

11/30/22

City of Sedona

Re: Arabella Spa Summary of DR Submittal Changes

The DR submittal drawings have been updated based on feedback from the P&Z meeting and additional development of the project. Changes include:

- Building 4 - Removed rooftop terrace
- Signage Plan – Changed height of directional sign from 4' to 3'
- Landscape Salvage Plan – Revised salvage plan based on contractor feedback. Added tabulation of trees to remain on site
- Site Plan – Updated as a result of removing rooftop terrace from Bldg 4.
- Civil Water Report – Updated based on further detailed design work and correspondence with AZ water co. The preliminary improvement plans were also updated based on this feedback.

Please feel free to contact me with any questions.

Thanks,
William Erwin, AIA
602.677.8372



**LEMAYMICHAUD
ARCHITECTURE
DESIGN**

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SHEET ISSUE/REV:

NO.	DESCRIPTION	DATE
	PROGRESS PRINT	11/15/21
	DR SUBMITTAL 2	8/29/22

**NOT FOR
CONSTRUCTION**

Owner LADA SEDONA LLC.
Proj. Name ARABELLA SPA

SITE PLAN

Project Number SED21-01
Date 11/30/22

A100

Scale As indicated

ZONING DATA

ZONING DISTRICT = CO
PARCEL: 20122036B
OWNER: ARABELLA HOTEL SEDONA
CLIMATE ZONE: 5B COCONINO COUNTY

MAX BUILDING HEIGHT = PER LDC 903.03
FRONT SETBACK = 10' (EAST)
REAR SETBACK = 20' (WEST)
RESIDENTIAL DISTRICT SETBACK = 20' (SOUTH)
NATIONAL FOREST SETBACK = 10' (EAST)

LOT COVERAGE

IMPERVIOUS COVERAGE MAX ALLOWABLE = 60%
TOTAL COVERAGE MAX ALLOWABLE = 80%
TOTAL LOT AREA = 231,555 SF / 5.31 ACRES

BUILDING AREA UNDER ROOF
BUILDING 1 = 10,475 SF
BUILDING 2 = 1,581 SF
BUILDING 3 = 1,897 SF
BUILDING 4 = 4,604 SF

SITE VEHICLE & PAVING
ADDTNL BUILDING 4 PATIO AREA = 653 SF
WALKWAY HARDSCAPE & PATIOS = 15,982 SF
PARKING AREAS = 27,714 SF
RELAXATION PODS & MASSAGE PADS = 1,500 SF

SPAS = 2,300 SF
TOTAL = 66,706 SF

LOT COVERAGE = 29% (LESS THAN 60% THEREFORE OK)

GROSS AREAS

BUILDING 1 = 16,948 SF
BUILDING 2 = 773 SF
BUILDING 3 = 1,866 SF
BUILDING 4 = 1,540 SF
TOTAL = 21,126 SF

PARKING

VEHICLE PARKING
PLEASE REFERENCE TRAFFIC STUDY AND PARKING CALCULATIONS PROVIDED ON CIVIL DRAWINGS.

BIKE PARKING
REQUIRED = 12 SPACES
PROVIDED = 12 SPACES (2 BIKES/RACK)

SITE PLAN NOTES

1. SITE PEDESTRIAN PATHWAYS ARE SHOWN CONCEPTUALLY AND MAY BE RE-ROUTED BASED ON SITE CONDITIONS. IT IS OUR INTENT TO UTILIZE NATURAL ROCKS AND FEATURES TO ENHANCE THE GUEST EXPERIENCE.
2. ACCESSIBLE PATHWAYS SHALL HAVE MAX SLOPE 1:20 AND MAX CROSS SLOPE 2%. WHERE SLOPE EXCEEDS 1:20 ACCESSIBLE RAMP SHALL BE PROVIDED.
3. PROVIDE GUARDS AT ALL CHANGES IN ELEVATION GREATER THAN 30" ADJACENT TO PATHWAYS AND PATIOS.
4. ALL MECH EQUIP SHALL BE SCREENED FROM PUBLIC VIEW W/ GABION OR MASONRY WALLS TO AT LEAST THE HEIGHT OF THE EQUIPMENT.

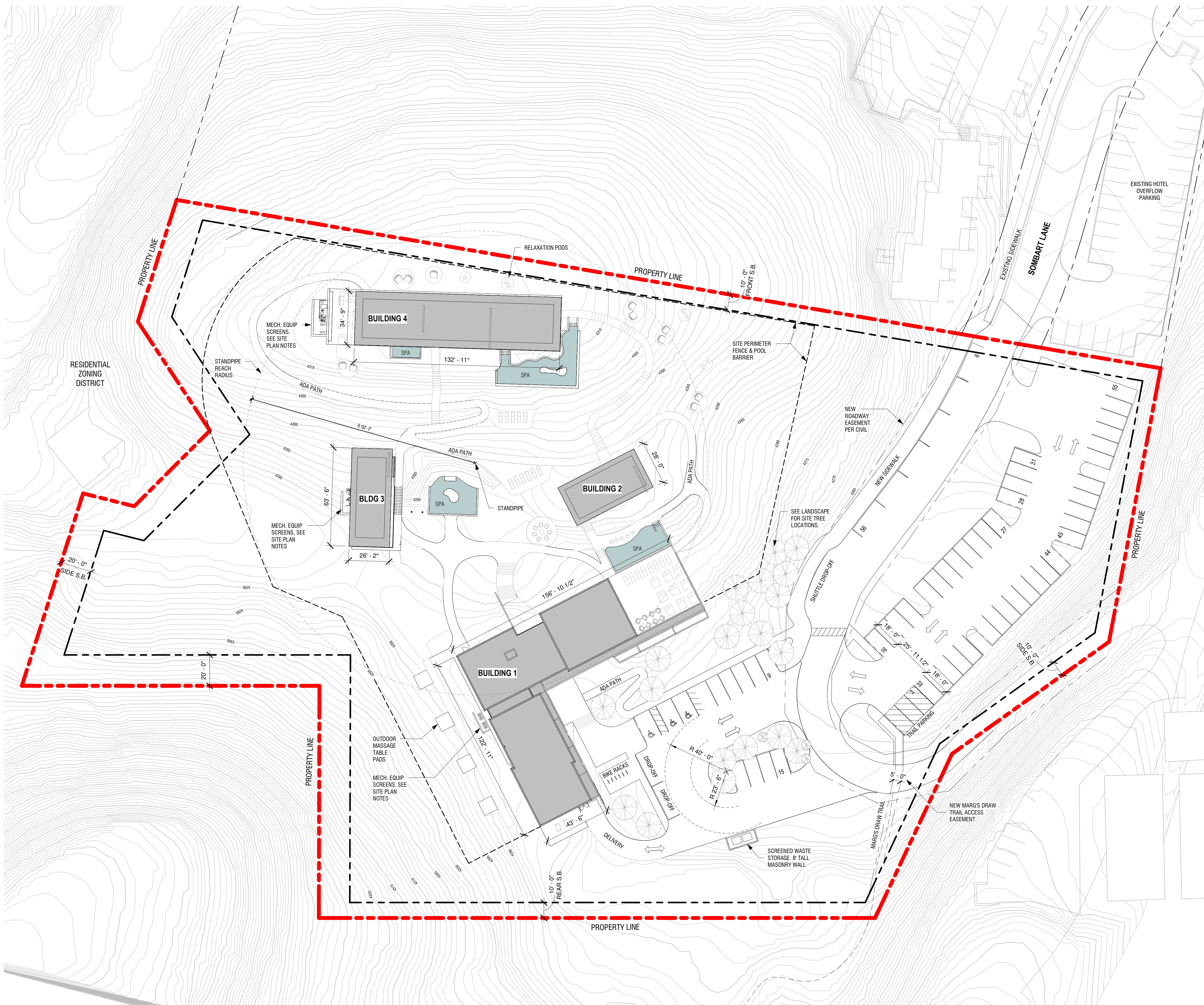
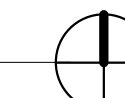


