

SHEET TITLE

10

SHEET 10 OF 10

Site Section

Date: 06/27/15
Project Number: 10023

Heritage Ventures LLC
Santa Clara Inn

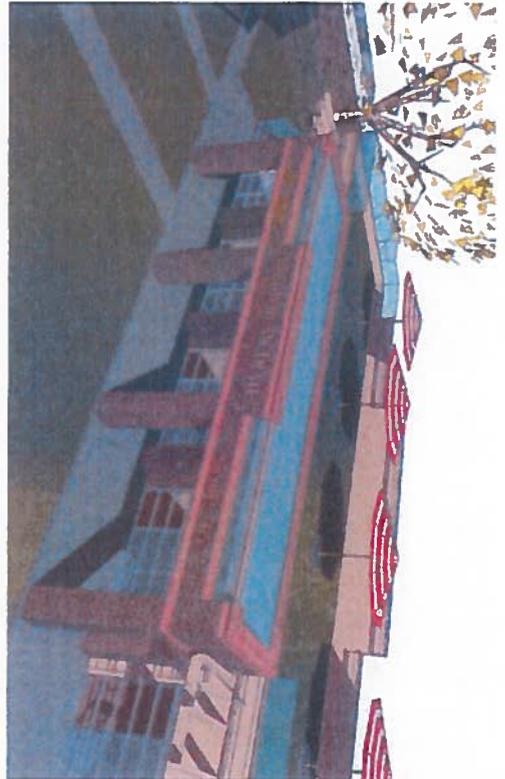
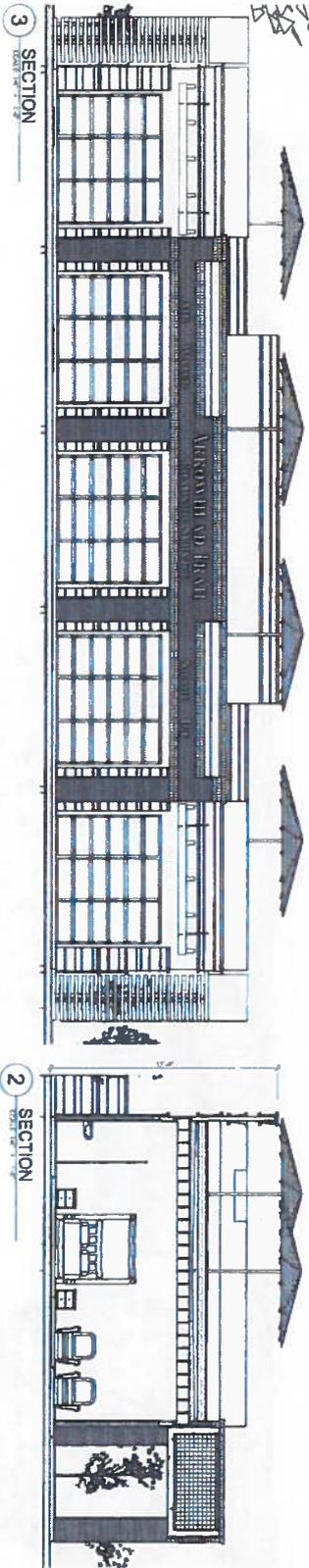
1190 Heights Drive
Santa Clara, Utah 84765



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1 Building A
Arrowhead Trail
Roadside Service

