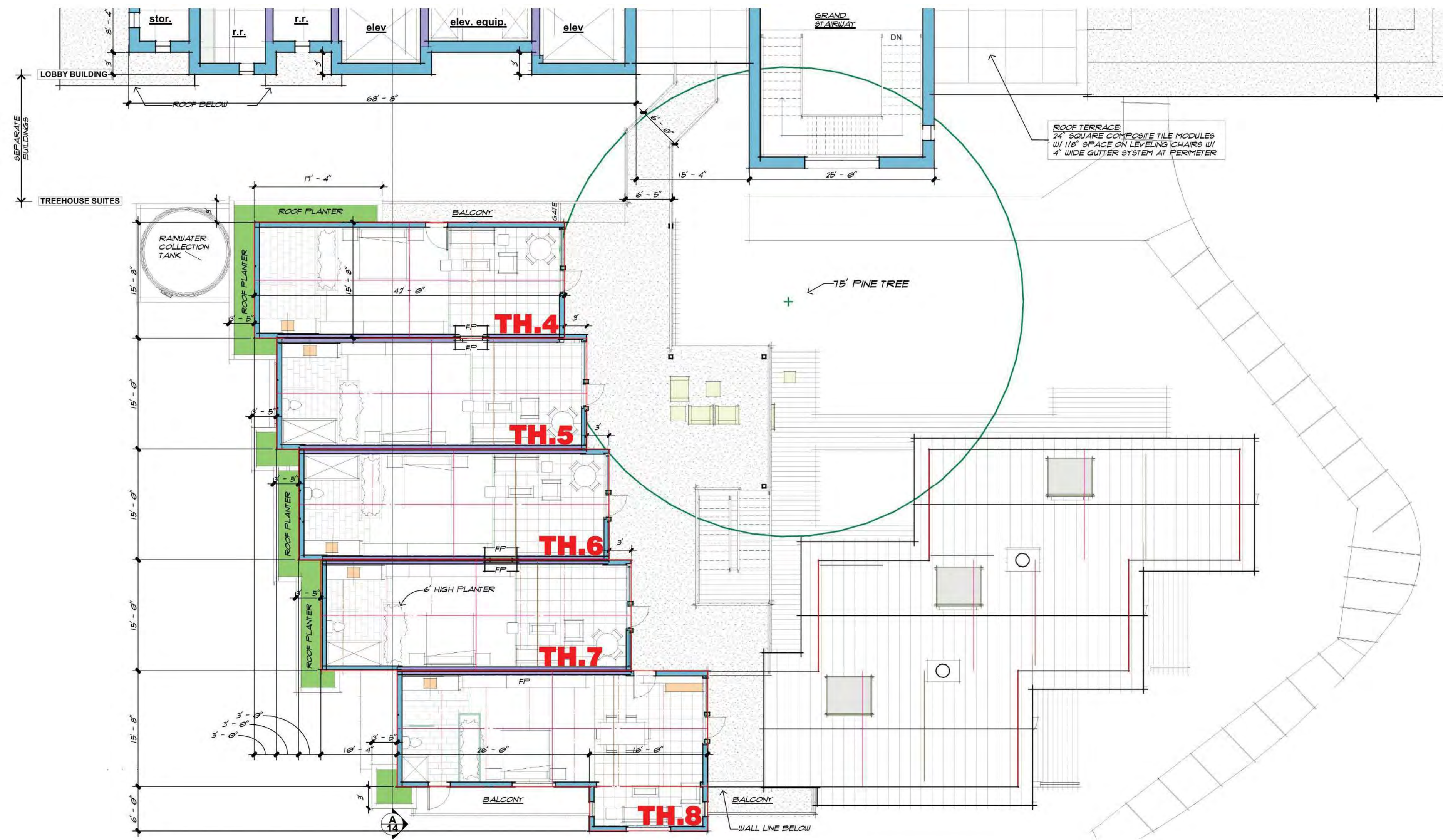
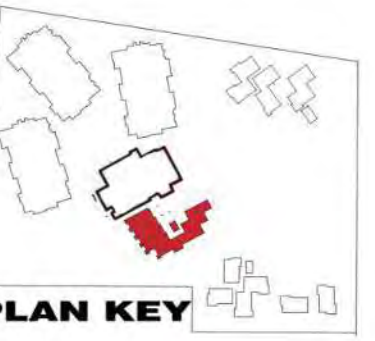
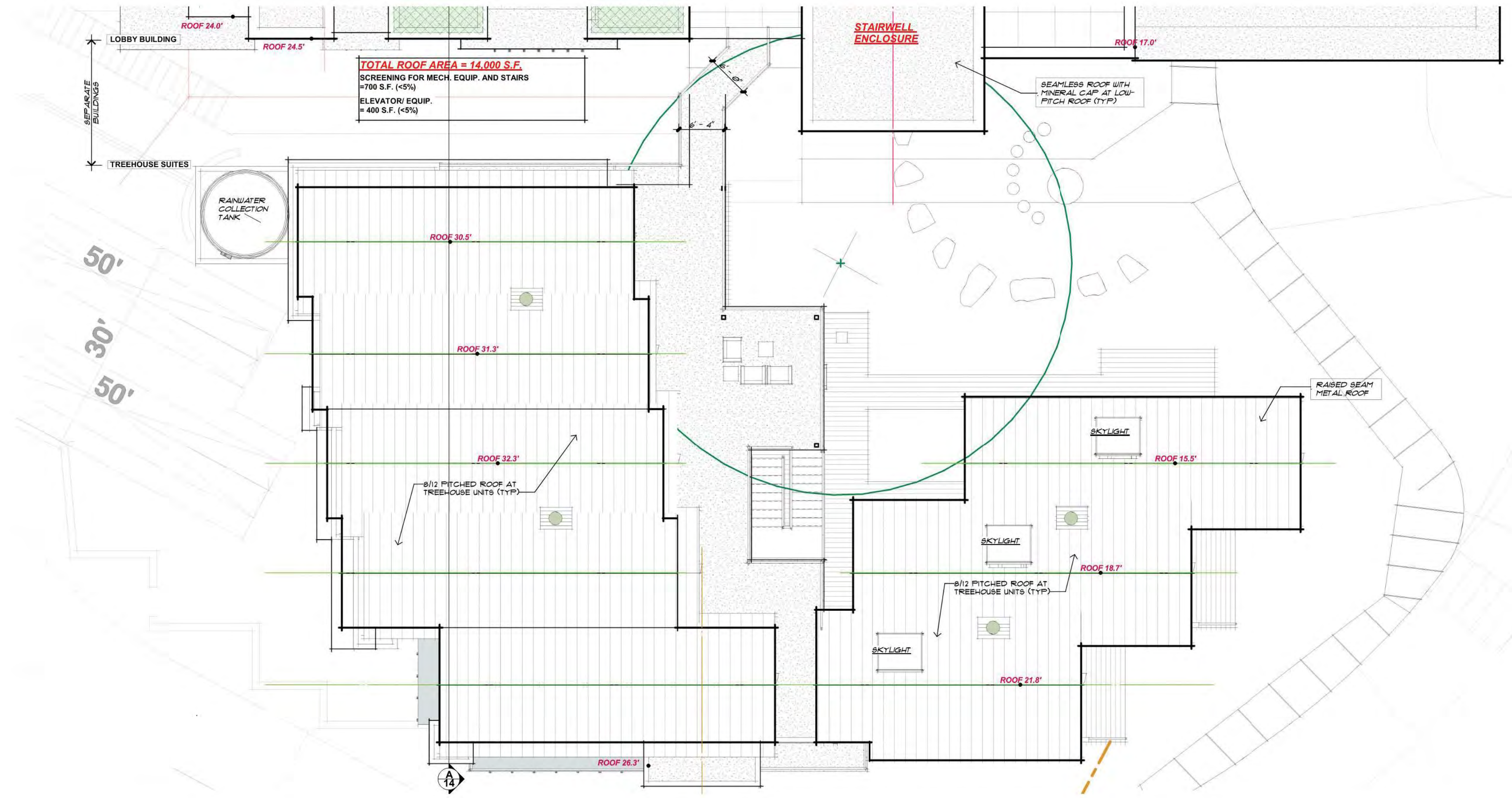
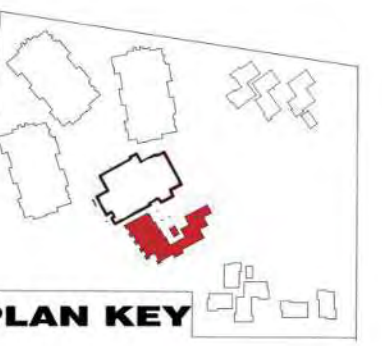


1st FLOOR PLAN
1/8" = 1'-0"
0 4' 8'

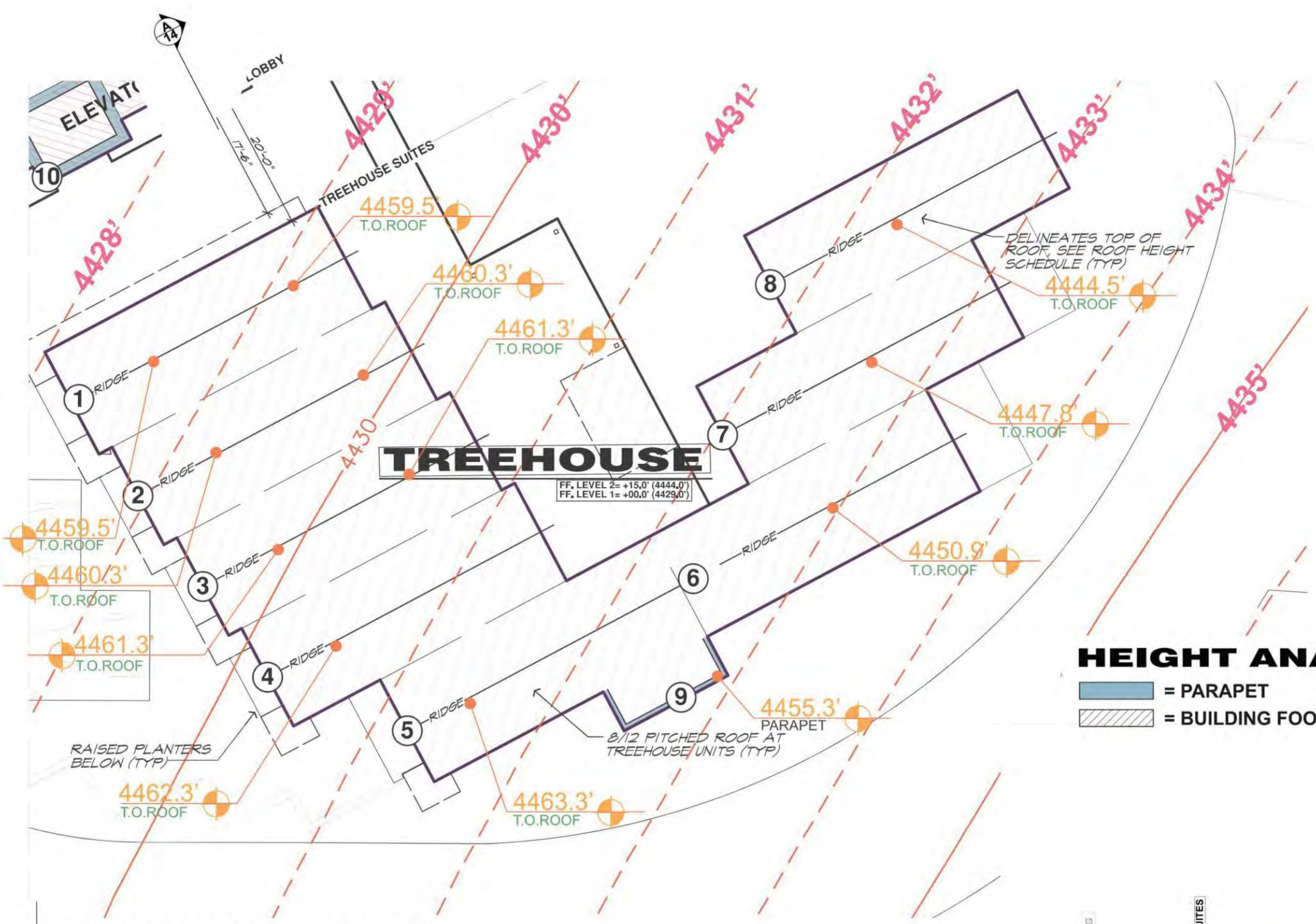
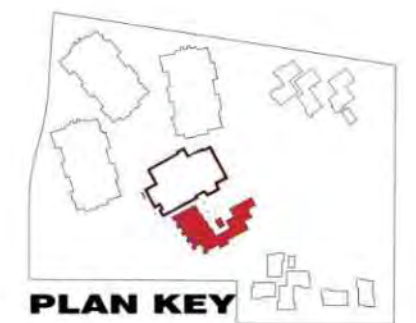


2nd FLOOR PLAN
1/8" = 1'-0"
0 5 10'





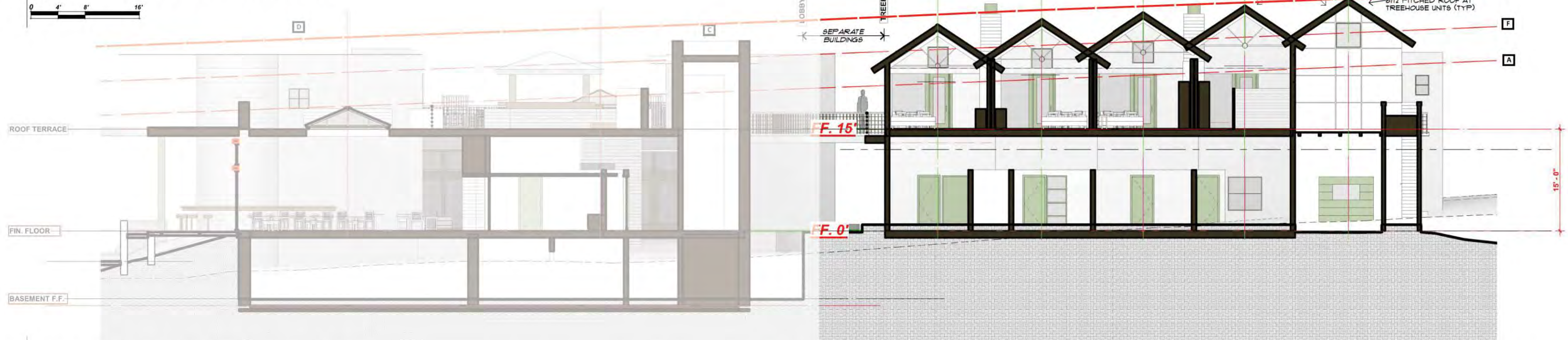
ROOF PLAN
1/8" = 1'-0"
0 5' 10'



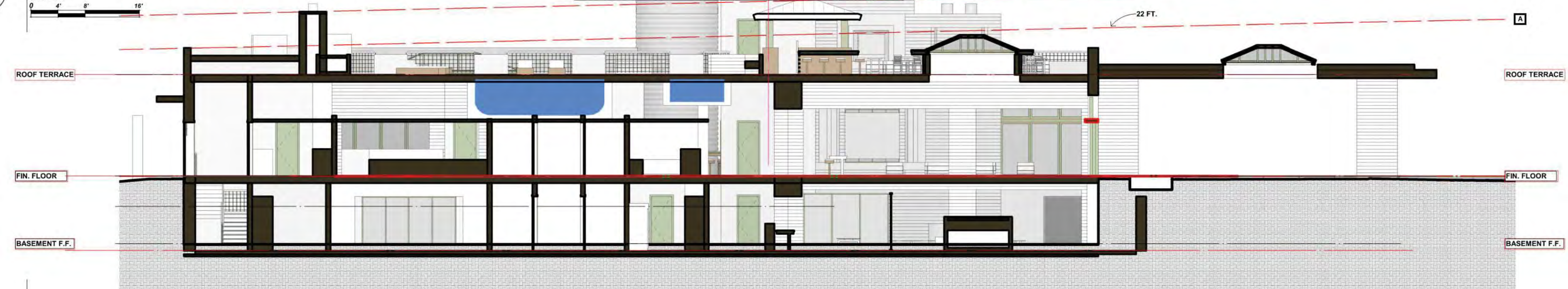
ROOF HEIGHT SCHEDULE											
MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT
1	4457	4425.0	32.4	**1	4459.5	4428.3	31.2	1	4459.0	4421.1	27.9
**2	4455	4426.8	28.7	**2	4460.3	4429.6	30.7	**2	4459.0	4421.2	27.8
3	4455.5	4426.9	29.7	**3	4461.3	4429.6	31.7	3	4447.5	4424.9	22.6
**4	4455.5	4427.6	27.9	**4	4462.3	4430.3	32	4	4450.5	4424.8	25.7
5	4460	4428.9	36.2	**5	4463.3	4431.3	32.0	5	4447.5	4424.2	23.3
6	4455	4429.2	26.3	**6	4459.9	4432.0	27.9	6	4445.5	4420.6	23.9
**7	4457.0	4428.2	28.8	**7	4447.8	4432.0	15.8	7	4447.5	4423.8	23.7
**8	4454.8	4428	26.8	**8	4444.5	4431.8	12.7	8	4447.8	4424.1	17.7
9	4460.0	4428.8	31.2	9	4455.3	4432.8	23.5	9	4447.5	4424.2	21.9
**10	4457.0	4427.5	29.5	**10	4450.0	4428.5	28.5	**10	4450.0	4420.5	29.5
11	4451.5	4427	26.5	11	4448.5	4424.8	23.7	11	4445.5	4419	24.5
12	4460	4425	35	**12	4448.0	4424.9	23.1	**12	4448.0	4421.2	26.8
13	4458	4424.4	29.6	13	4447.5	4425.4	22.1	13	4445.5	4422.3	22.3
14	4464.3	4423.7	20.6	14	4447.8	4425.7	22.1	14	4444.8	4420.1	24.7
15	4464.3	4423.2	19.1	15	4449.5	4426.1	23.4	15	4446.5	4422.7	23.8
**16	4455	4426	29	16	4447.5	4426.2	23.8	16	4445.5	4420.7	23.8
**17	4455	4426.7	28.3	17	4450.5	4426.2	24.3	17	4447.5	4422.6	24.8
18	4446	4427.6	18.4	18	4448.3	4426.5	23.8	18	4445.3	4422.7	22.8
				19	4450.0	4426.7	23.3	19	4447.0	4421.8	24.2
				20	4439.0	4427.1	11.9	20	4436.0	4421.1	12.9
				21	4452.3	4428.6	25.7	21	4448.3	4422.4	25.9

HEIGHT ANALYSIS
 [Blue Line] = PARAPET
 [Hatched Area] = BUILDING FOOTPRINT

TOPOGRAPHY PLAN (TREEHOUSE)
 3/32"=1'-0"



A SECTION THROUGH LOBBY / TREEHOUSE
 3/32"=1'-0"



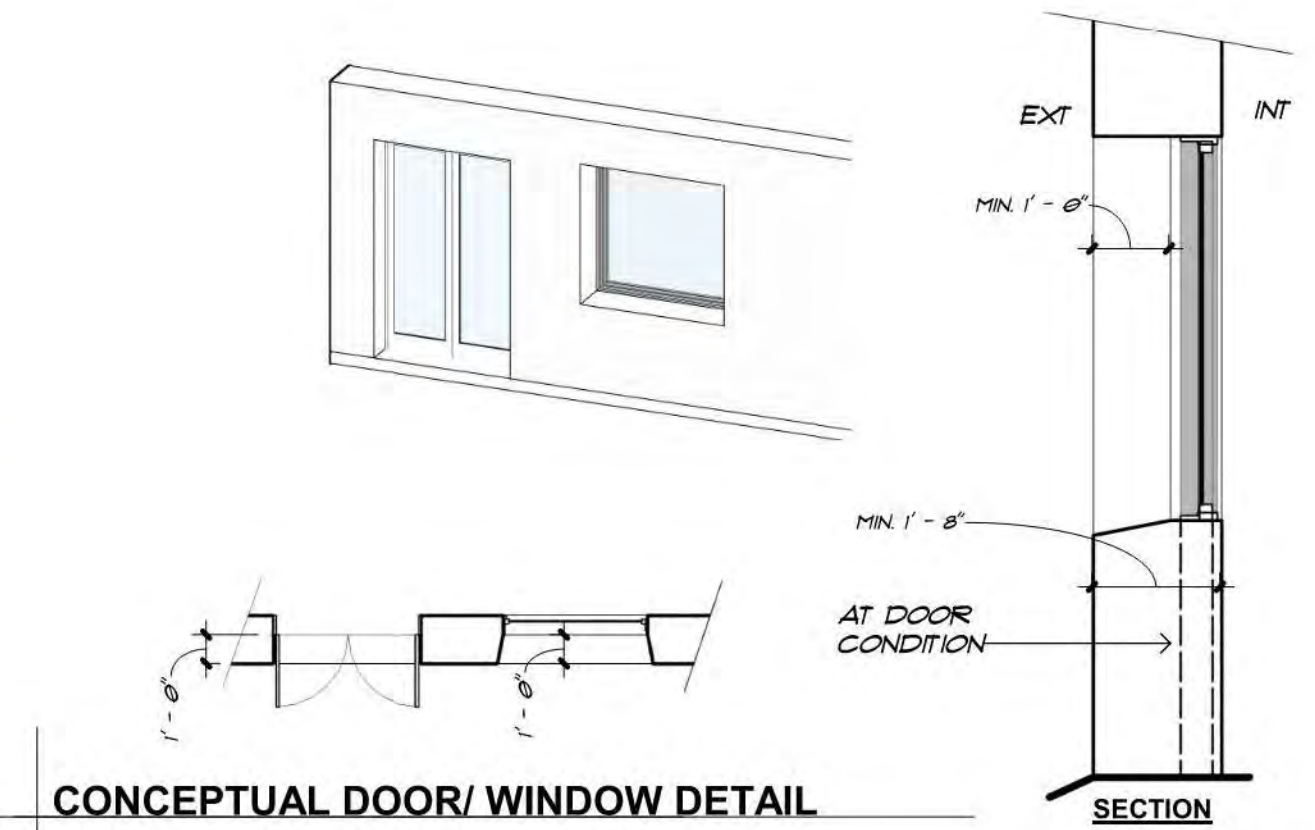
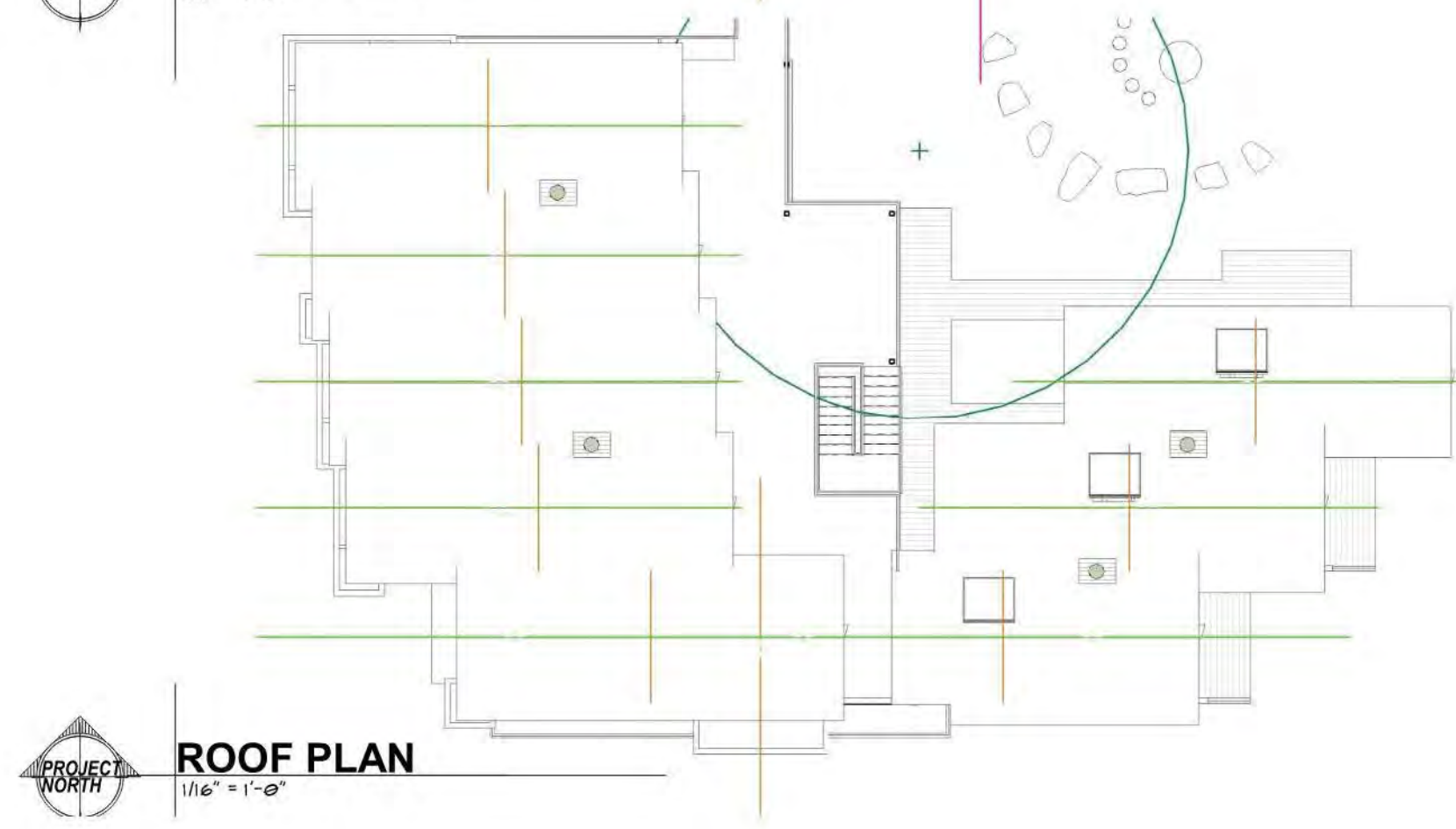
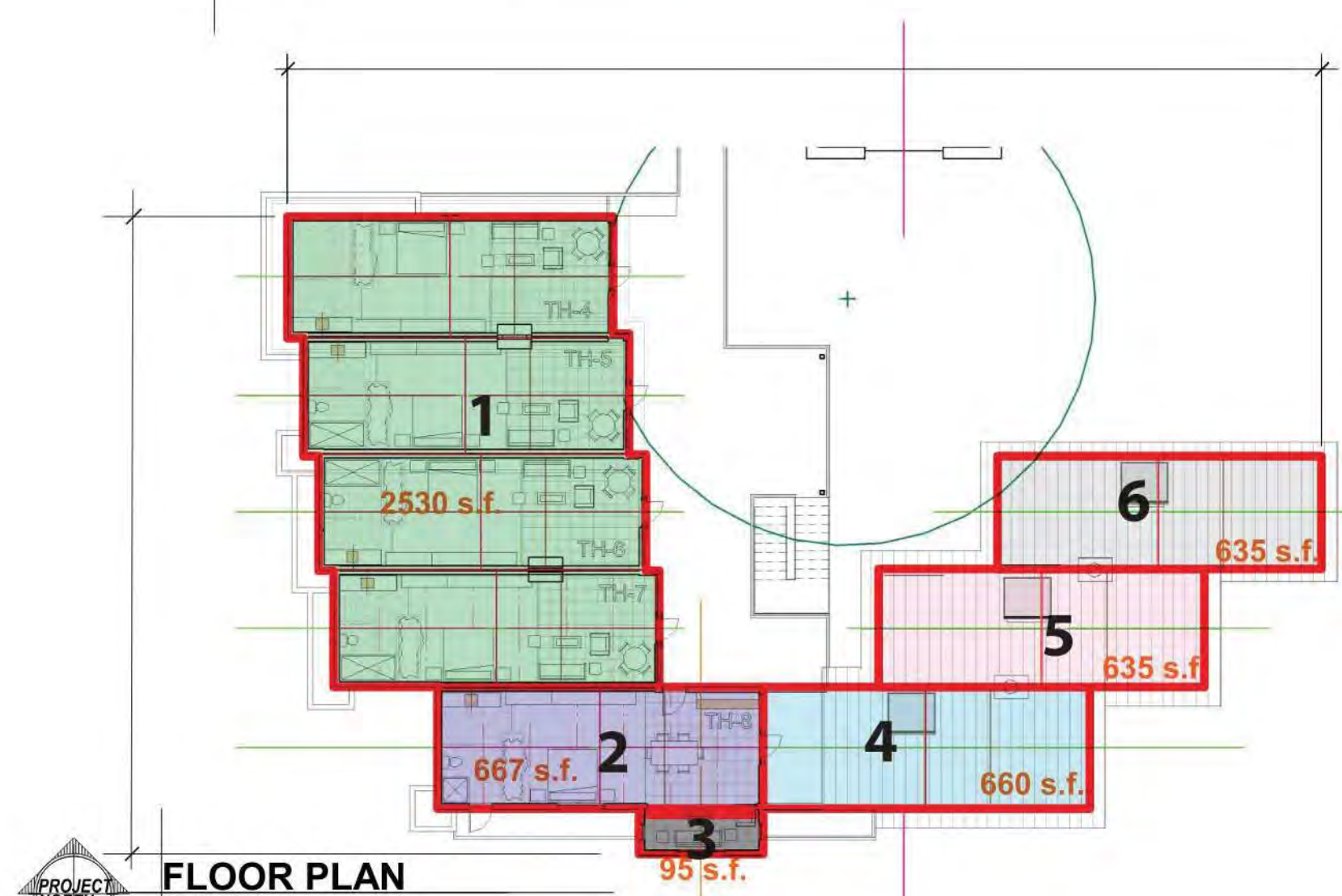
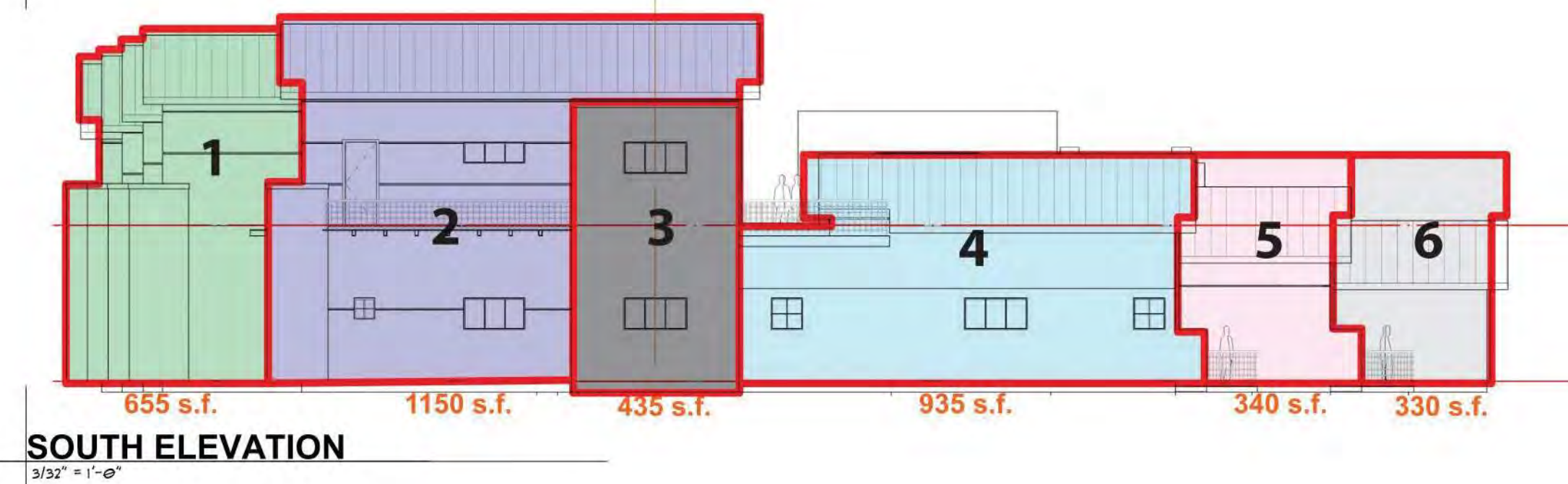
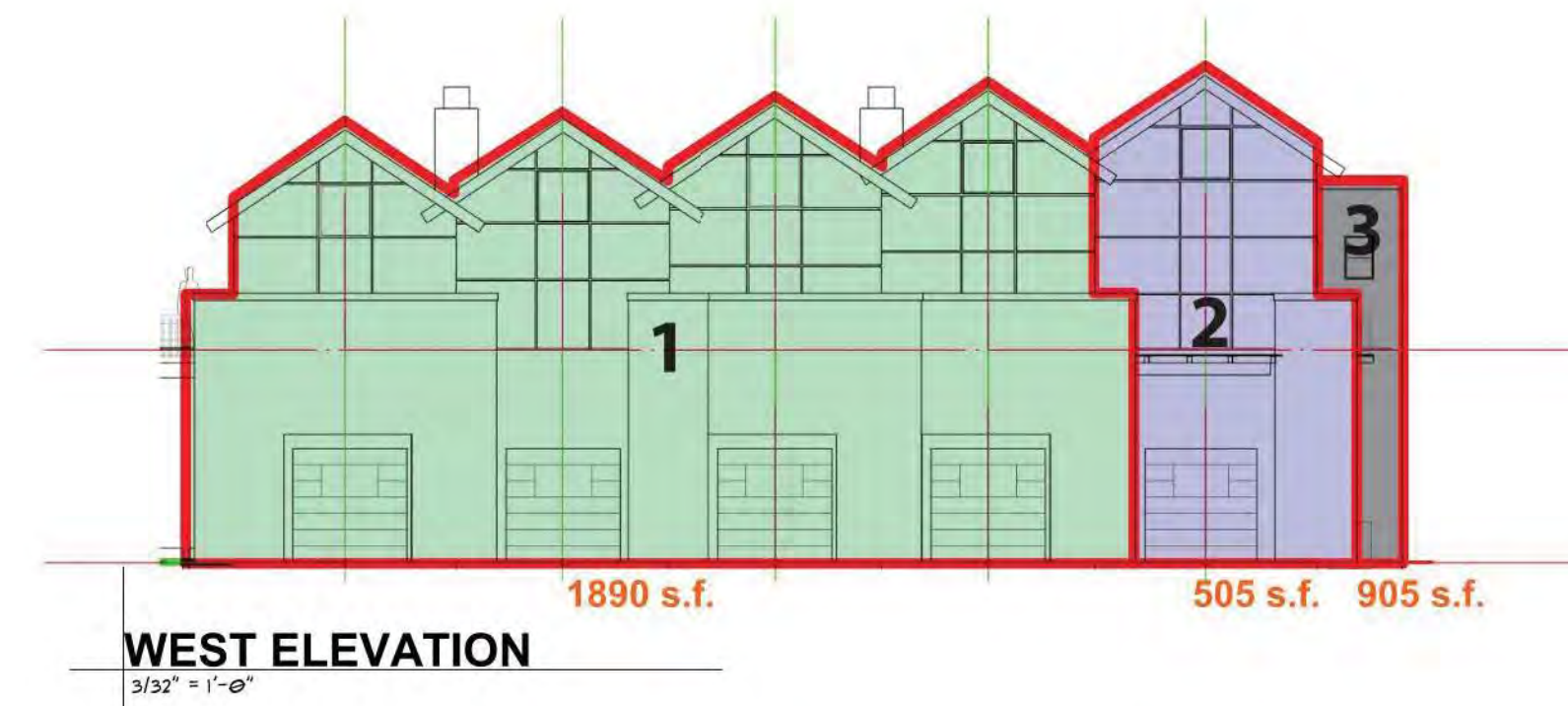
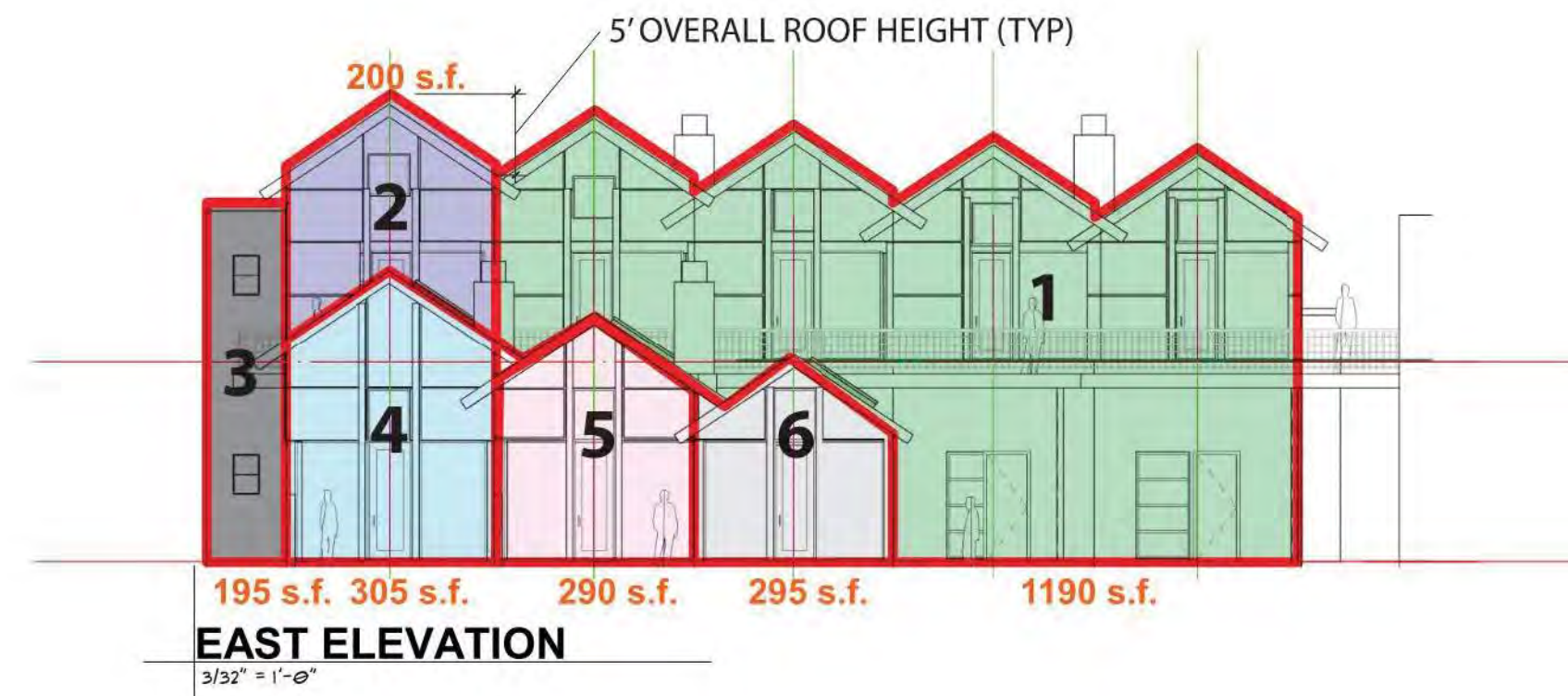
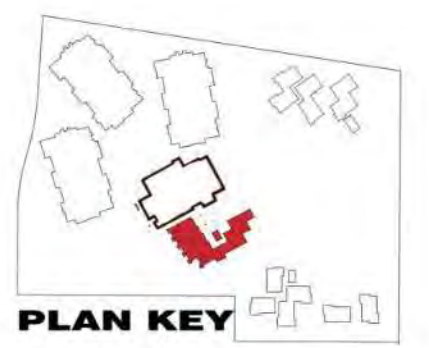
B SECTION THROUGH LOBBY ENTRY
 3/32"=1'-0"

