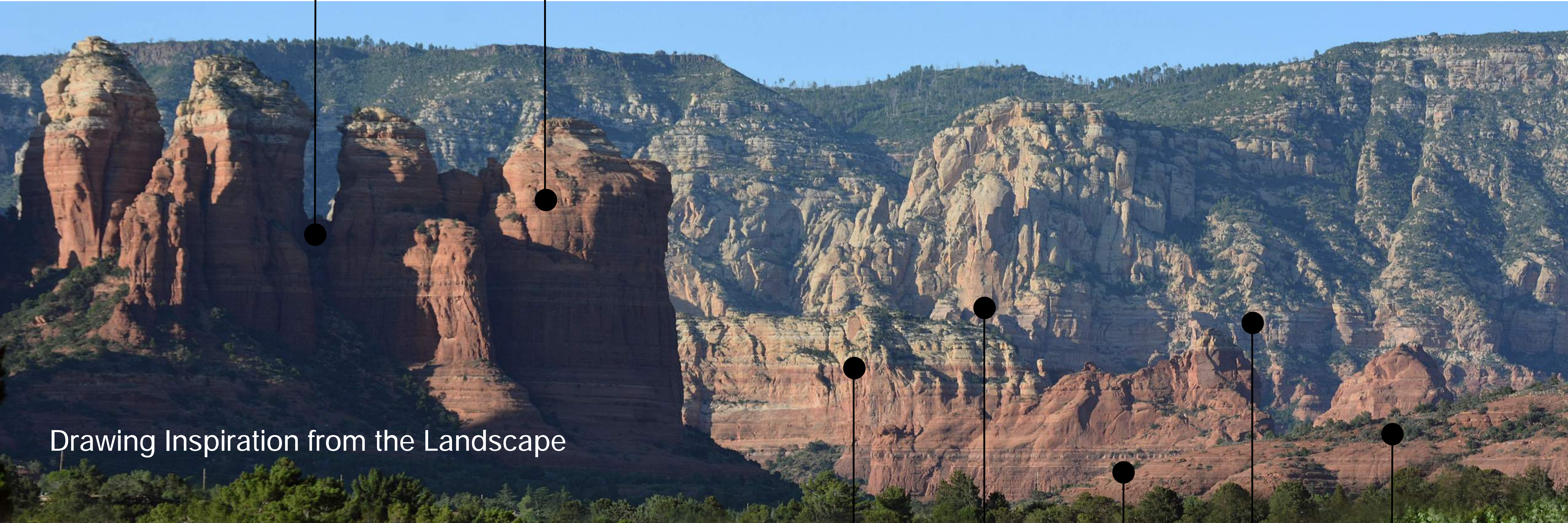


Exposed Steel



Sweeping Metal Facade | Corten Steel



Drawing Inspiration from the Landscape

Principal colors selected for the project are drawn from the surrounding natural environment.

The sweeping metal ribbon screening the south facade reflects the natural color and forms of the neighboring red rock formations. Constructed from durable and eco-friendly weathered steel, the screening material comprises the same iron oxide that gives Sedona's red rock its spectacular red color.

Red rock gabion walls surround the garage and will be formed from rock excavated from the site.

The use of stratified integral-colored concrete visually connects the structure to Sedona's natural geological history. New sustainable manufacturing practices and little to no maintenance throughout its service life makes concrete a good choice for the garage structure.



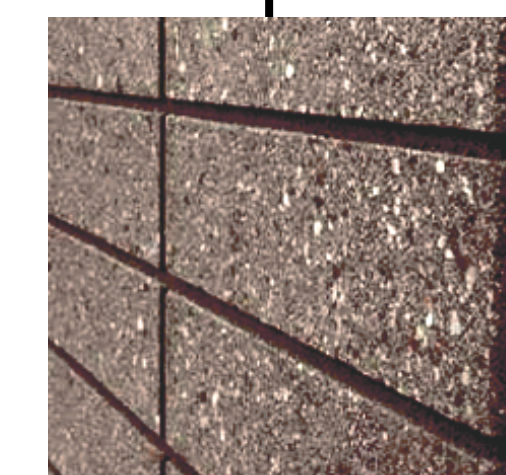
Stratified Concrete



Exterior Painted Surfaces



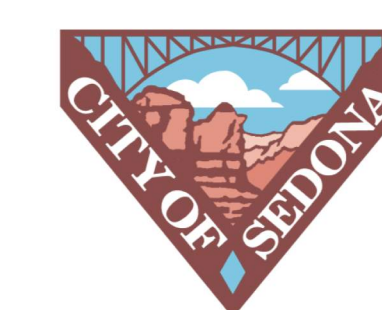
Rock Gabion Walls



Architectural Masonry



Landscape





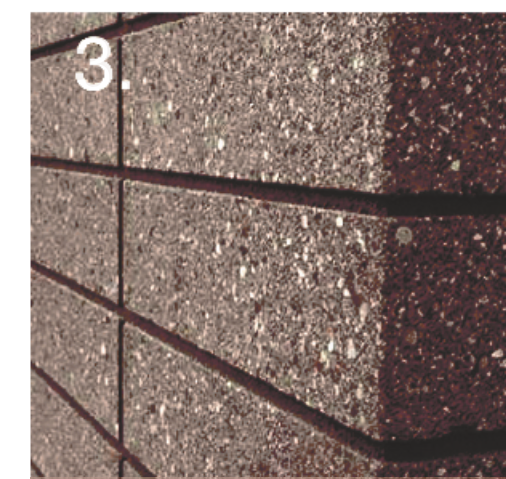
Forest Road



Integral Color Stratified Concrete



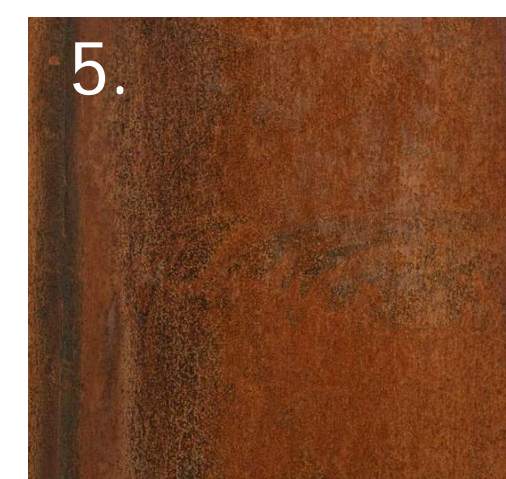
Cable Railing



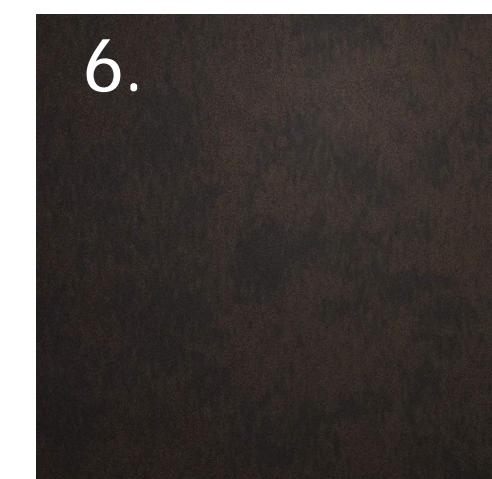
Architectural Masonry
Trendstone "Black Mountain"