VICINITY MAP



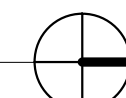
2 KEY PLAN

1" = 160'-0"



1 SITE PLAN

1" = 30'-0"



15' 30' 60' 90'

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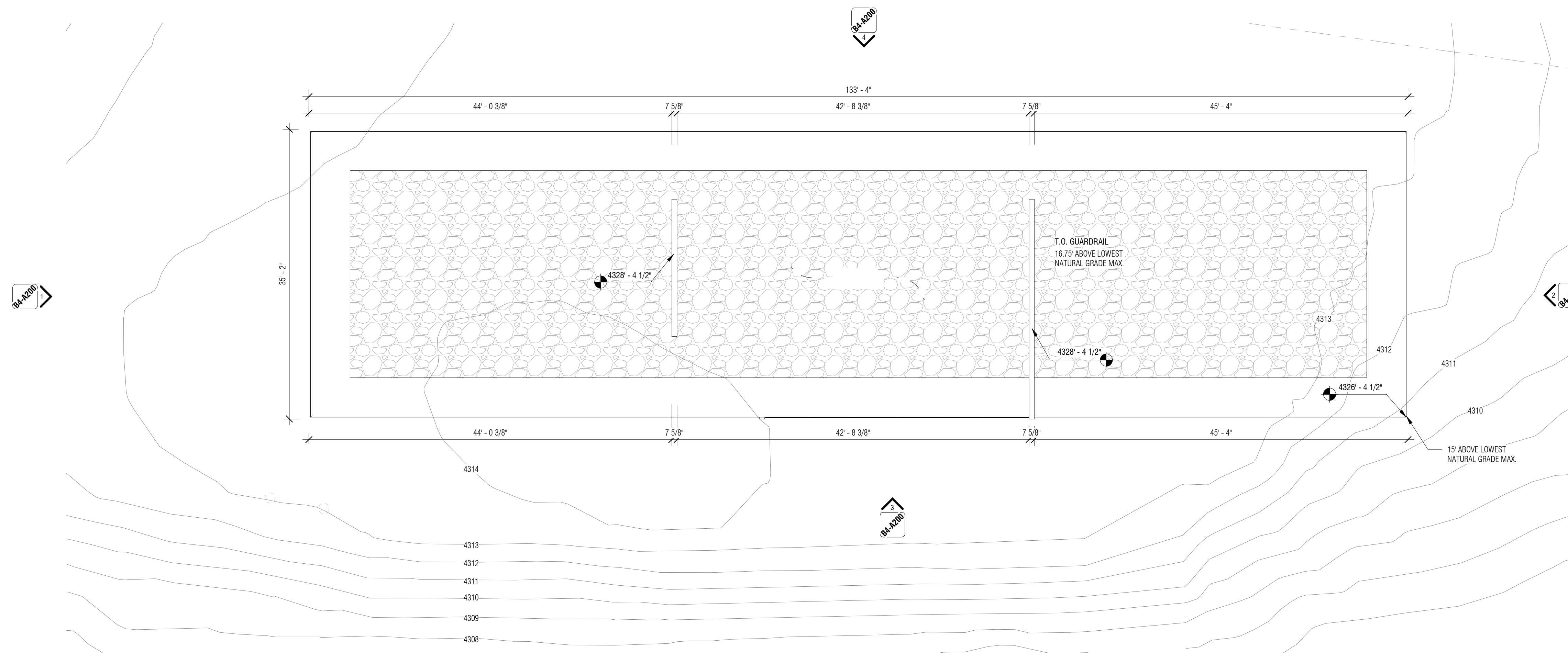
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1 ZONING COMPLIANCE
1/8" = 1'-0"

SHEET ISSUE/REV:

NO.	DESCRIPTION	DATE
	PRICING SET 2	3/28/22

**NOT FOR
CONSTRUCTION**

Owner LADA SEDONA
Proj. Name ARABELLA SPA - BUILDING 4

**ZONING
COMPLIANCE**

Project Number SED21-01
Date 11/30/22

B4-A003

Scale 1/8" = 1'-0"

