

TABLE OF CONTENTS

AKNOWLEDGEMENTS	2
SECTION 1 - BACKGROUND	3
SECTION 2 - SITE PLANNING	5
Existing Conditions	
Grading	
Drainage	
SECTION 3 - ARCHITECTURAL DESIGN	9
General Design Parameters	
Building Massing	
Building Heights	
Architectural Detail	
SECTION 4 - BUILDING MATERIALS	15
Contextual Reference	
Concrete	
Masonry	
Wood	
Glazing	
Roofing	
Discouraged Exterior Finishes	
SECTION 5 - COLOR	19
Contextual Reference	
Definitions	
Applications	
SECTION 6 - LIGHTING	23
Dark Sky Preservation	
Design	
Fixtures	
SECTION 7 - LANDSCAPE	27
Landscape Character and Design	
Water Conversation	
Native Rock	
Fences and Walls	
Ground Covers	
Trees and Plants	
KEEP SEDONA BEAUTIFUL	35

ACKNOWLEDGEMENTS

STEERING COMMITTEE:

Hal Driggs - Architect
Gary Hassen - Architect
Terry Trujillo - Designer
Don Woods - Architect

TYPOGRAPHY AND COMPOSITION:

Terry Trujillo - Designer

ILLUSTRATIONS:

Susan Gordan - Landscape Architect

COVER DESIGN:

Terry Trujillo - Designer

PRINTING:

Sedona Connection

CONTRIBUTING COMMENTS AND EDITING:

Eric Brandt - Architect
Design Group - Architects
Roger Eastman - City of Sedona Planner
Bill Eich - Citizen
Carl Nelson - Architect
Dan Wetzel - Landscape Designer

CONTRIBUTORS:

Keep Sedona Beautiful

SECTION 1 - BACKGROUND

Sedona and the surrounding area sit in the heart of a quintessential Arizona landscape that has been inhabited for centuries by Native Americans seeking the beauty and bounty of this land that we enjoy today.

The goal of this booklet is to enhance the integration of our manmade environment with the beauty of our natural environment. This is a reflection of a community-wide sensitivity and respect for a fragile environment. The primary intention is to help balance the requirements of new residents with the aesthetic concerns of the community.

The guidelines and suggestions presented in these pages were created to promote conscious and responsible designs of single-family residences. All proposed home sites within the Sedona area require separate and thoughtful solutions that respond to the natural and individual character of each site. Every building needs to be properly designed and harmoniously integrated within its' surroundings.

The organization of this document generally follows the pattern of the City of Sedona's DESIGN REVIEW MANUAL, (Article 10 of the Land Development Code) which was prepared primarily for use in guiding NON - Residential type projects. That manual is recommended reading as it provides additional supplemental detail to this document.

The following references to Article 9 of the City of Sedona Land Development Code sections may also be particularly useful:

903 - Height Regulations

904 - Color

905 - Alternate Standards

906 - Materials

907 - Screening Requirements

908 - Utilities

909 - Trees

910 - Landscaping

Note; there is a Recommended Plant (and tree) List as
Appendix "A" in Article 10

911 - Outdoor Lighting

SECTION 2 – SITE PLANNING

EXISTING CONDITIONS

Make a diligent effort to retain and incorporate significant existing natural features characteristic of the site and surrounding area.

Whenever possible, leave ground surfaces undisturbed. Disturbed areas will sprout weeds for years. Existing trees and shrub clusters should be retained. Indigenous mature trees and shrubs take years to establish. Consider transplanting trees and shrubs salvaged from the site. Keep in mind that it can be a difficult expensive process often with limited results.

Existing vegetation as well as rock outcroppings, washes, and other natural features should be recognized early in the design process and utilized as a valuable determinant in site and building layout.

Keep in mind that there are a number of other existing site conditions (such as views, topography, etc.) that should also be taken into consideration during the site planning phase. Try to anticipate and preserve view corridors from neighboring sites (whether built on or vacant). Also, there may be important views from other public locations to consider.

GRADING

Level grading of entire lots without respect for existing landforms or neighboring sites is to be avoided. Do not create “pads” on sloping land. Let foundation walls step down slope. AVOID placing buildings on high points or ridgelines. Removal of trees and natural vegetation will tend to speed up the erosion and storm water runoff process.

Transitions at property edges should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid steep slopes at property lines.



Illustration 2.1 – Property edge transition

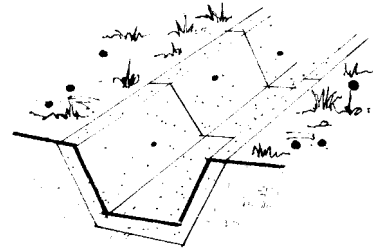
Reduce visual impacts of cut and fill slopes. Natural contouring and re-vegetation with native plant materials is encouraged. Where retaining walls are required, they should be faced with indigenous rock and/or constructed to blend with adjacent surroundings. The use of dry stacked rock walls where structurally appropriate, is strongly encouraged.

