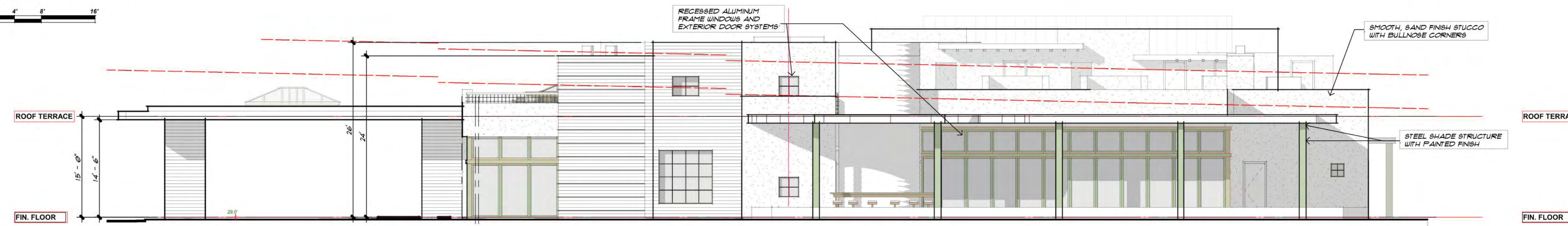
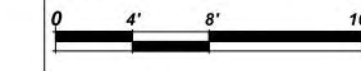


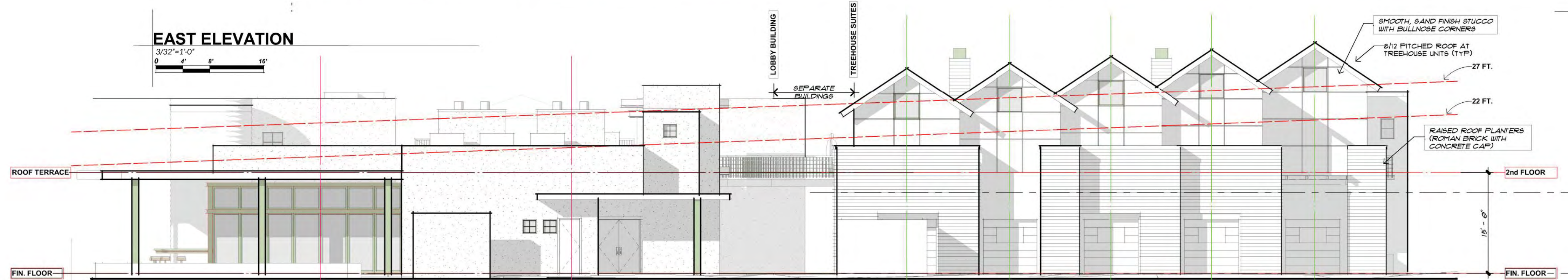
**SOUTH ELEVATION (LOBBY)**

3/32"=1'-0"



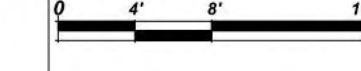
**NORTH ELEVATION**

3/32"=1'-0"



**EAST ELEVATION**

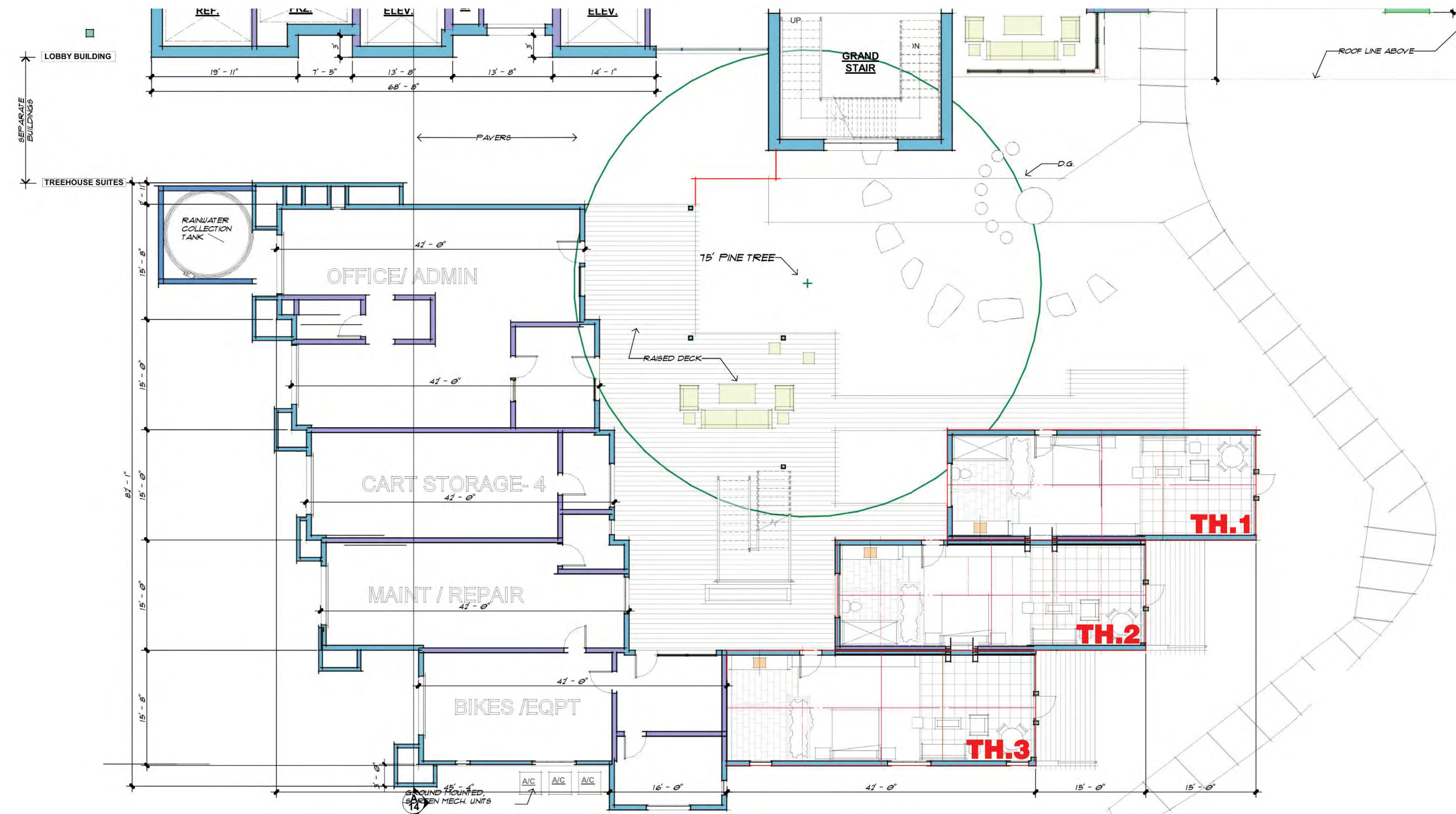
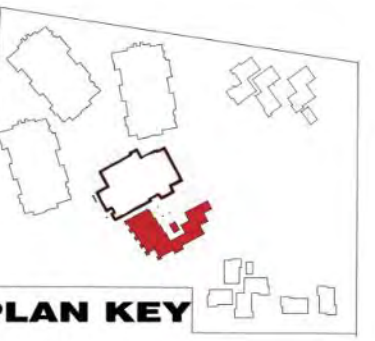
3/32"=1'-0"



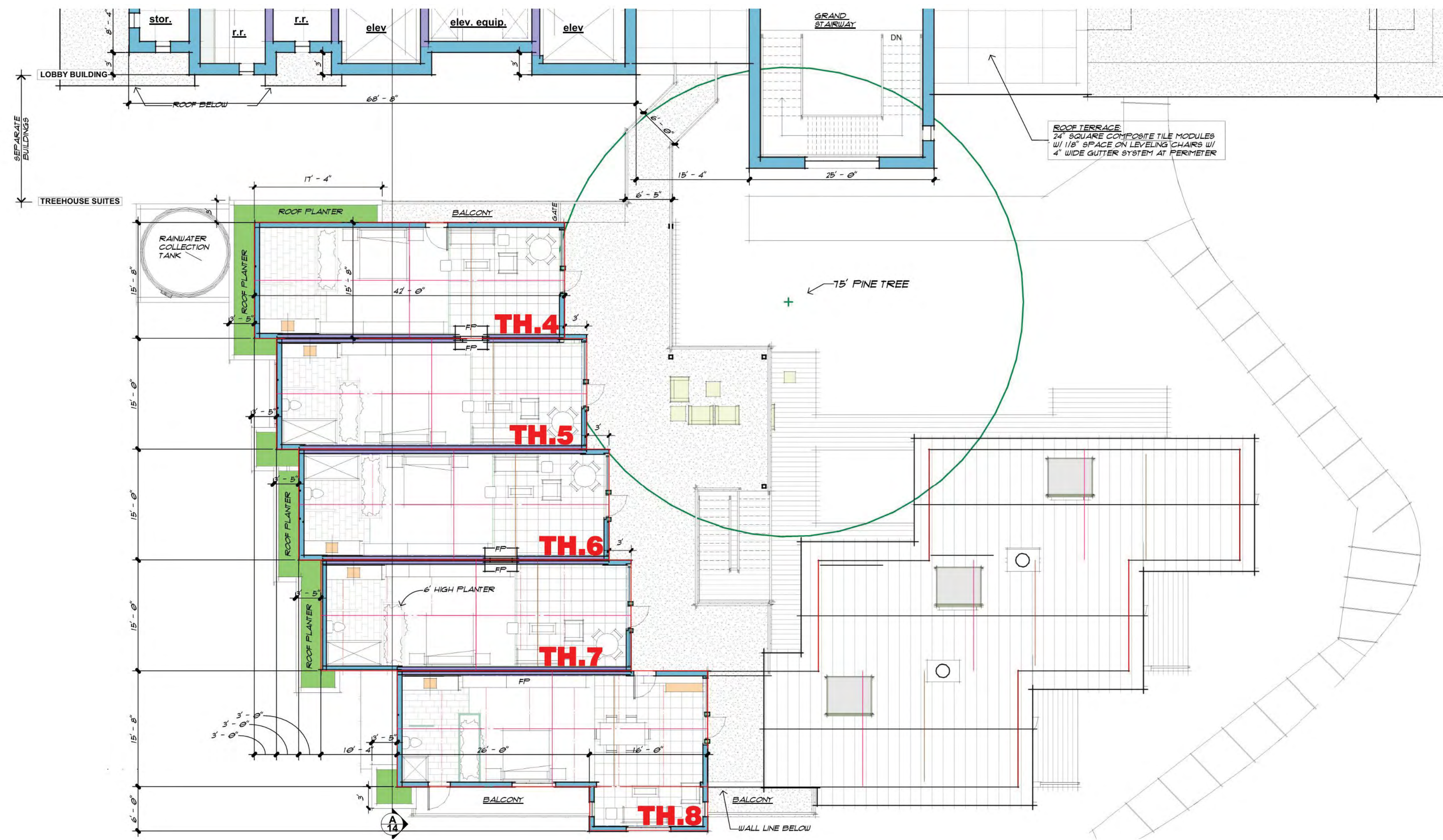
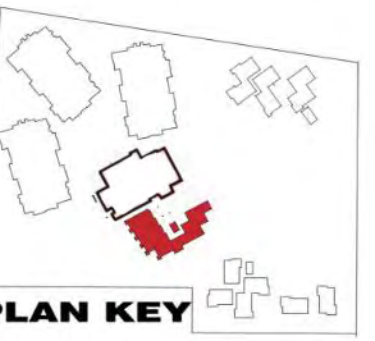
**WEST ELEVATION**

3/32"=1'-0"

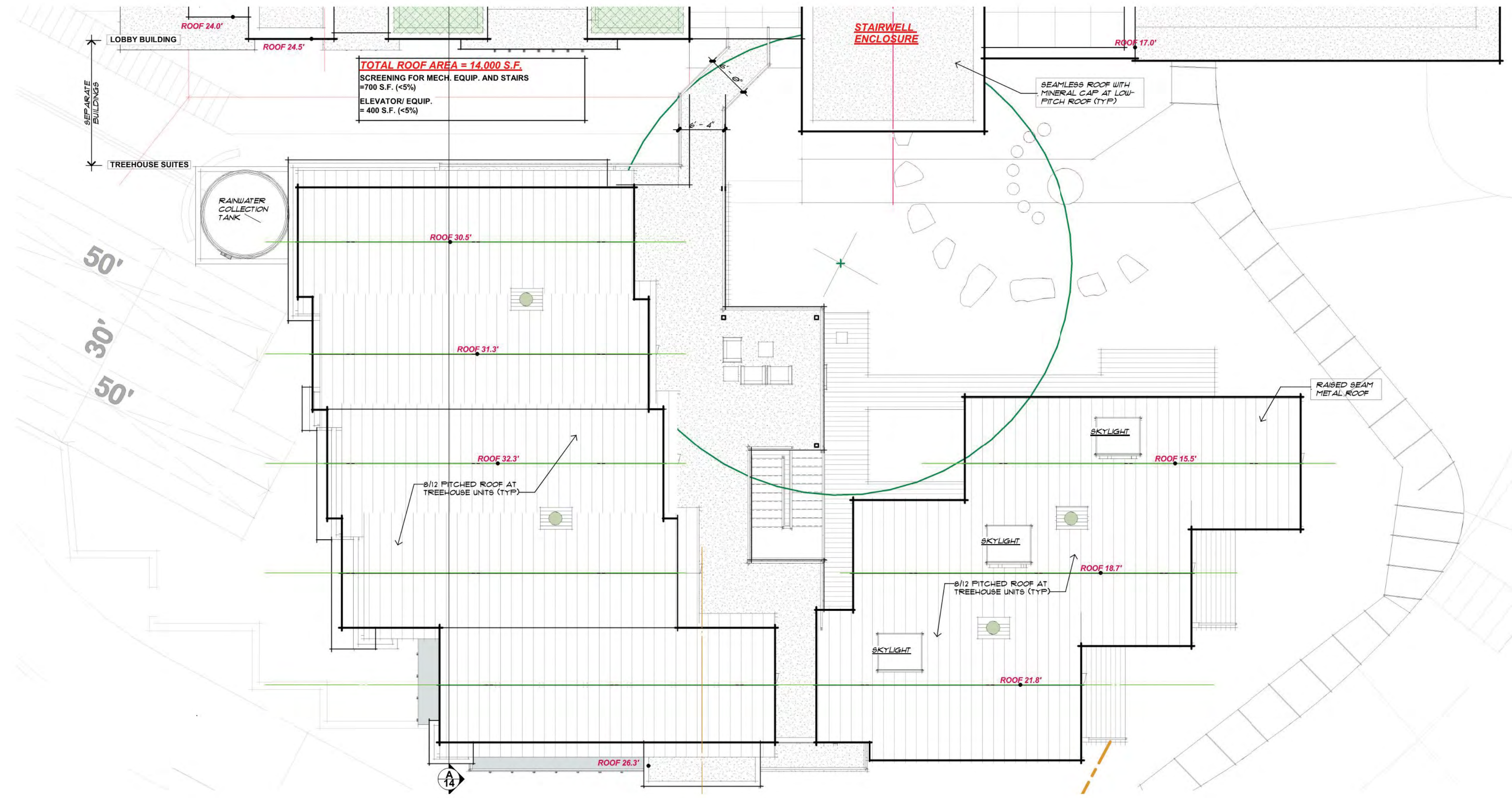
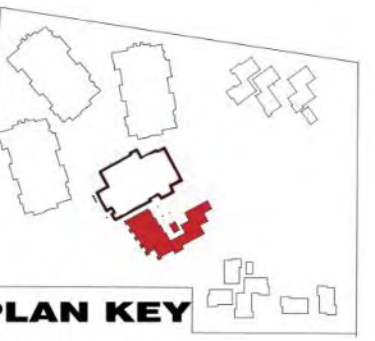




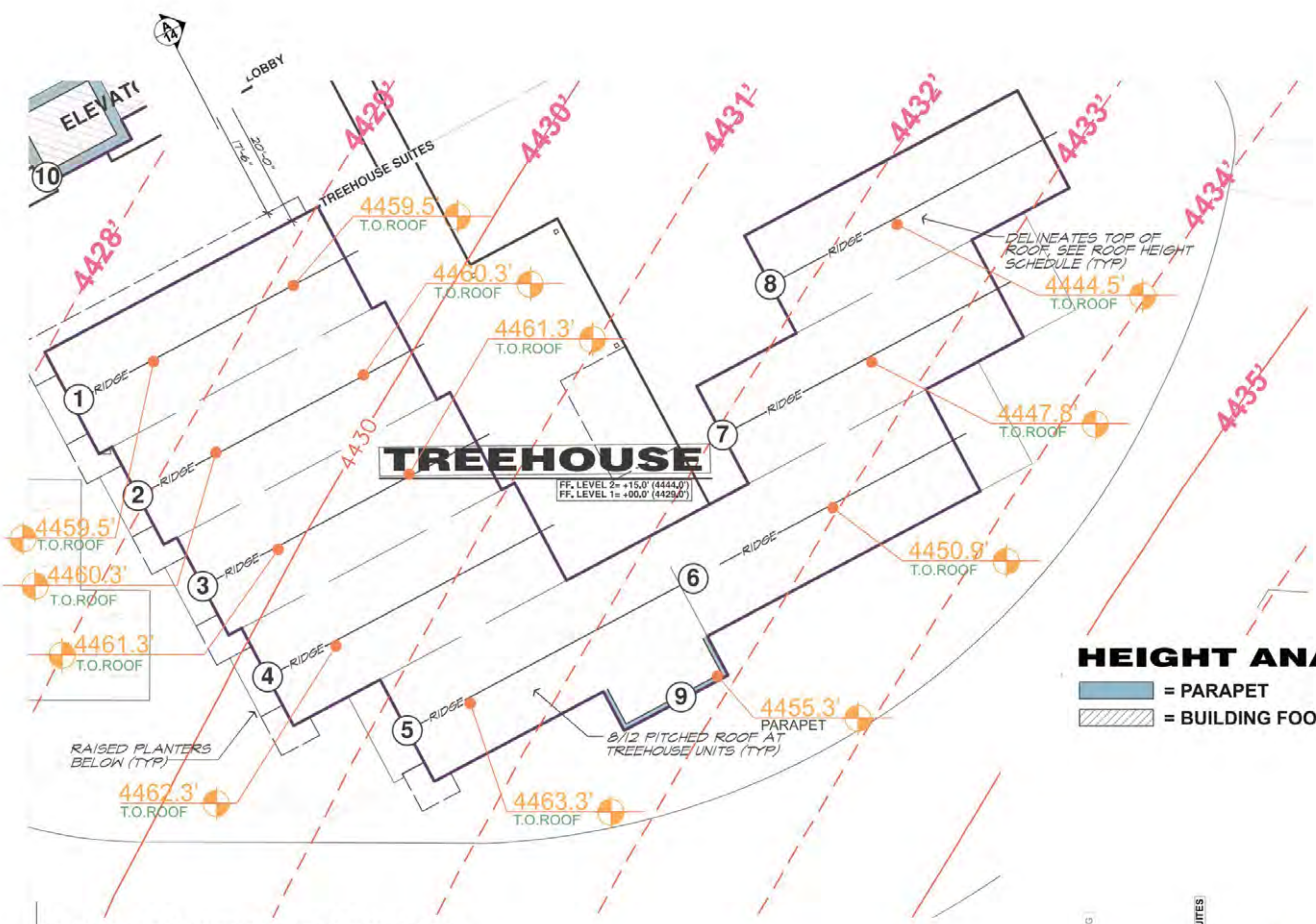
1st FLOOR PLAN  
1/8" = 1'-0"  
0 4' 8'



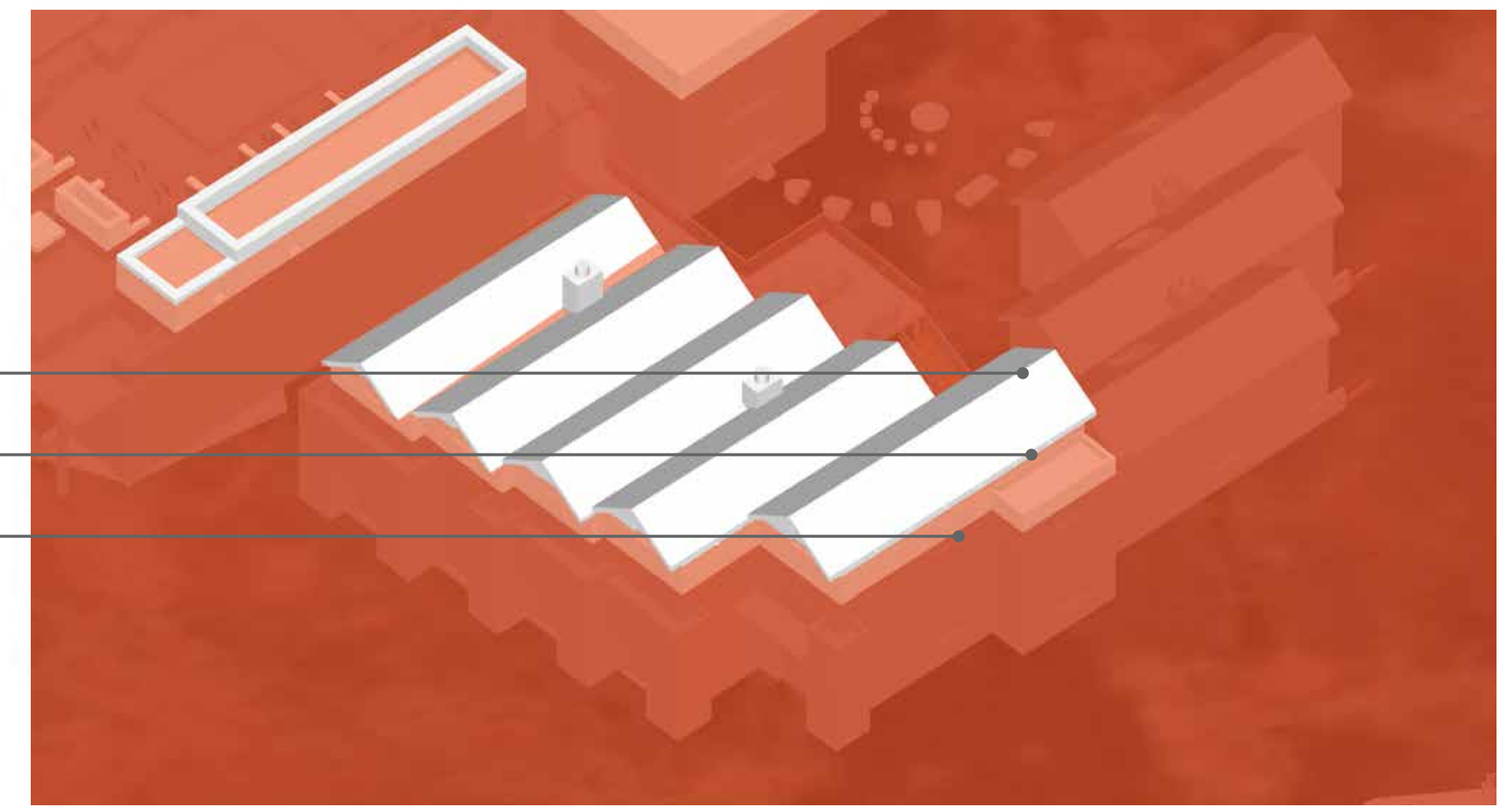
2nd FLOOR PLAN  
1/8" = 1'-0"  
0 4' 8' 16'



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

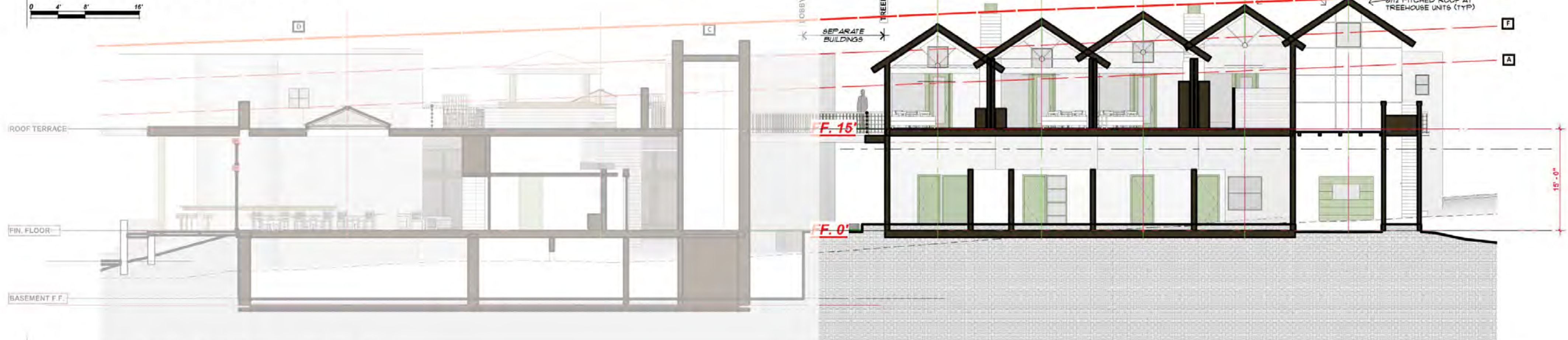


**HEIGHT ANALYSIS**  
 [Blue Box] = PARAPET  
 [Hatched Box] = BUILDING FOOTPRINT

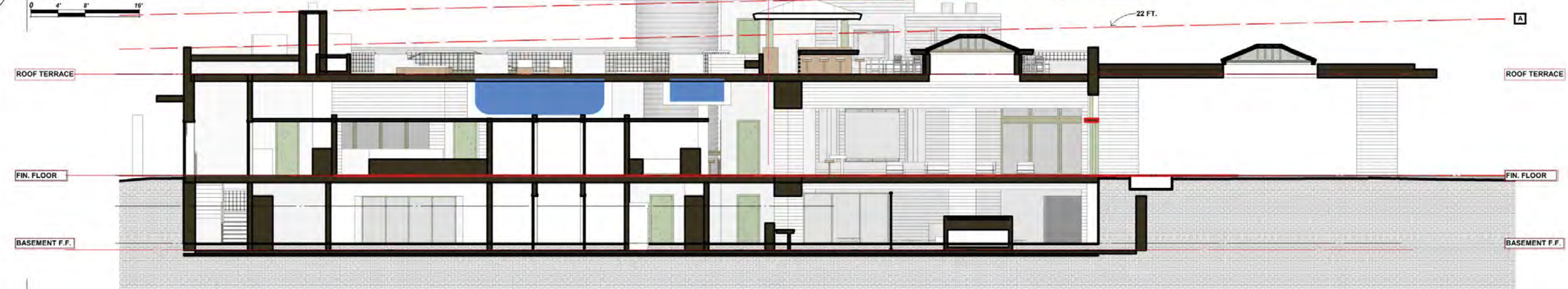


PORTION EXTENDING ABOVE 27' \*  
 EXTENDS BY MAX. 5' (UP TO 32'  
 THRESHOLD (B))  
 LINE OF 27' PLANE:  
 (F)  
 LINE OF 22' PLANE:  
 (A)

**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"

MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT	MARK	ROOF HEIGHT	NAT. GRADE	HT
1	4447	4425.6	21.4	11	4447.0	4426.3	20.7	1	4440.0	4427.2	12.8	1	4440.0	4423.1	17.1	11	4441.9	4431.6	24.7
**2	4455	4426.6	20.6	**2	4452.0	4428.0	19.3	**2	4450.0	4428.2	20.6	**2	4450.0	4423.6	22.6	**2	4448.9	4438.0	23.5
3	4445.3	4429.8	15.7	**3	4445.1	4428.6	11.1	3	4447.5	4424.0	23.6	3	4444.5	4423.2	22.3	**3	4442.0	4440.7	21.1
**4	4425.5	4427.6	21.0	**4	4427.0	4428.3	19.3	4	4420.5	4424.0	25.2	4	4421.5	4421.7	25.9	**4	4421.5	4440.2	23.1
5	4446	4428.8	16.2	**5	4445.1	4428.3	16.4	5	4447.5	4424.2	23.3	5	4444.5	4423.6	21.9	**5	4442.1	4432.2	20.6
6	4445	4429.7	25.3	**6	4445.9	4428.5	18.4	6	4420.5	4424.2	28.2	6	4421.5	4420.5	27	**6	4419.9	4447.8	28.0
**7	4427.0	4428.2	28.8	**7	4427.0	4428.0	15.8	7	4421.5	4423.3	28.7	7	4421.5	4420	24.5	**7	4417.7	4446.4	24.1
**8	4424.0	4428	29.8	**8	4425.5	4428.8	12.7	8	4427.5	4424.3	28.7	8	4424.0	4420	24.0	**8	4424.8	4418.9	22.5
9	4440.0	4423.8	22.2	**9	4455.0	4428.8	22.5	9	4421.5	4424.2	28.2	9	4421.5	4424.8	24.9	**9	4421.8	4437.8	28.7
**10	4427.0	4427.5	29.8	**10	4430.0	4424.5	28.5	**10	4450.0	4428.5	28.5	**10	4450.0	4424.2	26.8	**10	4450.0	4418.2	24.8
11	4421.0	4427	26.5	11	4428.5	4424	23.7	11	4425.0	4427	24.5	11	4425.0	4429	26.1	11	4425.0	4425.5	26.1
12	4440	4425	15.1	**12	4422.0	4424.0	28.0	**12	4420.0	4423.2	28.0	**12	4420.0	4421.9	28.0	**12	4420.0	4421.9	28.0
13	4440	4424.4	23.6	13	4447.5	4425.4	22.1	13	4444.5	4423.3	22.3	13	4444.5	4421	24.5	**13	4421.5	4431.3	25.2
14	4444.5	4421.7	20.6	14	4427.8	4425.7	22.1	14	4424.0	4422.5	22.3	14	4424.0	4420.1	24.7	**14	4421.5	4430.3	25.2
15	4444.5	4423.2	19.1	15	4428.5	4426.1	22.4	15	4424.5	4422.7	22.8	15	4424.5	4421	23.8	**15	4421.5	4428.0	25.4
**16	4425	4425	29	16	4441.5	4426.1	21.3	16	4440.5	4422.7	21.8	16	4440.5	4421.5	23	**16	4421.5	4431.7	27.4
**17	4425	4426.7	28.8	17	4420.5	4420.1	24.6	17	4421.5	4422.6	24.9	17	4421.5	4422	25.5	**17	4421.5	4431.1	25.9
18	4444.5	4423.2	19.1	18	4428.5	4425.1	23.4	18	4424.5	4422.7	22.8	18	4424.5	4422.8	22.3	**18	4421.5	4428.0	26.6
**19	4425	4427.6	28.4	19	4450.0	4426.1	23.9	19	4441.0	4422.8	24.2	19	4441.0	4422.8	24.2	**19	4421.5	4431.2	25.8
20	4440.0	4427.3	11.9	20	4430.0	4423.1	17.9	20	4430.0	4423.1	17.9	20	4430.0	4423.6	12.4	**20	4421.5	4433.4	21.2
21	4440	4427.6	18.4	21	4423.0	4426.4	28.7	21	4421.5	4423.5	26.9	21	4421.5	4423.6	25.9	**21	4421.5	4430.5	29

**Treehouse SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE**

**KEY:**

- A** 2.24.E.1 Measurement of Building Height: Building will comply with the 22 ft. Parapet Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane applies.
- B** 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.
- C** 2.24.E.3 Exceptions to Height Requirements - Elevators: Elevators extend beyond height envelope. (Max allowable) 5 percent = 5 ft.
- D** 2.24.E.3 Exceptions to Height Requirements - Roof Mech. Equip: Screened rooftop mechanical equipment extend beyond height envelope. Total footprint area 5 percent = 0 s.f.
- E** 2.24.E.4.a Multiple Buildings Located on One Site: Total Number of Buildings = 9, Number of Buildings Eligible for Increased Height = 8. Building footprints: 5500 s.f. 25 percent = 1388 s.f. Actual = 5 s.f.
- F** 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV): 5 ft. height increase in this area = 82 ft. (22 ft. + 5 ft. (Alternate Standards) + 5 ft. (Multiple Buildings)).

**SLDC reference - Article 5.7 Site and Building Design**

- G** 5.7.E Building Placement and Orientation: Building Separation 17.5 ft. required / provided
- H** 5.7.F Building Design: 5.7.F.2.a Building Form - Building Massing (Commercial and Public/Semi Public Buildings): Building 2 (Treehouse) - 9 buildings on site.

	PLAN VIEW	ELEVATION
*Visual Mass 1 (Single)	2,530 s.f.	5,410 s.f.
**Visual Mass 2 (2nd Largest)	587 s.f.	2,415 s.f.
Visual Mass 3	95 s.f.	1,535 s.f.
Visual Mass 4	680 s.f.	1,435 s.f.
Visual Mass 5	635 s.f.	962 s.f.
Visual Mass 6	635 s.f.	1,575 s.f.
Total footprint area (combined largest 2 masses)	5,222 s.f.	13,335 s.f.
	3,197 s.f.	7,825 s.f.

