

the original size of this sheet is 24" x 36"  
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ST-01



WD-06  
 SW3507 RIVERWOOD/ EQ. LRV: 22-26% MUN: 6

Post & Lintel



WD-01  
 SW 3541 HARBOR MIST/ EQ. LRV: 6% MUN: 3



WD-07  
 SW 3541 HARBOR MIST/ EQ. LRV: 6% MUN: 3

Wood Trim



ST-02



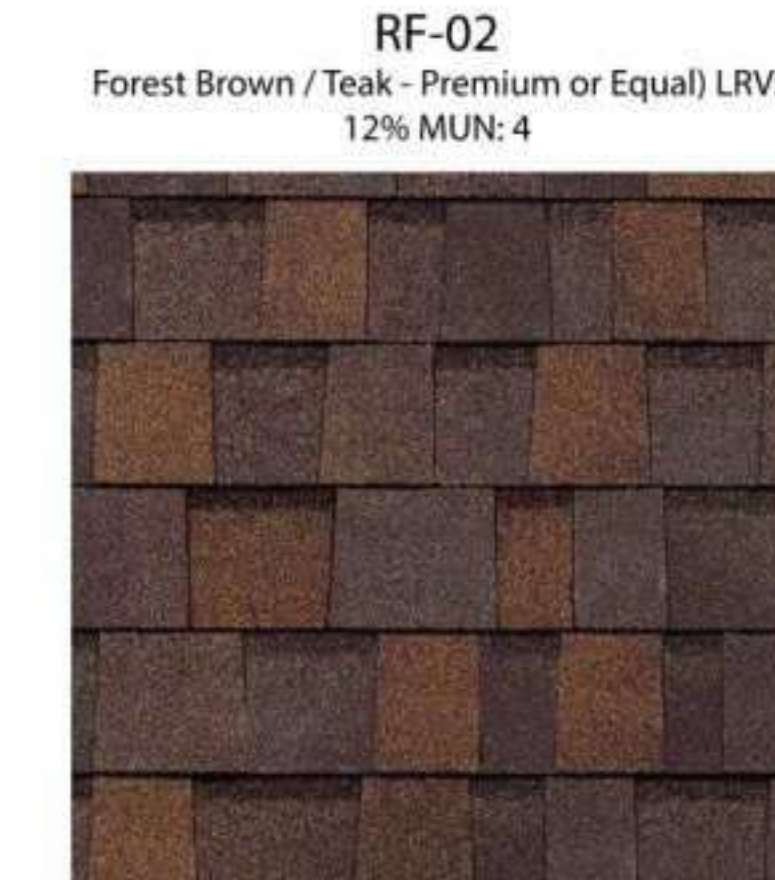
WD-04  
 SW 3524 OR EQ. LRV: 10% MUN: 4



WD-03  
 SW 3505 OR EQ. LRV: 22% MUN: 6

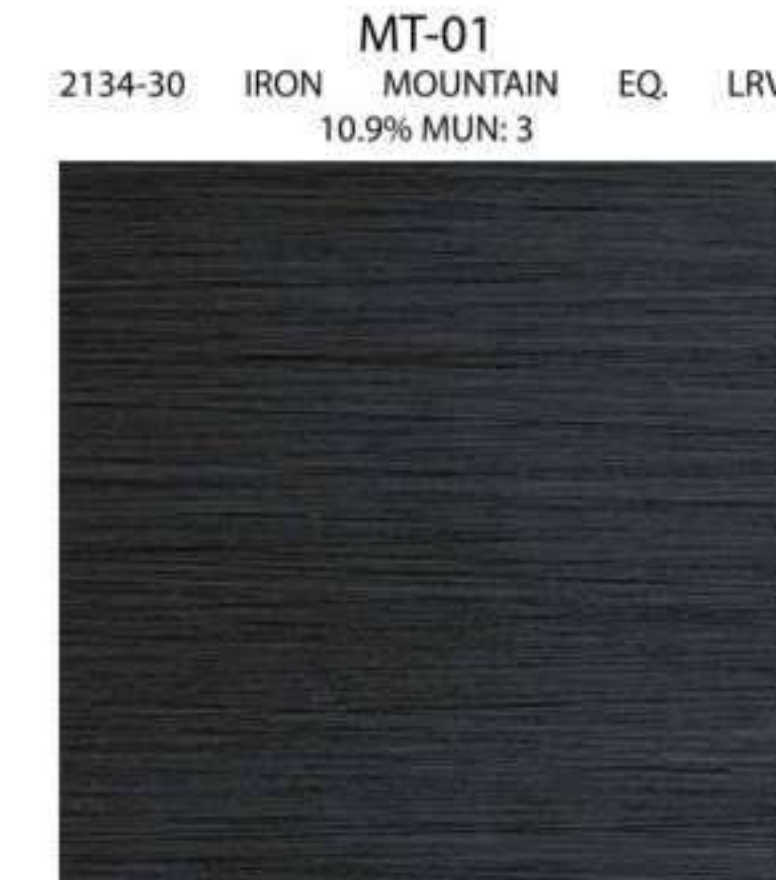


RF-02  
 Charcoal Grey or Equal. LRV: 4% MUN: 2



RF-02  
 Forest Brown / Teak - Premium or Equal LRV: 12% MUN: 4

Asphalt & Metal Roof (Cont.)



MT-01  
 2134-30 IRON MOUNTAIN EQ. LRV: 10.9% MUN: 3



ST-03



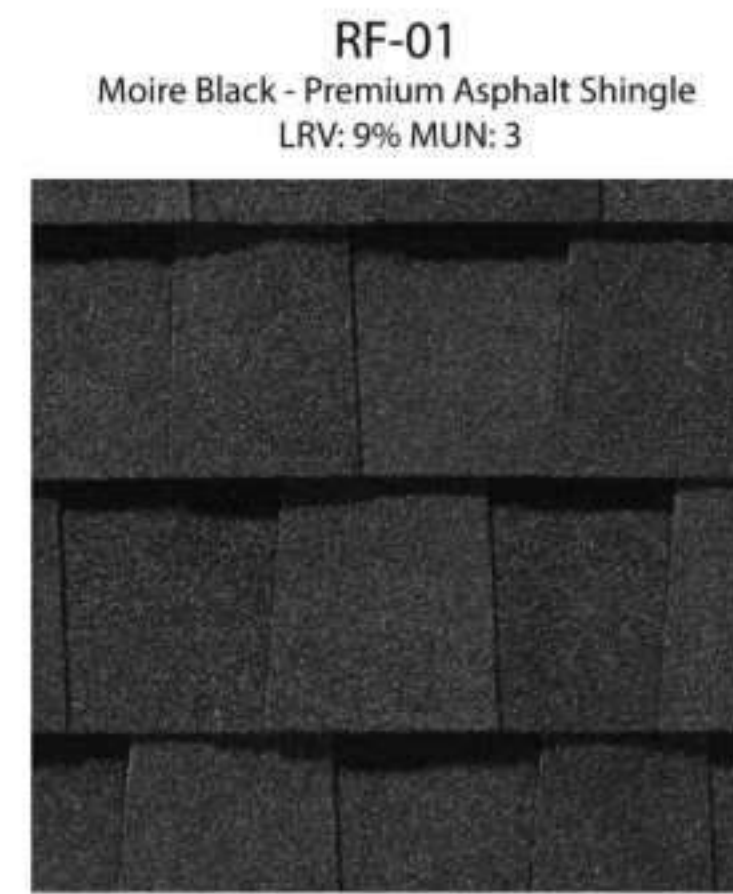
WD-08  
 SW 3006 SAND CASTLE / EQ. LRV: 25% MUN: 6

Floor Deck



WD-02  
 SW 3030 DESERT WOOD EQ. LRV: 25% MUN: 6

Siding



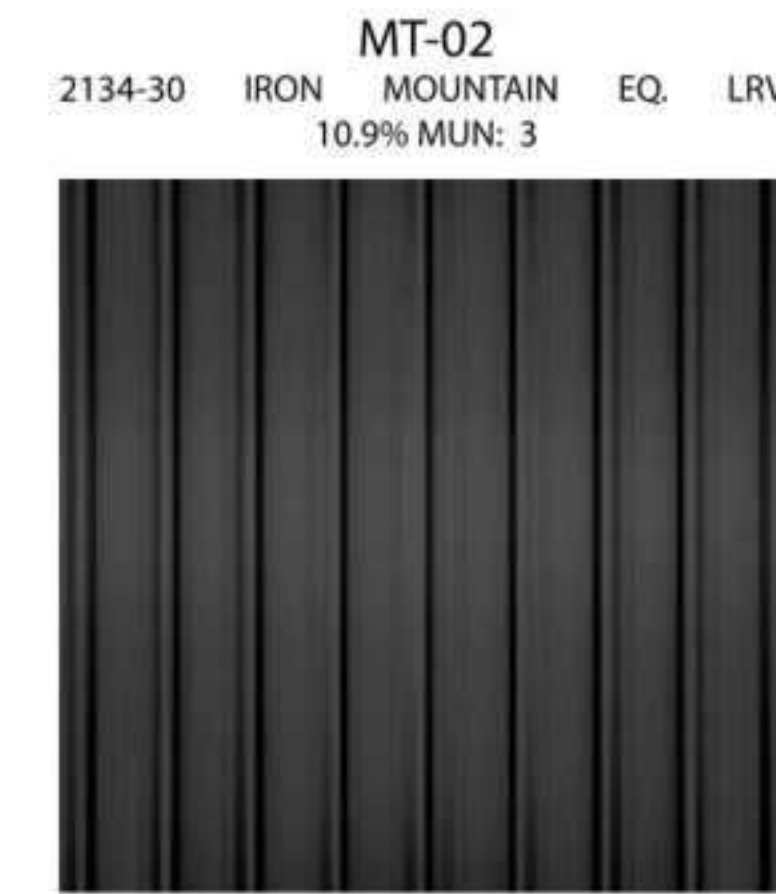
RF-01  
 Moire Black - Premium Asphalt Shingle LRV: 9% MUN: 3

Asphalt & Standing Seam Metal Roof



PL-01  
 Stucco Smooth Sand Finish Med. Beige LRV: 25% MUN: 6

Plaster



MT-02  
 2134-30 IRON MOUNTAIN EQ. LRV: 10.9% MUN: 3

Steel & Accent Metal

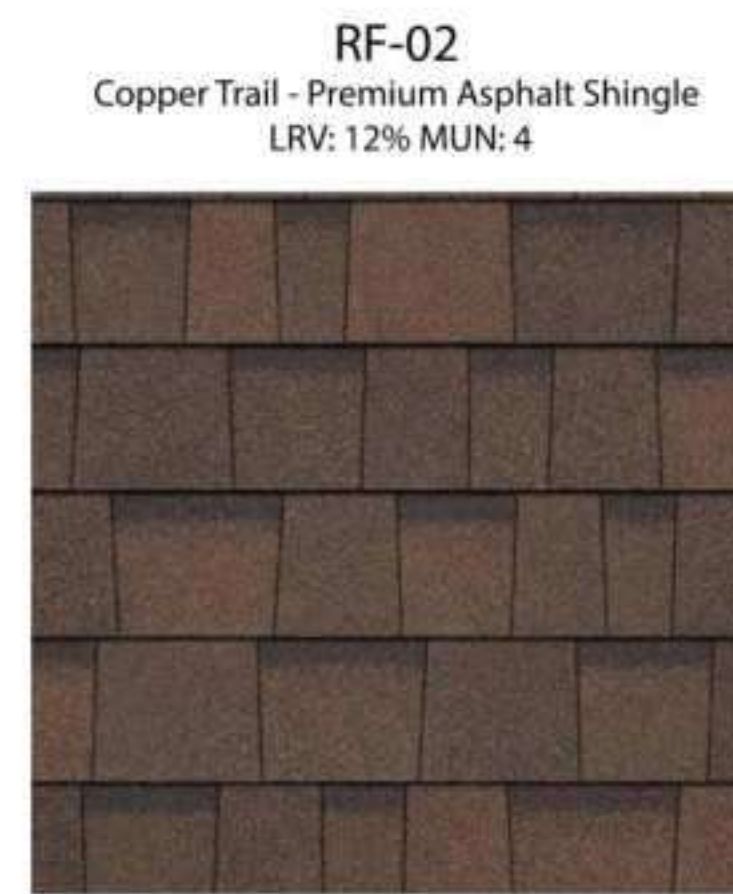


ST-04



WD-05  
 SW 3505 OR EQ. LRV: 22% MUN: 6

Floor Deck



RF-02  
 Copper Trail - Premium Asphalt Shingle LRV: 12% MUN: 4



PL-02  
 Stucco Smooth Sand Finish Dark Accent. Drk/Med Brown LRV: 18% MUN 6



MT-03  
 2120 JET BLACK / EQ. LRV: 4.7% MUN: 1

Plaster

Steel & Accent Metal

**Table 5.7**  
**Maximum Light Reflectance (LRV) and Munsell Values**

Building Size	Maximum LRV / (Maximum Munsell Value)
Less than 5,000 square feet	38 percent / (7)
Between 5,000 square feet and 20,000 square feet	28 percent / (6)
Greater than 20,000 square feet	20 percent / (5)

LRV Requirement

R.D. OLSON  
 DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP

key plan

3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1
no.	date	issue

Oak Creek  
 Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
 SEPTEMBER 6, 2023

sheet title Material Sample

project no: 222032

checked by:

drawn by:

component

sheet no.

page - 1 of 41

23 of 63 (Part 1 & 2)

**A1-05**

# CENTRAL CLUSTER

## LEGEND

- 1 LOBBY
- 2 ENCLOSED PDR
- 3 RESTAURANT
- 4CA 4CA LODGING BLDG
- 5 FITNESS & SPA
- 6 POOL

● INDICATES GROSS AREA LESS THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" DO NOT APPLY)

● INDICATES GROSS AREA GREATER THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" APPLY)



R.D. OLSON  
DEVELOPMENT  
WATG  
Brightview Design Group  
Sefton Engineering  
Eric Brandt Architect  
Richard Hubbell & Associates  
Hammes Surveying LLC  
Kimley-Horn and Associates, Inc.  
MD Acoustics, LLC  
WSP



key plan

1" = 20'-0"

0' 10' 20' 40'

3 9/6/2023 9:30 AM EDS SUBMITTAL 3  
2 8/3/2023 CDS SUBMITTAL 2  
1 3/28/2023 CDS SUBMITTAL 1

no.	date	issue
3	9/6/2023 9:30 AM	EDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge  
COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
Central Cluster  
Sector Plan  
project no. 222032  
checked by:  
drawn by:

component  
sheet no. **A2-02**  
page - 2 of 41  
24 of 63 (Part 1 & 2)

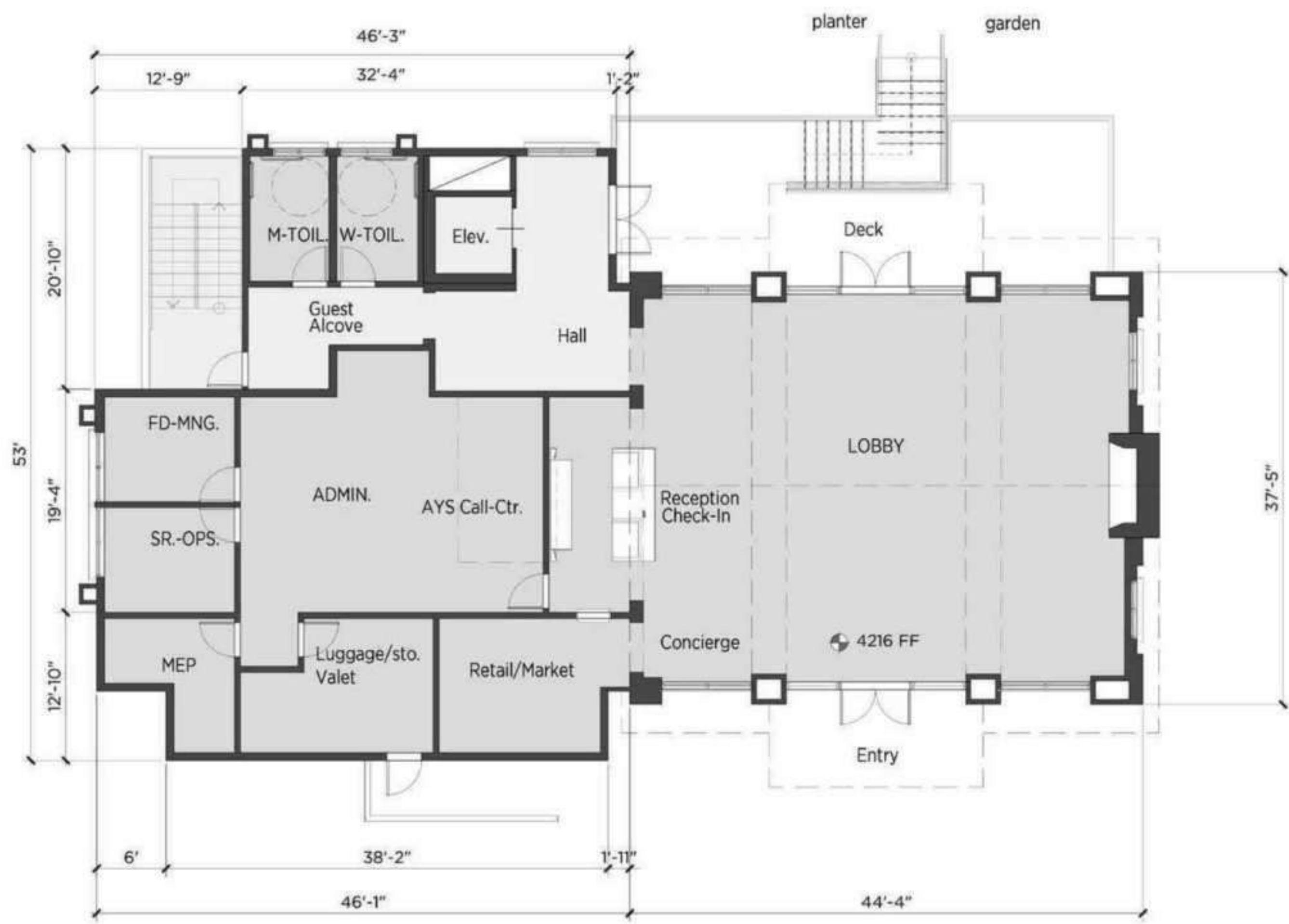
Architectural Cluster Differentiation:  
The Central Cluster is inspired by historic stone masonry & wood construction found locally. The Sedona Jordan Historical Fruit Packaging House along with the Jordan Sales Building were the two main influences.

-  Sedona stone
-  Reclaimed wood
-  Dark gray board & batten
-  Dark gray
-  Light gray roof



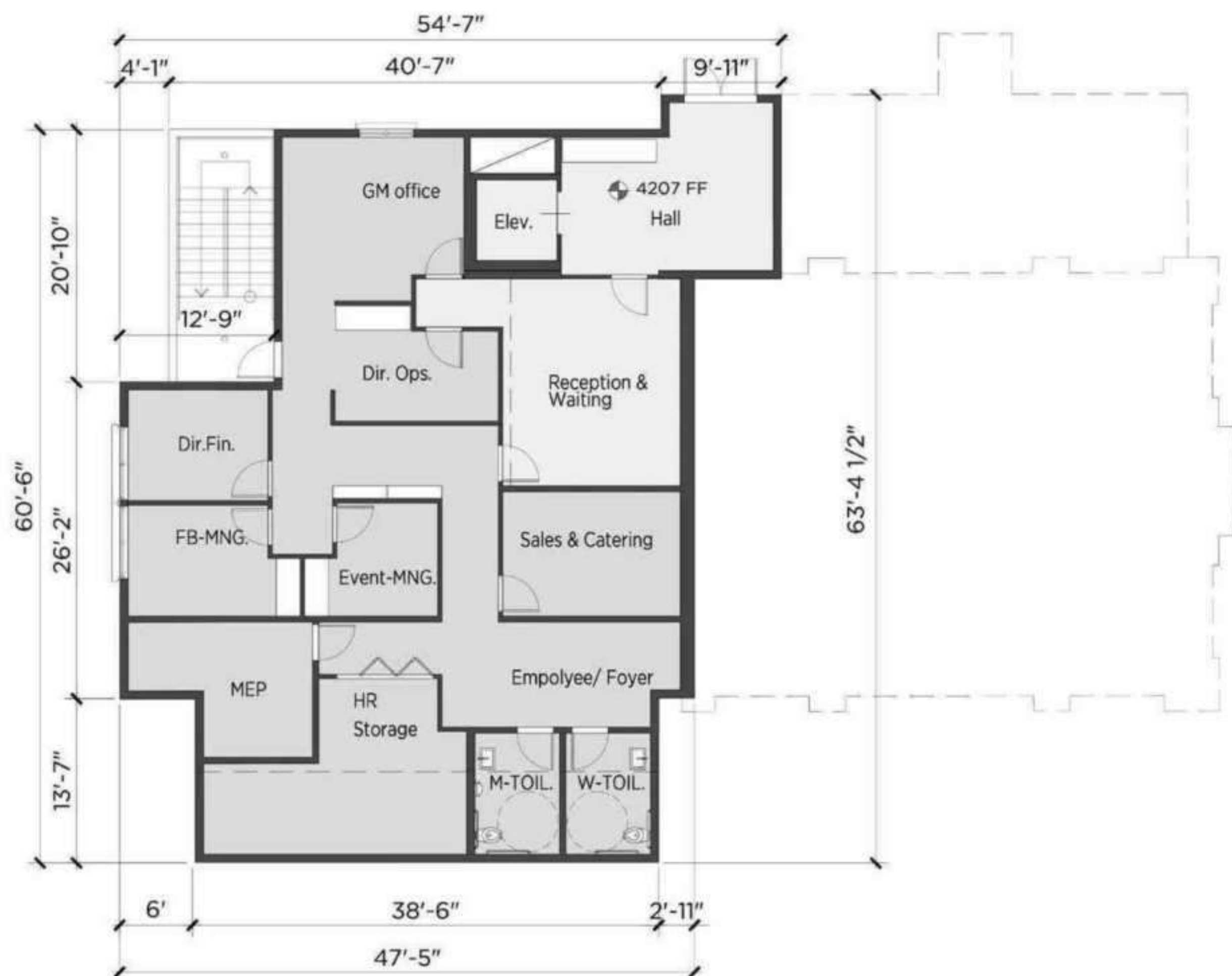
Garland Building      Sedona Jordan Sales Building  
Design Inspiration

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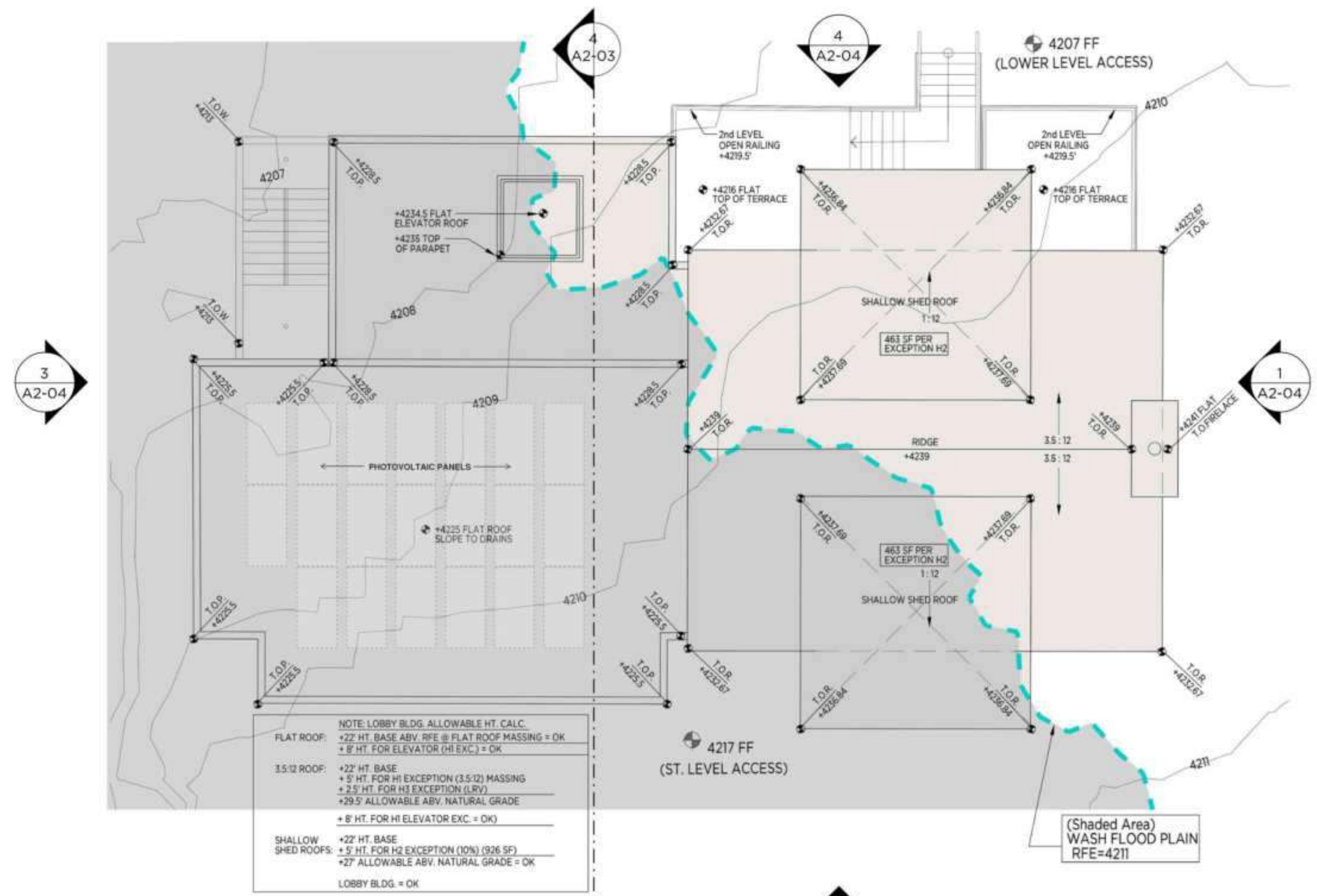
1. LOBBY - FIRST LEVEL FLOOR PLAN

SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 3,700 SQFT



2. LOBBY - SECOND LEVEL FLOOR PLAN

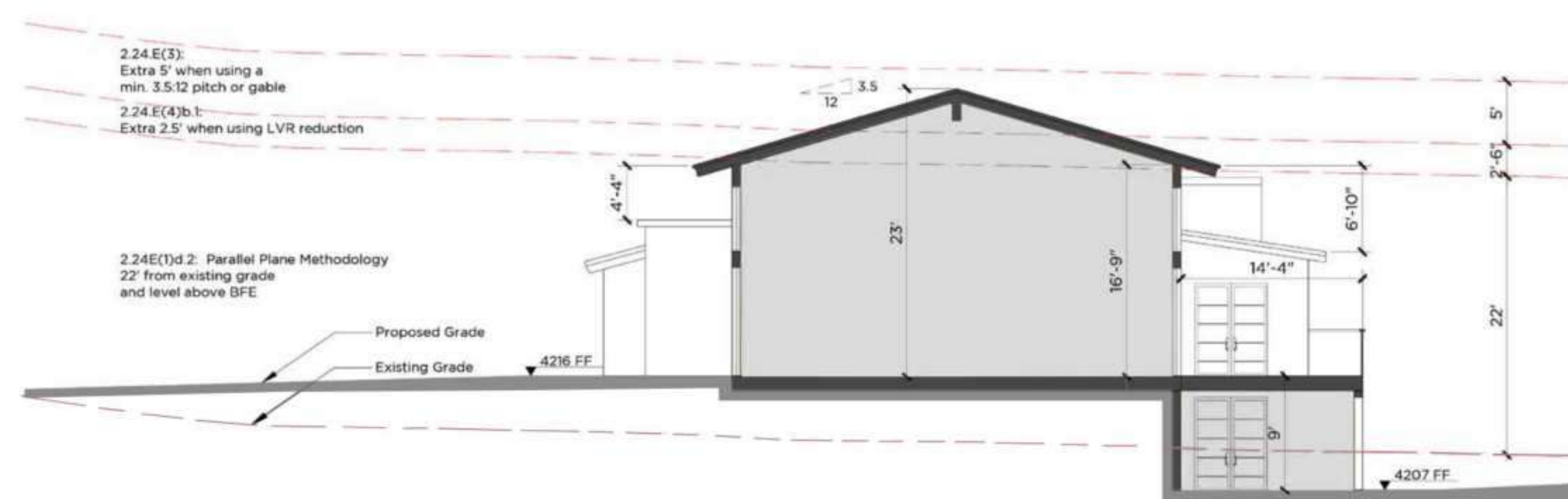
SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 2,594 SQFT



3. LOBBY - ROOF PLAN

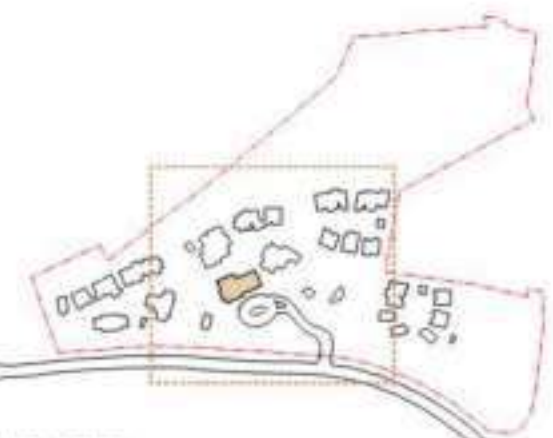
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND:	T.O.R. = TOP OF ROOF	T.O.W. = TOP OF WALL
PER 2.24 E.(1)d.2	T.O.P. = TOP OF PARAPET	
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)c); APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1 Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1.2 Table 2.9 FOR REDUCED LRV = +1.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)b.1.2 Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+Wall Plane Max. of 500 sf)		

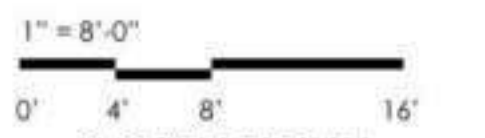


4. LOBBY - SECTION

SCALE: 1/8"=1'-0"



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title Lobby Floor, Roof Plans & Section

project no: 222032  
checked by:  
drawn by:

component

A2-03

KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY



**1.LOBBY - NORTH ELEVATION**

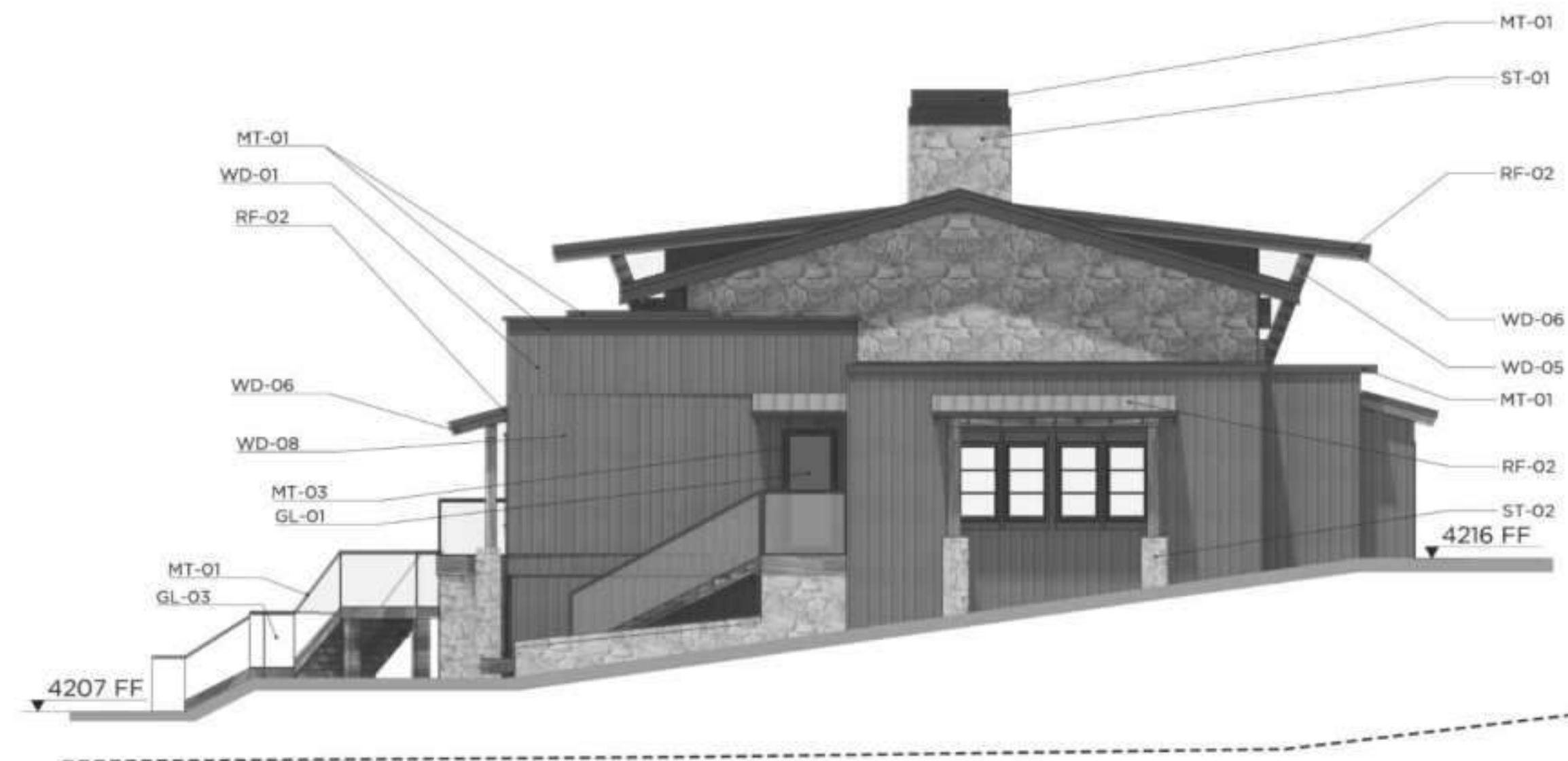
SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F.  
(WEST & EAST ELEV. <340 SF,  
NORTH ELEV. <330 SF, SOUTH ELEV. <300 SF)



**2.LOBBY - EAST ELEVATION**

SCALE: 1/8"=1'-0"



**3.LOBBY - SOUTH ELEVATION**

SCALE: 1/8"=1'-0"



**4.LOBBY - WEST ELEVATION**

SCALE: 1/8"=1'-0"

**R.D. OLSON  
DEVELOPMENT**

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



key plan

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

FULL SCALE WHEN PRINTED AT 24"X36"  
GRAPHIC SCALE OTHERWISE

no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

**Oak Creek  
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
**Lobby -  
Elevations**

project no: 222032

checked by:

drawn by:

component

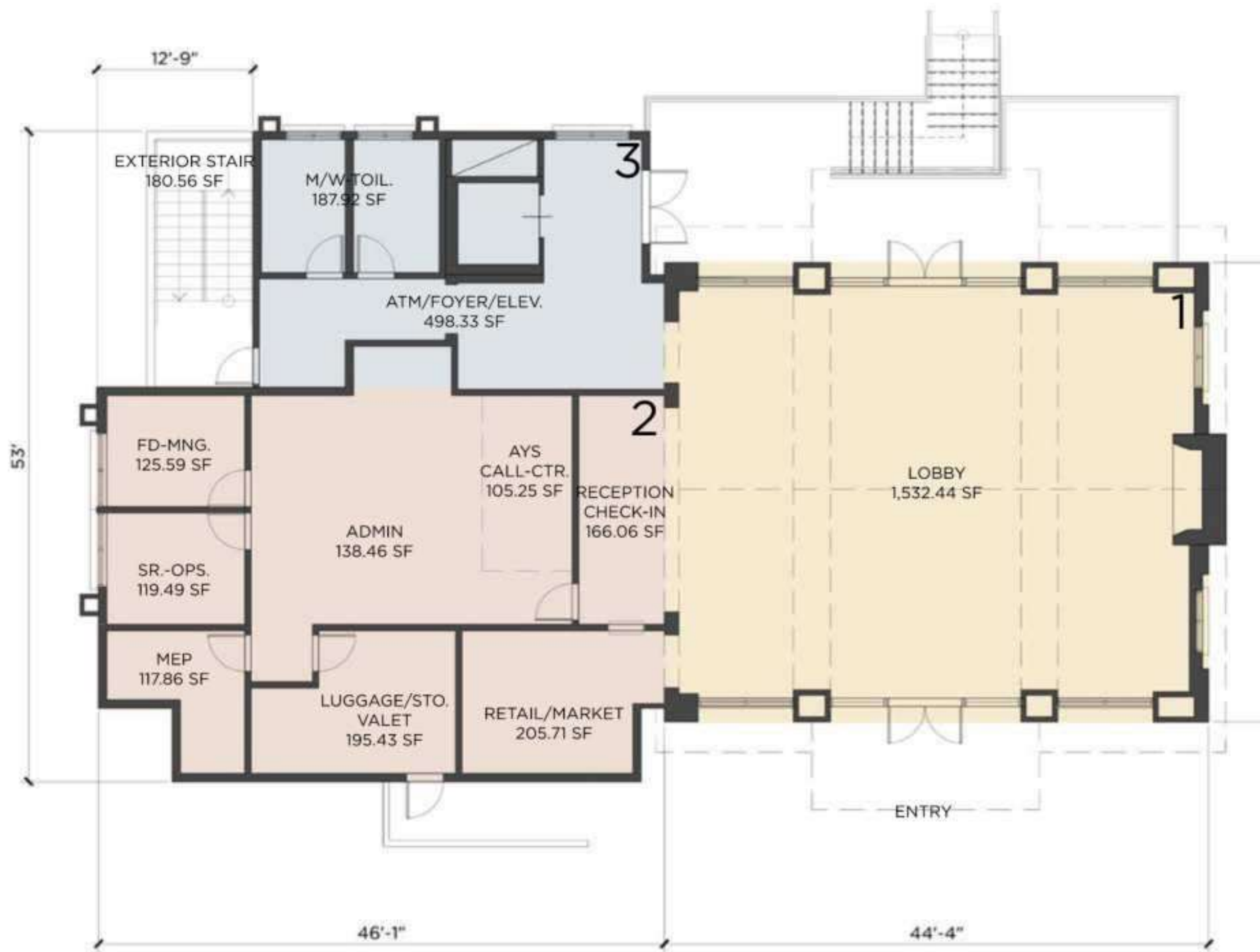
sheet no.

**A2-04**

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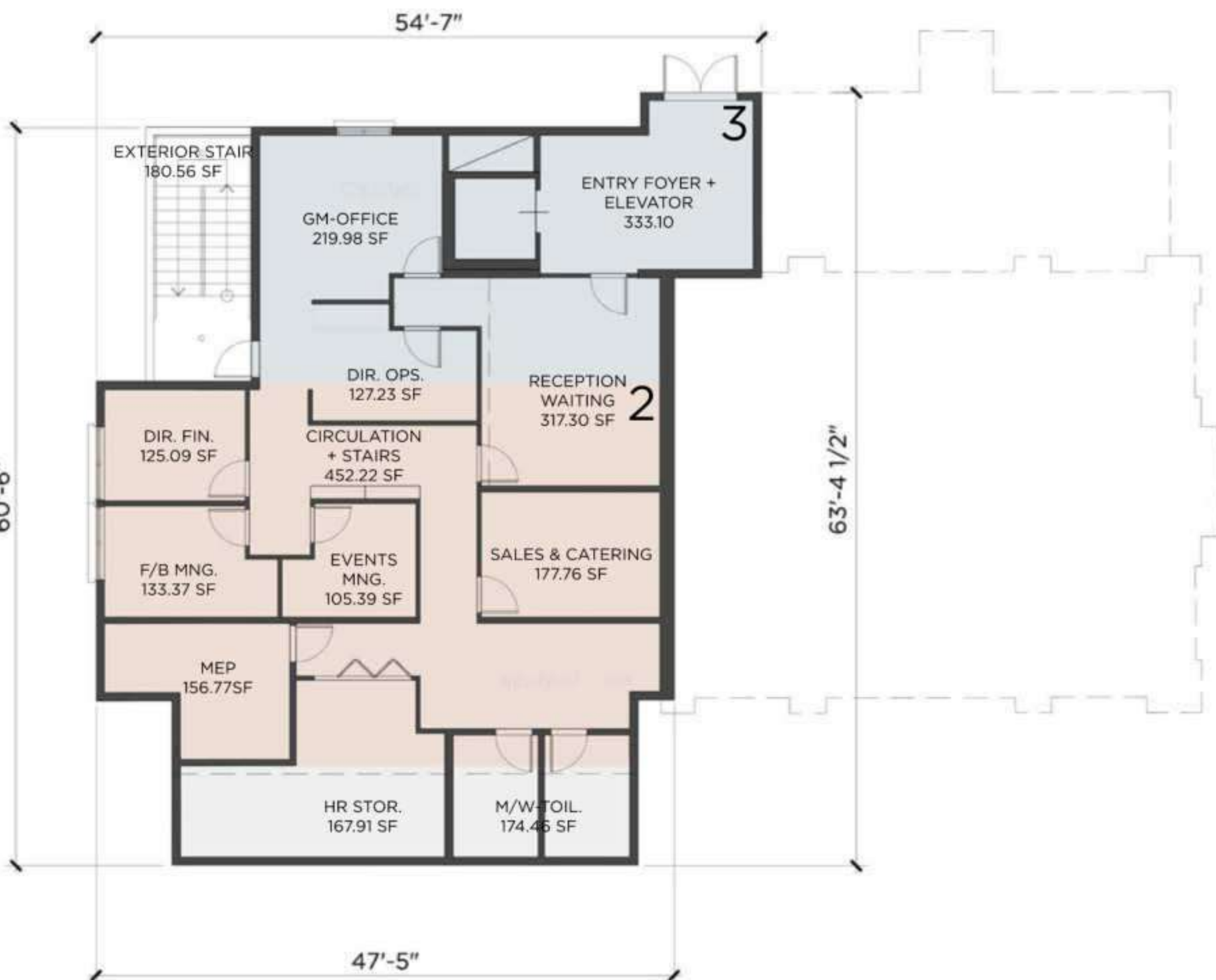
26 of 63 (Part 1 & 2)

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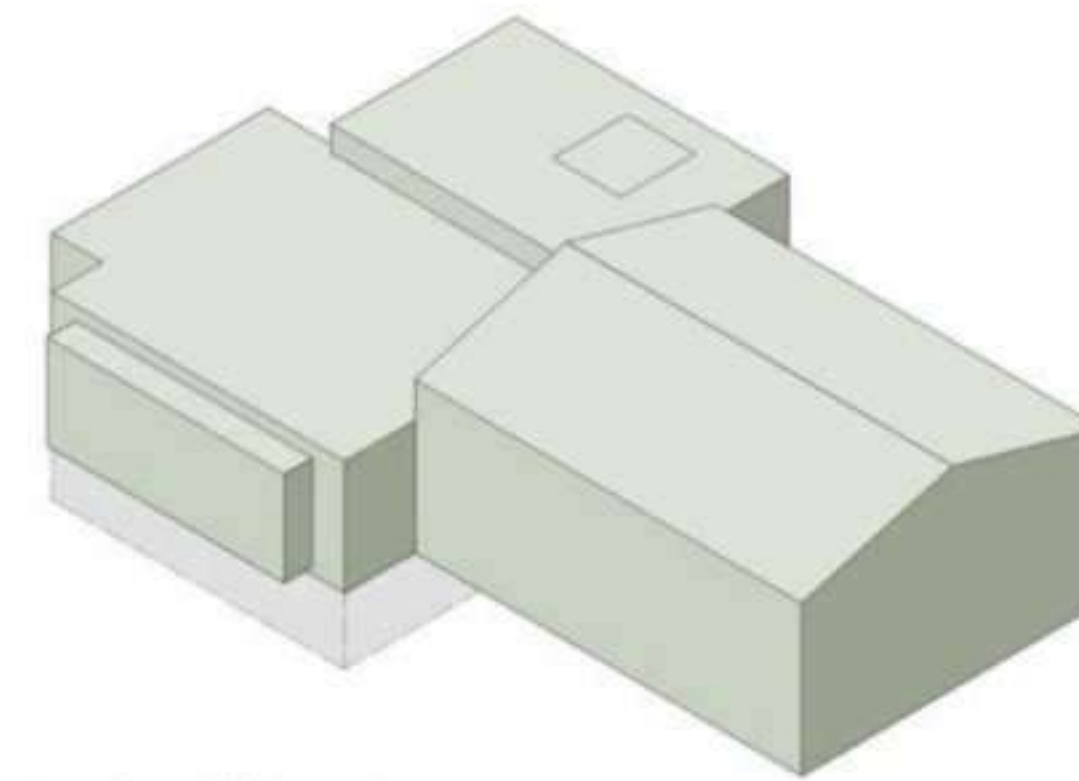
**1. LOBBY - FIRST LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 3,700 SQFT



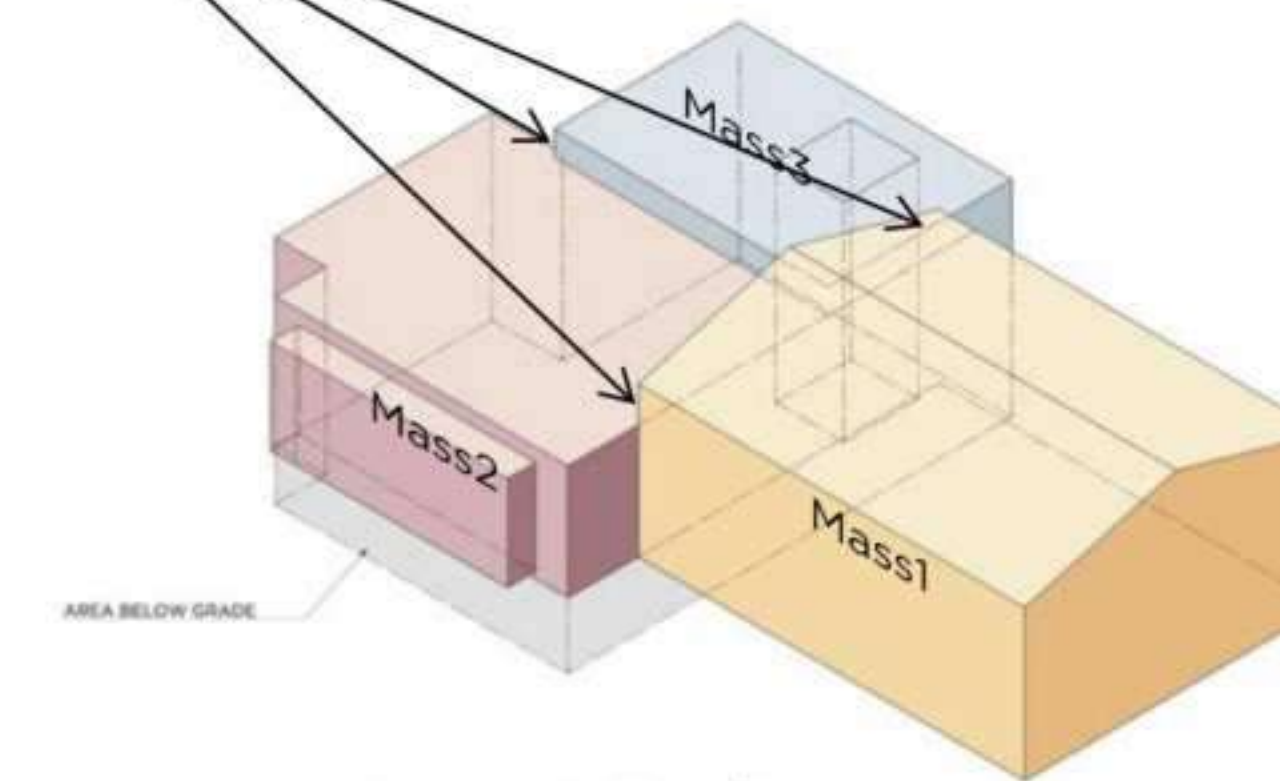
**2. LOBBY - LOWER LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 2,593 SQFT



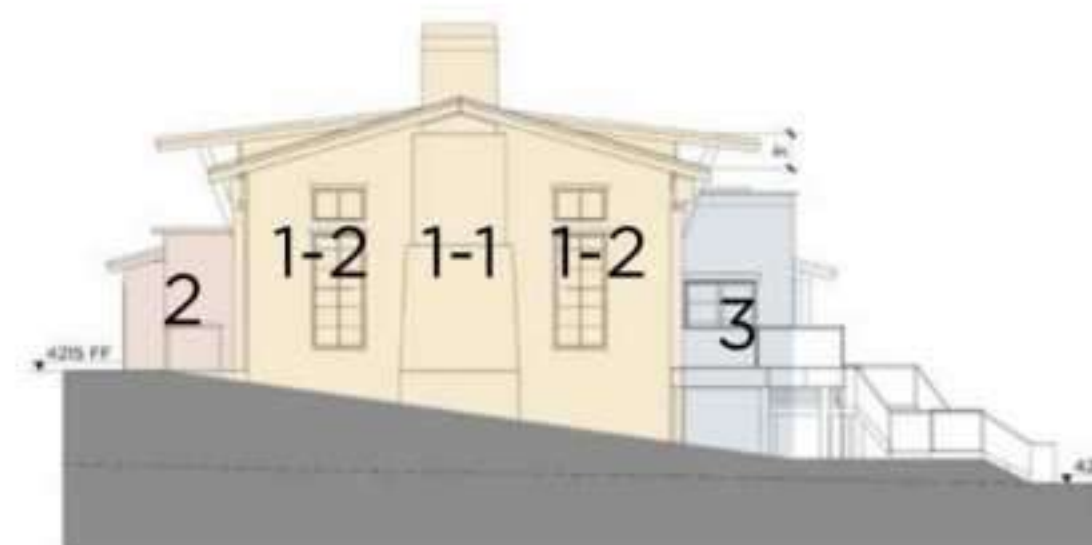
Total Building Gross Area  
100% of 6,294 sqft

ALL VERTICAL DIMENSIONS  
SEPARATING THE MASSES  
ARE 3'-0" MIN.



Mass 2 Area: 3,218 sqft  
(51.6% of total building footprint)  
Mass 1 Area: 1,532 sqft  
(24.5% of total building footprint)

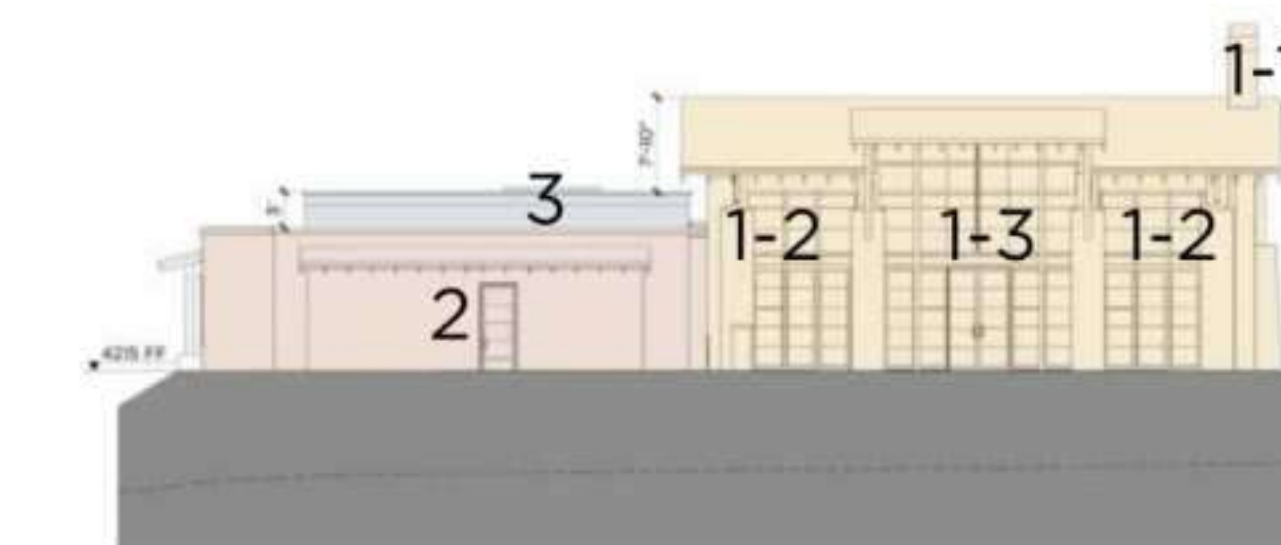
Mass 2 + Mass 1 = 76.1% < 80% per guideline



**3. LOBBY - NORTH ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 1-2 area: 714.7 sqft (55.8% of total area)  
Massing 1-1 area: 259.4 sqft (20.3% of total area)  
Total area: 1,280.0 sqft (100% of total area)

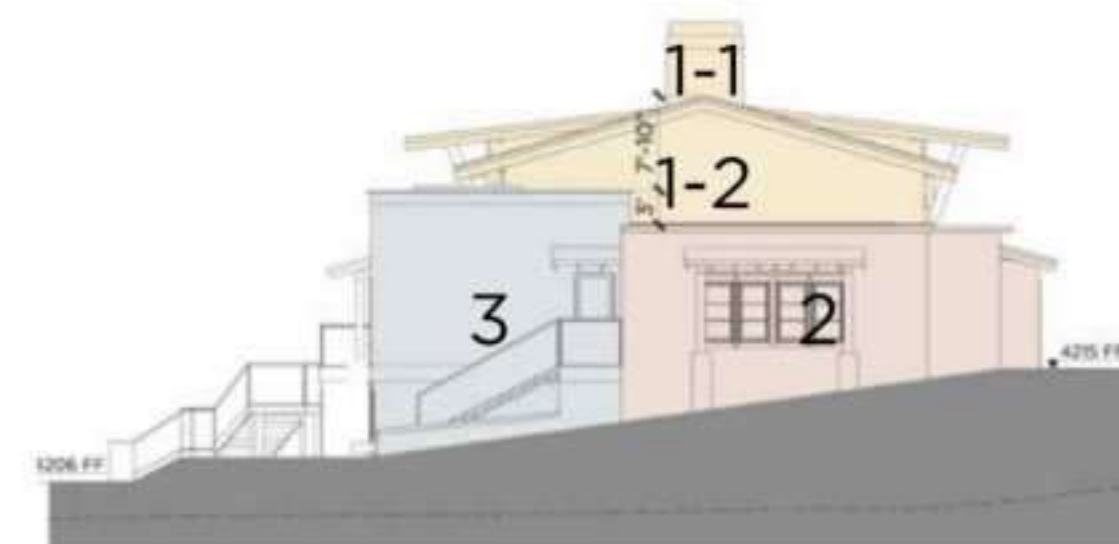
Mass 1-2 + Mass 1-1 = 76.1% < 80% per guideline



**4. LOBBY - EAST ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 1-2 area: 639.0 sqft (37.6% of total area)  
Massing 2 area: 499.9 sqft (29.4% of total area)  
Total area: 1,689.4 sqft (100% of total area)

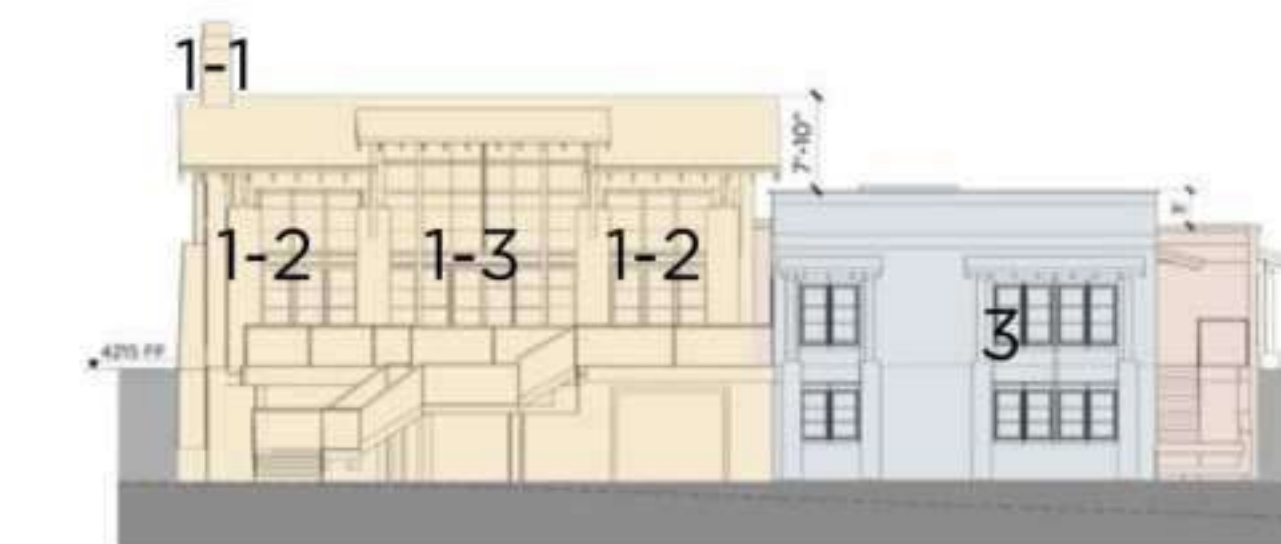
Mass 1-2 + Mass 2 = 67.0% < 80% per guideline



**5. LOBBY - SOUTH ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 2 area: 480.6sqft (37.4% of total area)  
Massing 3 area: 439.8 sqft (34.2% of total area)  
Total area: 1,285.9 sqft (100% of total area)

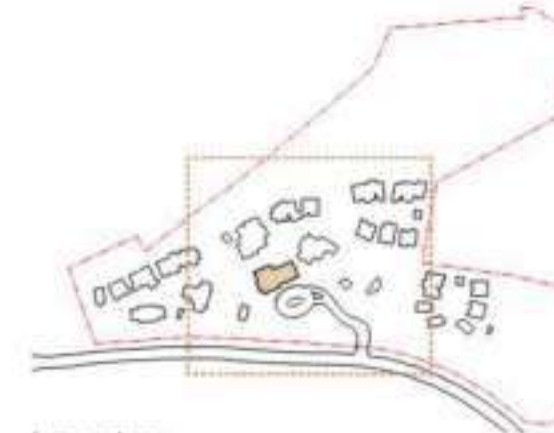
Mass 2 + Mass 3 = 71.6% < 80% per guideline



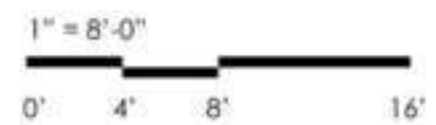
**6. LOBBY - WEST ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 3 area: 777.7 sqft (30.6% of total area)  
Massing 1-2 area: 914.9 sqft (36.0% of total area)  
Total area: 2,544.5 sqft (100% of total area)

Mass 3 + Mass 1-2 = 66.6% < 80% per guideline



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
Lobby -  
Justification

project no: 222032

checked by:

drawn by:

component

sheet no.

