



sedona best western expansion

Conceptual Planning Review  
2024.08.20

MarchDesignGroup

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**Proposed Project Program**

Program Item	Unit #	Area	Subtotal	Area Subtotals
<b>Existing Renovations</b>				
Hotel Tower Renovation	1	31,688	31,688	
North Tower Renovation	1	3,622	3,622	35,310
Spa TI (in Village Retail Building)	1	3,785	3,785	
Laundry Level	1	1,380	1,380	5,165
<b>New Construction</b>				
Casitas Units (Steel and Spark)	26	580	15,080	
Housekeeping / Support Sheds	4	160	640	15,720
Restaurant Building Dining Space	1	3,735	3,735	
Restaurant Building Storage Space	1	2,225	2,225	5,960
<b>Project Total</b>				
				Renovation Area 40,475 sf
				New Construction 21,680 sf

\*All Areas are preliminary

Existing Zoning:	L Lodging
Proposed Zoning:	L Lodging (no change)
Minimum Lot Width:	60'
Provided Minimum Width:	280'
Minimum Lot Area:	Min 43,560 sf
Total Lot Area:	229,366 sf (5.266 acres net)
Site A Area (New Development):	128,069 sf (2.96 acres net)
Site B Area (Legacy Property):	101,297 sf (2.36 acres net)
Required Setbacks:	
	Front 15'
	Side None
	Side @ Street 10'
	Rear: None
Provided Setbacks:	
	Front 93' @ new construction
	Side 15' @ new construction
	Side @ Street 92' @ new construction
	Rear: 20'
Building Heights:	Max 22' above Natural Grade 40' overall
Provided at New Construction:	+/-11' @ Casitas +/-16' @ Restaurant
Existing Lodging Units:	53 keys within existing tower 5 keys within north building 1 key in separate cabin <b>59 keys total</b>
Proposed Lodging Units:	51 keys within existing tower 5 existing key within north building -2 tower rooms to be re-purposed for staff use -1 key Remove existing "cabin" unit 3 relocated Casitas
<b>Site A: New Development Area</b>	
Density Allowable	8 keys per acre 2.941 acre * 8 keys = 23.528
<b>Site A Density Proposed</b>	23 new keys
<b>Site B: Proposed Lodging Units</b>	
Total Keys	59 keys total to Remain the Same 82 keys
Allowable Building Coverage	60%
Provided Building Coverage (includes new and existing construction)	15%
Allowable Impervious Coverage	80%
Provided Building Coverage (includes new and existing construction)	25.4%

**Sedona Parking Program**

**Existing Condition** (per by Sedona Code)

	Value	Units	Spaces
Hotel Keys	59 keys	1 per unit	59
Existing Retail (Village Retail 1st Flr)	3,785 sf	1/250sf	15
Existing Buffet / Meeting Space*	3,785 sf	0	0

\*Assumed under accessory use for hotel guests only

Existing Parking Required	74	spaces	3 ADA
Existing Parking Provided	60	spaces	6 ADA

**Proposed Design** (per by Sedona Code)

	Value	Units	Spaces
Hotel Keys	82 keys	.5 per key +10%	46
Existing Retail (Village Retail 1st Flr)	3,785	1/250sf	15
New Spa Space	3,785	1/250sf	15
New Restaurant (gross)	3,720	1/100sf	38
Restaurant (Exterior Seating)	980	1/100sf	3

For Space Exceeding 20% of interior space

Proposed Design Parking Required	117	5 ADA
Existing Parking Provided	67	6 ADA spaces
Proposed New Parking	79	2 ADA spaces

**Parking Provided**

Parking Delta	<b>146</b>	8 ADA spaces
	+29	

**Bicycle Parking**

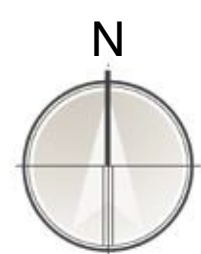
Existing Bicycle Parking Provided	0 spaces
Required Bicycle Parking	1 space per 10 Vehicular Spaces (117/10= 11.7 = 12 spaces)
Proposed Bicycle Parking Provided	16 spaces