Pedestrian Seating
Sandblasted Concrete



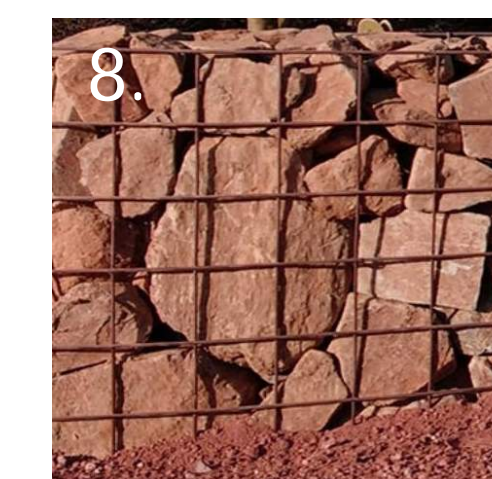
Sweeping Metal Facade
Corten Steel



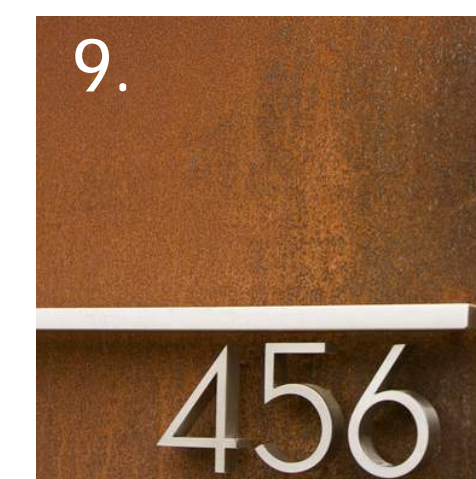
Exposed Steel
Dark Oiled Bronze Finish



Exterior Painted Surfaces
SW 6060 Moroccan Brown

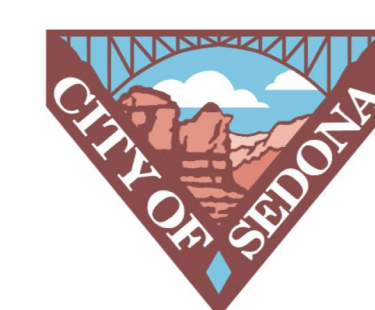


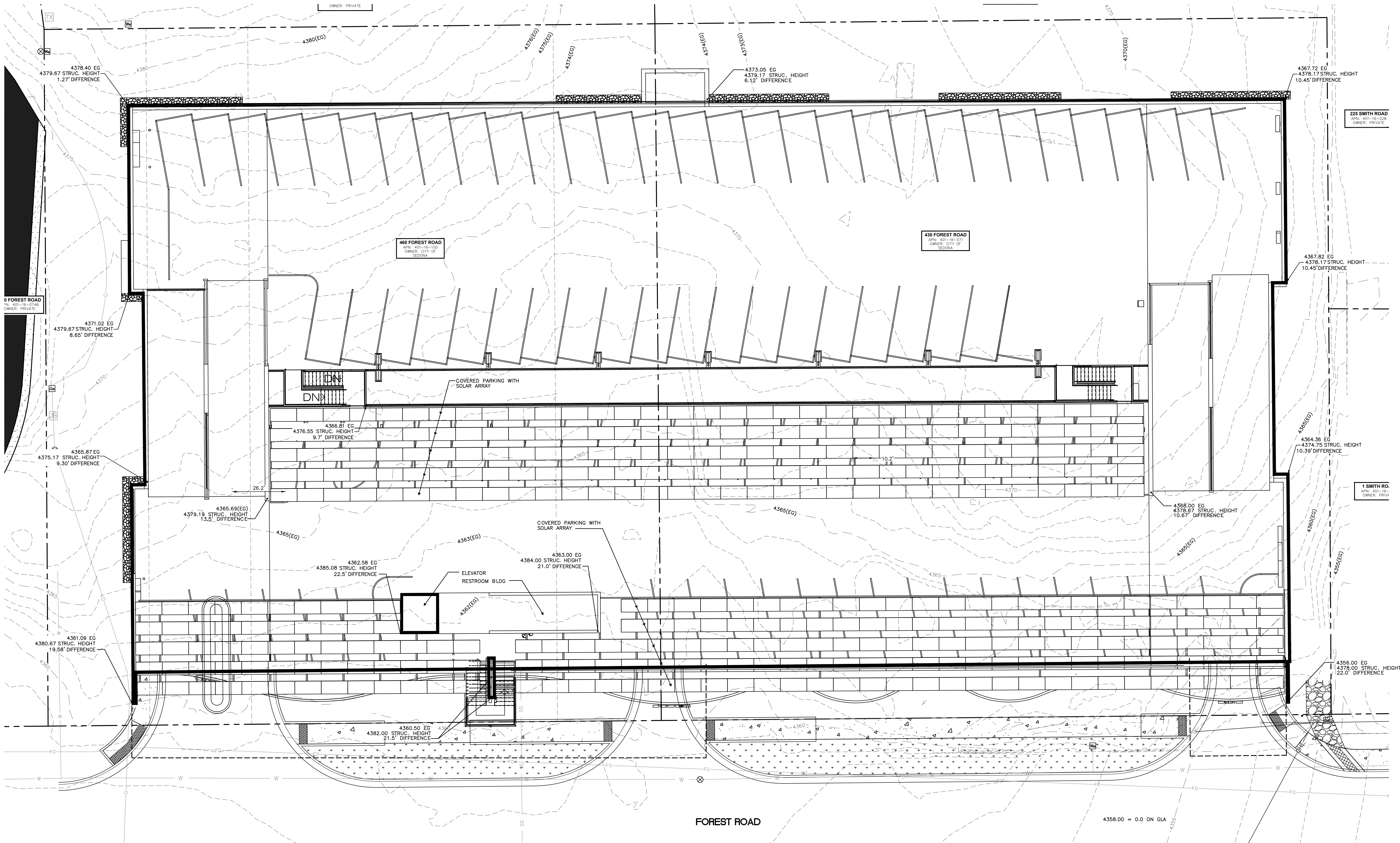
Red Rock Gabion Walls



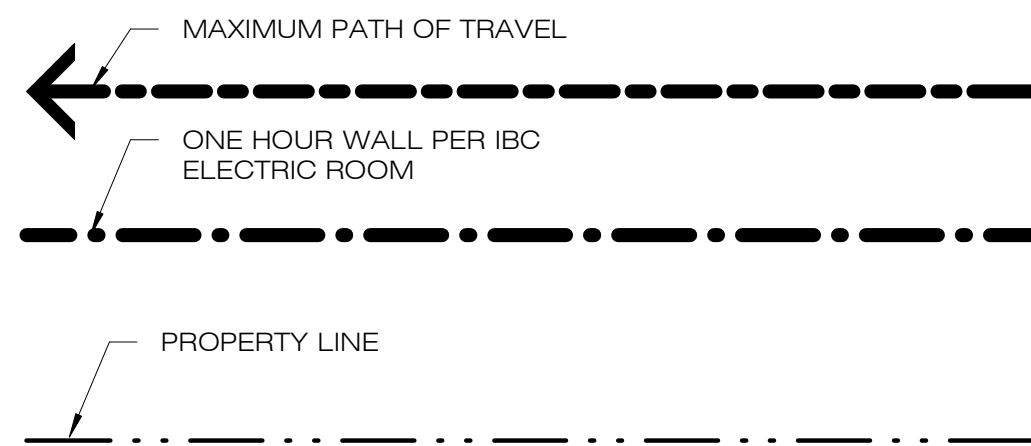
Garage Signage
Brushed Aluminum

- 10. Solar Array
- 11. Satellite Police Station
- 12. Bike Rental
- 13. Restrooms





SYMBOL LEGEND



PARKING COUNTS

BASEMENT LEVEL
97 SPACES

GROUND LEVEL
74 SPACES
7 ACC. SPACES

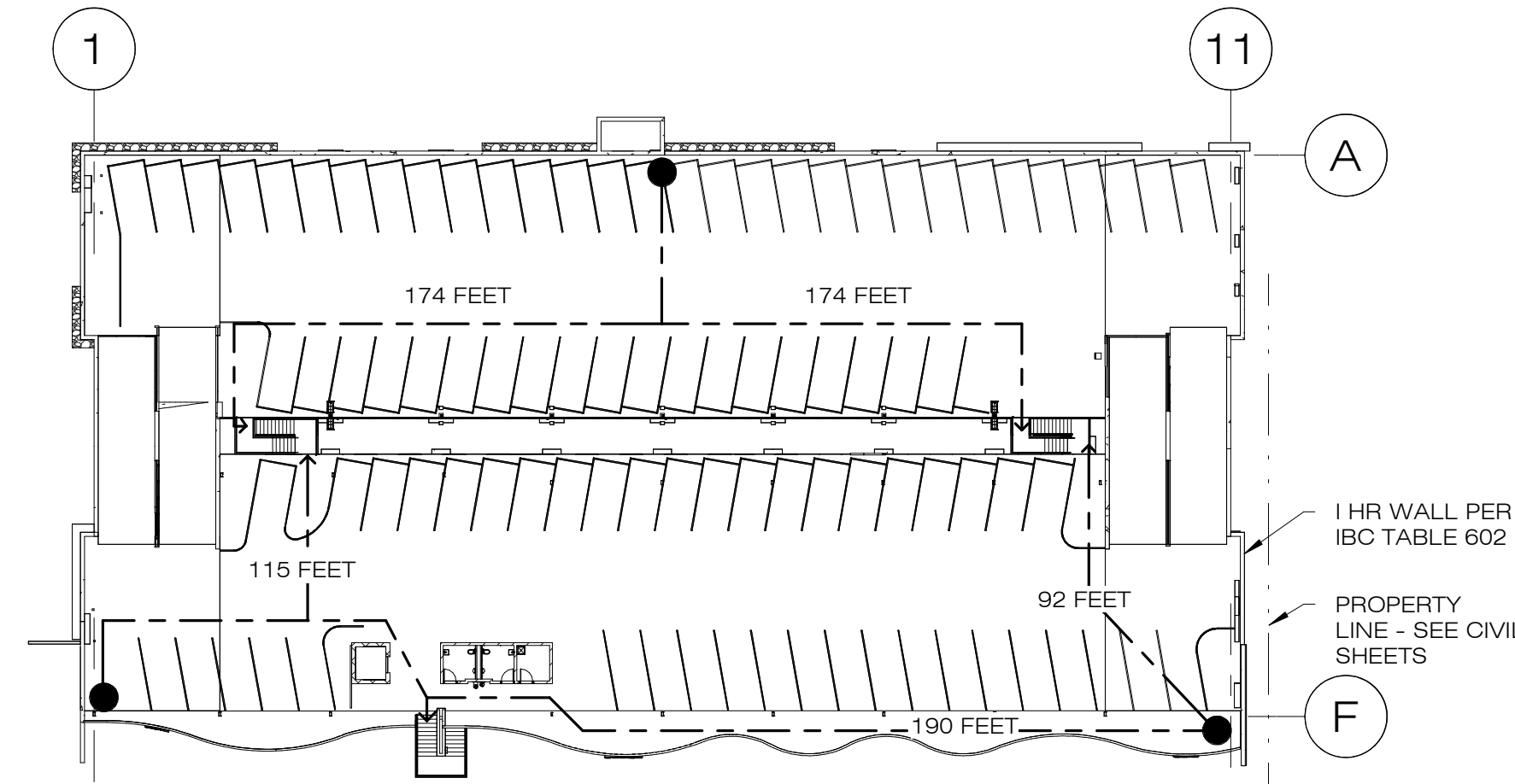
UPPER LEVEL
97 SPACES

TOTAL SPACES: 275

PARKING NOTES:

