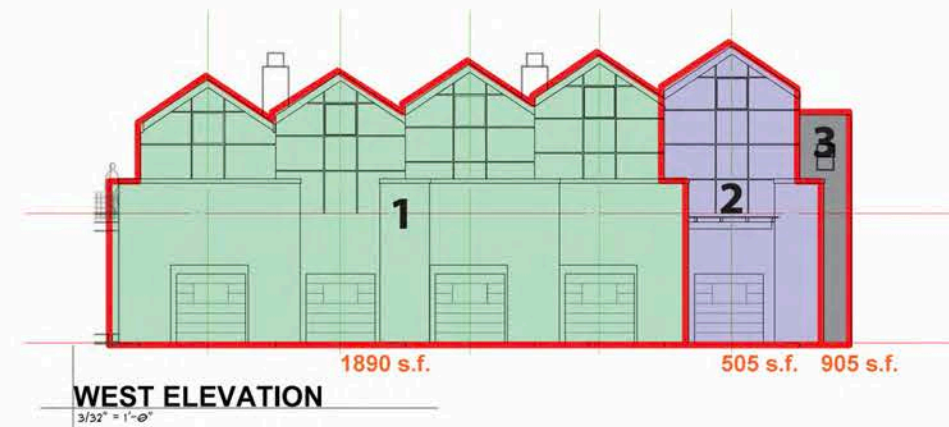
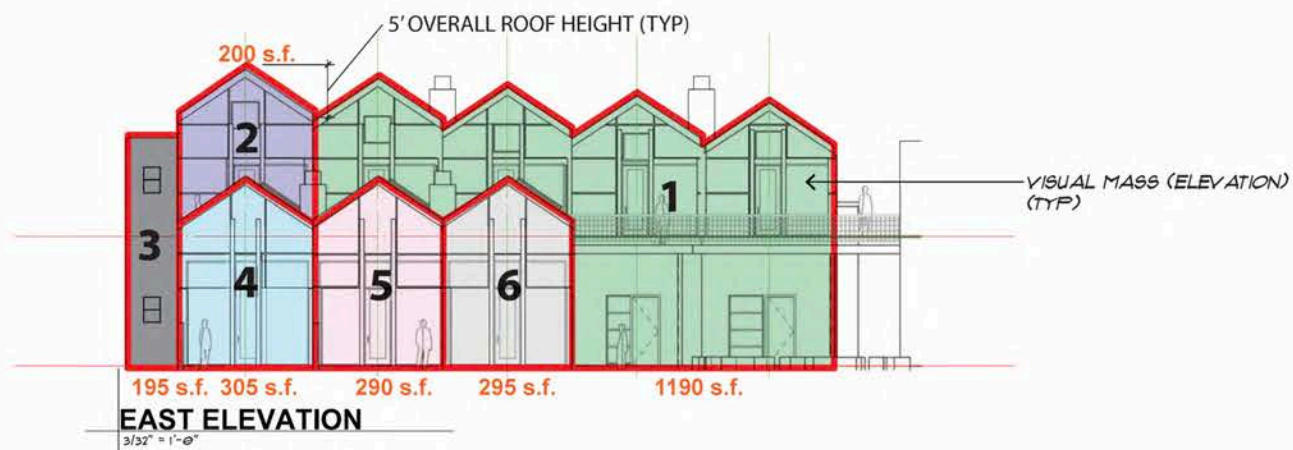


ROOF PLAN
1/16" = 1'-0"

- UNRELIEVED BUILDING PLANE DIAGRAMS:**
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- CHANGE IN BUILDING MATERIAL - SEE ELEVATION FOR AREA
 - UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
 - UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
 - UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.
 - UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.



LD Code Compliance- Lobby
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Treehouse		SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE			
KEY:					
SLDC reference - Article 2: Zoning Districts					
A	2.24.E.1 Measurement of Building Height	Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane complies.			
B	2.24.E.2 Maximum Overall Building or Structure Height	Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 4)			
C	2.24.E.3. Exceptions to Height Requirements - Elevators	Elevators extend beyond height envelope. (Max allowable) 5 percent = 0 s.f.			
D	2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.	Screened rooftop mechanical equipment extend beyond height envelope.			
E	2.24.E.4.a Multiple Buildings Located on One Site	Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3.			
	Building footprint:	5550 s.f.	25 percent =	1388 s.f.	Actual =
	5 ft. height increase in this area = 32 ft. (22 ft + 5 ft. (Alternate Standards) + 5 ft. (Multiple Buildings))				
F	2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)				
	+0 Baseline standard				
	+5 Largest Unrelieved Building Plane (s.f.)	400 s.f.			
	+5 LRV (%)	21 %			
	+10 Additional Height (ft.)	5 ft.			
	Maximum Additional Height:	27 ft.			
SLDC reference - Article 5.7 Site and Building Design					
G	5.7.E. Building Placement and Orientation				
	5.7.E.3 (Table 5.6)	Building Separation	17.5 ft. required / provided		
H	5.7.F. Building Design				
	5.7.F.2.a.3 Building Form - Building Massing				
	(Commercial and Public/Semi-Public Buildings)				
	Building 2 (Treehouse) - 9 buildings on site.				
		PLAN VIEW	ELEVATION		
	*Visual Mass 1 (largest)	2,530 s.f.	5,410 s.f.		
	**Visual Mass 2 (2nd Largest)	667 s.f.	2,415 s.f.		
	Visual Mass 3	95 s.f.	1,535 s.f.		
	Visual Mass 4	660 s.f.	1,435 s.f.		
	Visual Mass 5	635 s.f.	965 s.f.		
	Visual Mass 6	635 s.f.	1,575 s.f.		
	Total footprint area	5,222 s.f.	13,335 s.f.		
	(combined largest 2 masses)	3,197 s.f.	7,825 s.f.		
	Total footprint	5,222 s.f.	OK	13,335 s.f.	OK
	60 percent =	allowable	3,133 s.f.	2530 < 3133	8,001 s.f.
	80 percent =	allowable	4,178 s.f.	3197 < 4178	10,668 s.f.
I	5.7.F.2.c Building Form - Building Articulation				
	1. Horizontal Articulation				
	2. Vertical Articulation				
	3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)	See elevations for calculated areas.			
	5.7.F.2 Building Form - Building Length	Length of building <150 ft.			
	5.7.F.5 Building Color	Maximum LRV of building = 21			



**LD Code Compliance- Treehouse
the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona**

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EAST ELEVATION

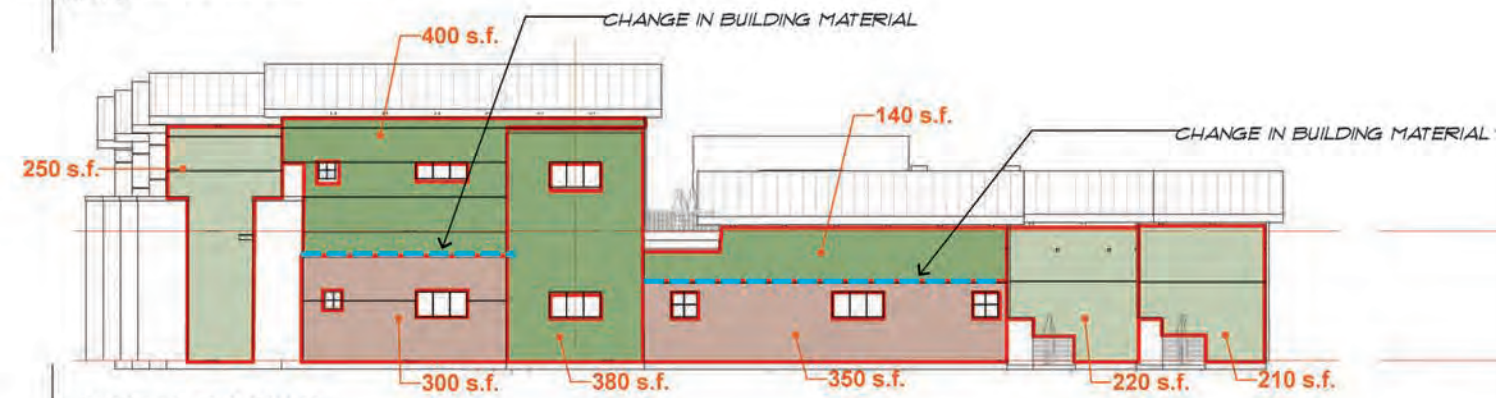
3/32" = 1'-0"

NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 400 S.F.



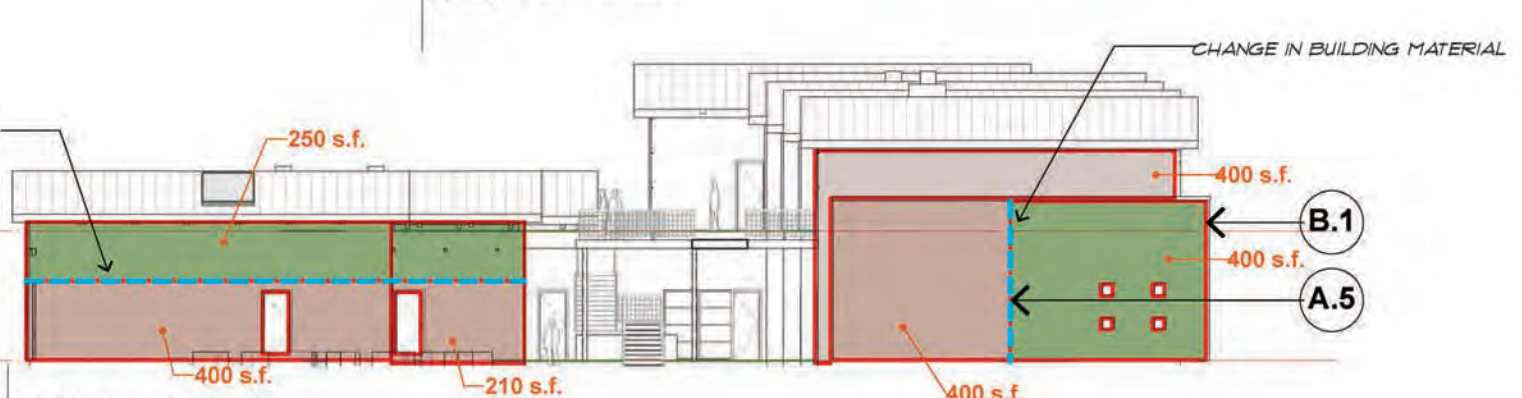
WEST ELEVATION

3/32" = 1'-0"