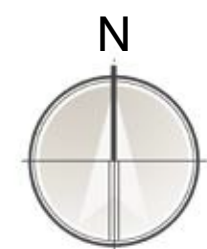


Enlarged Location Map

Local Location Map











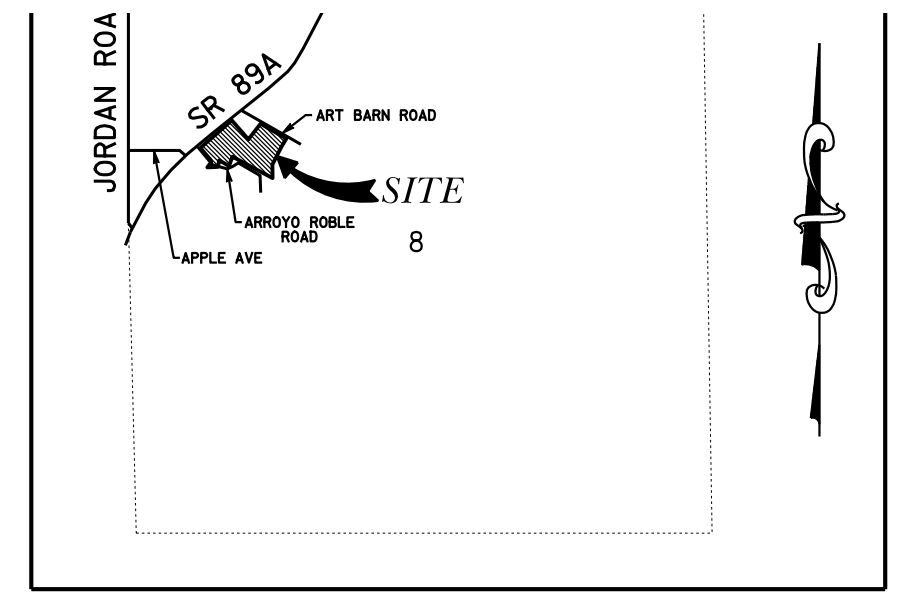
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A major portion of the project will be the significant renovation of the existing 53 room hotel and the 5 key building adjacent the Sedona Arts building. This renovation will include a down to structure upgrade of the rooms, a upgraded lobby experience and a refresh to the exterior and corridor spaces. Additionally updates to the operation spaces will require talking two of the existing keys out of use in support of improved employee space. Sustainable strategies such as solar, high efficiency HVAC systems and water saving strategies will act as a major feature in the renovation.