**A2-05**

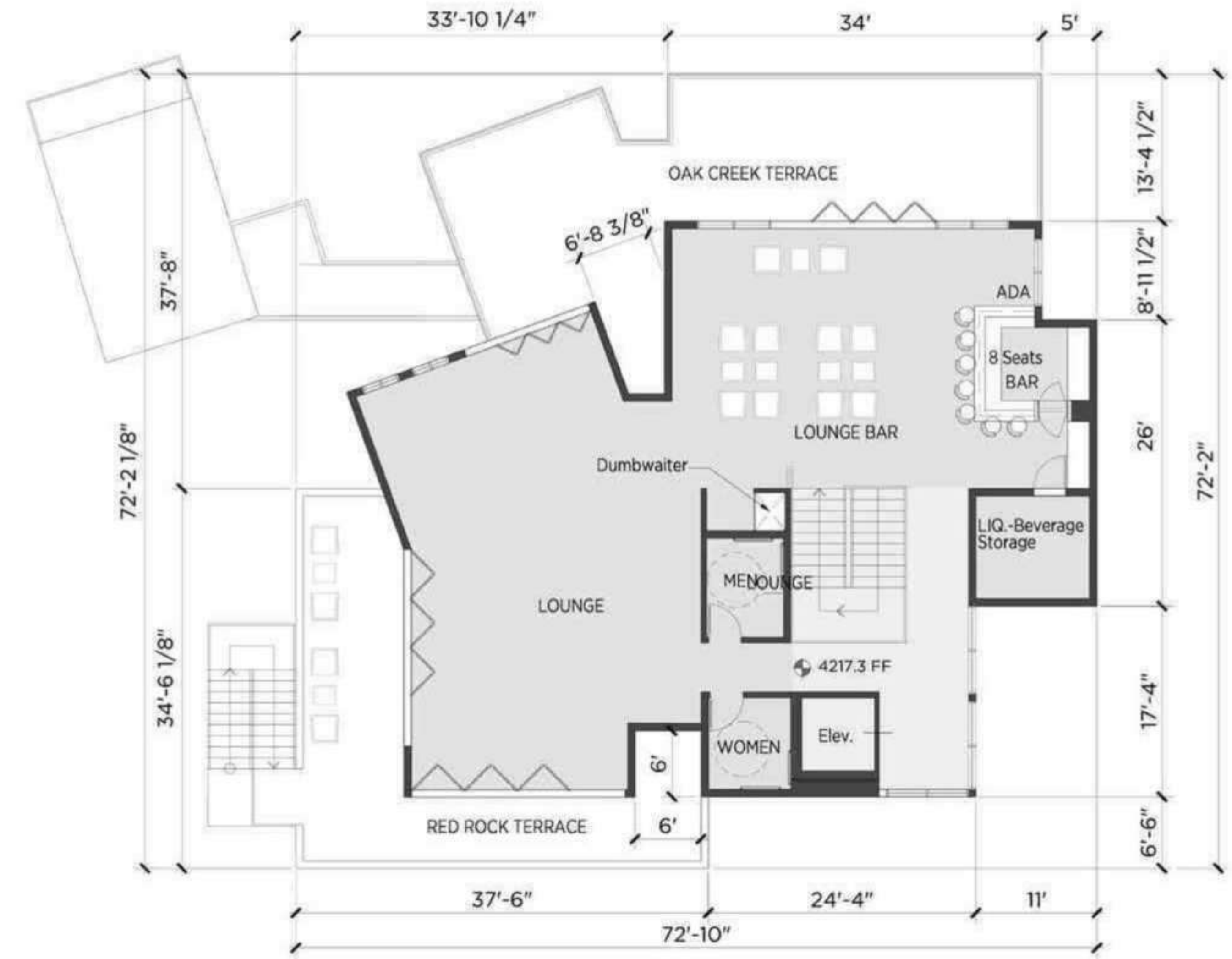
page - 5 of 41

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**1. RESTAURANT - FIRST LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0" GROSS FLOOR AREA (EXCLUDES PDR): 4,198 SQFT

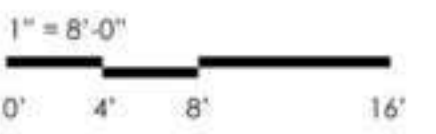


**2. RESTAURANT - SECOND LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 2,797 SQFT



key plan



FULL SCALE WHEN PRINTED AT 24" X 36"  
GRAPHIC SCALE OTHERWISE

3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1
no.	date	issue

**Oak Creek  
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
**Restaurant -  
Floor Plans**

project no: 222032

checked by:

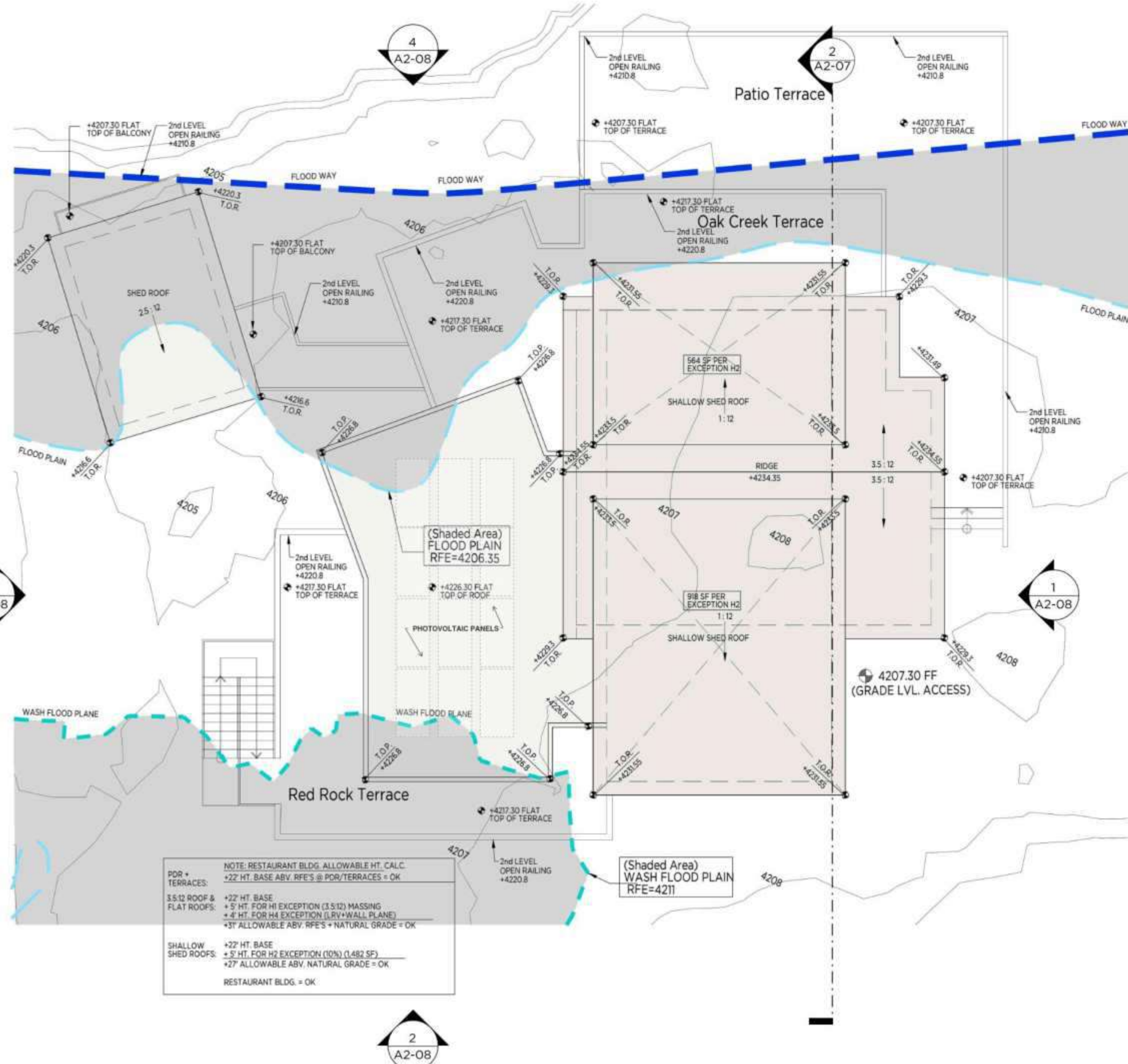
drawn by:

component

sheet no. **A2-06**

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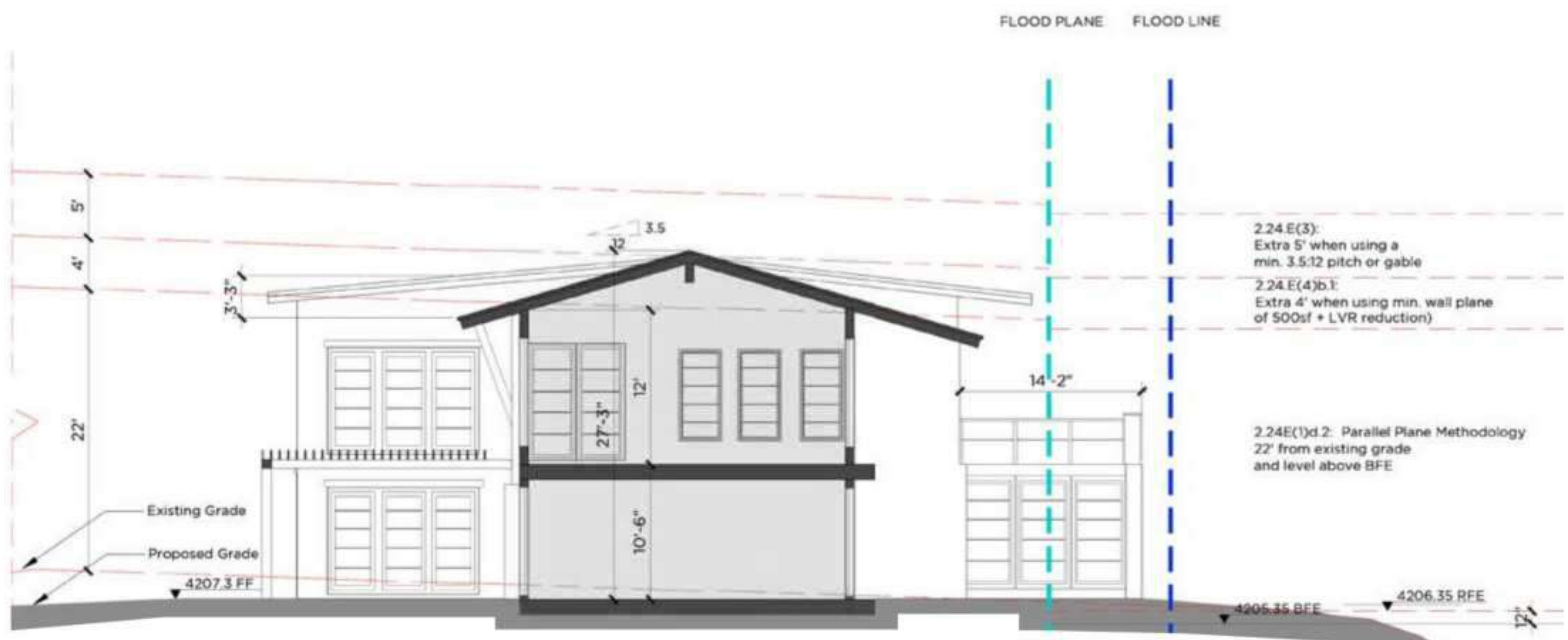
28 of 63 (Part 1 & 2)



**1.RESTAURANT - ROOF PLAN**

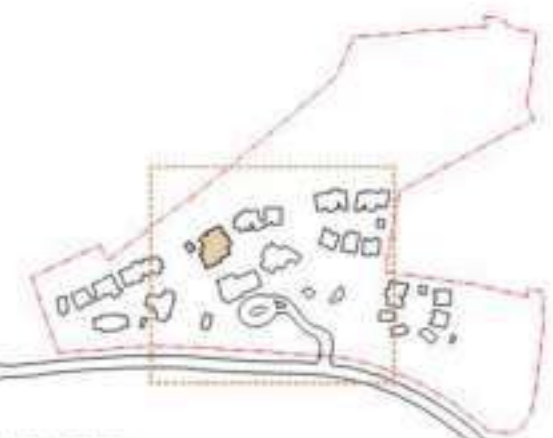
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND:	
T.O.R. = TOP OF ROOF	T.O.W. = TOP OF WALL
T.O.P. = TOP OF PARAPET	
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)): APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE)	
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'	
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1: Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'	
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1: Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)	
(H4) HEIGHT INCREASE: 2.24 E.(4)b.1.2: Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21-Wall Plane Max. of 500 sf)	

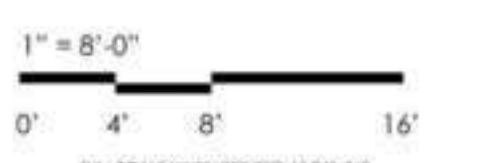


**2.RESTAURANT - SECTION**

SCALE: 1/8"=1'-0"



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

**Oak Creek  
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
**Restaurant -  
Roof Plan & Section**

project no: 222032

checked by:

drawn by:

component

**A2-07**

sheet no.

page - 7 of 41

29 of 63 (Part 1 & 2)

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KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY

R.D. OLSON DEVELOPMENT

- WATG
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- Kimley-Horn and Associates, Inc.
- MD Acoustics, LLC
- WSP



1. RESTAURANT - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2. RESTAURANT - EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO  
BE LESS THAN 500 S.F. FOR HEIGHT  
INCREASE EXCEPTION  
(WEST ELEV. <445 SF, EAST ELEV. <405 SF,  
NORTH ELEV. <335 SF, SOUTH ELEV. <334)

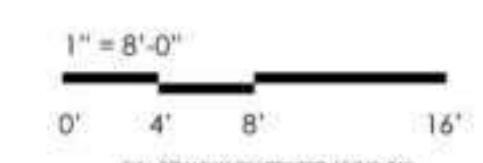


1. RESTAURANT - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2. RESTAURANT - WEST ELEVATION

SCALE: 1/8" = 1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

Restaurant -  
Elevations

A2-08

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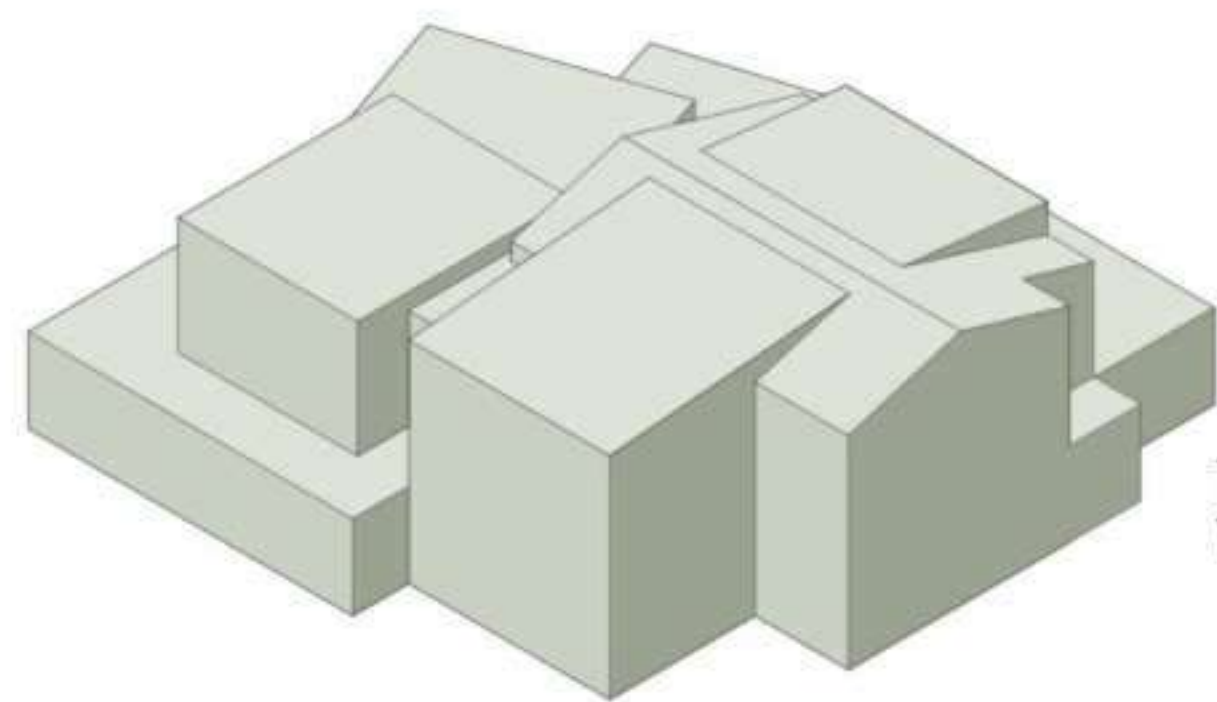




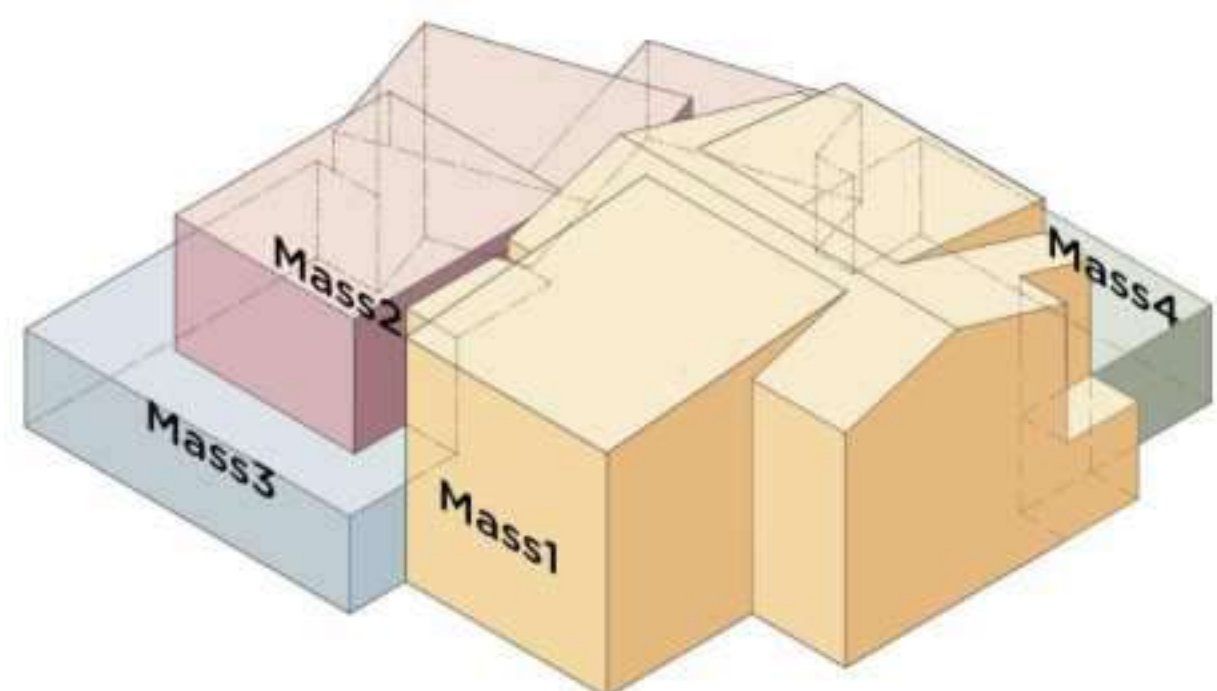
**1. RESTAURANT - FIRST LEVEL FLOOR PLAN**  
SCALE: 1/8"=1'-0"  
GROSS FLOOR AREA (EXCLUDES PDR): 4,198 SQFT



**2. RESTAURANT - SECOND LEVEL FLOOR PLAN**  
SCALE: 1/8"=1'-0"  
GROSS FLOOR AREA: 2,797 SQFT

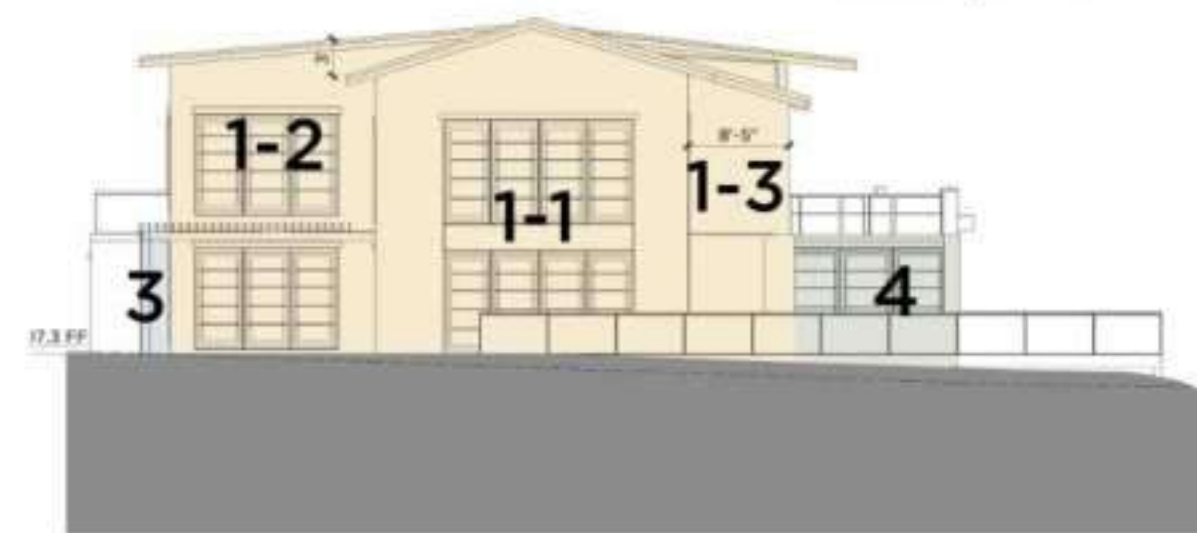


Total Building Gross Area  
100% of 7,040 sqft



Mass 1 Area: 3,520 sqft  
(50.0% of total building footprint)  
Mass 2 Area: 2,112 sqft  
(30.0% of total building footprint)

Mass 1 + Mass 2 = 80% = 80% per guideline



**3. RESTAURANT - NORTH ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 1-1 area: 686.6 sqft (41.6% of total area)  
Massing 1-2 area: 448.5 sqft (27.1% of total area)  
Total area: 1,649.7 sqft (100% of total area)

Mass 1-1 + Mass 1-2 = 68.7% < 80% per guideline



**5. RESTAURANT - SOUTH ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 2-1 area: 396.5 sqft (25.3% of total area)  
Massing 3 area: 358.5 sqft (22.9% of total area)  
Total area: 1,565.4 sqft (100% of total area)

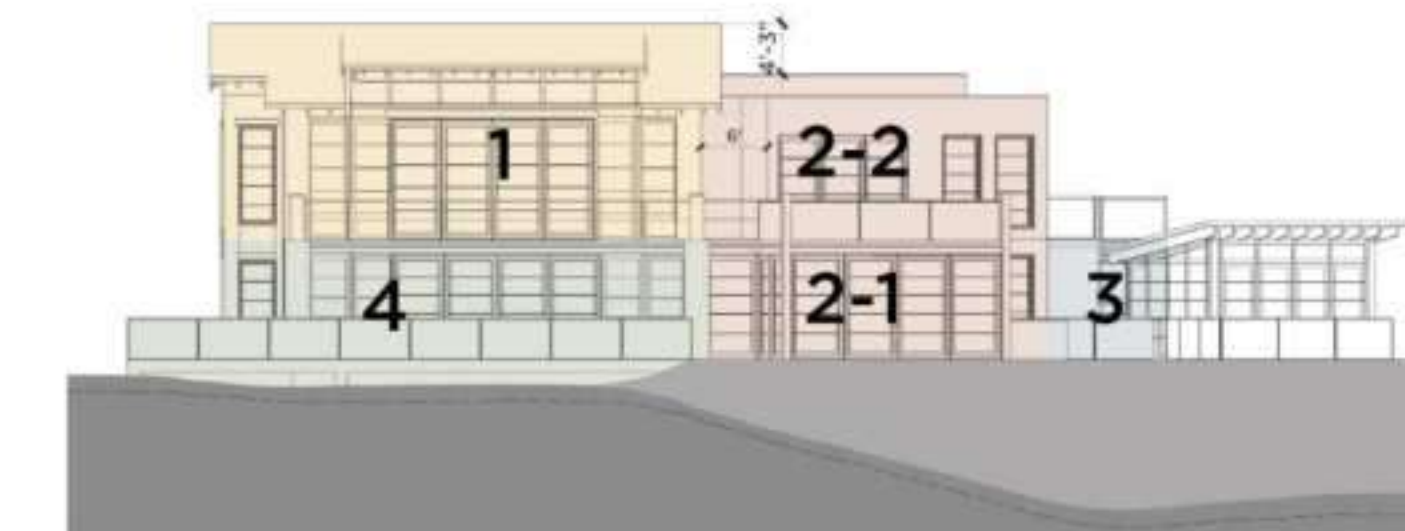
Mass 2-1 + Mass 3 = 48.2% < 80% per guideline



**4. RESTAURANT - EAST ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 1-3 area: 657.1 sqft (34.8% of total area)  
Massing 3 area: 438.4 sqft (23.2% of total area)  
Total area: 1,887.6 sqft (100% of total area)

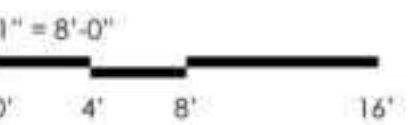
Mass 1-3 + Mass 3 = 58.0% < 80% per guideline



**6. RESTAURANT - WEST ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 1 area: 732.1 sqft (38.6% of total area)  
Massing 4 area: 500.5 sqft (26.4% of total area)  
Total area: 1,895.5 sqft (100% of total area)

Mass 1 + Mass 4 = 65.0% < 80% per guideline



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
Restaurant -  
Justification

project no: 222032

checked by:

drawn by:

component

**A2-09**

sheet no.

page - 9 of 41

31 of 63 (Part 1 & 2)



KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY

R.D. OLSON  
DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



1.SPA - NORTH ELEVATION

SCALE: 1/8"=1'-0"

2.SPA - EAST ELEVATION

SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 500 S.F. FOR HEIGHT INCREASE  
EXCEPTION  
(WEST ELEV. <370 SF, EAST ELEV. <230 SF,  
NORTH ELEV. <285 SF, SOUTH ELEV. <260)

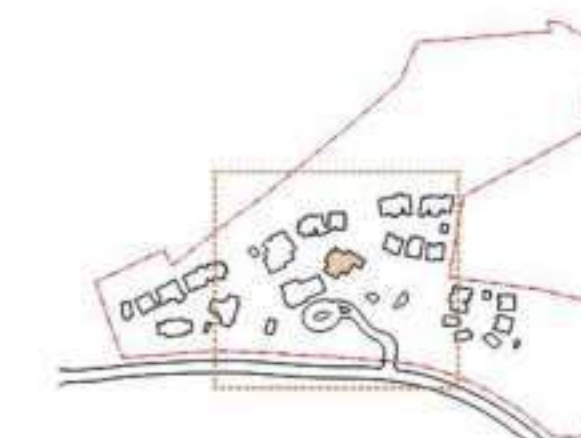


3.SPA - SOUTH ELEVATION

SCALE: 1/8"=1'-0"

4.SPA - WEST ELEVATION

SCALE: 1/8"=1'-0"



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

no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title Spa -  
Elevations

project no. 222032

checked by:

drawn by:

component

A2-11

page - 11 of 41

33 of 63 (Part 1 & 2)



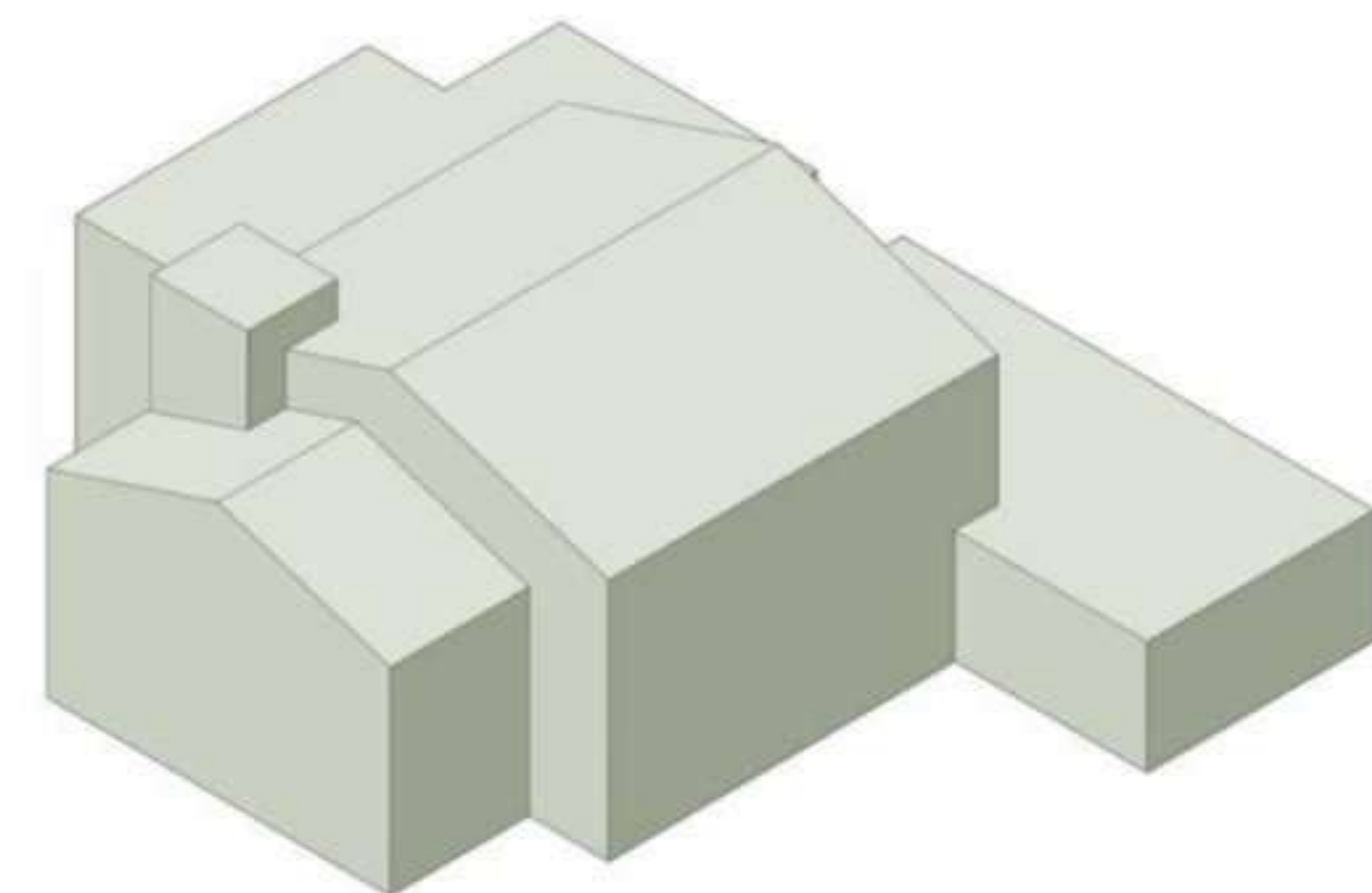
**1.SPA - FIRST LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 3,314 SQFT



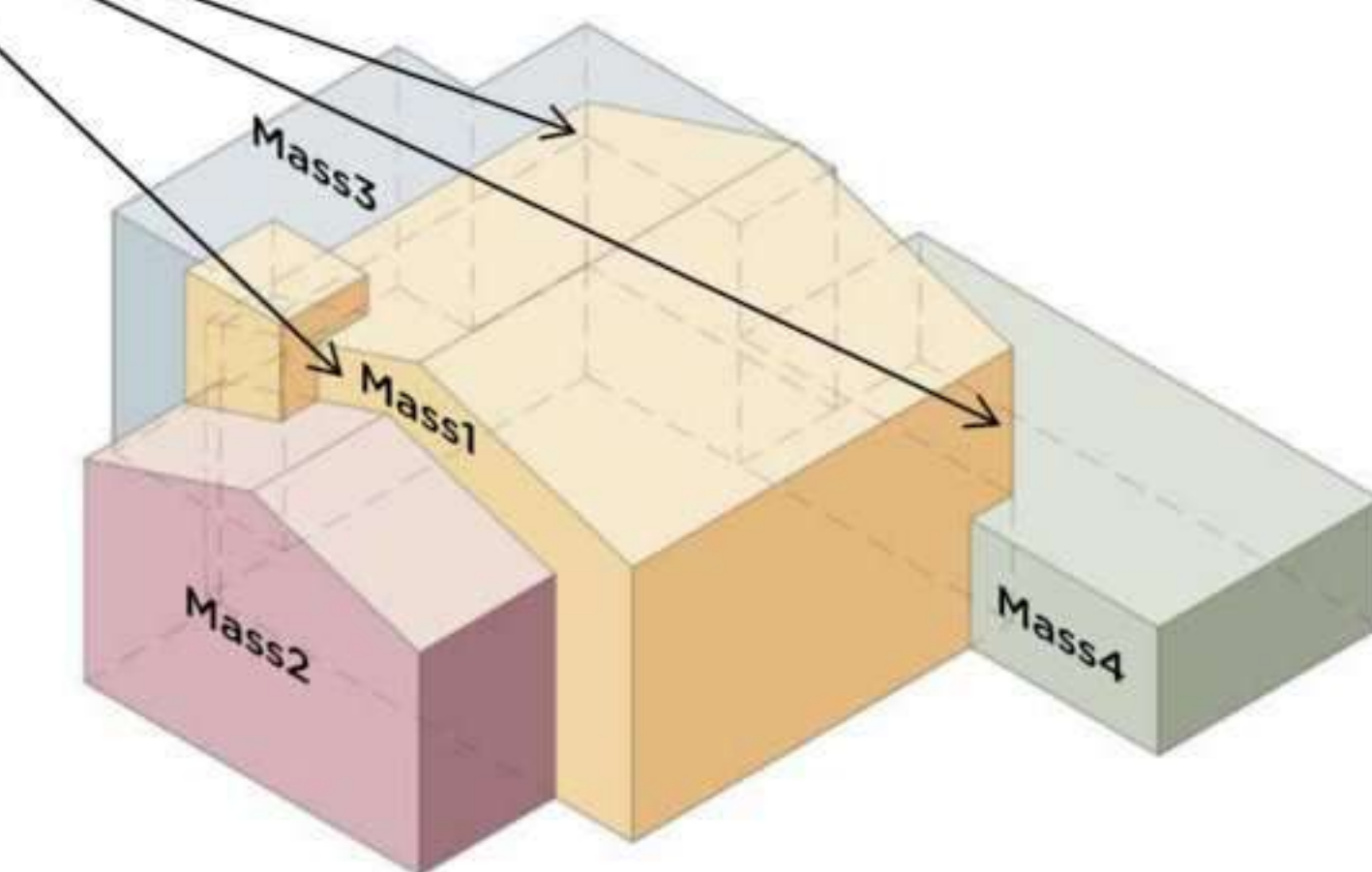
**2.SPA - SECOND LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 2,460 SQFT



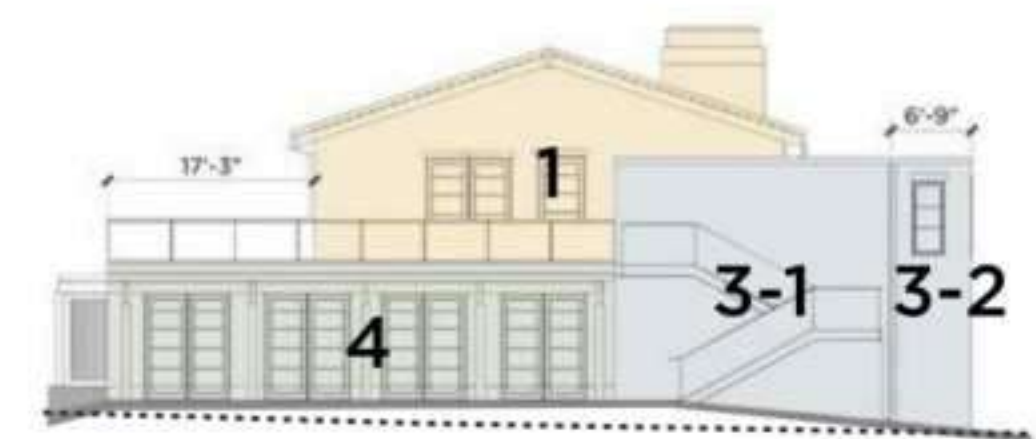
Total Building Gross Area  
100% of 5,774 sqft

ALL VERTICAL DIMENSIONS  
SEPARATING THE MASSES  
ARE 3'-0" MIN.



Mass 1 Area: 1,716 sqft  
(29.7% of total building footprint)  
Mass 2 Area: 1,378 sqft  
(23.9% of total building footprint)

Mass 1 + Mass 2 = 53.6% < 80% per guideline



**3.SPA - NORTH ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 4 area: 488.4 sqft (30% of total area)  
Massing 3-1 area: 482.2 sqft (29.7% of total area)  
Total area: 1,625.8 sqft (100% of total area)

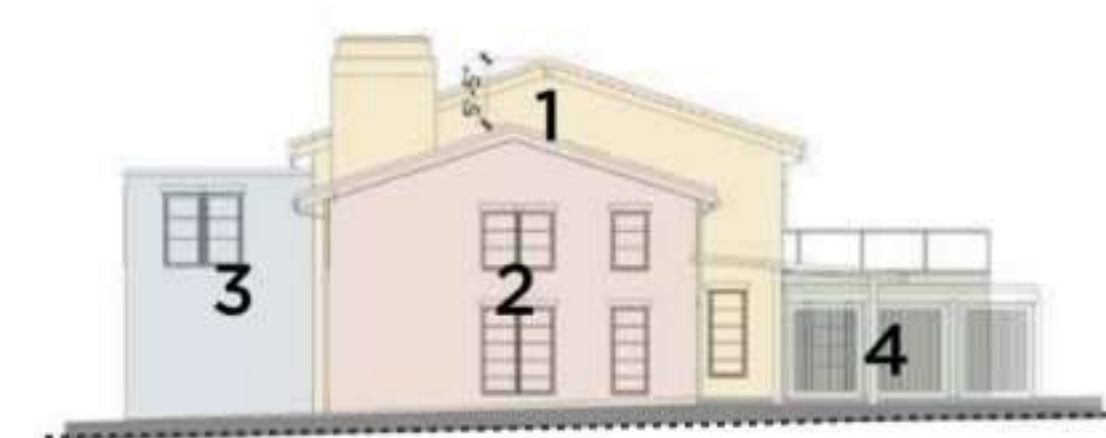
Mass 4 + Mass 3-1 = 59.7% < 80% per guideline



**4.SPA - EAST ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 1 area: 969.9 sqft (61.5% of total area)  
Massing 2 area: 284.8 sqft (18.1% of total area)  
Total area: 1,576.7 sqft (100% of total area)

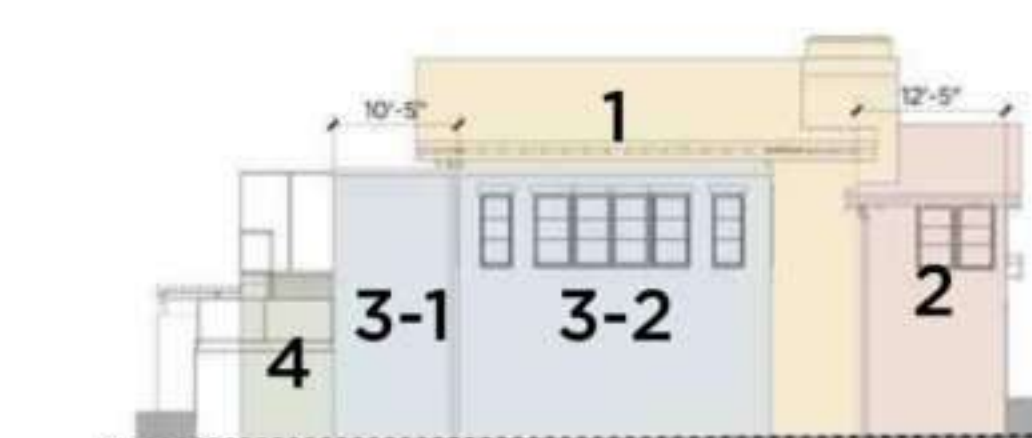
Mass 1 + Mass 2 = 79.6% < 80% per guideline



**5.SPA - SOUTH ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 2 area: 644.1sqft (41.4% of total area)  
Massing 3 area: 321.74 sqft (20.7% of total area)  
Total area: 1,556.4 sqft (100% of total area)

Mass 2 + Mass 3 = 62.1% < 80% per guideline



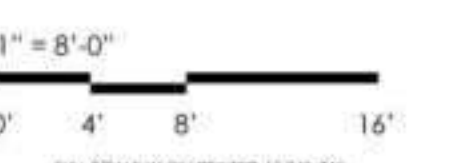
**6.SPA - WEST ELEVATION**

SCALE: 1/16"=1'-0"  
Massing 3-2 area: 587.8 sqft (32.9% of total area)  
Massing 1 area: 467.5 sqft (26.1% of total area)  
Total area: 1,788.3 sqft (100% of total area)

Mass 3-2 + Mass 1 = 59% < 80% per guideline



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
Spa -  
Justification

project no: 222032

checked by:

drawn by:

component

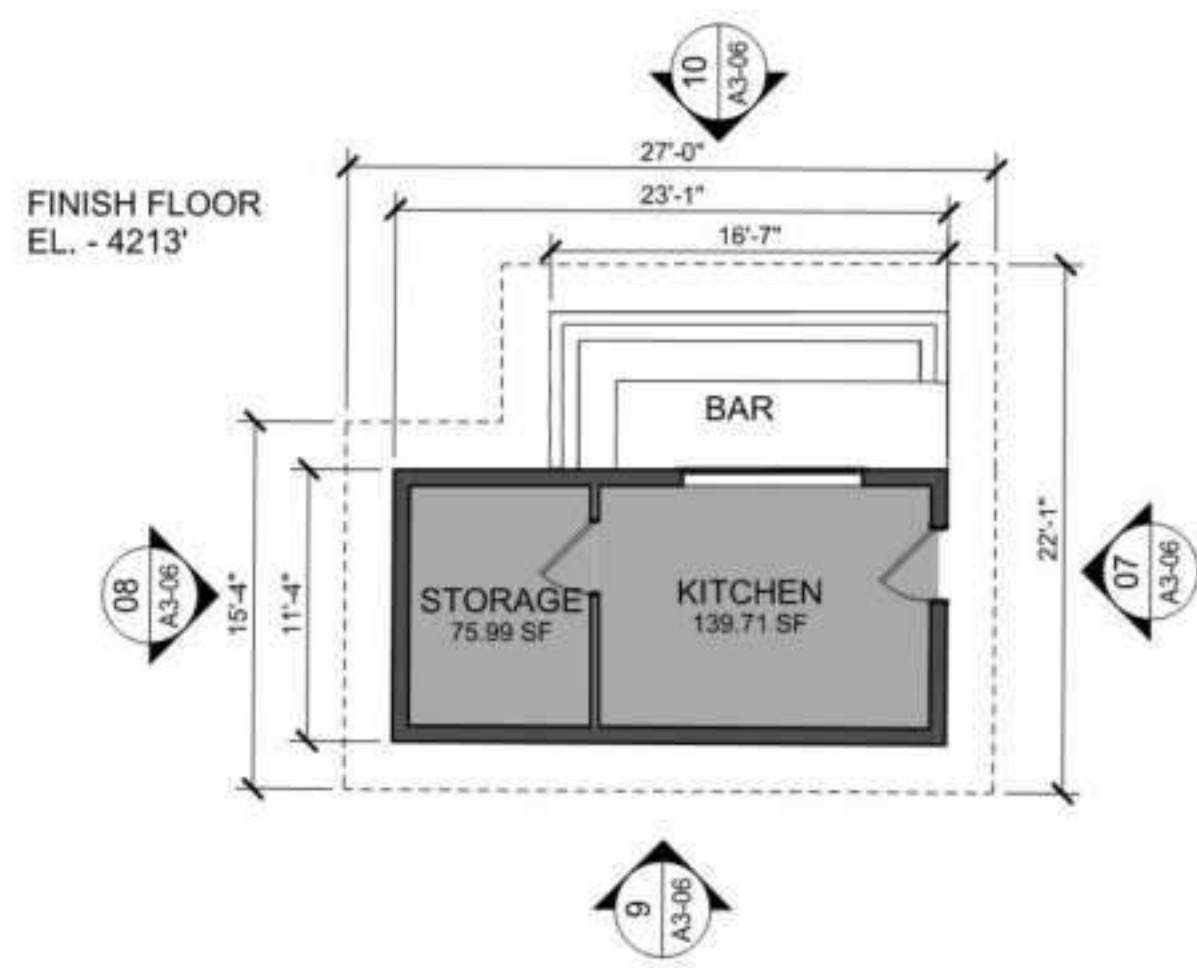
**A2-12**

sheet no.

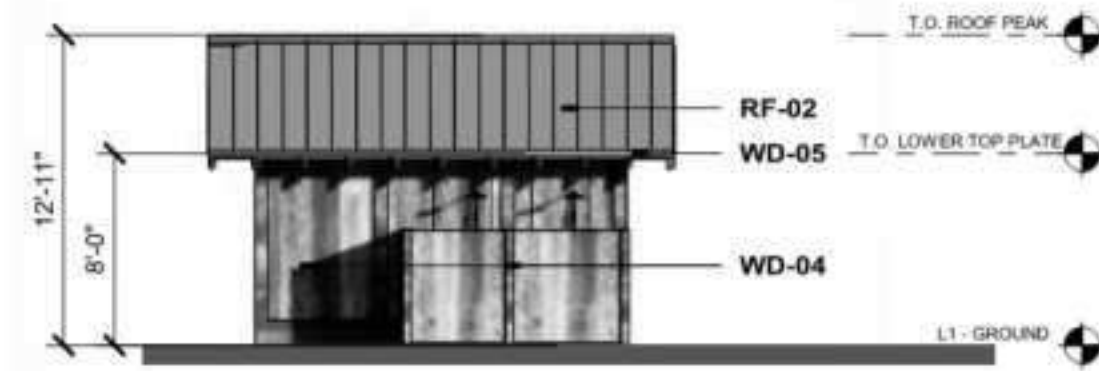
page - 12 of 41

34 of 63 (Part 1 & 2)

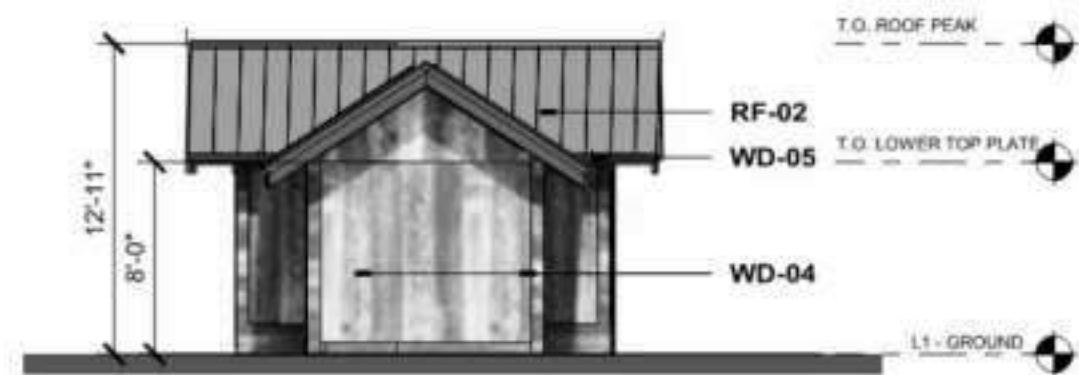
the original size of this sheet is 24" x 36" Copyright © 2023 WATG. All rights reserved.



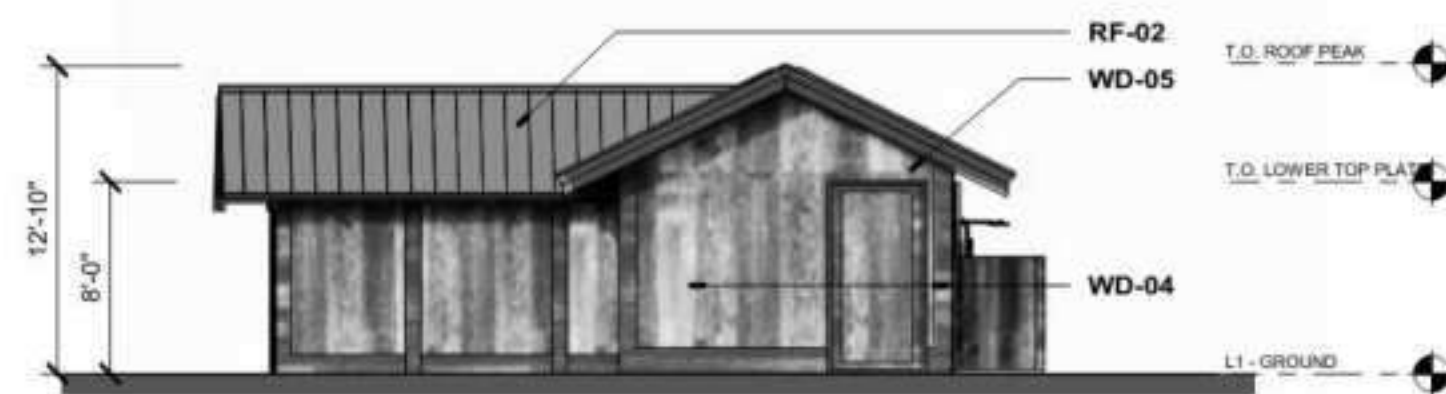
**11 POOL SERVICE BUILDING FLOOR PLAN**  
1/8" = 1'-0"



**12. - POOL RESTROOM & MECH. WEST ELEVATION**  
1/8" = 1'-0"



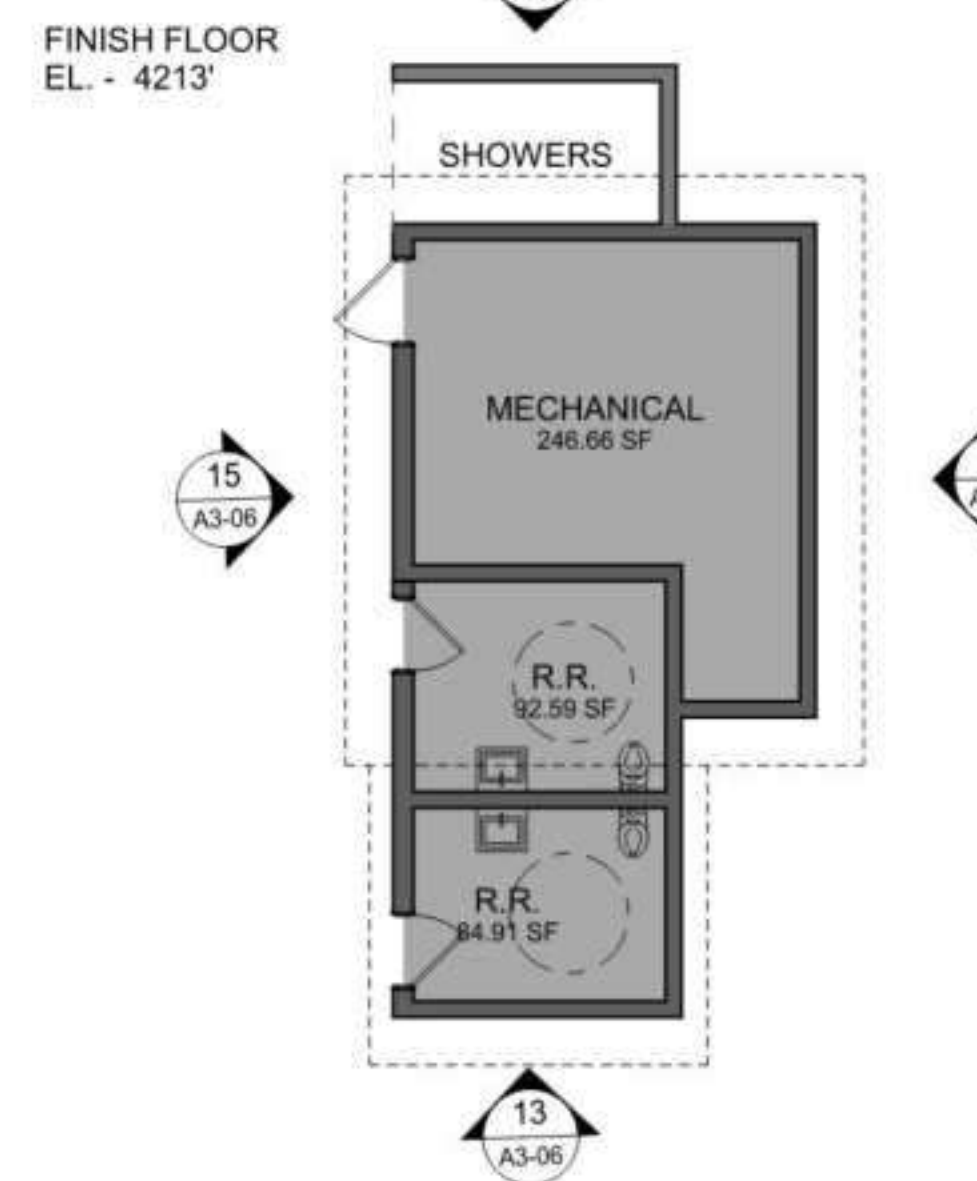
**13. - POOL RESTROOM & MECH. EAST ELEVATION**  
1/8" = 1'-0"



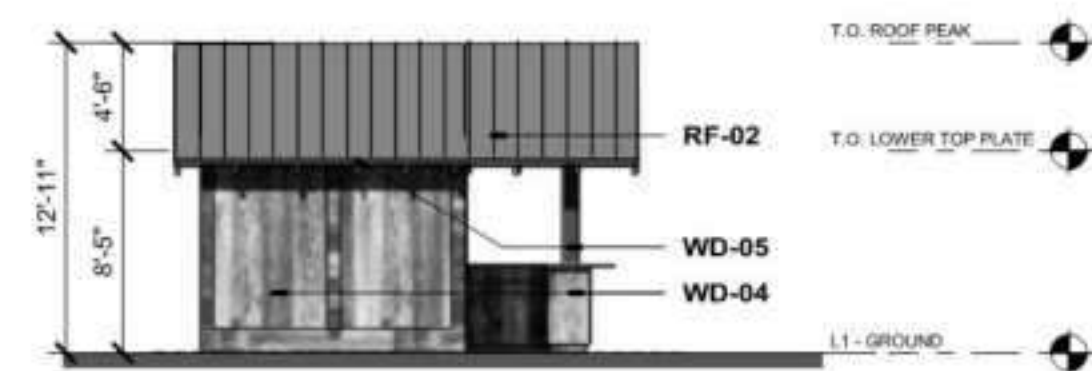
**14. - POOL RESTROOM & MECH. NORTH ELEVATION**  
1/8" = 1'-0"



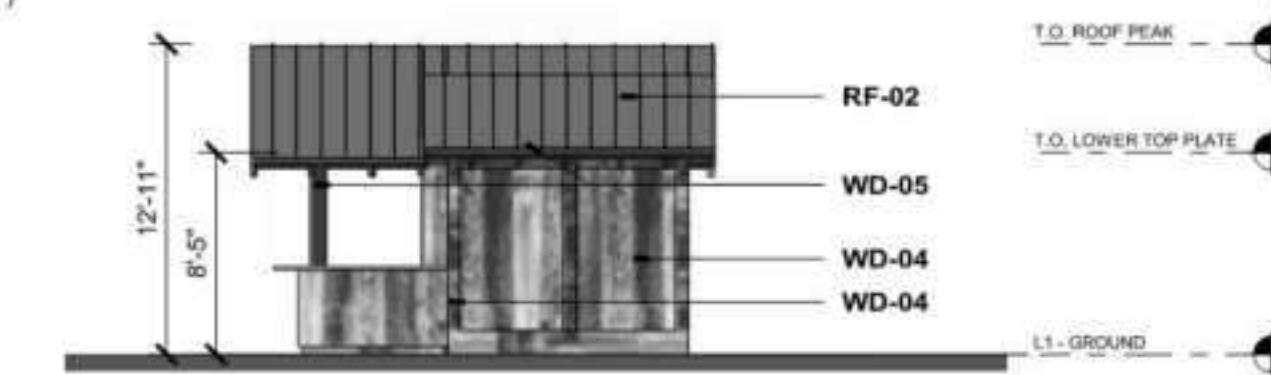
**15. - POOL RESTROOM & MECH. SOUTH ELEVATION**  
1/8" = 1'-0"



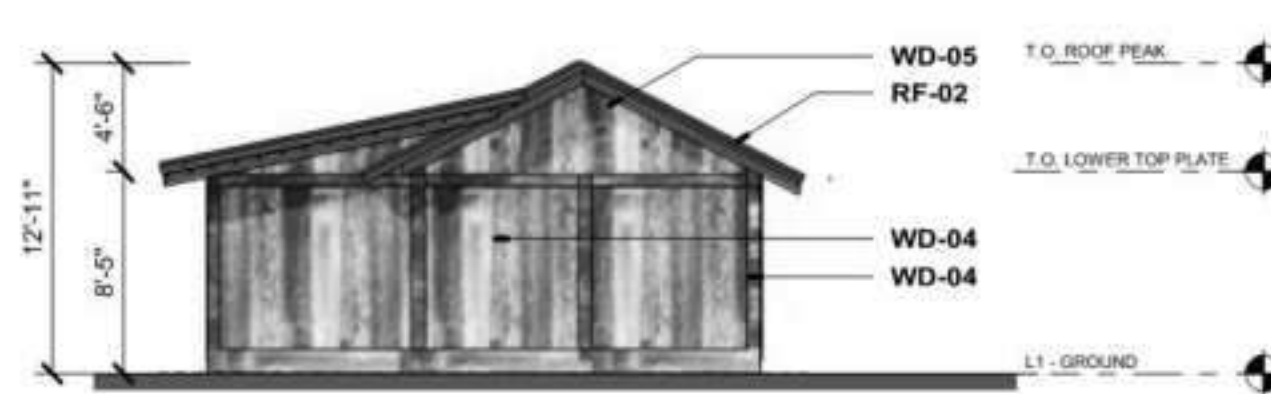
**6 RESTROOM BUILDING FLOOR PLAN**  
1/8" = 1'-0"



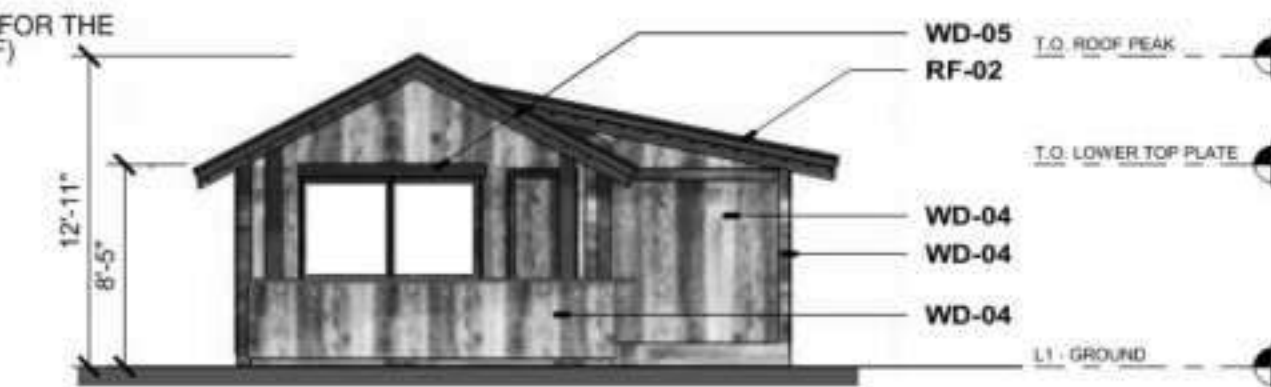
**7. - SERVICE BUILDING - POOL WEST ELEVATION**  
1/8" = 1'-0"



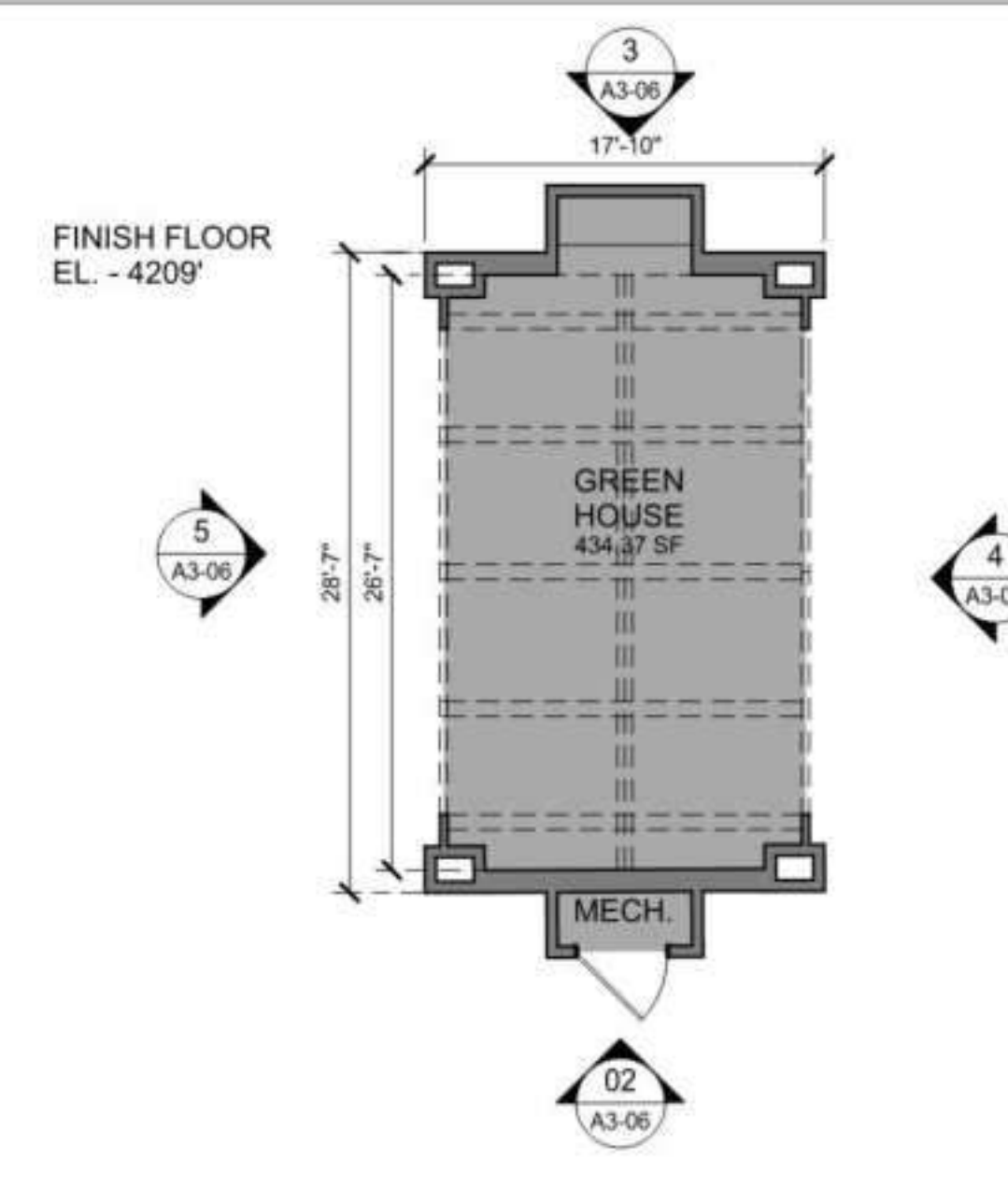
**8. - SERVICE BUILDING - POOL EAST ELEVATION**  
1/8" = 1'-0"