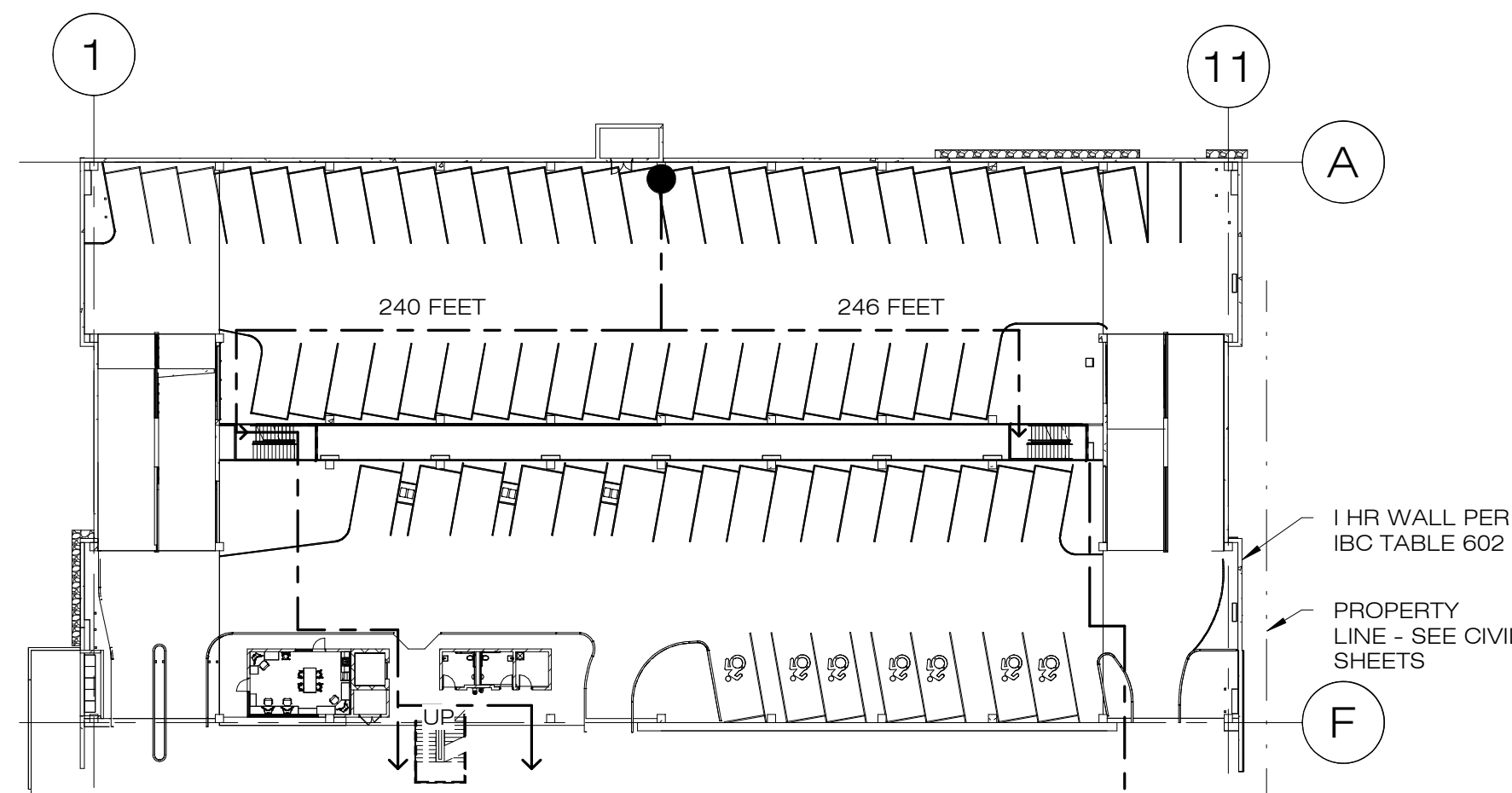
EACH ACCESSIBLE PARKING SPACE SHALL COMPRISE RECTANGULAR AREAS NOT LESS THAN 11 FEET WIDE BY 18 FEET LONG WITH A 5-FOOT MINIMUM WIDTH ACCESS AISLE ON ITS RIGHT SIDE (EXCEPT IN LAYOUTS WHEREIN 2 ACCESSIBLE PARKING SPACES SHARE A SINGLE 5-FOOT-WIDE ACCESS AISLE).

EACH ACCESS AISLE SHALL LEAD DIRECTLY TO AN ACCESSIBLE ROUTE OF TRAVEL.



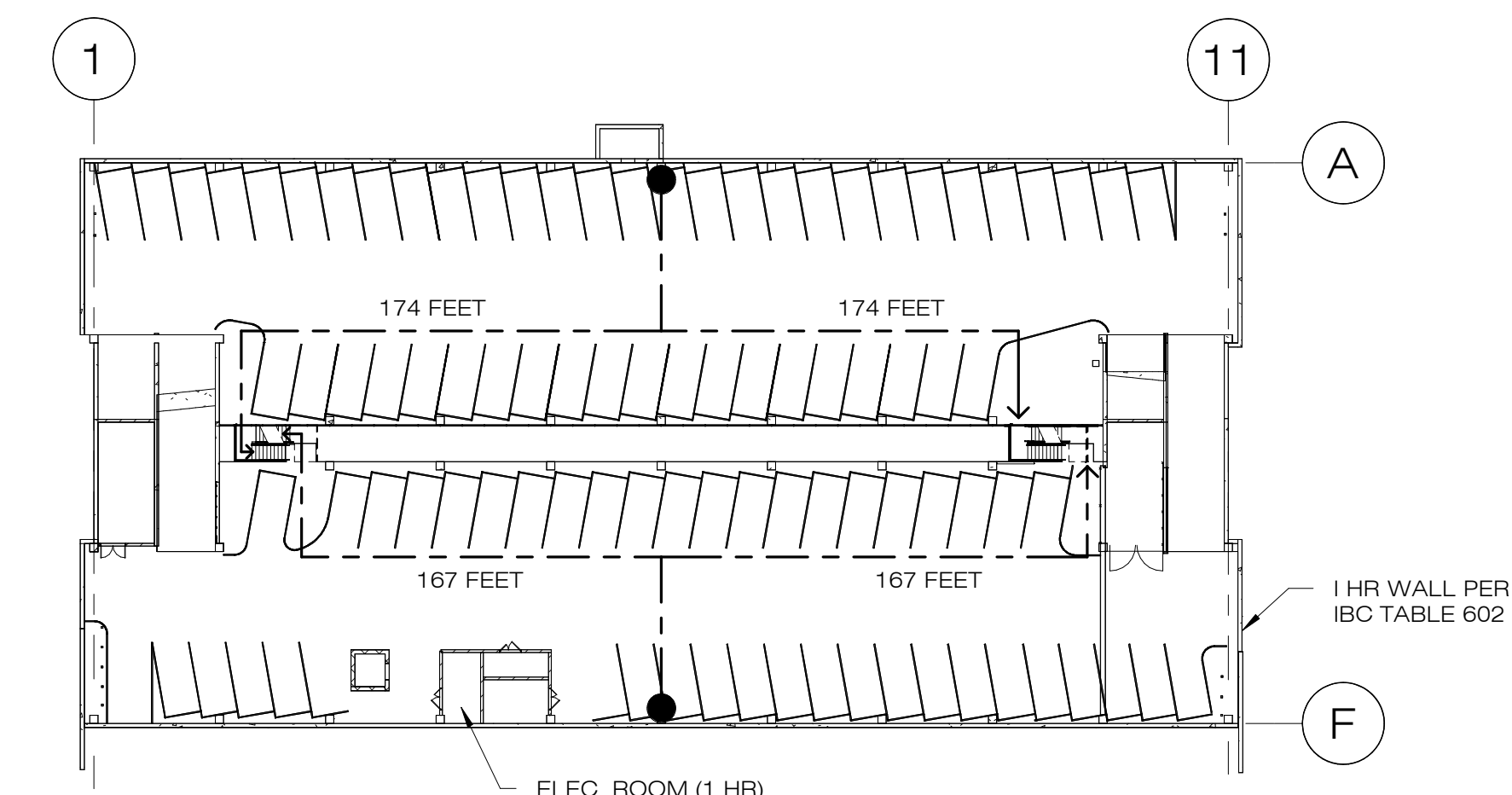
ROOF LEVEL TIER

1" = 40'



GROUND LEVEL TIER

1" = 40'



LOWER LEVEL TIER

1" = 40'