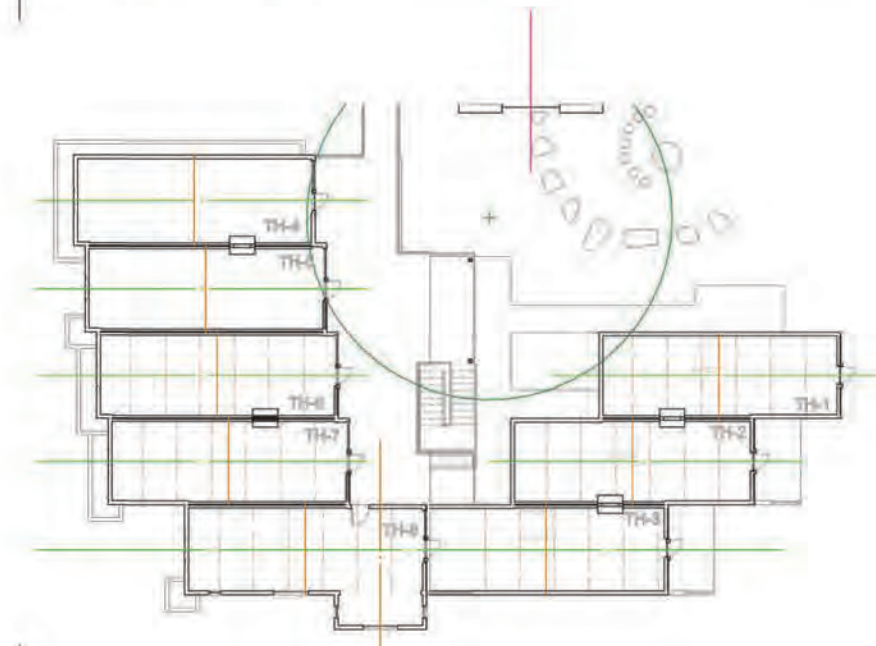
SOUTH ELEVATION

3/32" = 1'-0"



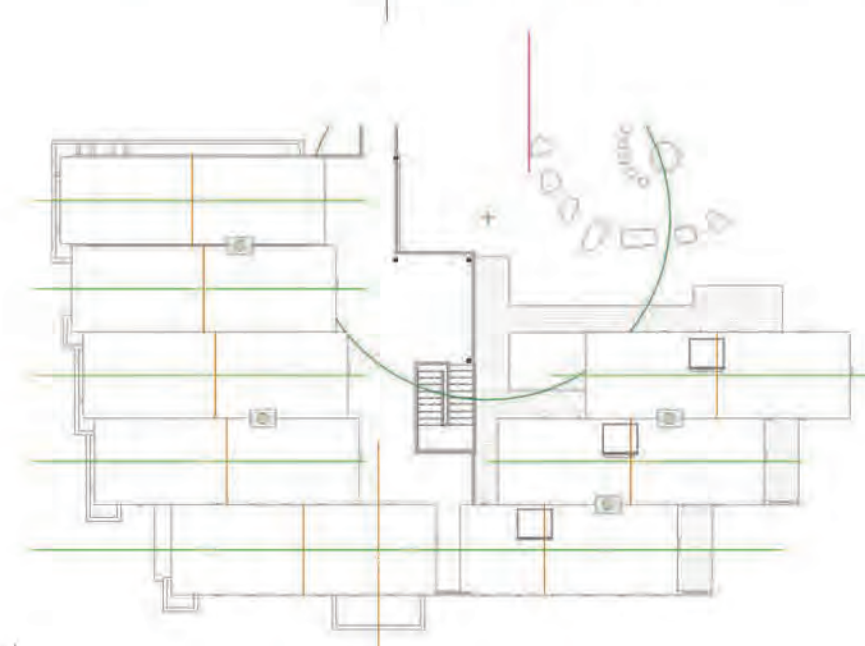
NORTH ELEVATION

3/32" = 1'-0"



FLOOR PLAN

1/16" = 1'-0"



ROOF PLAN

1/16" = 1'-0"

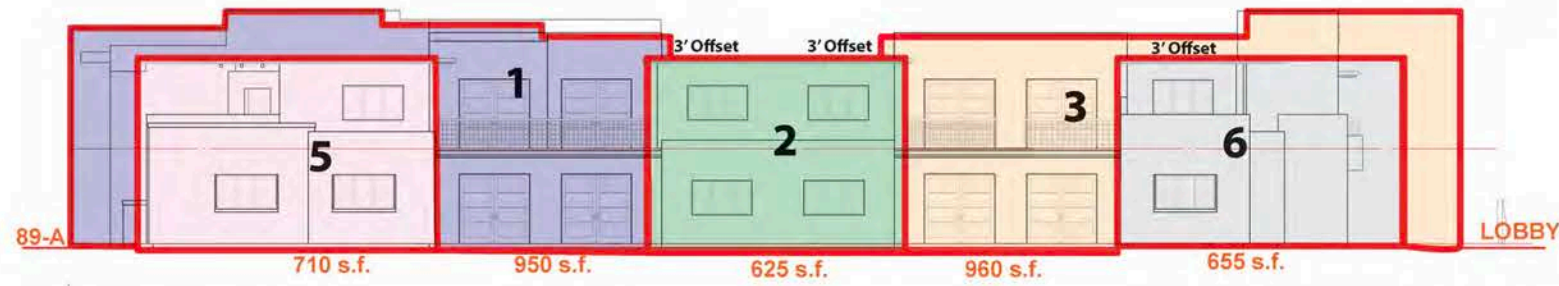
UNRELIEVED BUILDING PLANE DIAGRAMS:

- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- CHANGE IN BUILDING MATERIAL - SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.



LD Code Compliance- Treehouse
the Village at Saddlerock Crossing
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SIDE ELEVATION

3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2).5
 LEVEL 1: FACADE AREA = 1600 S.F. FENESTRATION AREA = 480 S.F. (30%)
 LEVEL 2: FACADE AREA = 2030 S.F. FENESTRATION AREA = 415 S.F. (20%)



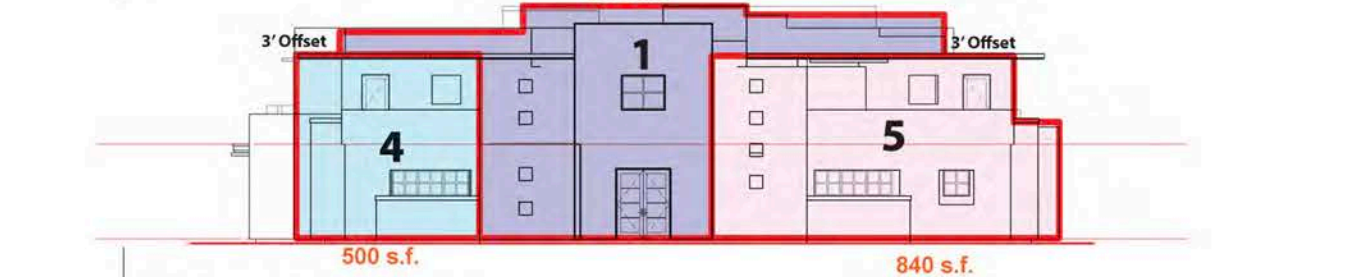
SIDE ELEVATION

3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2).5
 LEVEL 1: FACADE AREA = 1600 S.F. FENESTRATION AREA = 473 S.F. (30%)
 LEVEL 2: FACADE AREA = 2030 S.F. FENESTRATION AREA = 704 S.F. (35%)



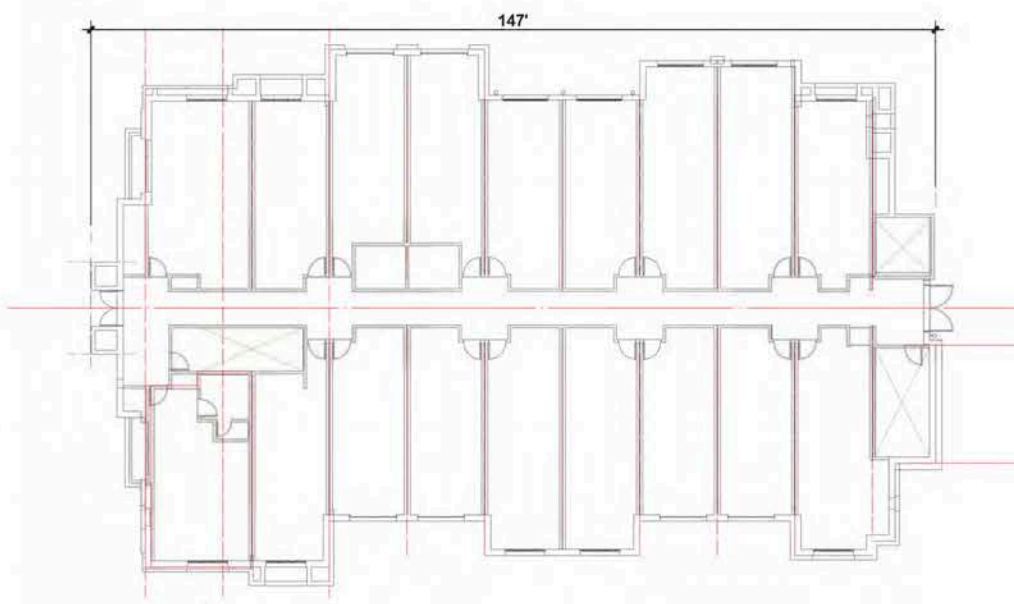
END ELEVATION (LOBBY)

3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2).5
 LEVEL 1: FACADE AREA = 865 S.F. FENESTRATION AREA = 210 S.F. (24%)
 LEVEL 2: FACADE AREA = 815 S.F. FENESTRATION AREA = 140 S.F. (17%)



