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SITE PARCEL MAP



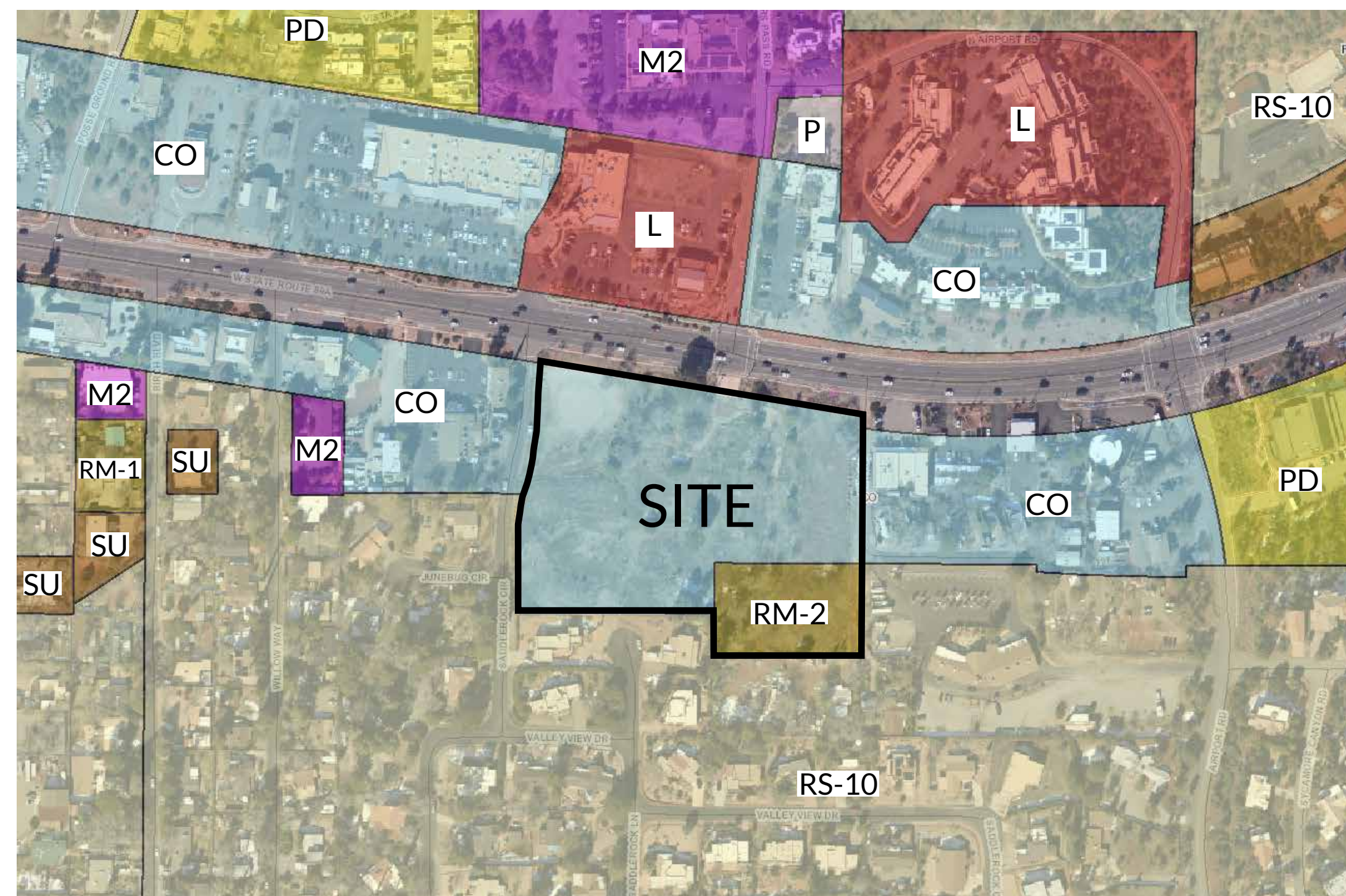
EXISTING ADJACENT BUILDING ENVELOPES



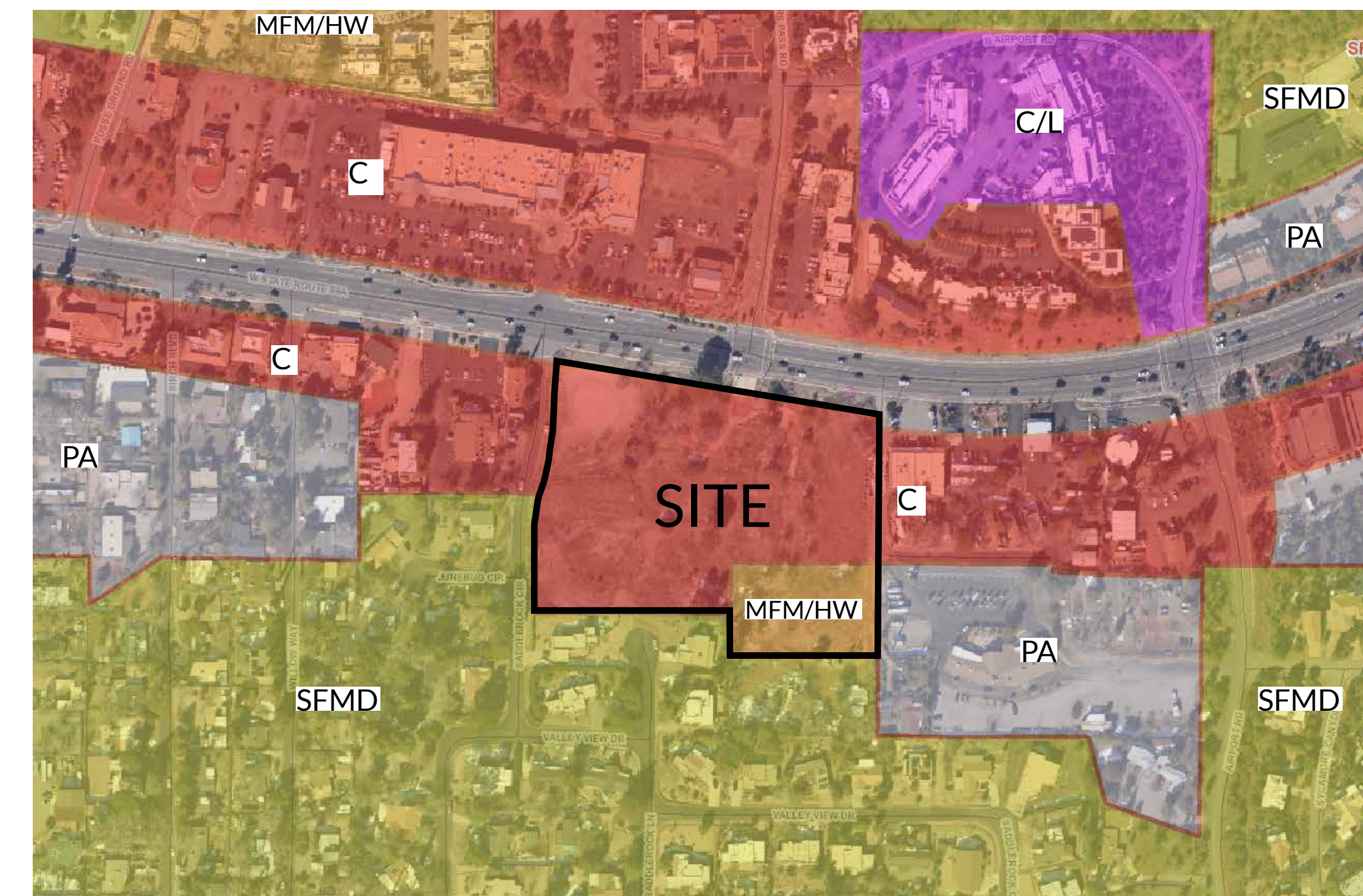
MAJOR BIKE WAYS NEAR PROPERTY



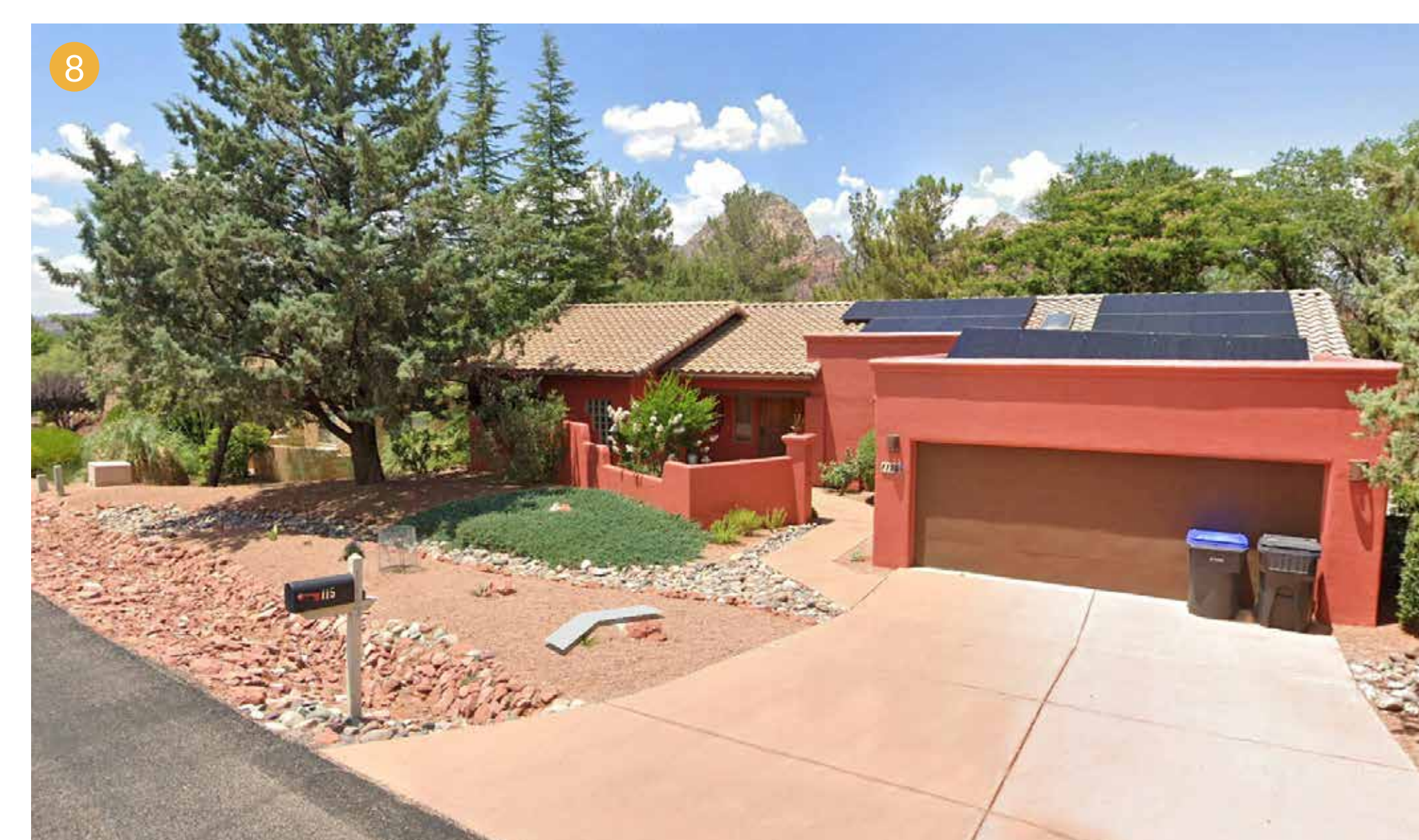
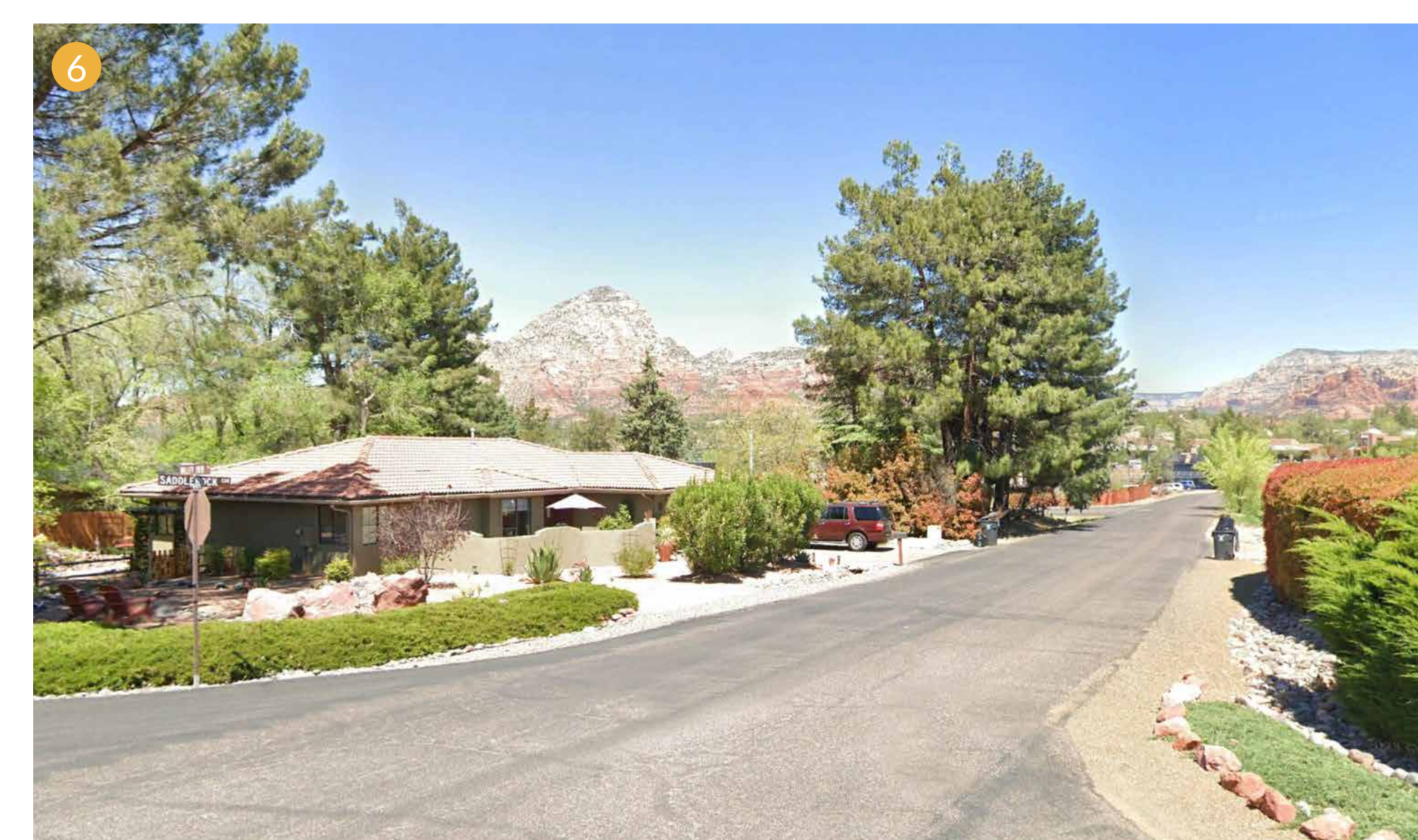
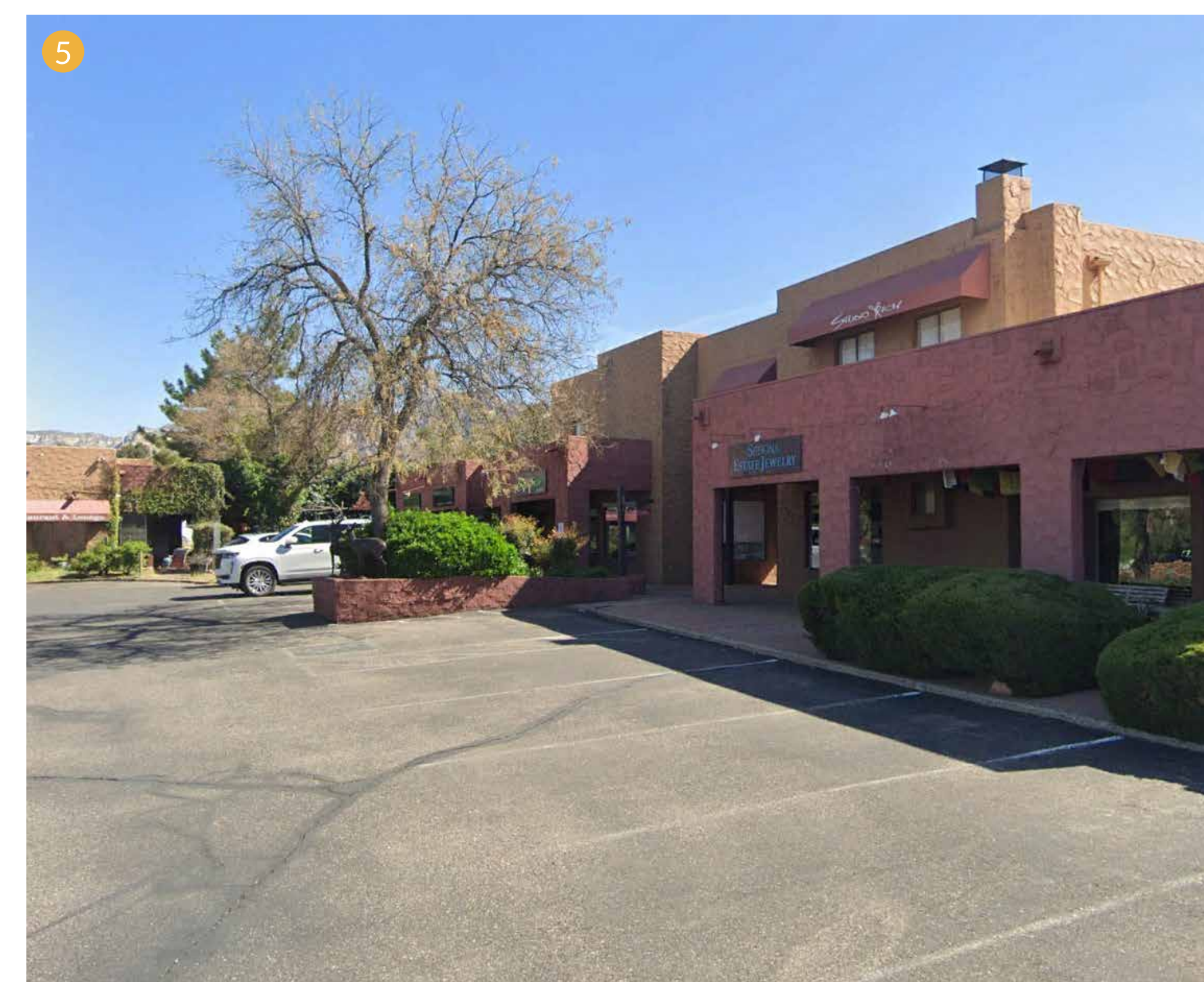
TRANSIT STOPS NEAR SITE