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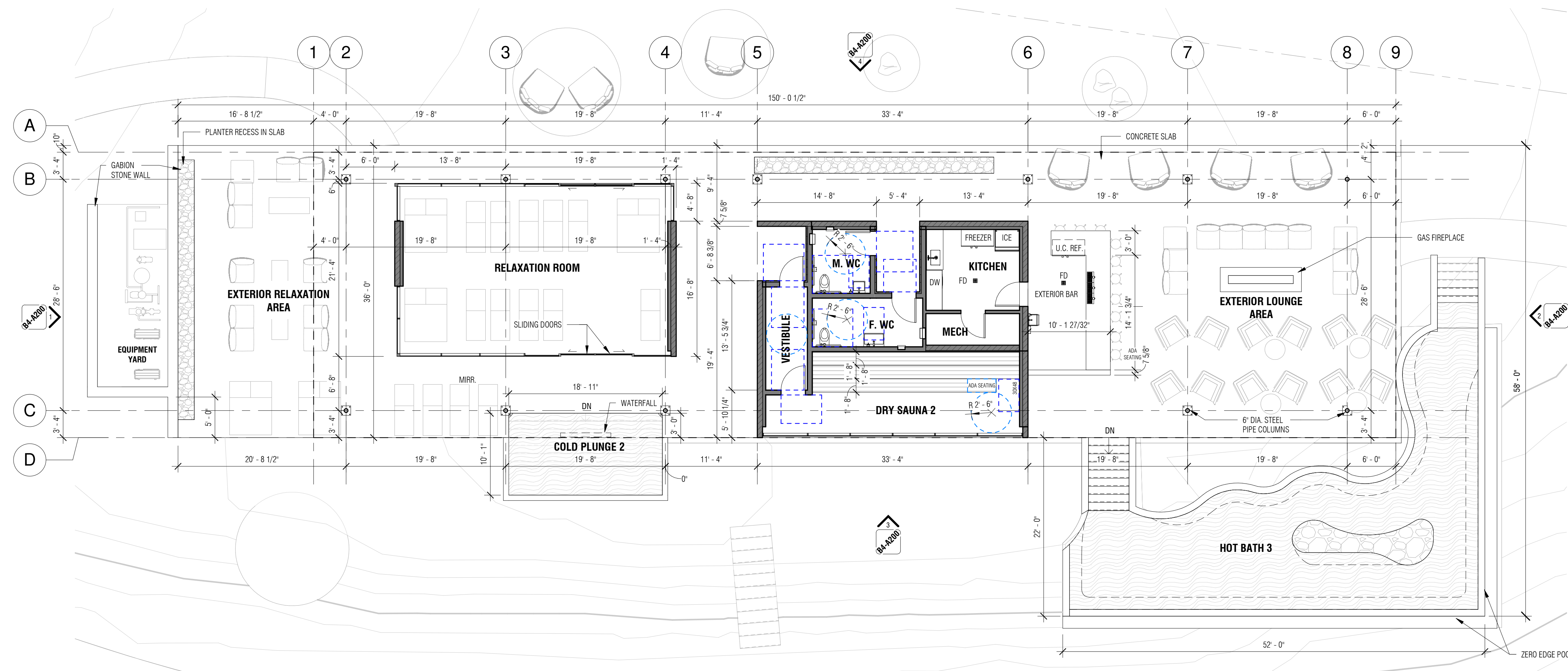
Owner LADA SEDONA
Proj. Name ARABELLA SPA - BUILDING 4

**FLOOR PLAN -
LEVEL 1**

Project Number SED21-01
Date 11/30/22

B4-A101

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



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

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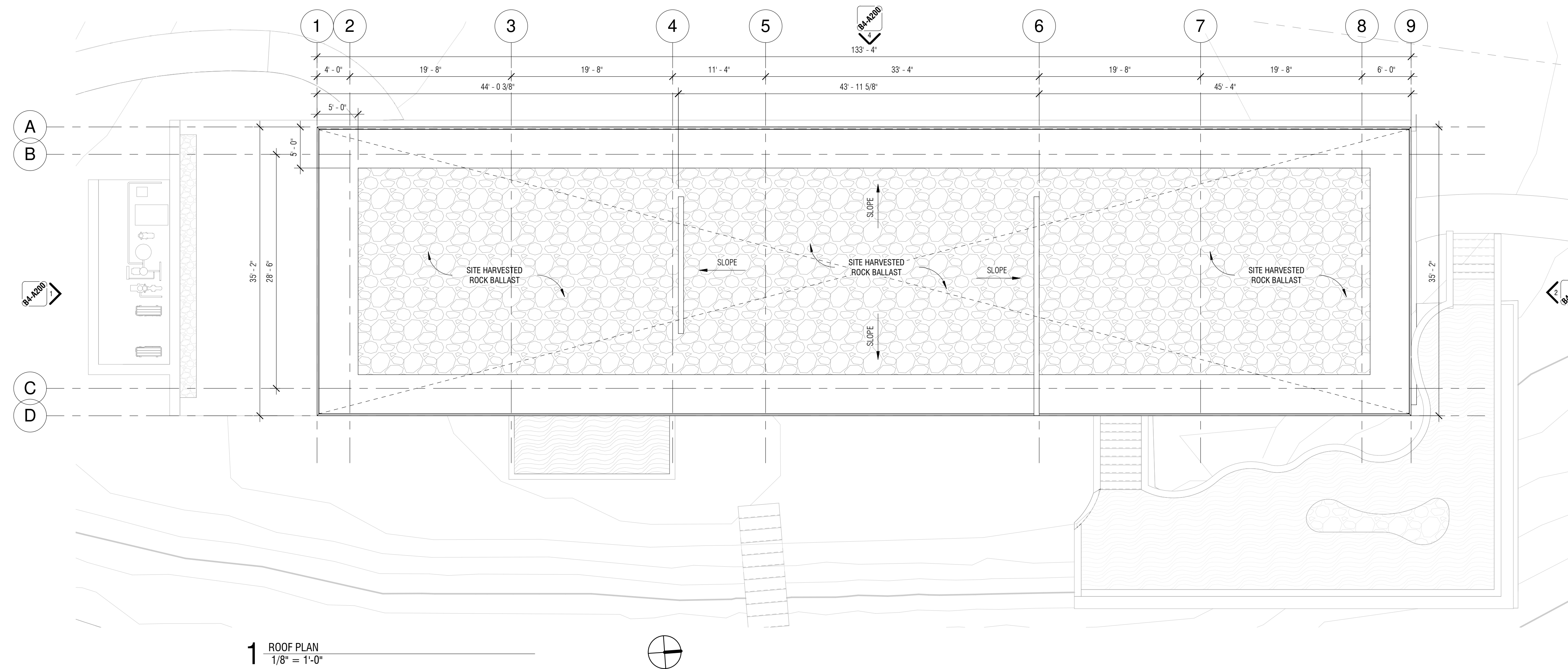
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Owner LADA SEDONA
Proj. Name ARABELLA SPA - BUILDING 4