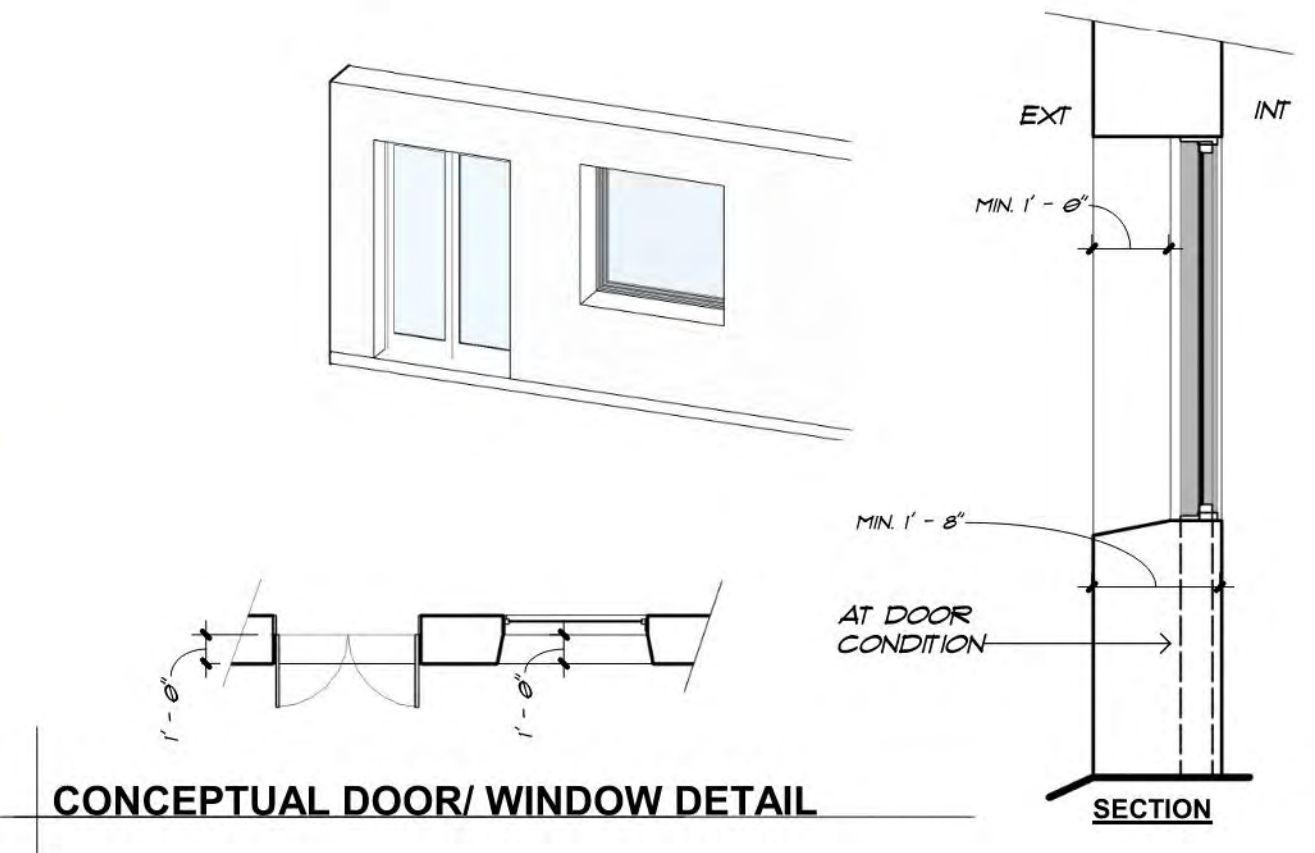
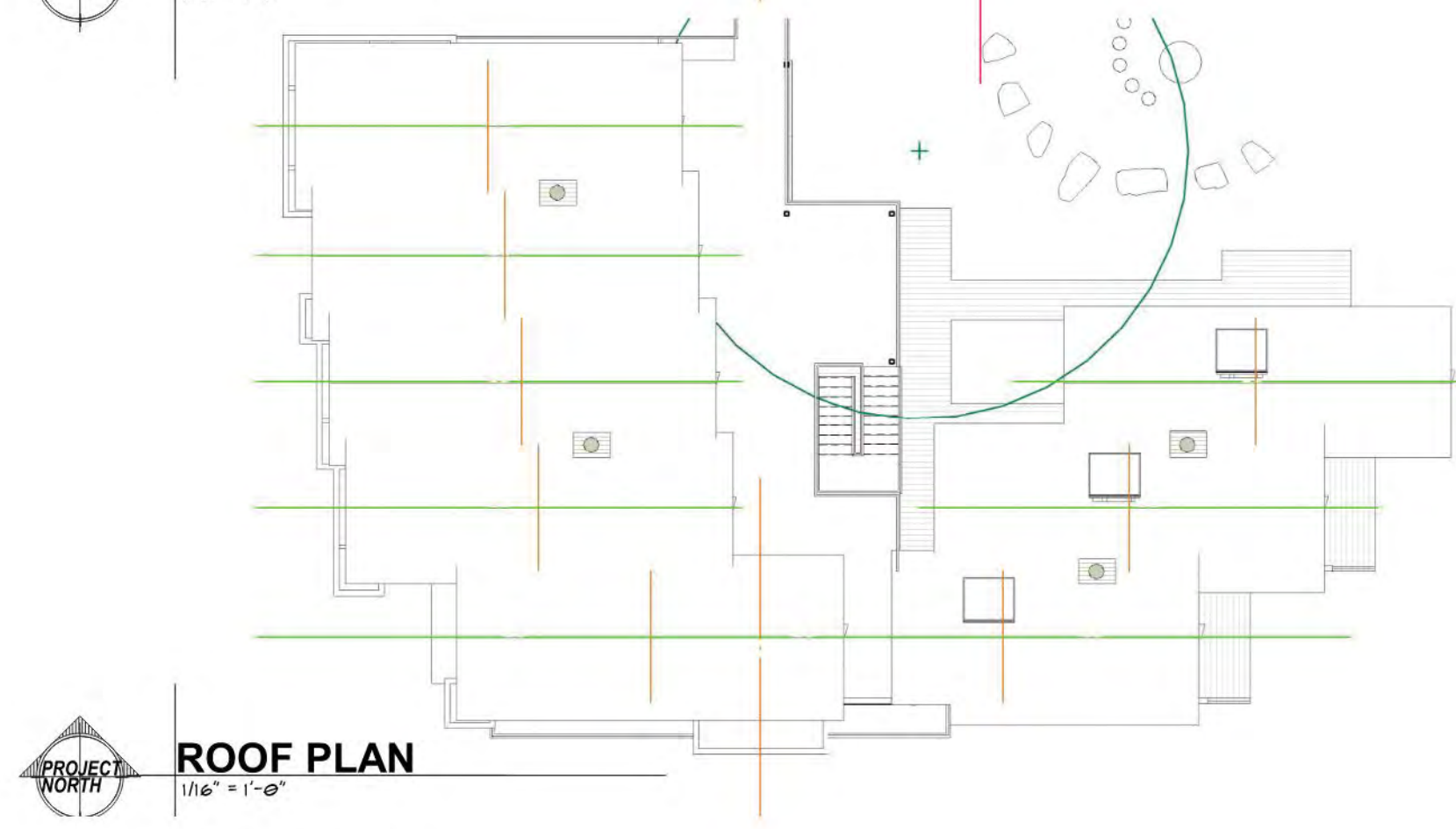
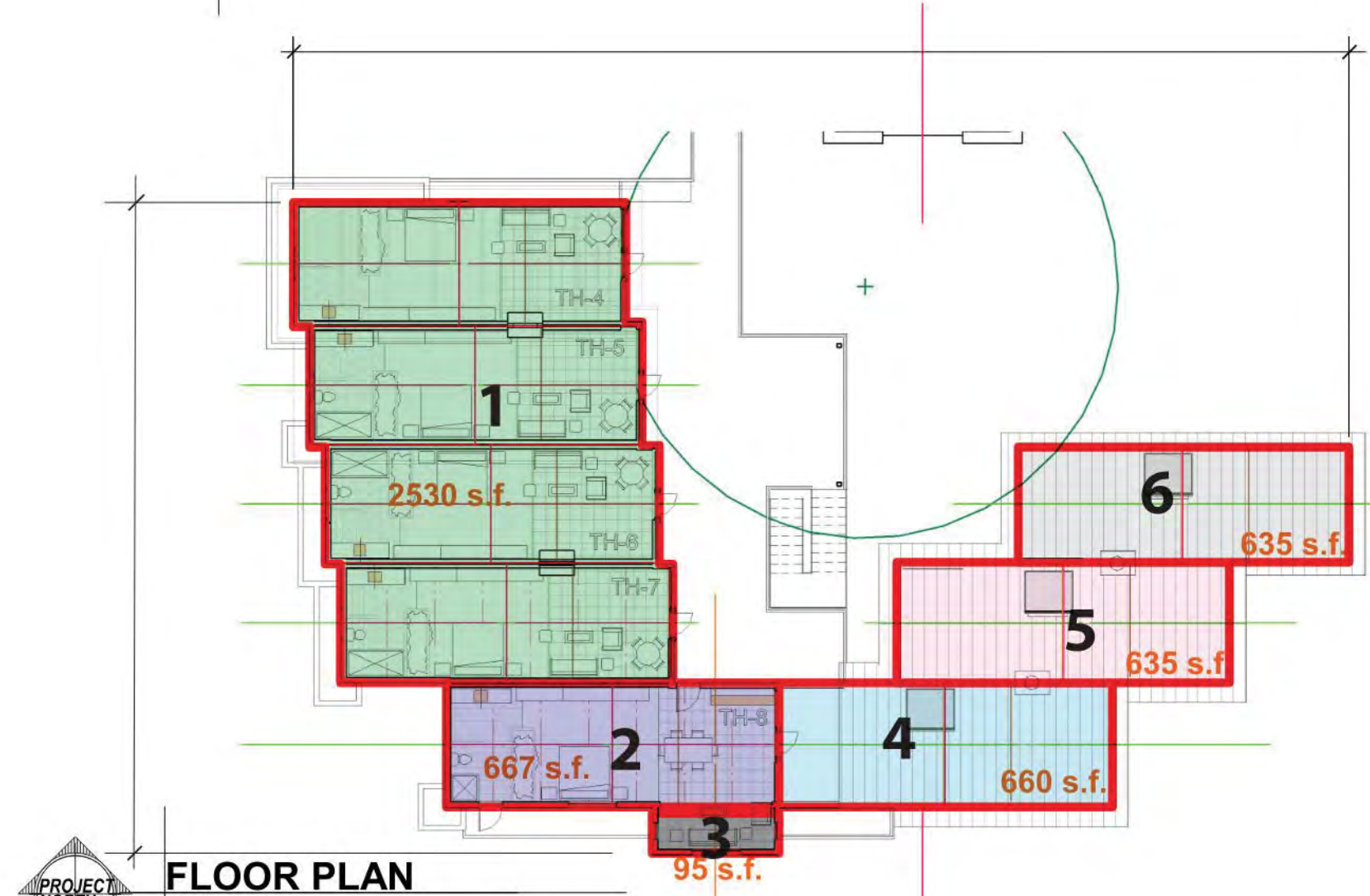
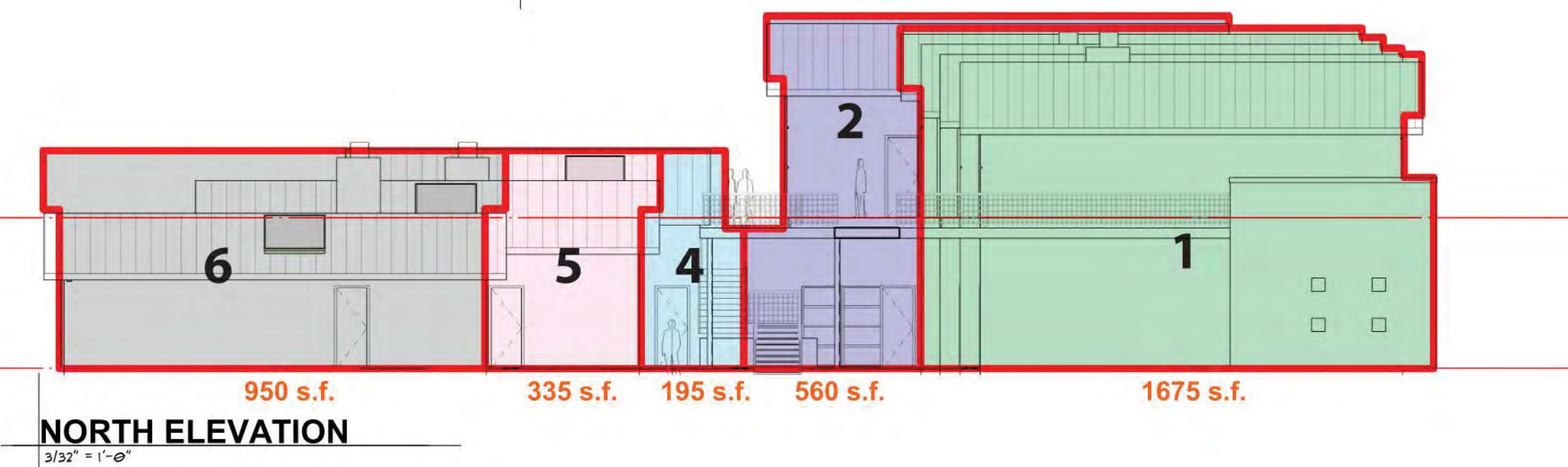
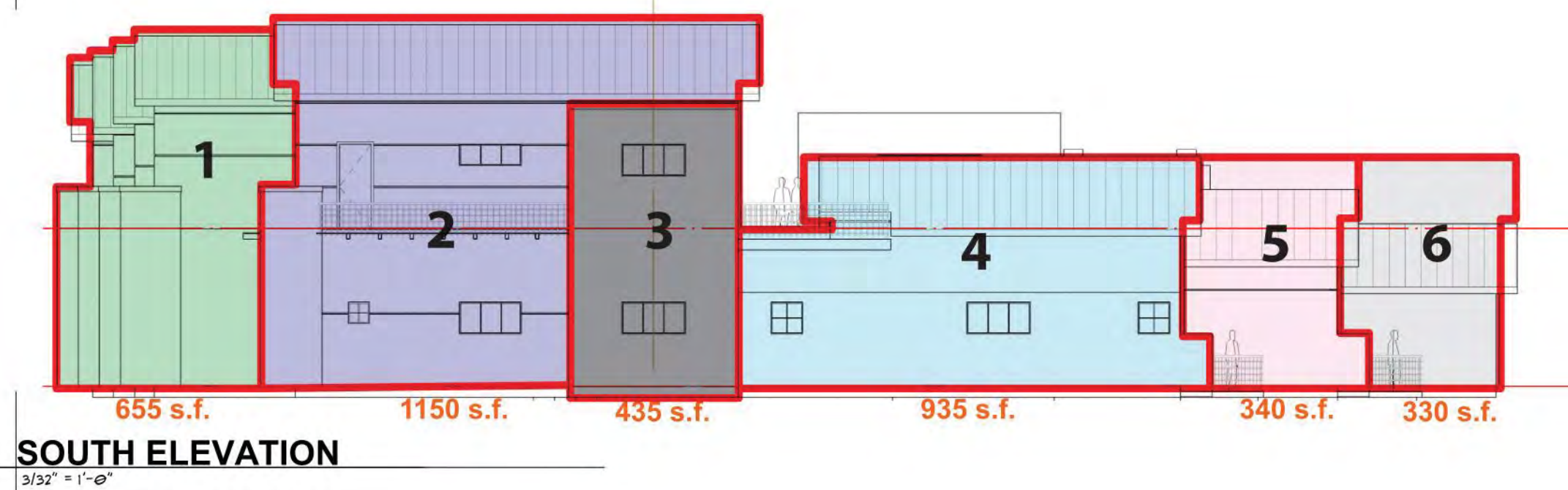
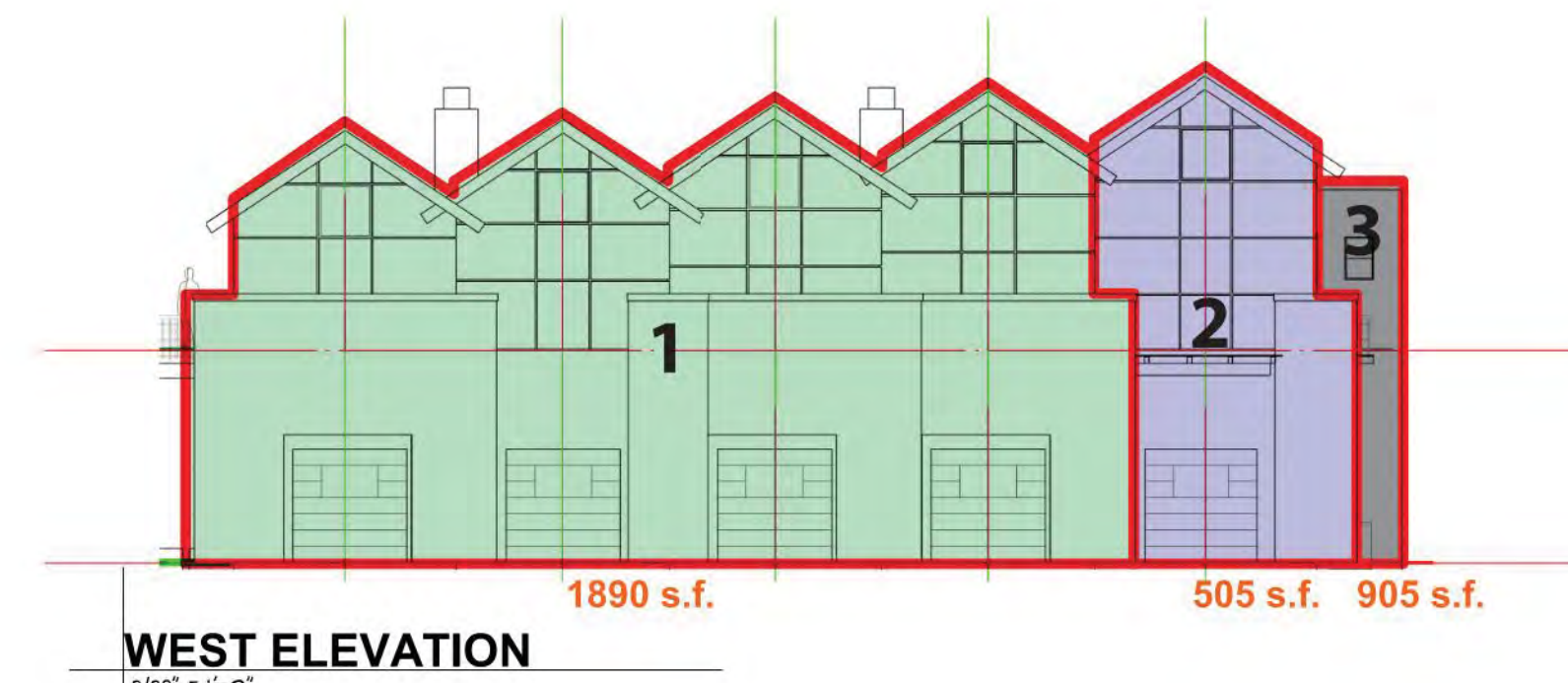
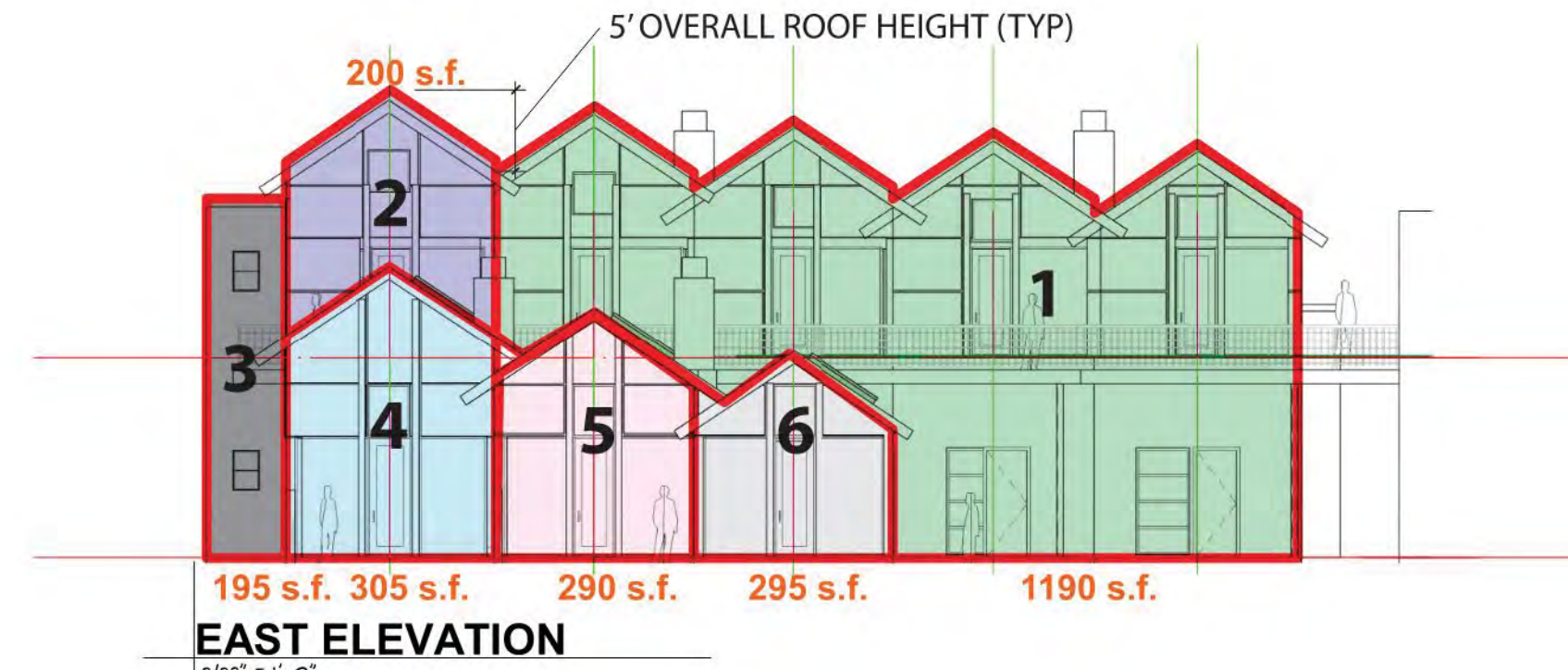
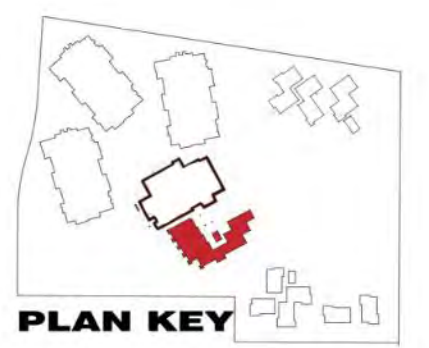
**5.7.F.2.b Building Form - Building Articulation**

- 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



**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 applies.

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

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

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

**E** 2.24.E.4.a Multiple Buildings Located on One Site  
Total Number of Buildings = 9, Number of Buildings Eligible for Increased Height = 3.  
Building footprint: 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 %  
+10 Additional Height (ft.) 5 ft.  
Maximum Additional Height: 27 ft.

SLDC reference - Article 5.7 Site and Building Design

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

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.

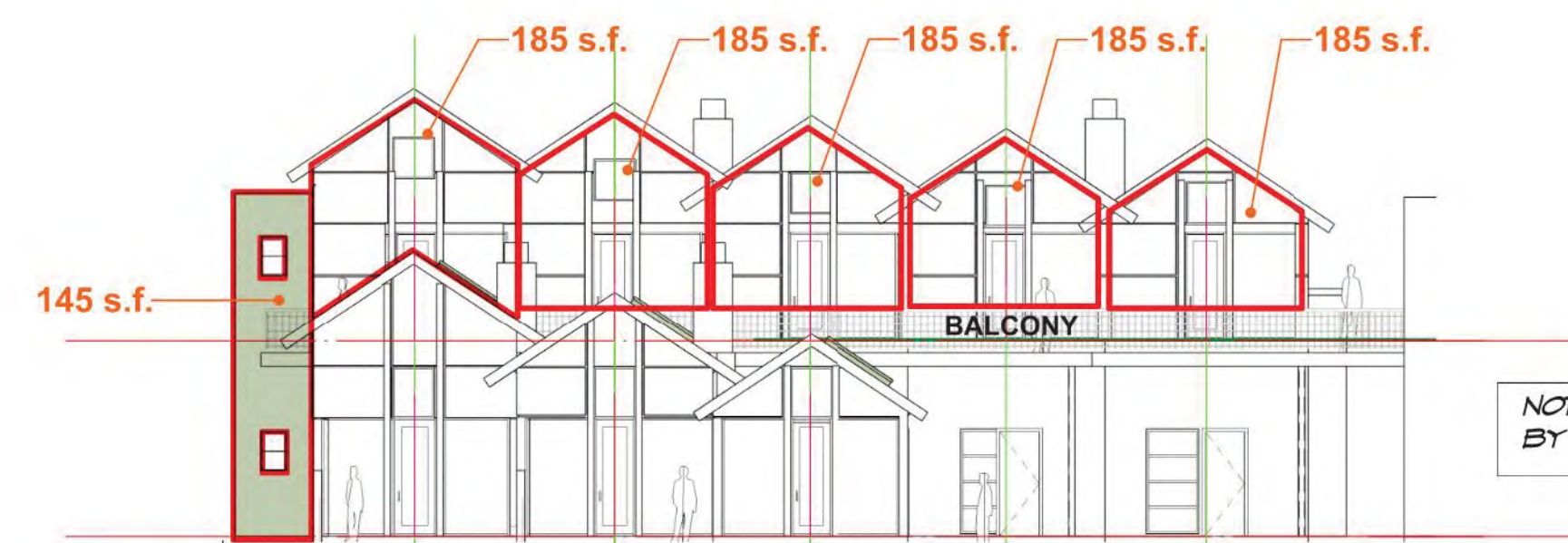
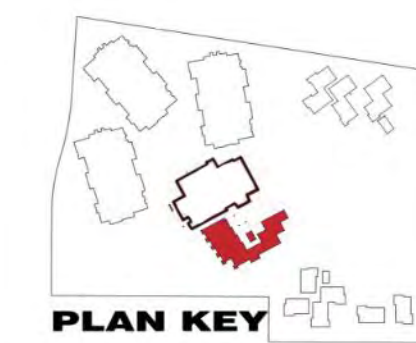
	PLAN VIEW	ELEVATION
*Visual Mass 1 (largest)	2,530 s.f.	5,410 s.f.
**Visual Mass 2 (2nd Largest)	667 s.f.	2,415 s.f.
Visual Mass 3	95 s.f.	1,435 s.f.
Visual Mass 4	660 s.f.	1,435 s.f.
Visual Mass 5	635 s.f.	965 s.f.
Visual Mass 6	635 s.f.	1,575 s.f.
Total footprint area	5,222 s.f.	13,335 s.f.
(combined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

**N** 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

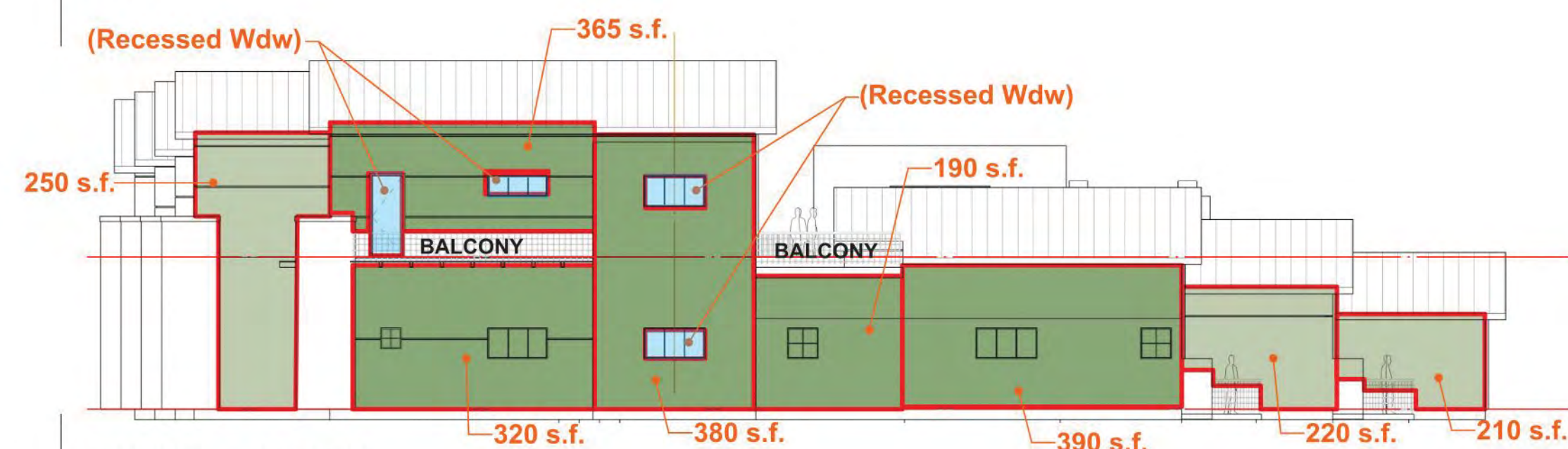


**EAST ELEVATION**  
3/32" = 1'-0"

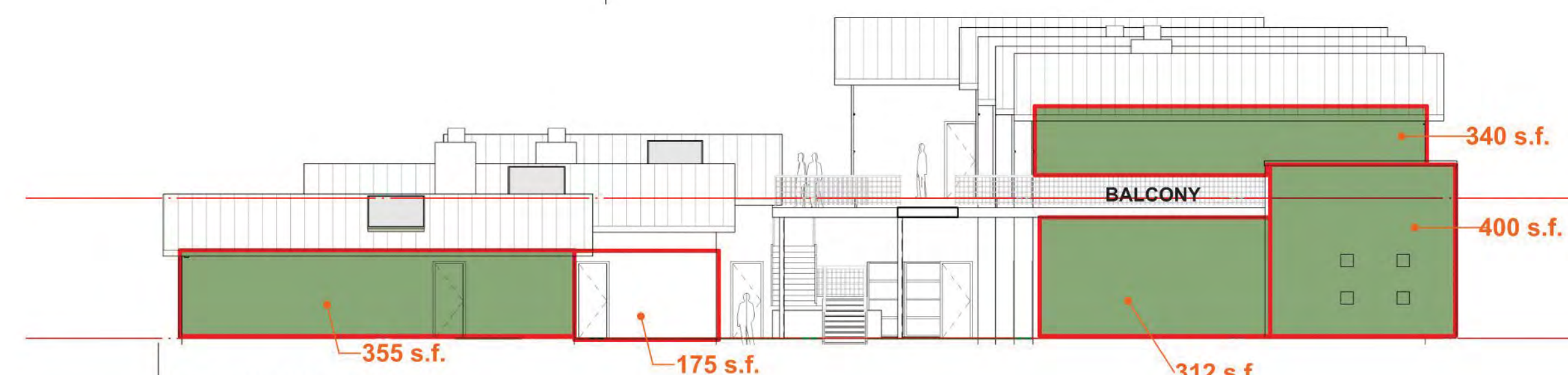
NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 200 S.F.



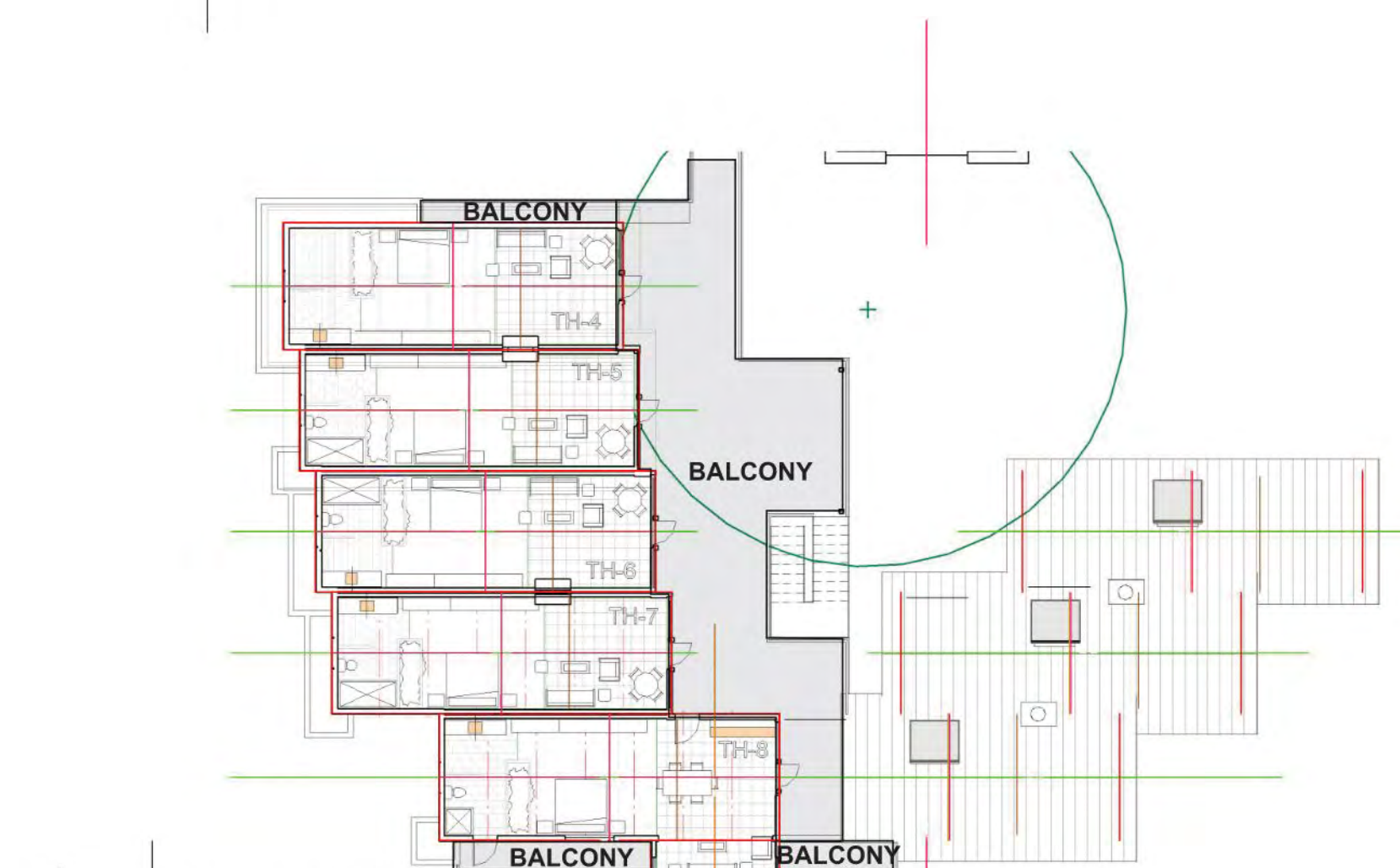
**WEST ELEVATION**  
3/32" = 1'-0"



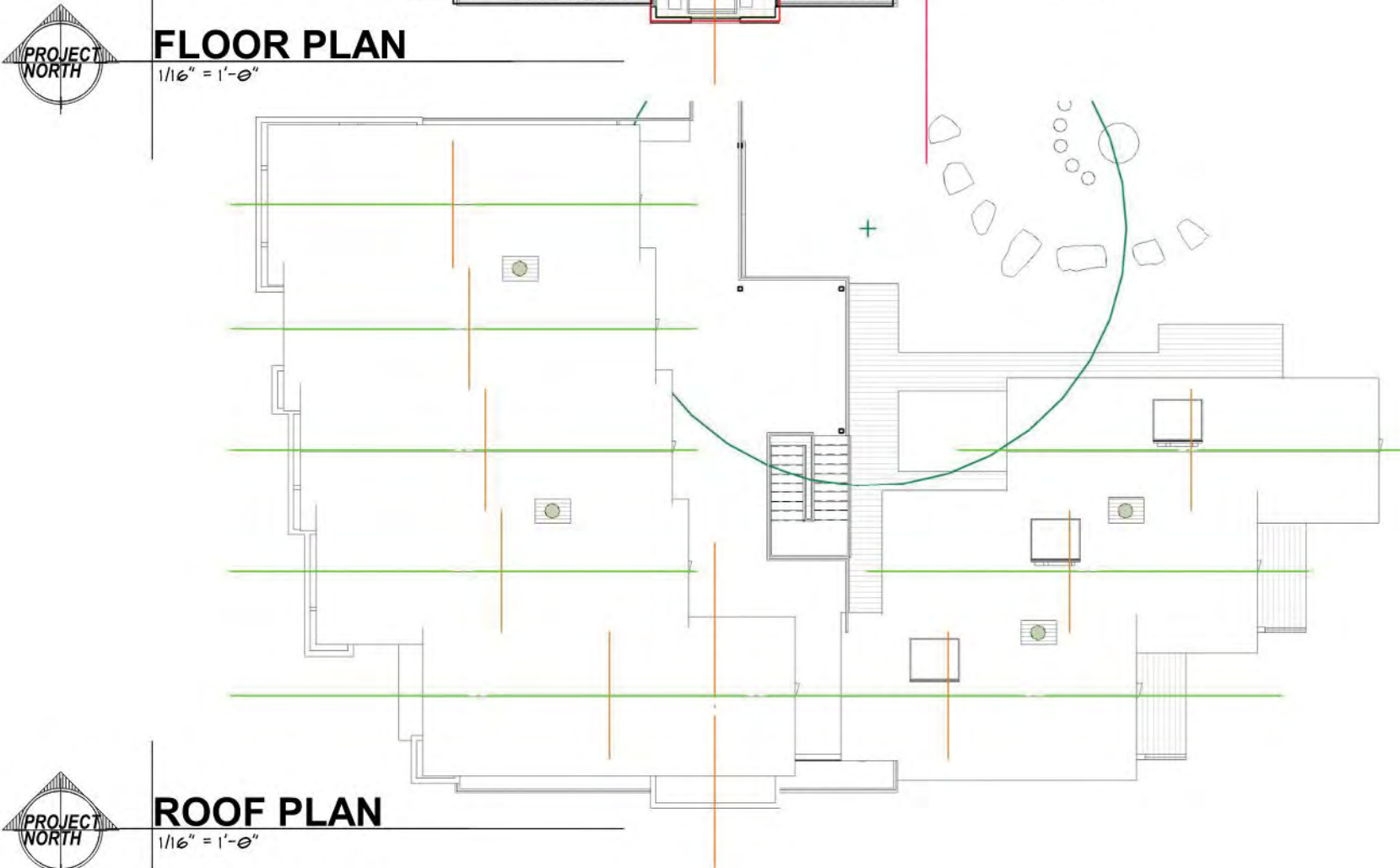
**SOUTH ELEVATION**  
3/32" = 1'-0"