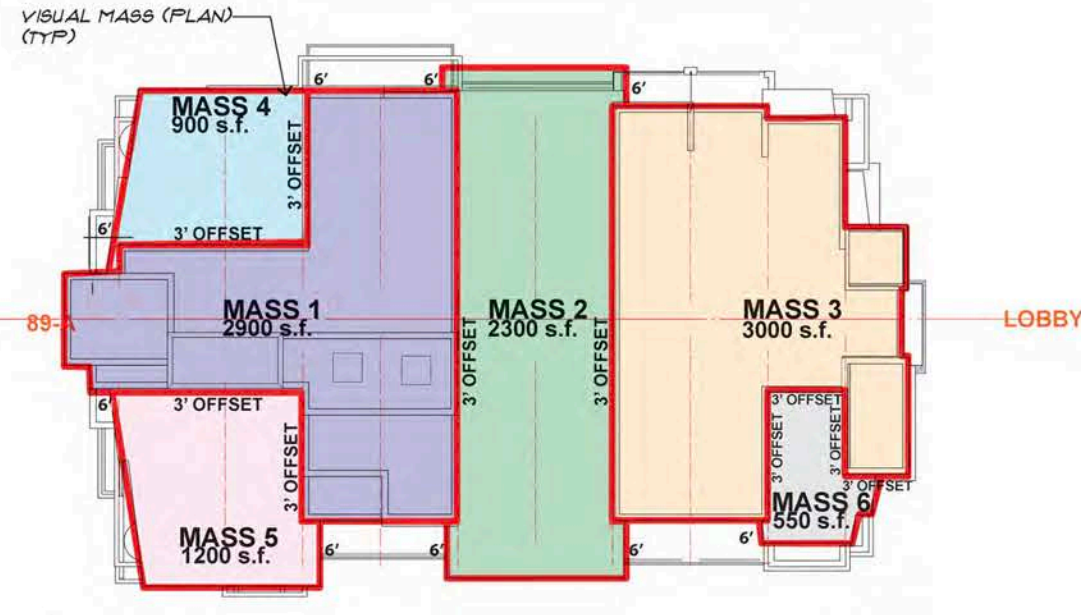
END ELEVATION (89-A)

3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2).5
 LEVEL 1: FACADE AREA = 865 S.F. FENESTRATION AREA = 210 S.F. (24%)
 LEVEL 2: FACADE AREA = 815 S.F. FENESTRATION AREA = 140 S.F. (17%)



FLOOR PLAN

1/16" = 1'-0"



ROOF PLAN

1/16" = 1'-0"

REQUIRED VISUAL MASSES (3 MIN.)

Guest Rooms SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

A 2.24.E.1 Measurement of Building Height
 Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane applies.

B 2.24.E.2 Maximum Overall Building or Structure Height
 Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 3 and 5)

C 2.24.E.3. Exceptions to Height Requirements - Elevators
 Elevators extend beyond height envelope. (Max allowable) 5 percent = 560 s.f.

D 2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.
 Screened rooftop mechanical equipment extend beyond height envelope.
 Total footprint area 11200 s.f. 5 percent = 560 s.f.

E 2.24.E.4.a Multiple Buildings Located on One Site
 Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3.
 Total roof area for West Wing: 12,000 s.f. 10 percent = 1200 s.f.
 Needed = 1200 s.f. 10%
 5 ft. height increase in this area = 32 ft. (22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings))

F 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)
 +0 Baseline standard
 +5 Largest Unrelieved Building Plane (s.f.) 400 s.f.
 +5 LRV (%) 21 %
 +10 Additional Height (ft.) 5 ft.
 Maximum Additional Height: 27 ft.

G SLDC reference - Article 5.7 Site and Building Design
 5.7.E. Building Placement and Orientation
 5.7.E.3 (Table 5.6) Building Separation 20 ft. required / provided

H 5.7.F. Building Design
 5.7.F.2.a.3 Building Form - Building Massing
 (Commercial and Public/Semi-Public Buildings)
 Building 3, 4 & 5 (Guestrooms) - 9 buildings on site.

	PLAN VIEW	ELEVATION
**Visual Mass 1 (2nd Largest)	2,900 s.f.	2,800 s.f.
Visual Mass 2	2,300 s.f.	1,235 s.f.
*Visual Mass 3 (largest)	3,000 s.f.	4,260 s.f.
Visual Mass 4	900 s.f.	1,175 s.f.
Visual Mass 5	1,200 s.f.	1,550 s.f.
Visual Mass 6	550 s.f.	970 s.f.
Total footprint area	10,850 s.f.	11,990 s.f.
(combined largest 2 masses)	5,900 s.f.	7,060 s.f.
Total footprint	10,850 s.f. OK	11,990 s.f. OK
60 percent =	6,510 s.f. 3000 < 6510	7,194 s.f. 4260 < 7194
80 percent =	allowable 8,680 s.f. 5900 < 8680	9,592 s.f. 7060 < 9768

I 5.7.F.2.c Building Form - Building Articulation
 1. Horizontal Articulation
 2. Vertical Articulation

3. Unrelieved Building Plane
 (Commercial and Public/Semi-Public Buildings)
 5.7.F.2 Building Form - Building Length Length of building = 150 ft.

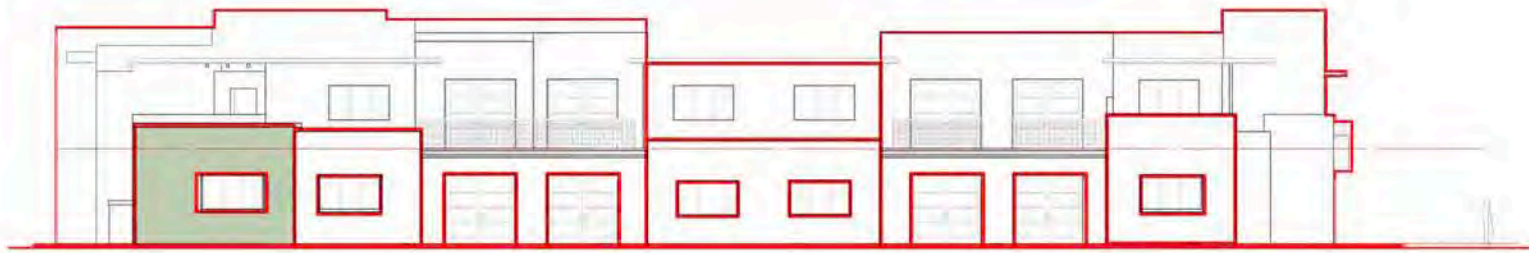
5.7.F.5 Building Color Maximum LRV of building = 21

LD Code Compliance- Guest Rooms
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PLAN KEY

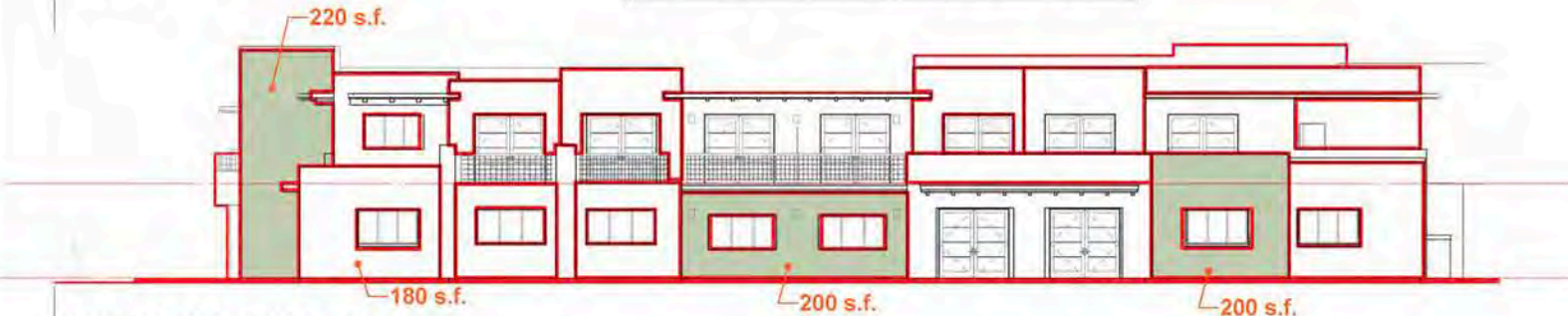
SHEET 35 of 40



SIDE ELEVATION- WEST

3/32" = 1'-0"

NOTE: NOT ALL BUILDING PLANES CALCULATED.
BY VISUAL INSPECTION, LESS THAN 400 S.F.



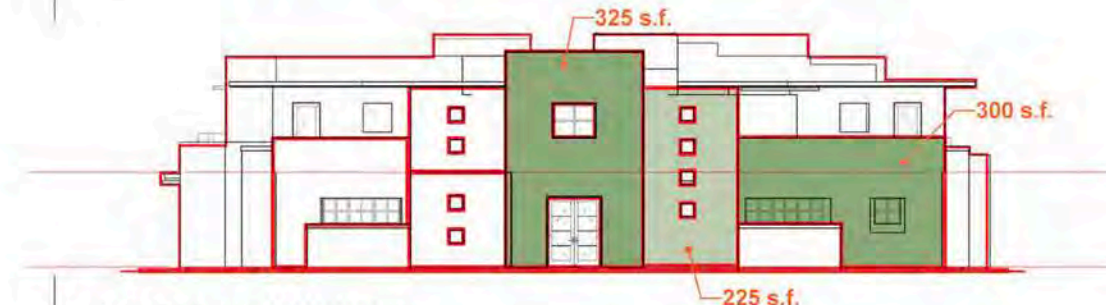
SIDE ELEVATION - EAST

3/32" = 1'-0"



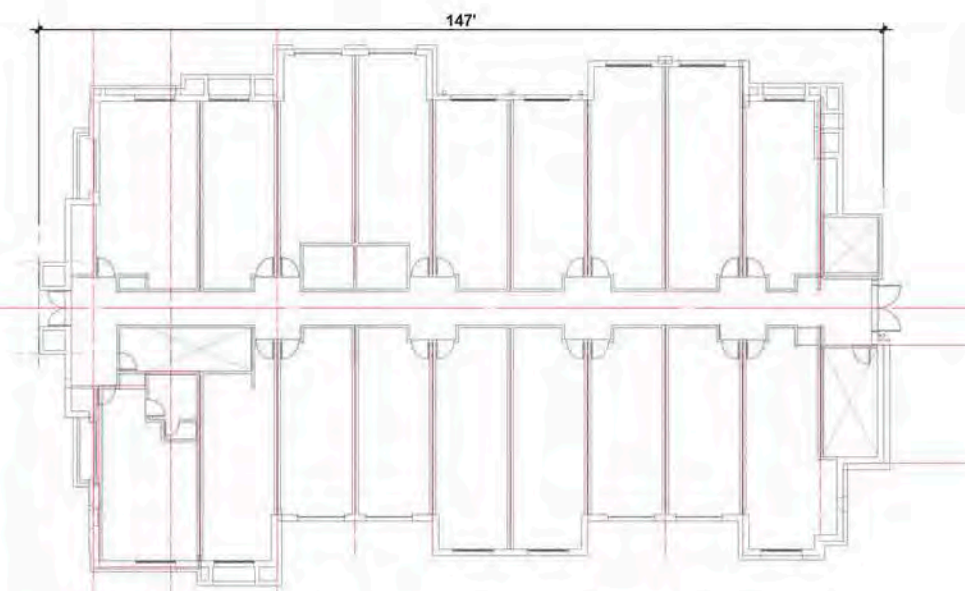
END ELEVATION (SOUTH)