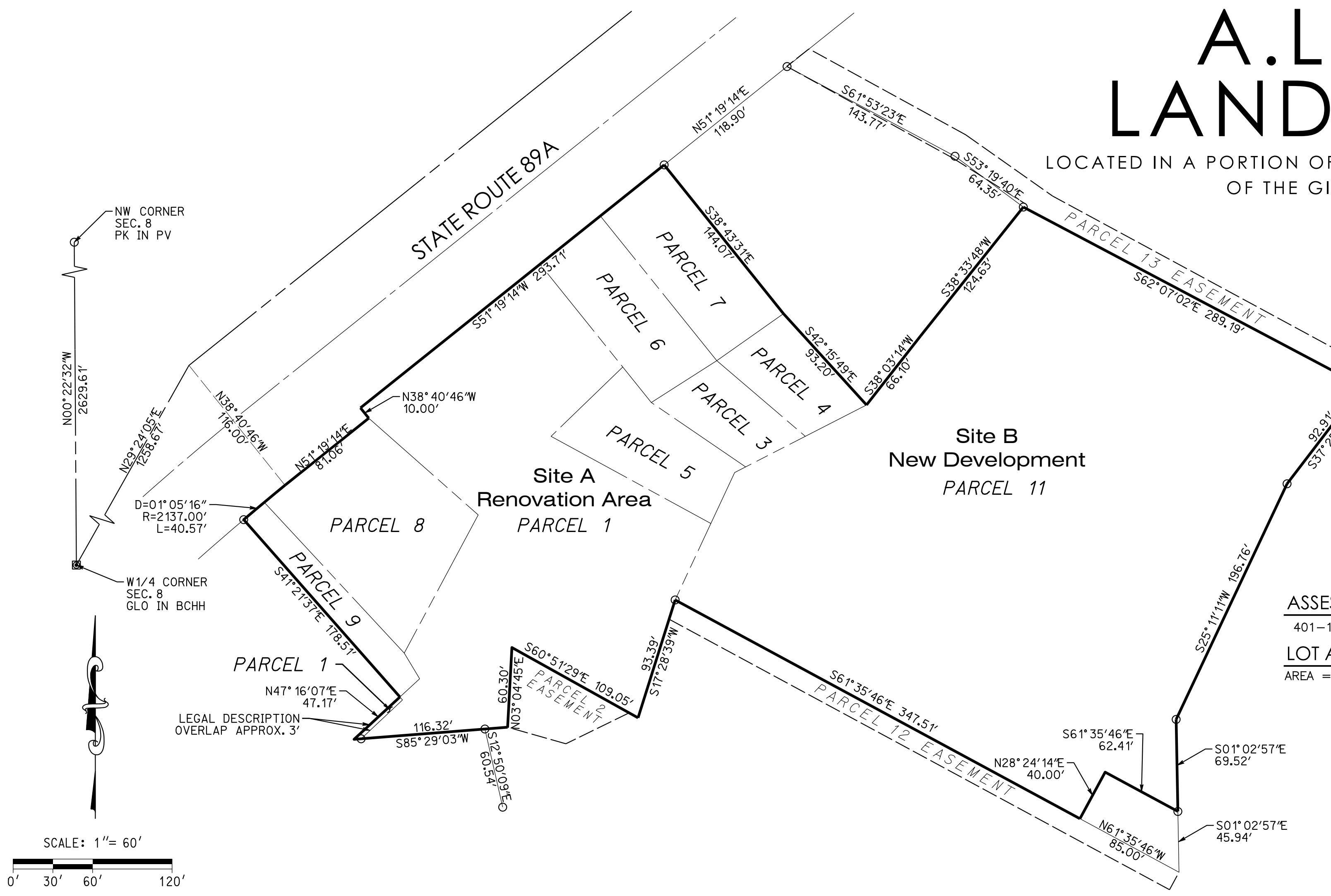


# A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



VICINITY MAP  
N.T.S.



**EXISTING PARKING**  
UNCOVERED SPACES: 64  
ACCESSIBLE SPACES: 6  
TOTAL SPACES: 70

**ASSESSORS PARCEL NUMBER**  
401-13-029, 061, 025, 023, 024, 021, 022, 060G, 060E  
**LOT AREA**  
AREA = 229,366 SQ. FT. OR 5.266 ACRES MORE OR LESS (NET)

- NOTES**
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE OF ARIZONA, INC. ORDER NO. 01916277-295-NA-DJ, COMMITMENT DATE: SEPTEMBER 18, 2019 AT 7:30 A.M. AMENDMENT NO. 4, AMENDMENT DATE: NOVEMBER 5, 2019.
  - THE BASIS OF BEARING IS THE WEST LINE OF THE NW 1/4 OF SEC. 8 T17N R6E BEARING N 00°22'32" W PER BOOK 7, PAGE 32.
  - THIS SITE IS LOCATED IN ZONE "X" PER "F.E.M.A." FLOOD MAP NO. 04005C7657G, DATED: SEPTEMBER 03, 2010. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
  - UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
  - PROPERTY IS SUBJECT TO MAINTENANCE AGREEMENT FOR JORDAN DITCH PER BK. 135, PG. 130. LOCATION CANNOT BE CONFIRMED.
  - FUTURE IMPROVMENTS PLANNED FOR AZ-89A BY THE CITY OF SEDONA.
  - ZONING REPORTS PROVIDED BY CITY OF SEDONA COMMUNITY DEVELOPMENT DEPARTMENT ON NOVEMBER 29, 2017.
  - BUILDING HEIGHT MEASUREMENTS ARE BASED ON FINISH FLOORS AT STREET SIDE.
  - ENCROACHMENTS: RETAINING WALL (UNKNOWN OWNERSHIP) ALONG THE SOUTH SIDE OF APN 401-13-020 ENCROACHES UP TO 1.3'. FENCE ALONG THE SOUTH PROPERTY LINE ENCROACHES ONTO NEIGHBORING PROPERTY.
  - PARCELS ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS EXCEPT FOR PARCEL 10.