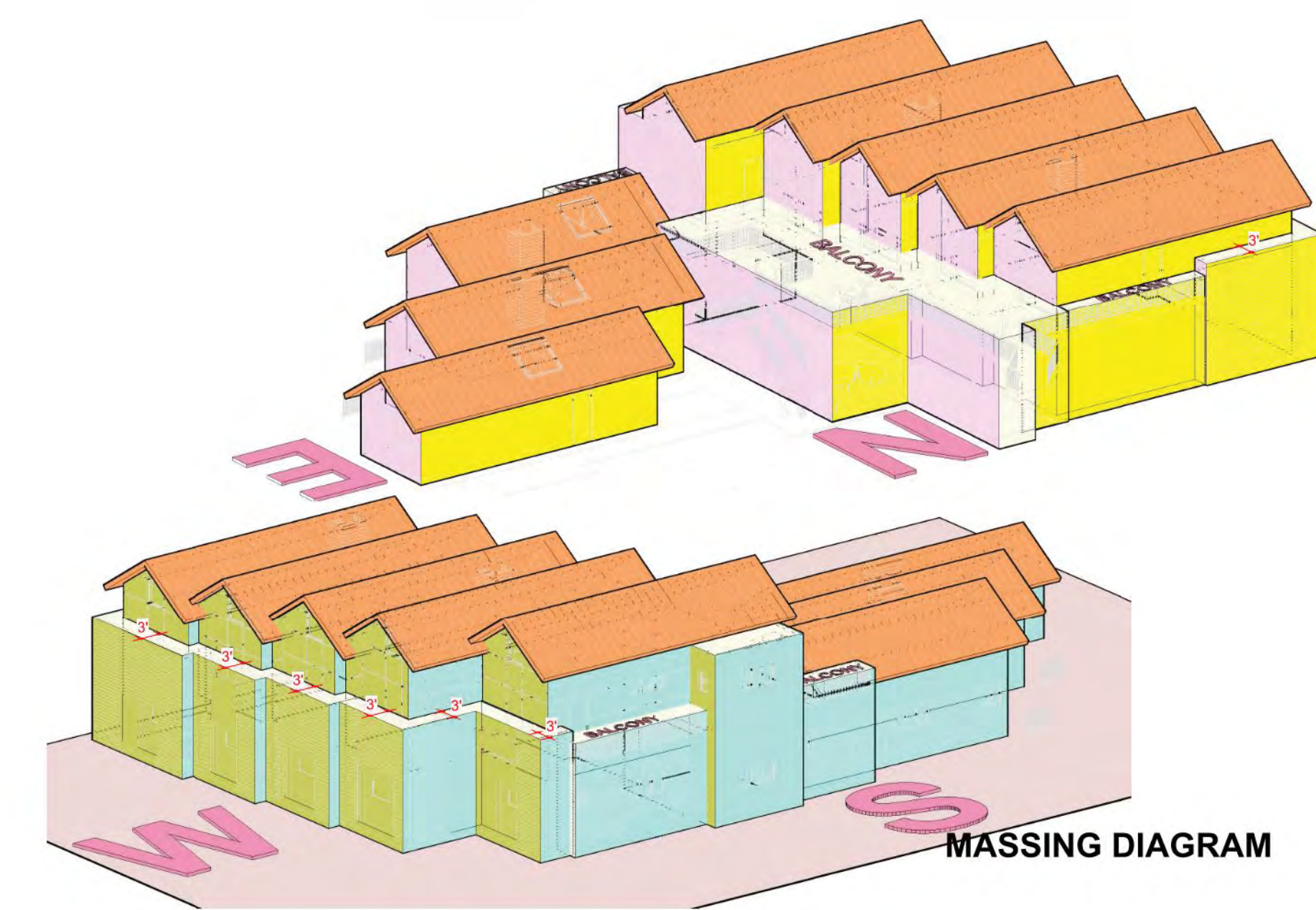
**NORTH ELEVATION**  
3/32" = 1'-0"



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



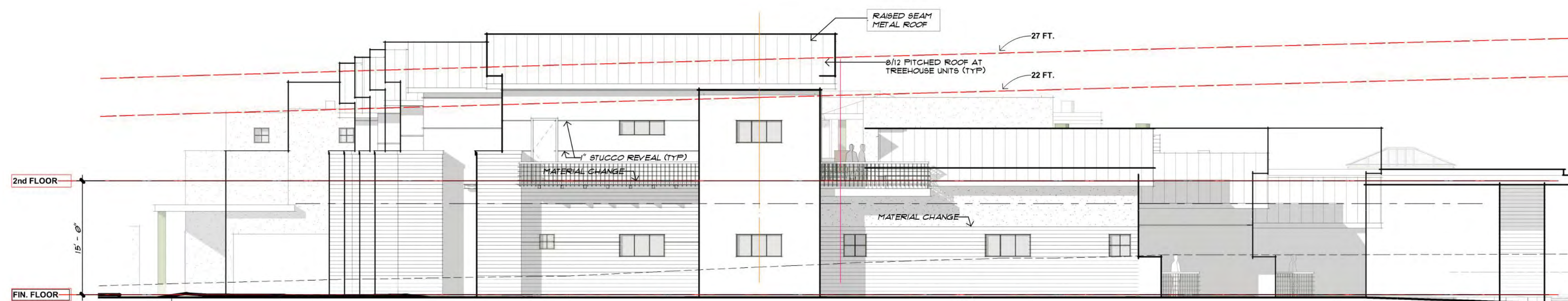
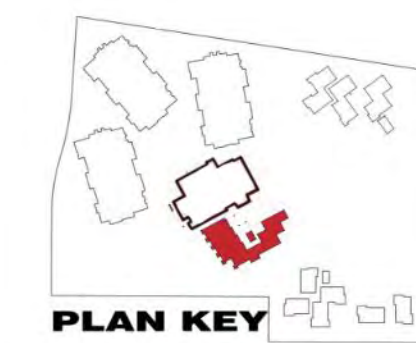
**ROOF PLAN**  
1/16" = 1'-0"



**MASSING DIAGRAM**

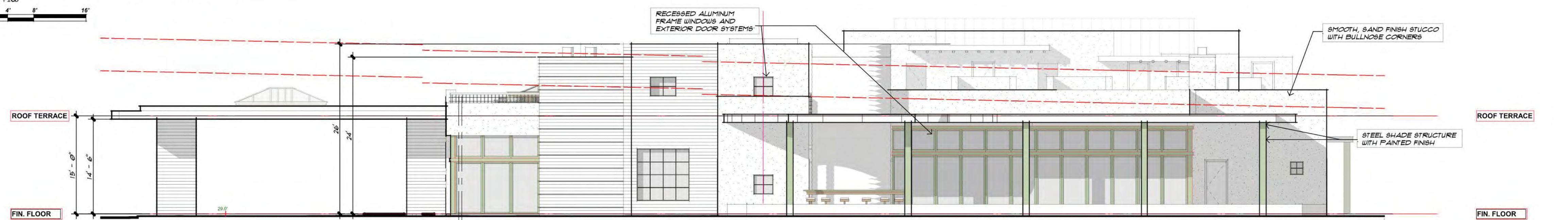
**UNRELIEVED BUILDING PLANE DIAGRAMS:**

- 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



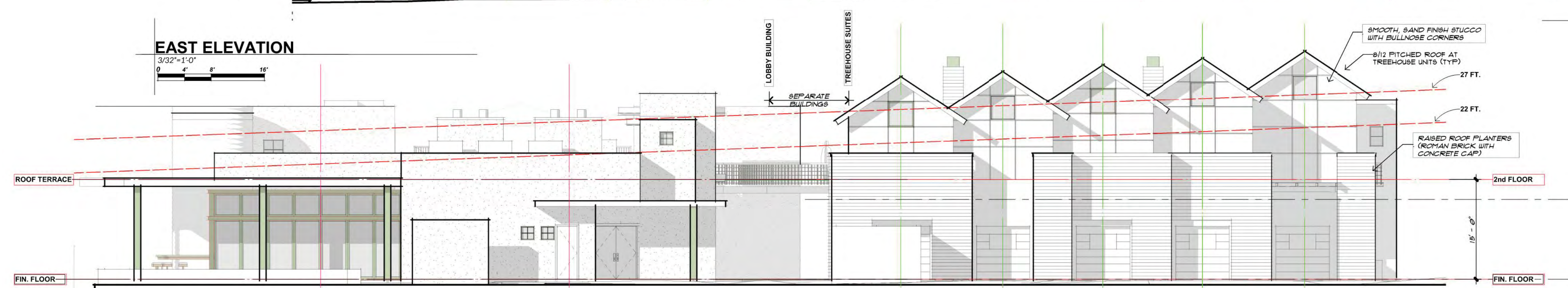
**SOUTH ELEVATION (TREEHOUSE)**

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



**NORTH ELEVATION**

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



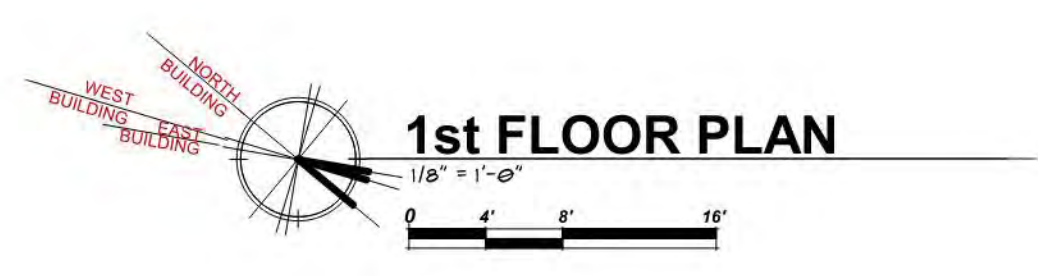
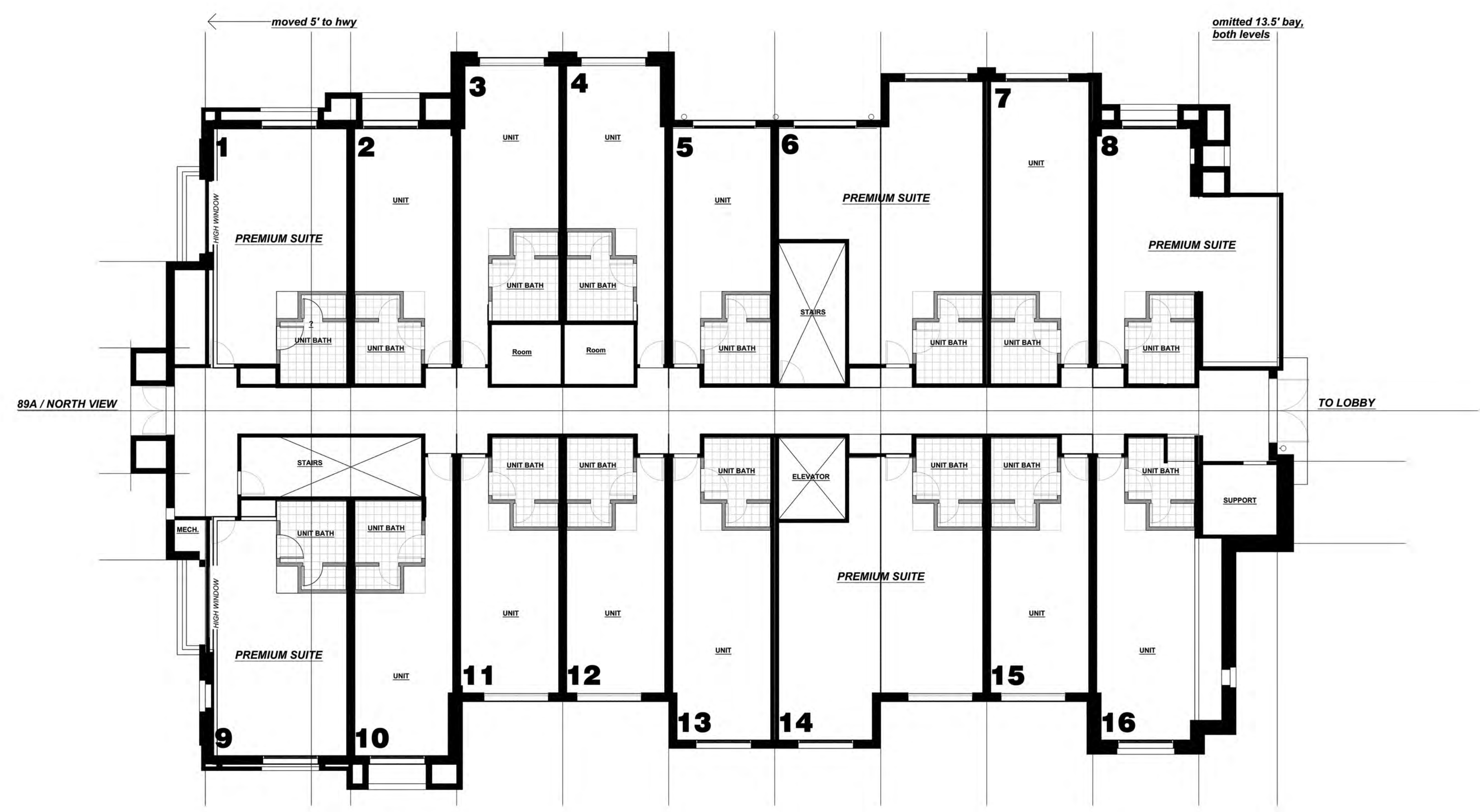
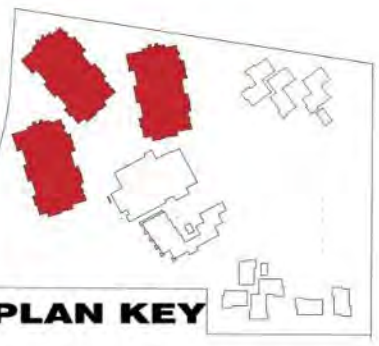
**EAST ELEVATION**

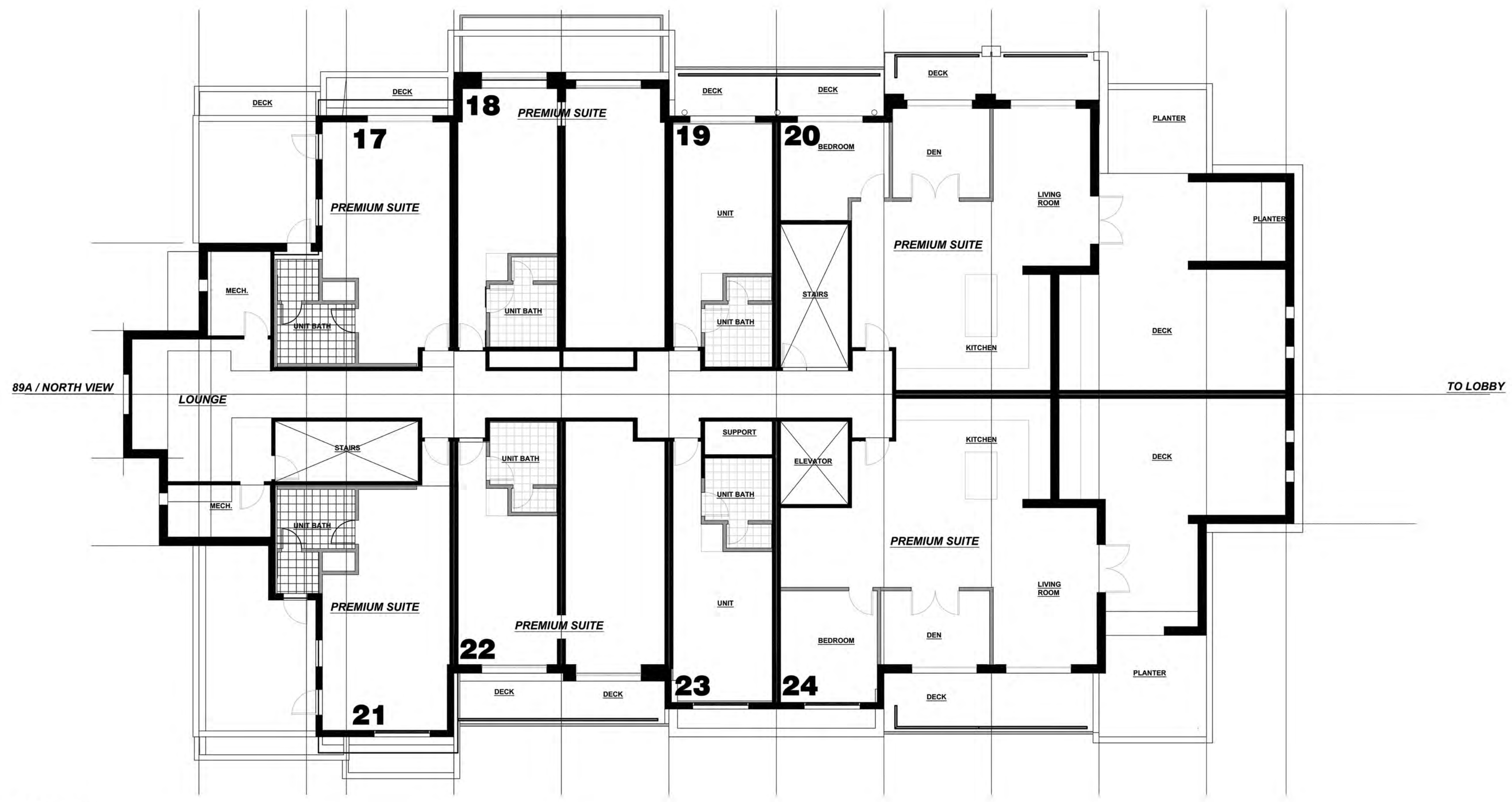
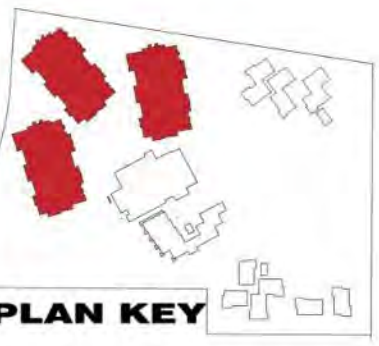
3/32"=1'-0"  
0 4' 8' 16'

**WEST ELEVATION**

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



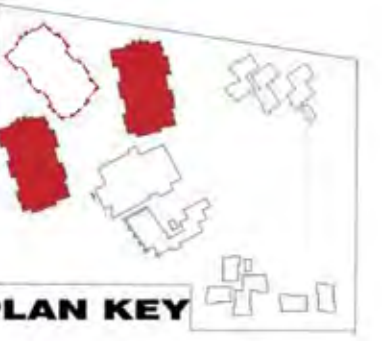




**2nd FLOOR PLAN**  
1/8" = 1'-0"  
0 4' 8' 16'  
NORTH BUILDING  
WEST BUILDING EAST BUILDING

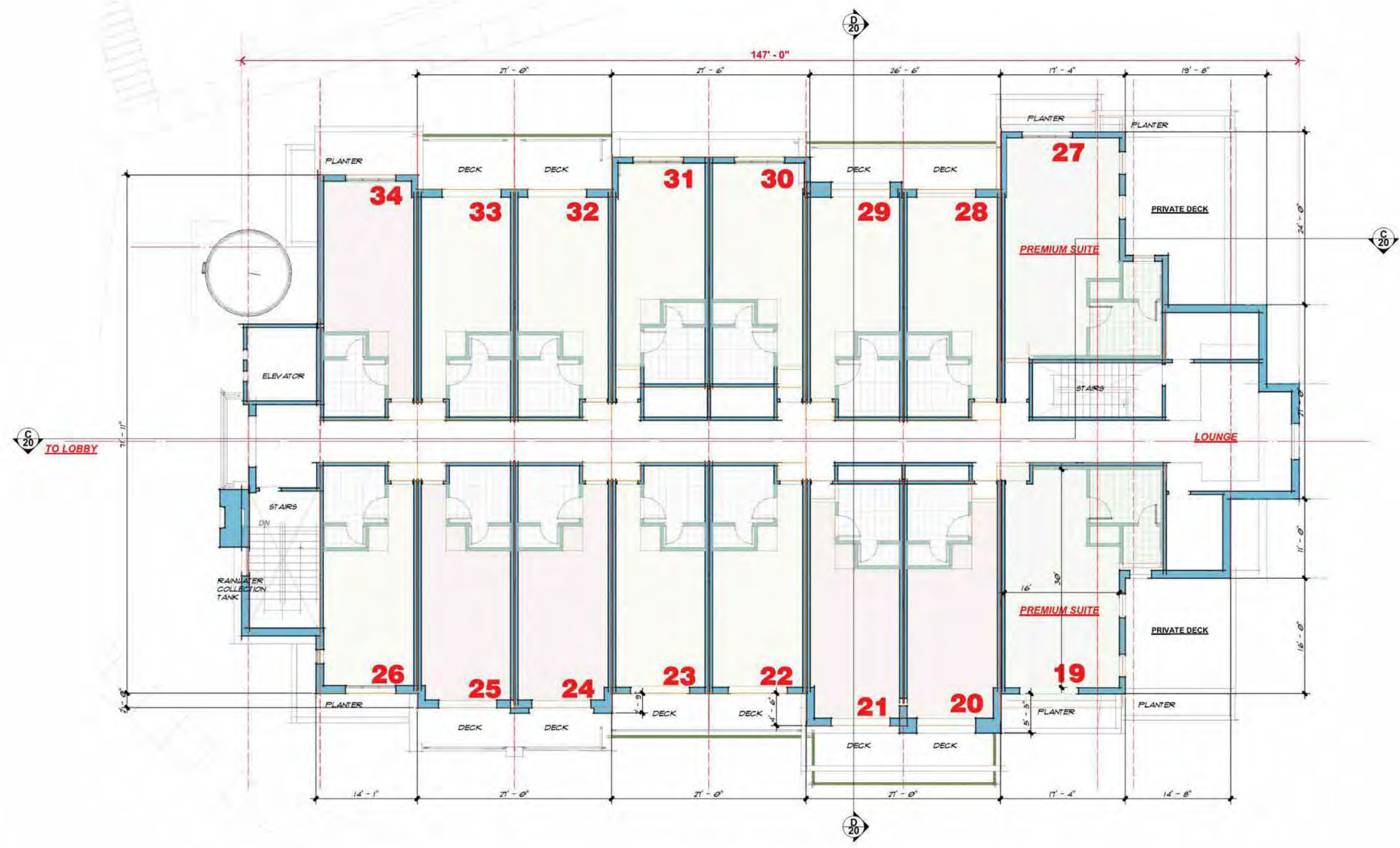
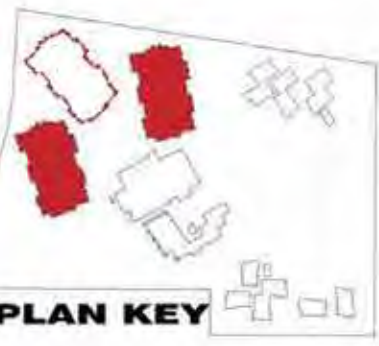
NORTH GUEST ROOMS 2ND FLOOR PLAN



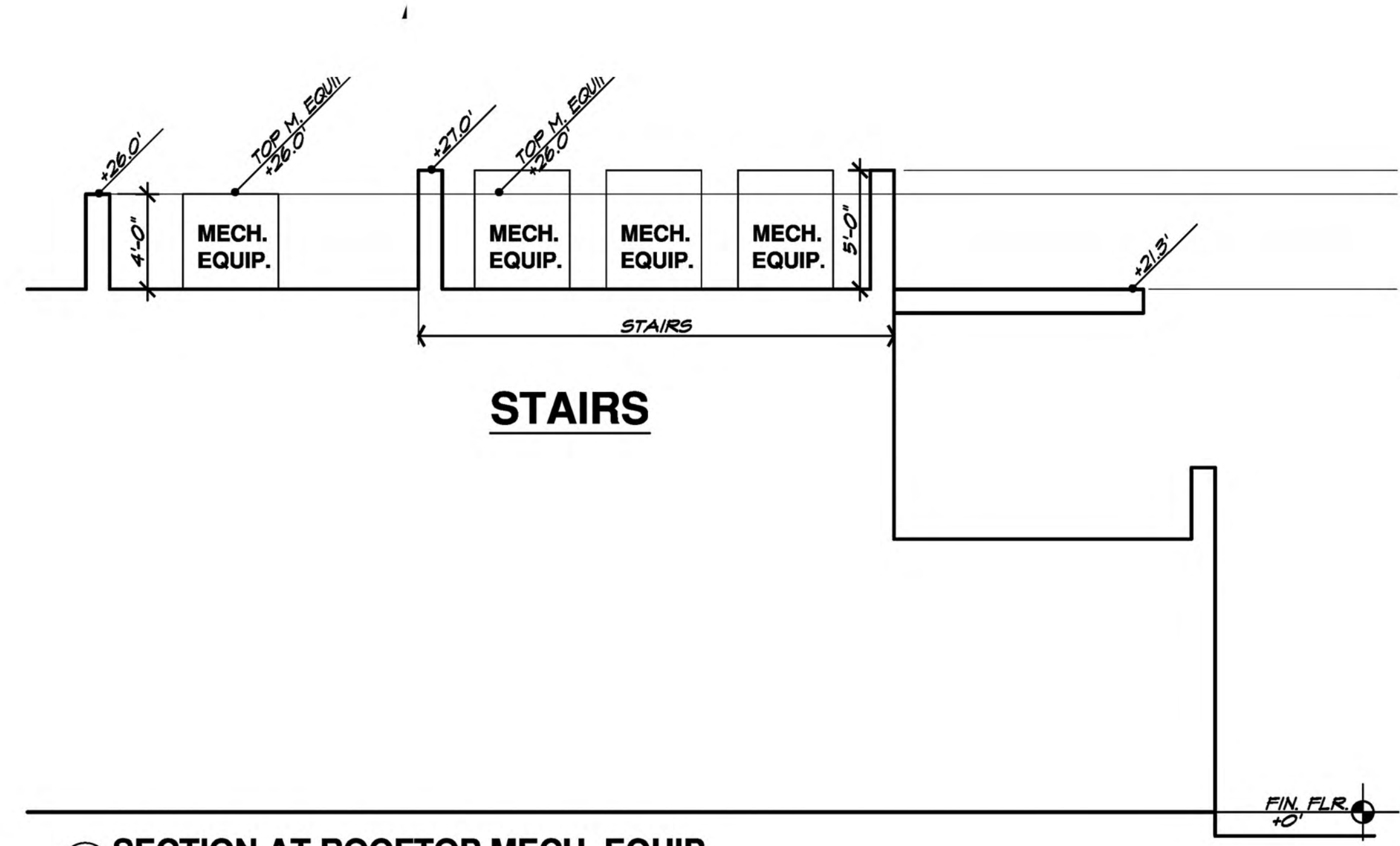
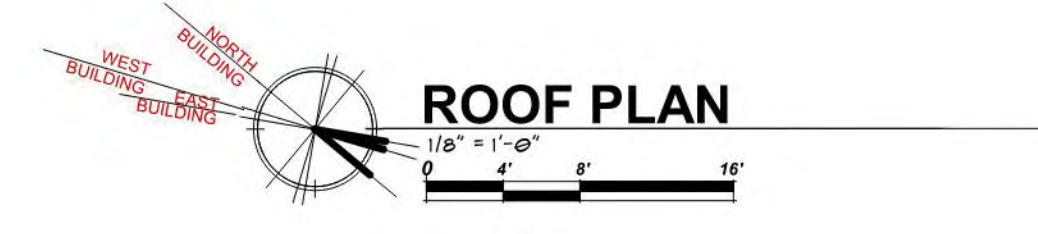
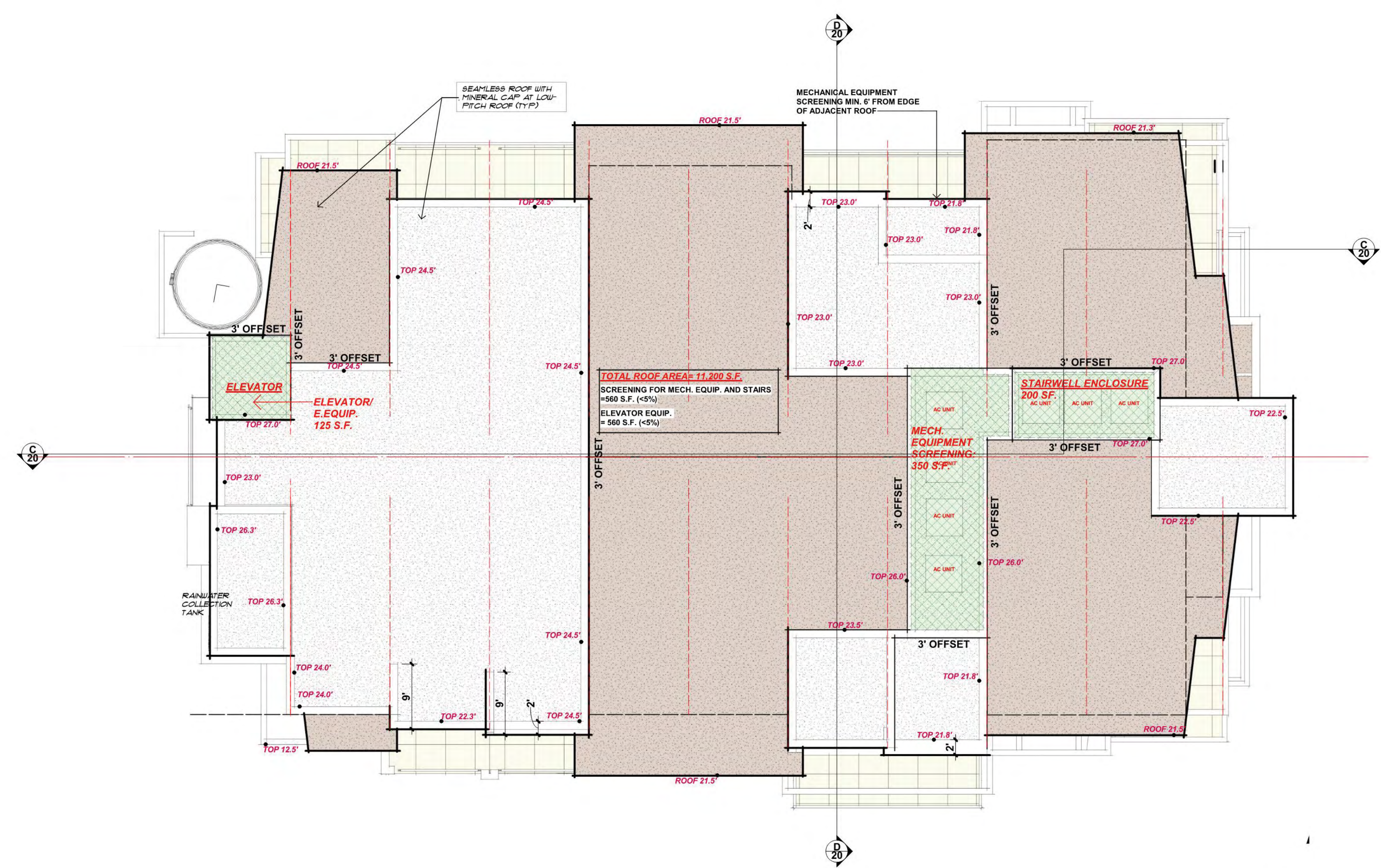
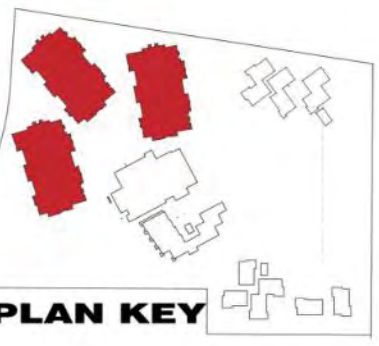


**1st FLOOR PLAN**  
1/8" = 1'-0"  
0 4' 8' 16'  
NORTH BUILDING  
WEST BUILDING EAST BUILDING

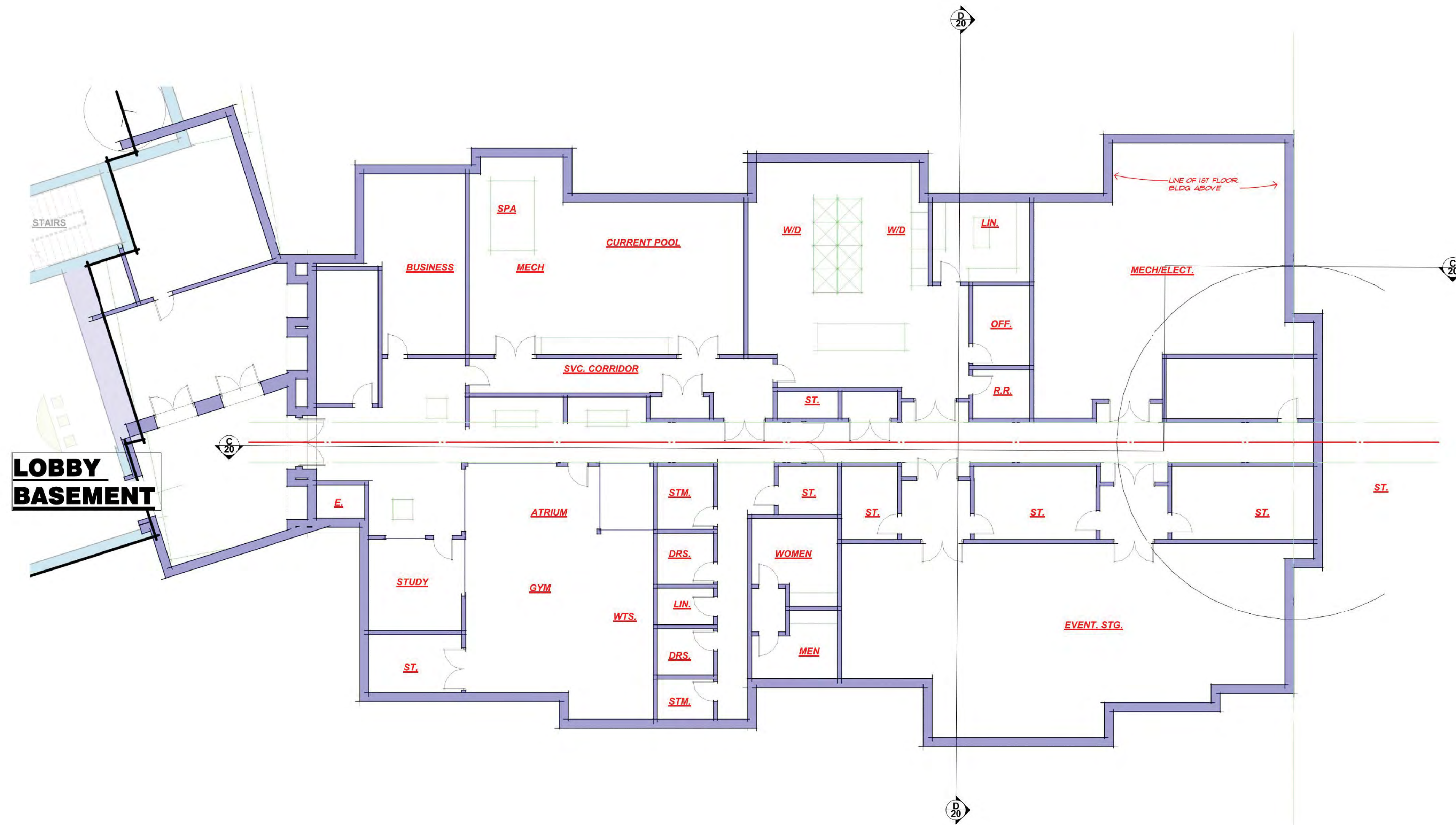
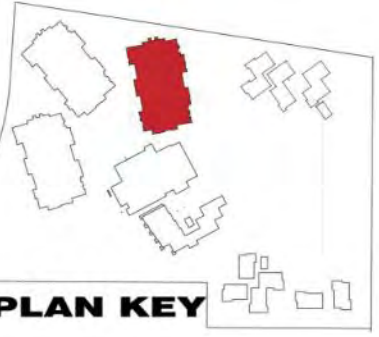




**2nd FLOOR PLAN**  
1/8" = 1'-0"  
0 4' 8' 16'  
NORTH BUILDING  
WEST BUILDING EAST BUILDING



SECTION AT ROOFTOP MECH. EQUIP.  
NTS



**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** 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.  
 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.b.3 Building Form - Building Massing  
 (Commercial and Public/Semi-Public Buildings)  
 Building 3 & 5 (Guestrooms) - 9 buildings on site.