3/32" = 1'-0"



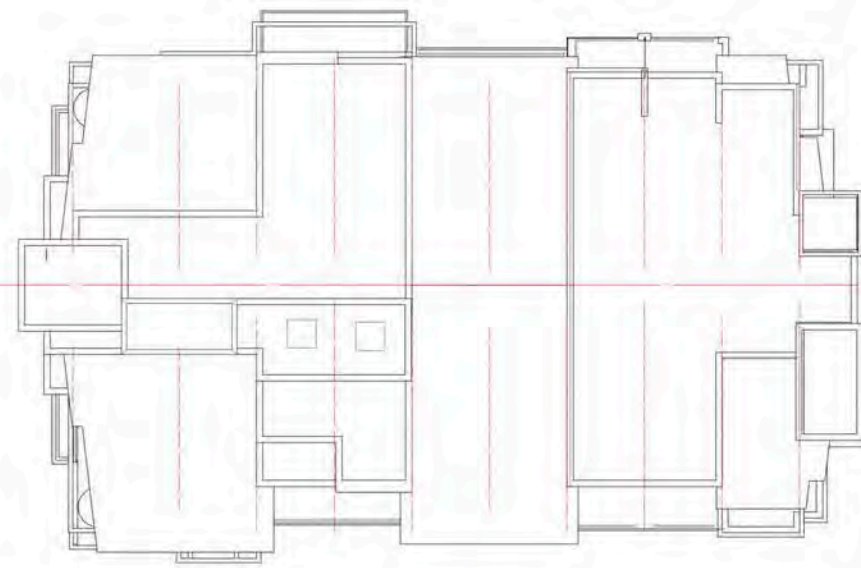
END ELEVATION (NORTH)

3/32" = 1'-0"



FLOOR PLAN

1/16" = 1'-0"



ROOF PLAN

1/16" = 1'-0"

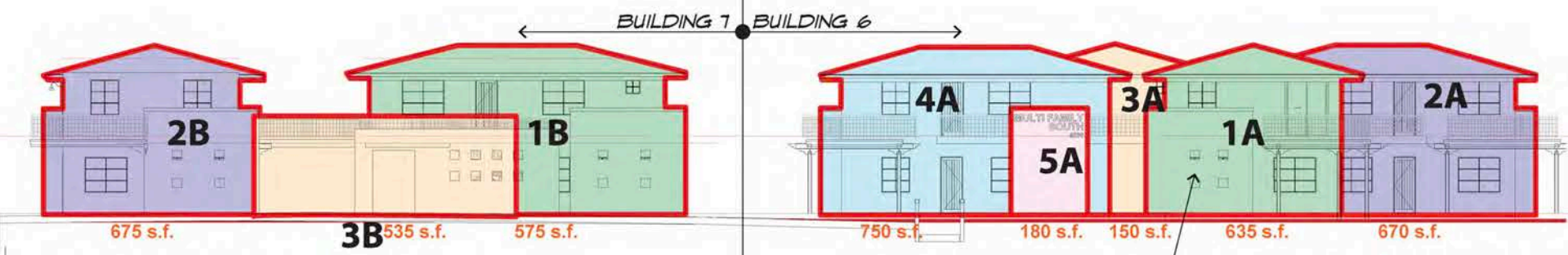
UNRELIEVED BUILDING PLANE DIAGRAMS:

- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- CHANGE IN BUILDING MATERIAL - SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.



LD Code Compliance- Guest Rooms
the Village at Saddlerock Crossing
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 Sedona Arizona

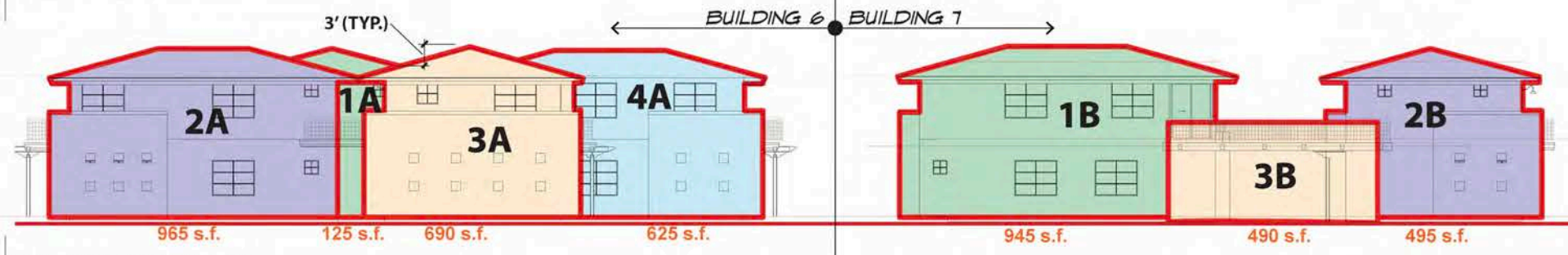
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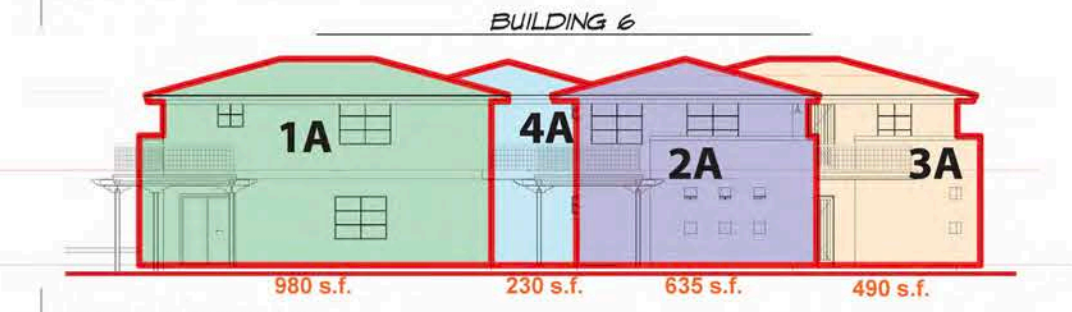
NORTH ELEVATION
3/32" = 1'-0"



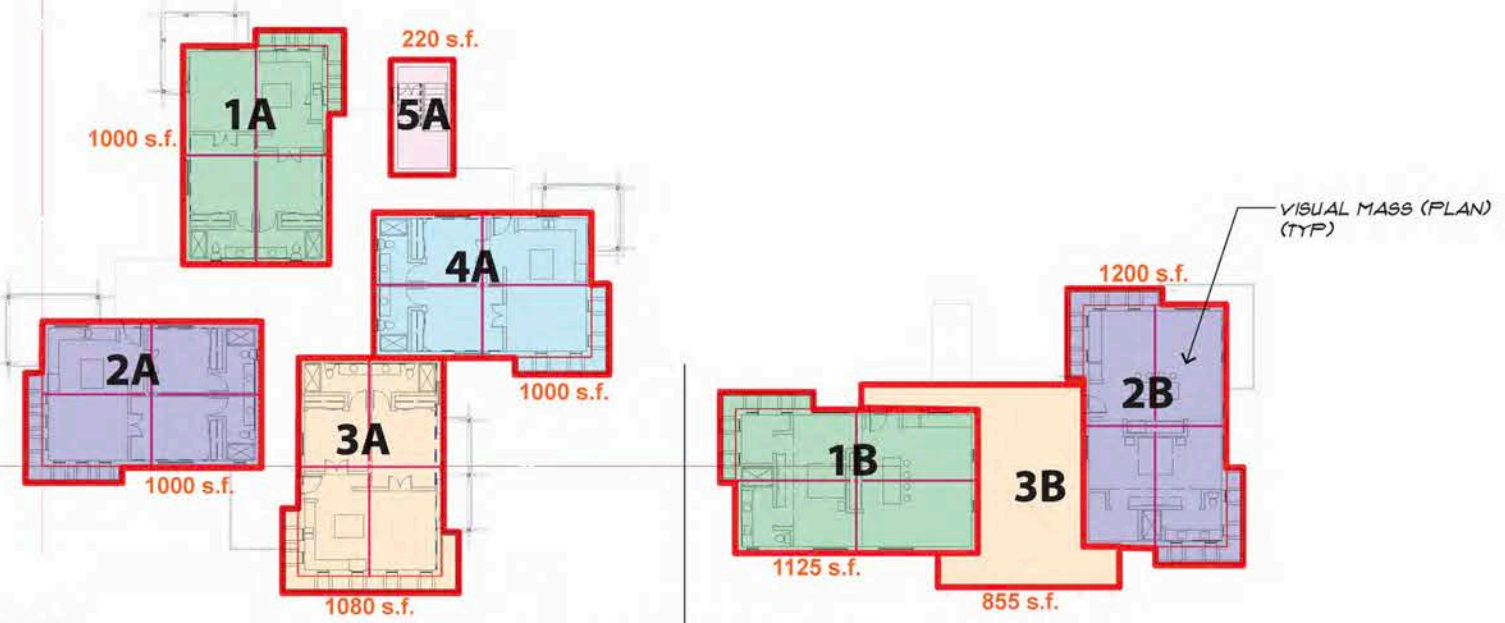
EAST ELEVATION - L-SUITES
3/32" = 1'-0"