ZONING DISTRICTS PER GIS

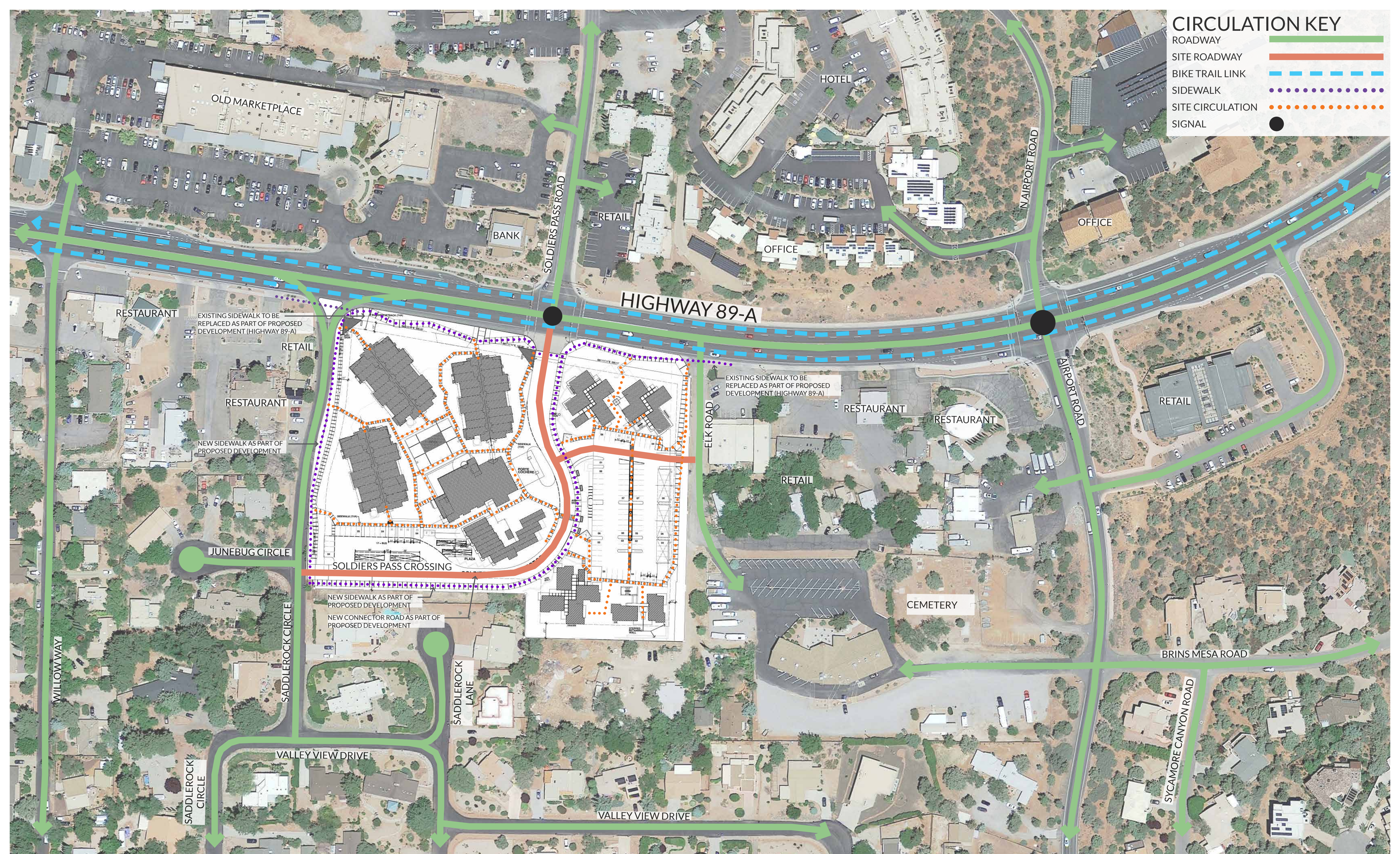


COMMUNITY PLAN PER GIS



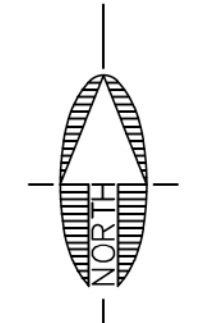
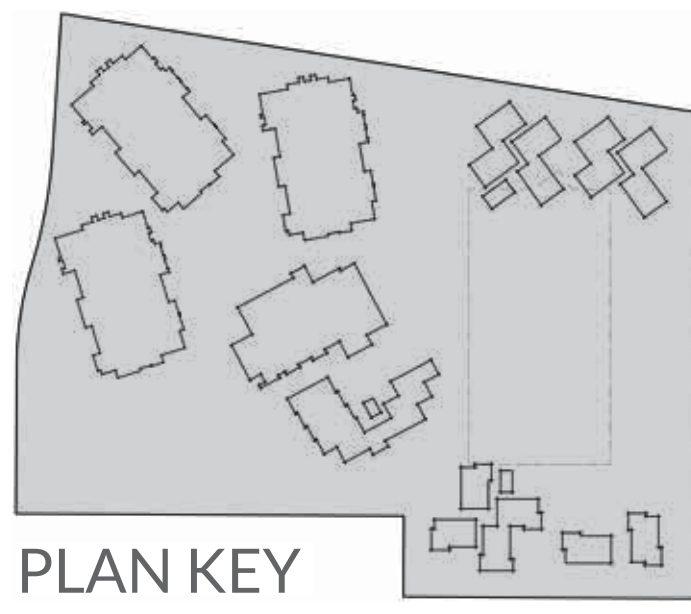
CIRCULATION KEY

- ROADWAY —
- SITE ROADWAY —
- BIKE TRAIL LINK - - -
- SIDEWALK •••••
- SITE CIRCULATION •••••
- SIGNAL ●



LEGEND

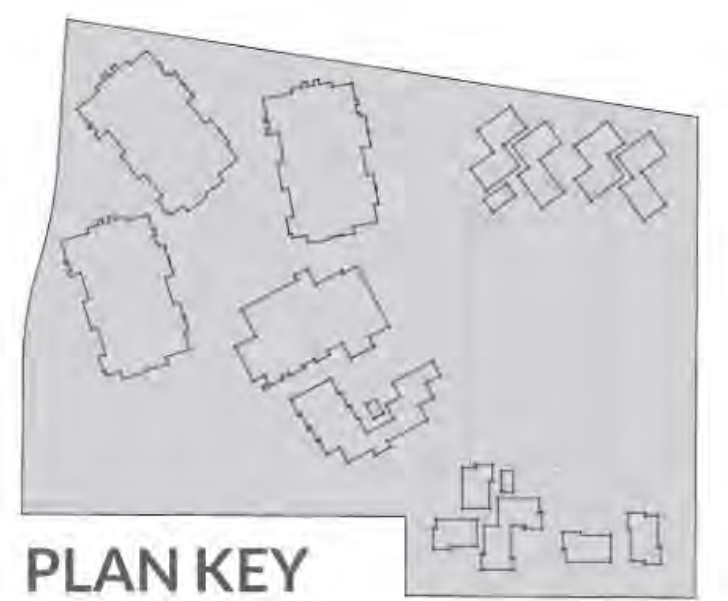
- CURRENT EXISTING MAJOR CONTOUR
- - - CURRENT EXISTING MINOR CONTOUR
- PRE-EXISTING MAJOR CONTOUR
- - - PRE-EXISTING MAJOR CONTOUR



SCALE: 1" = 30'



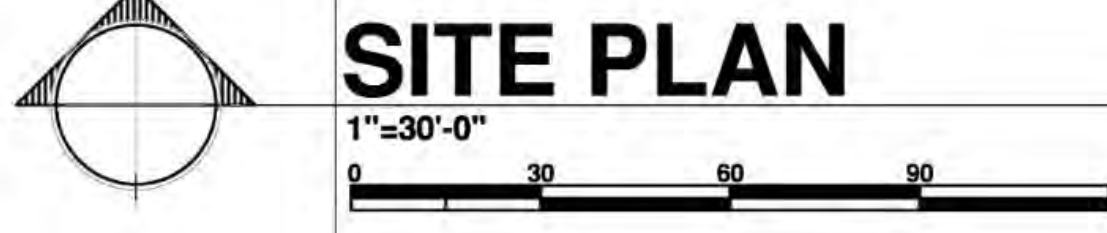
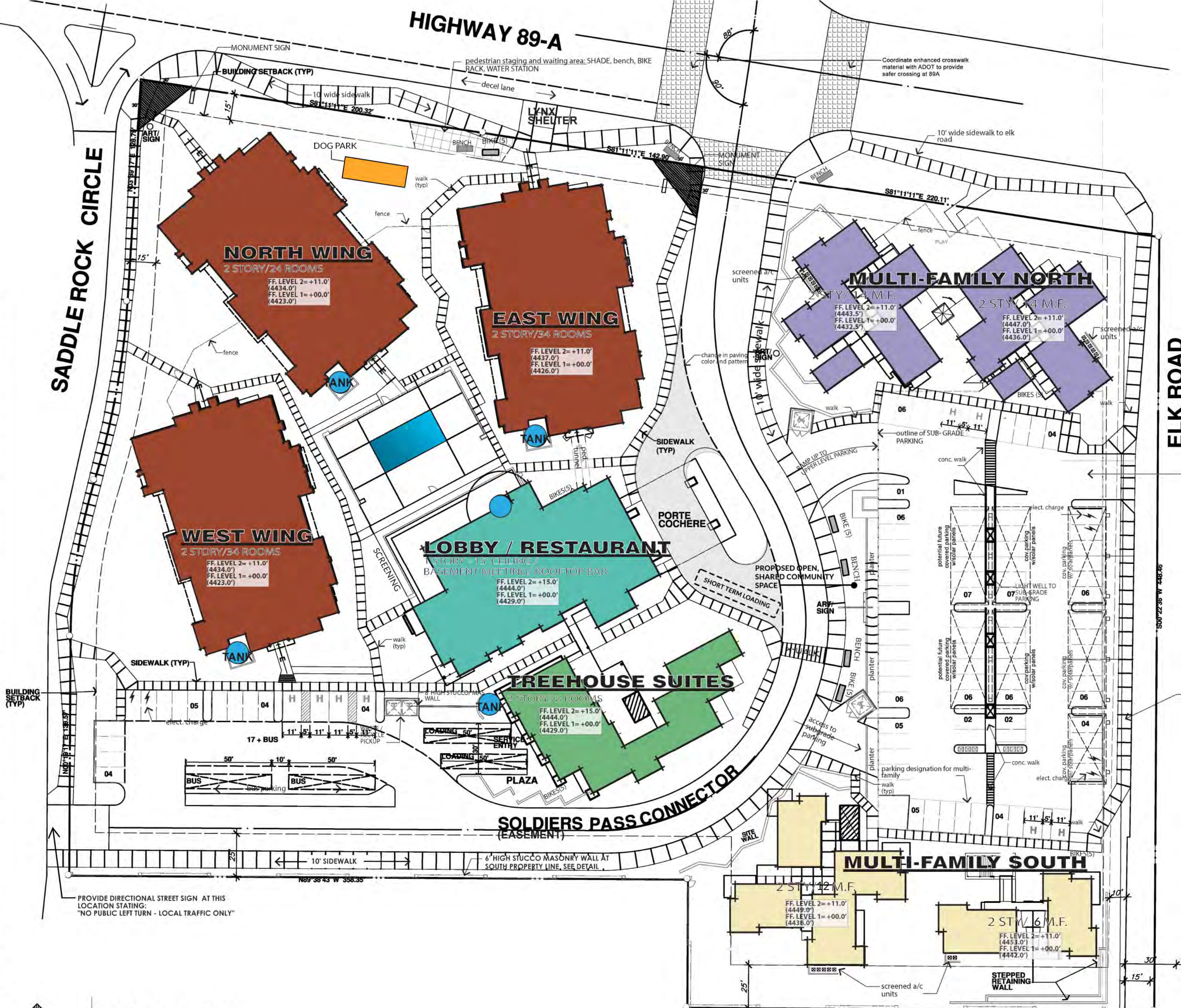
- LOBBY / RESTAURANT
- HOTEL: 58 guest rooms.
- HOTEL: 34 guest rooms
Basement/ Business Center
- HOTEL: 8 guest rooms.
Treehouse Suites
- MULTI-FAMILY:
28 units
- MULTI-FAMILY
18 units



THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA	
PROJECT DATA	
PROJECT LOCATION:	South of the intersection of West State Route 89A and Soldiers Pass Road between Saddlerock Circle and Elk Road. 1229 & 1336 West State Route 89A, 92 & 98 Soldiers Circle and 100 Elk Road, Sedona, Arizona.
ASSESSORS PARCEL NUMBER(S):	408-26-009A&C, 408-26-004B&C, 408-26-010 thru 014, 408-26-088A, 408-26-088
EXISTING ZONING:	CG - Commercial, RM-2 Multi-Family Residential High Density
PROPOSED ZONING:	C- Lodging
COMMUNITY FOCUS AREA:	Soldiers Pass Community Focus Area This is a dynamic and walkable center of activity for neighbors, visitors, and businesses. The already diverse mix of land uses will be enhanced and new development will complement existing land uses. People will walk, bike and use transit more as improvements will be designed with people in mind by improving connectivity, safety, and convenience.
SITE AREA: (SEE SHEET A-07)	NET Site Area (287,800sf) 6.14 Acres GROSS Site Area (277,165sf) 6.363 Acres
PROPOSED LAND USE AREA PLAN: (SEE SHEET A-08)	Lodging West of Soldiers Pass Connector: 3.28 Acres East of Soldiers Pass Connector (Subgrade Parking Area): 0.68 Acres Total HOTEL (Lodging) Area: 3.96 Acres Multi-Family South and East of Soldiers Pass Connector: 2.56 Acres Connector Road: 0.5 Acres
LOT COVERAGE:	Allowed Maximum Building Coverage = 60% (160,680 sf = 267,800 sf x 60%) 60% Proposed Maximum Building Coverage = 23.2% (23.2% = 62,000 sf / 267,800 sf) 23.2% Allowed Total Coverage = 80% (214,240 sf = 267,800 sf x 80%) 80% Proposed Total Coverage = 62.5% (62.5% = 167,300 sf / 267,800 sf) 62.5%

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA			
BUILDING DATA			
BUILDING	LEVEL	AREAS	NOTES
HOTEL			
LOBBY	Basement	5,300 SF	for building coverage calculation
	Level 01	9,300 SF	
GROSS FLOOR AREAS (enclosed spaces)	Basement	5,300 SF	Total
	Level 01	9,300 SF	
TREEHOUSE	Level 01	5,600 SF	Total
	Level 02	3,300 SF	
GUESTROOM WEST	Basement	12,000 SF	Total
	Level 01	11,200 SF	
GUESTROOM NORTH	Level 01	11,200 SF	Total
	Level 02	9,500 SF	
GUESTROOM EAST	Level 01	11,200 SF	Total
	Level 02	9,500 SF	
TOTAL HOTEL AREA		168,800 SF	
MULTI-FAMILY			
MULTI-FAMILY NORTH	Level 01	7,600 SF	Total
	Level 02	7,050 SF	
MULTI-FAMILY SOUTH	Level 01	5,900 SF	Total
	Level 02	11,800 SF	
TOTAL ALL BUILDINGS		133,050 SF	

THE VILLAGE AT SADDLEROCK CROSSING - SEDONA, ARIZONA			
PARKING DATA			
USE CATEGORY	SPACES REQUIRED	SPACES PROVIDED	
Lodging	100 units	1 space per total unit with 10 additional spaces	110 spaces
Multi Family	24 Units	1 space/bedroom unit	24 spaces
	16 Units	1.5 space/bedroom unit	24 spaces
Food and Beverage	Restaurant/Bar	1 space / 100 sf	19 spaces
	Rooftop Bar	1 space / 250 sf	4 spaces
Conference Facility	3,000 sf	1 space / 100 sf of meeting area	30 spaces
TOTAL PARKING PROVIDED			189 spaces
ACCESSIBLE PARKING PROVIDED		3 required per ADA, 2018 IBC	8 spaces
COVERED SPACES PROVIDED		200 sq ft covered area per garage	25 spaces
BUS PARKING		2 bus spaces + 12 parking spaces	2 spaces
LONG TERM LOADING SPACES		> 10 minutes	2 spaces
SHORT TERM LOADING SPACES		< 10 minutes	1 space
BICYCLE PARKING PROVIDED		plus 40 private spaces in MF units	40 public spaces



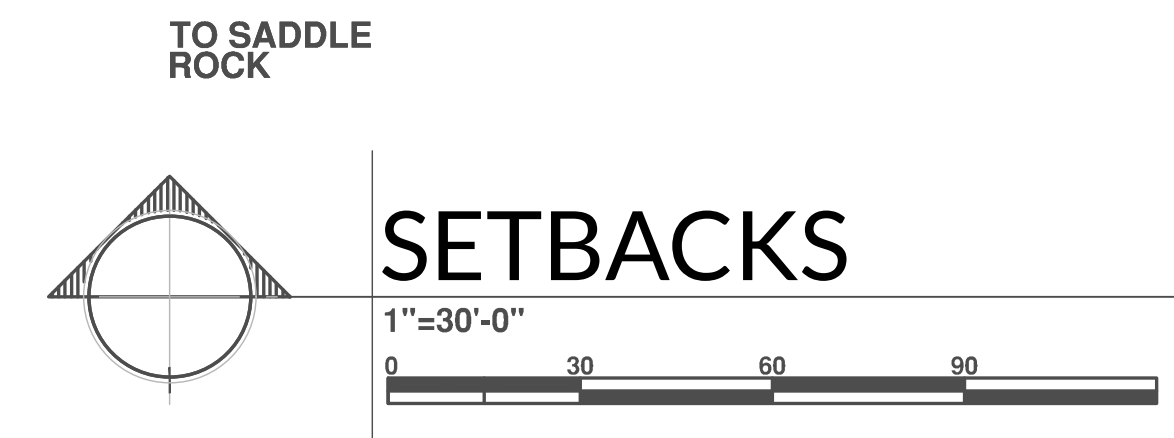
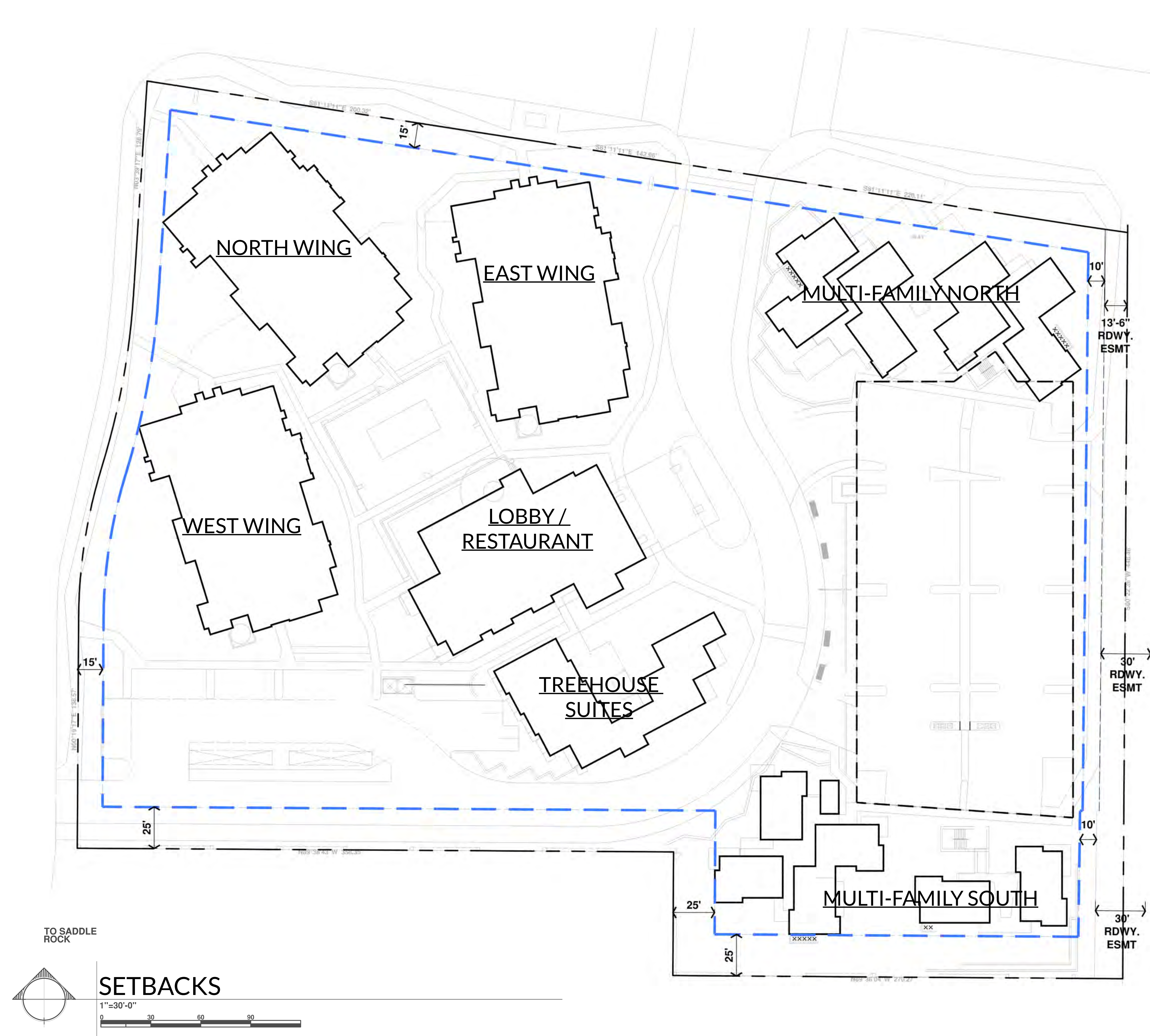
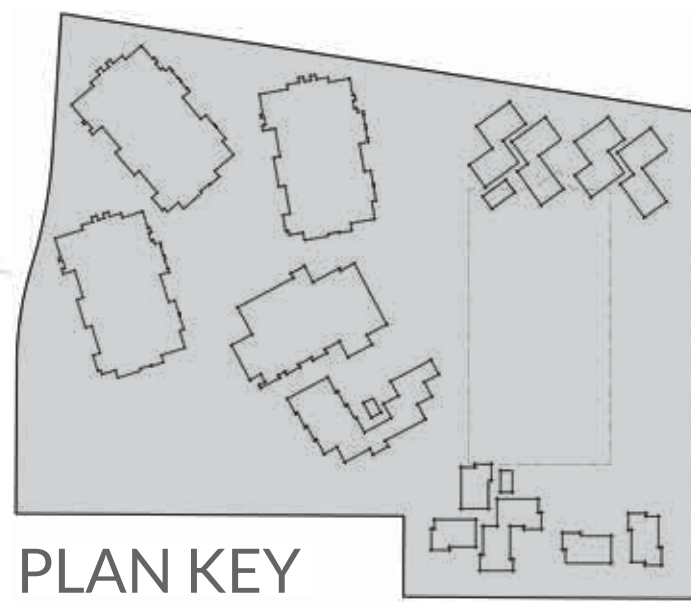
SITE PLAN

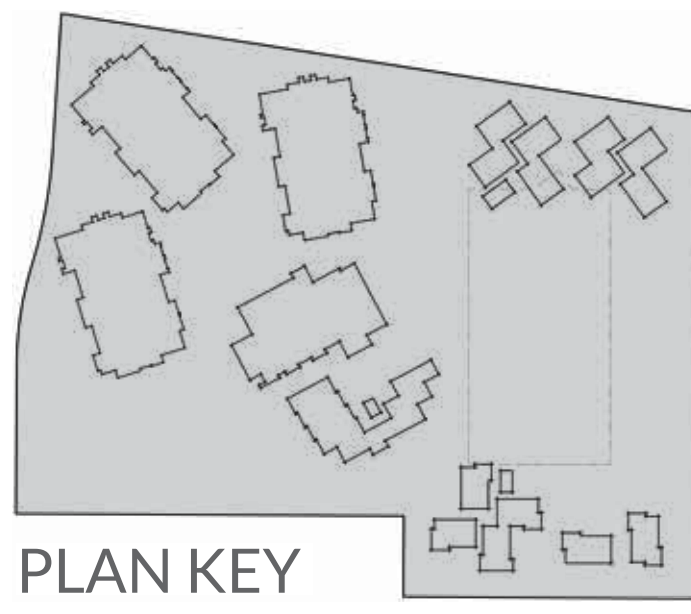
1"=30'-0"

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

PROVIDE DIRECTIONAL PUBLIC STREET SIGN STATING "NO RIGHT TURN - NOT A THROUGH STREET"

