OVERALL SITE PLAN

SCALE: 1"=40'-0"

WORKING NORTH

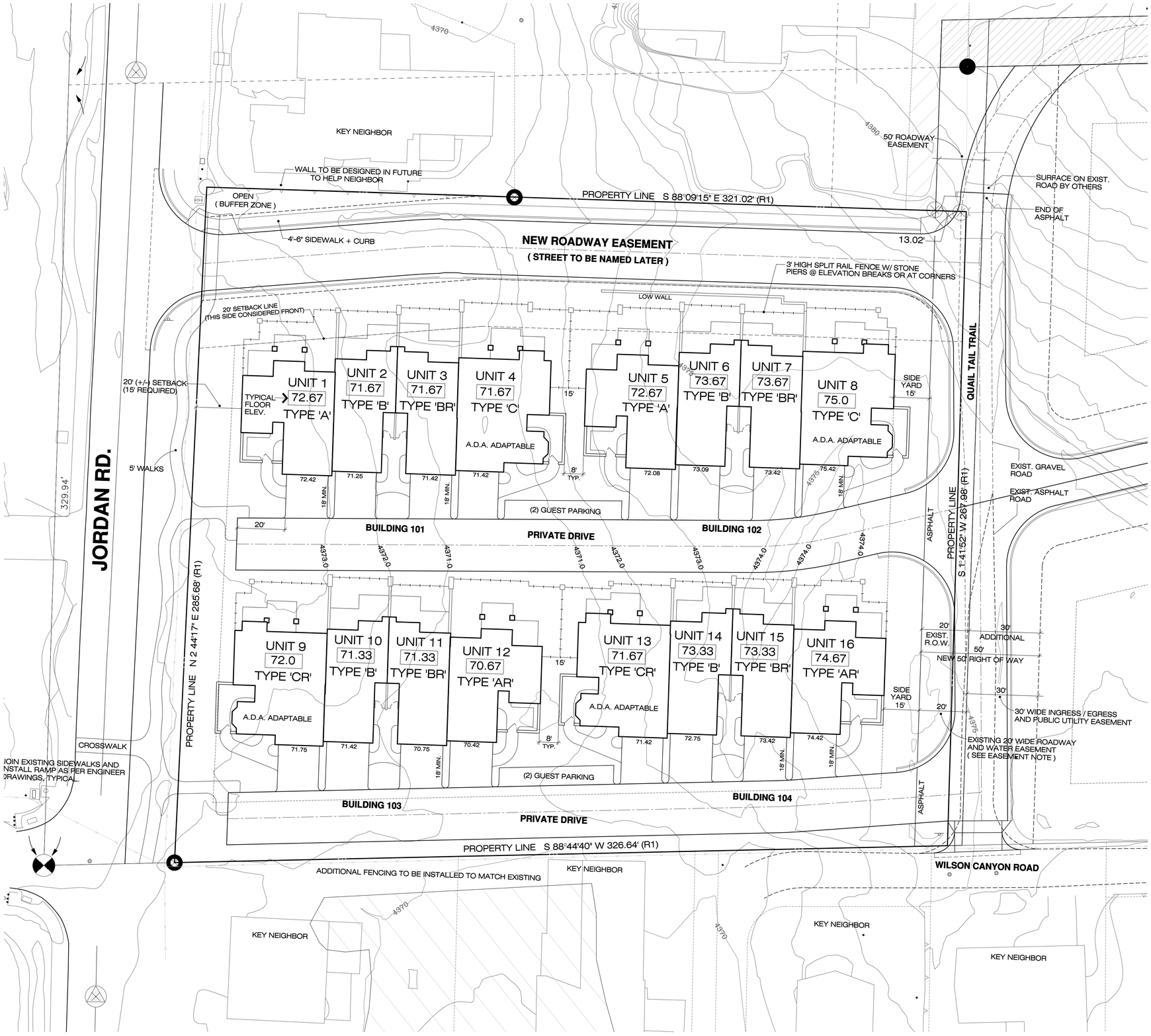
FEBRUARY 16, 2018

DON WOODS ARCHITECT
P.O. BOX 773, SEDONA, AZ., 86339
CELL: (928) 300-6579
EMAIL: donwoods @ comcast.net

JORDAN CONDOMINIUMS
JORDAN ROAD, SEDONA, ARIZONA.

OVERALL SITE PLAN
SCALE: 1" = 40'-0"

1



LOT COVERAGE

AREA OF LAND (INCL. ALL EASEMENTS)	89,557.6	SQ./FT.
GROUND LEVEL (INCL. GARAGES)	21,900	SQ./FT. = .244
UPPER LEVEL	7,644	SQ./FT
TOTAL SQ. FOOTAGE	29,544	SQ./FT. = .303

BUILDINGS	21,900	SQ./FT. = .244
PAVING	21,662	SQ./FT. = .25
DRIVEWAYS	6,712	SQ./FT. = .074
TERRACE AND WALKS (WITHIN PROPERTY)	7,508.5	SQ./FT. = .084
OPEN SPACE	31,774.5	SQ./FT. = .3554

PARKING

GARAGES	32 CARS
PARKING ADJACENT TO GARAGES	32 CARS
HANDICAP PARKING AT C & CR TYPES	-4 CARS
GUEST PARKING (ALL HANDICAP)	4 CARS
	64 CARS (MIN.)
REQUIRED PARKING	40 CARS

HEIGHT ANALYSIS

*** TYPE 'C' AND TYPE 'CR' ONLY ONE STORY. DOES NOT APPLY.**

*** TYPE 'A' AND TYPE 'B' TWO STORY SECTIONS.**
(NOTE RIDGE LINES ON PLANS)

FINISH FLOOR	0'-0"
CEILING PLATE LINE	+8'-8"
FLOOR STRUCTURE	+1'-0"
CEILING PLATE LINE	+8'-0"
	17'-8"
8" ROOF STRUCTURE	+8"
MAX. 3'-0" SLOPE HEIGHT (ASSUME JUST UNDER 3/12)	+3'-0"
	21'-4" ABOVE FLOOR LINE
MAX. RIDGE HEIGHT ABOVE GRADE RIGHT BELOW IT	22'-0"

∴ NO FLOOR LINE CAN BE MORE THAN 8" ABOVE GRADE.
SEE SITE PLAN.

CONDOMINIUMS SITE PLAN

SCALE: 1"=20'-0"

WORKING NORTH

FEBRUARY 16, 2018

REGISTERED ARCHITECT CERTIFICATE NO. 10934 DON WOODS Date Signed 1-16-18 ARIZONA, U.S.A. Expires 12-31-19

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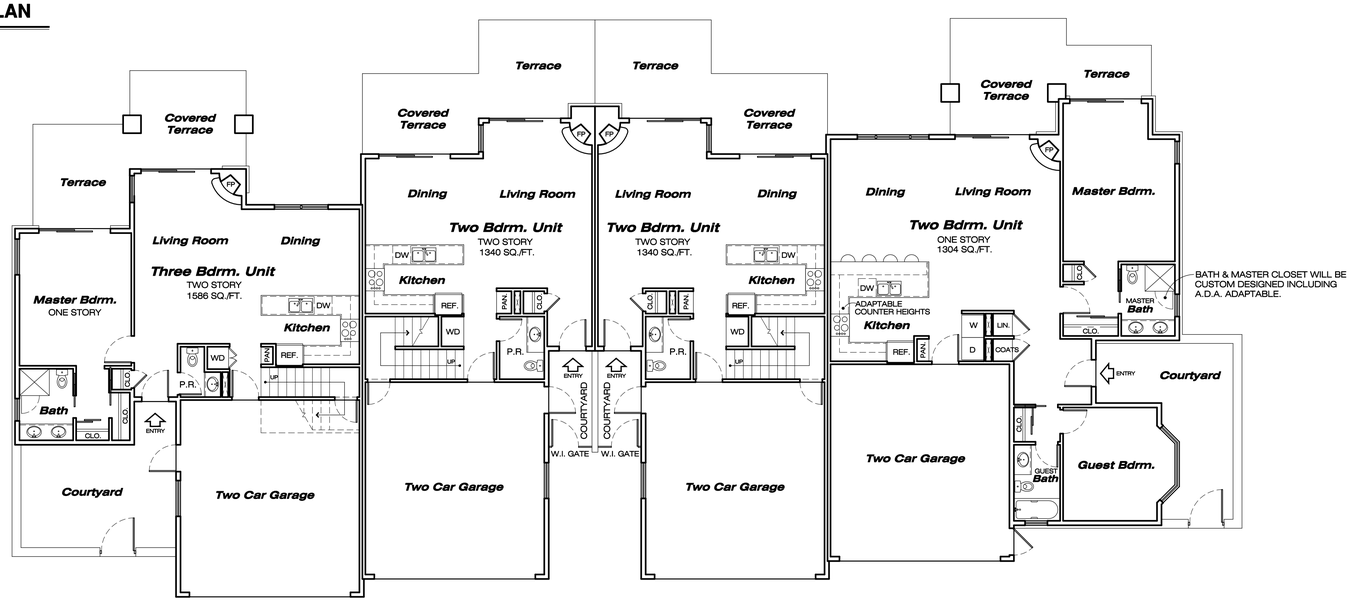
JORDAN CONDOMINIUMS
JORDAN ROAD, SEDONA, ARIZONA.