ROOF PLAN

Project Number SED21-01
Date 11/30/22

B4-A105

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

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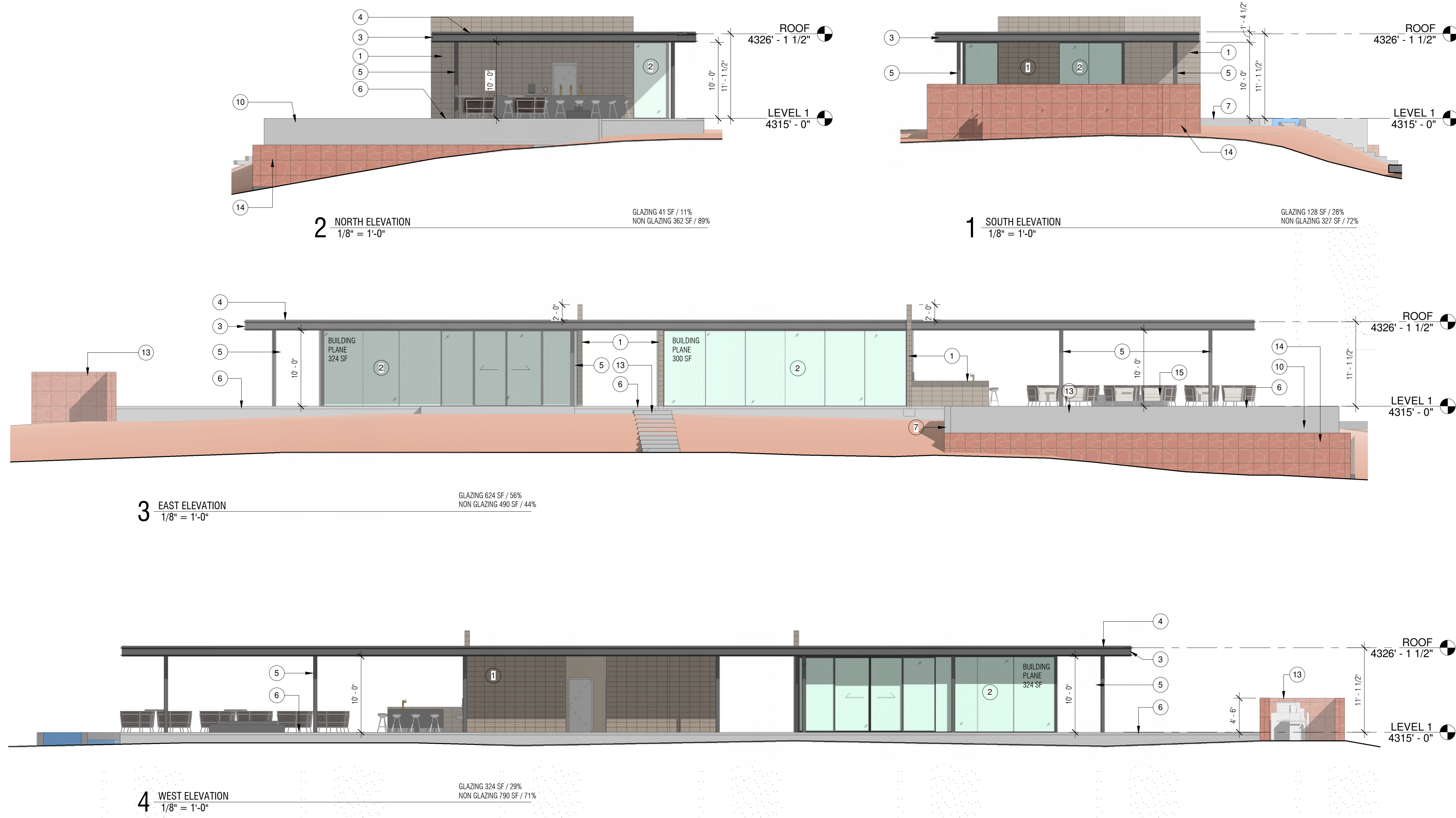
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2 NORTH ELEVATION
1/8" = 1'-0"

GLAZING 41 SF / 11%
NON GLAZING 362 SF / 89%

1 SOUTH ELEVATION
1/8" = 1'-0"

GLAZING 128 SF / 28%
NON GLAZING 327 SF / 72%

3 EAST ELEVATION
1/8" = 1'-0"

GLAZING 624 SF / 56%
NON GLAZING 490 SF / 44%

4 WEST ELEVATION
1/8" = 1'-0"

GLAZING 324 SF / 29%
NON GLAZING 790 SF / 71%

MATERIAL LEGEND

- 1 GROUND FACE CMU BLOCK WALL (8X8X16), TRENDSTONE WALNUT CREEK COLOR. WHEN UNEXPOSED, PROVIDE NON ARCHITECTURAL BLOCK.
- 2 CLEAR TEMPERED GLAZING SYSTEM
- 3 PERIMETER C-CHANNEL FASCIA
- 4 BUILT-UP ROOFING SYSTEM W/ SITE HARVESTED ROCK BALLAST
- 5 HSS ROUND COLUMN
- 6 POLISHED / SEALED CONCRETE SLAB
- 7 CONCRETE STEM WALL & FOOTING
- 8 SAUNA BENCH, WOOD FINISH
- 9 SAUNA WALL, WOOD FINISH
- 10 SPA W/ ZERO EDGE
- 11 STUCCO FINISH, COLOR SW 7508 TAVERN TAUPE, LRV 27.
- 12 PLANTER RECESS IN SLAB
- 13 GABION STONE WALL

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Owner LADA SEDONA
Proj. Name ARABELLA SPA - BUILDING 4

ELEVATIONS

Project Number SED21-01
Date 11/30/22

B4-A200

Scale As indicated
4' 8' 16' 32'

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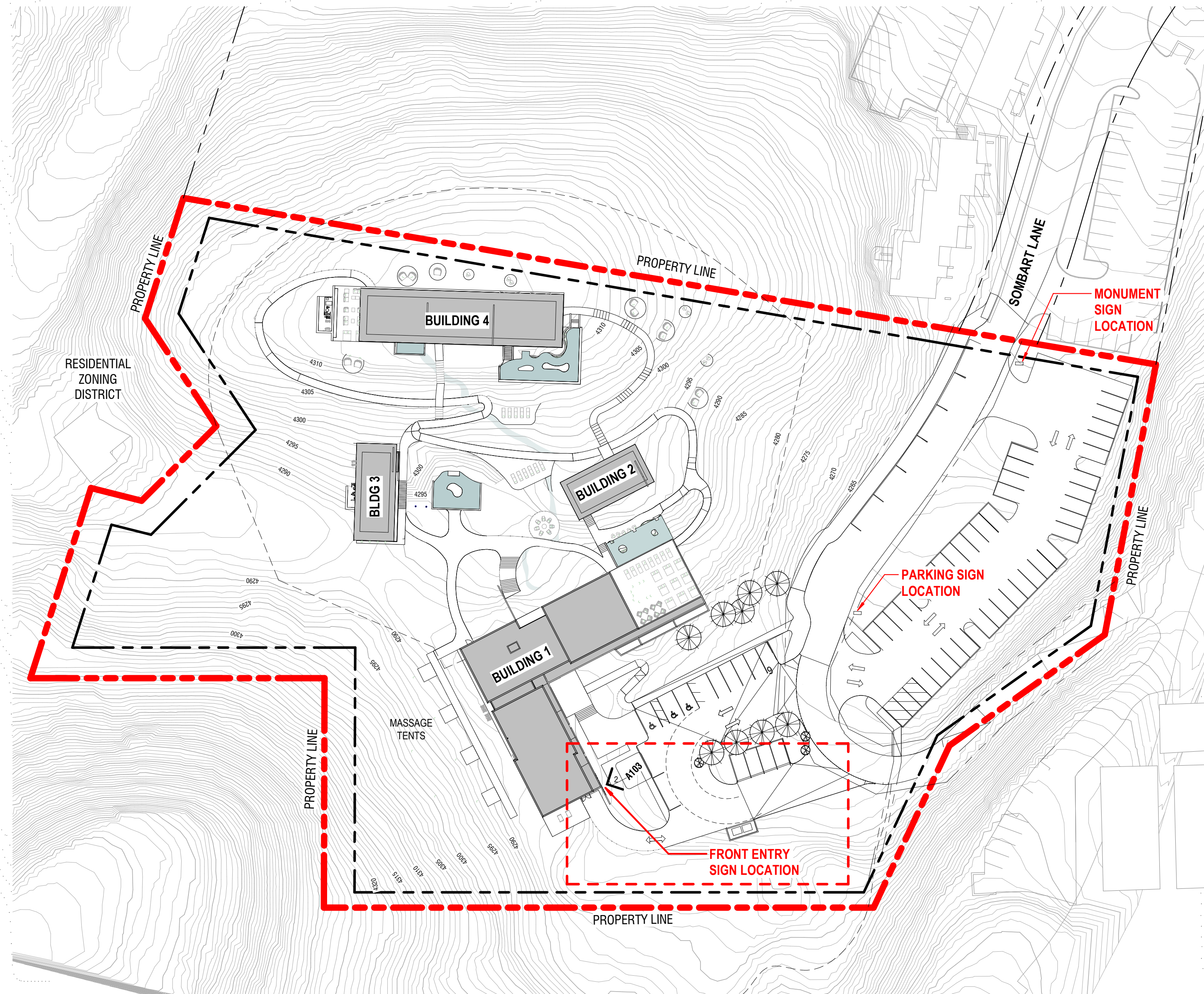
Owner LADA SEDONA LLC.
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**SIGNAGE
LOCATION**