CODE ANALYSIS

GENERAL:		FIRE PROTECTION SYSTEM (CHAPTER 9)
LOCATION:	UPTOWN SEDONA PARKING GARAGE 430 & 460 Forest Road SEDONA, AZ 86336	THE BUILDING SHALL BE EQUIPPED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM AND A FULLY ADDRESSABLE ALARM SYSTEM PER SECTION 903.
OWNER:	CITY OF SEDONA DEPARTMENT OF PUBLIC WORKS 102 ROADRUNNER DRIVE SEDONA, ARIZONA 86336 (928) 204-7111	
ZONING:	M-3 Mixed Use APN 401-16-071 & 401-16-100	MEANS OF EGRESS (CHAPTER 10)
SITE AREA:	1.24 ACRES	OCCUPANT LOAD (IBC TABLE 1004.5):
BUILDING SIZE:	117,780 GSF (3 DECK TYPE STRUCTURE APPROXIMATELY 270 PARKING SPACES)	OCCUPANT LOAD FACTOR = 200 GROSS
APPLICABLE CODES:	ALL AS AMENDED BY CITY OF SEDONA 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2017 NATIONAL ELECTRIC CODE (NEC) 2018 UNIFORM PLUMBING CODE (UPC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)	BASEMENT LEVEL (38,195 SF) = 191 TOTAL OCCUPANTS GROUND LEVEL FLOOR (38,495 SF) = 193 TOTAL OCCUPANTS UPPER LEVEL (40,183 SF) = 201 TOTAL OCCUPANTS GRAND TOTAL = 585 TOTAL
TABLE 601, FIRE RESISTANCE OF BUILDING ELEMENTS	CONSTRUCTION TYPE IIB PRIMARY STRUCTURE = 0 HOURS BEARING WALLS - EXTERIOR = 0 HOURS BEARING WALLS - INTERIOR = 0 HOURS NON-BEARING WALLS - INTERIOR = 0 HOURS FLOOR CONSTRUCTION = 0 HOURS ROOF CONSTRUCTION = 0 HOURS	EXITS REQUIRED = 2 (SECTION 1006) EXITS PROVIDED = 2 REQUIRED EXIT WIDTH = 165 OCCUPANTS X 2' / OCC. 34' REQUIRED > 9' PROVIDED (IBC 1005.3.1) PER 1011.2, MIN. STAIR WIDTH = 44', 44' MIN. STAIR WIDTH PROVIDED.
OCCUPANCY (IBC CHAPTER 3)	Section 311.3 (IBC) parking garages enclosed S-2 OCCUPANCY - Section 404.2 - ENCLOSED PARKING GARAGES, OPEN OR ENCLOSED. ACCESSORY USES - Section 503 - ANY ACCESSORY OCCUPANCIES SHALL NOT EXCEED 10% OF THE BUILDING AREA. S-2 MAIN OCCUPANCY BASEMENT LEVEL PARKING = 38,195 SF GROUND LEVEL PARKING = 38,495 SF UPPER DECK LEVEL PARKING = 40,183 SF TOTAL = 116,873 SF ELECTRIC ROOM = 244 SF IT CLOSET = 261 SF STORAGE = 130 SF RESTROOMS = 280 SF TOTAL = 915 SF ACCESSORY USE TOTAL = 915 SF < (10%) X (116,873 SF) NO OCCUPANCY SEPARATION REQUIRED PER 510.3 CONDITION 5 OFFICE, RESTROOMS & MECH. ROOMS WITH A TOTAL AREA LESS THAN 1,000 SF, BASEMENT LEVEL SHALL BE CONSIDERED A SEPARATE & DISTINCT BUILDING.	1005.3.1 EXIT WIDTH: STAIRWAYS: 2 PROVIDED @ EACH PARKING LEVEL 88' COMBINED STAIR WIDTH PROVIDED @ BASEMENT > (0.3' x 191 OCC) = 58' REQUIRED 88' COMBINED STAIR WIDTH PROVIDED @ GROUND LEVEL > (0.3' x 193 OCC) = 58' REQUIRED 88' COMBINED STAIR WIDTH PROVIDED @ UPPER LEVEL > (0.3' x 201 OCC) = 60' REQUIRED EXIT ACCESS STAIRWAYS AREA OF REFUGE EXCEPTION 2 FOR AUTOMATIC SPRINKLER SYSTEM (IBC 1009.3.3) EXIT ACCESS TRAVEL DISTANCE, TABLE 1017.2 S-2 OCCUPANCY, SPRINKLERED = 400' > 174' ACTUAL MAX. MAX. PLUMBING FIXTURE REQUIREMENTS PUBLIC TOILET FACILITIES ARE NOT REQUIRED FOR PARKING GARAGES WITHOUT PARKING ATTENDANTS (IBC 2902.3) 4 UNISEX RESTROOMS PROVIDED: 4 TOILETS 4 URINALS 4 SINKS 4 DRINKING FOUNTAINS PROVIDED ALONG ACCESSIBLE ROUTE 2 SERVICE SINKS PROVIDED
BUILDING AREA / HEIGHT (IBC CHAPTER 5)	AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED THROUGHOUT TABLE 504.3. ALLOWABLE HEIGHT, TYPE IIB CONSTRUCTION W/ SPRINKLERS = 75' 27' MAX ACTUAL HEIGHT < 75' ALLOWED TABLE 504.4 ALLOWABLE NUMBER OF STORIES = 4 1 STORY ABOVE GRADE +1 BELOW = 3 ACTUAL < 4 ALLOWED TABLE 506.2, SECTION 506.2.4 ALLOWABLE BASIC AREA, TYPE IIB CONSTRUCTION W/ SPRINKLERS (SM) = 78,000 SF/STORY > 40,183 (LARGEST FLOOR AREA) PER 506.3.2 W = (284' x 1') + (284' X 2/3) + (139' x 2/3) + (139' x 1/6) = .70 846'	

NOTICE OF EXTENDED PAYMENT PROVISION

(PER ARS 32-1129.01) THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVALS OF BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVALS OF BILLINGS AND ESTIMATES FOR RELEASE OF RETENTION AND WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR FINAL PAYMENT.



Symbol	Revisions	Date	Appr.	Designed by:	Date:
				JL	09 January 2024
				Drawn by:	
				RGH	
				Checked by:	Project Code:
				JL/JP	GLA PROJECT NO. 20109

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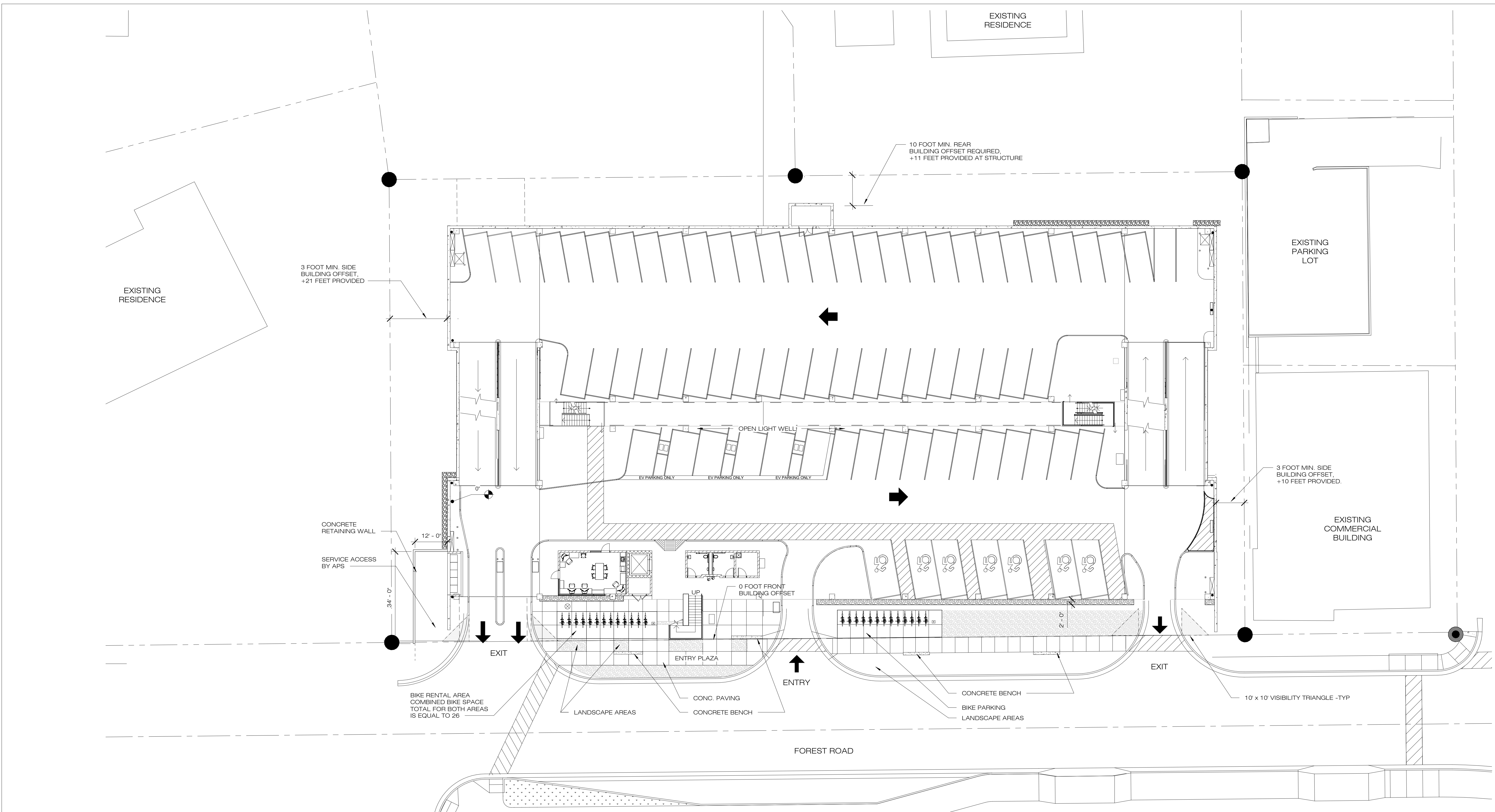


**CITY OF SEDONA
PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111**

Uptown Sedona Parking Facility
Occupancy & Code Analysis

SHEET ID
a001
SHEET NO.
OF

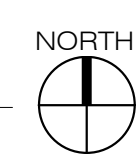
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1 Architectural Site Plan
 1/16" = 1'-0"



VERIFY SCALES 0 1"
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Symbol	Revisions	Date	Appr.