CONDOMINIUMS SITE PLAN
SCALE: 1" = 20'-0"

BUILDING 101
LOWER LEVEL FLOOR PLAN

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



Unit 1
TYPE 'A'

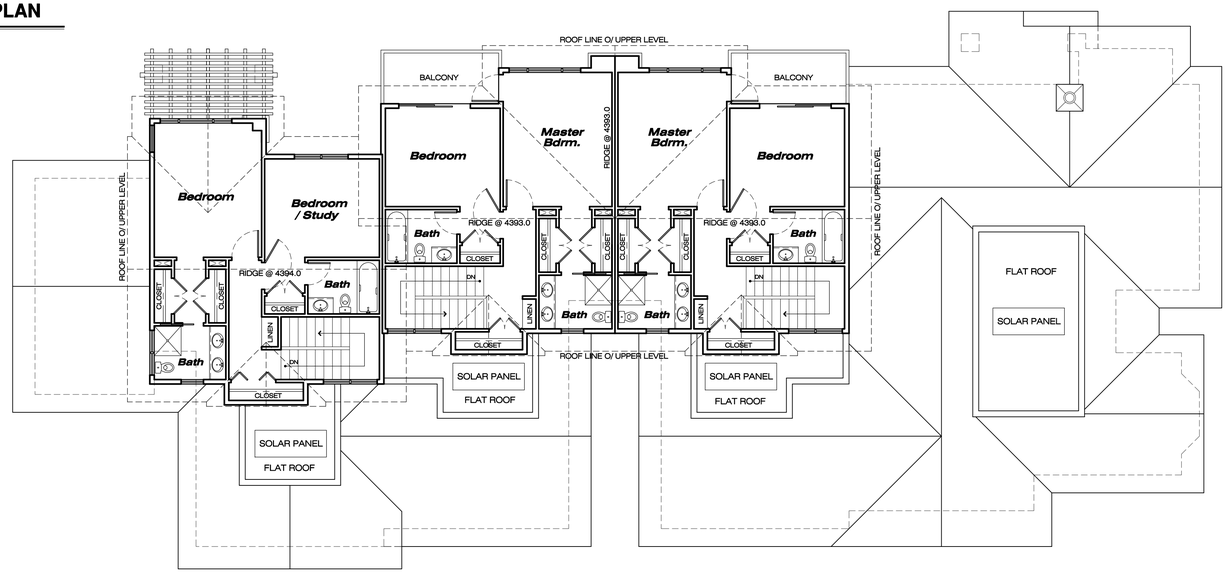
Unit 2
TYPE 'B'

Unit 3
TYPE 'BR'

Unit 4
TYPE 'C'
TYPE 'C' AND 'CR' ARE A.D.A. ADAPTABLE

BUILDING 101
UPPER LEVEL FLOOR PLAN

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



HEIGHT ANALYSIS

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(NOTE RIDGE LINES ON PLANS)

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MAX. RIDGE HEIGHT ABOVE GRADE RIGHT BELOW IT	22'-0"

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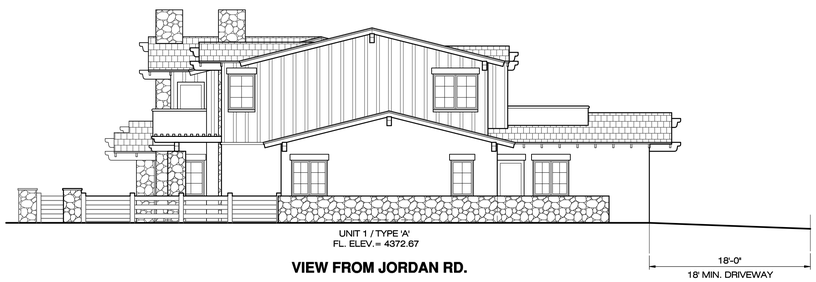
BUILDING 101, FLOOR PLANS
UNITS 1, 2, 3, 4.
SCALE: 1/8"=1'-0"

WEST ELEVATION

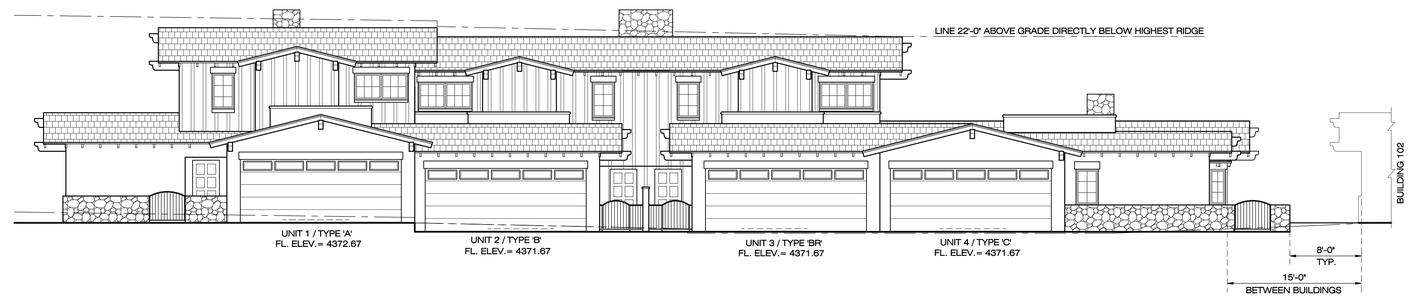
BUILDING 101



VIEW FROM JORDAN RD.