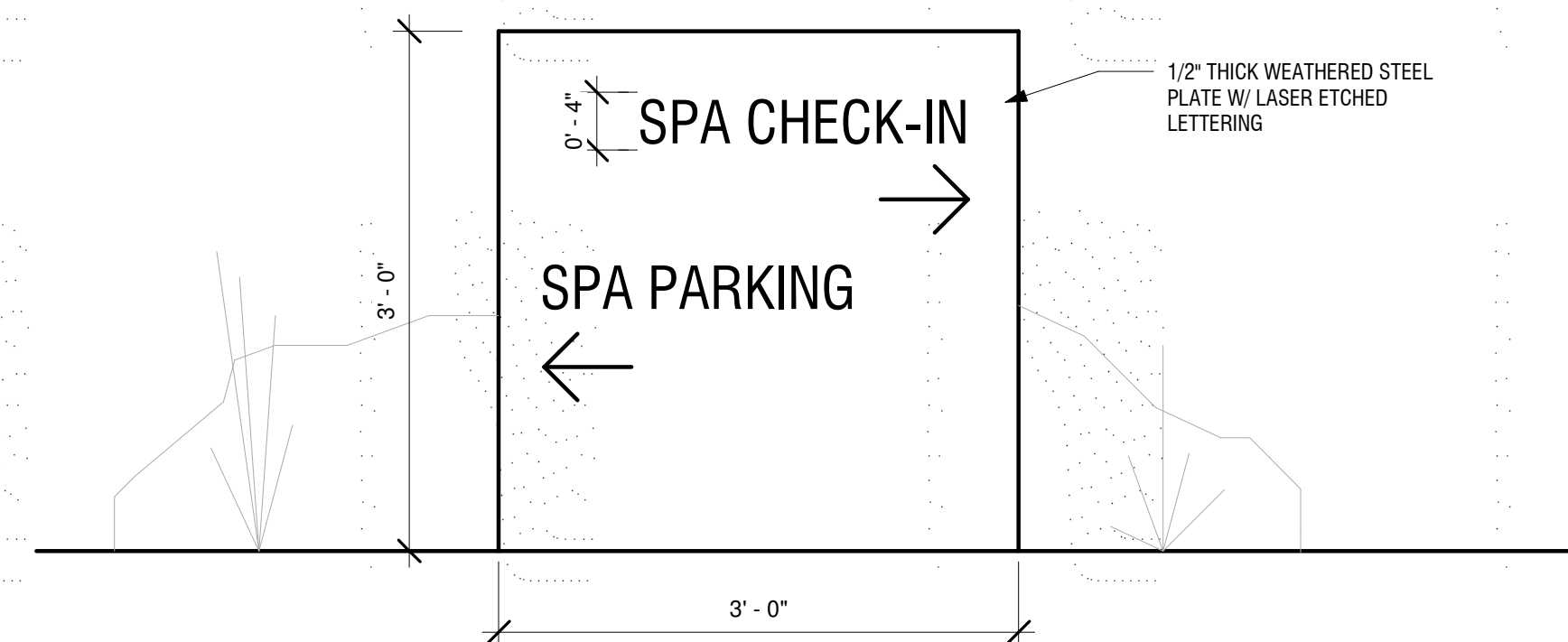
Project Number SED21-01
Date 11/30/22

A103

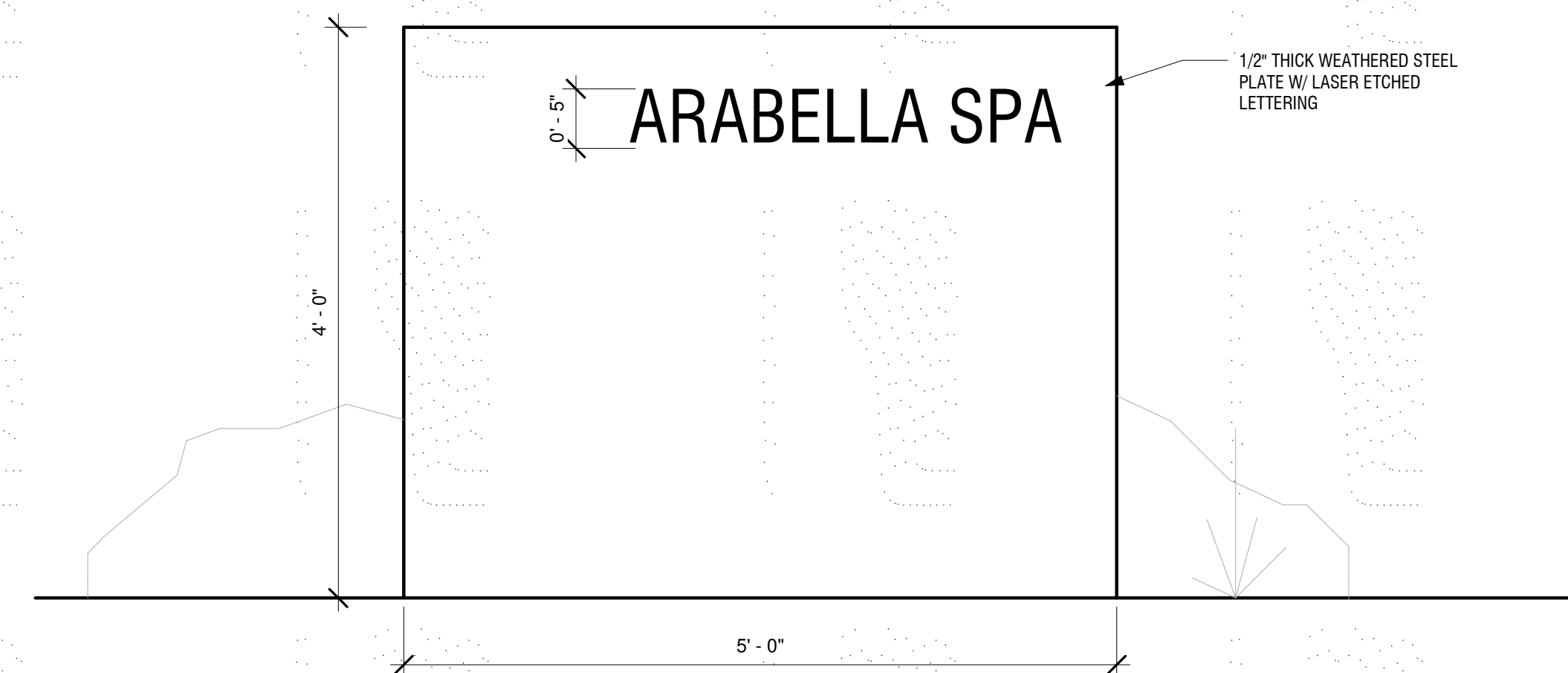
Scale As indicated