Treehouse SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE KEY:

- 2.24.E.1 Measurement of Building Height**
 Building will comply with the 32 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40° plane complies.
- 2.24.E.3 Exceptions to Height Requirements - Pitched, Gable, or Hip Roof**
 Pitched roof with minimum rise over run ratio of 3.5:12 plus 5 ft. above maximum height
- 2.24.E.3 Exceptions to Height Requirements - Elevators**
 Elevators extend beyond height envelope. (Max allowable) 5 percent = s.f.
- 2.24.E.3 Exceptions to Height Requirements - Roof mech. Equip.**
 Screened rooftop mechanical equipment extend beyond height envelope. Total footprint area s.f. 5 percent = 0 s.f.
- 2.24.E.4 Multiple Buildings Located on One Site**
 Total Number of Buildings = 9, Number of Buildings Eligible for Increased Height = 3.
 Building footprint: 5550 s.f. 25 percent = 1388 s.f.
 5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings)]
- 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)**

+0	Baseline standard	
+5	Largest Unrelieved Building Plane (s.f.)	400 s.f.
+5	LRV (%)	21 %
+10	Additional Height (ft.)	5 ft.
	Maximum Additional Height:	27 ft.
- 5.7.E. Building Placement and Orientation**
 Building Separation 17.5 ft. required / provided
- 5.7.F. Building Design**
5.7.F.2.a.3 Building Form - Building Massing
 (Commercial and Public/Semi-Public Buildings)
 Building 2 (Treehouse) - 9 buildings on site.

	PLAN VIEW	ELEVATION
*Visual Mass 1 (largest)	2,530 s.f.	5,410 s.f.
**Visual Mass 2 (2nd Largest)	667 s.f.	2,415 s.f.
Visual Mass 3	95 s.f.	1,535 s.f.
Visual Mass 4	660 s.f.	1,435 s.f.
Visual Mass 5	635 s.f.	965 s.f.
Visual Mass 6	635 s.f.	1,575 s.f.
Total footprint area	5,222 s.f.	13,335 s.f.
(combined largest 2 masses)	3,197 s.f.	7,825 s.f.
- 5.7.F.2.c Building Form - Building Articulation**
 1. Horizontal Articulation
 2. Vertical Articulation
 3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)
 5.7.F.2 Building Form - Building Length
 Length of building <150 ft.
 5.7.F.5 Building Color
 Maximum LRV of building = 21



Treehouse SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

SLDC reference - Article 2: Zoning Districts

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

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

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

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

E 2.24.E.4 Multiple Buildings Located on One Site
Total Number of Buildings = 9. Number of Buildings Eligible for Increased Height = 3.
Building footprint: 5550 s.f. 25 percent = 1388 s.f.
5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings)]
Actual = s.f.

F 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)
+0 Baseline standard
+5 Largest Unrelieved Building Plane (s.f.) 400 s.f.
+5 LRV (%) 21 %
+30 Additional Height (ft.) 5 ft.
Maximum Additional Height: 27 ft.

SLDC reference - Article 5.7 Site and Building Design

G 5.7.E. Building Placement and Orientation
5.7.E.3 (Table 5.6) Building Separation 17.5 ft. required / provided

5.7.F. Building Design

M 5.7.F.2.a.3 Building Form - Building Massing
(Commercial and Public/Semi-Public Buildings)
Building 2 (Treehouse) - 9 buildings on site.

	PLAN VIEW	ELEVATION
*Visual Mass 1 (largest)	2,530 s.f.	5,410 s.f.
**Visual Mass 2 (2nd Largest)	667 s.f.	2,415 s.f.
Visual Mass 3	95 s.f.	1,535 s.f.
Visual Mass 4	660 s.f.	1,435 s.f.
Visual Mass 5	635 s.f.	965 s.f.
Visual Mass 6	635 s.f.	1,575 s.f.
Total footprint area	5,222 s.f.	13,335 s.f.
(combined largest 2 masses)	3,197 s.f.	7,825 s.f.

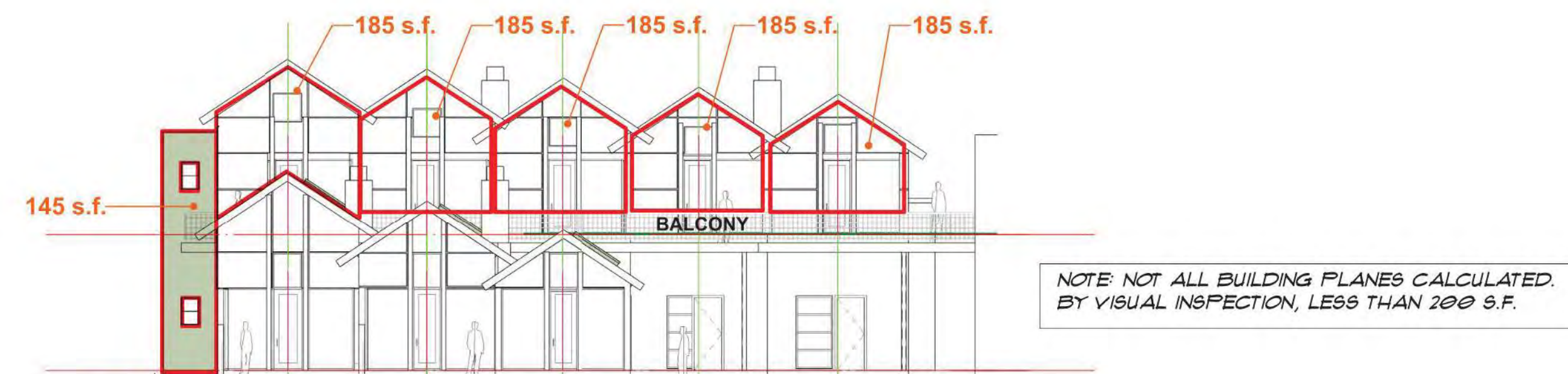
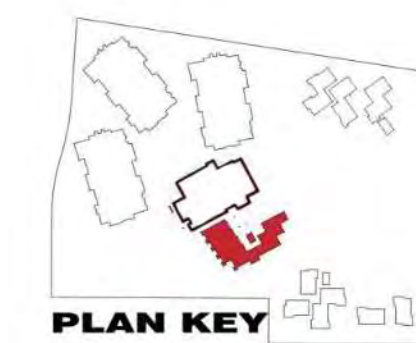
Total footprint	5,222 s.f.	OK	13,335 s.f.	OK
60 percent =	3,133 s.f.	2530 < 3133	8,001 s.f.	5410 < 8001
80 percent =	4,178 s.f.	3197 < 4178	10,668 s.f.	7825 < 10668

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

3. Unrelieved Building Plane
(Commercial and Public/Semi-Public Buildings) See elevations for calculated areas.

5.7.F.2 Building Form - Building Length
Length of building < 150 ft.

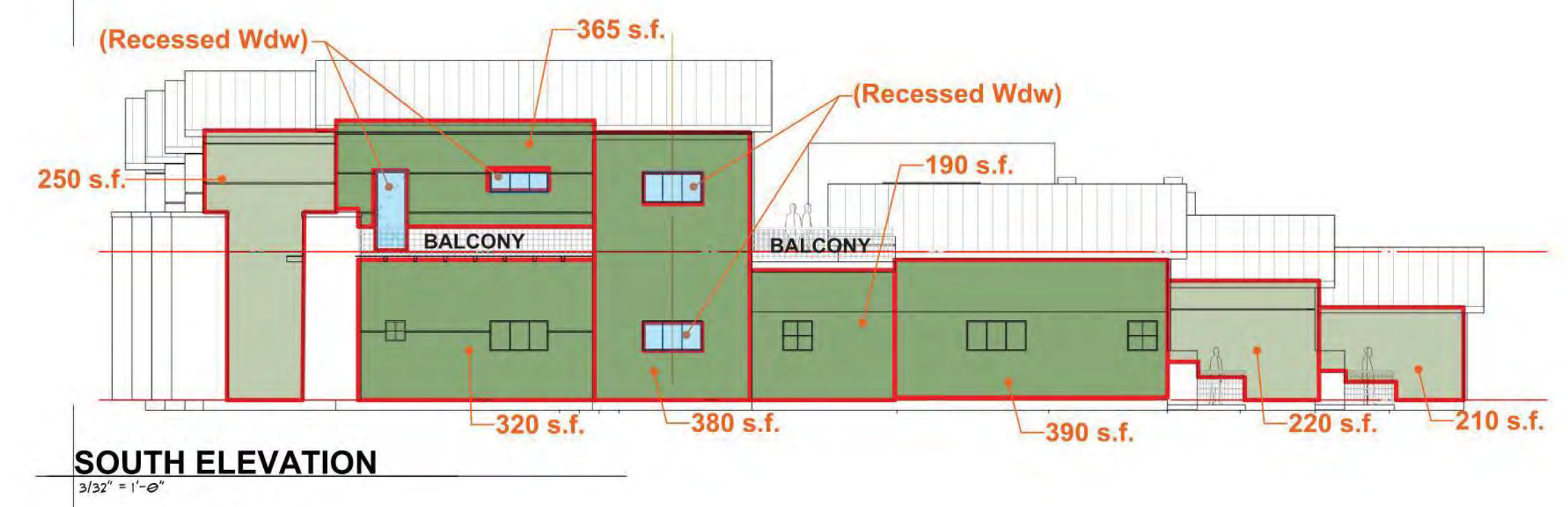
5.7.F.5 Building Color
Maximum LRV of building = 21



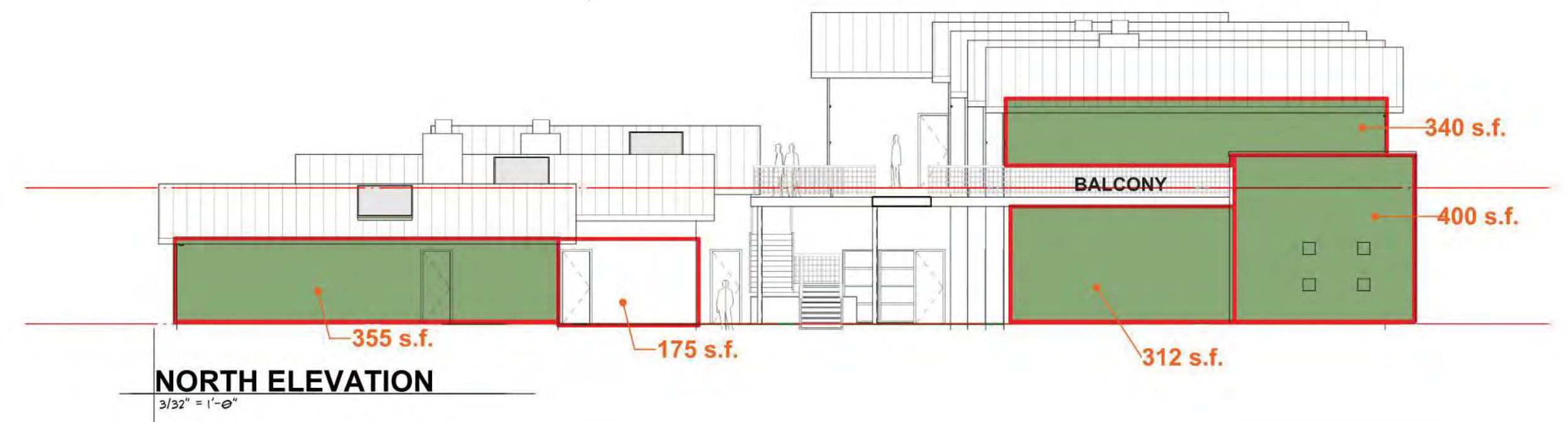
EAST ELEVATION
3/32" = 1'-0"



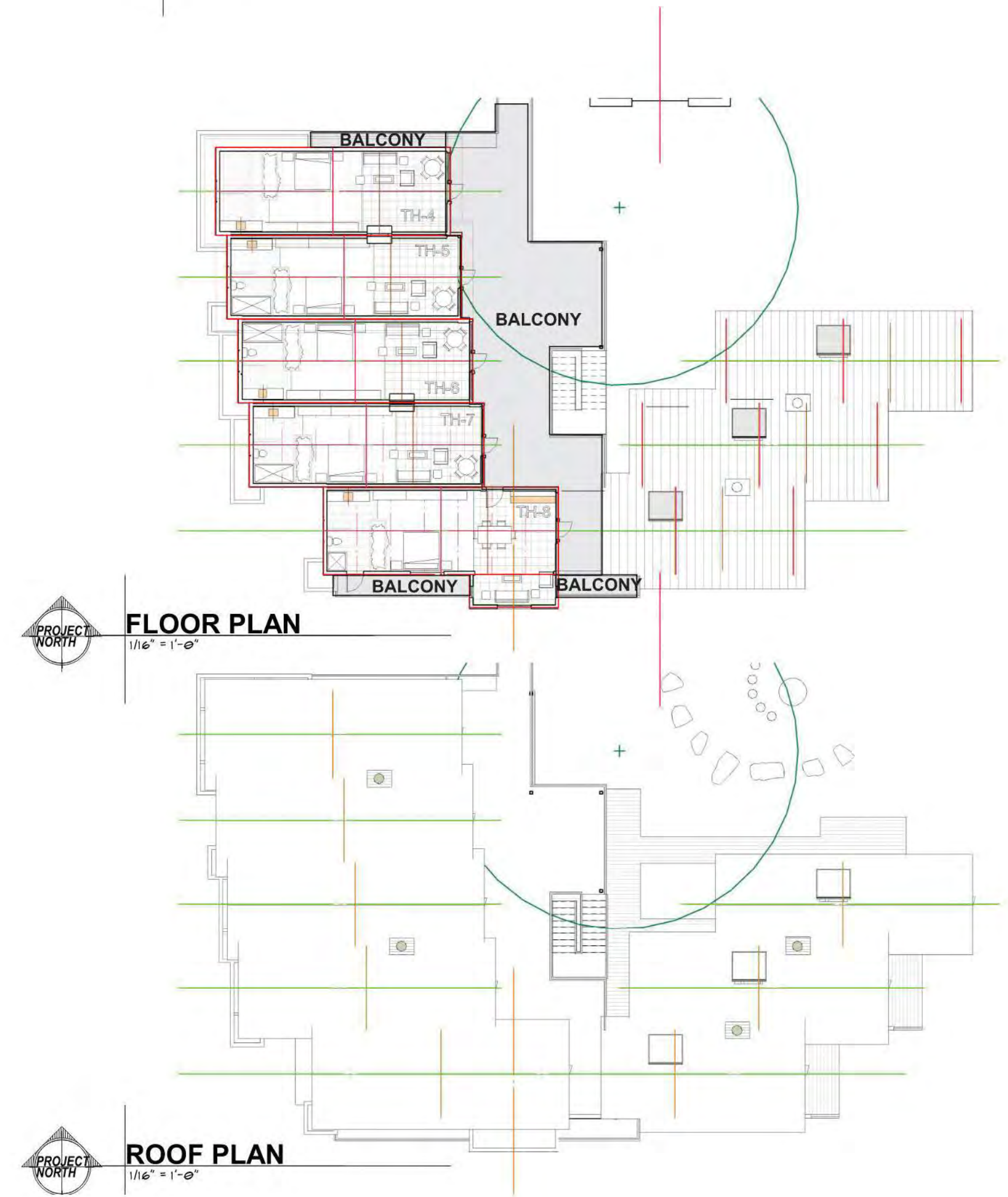
WEST ELEVATION
3/32" = 1'-0"



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

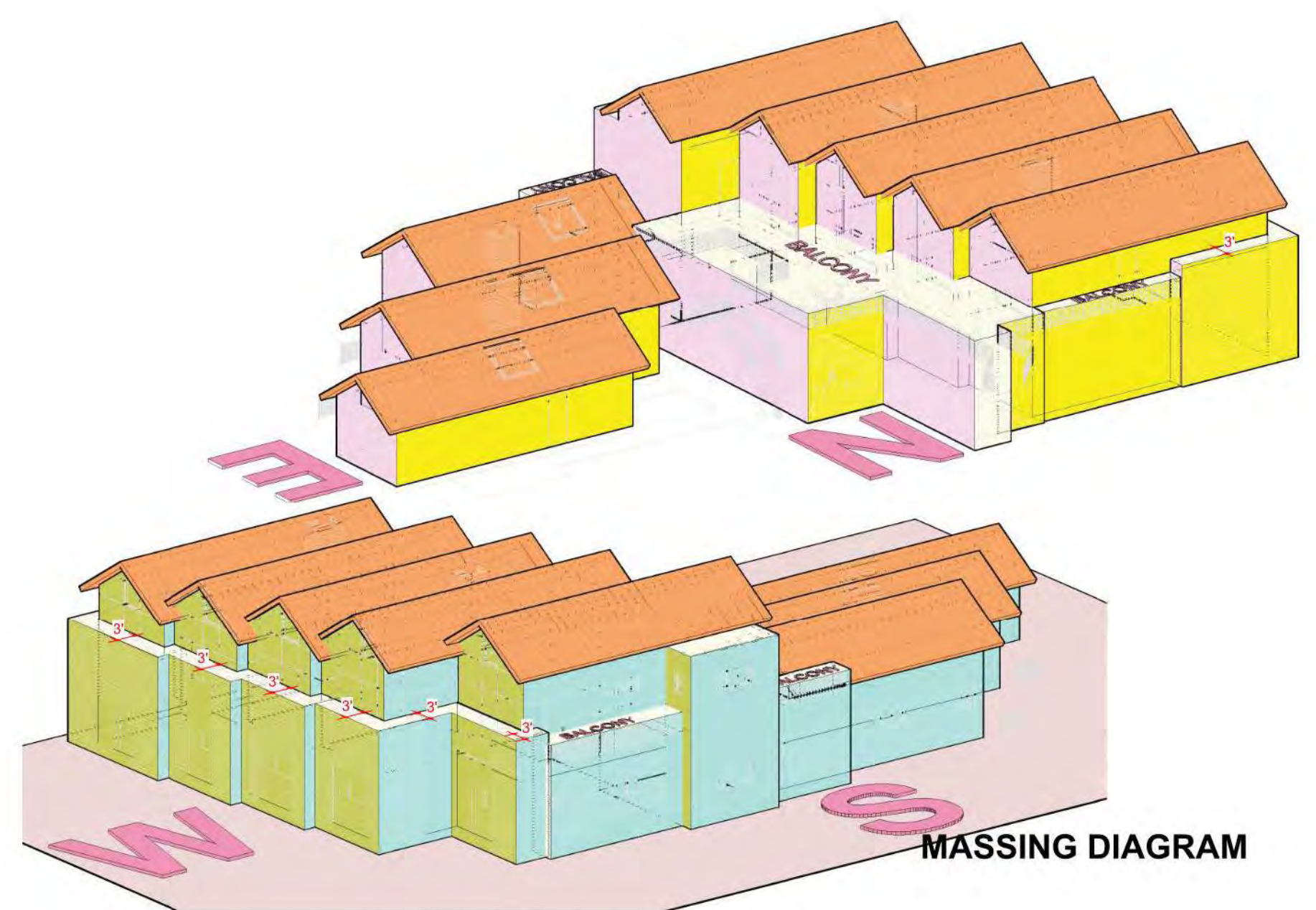


NORTH ELEVATION
3/32" = 1'-0"



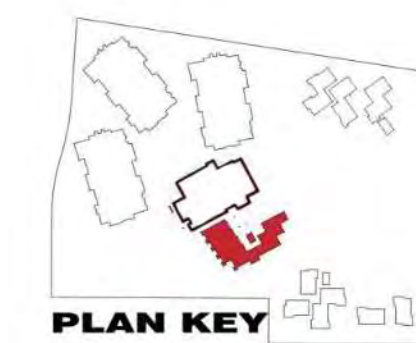
FLOOR PLAN
1/16" = 1'-0"

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



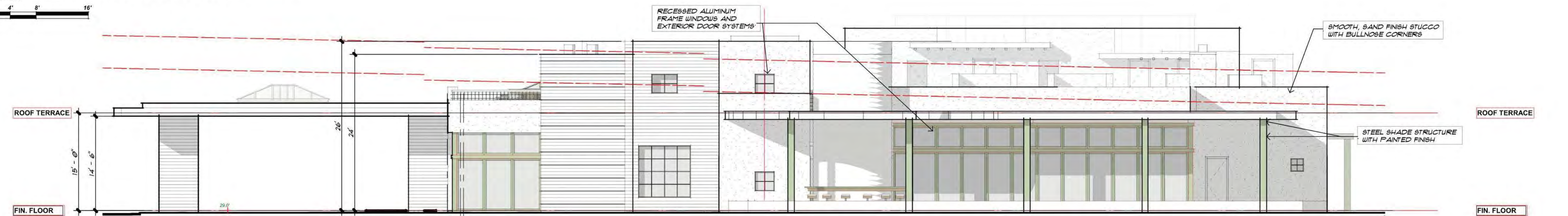
MASSING DIAGRAM

- UNRELIEVED BUILDING PLANE DIAGRAMS:**
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
 - UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.- SEE ELEVATION FOR AREA
 - UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.
 - WINDOW REQUIRED TO BE RECESSED A MINIMUM OF 12'. SEE TYP. DETAIL



SOUTH ELEVATION (TREEHOUSE)

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



NORTH ELEVATION

3/32"=1'-0"
0 4' 8' 16'