SHEET TITLE

09

SHEET 9 OF 10

Date: 06/22/15
Project Number: 15023
Elevations: A

Heritage Ventures LLC
Santa Clara Inn

1190 Heights Drive
Santa Clara, Utah 84765



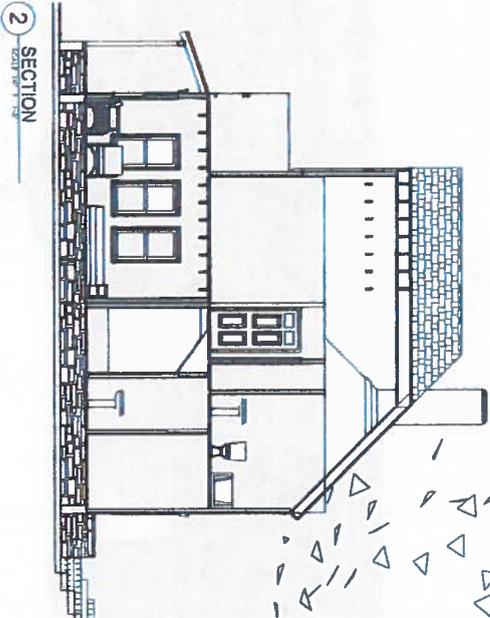
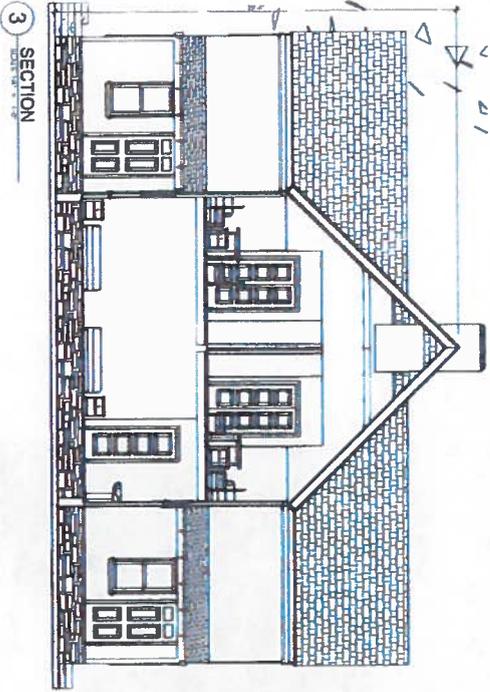
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1 Building C
The Cottage



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Heritage Ventures LLC
Santa Clara Inn

Date: 06/27/15
Project Number: 14022
Elevations C

1190 Heights Drive
Santa Clara, Utah 84765

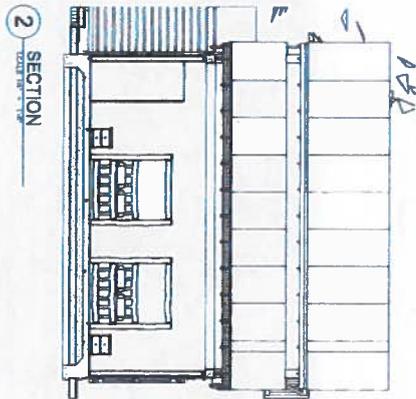
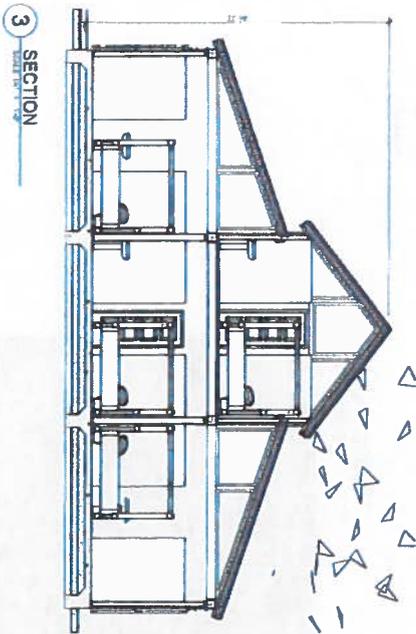
SHEET TITLE

08

SHEET 8 OF 10



1 Building B
The Barn



SHEET TITLE

07

SHEET 7 OF 10

Date: 06/23/15
Project Number: 150212
Elevations: B

Heritage Ventures LLC
Santa Clara Inn

1190 Heights Drive
Santa Clara, Utah 84765



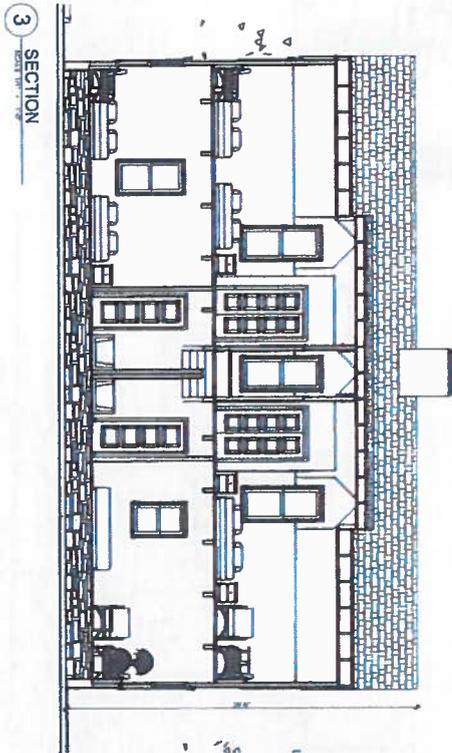
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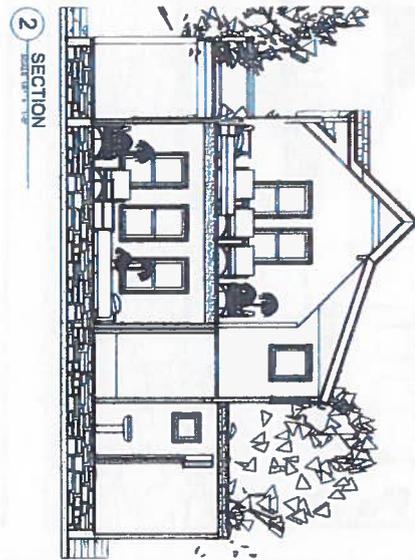
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1 Building D
Dixie Dormer House