DRAINAGE

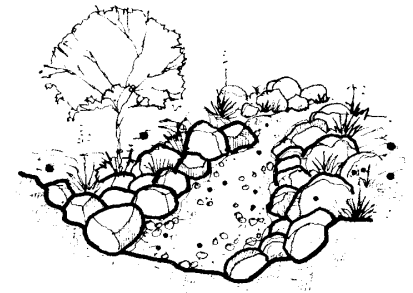
Incorporate and retain features such as washes, drainage ways, clusters of vegetation and mature trees. Each end of a culvert pipe should have a rock lined transition area.

Where the use of swales to carry off surface water is required, they should be treated as a landscape element and integrated into the overall design. The swale or drainage channel should be made to look as natural as possible.

Use dry laid native or river - washed rock for channels and swales. The use of concrete channelization or overly uniform placement of rocks is discouraged. Always line drainage swales in an irregular pattern with rocks and boulders of varying sizes; also, incorporate ground covers and other appropriate vegetation.



Discouraged



Encouraged

Illustration 2.2 –Drainage swales

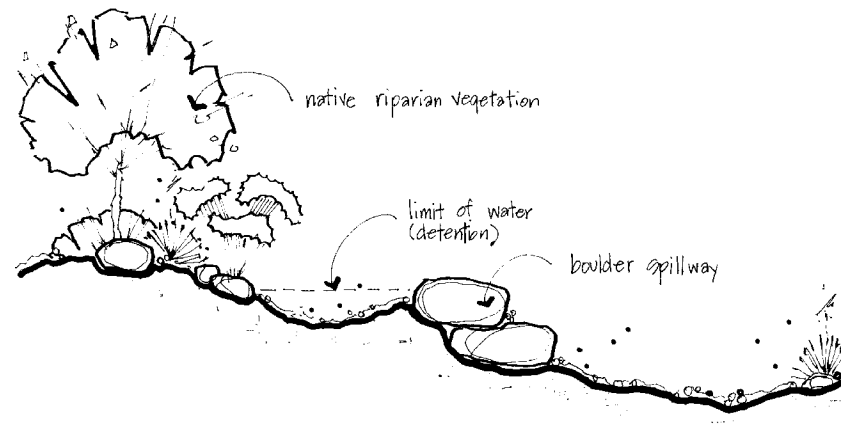


Illustration 2.3 – Earth mounds and berms

Avoid straight lines. Varying widths, curvilinear layouts, and undulating designs that are functional as well as aesthetic are encouraged. Carefully designed and strategically placed earth mounds and berms can add relief to flat ground that must be disturbed. When they are integrated with drainage swales to divert and channel water, they can also become a very effective way of disposing of excess earth on a building site.

SECTION 3 – ARCHITECTURAL DESIGN

GENERAL DESIGN PARAMETERS

The Greater Sedona area has no specific architectural style or theme. Inspiration should be drawn from the forms, colors and textures of the surrounding red rock setting as well as Sedona's historical heritage. The architectural character should reinforce our unique "sense of place".

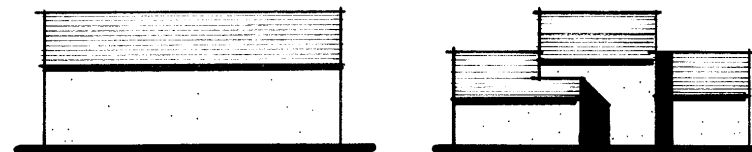
To allow for diversity and individual expression, and to avoid shallow imitations of "styles", important criteria for determining the architectural design of a building should be:

- 1) An expression of sensitivity to the unique natural setting;
- 2) Responsiveness to the land, rock and vegetative forms;
- 3) Harmonization/consideration with architectural styles of nearby structures.

Transplants of "styles", from other places and times, not indigenous or compatible to this area and buildings of monumental scale or undue symmetrical formality are strongly discouraged.

BUILDING MASSING

A residence should be designed in a manner that reduces its apparent bulk by dividing it up into smaller masses. Strive to achieve a minimum of three distinct "masses". Building proportions with horizontal emphasis are preferred. Large or continuous wall surfaces should be avoided. Surfaces should be relieved with a change of wall plane that provides strong shadow. To accomplish this, a pronounced change in wall planes and/or an introduction of variations in the roofline are possible solutions.



Discouraged

Encouraged

Illustration 3.1 – Building massing

Anchor the building to the earth; a building's base should establish a strong connection with the ground. This can be achieved by the incorporation of low planters and walls, dense base planting, and/or using a base color or alternate material that is darker than the upper portions of the building.