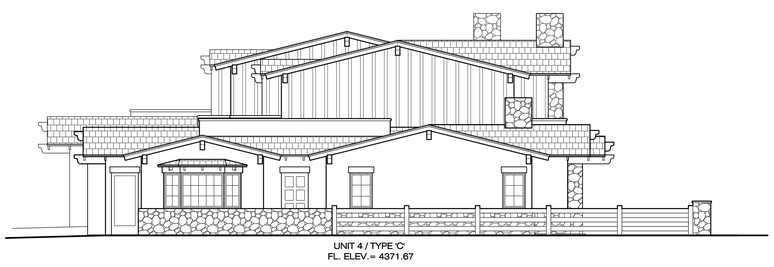
SOUTH ELEVATION

BUILDING 101



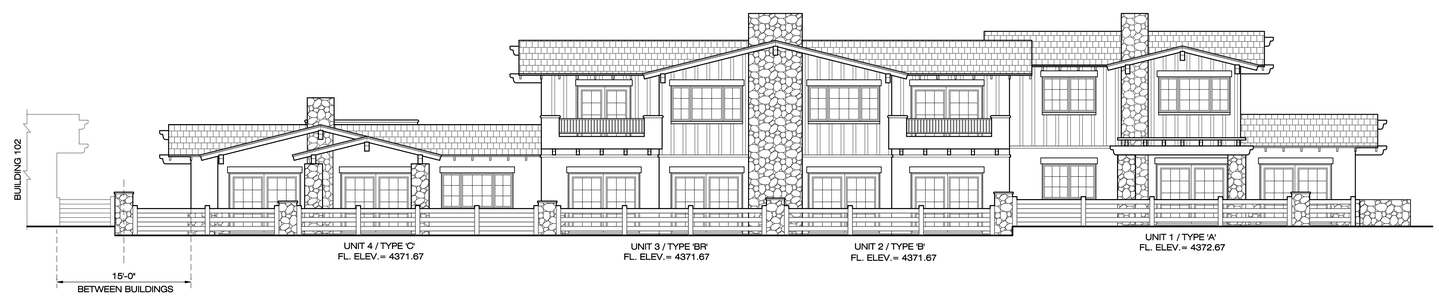
EAST ELEVATION

BUILDING 101



NORTH ELEVATION

BUILDING 101



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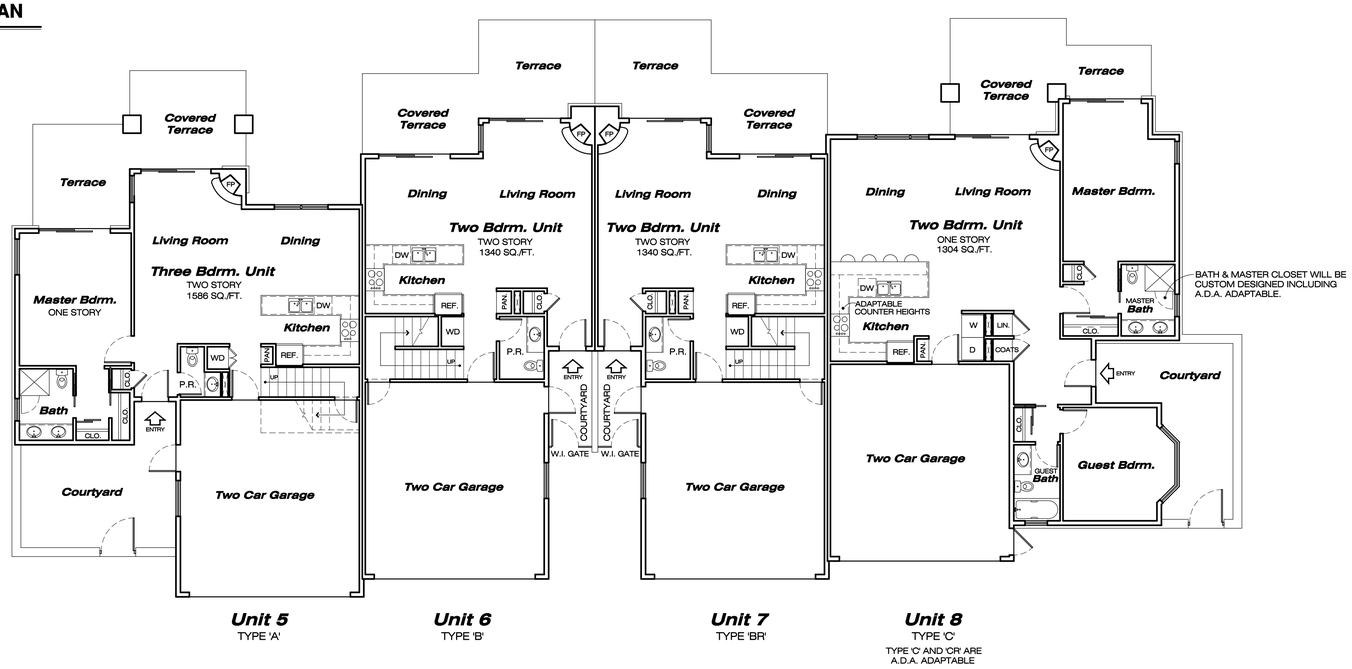
BUILDING 101 ELEVATIONS
UNITS 1, 2, 3, 4.
SCALE: 1/8"=1'-0"

4

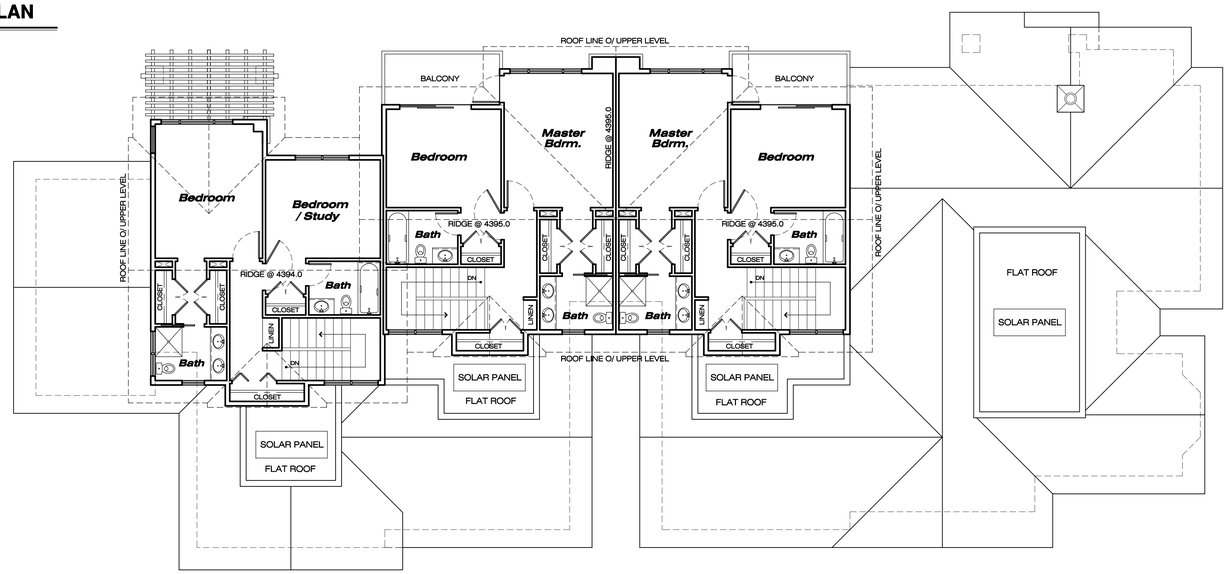
BUILDING 102
LOWER LEVEL FLOOR PLAN

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



BUILDING 102
UPPER LEVEL FLOOR PLAN

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



HEIGHT ANALYSIS

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*** TYPE 'A' AND TYPE 'B' TWO STORY SECTIONS.**
(NOTE RIDGE LINES ON PLANS)

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	21'-4" ABOVE FLOOR LINE
MAX. RIDGE HEIGHT ABOVE GRADE RIGHT BELOW IT	22'-0"

∴ NO FLOOR LINE CAN BE MORE THAN 8" ABOVE GRADE.
SEE SITE PLAN.

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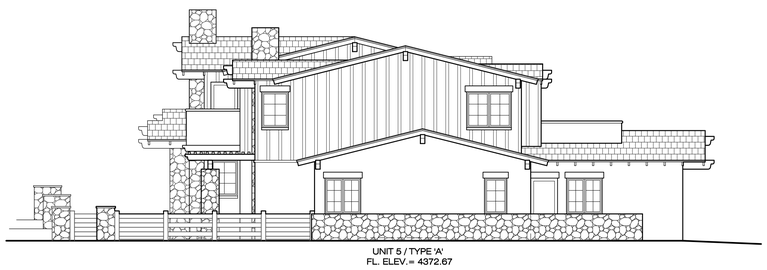
JORDAN CONDOMINIUMS
JORDAN ROAD, SEDONA, ARIZONA.

BUILDING 102, FLOOR PLANS
UNITS 5, 6, 7, 8.
SCALE: 1/8"=1'-0"