3 SECTION



2 SECTION

SHEET TITLE

06

SHEET 6 OF 10

Date: 06/27/13
Project Number: 15823
Elevations D

Heritage Ventures LLC
Santa Clara Inn

1190 Heights Drive
Santa Clara, Utah 84765

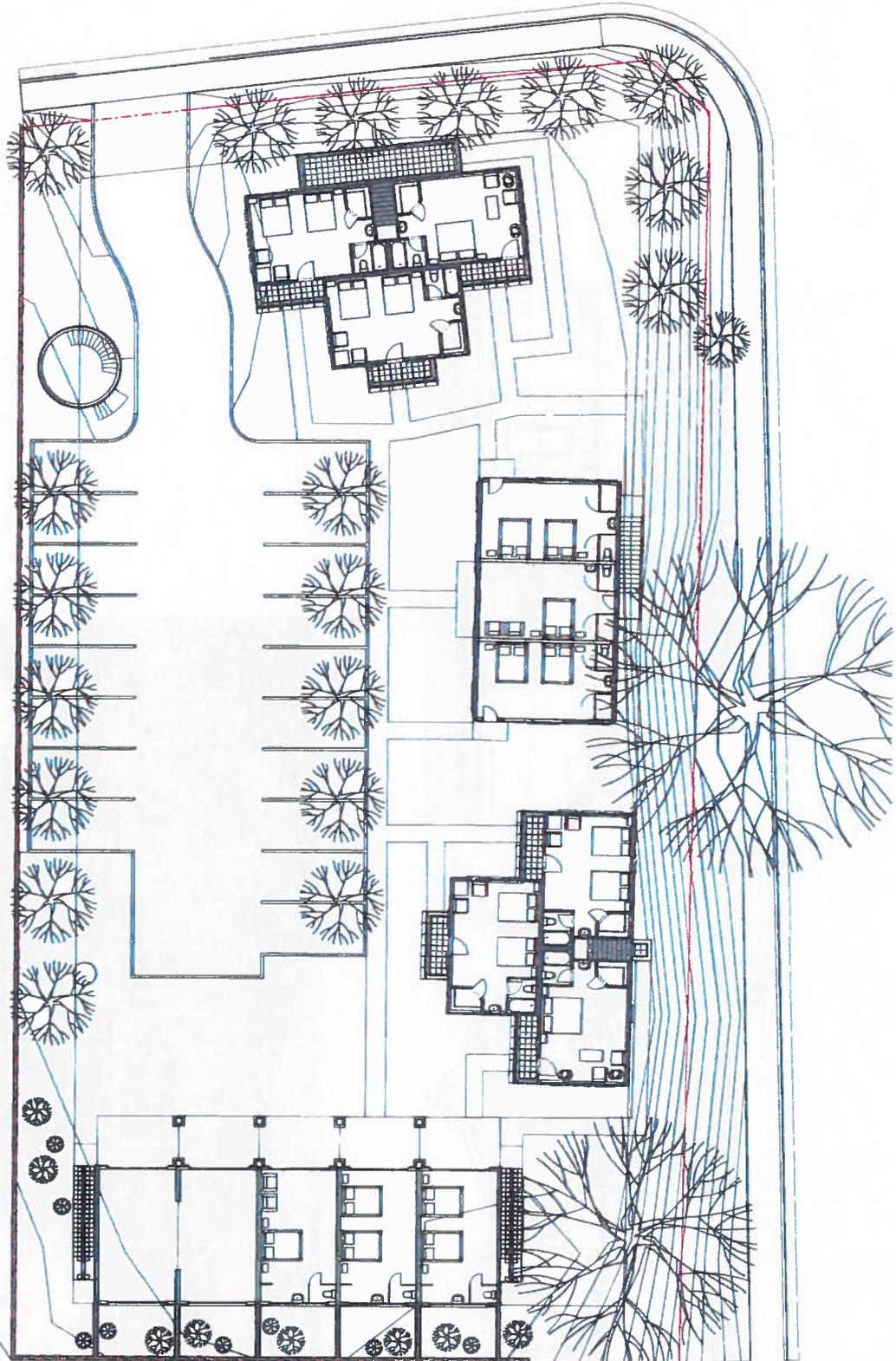


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1 Main Floor Plans



SHEET TITLE

05

SHEET 5 OF 10

Date: 04/27/15
Project Number: 13023
Main Floor

Heritage Ventures LLC