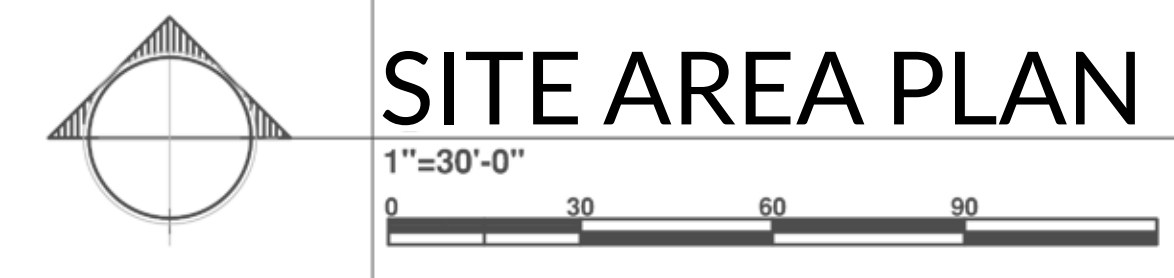
cemetery project

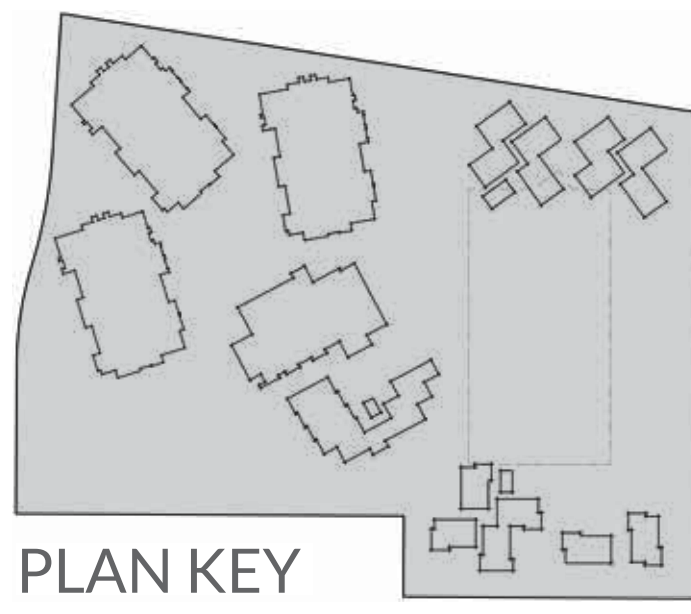




67,800 NET SF (6.14 ACRES)
 277,165 GROSS SF (6.363 ACRES)
 SEE ALTA SURVEY FOR MORE INFORMATION

RIGHT OF WAY
 9,365 SF





HIGHWAY 89-A

SADDLE ROCK CIRCLE

ELK ROAD

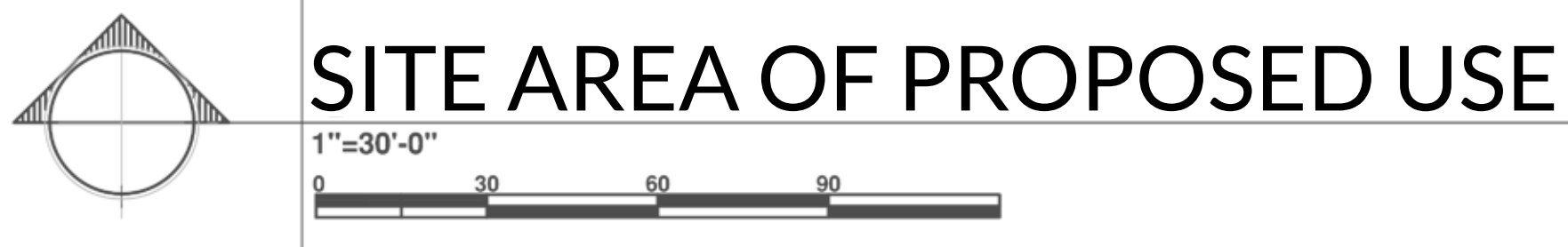
SITE AREA OF PROPOSED USE:
 TOTAL LODGING SITE AREA: 3.96 ACRES
 TOTAL MULTIFAMILY SITE AREA: 2.56 ACRES

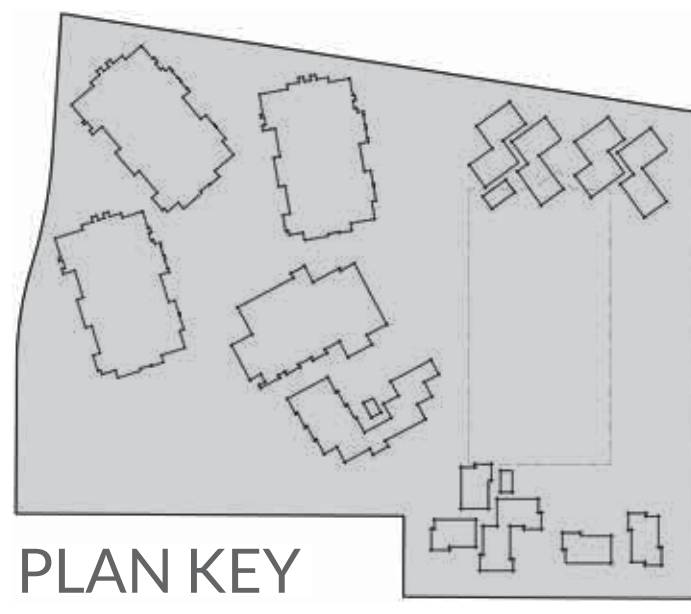
LODGING SITE AREA:
 143,140 SF (3.28 ACRES)

LODGING SITE AREA:
 50% OF SURFACE + SUBGRADE PARKING
 30,000 SF (0.68 ACRES)

CONNECTOR ROAD SITE AREA:
 21,920 SF (0.5 ACRES)

MULTI-FAMILY SITE AREA:
 111,835SF (2.56 ACRES)





HIGHWAY 89-A

SADDLE ROCK CIRCLE

ELK ROAD

BUILDING FOOTPRINTS:
62,000 SF (23.2%)

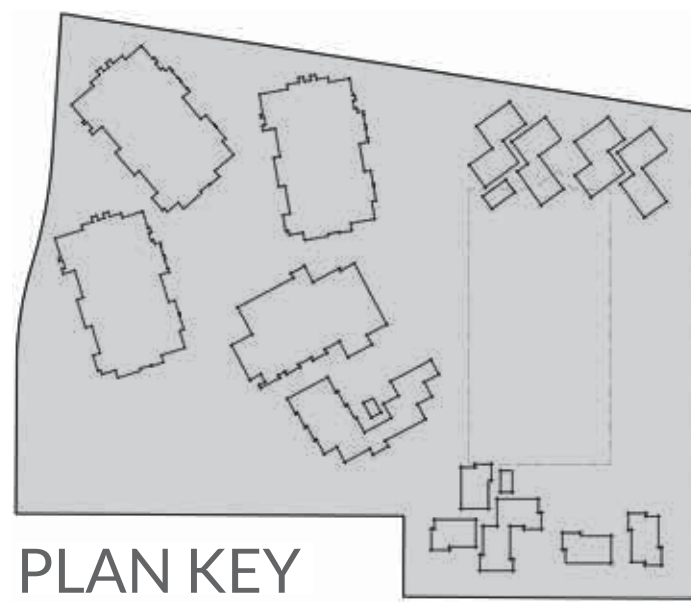
LODGING LOT COVERAGE: 48,500SF
MULTIFAMILY LOT COVERAGE: 13,500SF

COVERED PATIOS:
5,500 SF (2%)



BUILDING FOOTPRINT/LOT COVERAGE

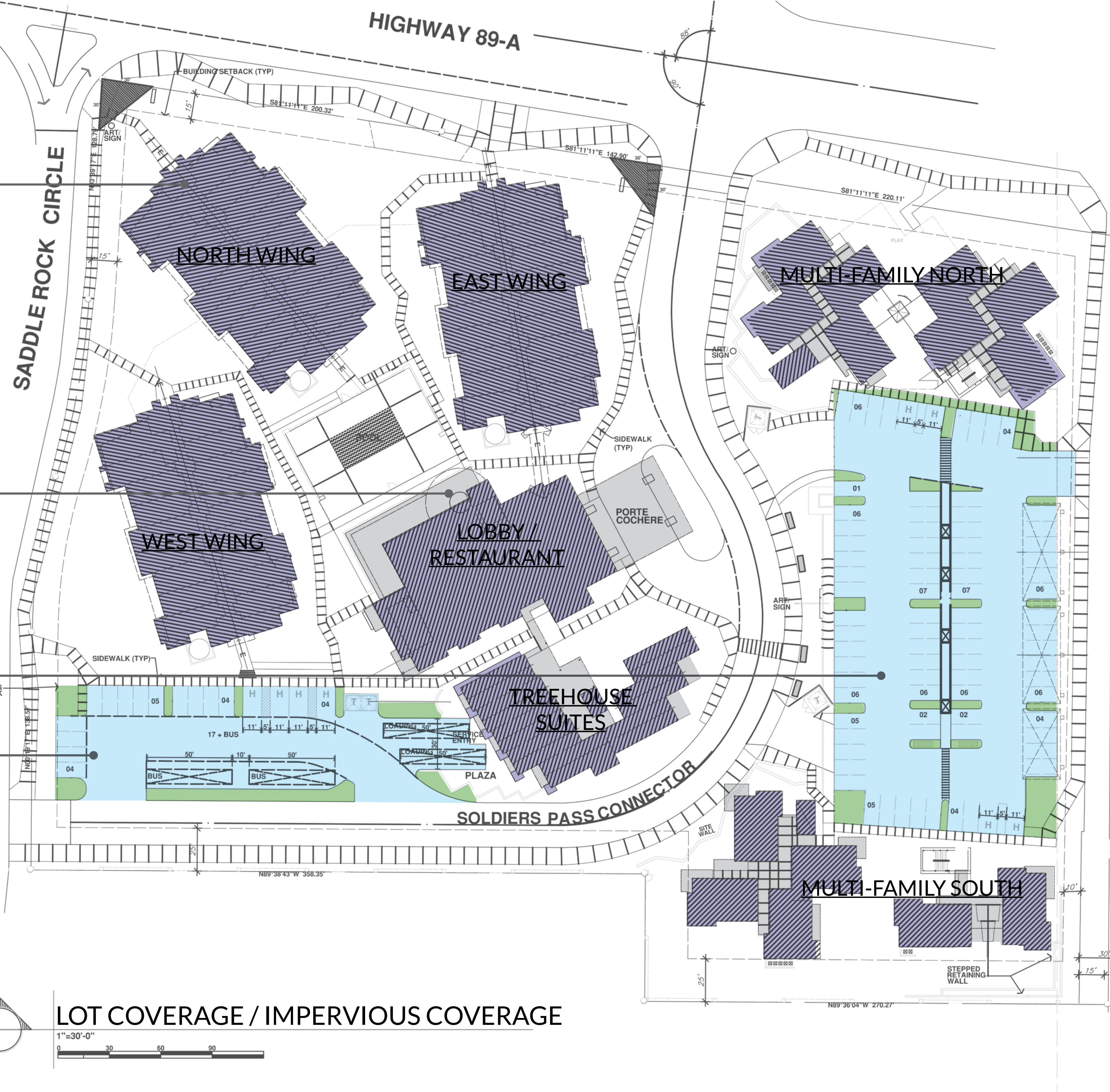
BUILDING FOOTPRINT/LOT COVERAGE DIAGRAM



HIGHWAY 89-A

SADDLE ROCK CIRCLE

ELK ROAD



BUILDING FOOTPRINTS:
62,000 SF (23.2%)

LODGING LOT COVERAGE: 48,500SF
MULTIFAMILY LOT COVERAGE: 13,500SF

COVERED PATIOS:
5,500 SF (2%)

IMPERVIOUS PARKING AREA:
29,200 SF SURFACE (10.9%)

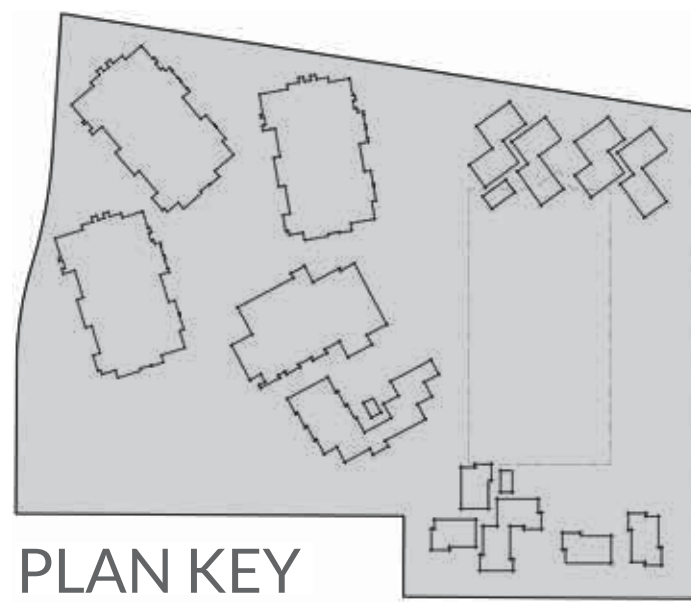
IMPERVIOUS PARKING AREA:
12,400 SF SURFACE (4.6%)

TOTAL IMPERVIOUS PARKING AREA:
41,600 SF (15.5%)

ADDITIONAL COVERAGE AREA:
58,200 SF (21.7%)

TOTAL COVERAGE (BUILDING, PARKING AND OTHER):
167,300 SF (62.5%)





HIGHWAY 89-A

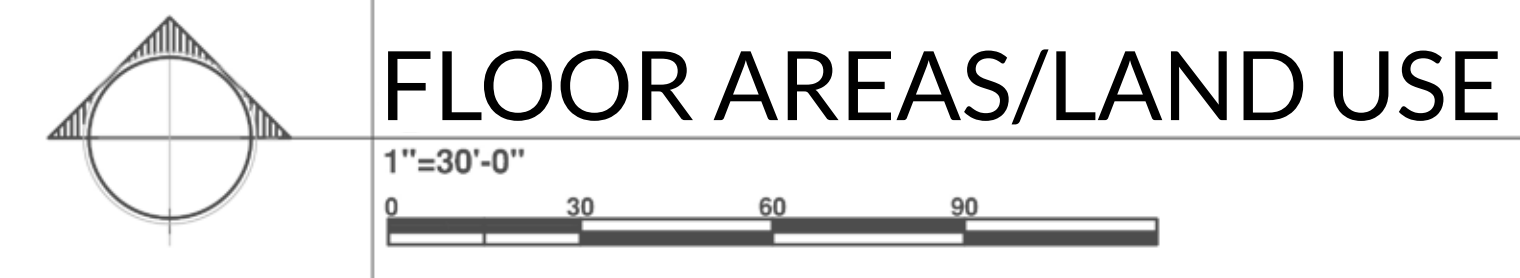
SADDLE ROCK CIRCLE

ELK ROAD

TOTAL BUILDING AREA:
133,050 SF

LODGING BUILDING AREA:
106,600 SF (80%)

MULTIFAMILY BUILDING AREA:
26,450 SF (20%)