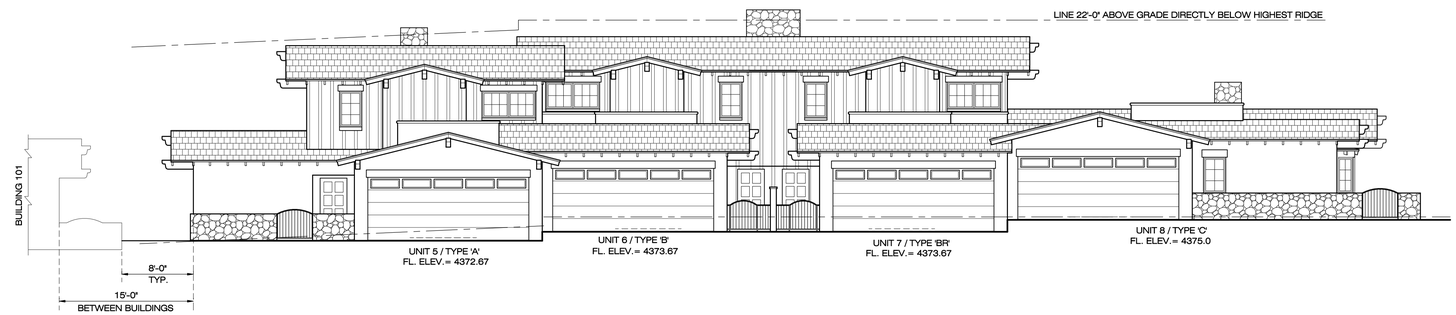
WEST ELEVATION

BUILDING 102



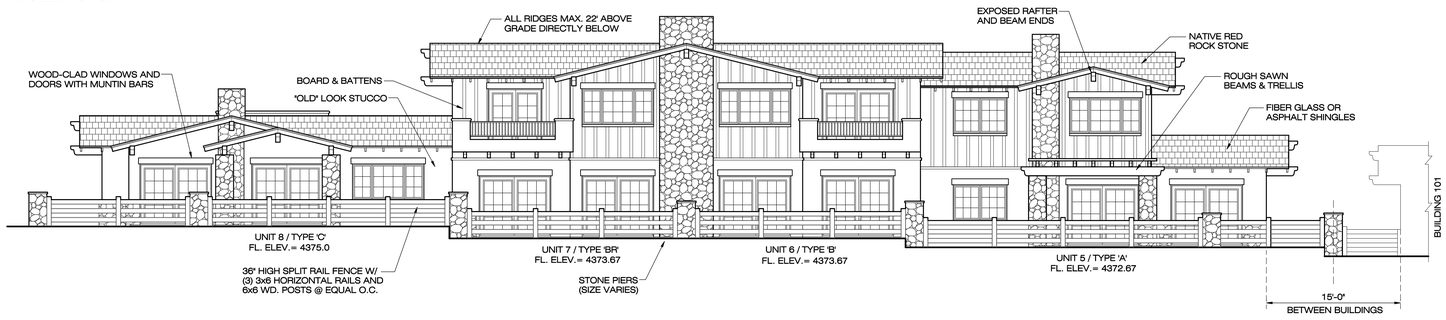
SOUTH ELEVATION

BUILDING 102



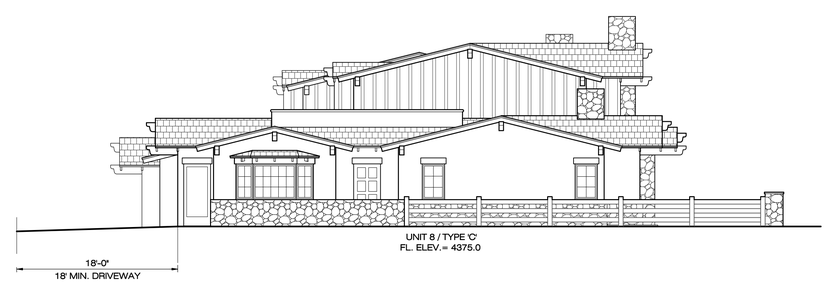
NORTH ELEVATION

BUILDING 102



EAST ELEVATION

BUILDING 102



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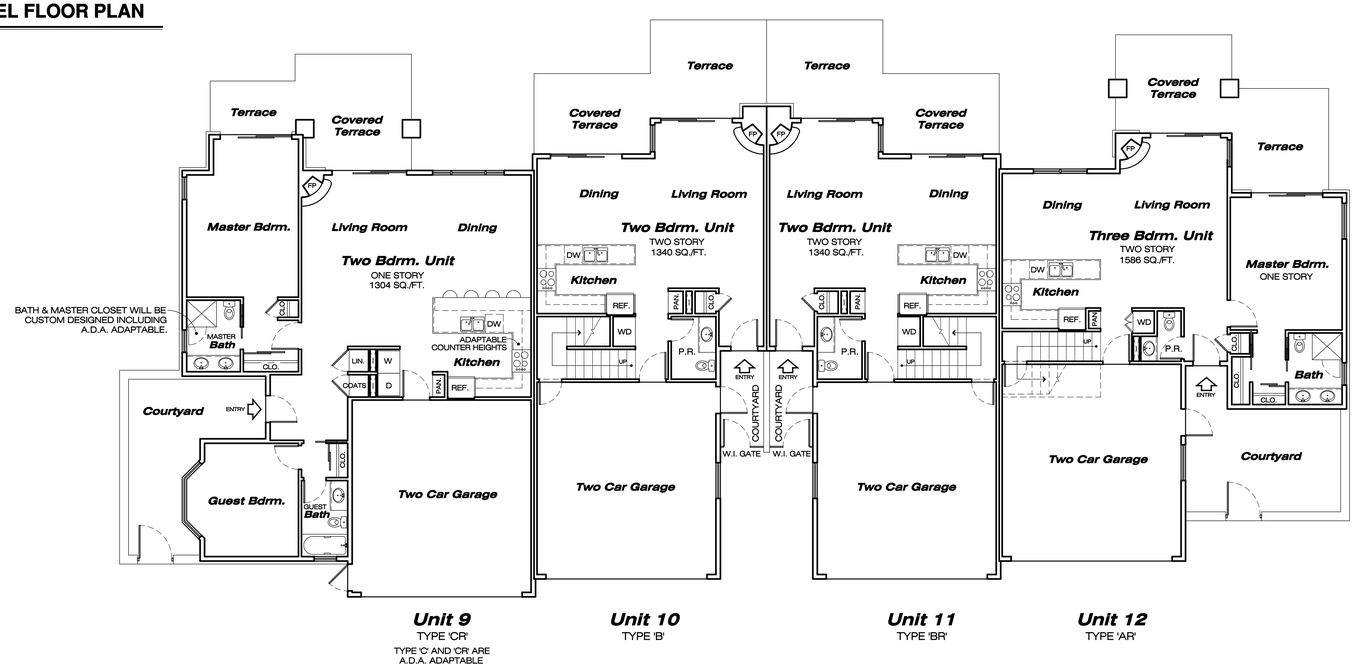
BUILDING 102 ELEVATIONS
UNITS 5, 6, 7, 8.
SCALE: 1/8"=1'-0"

6

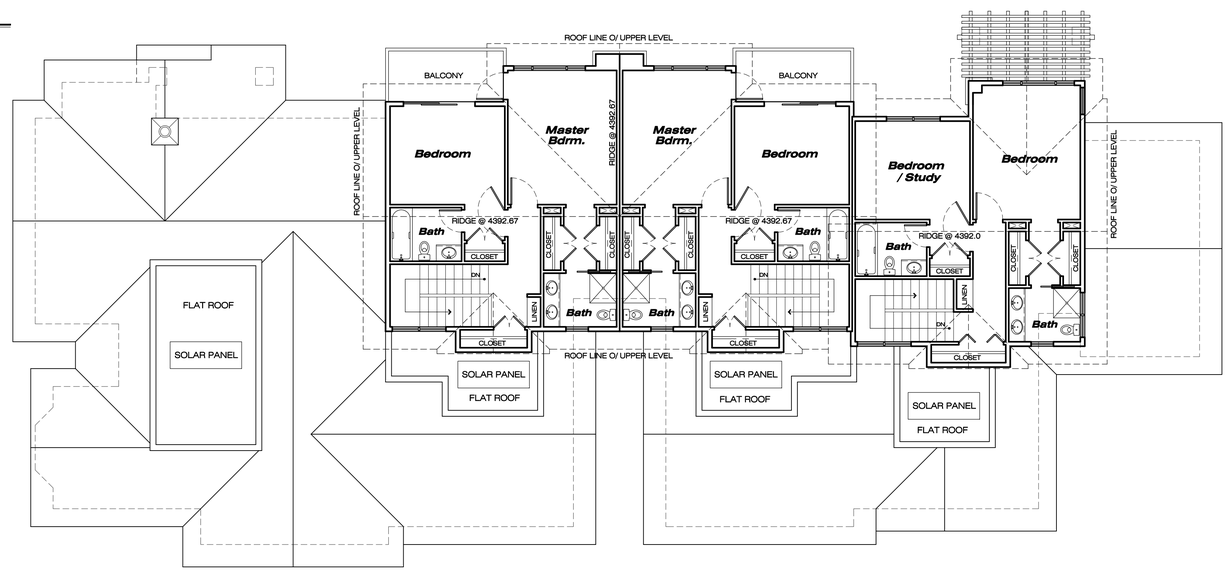
BUILDING 103
LOWER LEVEL FLOOR PLAN

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



BUILDING 103
UPPER LEVEL FLOOR PLAN

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



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	21'-4" ABOVE FLOOR LINE
MAX. RIDGE HEIGHT ABOVE GRADE RIGHT BELOW IT	22'-0"

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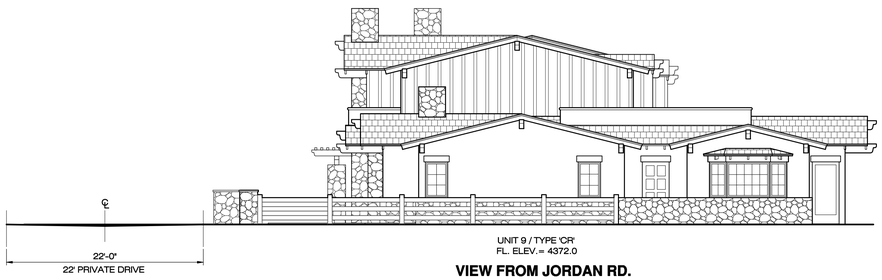
BUILDING 103, FLOOR PLANS
UNITS 9, 10, 11, 12.
SCALE: 1/8"=1'-0"

WEST ELEVATION

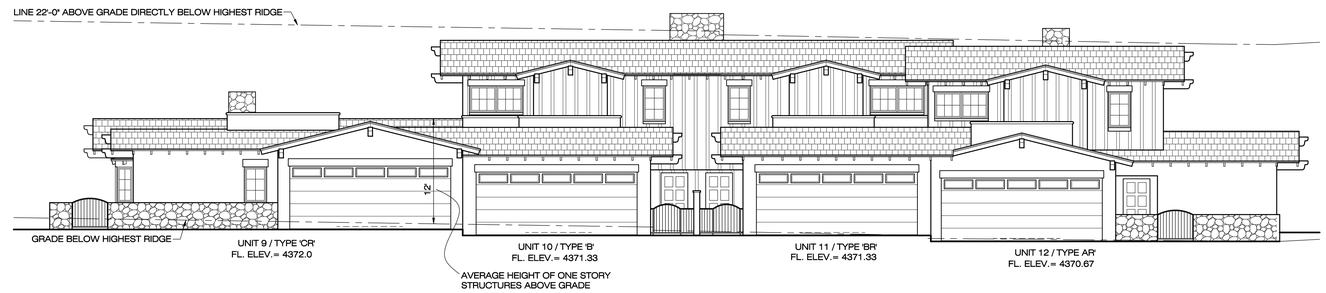
BUILDING 103



VIEW FROM JORDAN RD.