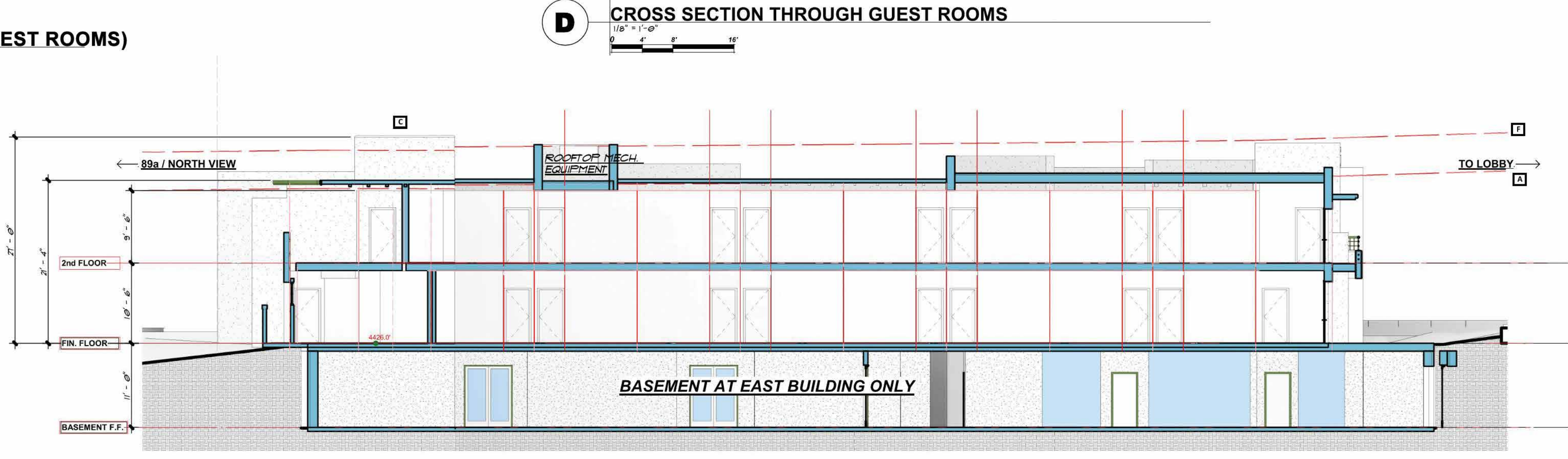
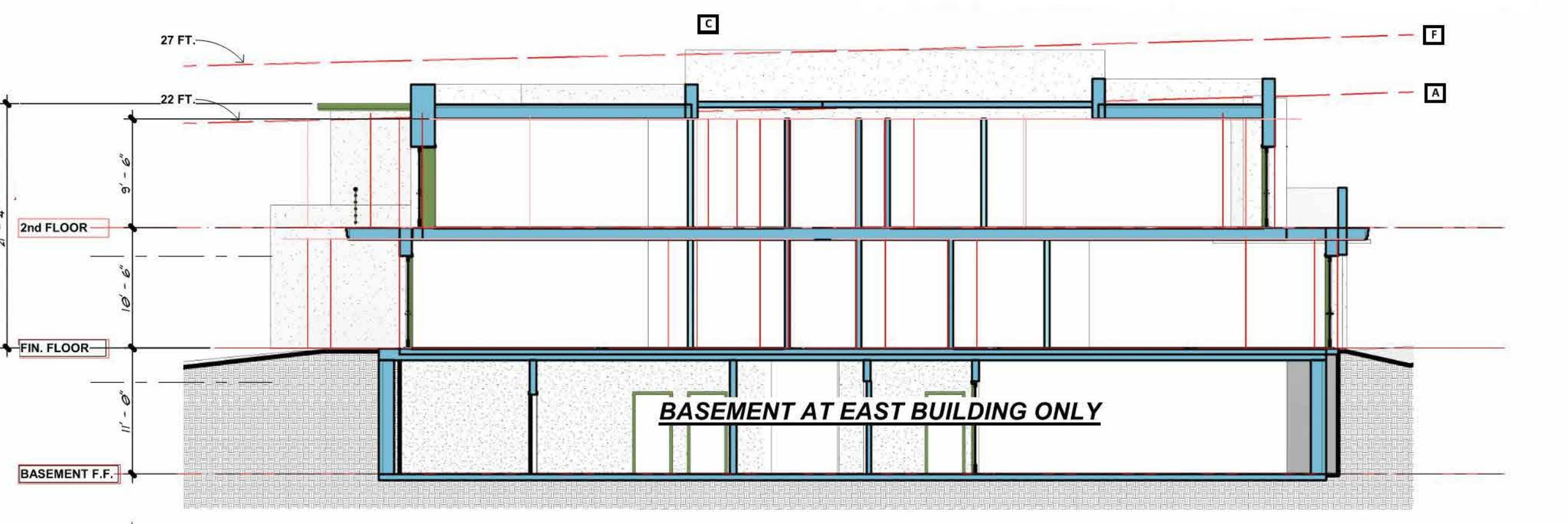
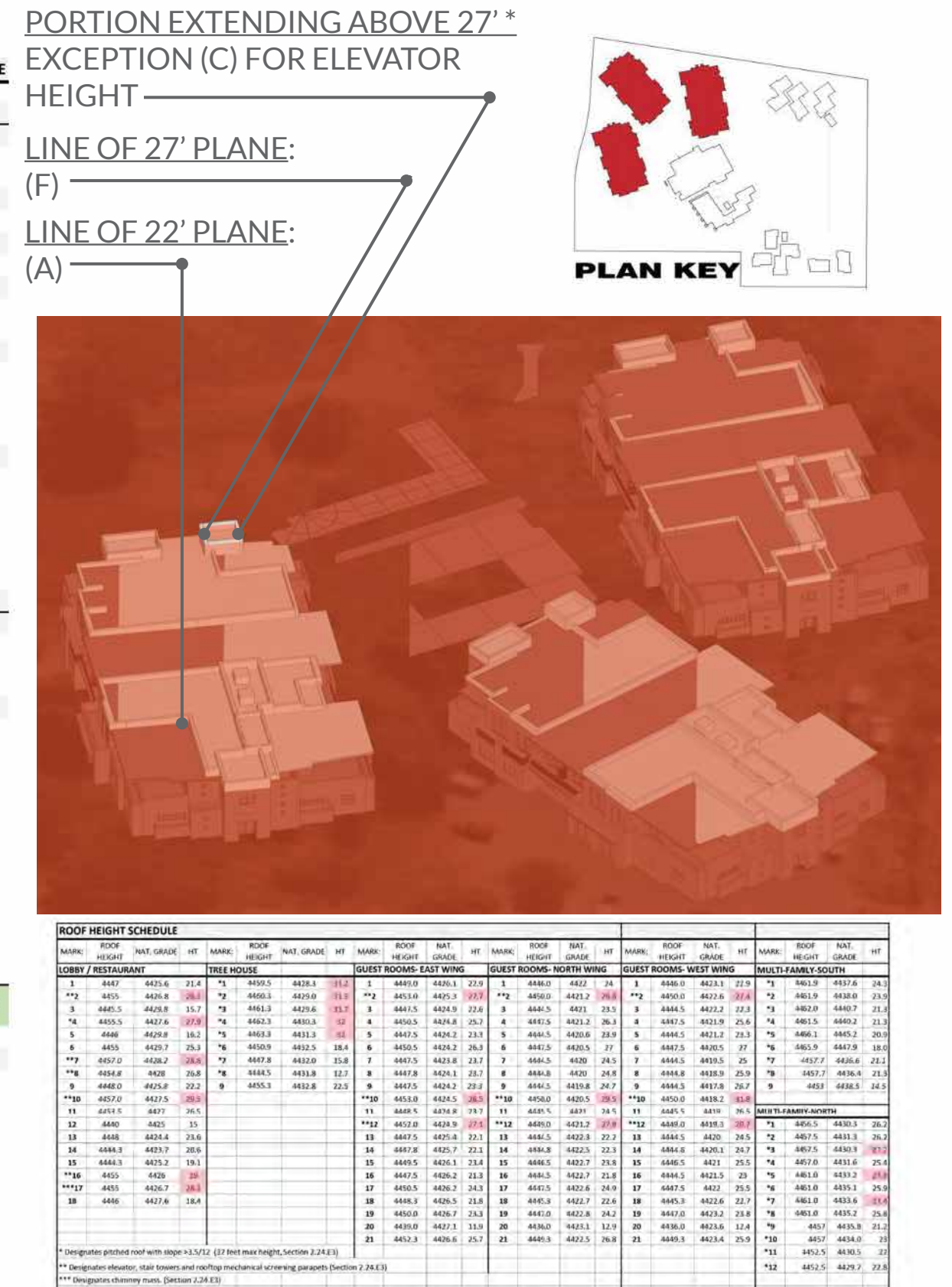
Visual Mass	Area (s.f.)	Elevation
**Visual Mass 1 (2nd Largest)	2,250 s.f.	300 s.f.
Visual Mass 2	1,380 s.f.	250 s.f.
*Visual Mass 3 (largest)	4,500 s.f.	1,890 s.f.
Visual Mass 4	1,230 s.f.	0 s.f.
Visual Mass 5	400 s.f.	400 s.f.
Additional Masses	1,040 s.f.	165 s.f.
Total footprint area (combined largest 2 masses)	11,200 s.f.	3,605 s.f.
	7,150 s.f.	2,790 s.f.

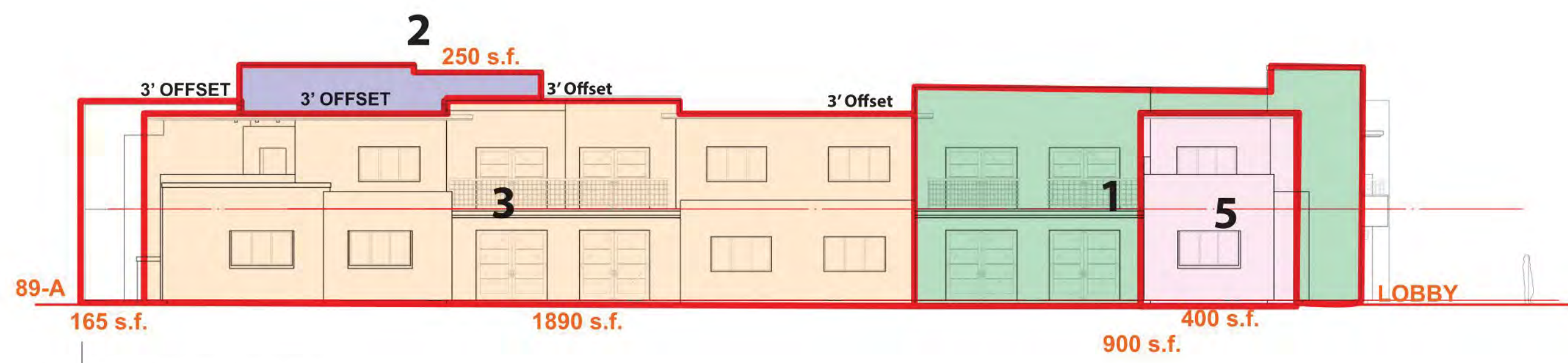
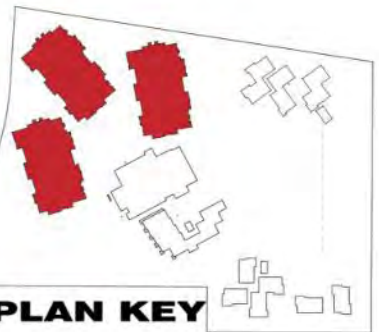
Total footprint 60 percent = 6,720 s.f. allowable  
 80 percent = 8,960 s.f. allowable

**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





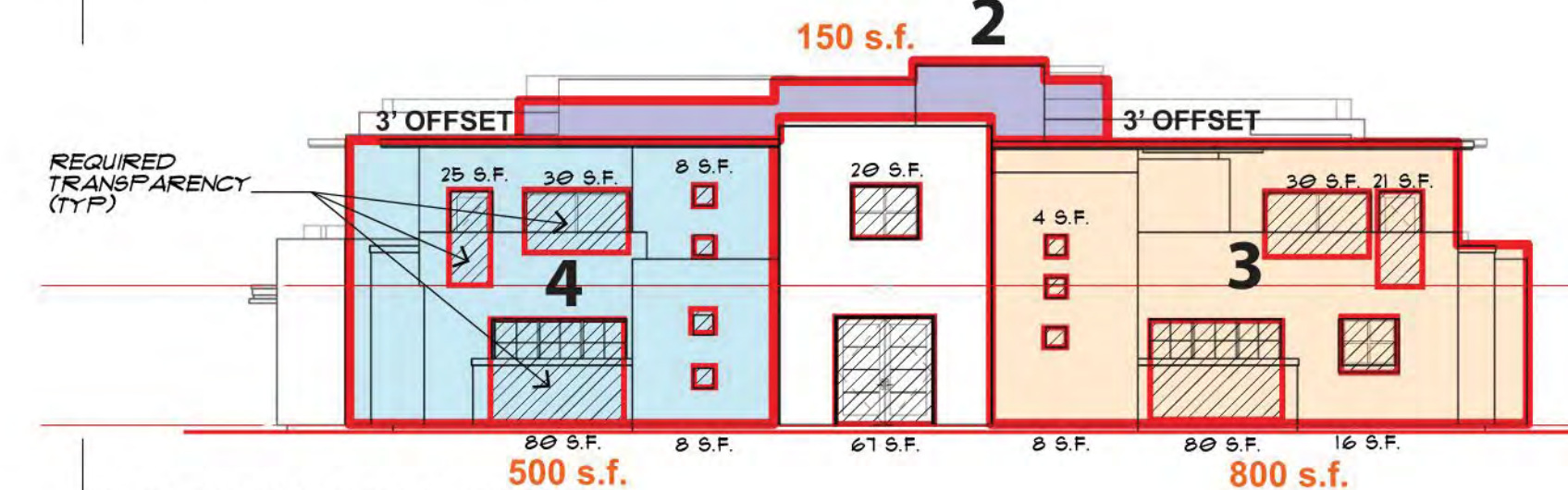
**SIDE ELEVATION**  
3/32" = 1'-0"  
TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F(2)c.5  
LEVEL 1: FACADE AREA = 1600 S.F. FENESTRATION AREA = 480 S.F. (30%)  
LEVEL 2: FACADE AREA = 2030 S.F. FENESTRATION AREA = 415 S.F. (20%)



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

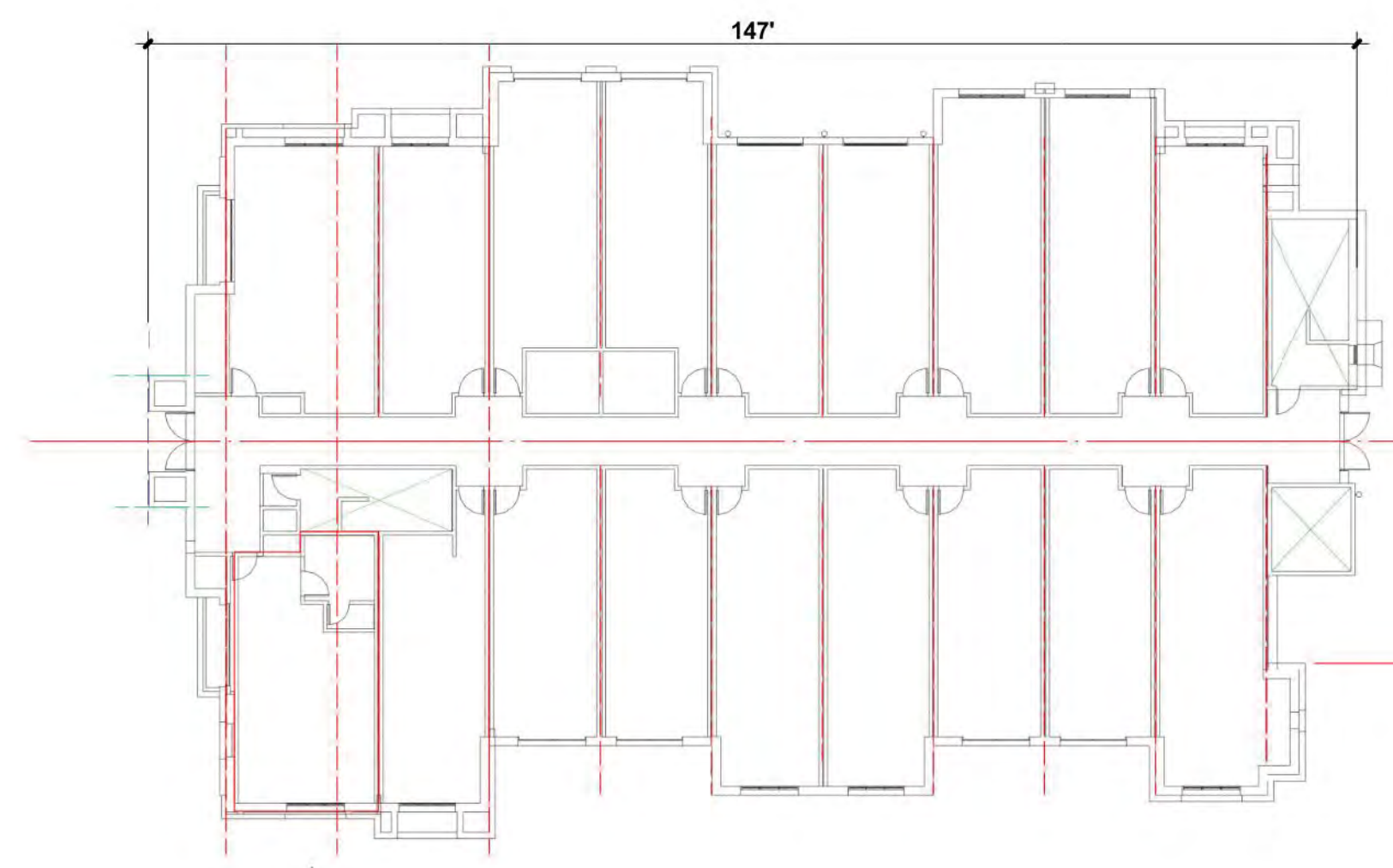


**SIDE ELEVATION**  
3/32" = 1'-0"  
TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F(2)c.5  
LEVEL 1: FACADE AREA = 1600 S.F. FENESTRATION AREA = 473 S.F. (30%)  
LEVEL 2: FACADE AREA = 2030 S.F. FENESTRATION AREA = 164 S.F. (8%)

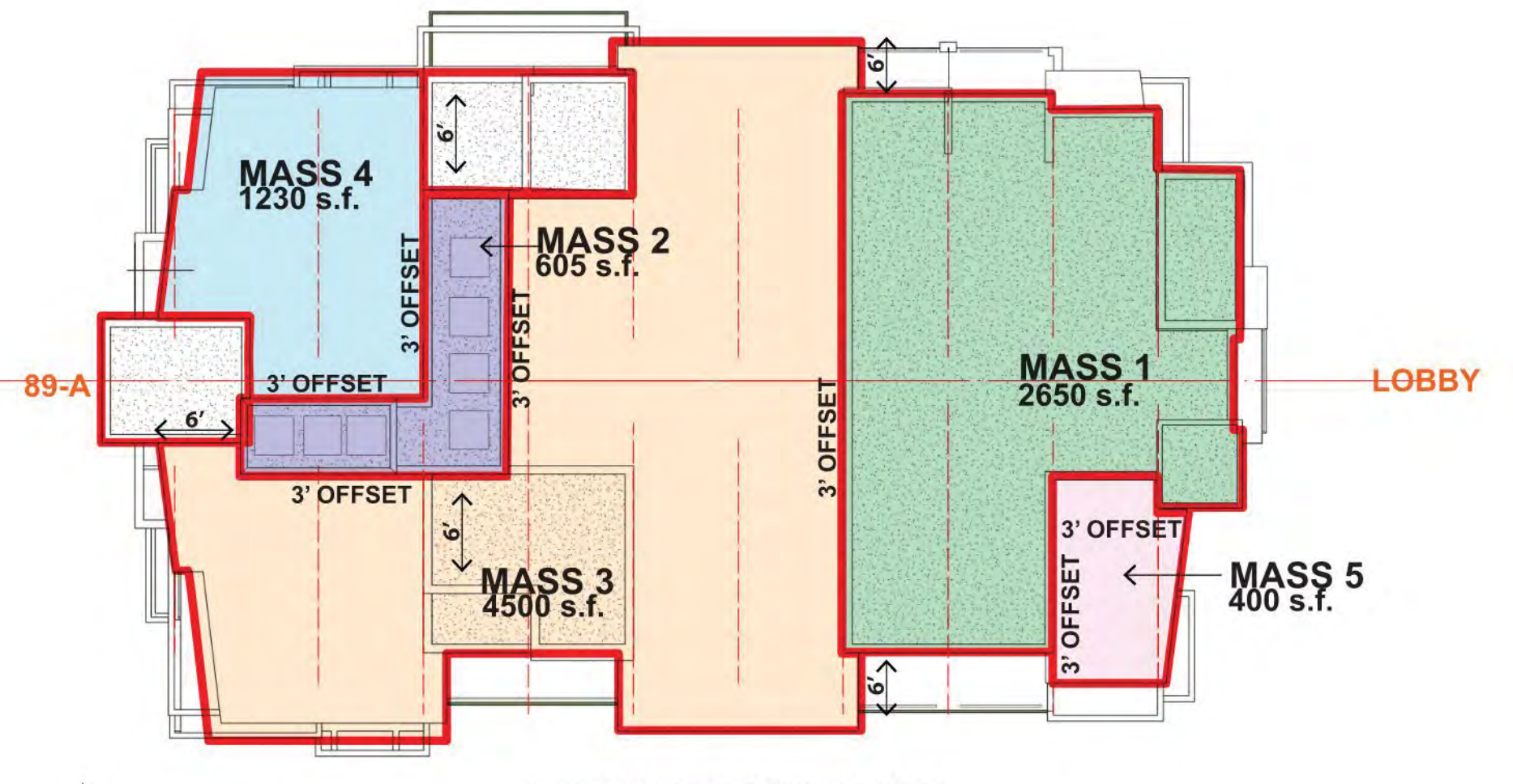


**END ELEVATION (89-A)**  
3/32" = 1'-0"  
TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F(2)c.5  
LEVEL 1: FACADE AREA = 856 S.F. FENESTRATION AREA = 250 S.F. (30%)  
LEVEL 2: FACADE AREA = 843 S.F. FENESTRATION AREA = 138 S.F. (16%)

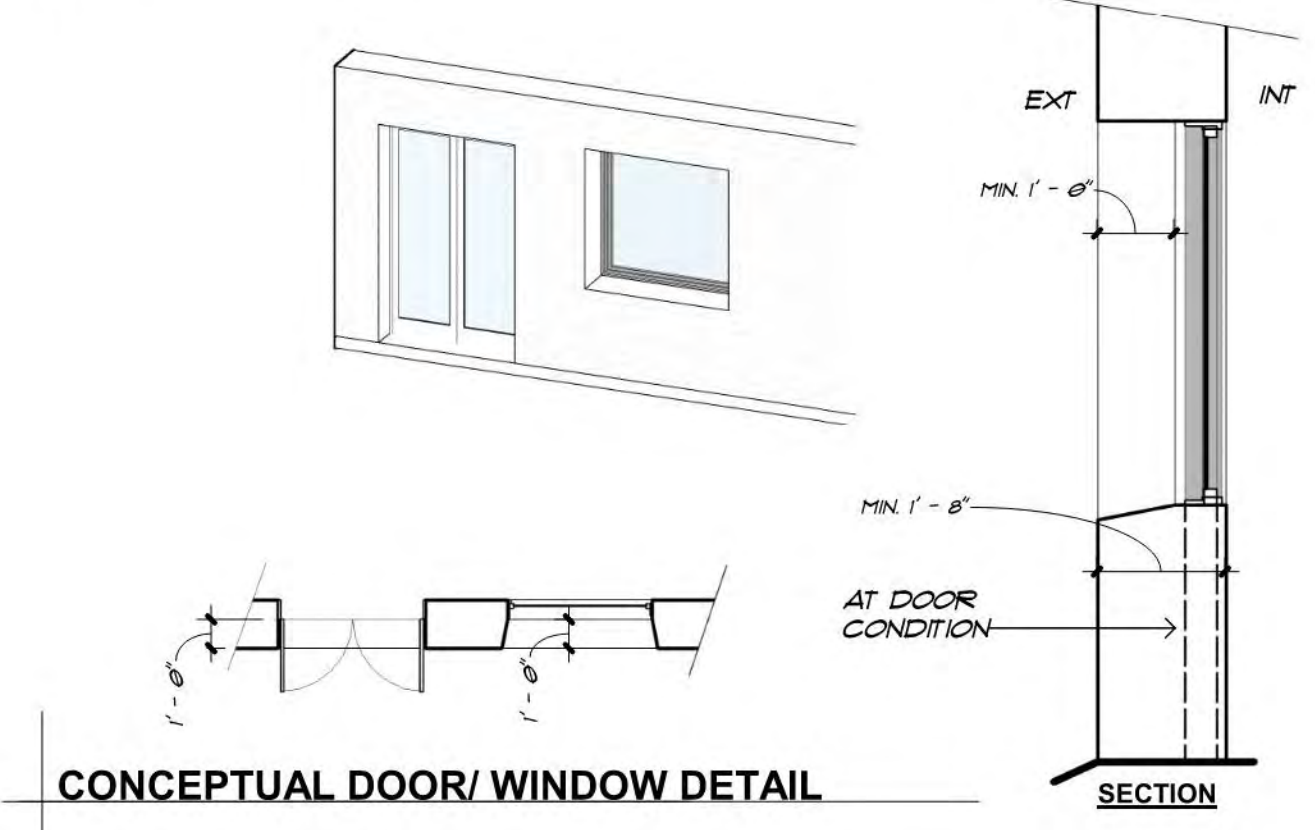
Transparency requirement per LDC Section 5.7.F(2)c.5		
End Elevation (89-A) (Left to Right)		
Level 2	Level 1	
25 s.f.	80 s.f.	
8 s.f.	67 s.f.	
20 s.f.	8 s.f.	
4 s.f.	80 s.f.	
30 s.f.	16 s.f.	
21 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
0 s.f.	0 s.f.	
138 s.f.	259 s.f.	Door/Window/Opening Area
843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



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



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



**CONCEPTUAL DOOR/WINDOW DETAIL**

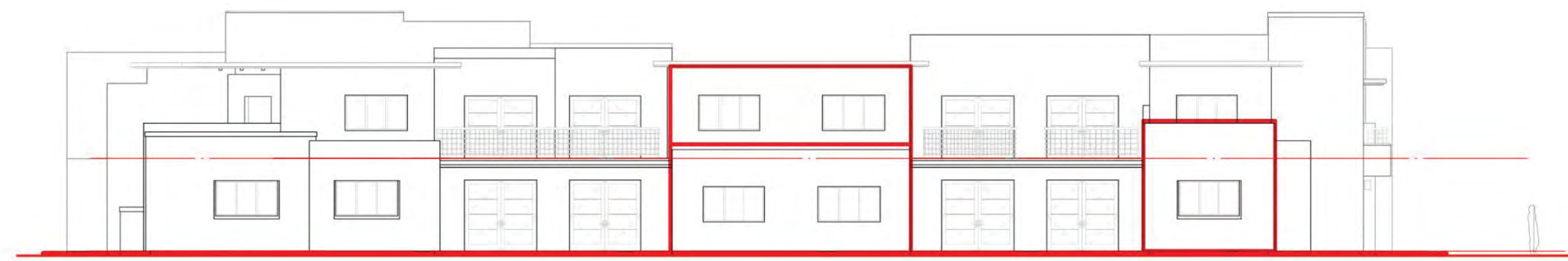
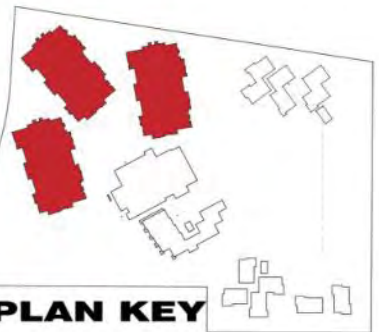
**Guest Rooms SEDONA LAND DEVELOPMENT CODE (SLDC) COMPLIANCE**

- 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. 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	400 s.f.
+5 Largest Unrelieved Building Plane (s.f.)	21 %
+5 LRV (%)	5 ft.
+10 Additional Height (ft.)	27 ft.
- SLDC reference - Article 5.7 Site and Building Design
- G 5.7.F. Building Placement and Orientation 5.7.E.3 (Table 5.e) 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.
 