Designed by: JL	Date: 09 January 2024
Drawn by: RGH	
Checked by: JL/JP	Project Code: GLA PROJECT NO. 20109

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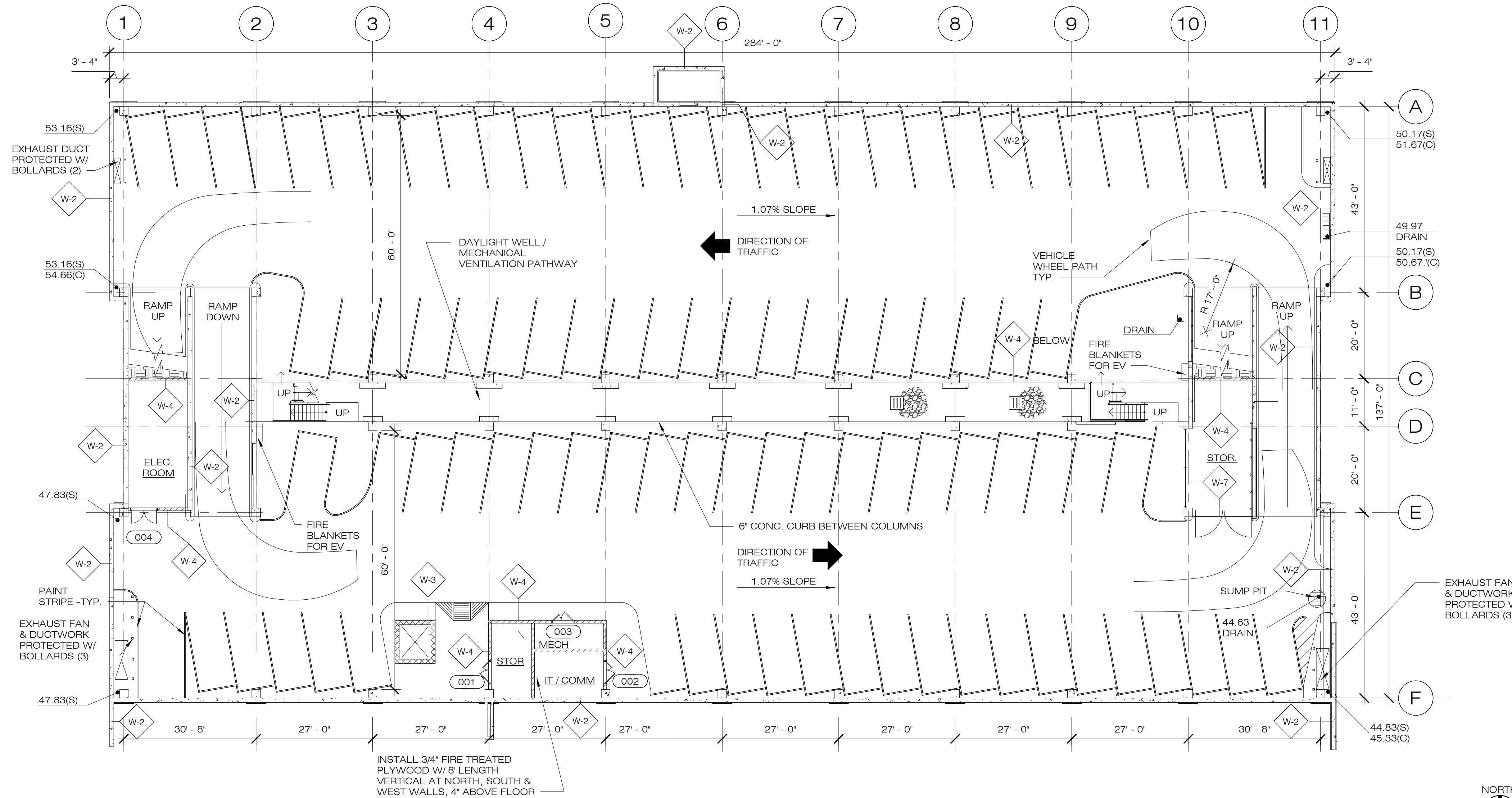
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 gaborlorant.com



**CITY OF SEDONA
 PUBLIC WORKS DEPARTMENT
 102 ROADRUNNER DRIVE
 SEDONA, ARIZONA 86336
 928-204-7111**

Uptown Sedona Parking Facility
 Architectural Site Plan

SHEET ID
 a050
 SHEET NO.
 OF



PARKING COUNTS	
BASEMENT LEVEL	94 SPACES
GROUND LEVEL	72 SPACES 7 ACC. SPACES
UPPER LEVEL	95 SPACES
TOTAL SPACES:	268

WALL TYPE	DESCRIPTION
W-1	8" CONCRETE WALL, REINFORCE PER STRUCTURAL DOCUMENTS
W-2	12" CONCRETE WALL, REINFORCE PER STRUCTURAL DOCUMENTS
W-3	12x8x16 CONCRETE MASONRY UNITS, GROUT CELLS W/ REINFORCING PER STRUCTURAL DOCUMENTS.
W-4	8x8x16 CONCRETE MASONRY UNITS, GROUT CELLS W/ REINFORCING PER STRUCTURAL DOCUMENTS.
W-5	PLUMBING WALL, 5/8" CEMENT BOARD ON 3-5/8" METAL STUDS AT 16' O.C. PROVIDE WALL TILE FINISH.
W-6	CORRUGATED CORTEN PANELS OVER STEEL TUBE FRAME.
W-7	WIRE MESH FENCING & GATES OVER STEEL TUBE FRAMING.

2 LOWER LEVEL TIER PLAN - GLEV
1/16" = 1'-0"

NOTICE OF EXTENDED PAYMENT PROVISION

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				JL/JP	GLA PROJECT NO. 20109

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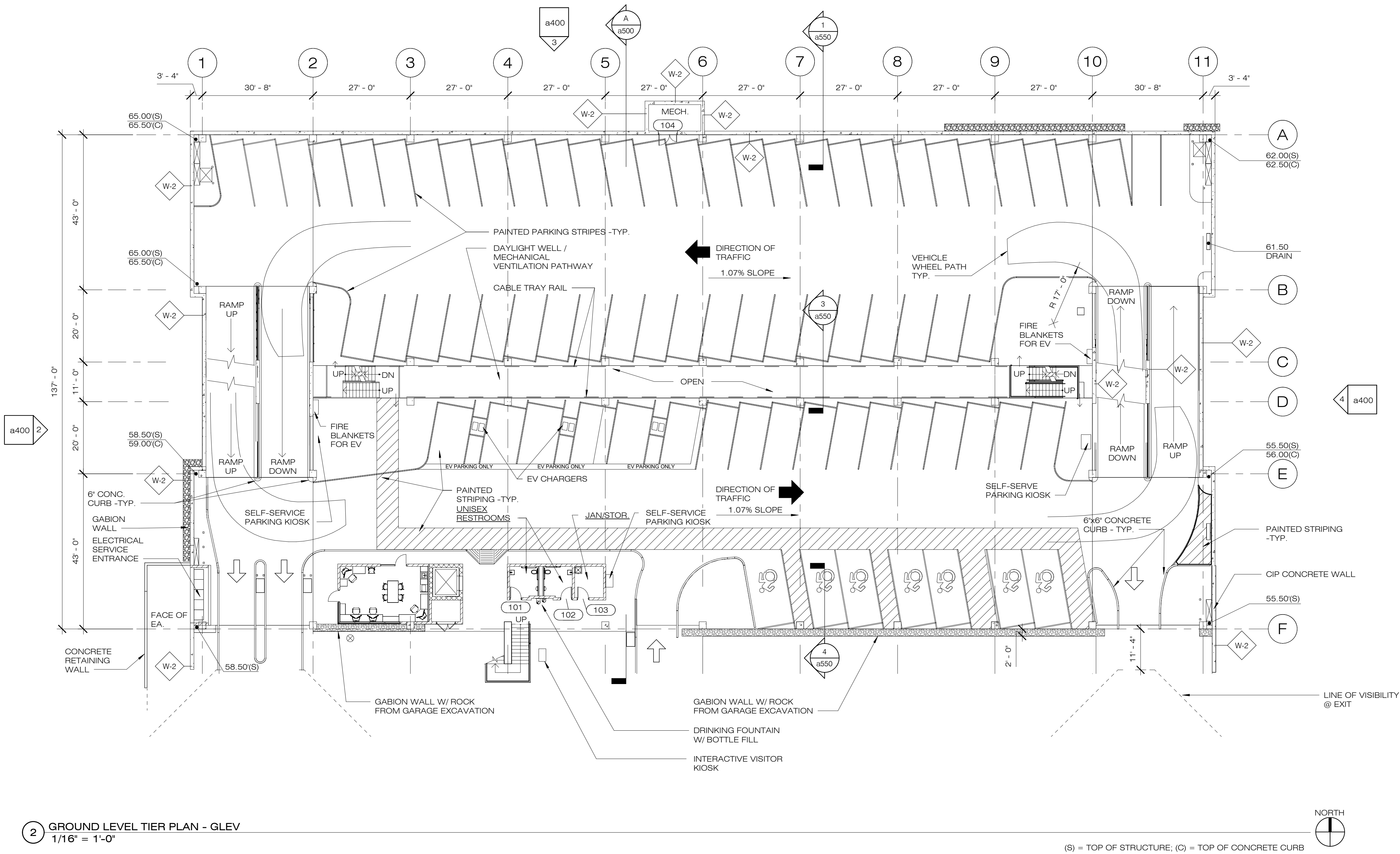
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**CITY OF SEDONA
PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111**

Uptown Sedona Parking Facility
Lower Level Tier Plan

SHEET ID
a100
SHEET NO.
OF



2 GROUND LEVEL TIER PLAN - GLEV
1/16" = 1'-0"

WALL TYPE	DESCRIPTION
W-1	8" CONCRETE WALL, REINFORCE PER STRUCTURAL DOCUMENTS
W-2	12" CONCRETE WALL, REINFORCE PER STRUCTURAL DOCUMENTS
W-3	12x8x16 CONCRETE MASONRY UNITS, GROUT CELLS W/ REINFORCING PER STRUCTURAL DOCUMENTS.
W-4	8x8x16 CONCRETE MASONRY UNITS, GROUT CELLS W/ REINFORCING PER STRUCTURAL DOCUMENTS.
W-5	PLUMBING WALL, 5/8" CEMENT BOARD ON 3-5/8" METAL STUDS AT 16" O.C. PROVIDE WALL TILE FINISH.
W-6	CORRUGATED CORTEN PANELS OVER STEEL TUBE FRAME.
W-7	WIRE MESH FENCING & GATES OVER STEEL TUBE FRAMING.