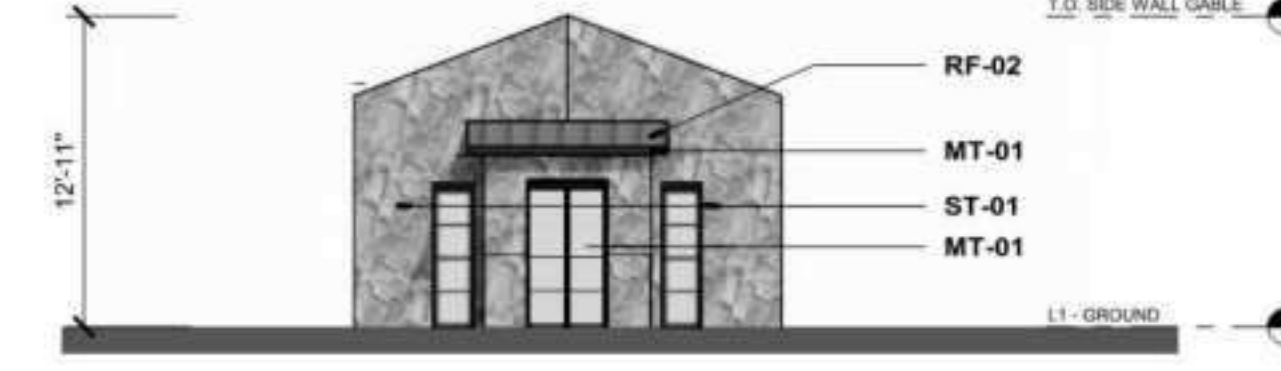
**9. - SERVICE BUILDING - POOL SOUTH ELEVATION**  
1/8" = 1'-0"



**10. - SERVICE BUILDING - POOL NORTH ELEVATION**  
1/8" = 1'-0"



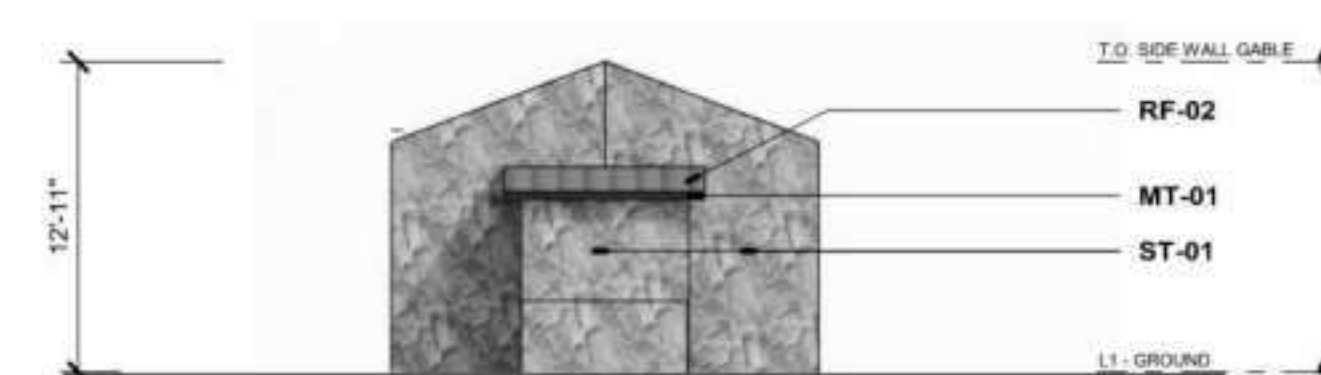
**1 L1 - 4209 GREEN HOUSE**  
1/8" = 1'-0"



**2. - GREEN HOUSE - EAST ELEVATION**  
1/8" = 1'-0"

**MATERIAL KEYNOTE LIST**

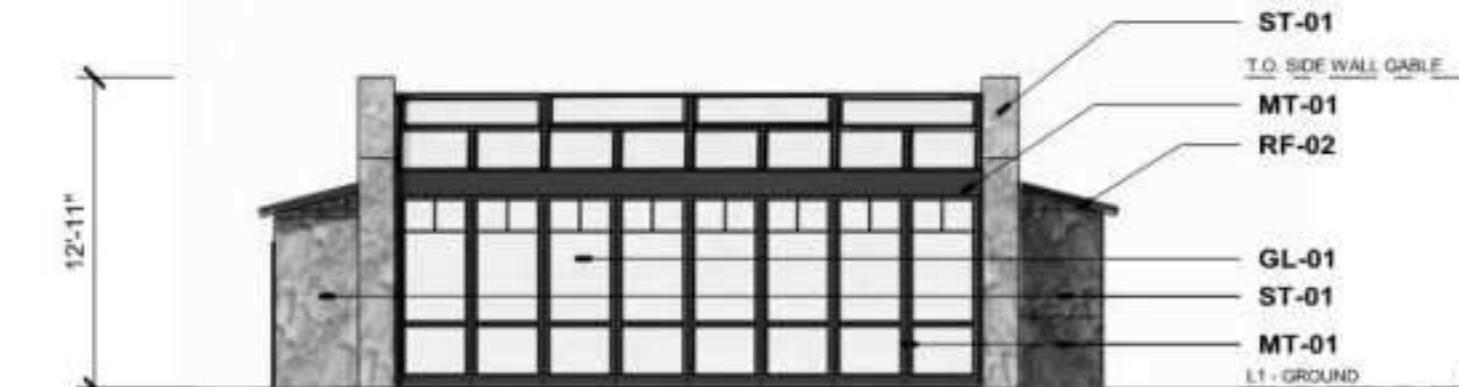
KEY NUM.	MATERIAL
WD-01	WOOD SIDING - BOARD AND BATTEN
WD-02	VERTICAL SIDING - MEDIUM
WD-03	VERTICAL SIDING - DARK
WD-04	RECLAIMED VERTICAL WOOD SIDING
WD-05	FINISHED EXPOSED WOOD DETAILS
WD-06	EXPOSED TIMBER STRUCTURE
WD-07	MISCELLANEOUS WOOD DETAILS / RAILINGS / WINDOW FRAMES
ST-01	STONE -- SEDONA RED
MT-01	METAL RAILINGS, FLASHING, DETAILS
MT-02	METAL FEATURES
MT-03	METAL FACADE ELEMENTS
RF-01	HEAVY ASPHALT SINGLES - DARK
RF-02	STANDING SEAM METAL ROOF - DARK
GL-01	GLAZING



**3. - GREEN HOUSE - WEST ELEVATION**  
1/8" = 1'-0"



**4. - GREEN HOUSE - NORTH ELEVATION**  
1/8" = 1'-0"



**5. - GREEN HOUSE - SOUTH ELEVATION**  
1/8" = 1'-0"

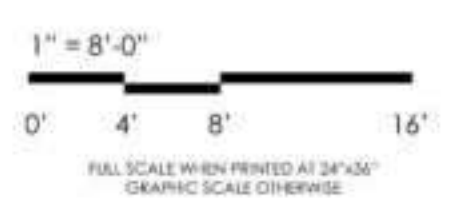
WALL AREA = 185 SF  
WINDOW / GLAZING = 56 SF  
30% TRANSPARENT - OK

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F.  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDINGS SHOWN HEREIN IS <250 SF)

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F.  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDINGS SHOWN HEREIN IS <250 SF)



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

Pool & Green House  
Buildings -  
Floor Plans & Elevs.

project no: 222032

checked by:  
drawn by:

component

sheet no. **A2-13**

page - 13 of 41  
35 of 63 (Part 1 & 2)

the original size of this sheet is 24" x 36"

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**1. LODGING 4CA - FIRST LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0"

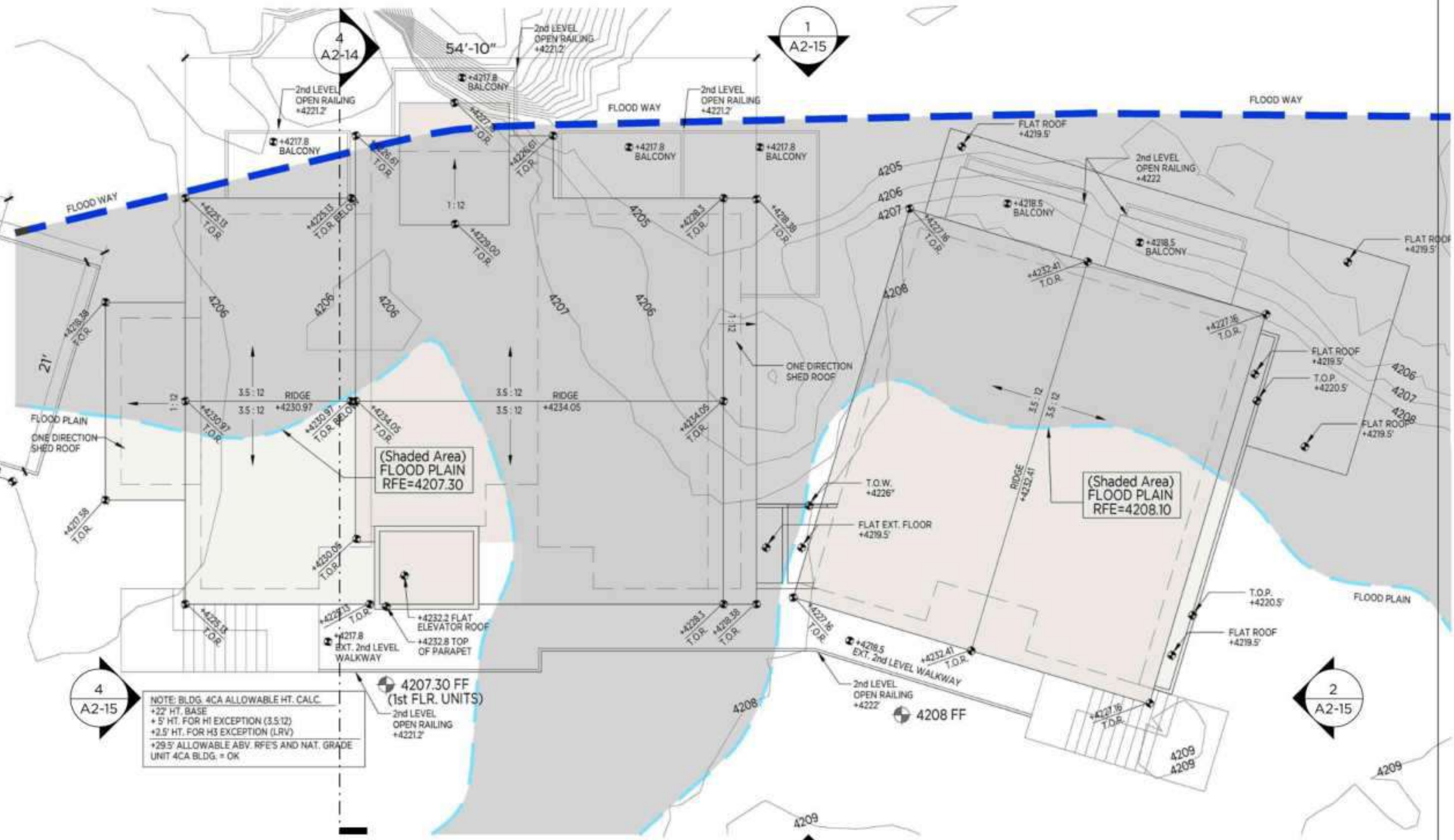
GROSS FLOOR AREA: 3,481 SQFT



**2. LODGING 4CA - SECOND LEVEL FLOOR PLAN**

SCALE: 1/8"=1'-0"

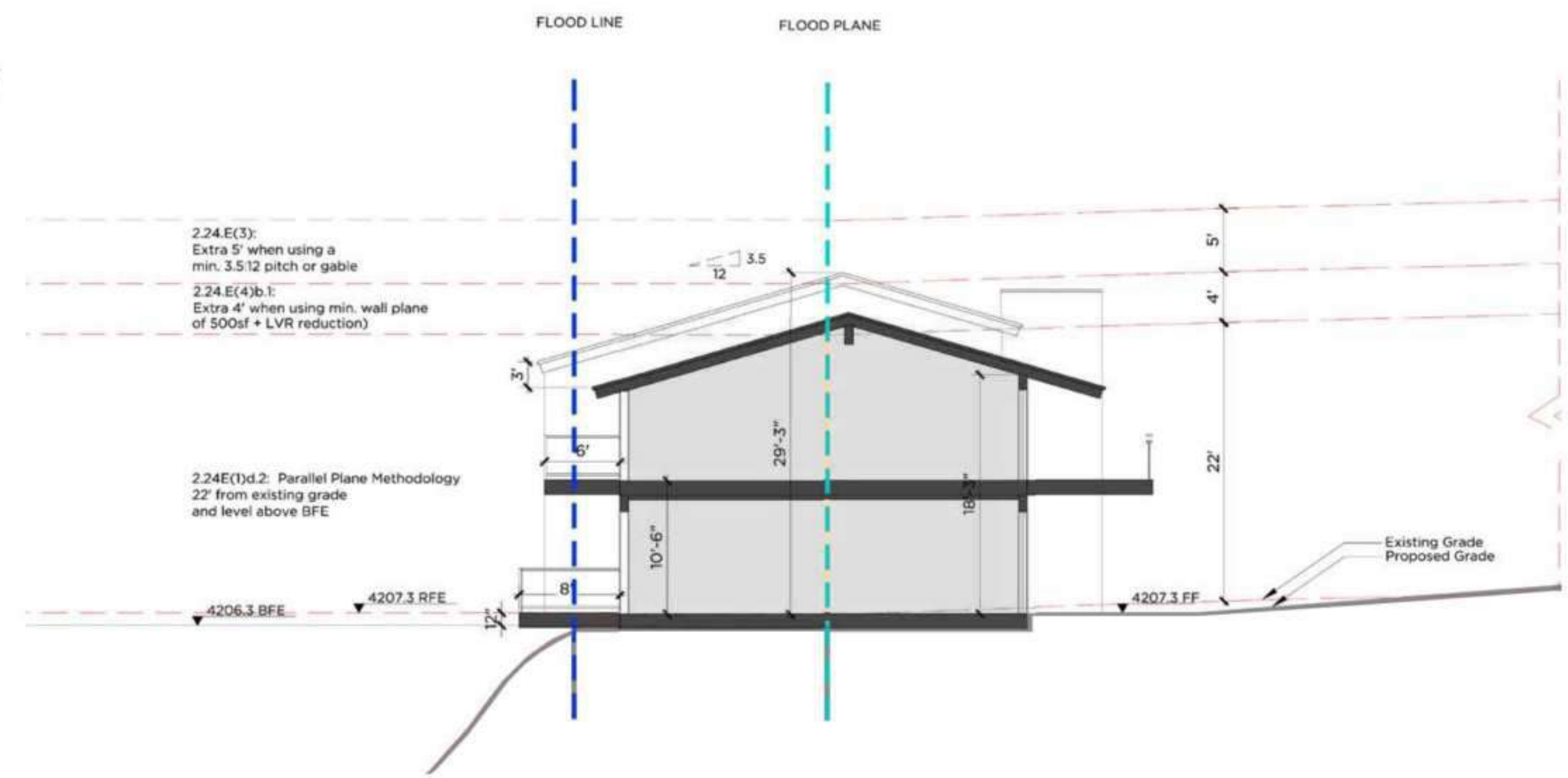
GROSS FLOOR AREA: 2,921 SQFT



**3. LODGING 4CA - ROOF PLAN**

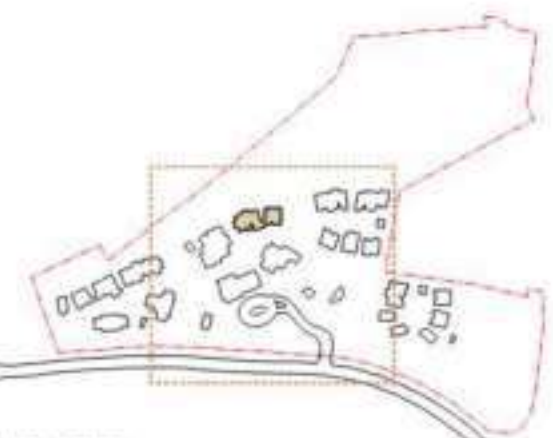
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND: PER 2.24 E.(1)&(2)	T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)): APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1. Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1.2. Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)b.1.2. Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21-Wall Plane Max. of 500 sq)		

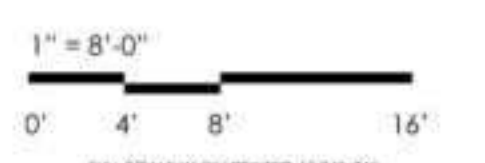


**4. LODGING 4CA - SECTION**

SCALE: 1/8"=1'-0"



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

4CA Lodging Building  
sheet title Floor, Roof Plans  
& Section

project no: 222032

checked by:

drawn by:

component

**A2-14**

sheet no.

page - 14 of 41

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KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN
WD-02	VERTICAL SIDING-MEDIUM
WD-03	VERTICAL SIDING-DARK
WD-04	RECLAIMED VERTICAL SIDING
WD-05	FINISHED STRUCTURE
WD-06	EXPOSED WOOD STRUCTURE

KEY NUM.	MATERIAL
WD-07	RAILINGS/ETC.
WD-08	WOOD & DOOR FRAME
ST-01	STONE-SEDONA RED
MT-01	RAILING
MT-02	EXPOSED STRUCTURES
MT-03	METAL FEATURES

KEY NUM.	MATERIAL
GL-01	WINDOW
GL-02	WINDOW OPAQUE
GL-03	RAILING
RF-01	HEAVY ASPHALT SHINGLES
RF-02	STANDING SEAM METAL ROOF
PL-01	PLASTER DARK GRAY

R.D. OLSON DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

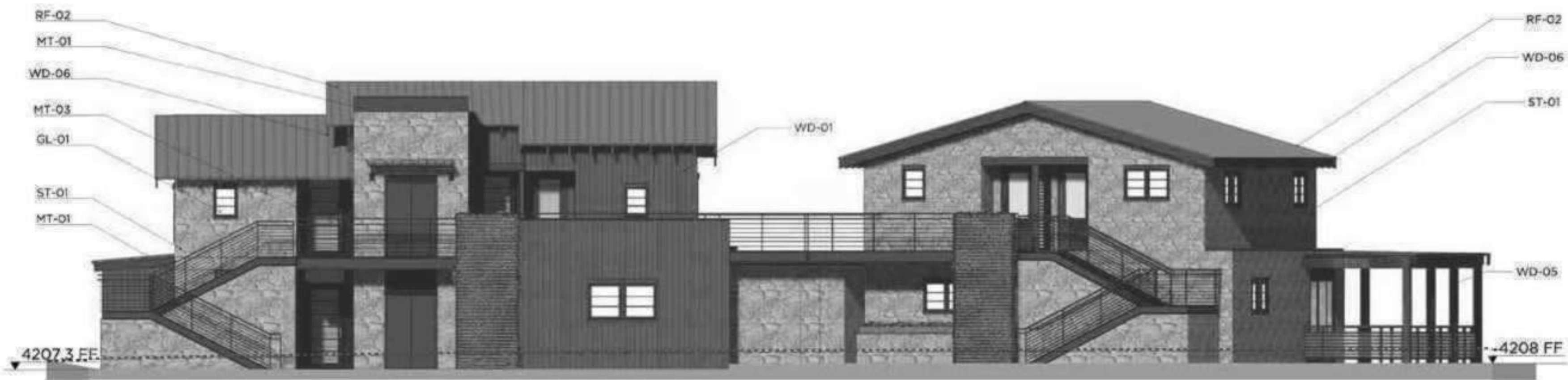
MD Acoustics, LLC

WSP



1.LODGING 4CA - NORTH ELEVATION

SCALE: 1/8"=1'-0"



2.LODGING 4CA - EAST ELEVATION

SCALE: 1/8"=1'-0"



3.LODGING 4CA - SOUTH ELEVATION

SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT  
(WEST ELEV. <489 SF, EAST ELEV. <275 SF,  
NORTH ELEV. <280 SF, SOUTH ELEV. <500)



4.LODGING 4CA - WEST ELEVATION

SCALE: 1/8"=1'-0"



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

no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title 4CA Lodging Building Elevations

project no. 222032

checked by:

drawn by:

component

A2-15

page - 15 of 41

37 of 63 (Part 1 & 2)

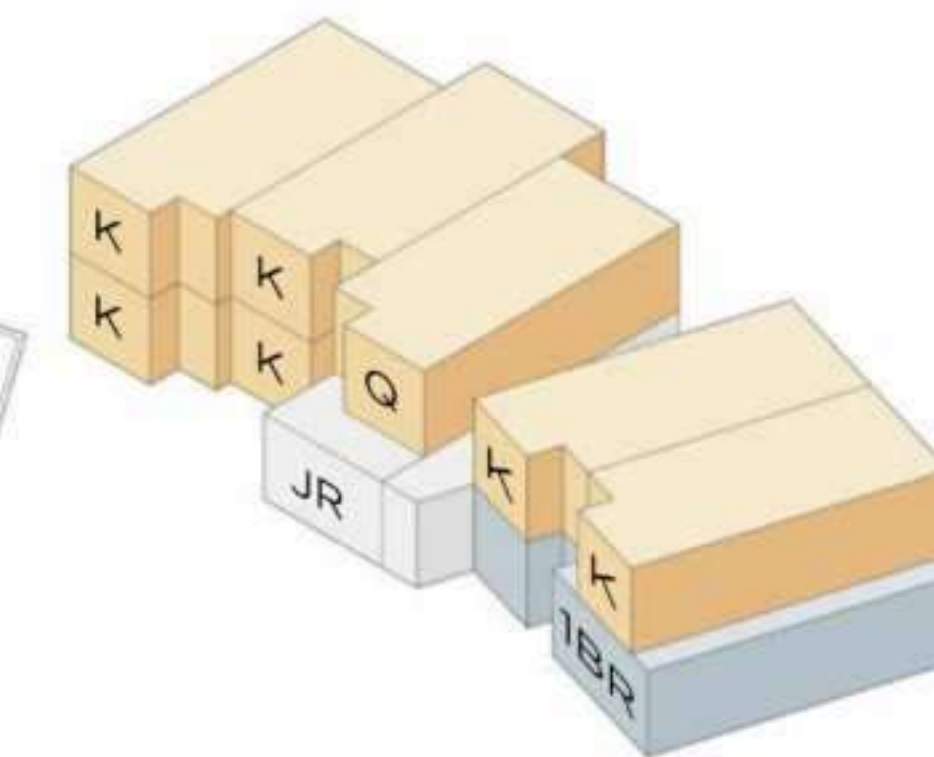
the original size of this sheet is 24" x 36" Copyright © 2023 WATG. All rights reserved.



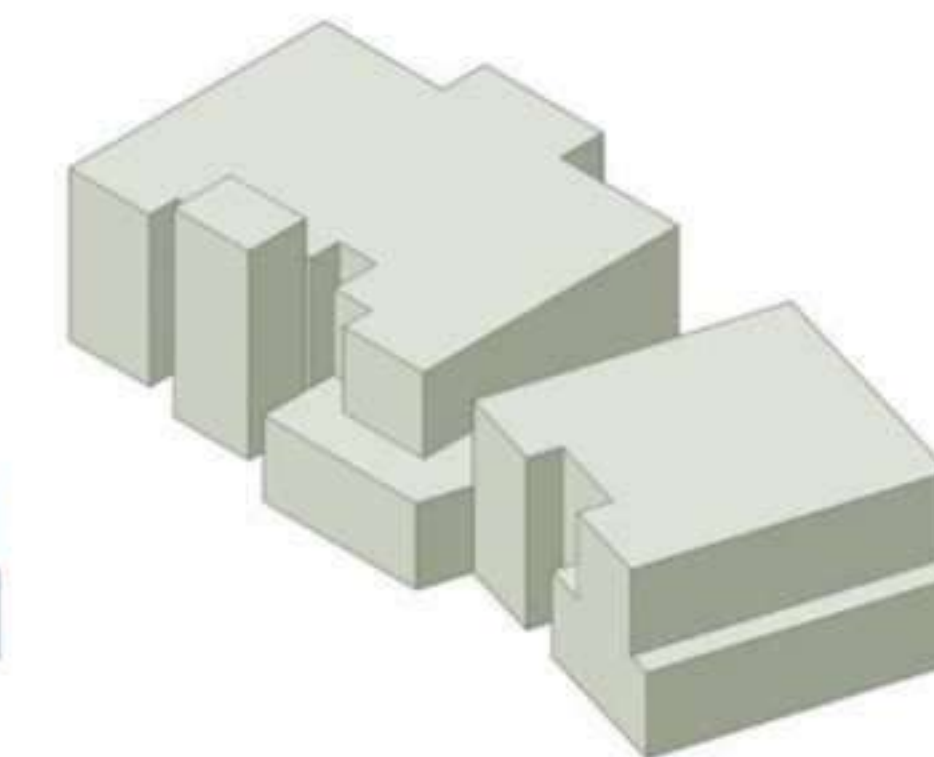
**1. LODGING 4CA - FIRST LEVEL FLOOR PLAN**  
SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 3,481 SQFT



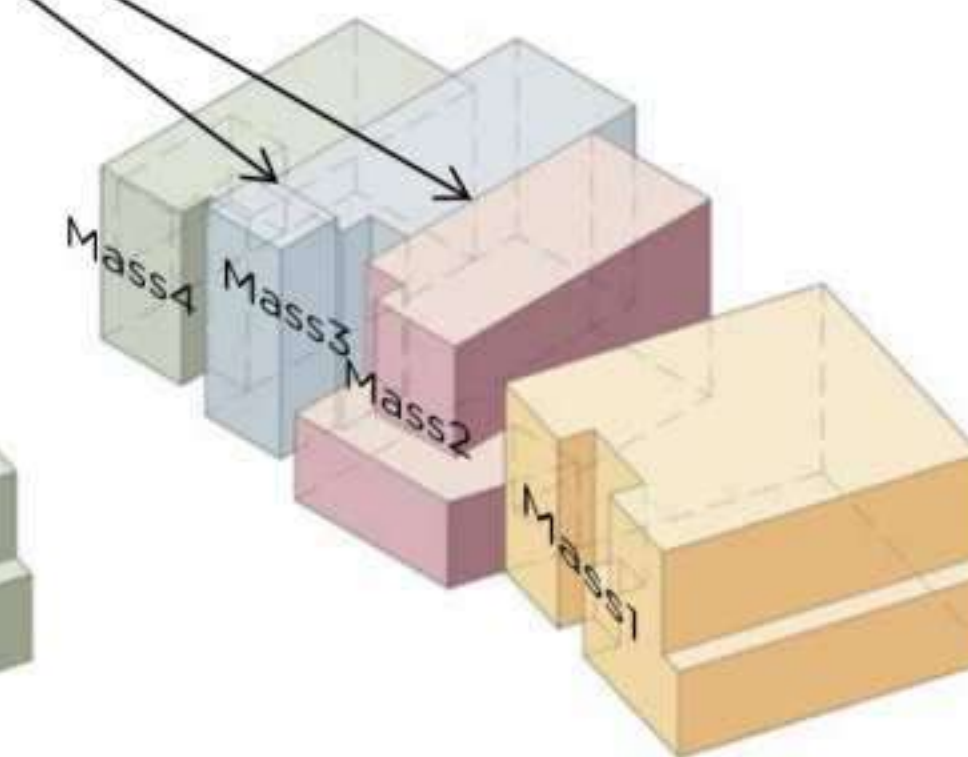
**2. LODGING 4CA - LOWER LEVEL FLOOR PLAN**  
SCALE: 1/8"=1'-0" GROSS FLOOR AREA: 2,921 SQFT



Total Guest Rooms: 9  
King: 6  
Queen: 1  
Junior Suite: 1  
1 Bedroom: 1



Total Building Gross Area  
100% of 6,402 sqft



Mass 1 Area: 2,413 sqft  
(37.6% of total building gross area)  
Mass 2 Area: 1,394 sqft  
(21.7% of total building gross area)

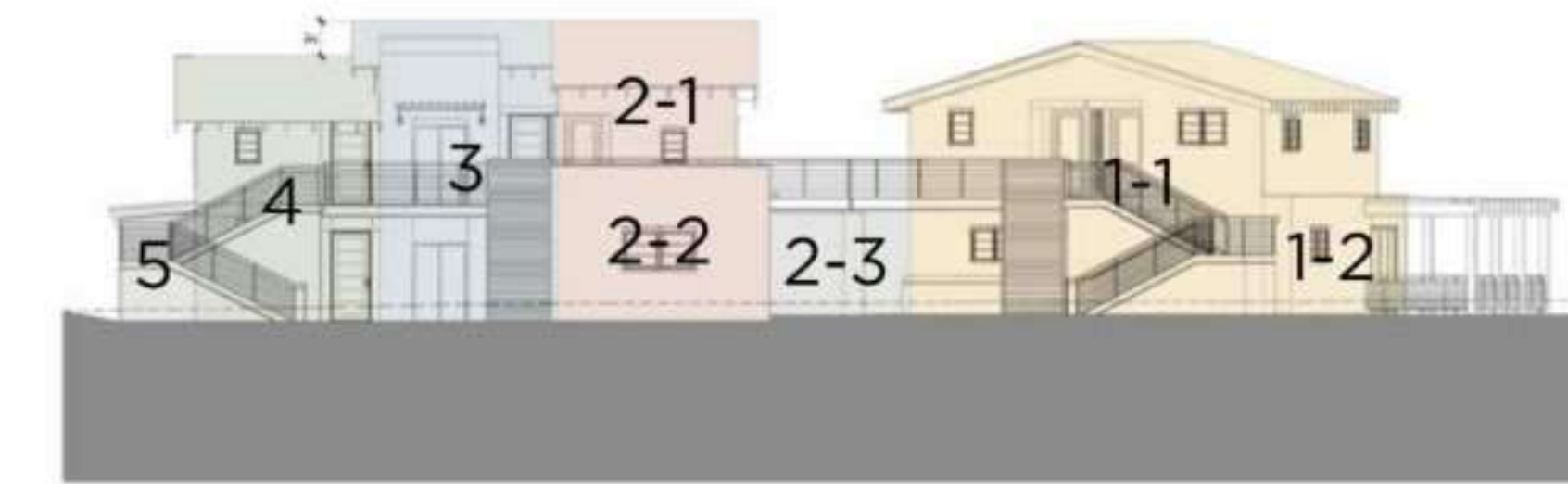
Mass 1 + Mass 2 = 59.3%  
< 80% per guideline

ALL VERTICAL DIMENSIONS  
SEPARATING THE MASSES  
ARE 3'-0" MIN.



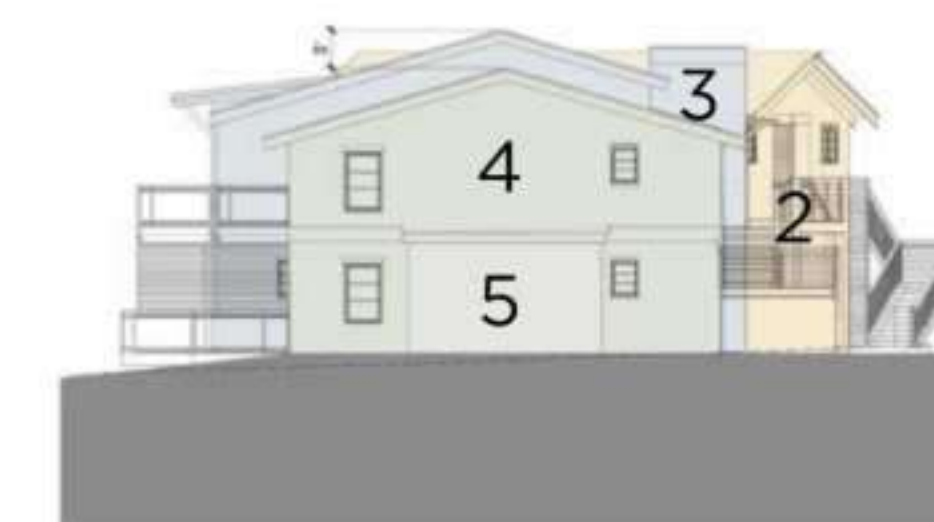
**3. LODGING 4CA - NORTH ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 1-1 area: 602.8 sqft (46.5% of total area)  
Massing 1-2 area: 479.1 sqft (37.0% of total area)  
Total area: 1,296.3 sqft (100% of total area)

Mass 1-1 + Mass 1-2 = 83.5% > 80% per guideline



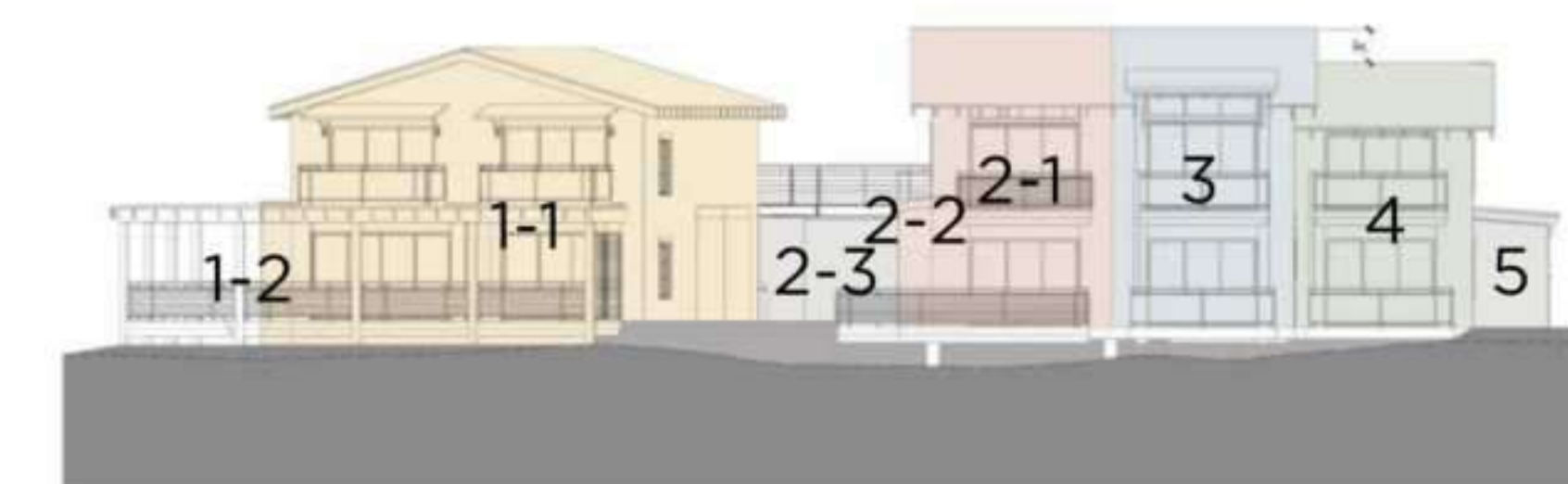
**4. LODGING 4CA - EAST ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 1-1 area: 852.4 sqft (34% of total area)  
Massing 3 area: 433.6 sqft (17.3% of total area)  
Total area: 2,506.9 sqft (100% of total area)

Mass 1-1 + Mass 3 = 51.3% < 80% per guideline



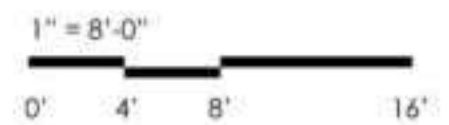
**5. LODGING 4CA - SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 4 area: 589.7sqft (44.7% of total area)  
Massing 3 area: 328.2 sqft (24.9% of total area)  
Total area: 1,320 sqft (100% of total area)

Mass 4 + Mass 3 = 69.5% < 80% per guideline



**6. LODGING 4CA - WEST ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 1-1 area: 1,026 sqft (39.9% of total area)  
Massing 3 area: 455.2 sqft (17.7% of total area)  
Total area: 2,570.7 sqft (100% of total area)

Mass 1-1 + Mass 3 = 57.6% < 80% per guideline



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
4CA Lodging Building  
Justification

project no: 222032  
checked by:  
drawn by:

component

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# SOUTH CLUSTER

## LEGEND

- 1 MEETINGROOM
- 2 BOH SERVICE
- 3 TRASH
- 4SA 4SA LODGING BLDG
- 4SB 4SB LODGING BLDG
- 4SC 4SC LODGING BLDG
- 4SD 4SD LODGING BLDG
- 5 EVENTS LAWN
- 6 GREEN HOUSE
- INDICATES GROSS AREA LESS THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" DO NOT APPLY)
- INDICATES GROSS AREA GREATER THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" APPLY)



R.D. OLSON  
DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

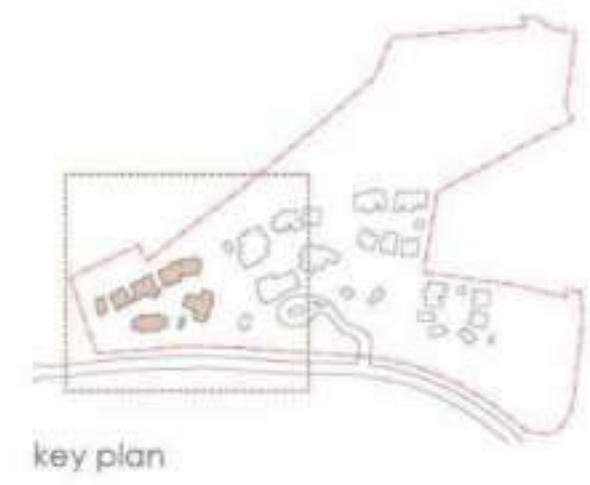
Richard Hubbell & Associates

Hammes Surveying LLC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



1" = 20'-0"

0' 10' 20' 40'

3	9/6/2023	CD5 SUBMITTAL 3
2	8/3/2023	CD5 SUBMITTAL 2
1	3/28/2023	CD5 SUBMITTAL 1
no.	date	issue

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title South Cluster - Sector Plan

project no. 222032

checked by:

drawn by:

component

sheet no. **A3-00**

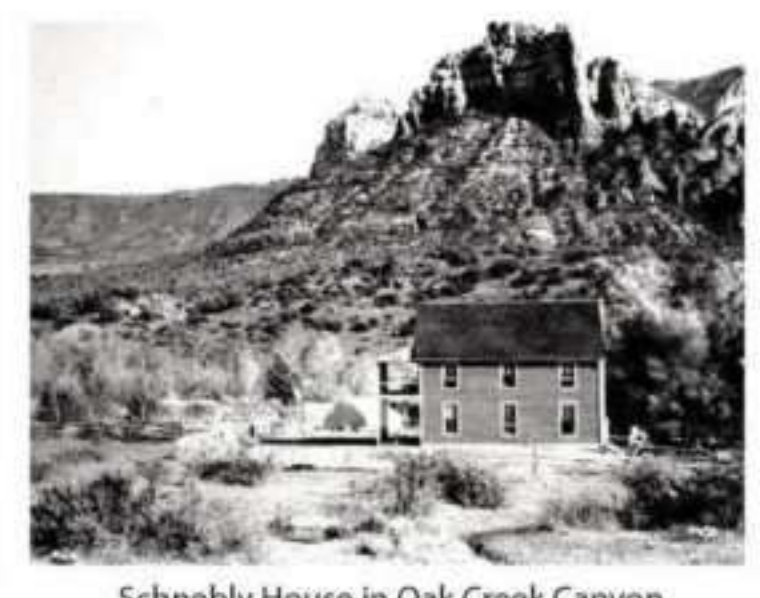
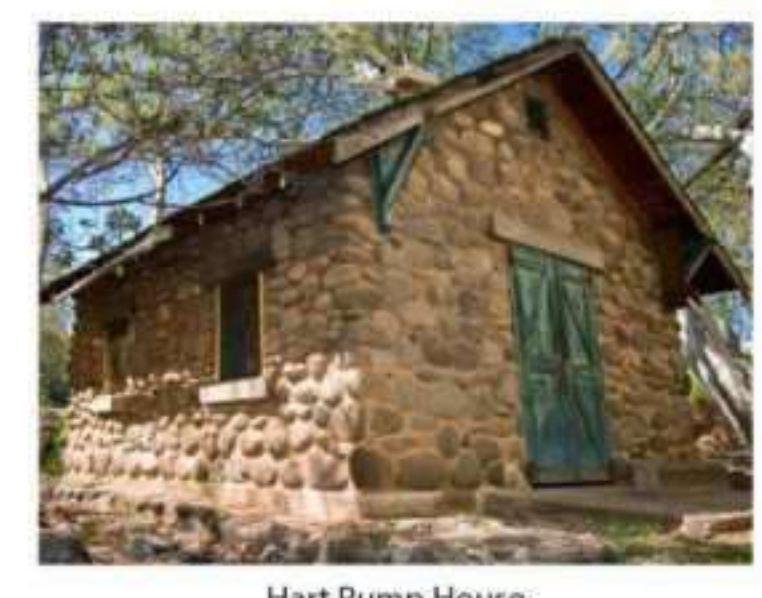
page - 17 of 41

39 of 63 (Part 1 & 2)

**Architectural Cluster Differentiation:**

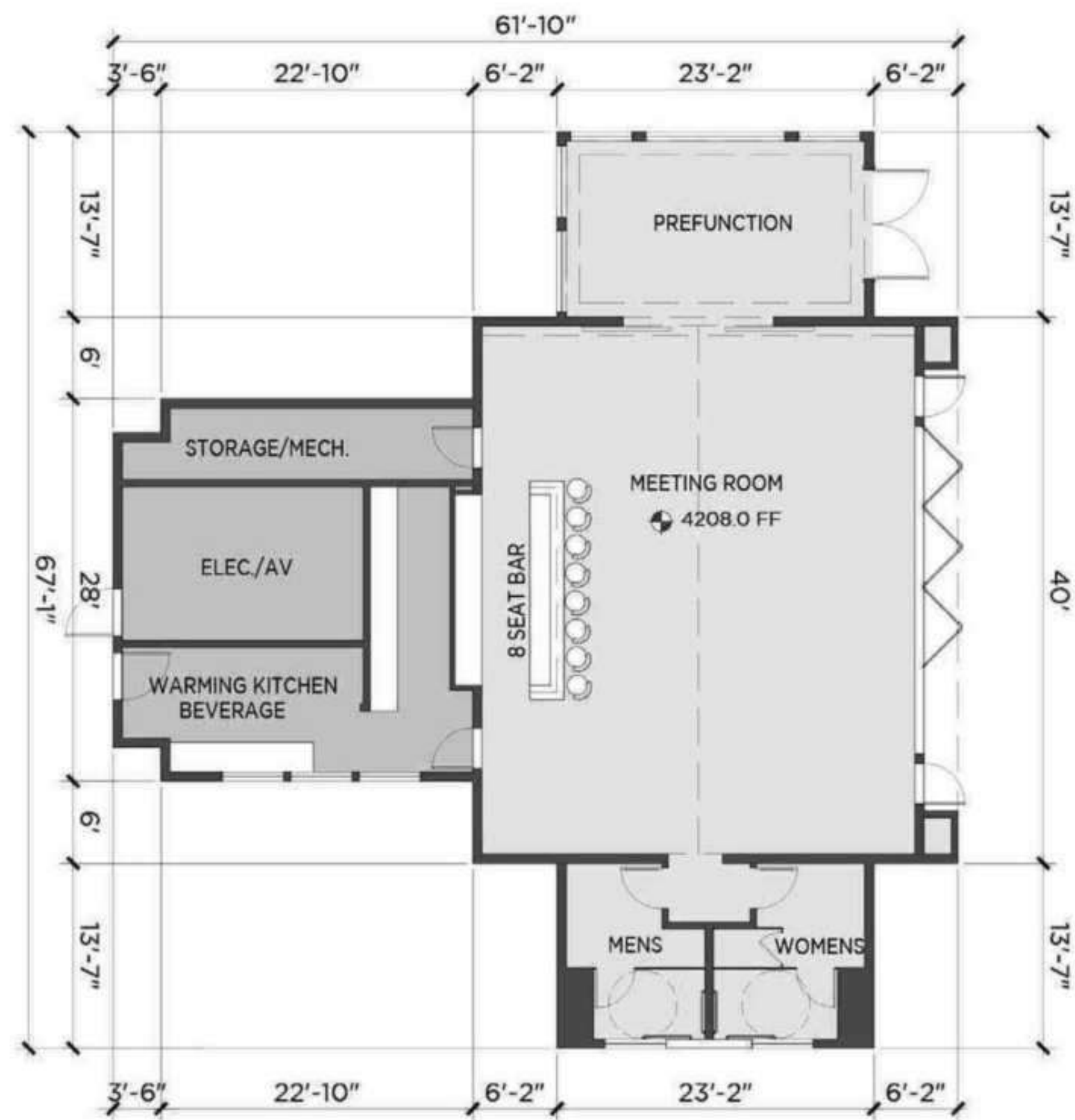
The South Cluster is inspired by traditional agricultural and barn architecture that was infused into the southwest region. The Sedona Hart Pump House and the Sedona Ranger Station were the two main influences.

-  Weathered River rock
-  Reclaimed wood
-  Blue / Green
-  Dark gray / Blue
-  Light gray



Design Inspiration

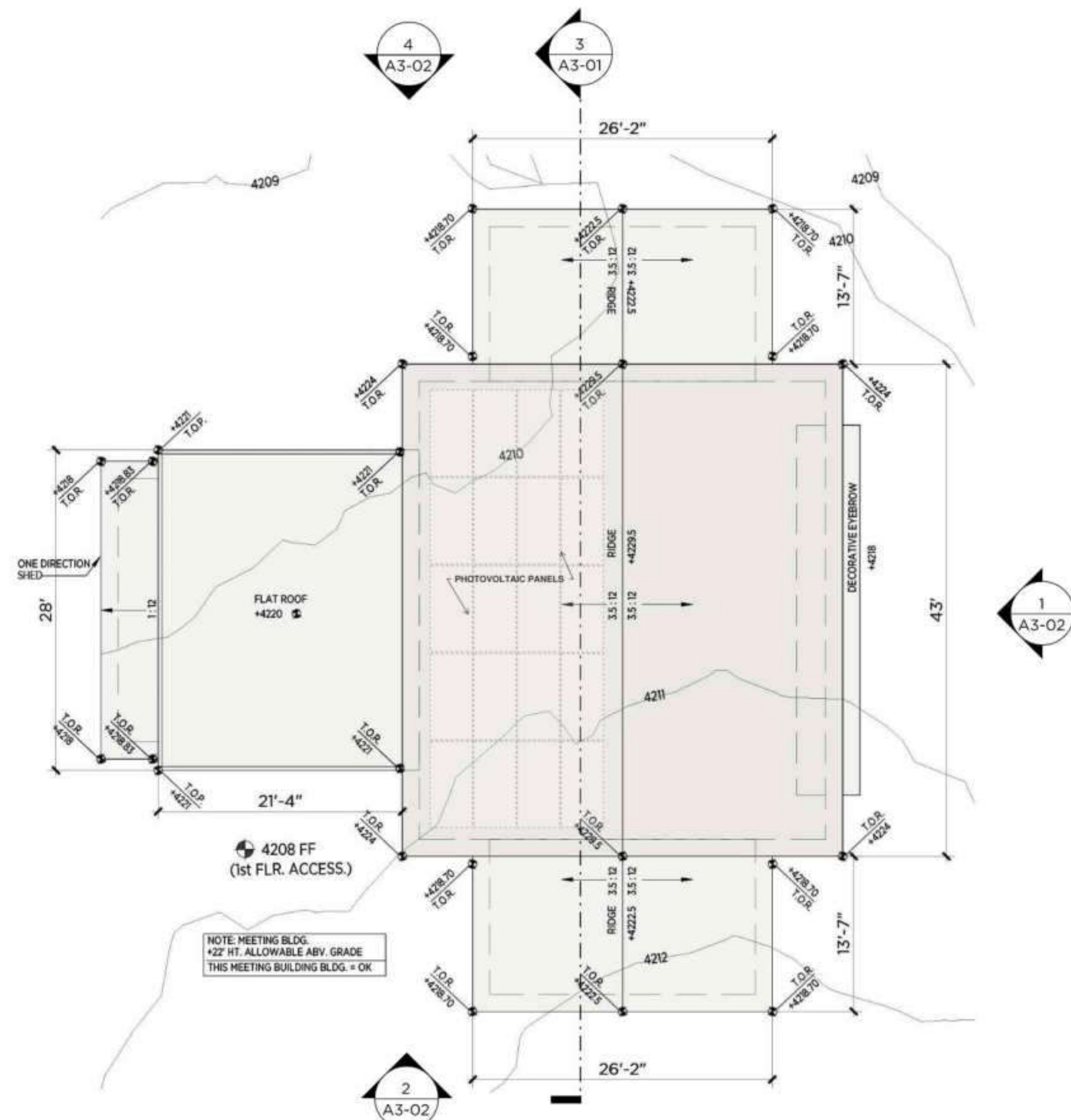
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1. MEETING ROOM - FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 2,687 SQFT



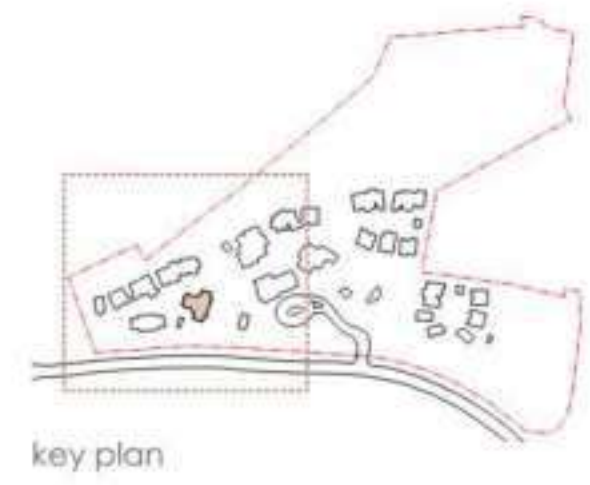
3. MEETING ROOM - SECTION  
SCALE: 1/8"=1'-0"



2. MEETING ROOM - ROOF PLAN  
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND:	T.O.R. = TOP OF ROOF	T.O.W. = TOP OF WALL
PER 2.24 E.(1)d.2	T.O.P. = TOP OF PARAPET	
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)); APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1 Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1.2 Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)b.1.2 Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+Wall Plane Max. of 500 sq ft)		

**R.D. OLSON DEVELOPMENT**  
WATG  
Brightview Design Group  
Sefton Engineering  
Eric Brandt Architect  
Richard Hubbell & Associates  
Hammes Surveying LCC  
Kimley-Horn and Associates, Inc.  
MD Acoustics, LLC  
WSP



1" = 8'-0"

0' 4' 8' 16'

FULL SCALE WHEN PRINTED AT 24" x 36" GRAPHIC SCALE OTHERWISE

3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1
no.	date	issue

**Oak Creek Heritage Lodge**  
COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

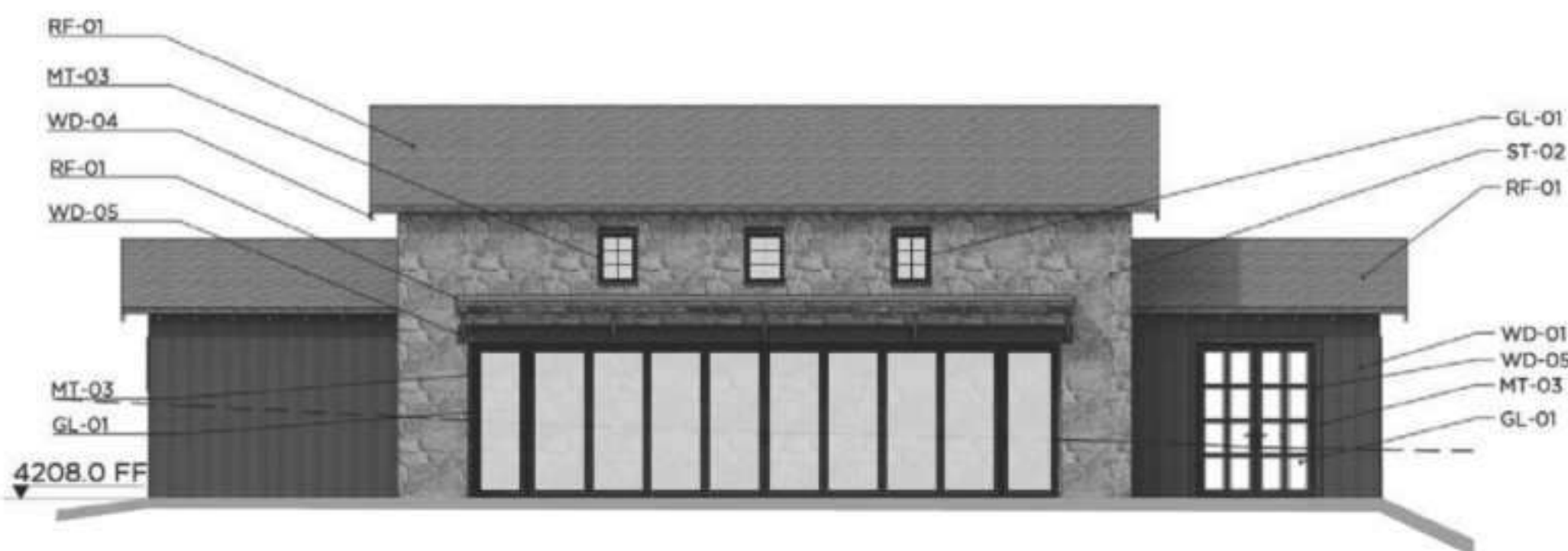
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project no.: 222032  
checked by:  
drawn by:  
component:  
sheet no.: **A3-01**  
page: 18 of 41  
40 of 63 (Part 1 & 2)

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KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

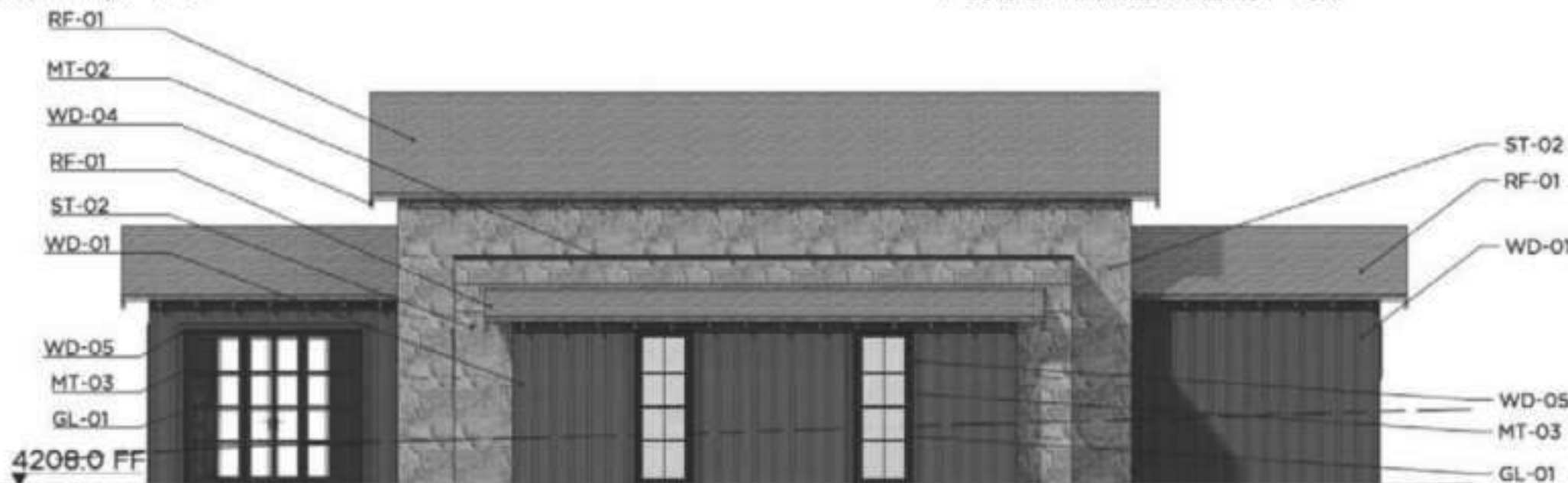
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WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY



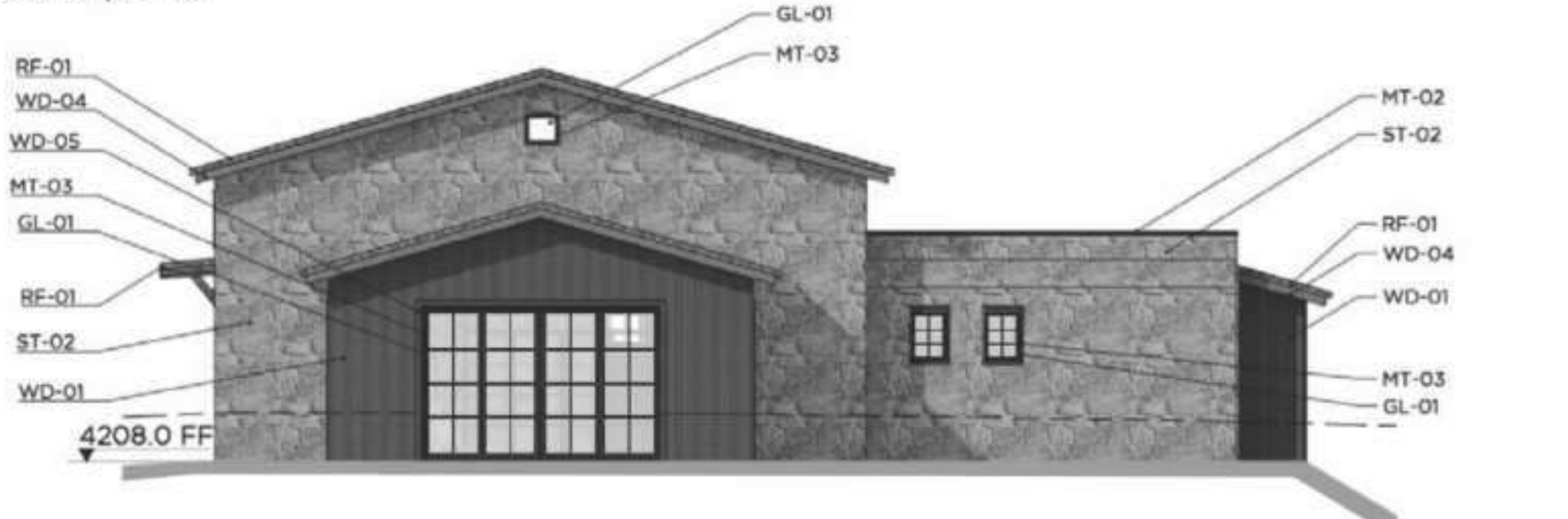
1. SCALE: 1/8"=1'-0"