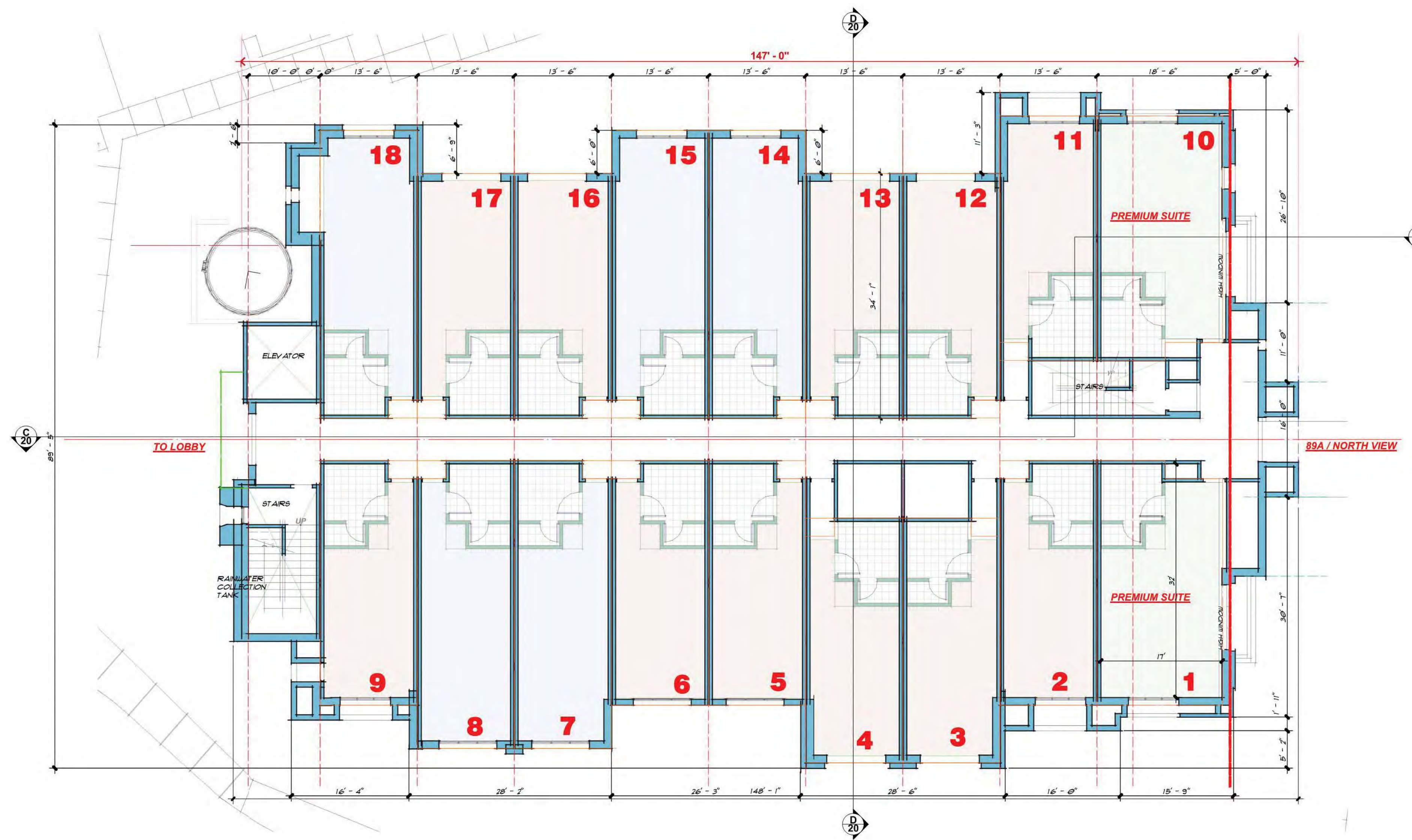
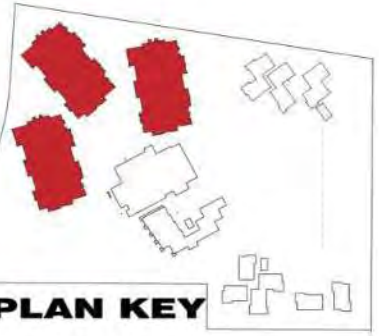


EAST ELEVATION

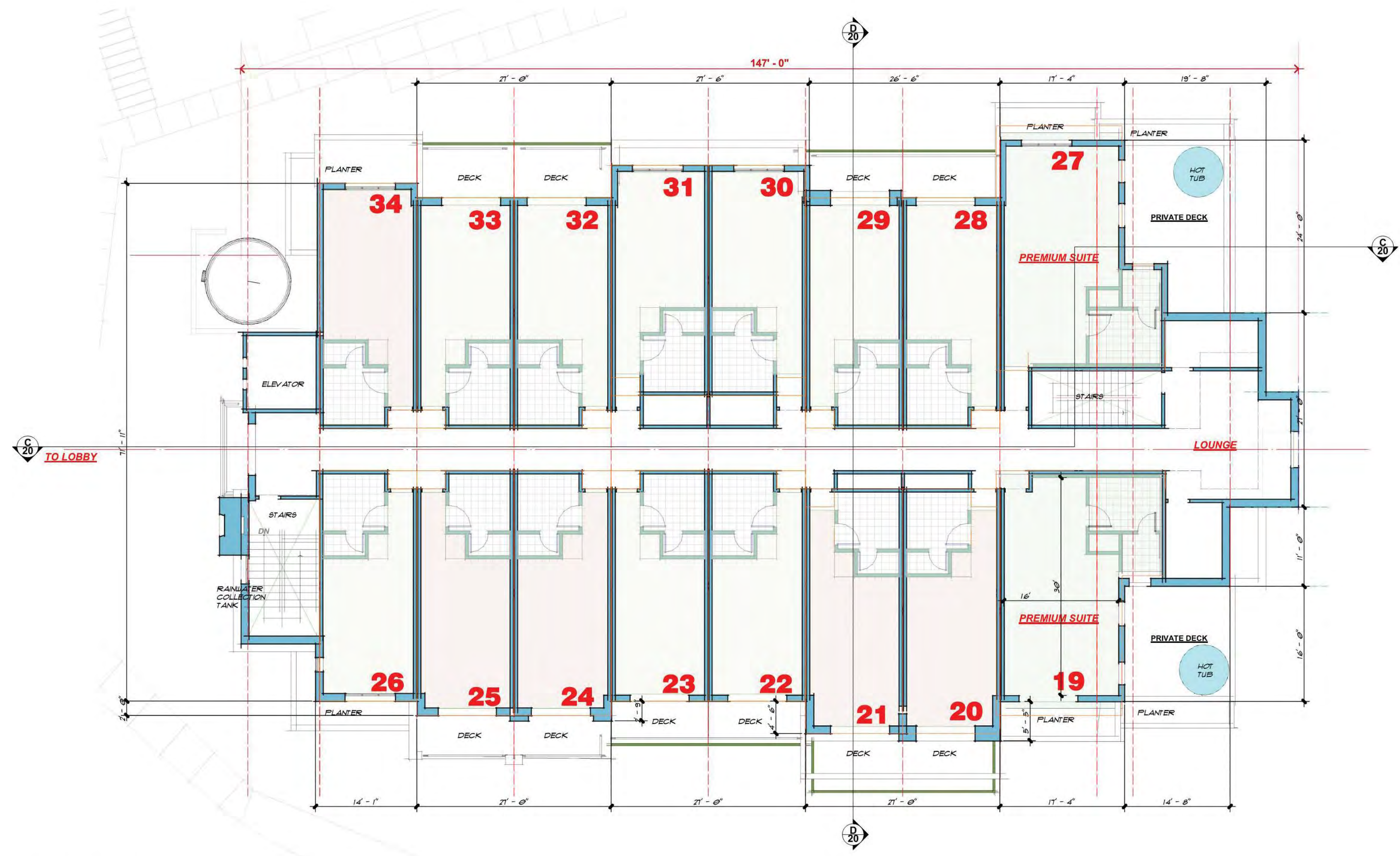
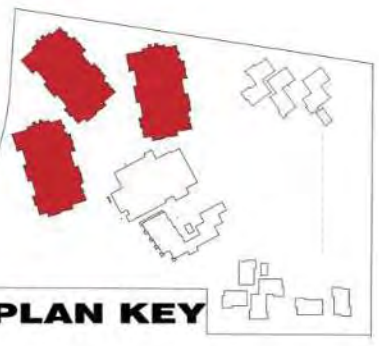
3/32"=1'-0"
0 4' 8' 16'

WEST ELEVATION

3/32"=1'-0"
0 4' 8' 16'



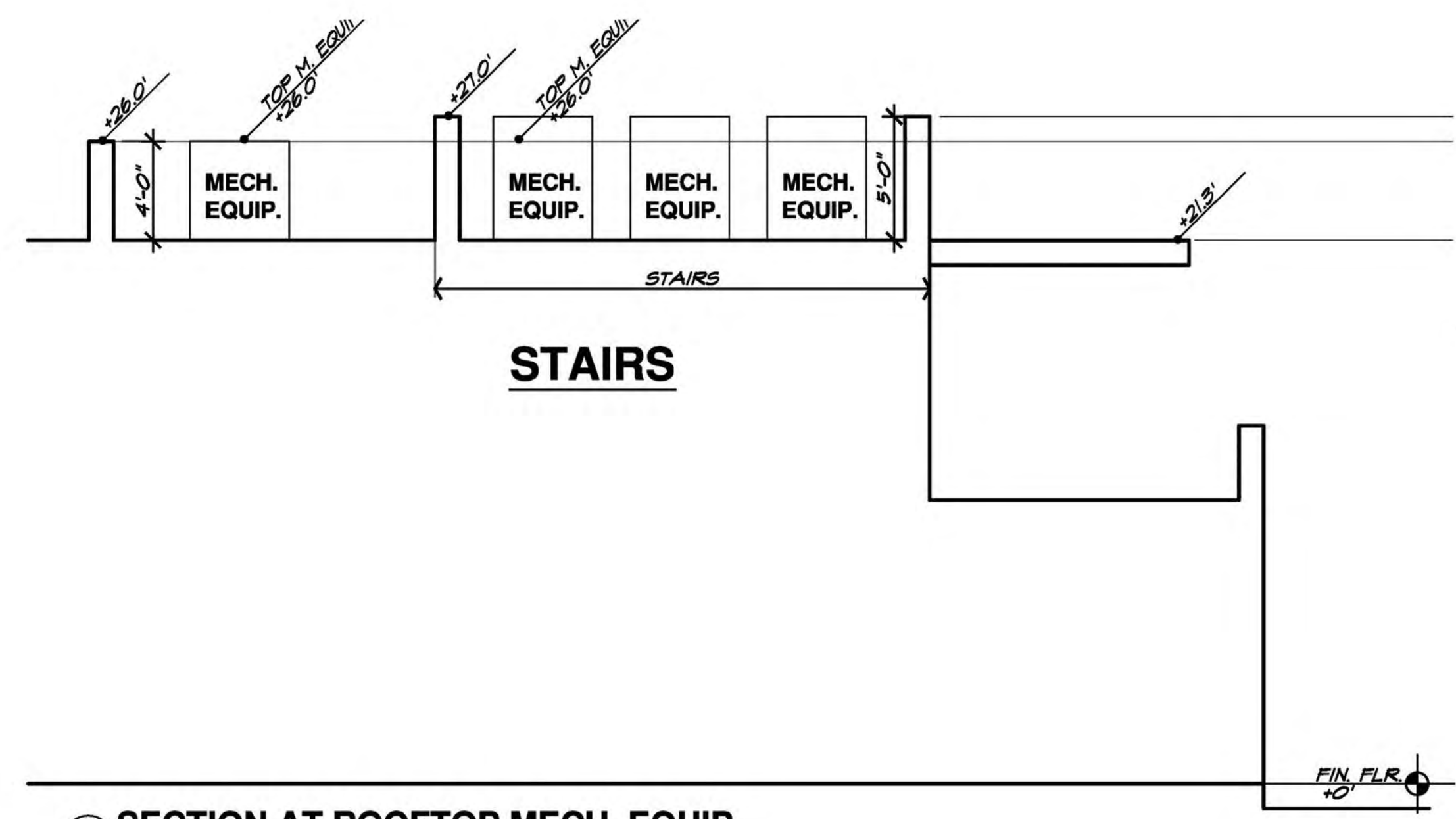
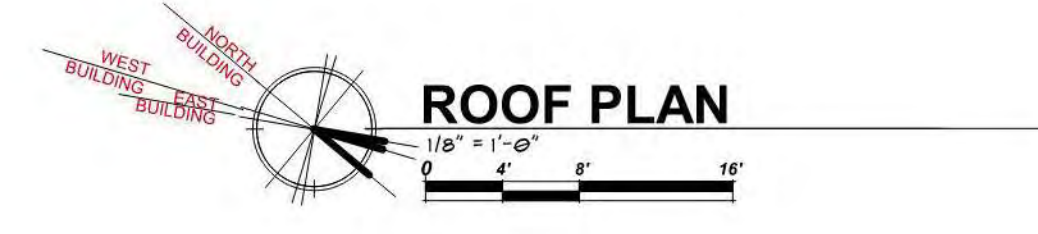
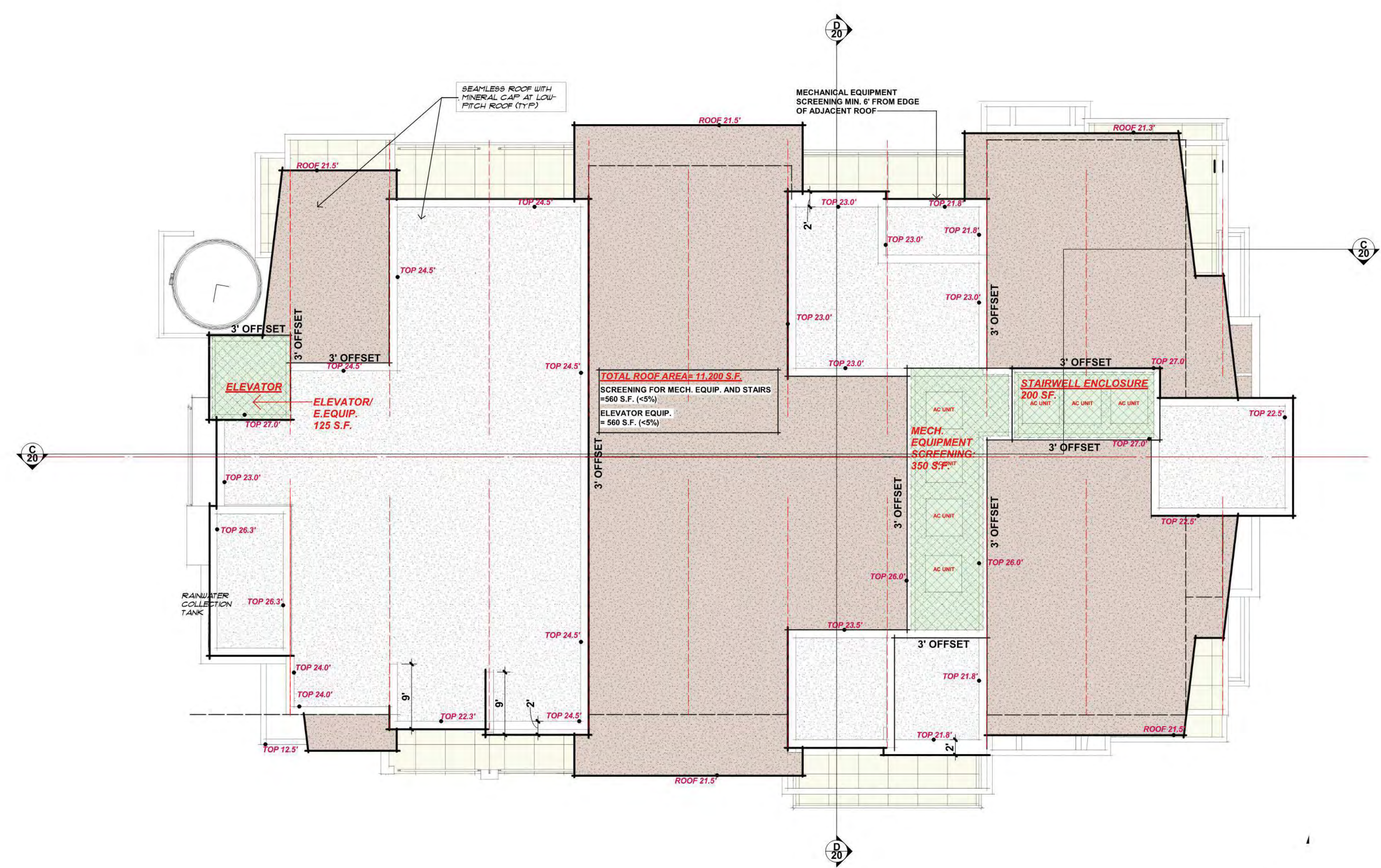
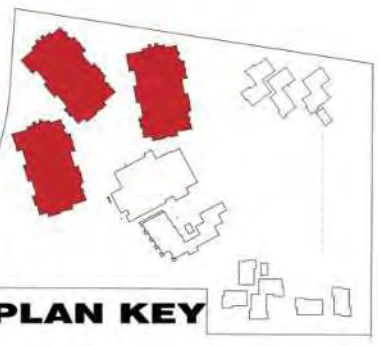
1st FLOOR PLAN
 1/8" = 1'-0"
 0 4' 8' 16'



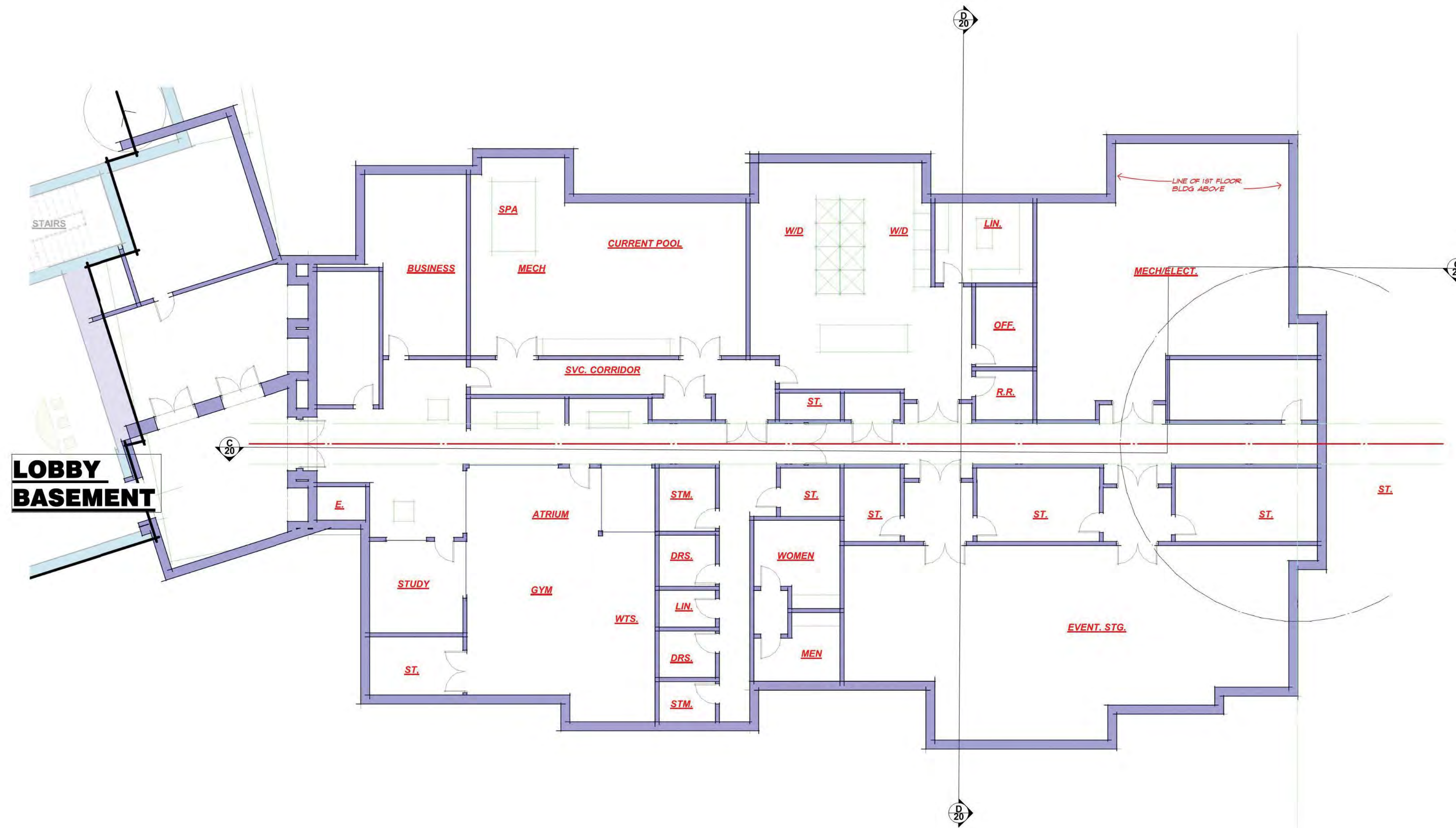
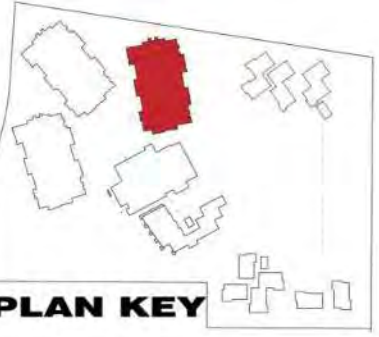
2nd FLOOR PLAN

 1/8" = 1'-0"

 0 4' 8' 16'



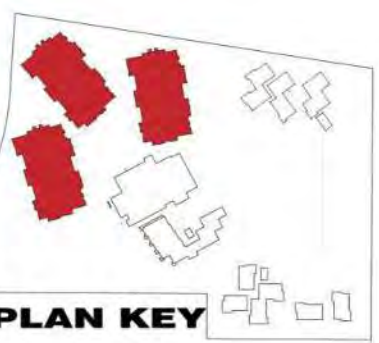
SECTION AT ROOFTOP MECH. EQUIP.
NTS



**LOBBY
BASEMENT**

BASEMENT FLOOR PLAN AT EAST BUILDING
1/8" = 1'-0"
0 4' 8' 16'
BASEMENT AT EAST BUILDING ONLY





Guest Rooms SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

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

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

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

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

E 2.24.E.4.a Multiple Buildings Located on One Site
 Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3.

F 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)

+0	Baseline standard	
+5	Largest Unrelieved Building Plane (s.f.)	400 s.f.
+5	LRV (%)	21 %
+10	Additional Height (ft.)	5 ft.
Maximum Additional Height:		27 ft.

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

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

PLAN VIEW	ELEVATION
**Visual Mass 1 (2nd Largest)	2,650 s.f.
Visual Mass 2	1,380 s.f.
**Visual Mass 3 (largest)	4,500 s.f.
Visual Mass 4	1,230 s.f.
Visual Mass 5	400 s.f.
Additional Masses	1,040 s.f.
Total footprint area	11,200 s.f.
(combined largest 2 masses)	7,150 s.f.

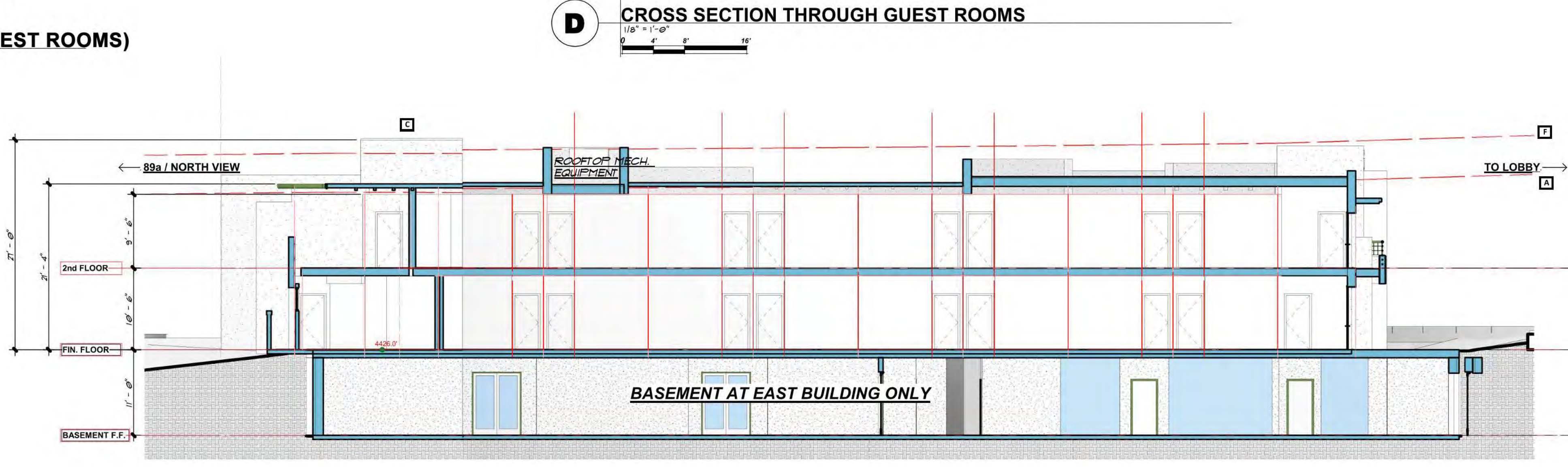
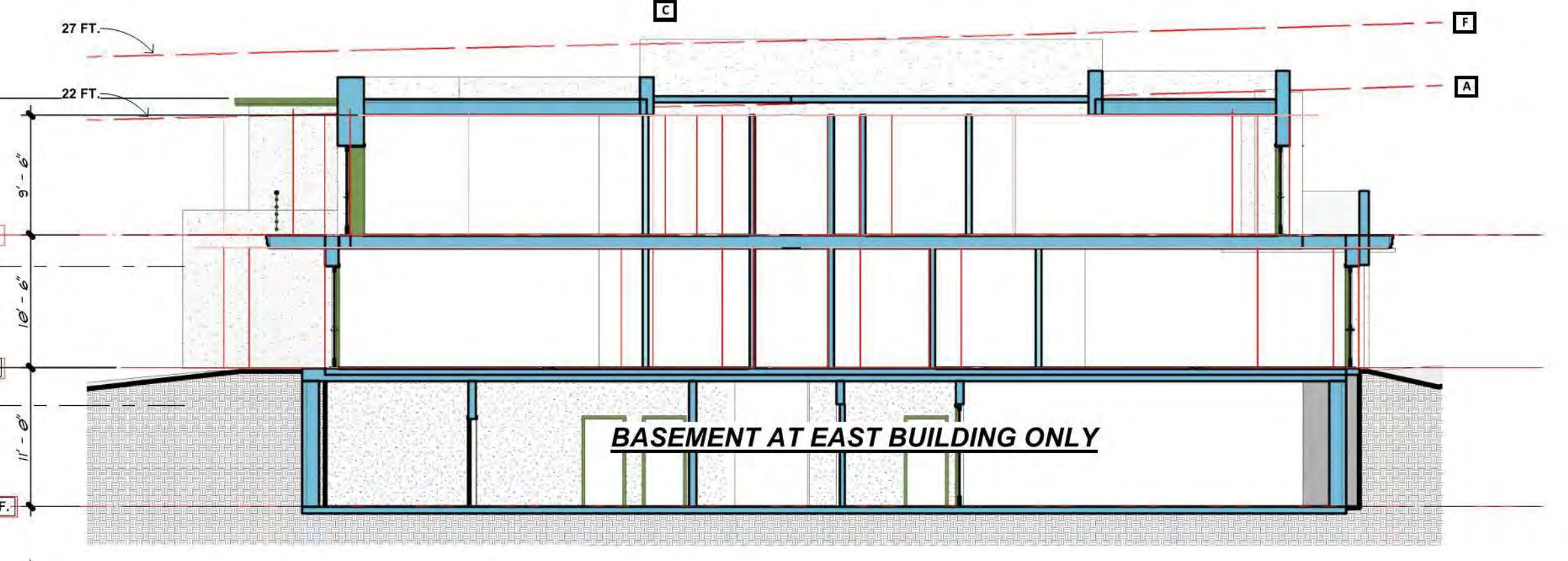
ROOF HEIGHT SCHEDULE

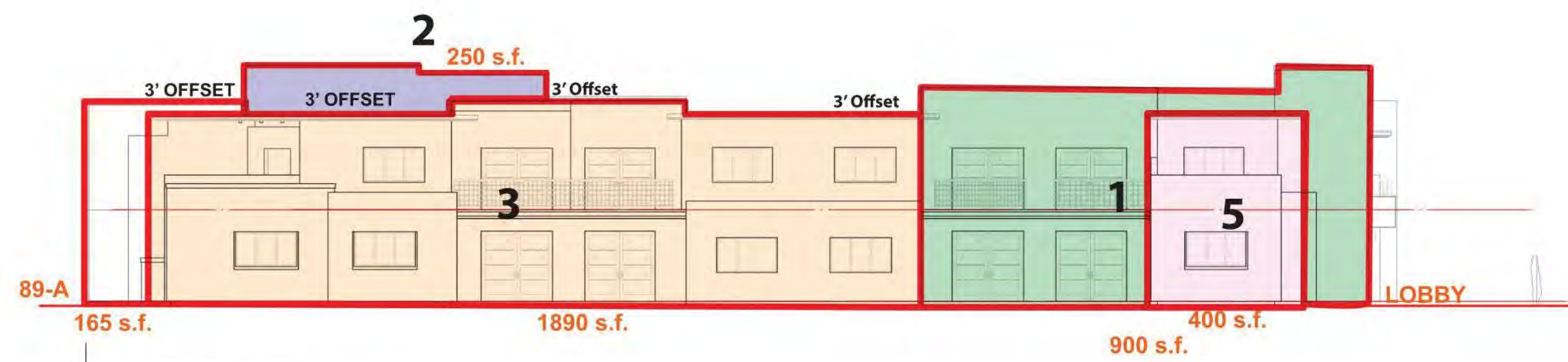
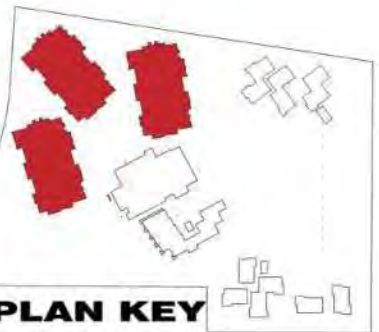
GRID	TOPOGRAPHY	ROOF	TO ROOF	PARAPET	TO ROOF	PARAPET	TO ROOF	PARAPET	TO ROOF	PARAPET	TO ROOF	PARAPET	TO ROOF	PARAPET	TO ROOF	PARAPET	TO ROOF	PARAPET
1	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
2	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
3	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
4	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
5	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
6	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
7	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
8	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
9	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
10	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
11	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
12	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
13	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
14	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
15	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
16	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
17	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
18	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
19	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
20	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'
21	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'	4444.5'