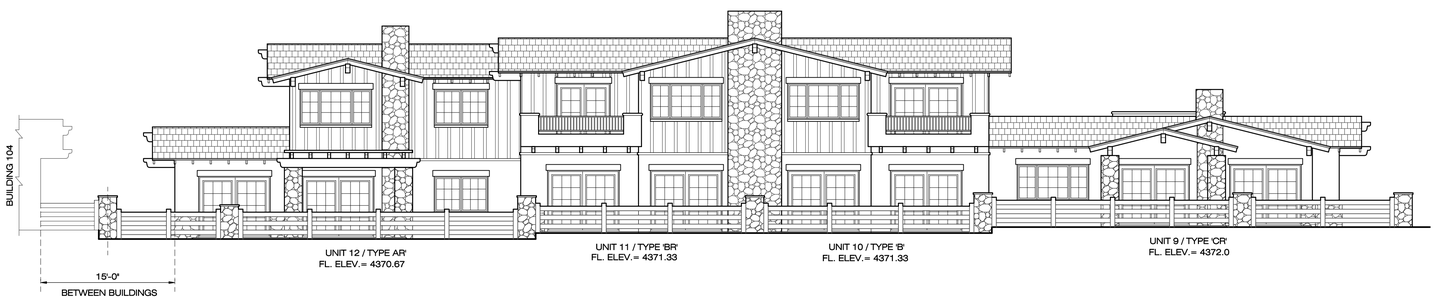
SOUTH ELEVATION

BUILDING 103



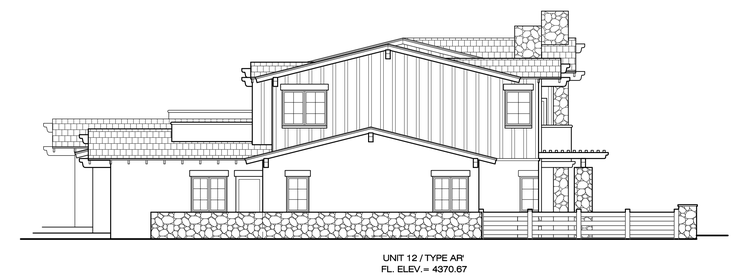
NORTH ELEVATION

BUILDING 103



EAST ELEVATION

BUILDING 103



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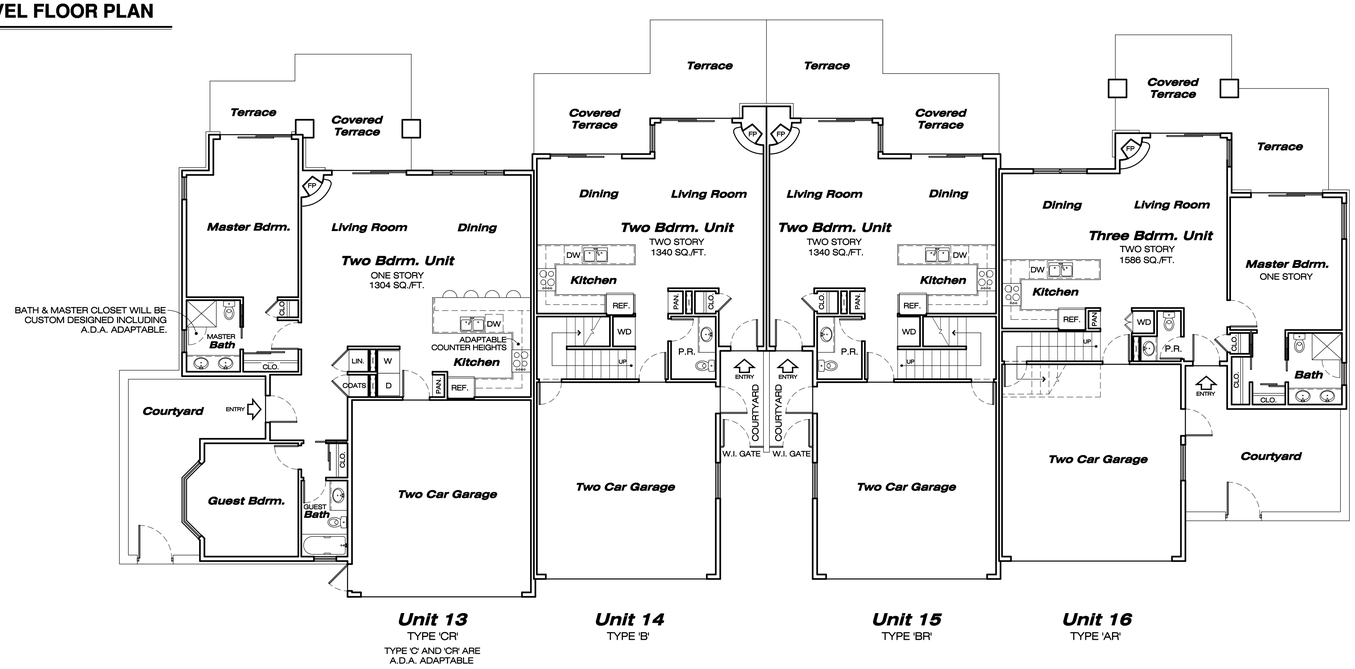
BUILDING 103 ELEVATIONS
UNITS 9, 10, 11, 12.
SCALE: 1/8"=1'-0"

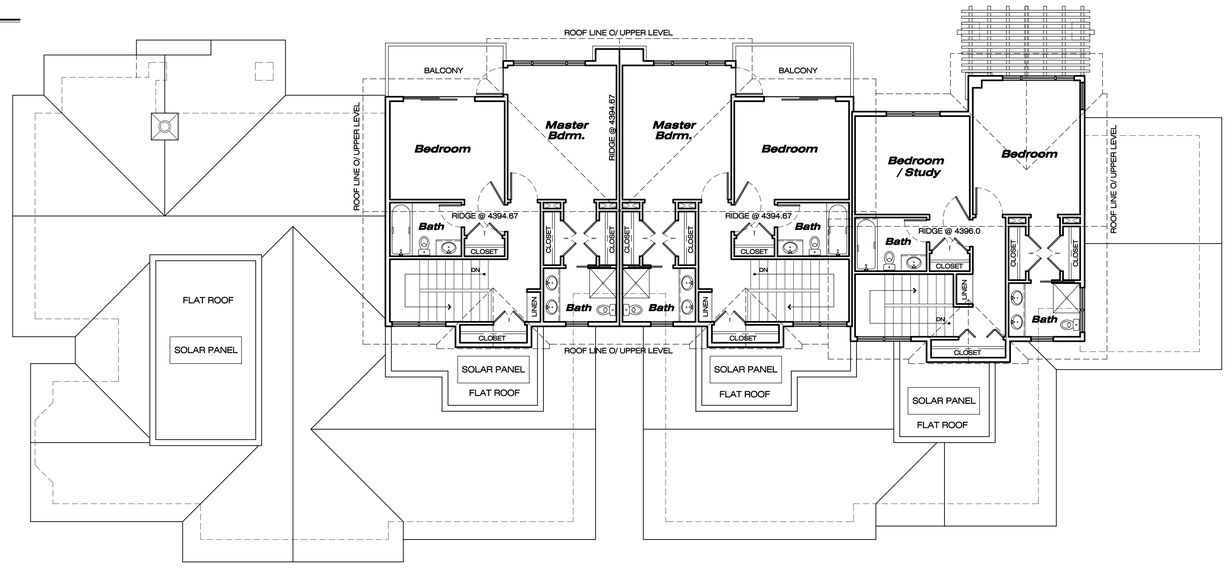
BUILDING 104
LOWER LEVEL FLOOR PLAN

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



BUILDING 104
UPPER LEVEL FLOOR PLAN

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



HEIGHT ANALYSIS

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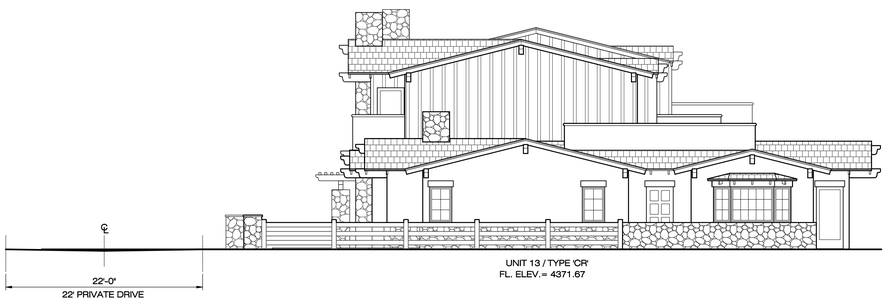
JORDAN ROAD, SEDONA, ARIZONA.