Santa Clara Inn

1190 Heights Drive
Santa Clara, Utah 84765

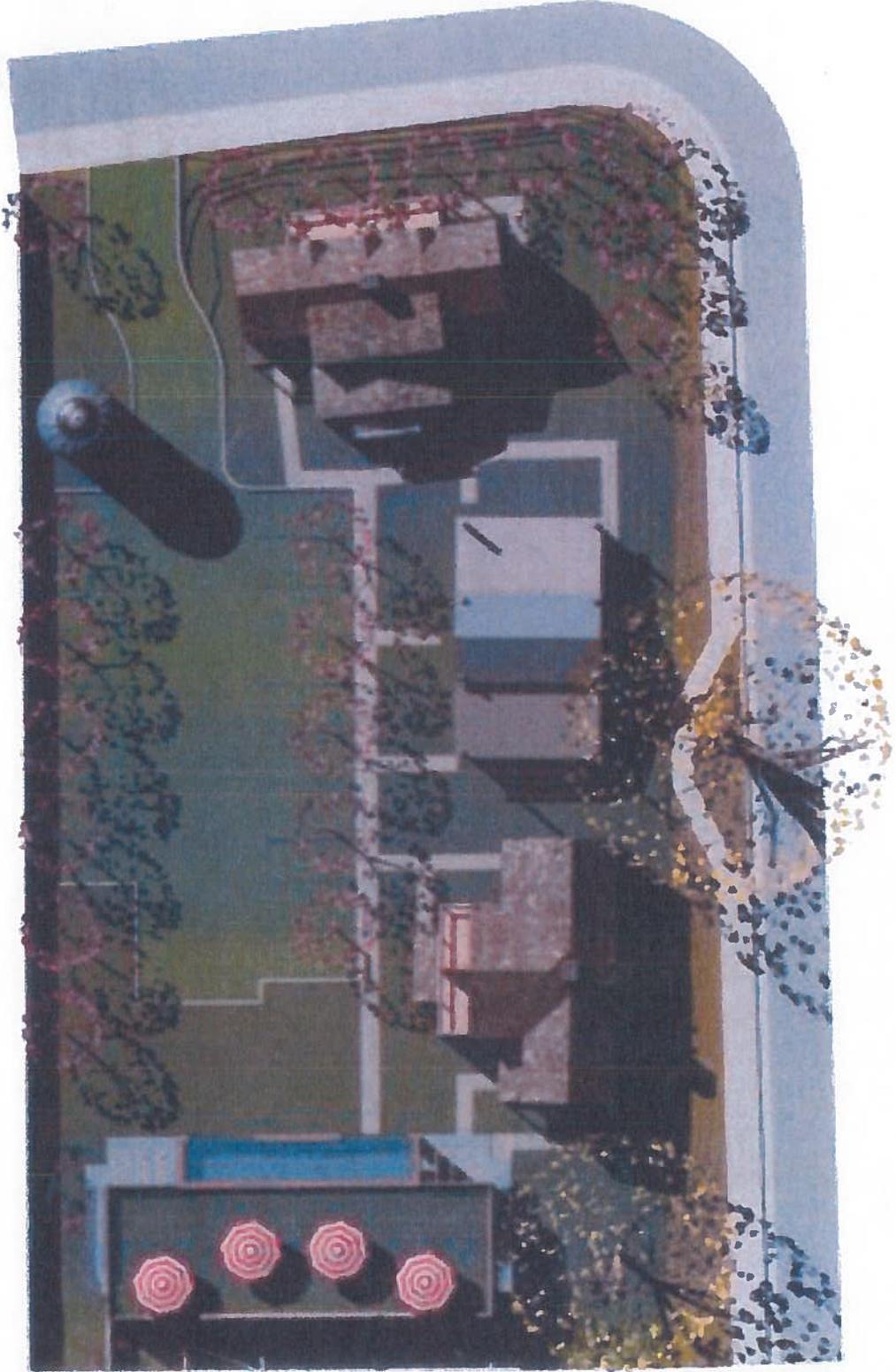


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1 Site View



SHEET TITLE

04

SHEET 4 OF 10

Date: 06/21/13
Project Number: 15823
Site View Plan

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Santa Clara Inn

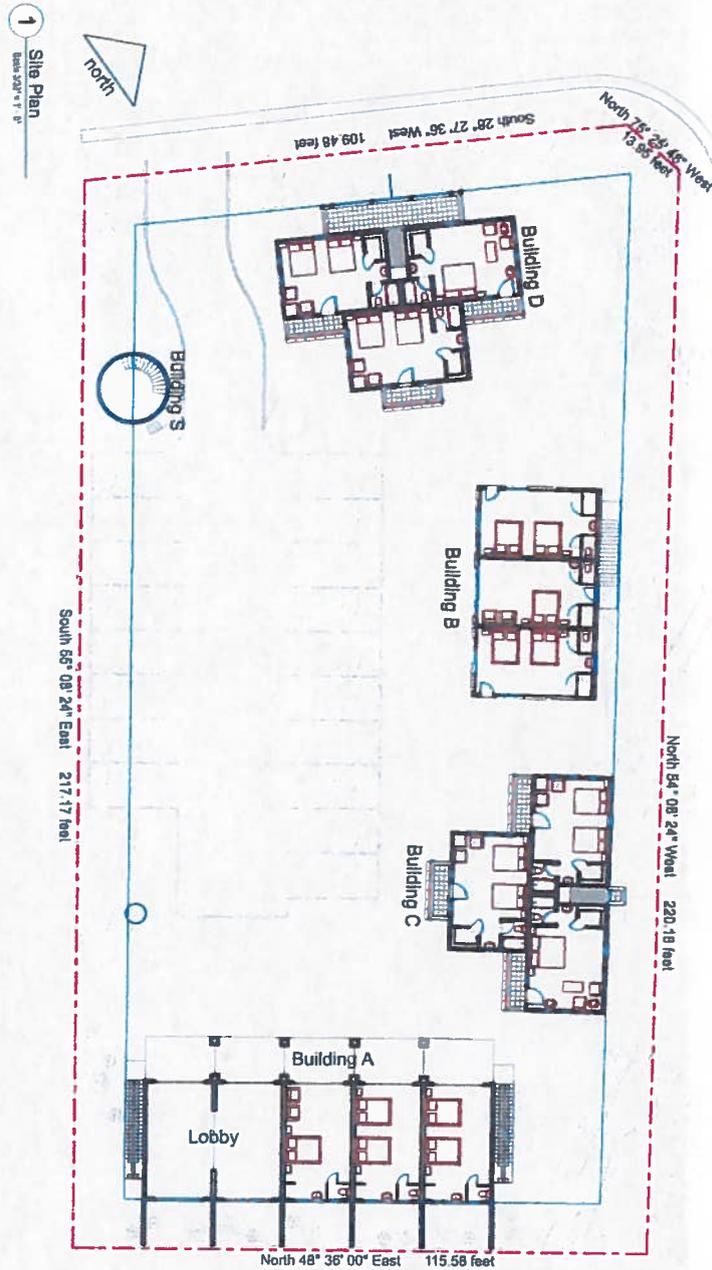
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Santa Clara, Utah 84765



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- Site Notes:
 Contour interval shown is six inches.
- Building A contains 3 rooms and the lobby.
 - Building B contains 4 rooms
 - Building C contains 5 rooms
 - Building D contains 5 rooms
 - Building E contains 1 room
 - Total 19 rooms
 - On Site Parking 16 spaces (8 feet by 18 feet)
 - Site Area 0.60 acres