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

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

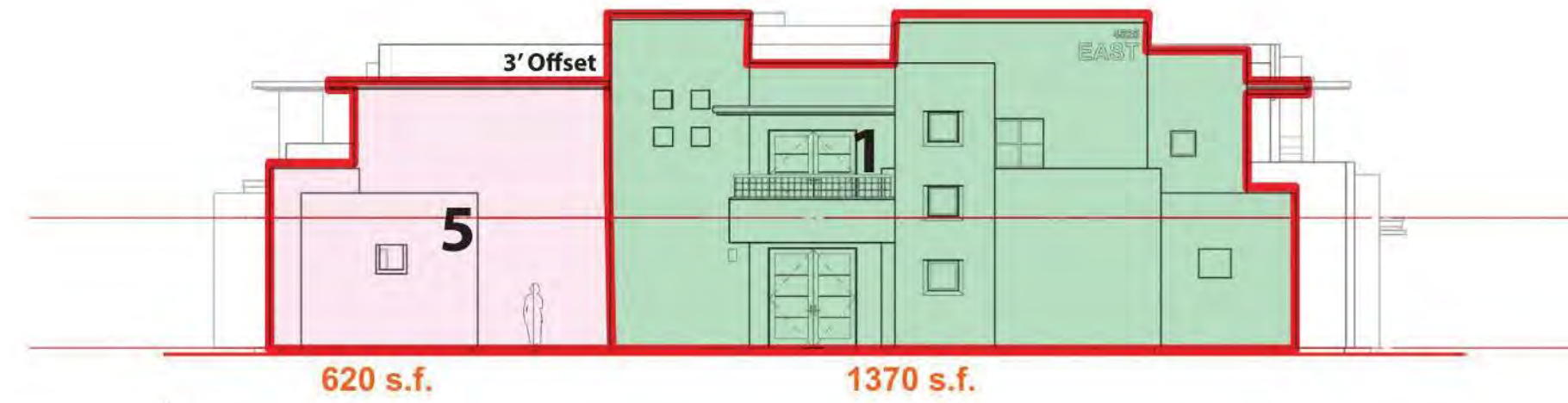
5.7.F.5 Building Color Maximum LRV of building = 21





SIDE ELEVATION

3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F(2)(c.5)
 LEVEL 1: FACADE AREA = 1600 S.F. FENESTRATION AREA = 480 S.F. (30%)
 LEVEL 2: FACADE AREA = 2030 S.F. FENESTRATION AREA = 415 S.F. (20%)



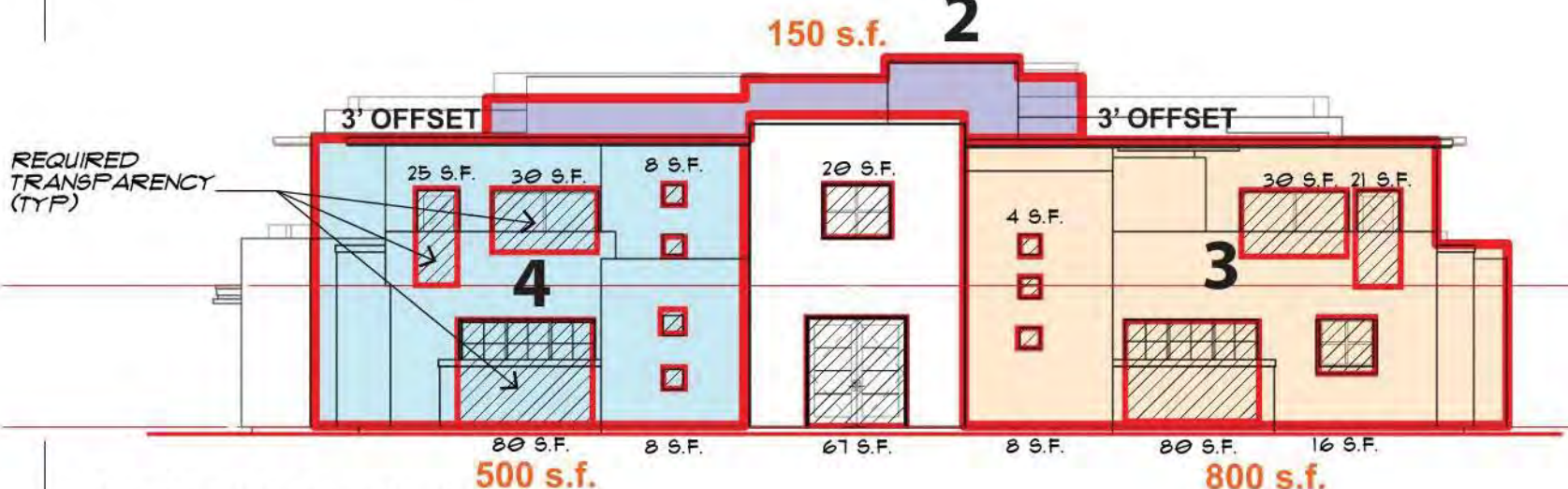
END ELEVATION (LOBBY)

3/32" = 1'-0"



SIDE ELEVATION

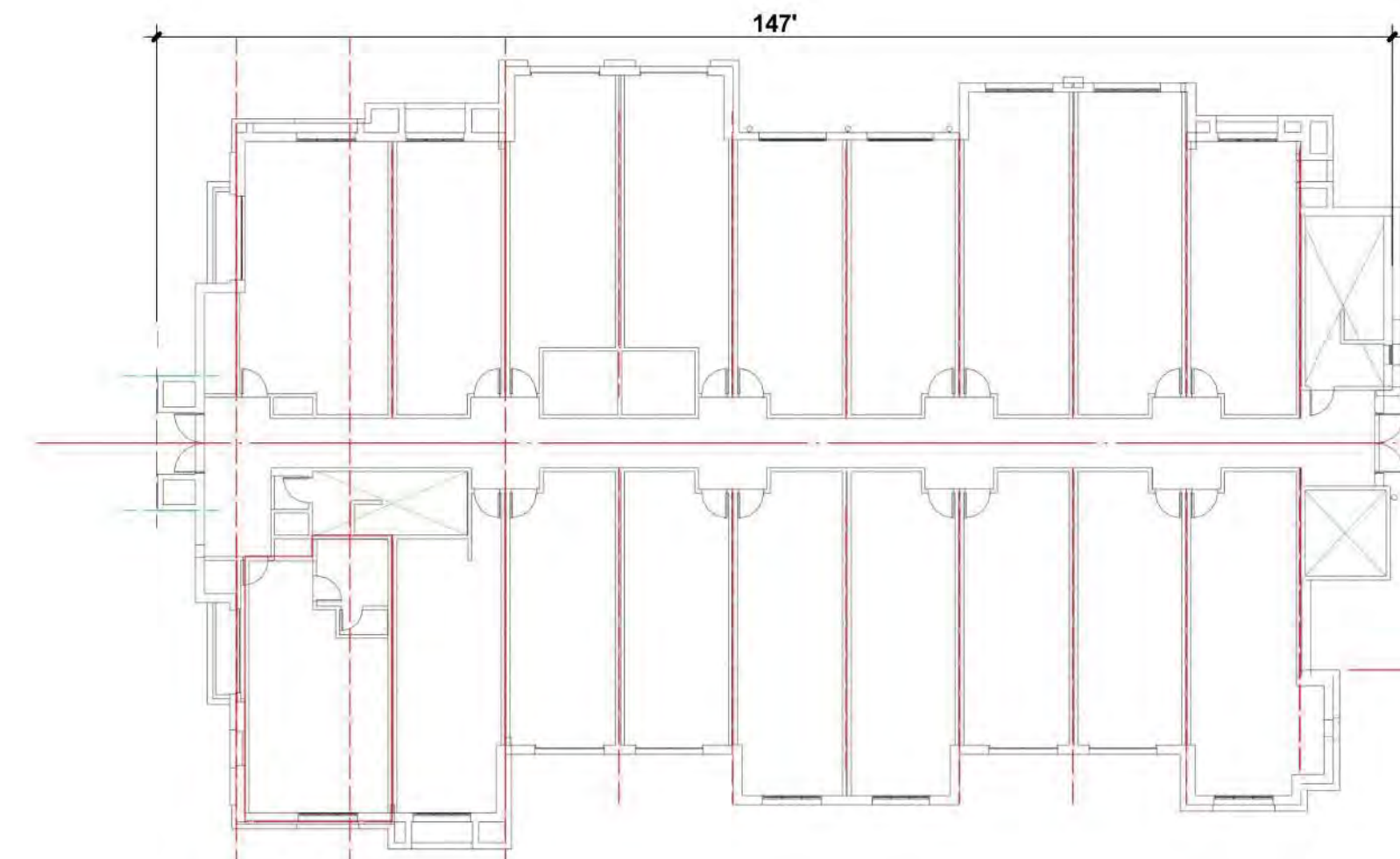
3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F(2)(c.5)
 LEVEL 1: FACADE AREA = 1600 S.F. FENESTRATION AREA = 413 S.F. (26%)
 LEVEL 2: FACADE AREA = 2030 S.F. FENESTRATION AREA = 104 S.F. (5%)



END ELEVATION (89-A)

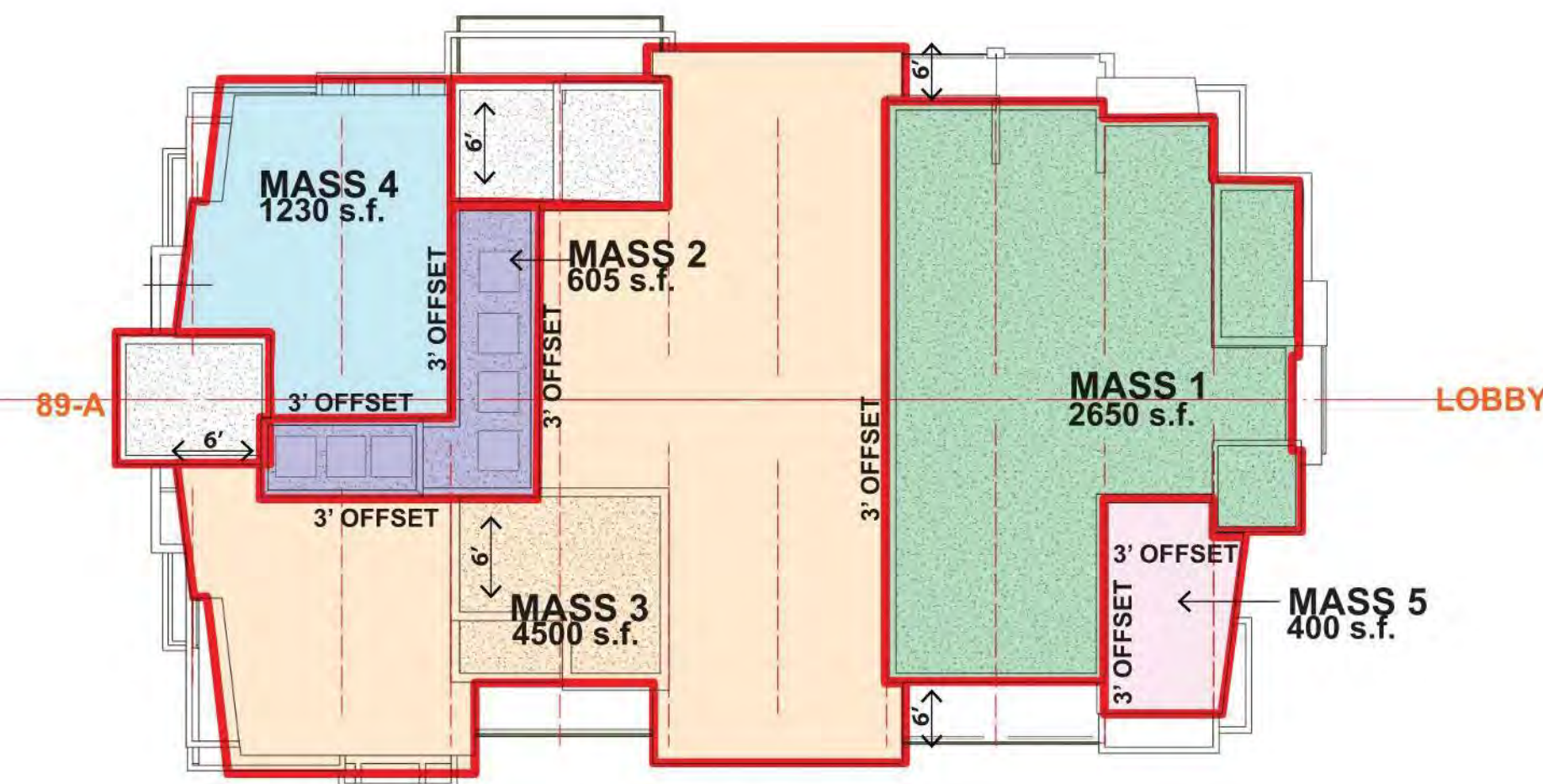
3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F(2)(c.5)
 LEVEL 1: FACADE AREA = 856 S.F. FENESTRATION AREA = 250 S.F. (29%)
 LEVEL 2: FACADE AREA = 843 S.F. FENESTRATION AREA = 138 S.F. (16%)

Transparency requirement per LDC Section 5.7.F(2)(c.5)		
End Elevation (89-A) (Left to Right)		
Level	Level 2	Level 1
25 s.f.	80 s.f.	
8 s.f.	67 s.f.	
20 s.f.	8 s.f.	
4 s.f.	80 s.f.	
30 s.f.	16 s.f.	
21 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
138 s.f.	259 s.f.	
Door/Window/Opening Area		
843 s.f.	856 s.f.	
15.0% provided	30.3% provided	
15.0% required	30.0% required	



FLOOR PLAN

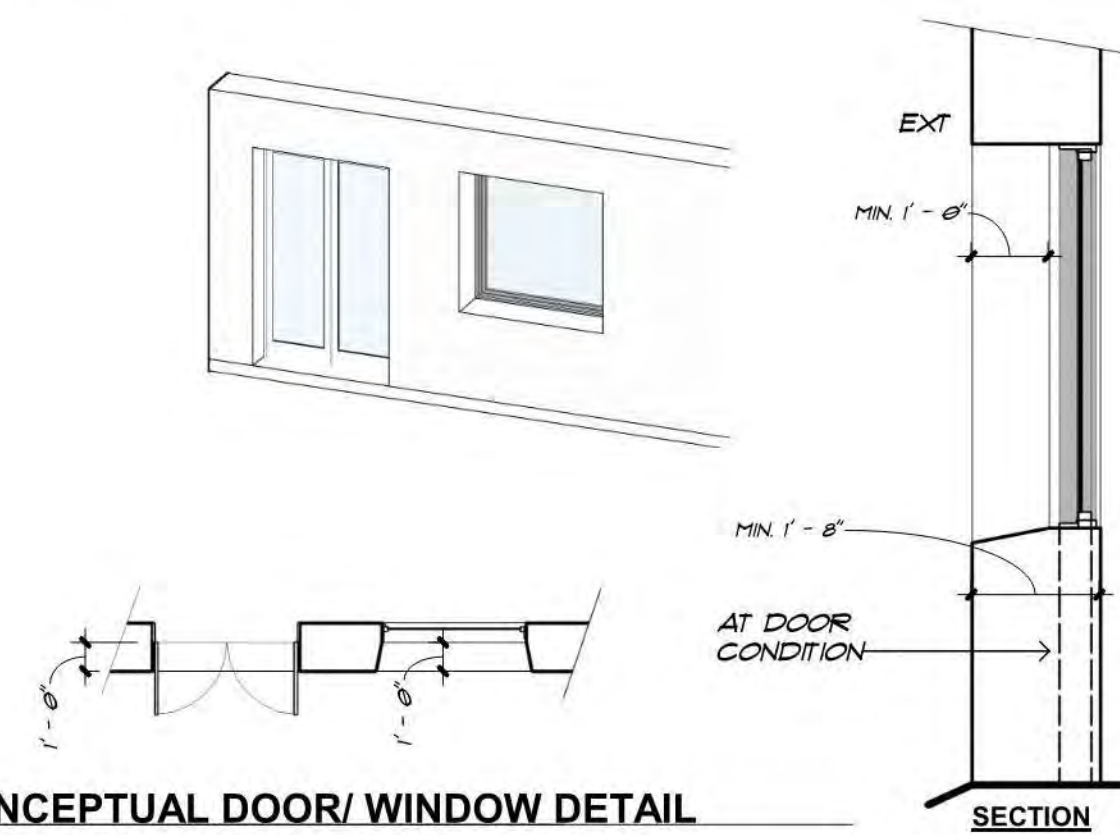
1/16" = 1'-0"



ROOF PLAN

1/16" = 1'-0"

REQUIRED VISUAL MASSES (3 MIN.)



CONCEPTUAL DOOR/WINDOW DETAIL

SECTION

SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

SLDC reference - Article 2: Zoning Districts

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

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

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

D 2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.: Screened rooftop mechanical equipment extend beyond height envelope.

E 2.24.E.4 Multiple Buildings Located on One Site: Total footprint area 11,200 s.f. 5 percent = 560 s.f. Total Number of Buildings = 9. Number of Buildings Eligible for increased Height = 3.

F 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)

+0	Baseline standard	400	s.f.
+5	Largest Unrelieved Building Plane (s.f.)	21	%
+10	Additional Height (ft.)	5	ft.
Maximum Additional Height:		27	ft.

SLDC reference - Article 5.7 Site and Building Design

G 5.7.E. Building Placement and Orientation: 5.7.E.3 (Table 5.6) Building Separation 20 ft. required / provided

5.7.F. Building Design

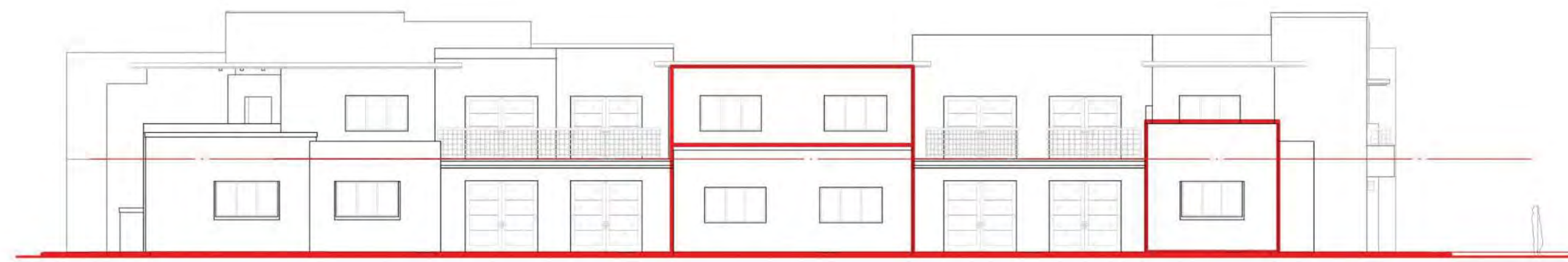
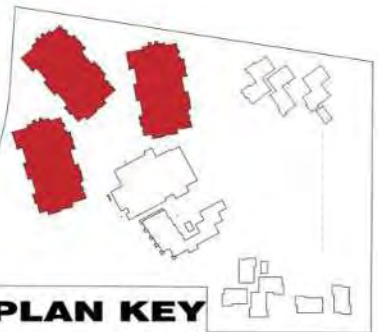
H 5.7.F.2.0.3 Building Form - Building Massing (Commercial and Public/Semi-Public Buildings): Building 3, 4 & 5 (Guestrooms) - 9 buildings on site.

	PLAN VIEW	ELEVATION
**Visual Mass 1 (2nd Largest)	2,650 s.f.	900 s.f.
Visual Mass 2	1,380 s.f.	250 s.f.
**Visual Mass 3 (largest)	4,500 s.f.	1,890 s.f.
Visual Mass 4	1,230 s.f.	0 s.f.
Visual Mass 5	400 s.f.	400 s.f.
Additional Masses	1,040 s.f.	165 s.f.
Total footprint area	11,200 s.f.	3,605 s.f.
(combined largest 2 masses)	7,150 s.f.	2,790 s.f.
Total footprint	11,200 s.f.	OK
60 percent =	6,720 s.f.	4500-6720
80 percent =	8,960 s.f.	7150-8960
		1890-2163
		2790-2884

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

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

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



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

NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 200 S.F.



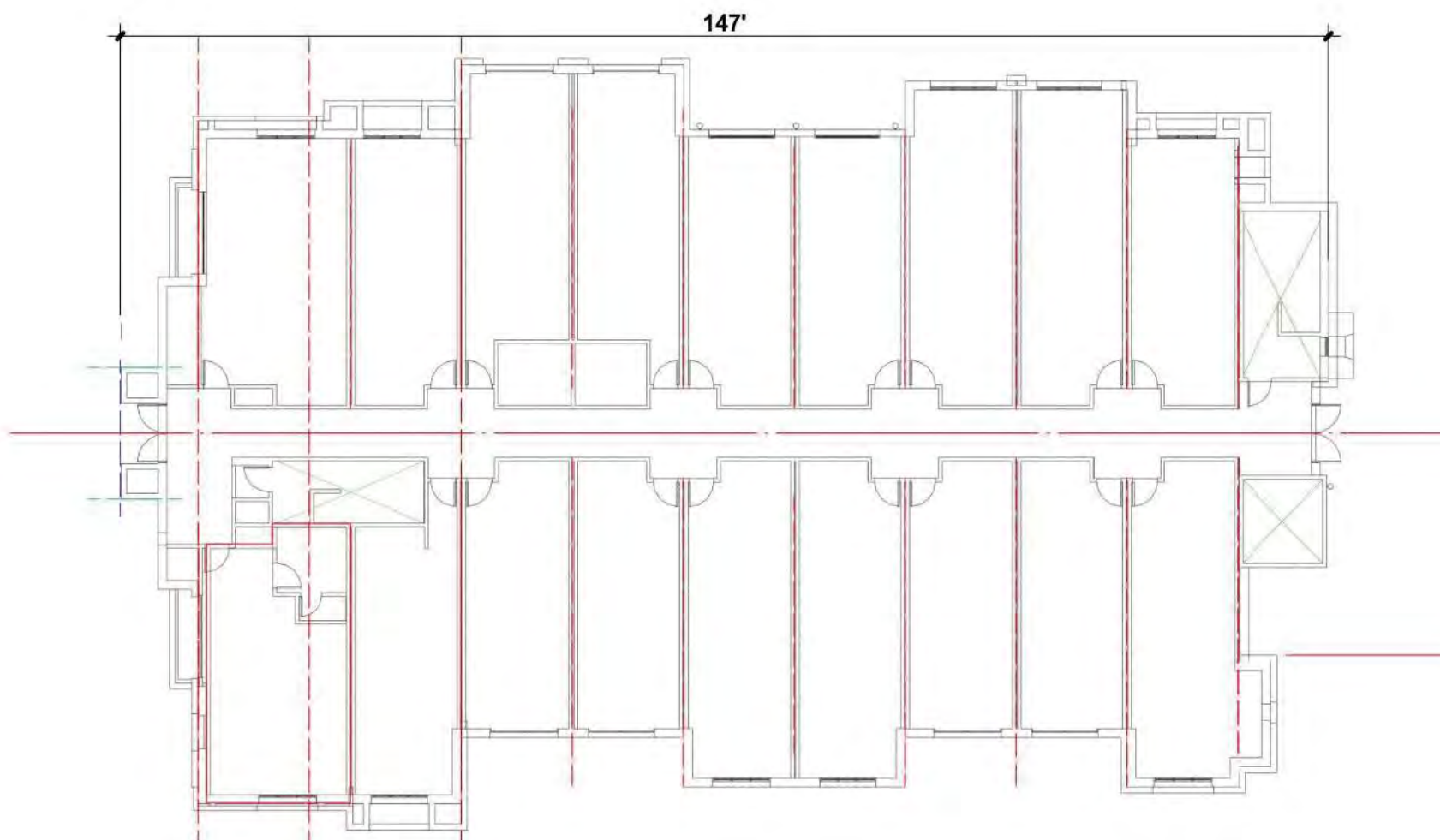
SIDE ELEVATION - EAST
3/32" = 1'-0"



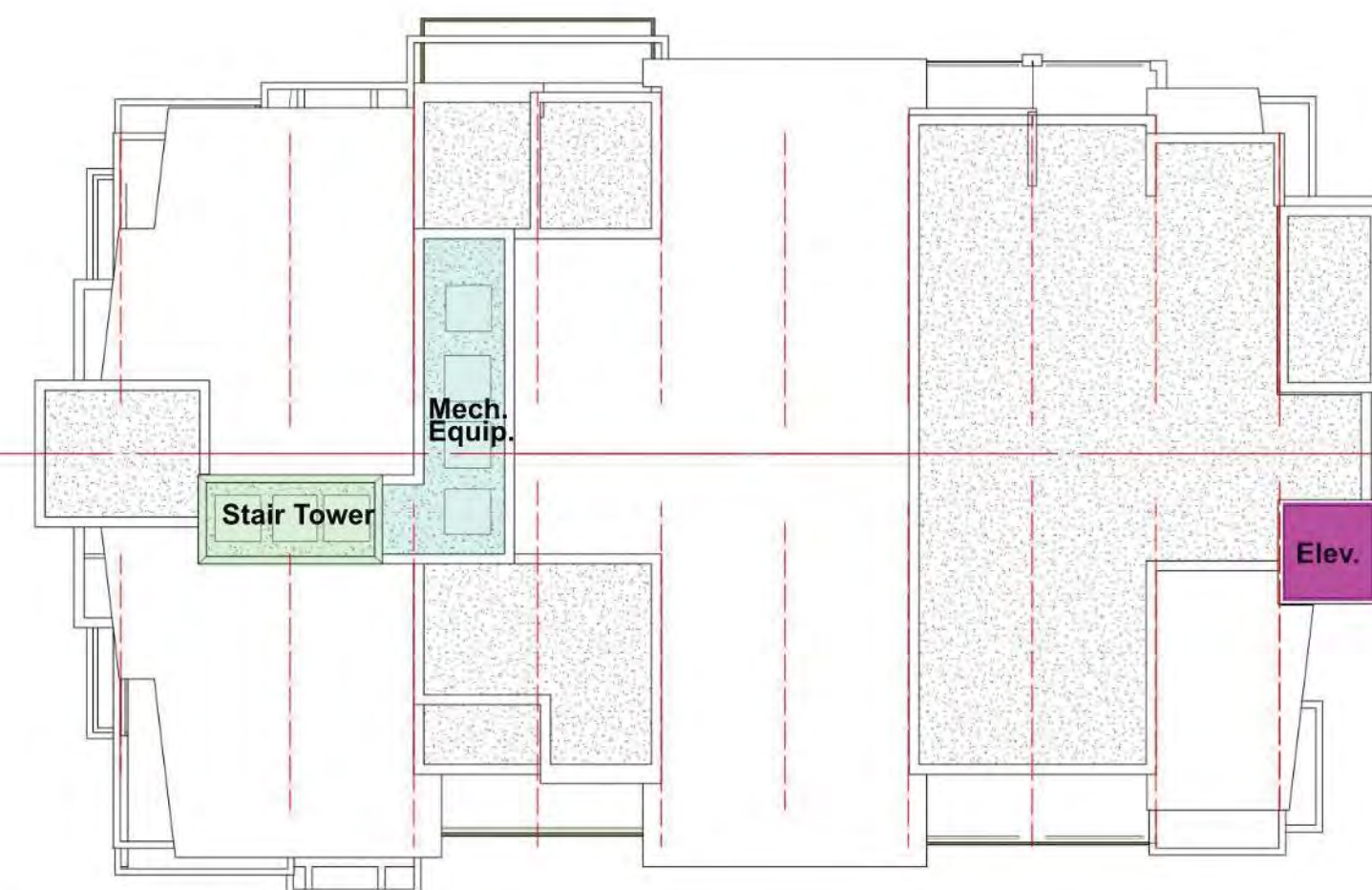
END ELEVATION (SOUTH)
3/32" = 1'-0"



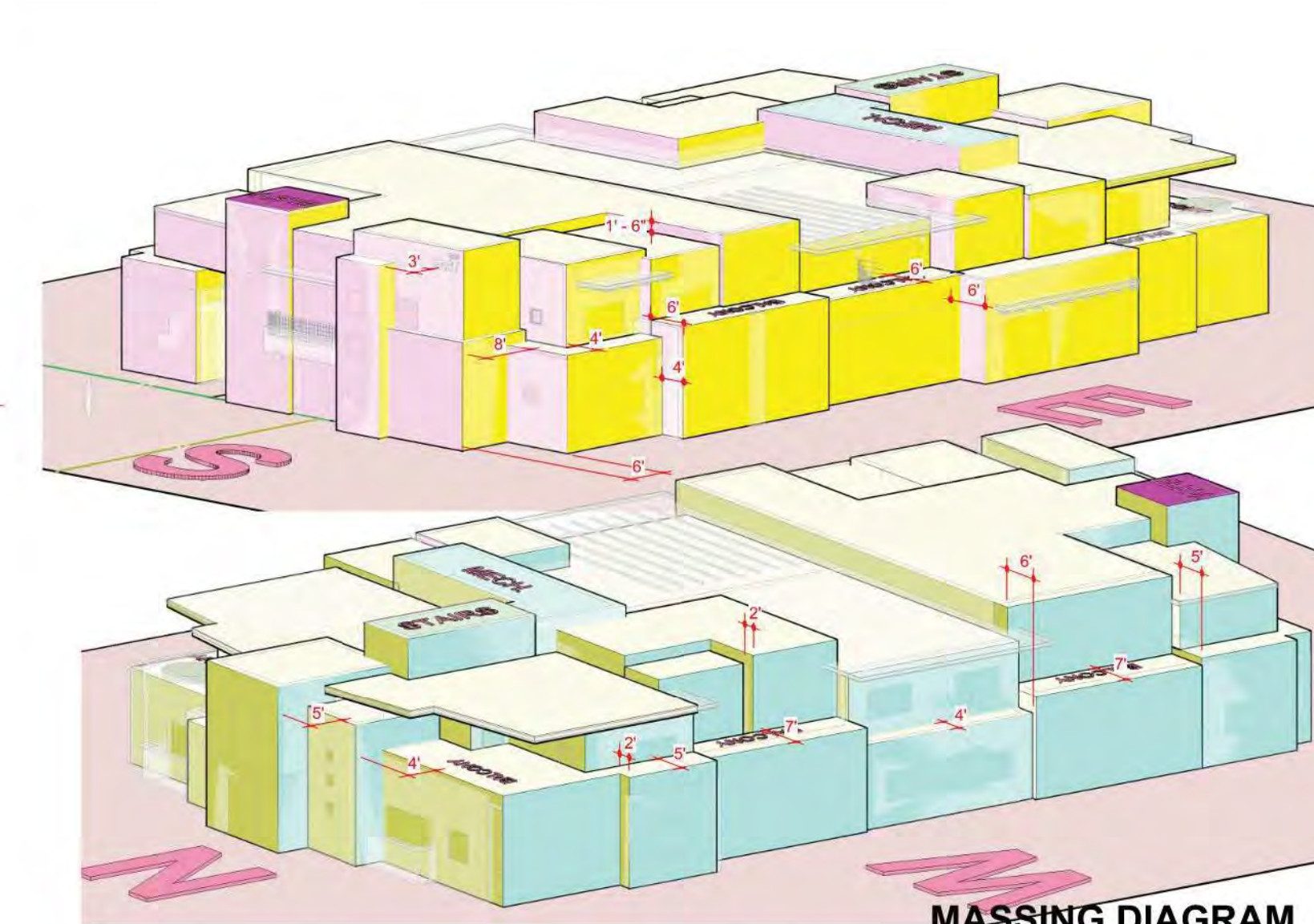
END ELEVATION (NORTH)
3/32" = 1'-0"