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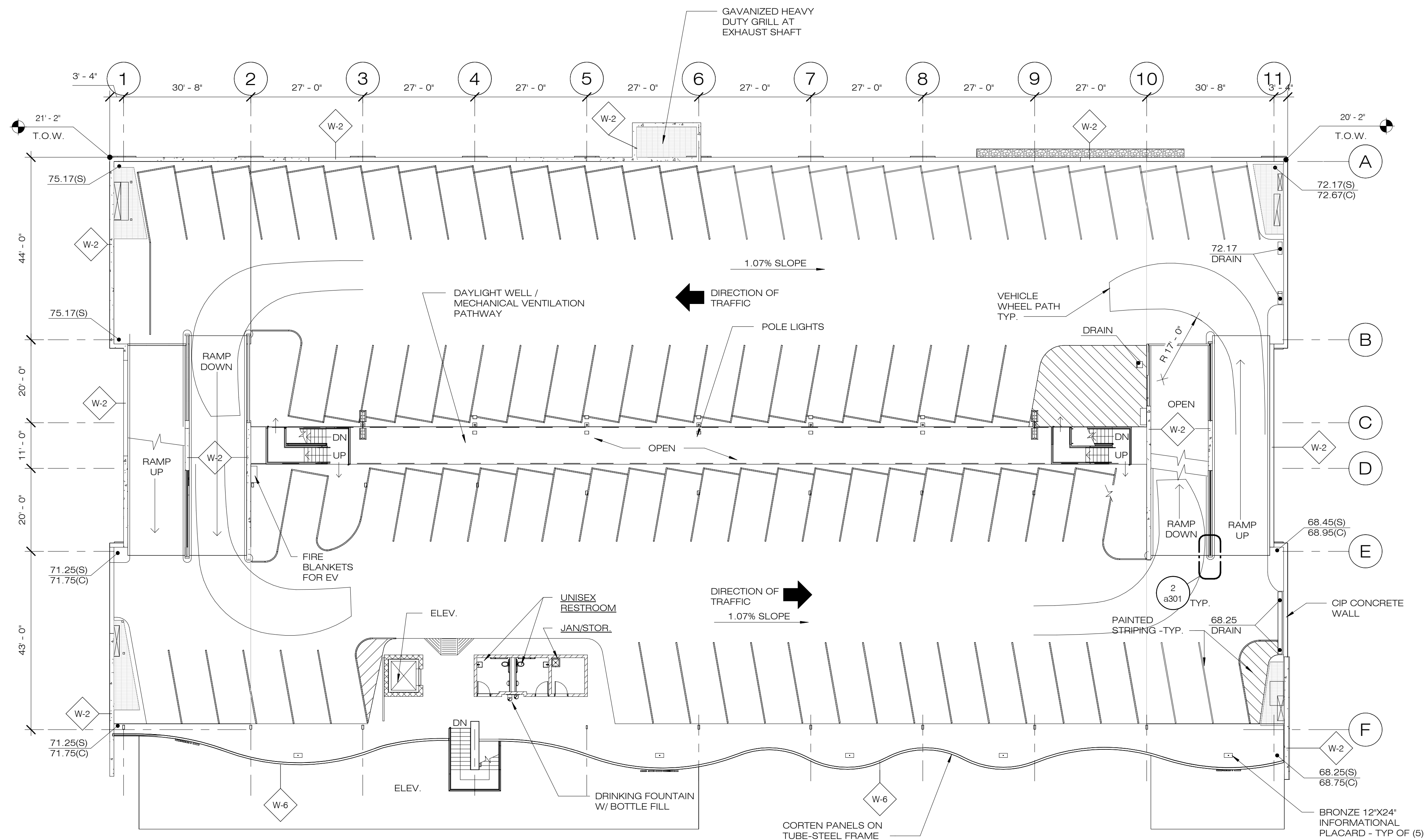


**CITY OF SEDONA
PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111**

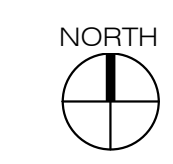
Uptown Sedona Parking Facility
Ground Level Tier Plan

SHEET ID
a101
SHEET NO.
OF

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1 UPPER LEVELS PLAN
1/16" = 1'-0"



WALL TYPE	DESCRIPTION
W-1	8" CONCRETE WALL, REINFORCE PER STRUCTURAL DOCUMENTS
W-2	12" CONCRETE WALL, REINFORCE PER STRUCTURAL DOCUMENTS
W-3	12x8x16 CONCRETE MASONRY UNITS, GROUT CELLS W/ REINFORCING PER STRUCTURAL DOCUMENTS.
W-4	8x8x16 CONCRETE MASONRY UNITS, GROUT CELLS W/ REINFORCING PER STRUCTURAL DOCUMENTS.
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W-7	WIRE MESH FENCING & GATES OVER STEEL TUBE FRAMING.

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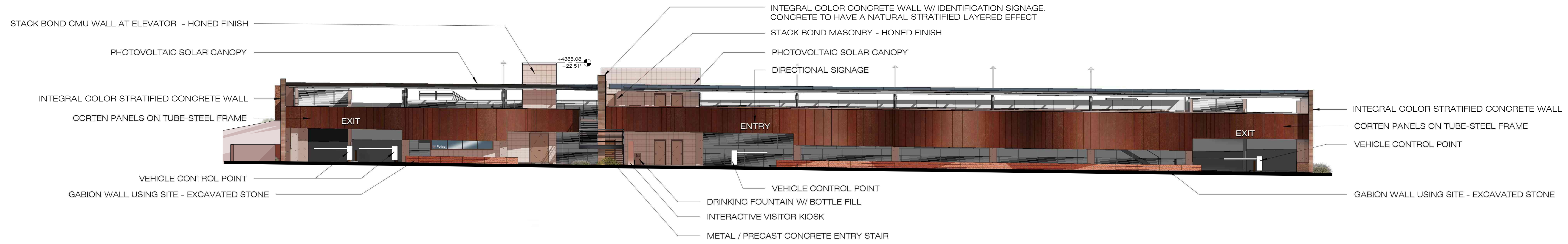


CITY OF SEDONA
PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111

Uptown Sedona Parking Facility
 Roof Level Tier Plan

SHEET ID
 a102
 SHEET NO.
 OF

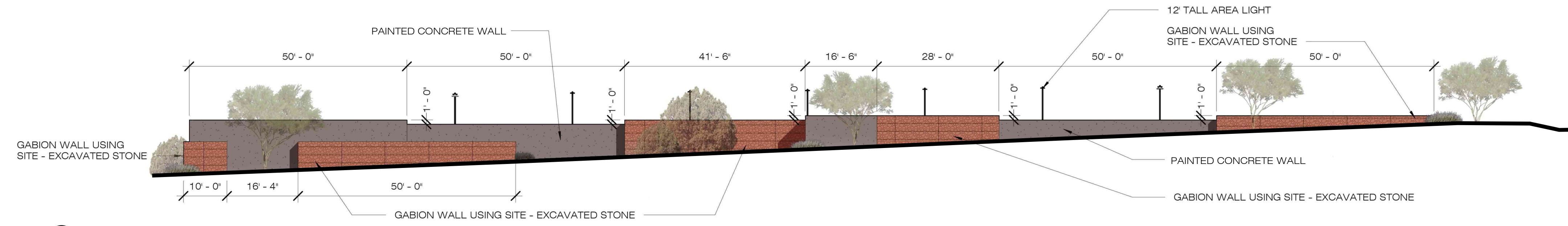
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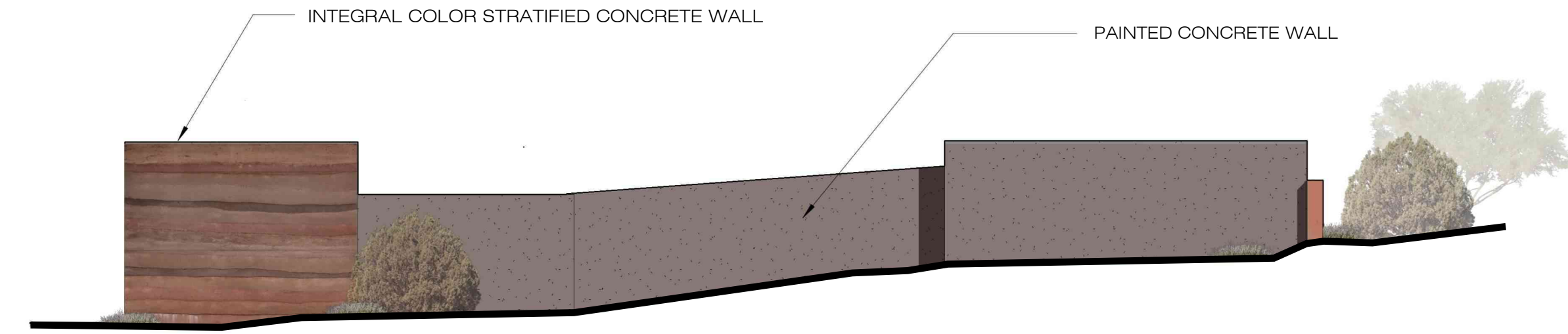
1 SOUTH - BUILDING ELEVATION
1/16" = 1'-0"