BUILDING 104, FLOOR PLANS
UNITS 13, 14, 15, 16.
SCALE: 1/8"=1'-0"

9

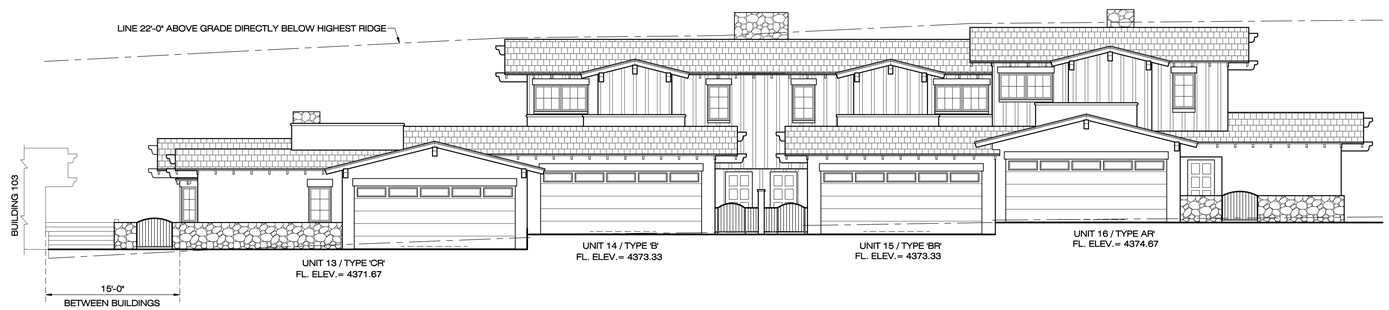
WEST ELEVATION

BUILDING 104



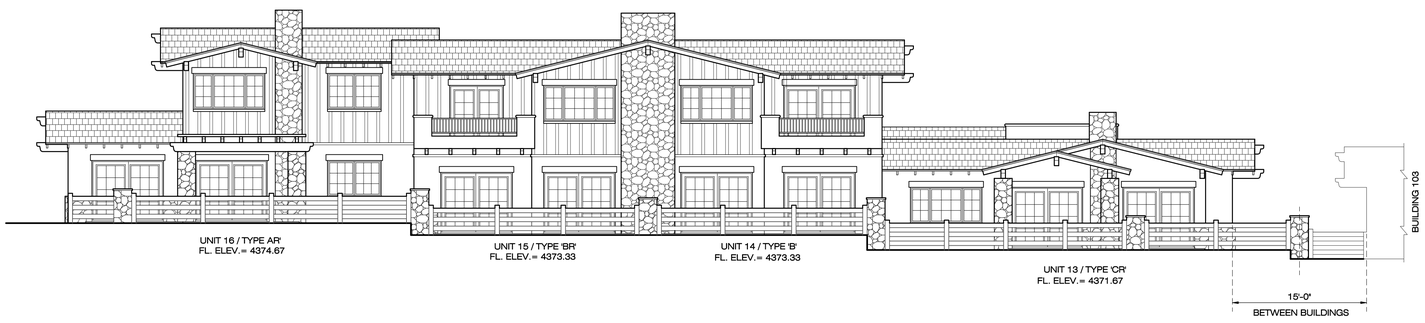
SOUTH ELEVATION

BUILDING 104



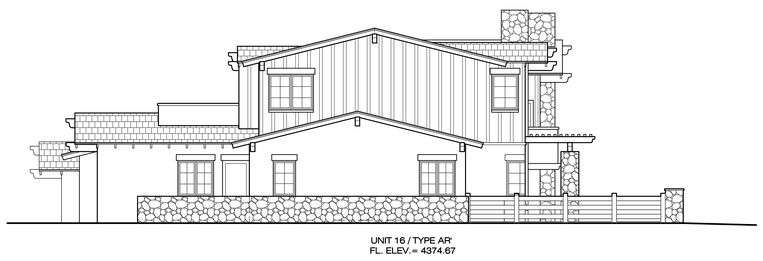
NORTH ELEVATION

BUILDING 104



EAST ELEVATION

BUILDING 104



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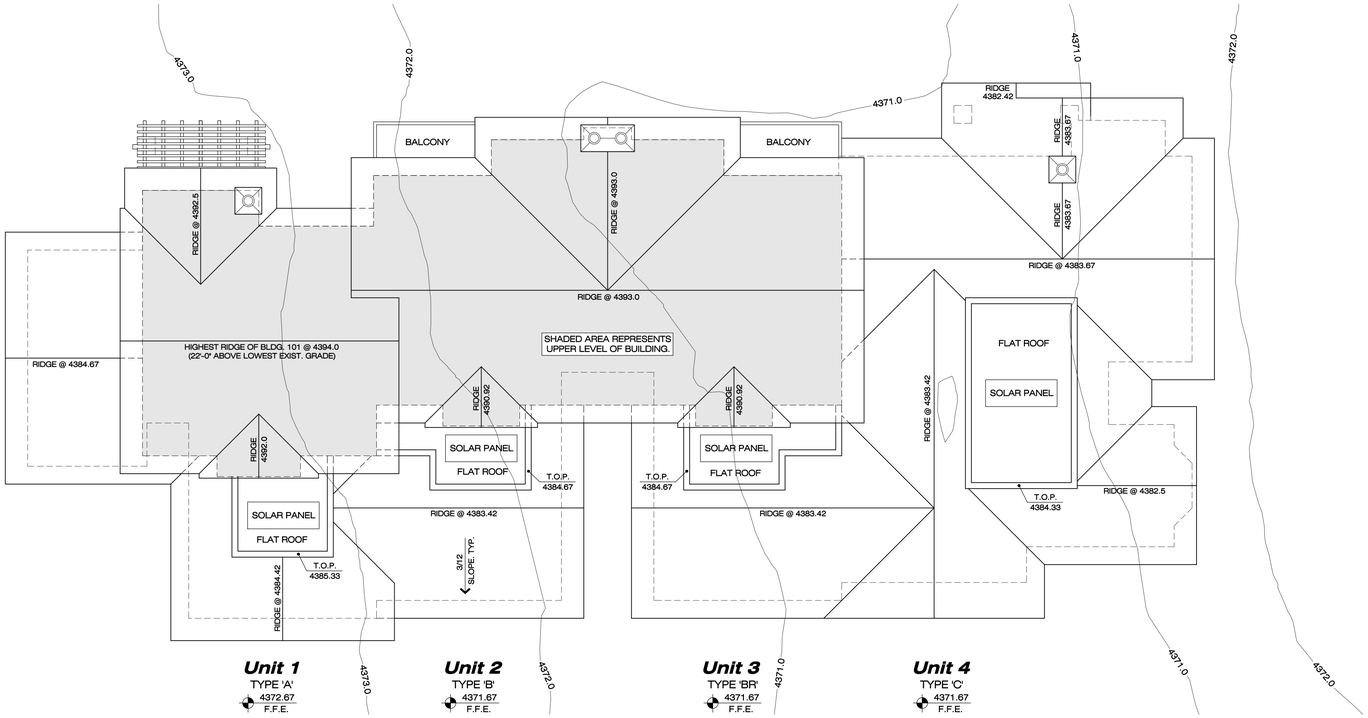
JORDAN CONDOMINIUMS
JORDAN ROAD, SEDONA, ARIZONA.

BUILDING 104 ELEVATIONS
UNITS 13, 14, 15, 16.
SCALE: 1/8"=1'-0"