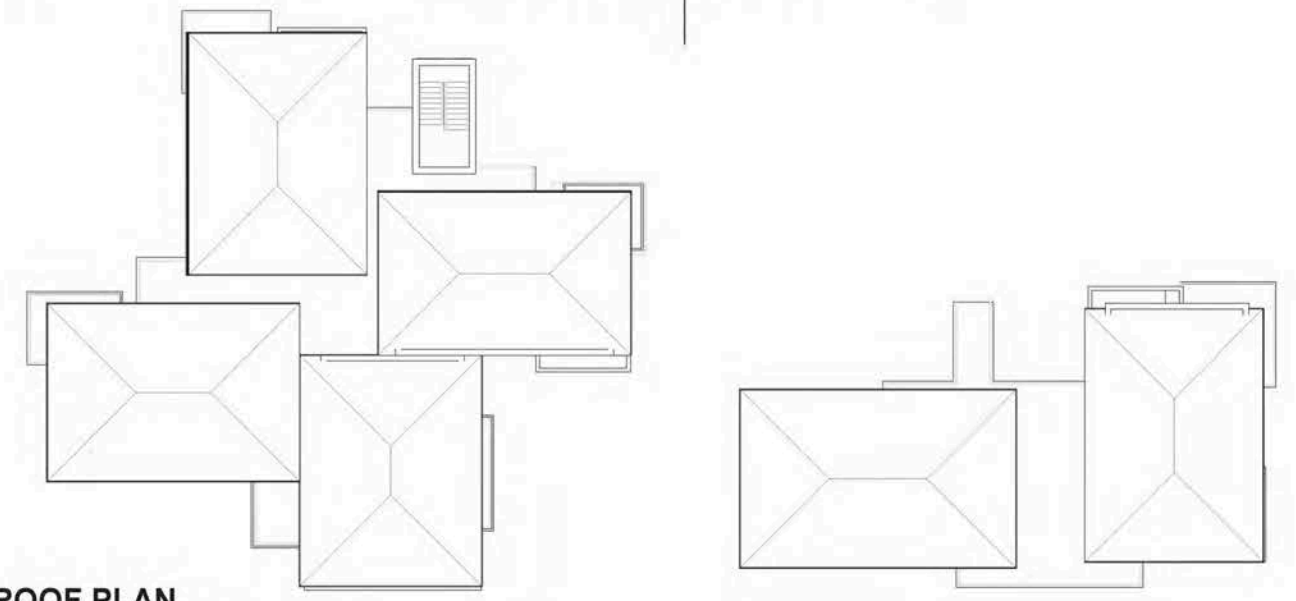
SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



PLAN
1/16" = 1'-0"



ROOF PLAN
1/16" = 1'-0"

Multi Family - South SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

A SLDC reference - Article 2: Zoning Districts
2.24.E.1 Measurement of Building Height
Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4), Horizontal 40' plane complies.

B 2.24.E.2 Maximum Overall Building or Structure Height
Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 4)

C 2.24.E.3. Exceptions to Height Requirements - Elevators
Elevators extend beyond height envelope. (Max allowable) 5 percent = s.f.

D 2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.
Screened rooftop mechanical equipment extend beyond height envelope.
Total footprint area s.f. 5 percent = 0 s.f.

E 2.24.E.4.a Multiple Buildings Located on One Site
Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3.
Building footprint: s.f. 25 percent = 0 s.f.
5 ft. height increase in this area = 32 ft. [22 ft. + 5 ft. (Alternate Standards) + 5 ft. (Multiple Buildings)]
Actual = 0 s.f.

F 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)
+0 Baseline standard
+5 Largest Unrelieved Building Plane (s.f.) 400 s.f.
+5 LRV (%) 21 %
+10 Additional Height (ft.) 5 ft.
Maximum Additional Height: 27 ft.

G SLDC reference - Article 5.7 Site and Building Design
5.7.E. Building Placement and Orientation
5.7.E.3 (Table 5.6) Building Separation 12.5 ft. required / provided

H 5.7.F. Building Design
5.7.F.2.a.3 Building Form - Building Massing
(Multifamily residential)
Building 6 & 7 (MF South) - 9 buildings on site.

	PLAN VIEW	ELEVATION	
Bldg 6	Visual Mass 1A	1,000 s.f.	1,740 s.f.
	**Visual Mass 2A (2nd Largest)	1,000 s.f.	2,270 s.f.
	*Visual Mass 3A (largest)	1,080 s.f.	3,330 s.f.
	Visual Mass 4A	1,000 s.f.	1,605 s.f.
	Visual Mass 5A	220 s.f.	180 s.f.
	Total footprint area	4,300 s.f.	7,125 s.f.
	(combined largest 2 masses)	2,080 s.f.	3,600 s.f.
	Total footprint	4,300 s.f.	7,125 s.f.
	60 percent = allowable	2,580 s.f.	2,530 < 3133
	80 percent = allowable	3,440 s.f.	3197 < 4178
			5,700 s.f.
			4,275 s.f.
			5410-8801
			7825-10668
Bldg 7	**Visual Mass 1B (2nd largest)	1,125 s.f.	1,520 s.f.
	*Visual Mass 2B (Largest)	1,200 s.f.	2,275 s.f.
	Visual Mass 3B	855 s.f.	1,025 s.f.
	Total footprint area	3,180 s.f.	4,820 s.f.
	(combined largest 2 masses)	2,325 s.f.	3,795 s.f.
	Total footprint	3,180 s.f.	4,820 s.f.
	60 percent = allowable	1,908 s.f.	1,200 < 1908
	80 percent = allowable	2,544 s.f.	2325 < 2544
			3,795 < 3856

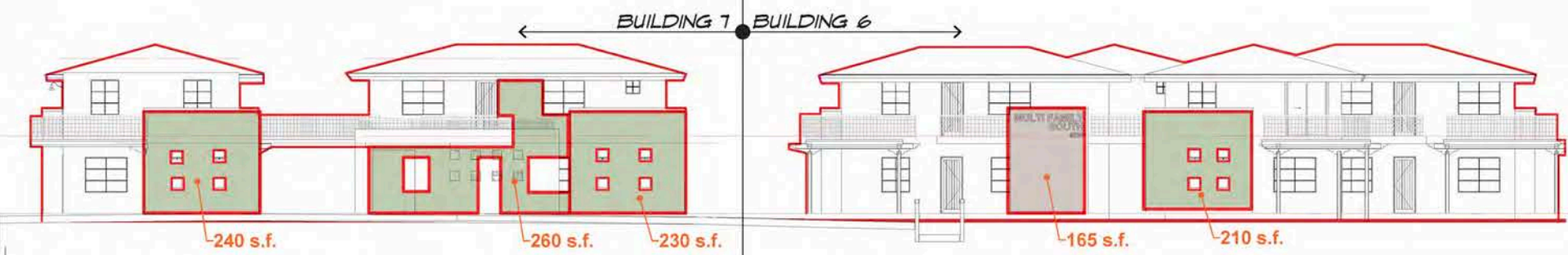
I 5.7.F.2.c Building Form - Building Articulation
1. Horizontal Articulation
2. Vertical Articulation
3. Unrelieved Building Plane
(Commercial and Public/Semi-Public Buildings)
5.7.F.2 Building Form - Building Length
Length of building < 150 ft.
5.7.F.5 Building Color
Maximum LRV of building = 21

LD Code Compliance- MF South
the Village at Saddlerock Crossing
Soldiers Pass Road & Highway 89A
Sedona Arizona

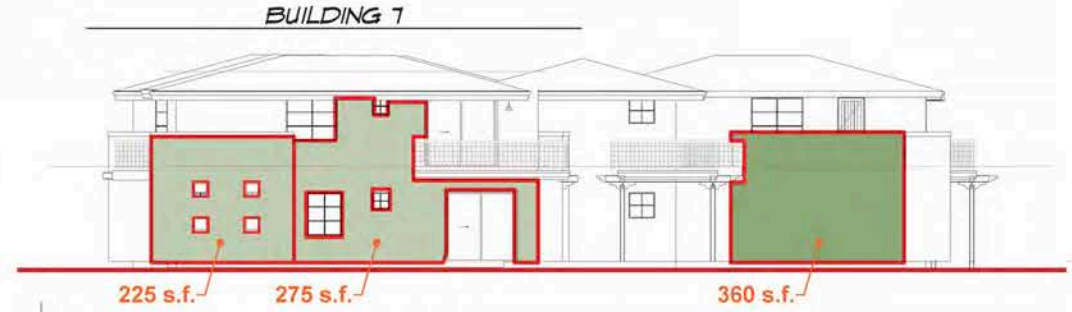
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PLAN KEY

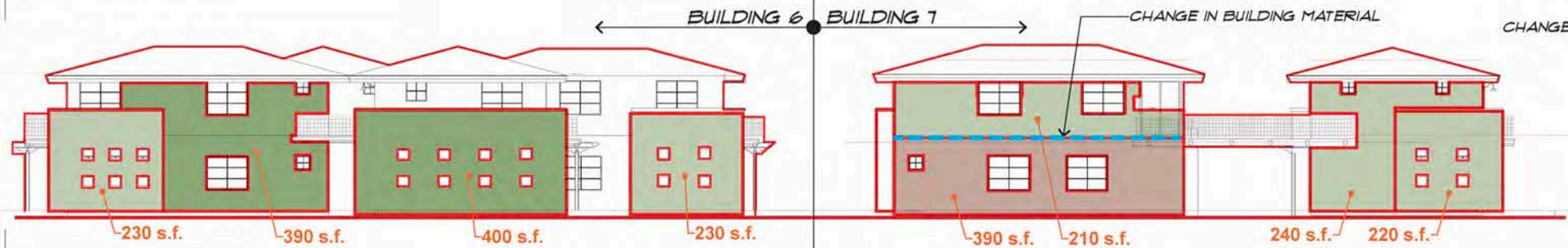
37 of 40



NORTH ELEVATION
3/32" = 1'-0"



EAST ELEVATION - L-SUITES
3/32" = 1'-0"

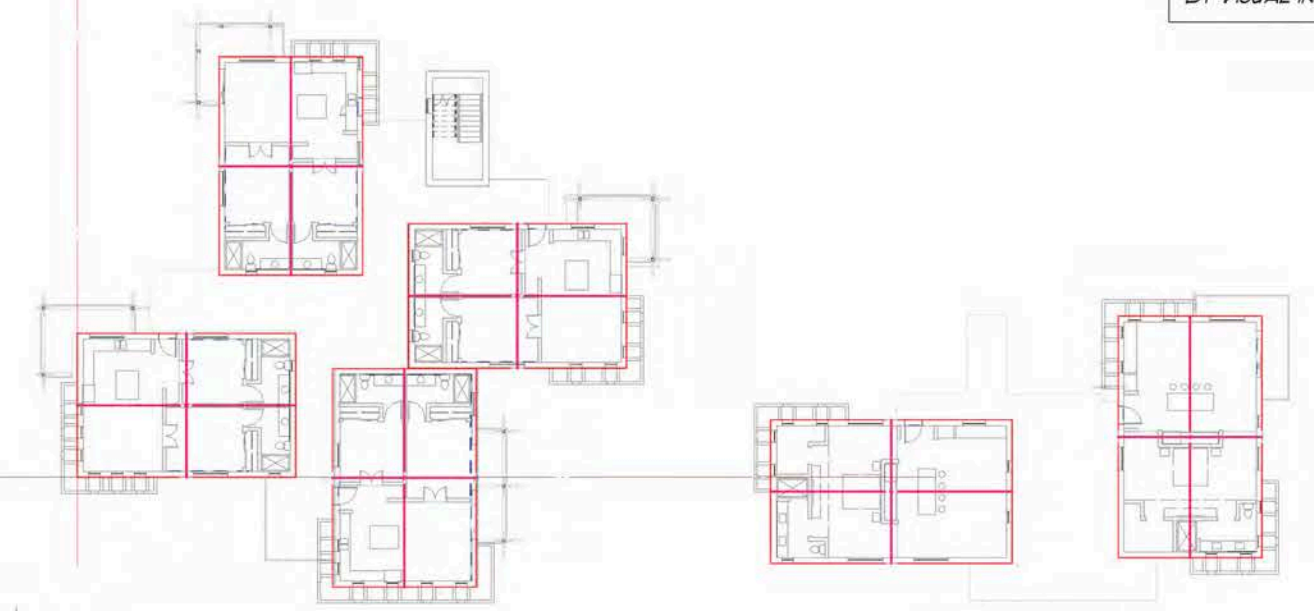


SOUTH ELEVATION
3/32" = 1'-0"

