

PROJECT OWNER

BCT SEDONA MULTIFAMILY LLC
an Arizona Limited Liability Company

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YAVAPAI, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
PARCEL I:
 A tract of land in the East Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section Eleven (11), Township Seventeen (17) North, Range Five (5) East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described by metes and bounds as follows:
 BEGINNING at Corner No. 1, which is a point that is identical to the Northeast corner of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 11;
 Thence South 0°30' East, on the East line of the said Northwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 11, 306.3 feet to the Corner No. 2;
 Thence West 284.4 feet to Corner No. 3;
 Thence North 0°30' West, 308.3 feet to Corner No. 4, which is a point on the North line of the said Northwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 11;
 Thence East 284.4 feet to the PLACE OF BEGINNING.
PARCEL II:
 A tract of land in the West Half of the Northeast Quarter of the Southeast Quarter of Section Eleven (11), Township Seventeen (17) North, Range Five (5) East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:
 BEGINNING at the Southeast corner of the West Half of the Northeast Quarter of the Southeast Quarter of said Section 11;
 Thence West 284.4 feet along the South line of said West Half of the Northeast Quarter of the Southeast Quarter;
 Thence North 0°30' West, 111.0 feet;
 Thence North 76°15' East, 116.6 feet;
 Thence South 85° 21' East, 111.8 feet to a point on the East line of said West Half of the Northeast Quarter of the Southeast Quarter;
 Thence South 0°30' East, 125 feet, more or less, to the POINT OF BEGINNING

DESIGN TEAM

ARCHITECT OF RECORD

AROLA ARCHITECTURE STUDIO, LLC
2200 WEST FILLMORE STREET
PHOENIX, ARIZONA 85009

(218) 740-5219

PRODUCTION ARCHITECT

SUMMIT DESIGN GROUP
PO BOX 681302
PARK CITY, UTAH 84068

(435) 649-2055

CIVIL ENGINEER

SEFTON ENGINEERING CONSULTANTS
40 STUTZ BEARGAT DRIVE
SEDONA, ARIZONA 86336

(928) 202-3999

LAND PLANNING - LANDSCAPE ARCHITECT

LAND SOLUTIONS
PO BOX 683175
PARK CITY, UTAH 84068

(435) 901-3716

STRUCTURAL ENGINEER

CANYONS STRUCTURAL CONSULTING
1245 EAST BRICKYARD ROAD, SUITE 200
SALT LAKE CITY, UTAH 84106

(801) 486-6848

MECHANICAL ENGINEER

DAVID L. JENSEN & ASSOCIATES
547 WEST 500 SOUTH
BOUNTIFUL, UTAH 84010

(801) 294-9299

ELECTRICAL ENGINEER

BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111

(801) 532-2196

BCT Sedona Multifamily LLC

APPLICABLE BUILDING CODES

2021 INTERNATIONAL BUILDING CODE, WITH APPENDIX J
 2021 INTERNATIONAL RESIDENTIAL CODE, WITH APPENDIX Q
 2021 INTERNATIONAL MECHANICAL CODE
 2021 INTERNATIONAL PLUMBING CODE
 2020 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL FUEL GAS CODE
 2015 INTERNATIONAL ENERGY CONSERVATION CODE- (RESIDENTIAL PROVISIONS)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE- (COMMERCIAL PROVISIONS)
 2021 INTERNATIONAL EXISTING BUILDING CODE
 SUBSECTION 15A-2-104(2), THE HUD CODE
 SUBSECTION 15A-2-104(1), APPENDIX E OF THE 2015 IRC
 SUBSECTION 15A-2-104(1), THE 2005 EDITION OF NFPA 225

ACTUAL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES AND BUILDING CODES

DESIGN CRITERIA

BUILDING OCCUPANCY: R-2, R-3
 CONSTRUCTION TYPE: VB
 FIRE SPRINKLERS: NFPA STANDARD 13R, MODIFIED

UNIT TABULATION

APARTMENTS		
2 BEDROOM, 1 BATH, ADA	3	1009 SF
1 BEDROOM, 1 BATH	12	592 SF
2 BEDROOM, 1 BATH	14	884 SF
2 BEDROOM, 2 BATH	6	960 SF
TOWNHOUSES		
2 BEDROOM, 2.5 BATH	8	2004 SF
3 BEDROOM, 2.5 BATH	8	2268 SF