2 WEST - BUILDING ELEVATION
1/16" = 1'-0"



3 NORTH - BUILDING ELEVATION
1/16" = 1'-0"



4 EAST - BUILDING ELEVATION
1/16" = 1'-0"

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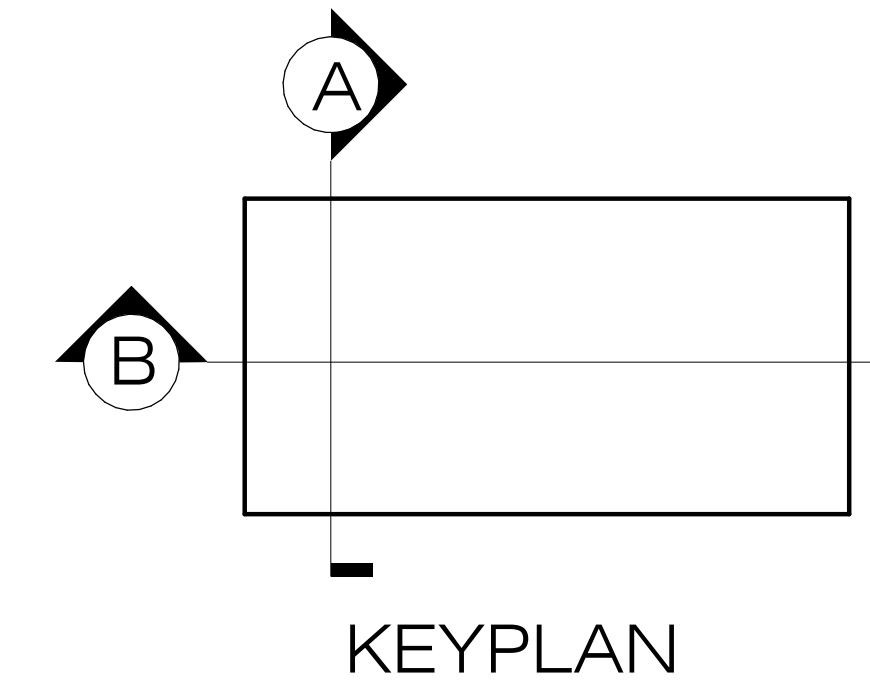
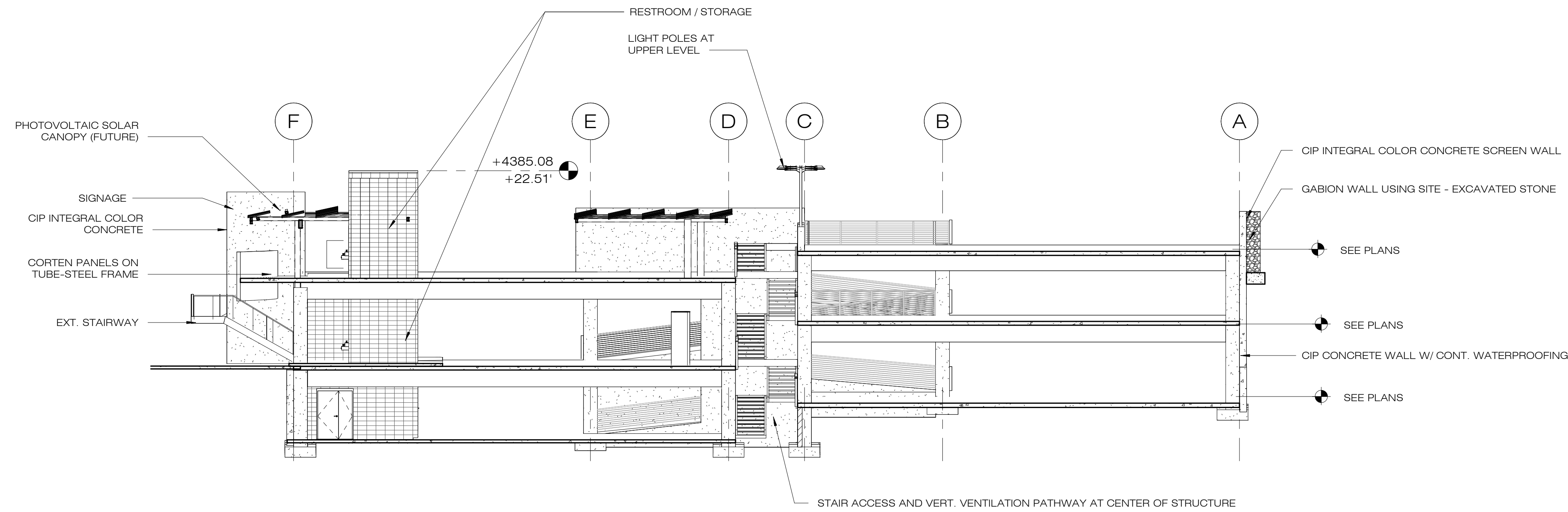
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CITY OF SEDONA PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111

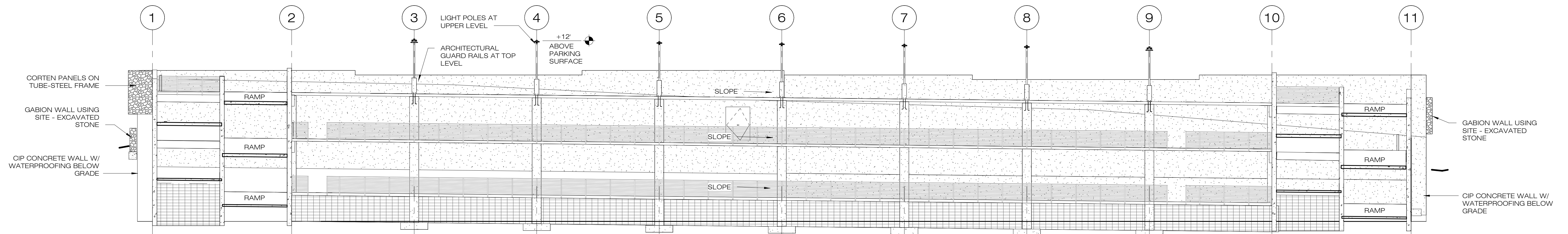
Uptown Sedona Parking Facility
Exterior Elevations

SHEET ID
a400

SHEET NO.
OF



Section - A
3/32" = 1'-0"



Section - B
3/32" = 1'-0"

NOTICE OF EXTENDED PAYMENT PROVISION

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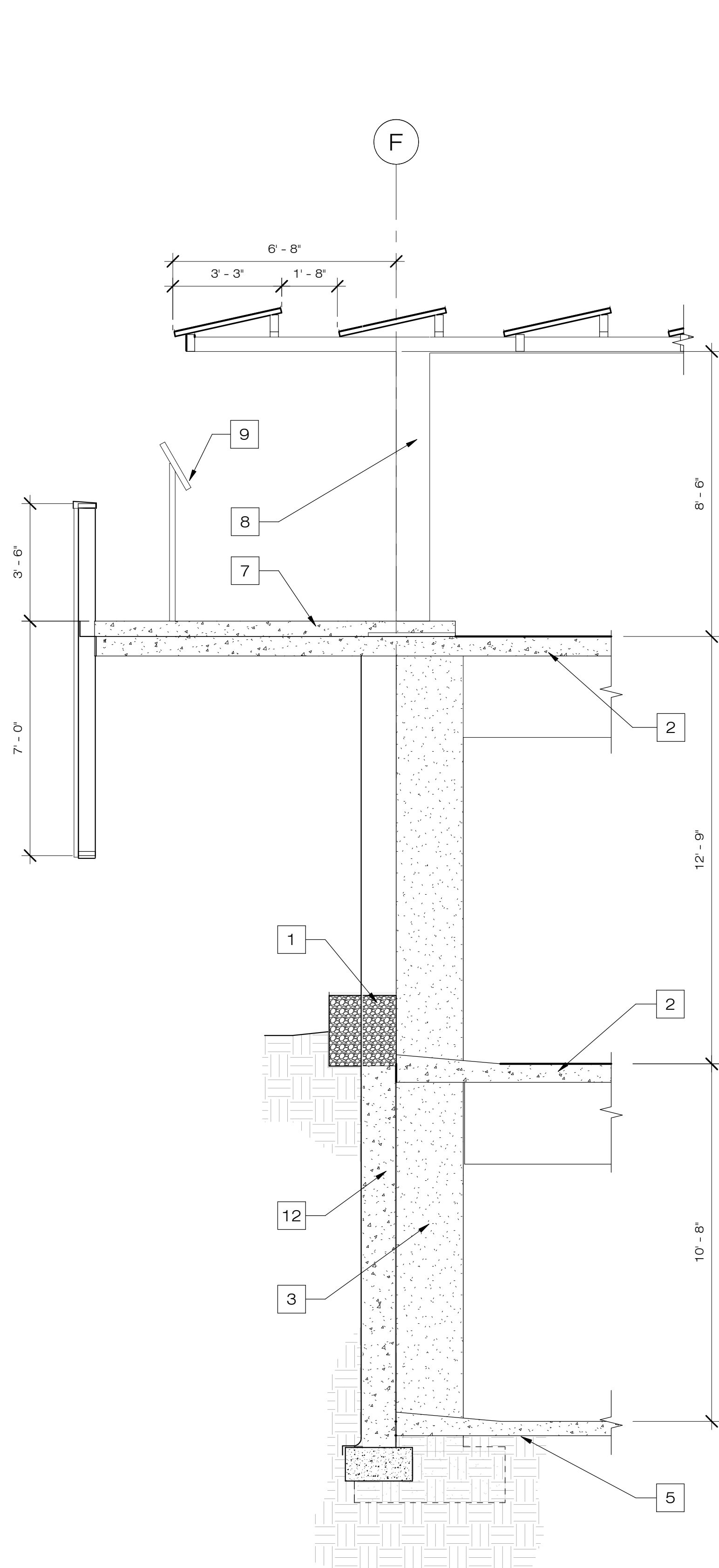
CITY OF SEDONA
PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111