1 Site Plan
 Date: 06/22/15
 Scale: 1/8" = 1'-0"

SHEET TITLE

03

SHEET 3 OF 10

Date: 06/22/15
 Project Number: 19023
 Site Plan

Heritage Ventures LLC
Santa Clara Inn

1190 Heights Drive
 Santa Clara, Utah 84705

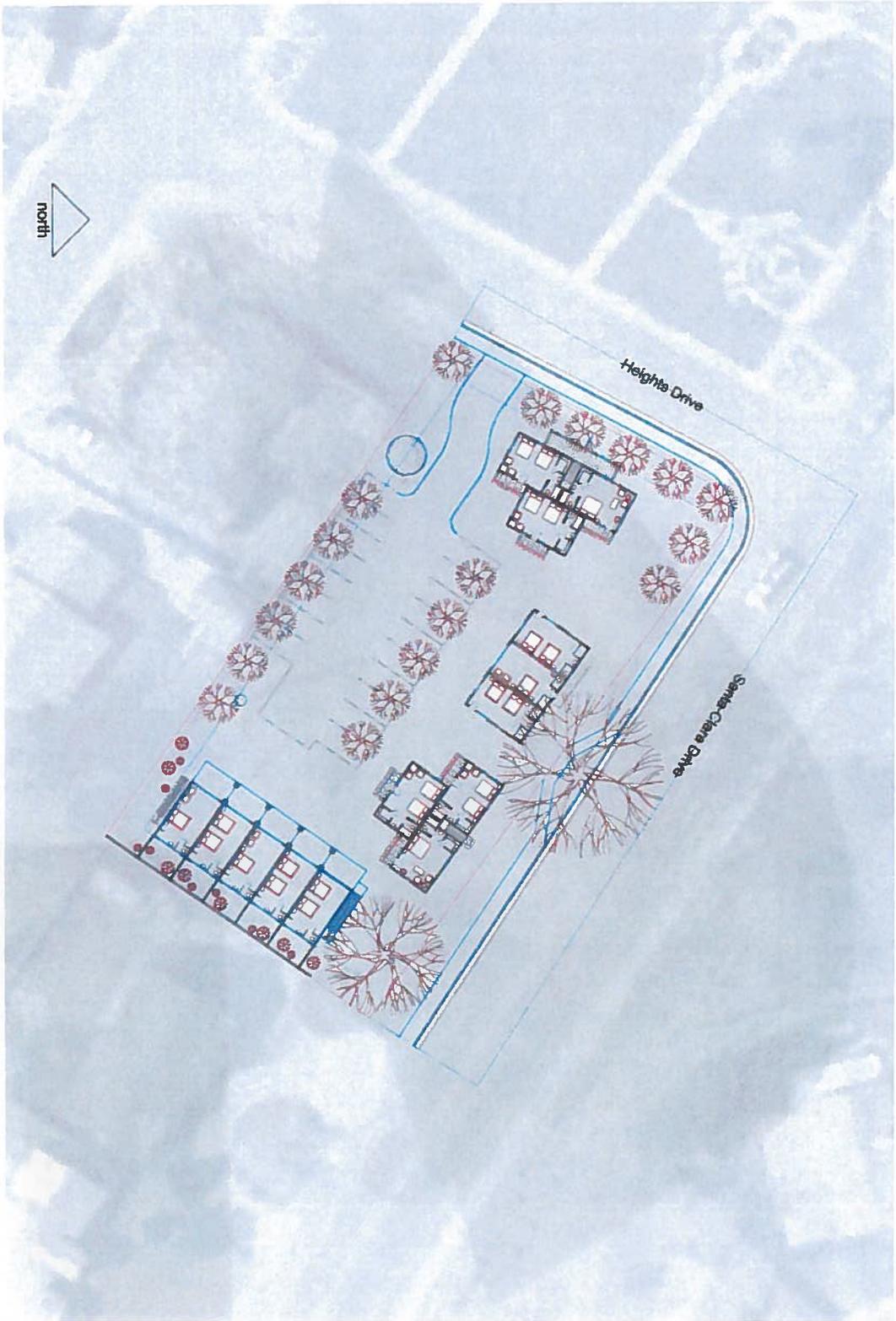


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1 Site Context



SHEET TITLE

02

SHEET 2 OF 10

Date: 06/22/15
Project Number: 13022
Site Context

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Santa Clara Inn

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Santa Clara, Utah 84765



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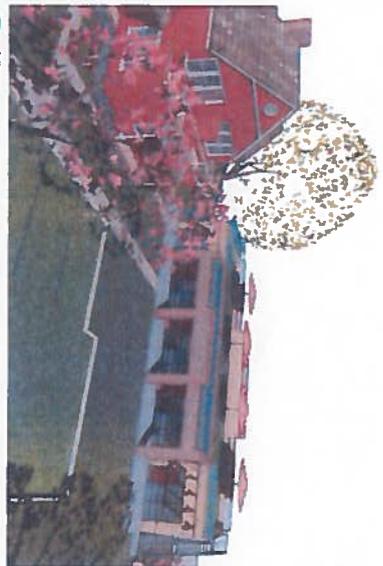
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1 Birdseye View