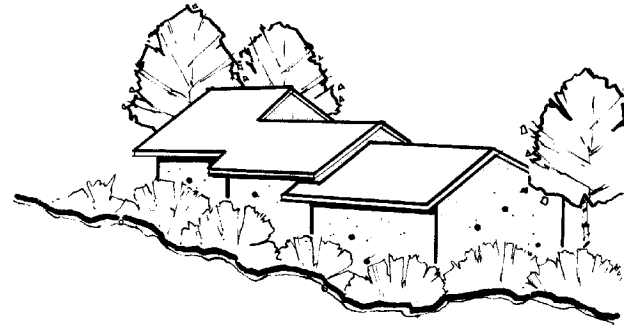


Illustration 3.2 – Vegetation as a method of anchoring a building

BUILDING HEIGHTS

Steep building sites are common in and around the greater Sedona area. When working on steep slopes appropriate building massing can effectively reduce the perceived height by "stepping" a structure down and offsetting the building masses vertically and horizontally along the slope. Emphases on massing elements that exaggerate a building's height are to be avoided. Taller portions of a building should be located internally so that the building steps down in height toward the perimeter. Special care should be taken to control massing in order to minimize restricting neighbors' views of the surrounding scenery.

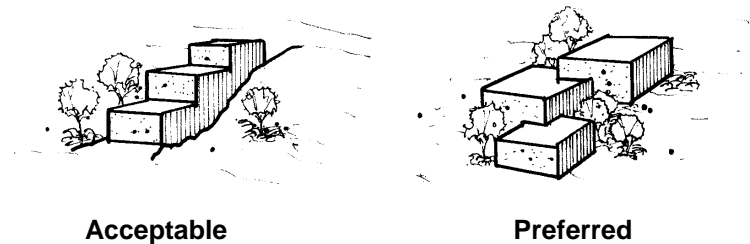


Illustration 3.3 – Building massing in relation to site topography

It is not uncommon to want all the living areas on one level. This is often difficult to attain with the topographic conditions found in Sedona. A highly discouraged design solution would be one where the building appears to be hanging out in space with building elements that are higher than the trees making it more visible than necessary. Finding a more level site may be the best answer if a single story is a must.

ARCHITECTURAL DETAIL

When designing details for the high desert environment and climate of Sedona, architectural shading devices, deeply recessed windows and use of materials and textures that are associated with this region are strongly encouraged. Use a combination of deep set windows and doorways, wide roof overhangs, covered walks, etc. to produce interesting shadow effects and reduce unrelieved building mass. Roof overhangs on south facing walls offer protection and shade to window areas from the summer sun, yet allow the penetration of lower winter sunrays. Porches, arcades, armadas (patio with an open type roof used as a sun shading feature) and overhangs are also effective methods of shading exterior wall surfaces and windows from direct sun exposure. These not only function as temperature moderating elements, but also add character to the building.