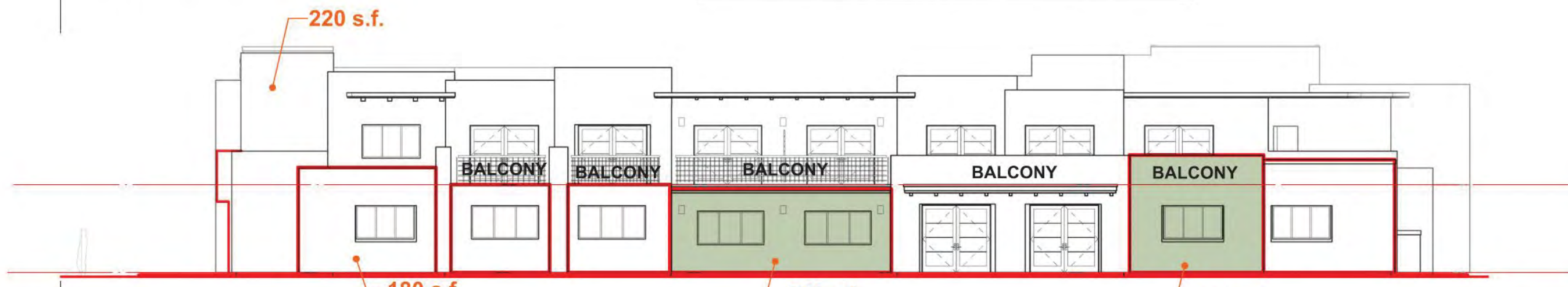
	PLAN VIEW	ELEVATION
**Visual Mass 1 (2nd Largest)	2,650 s.f.	900 s.f.
Visual Mass 2	1,380 s.f.	250 s.f.
**Visual Mass 3 (largest)	4,500 s.f.	1,890 s.f.
Visual Mass 4	1,230 s.f.	0 s.f.
Visual Mass 5	400 s.f.	400 s.f.
Additional Masses	1,040 s.f.	165 s.f.
Total footprint area	11,200 s.f.	3,605 s.f.
(combined largest 2 masses)	7,150 s.f.	2,790 s.f.
- |                        |             |             |            |             |
|------------------------|-------------|-------------|------------|-------------|
| Total footprint        | 11,200 s.f. | OK          | 3,605 s.f. | OK          |
| 60 percent = allowable | 6,720 s.f.  | 4500 < 6720 | 2,163 s.f. | 1890 < 2163 |
| 80 percent = allowable | 8,960 s.f.  | 7150 < 8960 | 2,884 s.f. | 2790 < 2884 |
- I 5.7.F.2.c Building Form - Building Articulation
    - Horizontal Articulation
    - 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



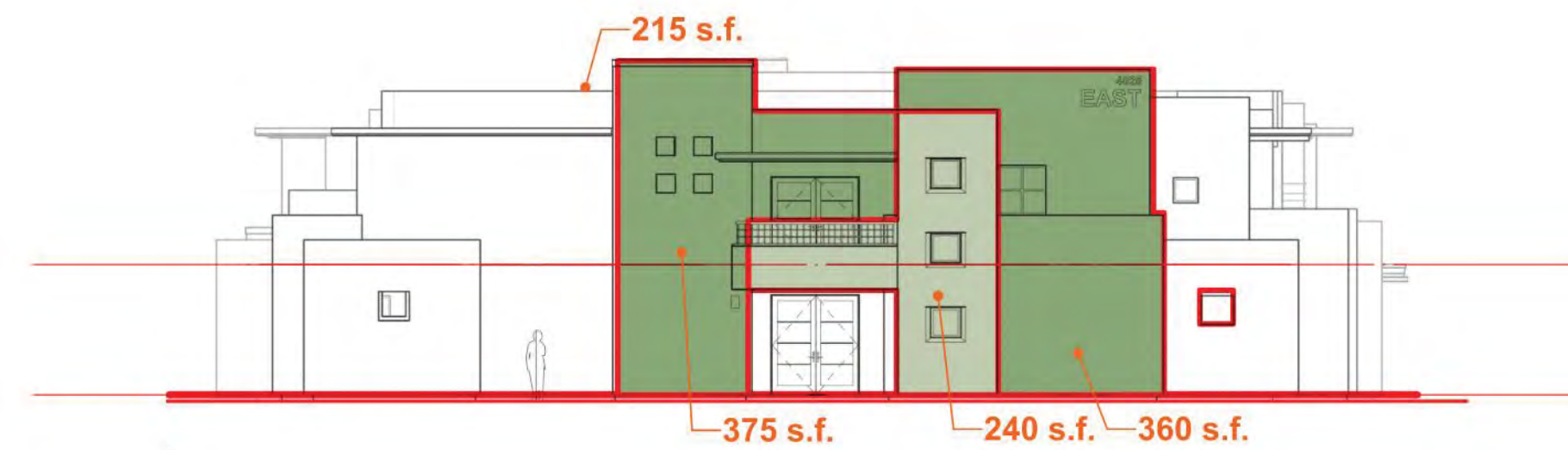


**SIDE ELEVATION - WEST**  
3/32" = 1'-0"

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



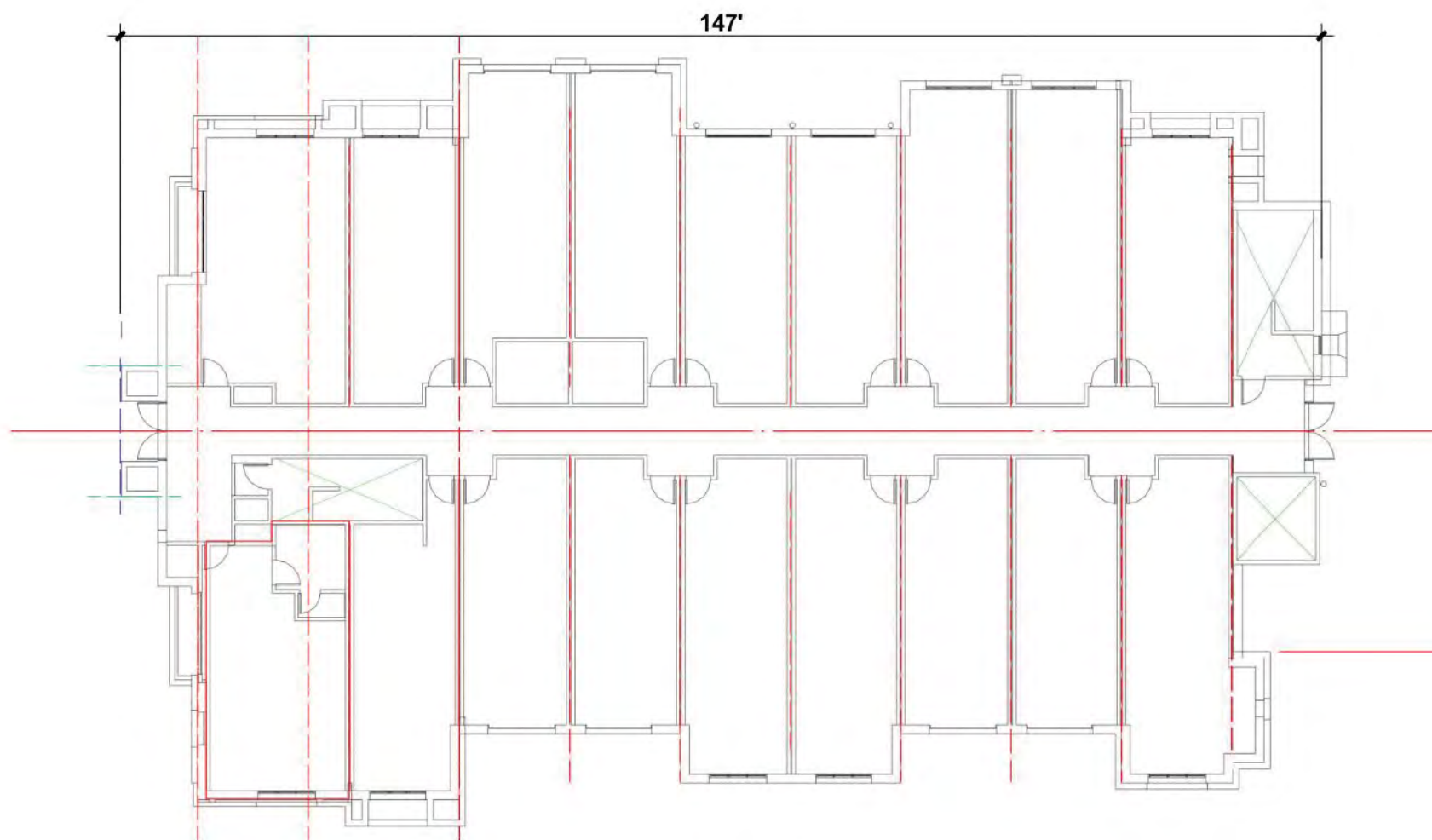
**SIDE ELEVATION - EAST**  
3/32" = 1'-0"



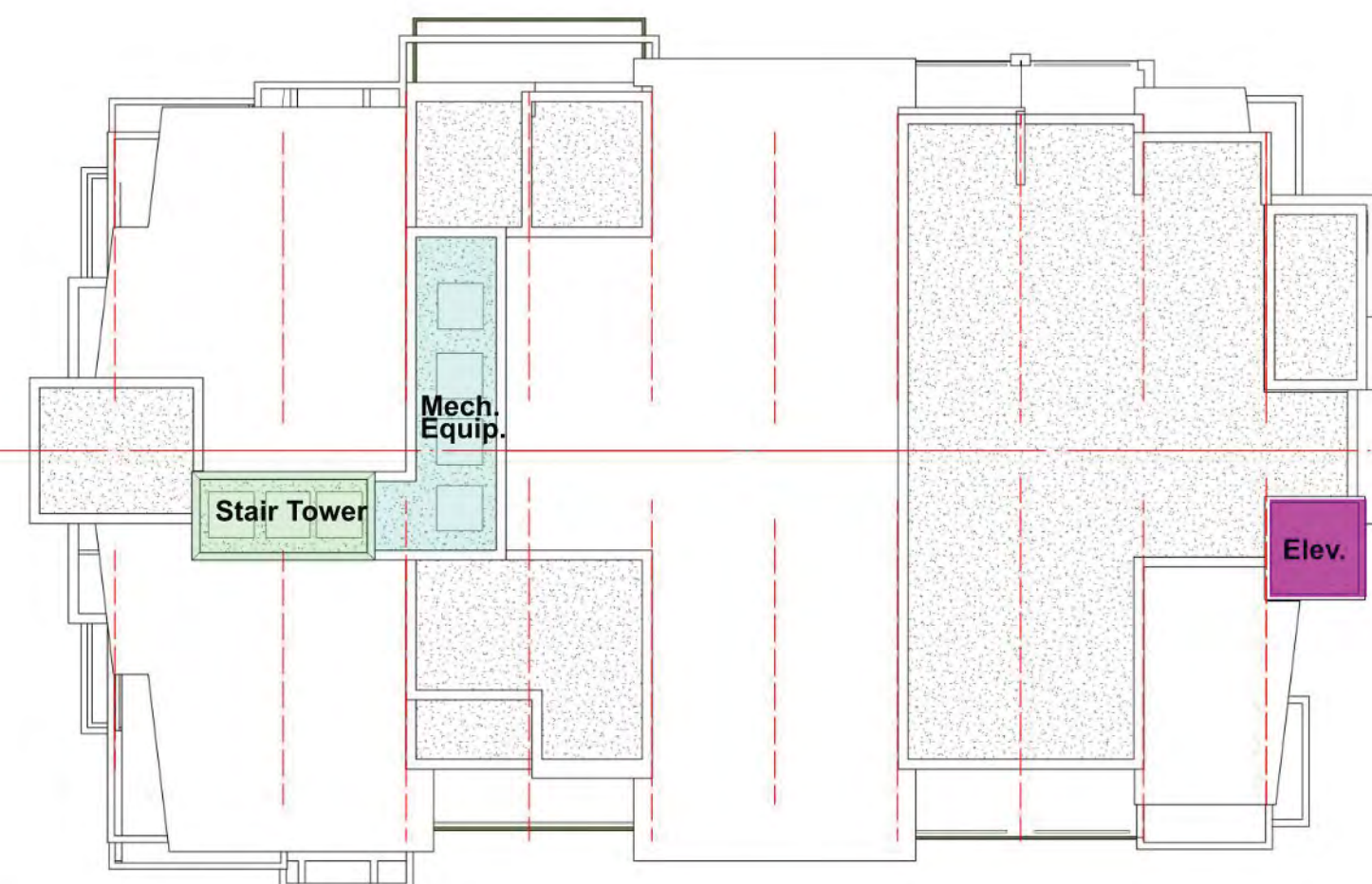
**END ELEVATION (SOUTH)**  
3/32" = 1'-0"



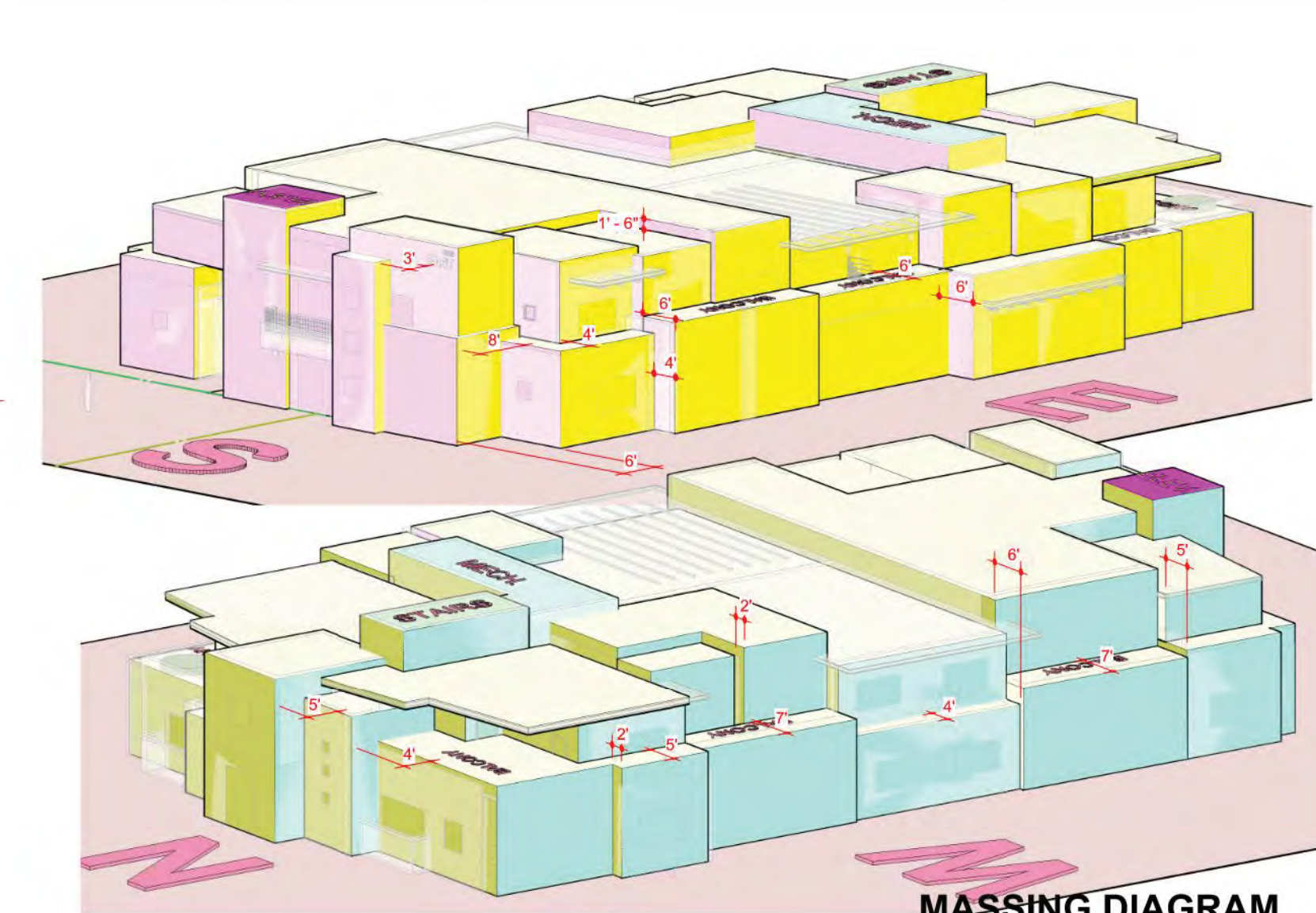
**END ELEVATION (NORTH)**  
3/32" = 1'-0"



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



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

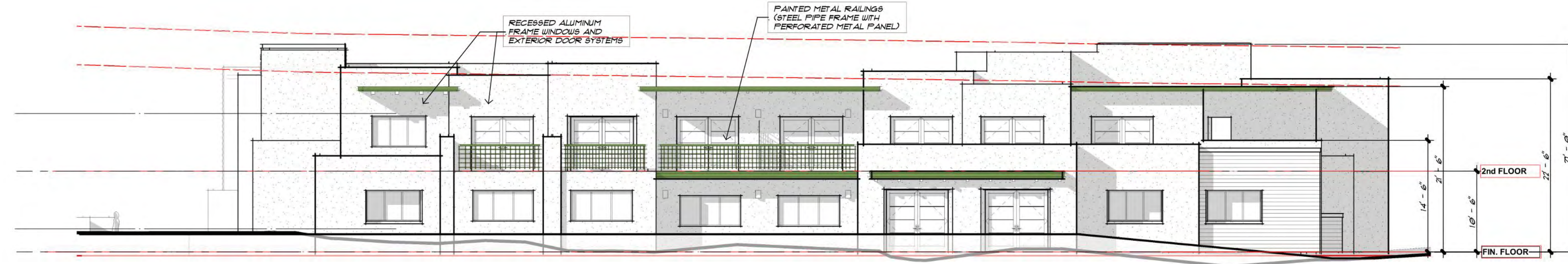
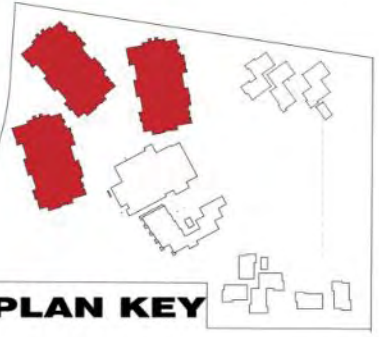


**MASSING DIAGRAM**

**UNRELIEVED BUILDING PLANE DIAGRAMS:**

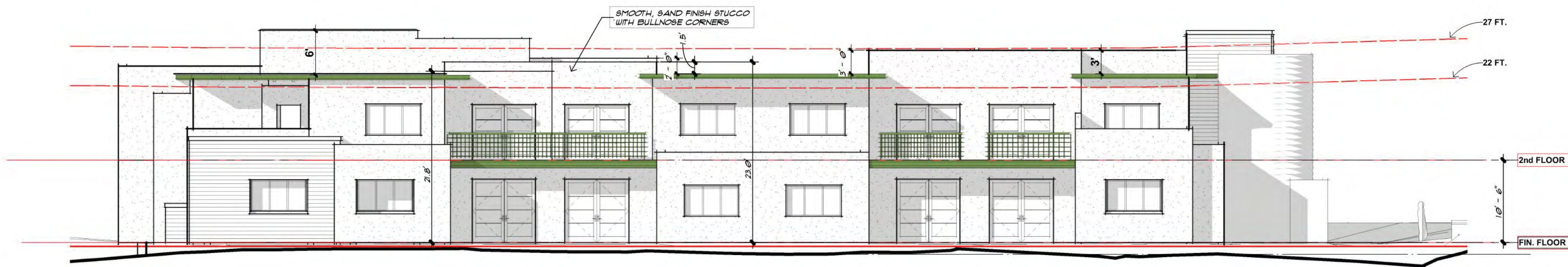
- UNRELIEVED BUILDING PLANE: 300 S.F. TO 400 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: 200 S.F. TO 300 S.F.- SEE ELEVATION FOR AREA
- UNRELIEVED BUILDING PLANE: LESS THAN 200 S.F.
- WINDOW REQUIRED TO BE RECESSED A MINIMUM OF 12". SEE TYP. DETAIL





**SIDE ELEVATION**

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



**SIDE ELEVATION**

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



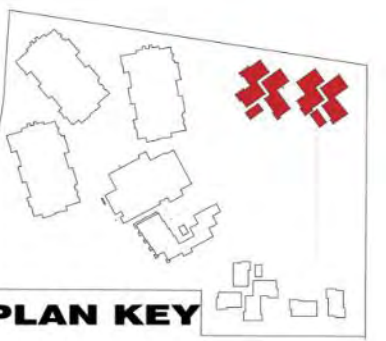
**END ELEVATION**

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



**END ELEVATION**

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



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-40 [ PAGE 40 OF 64 ]

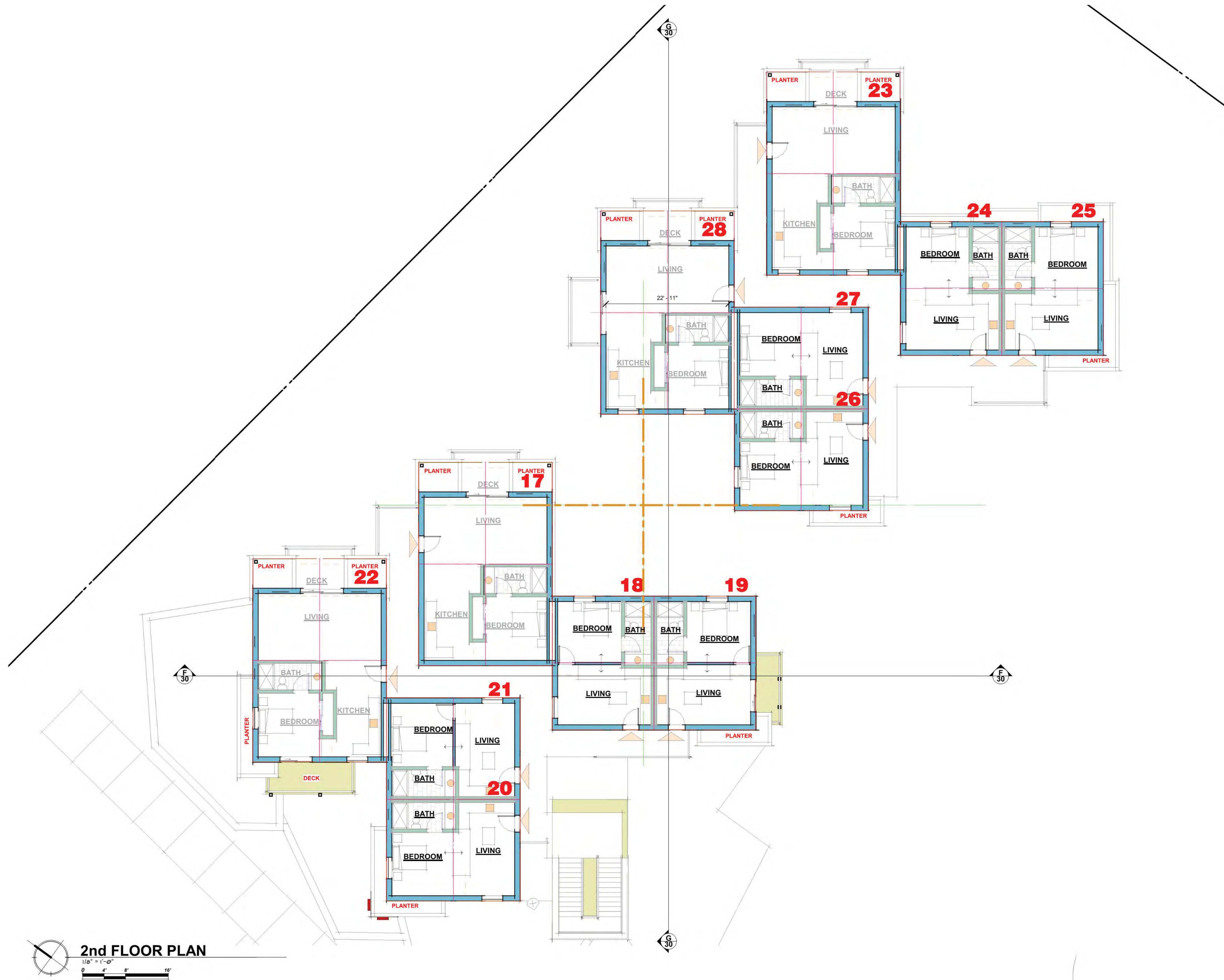
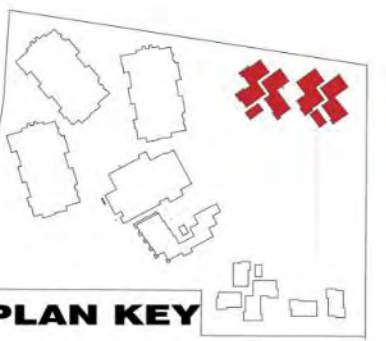
23156 - 07/30/2024

**Stephen Thompson Architect. Sedona/Del Mar**

Studio@StephenThompsonArchitect.com

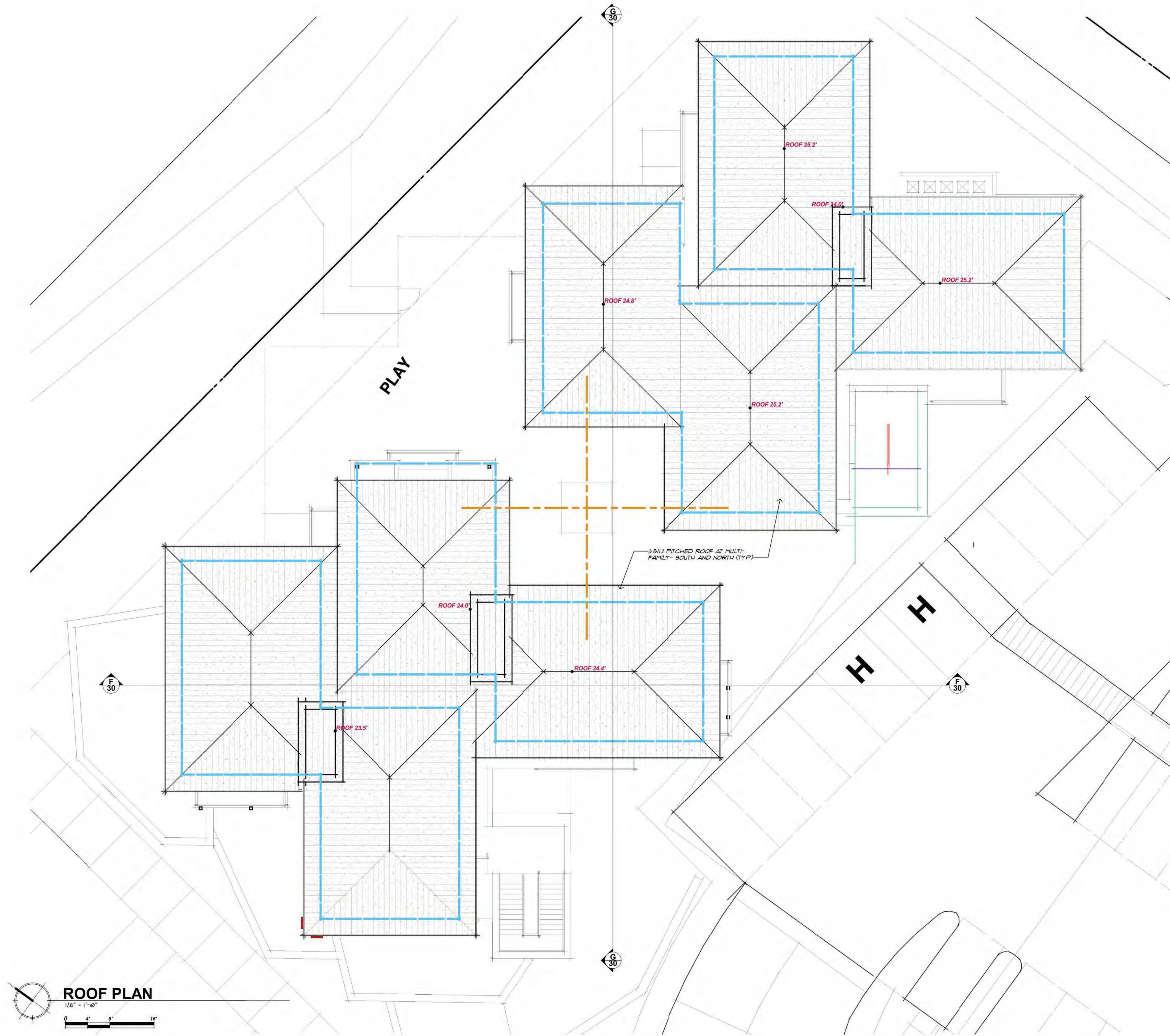
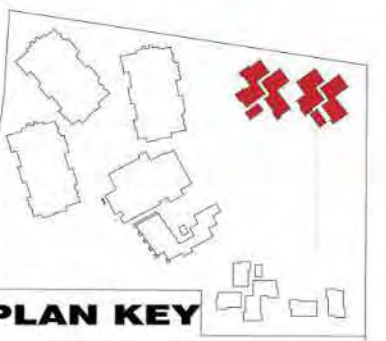
C: 928.301.5922



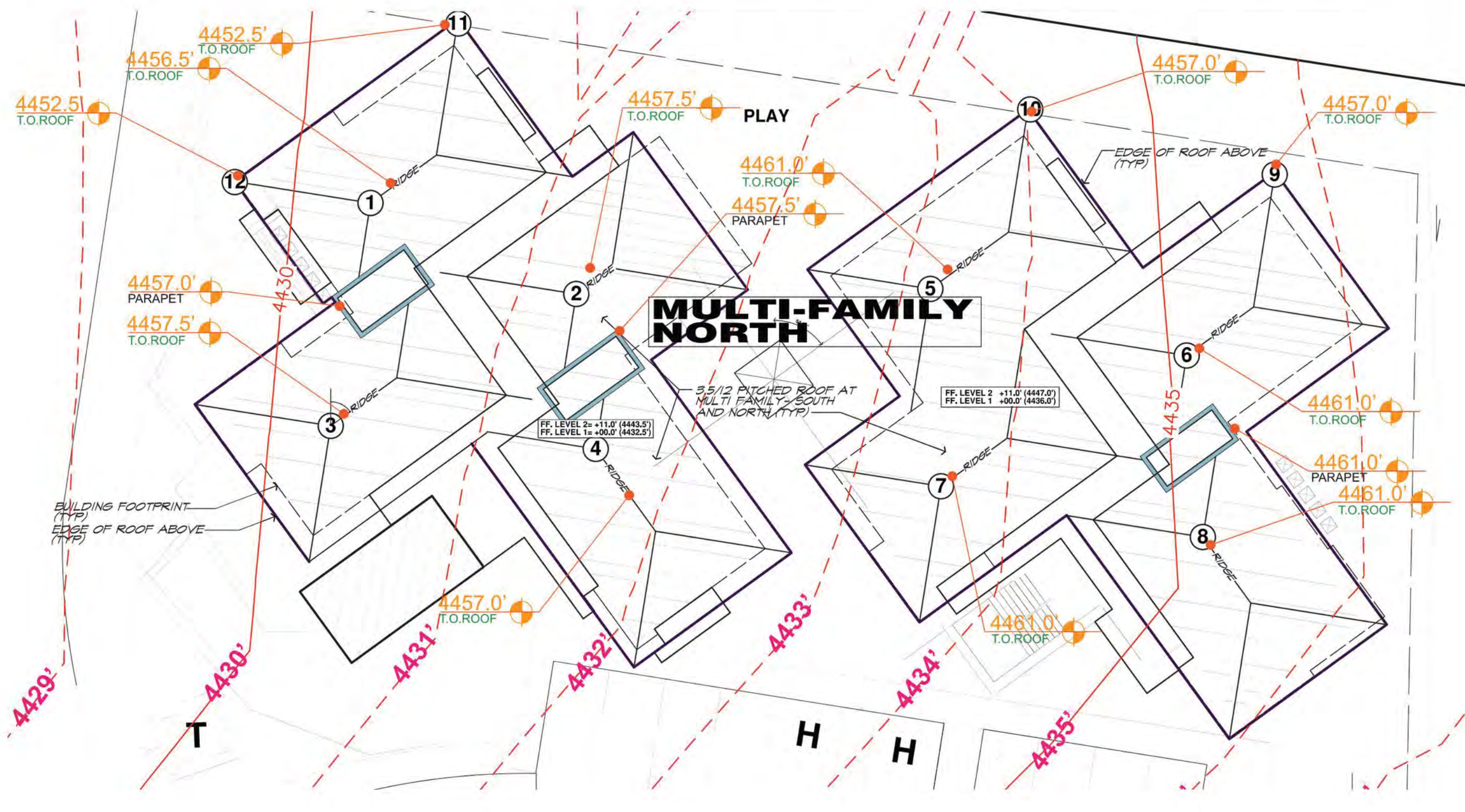
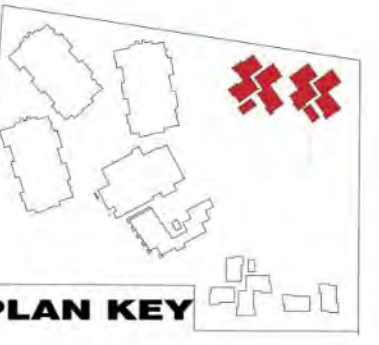


**2nd FLOOR PLAN**  
1/8" = 1'-0"  
0 4' 8' 16'



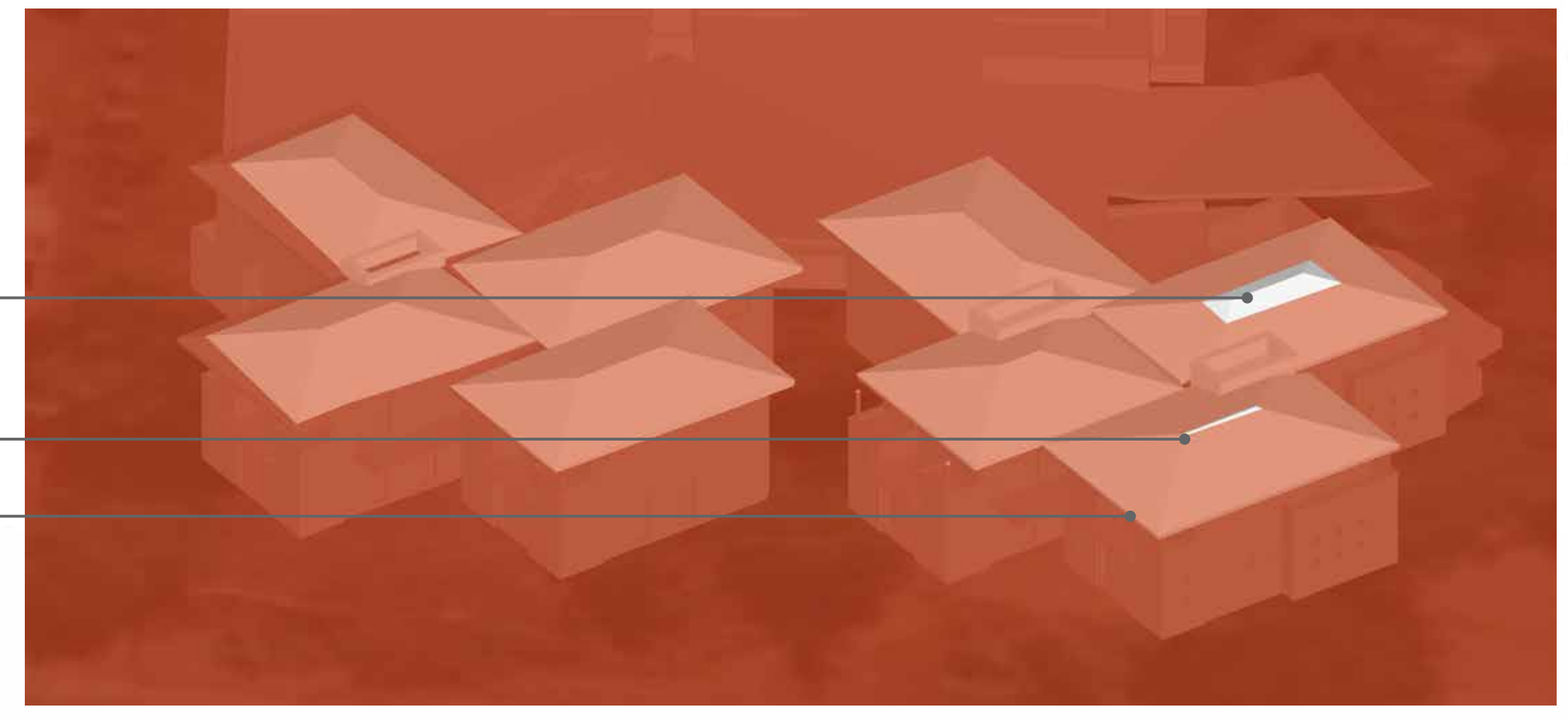


**ROOF PLAN**  
1/8" = 1'-0"  
0 5 10 15'



PORTION EXTENDING ABOVE 27' \*  
EXTENDS BY MAX. 1' (BELOW 32'  
THRESHOLD (E)

LINE OF 27' PLANE:  
(F)  
LINE OF 22' PLANE:  
(A)



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

**HEIGHT ANALYSIS**  
= PARAPET  
= BUILDING FOOTPRINT

ROOF HEIGHT SCHEDULE														
MARK	ROOM	HEIGHT	NAT. GRADE	HT	MARK	ROOM	HEIGHT	NAT. GRADE	HT	MARK	ROOM	HEIGHT	NAT. GRADE	HT
1	LOBBY / RESTAURANT	4457.0	4456.5	0.5	11	ROOF	4457.0	4456.5	0.5	12	ROOF	4457.0	4456.5	0.5
2	TREE HOUSE	4457.0	4456.5	0.5	13	ROOF	4457.0	4456.5	0.5	14	ROOF	4457.0	4456.5	0.5
3	GUEST ROOMS - EAST WING	4457.0	4456.5	0.5	15	ROOF	4457.0	4456.5	0.5	16	ROOF	4457.0	4456.5	0.5
4	GUEST ROOMS - NORTH WING	4457.0	4456.5	0.5	17	ROOF	4457.0	4456.5	0.5	18	ROOF	4457.0	4456.5	0.5
5	GUEST ROOMS - WEST WING	4457.0	4456.5	0.5	19	ROOF	4457.0	4456.5	0.5	20	ROOF	4457.0	4456.5	0.5
6	MULTI-FAMILY-NORTH	4457.0	4456.5	0.5	21	ROOF	4457.0	4456.5	0.5	22	ROOF	4457.0	4456.5	0.5

**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 G)
- 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: s.f. 25 percent = 0 s.f.  
Actual: s.f.
- F** 2.24.E.4.6 Wall Plane Relief and Reduced Light Reflectance Values (LRV)  
5 ft. height increase in this area = 32 ft. x 5 ft. (Alternate Standards) + 5 ft. (Multiple Buildings)

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

**SLDC reference - Article 5.7 Site and Building Design**

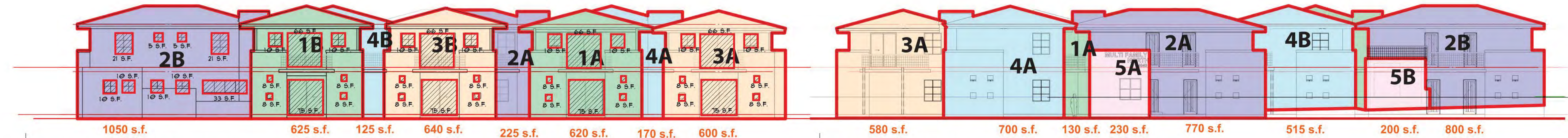
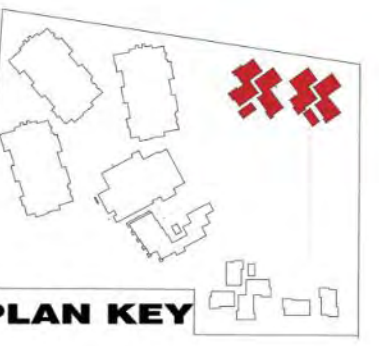
- G** 5.7.E. Building Placement and Orientation  
5.7.E.3 (Table 5.6) Building Separation 12.5 ft. required / provided
- H** 5.7.F. Building Design  
5.7.F.2.3 Building Form - Building Massing (Multifamily residential)  
Building 8 & 9 (MF North) - 9 buildings on site.