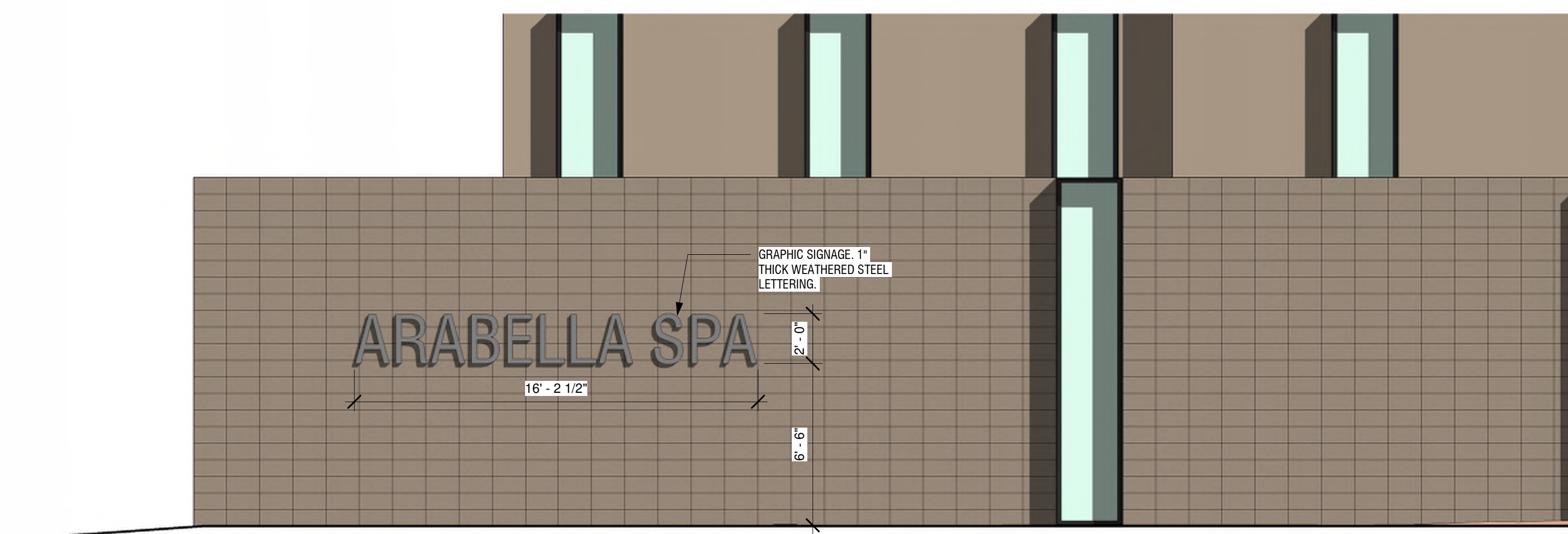
1 SITE SIGNAGE PLAN
1" = 50'-0"



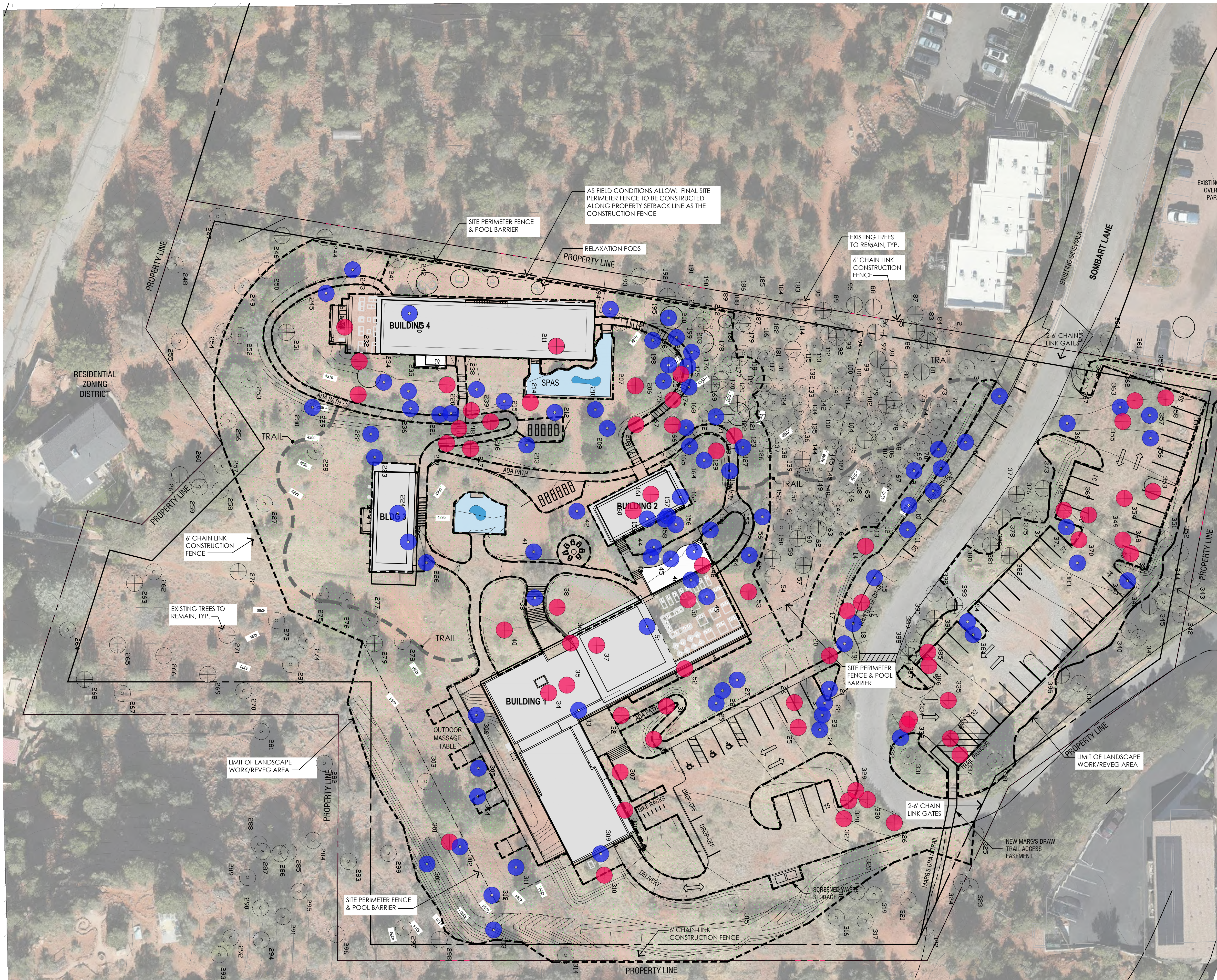
4 PARKING SIGN
1" = 1'-0"