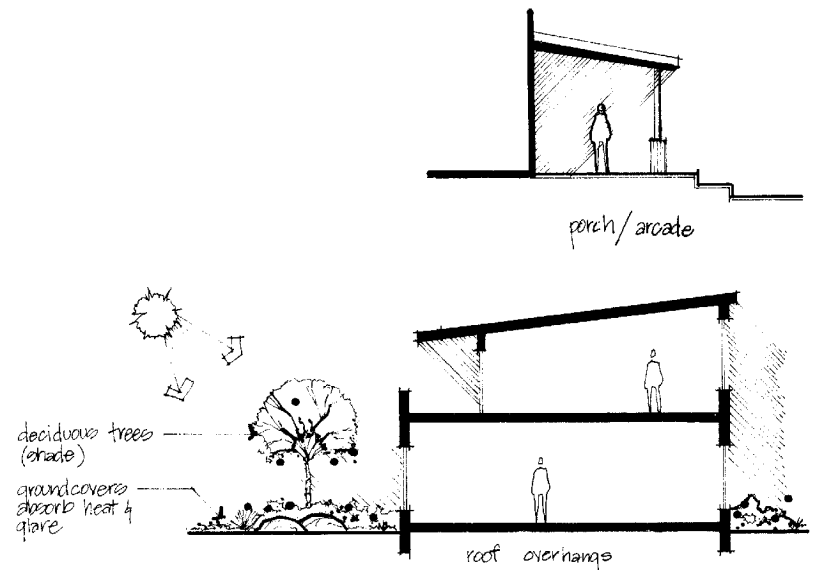


Illustration 3.4 – Architectural shading applications

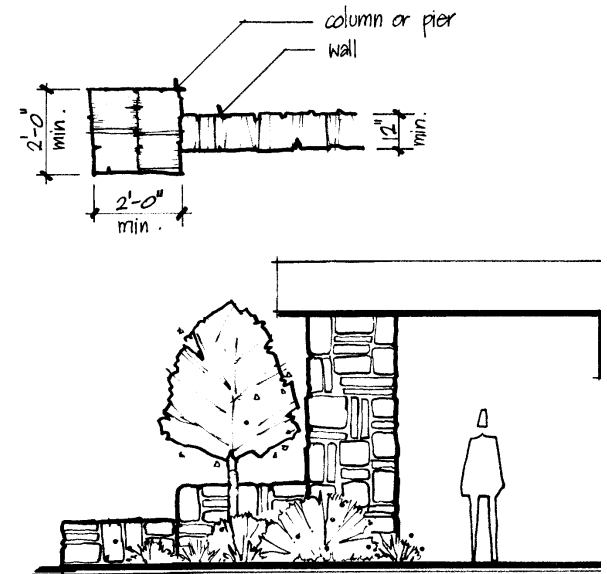


Illustration 3.5 – Column proportions

Masonry elements (stucco, brick, block, rock) should appear as thick, massive components that are in proportion to the building as a whole. For example: arches, wing walls and parapets should be a minimum of one foot thick, columns or piers should be at least two feet square in girth, rectangular columns or piers should be a minimum of 16 inches deep by 30 inches wide. If planning dimensions cannot accommodate these sizes, alternatives to masonry should be explored.

Exposed beams, posts, and rafters should feel massive, substantial, and proportionally sized to the overall structure. This may sometimes result in larger member sizes than a structural engineering analysis would otherwise require.

Undesirable details which should be avoided are: applied vigas protruding from building exterior walls - that do not follow any logic of building structure, excessive and poorly proportioned pueblo "steps" along parapet walls, and rock veneers that appear as appliques rather than providing the natural inherent massing qualities of rock.

The design of the chimney can become a unique identifying detail of a home. It should appear to be rooted in the ground and woven through the roof planes so that it becomes the stake that anchors the home to the site. Proportion and massing must be carefully considered to achieve the correct composition. Chimney forms also can be beneficial in venting the various mechanical elements and vents of a home. Consider routing these vents to the chimney if possible or creating a chimney mass specifically for them to free the roof of unattractive vents.

Driveway access and garage location significantly influence the design and placement of a home. Avoid the common pitfall of the stereotypical sub-division where row after row of garage doors are aligned along the street. This can be easily minimized by placing garage doors away from the street or other open area. If possible the garage could become a separate mass from the main structure connected by a roof form, minimizing the mass of the main house. Garage doors should never dominate the design of a home or the façade they exist on. Try to recess them as deeply into the structure as possible.

Appropriate architecturally integrated artwork is encouraged. Attention to the mailbox should even be considered. Again, such considerations should be in context with the overall design of the structure as well as with the surrounding area.

SUSTAINABILITY AND THE ENVIRONMENT

Ask your designer or builder to consider using building materials that are “sustainable” or “green” whenever possible. More and more emphasis is being placed on this important environmental subject and it may soon become incorporated in building codes and ordinances.

Wood burning fireplaces are discouraged (prohibited in Sedona city limits) due to air quality issues.

Ask your designer or builder whether “gray water” re-use is authorized in your locality.

SECTION 4 – BUILDING MATERIALS

CONTEXTUAL REFERENCE

The "sense of place" as it relates to building materials is derived from those materials used by native Americans and early settlers, such as wood board and batten siding, native red rock, river stone (from along Oak Creek), flat stone for floors, and large wooden beams to support roof elements. When designing adjacent to a historic structure or site, the use of compatible materials is strongly suggested.

CONCRETE

Encouraged exterior finishes for walks, drives, and patios:

- Brick and stone pavers and other permeable surfacing.
- Earth toned colored concrete.
- Exposed aggregate colored concrete.
- Stamped, colored, textured concrete.
- Crushed red rock.

MASONRY

Here in Red Rock Country, stone is the element of our identity. Stone should be applied so that it does not appear to "float" on the wall or column surface, and should wrap around corners to give sense of authenticity. Stonework should have the appearance of mass. Manmade materials simulating natural products/materials are discouraged; this includes faux rock products that have been designed to simulate natural red rocks or river stones. The use of the natural native red sandstone in a historic stacked or layered pattern is strongly suggested.

The use of adobe bricks or plastered adobe is acceptable. Slump (concrete) blocks are generally acceptable, as are integrally earth colored split faced concrete masonry units.

STUCCO

Stucco is a popular material and it is recommended that a sandy or rough texture finish be used. The integrally colored products typically weather better and develop a natural patina finish that is more reminiscent of the "old world" finishes now associated with older buildings in the Southwest.

WOOD

The uses of wood siding and exposed timber beams or posts are encouraged. Such applications should be stained. Keep in mind that any use of wood in this climate will require continuous maintenance. Don't forget, termites also live in Sedona.

GLAZING

Windows and large areas of glass should be recessed in deep shadow. Glass must be non-reflective and not heavily tinted in order to reduce the mirror effect. Interior shading treatment that may be visible from the exterior should be compatible with the exterior wall colors.

Windows should not appear as openings cut into the side of a box, but rather as architectural features recessed, projected, or bordered by projections which provide a shadow pattern and reduce reflectivity. Elevations differ on various sides of a house; window placement on all sides should be treated with the same attention to detail given to a front or street elevation. Scissor truss windows should be avoided on slopes not matching the roof line.