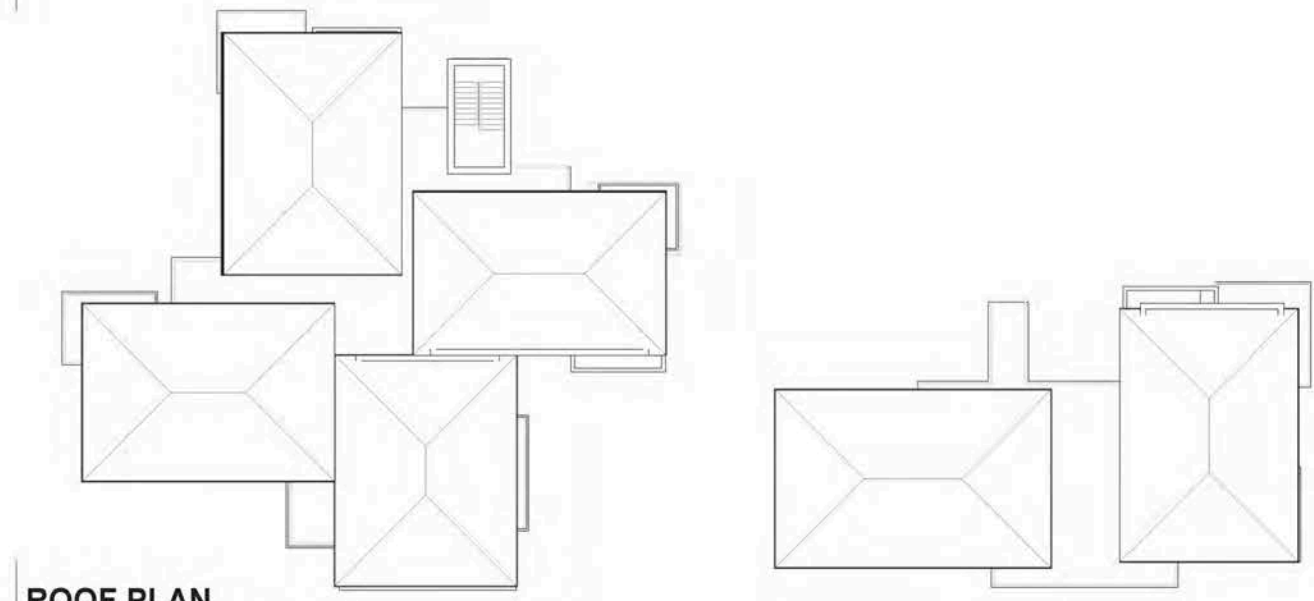


WEST ELEVATION
3/32" = 1'-0"

NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 400 S.F.



PLAN
1/16" = 1'-0"



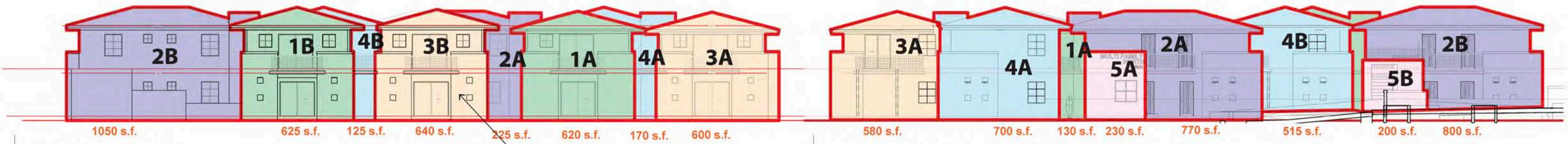
ROOF PLAN
1/16" = 1'-0"

UNRELIEVED BUILDING PLANE DIAGRAMS:

- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- CHANGE IN BUILDING MATERIAL - SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.



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NORTH ELEVATION
 3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2)C.5
 LEVEL 1 FACADE AREA = 1700 S.F. PENETRATION AREA = 398 S.F. (24%)
 LEVEL 2 FACADE AREA = 2400 S.F. PENETRATION AREA = 383 S.F. (16%)

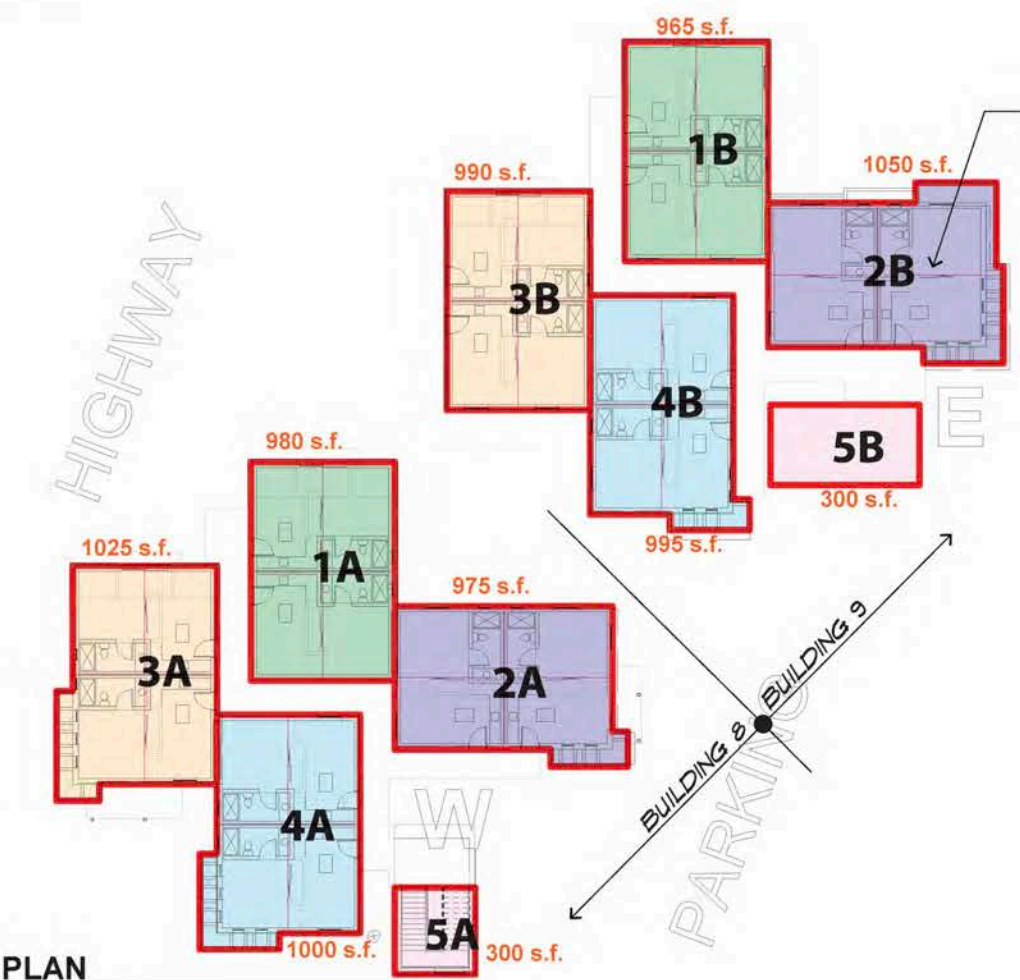
SOUTH ELEVATION
 3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2)C.5
 LEVEL 1 FACADE AREA = 1560 S.F. PENETRATION AREA = 201 S.F. (13%)
 LEVEL 2 FACADE AREA = 2200 S.F. PENETRATION AREA = 29 S.F. (10%)



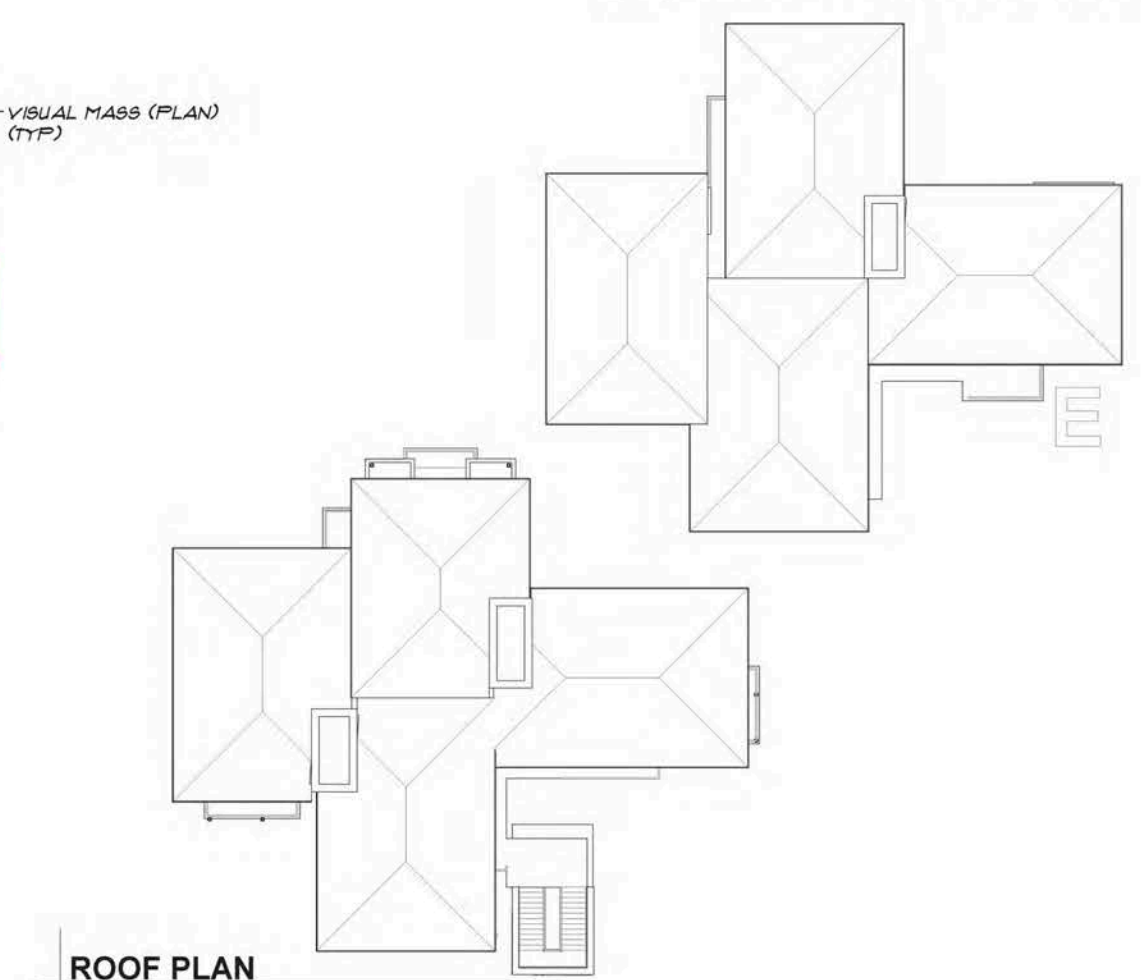
EAST ELEVATION
 3/32" = 1'-0"