TOTALS:	51 UNITS, 98 BEDROOMS	

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055



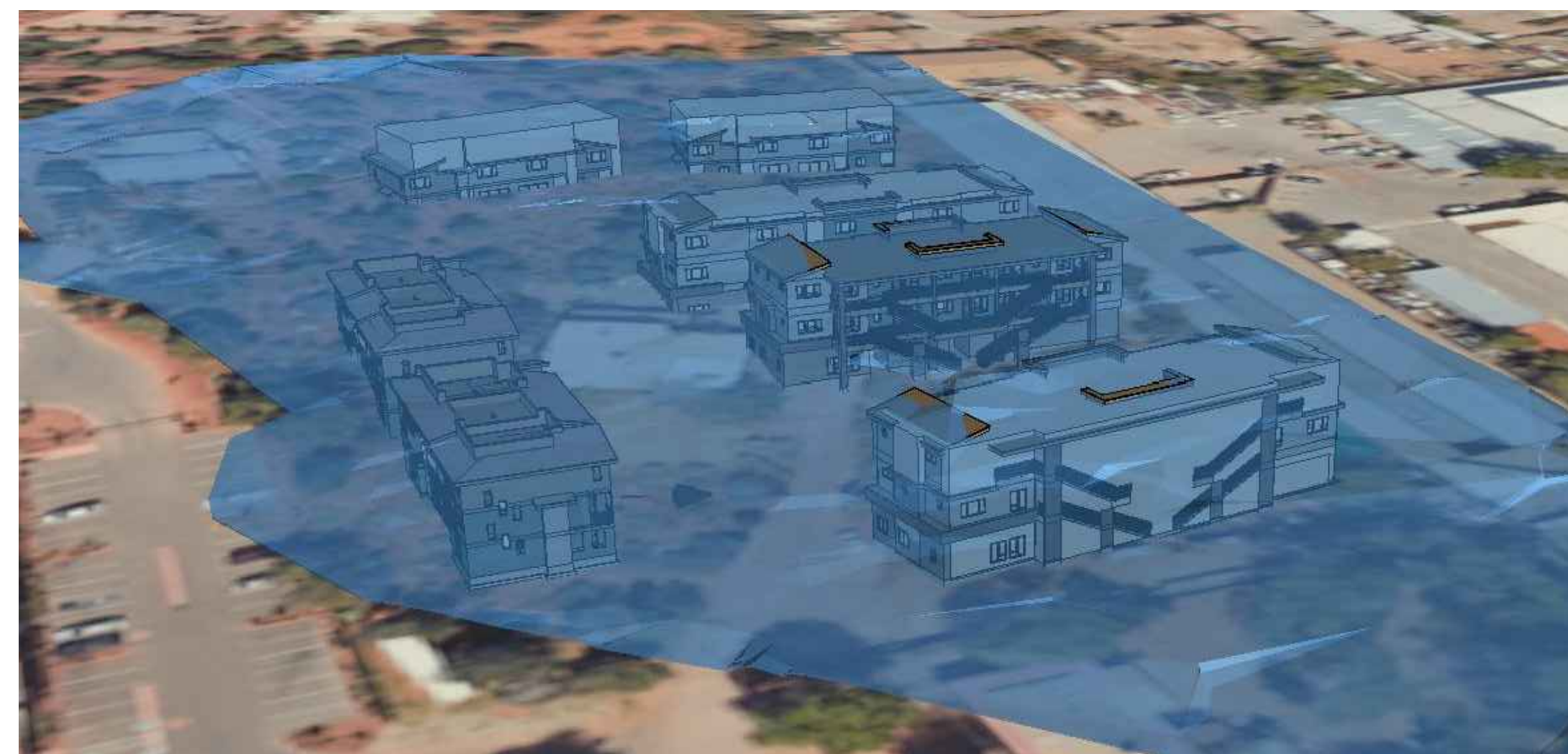
PROJECT DATA

JAN 13 '25	9-9-25								
1	2	3	4	5	6	7	8	9	10

SHEET

COVER

NO SCALE



EXISTING GRADE PLANE
ELEVATED 22'-0"

EXISTING GRADE PLANE
ELEVATED 30'-0"

EXISTING GRADE PLANE
ELEVATED 40'-0"

COPYRIGHT (C) 2025
ALL RIGHTS RESERVED - UNAUTHORIZED COPYING AND/OR
USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

WORKFORCE HOUSING DEVELOPMENT FOR
BCT Sedona Multifamily LLC
PARCEL IS 408-24-069

60 GOODROW LANE
SEDONA, ARIZONA

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

AROLA
ARCHITECTURE STUDIO, LLC
DULUTH, MINNESOTA - PHOENIX, ARIZONA

TERRAIN PLANE STUDIES

JAN 13 '25	9-9-25						
NO SCALE							

SHEET
SD-2.03