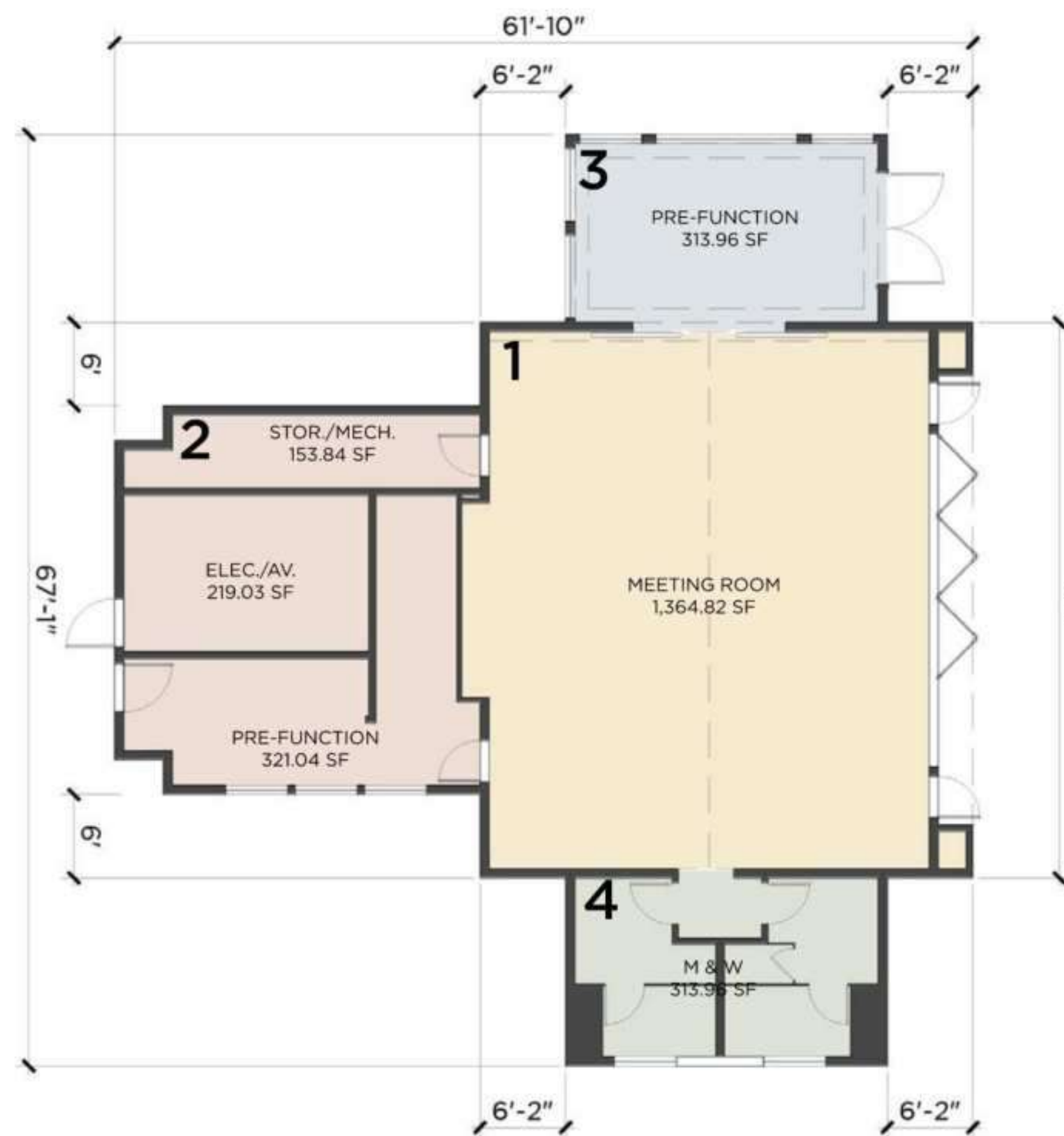
2. MEETINGROOM - EAST ELEVATION  
NOTE: WALL AREA = 737 SF  
WINDOW / GLAZING = 221 SF  
> 30% OF TRANSPARENCY - OK



3. MEETINGROOM - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4. MEETINGROOM - WEST ELEVATION  
SCALE: 1/8"=1'-0"

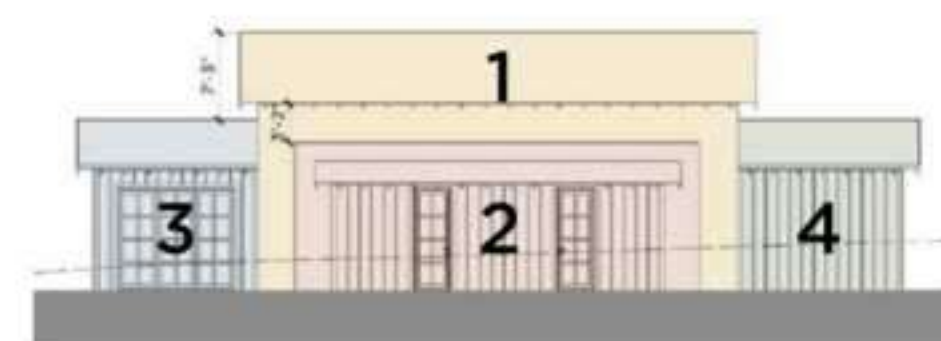


5. MEETINGROOM - FLOOR PLAN  
SCALE: 1/8"=1'-0"



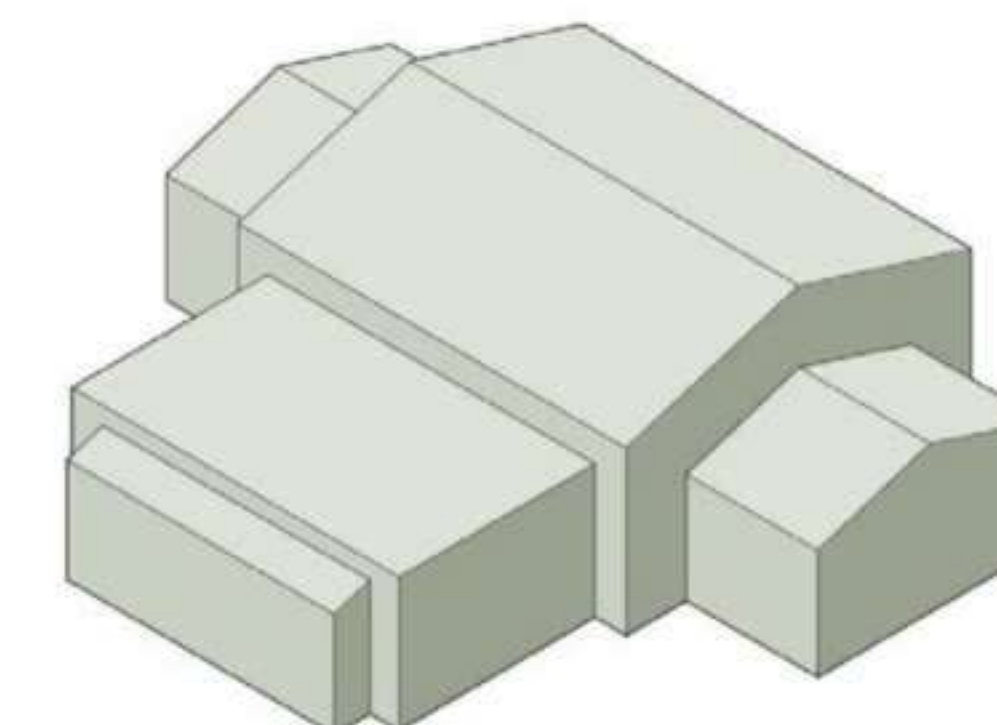
6. MEETINGROOM - NORTH ELEVATION  
SCALE: 1/16"=1'-0"  
Massing 1 area: 513.5 sqft (40.4% of total area)  
Massing 2 area: 361.3 sqft (28.4% of total area)  
Total area: 1271.9 sqft (100% of total area)

Mass 1 + Mass 2 = 68.8% < 80% per guideline

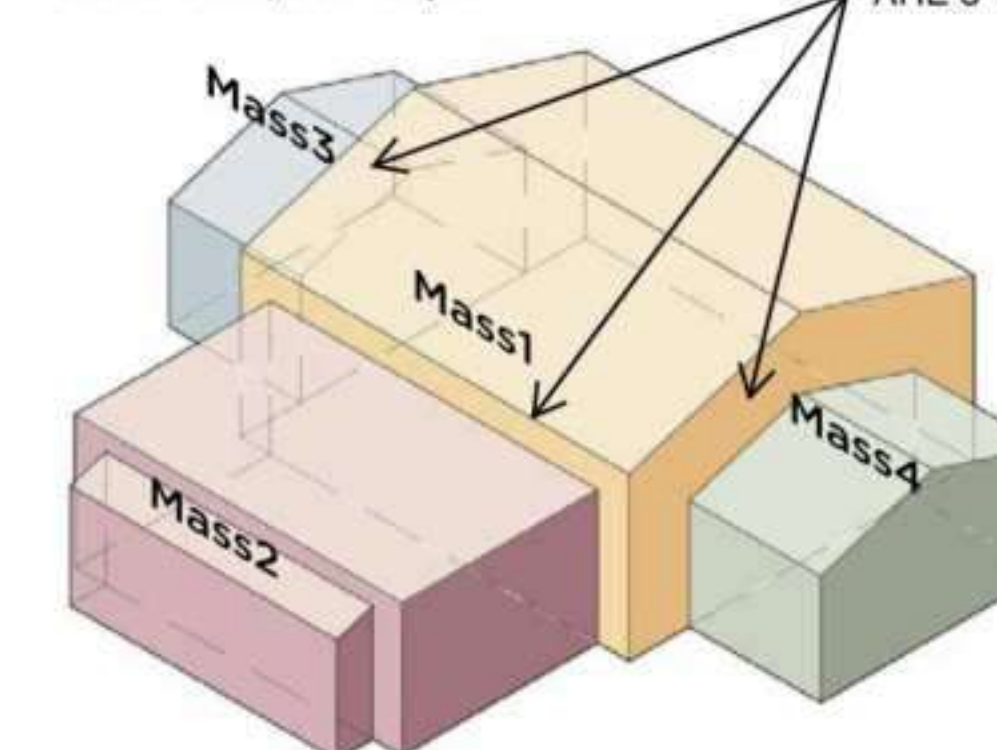


8. MEETINGROOM - SOUTH ELEVATION  
SCALE: 1/16"=1'-0"  
Massing 1 area: 513.5 sqft (40.4% of total area)  
Massing 2 area: 361.3 sqft (28.4% of total area)  
Total area: 1271.9 sqft (100% of total area)

Mass 1 + Mass 2 = 68.8% < 80% per guideline



Total Building Footprint  
100% of 2,687 sqft  
ALL VERTICAL DIMENSIONS  
SEPARATING THE MASSES  
ARE 3'-0" MIN.



Mass 1 Area: 1,364 sqft  
(49.7% of total building footprint)  
Mass 2 Area: 654.1 sqft  
(23.5% of total building footprint)

Mass 1 + Mass 2 = 73.2% < 80% per guideline



7. MEETINGROOM - EAST ELEVATION  
SCALE: 1/16"=1'-0"  
Massing 1 area: 292.1 sqft (30.3% of total area)  
Massing 2 area: 378.7 sqft (39.3% of total area)  
Total area: 964.6 sqft (100% of total area)

Mass 1 + Mass 2 = 69.6% < 80% per guideline



9. MEETINGROOM - WEST ELEVATION  
SCALE: 1/16"=1'-0"  
Massing 1 area: 292.1 sqft (30.3% of total area)  
Massing 2 area: 378.7 sqft (39.3% of total area)  
Total area: 964.6 sqft (100% of total area)

Mass 1 + Mass 2 = 69.6% < 80% per guideline

R.D. OLSON  
DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

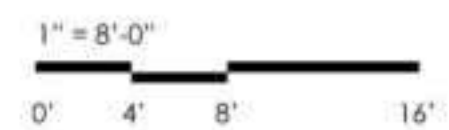
Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
Meeting rm. - Elevations  
& Justification

project no: 222032

checked by:

drawn by:

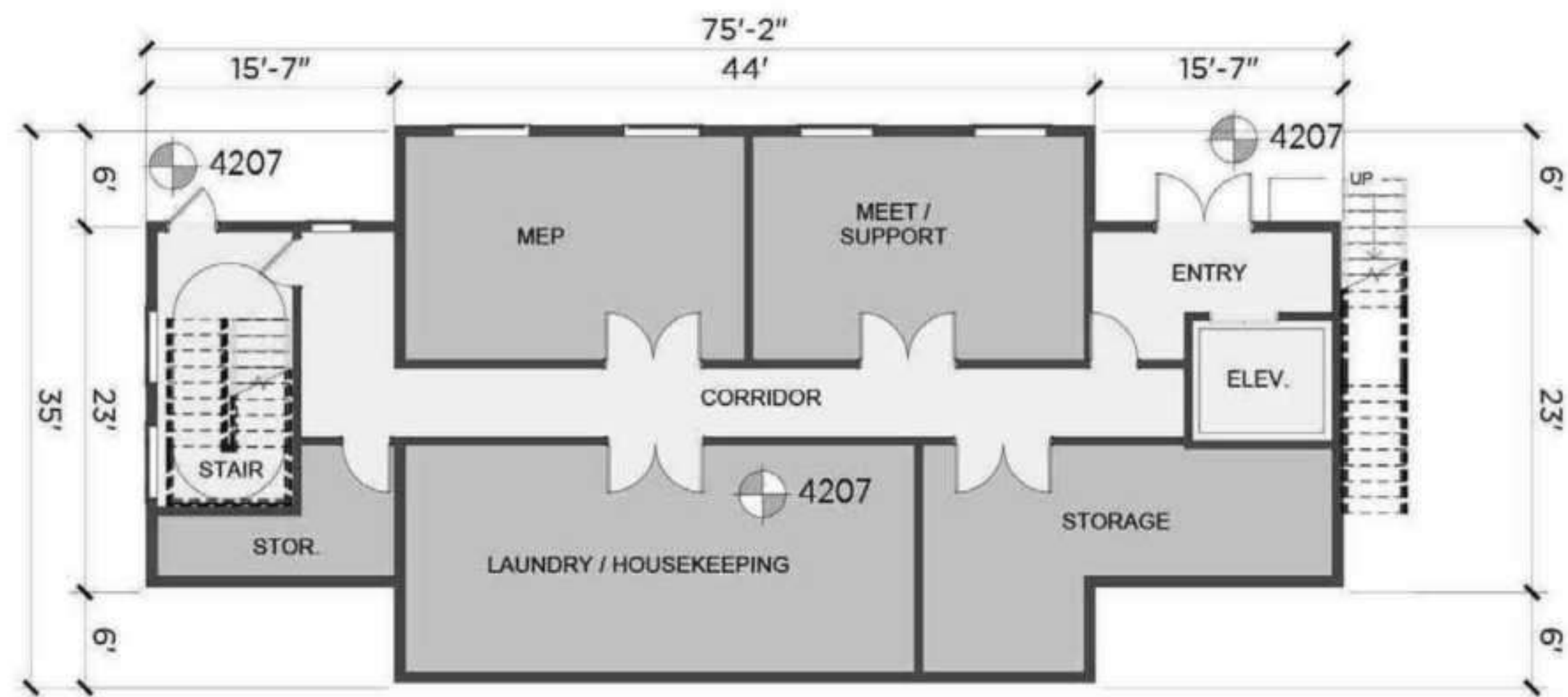
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A3-02

sheet no.

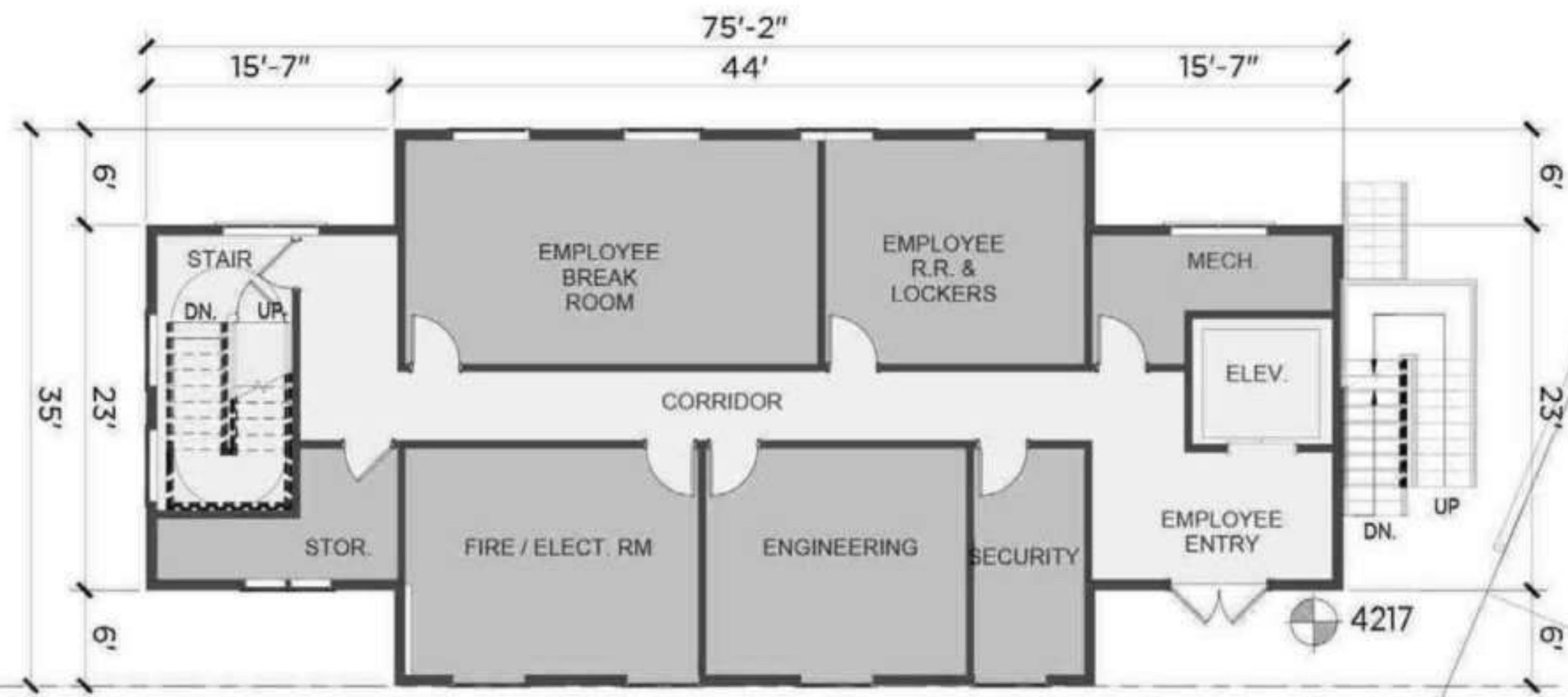
page - 19 of 41

41 of 63 (Part 1 & 2)



1. BOH SERVICE - BASEMENT LEVEL

SCALE: 1/8"=1'-0" GROSS AREA 2,257 SQFT



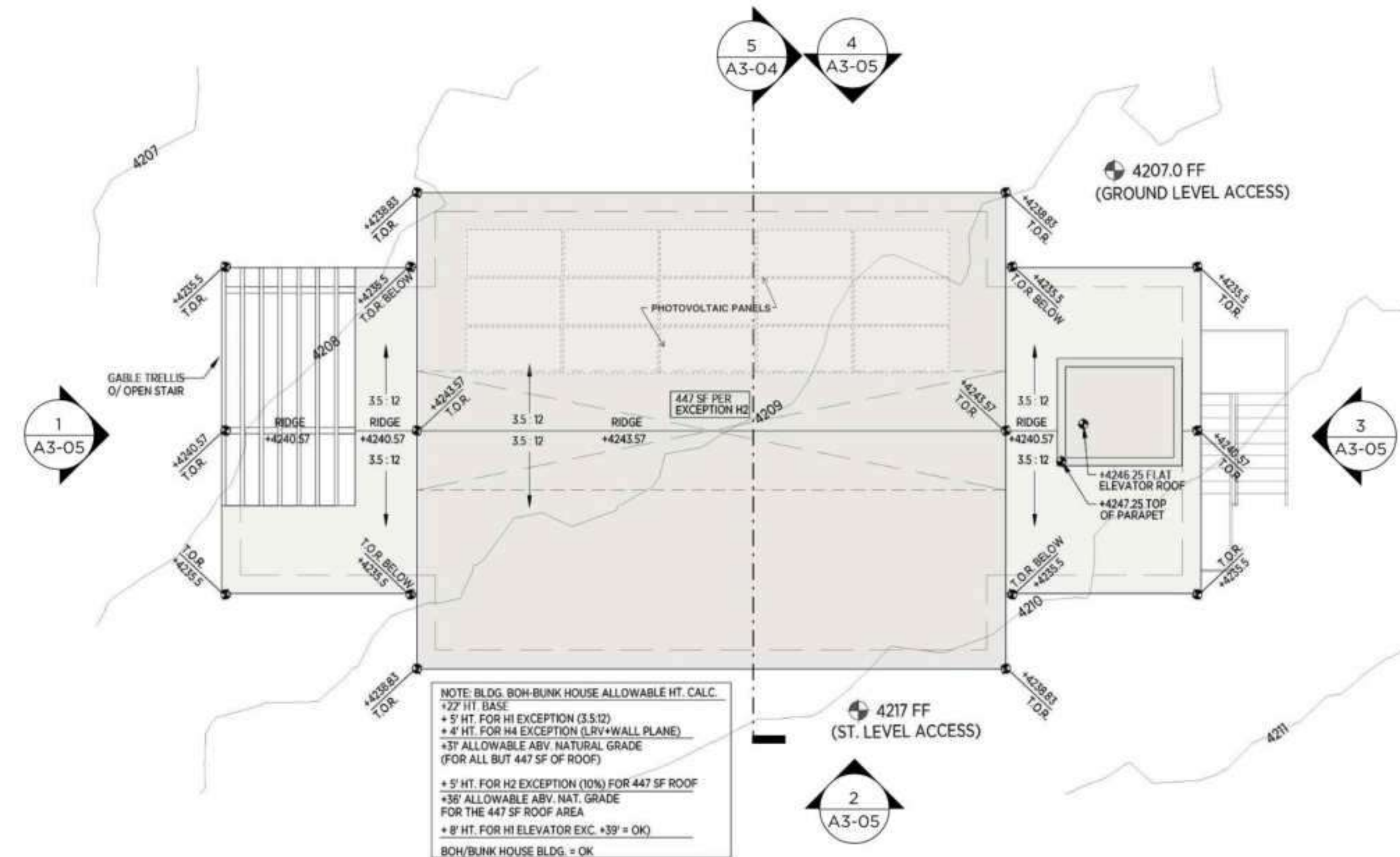
2. BOH SERVICE - FIRST LEVEL

SCALE: 1/8"=1'-0" GROSS AREA 2,257 SQFT



3. BOH SERVICE - SECOND LEVEL

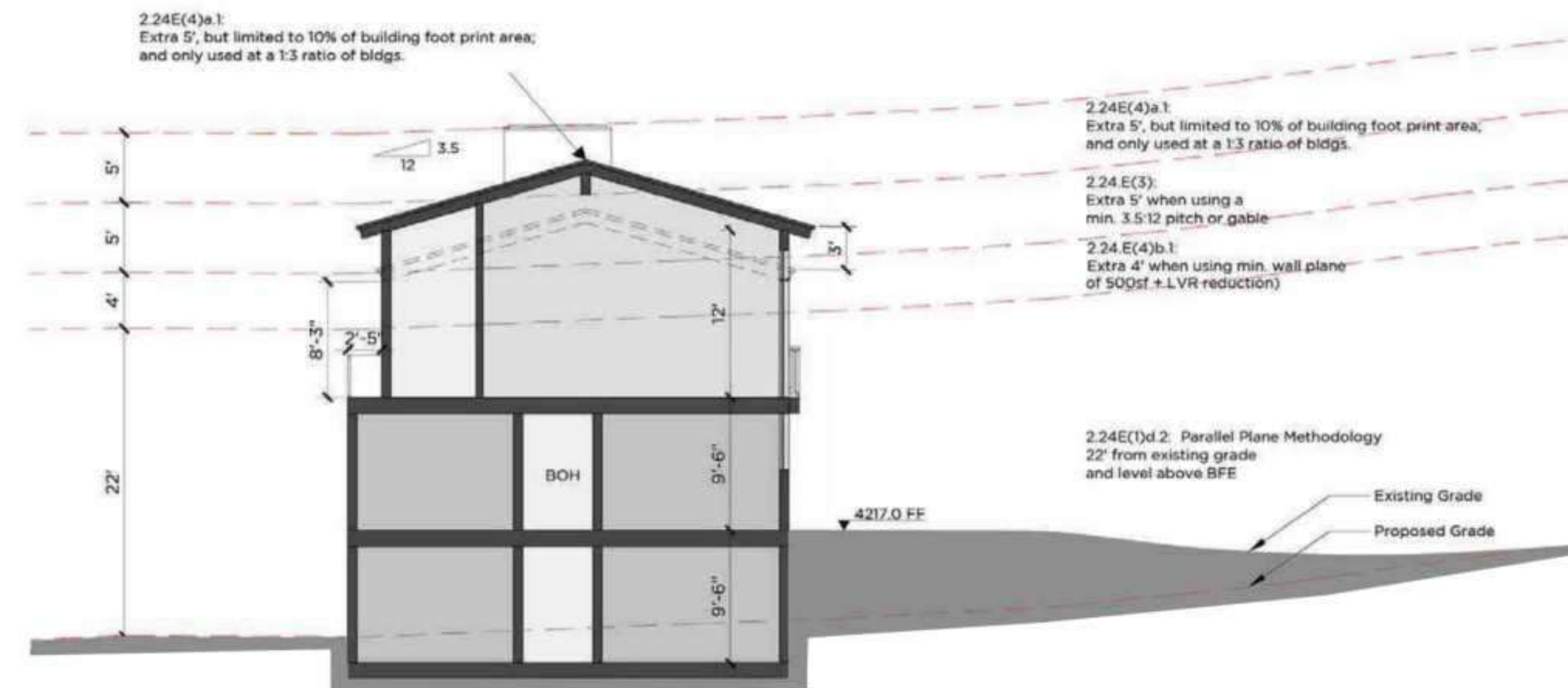
SCALE: 1/8"=1'-0" GROSS AREA 2,031 SQFT



4. BOH SERVICE - ROOF PLAN

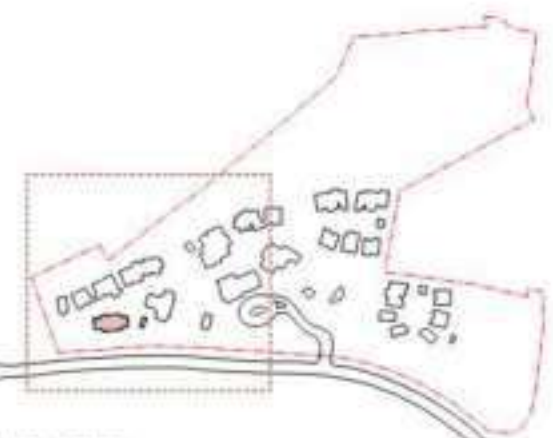
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND PER 2.24 E.(1)&2.	T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)); APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7, Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1 Table 2.9 MORE THAN 12 BLDGS. (or 13 ratio) 10% OF BLDG. FOOT PRINT = +9'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1 Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)b.2 Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+ Wall Plane Max. of 500 sf)		

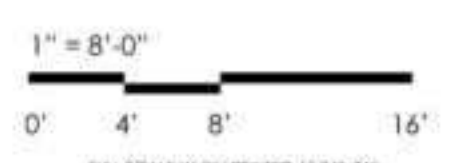


5. BOH SERVICE - SECTION

SCALE: 1/8"=1'-0"



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
BOH Service - Floor,  
Roof plans & Section

project no: 222032

checked by:

drawn by:

component

A3-04

sheet no.

page - 20 of 41

42 of 63 (Part 1 & 2)

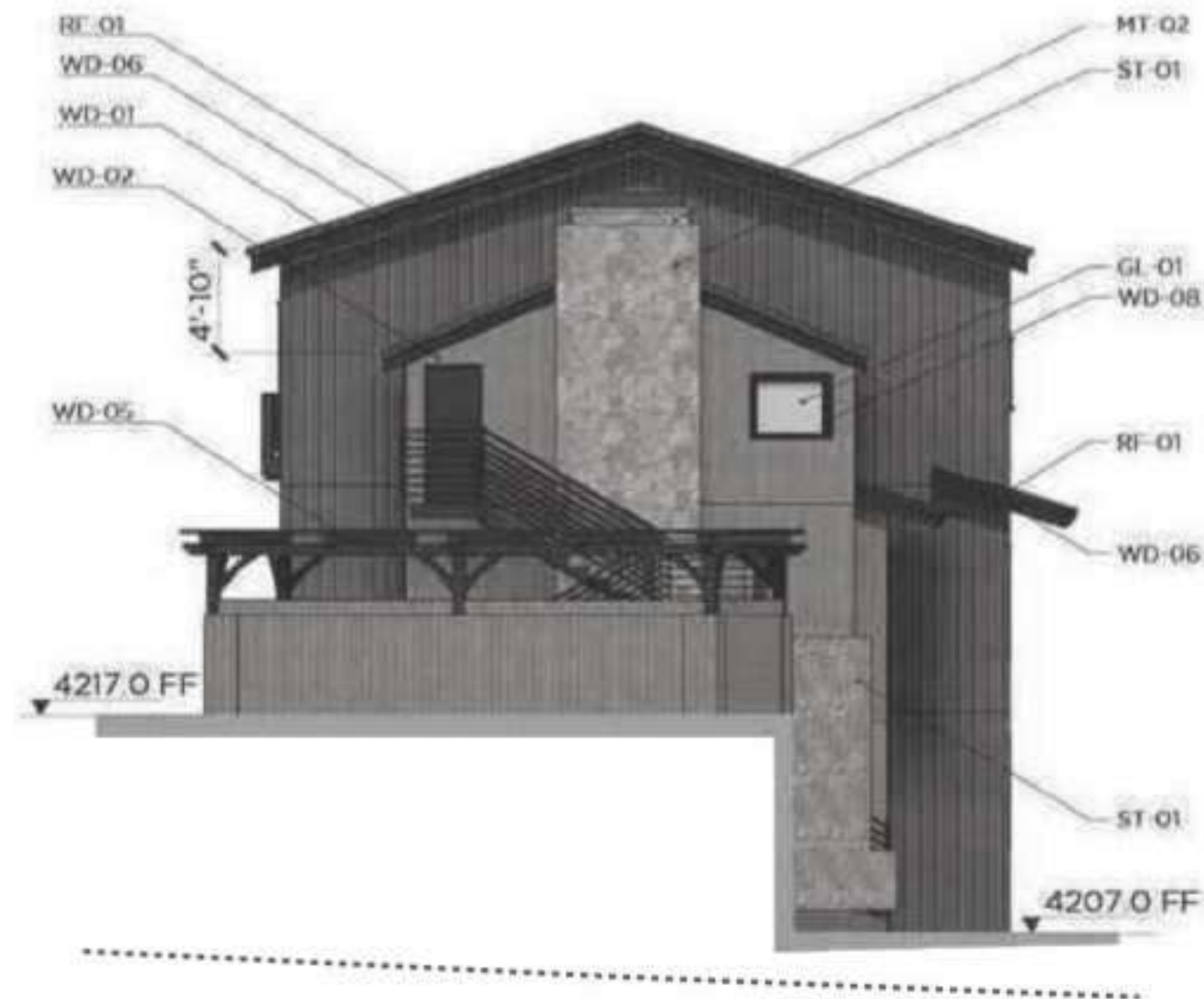
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**KEYNOTE/LEGENDS**

**MATERIAL KEYNOTE LIST**

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES

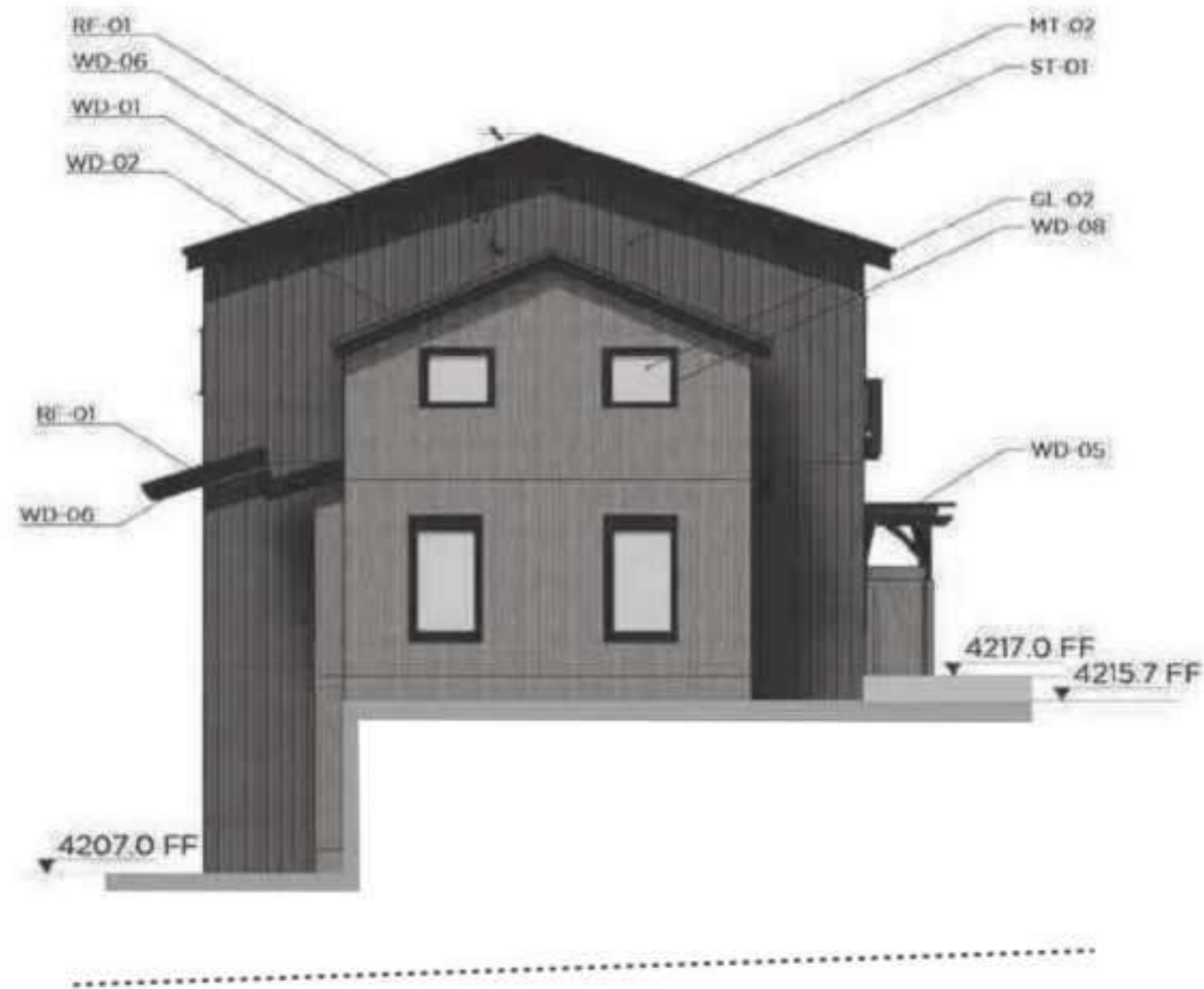
KEY NUM.	MATERIAL
GL-01	WINDOW
GL-02	WINDOW OPAQUE
GL-03	RAILING
RF-01	HEAVY ASPHALT SHINGLES
RF-02	STANDING SEAM METAL ROOF
PL-01	PLASTER DARK GRAY



**1. B.O.H. SERVICES - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2. B.O.H. SERVICES - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

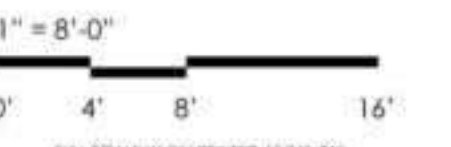
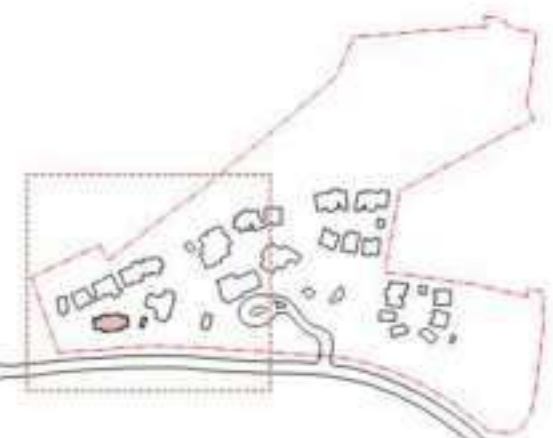


**1. B.O.H. SERVICES - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 500 S.F. FOR HEIGHT INCREASE  
EXCEPTION  
(WEST ELEV. <225 SF, EAST ELEV. <230 SF,  
NORTH ELEV. <497 SF, SOUTH ELEV. <497 SF)



**2. B.O.H. SERVICES - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

BOH Service -  
Elevations

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KEYNOTE/LEGENDS

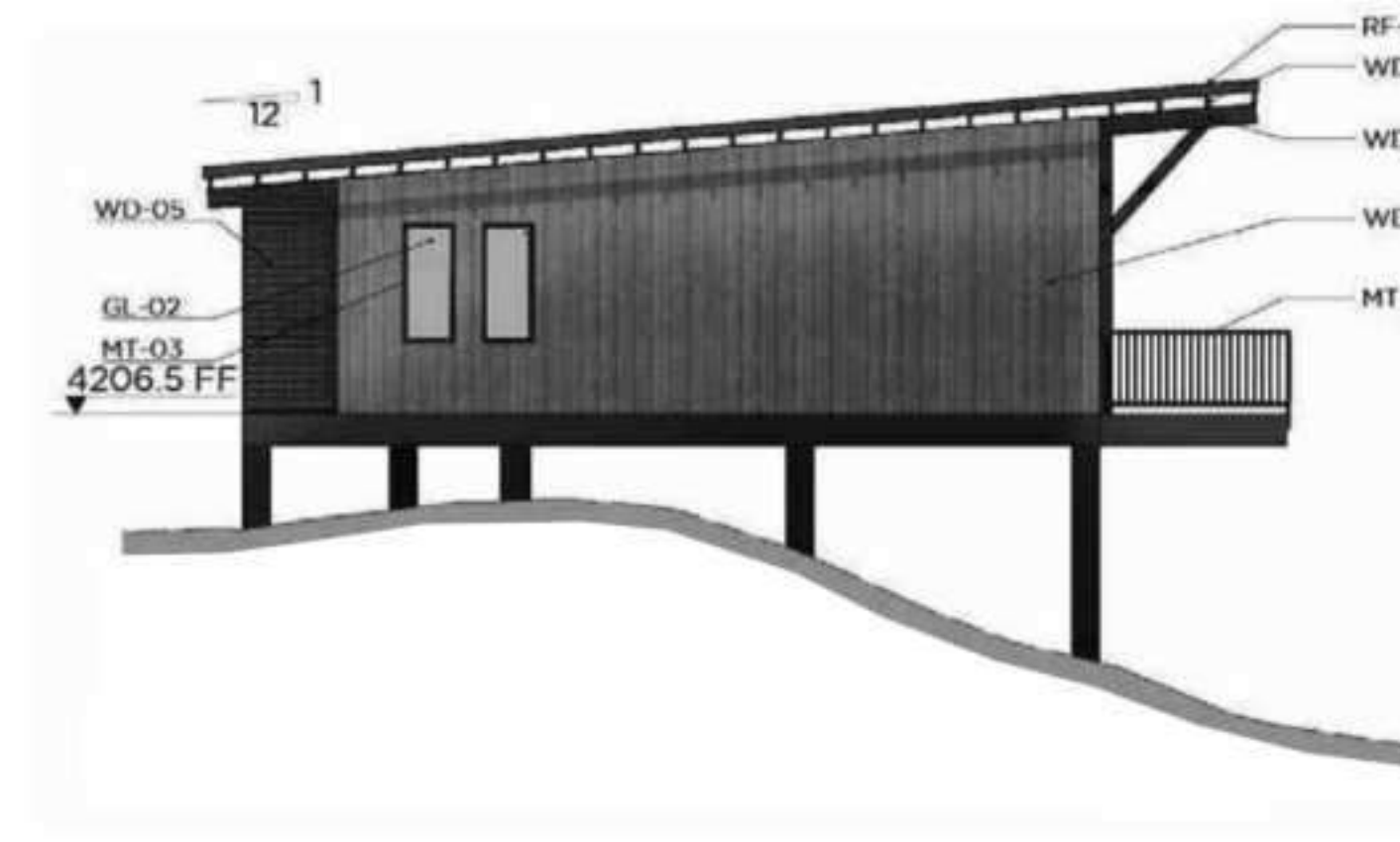
MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES

KEY NUM.	MATERIAL
GL-01	WINDOW
GL-02	WINDOW OPAQUE
GL-03	RAILING
RF-01	HEAVY ASPHALT SHINGLES
RF-02	STANDING SEAM METAL ROOF
PL-01	PLASTER DARK GRAY



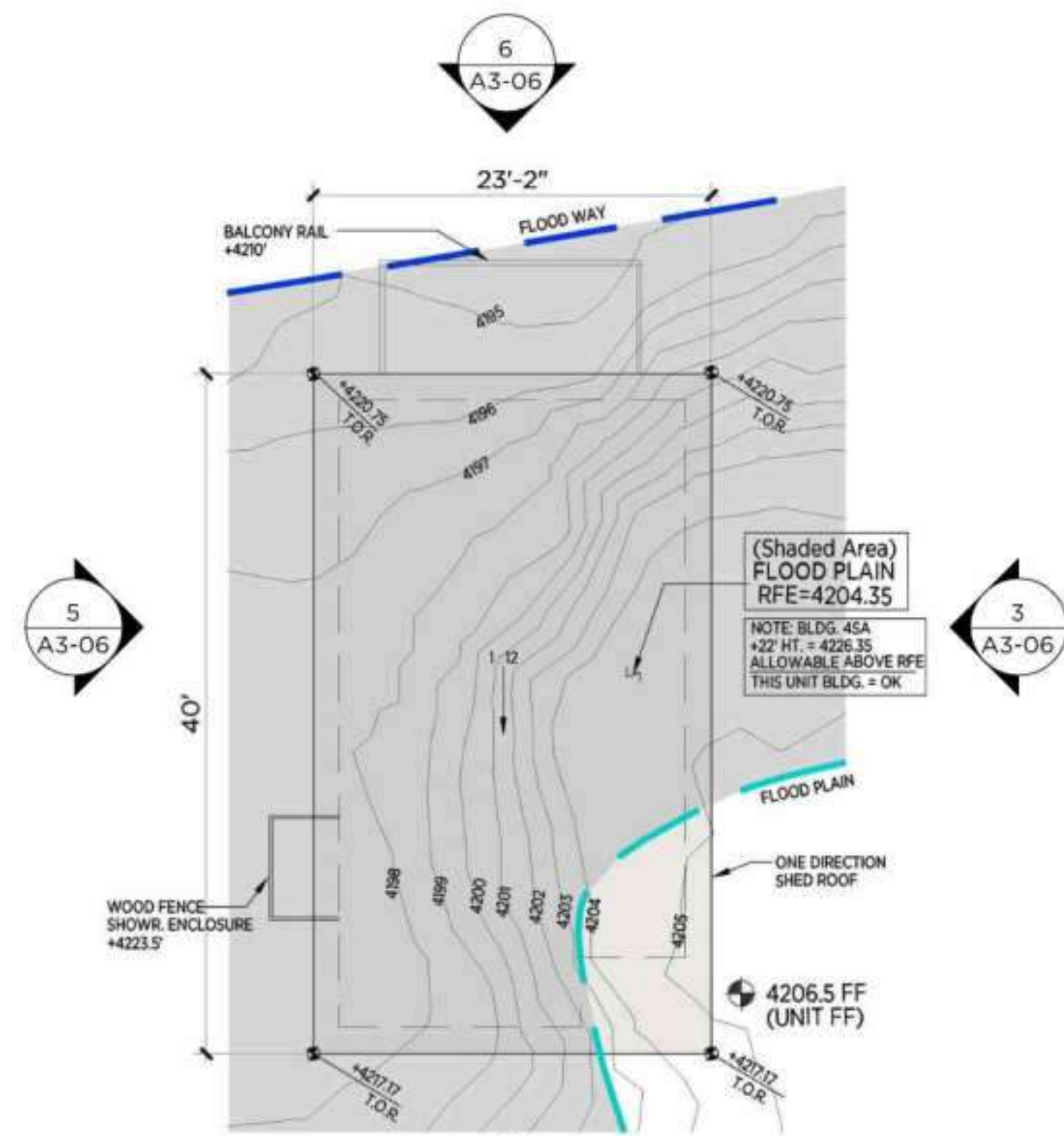
1. LODGING 4SA - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 690 SQFT



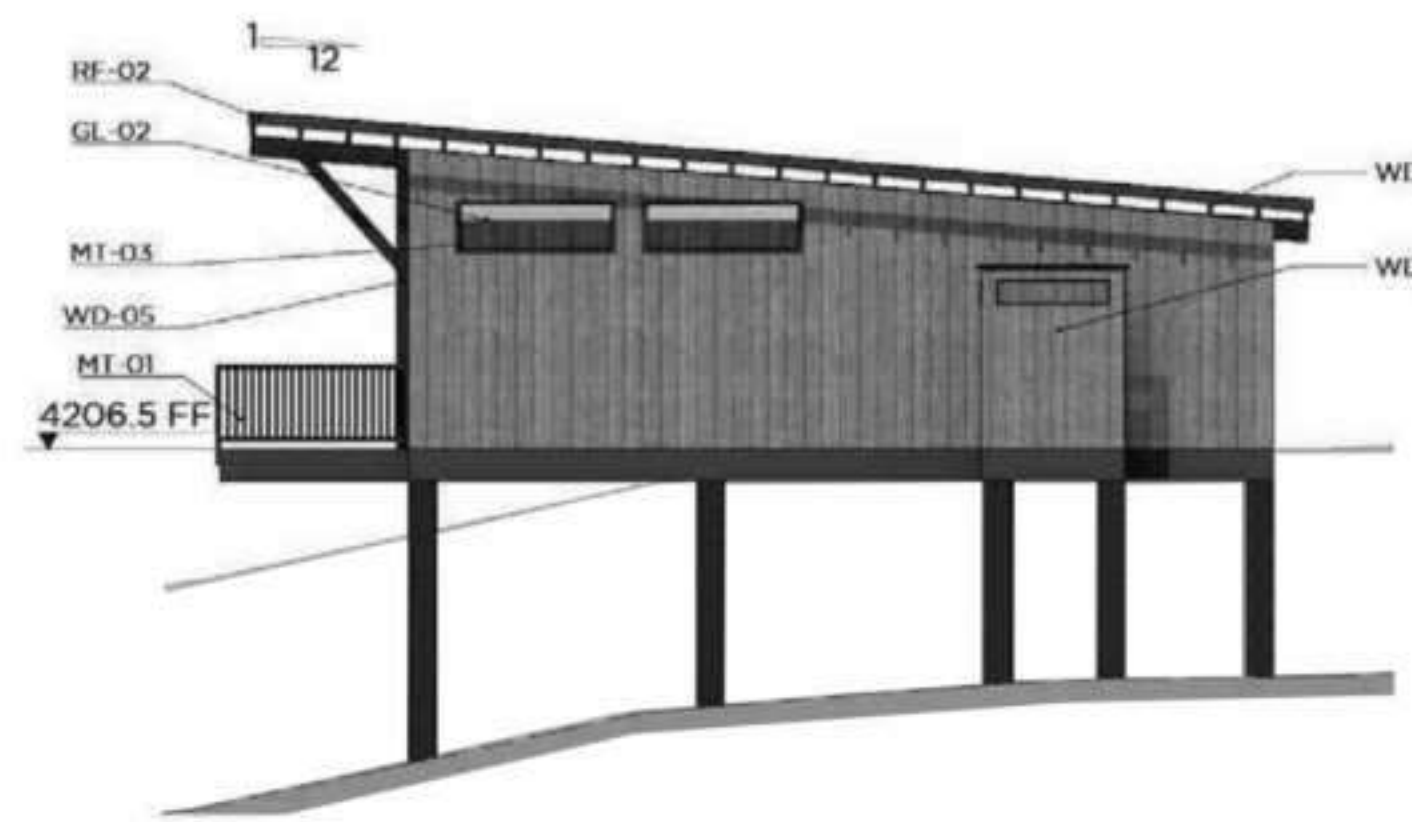
3. LODGING 4SA - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



4. LODGING 4SA - EAST ELEVATION  
SCALE: 1/8"=1'-0"



2. LODGING 4SA - ROOF PLAN  
SCALE: 1/8"=1'-0"



5. LODGING 4SA - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



6. LODGING 4SA - WEST ELEVATION  
SCALE: 1/8"=1'-0"

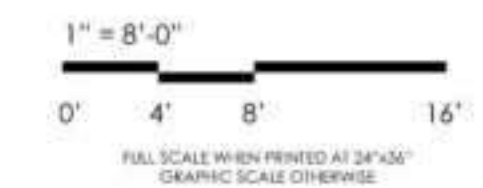
NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR TEH DISTRICT  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDING SHOWN HEREIN IS ~298 SF)

R.D. OLSON  
DEVELOPMENT

- WATG
- Brightview Design Group
- Sefton Engineering
- Eric Brandt Architect
- Richard Hubbell & Associates
- Hammes Surveying LCC
- Kimley-Horn and Associates, Inc.
- MD Acoustics, LLC
- WSP



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

4SA Lodging Building  
sheet title Floor, Roof Plans &  
Elevations

project no. 222032  
checked by:  
drawn by:

component

sheet no. **A3-06**

page - 22 of 41  
44 of 63 (Part 1 & 2)

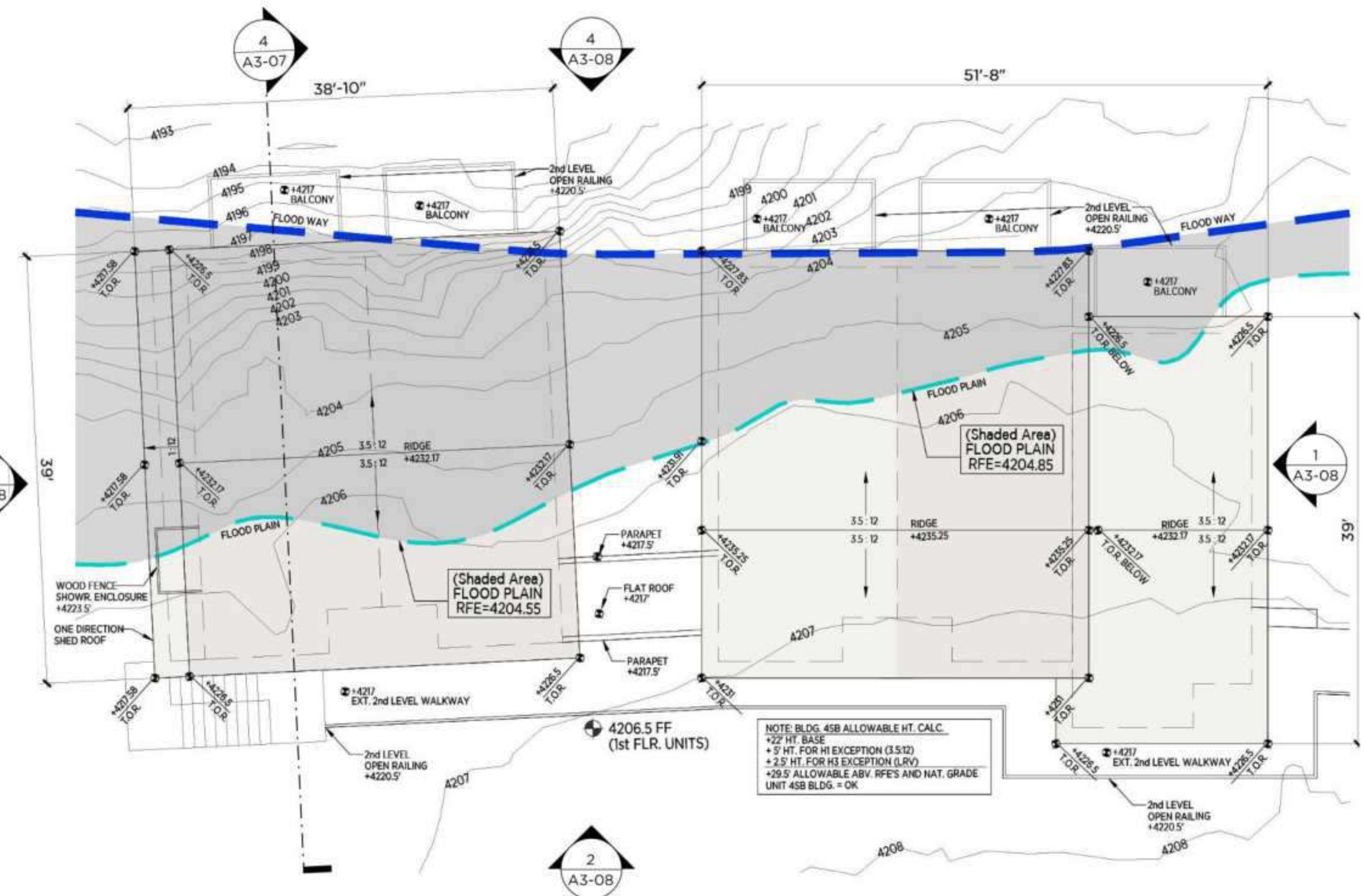
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BUILDING HEIGHT LEGEND: PER 2.24 E.(1)&(2)	T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +2' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)); APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1 Table 2.8 MORE THAN 12 BLDGS. (for 1.3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1.2 Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)b.1.2 Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+ Wall Plane Max. of 500 sf)		



1. LODGING 4SB - FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" GROSS AREA 3,200 SQFT



3. LODGING 4SB - ROOF PLAN

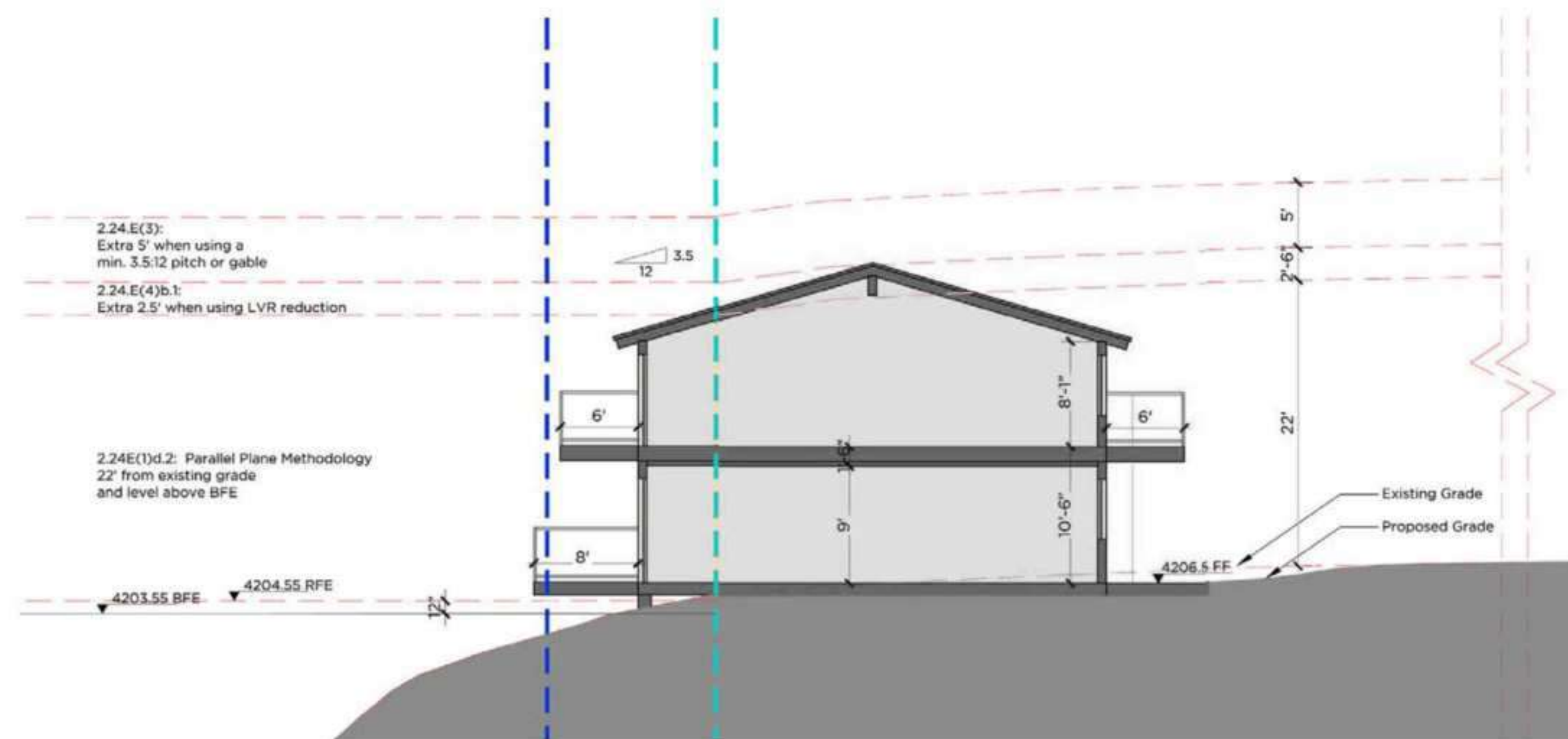
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND: PER 224 E.(1)(b.2)		T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (224 E.(1)); APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE			
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7, Chimneys -10', Elevators +5', Mech +8', Gable/Pitched Roof at 3.5:12 min. = +5'			
(H2) HEIGHT INCREASE: 2.24 E.(4)(a) Table 2.9 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'			
(H3) HEIGHT INCREASE: 2.24 E.(4)(b) Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)			
(H4) HEIGHT INCREASE: 2.24 E.(4)(c) Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+ Wall Plane Max. of 500 sf)			



2. LODGING 4SB - SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" GROSS AREA 2,831 SQFT

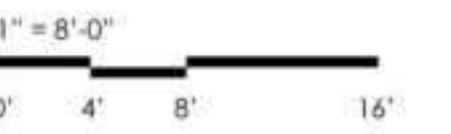


4. LODGING 4SB - SECTION

SCALE: 1/8"=1'-0"



key plan



1" = 8'-0"  
FULL SCALE WHEN PRINTED AT 24" x 36"  
GRAPHIC SCALE OTHERWISE

no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

4SB Lodging Building  
sheet title Floor, Roof Plans  
& Section

project no: 222032

checked by:

drawn by:

component

A3-07

sheet no.

page - 23 of 41

45 of 63 (Part 1 & 2)

KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY

**R.D. OLSON  
DEVELOPMENT**

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

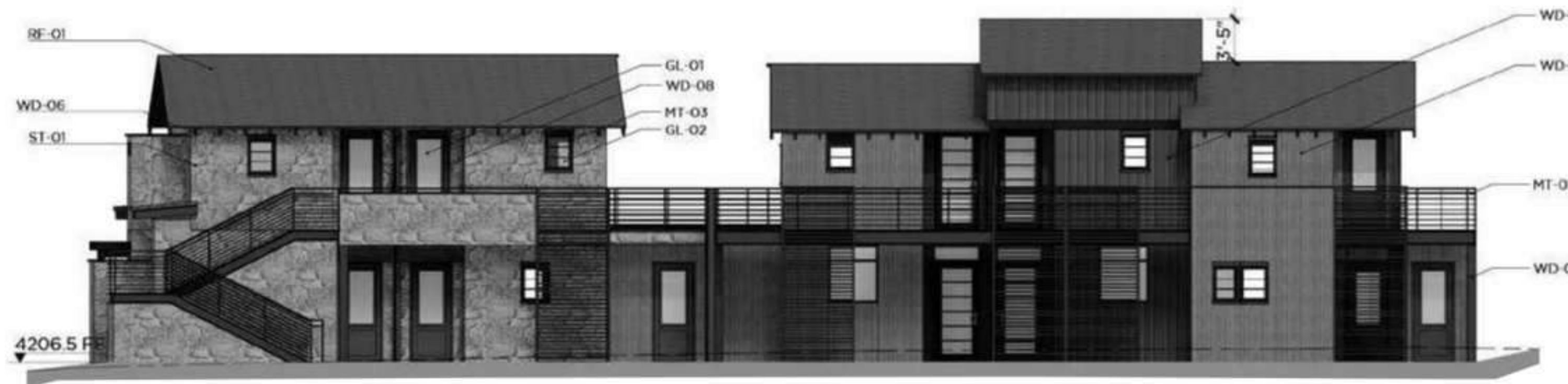
MD Acoustics, LLC

WSP



1. LODGING 4SB - NORTH ELEVATION

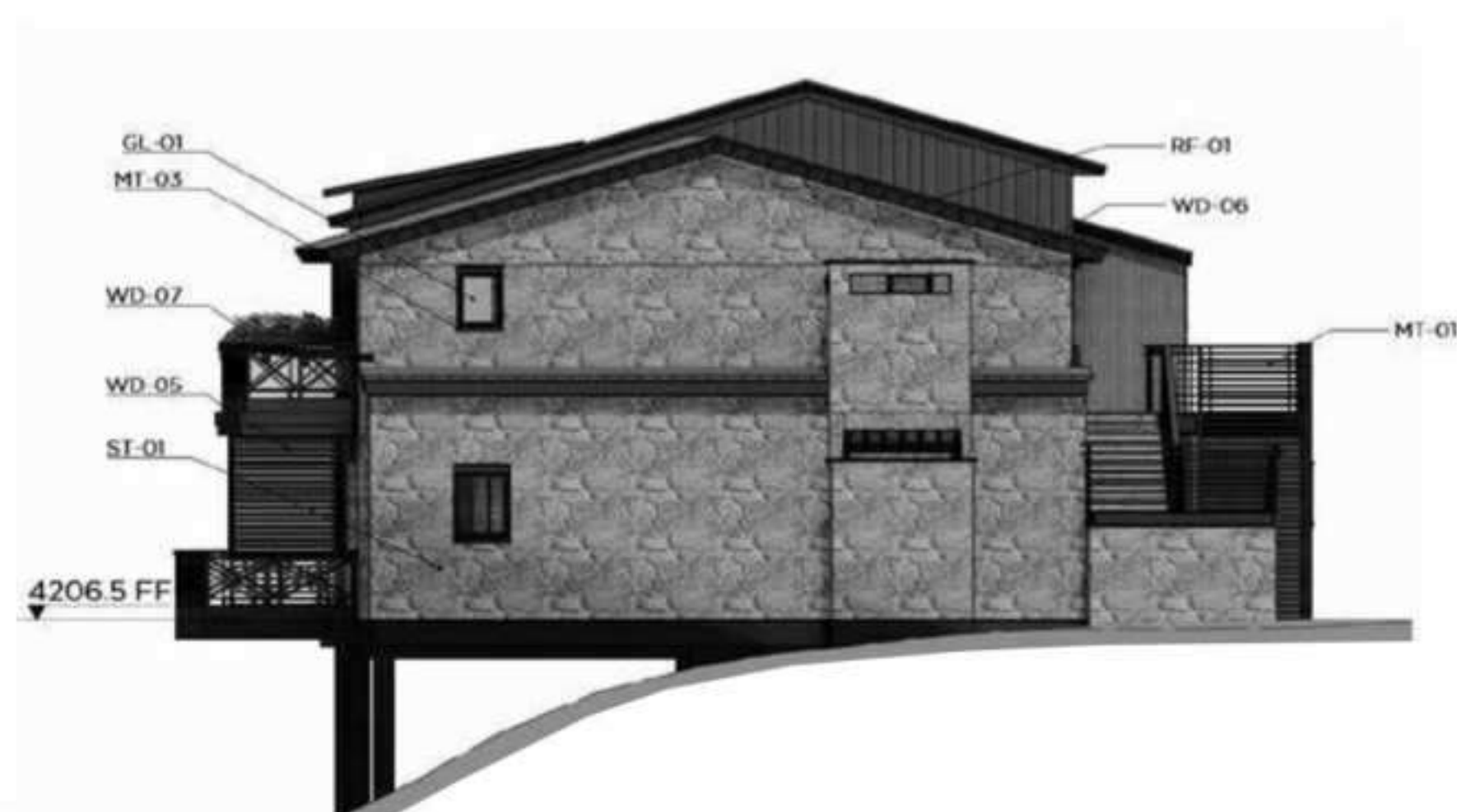
SCALE: 1/8"=1'-0"