3 MONUMENT SIGN
1" = 1'-0"



2 FRONT ENTRANCE SIGNAGE ELEVATION
1/4" = 1'-0"



REVEGETATION PLANTING AREAS

SYMBOL	DESCRIPTION	QUANTITY
□	LIMIT OF LANDSCAPE SCOPE OF WORK / REVEGETATION WITH INDIGENOUS PLANT MATERIAL AND SITE SALVAGED SURFACE AGGREGATE	±89,050 SF ±2.04 AC

SALVAGEABLE TREES FOR TRANSPLANT ON SITE

#	COMMON NAME	CAL	HT	W
14	SCRUB OAK	16	16	14
16	MESQUITE	7	12	12
17	MESQUITE	6	10	10
20	JUNIPER	16	16	15
25	JUNIPER	10	13	14
26	JUNIPER	12	13	14
30	MESQUITE	6	9	8
31	MESQUITE	8	13	12
32	MESQUITE	4	6	6
34	MESQUITE	4	6	6
35	MESQUITE	4	6	6
36	MESQUITE	5	7	7
37	MESQUITE	9	14	13
38	MESQUITE	6	9	9
40	MESQUITE	4	7	7
48	PINE	14	18	26
50	PINE	10	14	24
52	MESQUITE	12	16	14
53	JUNIPER	4	7	7
128	PINE	6	7	14
129	PINE	7	8	17
161	JUNIPER	10	15	13
167	JUNIPER	6	8	8
173	PINE	4	8	14
205	PINE	7	10	11
207	JUNIPER	16	15	13
208	PINE	16	19	30
211	JUNIPER	15	15	13
216	JUNIPER	7	9	11
217	JUNIPER	4	6	6
218	JUNIPER	6	8	9
231	JUNIPER	12	10	10
232	JUNIPER	4	13	12
233	MESQUITE	4	7	7
237	JUNIPER	5	6	7
301	JUNIPER	8	12	12
307	MESQUITE	4	10	6
308	MESQUITE	7	10	9
310	MESQUITE	6	10	9
326	MESQUITE	7	10	9
327	MESQUITE	4	6	6
328	MESQUITE	6	10	9
329	MESQUITE	4	6	7
330	MESQUITE	6	6	6
333	MESQUITE	10	12	10
334	MESQUITE	6	10	10
335	MESQUITE	6	4	6
336	MESQUITE	15	22	20
337	MESQUITE	10	10	13
348	JUNIPER	12	11	11
349	MESQUITE	7	10	11
353	MESQUITE	6	9	9
354	MESQUITE	5	8	8
355	MESQUITE	7	12	11
358	MESQUITE	8	13	11
362	MESQUITE	5	8	8
369	MESQUITE	8	11	10
370	MESQUITE	9	13	12
372	MESQUITE	12	15	14
385	MESQUITE	6	9	9
386	MESQUITE	5	9	9

TREES TO DESTROY

#	COMMON NAME	CAL	HT	W
4	SCRUB OAK	24	20	10
5	SCRUB OAK	40	22	13
6	SCRUB OAK	48	20	12
7	PINE	18	22	40
8	SCRUB OAK	12	14	12
9	SCRUB OAK	40	18	12
10	SCRUB OAK	96	28	18
11	SCRUB OAK	10	14	12
15	MESQUITE	5	8	8
18	MESQUITE	4	7	8
19	MESQUITE	8	12	12
21	JUNIPER	4	7	8
22	MESQUITE	4	7	8
23	MESQUITE	6	9	9
24	MESQUITE	8	12	12
27	JUNIPER	14	13	14
28	SALT CEDAR	40	14	12
29	SALT CEDAR	12	10	11
33	MESQUITE	7	8	8
39	MESQUITE	6	9	9
41	MESQUITE	14	14	9
42	JUNIPER	4	5	10
43	PINE	4	6	12
44	SCRUB OAK	8	10	8
45	SCRUB OAK	24	14	9
46	SUGAR BUSH	48	20	12
47	SUGAR BUSH	48	20	12
49	SUGAR BUSH	8	12	12
51	JUNIPER	24	22	17
123	PINE	4	5	10
130	PINE	7	9	15
153	SUGAR OAK	8	7	6
154	JUNIPER	36	25	20
155	PINE	4	7	14
156	PINE	4	13	26
157	SUGAR BUSH	20	10	9
158	PINE	4	5	12
159	MESQUITE	10	15	26
162	SUGAR BUSH	18	11	9
164	PINE	12	20	32
165	SUGAR BUSH	24	14	12
166	PINE	4	10	30
171	PINE	7	10	21
174	SUGAR BUSH	36	14	10
175	JUNIPER	6	10	12
176	PINE	4	7	12
194	SUGAR BUSH	44	10	7
195	JUNIPER	12	14	12
196	JUNIPER	12	14	16
198	PINE	14	20	29
204	PINE	8	12	31
206	SUGAR BUSH	22	10	10
209	SUGAR BUSH	48	12	10
210	SUGAR BUSH	10	14	25
212	SUGAR BUSH	48	16	12
213	JUNIPER	14	14	13
214	PINE	13	16	27
220	JUNIPER	18	20	16
221	PINE	10	17	30
222	PINE	8	10	13
223	JUNIPER	20	18	14
224	JUNIPER	20	18	15
225	JUNIPER	12	10	11
226	JUNIPER	16	12	11
229	PINE	8	10	15
234	SCRUB OAK	30	13	7
235	JUNIPER	10	10	10
236	SCRUB OAK	90	17	8
238	SCRUB OAK	84	15	8
239	PINE	5	8	15
240	SUGAR BUSH	48	18	12
243	SUGAR BUSH	20	8	7
245	JUNIPER	22	20	17
300	SUGAR BUSH	14	12	10
302	PINE	6	7	16
304	SUGAR BUSH	14	14	12
305	PINE	12	14	29
309	JUNIPER	10	12	12
311	PINE	14	16	28
312	JUNIPER	6	8	8
313	SUGAR BUSH	34	14	12
332	MESQUITE	20	10	9
347	JUNIPER	12	8	9
356	MESQUITE	8	12	11
357	MESQUITE	6	9	11
363	MESQUITE	4	9	8
368	MESQUITE	24	10	8
371	MESQUITE	6	11	11
383	MESQUITE	6	6	6
384	MESQUITE	8	8	8
394	MESQUITE	10	6	7