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



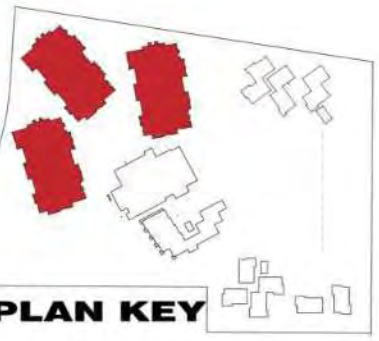
ROOF PLAN
1/16" = 1'-0"



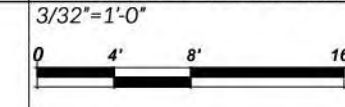
MASSING DIAGRAM

UNRELIEVED BUILDING PLANE DIAGRAMS:

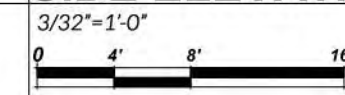
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.
- WINDOW REQUIRED TO BE RECESSED A MINIMUM OF 12". SEE TYP. DETAIL



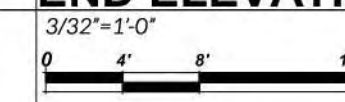
SIDE ELEVATION



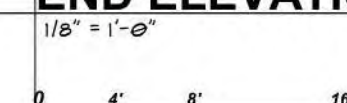
SIDE ELEVATION

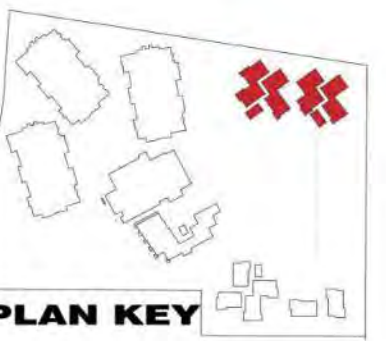


END ELEVATION



END ELEVATION





1st FLOOR PLAN

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

THE VILLAGE AT SADDLEROCK CROSSING

Sedona, AZ

COMPREHENSIVE DESIGN SUBMITTAL

MULTI-FAMILY NORTH 1ST FLOOR PLAN

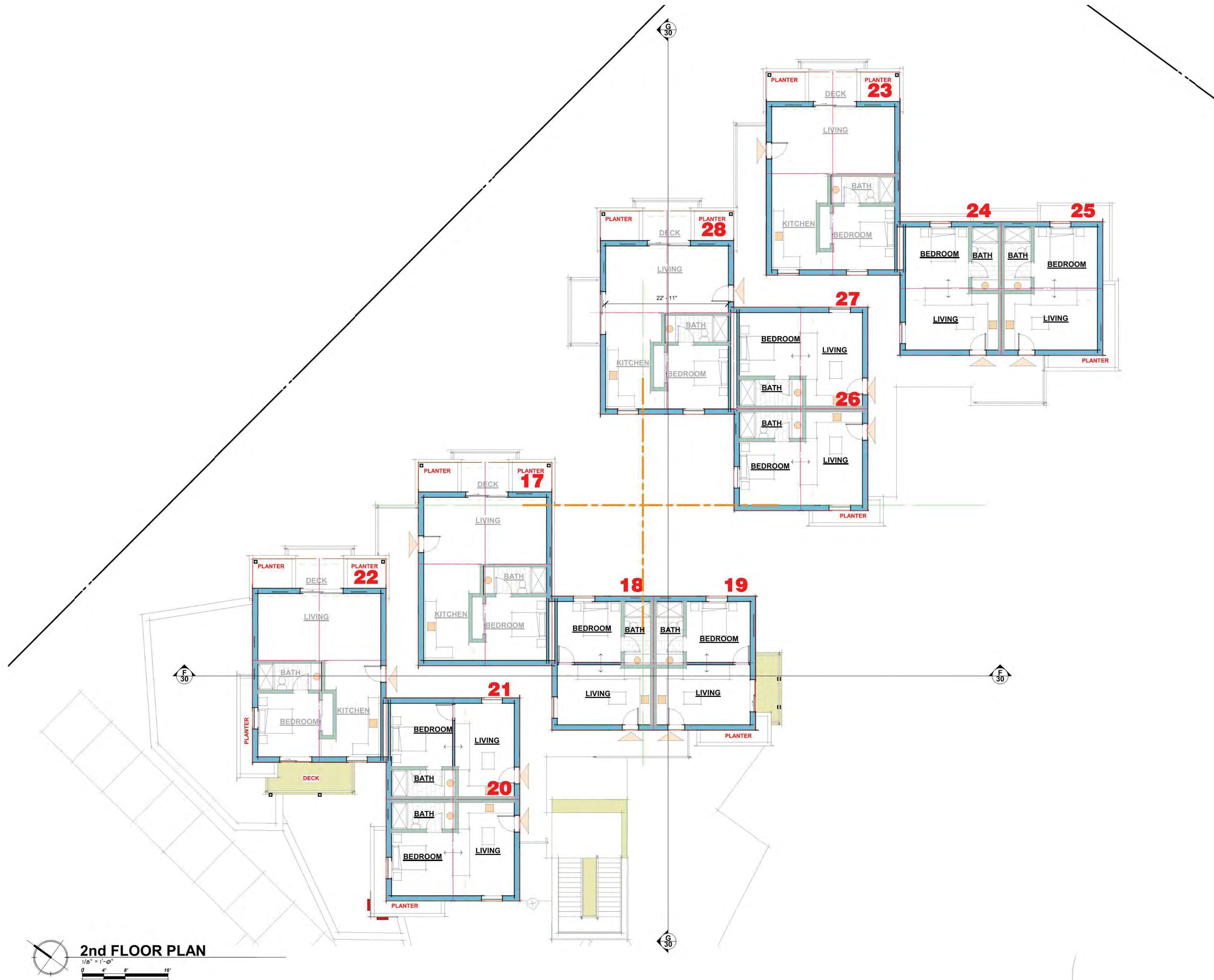
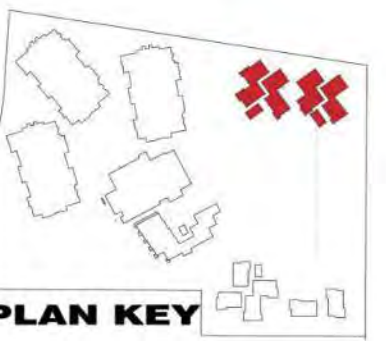
A-36 [PAGE 36 OF 60]

23156 - 01/04/2024

Stephen Thompson Architect. Sedona/Del Mar

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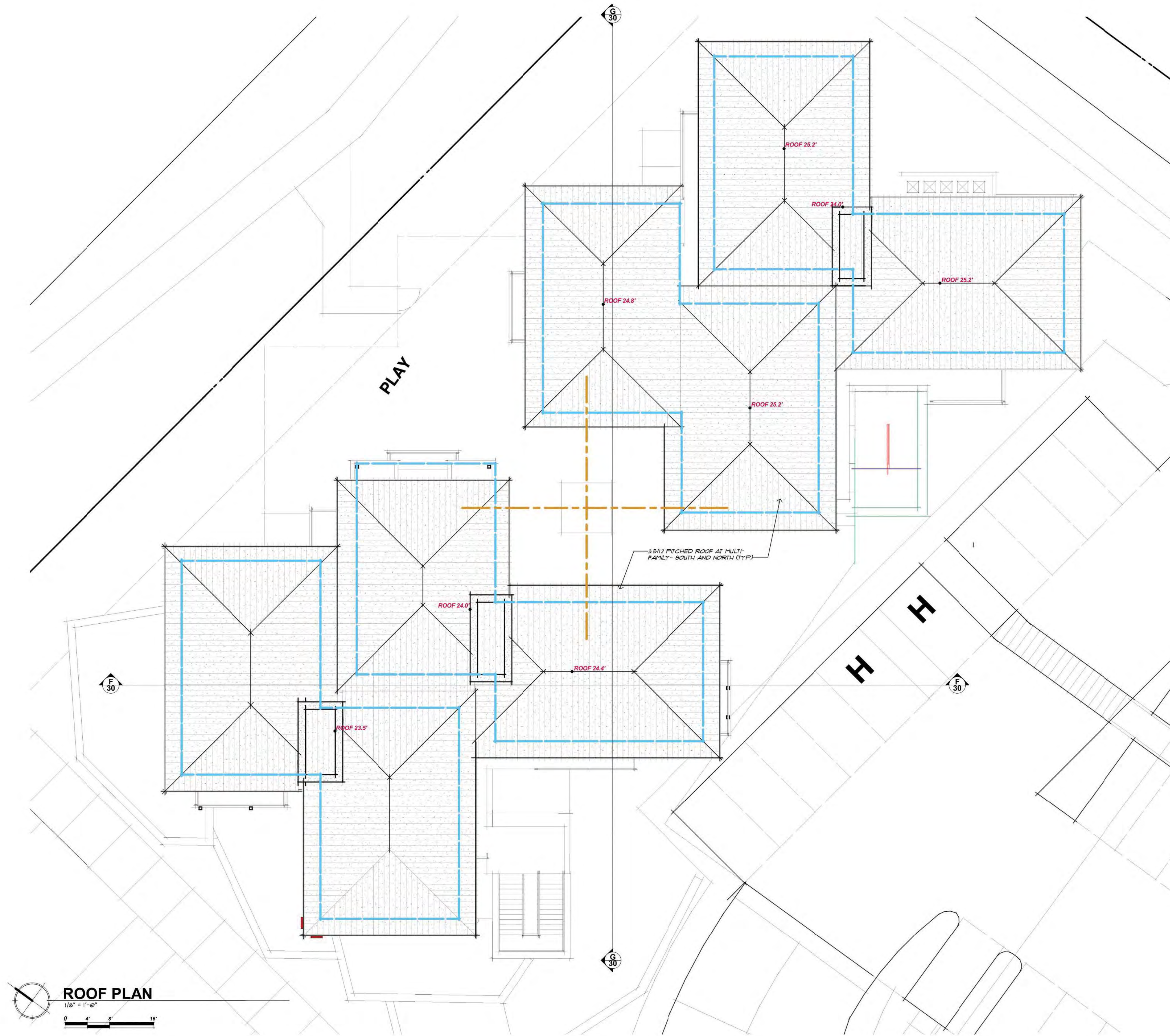
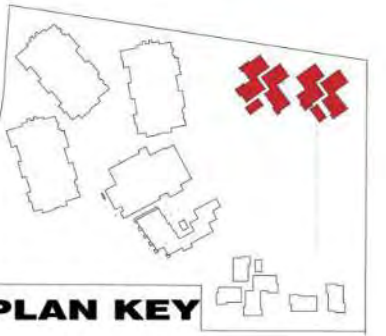
2nd FLOOR PLAN
1/8" = 1'-0"
0 4' 8' 16'

MULTI-FAMILY NORTH 2ND FLOOR PLAN

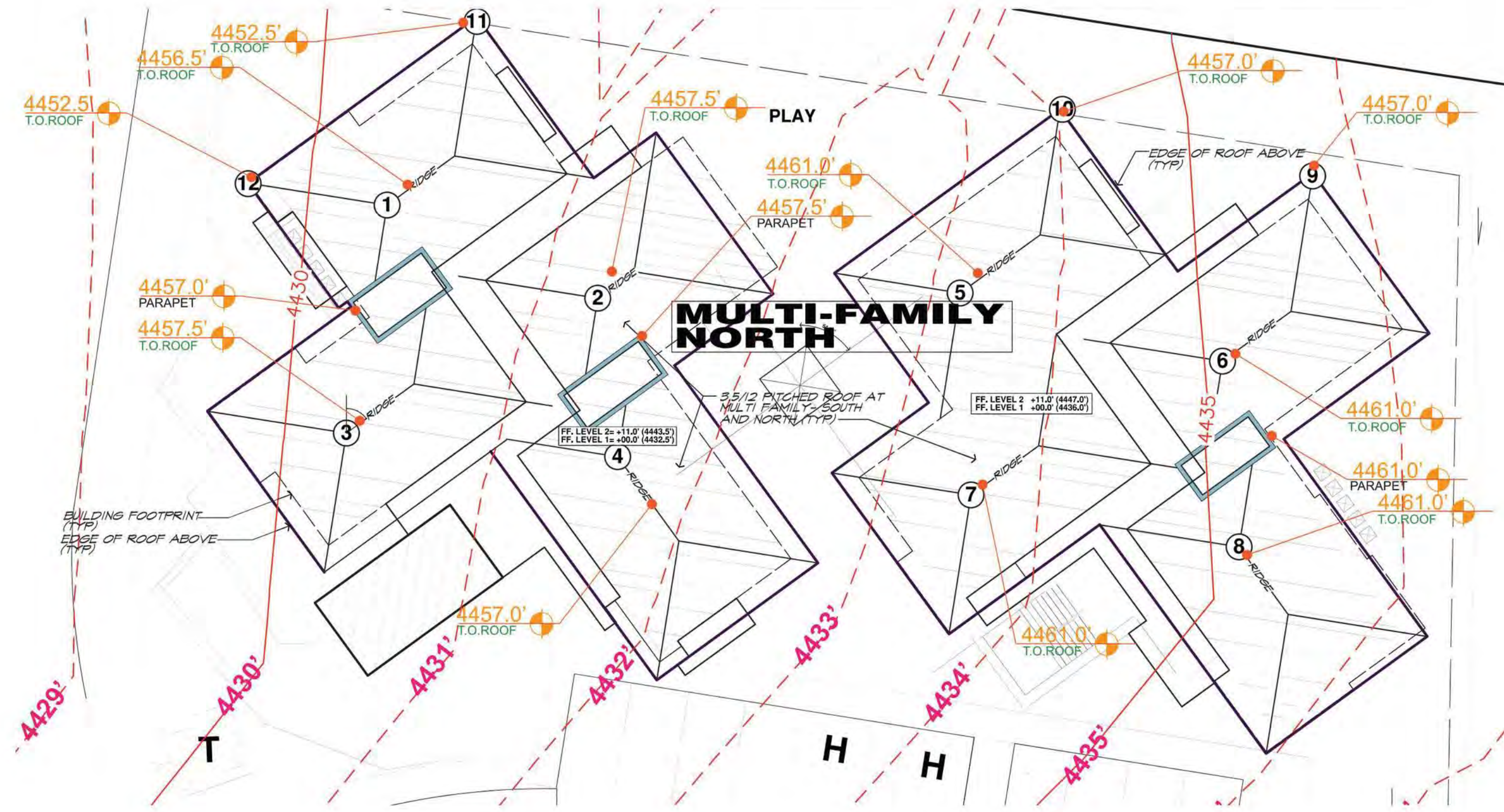
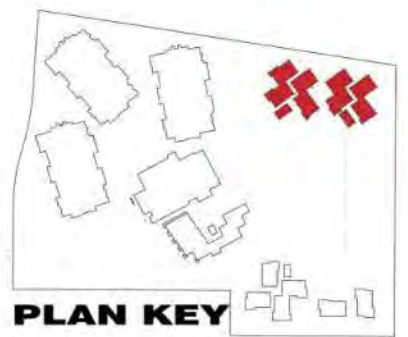
A-37 [PAGE 37 OF 60]
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ROOF PLAN
1/8" = 1'-0"
0 5 10 15'

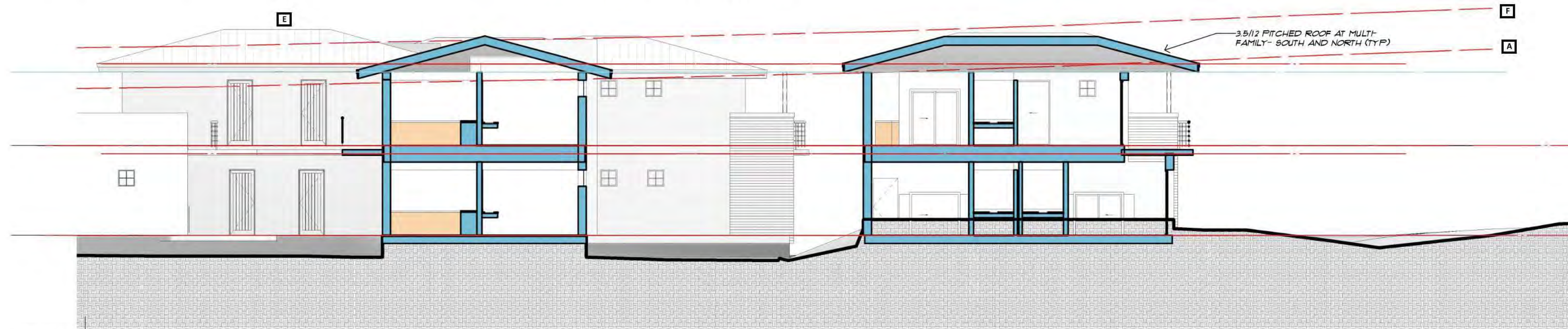


ROOF HEIGHT SCHEDULE																			
MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT								
LOBBY / RESTAURANT			TREE HOUSE			GUEST ROOMS - EAST WING			GUEST ROOMS - NORTH WING			GUEST ROOMS - WEST WING			MULTI-FAMILY-SOUTH				
1	4455	4425.6	21.4	**1	4459.5	4428.3	31.2	1	4461.0	4429.7	21.1	1	4460.0	4429.7	21.1	**1	4461.0	4429.7	21.1
**2	4455	4426.8	28.2	**2	4460.3	4429.0	31.3	**2	4453.0	4425.3	27.7	**2	4450.0	4421.2	28.8	**2	4461.0	4429.7	21.1
3	4445.5	4427.8	15.7	**3	4461.3	4429.6	31.7	3	4447.5	4424.9	22.6	3	4444.5	4421.2	25.3	3	4444.5	4422.2	22.3
**4	4455.5	4427.6	33.9	**4	4462.3	4430.3	32	4	4450.5	4424.8	25.7	4	4441.5	4421.2	26.3	4	4441.5	4421.9	25.6
5	4446	4429.8	16.2	**5	4463.3	4431.3	32	5	4447.5	4424.2	23.3	5	4444.5	4420.8	23.9	5	4444.5	4421.2	23.3
6	4455	4429.7	25.3	**6	4450.9	4432.5	18.4	6	4450.5	4424.2	26.9	6	4441.5	4420.5	27	6	4441.5	4420.5	27
**7	4457.0	4428.2	28.8	**7	4447.8	4432.0	15.8	7	4447.5	4423.8	23.7	7	4444.5	4420	24.5	7	4444.5	4419.5	25
**8	4454.8	4428	25.8	**8	4444.5	4431.8	12.7	8	4447.8	4424.1	23.7	8	4444.8	4420	24.8	8	4444.8	4418.9	25.9
9	4448.0	4425.8	22.2	9	4455.3	4432.8	22.5	9	4447.5	4424.2	23.1	9	4444.5	4419.8	24.7	9	4444.5	4417.8	26.7
10	4457.0	4427.5	29.5	**10	4453.0	4424.5	28.5	**10	4450.0	4420.5	29.5	**10	4450.0	4418.2	31.8	**10	4450.0	4418.2	31.8
11	4451.5	4437	26.5	11	4448.5	4424.4	24.1	11	4447.5	4421	24.5	11	4447.5	4419	26.5	11	4447.5	4419	26.5
12	4440	4425	15	**12	4452.0	4424.9	30.5	**12	4446.0	4421.2	27.8	**12	4446.0	4418.9	28.1	**12	4446.0	4418.9	28.1
13	4448	4424.4	23.6	13	4447.5	4425.4	22.3	13	4444.5	4422.3	22.3	13	4444.5	4420	24.5	**13	4447.5	4431.3	26.2
14	4444.3	4423.7	20.6	14	4447.8	4425.2	22.1	14	4444.8	4422.5	22.3	14	4444.8	4420.1	24.7	**14	4447.5	4430.3	27.2
15	4444.3	4425.2	19.1	15	4446.5	4426.1	24.4	15	4446.5	4422.7	23.8	15	4446.5	4421	25.5	**15	4447.0	4431.6	25.4
**16	4455	4426	29	16	4447.5	4426.2	21.3	16	4444.5	4422.7	21.8	16	4444.5	4421.5	23	**16	4447.0	4433.2	27.4
17	4455	4426.7	28.3	17	4450.5	4426.2	24.3	17	4447.5	4422.6	24.9	17	4447.5	4422	25.5	**17	4447.0	4435.1	25.8
18	4446	4427.6	18.4	18	4448.3	4426.5	21.8	18	4445.3	4422.7	22.6	18	4445.3	4422.4	22.7	**18	4447.0	4433.6	27.9
19	4450.0	4426.1	24.9	19	4447.0	4426.8	24.2	19	4447.0	4422.8	24.2	19	4447.0	4422.2	21.8	**19	4447.0	4435.2	25.8
20	4439.0	4427.1	11.9	20	4436.0	4423.1	12.9	20	4436.0	4423.1	12.9	20	4436.0	4423.4	12.4	**20	4447	4435.8	21.2
21	4452.3	4426.6	25.7	21	4449.3	4422.5	26.8	21	4449.3	4423.4	25.9	21	4449.3	4423.4	25.9	**21	4447	4434.0	23
																**22	4451.5	4429.7	22.8

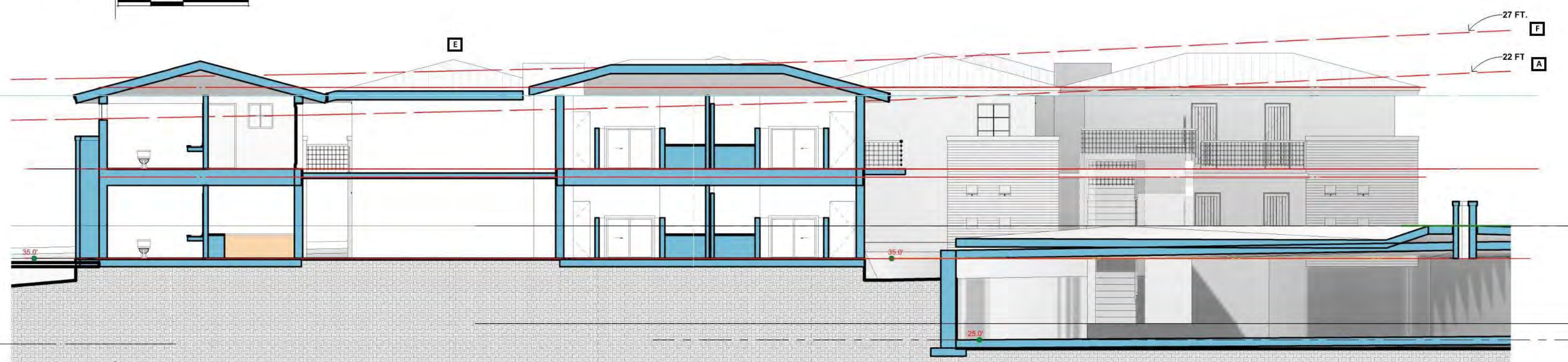
TOPOGRAPHY PLAN
3/32"=1'-0"

HEIGHT ANALYSIS

■ = PARAPET
■ = BUILDING FOOTPRINT



G BUILDING SECTION
3/32"=1'-0"



H BUILDING SECTION
3/32"=1'-0"

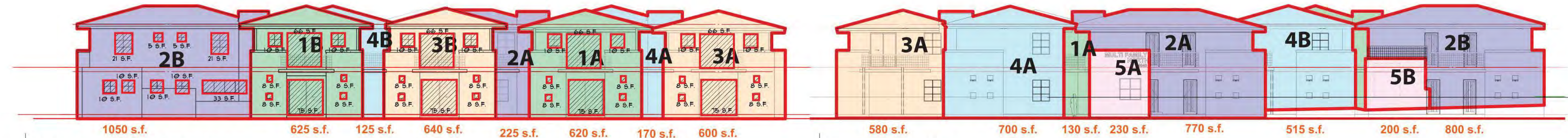
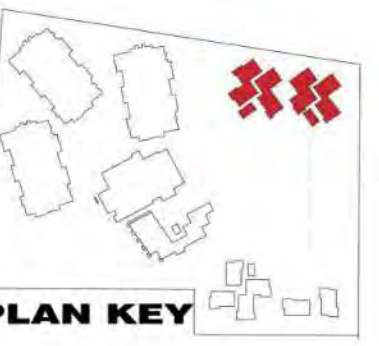
Multi Family - North SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE

KEY:

- A** SLDC reference - Article 2: Zoning Districts
- 2.24.E.1** Measurement of Building Height
 - Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40° plane applies.
- B** 2.24.E.2 Maximum Overall Building or Structure Height
 - Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 6)
- C** 2.24.E.3. Exceptions to Height Requirements - Elevators
 - Elevators extend beyond height envelope. (Max allowable) 5 percent = s.f.
- D** 2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.
 - Screened rooftop mechanical equipment extend beyond height envelope.
- E** 2.24.E.4.a Multiple Buildings Located on One Site
 - Total Number of Buildings = 9. Number of Buildings Eligible for increased Height = 3.
 - Building footprint: s.f. 25 percent = 0 s.f. Actual = s.f.
 - 5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings)]
- F** 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)
 - +0 Baseline standard
 - +5 Largest Unrelieved Building Plane (s.f.) 400 s.f.
 - +5 LRV (%) 21 %
 - +10 Additional Height (ft.) 5 ft.
 - Maximum Additional Height: 27 ft.
- G** SLDC reference - Article 5.7 Site and Building Design
 - 5.7.E. Building Placement and Orientation
 - Building Separation 12.5 ft. required / provided
 - 5.7.F. Building Design
 - 5.7.F.2.a.3 Building Form - Building Massing (Multifamily residential)
 - Building 8 & 9 (MF North) - 9 buildings on site.

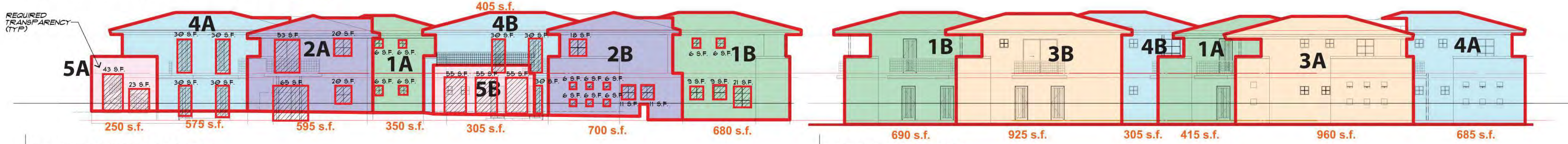
Bldg	Visual Mass	PLAN VIEW		ELEVATION	
		Area (s.f.)	Height (ft.)	Area (s.f.)	Height (ft.)
Bldg 8	Visual Mass 1A	980	1,515	980	1,515
	Visual Mass 2A	975	1,590	975	1,590
	Visual Mass 3A (largest)	1,025	2,140	1,025	2,140
	**Visual Mass 4A (2nd Largest)	1,000	2,130	1,000	2,130
	Visual Mass 5A	300	480	300	480
Total footprint area		4,280	7,855	4,280	7,855
Total footprint		4,280	7,855	4,280	7,855
60 percent =		2,568	4,713	2,568	4,713
80 percent =		3,424	6,284	3,424	6,284
Bldg 9	Visual Mass 1B	965	1,995	965	1,995
	**Visual Mass 2B (Largest)	1,050	2,550	1,050	2,550
	Visual Mass 3B	990	1,565	990	1,565
	**Visual Mass 4B (2nd largest)	995	1,350	995	1,350
	Visual Mass 5B	300	505	300	505
Total footprint area		4,300	7,965	4,300	7,965
Total footprint		4,300	7,965	4,300	7,965
60 percent =		2,580	4,779	2,580	4,779
80 percent =		3,440	6,372	3,440	6,372

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



3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F.2.C.5
 LEVEL 1: FACADE AREA = 1596 S.F. FENESTRATION AREA = 528 S.F. (33%)
 LEVEL 2: FACADE AREA = 1609 S.F. FENESTRATION AREA = 396 S.F. (25%)

3/32" = 1'-0"

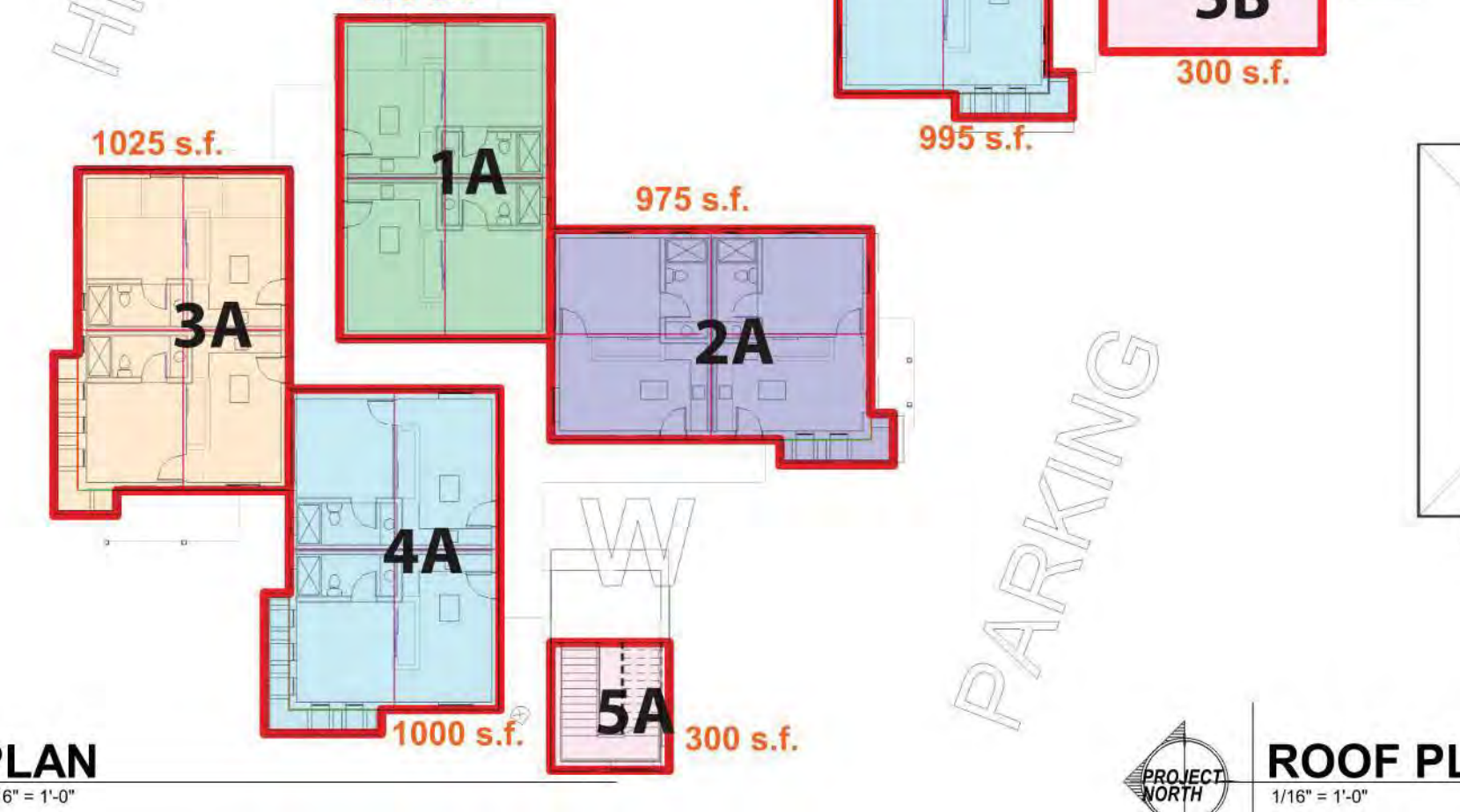


3/32" = 1'-0"
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F.2.C.5
 LEVEL 1: FACADE AREA = 1596 S.F. FENESTRATION AREA = 485 S.F. (30.4%)
 LEVEL 2: FACADE AREA = 1563 S.F. FENESTRATION AREA = 236 S.F. (15.1%)