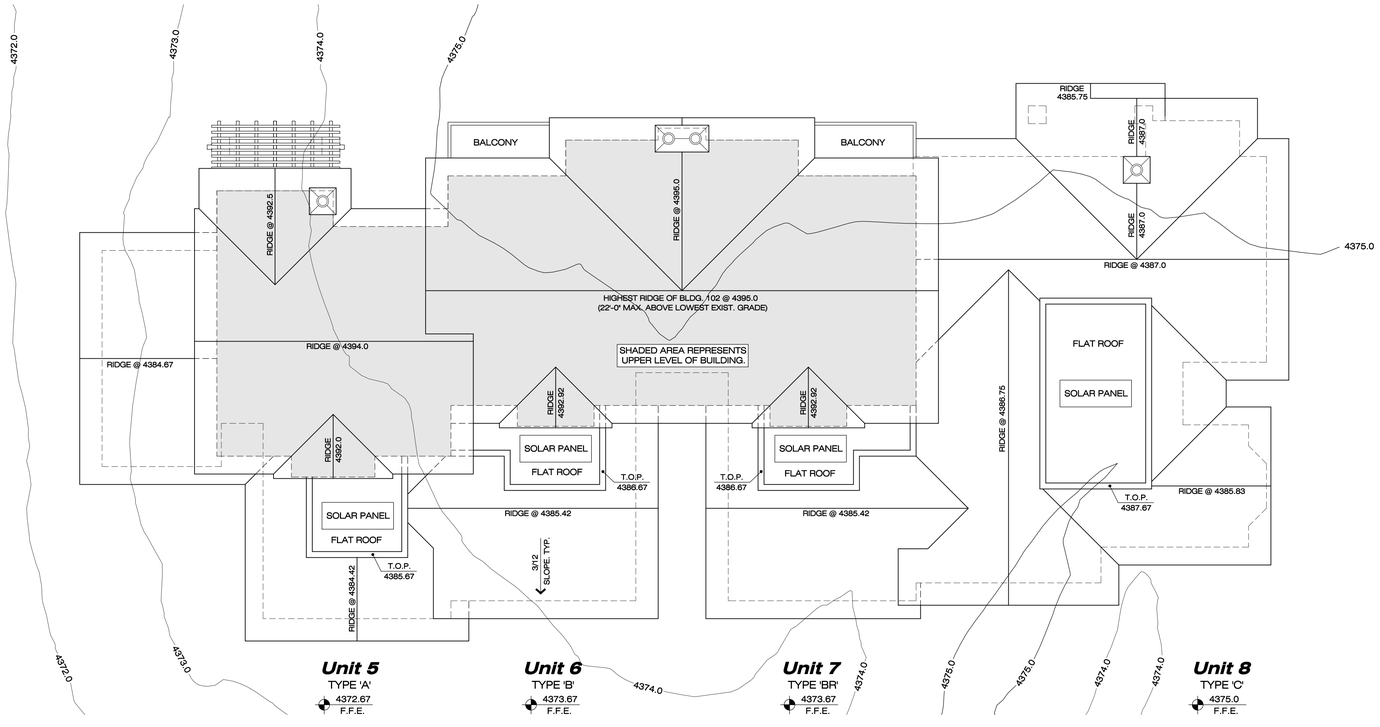
BUILDING 101 - ROOF PLAN

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



BUILDING 102 - ROOF PLAN

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



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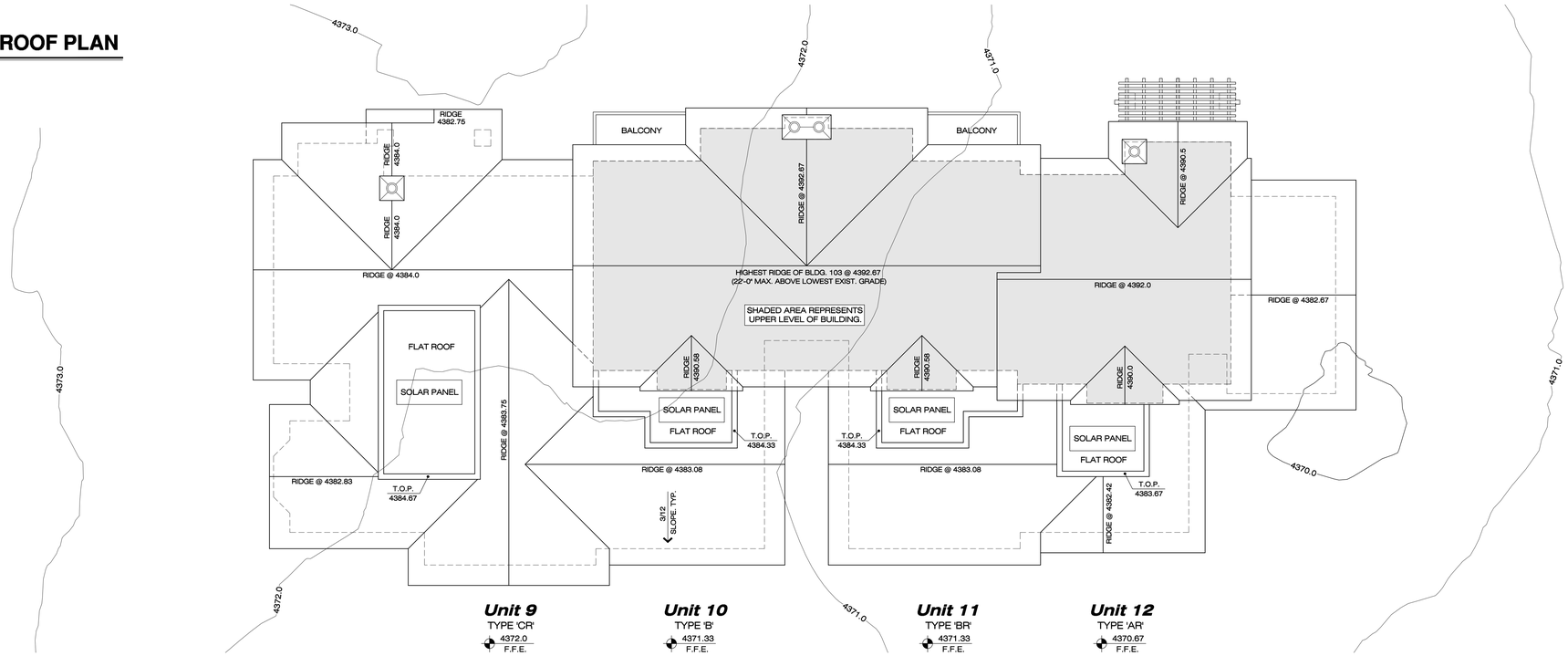
BLDG. 101 & 102 ROOF PLANS
SCALE: 1/8"=1'-0"