Skylights of clear, bronze or gray tinted glazing on the exterior surfaces are recommended (avoid white). Try to use a low profile flat design instead of the bubble type skylights. Skylights, if used, should be placed on the roof in an organized pattern that compliments the roof design. Minimal uses of skylights are in the best interests of preserving our "dark night skies".

ROOFING

Sloping roofs should be non-reflective concrete or clay tiles or thick textured laminated composition shingles. Wood shingle or shakes look good but extreme care should be taken due to fire danger. Metal roofing of many types are acceptable only if they are dark and have a dull flat finish to minimize the glare effect that is inherent in the material. Extreme concern is essential in the use of metal roofing.

Flat built-up roofs should be surfaced with a medium value granular, non-reflective material. The use of crushed red rock or brick as a surface is preferred. Monolithic acrylic or similar membrane systems are acceptable only if they are colored dark enough. A white or very light color, while logical to reflect the summer heat, is quite distracting and unpleasant. The amount of money saved on energy conserved is not worth causing pain to those viewing from higher vantage points.

DISCOURAGED EXTERIOR FINISHES

- Cultured stone.

- Highly reflective, shiny, or mirror-like materials.

- Exposed plywood or similar.

- Unfinished foundation walls and standard concrete blocks.

- White, black, brightly colored, or reflective roofs.

- White exterior surfaces on skylights.

- Excessive gloss on stucco finish.

SECTION 5 – COLOR

CONTEXTUAL REFERENCE

Color can be an extremely effective way of minimizing the visual impact of the built environment within the natural environment. If structures are painted with colors that blend with the natural vegetation, such as dark earth tone colors found in the soil and mountains, their visual impact will be significantly reduced. Also, a very subtle shade of vegetation color may be effective. However, color can also provide the exact opposite effect by placing a residence out of context with its surroundings. Therefore, the primary color of a residence should not be painted with any whites or light colors. Colors to avoid are blues, blue-grays or purple hues, as these colors do not occur naturally in this area. However, when used with care, these hues can be appropriately utilized as minimal trim colors.

Attempting to match paint and/or stucco colors to the "red rocks" must be considered very carefully. The rocks are multi-shaded with varying textures. As a result, light and shadow which occur throughout the day influence the rock's apparent colors making it extremely difficult to capture with any single color selection. Instead, colors that compliment and enhance the natural tones of the red rocks, or colors that are compatible with the tones of the existing and surrounding vegetation will blend in more successfully.

All elements of a home need not be painted the same color. This tends to make the building appear more massive. It will be better to match a color to a desirable example or an existing building, rather than to choose from small color chips. At least paint an entire garage door sized sample!

DEFINITIONS

There is a descriptive book on file at Sedona Department of Community Development called the "Munsell Book of Color". It illustrates a system that describes color in terms of three standardized attributes: HUE; VALUE and CHROMA.

HUE – The basic family of colors: red, yellow, green, blue, etc.

VALUE – The lightness or darkness of a color: This is expressed in varying scales of grays. Paint manufacturers refer to this as "light reflectance values" (LRV). 100% LRV is pure white and 0% LRV is pure black.

CHROMA – The strength, intensity, or brightness of a color: A strong chroma is like the red in the U.S. flag, whereas a weak chroma is like a dull red in the red rocks here. Weak chroma of any color is "muted" or neutral, often referred to as "earth tones". Degrees of strength on the Munsell scale would be rated as a 12 having very strong chroma, 6 having medium chroma, 2 having weak chroma and 1 having very weak chroma.

Within Sedona city limits and many sub-divisions, there are code restrictions of a color's LRV (light reflectance value) and chroma. It is advisable to invest the time to learn exactly what they are. However, use caution, sometimes even these restrictions may still not be sufficient to successfully blend in a large and prominently visible structure into its surroundings.

APPLICATION

On larger dwellings, the exterior wall and roof colors should be darker and more neutral than otherwise allowed by local minimum standards (i.e. with a reduced chroma). Selecting colors with an LRV of less than 20% and Chroma value of 2 or 1 on the Munsell scale is usually a safe rule of thumb.

Chimneys, flues, vents, gutters, railings, window shading devices (both interior and exterior), mechanical and electrical equipment, etc. should be similar in chroma and value to the surface they adjoin, unless they are featured in the design. In such cases, a subdued accent color may be acceptable.

Bright and glossy or fluorescent colors are strongly discouraged. (Prohibited in Sedona city limits!)

SECTION 6 – EXTERIOR LIGHTING

DARK SKY PRESERVATION

Our daylight environment is spectacular and so is our night sky; however it becomes difficult to enjoy the beauty of the night sky when it is flooded with artificial light. Sedona as well as the surrounding counties have adopted "dark sky ordinances". Such ordinances measure light output in lumens. Lumens for light fixtures can be obtained from the manufacture in the form of a cut sheet. In most of the surrounding areas total lumen calculations are now required to obtain building permits. All design goals should strive to incorporate the lowest levels of illumination necessary so as to meet or exceed such code requirements.