**LEGEND**

- |                                                |                                                     |
|------------------------------------------------|-----------------------------------------------------|
| (R1) - INDICATES LEGAL DESCRIPTION.            | R.O. - INDICATES ROOF OVERHANG.                     |
| (R) - INDICATES RECORD. (PER ADJACENT PLATS)   | P.O.C. - INDICATES POINT OF COMMENCEMENT.           |
| (M) - INDICATES MEASURED.                      | P.O.B. - INDICATES POINT OF BEGINNING.              |
| (C) - INDICATES CALCULATED.                    | T.P.O.B. - INDICATES TRUE POINT OF BEGINNING.       |
| B.C.H.H. - INDICATES BRASS CAP IN HANDHOLE.    | W. - INDICATES WATER LINE.                          |
| B.C.F. - INDICATES BRASS CAP FLUSH.            | S. - INDICATES SEWER LINE.                          |
| FD. - INDICATES FOUND.                         | U.G.E. - INDICATES UNDERGROUND ELECTRIC LINE.       |
| B.O.B. - INDICATES BASIS OF BEARING.           | U.G.T. - INDICATES UNDERGROUND TELEPHONE LINE.      |
| R/W. - INDICATES RIGHT OF WAY.                 | G.L. - INDICATES GAS LINE.                          |
| R.L.S. - INDICATES REGISTERED LAND SURVEYOR.   | O.H.E. - INDICATES OVERHEAD ELECTRIC.               |
| A.P.N. - INDICATES ASSESSORS' PARCEL NUMBER.   | S.D.L. - INDICATES STORM DRAIN LINE.                |
| R.E. - INDICATES REFUSE ENCLOSURE.             | B.R. - INDICATES BICYCLE RACK.                      |
| ↔ L.P. - INDICATES LIGHT POLE.                 | B.S.L. - INDICATES BUILDING SETBACK LINE.           |
| E.B. - INDICATES ELECTRIC BOX.                 | E.C. - INDICATES ELECTRIC CABINET.                  |
| F.H. - INDICATES FIRE HYDRANT.                 | M.B. - INDICATES MAILBOX.                           |
| T.R. - INDICATES TELEPHONE RISER.              | H.R. - INDICATES HANDRAIL.                          |
| W.M. - INDICATES WATER METER.                  | ☐ - INDICATES TREE.                                 |
| B.W.V. - INDICATES BACK WATER VALVE.           | ☐ - INDICATES HANDICAP ACCESSIBLE PARKING           |
| F.D.C. - INDICATES FIRE DEPARTMENT CONNECTION. | ☐ - INDICATES CONCRETE.                             |
| W.V. - INDICATES WATER VALVE.                  | ↓ - INDICATES SIGN.                                 |
| S.C.O. - INDICATES SEWER CLEAN OUT.            | E.T. ☐ - INDICATES ELECTRIC TRANSFORMER.            |
| S.M.H. - INDICATES SEWER MANHOLE.              | IRR.M.H. - INDICATES IRRIGATION MANHOLE.            |
| ☐ - INDICATES STORM DRAIN MANHOLE.             | E.M.H. - INDICATES ELECTRIC MANHOLE.                |
| ☐ T.M.H. - INDICATES TELEPHONE MANHOLE.        | TV.M.H. - INDICATES TV MANHOLE.                     |
| T.S.P. - INDICATES TRAFFIC SIGNAL POLE.        | F.O. - INDICATES FIBER OPTIC LINE.                  |
| T.S.B. - INDICATES TRAFFIC SIGNAL BOX.         | F.O. MKR. - INDICATES FIBER OPTIC MARKER.           |
| P.P. - INDICATES POWER POLE.                   | C.O. - INDICATES CURB OPENING.                      |
| G.P. - INDICATES GUARD POST.                   | C.L.F. - INDICATES CHAINLINK FENCE.                 |
| F.P. - INDICATES FLAG POLE.                    | W.I.F. - INDICATES WROUGHT IRON FENCE.              |
| R.R.T. - INDICATES RAILROAD TIE.               | ② - INDICATES SCHEDULE "B" ITEM IN TITLE REPORT NO. |
| C.M.P. - INDICATES CORRUGATED METAL PIPE.      | ④ - INDICATES NUMBER OF PARKING STALLS              |

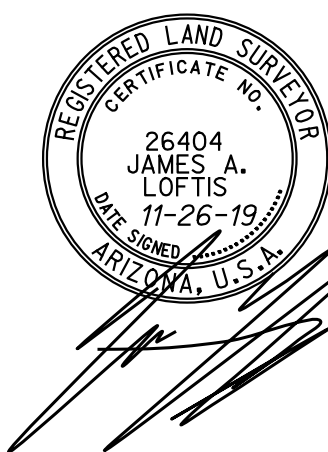
**SURVEYORS CERTIFICATION**

Certified to: Ensemble Investments, LLC, an Arizona limited liability company its successors and/or assign, Sedona JL LLC, an Arizona limited liability company, Kahan Sedona, LLC, an Arizona limited liability company, BNY Sedona Operator, LLC, a Delaware limited liability company Farmers and Merchants Bank of Long Beach, a California corporation, its successors and/or assigns, and Lawyers Title of Arizona, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17 and 20 (\$1,000,000) of Table A thereof. The field work was completed on Dec. 28, 2017 and updated on Sept. 23, 2019.