WEST ELEVATION
 3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.1.F(2)C.5
 LEVEL 1 FACADE AREA = 1560 S.F. PENETRATION AREA = 201 S.F. (13%)
 LEVEL 2 FACADE AREA = 2200 S.F. PENETRATION AREA = 29 S.F. (10%)



PLAN
 1/16" = 1'-0"



Multi Family - North SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

- SLDC reference - Article 2: Zoning Districts
- 2.24.E.1 Measurement of Building Height
 - Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane applies.
- 2.24.E.2 Maximum Overall Building or Structure Height
 - Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 6)
- 2.24.E.3 Exceptions to Height Requirements - Elevators
 - Elevators extend beyond height envelope. (Max allowable) 5 percent = s.f.
- 2.24.E.3 Exceptions to Height Requirements - Roof mech. Equip.
 - Screened rooftop mechanical equipment extend beyond height envelope.
- 2.24.E.4 Multiple Buildings Located on One Site

Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3.			
Building footprint:	s.f.	25 percent =	0 s.f.
		Actual =	s.f.
- 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)

5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings)]			
+0 Baseline standard			
+5 Largest Unrelieved Building Plane (s.f.)	400	s.f.	
+5 LRV (%)	21	%	
+10 Additional Height (ft.)	5	ft.	
Maximum Additional Height:	27	ft.	
- 5.7.E Building Placement and Orientation

5.7.E.3 (Table 5.6)	Building Separation	12.5	ft. required / provided
---------------------	---------------------	------	-------------------------
- 5.7.F Building Design
 - 5.7.F.2.a.3 Building Form - Building Massing (Multifamily residential)

Building 8 & 9 (MF North) - 9 buildings on site.			
		PLAN VIEW	ELEVATION
Bldg 8 Visual Mass 1A	980 s.f.		1,515 s.f.
Visual Mass 2A	975 s.f.		1,590 s.f.
**Visual Mass 3A (largest)	1,025 s.f.		2,140 s.f.
**Visual Mass 4A (2nd Largest)	1,000 s.f.		2,130 s.f.
Visual Mass 5A	300 s.f.		480 s.f.
Total footprint area	4,280 s.f.		7,855 s.f.
(combined largest 2 masses)	2,025 s.f.		4,270 s.f.
Total footprint	4,280 s.f.	OK	7,855 s.f.
60 percent =	allowable 2,568 s.f.	1025 < 2568	4,713 s.f.
80 percent =	allowable 3,424 s.f.	2025 < 3424	6,284 s.f.
			2140 < 4713
			4270 < 6284
 - 5.7.F.2.c Building Form - Building Articulation

		PLAN VIEW	ELEVATION
Bldg 9 Visual Mass 1B	965 s.f.		1,395 s.f.
Visual Mass 2B (Largest)	1,050 s.f.		2,550 s.f.
Visual Mass 3B	990 s.f.		1,565 s.f.
**Visual Mass 4B (2nd largest)	995 s.f.		1,350 s.f.
Visual Mass 5B	300 s.f.		505 s.f.
Total footprint area	4,300 s.f.		7,965 s.f.
(combined largest 2 masses)	2,045 s.f.		3,900 s.f.
Total footprint	4,300 s.f.	OK	7,965 s.f.
60 percent =	allowable 2,580 s.f.	1050 < 2580	4,775 s.f.
80 percent =	allowable 3,440 s.f.	2045 < 3440	6,372 s.f.
			2550 < 4775
			3900 < 6372
- 5.7.F.2 Building Form - Building Articulation
 - Horizontal Articulation
 - Vertical Articulation
 - Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)
- 5.7.F.2 Building Form - Building Length

Length of building <150 ft.	
-----------------------------	--
- 5.7.F.5 Building Color

Maximum LRV of building =	21
---------------------------	----



NORTH ELEVATION

3/32" = 1'-0"

375 s.f.



SOUTH ELEVATION

3/32" = 1'-0"

315 s.f.



EAST ELEVATION

3/32" = 1'-0"

185 s.f.

175 s.f.

160 s.f.

225 s.f.

160 s.f.

230 s.f.

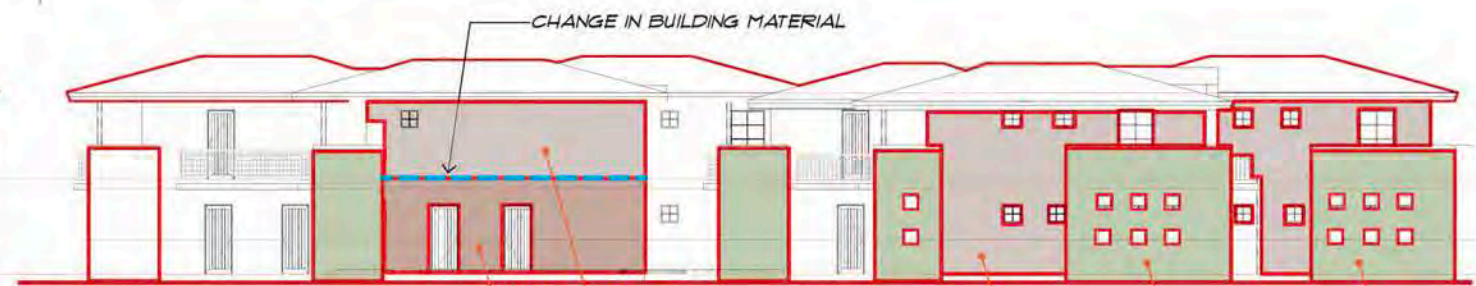
225 s.f.

175 s.f.

240 s.f.

170 s.f.

350 s.f.



WEST ELEVATION

3/32" = 1'-0"

CHANGE IN BUILDING MATERIAL

370 s.f.

280 s.f.

310 s.f.

260 s.f.

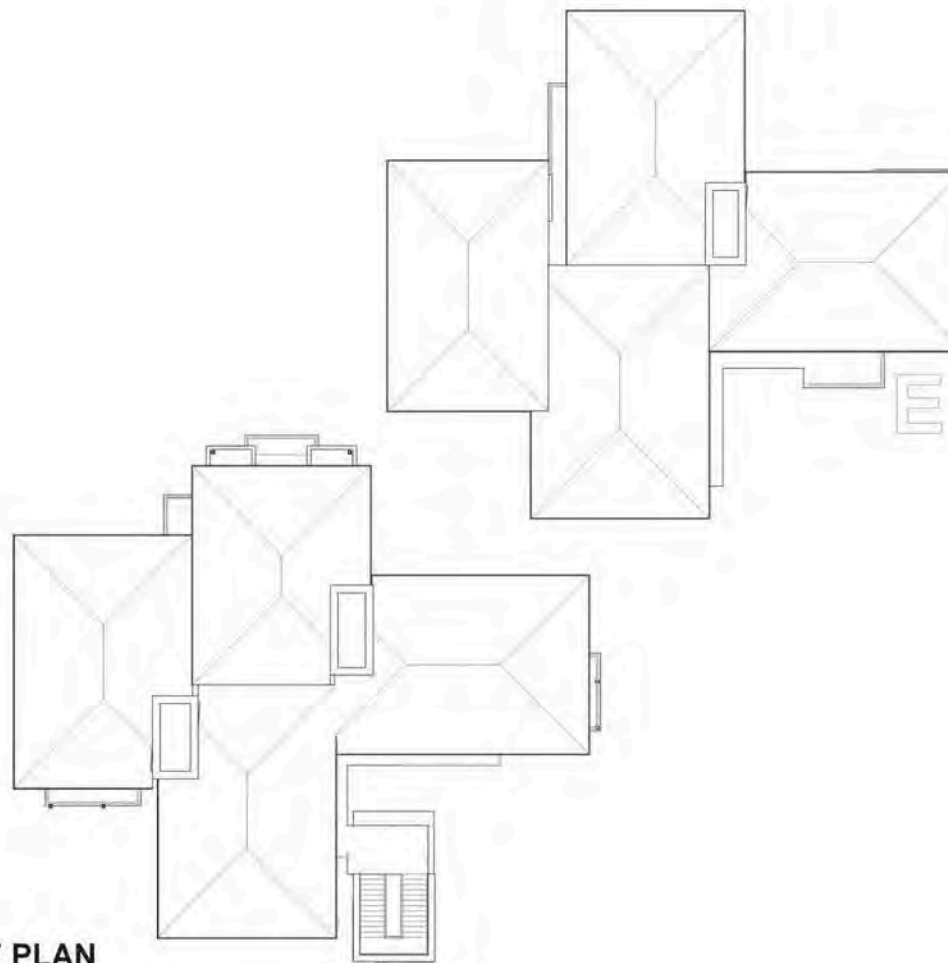
265 s.f.

NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 400 S.F.