DESIGN

Lighting quality is important as well as critical. It should enhance the architecture, be functional of course, and not be offensive to its viewer or to adjacent properties. Light should not go beyond property lines or out into roadways. Light should not project upward. In many locations, one property could be higher than a neighboring property and just meeting the code criteria might not be considerate.

Wall mounted lights should be directed downward and fully shielded. Use of fully shielded low intensity fixtures as well as low mounting heights should be considered for effectively controlling glare and light trespass by directing light below a visible horizontal line of sight. Care should be taken to minimize the reflection of light from ground and wall surfaces where it becomes so visible that it appears to violate the intent of the dark sky guidelines.

An often overlooked condition which can contribute to un-neighborly lighting is where excessive light glare from inside a building shines through windows.

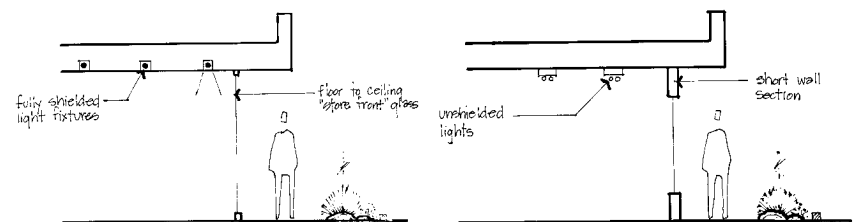


Illustration 6.1 – Methods of shielding interior lights

While not wishing to endorse lights shining into the sky, there is one possible exception: Up-lights strategically placed to accent landscape features such as outstanding tree specimens can be an effective way of enhancing a building at night. However, great care should be taken to ensure that the correct balance between the amounts of light projected above the horizontal plane and the goal of maximizing the quality of our dark night sky. No up-lighting should be used on trees or shrubs that seasonally lose their leaves.

FIXTURES

All soffit mounted lights should be recessed.

Sconce type light fixtures that have fully shielded light sources are recommended and can be either custom designed or purchased from several manufacturers. Some "pinholes" of light showing through a shield are considered acceptable.

Carriage type lights with glass panel sides should not be used unless the bulb is located up in the housing above the glass panels. Keep in mind, when any light source is visible (bulb) or bright glass lens (even if it is frosted glass) with more than a 15-watt lamp behind it is classified as a non-shielded light source. Stained glass may be acceptable.

Security and motion sensor operated lights become difficult to adhere to such rigid code restrictions. Careful consideration should be given when selecting and placing such fixtures. Always try to evaluate whether shielded fixtures could provide any necessary security requirements.

Along walkways and driveways, low-level "mushroom" or bollard type fixtures are recommended rather than post or building mounted lanterns or floodlights. Low voltage, low wattage systems are encouraged.

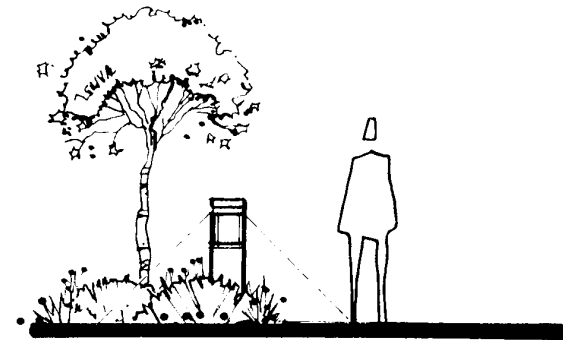


Illustration 6.2 - Low level bollard type lighting

SECTION 7 – LANDSCAPE

LANDSCAPE CHARACTER AND DESIGN

In establishing landscape designs there are several goals to strive for:

- Preserve and restore the natural landscape.
- Mitigate building and paving impacts.
- Reduce energy costs through summer shade.
- Introduce seasonal color. (in context with other nearby locations)
- Minimize water consumption.
- Define spaces and views.
- Highlight architectural features.
- Enhance property values.
- Noise and dust abatement.
- Encourage wildlife habitat.
- Preserve your neighbor's view.

The importance of the plant preservation as well as the use of plants native to the area are priority, however there are many adaptive plants appropriate to the area that can have the same beneficial effects. Even so, keep in mind that native plants will require less maintenance and irrigation. To preserve existing trees, grading should not intrude inside the drip-line of the tree canopy.

Landscape areas should be designed so that deciduous trees can be used on the south, southeast, and west sides of a building to provide summer shade and allow sun penetration in the winter.

The use of landscape along and around the base of a structure anchors it to the site. Raised planters with color and texture also help accentuate the architecture. Use solid fences, walls or dense landscaping to screen air conditioning equipment, utility services, propane tanks, and refuse containers.