3/32" = 1'-0"

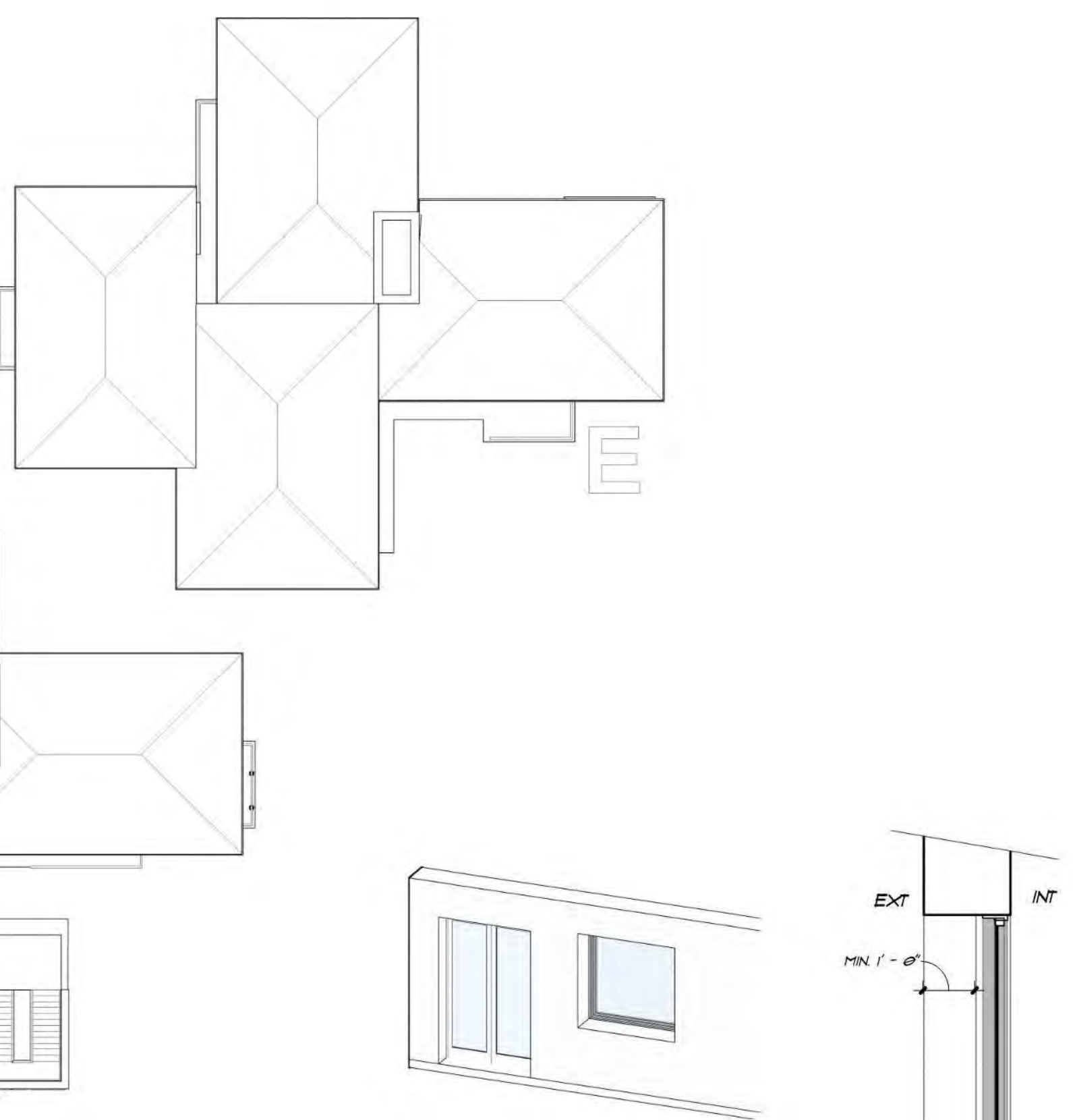
Transparency requirement per LDC Section 5.7.F.2.C.5			
North Elevation (89-A) (Left to Right)		East Elevation (89-A) (Left to Right)	
Level 2	Level 1	Level 2	Level 1
21 s.f.	10 s.f.	30 s.f.	43 s.f.
5 s.f.	10 s.f.	30 s.f.	23 s.f.
21 s.f.	10 s.f.	20 s.f.	30 s.f.
10 s.f.	33 s.f.	0 s.f.	65 s.f.
86 s.f.	8 s.f.	6 s.f.	20 s.f.
10 s.f.	75 s.f.	6 s.f.	6 s.f.
10 s.f.	8 s.f.	30 s.f.	6 s.f.
66 s.f.	8 s.f.	30 s.f.	55 s.f.
10 s.f.	8 s.f.	0 s.f.	55 s.f.
66 s.f.	16 s.f.	6 s.f.	36 s.f.
10 s.f.	8 s.f.	6 s.f.	11 s.f.
10 s.f.	75 s.f.	0 s.f.	11 s.f.
66 s.f.	75 s.f.	0 s.f.	9 s.f.
10 s.f.	8 s.f.	0 s.f.	9 s.f.
8 s.f.	8 s.f.	8 s.f.	21 s.f.
8 s.f.	8 s.f.	8 s.f.	8 s.f.

Door/Window/Opening Area			
Level 2	Level 1	Level 2	Level 1
396 s.f.	528 s.f.	236 s.f.	485 s.f.
1605 s.f.	1596 s.f.	1563 s.f.	1596 s.f.
24.7% provided	33.1% provided	15.1% provided	30.4% provided
15.0% required	30.0% required	15.0% required	30.0% required



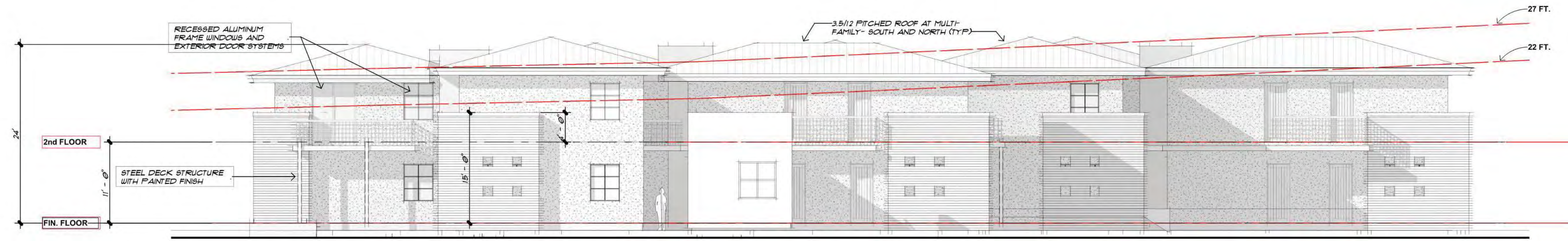
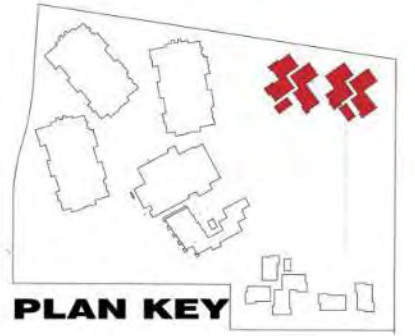
PLAN
1/16" = 1'-0"

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

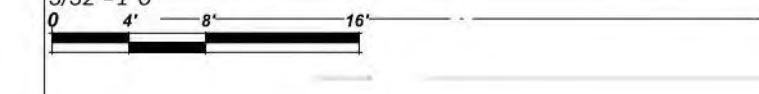


CONCEPTUAL DOOR/WINDOW DETAIL

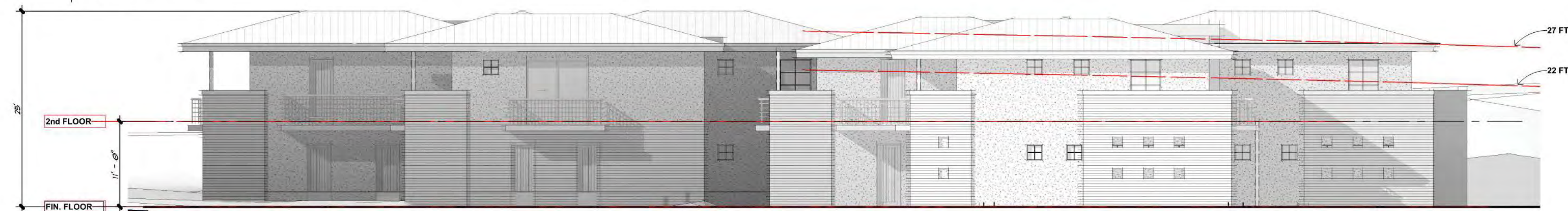
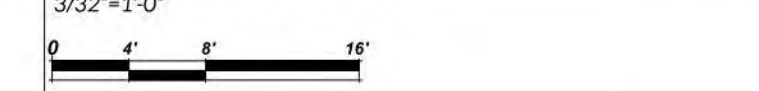
Multi Family - North		SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE	
KEY:			
SLDC reference - Article 2: Zoning Districts			
A	2.24.E.1 Measurement of Building Height	Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane complies.	
B	2.24.E.2 Maximum Overall Building or Structure Height	Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 6)	
C	2.24.E.3. Exceptions to Height Requirements - Elevators	Elevators extend beyond height envelope. (Max allowable) 5 percent = 0 s.f.	
D	2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.	Screened rooftop mechanical equipment extend beyond height envelope.	
E	2.24.E.4.a Multiple Buildings Located on One Site	Total Number of Buildings = 9. Number of Buildings Eligible for increased Height = 3.	
F	2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)	5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standard)] + 5 ft. (Multiple Buildings)	
G	5.7.E. Building Placement and Orientation	Building Separation 12.5 ft. required / provided	
H	5.7.F.2.a.3 Building Form - Building Massing (Multifamily residential)	Building 8 & 9 (MF North) - 9 buildings on site.	
		PLAN VIEW	ELEVATION
Bldg 8	Visual Mass 1A	980 s.f.	1,515 s.f.
	Visual Mass 2A	975 s.f.	1,590 s.f.
	*Visual Mass 3A (largest)	1,025 s.f.	2,140 s.f.
	**Visual Mass 4A (2nd Largest)	1,000 s.f.	2,130 s.f.
	Visual Mass 5A	300 s.f.	480 s.f.
	Total footprint area	4,280 s.f.	7,855 s.f.
	(combined largest 2 masses)	2,025 s.f.	4,270 s.f.
	Total footprint	4,280 s.f.	7,855 s.f.
	60 percent =	2,568 s.f.	4,713 s.f.
	80 percent =	3,424 s.f.	6,284 s.f.
	allowable	2025-2568	2140-4713
	allowable	2025-3424	4270-6284
		PLAN VIEW	ELEVATION
Bldg 9	Visual Mass 1B	965 s.f.	1,995 s.f.
	*Visual Mass 2B (Largest)	1,050 s.f.	2,550 s.f.
	Visual Mass 3B	990 s.f.	1,565 s.f.
	**Visual Mass 4B (2nd largest)	995 s.f.	1,350 s.f.
	Visual Mass 5B	300 s.f.	500 s.f.
	Total footprint area	4,300 s.f.	7,965 s.f.
	(combined largest 2 masses)	2,045 s.f.	3,900 s.f.
	Total footprint	4,300 s.f.	7,965 s.f.
	60 percent =	2,580 s.f.	4,779 s.f.
	80 percent =	3,440 s.f.	6,372 s.f.
	allowable	2050-2580	2550-4779
	allowable	2045-3440	3900-6372
I	5.7.F.2.c Building Form - Building Articulation	Length of building <150 ft.	
	1. Horizontal Articulation	Maximum LRV of building = 21	
	2. Vertical Articulation		
	3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)		
	5.7.F.2 Building Form - Building Length		
	5.7.F.5 Building Color		



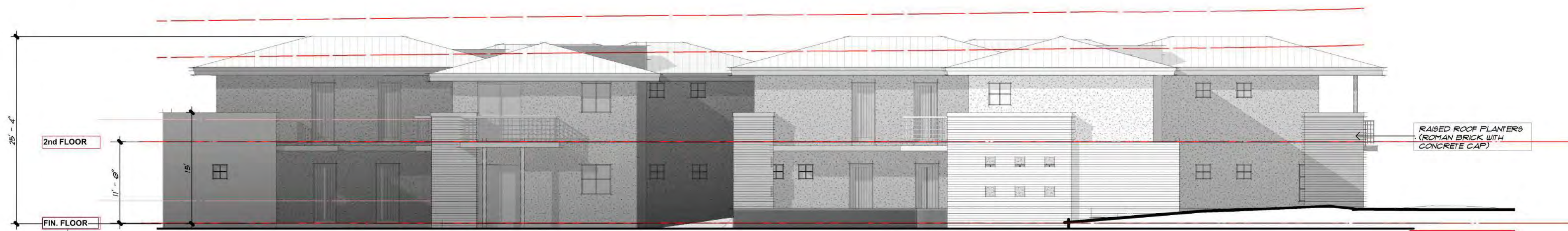
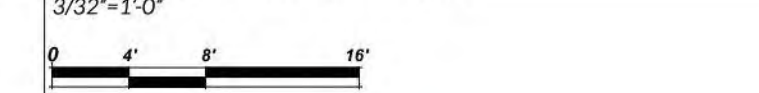
WEST ELEVATION



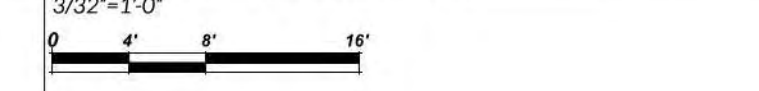
EAST ELEVATION

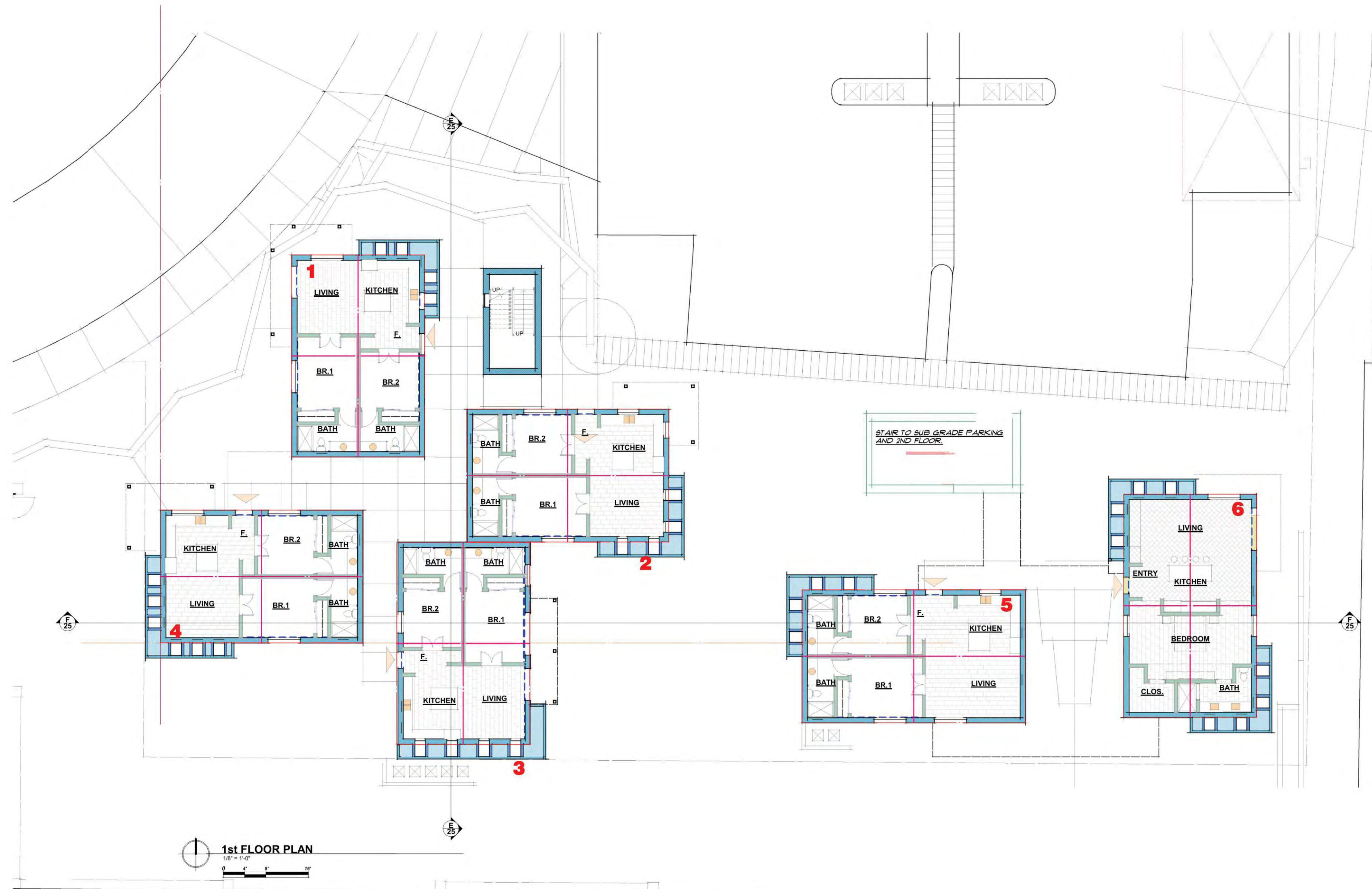
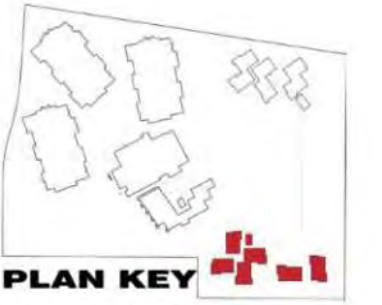


NORTH ELEVATION



SOUTH ELEVATION

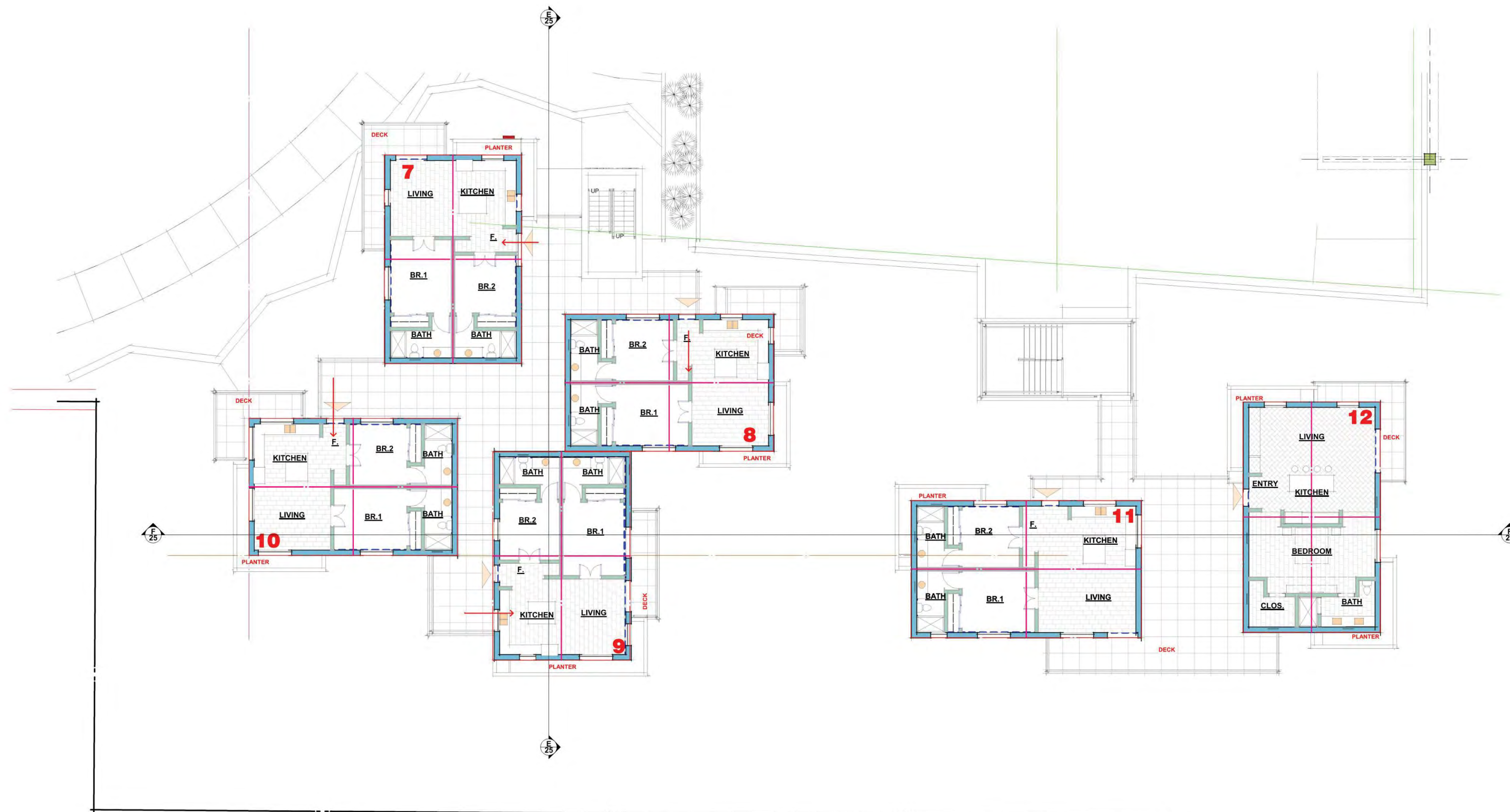
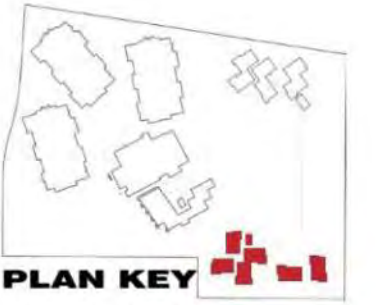




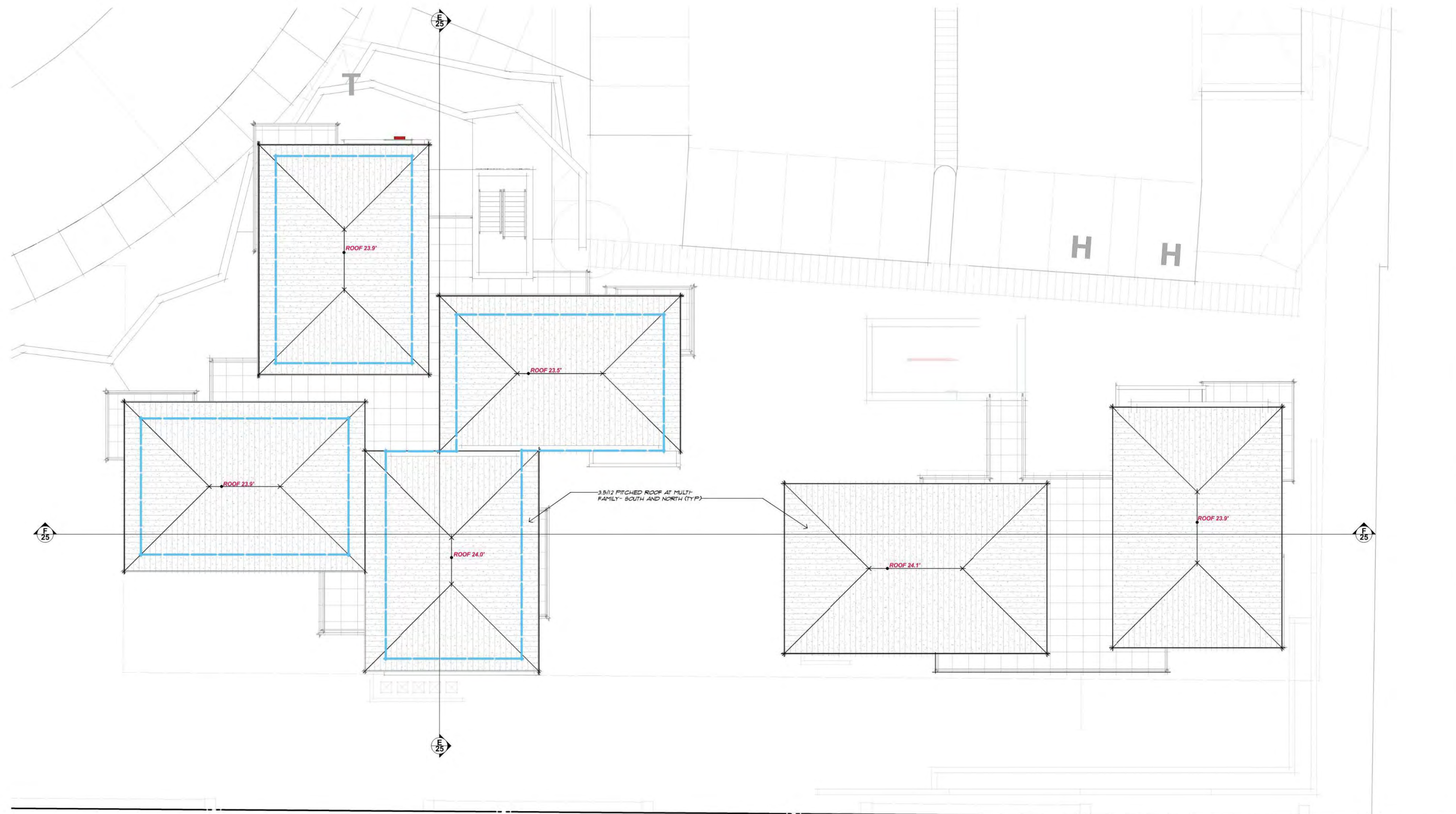
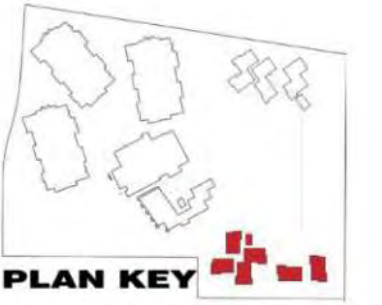
1st FLOOR PLAN
1/8" = 1'-0"
0 4' 8' 16'

MULTI-FAMILY SOUTH 1ST FLOOR PLAN

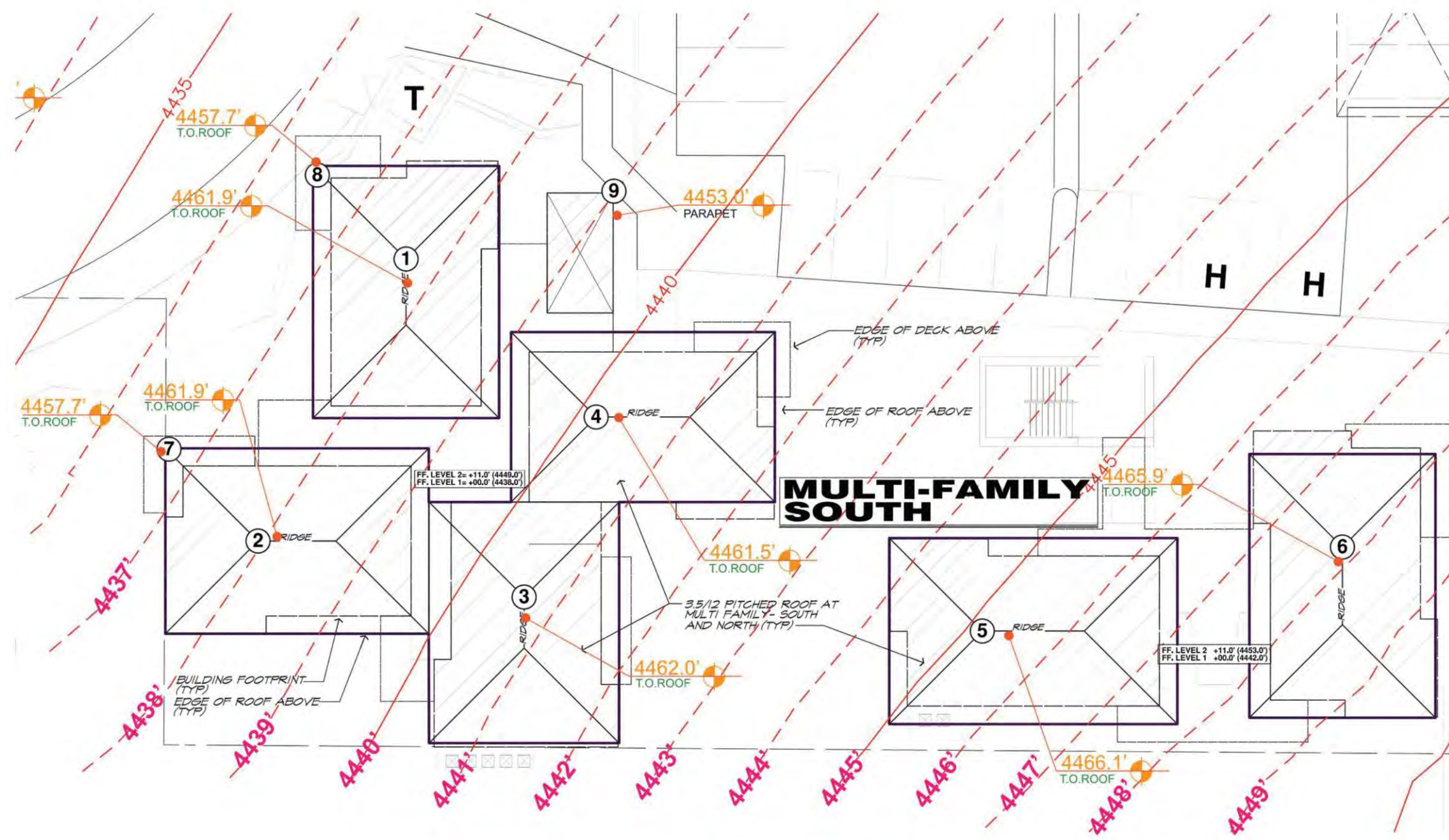
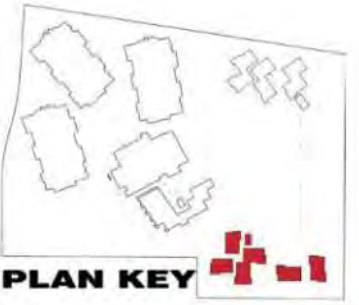
A-43 [PAGE 43 OF 60]
23156 - 01/04/2024