TOTAL PARKING AREA:
81,700 SF

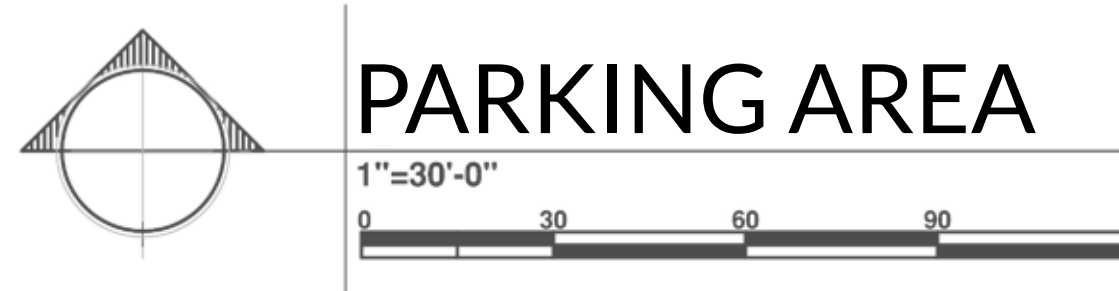
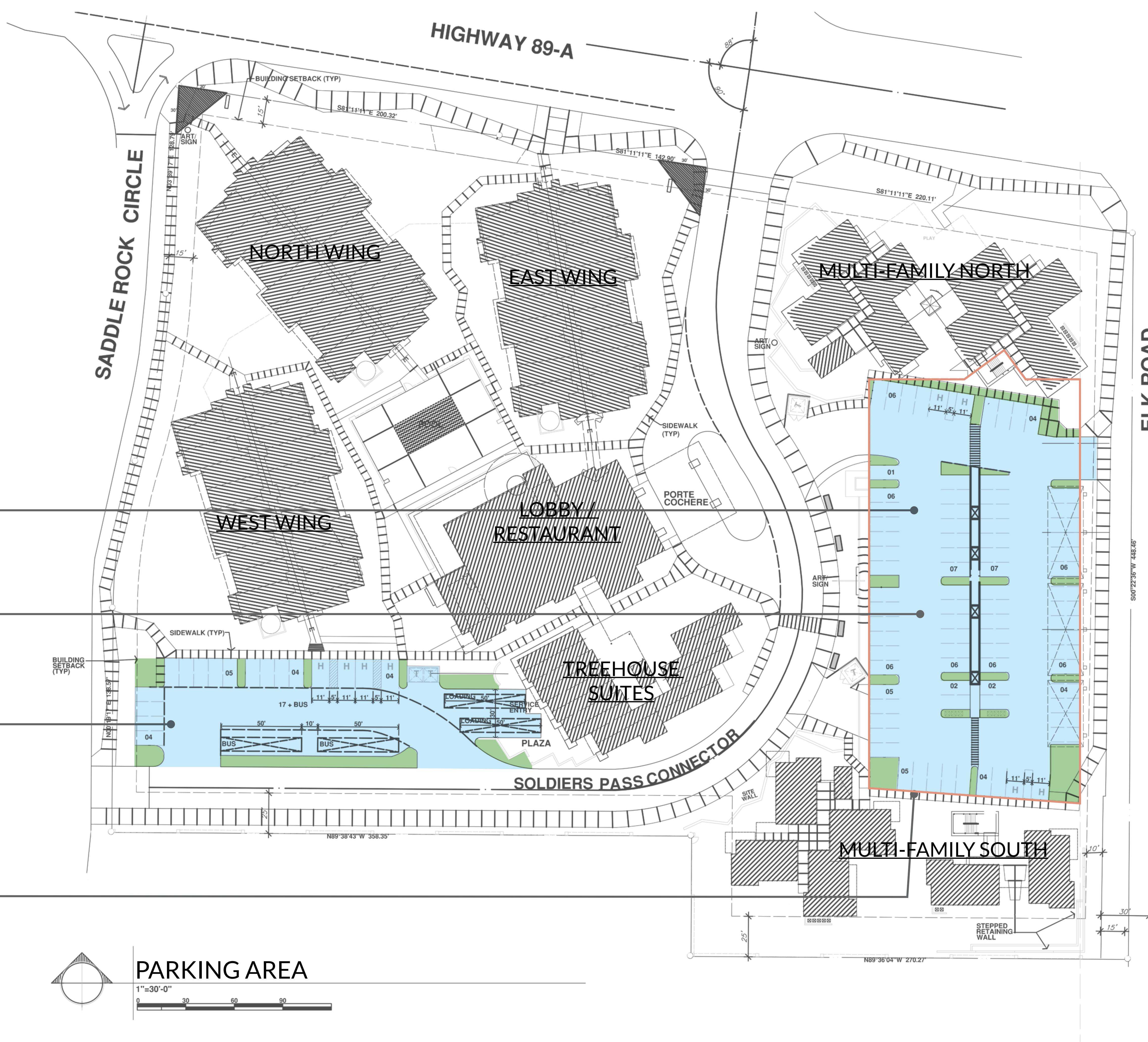
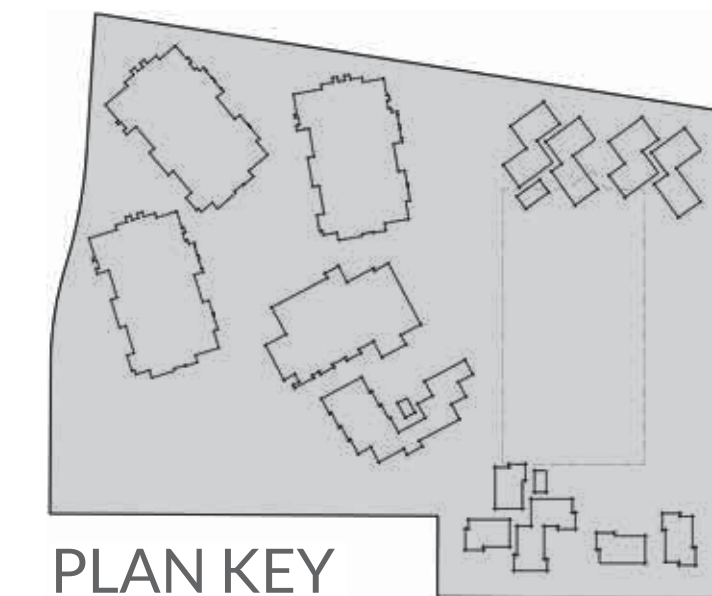
TOTAL SURFACE PARKING AREA:
47,900 SF
6,300 SF LANDSCAPE (13%)

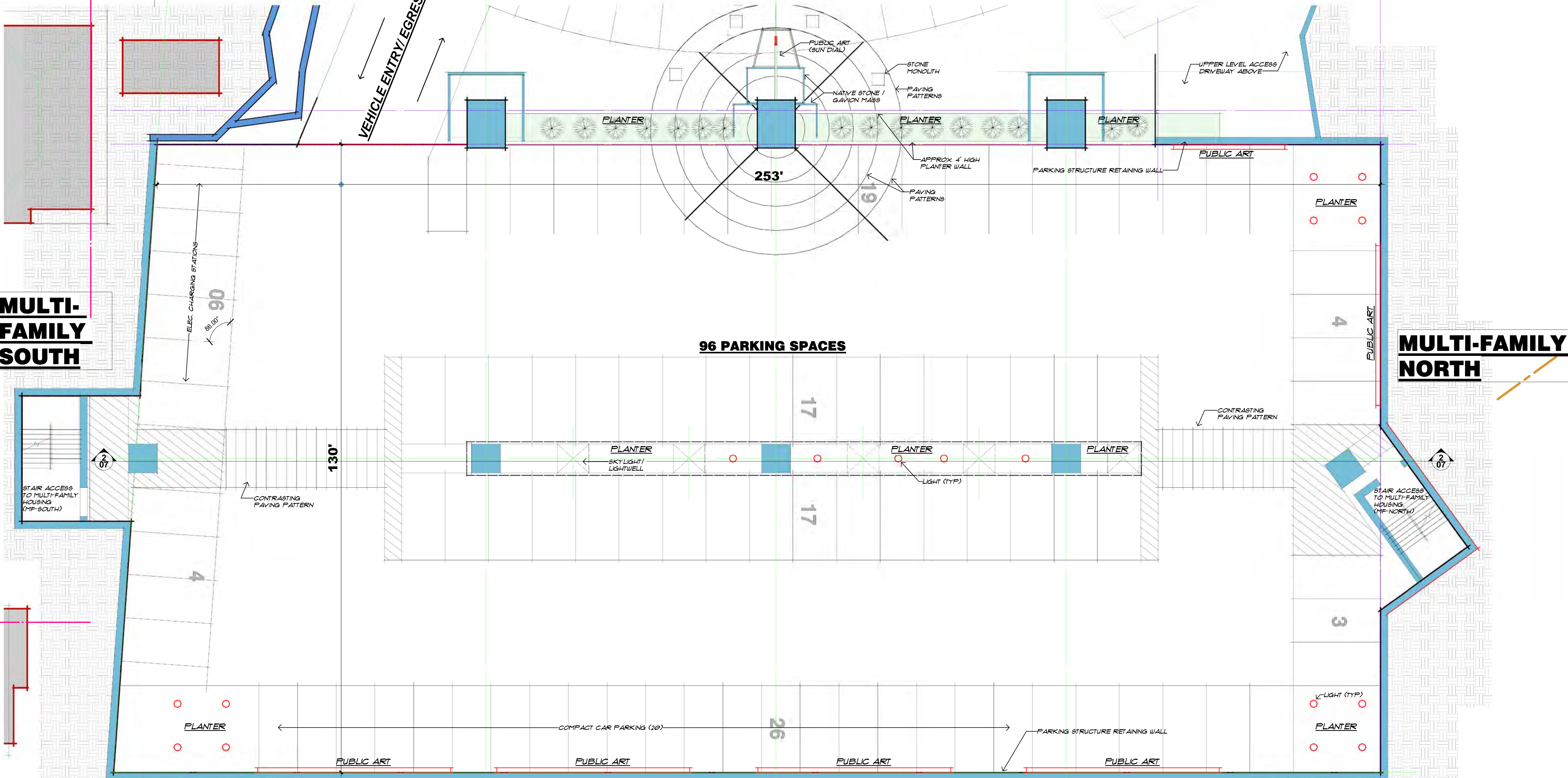
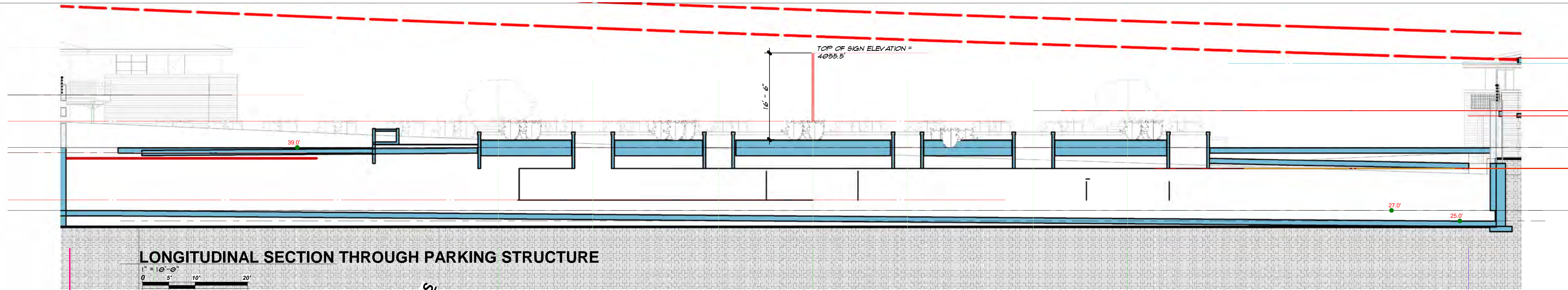
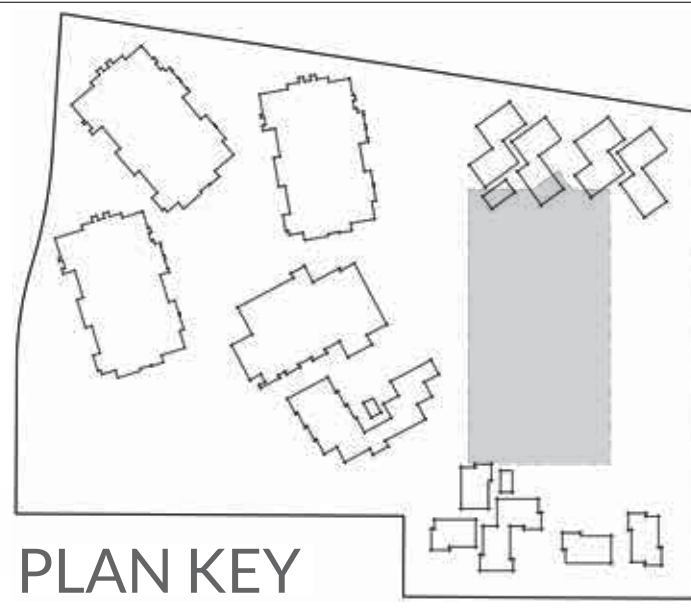
SURFACE PARKING AREA:
32,500 SF (68%)
29,200 SF SURFACE (61%)
3,300 SF LANDSCAPE (7%)

SUB-GRADE PARKING PROVIDED:
SEE SUB-GRADE PARKING PLAN & SECTION FOR MORE DETAIL

SURFACE PARKING AREA:
15,400 SF (32%)
12,400 SF SURFACE (26%)
3,000 SF LANDSCAPE (6%)