2 View



SHEET TITLE

01

SHEET 1 OF 10

Part: 06/23/15
Project Number: 14023
Cover Page

Heritage Ventures LLC
Santa Clara Inn

1190 Heights Drive
Santa Clara, Utah 84765

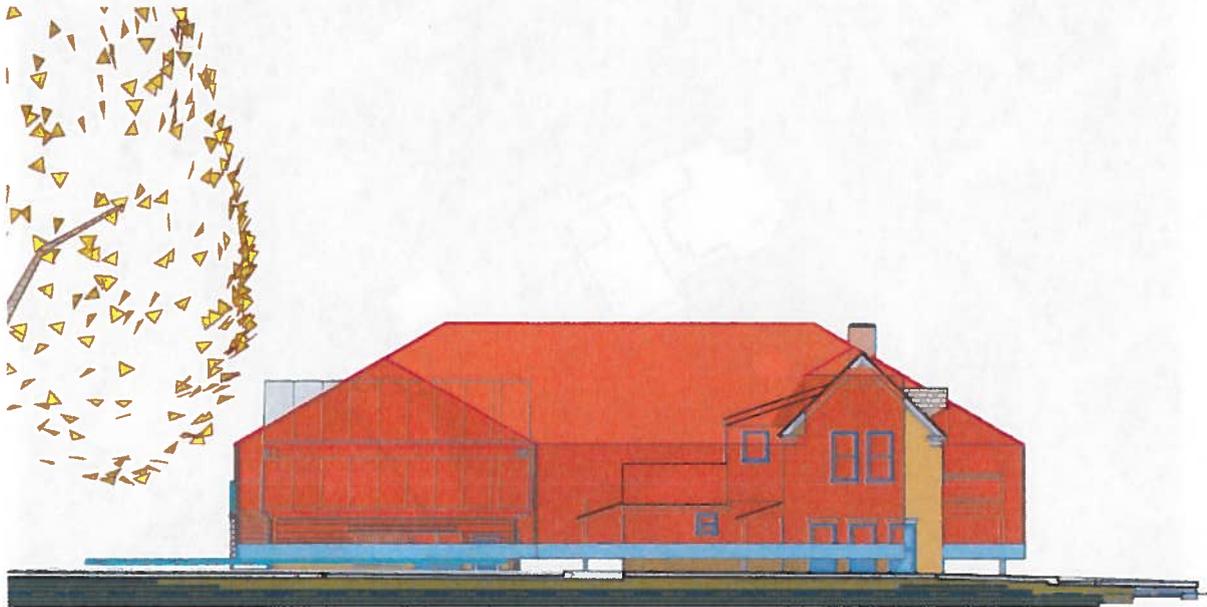


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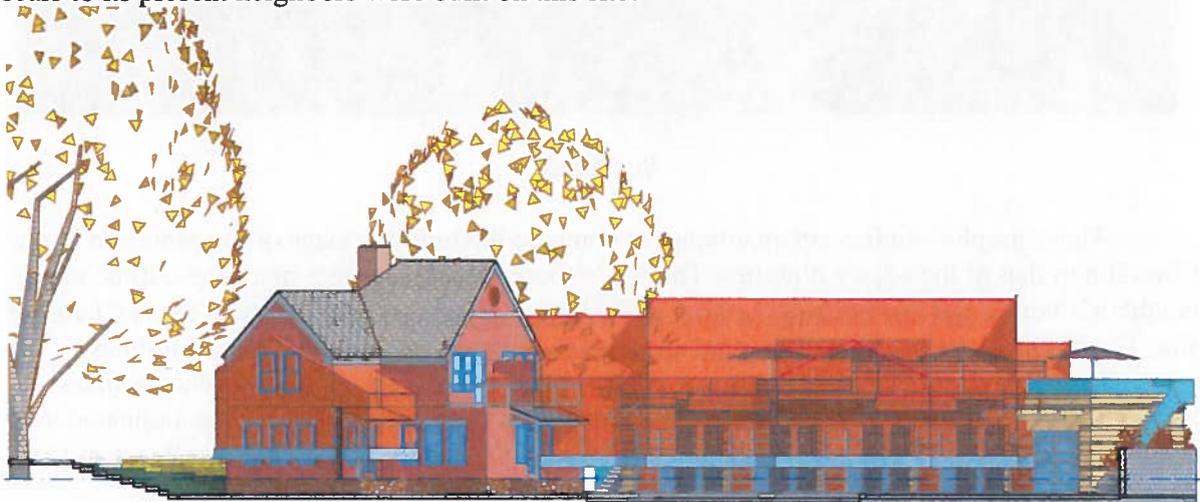
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Be Your Own Neighbor Studies
Santa Clara Inn