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



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

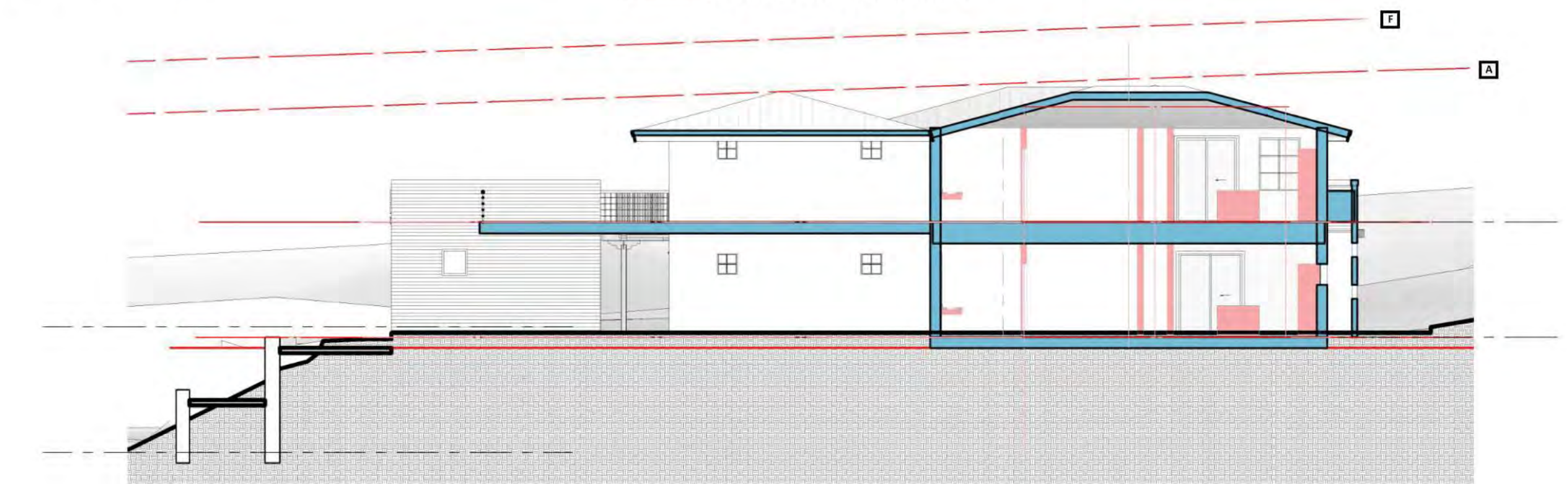


ROOF HEIGHT SCHEDULE											
MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT
1	4467	4426.6	21.4	**1	4453.5	4428.3	35.2	1	4480.0	4426.1	22.0
**2	4455	4426.8	28.0	**2	4460.3	4429.0	31.3	**2	4450.0	4421.2	27.8
3	4445.5	4426.8	15.7	**3	4462.3	4429.6	32.7	3	4447.5	4421.5	26.0
**4	4455.5	4427.6	27.9	**4	4462.3	4430.3	32	4	4450.5	4421.8	28.7
5	4446	4428.8	16.2	**5	4463.3	4431.3	32	5	4447.5	4422.2	25.3
6	4455	4429.7	25.3	**6	4465.9	4432.5	33.4	6	4447.5	4422.5	25
**7	4457.0	4429.2	29.8	**7	4467.8	4433.0	34.8	7	4447.5	4422.8	24.7
**8	4458.8	4428	26.8	**8	4467.8	4433.8	35.0	8	4448.8	4423.8	25
9	4448.0	4429.8	22.2	9	4455.3	4432.8	22.5	9	4447.5	4424.2	23.3
**10	4457.0	4427.5	29.5	**10	4455.0	4432.5	22.5	**10	4450.0	4424.5	25.5
11	4449.5	4427	24.5	11	4446.5	4431.8	24.7	11	4446.5	4424.5	22
12	4440	4425	15	**12	4452.0	4431.5	20.5	**12	4448.0	4424.2	23.8
13	4440	4424.4	23.6	13	4447.5	4425.4	22.1	13	4446.5	4424.5	22.3
14	4443.3	4423.7	20.6	14	4447.8	4425.7	22.1	14	4446.8	4424.5	22.3
15	4443.3	4423.2	19.1	15	4448.5	4426.1	21.4	15	4446.5	4424.7	21.8
**16	4455	4426	29.1	16	4447.5	4426.2	21.3	16	4446.5	4424.5	21.3
**17	4455	4426.7	28.3	17	4447.5	4426.2	21.3	17	4446.5	4424.5	21.3
18	4446	4427.6	18.4	18	4448.3	4426.5	21.8	18	4446.3	4424.7	21.6
				19	4450.0	4426.7	23.3	19	4447.0	4424.2	23.8
				20	4450.0	4427.1	23.9	20	4448.0	4424.1	23.9
				21	4452.3	4426.4	25.7	21	4448.3	4424.5	26.8
				22	4452.3	4426.4	25.7	22	4448.3	4424.5	26.8

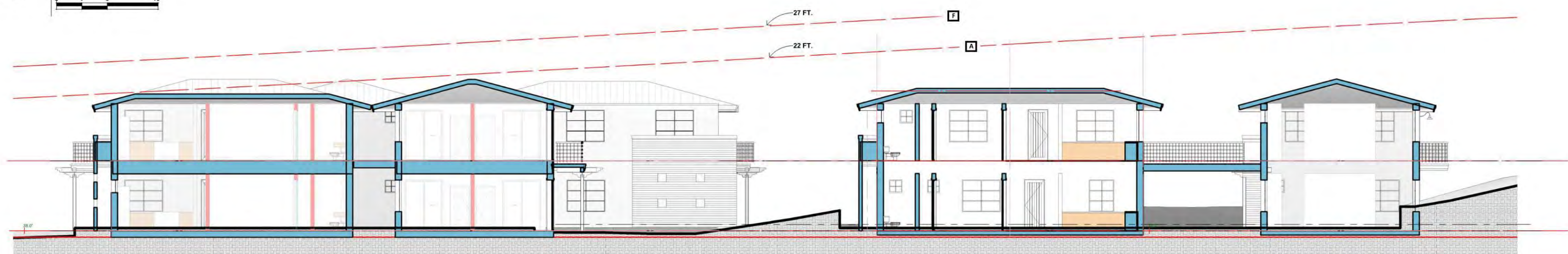
TOPOGRAPHY PLAN
3/32"=1'-0"

HEIGHT ANALYSIS

■ = PARAPET
■ = BUILDING FOOTPRINT

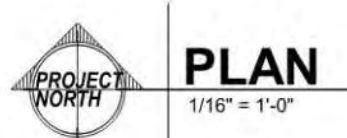
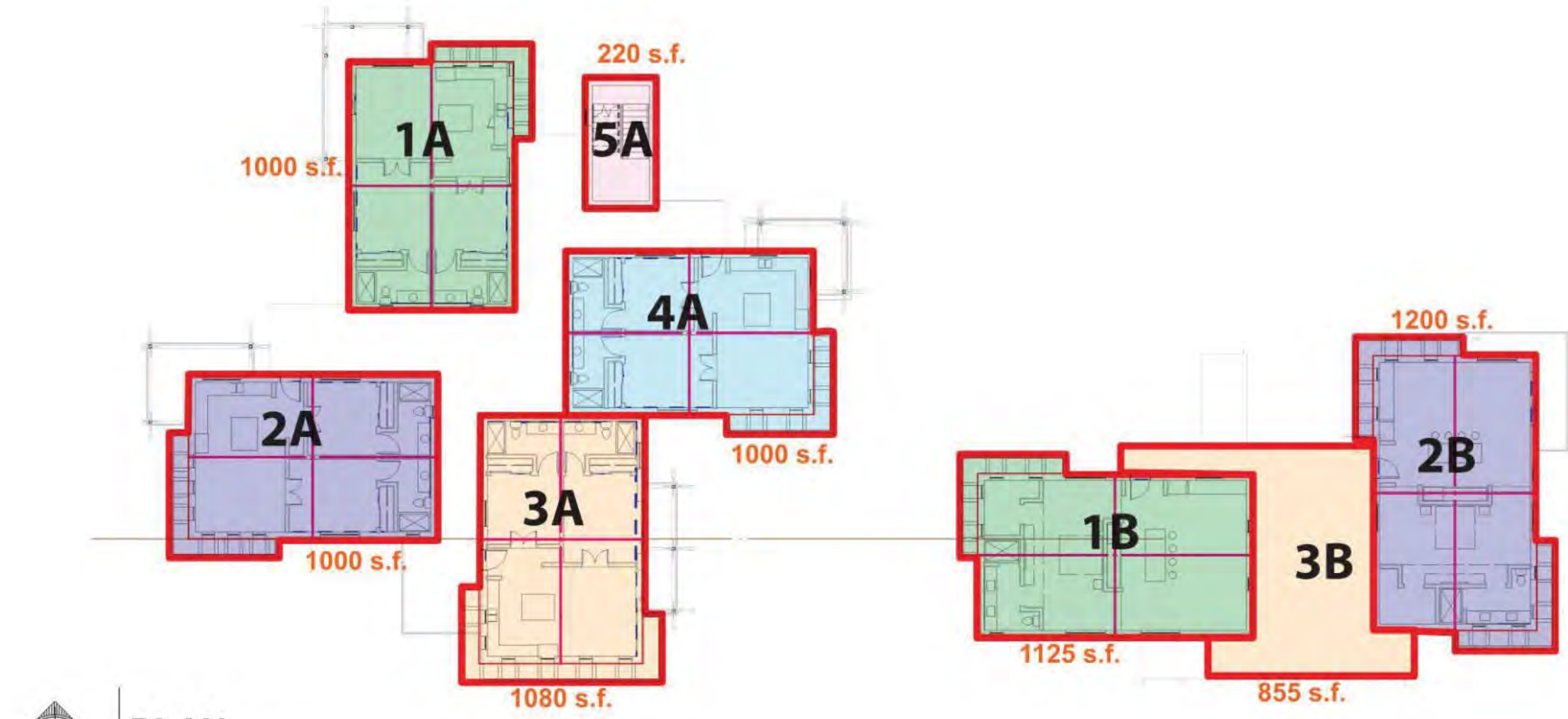
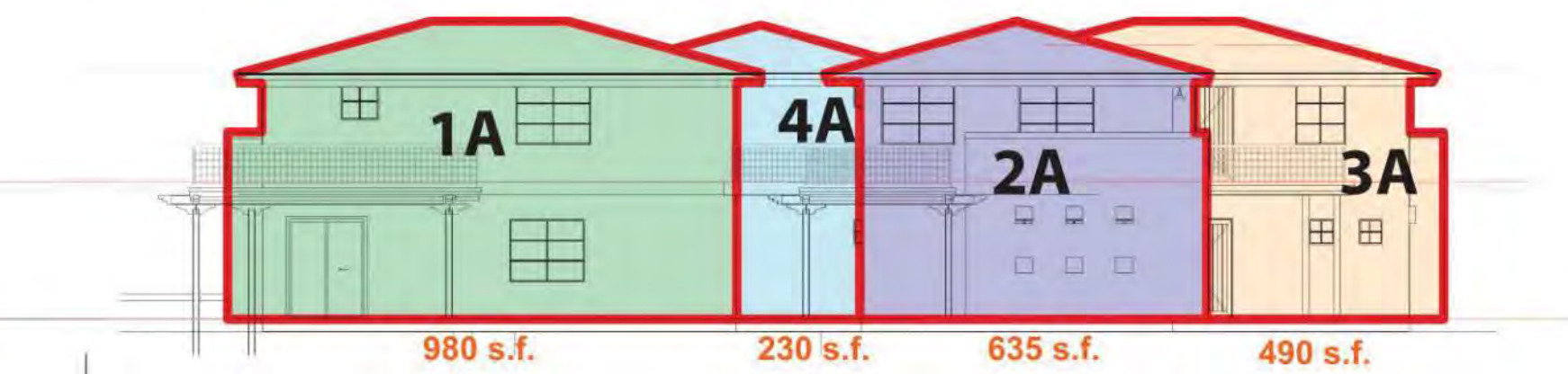
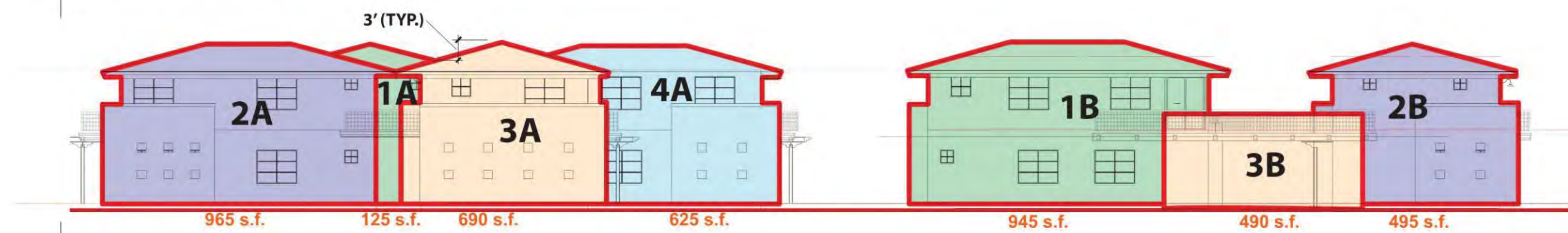
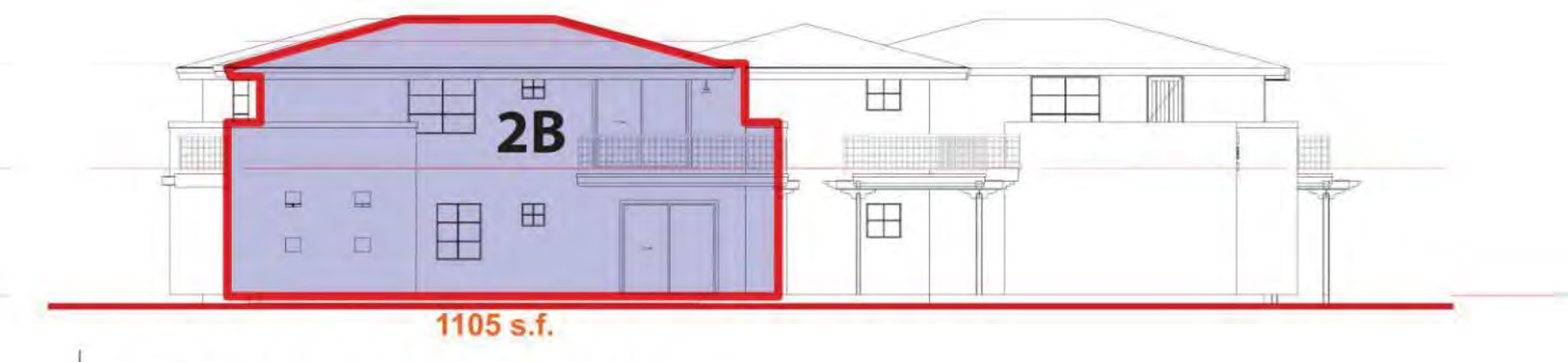
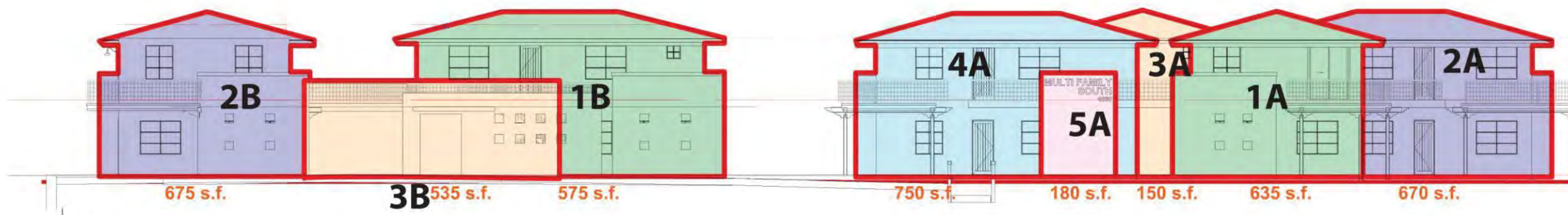
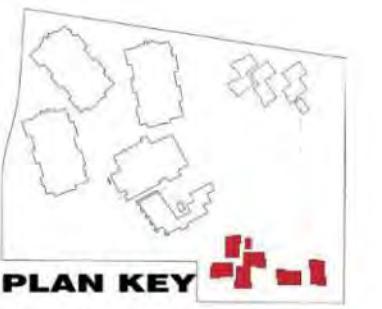


BUILDING SECTION
3/32"=1'-0"

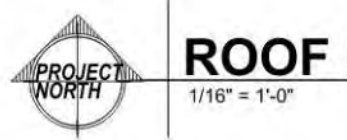
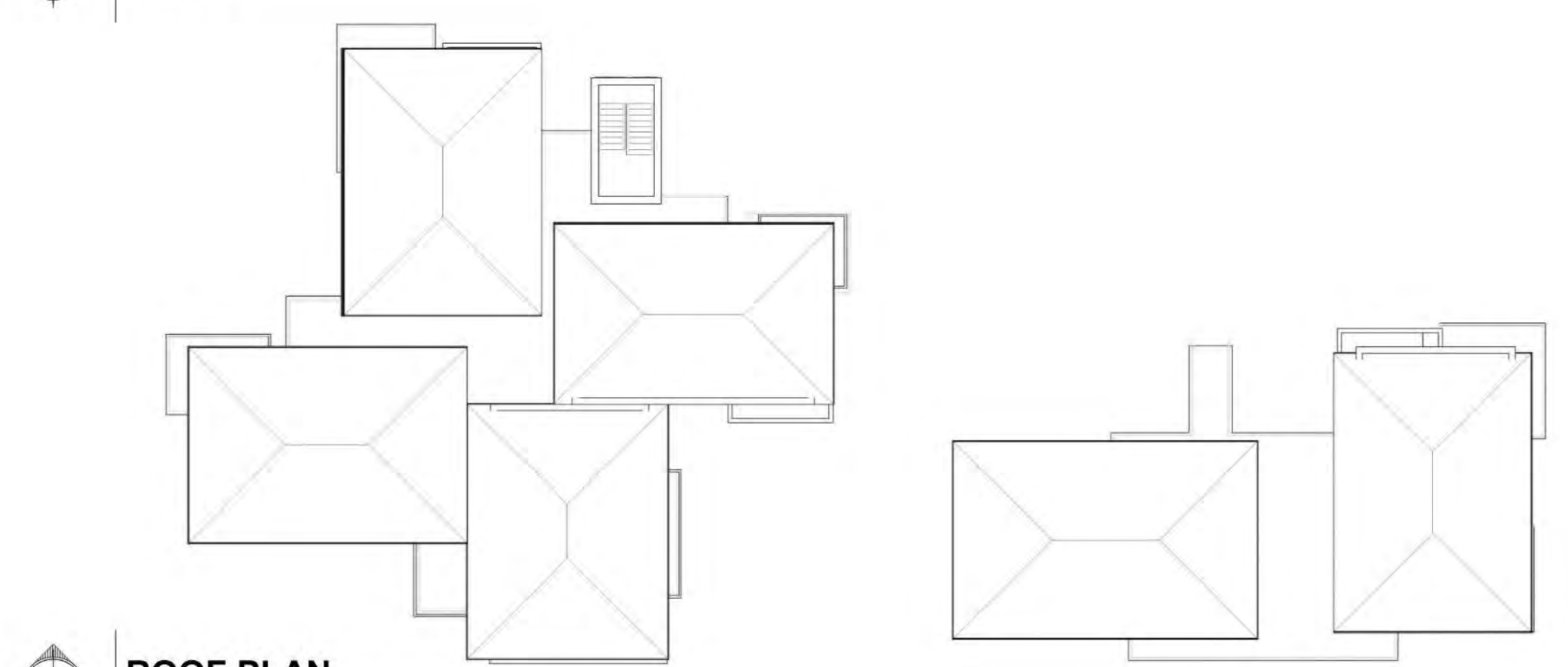


BUILDING SECTION
3/32"=1'-0"

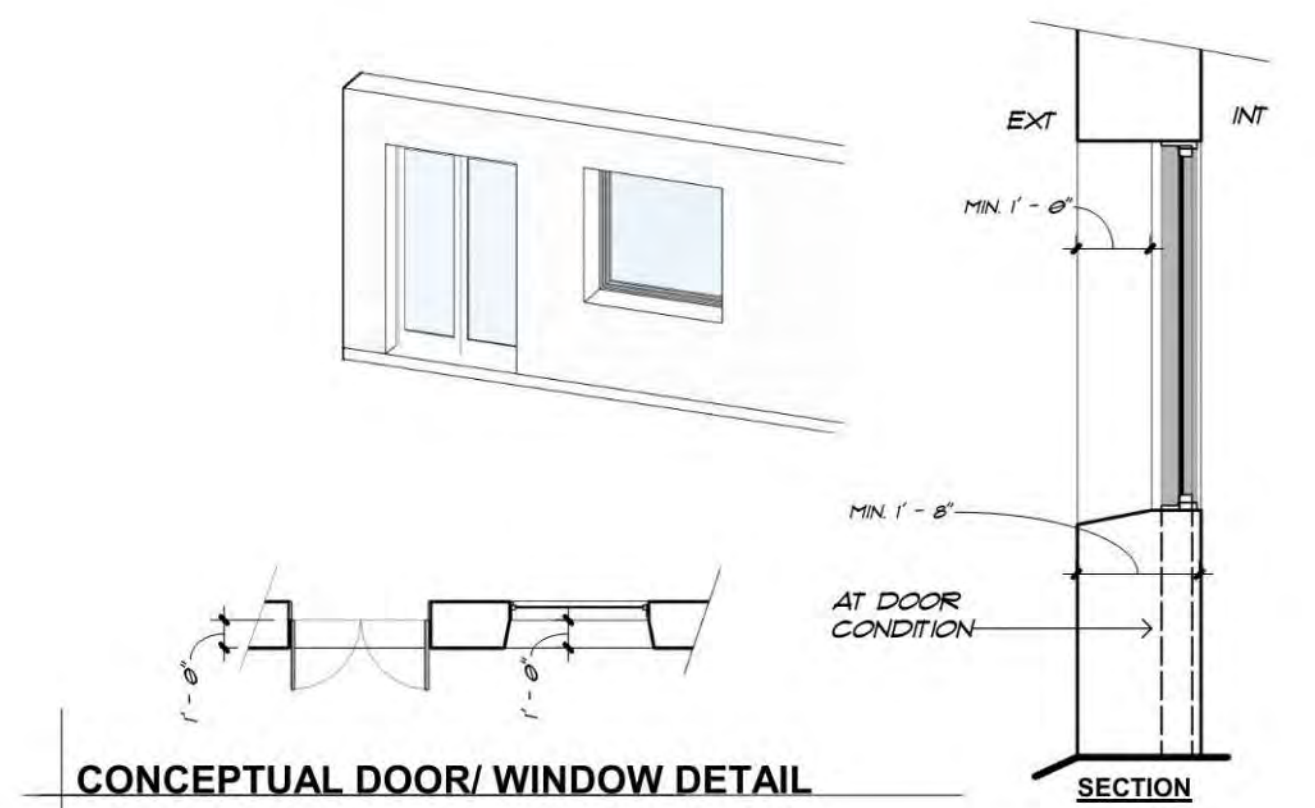
Multi Family - South		SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE	
KEY:			
SLDC reference - Article 2: Zoning Districts			
A	2.24.E.1 Measurement of Building Height	Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 60' plane complies.	
B	2.24.E.2 Maximum Overall Building or Structure Height	Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 4)	
C	2.24.E.3. Exceptions to Height Requirements - Elevators	Elevators extend beyond height envelope. (Max allowable) 5 percent = s.f.	
D	2.24.E.3. Exceptions to Height Requirements - Roof mech. Equip.	Screened rooftop mechanical equipment extend beyond height envelope.	
E	2.24.E.4 Multiple Buildings Located on One Site	Total Number of Buildings = 9, Number of Buildings Eligible for increased Height = 3.	Building footprint: s.f. 25 percent = 0 s.f. Actual = 0 s.f.
F	2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)	5 ft. height increase in this area = 32 ft. (22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings))	
	+0 Baseline standard	400	s.f.
	+5 Largest Unrelieved Building Plane (s.f.)	21	%
	+10 Additional Height (ft.)	5	ft.
	Maximum Additional Height:	27	ft.
SLDC reference - Article 5.7 Site and Building Design			
G	5.7.E. Building Placement and Orientation	Building Separation 12.5 ft. required / provided	
5.7.F. Building Design			
5.7.F.2.a Building Form - Building Massing (Multifamily residential)			
Building 6 & 7 (MF South) - 9 buildings on site.			
	Bldg 6 Visual Mass 1A	PLAN VIEW	ELEVATION
	**Visual Mass 2A (2nd Largest)	1,000 s.f.	1,740 s.f.
	**Visual Mass 3A (largest)	1,080 s.f.	2,270 s.f.
	Visual Mass 4A	1,000 s.f.	1,300 s.f.
	Visual Mass 5A	220 s.f.	1,605 s.f.
	Visual Mass 6A	220 s.f.	180 s.f.
	Total footprint area	4,300 s.f.	7,125 s.f.
	(combined largest 2 masses)	2,080 s.f.	3,600 s.f.
	Total footprint	4,300 s.f.	7,125 s.f.
	60 percent = allowable	2,580 s.f.	OK 2530 < 3133 4,275 s.f. 5410-8001
	80 percent = allowable	3,440 s.f.	OK 3197 < 4178 5,700 s.f. 7825-10668
	Bldg 7 **Visual Mass 1B (2nd largest)	1,125 s.f.	1,520 s.f.
	**Visual Mass 2B (largest)	1,200 s.f.	2,275 s.f.
	Visual Mass 3B	855 s.f.	1,025 s.f.
	Total footprint area	3,180 s.f.	4,820 s.f.
	(combined largest 2 masses)	2,325 s.f.	3,795 s.f.
	Total footprint	3,180 s.f.	4,820 s.f.
	60 percent = allowable	1,908 s.f.	OK 1200 < 1908 2,892 s.f. 2275-2892
	80 percent = allowable	2,544 s.f.	OK 2325 < 2544 3,856 s.f. 3795-3856
I	5.7.F.2.c Building Form - Building Articulation	Length of building <150 ft. Maximum LRV of building = 21	
	1. Horizontal Articulation		
	2. Vertical Articulation		
	3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)		
	5.7.F.2 Building Form - Building Length		
	5.7.F.5 Building Color		



PLAN
1/16" = 1'-0"



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



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

KEY:

2.24 Reference - Article 2: Zoning Districts

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

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

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

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

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

2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)

+0	Baseline standard		
+5	Largest Unrelieved Building Plane (s.f.)	400	s.f.
+5	LRV (%)	21	%
+10	Additional Height (ft.)	5	ft.
	Maximum Additional Height:	27	ft.

SLDC reference - Article 5.7: Site and Building Design

5.7.E Building Placement and Orientation
5.7.E.3 (Table 5.4) Building Separation 12.5 ft. required / provided

5.7.F Building Design

5.7.F.2.a Building Form - Building Massing (Multi-family residential)
Building 6 & 7 (MF South) - 9 buildings on site.