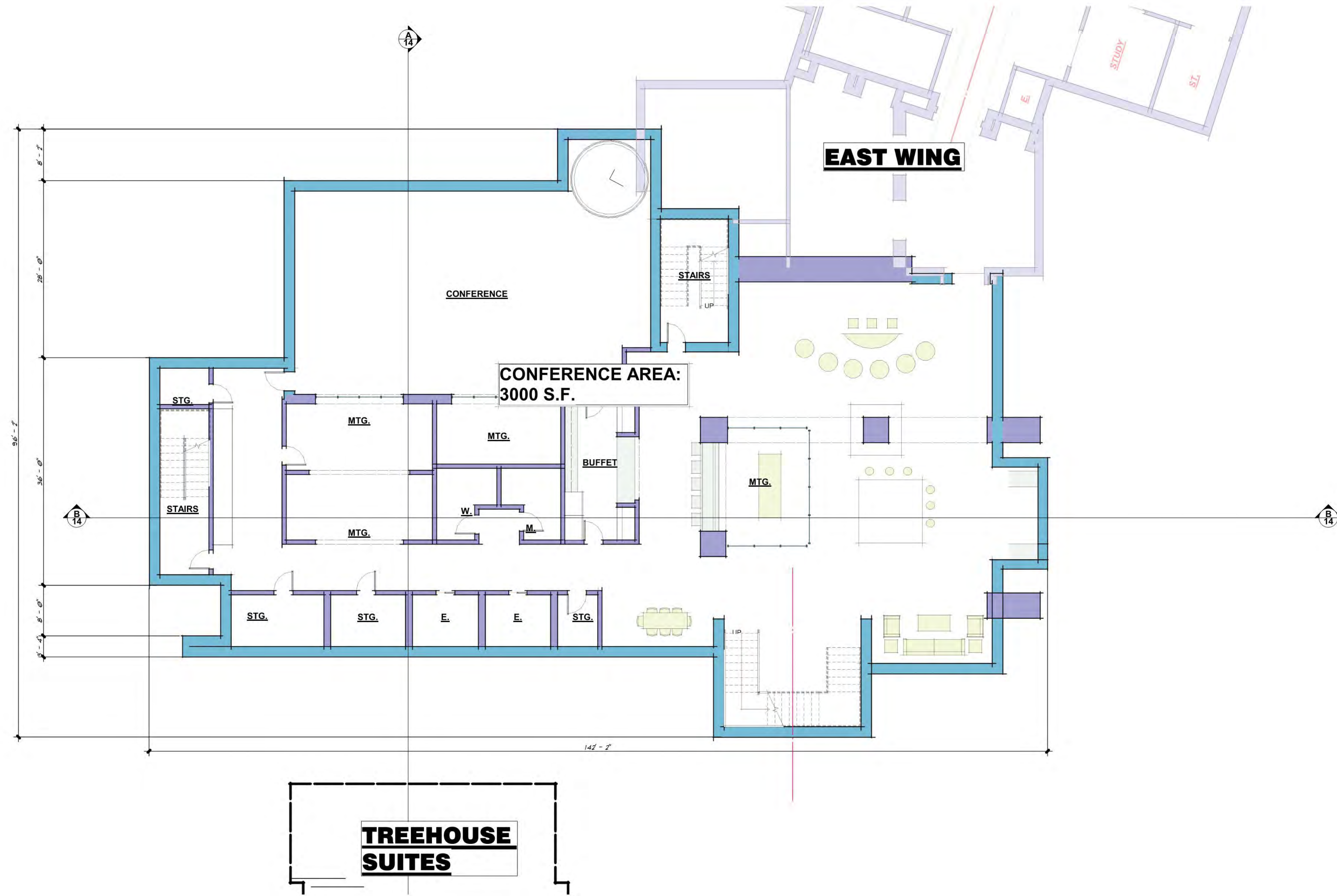
SUBGRADE PARKING AREA:
33,800 SF





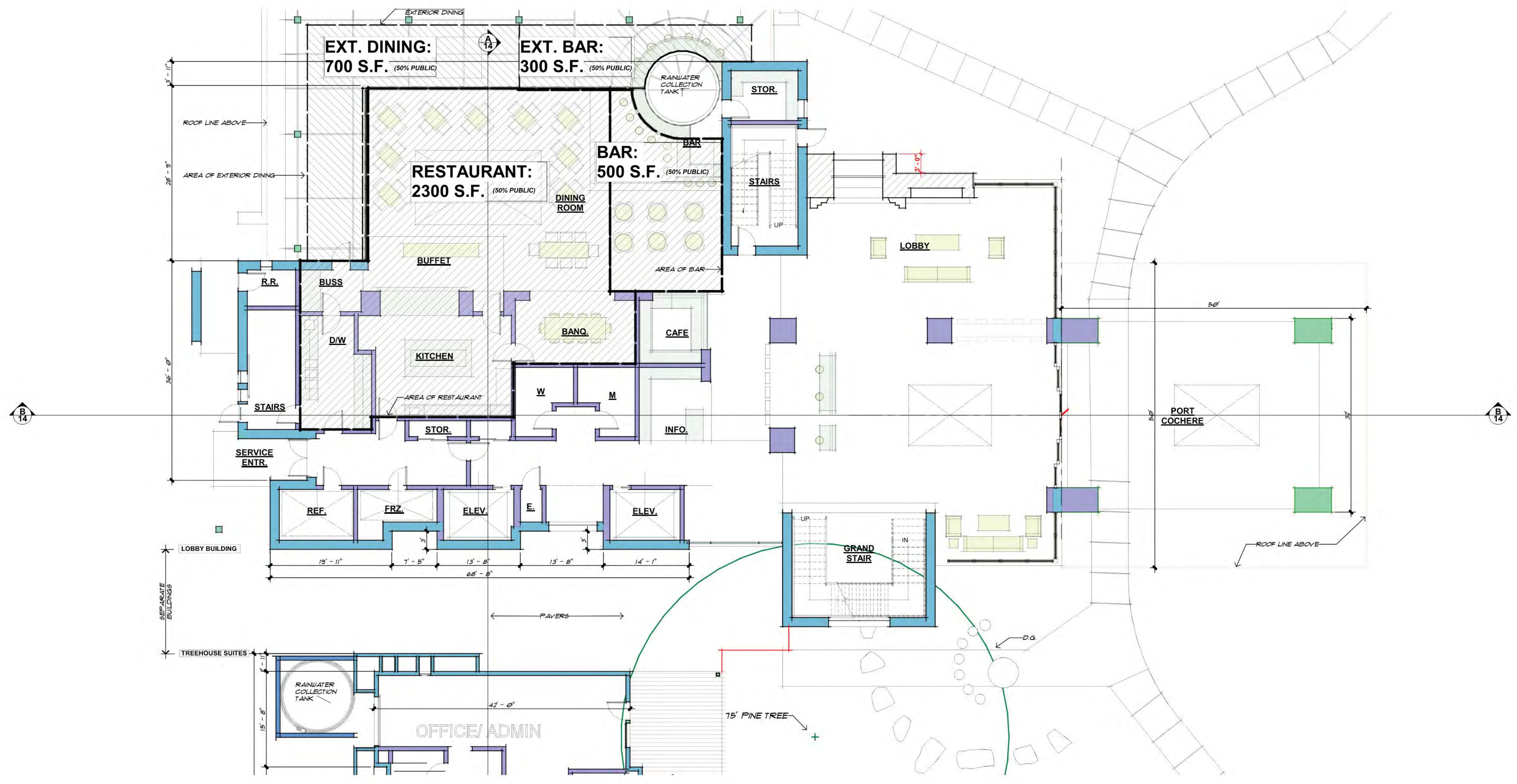
MULTI-FAMILY SOUTH

MULTI-FAMILY NORTH



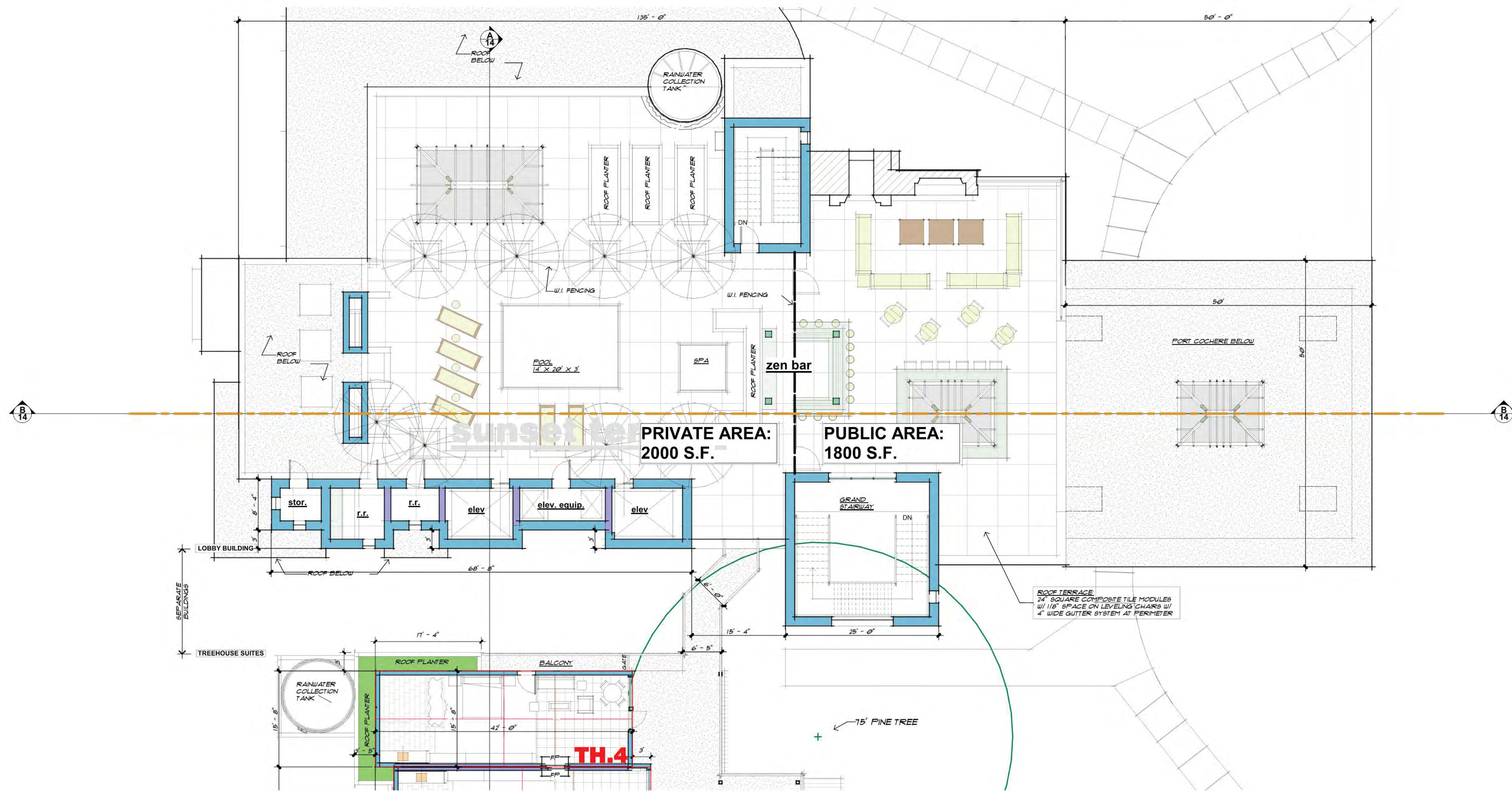
 **BASEMENT FLOOR PLAN**
 1"=10'
 0 10' 20'





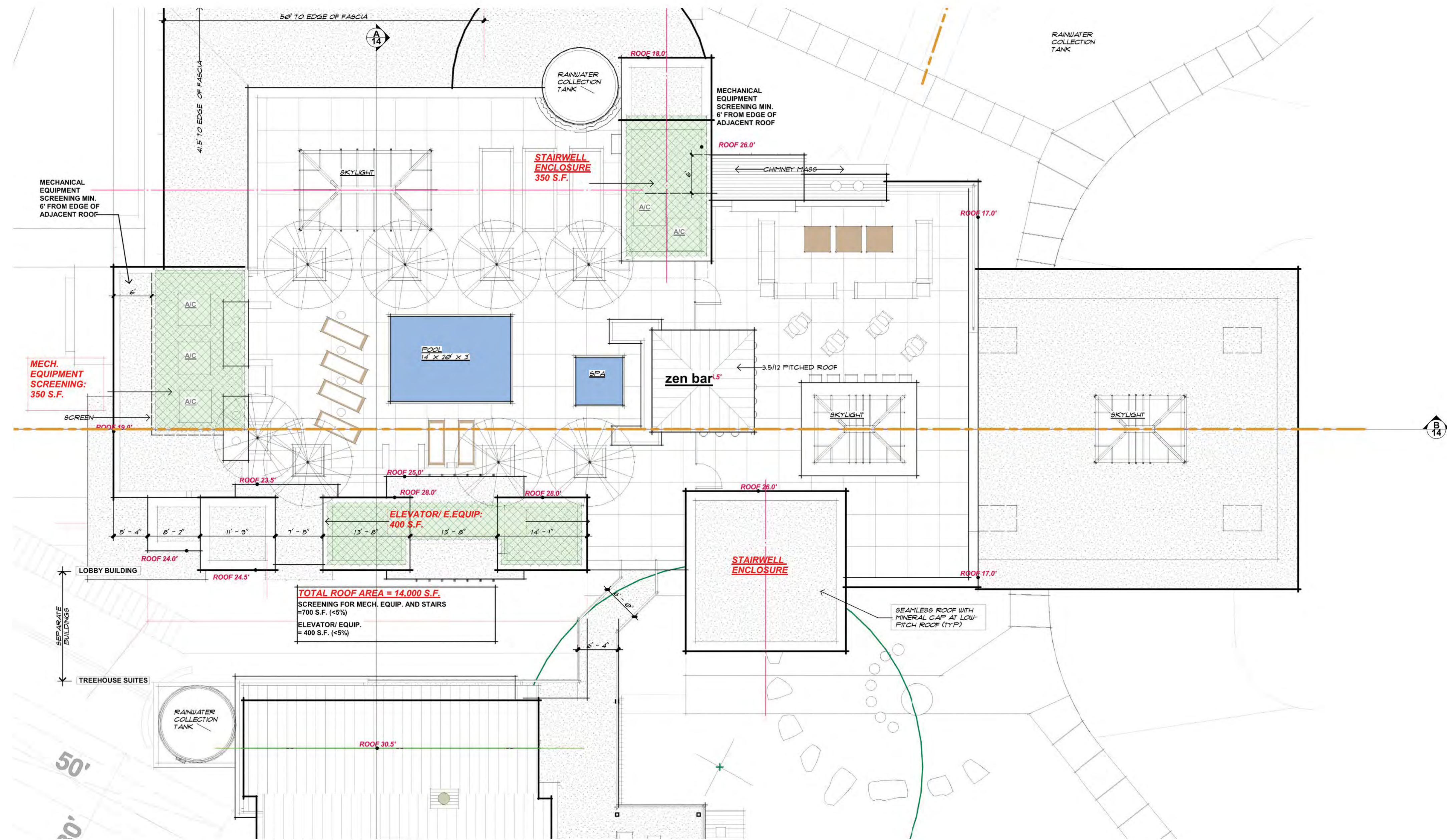
1st FLOOR PLAN
 7'-10" = 1" = 30"