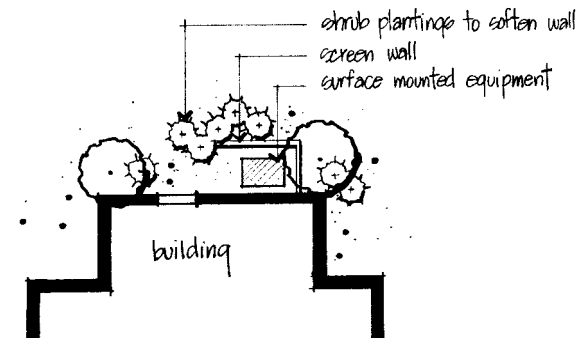


Illustration 7.1 – Service equipment landscape screen

Glare from automobile headlights can adversely impact adjacent sites. Minimize this through the use of plant buffers, earth berms, etc.

Up-lights strategically placed to accent landscape features such as outstanding specimen trees can be effective ways of enhancing a building at night - See Section 5 – LIGHTING. No up-lighting should be used on trees or shrubs that seasonally lose their leaves.

The use of multiple complementing colors and textures in walks, drives, and patios is a very effective way of achieving interest in flatwork design such as earth tone paving blocks, stamped concrete, exposed aggregate, and colored concrete. Avoid using standard gray concrete as well as creating large areas of un-shaded flatwork.

WATER CONSERVATION

The increasing demand for water as a result of more development and unpredictable weather patterns requires that water conservation be a major consideration in all landscape designs. Select plants and establish themes that are compatible with the rigors of the high desert climate we live in. “Xeriscape” designs feature drought tolerant native and adaptive species that require minimal irrigation, care or maintenance.

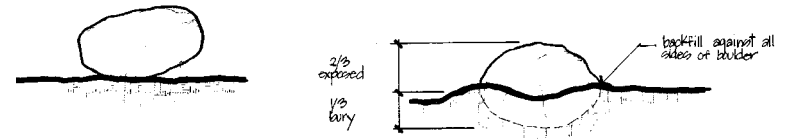
Use a low water-use irrigation system such as a drip irrigation system whenever possible. Drip systems help to considerably reduce the loss of water through evaporation. Direct water from roofs or driveways toward vegetation.

Manmade water features such as fountains and ponds that incorporate the use of natural rock are encouraged but need to be conservative in the use of large amounts of water. Evaporation is a concern in our dry hot climate.

If a lawn becomes a necessary element in a design, keep it to a minimum. Always try considering other alternatives such as native grasses, native wild flowers, etc.

NATIVE ROCK

Construction activities on a site often generate rocks and boulders. Many of these are suitable for use in the construction of walls, water features and terraces. Native boulders can also add interest and variety to almost any landscaped area. When using boulders they should be placed in groups and surrounded by plant materials or crushed rock. When placing boulders they should be set into the ground to at least one-third of their height for a more natural and stable appearance.



Discouraged

Encouraged

Illustration 7.2 – Rock and boulder placement

The use of permeable surfaces such as compacted decomposed granite or crushed red rock gravel or other systems that allow planting within them are encouraged. Storm water runoff is reduced and a more visually appealing surface can be achieved.

When culverts are required in a design the exposed ends of the pipe should be aesthetically finished with stone headwalls.

FENCES AND WALLS

Break up or offset walls especially those longer than 40 feet using jogs, curves, notches, etc. Soften the look of walls with plantings.

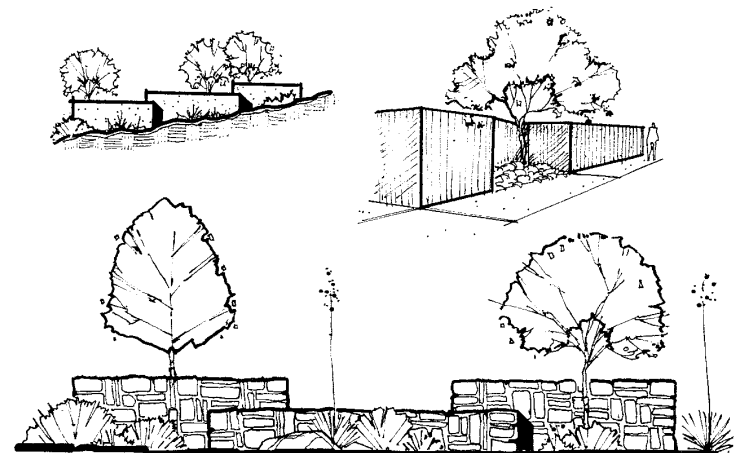


Illustration 7.3 – Fence and wall applications

Masonry or rock retaining walls should not be over 6 ft. in height. If more is needed, there should be 2 or more shorter walls each not exceeding 5' ft in height having a 5 ft minimum planting space between them. Grade transitions from the home to the edge of the building site should appear to be natural. When vertical retaining walls become necessary in a design consider sloping the base about 15 degrees from vertical to soften the impact of an otherwise vertical wall.