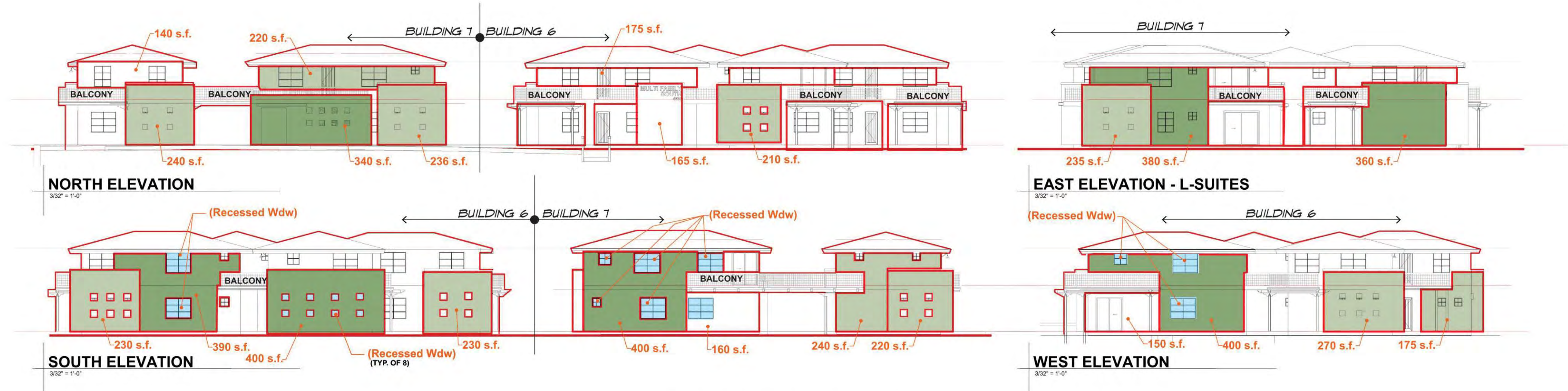
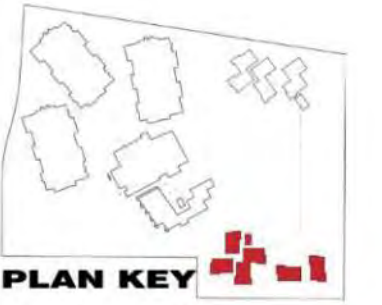
Bldg #	Visual Mass	PLAN VIEW		ELEVATION	
		s.f.	OK	s.f.	OK
Bldg 6	Visual Mass 1A	1,000	OK	1,740	s.f.
	**Visual Mass 3A (2nd Largest)	1,000	s.f.	2,270	s.f.
	**Visual Mass 3A (largest)	1,080	s.f.	1,330	s.f.
	Visual Mass 4A	1,000	s.f.	1,605	s.f.
	Visual Mass 5A	220	s.f.	180	s.f.
Total footprint area		4,300	s.f.	7,125	s.f.
(combined largest 2 masses)		2,080	s.f.	3,600	s.f.
Total footprint		4,300	s.f.	7,125	s.f.
60 percent = allowable		2,580	s.f.	4,275	s.f.
80 percent = allowable		3,440	s.f.	5,700	s.f.
				2930 < 3133	OK
				3197 < 4178	OK
				5410 < 8001	OK
				7825 < 10668	OK
Bldg 7	**Visual Mass 1B (2nd largest)	1,125	s.f.	1,530	s.f.
	**Visual Mass 2B (Largest)	1,200	s.f.	2,275	s.f.
	Visual Mass 3B	855	s.f.	1,025	s.f.
	Total footprint area	3,180	s.f.	4,820	s.f.
	(combined largest 2 masses)	2,325	s.f.	3,795	s.f.
Total footprint		3,180	s.f.	4,820	s.f.
60 percent = allowable		1,908	s.f.	2,892	s.f.
80 percent = allowable		2,544	s.f.	3,856	s.f.
				1200 < 1908	OK
				2325 < 2544	OK
				2275 < 2892	OK
				3795 < 4856	OK

5.7.F.2.c Building Form - Building Articulation

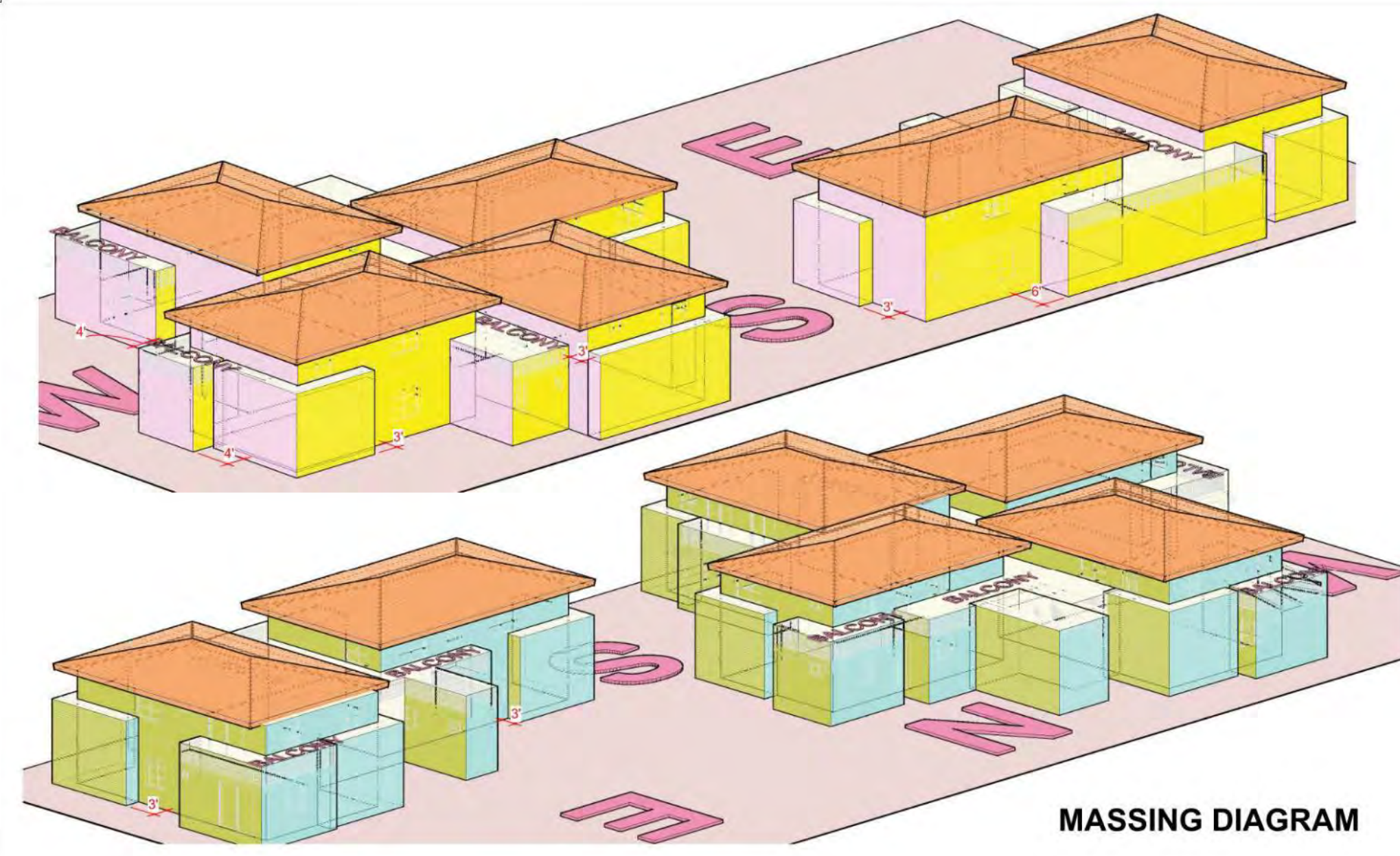
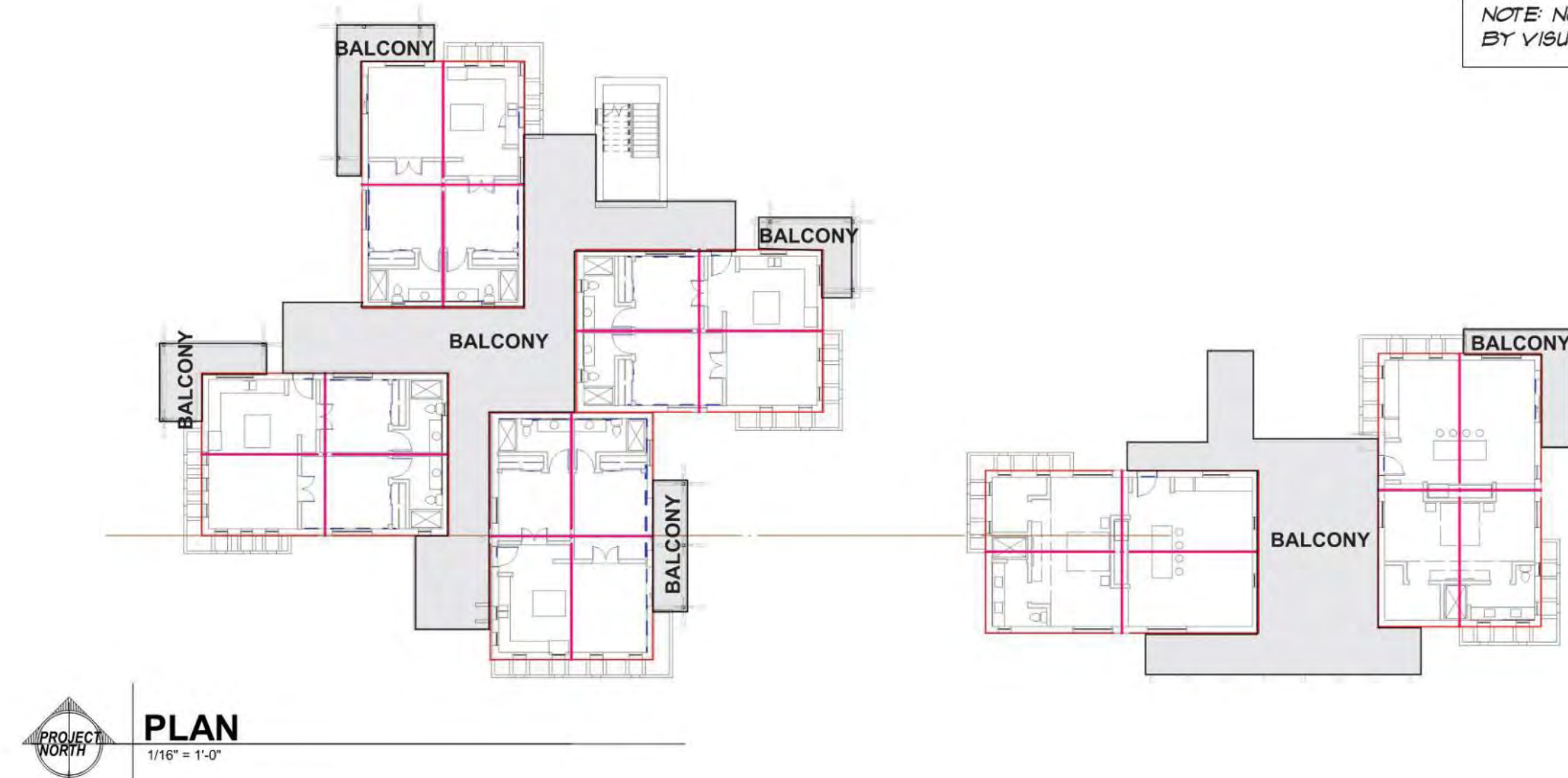
- Horizontal Articulation
- Vertical Articulation
- Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)

5.7.F.2 Building Form - Building Length Length of building < 150 ft.

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

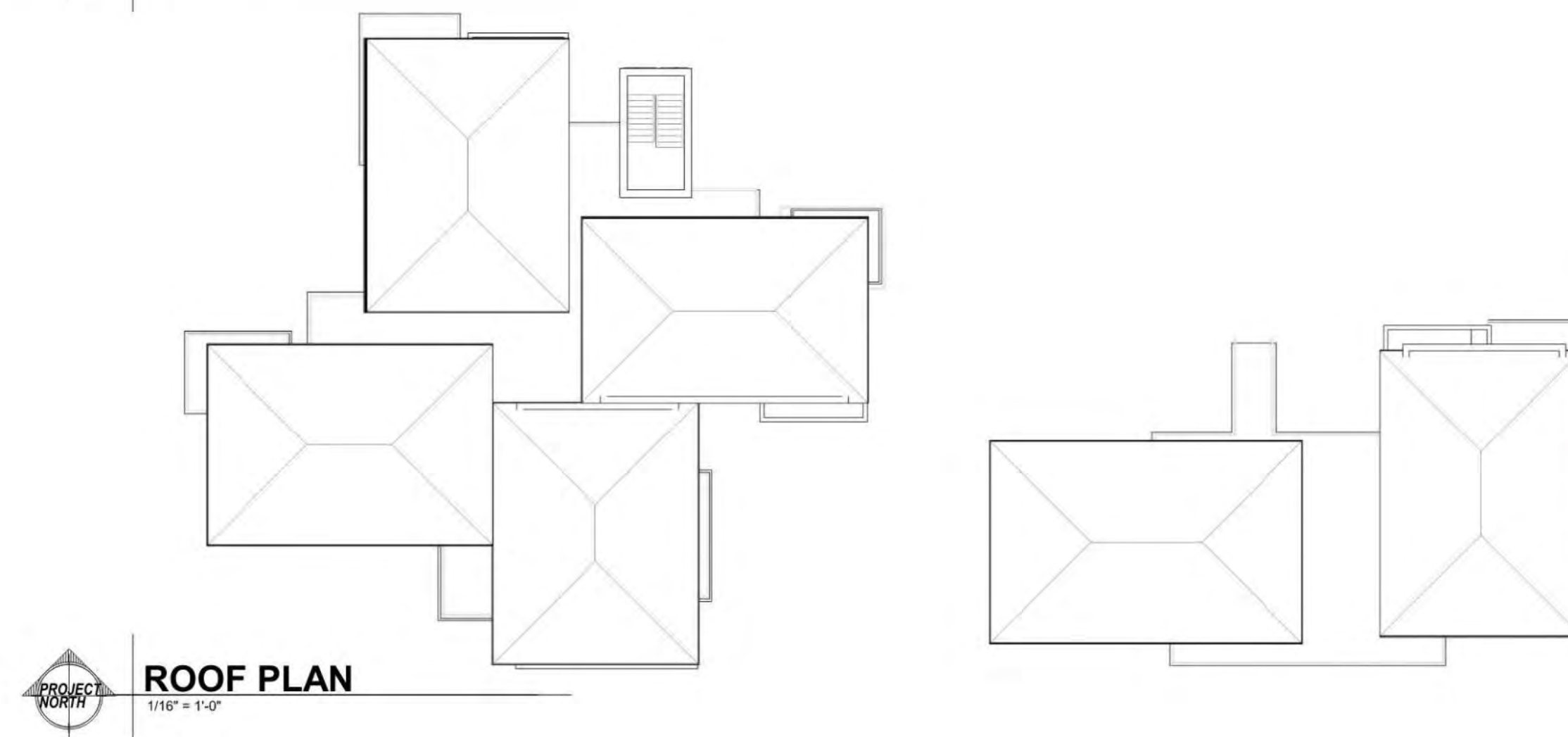


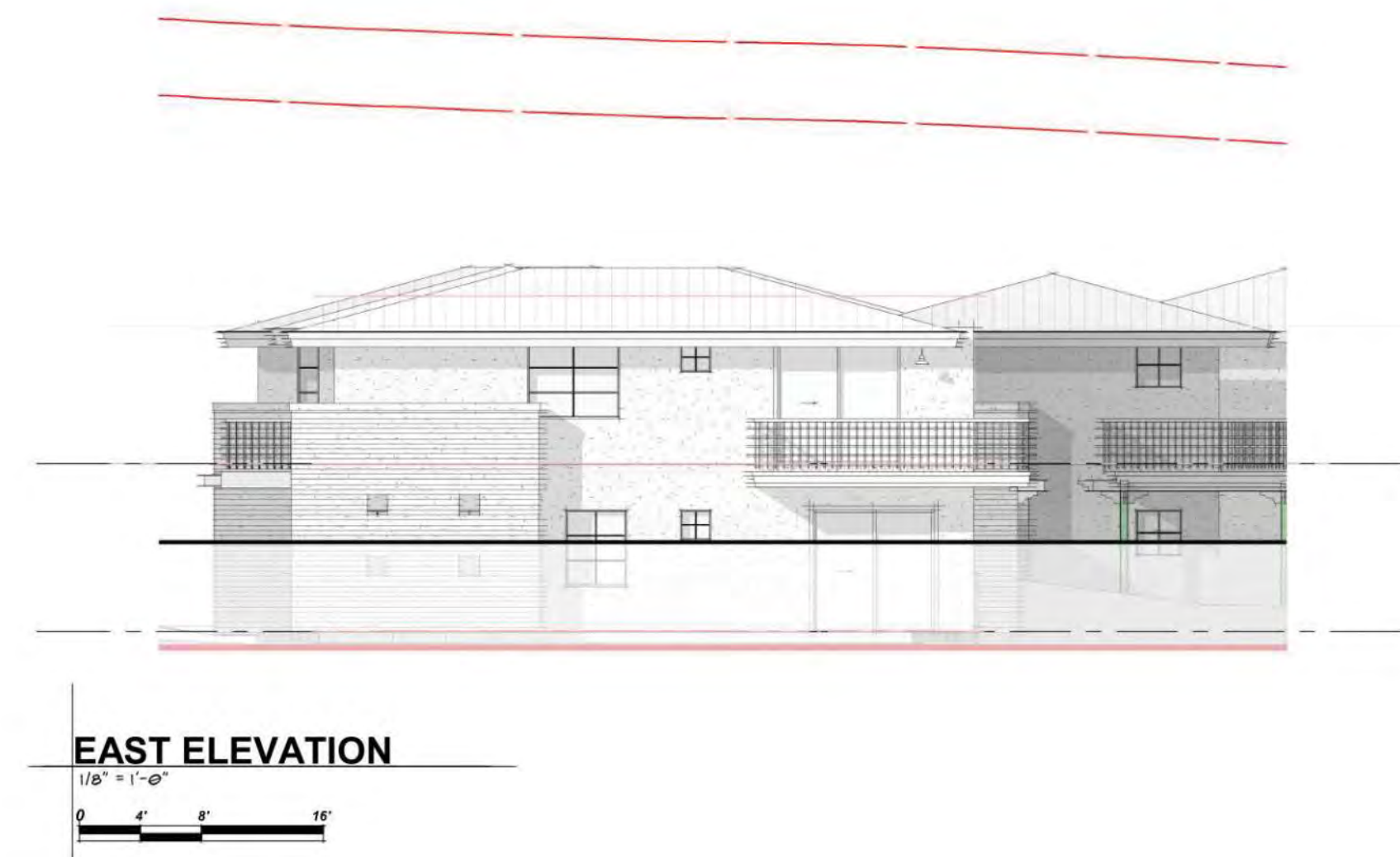
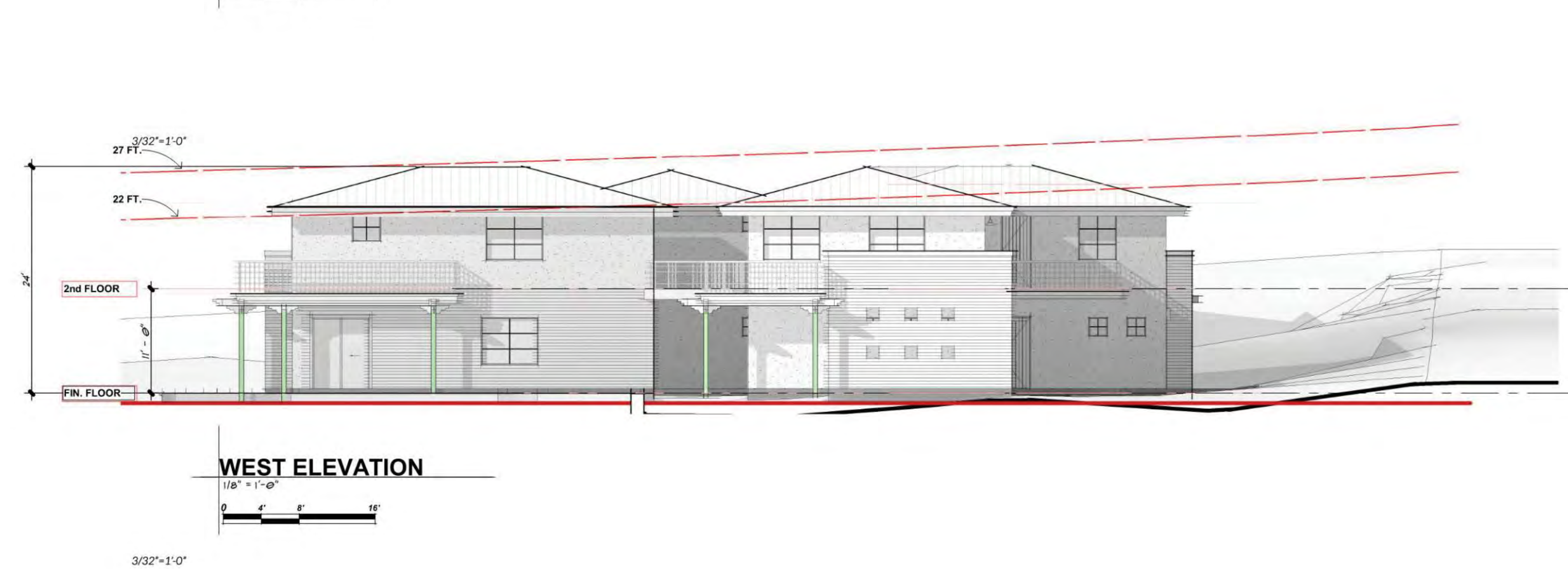
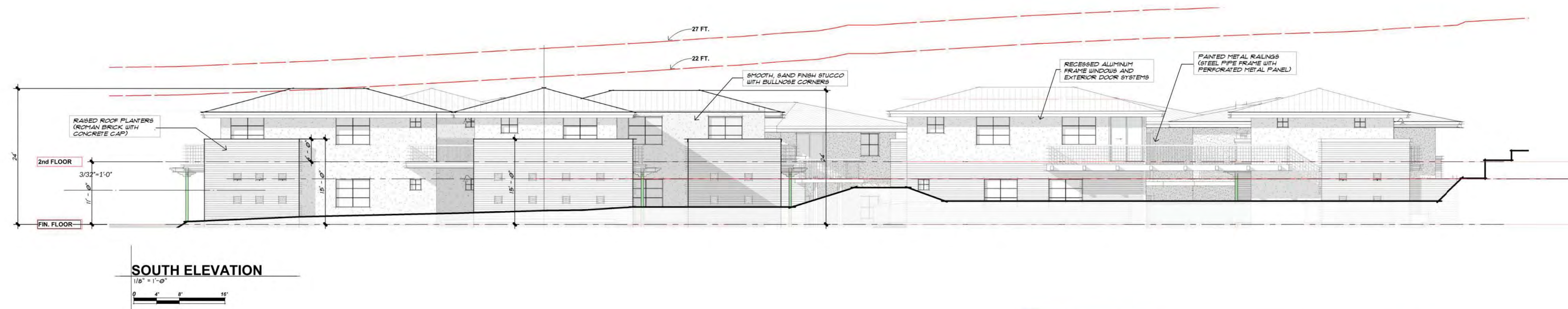
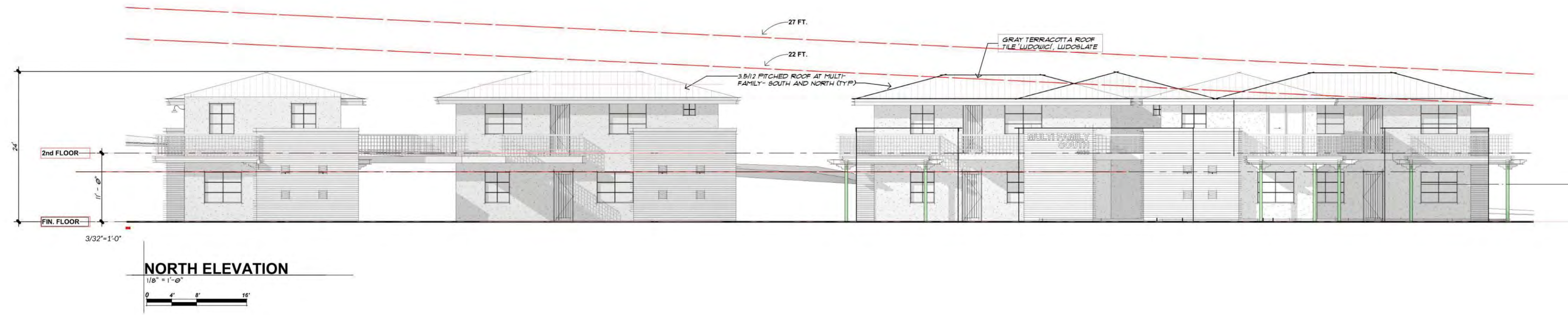
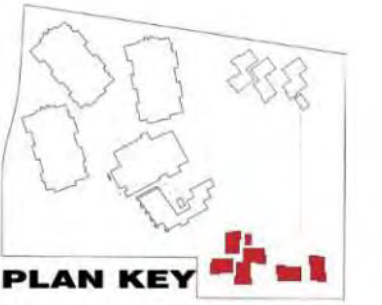
NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 200 S.F.



UNRELIEVED BUILDING PLANE DIAGRAMS:

- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.
- WINDOW REQUIRED TO BE RECESSED A MINIMUM OF 12". SEE TYP. DETAIL





LANDSCAPE LEGEND - LIST

(native species are indicated by UNDERLINE)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN
	EXISTING TREES TO REMAIN		24"	
	EXISTING TREES TO BE REMOVED		5"	
EVERGREEN TREES				
	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	48"	BOX 19
	PINUS EDULIS	PINON PINE		41
	QUERCUS EMORYI	EMORY OAK		62
DECIDUOUS TREES				
	CHILOPSIS LINEARIS	DESERT WILLOW	24"	BOX 12
	FRAXINUS GREGGII	LITTLE LEAF ASH		31
	PISTACIA CHINENSIS	PISTACHE		19
	ROBINIA AMBIGUA	PURPLE ROBE LOCUST		16

EVERGREEN and DECIDUOUS TREES TOTAL 200

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

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

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

CODE COMPLIANCE

OPEN SPACE CALCULATIONS :

SITE AREA	267,000 s.f.
HARDSCAPE	
bldg. footprints	62,000 s.f.
roads & parking	73,000 s.f.
private walkways	19,200 s.f.
patios	5,500 s.f.
TOTAL:	159,700 s.f.
LESS HARDSCAPE	159,700 s.f.
TOTAL OPEN SPACE	108,100 s.f.
LANDSCAPE REQUIREMENTS FOR 108,100 s.f. OF OPEN SPACE	
TREES :	108,100 / 400 = 271 TREES (private site only)
less credit for existing trees	102
NET TREES REQUIRED :	169 TREES PROPOSED : 200 (on-site only)
SHRUBS	108,100 / 400 = 271 X 3 = 813 SHRUBS (private area only)
SHRUBS REQUIRED :	813 SHRUBS PROPOSED 815 (on-site only)

NATIVE - NON NATIVE COMPLIANCE

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

EVERGREEN COMPLIANCE

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

PARKING AREA LANDSCAPE COMPLIANCE

SEE SHEET 2 FOR PARKING/LANDSCAPE AREA CALCULATIONS



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

CONCEPTUAL LANDSCAPE PLAN
 scale : 1" = 30' NORTH

GENERAL NOTES :

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

CONCEPTUAL landscape plan for
THE VILLAGE AT SADDLEROCK CROSSING
 W. HIGHWAY 89A at SOLDIER PASS ROAD
 prepared for :
 OXFORD HOTEL GROUP
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REVISED 12/30/23



Richard Steven Hubbell
 EXPIRES 3/30/26

SHEET 1 of 2
 CONCEPTUAL LANDSCAPE PLAN



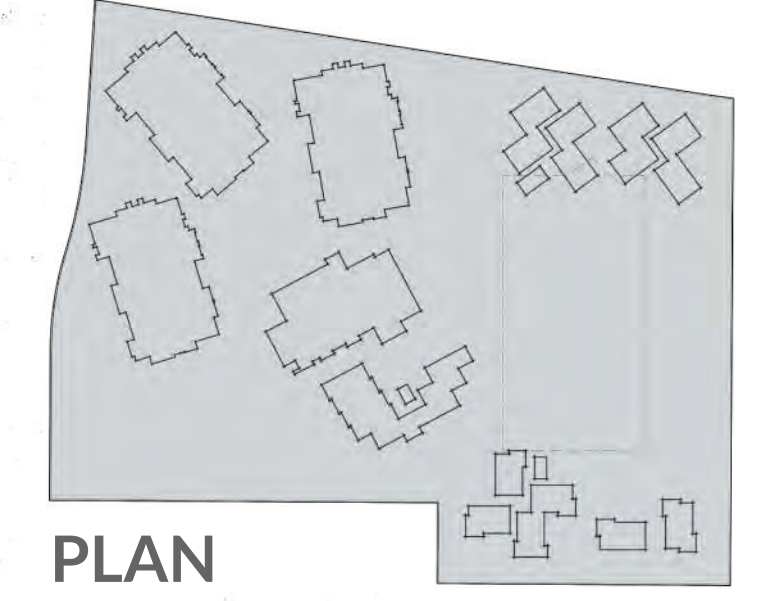
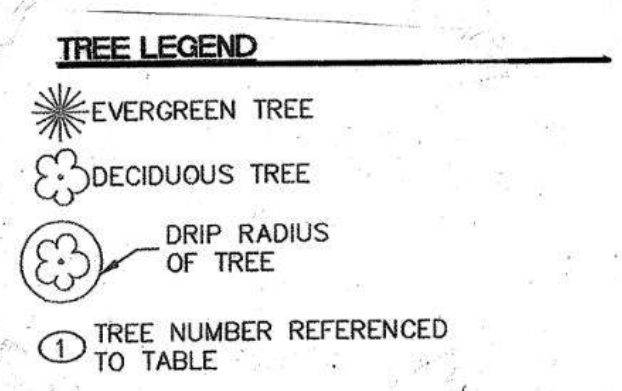
EXISTING TREE LIST

TREE #	TRUNK DIA.	SPECIES	TREE CREDIT FOR EXIST. CALIPER SIZE	TREE #	TRUNK DIA.	SPECIES	TREE CREDIT FOR EXIST. CALIPER SIZE
REMAIN	1	12"	COTTONWOOD	3	41	8"	PARADISE
REMAIN	2	24"	COTTONWOOD	3	42	6"	MESQUITE
REMAIN	3	8"	COTTONWOOD	3	43	6"	ELM
REMAIN	4	8"	BROAD LEAF EVERGREEN	3	44	6"	ELM
REMAIN	5	11"	COTTONWOOD	3	45	6"	MULBERRY
REMAIN	6	11"	COTTONWOOD	3	46	6"	PARADISE
REMAIN	7	24"	JUNIPER	3	47	12"	MESQUITE
REMAIN	8	12"	JUNIPER	3	48	8"	MESQUITE
REMAIN	9	24"	COTTONWOOD	3	49	8"	MESQUITE
REMAIN	10	8"	COTTONWOOD	3	50	8"	AUSTRIAN BLACK PINE
REMAIN	11	10"	COTTONWOOD	3	51	6"	AUSTRIAN BLACK PINE
REMAIN	12	12"	COTTONWOOD	3	52	8"	AUSTRIAN BLACK PINE
REMAIN	13	21"	MIMOSA	4	53	8"	AUSTRIAN BLACK PINE
REMAIN	14	10"	COTTONWOOD	3	54	10"	AUSTRIAN BLACK PINE
REMAIN	15	24"	MULBERRY	3	55	12"	MIMOSA
REMAIN	16	9"	COTTONWOOD	3	56	32"	COTTONWOOD
REMAIN	17	7"	MULBERRY	3	57	28"	COTTONWOOD
REMAIN	18	15"	ITALIAN CYPRESS	4	58	8"	JUNIPER
REMAIN	19	38"	ITALIAN STONE PINE	4	59	24"	FIR
REMAIN	20	9"	MAPLE	4	60	20"	MIMOSA
REMAIN	21	14"	FLOWERING PEAR	4	61	4"	MESQUITE
REMAIN	22	14"	FLOWERING PEAR	4	62	20"	PINE
REMAIN	23	24"	JUNIPER	4	63	12"	ELM
REMAIN	24	16"	FLOWERING PEAR	4	64	20"	PINE
REMAIN	25	16"	JUNIPER	4	65	20"	PINE
REMAIN	26	30"	ITALIAN STONE PINE	4	66	18"	PINE
REMAIN	27	12"	NAVAJO GLOBE WILLOW	4	67	24"	ARIZONA CYPRESS
REMAIN	28	8"	BROAD LEAF EVERGREEN	4	68	20"	ARIZONA CYPRESS
REMAIN	29	8"	FLOWERING DECIDUOUS TREE	4	69	28"	ITALIAN STONE PINE
REMAIN	30	5"	FLOWERING PEAR	4	70	16"	FIR
REMAIN	31	8"	JUNIPER	4	71	8"	ITALIAN CYPRESS
REMAIN	32	14"	DECODAR CEDAR	4	72	8"	ITALIAN CYPRESS
REMAIN	33	12"	PARADISE	4	73	8"	ITALIAN CYPRESS
REMAIN	34	4"	EUCALYPTUS	4	74	9"	JUNIPER
REMAIN	35	18"	JUNIPER	4	75	16"	ELM
REMAIN	36	16"	JUNIPER	4	76	20"	ELM
REMAIN	37	8"	COTTONWOOD	3	77	12"	COTTONWOOD
REMAIN	38	8"	FLOWERING PLUM	3	78	5"	ELM
REMAIN	39	6"	ELM	3			
REMAIN	40	7"	AUSTRIAN BLACK PINE	3			

SUB TOTAL 61
TOTAL 97

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

CREDIT FOR EXISTING TREES 97
BASED ON CALIPER SIZE



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