LOBBY 1ST FLOOR PLAN

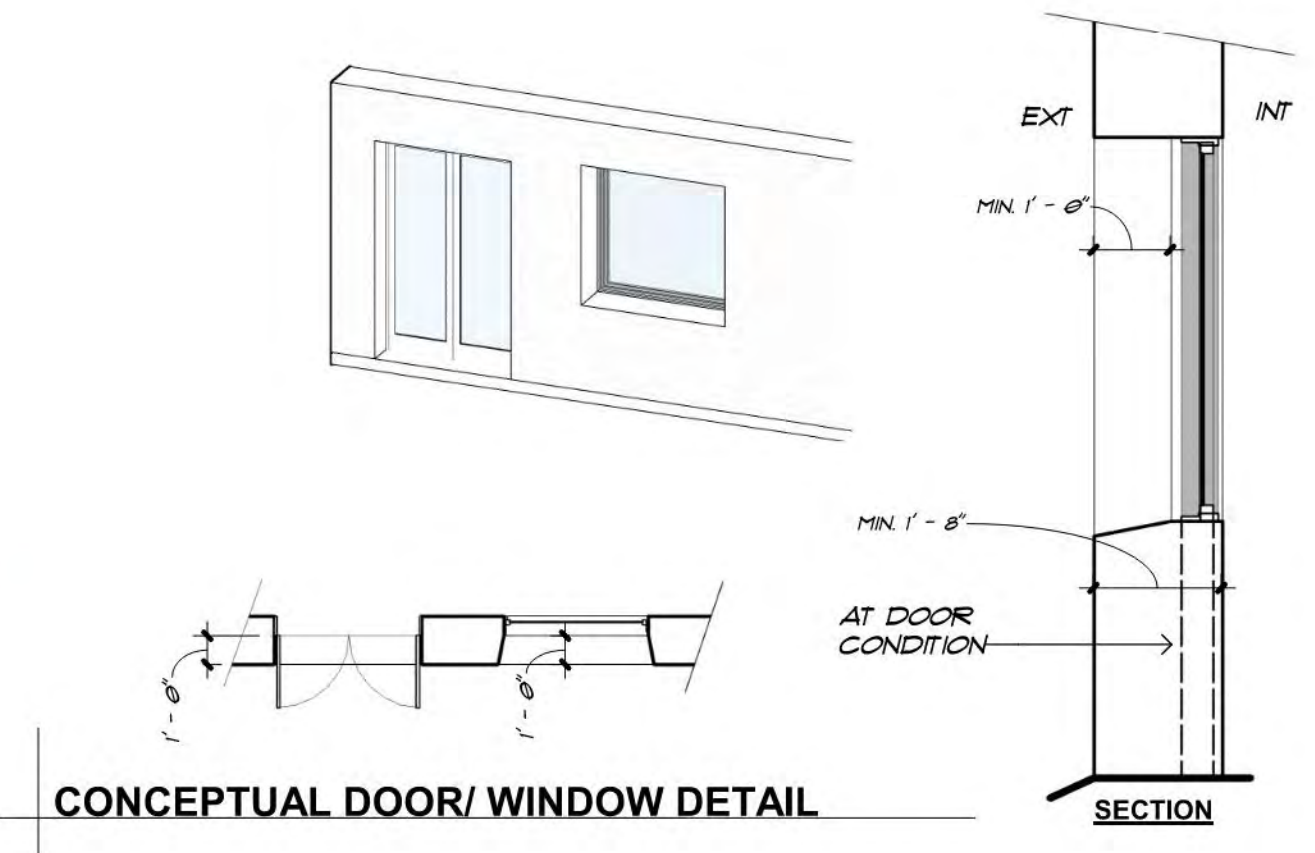
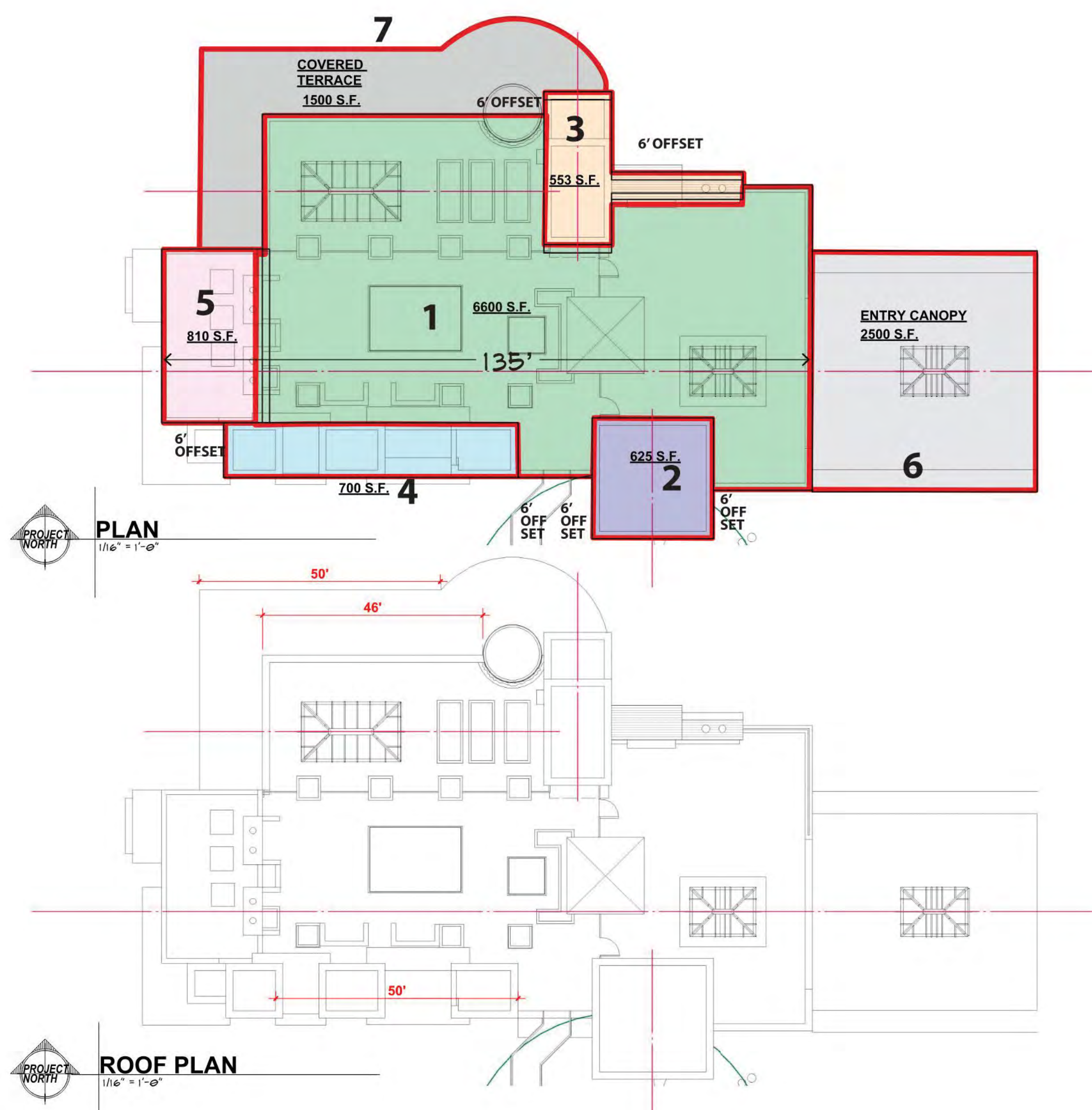
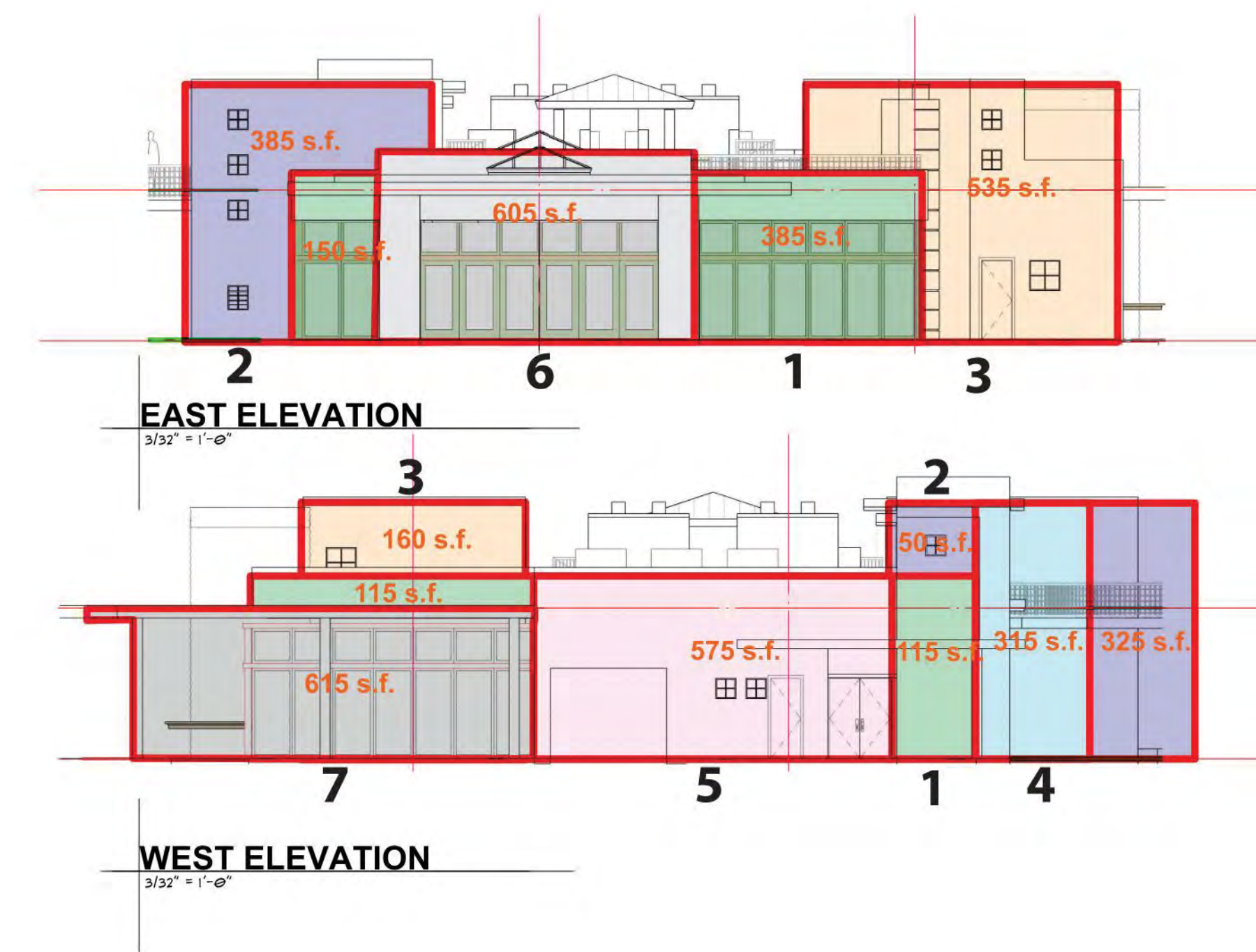
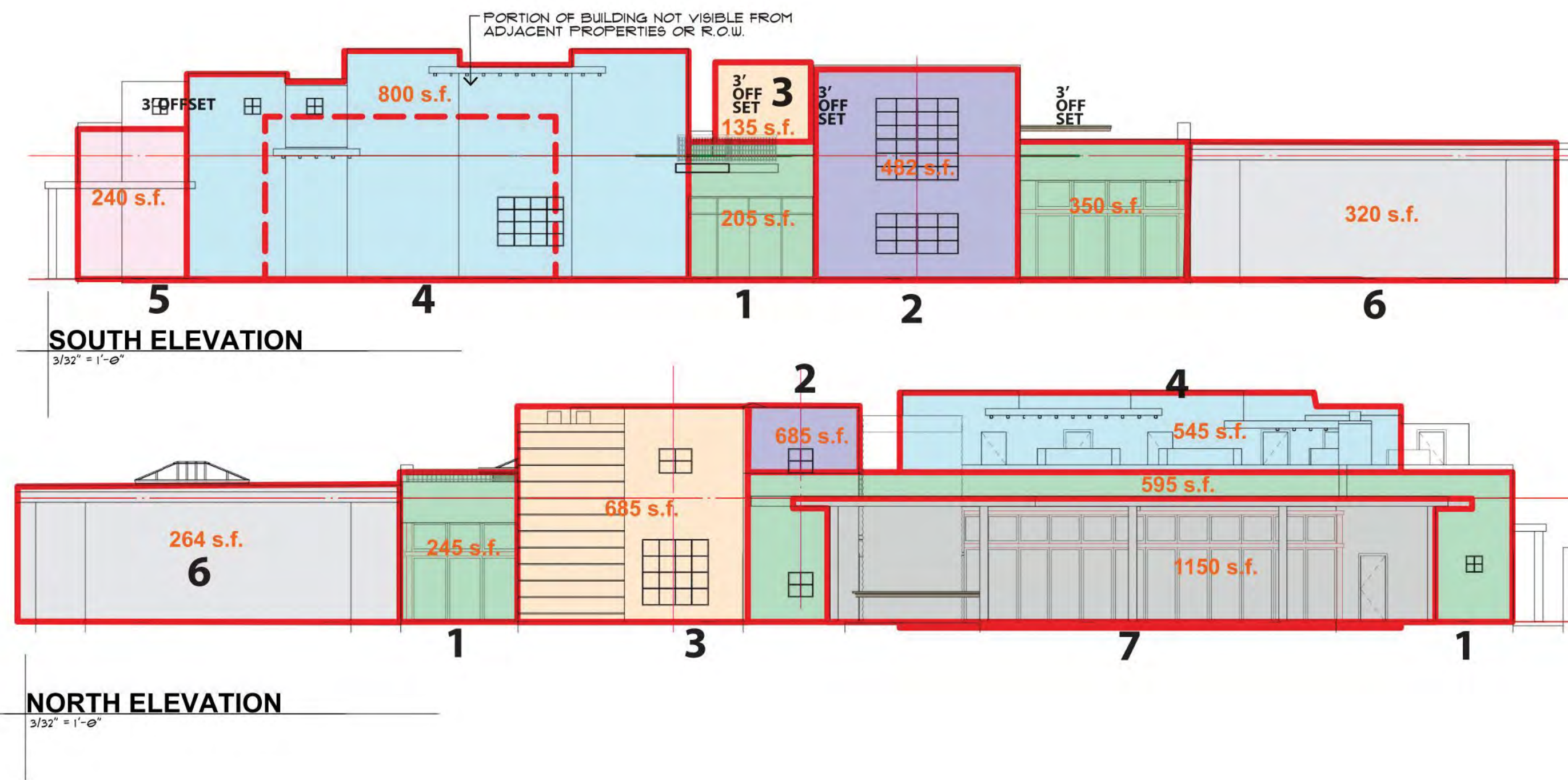


2nd FLOOR PLAN
1"=10'





ROOF PLAN
 1"=10'
 0' 10' 20'



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)

C 2.24.E.3. Exceptions to Height Requirements - Elevators
Elevators extend beyond height envelope. (Max allowable) 5 percent = 700 s.f.