2. LODGING 4SB - EAST ELEVATION

SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT  
(WEST ELEV. <210-680 SF; EAST ELEV. <168 SF;  
NORTH ELEV. <570 SF; SOUTH ELEV. <270 SF)



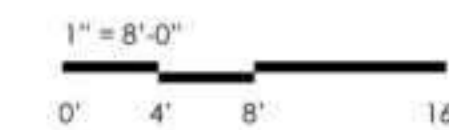
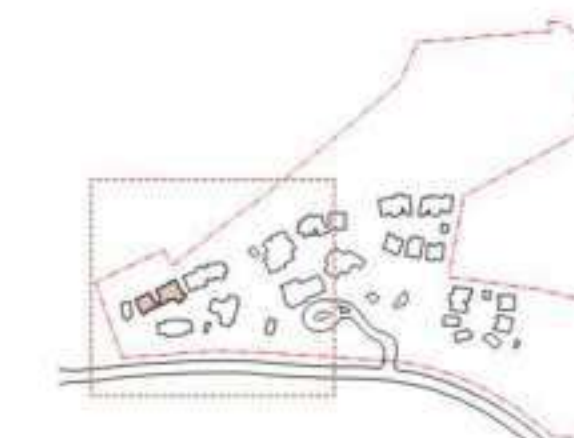
3. LODGING 4SB - SOUTH ELEVATION

SCALE: 1/8"=1'-0"



4. LODGING 4SB - WEST ELEVATION

SCALE: 1/8"=1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

4SB Lodging Building  
Elevations

**A3-08**

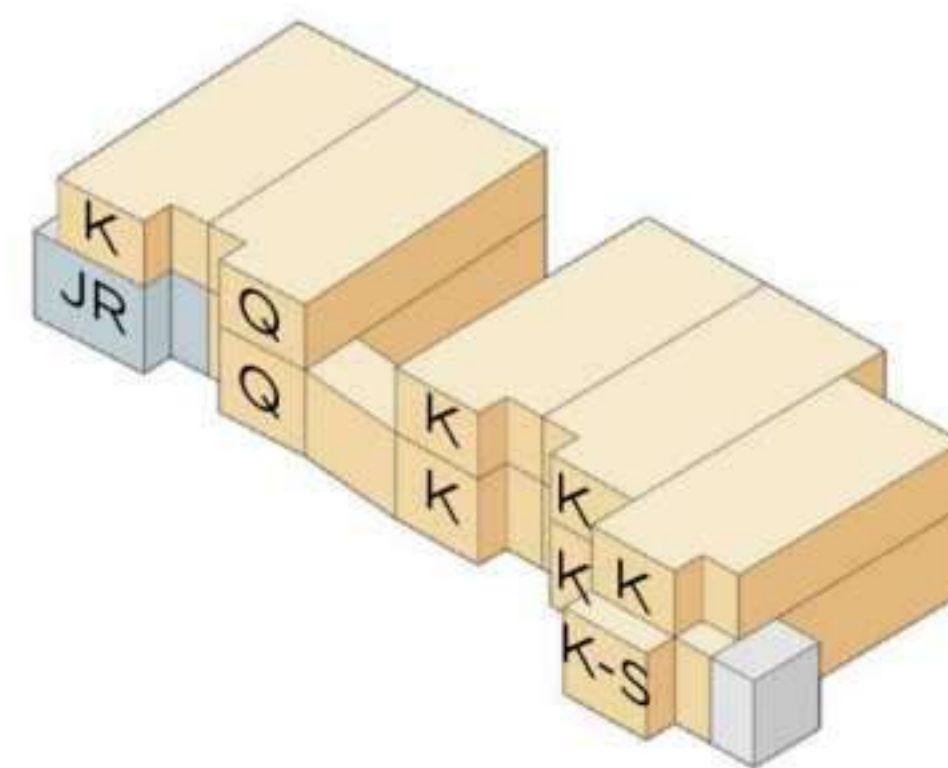




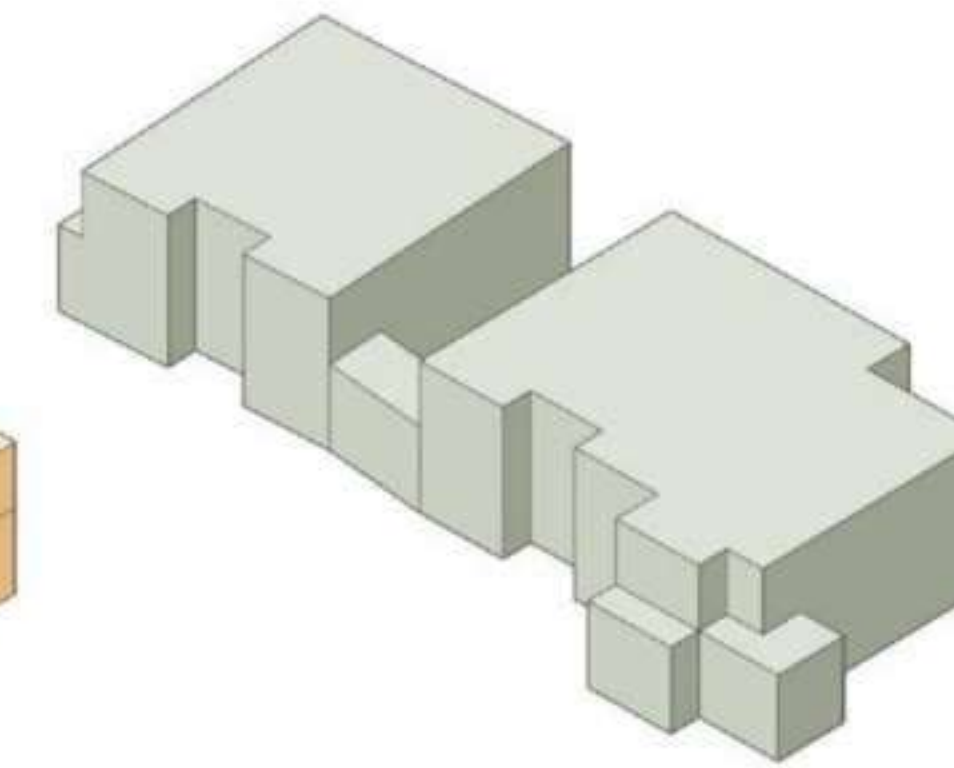
1. LODGING 4SB - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



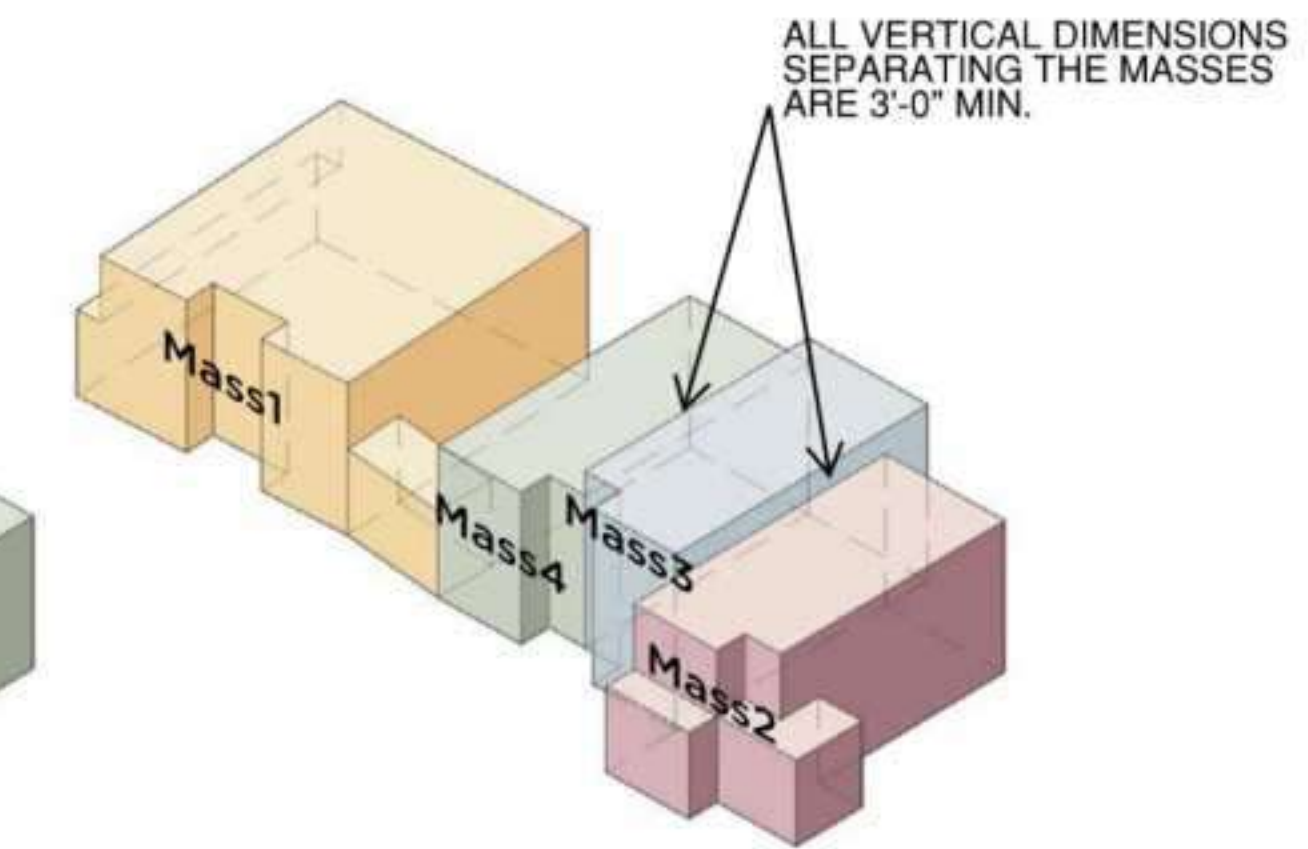
2. BLODGING 4SB - SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



Total Guest Rooms: 10  
King: 6  
King-Special: 1  
Queen: 2  
Junior Suite: 1



Total Building Footprint  
100% of 6,031 sqft



Mass 1 Area: 2,384 sqft  
(39.5% of total building footprint)  
Mass 2 Area: 1,285 sqft  
(21.3% of total building footprint)

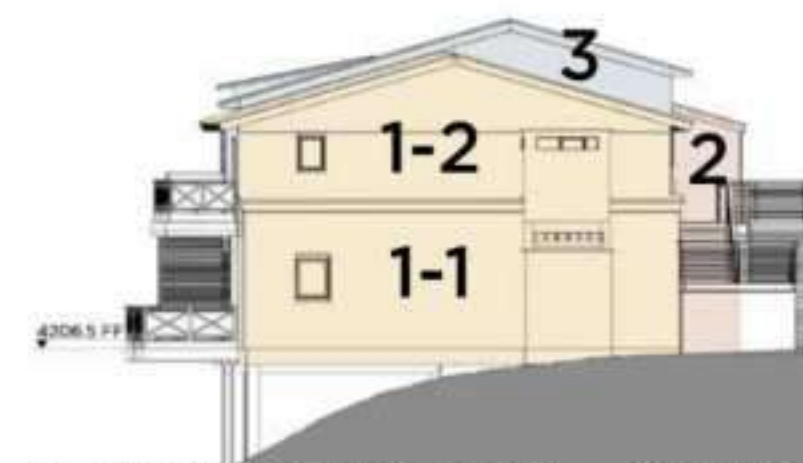
Mass 1 + Mass 2 = 70.8%  
< 80% per guideline



3. LODGING 4SB - NORTH ELEVATION  
SCALE: 1/16"=1'-0"

Massing 2-1 area: 473.5sqft (41.2% of total area)  
Massing 2-2 area: 389.7 sqft (33.9% of total area)  
Total area: 1,149.0 sqft (100% of total area)

Mass 2-1 + Mass 2-2 = 75.1% < 80% per guideline



5. LODGING 4SB - SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

Massing 1-1 area: 402.2 sqft (38.3% of total area)  
Massing 1-2 area: 317.1 sqft (30.2% of total area)  
Total area: 1,060.6 sqft (100% of total area)

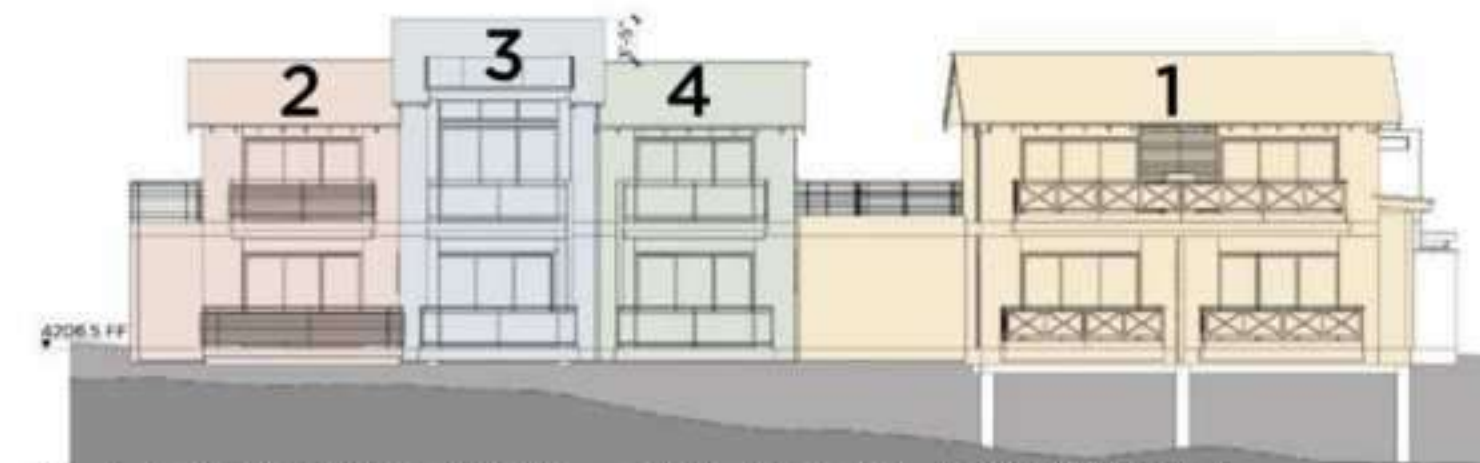
Mass 1-1 + Mass 1-2 = 68.5% < 80% per guideline



4. LODGING 4SB - EAST ELEVATION  
SCALE: 1/16"=1'-0"

Massing 1 area: 875.3 sqft (37.6% of total area)  
Massing 2 area: 467.0 sqft (20.0% of total area)  
Total area: 2,329.2 sqft (100% of total area)

Mass 1 + Mass 2 = 57.6% < 80% per guideline

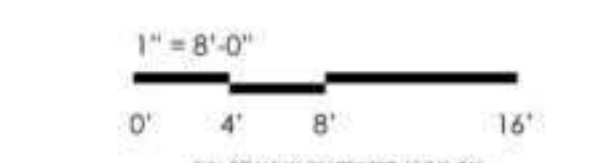


6. LODGING 4SB - WEST ELEVATION  
SCALE: 1/16"=1'-0"

Massing 1 area: 948.4 sqft (38.1% of total area)  
Massing 2 area: 488.1 sqft (19.6% of total area)  
Total area: 2,486.7 sqft (100% of total area)

Mass 1 + Mass 2 = 57.7% < 80% per guideline

**R.D. OLSON DEVELOPMENT**  
WATG  
Brightview Design Group  
Sefton Engineering  
Eric Brandt Architect  
Richard Hubbell & Associates  
Hammes Surveying LCC  
Kimley-Horn and Associates, Inc.  
MD Acoustics, LLC  
WSP



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge  
COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title 4SB Lodging Building Justification  
project no: 222032  
checked by:  
drawn by:  
component  
sheet no. **A3-09**  
page - 25 of 41  
47 of 63 (Part 1 & 2)

the original size of this sheet is 24" x 36"



KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN
WD-02	VERTICAL SIDING-MEDIUM
WD-03	VERTICAL SIDING-DARK
WD-04	RECLAIMED VERTICAL SIDING
WD-05	FINISHED STRUCTURE
WD-06	EXPOSED WOOD STRUCTURE

KEY NUM.	MATERIAL
WD-07	RAILINGS/ETC.
WD-08	WOOD & DOOR FRAME
ST-01	STONE-SEDONA RED
MT-01	RAILING
MT-02	EXPOSED STRUCTURES
MT-03	METAL FEATURES

KEY NUM.	MATERIAL
GL-01	WINDOW
GL-02	WINDOW OPAQUE
GL-03	RAILING
RF-01	HEAVY ASPHALT SHINGLES
RF-02	STANDING SEAM METAL ROOF
PL-01	PLASTER DARK GRAY

R.D. OLSON DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



1. LODGING 4SC - NORTH ELEVATION

SCALE: 1/8"=1'-0"



2. LODGING 4SC - EAST ELEVATION

SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 500 SF FOR HEIGHT  
(WEST ELEV. <198 SF, EAST ELEV. <124 SF,  
NORTH ELEV. <198 SF, SOUTH ELEV. <247 SF)



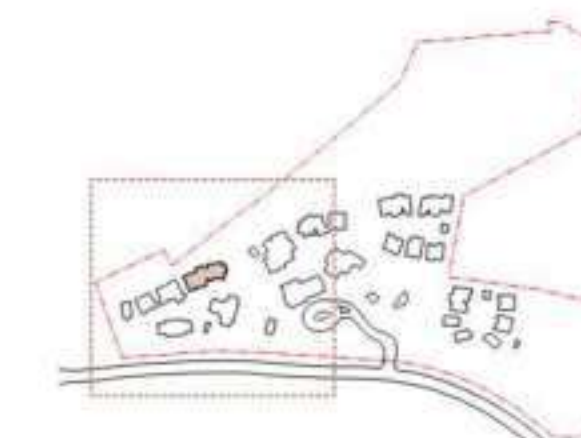
3. LODGING 4SC - SOUTH ELEVATION

SCALE: 1/8"=1'-0"



4. LODGING 4SC - WEST ELEVATION

SCALE: 1/8"=1'-0"



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

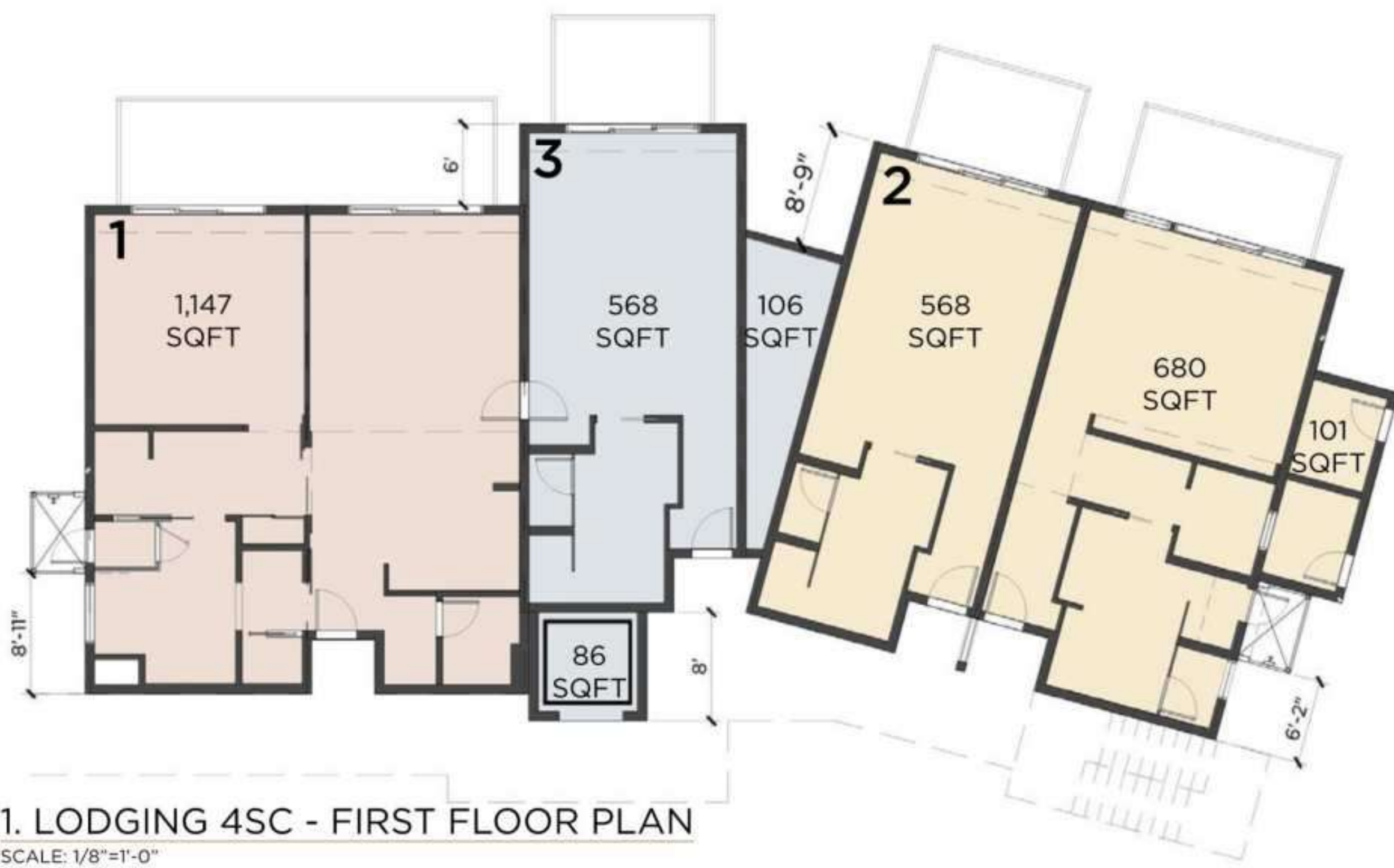
FULL SCALE WHEN PRINTED AT 24" x 36"  
GRAPHIC SCALE OTHERWISE

no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

4SC Lodging Building  
Elevations

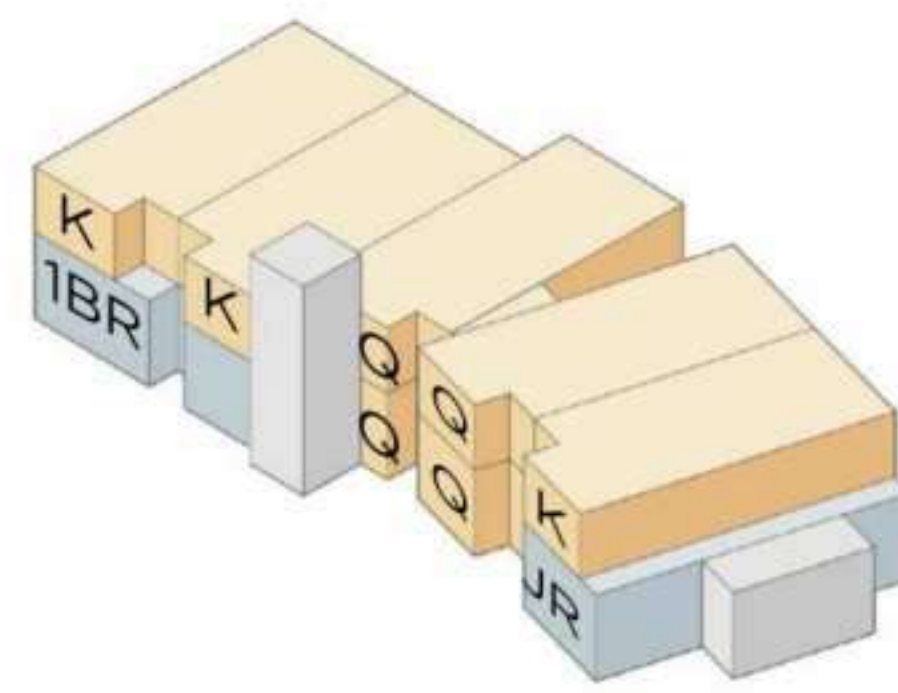
A3-11



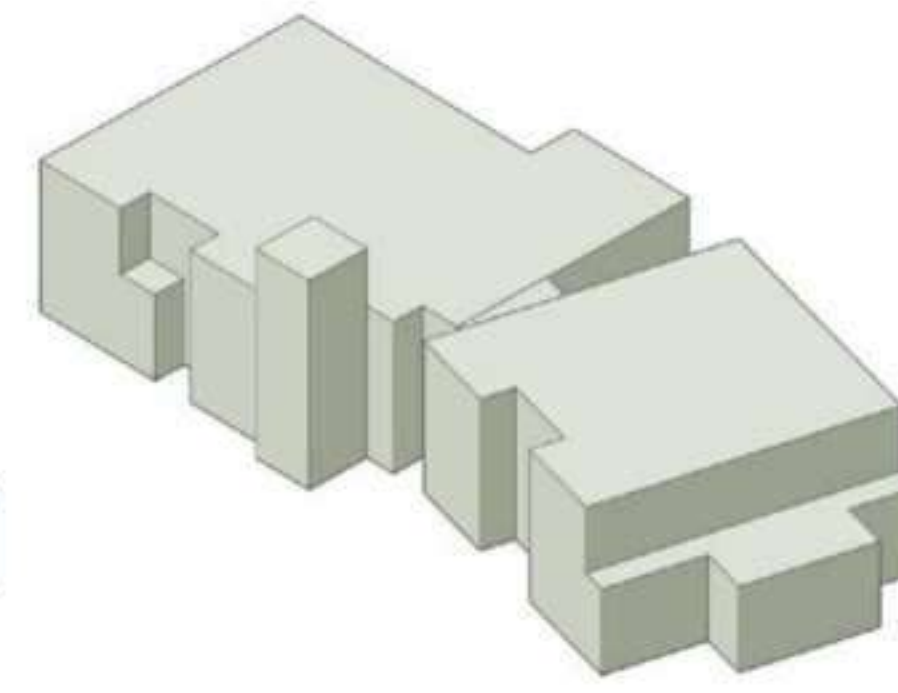
1. LODGING 4SC - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



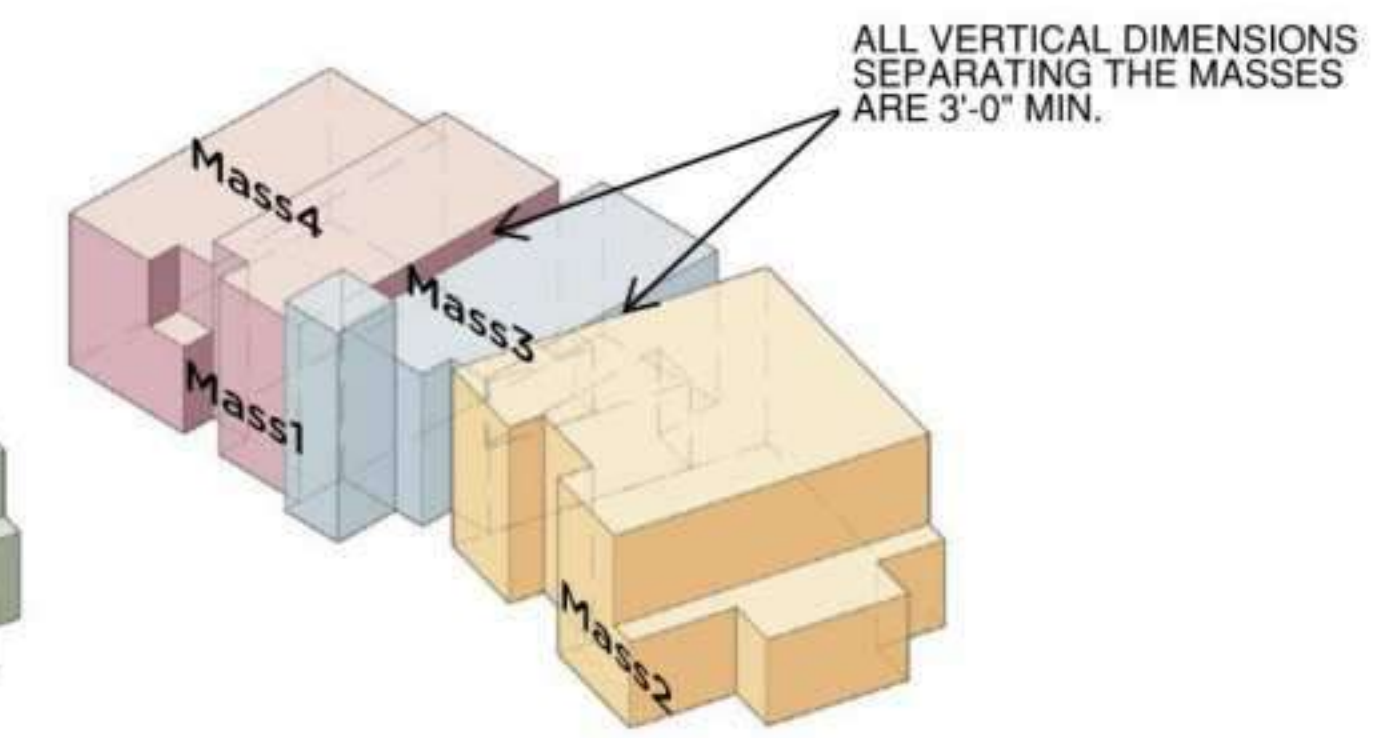
2. BLODGING 4SC - SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



Total Guest Rooms: 9  
King: 3  
Queen: 4  
Junior Suite: 1  
1 Bedroom: 1

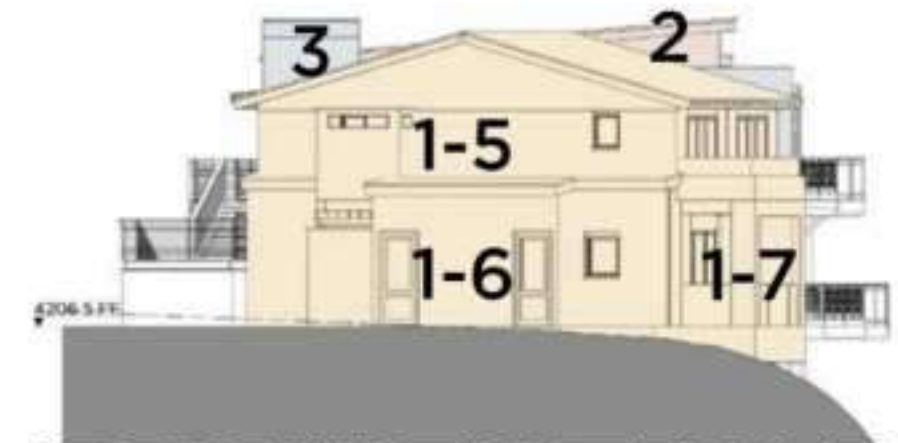


Total Building Footprint  
100% of 6,190 sqft



Mass 1 Area: 2,273 sqft  
(36.7% of total building footprint)  
Mass 2 Area: 2,484 sqft  
(40.1% of total building footprint)

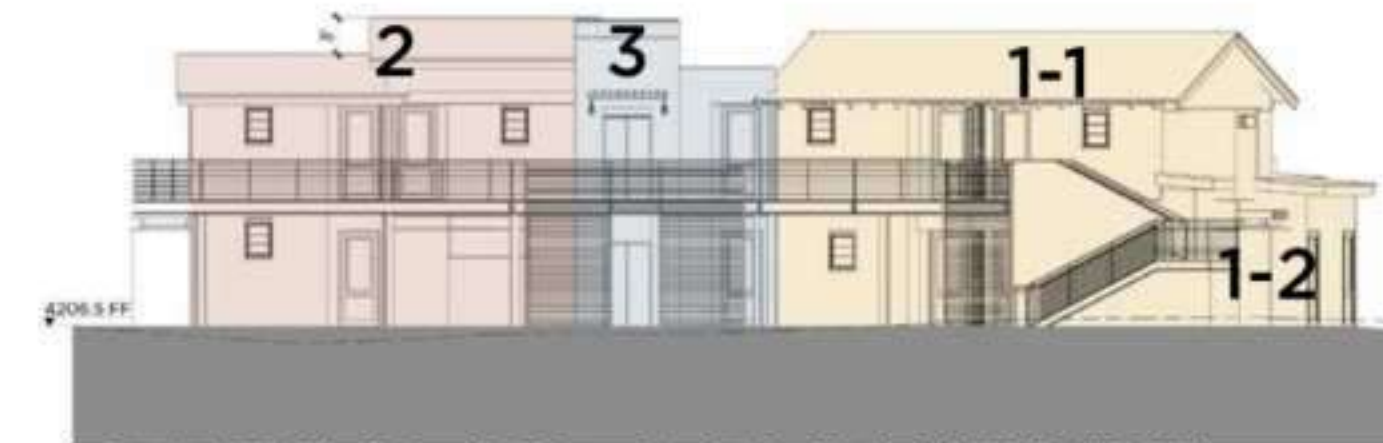
Mass 1 + Mass 2 = 76.8%  
< 80% per guideline



3. LODGING 4SC - NORTH ELEVATION  
SCALE: 1/16"=1'-0"

Massing 1-5 area: 454.4 sqft (39.9% of total area)  
Massing 1-6 area: 329.9 sqft (28.9% of total area)  
Total area: 889.5 sqft (100% of total area)

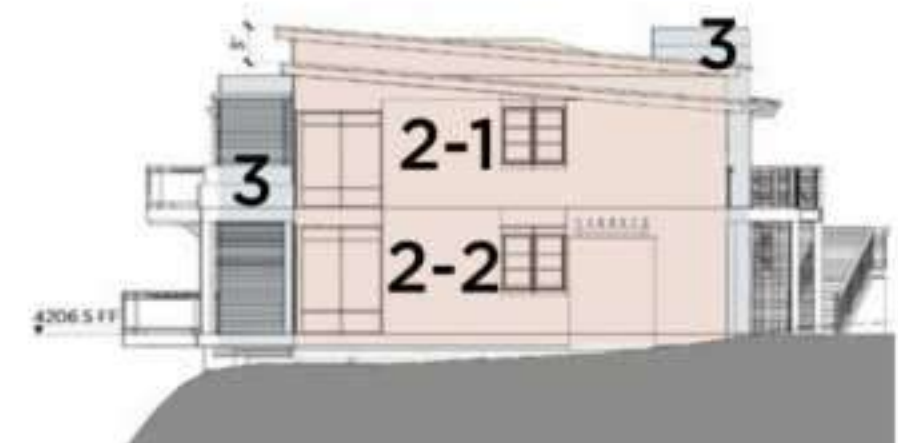
Mass 1-5 + Mass 1-6 = 68.8% < 80% per guideline



4. LODGING 4SC - EAST ELEVATION  
SCALE: 1/16"=1'-0"

Massing 1-1 area: 1007.6 sqft (44.5% of total area)  
Massing 2 area: 779.8 sqft (34.4% of total area)  
Total area: 2,265.8 sqft (100% of total area)

Mass 1-1 + Mass 2 = 78.9% < 80% per guideline



5. LODGING 4SC - SOUTH ELEVATION  
SCALE: 1/16"=1'-0"

Massing 2-1 area: 486.1 sqft (43.17% of total area)  
Massing 2-2 area: 348.5 sqft (31.0% of total area)  
Total area: 1,126.0 sqft (100% of total area)

Mass 2-1 + Mass 2-2 = 74.17% < 80% per guideline

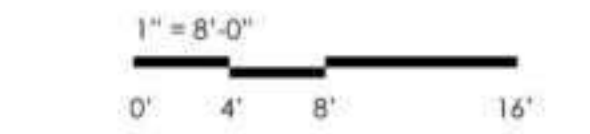
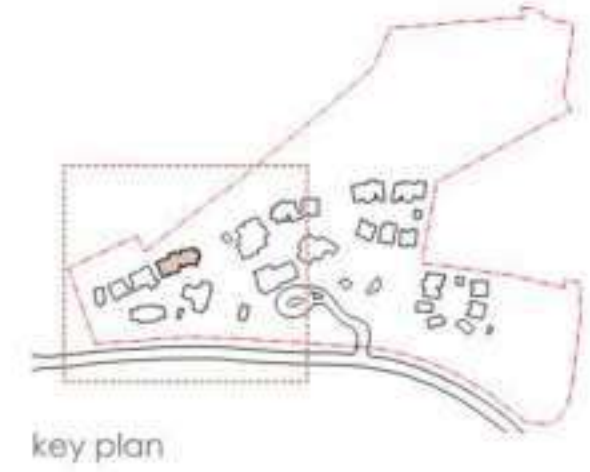


6. LODGING 4SC - WEST ELEVATION  
SCALE: 1/16"=1'-0"

Massing 1-3 area: 1116.8 sqft (45.9% of total area)  
Massing 2 area: 825.6 sqft (34.0% of total area)  
Total area: 2,431.0 sqft (100% of total area)

Mass 1-3 + Mass 2 = 79.9% < 80% per guideline

**R.D. OLSON DEVELOPMENT**  
WATG  
Brightview Design Group  
Sefton Engineering  
Eric Brandt Architect  
Richard Hubbell & Associates  
Hammes Surveying LCC  
Kimley-Horn and Associates, Inc.  
MD Acoustics, LLC  
WSP



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
4SC Lodging Building  
Justification

project no: 222032  
checked by:  
drawn by:

component

sheet no. **A3-12**

page - 28 of 41  
50 of 63 (Part 1 & 2)

the original size of this sheet is 24" x 36"

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# WEST CLUSTER

## LEGEND

- 1WA 1WA LODGING BLDG
- 1WB 1WB LODGING BLDG
- 1WC 1WC LODGING BLDG
- 1WD 1WD LODGING BLDG
- 1WE 1WE LODGING BLDG
- 1WF 1WF MEP/STOR.
- INDICATES GROSS AREA LESS THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" DO NOT APPLY)
- INDICATES GROSS AREA GREATER THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" APPLY)



### Architectural Cluster Differentiation:

The West Cluster is inspired by contextual wood and plaster buildings found near the project site. Key influential case studies include the Amara Resort and Spa, Tlaquepaque Arts Village and several plaster buildings throughout the Oak Creek Historical District.

- Plaster
- Wood
- Medium beige
- Medium brown
- Medium red/brown roof
- Weathered River rock



El Portal (Design Inspiration)

R.D. OLSON  
DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

Richard Hubbell & Associates

Hammes Surveying LLC

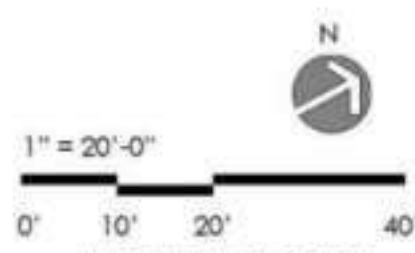
Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
West Cluster  
Sector Plan

project no. 222032  
checked by:  
drawn by:

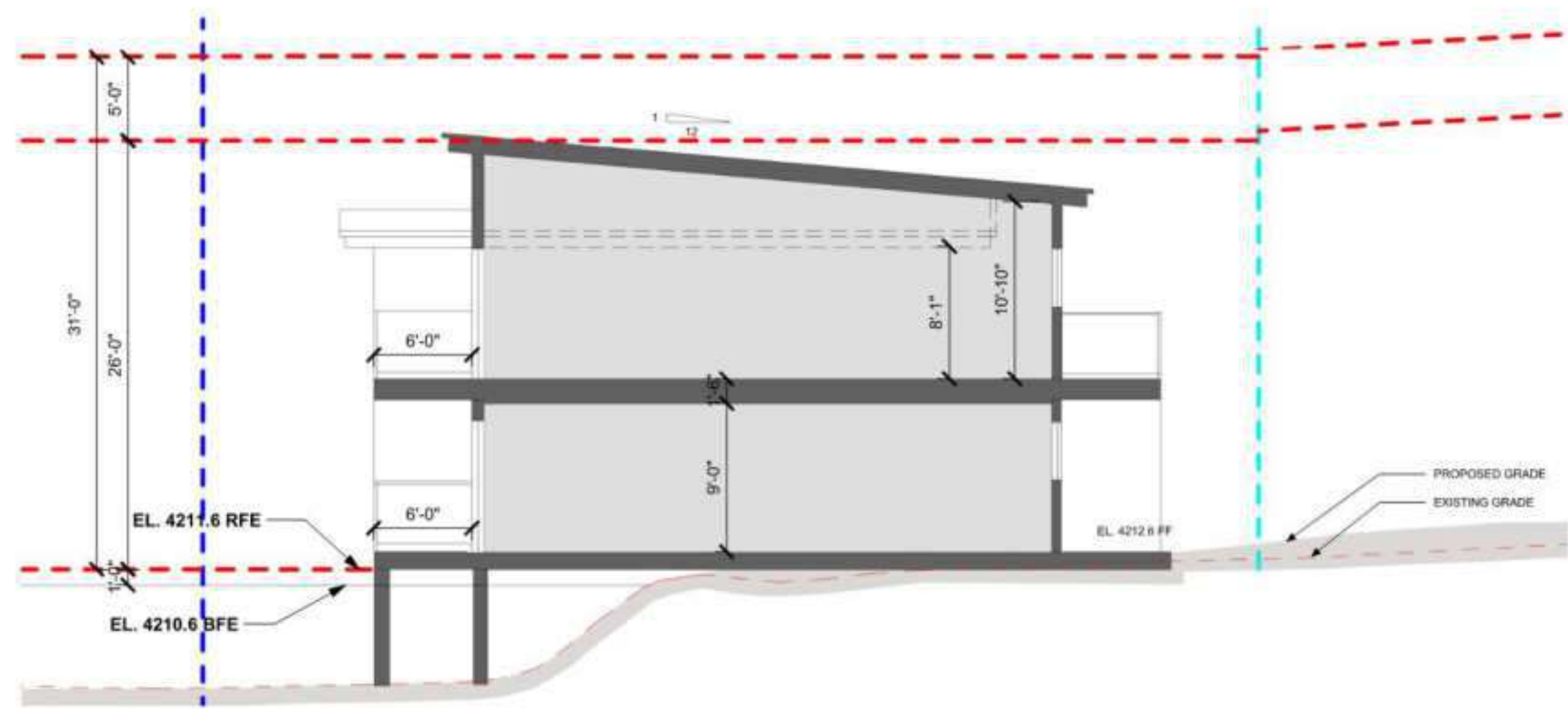
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sheet no. **A4-00**

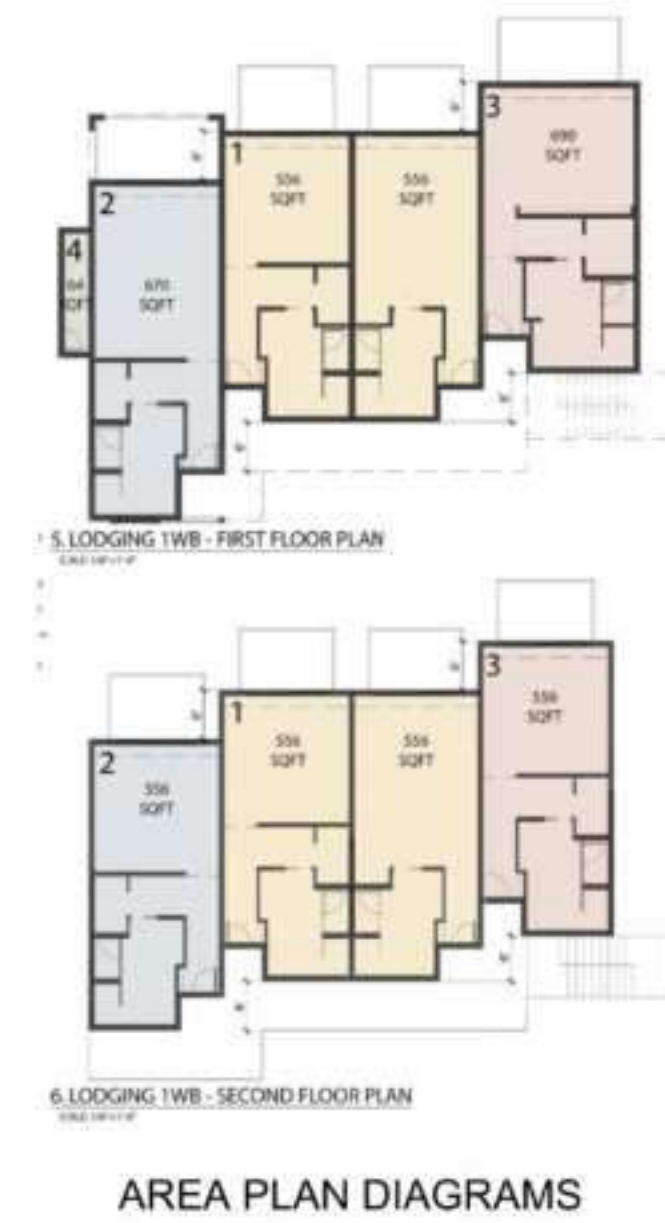
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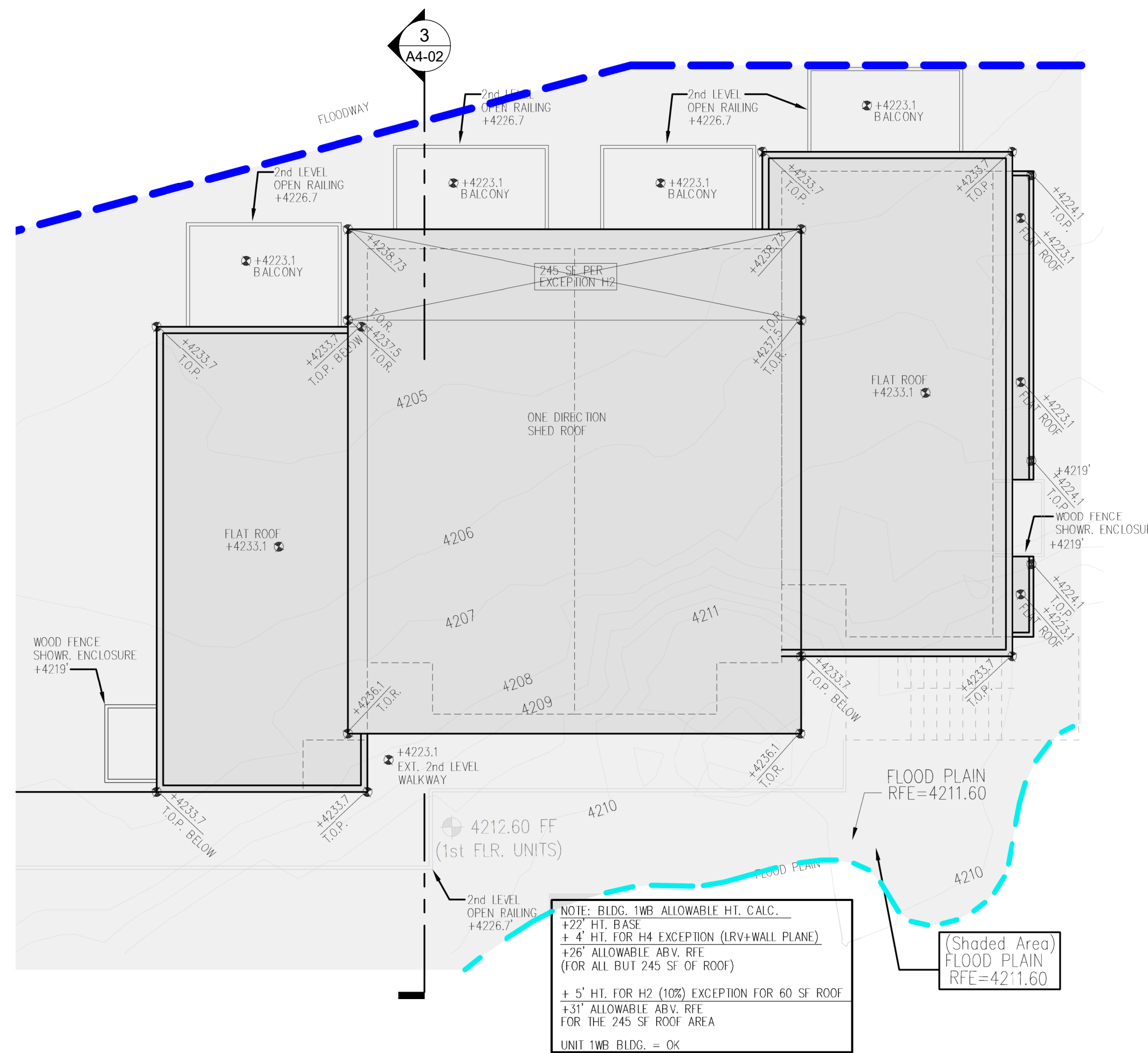
**3 1WB - SECTION**  
1/8" = 1'-0"



AREA PLAN DIAGRAMS



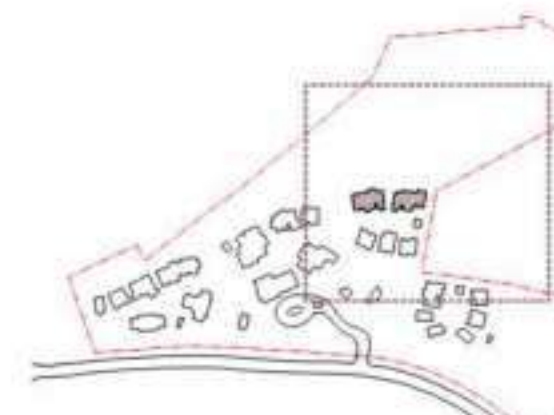
**1 LODGING 1WB - LEVEL 1 PLAN**  
1/8" = 1'-0" FIRST FLOOR = 2,590 SF



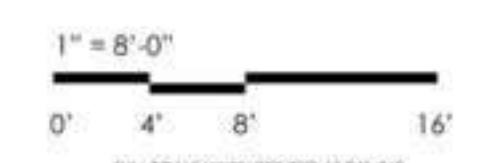
**4 LODGING 1WB ROOF PLAN**  
1/8" = 1'-0"



**2 LODGING 1WB - LEVEL 2 PLAN**  
1/8" = 1'-0" SECOND FLOOR = 2,256 SF



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

LODGING 1WB  
sheet title FLOOR, ROOF PLANS  
& SECTION

project no: 222032  
checked by:  
drawn by:

component

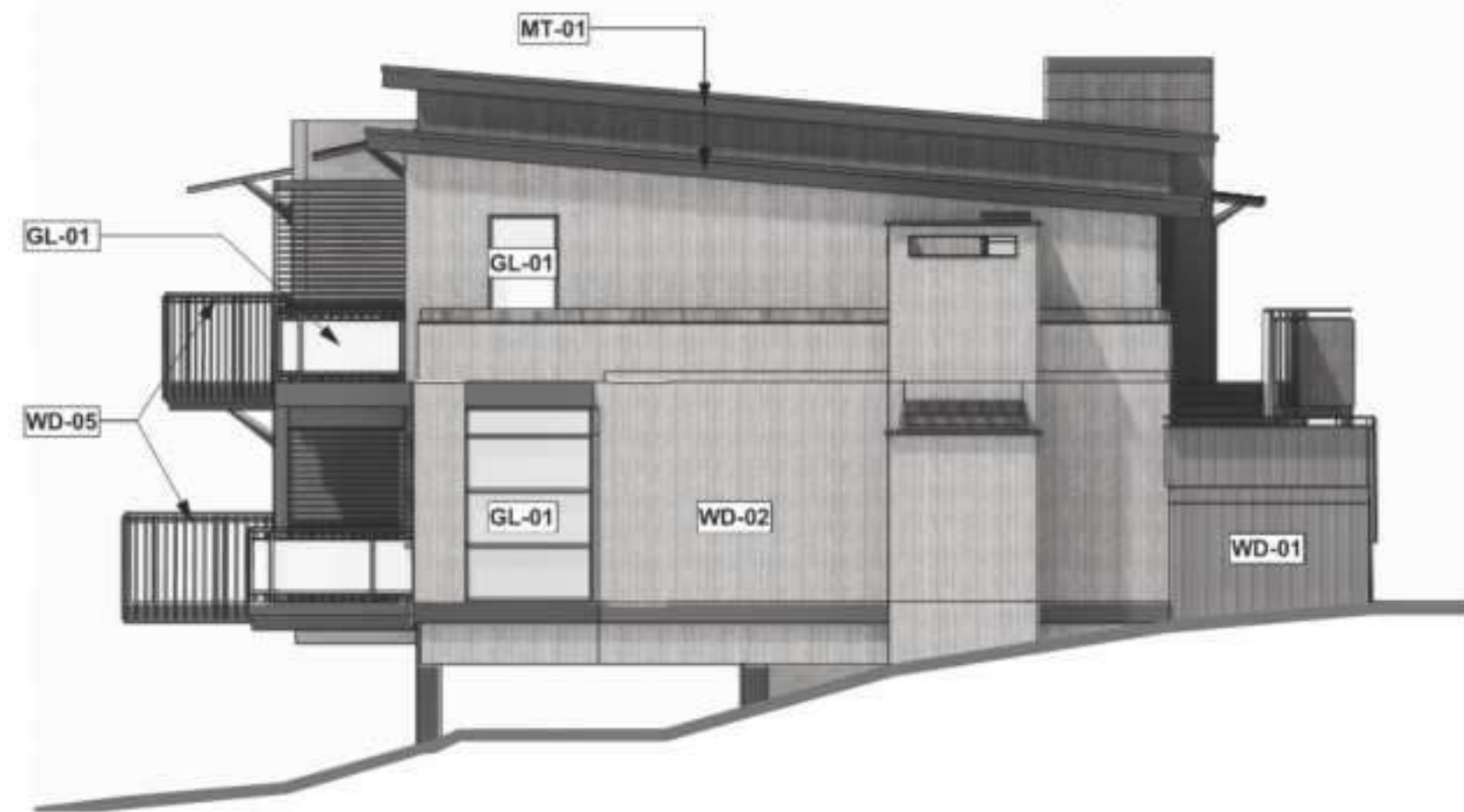
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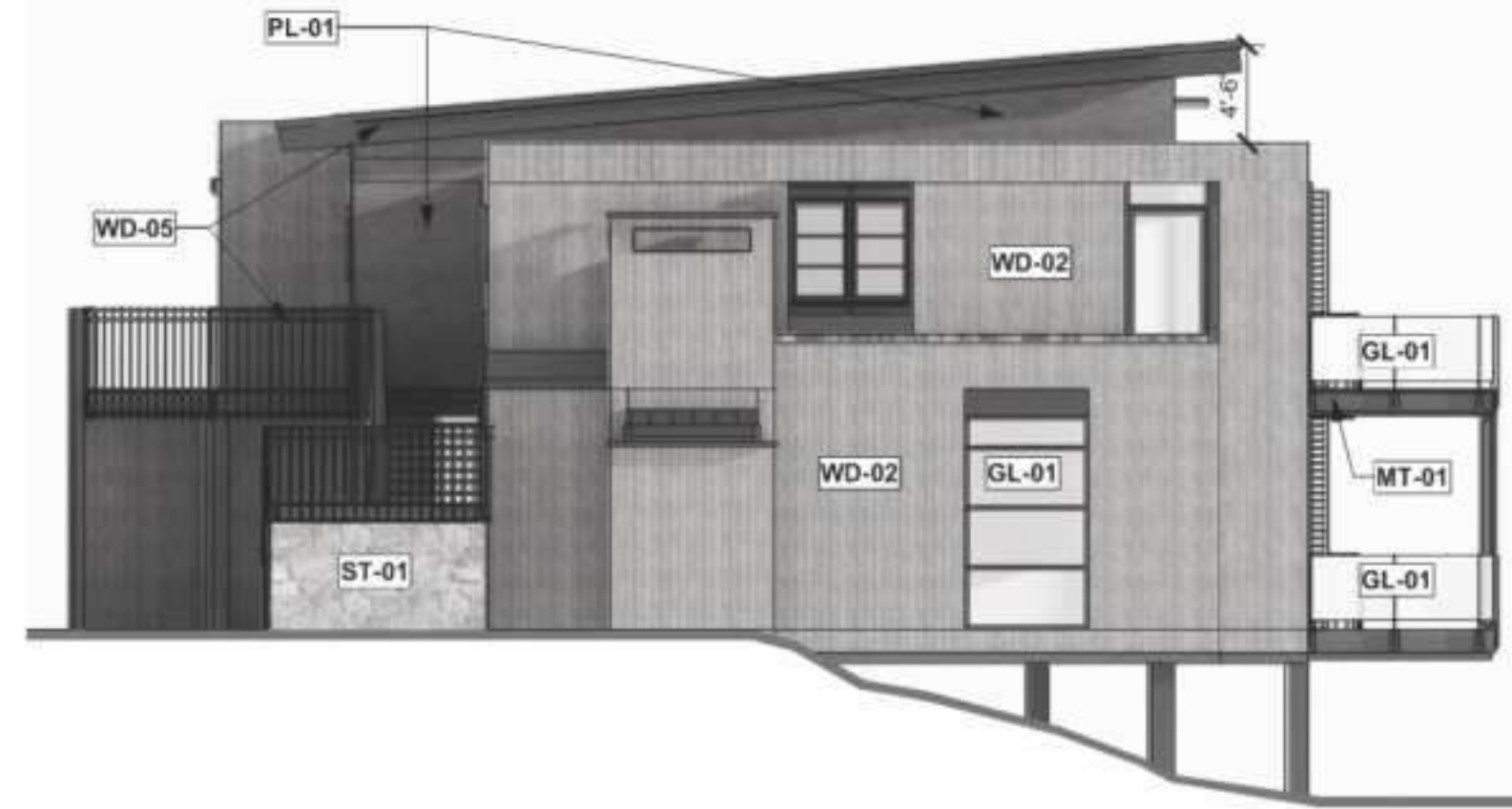
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MATERIAL KEYNOTE LIST