Bldg	Visual Mass	PLAN VIEW		ELEVATION	
		Visual Mass	Visual Mass	Visual Mass	Visual Mass
Bldg 8	Visual Mass 1A	980 s.f.	1,515 s.f.	1,515 s.f.	1,515 s.f.
	Visual Mass 2A	975 s.f.	1,590 s.f.	1,590 s.f.	1,590 s.f.
	Visual Mass 3A (largest)	1,025 s.f.	2,140 s.f.	2,140 s.f.	2,140 s.f.
	Visual Mass 4A (2nd Largest)	1,000 s.f.	2,130 s.f.	2,130 s.f.	2,130 s.f.
	Visual Mass 5A	300 s.f.	480 s.f.	480 s.f.	480 s.f.
Total footprint area		4,280 s.f.	7,855 s.f.	7,855 s.f.	7,855 s.f.
(combined largest 2 masses)		2,025 s.f.	4,270 s.f.	4,270 s.f.	4,270 s.f.
Total footprint		4,280 s.f.	7,855 s.f.	7,855 s.f.	7,855 s.f.
60 percent =		2,568 s.f.	4,713 s.f.	4,713 s.f.	4,713 s.f.
80 percent =		3,424 s.f.	6,284 s.f.	6,284 s.f.	6,284 s.f.
Bldg 9	Visual Mass 1B	965 s.f.	1,995 s.f.	1,995 s.f.	1,995 s.f.
	Visual Mass 2B (Largest)	1,050 s.f.	2,550 s.f.	2,550 s.f.	2,550 s.f.
	Visual Mass 3B	990 s.f.	1,565 s.f.	1,565 s.f.	1,565 s.f.
	Visual Mass 4B (2nd largest)	995 s.f.	1,350 s.f.	1,350 s.f.	1,350 s.f.
	Visual Mass 5B	300 s.f.	505 s.f.	505 s.f.	505 s.f.
Total footprint area		4,300 s.f.	7,965 s.f.	7,965 s.f.	7,965 s.f.
(combined largest 2 masses)		2,045 s.f.	3,900 s.f.	3,900 s.f.	3,900 s.f.
Total footprint		4,300 s.f.	7,965 s.f.	7,965 s.f.	7,965 s.f.
60 percent =		2,580 s.f.	4,779 s.f.	4,779 s.f.	4,779 s.f.
80 percent =		3,440 s.f.	6,372 s.f.	6,372 s.f.	6,372 s.f.

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

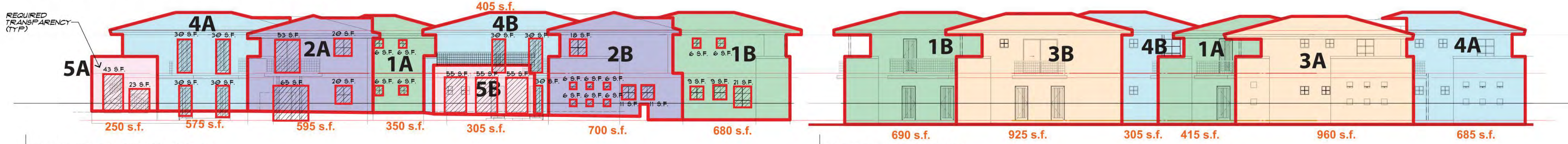
**G BUILDING SECTION**  
3/32"=1'-0"  
0 4' 8' 16'

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



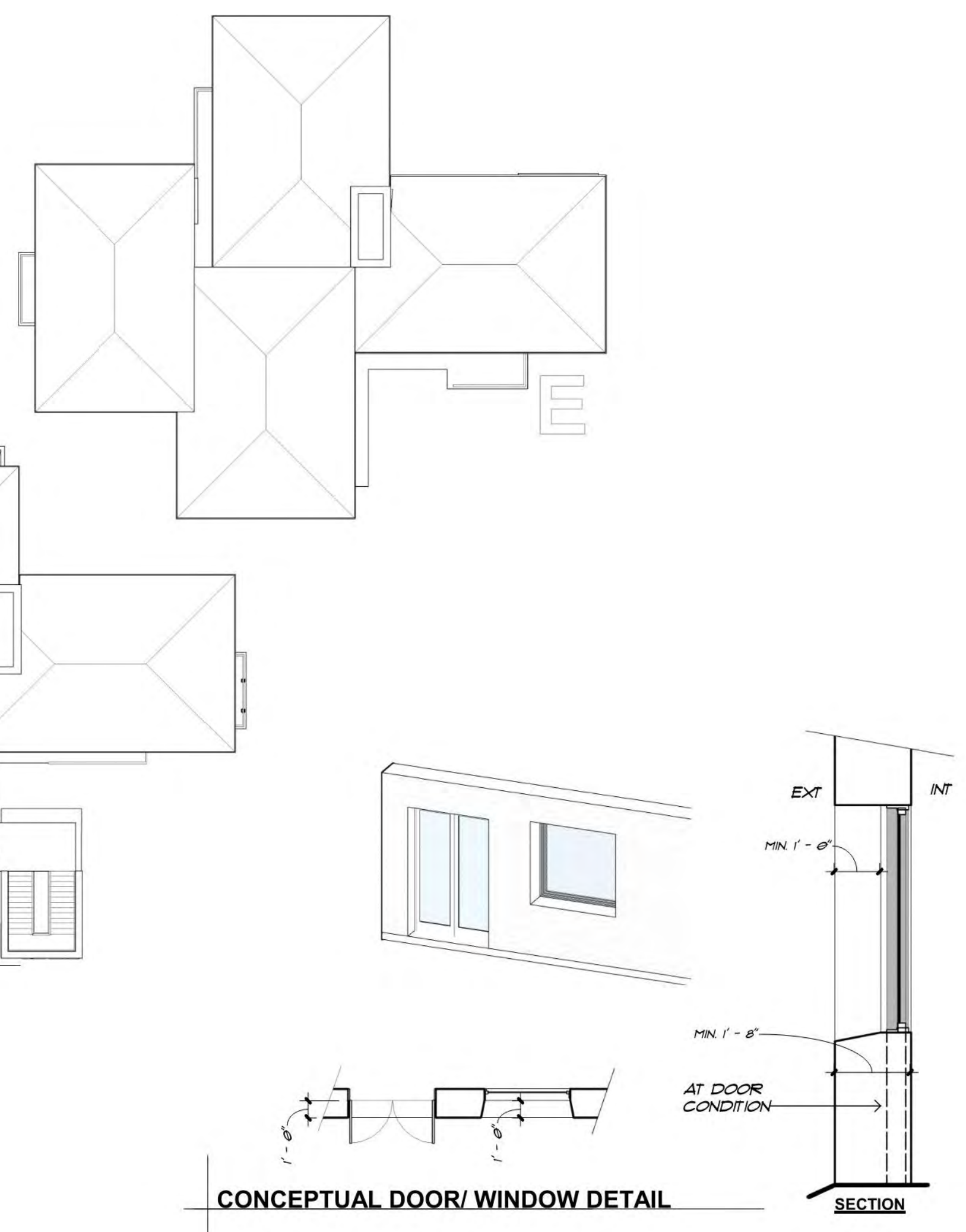
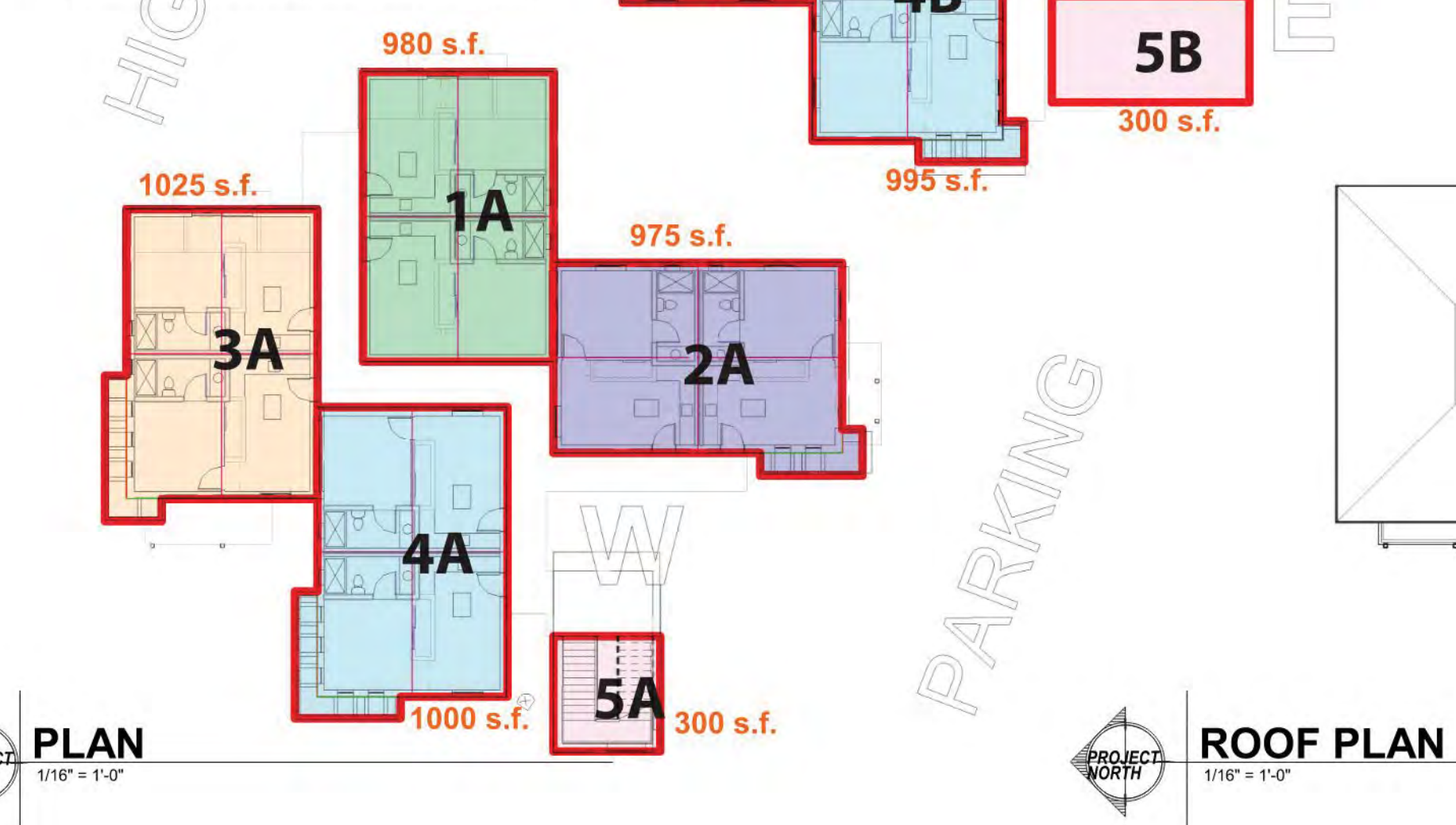
3/32" = 1'-0"  
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F.2.C.5  
 LEVEL 1: FACADE AREA = 1896 S.F. FENESTRATION AREA = 528 S.F. (33%)  
 LEVEL 2: FACADE AREA = 1605 S.F. FENESTRATION AREA = 396 S.F. (25%)

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



3/32" = 1'-0"  
 TRANSPARENCY REQUIREMENT PER LDC SECTION 5.7.F.2.C.5  
 LEVEL 1: FACADE AREA = 1896 S.F. FENESTRATION AREA = 485 S.F. (30.4%)  
 LEVEL 2: FACADE AREA = 1563 S.F. FENESTRATION AREA = 236 S.F. (15.1%)

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 1	Level 2	Level 1	Level 2
21 s.f.	10 s.f.	30 s.f.	48 s.f.
5 s.f.	10 s.f.	30 s.f.	23 s.f.
5 s.f.	10 s.f.	53 s.f.	30 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.
66 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.	75 s.f.	19 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.



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

**KEY:**

- SLDC reference - Article 2: Zoning Districts
- 2.24.E.1 Measurement of Building Height: Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane complies.
- 2.24.E.2 Maximum Overall Building or Structure Height: Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 6)
- 2.24.E.3 Exceptions to Height Requirements - Elevators: Elevators extend beyond height envelope. (Max allowable) 5 percent = 0 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: s.f. 25 percent = 0 s.f.
- 2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV): 5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standard)] + 5 ft. (Multiple Buildings)

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

Maximum Additional Height: 27 ft.

**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

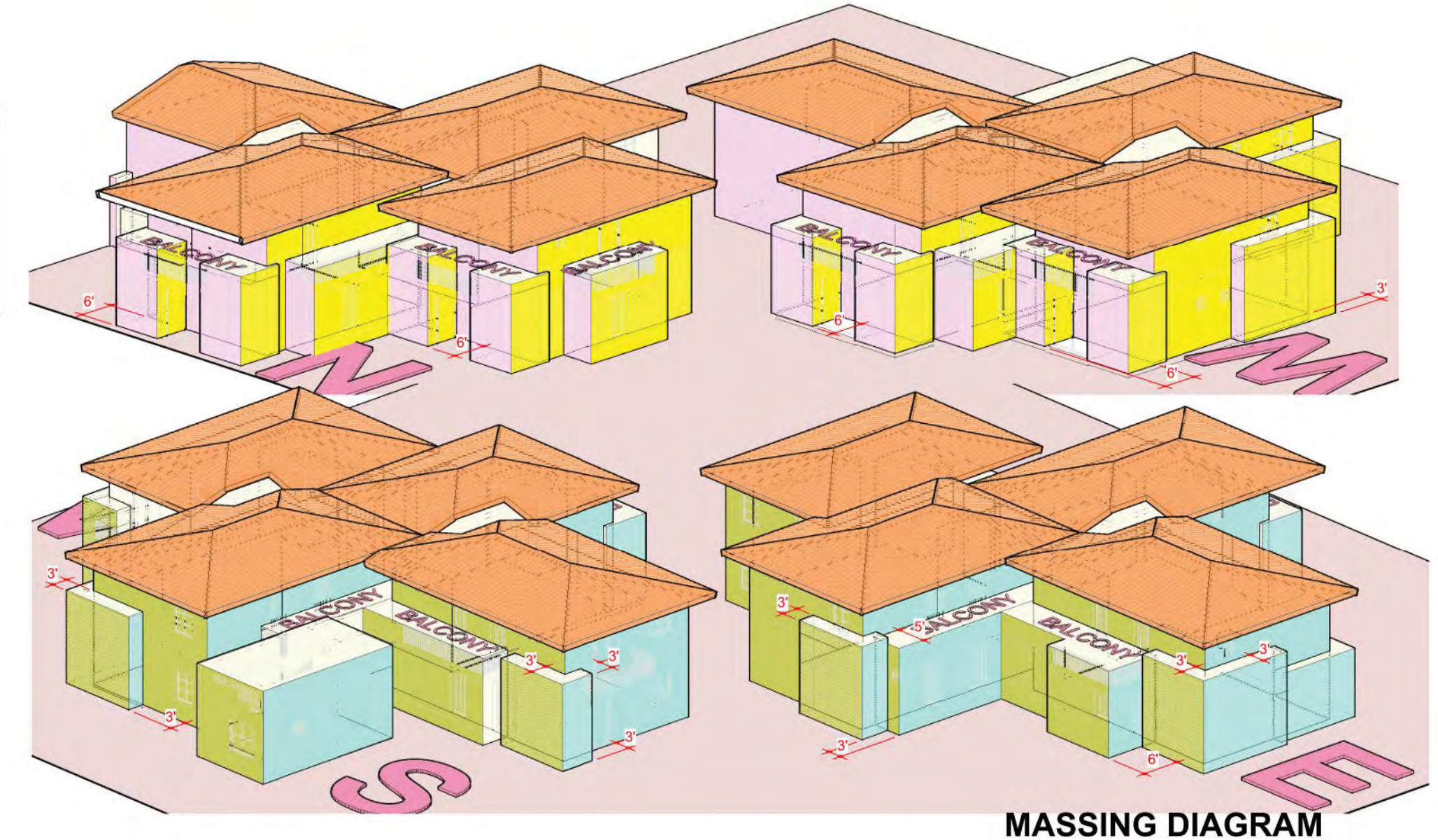
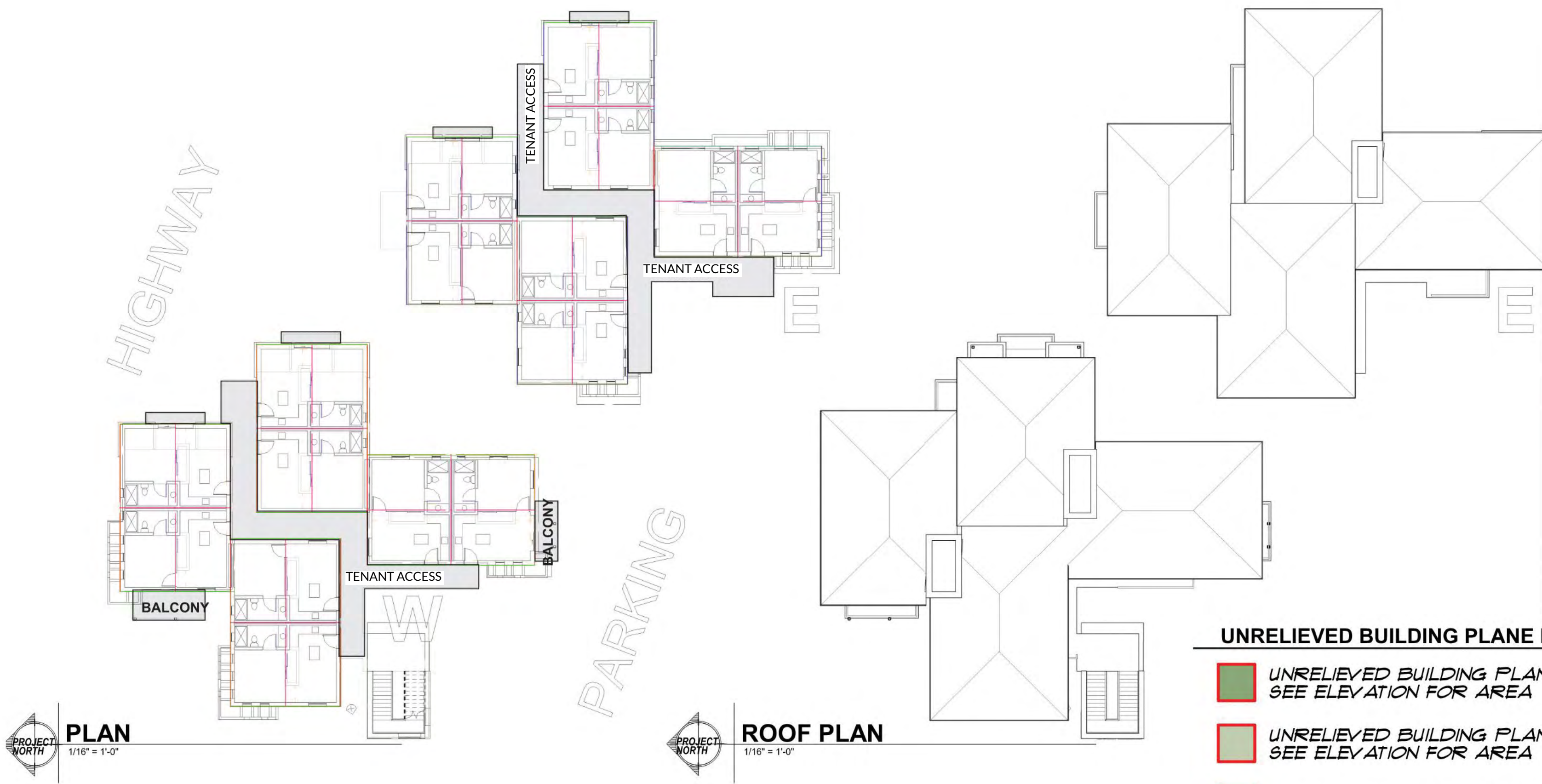
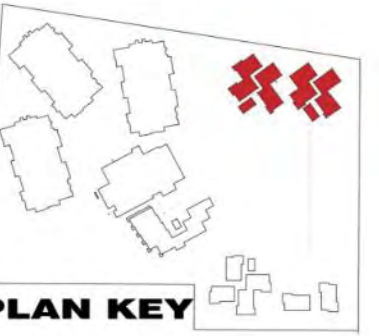
5.7.F.2.a.3 Building Form - Building Massing (Multifamily residential): Building 8 & 9 (MF North) - 9 buildings on site.

Bldg	Visual Mass	PLAN VIEW		ELEVATION	
		Area (s.f.)	Percentage	Area (s.f.)	Percentage
Bldg 8	Visual Mass 1A	980 s.f.	23.1%	1,515 s.f.	37.1%
	Visual Mass 2A	975 s.f.	23.8%	1,550 s.f.	38.2%
	Visual Mass 3A (largest)	1,025 s.f.	25.3%	2,140 s.f.	52.7%
	Visual Mass 4A (2nd Largest)	1,000 s.f.	24.7%	2,130 s.f.	52.5%
	Visual Mass 5A	300 s.f.	7.4%	480 s.f.	11.9%
Total footprint area		4,280 s.f.	100%	7,855 s.f.	194%
Total footprint area (combined largest 2 masses)		2,025 s.f.	47.3%	4,270 s.f.	102%
Total footprint		4,280 s.f.	100%	7,855 s.f.	183%
60 percent =		2,568 s.f.	60%	4,713 s.f.	112%
80 percent =		3,424 s.f.	80%	6,284 s.f.	147%
Bldg 9	Visual Mass 1B	965 s.f.	23.0%	1,995 s.f.	49.5%
	Visual Mass 2B (largest)	1,050 s.f.	25.5%	2,550 s.f.	63.8%
	Visual Mass 3B	990 s.f.	23.6%	1,565 s.f.	39.1%
	Visual Mass 4B (2nd largest)	995 s.f.	23.7%	1,350 s.f.	33.1%
	Visual Mass 5B	300 s.f.	7.2%	500 s.f.	12.5%
Total footprint area		4,300 s.f.	100%	7,965 s.f.	185%
Total footprint area (combined largest 2 masses)		2,045 s.f.	47.6%	3,900 s.f.	90.7%
Total footprint		4,300 s.f.	100%	7,965 s.f.	183%
60 percent =		2,580 s.f.	60%	4,779 s.f.	111%
80 percent =		3,440 s.f.	80%	6,372 s.f.	148%

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.

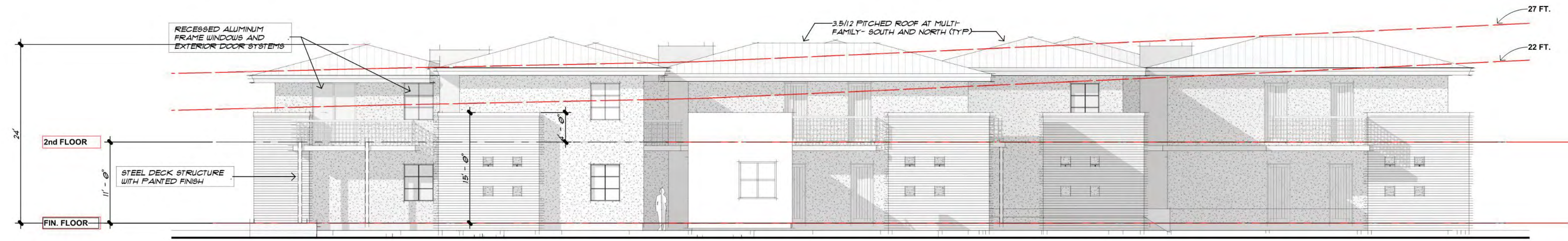
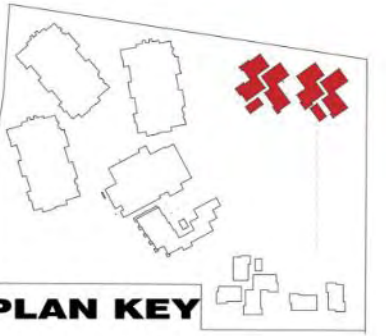
5.7.F.5 Building Color: Maximum LRV of building = 21



**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

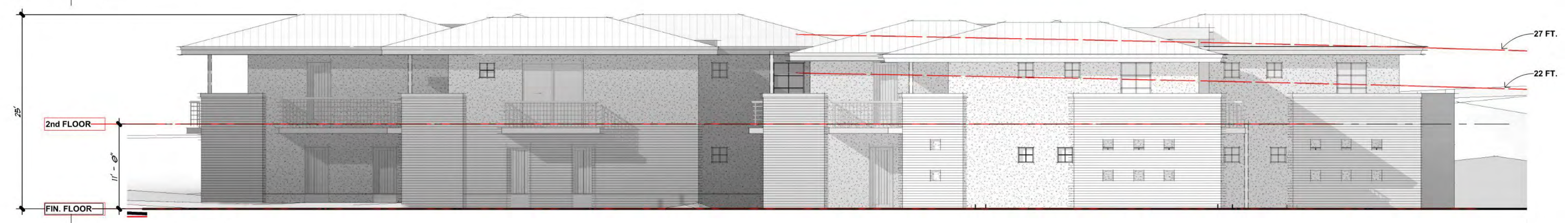




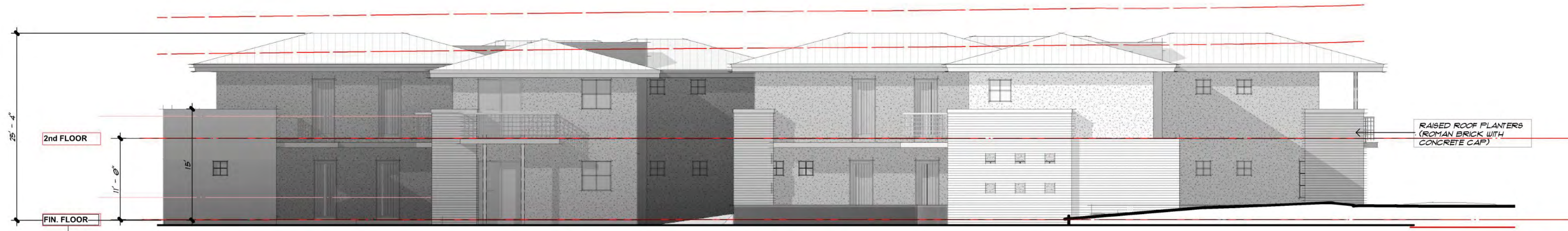
**WEST ELEVATION**



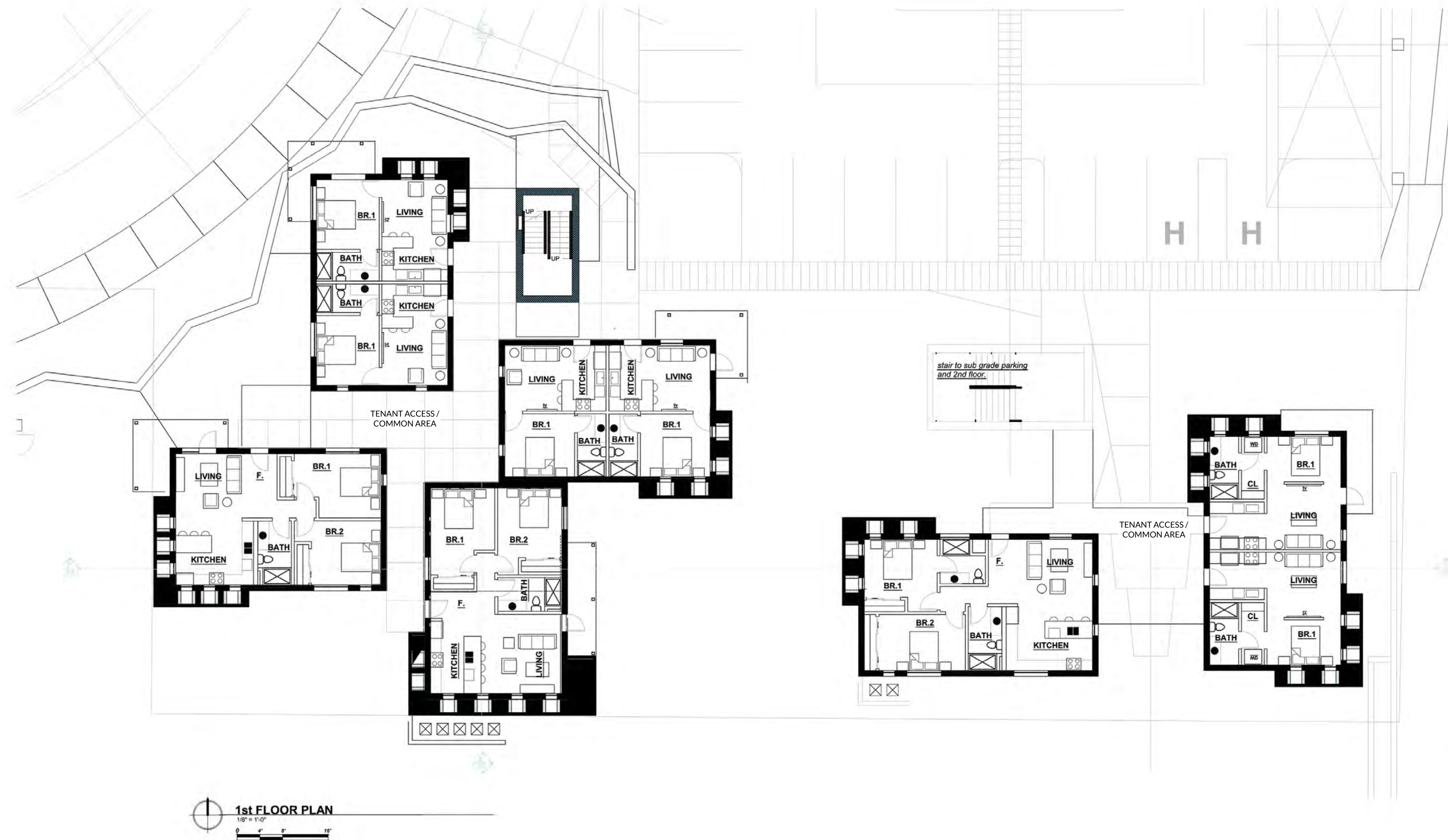
**EAST ELEVATION**

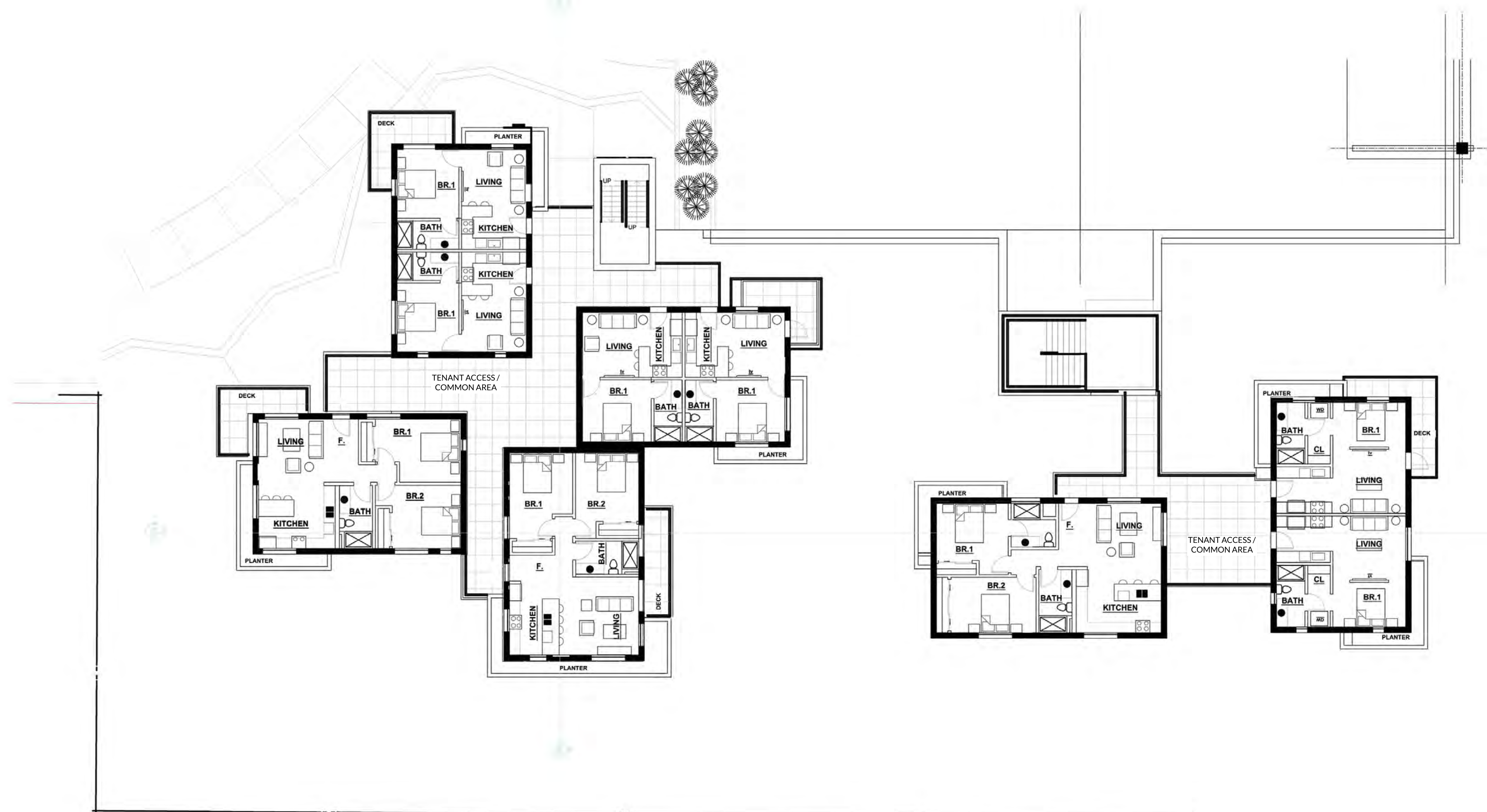


**NORTH ELEVATION**



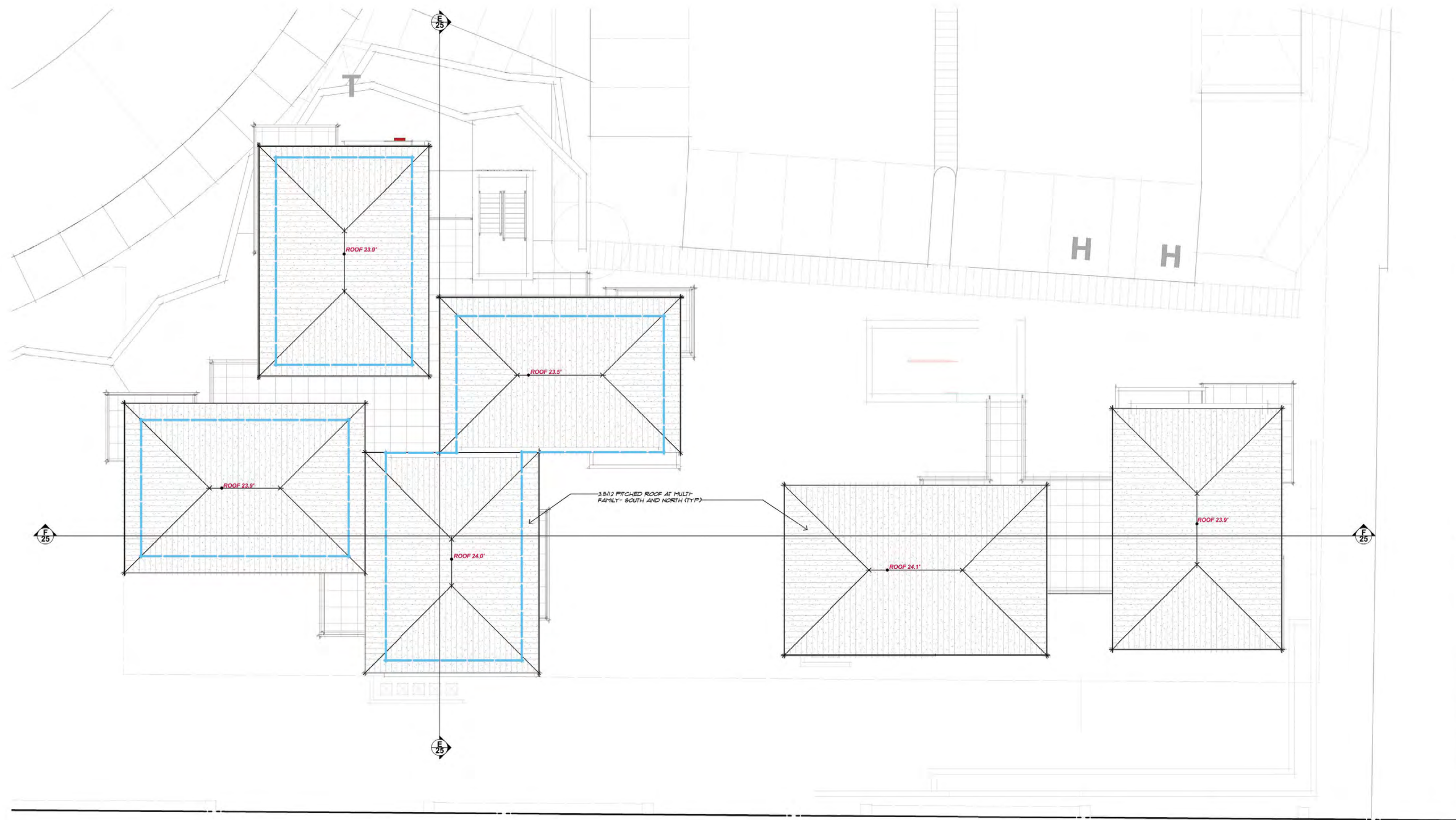
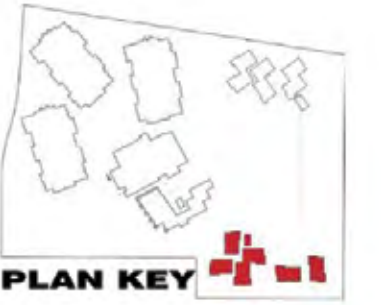
**SOUTH ELEVATION**