Uptown Sedona Parking Facility
 Sections

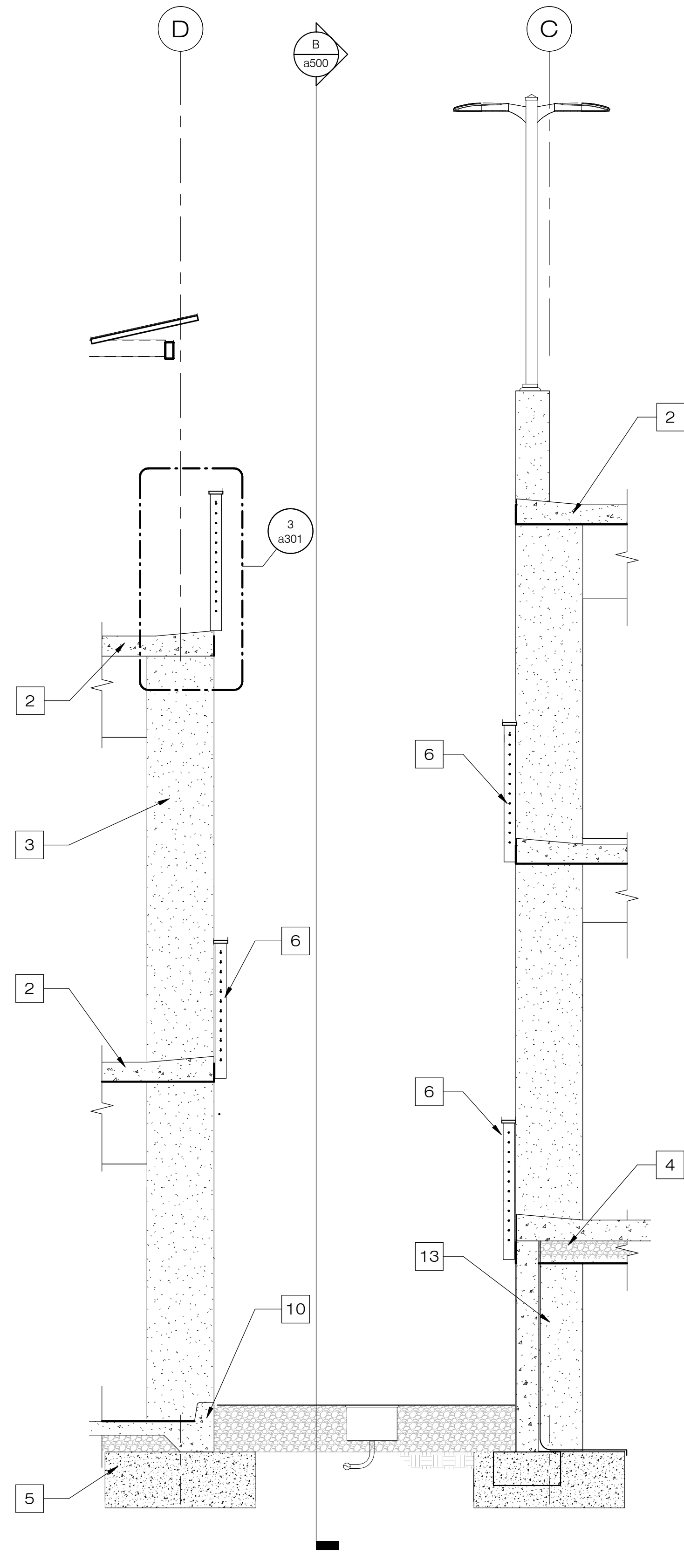
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 a500
 SHEET NO.
 OF

KEYNOTES

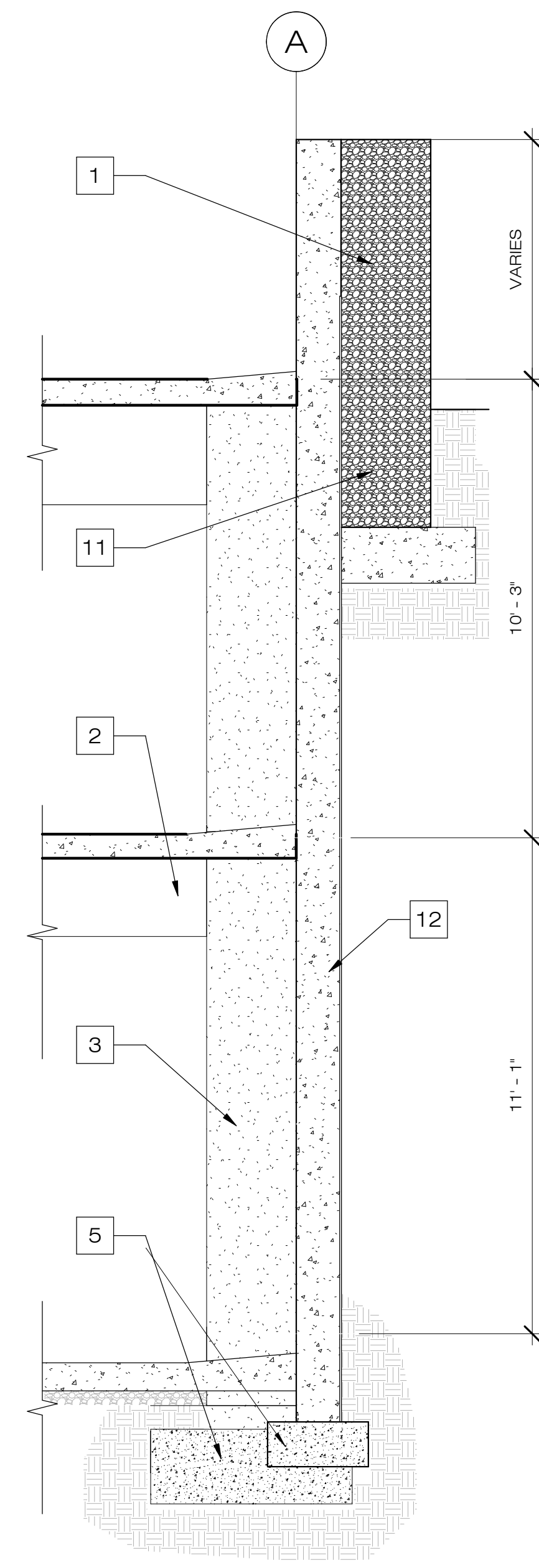
1	24" WIDE GABION WALL
2	ELEVATED CONCRETE SLAB & BEAMS - SEE STRUCTURAL SHEETS
3	CONCRETE COLUMN - SEE STRUCTURAL SHEETS
4	CONCRETE SLAB ON GRADE - SEE STRUCTURAL SHEETS
5	CONCRETE FOOTING - SEE STRUCTURAL SHEETS
6	CABLE GUARD RAIL
7	CONCRETE TOPPING SLAB, MIN 3-1/2" THICK, SLOPE TO DRAIN
8	SOLAR CANOPY & SUPPORT
9	BRONZE INFORMATIONAL PLACARD
10	5" TALL CONCRETE CURB
11	12" THICK X 3' WIDE CONCRETE FOOTING
12	12" THICK CONCRETE WALL
13	8" THICK CONCRETE WALL



4 WALL SECTION
3/8" = 1'-0"



3 WALL SECTION
3/8" = 1'-0"



1 WALL SECTION
3/8" = 1'-0"

NOTICE OF EXTENDED PAYMENT PROVISION

(PER ARS 32-1129 01) THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVALS OF BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVALS OF BILLINGS AND ESTIMATES FOR RELEASE OF RETENTION AND WITHIN 15 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR FINAL PAYMENT.



VERIFY SCALES 0 1" BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Symbol	Revisions	Date	Appr.	Designed by:	Date:
				JL	09 January 2024
				Drawn by:	
				RGH	
				Checked by:	Project Code:
				JL/JP	GLA PROJECT NO. 20109

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**CITY OF SEDONA
PUBLIC WORKS DEPARTMENT
102 ROADRUNNER DRIVE
SEDONA, ARIZONA 86336
928-204-7111**

Uptown Sedona Parking Facility
Wall Sections

SHEET ID
a550
SHEET NO.
OF