Date: November 26, 2019

JAMES A. LOFTIS, R.L.S.  
R.L.S. # 26404



**SCHEDULE "B"-SECTION II ITEMS:**

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Exceptions and Exclusions from coverage which will appear in the policy or policies to be issued as set forth in Attachment One attached.
- Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2019 Taxes.
- Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
- Water rights, claims or title to water, whether or not disclosed by the public records.
- Reservations contained in the Patent  
From: The United States of America  
To: Frank Owenby  
Recording No: Book 43 of Deeds, page 626  
Which among other things recites as follows:  
A right of way thereon for ditches or canals constructed by the authority of the United States of America. Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts.  
(Affects all parcels)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 30 foot easement for ingress and egress  
Recording No: Book 35 of Official Records, page 556  
Document Dated: August 19, 1952  
By and between: George W. Jordan and Helen E. Jordan, husband and wife, and Herold H. Longfellow and Virginia F. Longfellow, husband and wife  
(Affects Parcels No. 1, 8 and 9)
- Matters contained in that certain document  
Entitled: Ditch Maintenance  
Recording No: Book 135 of Official Records, page 130  
Reference is hereby made to said document for full particulars.  
(Affects all parcels)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 24 foot easement for roadways  
Recording No: Book 147 of Official Records, page 168  
Document Dated: October 23, 1959  
By and between: Northern Arizona Title Company, an Arizona corporation, Trustee, and William D. Norbie and Patricia J. Norbie, husband and wife  
(Affects Parcels No. 10, 11 and 13)
- Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording No: Book 26 of Official Records, page 214  
(Affects all parcels)

- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 6 foot easement for sewer lines  
Recording No: Book 127 of Official Records, page 206  
Document Dated: September 18, 1958  
By and between: George W. Jordan and Helen E. Jordan, husband and wife, and Dick Frank and Gladys Frank, husband and wife  
(Affects Parcels No. 1, 2, 8 and 10)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 15 foot, 30 foot and variable width road easements  
Recording No: Docket 259, page 739  
Document Dated: September 08, 1966  
By and between: Transamerica Title Insurance Company, an Arizona corporation, as Trustee, and Arthur R. Nelson and Elizabeth Mann Nelson, husband and wife  
(Affects Parcels No. 11 and 13)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 10 foot right of way easement for gas pipe line  
Recording No: Docket 295, page 552  
Document Dated: December 20, 1967  
By and between: Glenn H. Phillippi and Helen Phillippi, and Southern Union Gas Company, a corporation  
(Affects Parcels No. 11)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 30 foot water mains easement  
Recording No: Docket 702, page 67  
Document Dated: September 27, 1978  
By and between: Glenn H. Phillippi, and Arizona Water Company  
(Affects Parcels No. 11)
- Matters contained in that certain document  
Entitled: Road Maintenance Agreement  
Recording No: Docket 896, page 386  
Reference is hereby made to said document for full particulars.  
(Affects Parcel No. 10, 11 and 13)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: 15 foot, 30 foot and variable width road easements  
Recording No: Docket 1541, page 528  
Document Dated: February 08, 1993  
By and between: Glenn H. Phillippi, Trustee of the Phillippi Trust A and Trust B, and The City of Sedona, a municipal corporation  
(Affects Parcel No. 10, 11 and 13)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording No: Docket 833, page 681  
Recording No: Docket 842, page 464  
(Affects Parcel No. 1, 2 and 9)