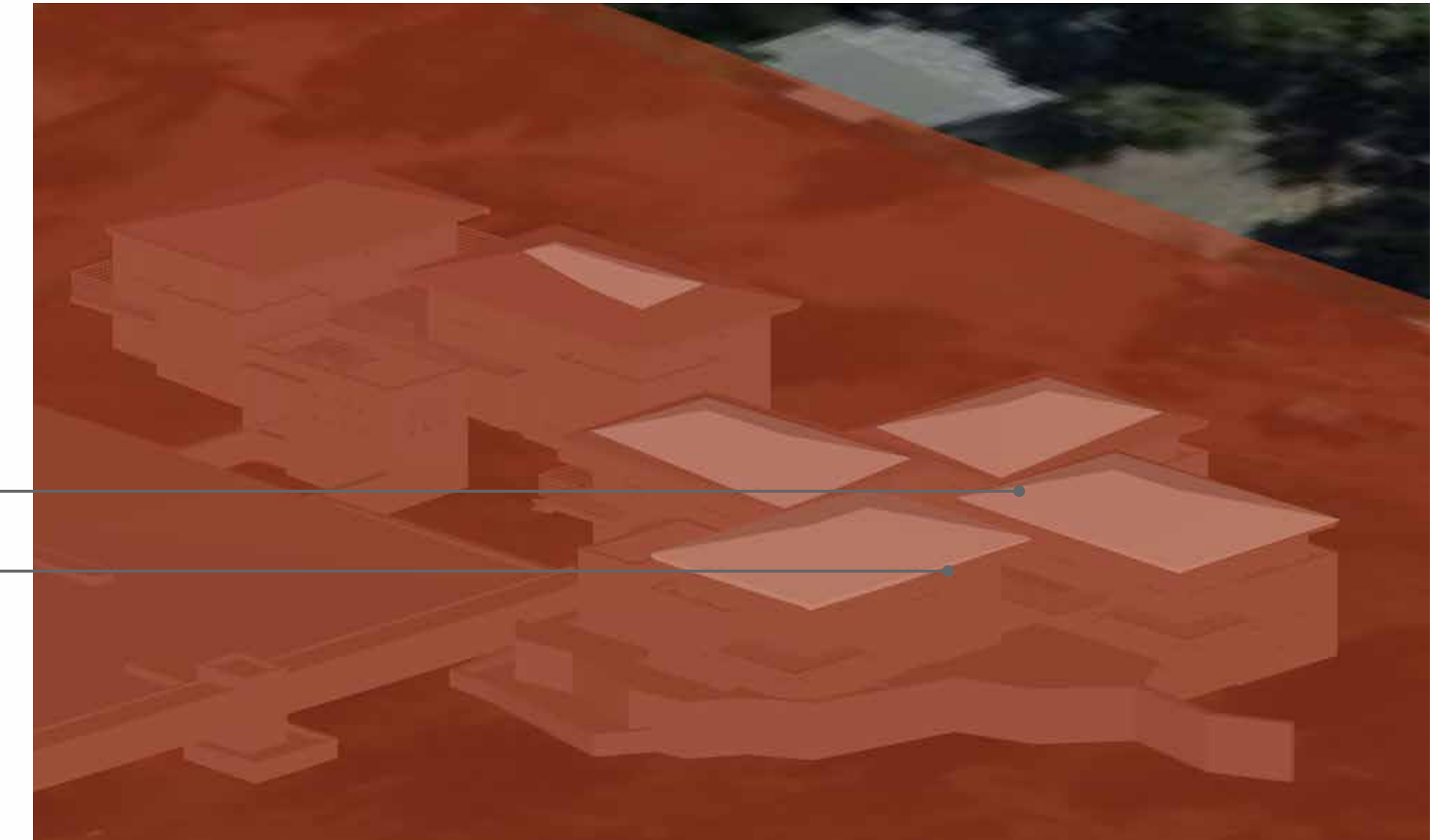
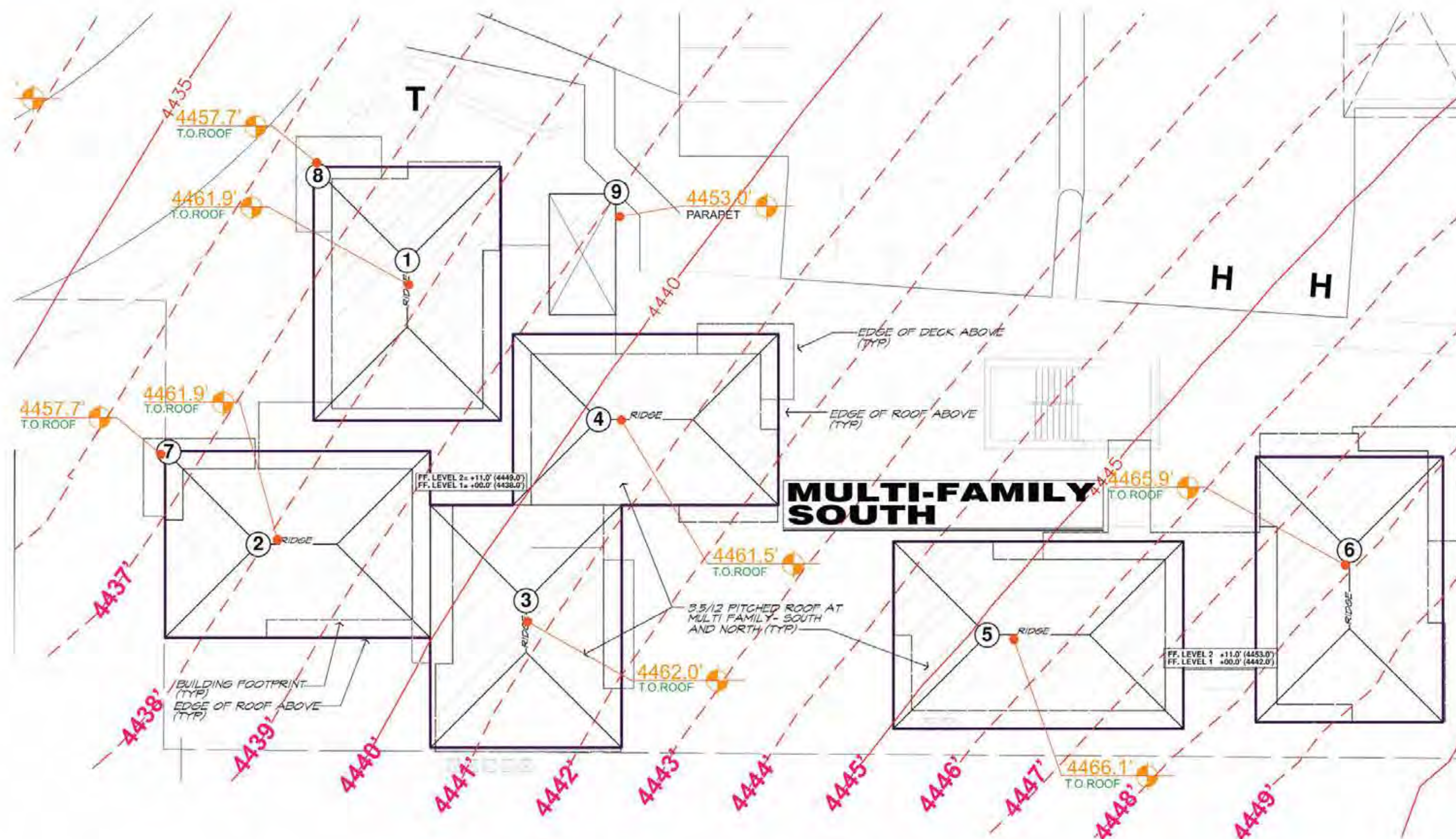


2nd FLOOR PLAN  
1/8" = 1'-0"  
0 4' 8' 16'





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

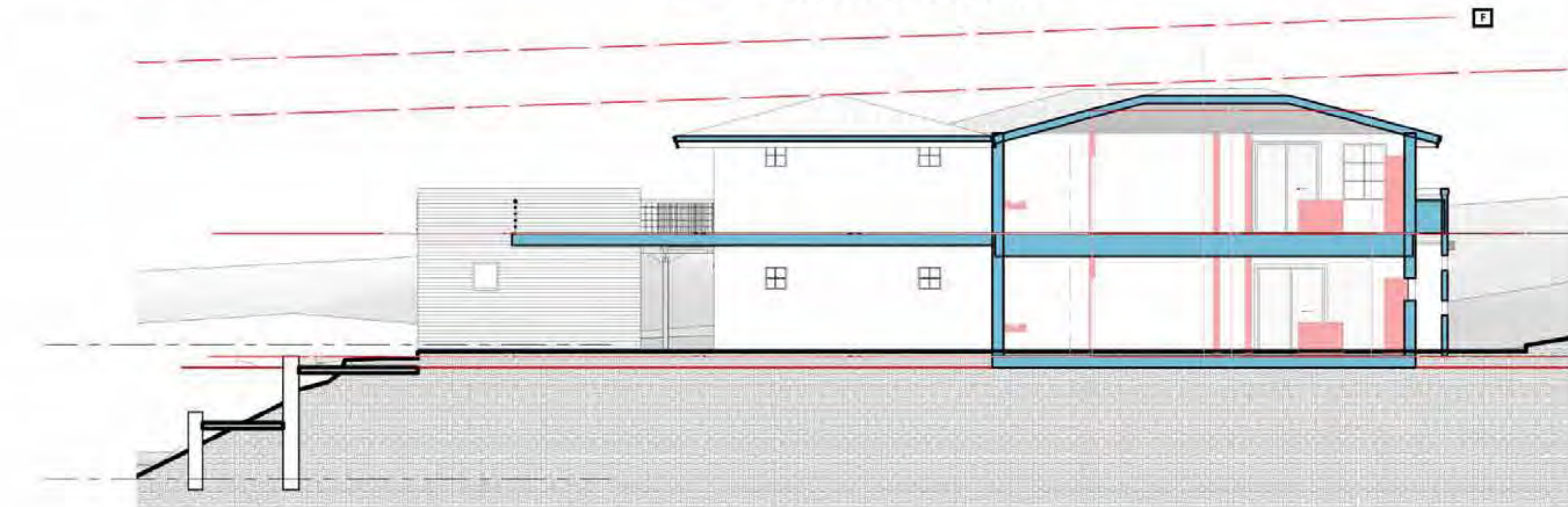


LINE OF 27' PLANE:  
(F)  
LINE OF 22' PLANE:  
(A)

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

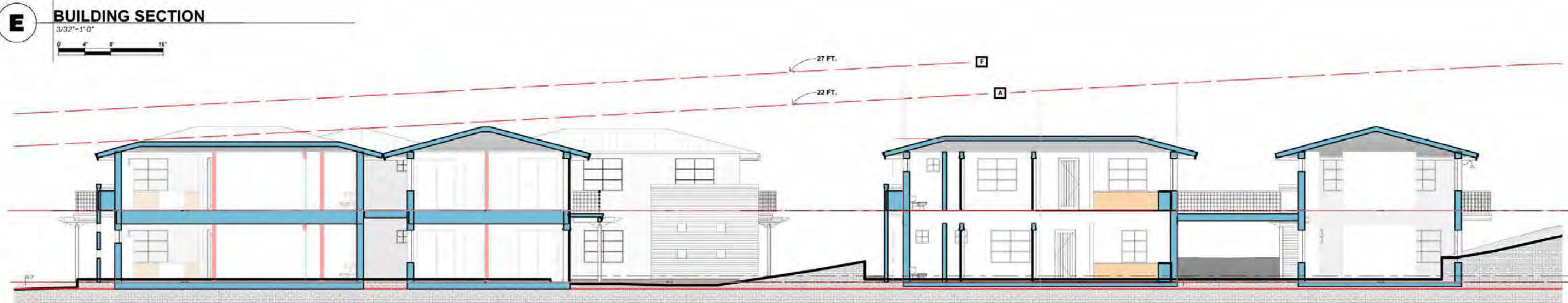
HEIGHT ANALYSIS

█ = PARAPET  
█ = BUILDING FOOTPRINT



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

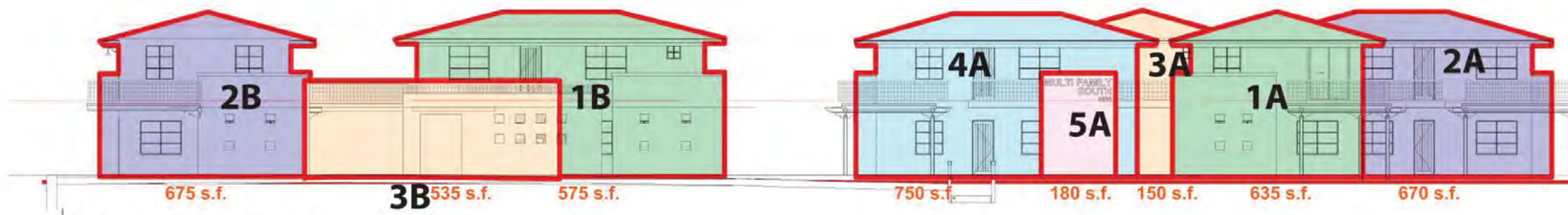
OBVY / RESTAURANT		TREE HOUSE		GUEST ROOMS EAST WING		GUEST ROOMS NORTH WING		GUEST ROOMS WEST WING		MULTI-FAMILY SOUTH	
MARK	ROOF NAT GRND HT	MARK	ROOF NAT GRND HT	MARK	ROOF NAT GRND HT	MARK	ROOF NAT GRND HT	MARK	ROOF NAT GRND HT	MARK	ROOF NAT GRND HT
1	4457.7	1	4455.5	1	4450.0	1	4450.0	1	4450.0	1	4453.0
2	4457.7	2	4455.5	2	4450.0	2	4450.0	2	4450.0	2	4453.0
3	4457.7	3	4455.5	3	4450.0	3	4450.0	3	4450.0	3	4453.0
4	4457.7	4	4455.5	4	4450.0	4	4450.0	4	4450.0	4	4453.0
5	4457.7	5	4455.5	5	4450.0	5	4450.0	5	4450.0	5	4453.0
6	4457.7	6	4455.5	6	4450.0	6	4450.0	6	4450.0	6	4453.0
7	4457.7	7	4455.5	7	4450.0	7	4450.0	7	4450.0	7	4453.0
8	4457.7	8	4455.5	8	4450.0	8	4450.0	8	4450.0	8	4453.0
9	4457.7	9	4455.5	9	4450.0	9	4450.0	9	4450.0	9	4453.0
10	4457.7	10	4455.5	10	4450.0	10	4450.0	10	4450.0	10	4453.0
11	4457.7	11	4455.5	11	4450.0	11	4450.0	11	4450.0	11	4453.0
12	4457.7	12	4455.5	12	4450.0	12	4450.0	12	4450.0	12	4453.0
13	4457.7	13	4455.5	13	4450.0	13	4450.0	13	4450.0	13	4453.0
14	4457.7	14	4455.5	14	4450.0	14	4450.0	14	4450.0	14	4453.0
15	4457.7	15	4455.5	15	4450.0	15	4450.0	15	4450.0	15	4453.0
16	4457.7	16	4455.5	16	4450.0	16	4450.0	16	4450.0	16	4453.0
17	4457.7	17	4455.5	17	4450.0	17	4450.0	17	4450.0	17	4453.0
18	4457.7	18	4455.5	18	4450.0	18	4450.0	18	4450.0	18	4453.0
19	4457.7	19	4455.5	19	4450.0	19	4450.0	19	4450.0	19	4453.0
20	4457.7	20	4455.5	20	4450.0	20	4450.0	20	4450.0	20	4453.0
21	4457.7	21	4455.5	21	4450.0	21	4450.0	21	4450.0	21	4453.0
22	4457.7	22	4455.5	22	4450.0	22	4450.0	22	4450.0	22	4453.0



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

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

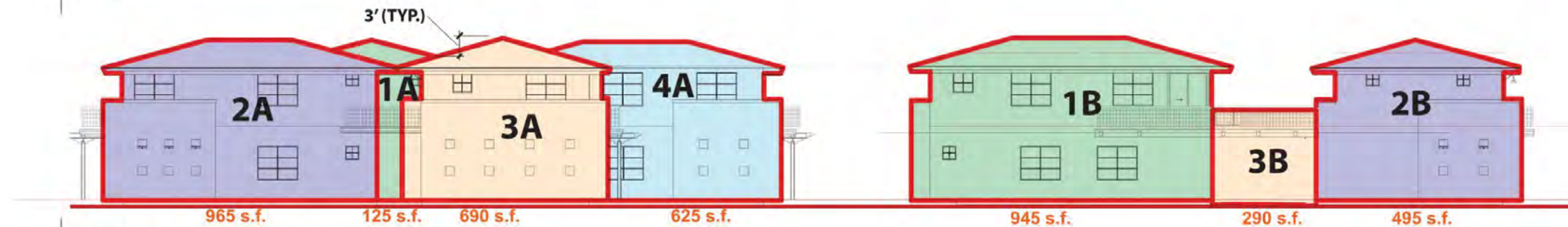
SLDC Reference - Article 2: Zoning Districts	SLDC Reference - Article 5.7: Site and Building Design
2.24.E.1 Measurement of Building Height Building will comply with the 22 ft. Parallel Plane height above natural grade with exceptions 2.24.E(3) and 2.24.E(4). Horizontal 40' plane applies.	5.7.2.a.3 Building Form - Building Massing (Multifamily residential) Building 6 & 7 (MF South) - 9 buildings on site.
2.24.E.2 Maximum Overall Building or Structure Height Building does not exceed 40 ft. overall height. See Height Analysis (Sheet 4)	5.7.2.a.4 Visual Massing Bldg 6 Visual Mass 1A Visual Mass 2A (2nd Largest) Visual Mass 3A (largest) Visual Mass 4A Visual Mass 5A Total footprint area (combined largest 2 masses) Total footprint 60 percent = 80 percent =
2.24.E.3 Exceptions to Height Requirements - Elevators Elevators extend beyond height envelope. (Max allowable) 5 percent = s.f.	5.7.2.a.5 Building Form - Building Articulation 1. Horizontal Articulation 2. Vertical Articulation 3. Unrelieved Building Plane (Commercial and Public/semi-Public Buildings)
2.24.E.3 Exceptions to Height Requirements - Roof mech. Equip. Screened rooftop mechanical equipment extend beyond height envelope. Total footprint area 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.	5.7.2.a.6 Building Form - Building Length Length of building <150 ft. Maximum LRV of building = 21
2.24.E.4 Multiple Buildings Located on One Site Total footprint area 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.	5.7.2.a.7 Building Color Maximum LRV of building = 21
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 (N) 21 % +10 Additional Height (ft.) 5 ft. Maximum Additional Height: 27 ft.	5.7.2.a.8 Building Color Maximum LRV of building = 21



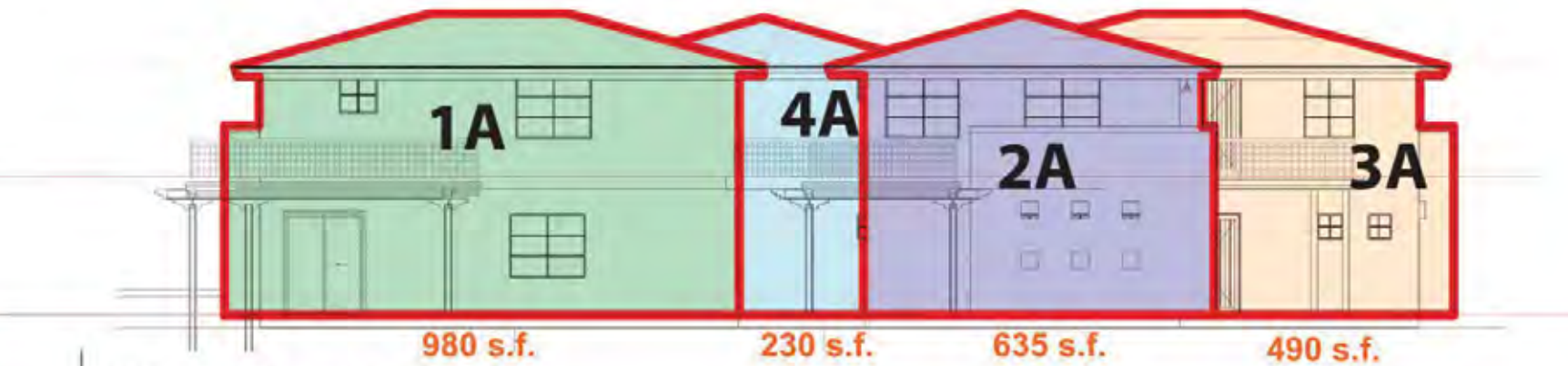
**NORTH ELEVATION**  
3/32" = 1'-0"



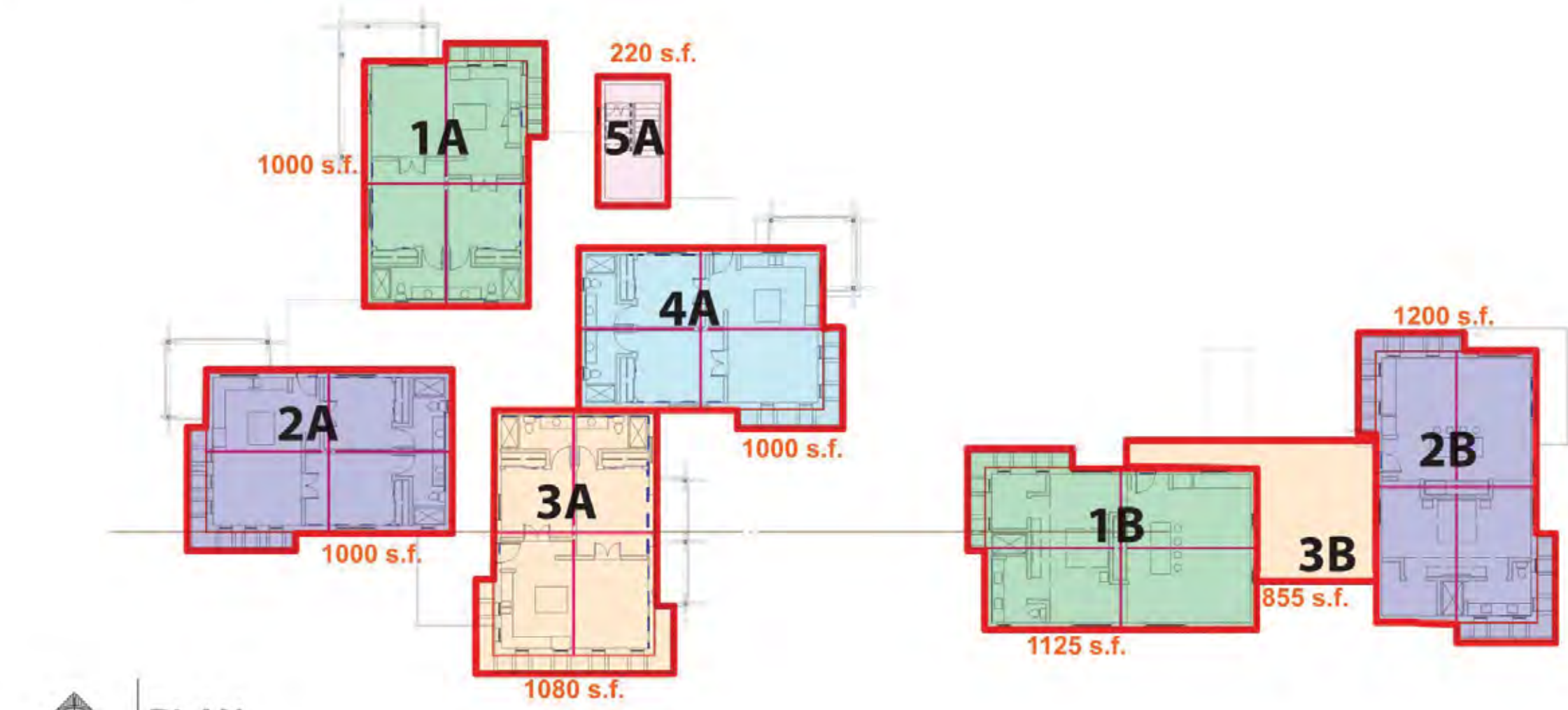
**EAST ELEVATION - L-SUITES**  
3/32" = 1'-0"



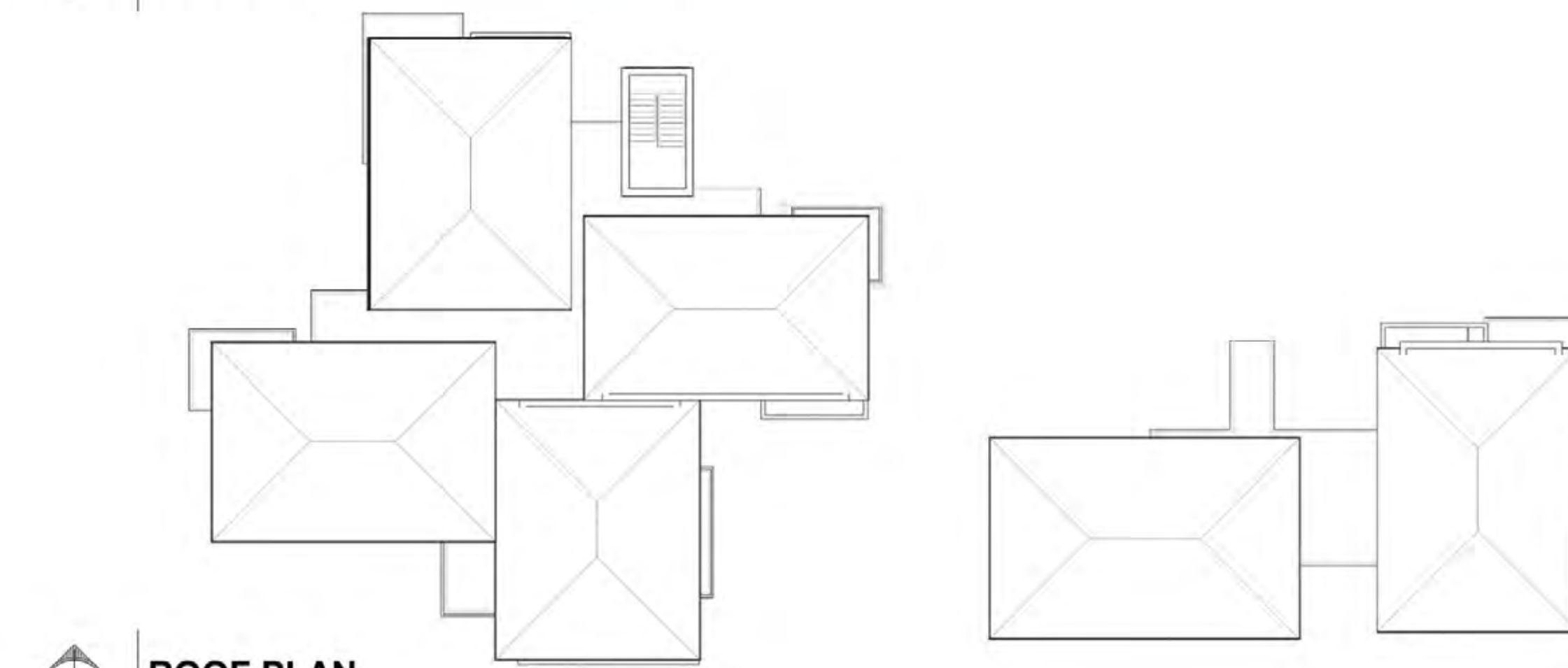
**SOUTH ELEVATION**  
3/32" = 1'-0"



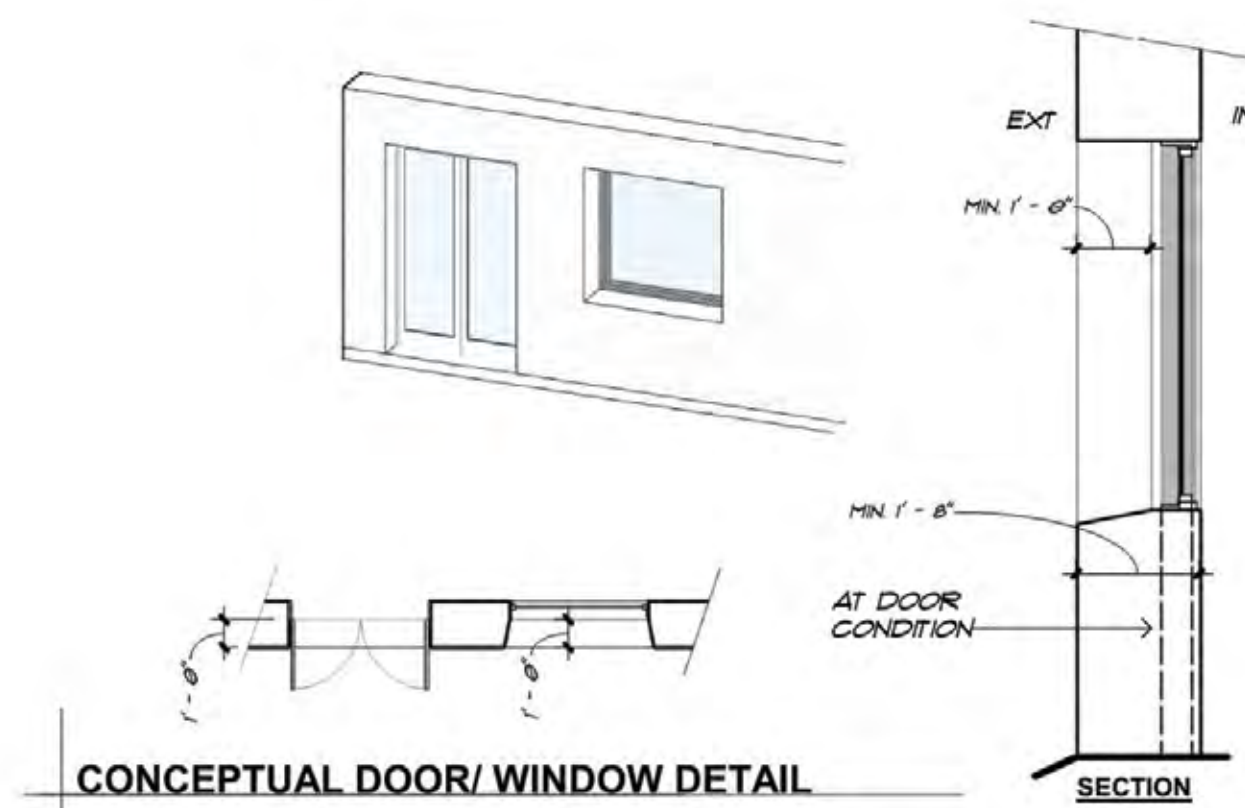
**WEST ELEVATION**  
3/32" = 1'-0"



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



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



**CONCEPTUAL DOOR/WINDOW DETAIL**

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

**KEY:**

**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 = 0 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.

**2.24.E.4.b Wall Plane Relief and Reduced Light Reflectance Values (LRV)**  
5 ft. height increase in this area = 32 ft. [22 ft + 5 ft (Alternate Standards) + 5 ft. (Multiple Buildings)]

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

**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.3 Building Form - Building Massing (Multi-family residential)**  
Building 6 & 7 (MF South) - 9 buildings on site.