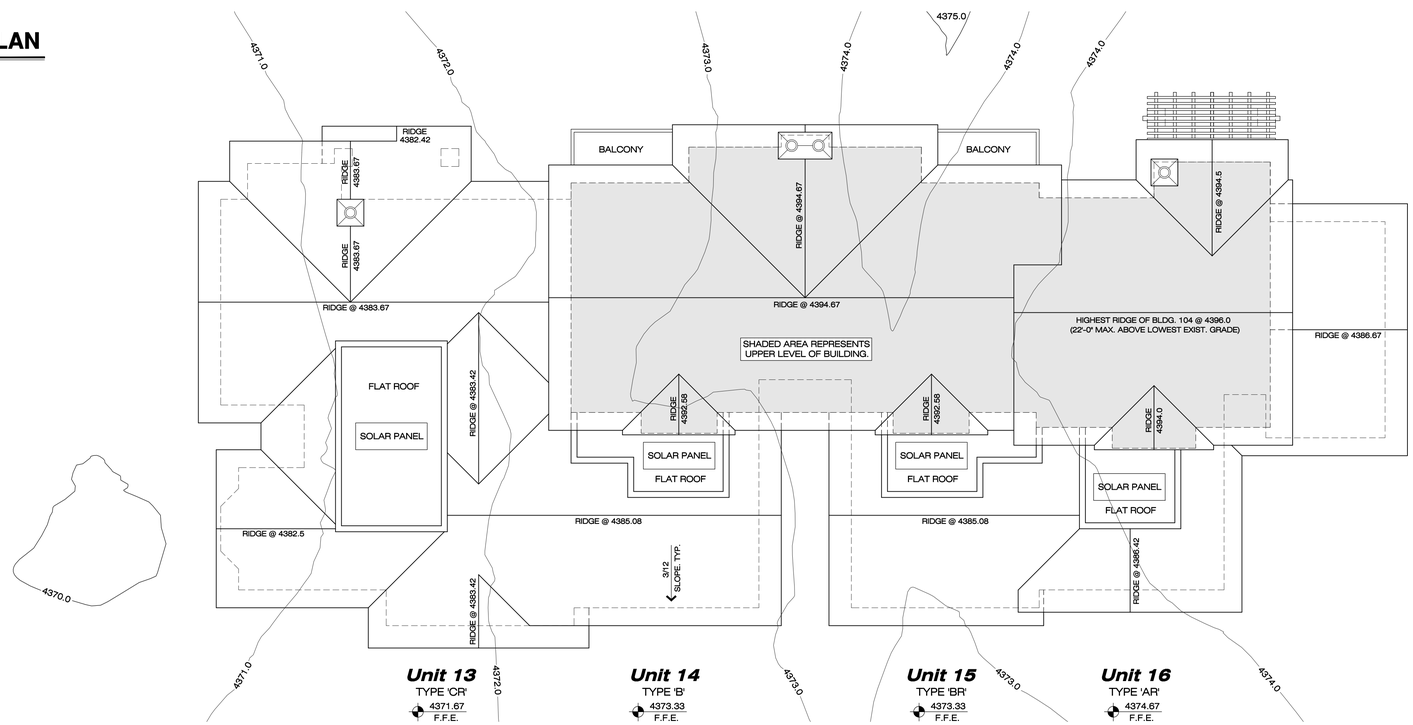
BUILDING 103 - ROOF PLAN

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



BUILDING 104 - ROOF PLAN

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



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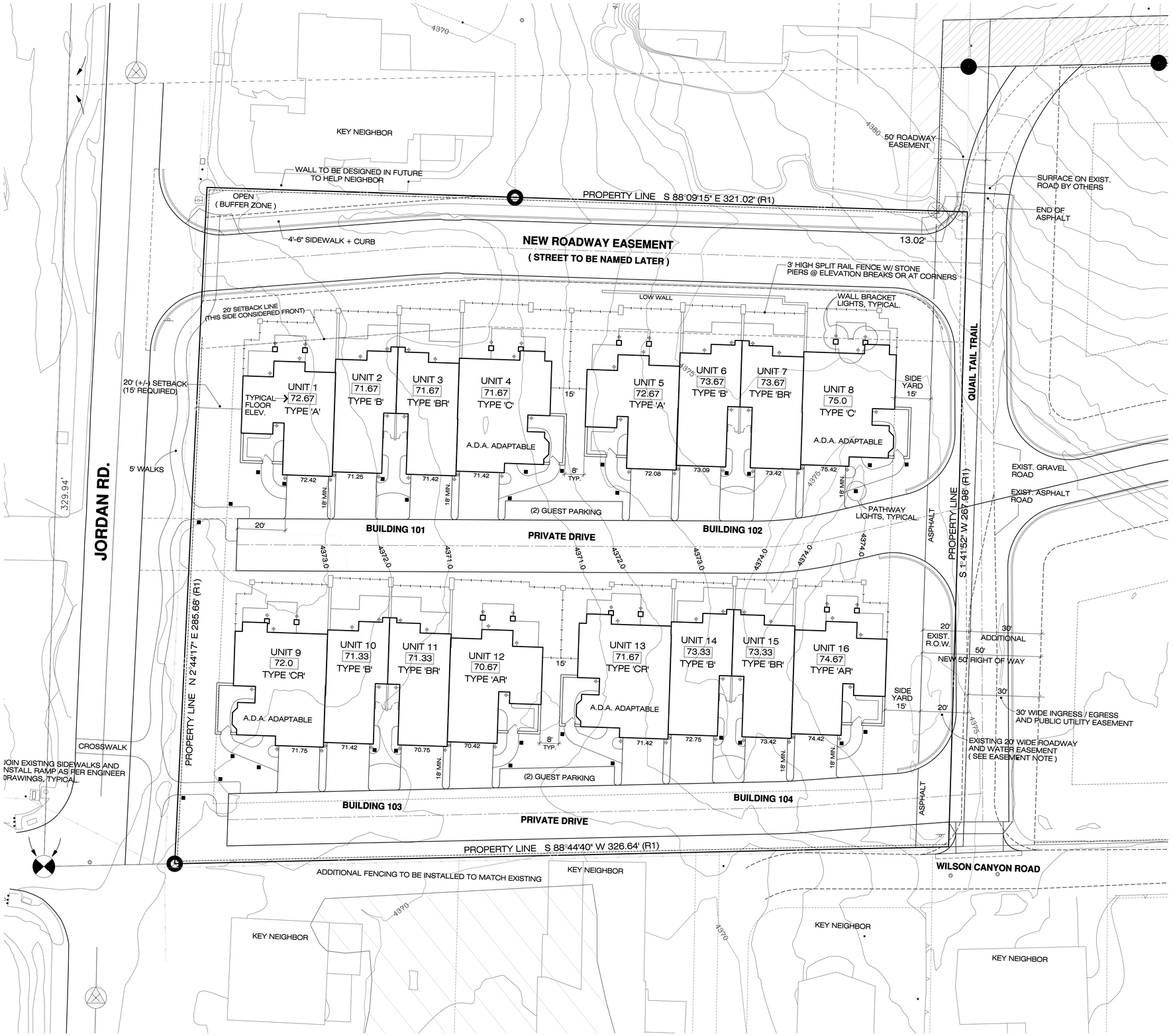
JORDAN ROAD, SEDONA, ARIZONA.

BLDG. 103 & 104 ROOF PLANS
SCALE: 1/8"=1'-0"



EXTERIOR LIGHTS

WALL BRACKET LIGHTS	TOTAL: 92
PATHWAY LIGHTS	TOTAL: 30

EXTERIOR LIGHTING PLAN

SCALE: 1"=20'-0"

WORKING NORTH

FEBRUARY 16, 2018

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JORDAN CONDOMINIUMS
JORDAN ROAD, SEDONA, ARIZONA.

EXTERIOR LIGHTING PLAN
SCALE: 1" = 20'-0"

LANDSCAPE PLAN

scale 1" = 20 ' north

LANDSCAPE LEGEND / LIST

NOTE : NATIVE PLANTS ARE INDICATED BY UNDERLINE

symbol	botanical name	common name	size	quan
	EXISTING TREES			
EVERGREEN TREES				
	PHOTINIA FRASERI	PHOTINIA TREE	15 gal & 24" box	10
	PINUS EDULIS	PINON PINE		32
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL		13
DECIDUOUS TREES				
	CHILOPSIS LINEARIS	DESERT WILLOW		6
	FRAXINUS VELUTINA	ARIZONA ASH		4
	PYRUS CALLERYANA	FLOWERING PEAR		3
	ROSACAEA SPECIES	APPLE VARIETIES		6
LARGE EVERGREEN SHRUBS				
	ARCTOSTAPHYLOS	MANZANITA	5 gal	78
	CEANOTHUS INTEGERRIMUS	DEER GRASS		28
	CERATOIDES LANATA	WINTERFAT		14
	COTONEASTER LACTEUS	CLUSTERBERRY		25
	GARRYA WRIGHTII	SILKTASSLE		8
	LEUCOPHYLLUM SPECIES	TEXAS RANGER		104
	PHOTINIA FRASERI	PHOTINIA		53
	RHUS OVATA	SUGAR SUMAC		16
SMALL - MEDIUM EVERGREEN SHRUBS				
	CEANOTHUS GREGGI	DESERT CEANOTHUS / WILD LILAC		38
	LEUCOPHYLLUM COMPACTA	DWARF TEXAS RANGER		23
	NANDINA DOMESTICA	HEAVENLY BAMBOO		78
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN		86
	ROSMARINUS OFFICIANALIS	ROSEMARY		61
	STIPA	MEXICAN FEATHER GRASS		29
	CHRYSACTINIA MEXICANA	DAMIANITA		46

NATIVE - NON NATIVE COMPLIANCE

50 % OF ALL TREES MUST BE NATIVE
total trees shown 84
total evergreen trees shown 55 = 65%
50 % OF ALL EVERGREEN TREES MUST BE EVERGREEN
total evergreen trees shown 55
total native evergreen trees 45 = 69%
25% OF ALL SHRUBS MUST BE NATIVE EVERGREEN
total shrubs shown 692
total native evergreen shrubs 182 = 26%

MINIMUM LANDSCAPE FOR ROADWAY FRONTAGE

MINIMUM 1 TREE AND 3 SHRUBS PER 200 S.F. OF FRONTAGE OF 4,275 s. f.
required: 14 trees and 45 shrubs
proposed: 15 trees and 95 shrubs

GENERAL NOTES :

- THE LANDSCAPE IMPROVEMENTS PROPOSED MEET OR EXCEED THE REQUIREMENTS OF THE CITY of SEDONA LAND DEVELOPMENT CODE
- PLANT MATERIALS PROPOSED FOR USE ON THIS PROJECT ARE ALL DROUGHT TOLERANT AND APPEAR ON THE CITY of SEDONA RECOMMENDED PLANT LIST
- ALL PLANT MATERIAL WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND DRIP IRRIGATION SYSTEM THAT MAY BE DE-ACTIVATED WHEN THE PLANTS HAVE BEEN ESTABLISHED 4-5 YEARS FROM PLANTING
- ALL LANDSCAPED AND DISTURBED AREAS WILL BE TOP-DRESSED WITH CRUSHED RED ROCK OR DECOMPOSED GRANITE , AND, DECOMPOSED BARK
- SLIGHT OR MODERATE CHANGES IN DESIGN AND PLANT MATERIALS ARE ANTICIPATED IN THE FINAL LANDSCAPE PLAN TO BE PREPARED AT A LARGER SCALE TO SHOW MORE DETAIL AND WILL INVOLVE SPECIFIC DESIGN IN SOME AREAS. ANY CHANGES WILL UTILIZE APPROVED PLANT MATERIALS IN THE OR GREATER QUANTITIES AS SHOWN ON THIS PLAN AND WILL MEET THE CODE REQUIREMENTS AS SHOWN ON THIS PLAN. THE GENERAL DESIGN INTENT AS SHOWN WILL NOT CHANGE

WORKING NORTH
SCALE: 1"=20'-0"

JORDAN CONDOMINIUMS

JORDAN ROAD, SEDONA, ARIZONA.

PRELIMINARY LANDSCAPE PLAN

prepared by :
RICHARD HUBBELL, landscape architect
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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 9579
RICHARD STEVEN HUBBELL
DATE SIGNED 11/23/17

Richard Steven Hubbell

EXPIRES 3/30/18