CONTINUED ON NEXT SHEET



BEST WESTERN SEDONA  
400 N. STATE ROUTE 89A, SEDONA, AZ 86339

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

3eengineering  
surveying  
civil engineering  
planning

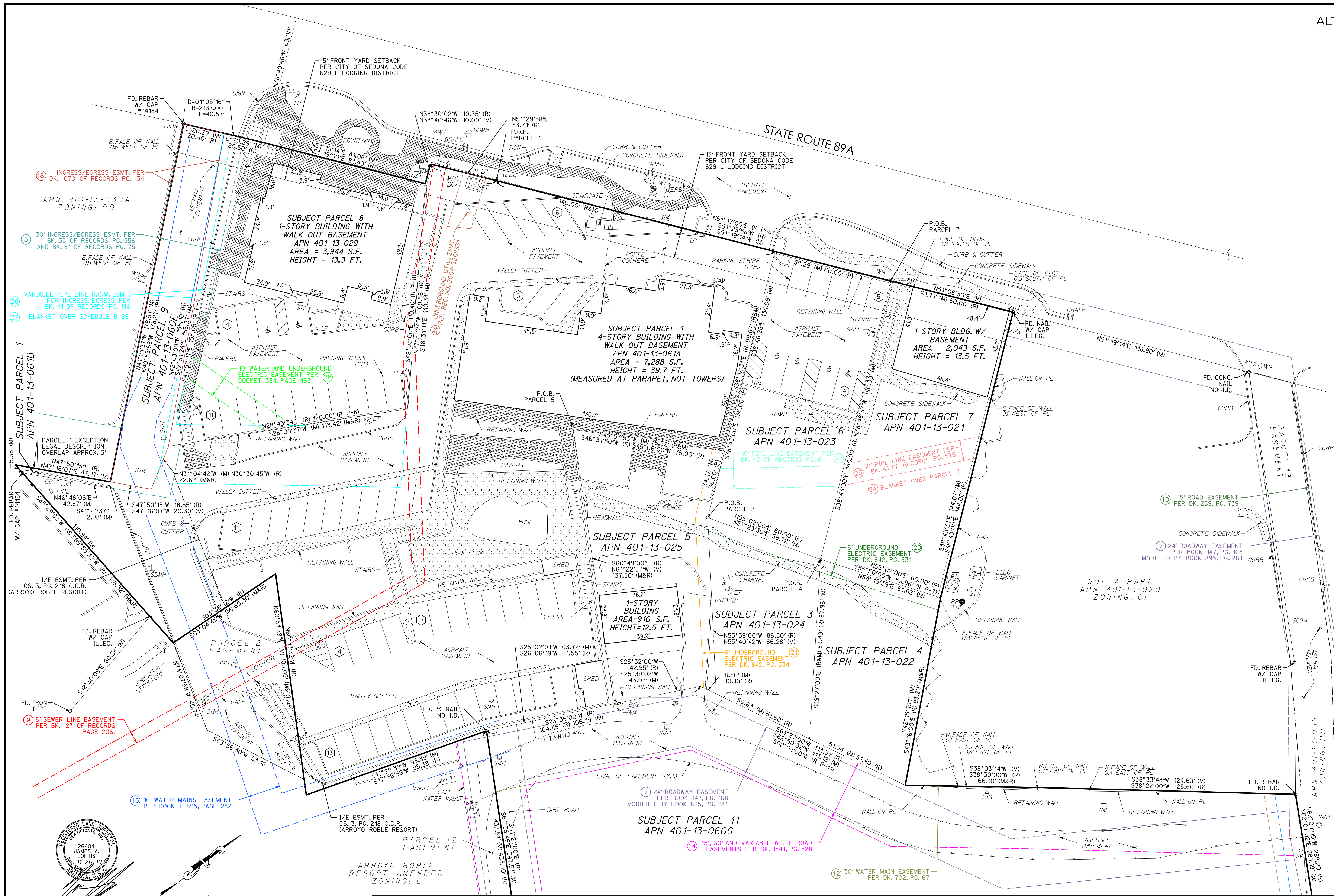
3 ENGINEERING, LLC  
4370 E. THOMAS ROAD  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 495-3230  
WWW.3ENGINEERING.COM