Santa Clara Drive Elevation Study

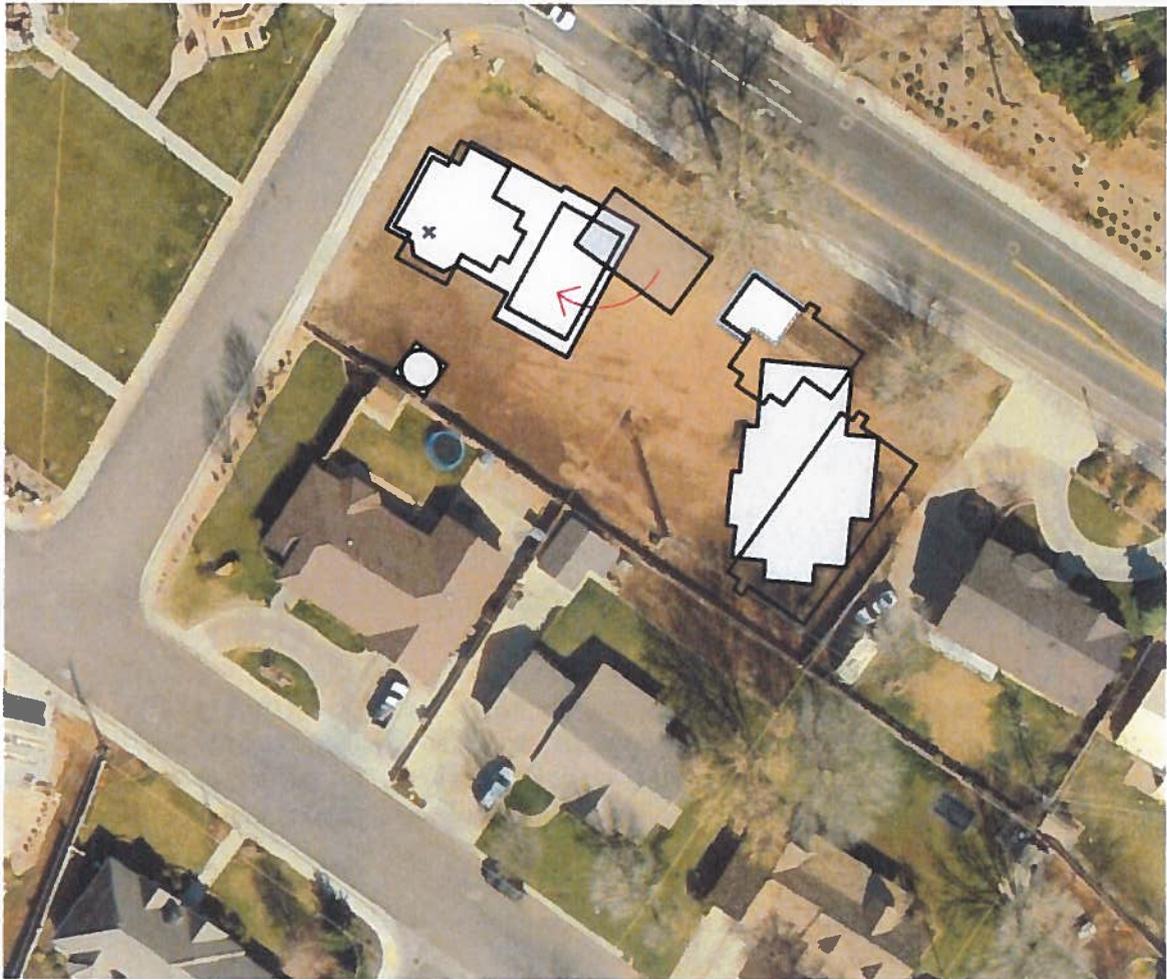
The silhouette (orange) of 2570 Vineyard has been superimposed over the elevations of Santa Clara Inn buildings B and D in this elevation study. The silhouette has been positioned to accommodate access from Santa Clara Drive. It becomes evident that the proposed design of the Santa Clara Inn will have less visual impact than what would be caused if houses of an identical scale to its present neighbors were built on this site.



Santa Clara Site Section Study

The silhouette (orange) of the house and detached garage of 2560 Vineyard has been superimposed over the elevations of Santa Clara Inn buildings C and A in this site section study. The silhouettes have been positioned to accommodate access from Santa Clara Drive. It is evident that the proposed design of the Santa Clara Inn will have a visual impact approximately equal to what would occur if the neighboring houses were placed on this site.

Be Your Own Neighbor Studies
Santa Clara Inn



Site Study

These graphic studies are an attempt to compare the building sizes of the proposed Santa Clara Inn to that of the adjacent homes. The white footprints shown here place the outline of the neighbor's homes and outbuildings (a shed and a detached garage) on the vacant Santa Clara Inn site. The footprints of the Santa Clara Inn structures are shown as unshaded black outlines.

Note that the footprint of the house at 2570 Vineyard almost completely encapsulates Santa Clara Inn buildings D and B. (Note that building B has been repositioned as indicated to make this comparison.) The small shed at 2570 Vineyard is approximately the small size as the proposed building S.

The footprint of the house and detached garage at 2560 Vineyard have been repositioned over buildings A and C. If the white areas outside the building A and C outlines were distributed into the remaining unshaded spaces, it appears that building A could be entirely covered. Some portion of building C would remain uncovered by the 2560 Vineyard's footprint, but the surplus white areas from the 2570 Vineyard house footprint would come very close to making up the remainder.

The inescapable conclusion is that the Santa Clara Inn plan proposes no more building area than that which would be occupied by the adjacent existing residential houses.