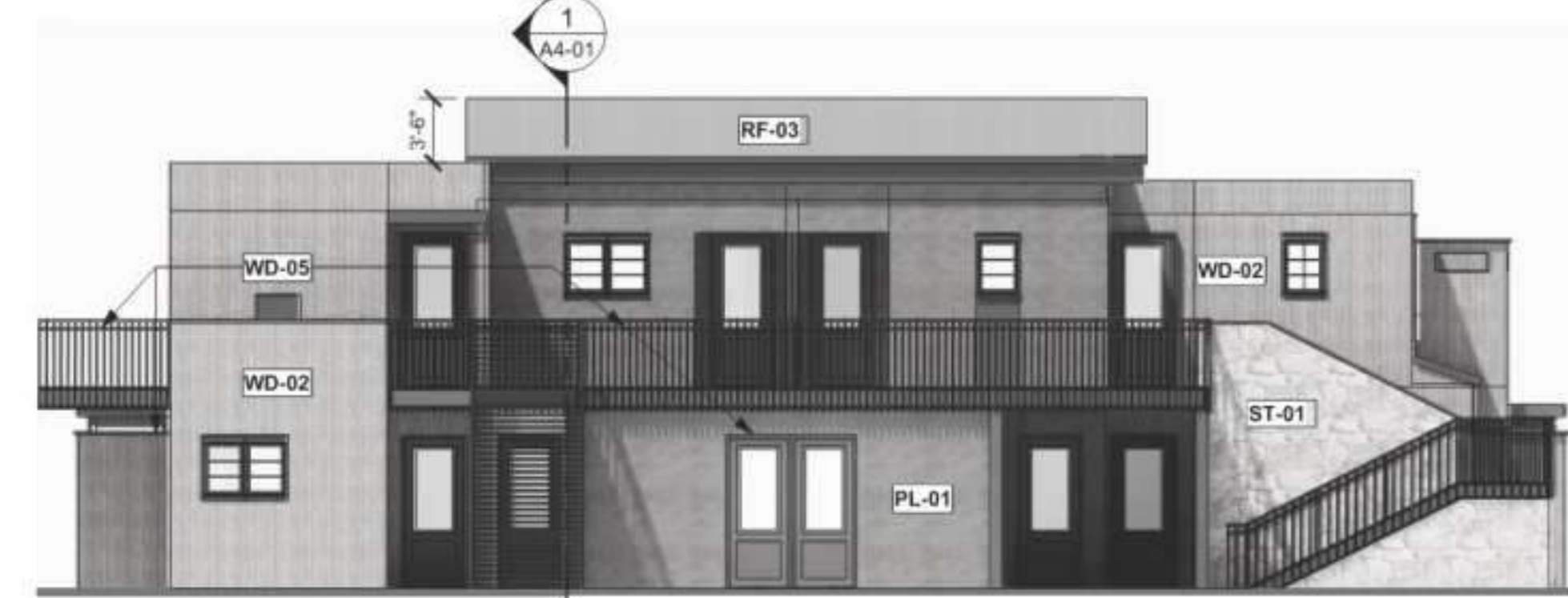
KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	WOOD SIDING - BOARD AND BATTEN	ST-01	STONE - SEDONA RED
WD-02	VERTICAL SIDING - MEDIUM	MT-01	METAL RAILINGS, FLASHING, DETAILS
WD-03	VERTICAL SIDING - DARK	MT-02	METAL FEATURES
WD-04	RECLAIMED VERTICAL WOOD SIDING	RF-01	HEAVY ASPHALT SHINGLES - DARK
WD-05	FINISHED EXPOSED WOOD DETAILS	RF-02	STANDING SEAM METAL ROOF - DARK
WD-06	EXPOSED TIMBER STRUCTURE	RF-03	ASPHALT SHINGLE - MEDIUM RED/BROWN
WD-07	MISCELLANEOUS WOOD DETAILS / RAILINGS / WINDOW FRAMES	RF-04	ASPHALT SHINGLE - COPPER BROWN
		GL-01	GLAZING
		PL-01	PLASTER, SMOOTH FINE GRAIN TOP COAT - DARK
		PL-02	PLASTER, SMOOTH FINE GRAIN TOP COAT - LIGHT



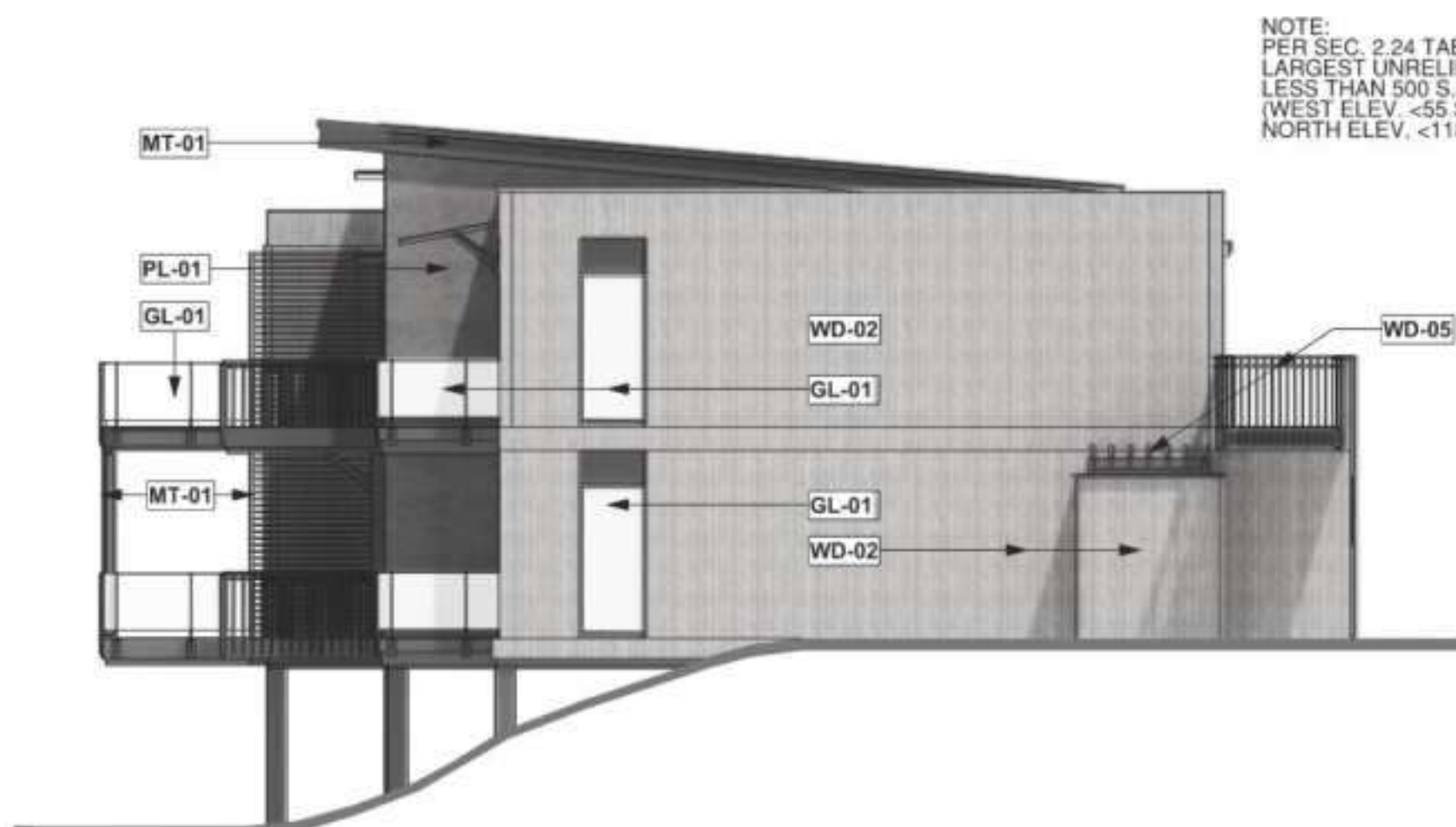
**7 LODGING 1WA - SOUTH ELEVATION**  
1/8" = 1'-0"



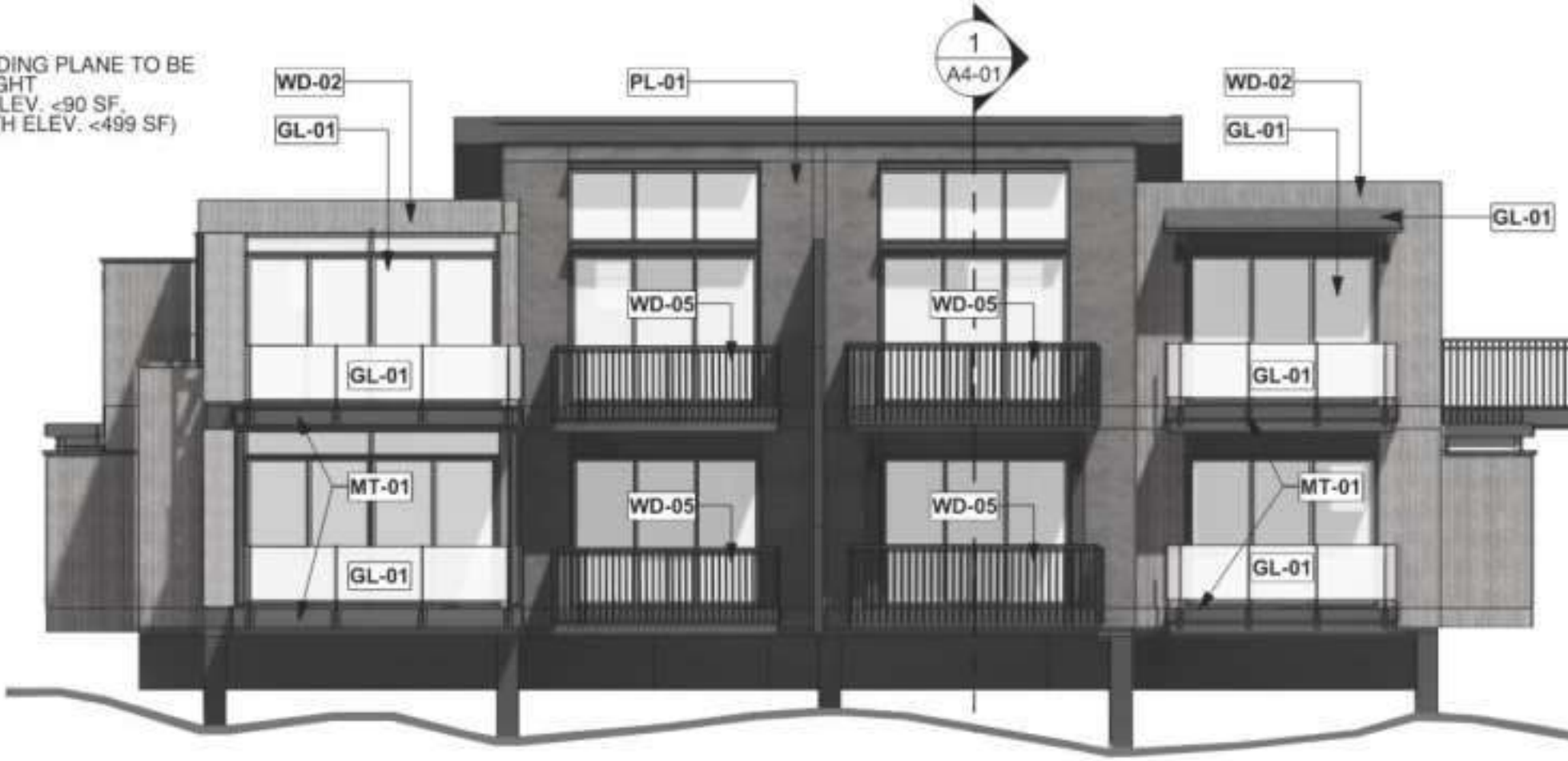
**2 LODGING 1WB - NORTH ELEVATION**  
1/8" = 1'-0"



**1 LODGING 1WB - EAST ELEVATION**  
1/8" = 1'-0"



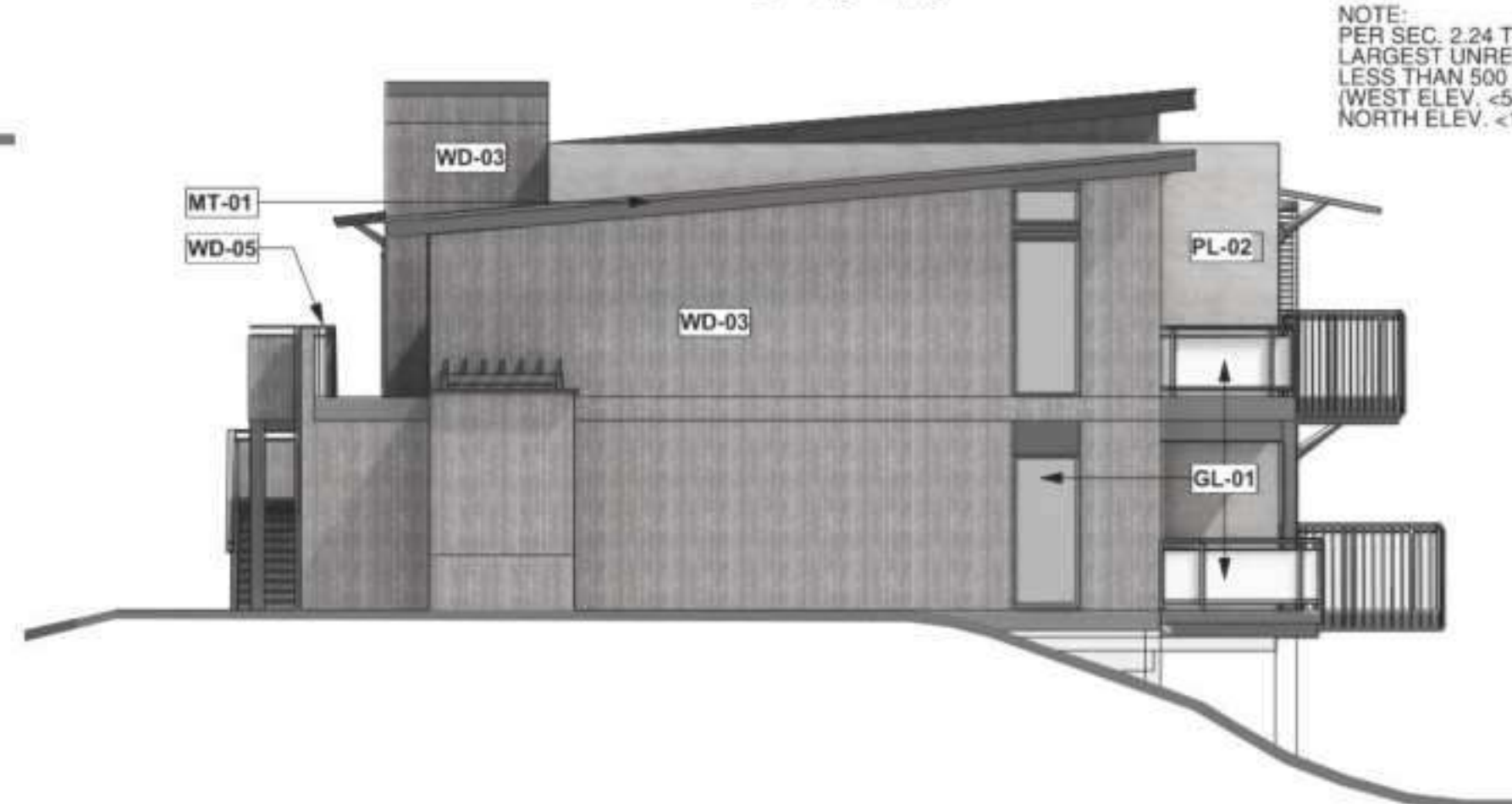
**4 LODGING 1WB - SOUTH ELEVATION**  
1/8" = 1'-0"



**3 LODGING 1WB - WEST ELEVATION**  
1/8" = 1'-0"



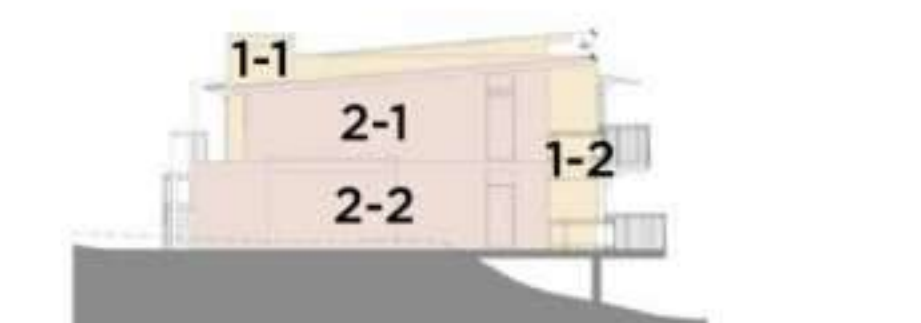
**8 LODGING 1WA - EAST ELEVATION**  
1/8" = 1'-0"



**6 LODGING 1WA - NORTH ELEVATION**  
1/8" = 1'-0"

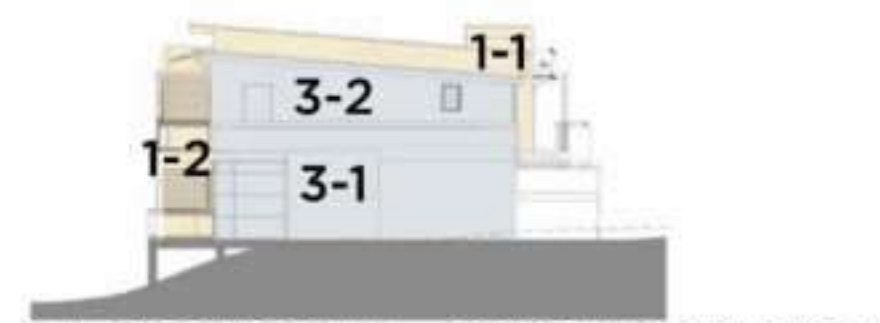


**5 LODGING 1WA - WEST ELEVATION**  
1/8" = 1'-0"



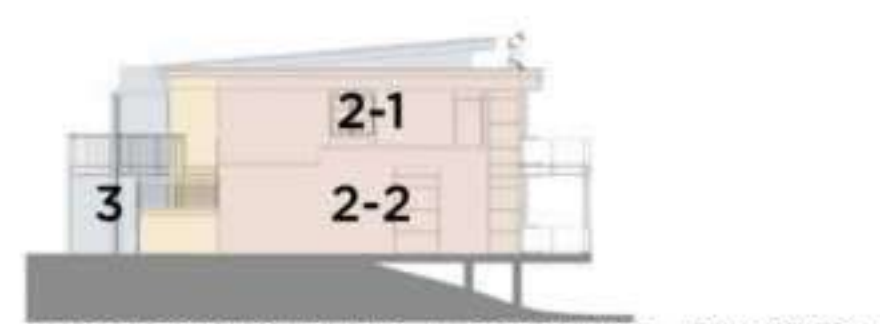
**7. LODGING 1WA - NORTH ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 2-1 area: 663.2 sqft (59.5% of total area)  
Massing 1-2 area: 182.6 sqft (16.4% of total area)  
Total area: 1,115.5 sqft (100% of total area)

Mass 2 + Mass 1-2 = 75.9% < 80% per guideline



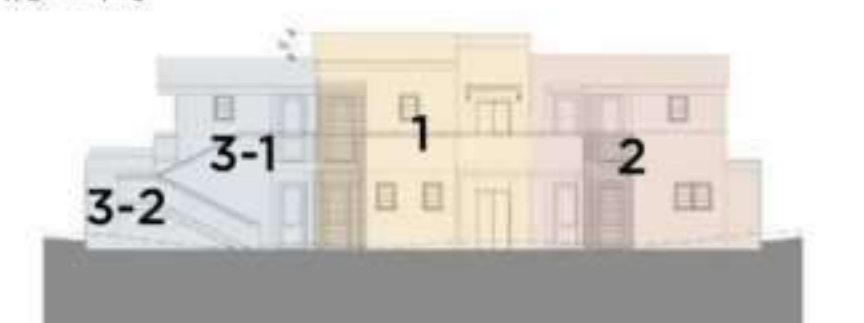
**9. LODGING 1WA - SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 3-1 area: 329.2 sqft (28.8% of total area)  
Massing 3-2 area: 257 sqft (22.5% of total area)  
Total area: 1,142.5 sqft (100% of total area)

Mass 3-1 + Mass 3-2 = 51.3% < 80% per guideline



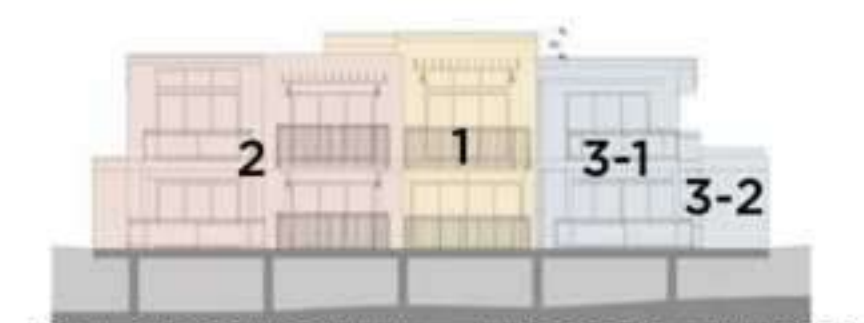
**7. LODGING 1WB - NORTH ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 2-1 area: 435.7 sqft (36.6% of total area)  
Massing 2-2 area: 378.3 sqft (31.8% of total area)  
Total area: 1,190.1 sqft (100% of total area)

Mass 2-1 + Mass 2-2 = 68.4% < 80% per guideline



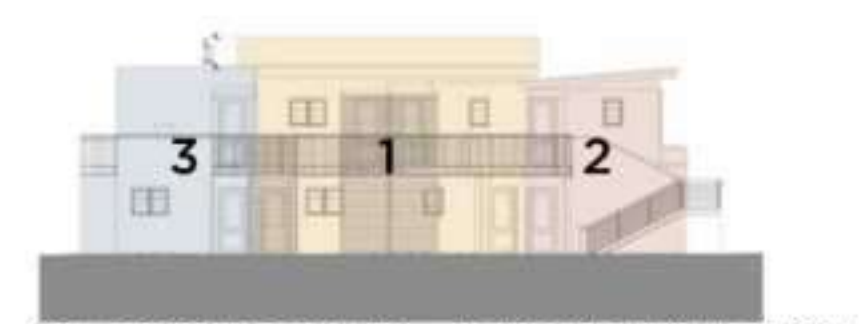
**8. LODGING 1WA - EAST ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 1 area: 651.4 sqft (37.2% of total area)  
Massing 3-1 area: 535.3 sqft (30.6% of total area)  
Total area: 1,750 sqft (100% of total area)

Mass 1 + Mass 3-1 = 67.8% < 80% per guideline



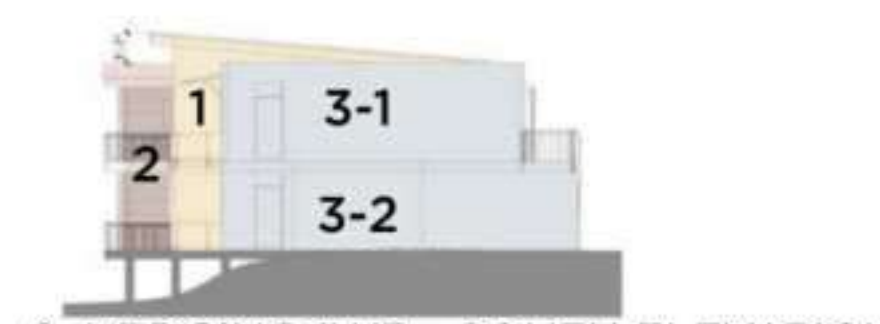
**10. LODGING 1WA - WEST ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 2 area: 751.4 sqft (42.8% of total area)  
Massing 3-1 area: 427.5 sqft (24.4% of total area)  
Total area: 1,754.3 sqft (100% of total area)

Mass 2 + Mass 3-1 = 67.2% < 80% per guideline



**8. LODGING 1WB - EAST ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 1 area: 840.8 sqft (50.9% of total area)  
Massing 2 area: 400.9 sqft (24.3% of total area)  
Total area: 1,650.8 sqft (100% of total area)

Mass 1 + Mass 3 = 75.2% < 80% per guideline



**9. LODGING 1WB - SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 3-1 area: 705.6 sqft (58.8% of total area)  
Massing 1 area: 195.1 sqft (16.3% of total area)  
Total area: 1,200 sqft (100% of total area)

Mass 3-1 + Mass 1 = 75.1% < 80% per guideline



**10. LODGING 1WB - WEST ELEVATION**  
SCALE: 1/16"=1'-0"  
Massing 1 area: 840.9 sqft (42.8% of total area)  
Massing 3 area: 352.9 sqft (21.4% of total area)  
Total area: 1,650.6 sqft (100% of total area)

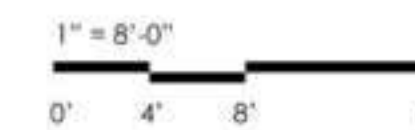
Mass 1 + Mass 3 = 64.2% < 80% per guideline

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 500 S.F. FOR HEIGHT  
(WEST ELEV. <55 SF, EAST ELEV. <90 SF,  
NORTH ELEV. <118 SF, SOUTH ELEV. <499 SF)

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 500 S.F. FOR HEIGHT  
(WEST ELEV. <55 SF, EAST ELEV. <90 SF,  
NORTH ELEV. <118 SF, SOUTH ELEV. <499 SF)



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
LODGING 1WA & 1WB  
Elevs. & JUSTIFICATION

project no: 222032  
checked by:  
drawn by:

component

sheet no. **A4-03**  
page - 32 of 41  
54 of 63 (Part 1 & 2)

Total Guest Rooms: 8  
King: 4  
Queen: 2  
Junior Suite: 1  
Extended King: 1

Total Building Gross Area  
100% of 4,762 sqft

Mass 1 Area: 2,224 sqft  
(46.7% of total building gross area)  
Mass 2 Area: 1,246 sqft  
(26.2% of total building gross area)

Mass 1 + Mass 2 = 72.9%  
< 80% per guideline

ALL VERTICAL DIMENSIONS  
SEPARATING THE MASSES  
ARE 3'-0" MIN.

Total Guest Rooms: 8  
King: 4  
Queen: 1  
Junior Suite: 1  
Extended King: 1  
Extended Queen: 1

Total Building Gross Area  
100% of 5,018 sqft

Mass 1 Area: 2,472 sqft  
(49.3% of total building gross area)  
Mass 2 Area: 1,256 sqft  
(25.0% of total building gross area)

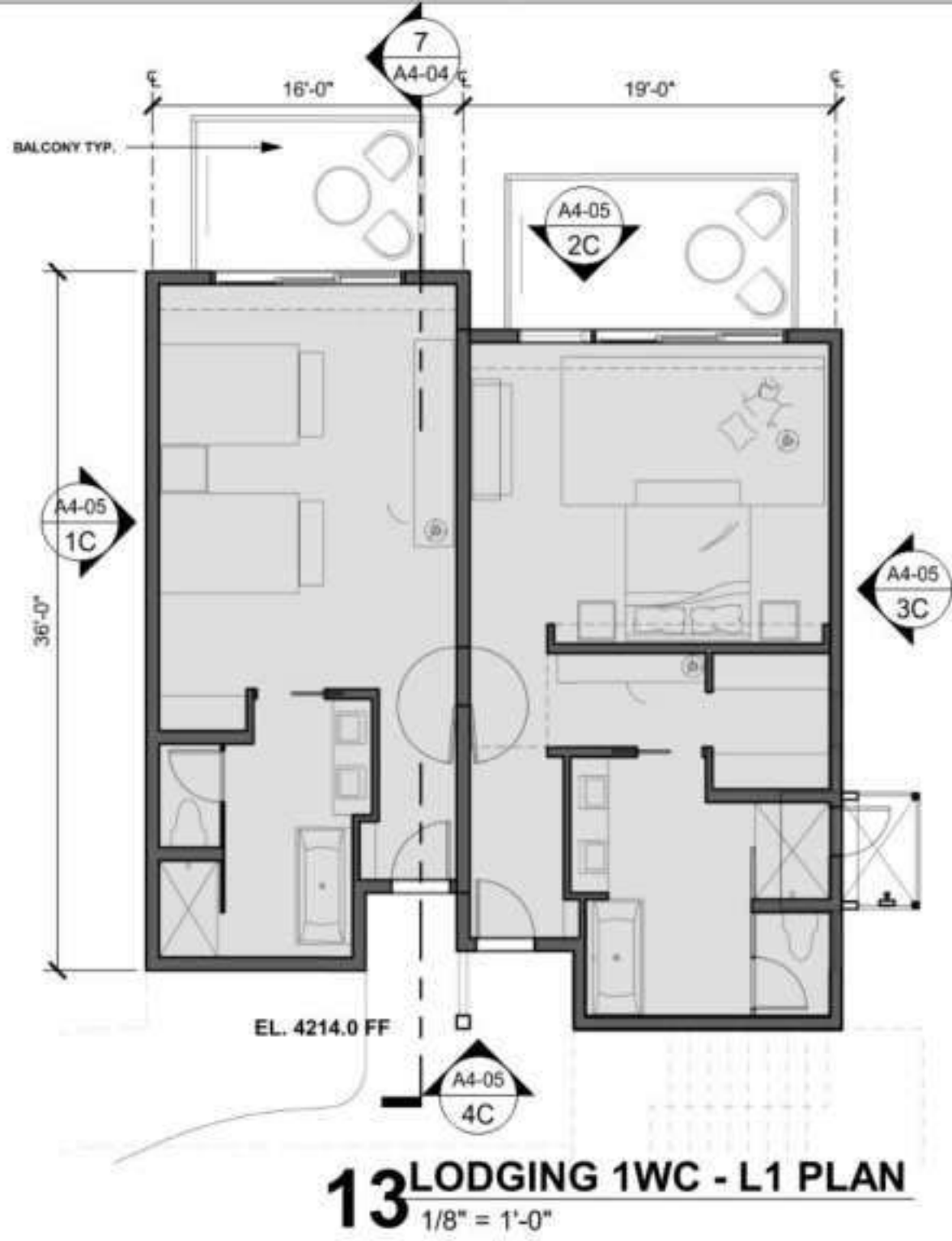
Mass 1 + Mass 2 = 74.3%  
< 80% per guideline

ALL VERTICAL DIMENSIONS  
SEPARATING THE MASSES  
ARE 3'-0" MIN.

the original size of this sheet is 24" x 36" x 36"

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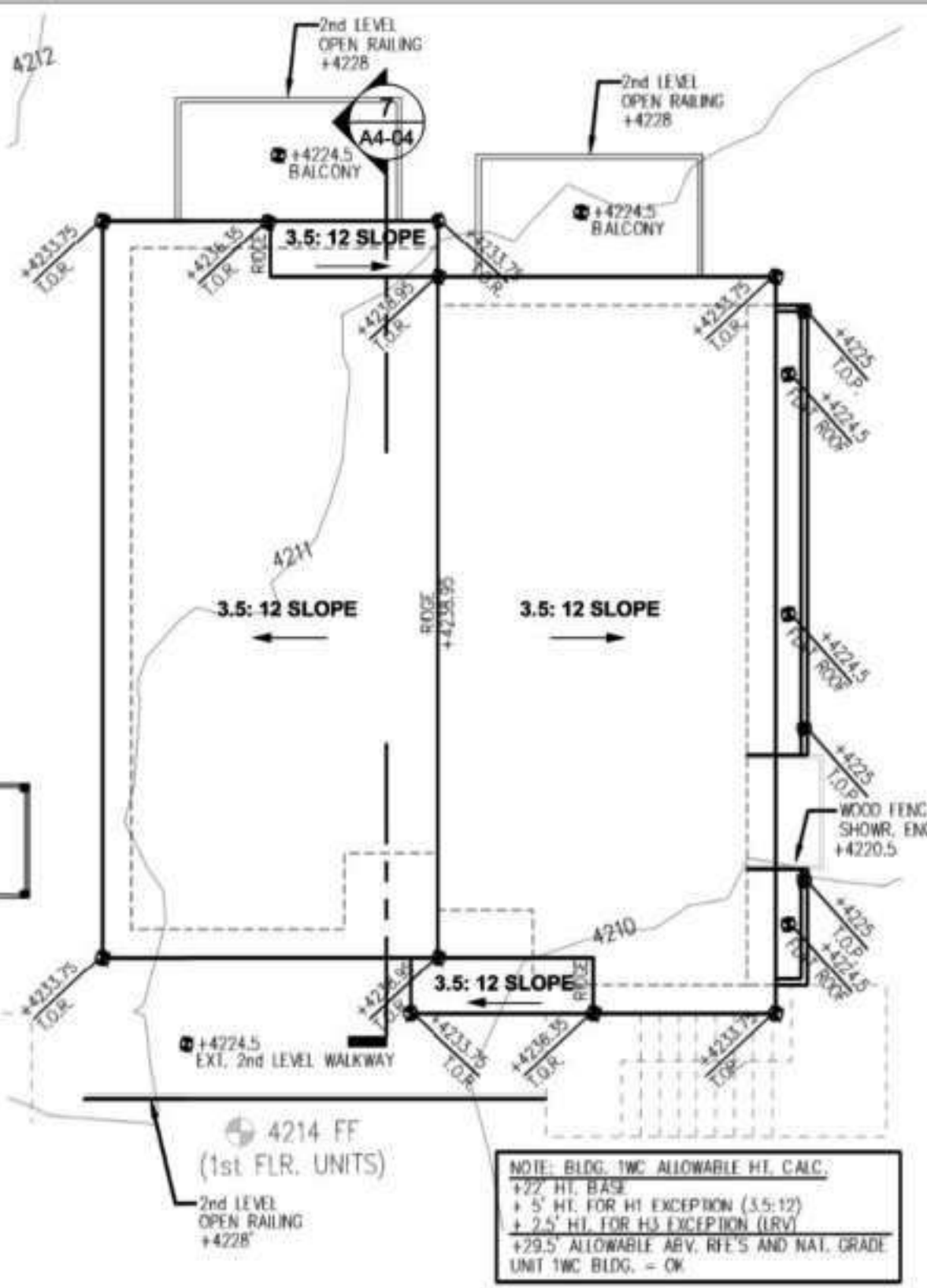




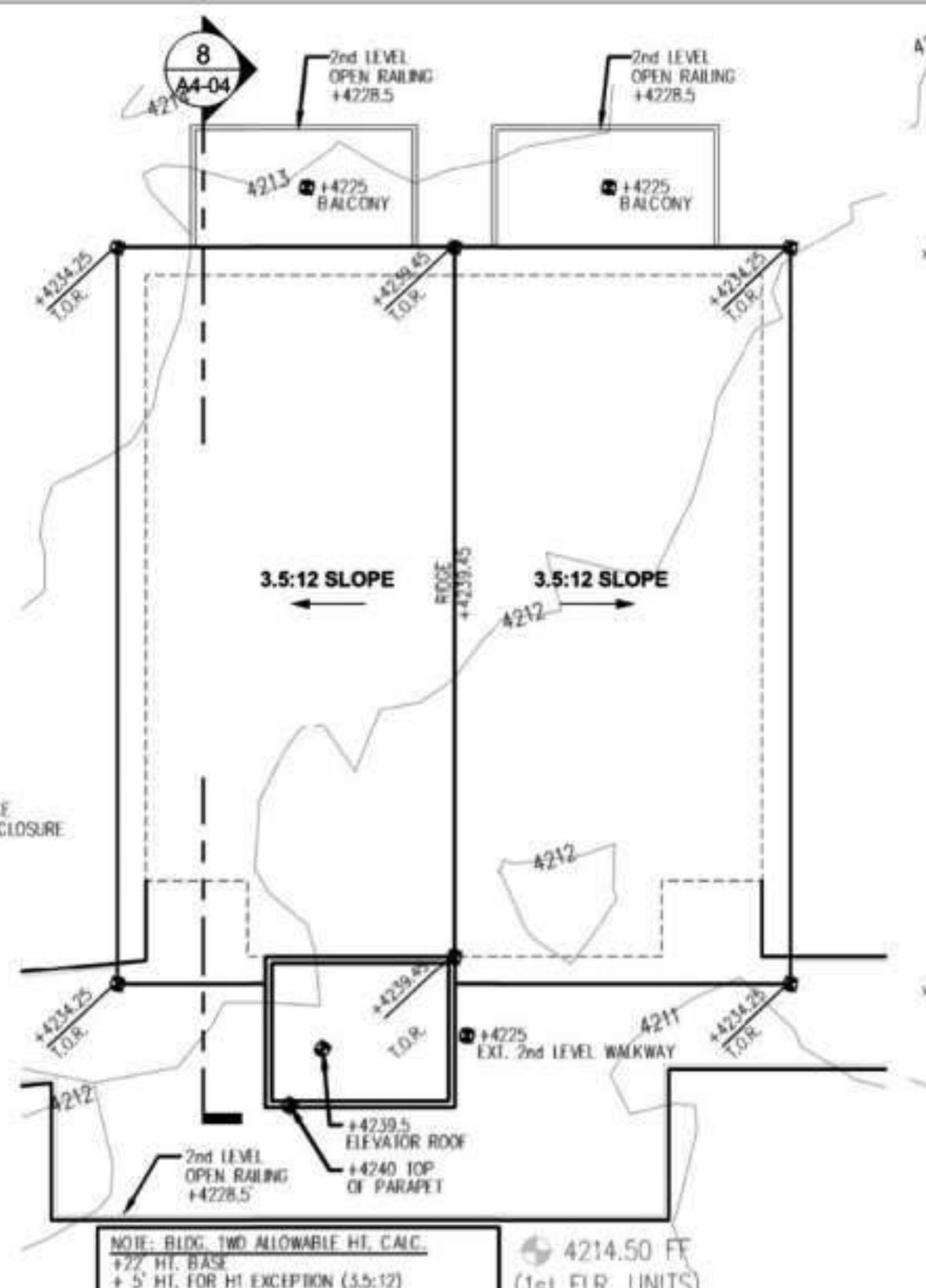
**13 LODGING 1WC - L1 PLAN**  
1/8" = 1'-0"



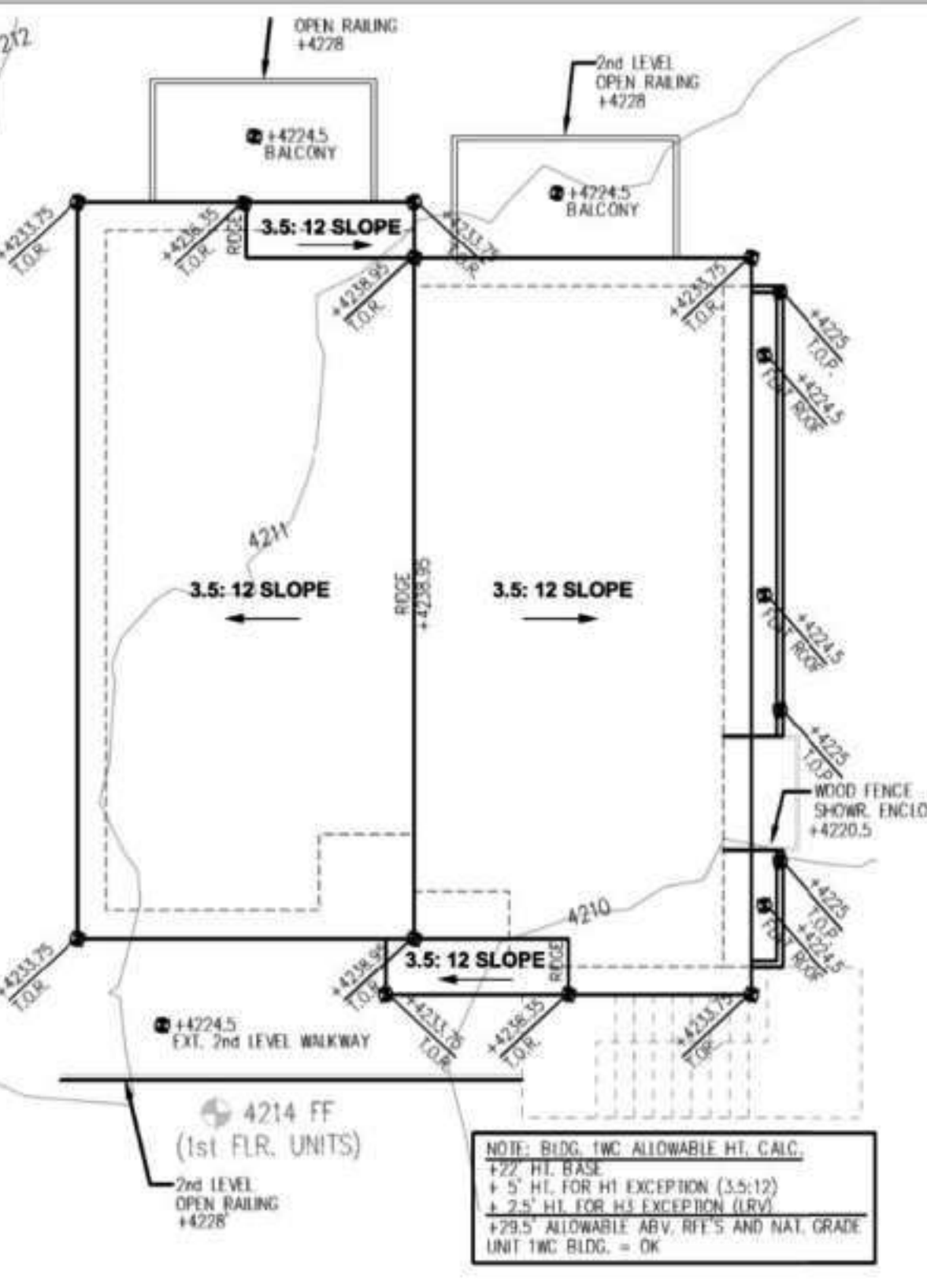
**10 LODGING 1WC - L2 PLAN**  
1/8" = 1'-0"



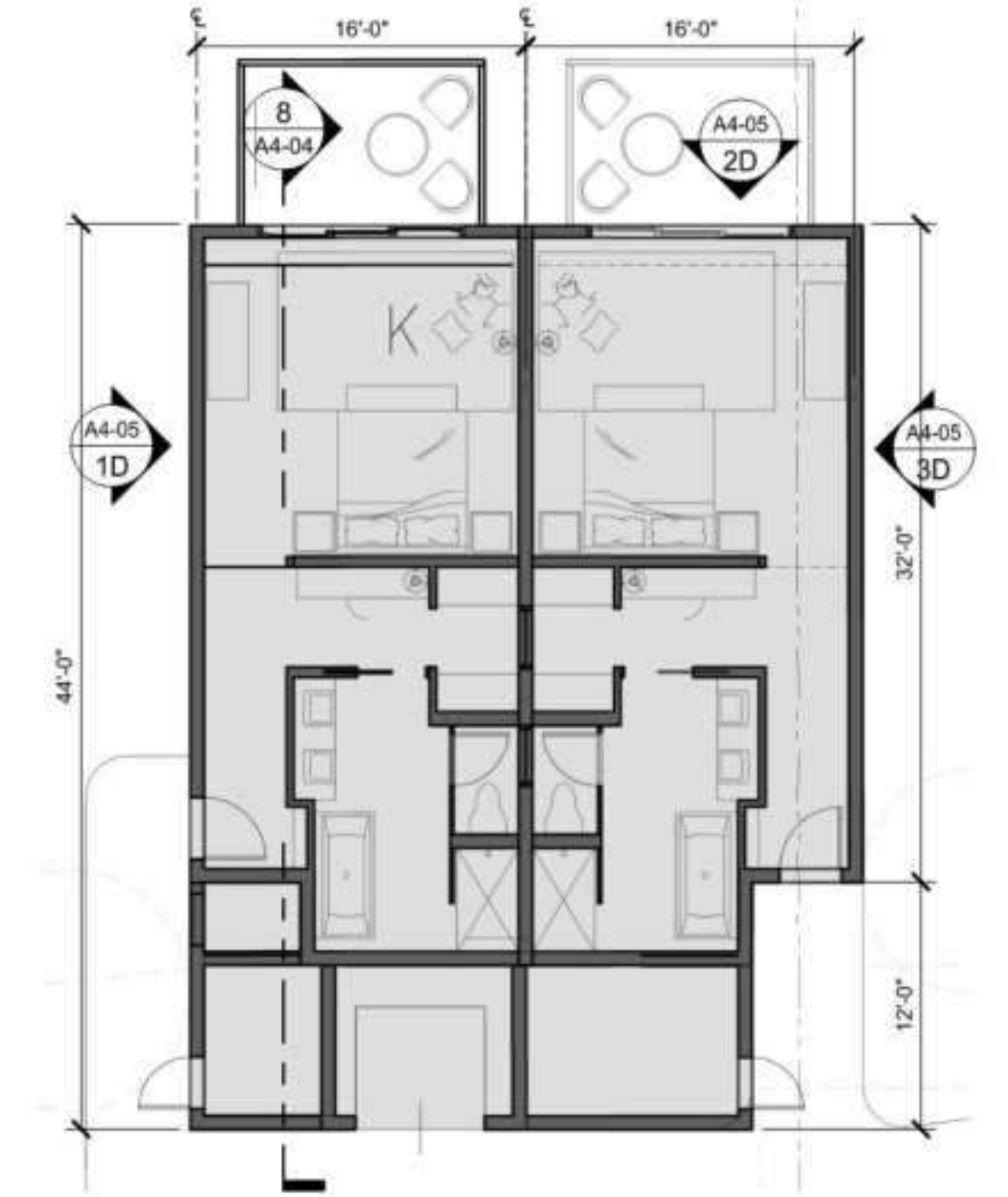
**9 LODGING 1WC ROOF PLAN**  
1/8" = 1'-0"



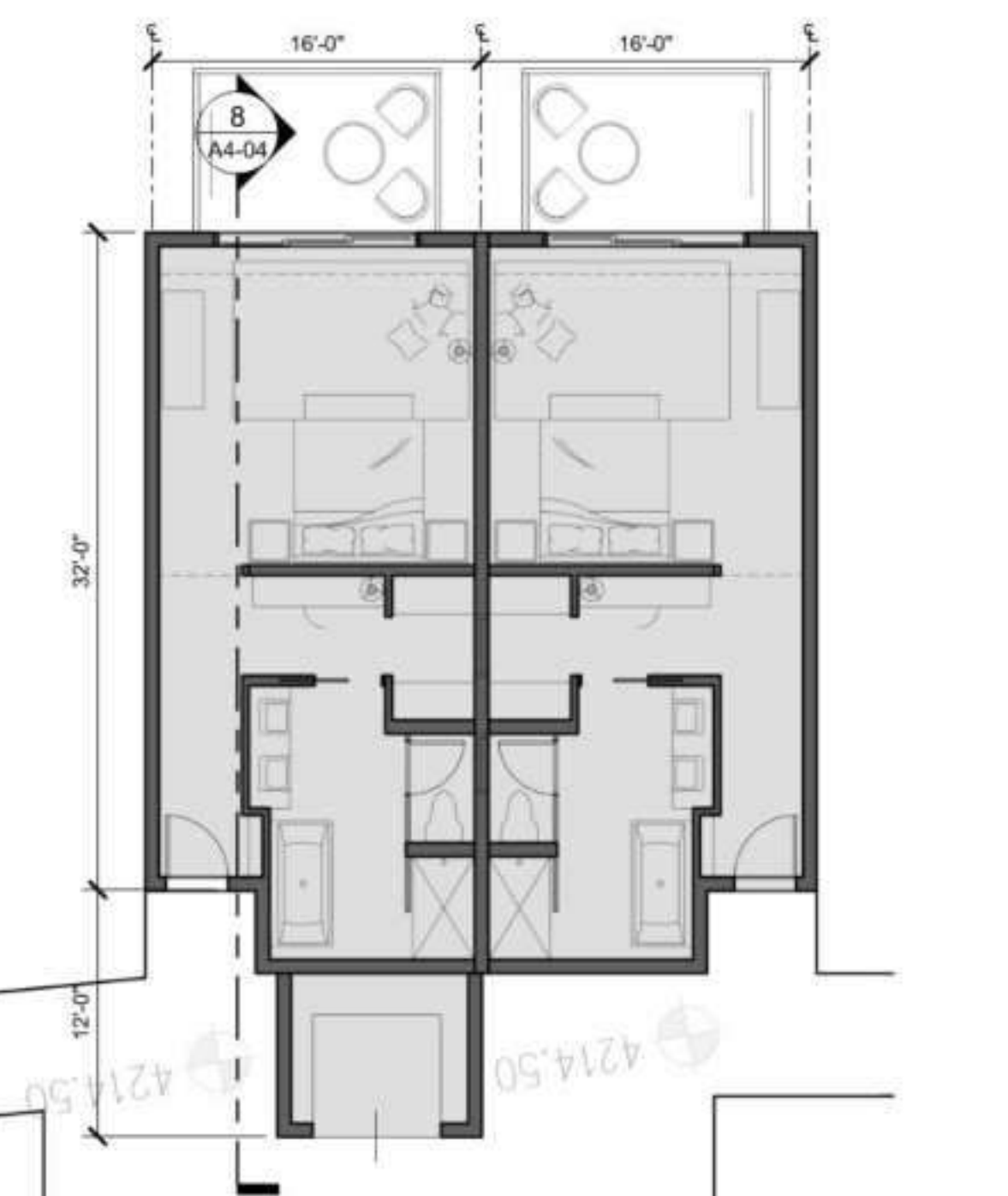
**6 LODGING 1WD ROOF PLAN**  
1/8" = 1'-0"



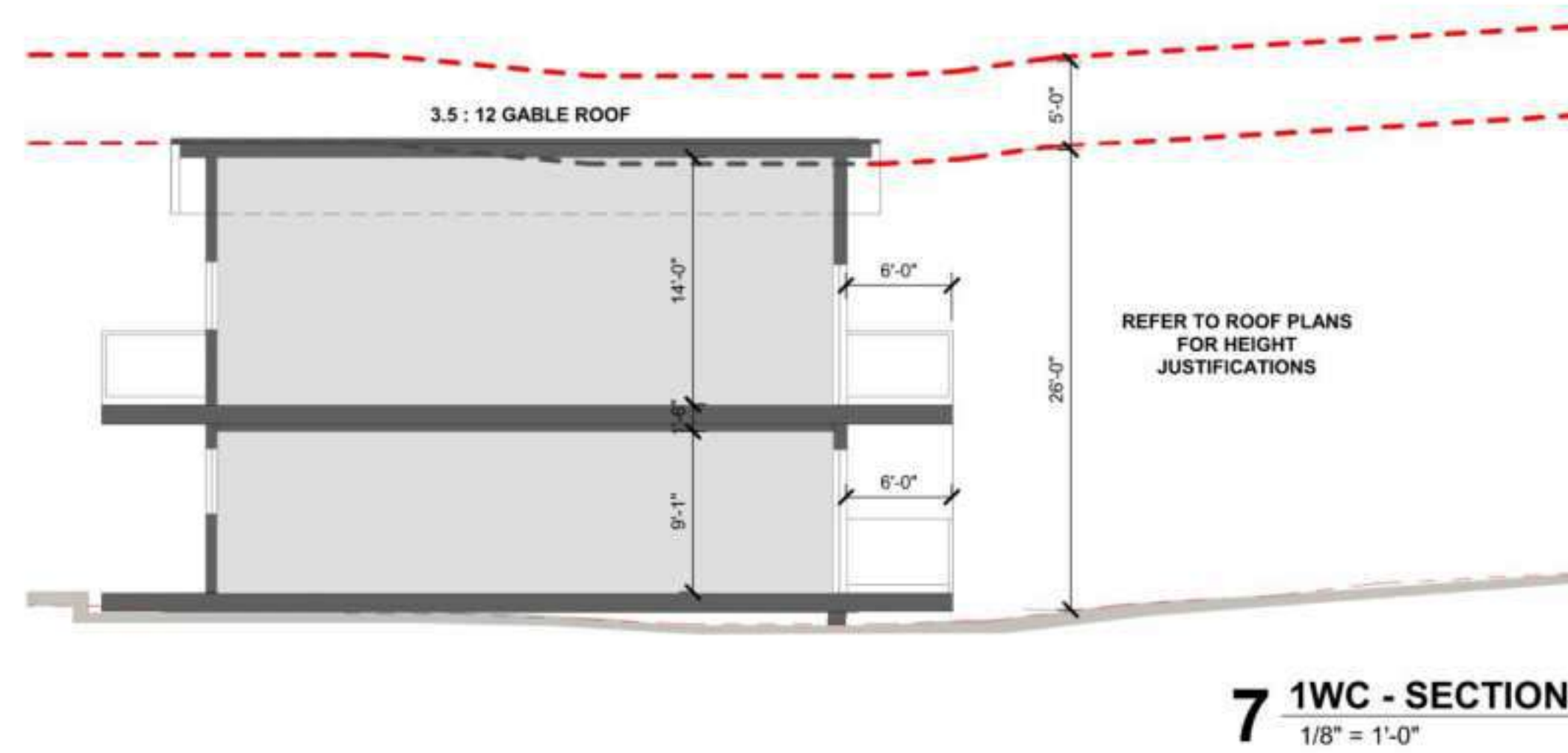
**1 LODGING 1WE ROOF PLAN**  
1/8" = 1'-0"



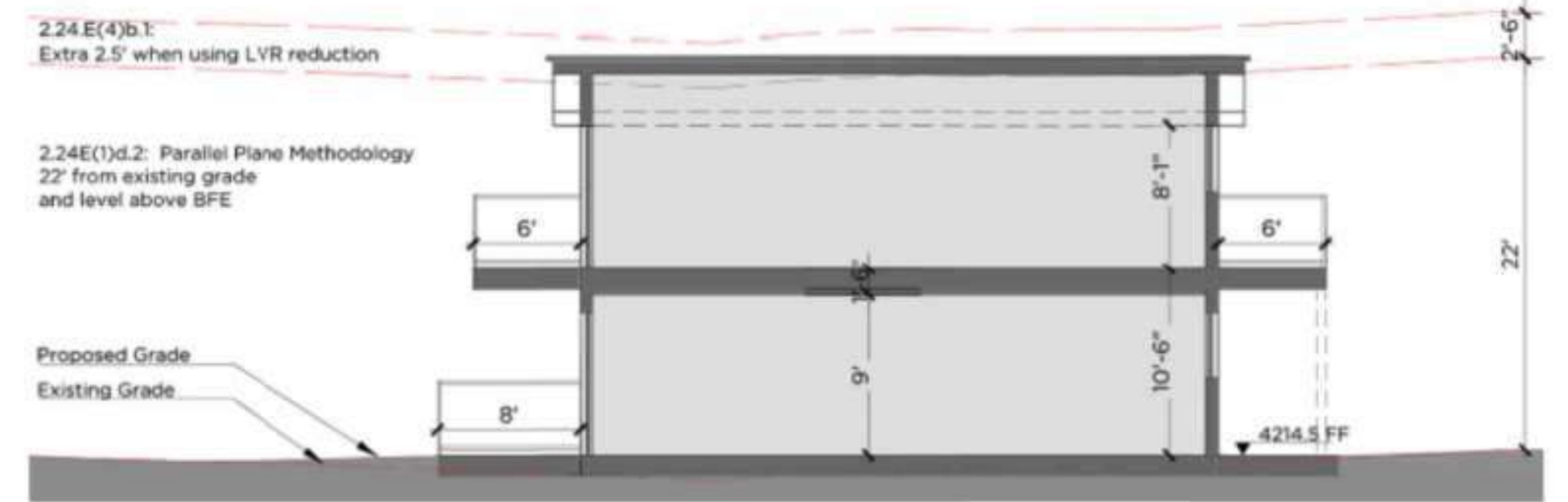
**14 LODGING 1WD - L1 PLAN**  
1/8" = 1'-0" FIRST FLOOR = 1,372 SF



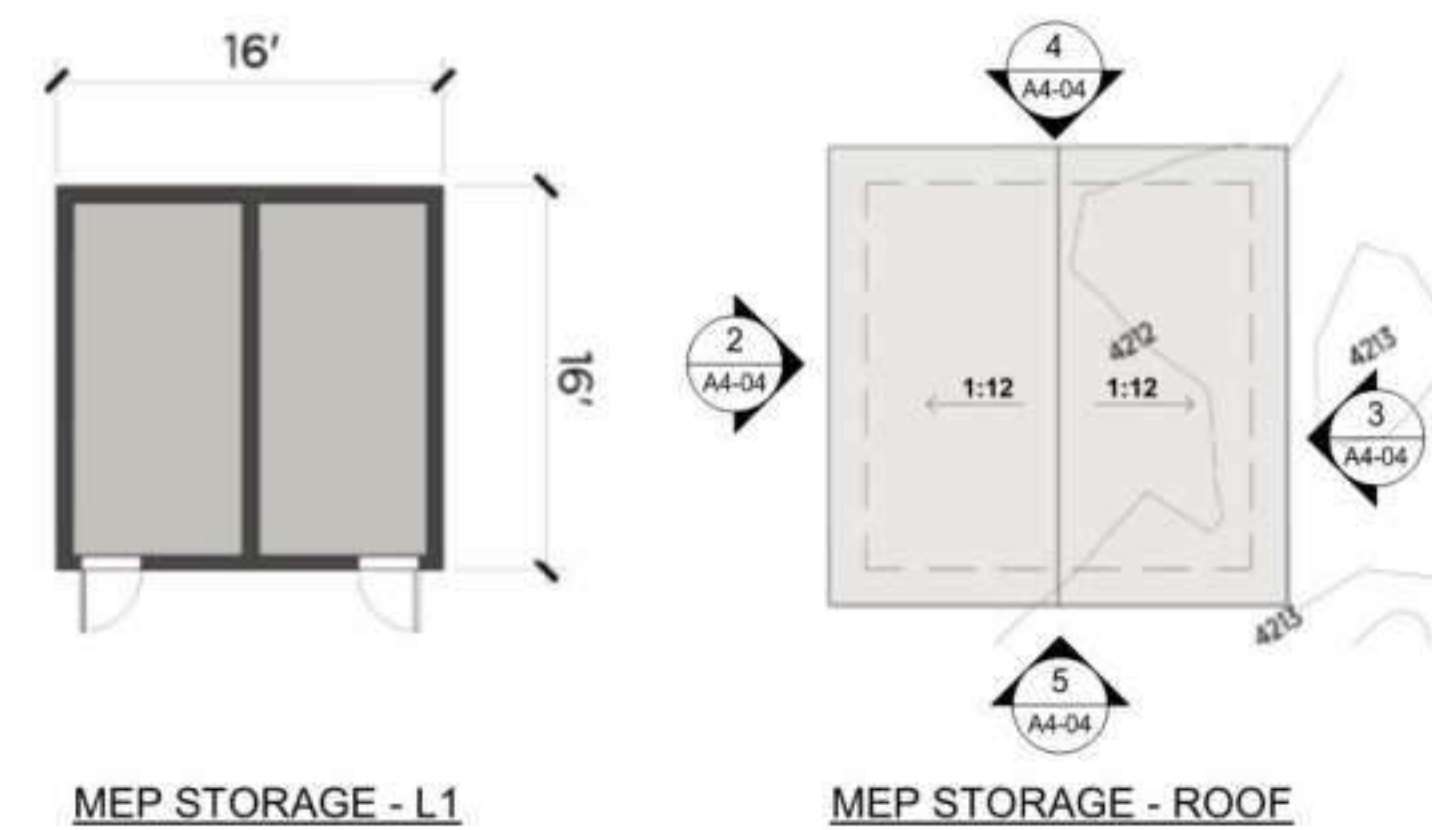
**11 LODGING 1WD - L2 PLAN**  
1/8" = 1'-0" SECOND FLOOR = 1,213 SF