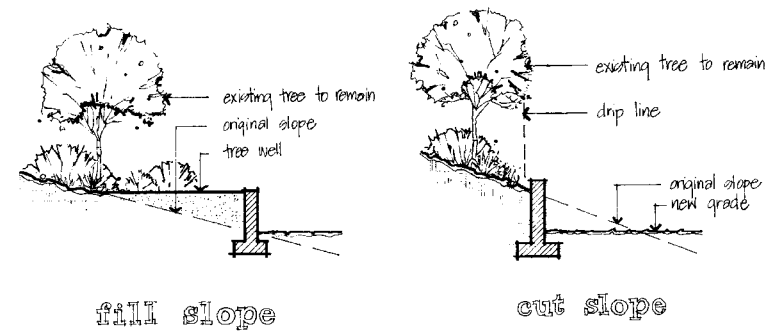


Illustration 7.4 – Retaining walls

Materials to use for walls and fences include: native stone, wood, vine covered trellises, stucco surfaced masonry, slump block or textured block. Materials that should be avoided include: chain link, razor wire, corrugated metal, bright colored or white plastic, un-textured or unpainted concrete block.

GROUND COVERS

The use of non-vegetative groundcover on no more than 50% of the landscaped ground surface will dramatically reduce heat buildup. Non-vegetative groundcovers include rocks and small stones, crushed red sandstone, cinders, granite, bark and natural red earth. The areas should be broken up as much as possible by living plant materials.

Avoid using tree bark in large areas. It is more appropriate in small areas where it can more easily be maintained. Avoid any use of red or black cinder. They are appropriate only in small areas to add accents. Avoid painted rocks or rocks held together with adhesives as well as light pink decomposed granite.

TREES AND PLANTS

Keep in mind a few basic plant selection principles when establishing a landscape design. Large trees help to scale down large buildings. Medium trees provide silhouettes against large wall surfaces and make good natural canopies for courtyards. Small trees can provide accent color and texture. Shrubs provide color from eye level down to the ground. Shrubs are also very effective ways of screen unsightly views of building services and equipment. Ground cover and vines break up flat surfaces, control erosion, and reduce glare or heat buildup.

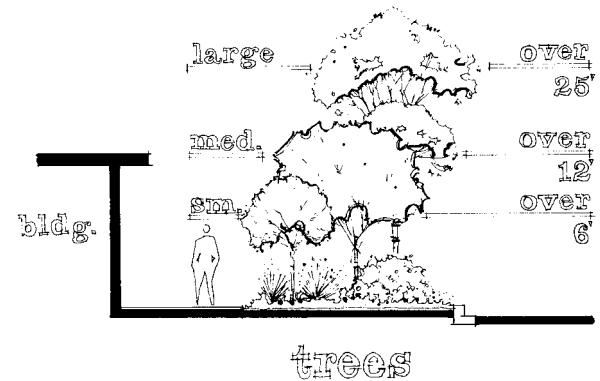


Illustration 7.5 – Scale of trees

For tree height and location selection, and for preservation of views, use the native predominant juniper and pinion (20 to 25 feet tall) as a guide for new planting in most areas. Select a shorter or similar height species. Along the creek and major washes where the taller cottonwood, Arizona cypress, and sycamore (50 + feet tall) occur, taller species may be appropriate.

The City of Sedona has an approved plant list available. Included in this plant list are several native species such as:

- Pinion pine and Utah or Redberry juniper trees found in most locations
- Arizona cypress trees appropriate to use where there are others nearby.
- Arizona sycamore trees commonly found along Oak Creek.

- Cottonwood trees are also appropriate to use near the creek or other waterways.
- Mesquite trees.
- Yucca, agave and bear grass, are suitable in most locations.
- Manzanita, Desert Ceanothus, Mountain Mahogany shrubs.
- Some cactus varieties.
- Desert willow
- Arizona (velvet) Ash or Raywood Ash.
- Three Leaf Sumac.



Keep Sedona Beautiful, Inc.
It's Good Business

OUR ORIGINAL AND CURRENT OBJECTIVES

To assist in the preservation of the natural beauty of Sedona and its surroundings by all practical means.

To promote the orderly growth and development of this community.

To encourage the construction or remodeling of buildings, as well as the utilization of colors in harmony with the character of this area and its natural environment.

To encourage the preservation and planting of native trees and shrubbery by residential and commercial property owners, builders and developers.

To encourage tasteful signs in recognition of the letter and spirit of local ordinances.

To emphasize and demonstrate the attractiveness of a litter-free community.

To maintain awareness of developing environmental problems, and to support city, county and federal efforts toward practical solutions.

To provide recognition of those who have done an outstanding job in building design, sign treatment and landscaping, or have contributed to significant improvement in the physical appearance of this community in any other manner.

To stimulate a spirit of civic pride among all residents, and to encourage their participation and support with regard to the activities and objectives of Keep Sedona Beautiful, Inc.