DATE: 11/26/19

PROJECT NO:  
1854

SURVEYOR: J. LOFFEL  
CAD TECH: R. HANNEN

SHEET NO:  
4 of 5



19 INGRESS/EGRESS ESMT. PER DK. 1070 OF RECORDS PG. 134

APN 401-13-030A  
ZONING: PD

30' INGRESS/EGRESS ESMT. PER BK. 35 OF RECORDS PG. 556 AND BK. 81 OF RECORDS PG. 75

VARIABLE PIPE LINE R.O.W. ESMT. FOR INGRESS/EGRESS PER BK. 41 OF RECORDS PG. 116

BLANKET OVER SCHEDULE B 26

10' WATER AND UNDERGROUND ELECTRIC EASEMENT PER DOCKET 384, PAGE 463

10' PIPE LINE EASEMENT PER BK. 42 OF RECORDS PG. 6

10' PIPE LINE EASEMENT PER BK. 41 OF RECORDS PG. 576

15' ROAD EASEMENT PER DK. 259, PG. 739

24' ROADWAY EASEMENT PER BOOK 147, PG. 168 MODIFIED BY BOOK 895, PG. 281

6' UNDERGROUND ELECTRIC EASEMENT PER DK. 842, PG. 531

6' UNDERGROUND ELECTRIC EASEMENT PER DK. 842, PG. 534

24' ROADWAY EASEMENT PER BOOK 147, PG. 168 MODIFIED BY BOOK 895, PG. 281

15', 30' AND VARIABLE WIDTH ROAD EASEMENTS PER DK. 1541, PG. 528

30' WATER MAIN EASEMENT PER DK. 702, PG. 67

6' SEWER LINE EASEMENT PER BK. 127 OF RECORDS PAGE 206.

16' WATER MAINS EASEMENT PER DOCKET 895, PAGE 282

1/2" ESMT. PER CS. 3, PG. 218 C.C.R. (ARROYO ROBLE RESORT)

1/2" ESMT. PER CS. 3, PG. 218 C.C.R. (ARROYO ROBLE RESORT)

1/2" ESMT. PER CS. 3, PG. 218 C.C.R. (ARROYO ROBLE RESORT)

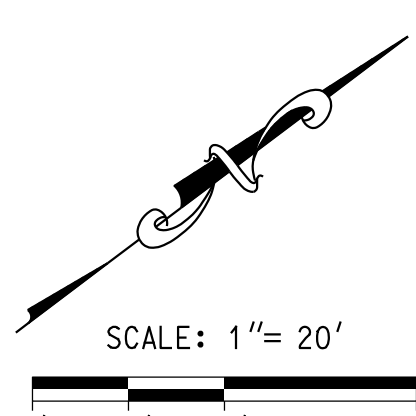
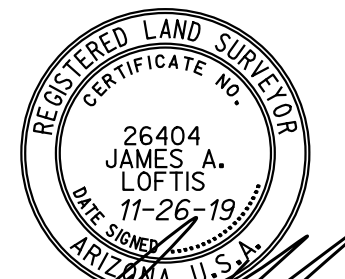
1/2" ESMT. PER CS. 3, PG. 218 C.C.R. (ARROYO ROBLE RESORT)