**7 1WC - SECTION**  
1/8" = 1'-0"

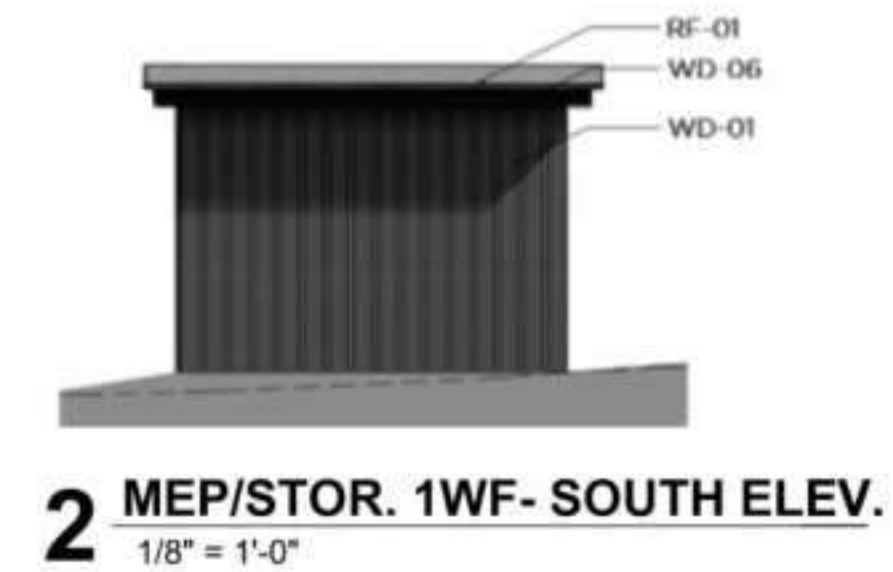


**8 1WD SECTION**  
1/8" = 1'-0"

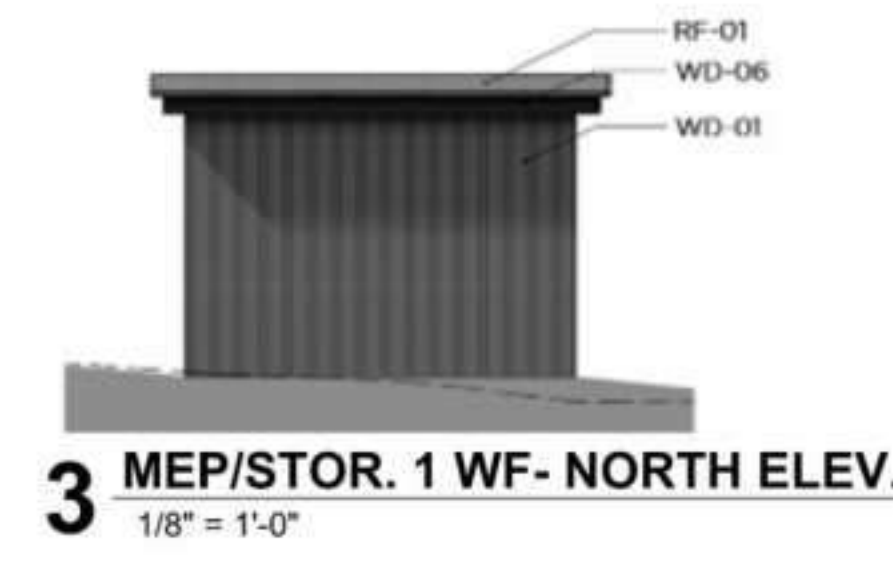


MEP STORAGE - L1

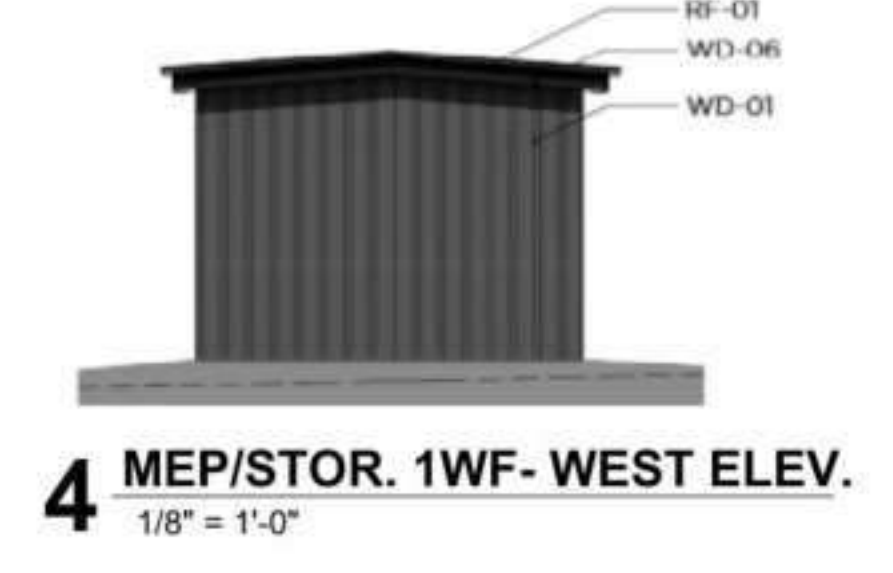
MEP STORAGE - ROOF



**2 MEP/STOR. 1WF- SOUTH ELEV.**  
1/8" = 1'-0"



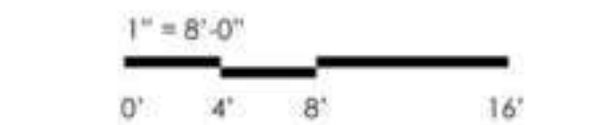
**3 MEP/STOR. 1 WF- NORTH ELEV.**  
1/8" = 1'-0"



**4 MEP/STOR. 1WF- WEST ELEV.**  
1/8" = 1'-0"



**5 MEP/STOR. 1WF- EAST ELEV.**  
1/8" = 1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

LODGING 1WC-D-E  
sheet title FLOOR, ROOF PLANS,  
SECTIONS, 1WF ELEV.

project no. 222032  
checked by: Checker  
drawn by: Author

component  
**A4-04**

sheet no.  
page 33 of 41  
55 of 63 (Part 1 & 2)

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	WOOD SIDING - BOARD AND BATTEN	ST-01	STONE - SEDONA RED
WD-02	VERTICAL SIDING - MEDIUM	MT-01	METAL RAILINGS, FLASHING, DETAILS
WD-03	VERTICAL SIDING - DARK	MT-02	METAL FEATURES
WD-04	RECLAIMED VERTICAL WOOD SIDING	RF-01	HEAVY ASPHALT SHINGLES - DARK
WD-05	FINISHED EXPOSED WOOD DETAILS	RF-02	STANDING SEAM METAL ROOF - DARK
WD-06	EXPOSED TIMBER STRUCTURE	RF-03	ASPHALT SHINGLE - MEDIUM RED/BRWN
WD-07	MISCELLANEOUS WOOD DETAILS / RAILINGS / WINDOW FRAMES	RF-04	ASPHALT SHINGLE - COPPER BROWN
		GL-01	GLAZING
		PL-01	PLASTER, SMOOTH FINE GRAIN TOP COAT - DARK
		PL-02	PLASTER, SMOOTH FINE GRAIN TOP COAT - LIGHT

R.D. OLSON DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

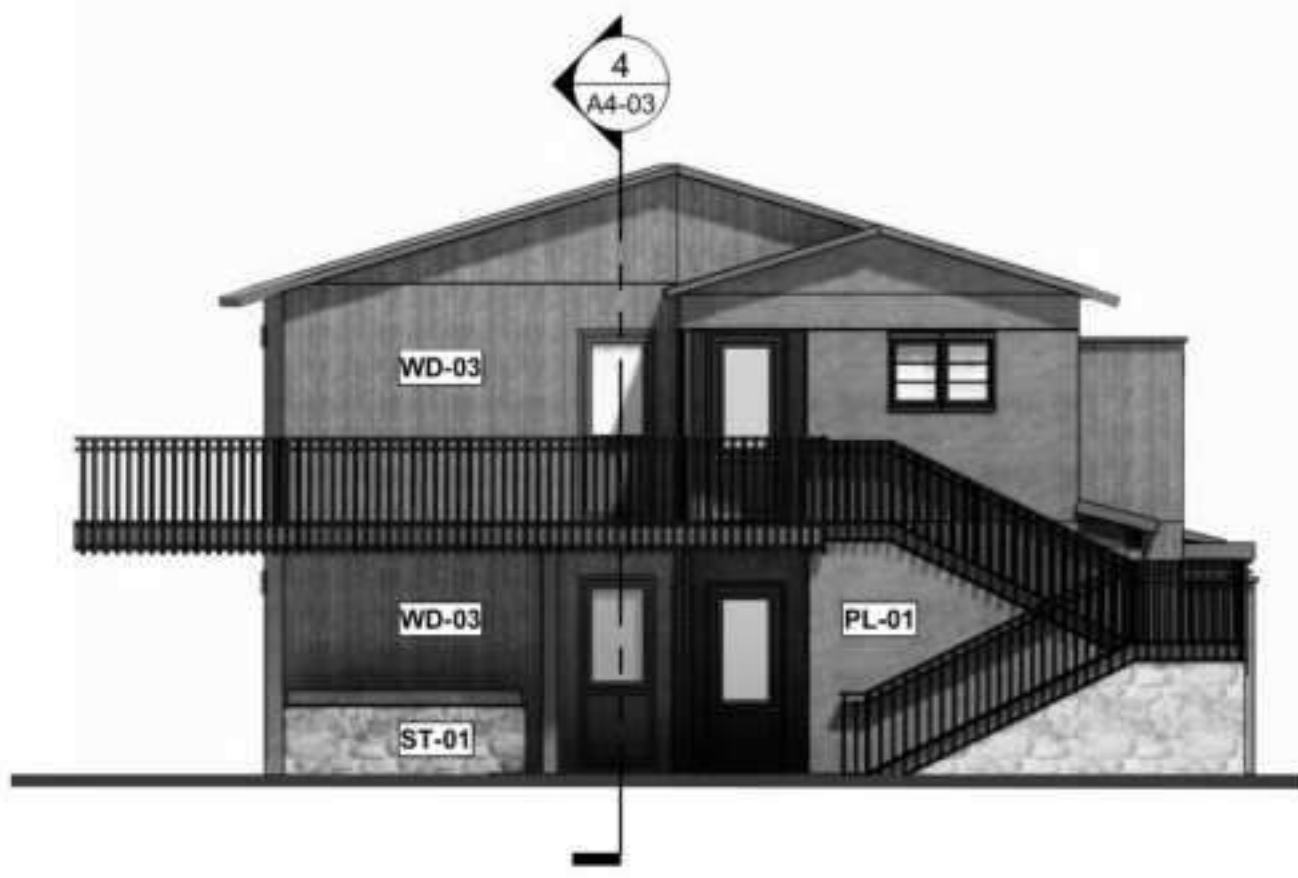
Richard Hubbell & Associates

Hammes Surveying LCC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

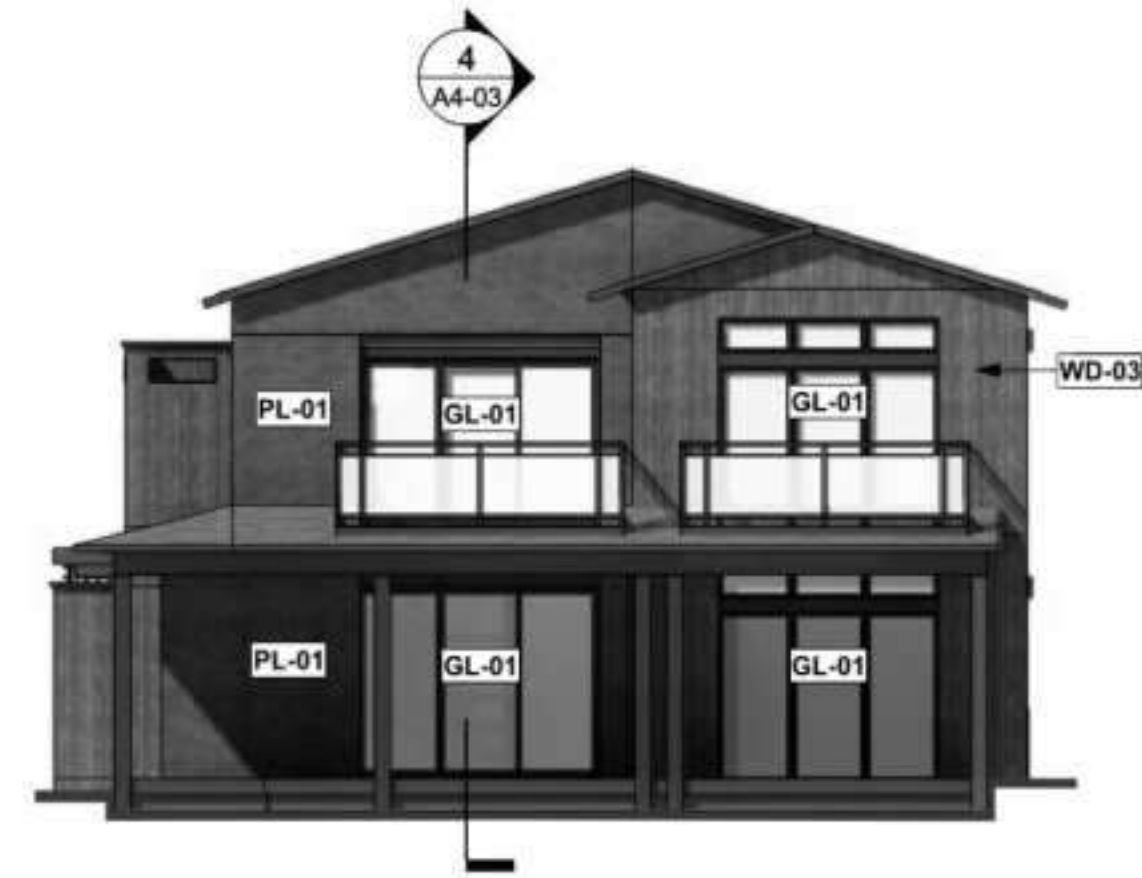
WSP



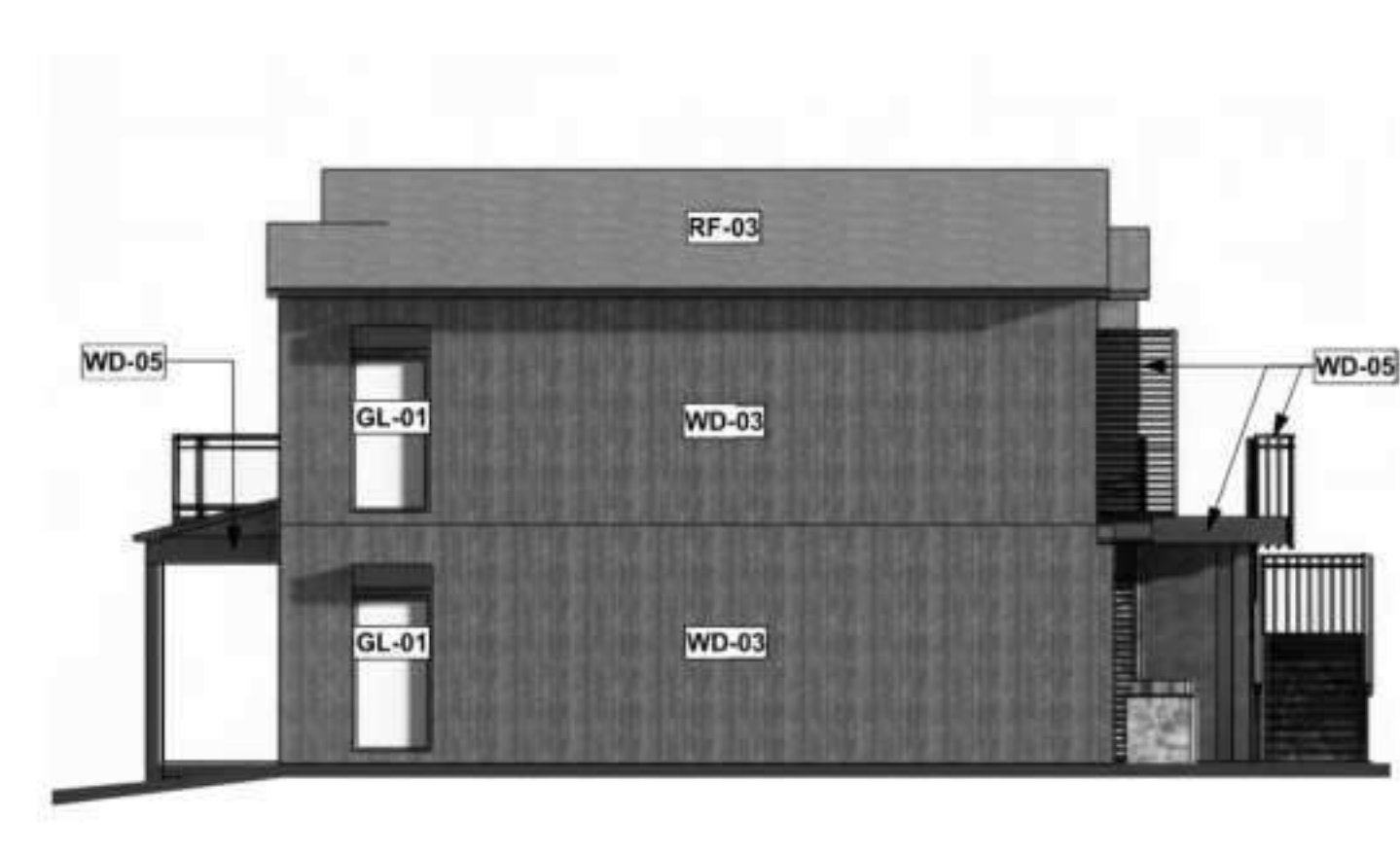
**4C** LODGING 1WC - WEST ELEVATION  
1/8" = 1'-0"



**3C** LODGING - 1WC - SOUTH ELEVATION  
1/8" = 1'-0"



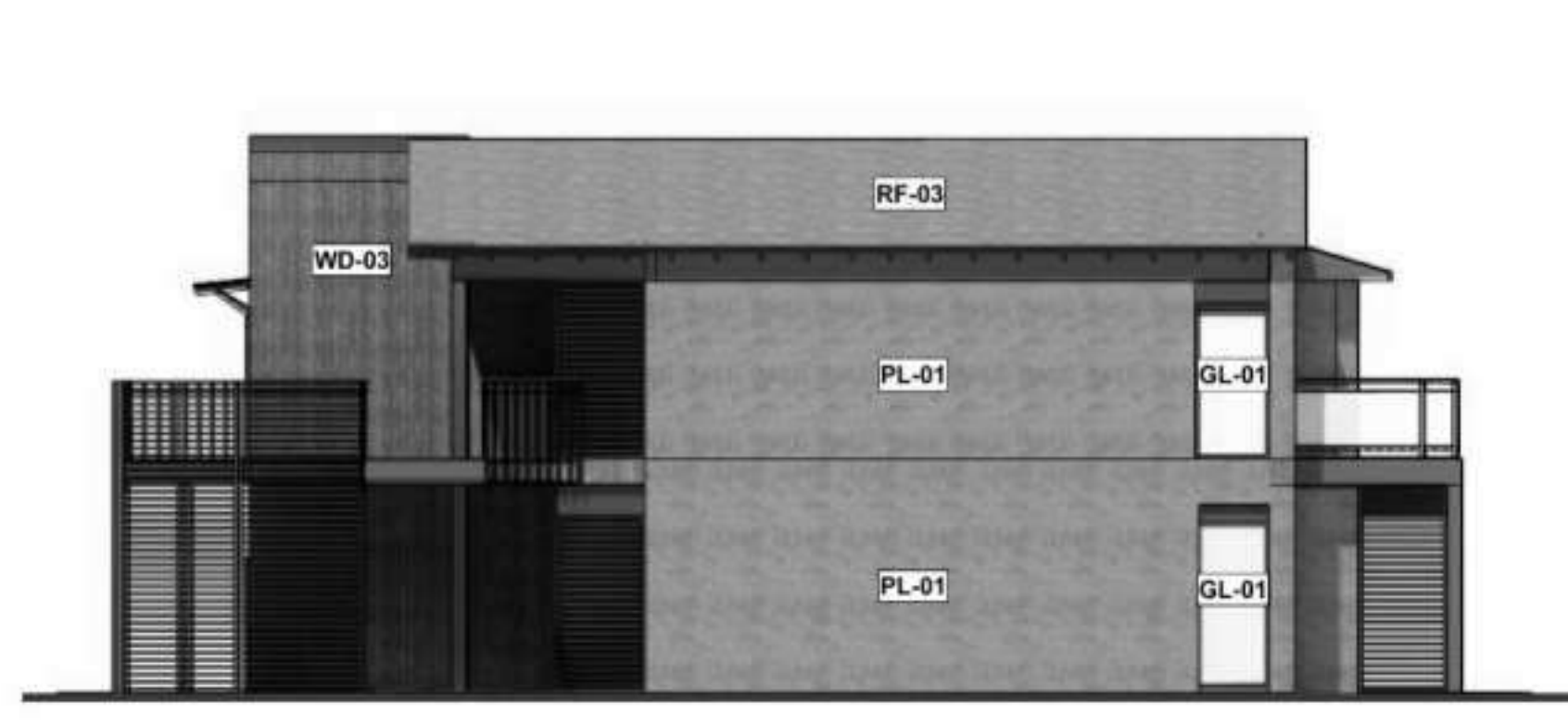
**2C** LODGING - 1WC - EAST ELEVATION  
1/8" = 1'-0"



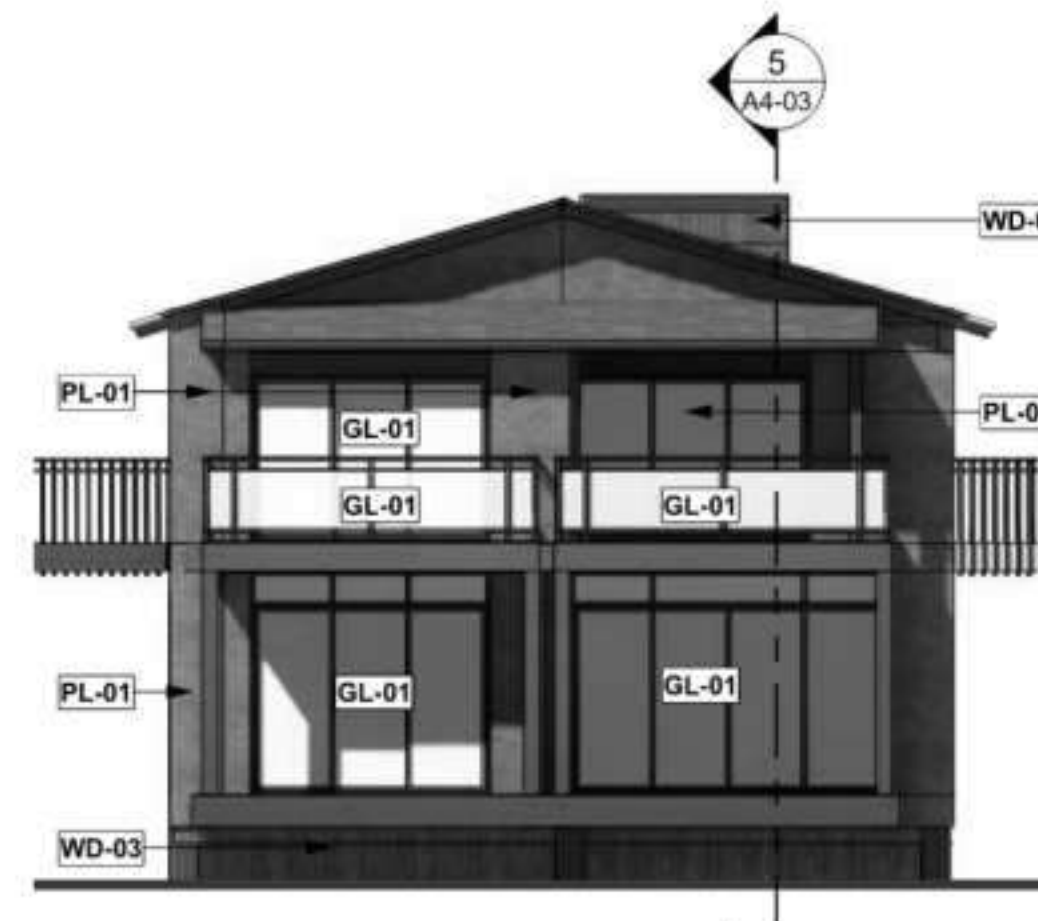
**1C** LODGING 1WC - NORTH ELEVATION  
1/8" = 1'-0"



**4D** 1WD - WEST ELEVATION  
1/8" = 1'-0"



**3D** 1WD - SOUTH ELEVATION  
1/8" = 1'-0"



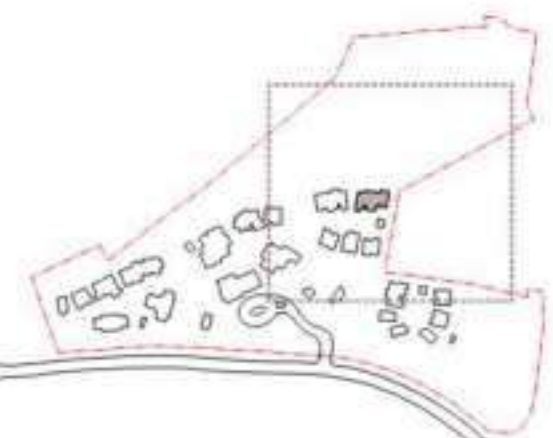
**2D** 1WD - EAST ELEVATION  
1/8" = 1'-0"



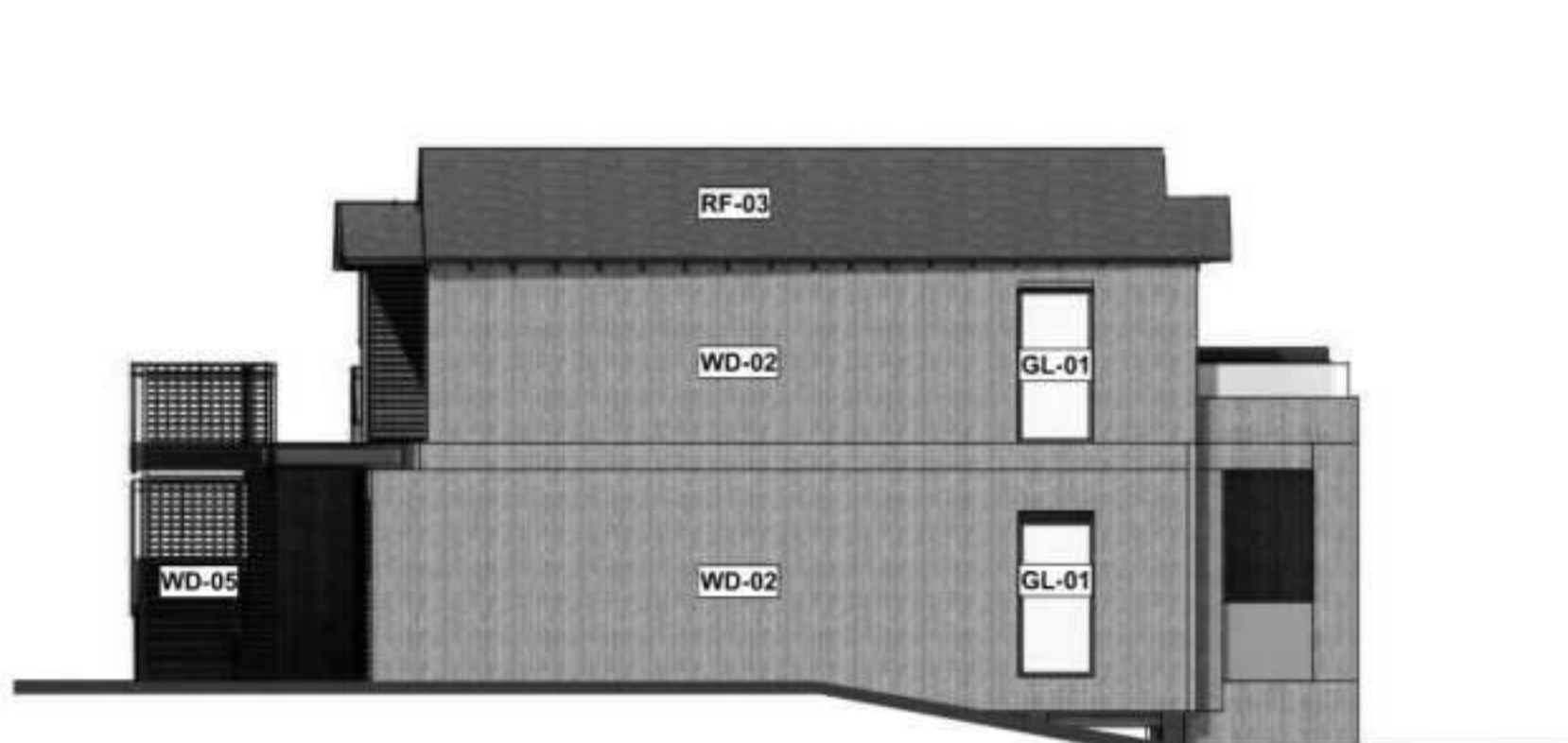
**1D** 1WD - NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT.  
WEST ELEV. <194 SF, EAST ELEV. <120 SF,  
NORTH ELEV. <590 SF, SOUTH ELEV. <144 SF)

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT.  
WEST ELEV. <45 SF, EAST ELEV. <98 SF,  
NORTH ELEV. <590 SF, SOUTH ELEV. <590 SF)



**4E** 1WE - WEST ELEVATION  
1/8" = 1'-0"



**3E** 1WE - SOUTH ELEVATION  
1/8" = 1'-0"

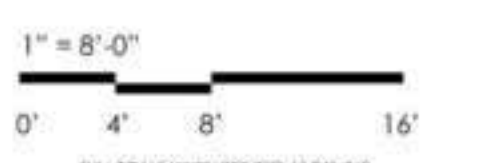


**2E** 1WE - EAST ELEVATION  
1/8" = 1'-0"



**1E** 1WE - NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 500 S.F. FOR HEIGHT  
WEST ELEV. <158 SF, EAST ELEV. <124 SF,  
NORTH ELEV. <198 SF, SOUTH ELEV. <247 SF)



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
**LODGING 1WC-D-E ELEVATIONS**

project no: 222032

checked by:  
drawn by:

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the original size of this sheet is 24" x 36"

# NORTH CLUSTER

## LEGEND

- 1NA 1NA LODGING BLDG
- 1NB 1NB LODGING BLDG
- 1NC 1NC LODGING BLDG
- 1ND 1ND LODGING BLDG
- 1NE 1NE LODGING BLDG
- 1NF 1NF LODGING BLDG
- 1NG 1NG MEP/STOR.
- 1NH 1NF MEP/STOR.
- INDICATES GROSS AREA LESS THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" DO NOT APPLY)
- INDICATES GROSS AREA GREATER THAN 2,500 S.F. (Section 5.7 F(2) a.3 "MASSING REQUIREMENTS" APPLY)



R.D. OLSON  
DEVELOPMENT

WATG

Brightview Design Group

Sefton Engineering

Eric Brandt Architect

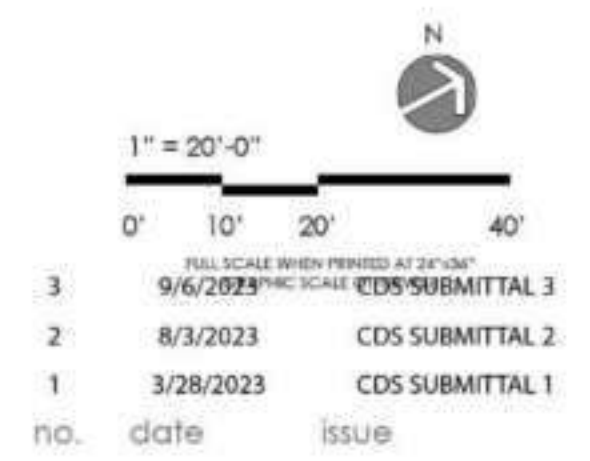
Richard Hubbell & Associates

Hammes Surveying LLC

Kimley-Horn and Associates, Inc.

MD Acoustics, LLC

WSP



**Architectural Cluster Differentiation:**  
The North Cluster is inspired by traditional rustic wood buildings found near the project site. Key influential case studies include the Faley Homestead and the Schuerman Homestead.

-  Weathered River rock
-  Light wood
-  Medium wood
-  Reclaimed wood look
-  Dark brown barn wood
-  Medium red/brown roof



Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

sheet title  
North Cluster  
Sector Plan

project no: 222032

checked by:

drawn by:

component

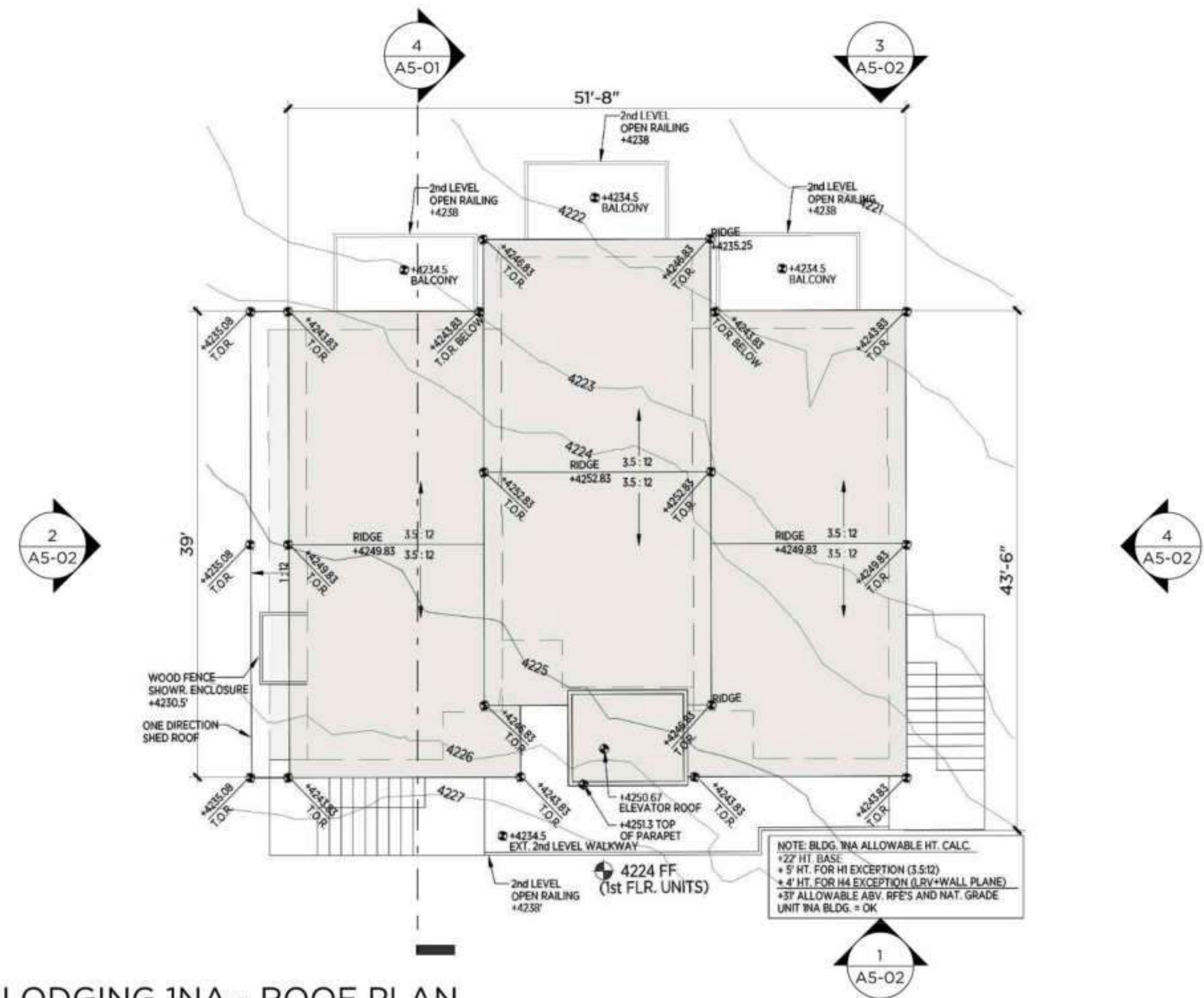
sheet no. **A5-00**

page - 35 of 41  
57 of 63 (Part 1 & 2)

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**1. LODGING 1NA - FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" GROSS AREA 1,989 SQFT



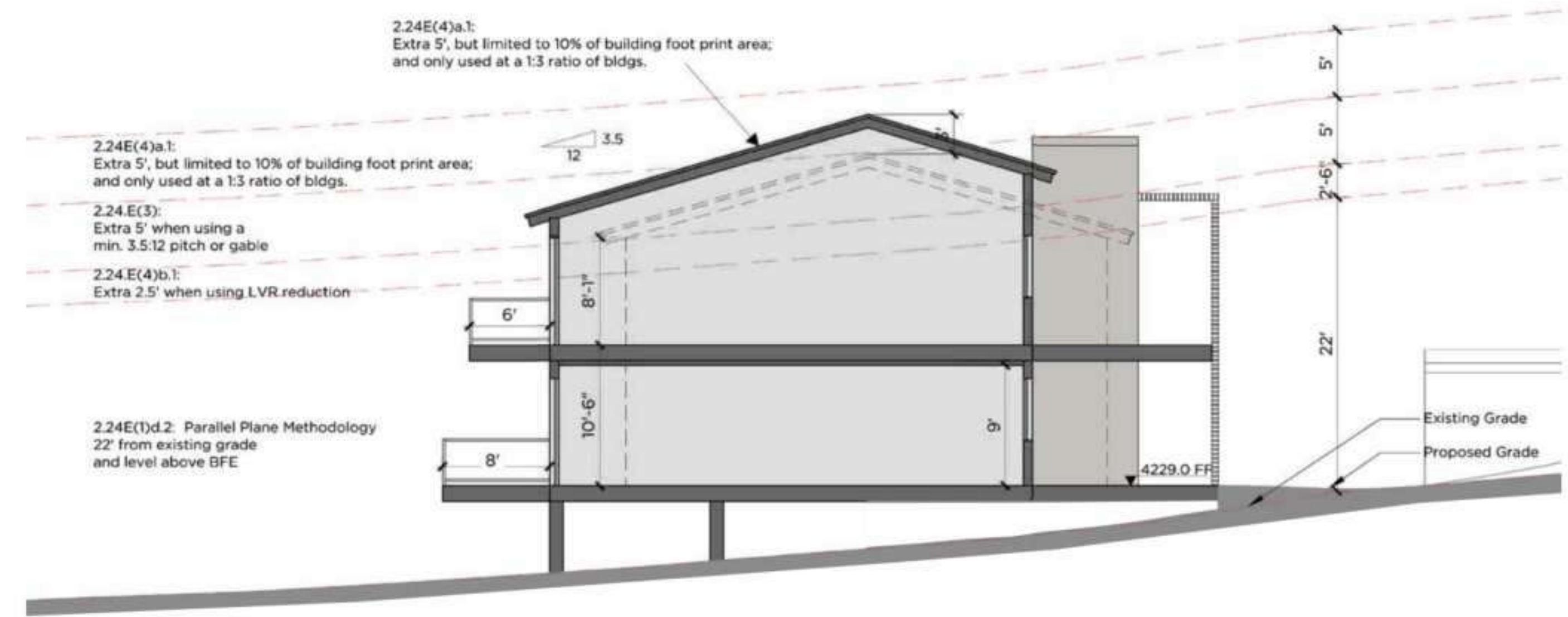
**3. LODGING 1NA - ROOF PLAN**  
SCALE: 1/8"=1'-0"

**BUILDING HEIGHT LEGEND:**

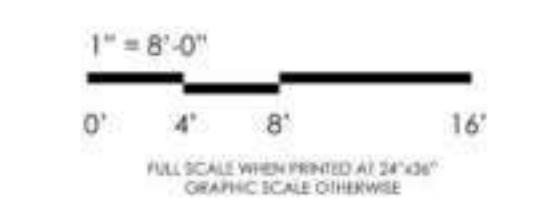
PER 2.24 E.(1)&2.	T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +2' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)) APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7; Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12 min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a.1 Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b.1 Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)b.1 Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+ Wall Plane Max. of 500 sf)		



**2. LODGING 1NA - SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0" GROSS AREA 1,785 SQFT



**4. LODGING 1NA - SECTION**  
SCALE: 1/8"=1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

**Oak Creek  
Heritage Lodge**

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

1NA Lodging Building  
sheet title Floor, Roof Plans  
& Section

project no: 222032  
checked by:  
drawn by:

component

sheet no. **A5-01**

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the original size of this sheet is 24" x 36"

KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY



1. LODGING 1NA - NORTH ELEVATION

SCALE: 1/8"=1'-0"



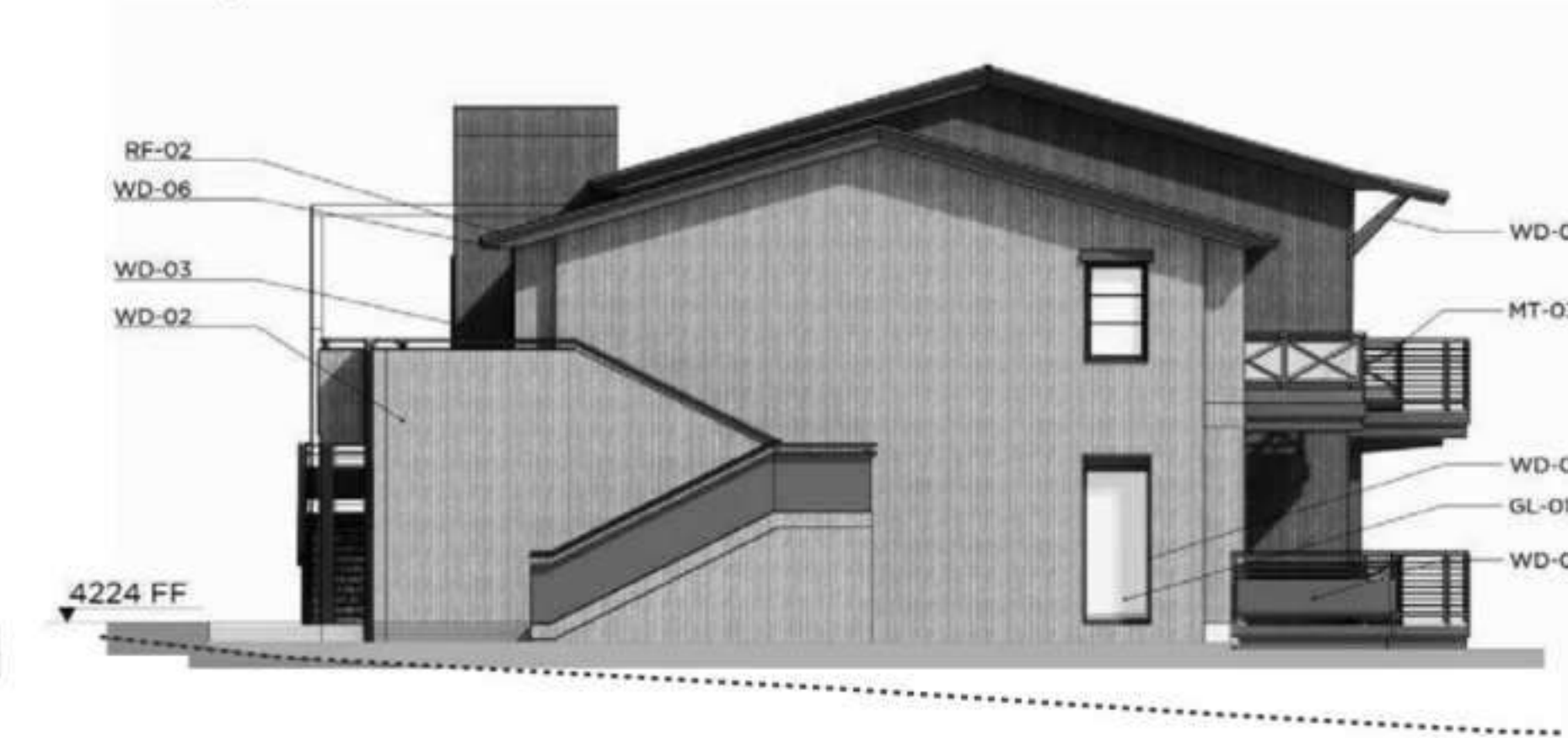
3. LODGING 1NA - SOUTH ELEVATION

SCALE: 1/8"=1'-0"



2. LODGING 1NA - EAST ELEVATION

SCALE: 1/8"=1'-0"



4. LODGING 1NA - WEST ELEVATION

SCALE: 1/8"=1'-0"



7. LODGING 1NA - NORTH ELEVATION

SCALE: 1/16"=1'-0"

Massing 3 area: 517.8 sqft (34.9% of total area)  
 Massing 2 area: 494.9 sqft (33.4% of total area)  
 Total area: 1481.7 sqft (100% of total area)

Mass 2 + Mass 3 = 68.3% < 80% per guideline

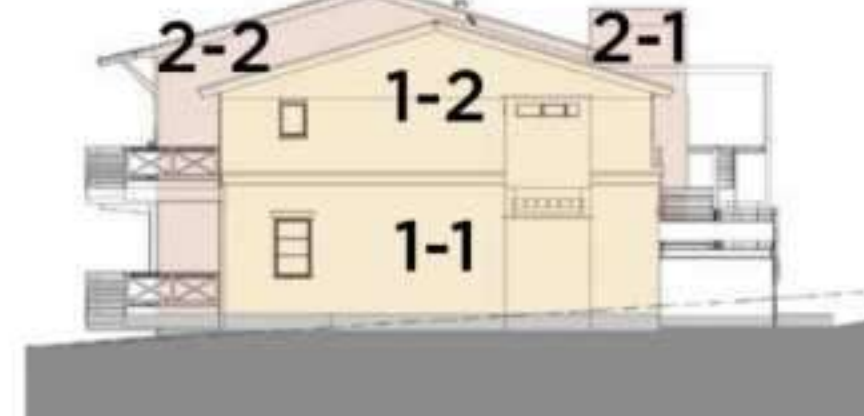


9. LODGING 1NA - SOUTH ELEVATION

SCALE: 1/16"=1'-0"

Massing 1 area: 458.8 sqft (30.9% of total area)  
 Massing 2 area: 497 sqft (33.6% of total area)  
 Total area: 1,481 sqft (100% of total area)

Mass 3-1 + Mass 3-2 = 64.5% < 80% per guideline

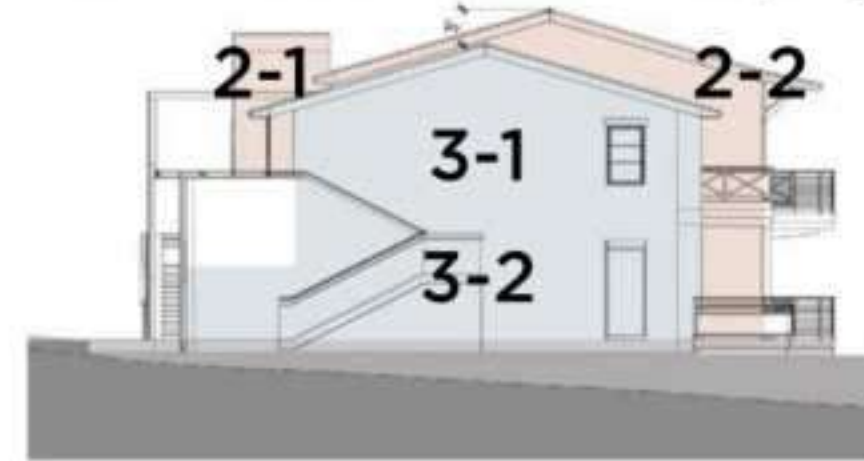


8. LODGING 1NA - EAST ELEVATION

SCALE: 1/16"=1'-0"

Massing 1-1 area: 482.5 sqft (38.6% of total area)  
 Massing 1-2 area: 365.1 sqft (29.2% of total area)  
 Total area: 1,251 sqft (100% of total area)

Mass 1 + Mass 3 = 67.8% < 80% per guideline

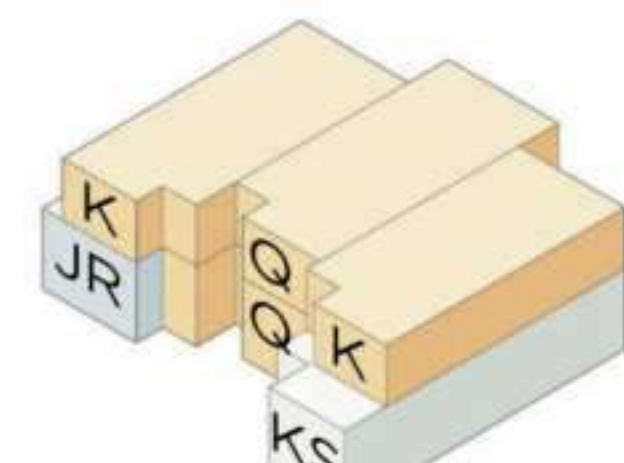


10. LODGING 1NA - WEST ELEVATION

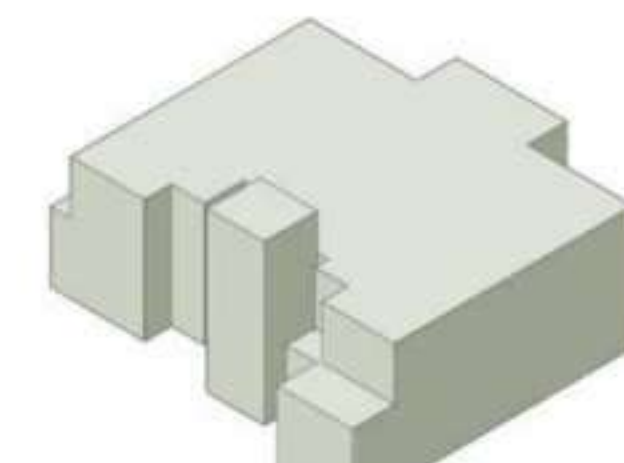
SCALE: 1/16"=1'-0"

Massing 3-1 area: 632.6 sqft (51.5% of total area)  
 Massing 3-2 area: 315.3 sqft (25.7% of total area)  
 Total area: 1,228.3 sqft (100% of total area)

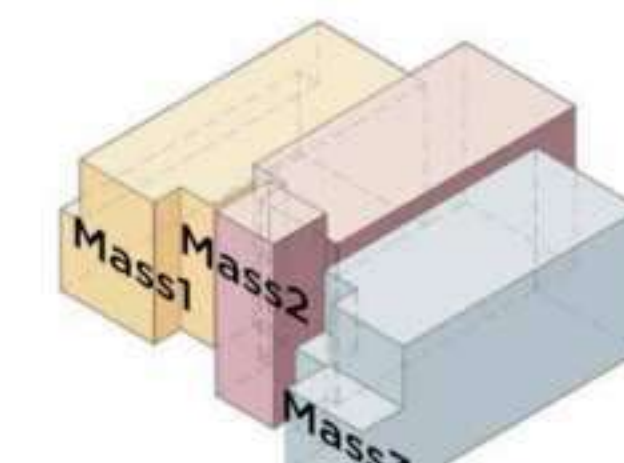
Mass 3-1 + Mass 3-2 = 77.3% < 80% per guideline



Total Guest Rooms: 6  
 King: 2  
 Queen: 2  
 Junior Suite: 1  
 Extended King: 1

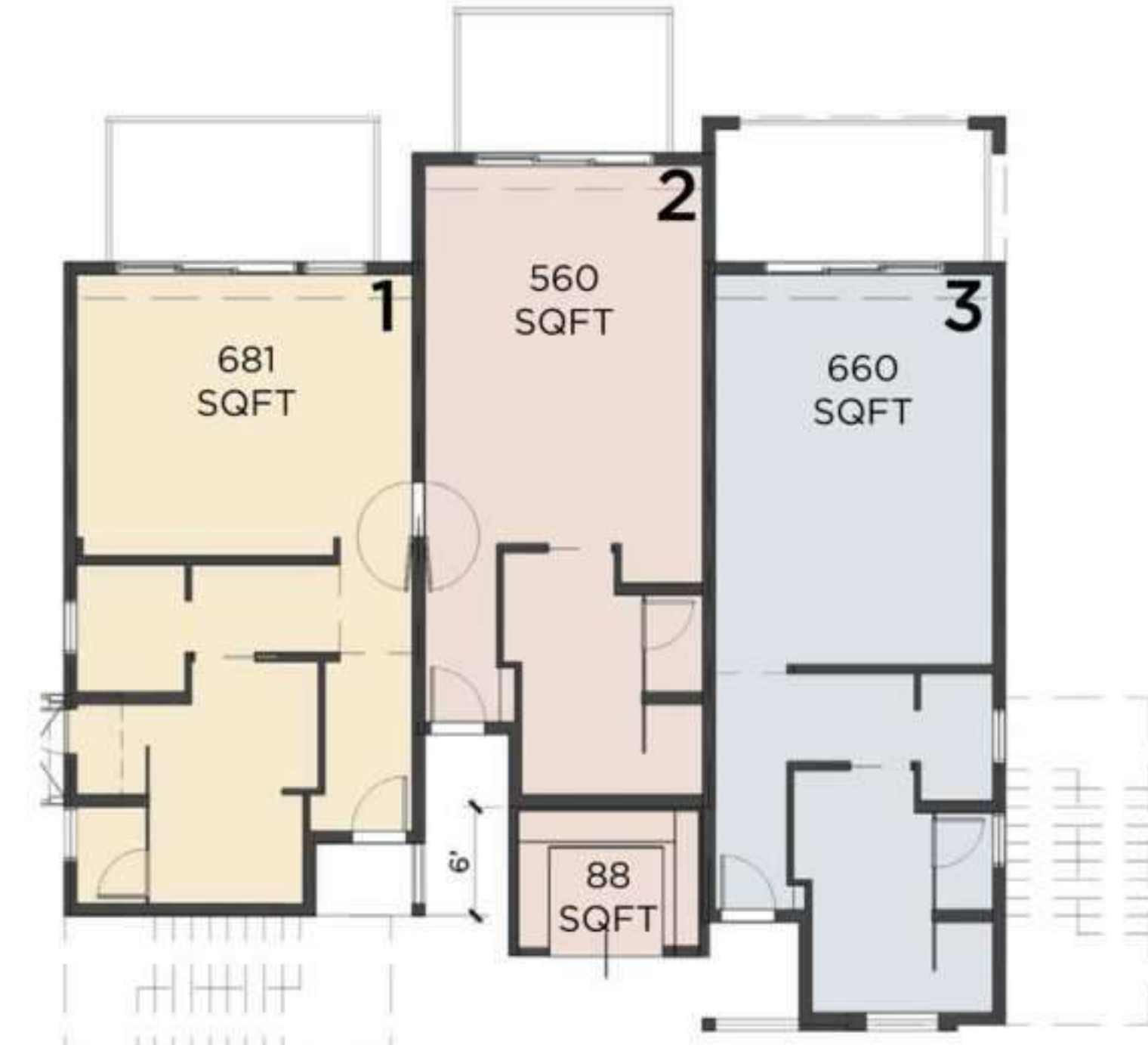


Total Building Gross Area  
 100% of 3,774 sqft



Mass 1 Area: 1,251 sqft  
 (33.1% of total building gross area)  
 Mass 2 Area: 1,294 sqft  
 (34.3% of total building gross area)

Mass 1 + Mass 2 = 67.4%  
 < 80% per guideline



5. LODGING 1NA - FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



6. LODGING 1NA - SECOND FLOOR PLAN

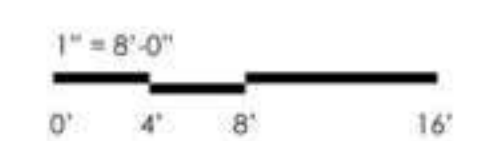
SCALE: 1/8"=1'-0"

R.D. OLSON DEVELOPMENT

- WATG
- Brightview Design Group
- Sefton Engineering
- Eric Brandt Architect
- Richard Hubbell & Associates
- Hammes Surveying LCC
- Kimley-Horn and Associates, Inc.
- MD Acoustics, LLC
- WSP



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
 SEPTEMBER 6, 2023

1NA Lodging Building  
 sheet title Elevations  
 & Justification

project no: 222032  
 checked by:  
 drawn by:

component

sheet no. **A5-02**

page - 37 of 41  
 59 of 63 (Part 1 & 2)

the original size of this sheet is 24" x 36"

KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN
WD-02	VERTICAL SIDING-MEDIUM
WD-03	VERTICAL SIDING-DARK
WD-04	RECLAIMED VERTICAL SIDING
WD-05	FINISHED STRUCTURE
WD-06	EXPOSED WOOD STRUCTURE

KEY NUM.	MATERIAL
WD-07	RAILINGS/ETC.
WD-08	WOOD & DOOR FRAME
ST-01	STONE-SEDONA RED
MT-01	RAILING
MT-02	EXPOSED STRUCTURES
MT-03	METAL FEATURES

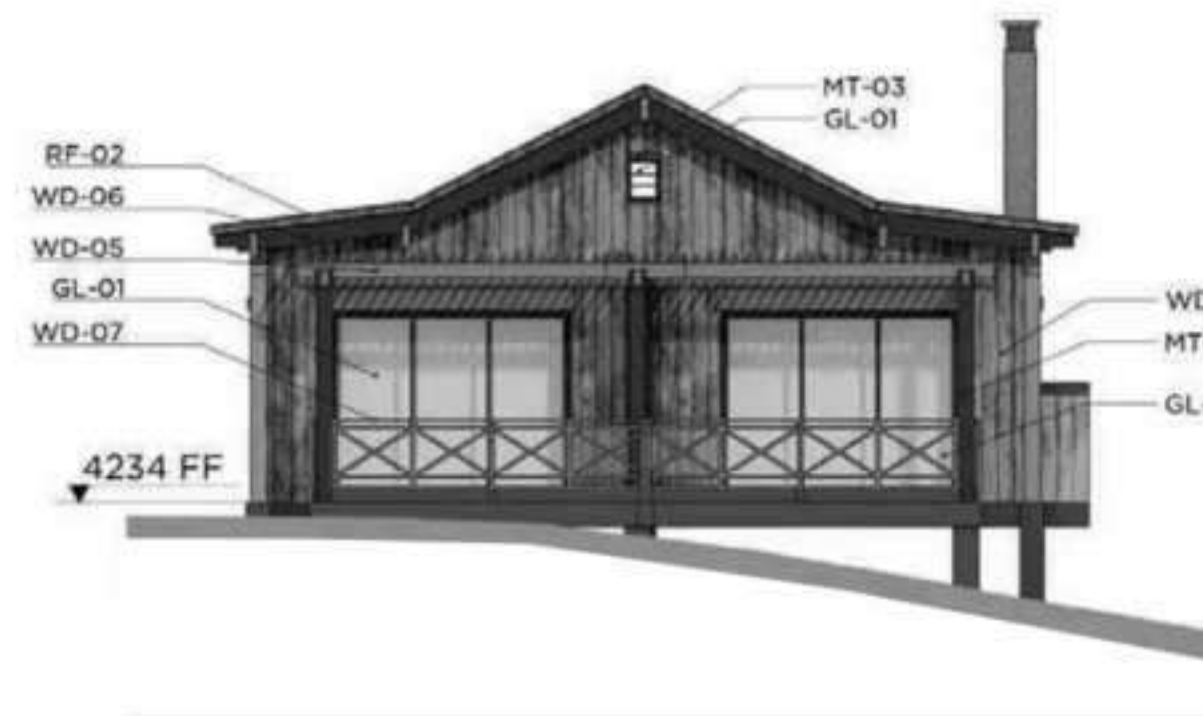
KEY NUM.	MATERIAL
GL-01	WINDOW
GL-02	WINDOW OPAQUE
GL-03	RAILING
RF-01	HEAVY ASPHALT SHINGLES
RF-02	STANDING SEAM METAL ROOF
PL-01	PLASTER DARK GRAY

R.D. OLSON  
DEVELOPMENT

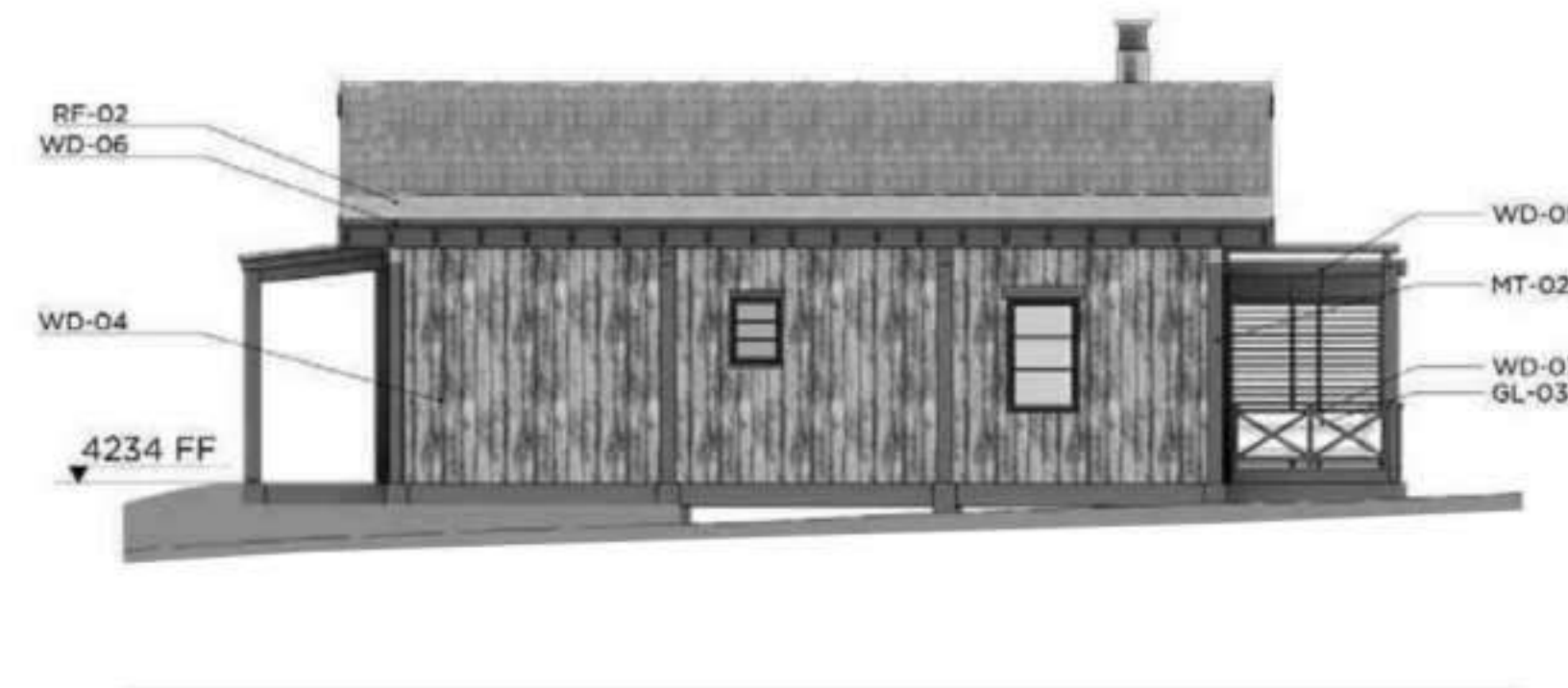
- WATG
- Brightview Design Group
- Sefton Engineering
- Eric Brandt Architect
- Richard Hubbell & Associates
- Hammes Surveying LCC
- Kimley-Horn and Associates, Inc.
- MD Acoustics, LLC
- WSP