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

E 2.24.E.4.a Multiple Buildings Located on One Site
Total footprint area: 14000 s.f. 5 percent = 700 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)]

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

SLDC reference - Article 5.7: Site and Building Design

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

5.7.F. Building Design

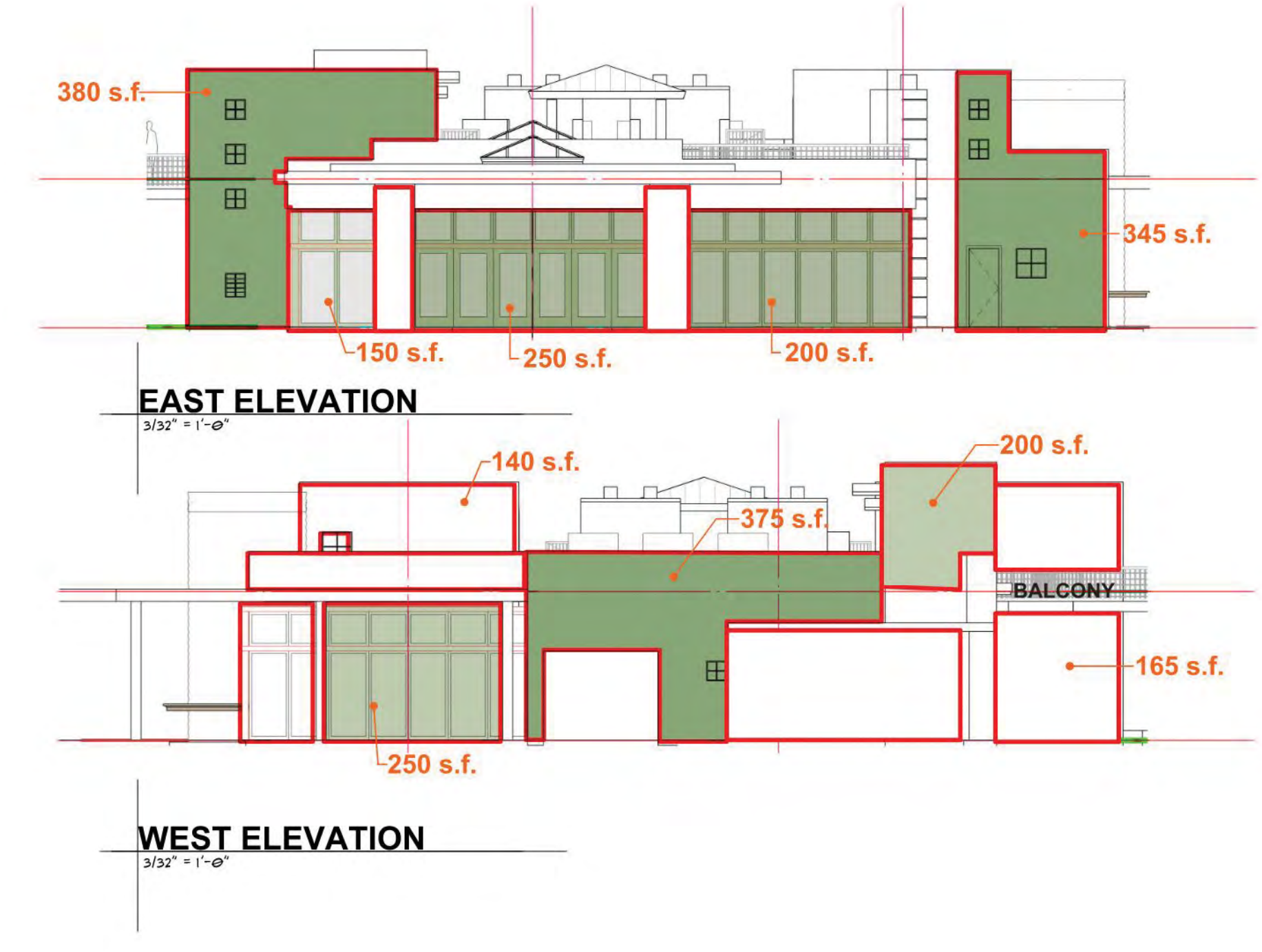
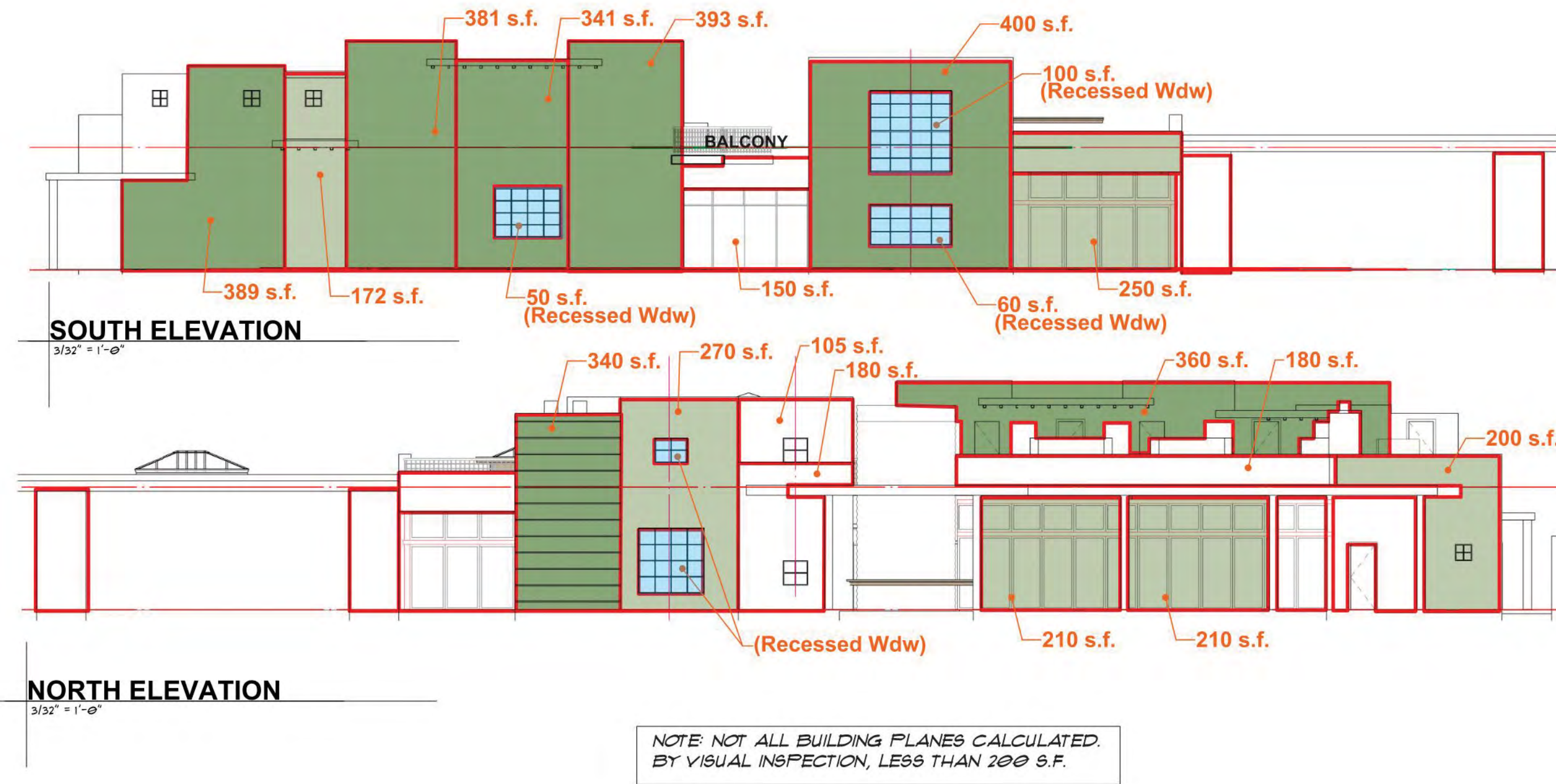
H 5.7.F.2.a.3 Building Form - Building Massing
(Commercial and Public/Semi-Public Buildings)
Building 1 (Lobby) - 9 buildings on site.

	PLAN VIEW	ELEVATION
*Visual Mass 1 (largest)	6,600 s.f.	2,115 s.f.
Visual Mass 2	625 s.f.	1,927 s.f.
Visual Mass 3	553 s.f.	1,115 s.f.
Visual Mass 4	778 s.f.	1,660 s.f.
Visual Mass 5	810 s.f.	815 s.f.
Visual Mass 6	1,370 s.f.	1,189 s.f.
**Visual Mass 7 (2nd Largest)	2,500 s.f.	1,765 s.f.
Total footprint area	13,236 s.f.	10,586 s.f.
(combined largest 2 masses)	9,100 s.f.	3,880 s.f.
Total footprint	13,236 s.f.	OK
60 percent =	allowable 7,942 s.f.	6600 < 7942
80 percent =	allowable 10,589 s.f.	9100 < 10589
		2115 < 6352
		3880 < 8469

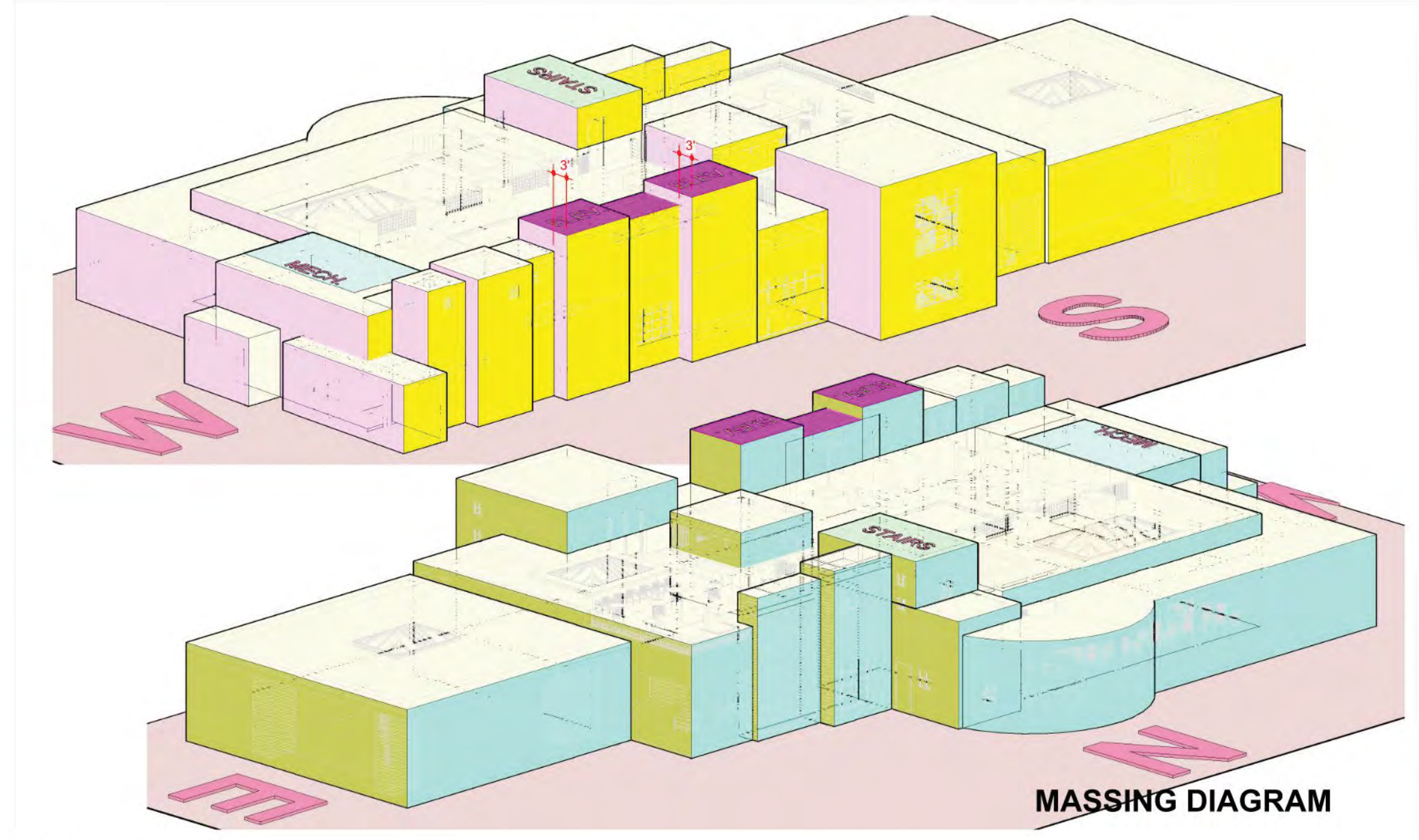
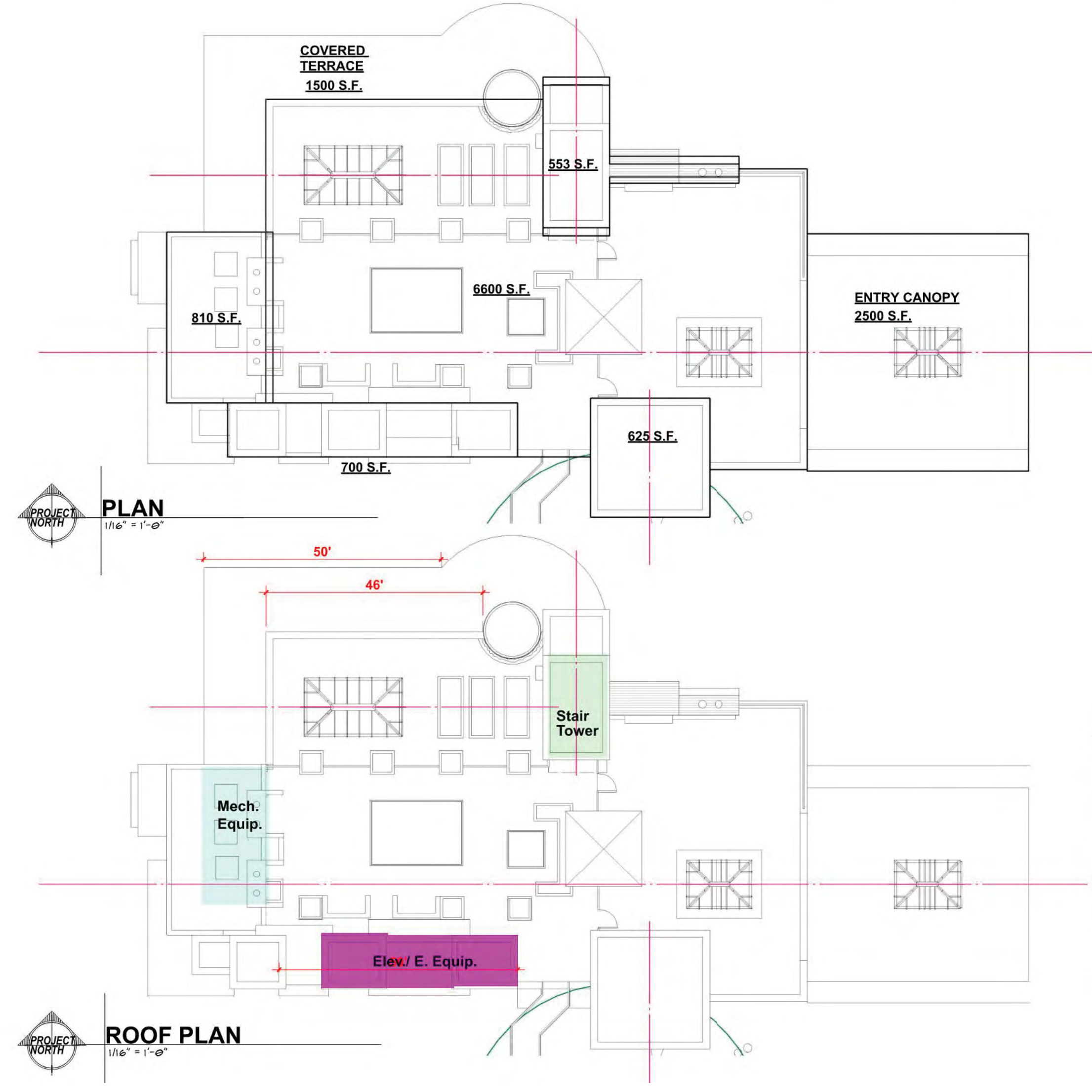
I 5.7.F.2.c Building Form - Building Articulation
1. Horizontal Articulation
2. Vertical Articulation
3. Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings) See elevations for calculated areas.

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

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



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