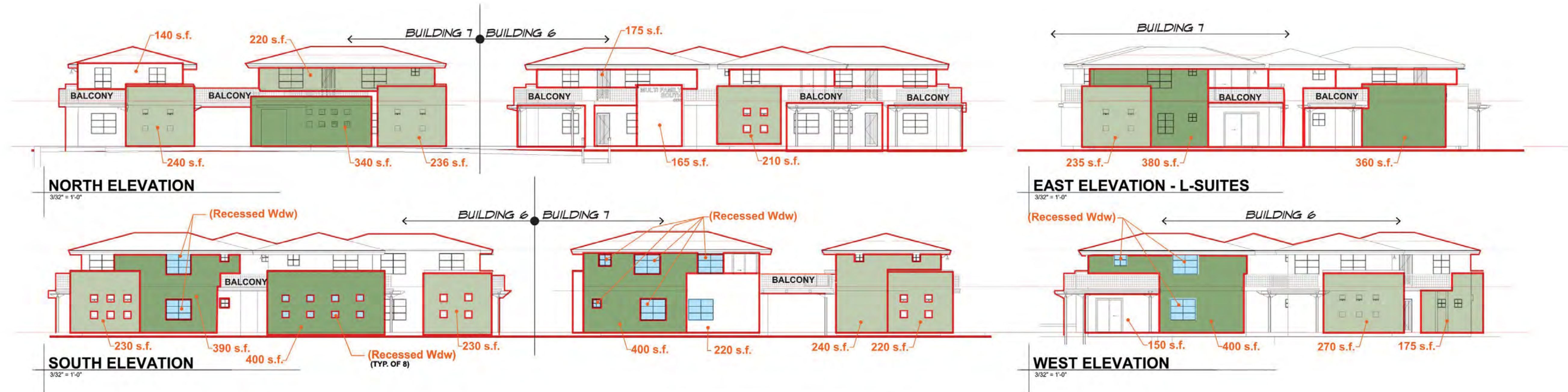
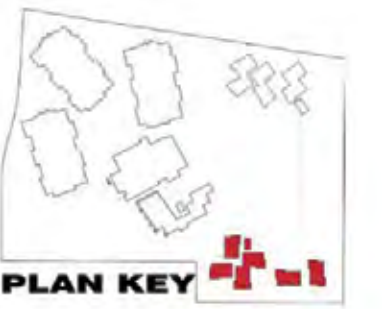
Bldg #	Visual Mass	PLAN VIEW		ELEVATION	
		s.f.	OK	s.f.	OK
Bldg 6	Visual Mass 1A	1,000	OK	1,740	s.f.
	**Visual Mass 3A (2nd Largest)	1,000	s.f.	2,270	s.f.
	*Visual Mass 3A (largest)	1,000	s.f.	1,330	s.f.
	Visual Mass 4A	1,000	s.f.	1,605	s.f.
	Visual Mass 5A	220	s.f.	180	s.f.
Total footprint area (combined largest 2 masses)		4,300	s.f.	7,125	s.f.
Total footprint		4,300	s.f.	7,125	s.f.
60 percent = allowable		2,580	s.f.	5,280 < 3113	s.f.
80 percent = allowable		3,440	s.f.	3,197 < 4178	s.f.
OK				5410-8001	
OK				7825-10668	
Bldg 7	**Visual Mass 1B (2nd largest)	1,125	s.f.	1,330	s.f.
	*Visual Mass 2B (largest)	1,200	s.f.	2,275	s.f.
	Visual Mass 3B	855	s.f.	1,025	s.f.
	Visual Mass 4A	3,180	s.f.	4,820	s.f.
	Visual Mass 5A	2,325	s.f.	3,795	s.f.
Total footprint area (combined largest 2 masses)		3,180	s.f.	4,820	s.f.
Total footprint		3,180	s.f.	4,820	s.f.
60 percent = allowable		1,908	s.f.	2,892 < 1908	s.f.
80 percent = allowable		2,544	s.f.	3,255 < 2544	s.f.
OK				2275-2892	
OK				3795-3856	

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

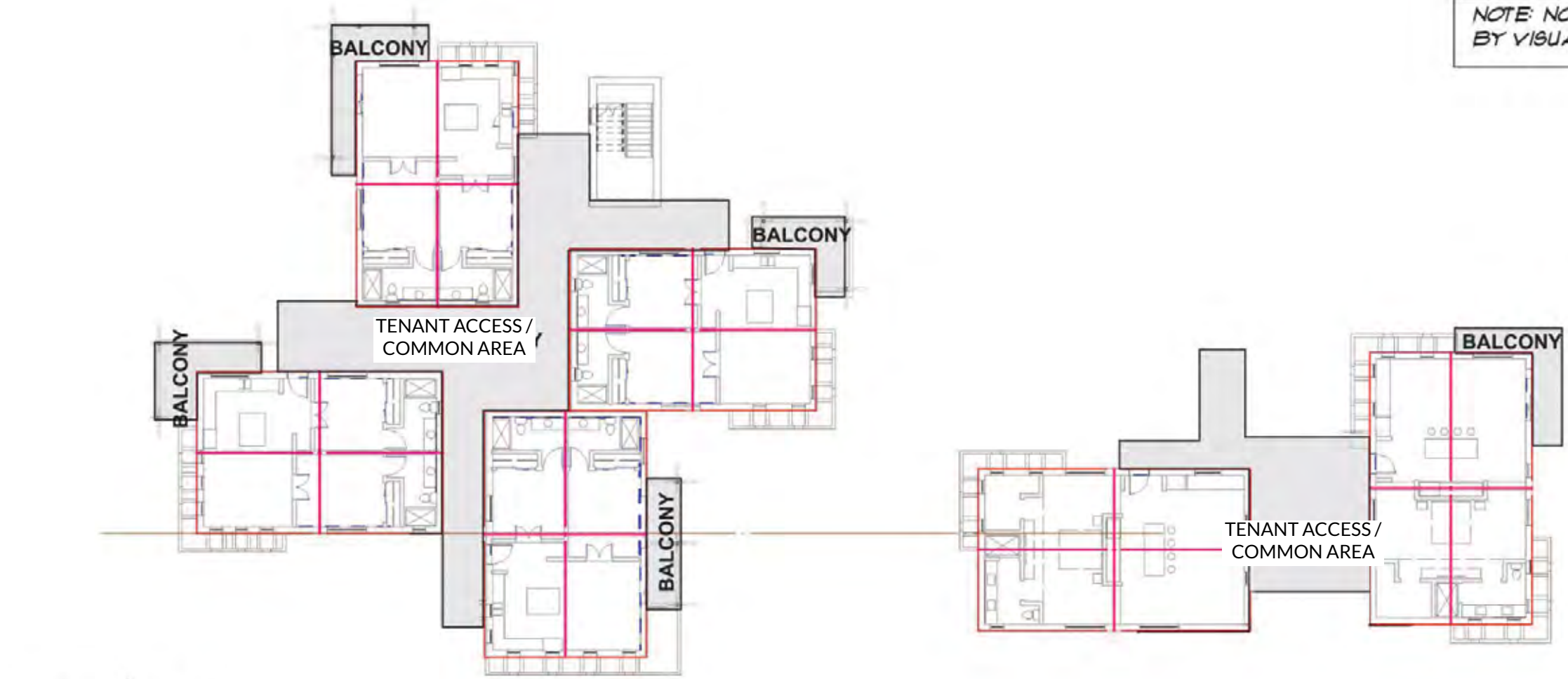
- Horizontal Articulation
- Vertical Articulation
- Unrelieved Building Plane (Commercial and Public/Semi-Public Buildings)

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

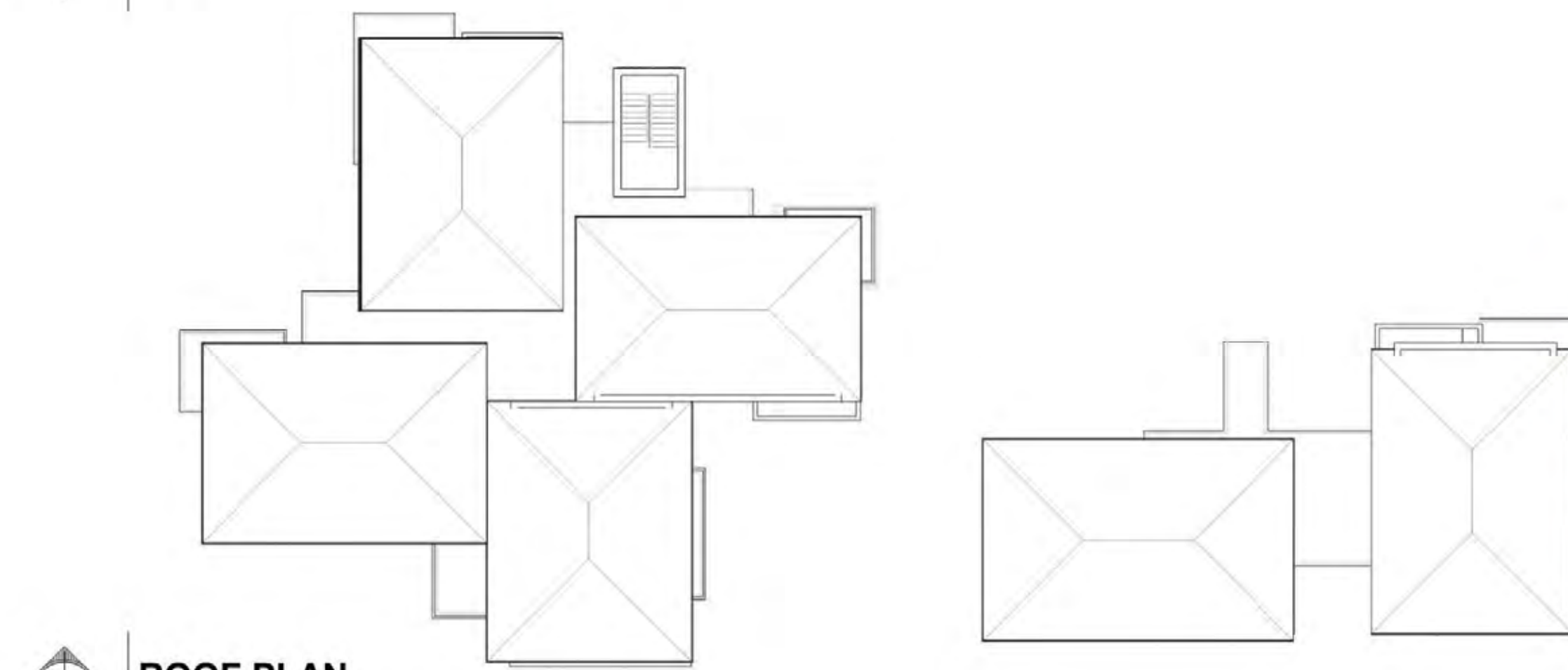
**5.7.F.3 Building Color** Maximum LRV of building = 21



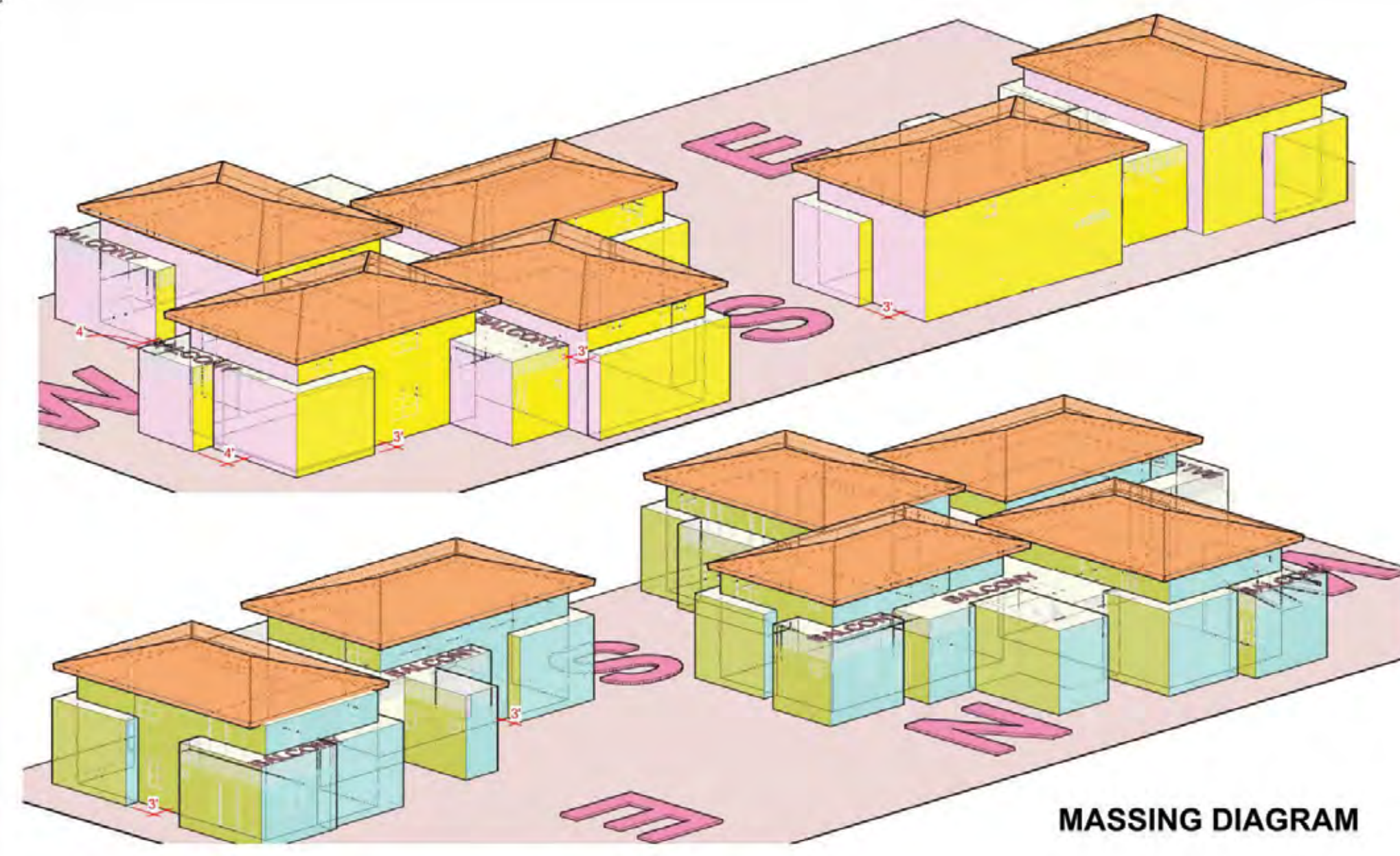
NOTE: NOT ALL BUILDING PLANES CALCULATED. BY VISUAL INSPECTION, LESS THAN 200 S.F.



PLAN  
1/16" = 1'-0"



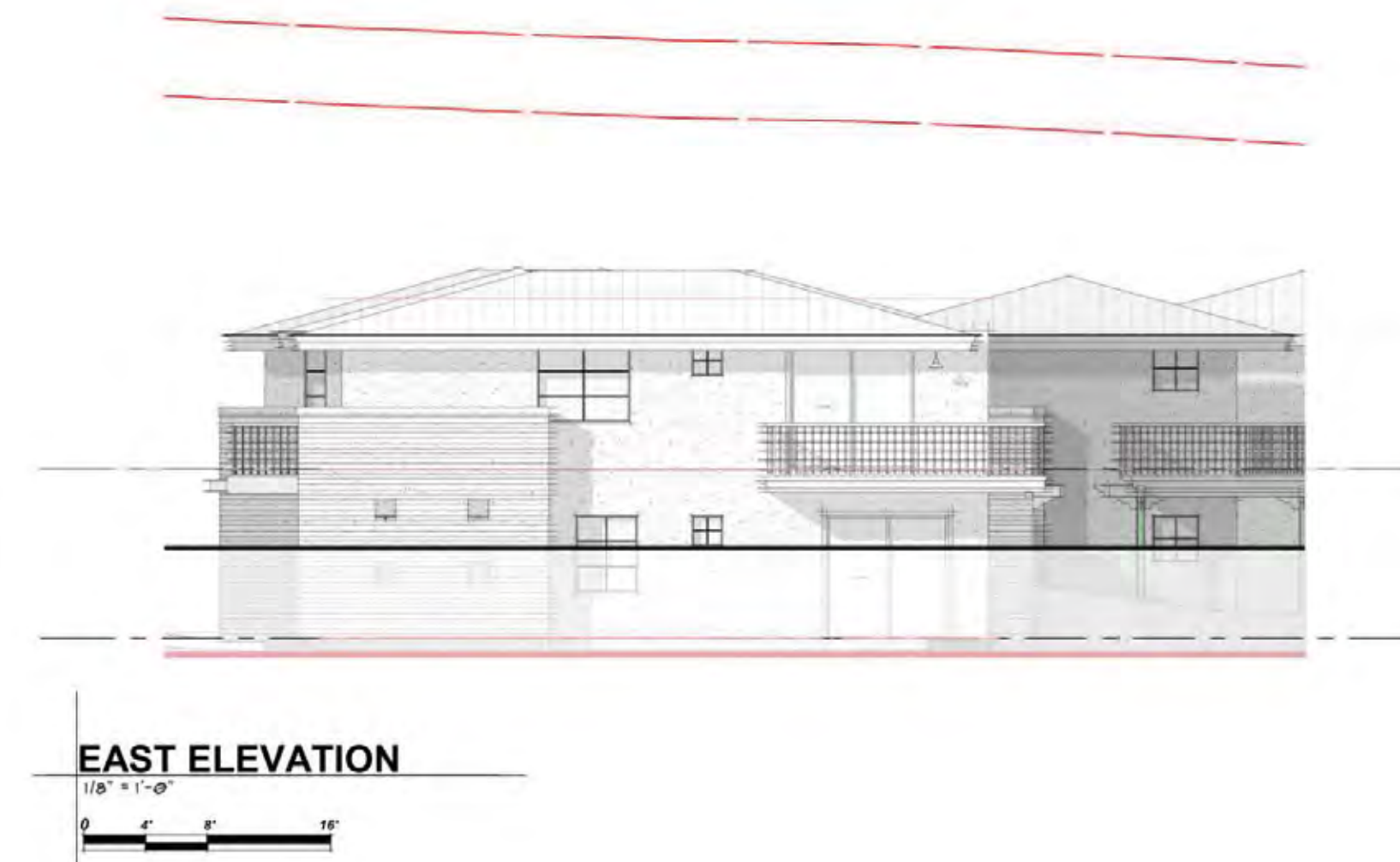
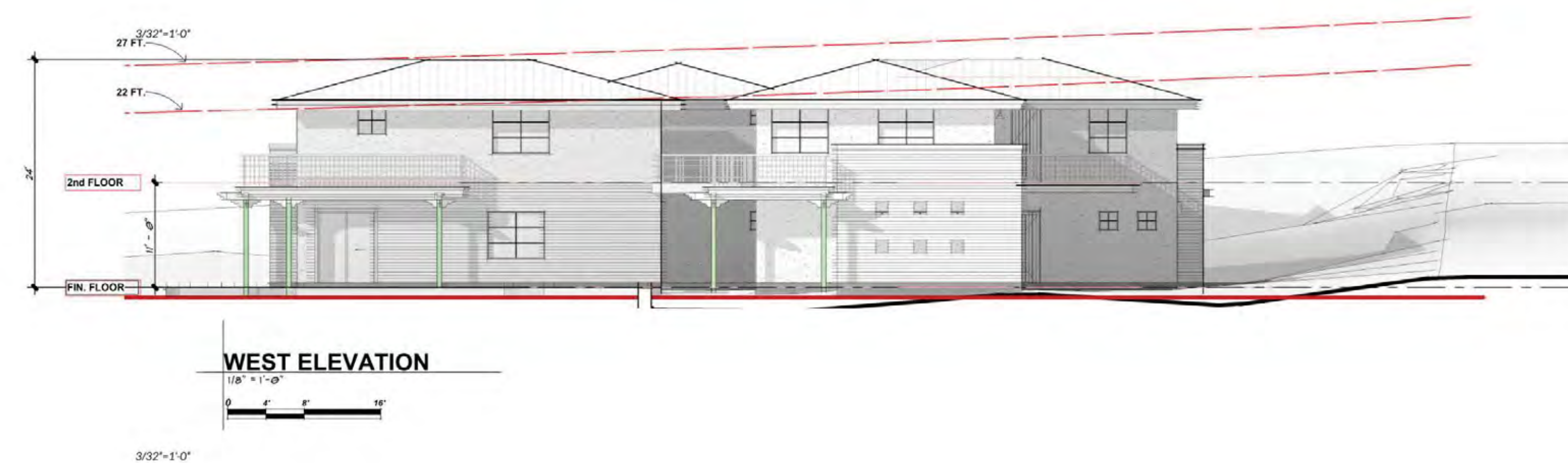
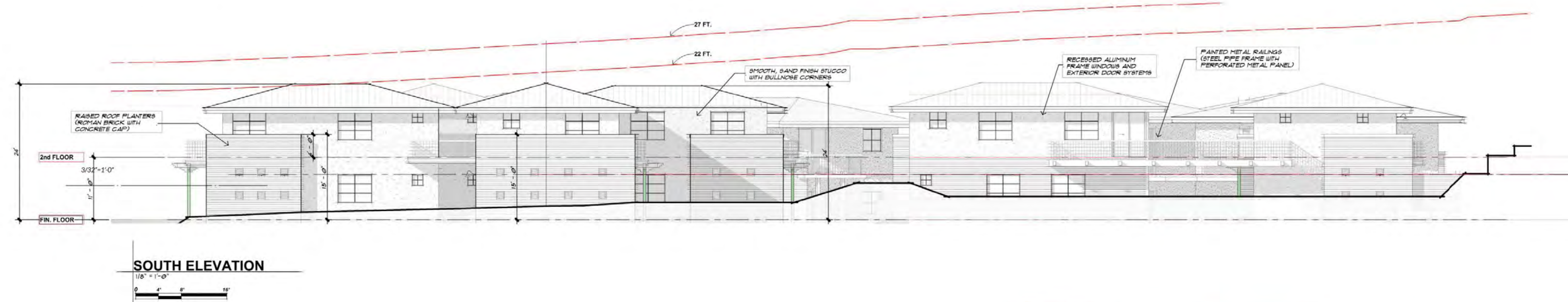
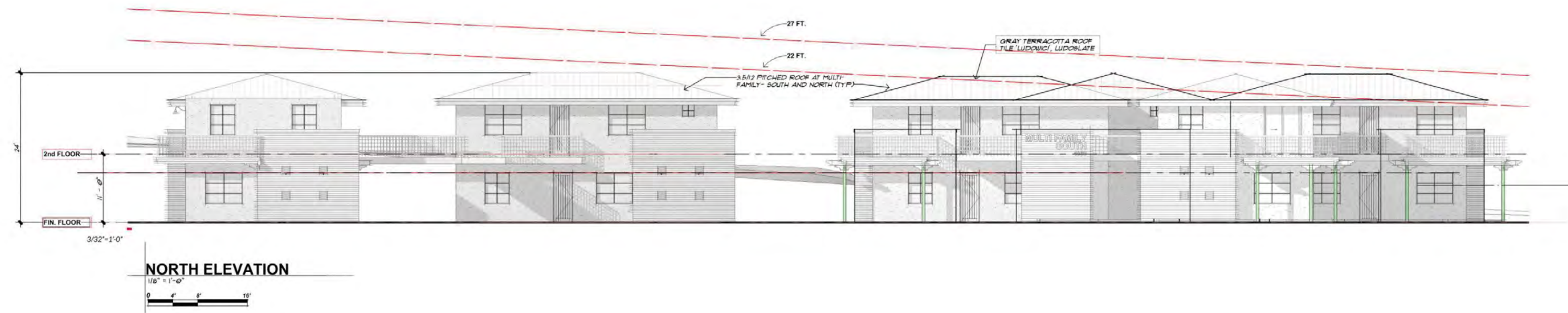
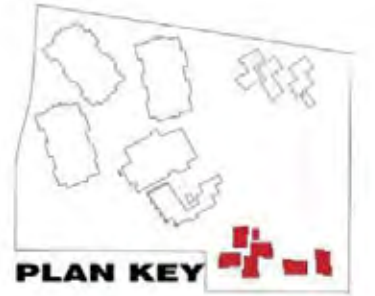
ROOF PLAN  
1/16" = 1'-0"



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





**LANDSCAPE LEGEND - LIST**

(native species are indicated by UNDERLINE)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUAN
	EXISTING TREES TO REMAIN		20"	
	EXISTING TREES TO BE REMOVED		50"	

**EVERGREEN TREES**

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

**DECIDUOUS TREES**

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

**EVERGREEN and DECIDUOUS TREES TOTAL 200**

**MEDIUM - LARGE SHRUBS**

	ARCTOSTAPHYLOS PUNGENS	POINTLEAF MANZANITA	15 GAL	98
	BACCHARIS SARATHROIDES	DESERT BROOM		51
	CERCOCARPUS BREVIFLORES	MOUNTAIN MAHOGANY		29
	COTONEASTER GLAUCA	CLUSTERBERRY		73
	FALLUGIA PARADOXA	APACHE PLUME		54
	GARRYA WRIGHTII	WRIGHTS SILK TASSLE		142
	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.
<b>HARDSCAPE</b>	
blgd. footprints	62,000 s.f.
roads & parking	73,000 s.f.
private walkways	19,200 s.f.
patios	5,500 s.f.
<b>TOTAL:</b>	<b>159,700 s.f.</b>
LESS HARDSCAPE	159,700 s.f.
<b>TOTAL OPEN SPACE</b>	<b>108,100 s.f.</b>
<b>LANDSCAPE REQUIREMENTS FOR 108,100 s.f. OF OPEN SPACE</b>	
TREES :	108,100 / 400 = 271 TREES (private site only)
less credit for existing trees	102
<b>NET TREES REQUIRED :</b>	<b>169 TREES PROPOSED : 200 (on-site only)</b>
SHRUBS	108,100 / 400 = 271 X 3 = 813 SHRUBS (private area only)
<b>SHRUBS REQUIRED :</b>	<b>813 SHRUBS PROPOSED : 815 (on-site only)</b>

**NATIVE - NON NATIVE COMPLIANCE**

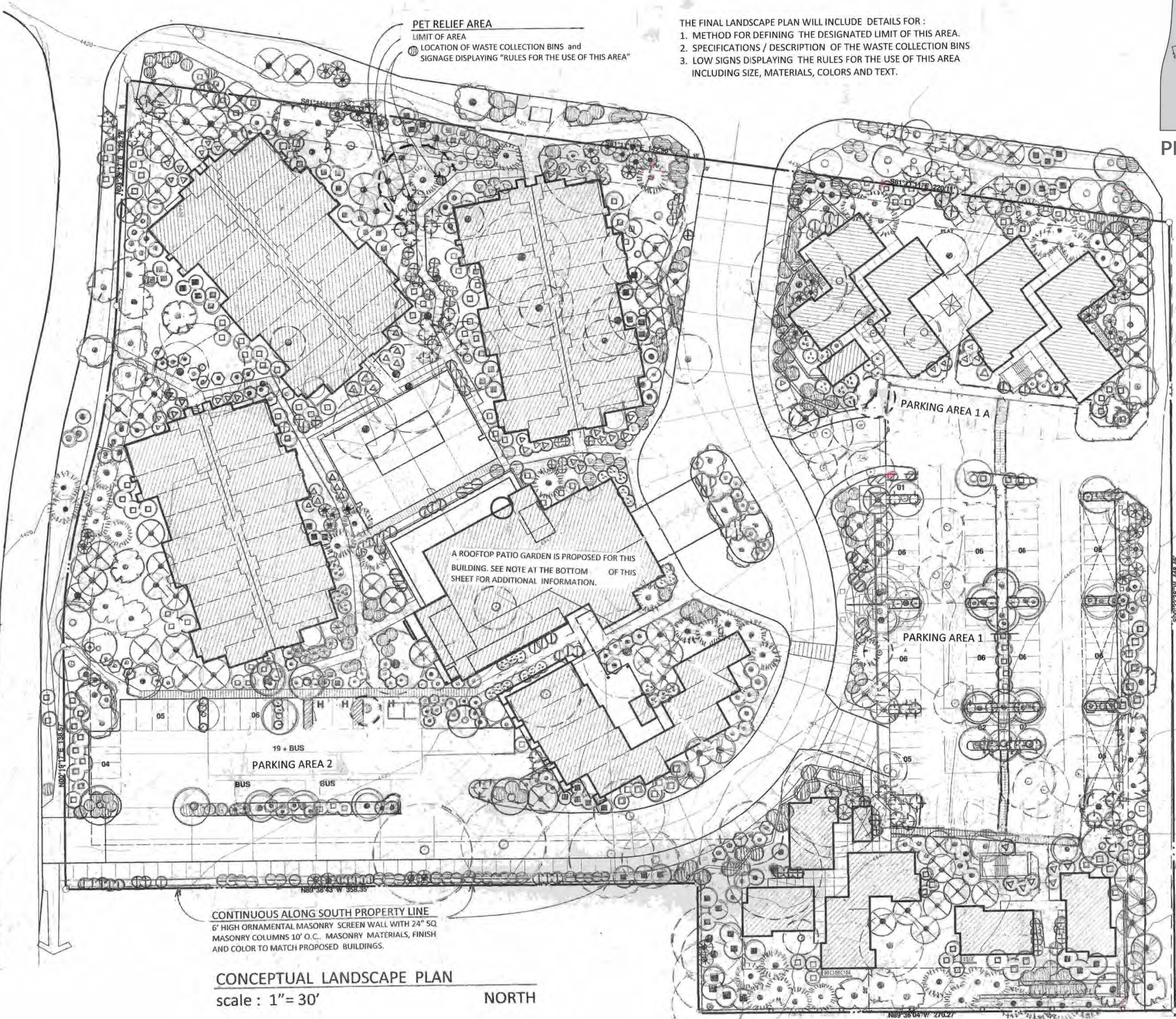
	total	native	non native	
TREES	200	134	66	67%
SHRUBS	881	522	359	60%

**EVERGREEN COMPLIANCE**

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

**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.

- THE FINAL LANDSCAPE PLAN WILL INCLUDE DETAILS FOR :
1. METHOD FOR DEFINING THE DESIGNATED LIMIT OF THIS AREA.
  2. SPECIFICATIONS / DESCRIPTION OF THE WASTE COLLECTION BINS
  3. LOW SIGNS DISPLAYING THE RULES FOR THE USE OF THIS AREA INCLUDING SIZE, MATERIALS, COLORS AND TEXT.

PLAN

**CONCEPTUAL landscape plan for THE VILLAGE AT SADDLEROCK CROSSING**

W. HIGHWAY 89A at SOLDIER PASS ROAD

prepared for : OXFORD HOTEL GROUP  
 CURT BANEY, PRESIDENT  
 475 E. BELLEVIEW, DR. # 201  
 BEND, OREGON 97701  
 office : 541 382 2188  
 curtb@oxfordsuites.com

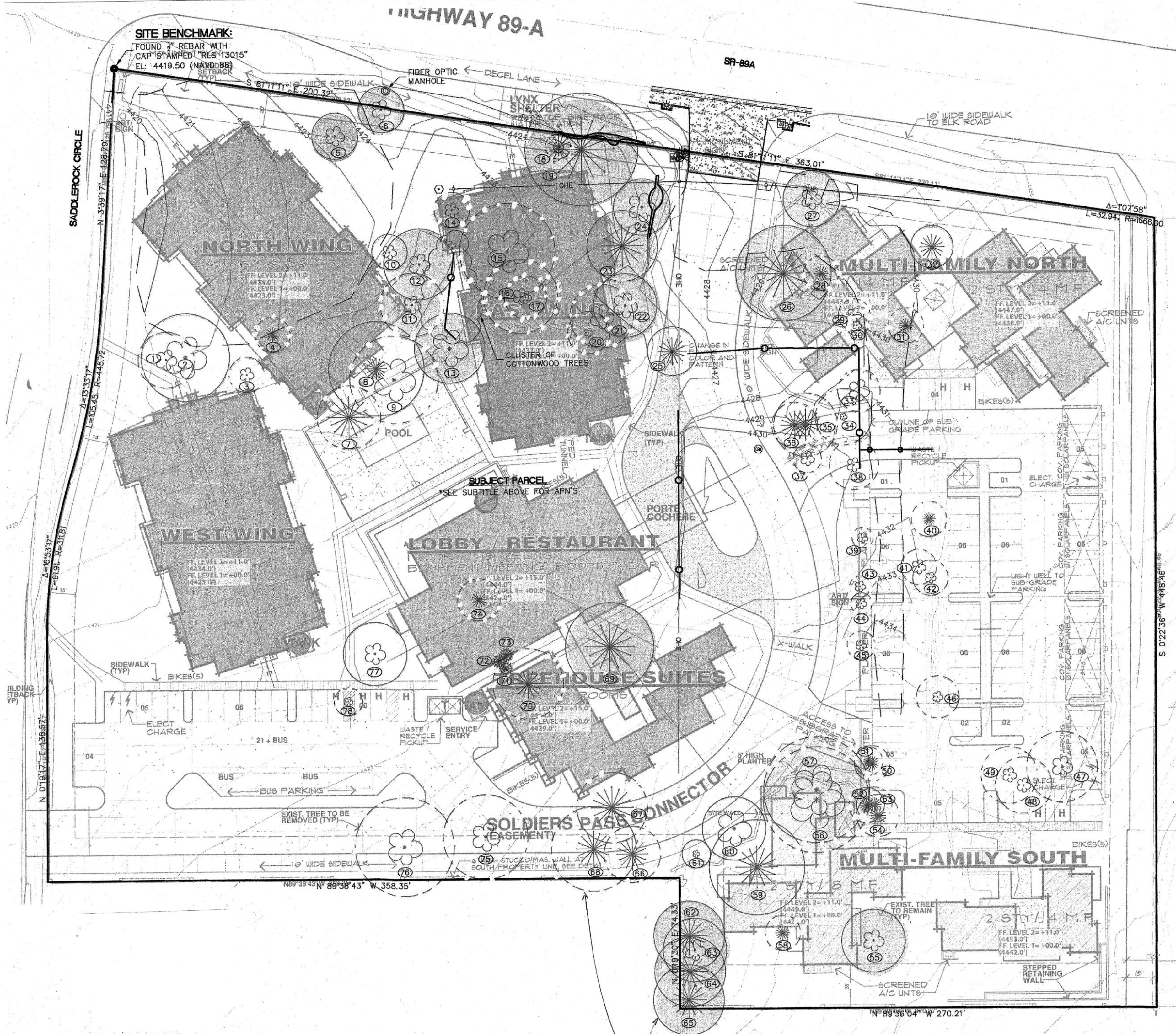
prepared by : RICHARD HUBBELL, Land. Arch.  
 P.O. BOX 1151  
 SEDONA, ARIZONA 86339  
 cell : 928 300 6552  
 richardhubbellinc@gmail.com

REVISED 12/30/23



*Richard Steven Hubbell*  
 EXPIRES 3/30/26

SHEET 1 of 2  
 CONCEPTUAL LANDSCAPE PLAN



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

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

**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	4	54	10"	AUSTRIAN BLACK PINE	
REMAIN 15	24"	MULBERRY	3	55	12"	MIMOSA	3
REMAIN 16	9"	COTTONWOOD	3	56	32"	COTTONWOOD	REMAIN
REMAIN 17	7"	MULBERRY	3	57	28"	COTTONWOOD	
REMAIN 18	15"	ITALIAN CYPRESS	4	58	8"	JUNIPER	
REMAIN 19	38"	ITALIAN STONE PINE	6	59	24"	FIR	4
REMAIN 20	9"	MAPLE	4	60	20"	MIMOSA	4
REMAIN 21	14"	FLOWERING PEAR	4	61	4"	MESQUITE	1
REMAIN 22	14"	FLOWERING PEAR	4	62	20"	PINE	4
REMAIN 23	24"	JUNIPER	4	63	12"	ELM	3
REMAIN 24	16"	FLOWERING PEAR	4	64	20"	PINE	4
REMAIN 25	16"	JUNIPER	4	65	20"	PINE	4
REMAIN 26	30"	ITALIAN STONE PINE	6	66	18"	PINE	4
REMAIN 27	12"	NAVAJO GLOBE WILLOW	3	67	24"	ARIZONA CYPRESS	
REMAIN 28	8"	BROAD LEAF EVERGREEN	3	68	20"	ARIZONA CYPRESS	
REMAIN 29	8"	FLOWERING DECIDUOUS TREE	3	69	28"	ITALIAN STONE PINE	6
REMAIN 30	5"	FLOWERING PEAR	3	70	16"	FIR	
REMAIN 31	8"	JUNIPER	3	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	3
REMAIN 38	8"	FLOWERING PLUM	3	78	5"	ELM	REMAIN
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

**TREE LEGEND**  
 EVERGREEN TREE  
 DECIDUOUS TREE  
 DRIP RADIUS OF TREE  
 TREE NUMBER REFERENCED TO TABLE