PLAN

1/16" = 1'-0"



ROOF PLAN

1/16" = 1'-0"

UNRELIEVED BUILDING PLANE DIAGRAMS:

- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- CHANGE IN BUILDING MATERIAL - SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.



LD Code Compliance- MF North
the Village at Saddlerock Crossing
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 Sedona Arizona

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LANDSCAPE LEGEND - LIST

(native species are indicated by UNDERLINE)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN
	EXISTING TREES TO REMAIN		27	
	EXISTING TREES TO BE REMOVED		51	

EVERGREEN TREES

	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	48" BOX	19
	PINUS EDULIS	PINON PINE		41
	QUERCUS EMORYI	EMORY OAK		62

DECIDUOUS TREES

	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	12
	FRAXINUS GREGGII	LITTLE LEAF ASH		31
	PISTACIA CHINENSIS	PISTACHE		19
	ROBINIA AMBIGUA	PURPLE ROBE LOCUST		16

EVERGREEN and DECIDUOUS TREES TOTAL 200

MEDIUM - LARGE SHRUBS

	ARCTOSTAPHYLOS PUNGENS	POINTLEAF MANZANITA	15 GAL	98
	BACCHARIS SARATHROIDES	DESERT BROOM		51
	CERCOCARPUS BREVIFLORES	MOUNTAIN MAHOGANY		29
	COTONEASTER GLAUCA	CLUSTERBERRY		73
	FALLUGIA PARADOXA	APACHE PLUME		54
	GARRYA WRIGHTII	WRIGHTS SILK TASSLE		142
	KRASCHEINNIKOVIA LANATA	WINTERFAT		40
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		69
	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY		33
	RHUS OVATA	SUGAR SUMAC		67

SMALL - MEDIUM SHRUBS

	CEANOTHUS GREGGII	DESERT CEANOTHUS	15 GAL	41
	LAVANDULA STOECHAS	SPANISH LAVANDER		18
	ROSMARINUS OFFICINALIS	ROSEMARY		124
	SANTOLINA CHAMAECYPARISSUS	SANTOLINA		42

ALL SHRUBS TOTAL 881
 SHRUBS ON THE SITE : 815
 SHRUBS WITHIN RIGHT OF WAYS : 66

CODE COMPLIANCE

OPEN SPACE CALCULATIONS :

SITE AREA	267,000 s.f.
HARDSCAPE	
bdg. footprints	62,000 s.f.
roads & parking	73,000 s.f.
private walkways	19,200 s.f.
patios	5,500 s.f.
TOTAL:	159,700 s.f.
LESS HARDSCAPE	159,700 s.f.
TOTAL OPEN SPACE	108,100 s.f.
LANDSCAPE REQUIREMENTS FOR 108,100 s.f. OF OPEN SPACE	
TREES :	108,100 / 400 = 271 TREES (private site only)
less credit for existing trees	97
NET TREES REQUIRED :	174 TREES PROPOSED : 185
SHRUBS	108,100 / 400 = 271 X 3 = 813 SHRUBS (private area only)
SHRUBS REQUIRED :	813 SHRUBS PROPOSED 816

NATIVE - NON NATIVE COMPLIANCE

	total	native	non native
TREES	200	134 67%	66 33%
SHRUBS	881	522 60%	359 40%

EVERGREEN COMPLIANCE

	total	evergreen	deciduous
TREES	200	122 61%	78 39%
SHRUBS	881	881 100%	0

PARKING AREA LANDSCAPE COMPLIANCE

(10% of area proposed for parking must be landscaped)

LOCATION	PARKING AREA	LANDSCAPED AREA	% OF LANDSCAPED AREA
WEST PARKING	66' X 240' = 15,840 s.f.	1,875 s.f.	11.8 %
EAST PARKING	232' X 130' = 30,160 s.f.	3,283 s.f.	10.6 %
EAST PARKING TOTAL AREA	18' X 40' = 720 s.f.		
EAST PARKING TOTAL AREA		30,880 s.f.	



CONTINUOUS ALONG SOUTH PROPERTY LINE
 6' HIGH ORNAMENTAL MASONRY SCREEN WALL WITH 24" SQ. MASONRY COLUMNS 10' O.C. MASONRY MATERIALS, FINISH AND COLOR TO MATCH PROPOSED BUILDINGS.

CONCEPTUAL LANDSCAPE PLAN
 scale : 1" = 30' NORTH

GENERAL NOTES :

- IRRIGATION :**
 THE UPCOMING PRELIMINARY AND FINAL LANDSCAPE PLANS WILL PROVIDE THE PROPOSED IRRIGATION PLAN TO BE SUPPLIED BY THE ROOFTOP STORM WATER COLLECTION SYSTEM.
- PATHWAY LIGHTING :**
 THE UPCOMING PRELIMINARY AND FINAL LANDSCAPE PLANS WILL PROVIDE THE PROPOSED LV PATHWAY LIGHTING PLAN WITH CUT-SHEETS AND LIGHTING CALC. WITH POWER TO BE PROVIDED BY THE ON-SITE SOLAR PANELS.
- LOBBY BUILDING ROOFTOP PATIO AND GARDEN :**
 PATIO TREES, SHRUBS AND SEASONAL FLOWERS PROPOSED FOR THIS AREA ARE NOT SHOWN ON THIS CONCEPTUAL PLAN BUT WILL BE SHOWN ON THE UPCOMING PRELIMINARY AND FINAL LANDSCAPE PLANS WHEN FURTHER INFORMATION ABOUT THE LOCATION, SIZE AND DESIGN OF THE PROPOSED PLANTERS IS KNOWN.

CONCEPTUAL landscape plan for :
THE VILLAGE AT SADDLEROCK CROSSING
 W. HIGHWAY 89A at SOLDIER PASS ROAD

prepared for :
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 SEDONA, ARIZONA 86339
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Richard Hubbell
 EXPIRES 3/30/26



EXISTING TREE LIST

TREE #	TRUNK DIA.	SPECIES	TREE CREDIT FOR EXIST. CALIPER SIZE	
			FOR EXIST. CALIPER SIZE	TREE CREDIT FOR EXIST. CALIPER SIZE
REMAIN	1	12"	COTTONWOOD	3
REMAIN	2	24"	COTTONWOOD	3
REMAIN	3	8"	COTTONWOOD	3
REMAIN	4	8"	BROAD LEAF EVERGREEN	
REMAIN	5	11"	COTTONWOOD	3
REMAIN	6	11"	COTTONWOOD	
REMAIN	7	24"	JUNIPER	
REMAIN	8	12"	JUNIPER	
REMAIN	9	24"	COTTONWOOD	
REMAIN	10	8"	COTTONWOOD	3
REMAIN	11	10"	COTTONWOOD	
REMAIN	12	12"	COTTONWOOD	3
REMAIN	13	21"	MIMOSA	4
REMAIN	14	10"	COTTONWOOD	
REMAIN	15	24"	MULBERRY	
REMAIN	16	9"	COTTONWOOD	
REMAIN	17	7"	MULBERRY	
REMAIN	18	15"	ITALIAN CYPRESS	4
REMAIN	19	38"	ITALIAN STONE PINE	6
REMAIN	20	9"	MAPLE	
REMAIN	21	14"	FLOWERING PEAR	
REMAIN	22	14"	FLOWERING PEAR	4
REMAIN	23	24"	JUNIPER	4
REMAIN	24	16"	FLOWERING PEAR	4
REMAIN	25	16"	JUNIPER	4
REMAIN	26	30"	ITALIAN STONE PINE	6
REMAIN	27	12"	NAVAJO GLOBE WILLOW	3
REMAIN	28	8"	BROAD LEAF EVERGREEN	
REMAIN	29	8"	FLOWERING DECIDUOUS TREE	
REMAIN	30	5"	FLOWERING PEAR	
REMAIN	31	8"	JUNIPER	
REMAIN	32	14"	DEODAR CEDAR	4
REMAIN	33	12"	PARADISE	
REMAIN	34	4"	EUCALYPTUS	
REMAIN	35	18"	JUNIPER	
REMAIN	36	18"	JUNIPER	
REMAIN	37	8"	COTTONWOOD	
REMAIN	38	8"	FLOWERING PLUM	
REMAIN	39	6"	ELM	
REMAIN	40	7"	AUSTRIAN BLACK PINE	
			SUB TOTAL	61
			TOTAL	97

TREE #	TRUNK DIA.	SPECIES	TREE CREDIT FOR EXIST. CALIPER SIZE	
			FOR EXIST. CALIPER SIZE	TREE CREDIT FOR EXIST. CALIPER SIZE
41	8"	PARADISE		
42	6"	MESQUITE		
43	6"	ELM		
44	6"	ELM		
45	6"	MULBERRY		
46	6"	PARADISE		
47	12"	MESQUITE		
48	8"	MESQUITE		
49	8"	MESQUITE		
50	8"	AUSTRIAN BLACK PINE		
51	6"	AUSTRIAN BLACK PINE		
52	8"	AUSTRIAN BLACK PINE		
53	8"	AUSTRIAN BLACK PINE		
54	10"	AUSTRIAN BLACK PINE		
55	12"	MIMOSA	3	REMAIN
56	32"	COTTONWOOD		
57	28"	COTTONWOOD		
58	8"	JUNIPER		
59	24"	FIR	4	REMAIN
60	20"	MIMOSA	4	
61	4"	MESQUITE	1	
62	20"	PINE	4	
63	12"	ELM	3	
64	20"	PINE	4	
65	20"	PINE	4	
66	18"	PINE		
67	24"	ARIZONA CYPRESS		
68	20"	ARIZONA CYPRESS		
69	28"	ITALIAN STONE PINE	6	REMAIN
70	16"	FIR		
71	8"	ITALIAN CYPRESS		
72	8"	ITALIAN CYPRESS		
73	8"	ITALIAN CYPRESS		
74	9"	JUNIPER		
75	16"	ELM		
76	20"	ELM		
77	12"	COTTONWOOD	3	REMAIN
78	5"	ELM		
			SUB TOTAL	36

EXISTING TREE STATUS SUMMARY:
 TOTAL EXISTING TREES 78
 TREES TO BE REMOVED 51
 TREES TO REMAIN 27

CREDIT FOR EXISTING TREES 97
 BASED ON CALIPER SIZE

TREE LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- DRIP RADIUS OF TREE
- TREE NUMBER REFERENCED TO TABLE

TYPICAL SYMBOLS
 * EXISTING TREE TO REMAIN
 * EXISTING TREE TO BE REMOVED

EXISTING TREE SITE PLAN
 scale: 1"=30' NORTH