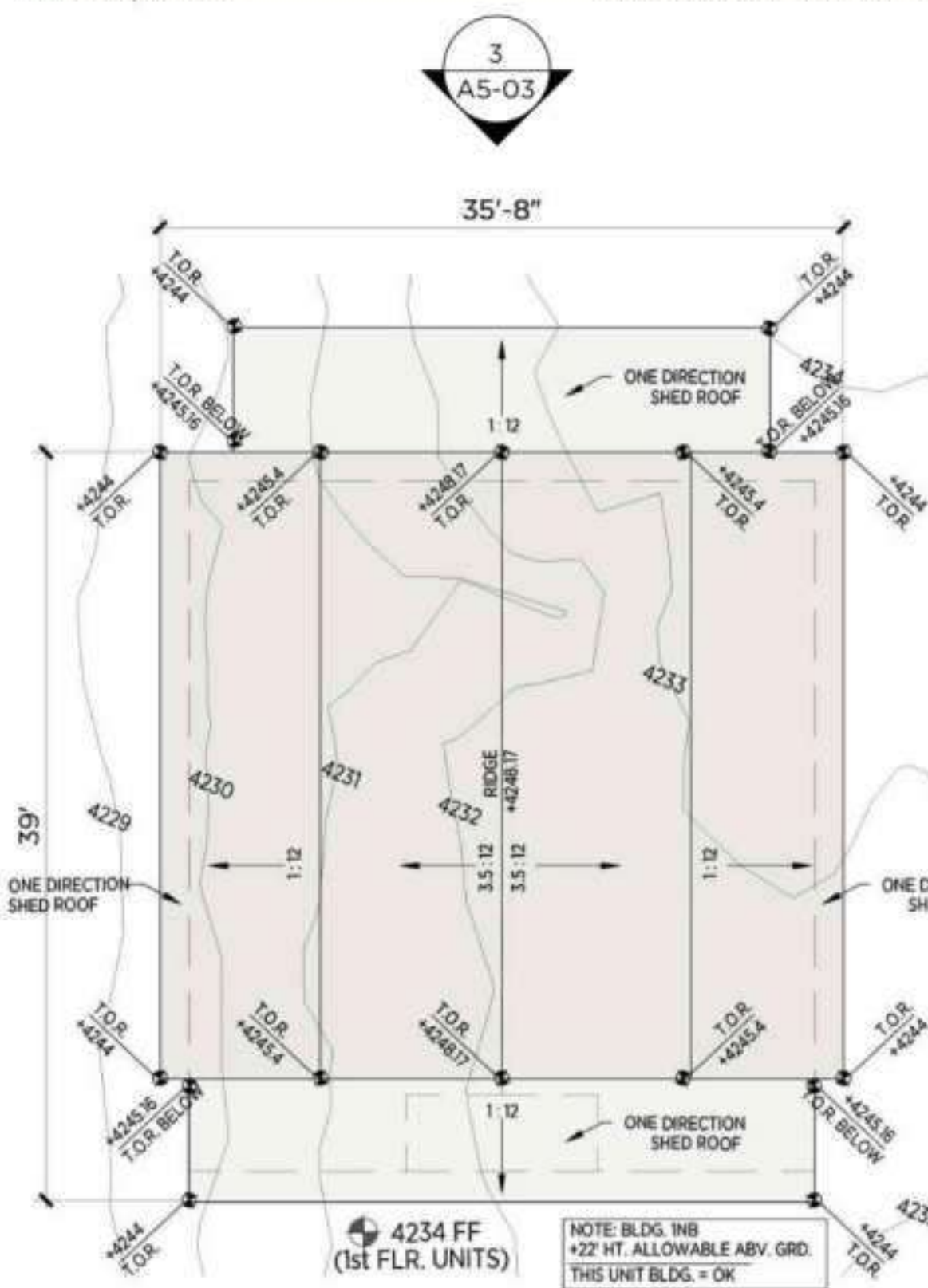
1. LODGING 1NB - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 1,136 SQFT



3. LODGING 1NB - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



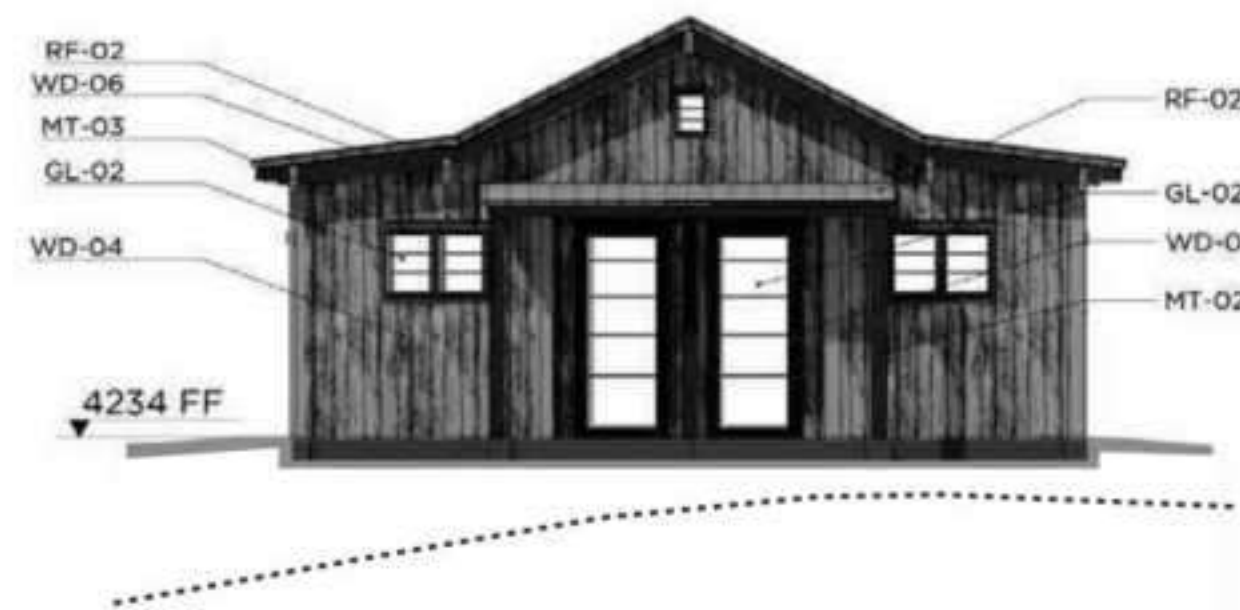
4. LODGING 1NB - EAST ELEVATION  
SCALE: 1/8"=1'-0"



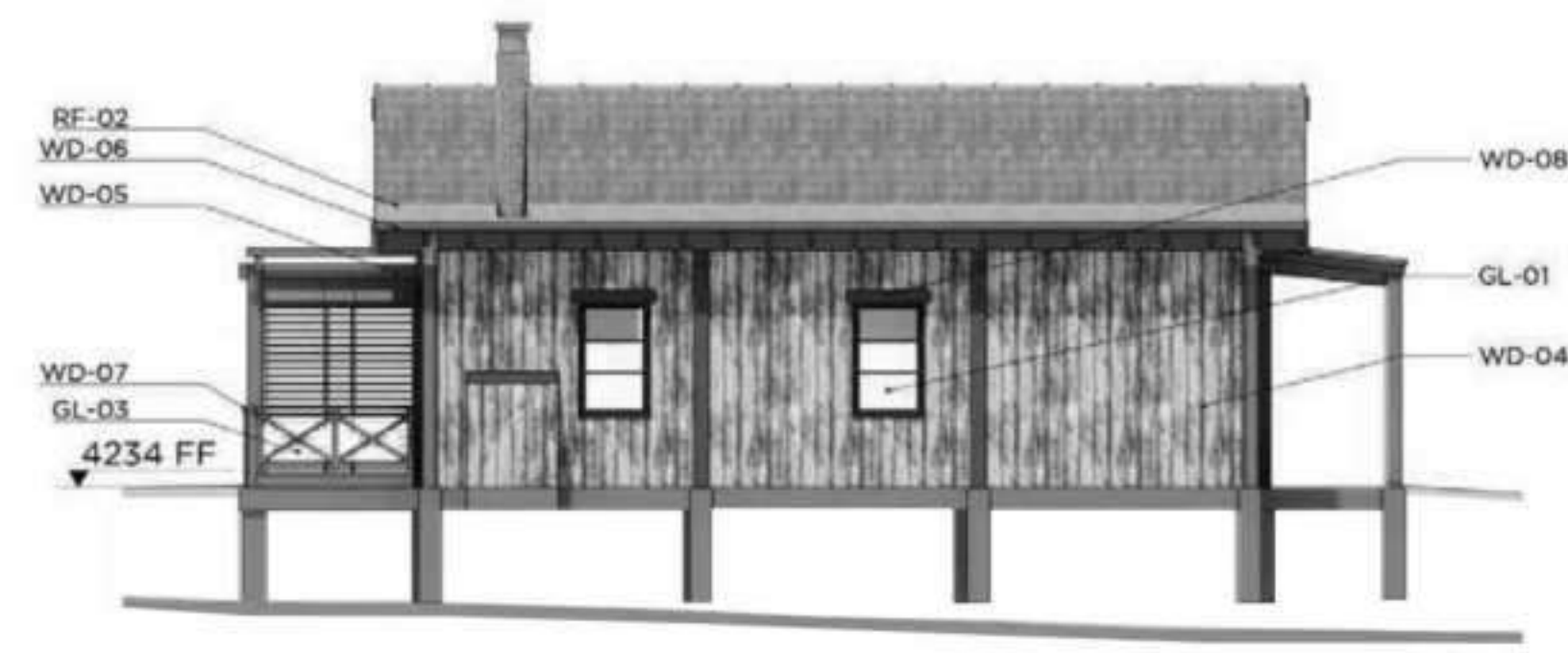
2. LODGING 1NB - ROOF PLAN  
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND: PER 224 E.(1)4.2	T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +2' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)7): APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3)1.Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)1.Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)1.2.Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)1.2.Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21-Wall Plane Max. of 500 sf)		

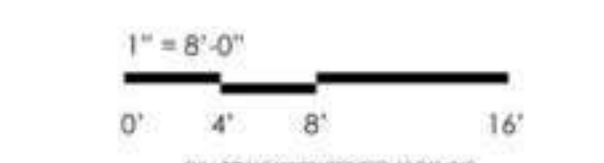
NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDING SHOWN HEREIN IS <175 SF)



5. LODGING 1NB - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



6. LODGING 1NB - WEST ELEVATION  
SCALE: 1/8"=1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

1NB Lodging Building  
sheet title Floor, Roof Plans  
& Elevations

project no. 222032  
checked by:  
drawn by:

component

sheet no. **A5-03**

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KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN
WD-02	VERTICAL SIDING-MEDIUM
WD-03	VERTICAL SIDING-DARK
WD-04	RECLAIMED VERTICAL SIDING
WD-05	FINISHED STRUCTURE
WD-06	EXPOSED WOOD STRUCTURE

KEY NUM.	MATERIAL
WD-07	RAILINGS/ETC.
WD-08	WOOD & DOOR FRAME
ST-01	STONE-SEDONA RED
MT-01	RAILING
MT-02	EXPOSED STRUCTURES
MT-03	METAL FEATURES

KEY NUM.	MATERIAL
GL-01	WINDOW
GL-02	WINDOW OPAQUE
GL-03	RAILING
RF-01	HEAVY ASPHALT SHINGLES
RF-02	STANDING SEAM METAL ROOF
PL-01	PLASTER DARK GRAY

R.D. OLSON  
DEVELOPMENT

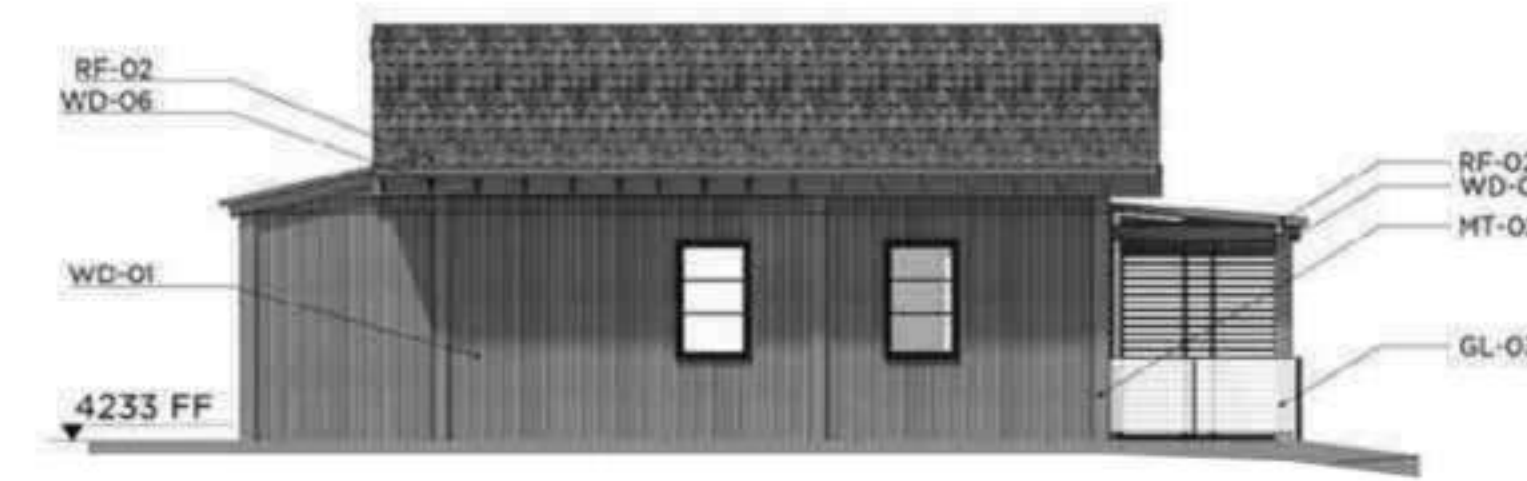
- WATG
- Brightview Design Group
- Sefton Engineering
- Eric Brandt Architect
- Richard Hubbell & Associates
- Hammes Surveying LCC
- Kimley-Horn and Associates, Inc.
- MD Acoustics, LLC
- WSP



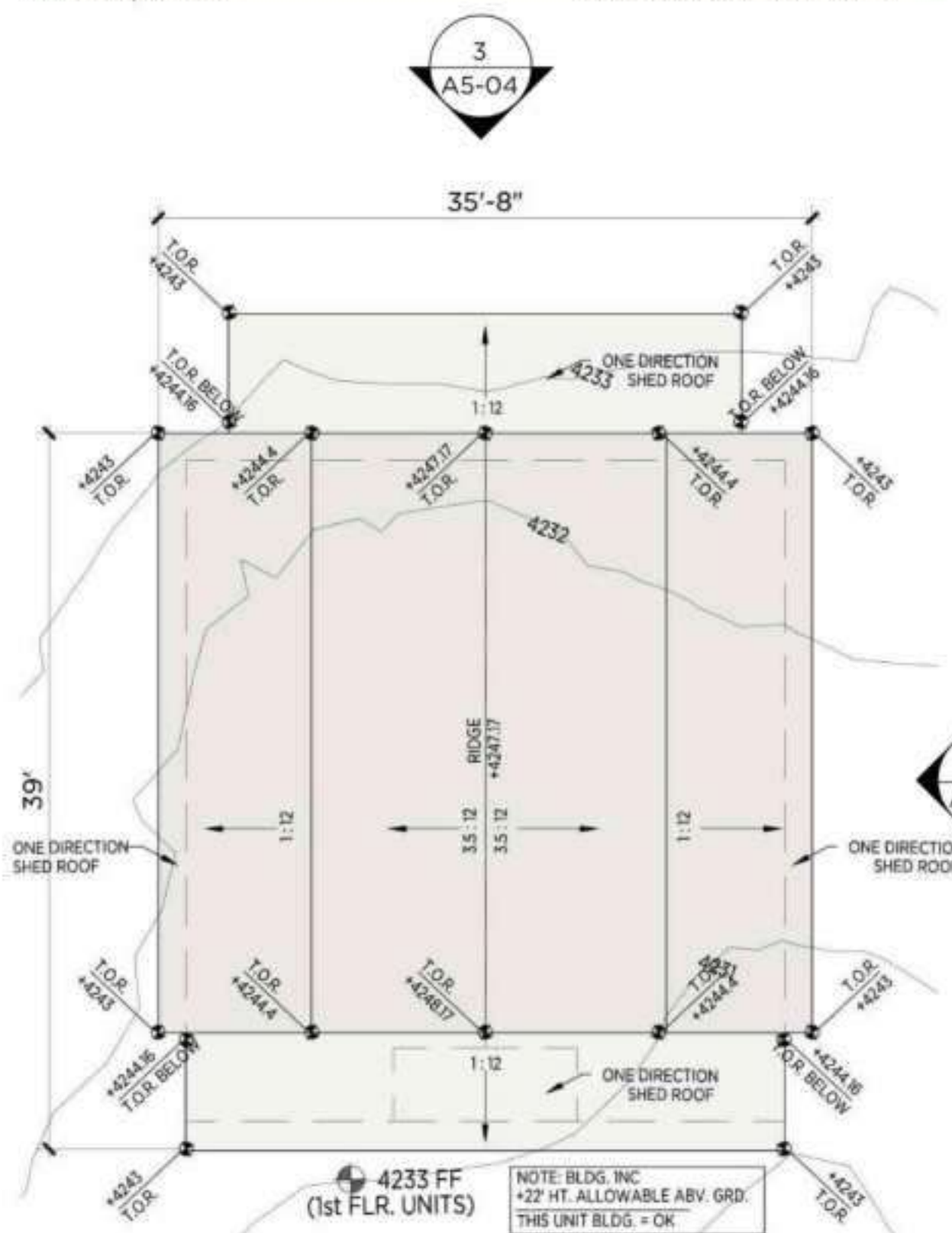
1. LODGING 1NC - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 1,136 SQFT



3. LODGING 1NC - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



4. LODGING 1NC - EAST ELEVATION  
SCALE: 1/8"=1'-0"



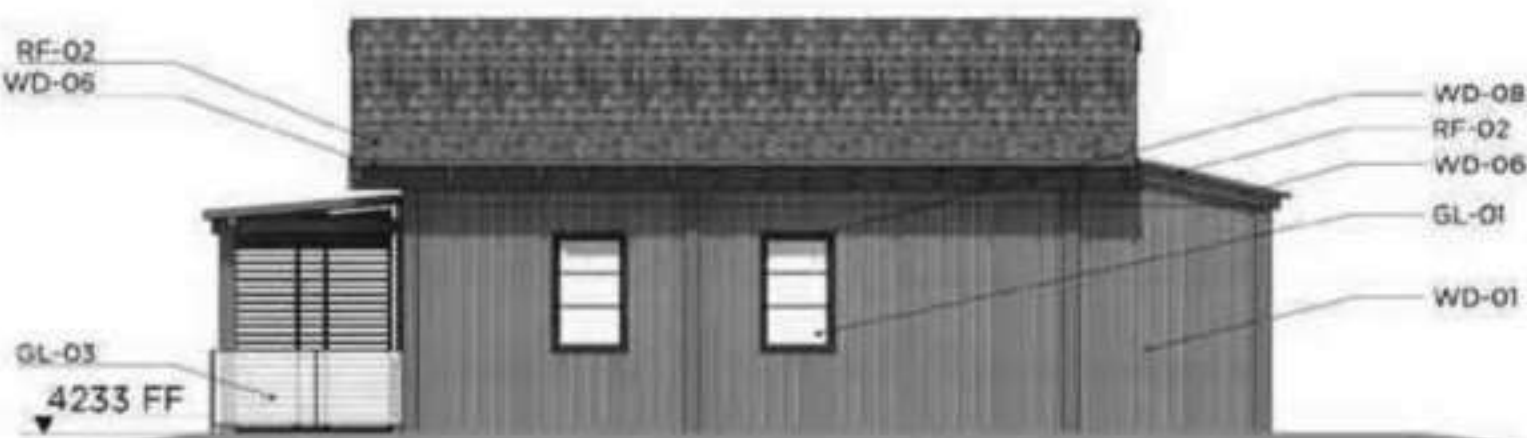
2. LODGING 1NC - ROOF PLAN  
SCALE: 1/8"=1'-0"

BUILDING HEIGHT LEGEND: PER 224 E.(1)&(2)	T.O.R. = TOP OF ROOF T.O.P. = TOP OF PARAPET	T.O.W. = TOP OF WALL
ALLOWABLE HEIGHT = +2' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)): APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)a) Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)b) Table 2.9 FOR REDUCED LRV = +2.5' (LRV 2) Only		
(H4) HEIGHT INCREASE: 2.24 E.(4)c) Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 2) Wall Plane Max. of 500 sf)		

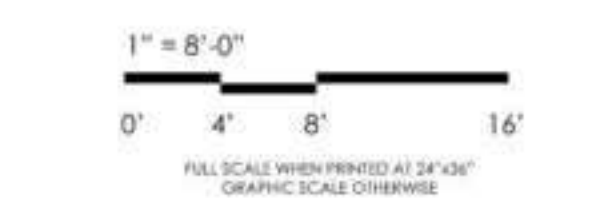
NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDING SHOWN HEREIN IS <175 SF)



5. LODGING 1NC - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



6. LODGING 1NC - WEST ELEVATION  
SCALE: 1/8"=1'-0"



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek  
Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL  
SEPTEMBER 6, 2023

1NC Lodging Building  
sheet title Floor, Roof Plans  
& Elevations

project no. 222032  
checked by:  
drawn by:

component  
sheet no. **A5-04**  
page - 39 of 41  
61 of 63 (Part 1 & 2)

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KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY

R.D. OLSON DEVELOPMENT

WATG  
 Brightview Design Group  
 Sefton Engineering  
 Eric Brandt Architect  
 Richard Hubbell & Associates  
 Hammes Surveying LCC  
 Kimley-Horn and Associates, Inc.  
 MD Acoustics, LLC  
 WSP



1. LODGING 1ND - FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0" GROSS AREA 690 SQFT



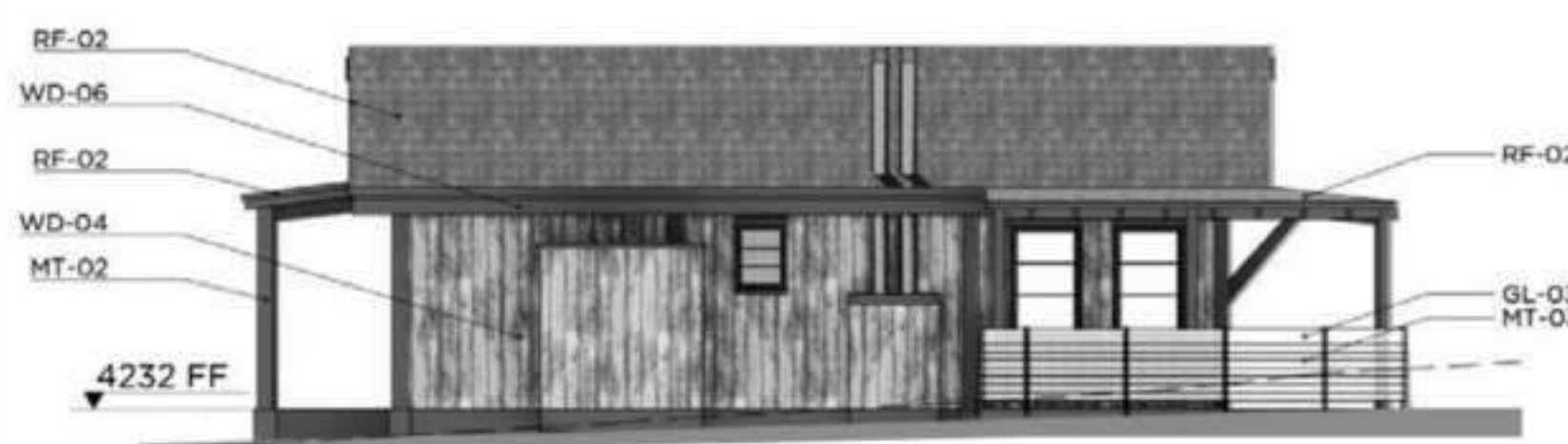
3. LODGING 1ND - NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



7. LODGING 1NE - FIRST FLOOR PLAN  
 SCALE: 1/8"=1'-0" GROSS AREA 690 SQFT



9. LODGING 1NE - SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"



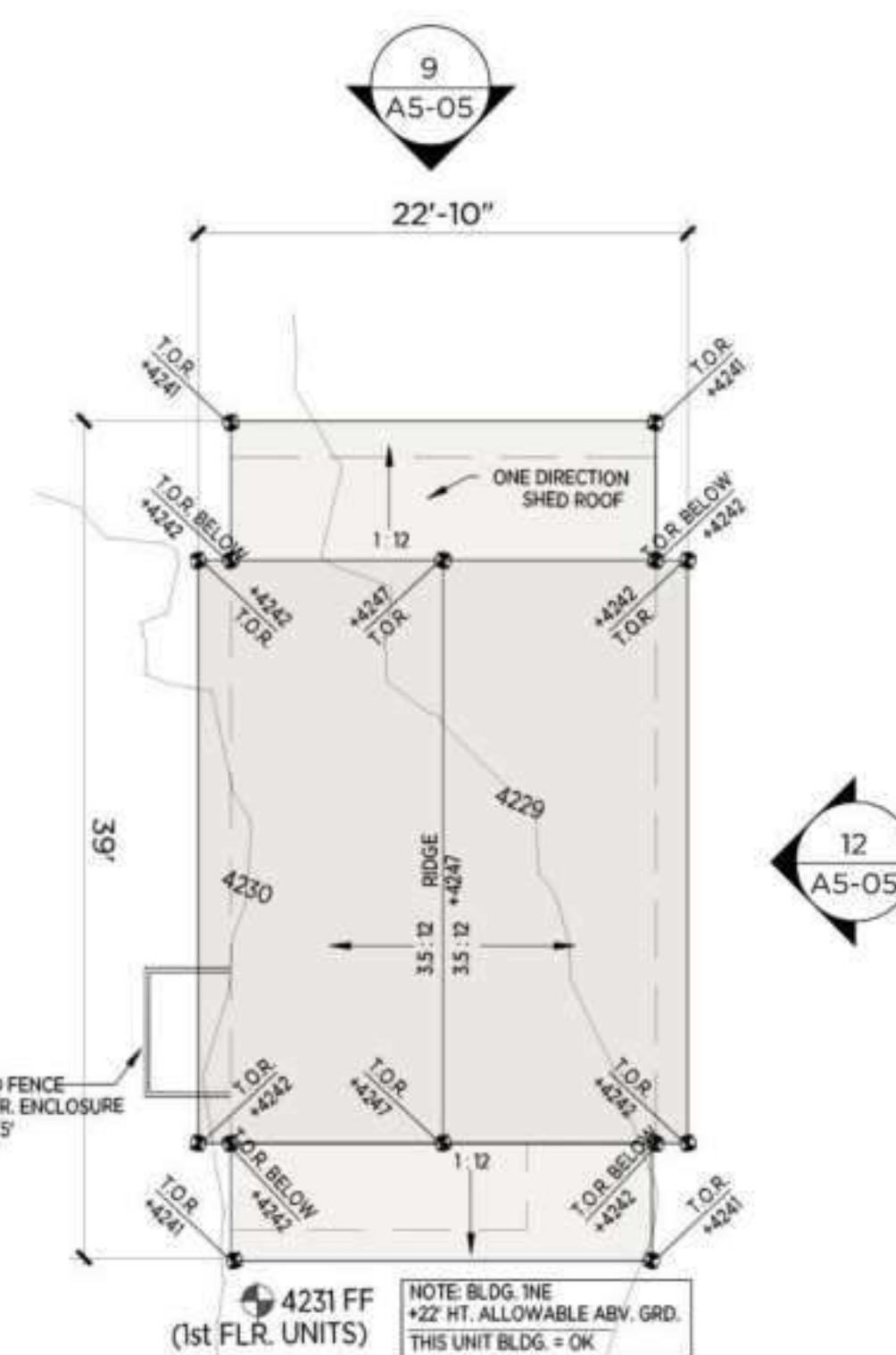
4. LODGING 1ND - EAST ELEVATION  
 SCALE: 1/8"=1'-0"



10. LODGING 1NE - EAST ELEVATION  
 SCALE: 1/8"=1'-0"



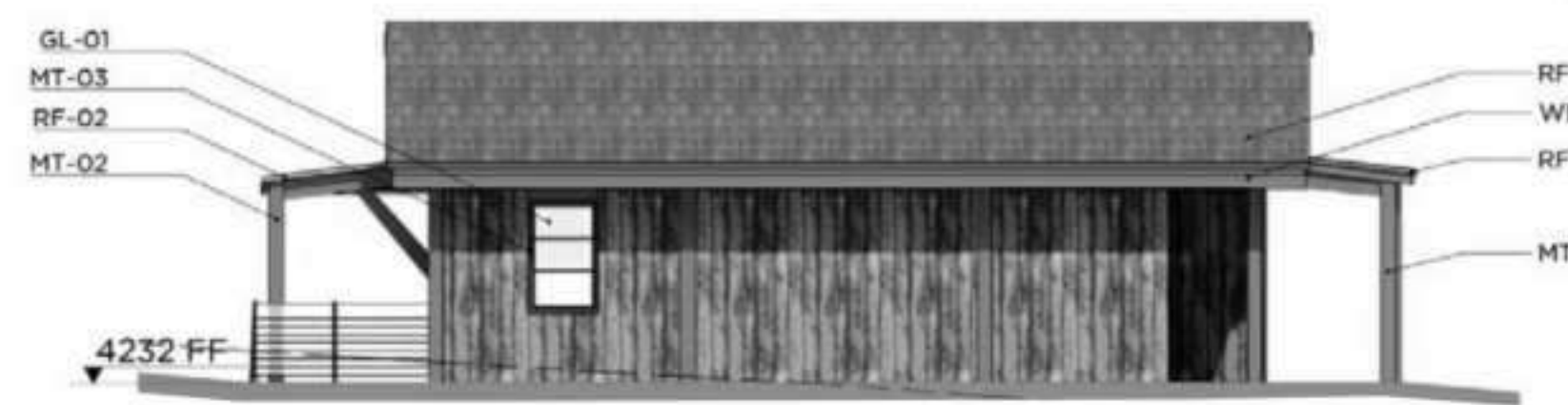
5. LODGING 1ND - SOUTH ELEVATION  
 SCALE: 1/8"=1'-0"



8. LODGING 1NE - ROOF PLAN  
 SCALE: 1/8"=1'-0"



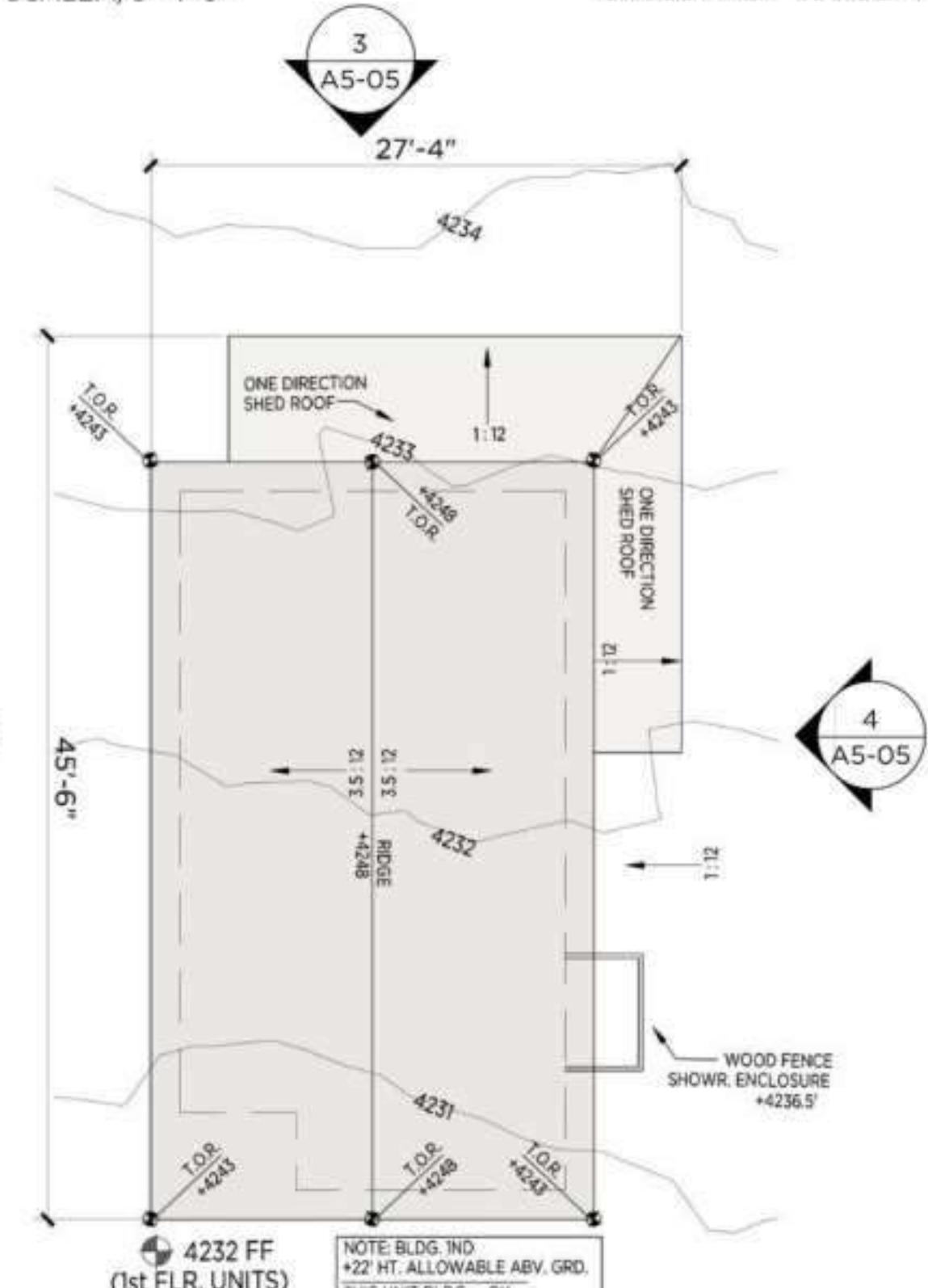
11. LODGING 1NE - NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



6. LODGING 1ND - WEST ELEVATION  
 SCALE: 1/8"=1'-0"



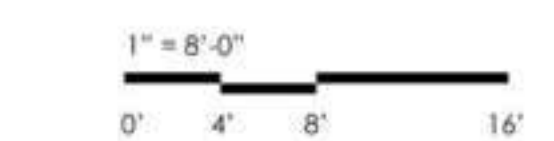
12. LODGING 1NE - WEST ELEVATION  
 SCALE: 1/8"=1'-0"



2. LODGING 1ND - ROOF PLAN  
 SCALE: 1/8"=1'-0"



key plan



no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL

SEPTEMBER 6, 2023

1ND&1NE Lodging Bldg  
 sheet title Floor, Roof Plans & Elevations

project no. 222032

checked by:

drawn by:

component

sheet no.

A5-05

page - 40 of 41

62 of 63 (Part 1 & 2)

the original size of this sheet is 24" x 36"

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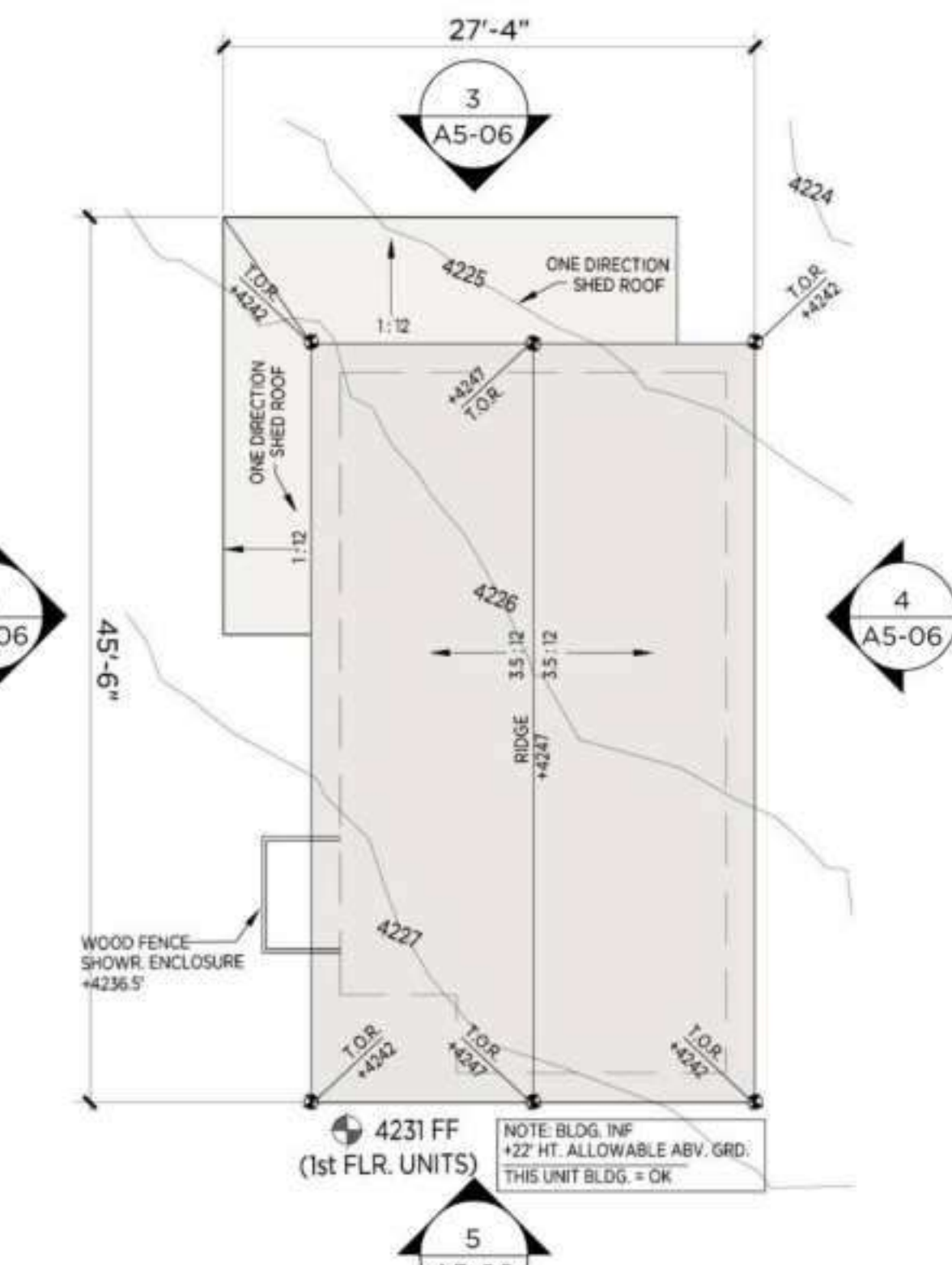
KEYNOTE/LEGENDS

MATERIAL KEYNOTE LIST

KEY NUM.	MATERIAL	KEY NUM.	MATERIAL	KEY NUM.	MATERIAL
WD-01	BOARD AND BATTEN	WD-07	RAILINGS/ETC.	GL-01	WINDOW
WD-02	VERTICAL SIDING-MEDIUM	WD-08	WOOD & DOOR FRAME	GL-02	WINDOW OPAQUE
WD-03	VERTICAL SIDING-DARK	ST-01	STONE-SEDONA RED	GL-03	RAILING
WD-04	RECLAIMED VERTICAL SIDING	MT-01	RAILING	RF-01	HEAVY ASPHALT SHINGLES
WD-05	FINISHED STRUCTURE	MT-02	EXPOSED STRUCTURES	RF-02	STANDING SEAM METAL ROOF
WD-06	EXPOSED WOOD STRUCTURE	MT-03	METAL FEATURES	PL-01	PLASTER DARK GRAY



1. LODGING 1NF - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 690 SQFT

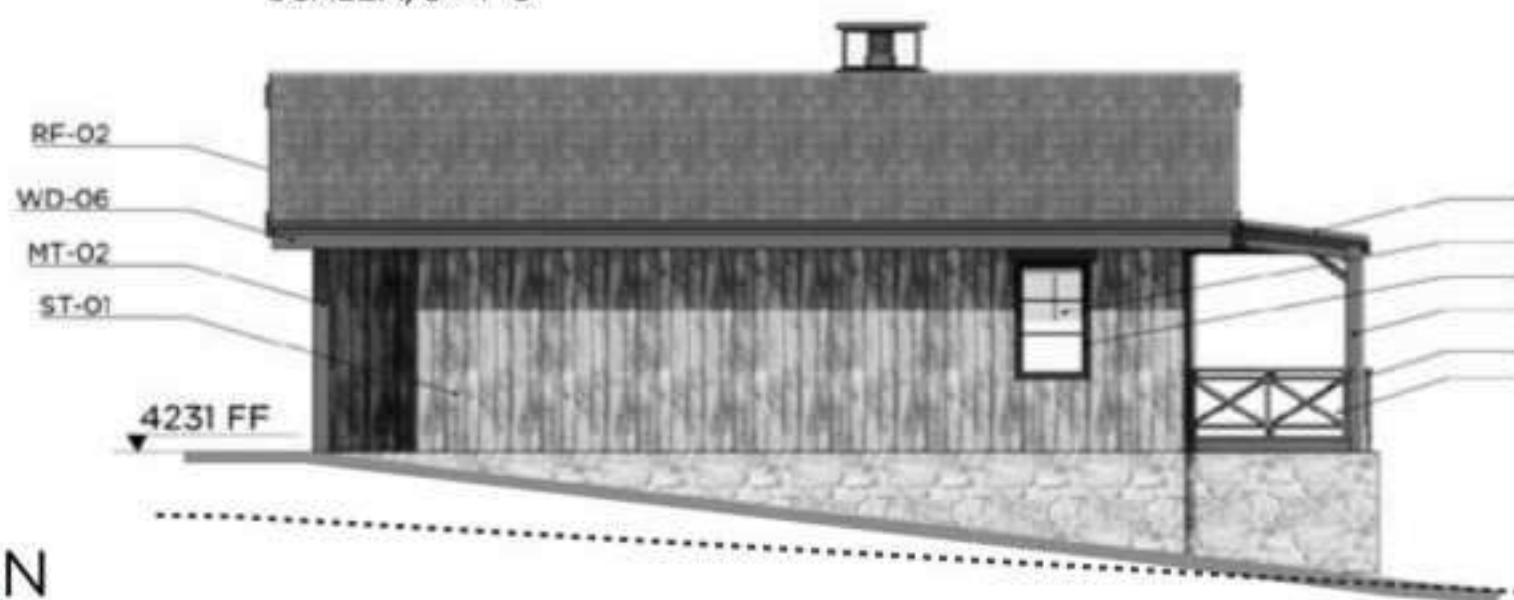


2. LODGING 1NF - ROOF PLAN  
SCALE: 1/8"=1'-0"

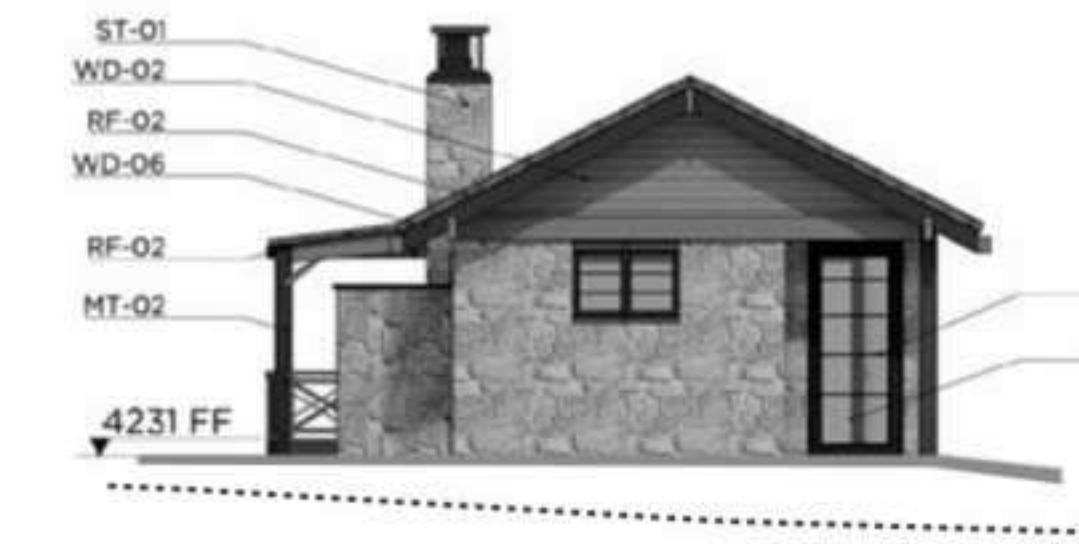
BUILDING HEIGHT LEGEND:	T.O.R. = TOP OF ROOF	T.O.W. = TOP OF WALL
PER 2.24 E.(1)(a)2	T.O.P. = TOP OF PARAPET	
ALLOWABLE HEIGHT = +22' ABOVE NATURAL GRADE OR RFE (2.24 E.(1)(c))		
APPLIES TO HEIGHT BEING MEASURED FROM THE REGULATORY FLOOD ELEVATION - RFE OR NAT. GRADE		
(H1) HEIGHT INCREASE: 2.24 E.(3) Table 2.7: Chimneys +10'; Elevators +8'; Mech +8'; Gable/Pitched Roof at 3.5:12min. = +5'		
(H2) HEIGHT INCREASE: 2.24 E.(4)(a) Table 2.8 MORE THAN 12 BLDGS. (for 1:3 ratio) 10% OF BLDG. FOOT PRINT = +5'		
(H3) HEIGHT INCREASE: 2.24 E.(4)(b) Table 2.9 FOR REDUCED LRV = +2.5' (LRV 21 Only)		
(H4) HEIGHT INCREASE: 2.24 E.(4)(b) Table 2.9 FOR WALL PLANE RELIEF AND REDUCED LRV = +4.0' (LRV 21+Wall Plane Max. of 500 sf)		



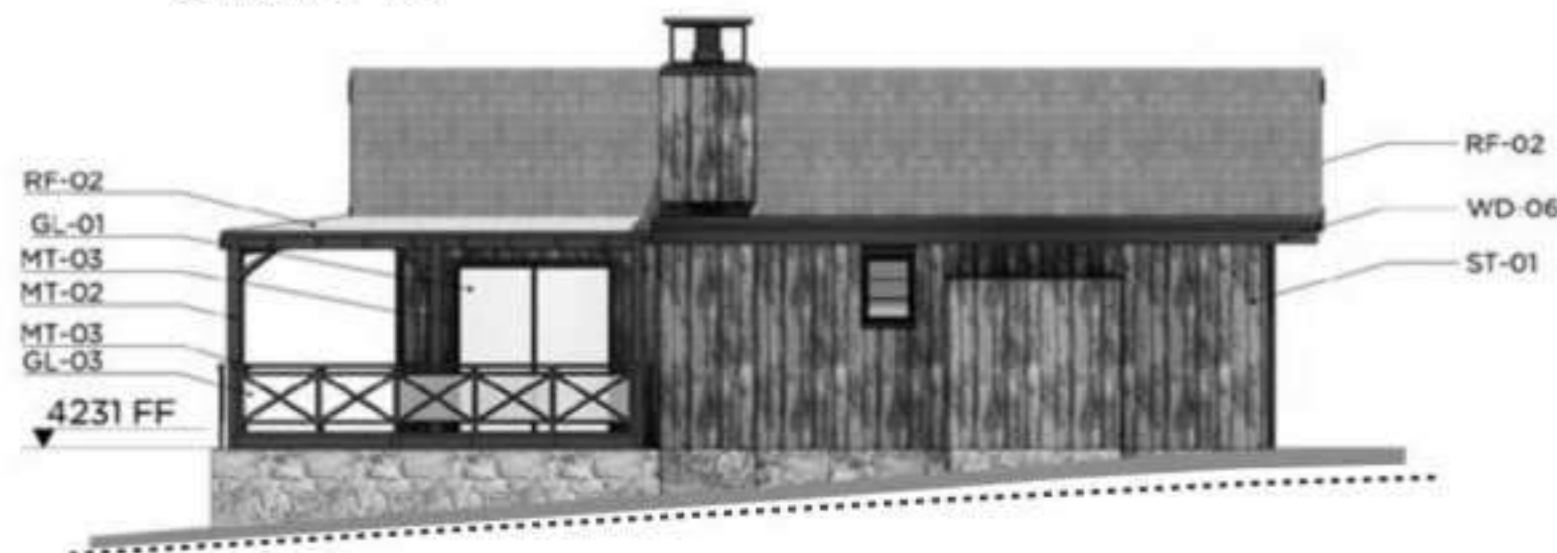
3. LODGING 1NF - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4. LODGING 1NF - WEST ELEVATION  
SCALE: 1/8"=1'-0"



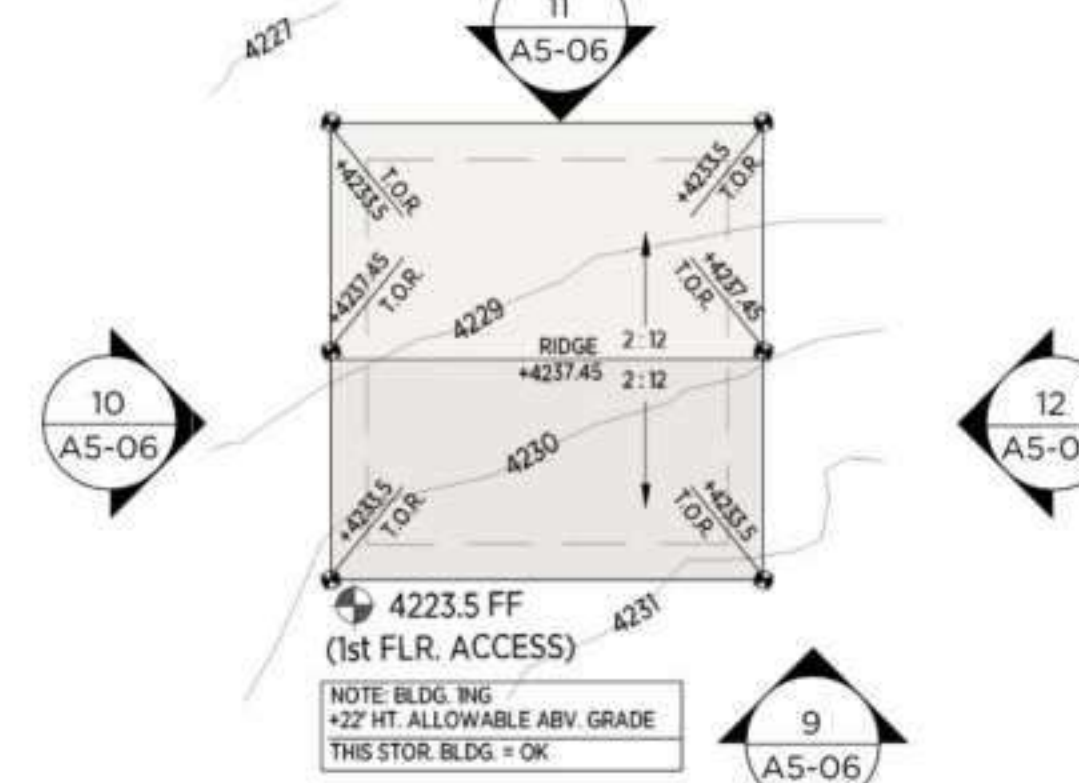
5. LODGING 1NF - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



6. LODGING 1NF - WEST ELEVATION  
SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDING SHOWN HEREIN IS <294 SF)

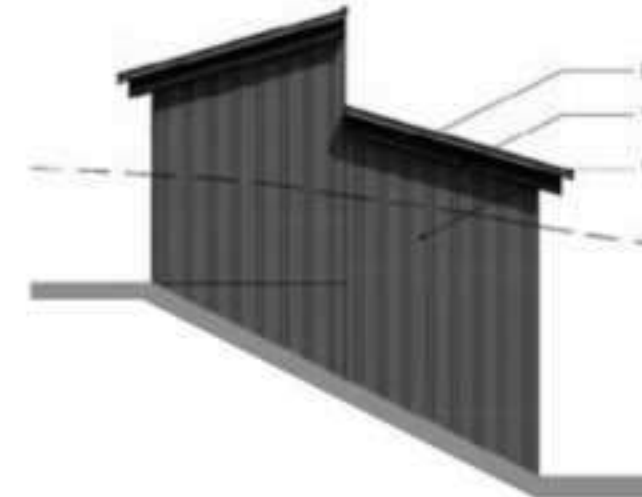
7. MEP/STOR. 1NG - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 240 SQFT



8. MEP/STOR. 1NG - ROOF PLAN  
SCALE: 1/8"=1'-0"



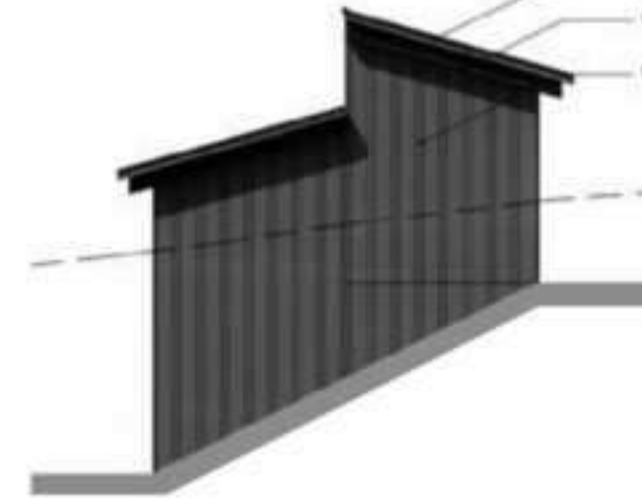
9. MEP/STOR. 1NG - WEST ELEVATION  
SCALE: 1/8"=1'-0"



10. MEP/STOR. 1NG - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



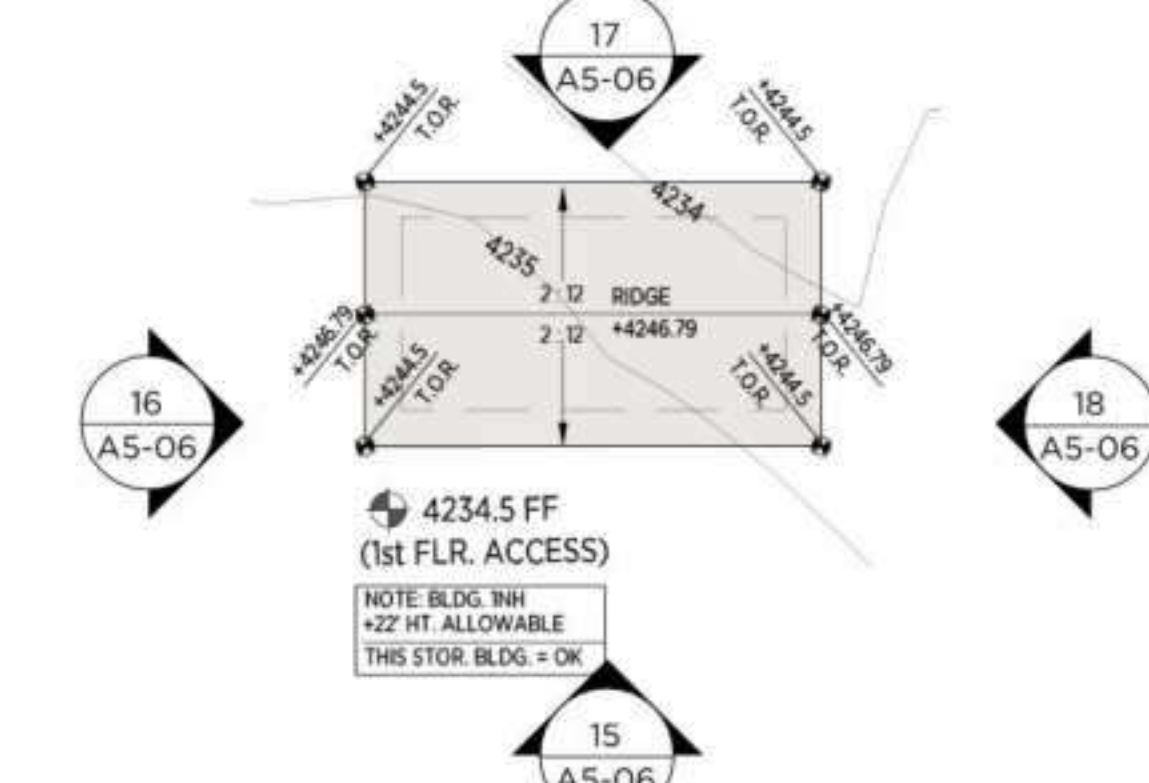
11. MEP/STOR. 1NG - EAST ELEVATION  
SCALE: 1/8"=1'-0"



12. MEP/STOR. 1NG - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

NOTE:  
PER SEC. 2.24 TABLE 2.9  
LARGEST UNRELIEVED BUILDING PLANE TO BE  
LESS THAN 800 S.F. FOR THE DISTRICT  
(LARGEST UNRELIEVED WALL PLANE FOR THE  
BUILDING SHOWN HEREIN IS <125 SF)

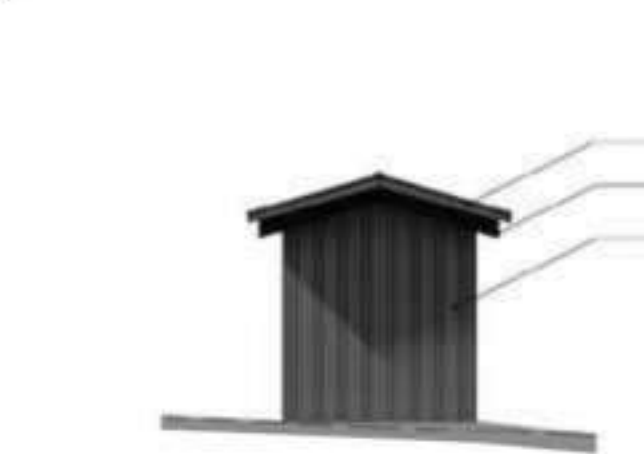
13. MEP/STOR. 1NH - FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0" GROSS AREA 128 SQFT



14. MEP/STOR. 1NH - ROOF PLAN  
SCALE: 1/8"=1'-0"



15. MEP/STOR. 1NH - SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



16. MEP/STOR. 1NH - WEST ELEVATION  
SCALE: 1/8"=1'-0"



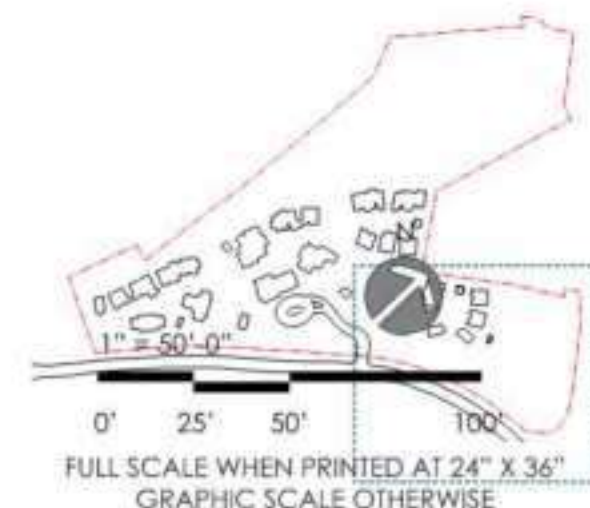
17. MEP/STOR. 1NH - NORTH ELEVATION  
SCALE: 1/8"=1'-0"



18. MEP/STOR. 1NH - EAST ELEVATION  
SCALE: 1/8"=1'-0"

R.D. OLSON DEVELOPMENT

- WATG
- Brightview Design Group
- Sefton Engineering
- Eric Brandt Architect
- Richard Hubbell & Associates
- Hammes Surveying LCC
- Kimley-Horn and Associates, Inc.
- MD Acoustics, LLC
- WSP



1" = 8'-0"  
0' 4' 8' 16'  
FULL SCALE WHEN PRINTED AT 24" X 36"  
GRAPHIC SCALE OTHERWISE

no.	date	issue
3	9/6/2023	CDS SUBMITTAL 3
2	8/3/2023	CDS SUBMITTAL 2
1	3/28/2023	CDS SUBMITTAL 1

Oak Creek Heritage Lodge

COMPREHENSIVE DESIGN SUBMITTAL

SEPTEMBER 6, 2023

sheet title  
1NF Lodging Building,  
1NG&1NH MEP/Storage  
Floor, Roof Plans  
& Elevations

project no. 222032

checked by:

drawn by:

component

sheet no.

A5-06

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