CREDIT: EXISTING TREES TO REMAIN*

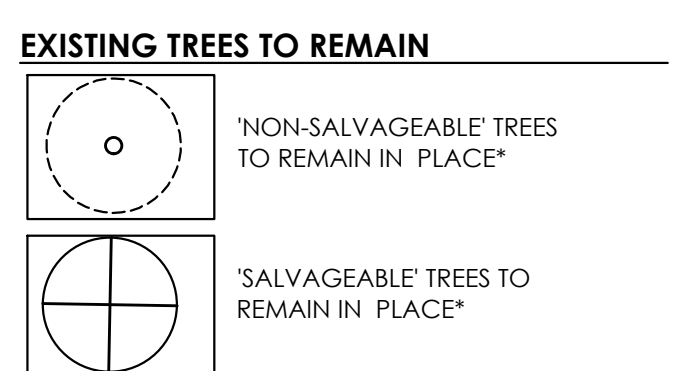
#	COMMON NAME	CAL	CREDIT
12	SCRUB OAK	48	6
13	PINE	12	3
118	PINE	8	2
120	HACKBERRY	4	2
121	HACKBERRY	6	2
122	HACKBERRY	9	3
125	PINE	9	3
126	HACKBERRY	14	4
127	SUGAR BUSH	24	4
152	PINE	4	2
168	HACKBERRY	10	3
169	HACKBERRY	10	3
170	PINE	8	3
172	HACKBERRY	12	3
177	HACKBERRY	12	3
178	HACKBERRY	14	4
180	PINE	8	3
189	SUGAR BUSH	20	4
200	PINE	10	3
201	HACKBERRY	14	4
202	PINE	6	2
203	SUGAR BUSH	36	6
215	JUNIPER	12	3
227	SUGAR BUSH	20	4
228	SUGAR BUSH	30	6
230	PINE	7	2
241	SUGAR BUSH	36	6
250	SUGAR BUSH	4	2
251	JUNIPER	16	4
252	PINE	8	3
253	JUNIPER	22	4
256	JUNIPER	24	6
275	SUGAR BUSH	30	6
276	PINE	8	3
277	JUNIPER	12	3
278	SUGAR BUSH	36	6
279	PINE	10	3
303	JUNIPER	36	6
314	SCRUB OAK	46	6
315	MESQUITE	8	3
325	SUGAR BUSH	20	4
331	MESQUITE	10	3
338	JUNIPER	38	6
350	SCRUB OAK	40	6
351	MESQUITE	8	3
359	MESQUITE	16	4
360	SUGAR BUSH	16	4
366	MESQUITE	6	2
367	MESQUITE	7	2
382	MESQUITE	4	2
393	MESQUITE	4	2
395	MESQUITE	5	2

- *NOTES:
- CALCULATIONS PER THE SEDONA LAND DEVELOPMENT CODE/ 5.6 LANDSCAPE BUFFERING AND SCREENING/ C. TABLE 5.5: CREDITS FOR PRESERVING TREES
 25' OR GREATER = 6 TREES CREDITED
 13'-24.5' = 4 TREES CREDITED
 8'-12.5' = 3 TREES CREDITED
 4'-7.5' = 2 TREES CREDITED
 2'-3.5' = 1 TREE CREDITED
 - TOTAL TREES AND TREE CREDITS PROPOSED EXCEED REQUIRED TREE REQUIREMENT.
 - TREE CREDITS TAKEN FOR TREES ARE WITHIN THE LIMITS OF REVEGETATION AREA ONLY.
 - SEE SHEET L2 FOR REVEG AREA LIMITS.
 - EXISTING TREES WITHIN UNDISTURBED AREAS TO BE PROTECTED IN PLACE.
 - TOTAL TREES INVENTORIED ON SITE: 395
 - TOTAL TREES WITHIN THE LIMIT OF REVEGETATION AREA: 206

TOTAL TREE SYNOPSIS

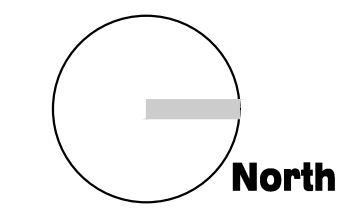
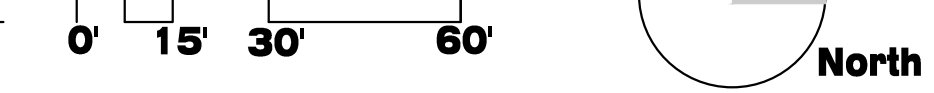
TOTAL EXISTING TREES ON SITE	395
TOTAL TREES TO REMOVE	92
TOTAL TREES TO REMAIN	303* (76%)

* INCLUDING 42 TREES TO BE SALVAGED & TRANSPLANTED ON SITE

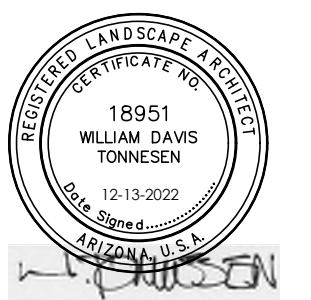


REVEGETATION AREA PLAN / EXISTING TREE EVALUATION

1" = 30'



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CONSTRUCTION DOCUMENTS

These drawings were prepared specifically for the Arabella SPA project and are instruments of the landscape architect service. No part thereof shall be duplicated, distributed disclosed or made available to others except as expressly authorized in writing by Bill Tonnesen. The landscape architect shall be deemed the author of these documents and retains all common law, statutory and copyrights.

Date 03-28-2022

Revised 08-27-2022

Revised 12-13-2022

Revised

Revised

PARCEL 401-220-368
ZONING CO
SITE 5.31 NET AC
231,555 SF

Sheet Number

L 2
2 of 10