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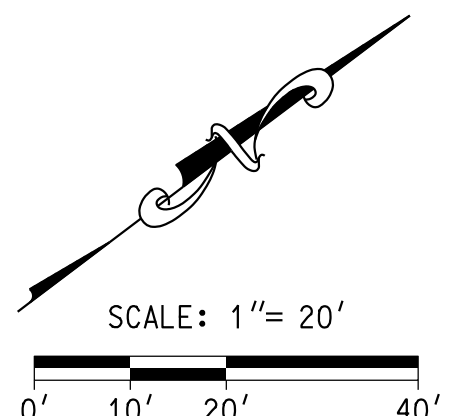
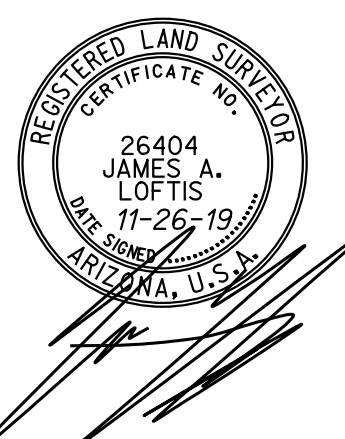
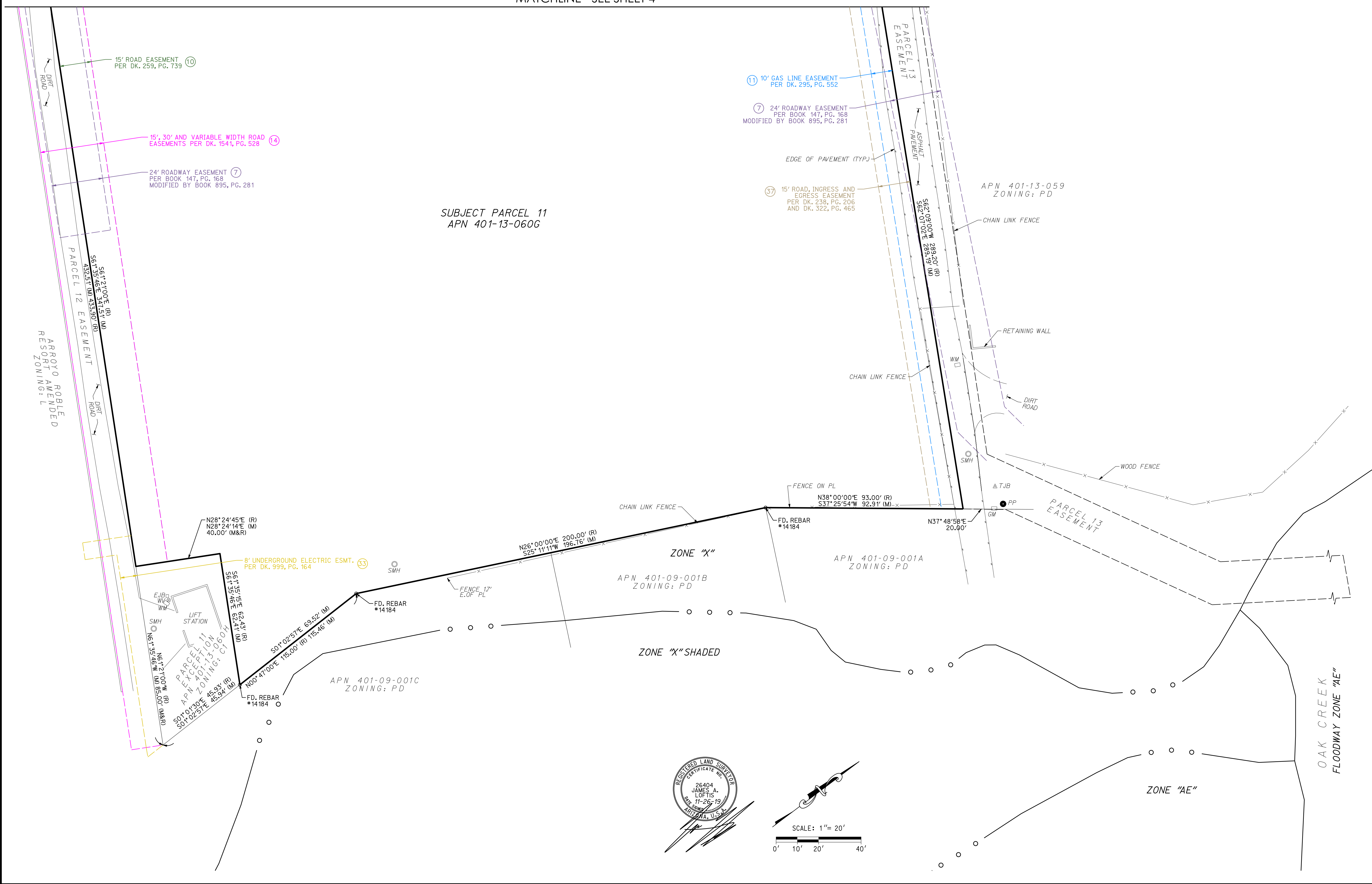
SUBJECT PARCEL 11  
APN 401-13-060G

MATCHLINE - SEE SHEET 5



MATCHLINE - SEE SHEET 4

SUBJECT PARCEL 11  
APN 401-13-060G



**BEST WESTERN SEDONA**  
400 N. STATE ROUTE 89A, SEDONA, AZ 86339  
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

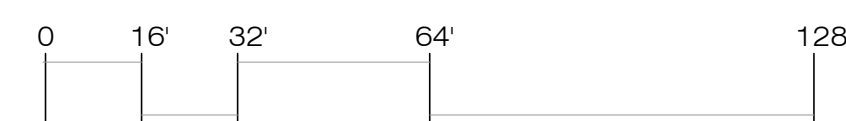
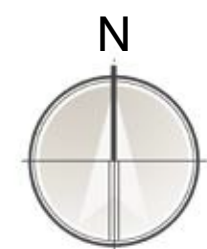
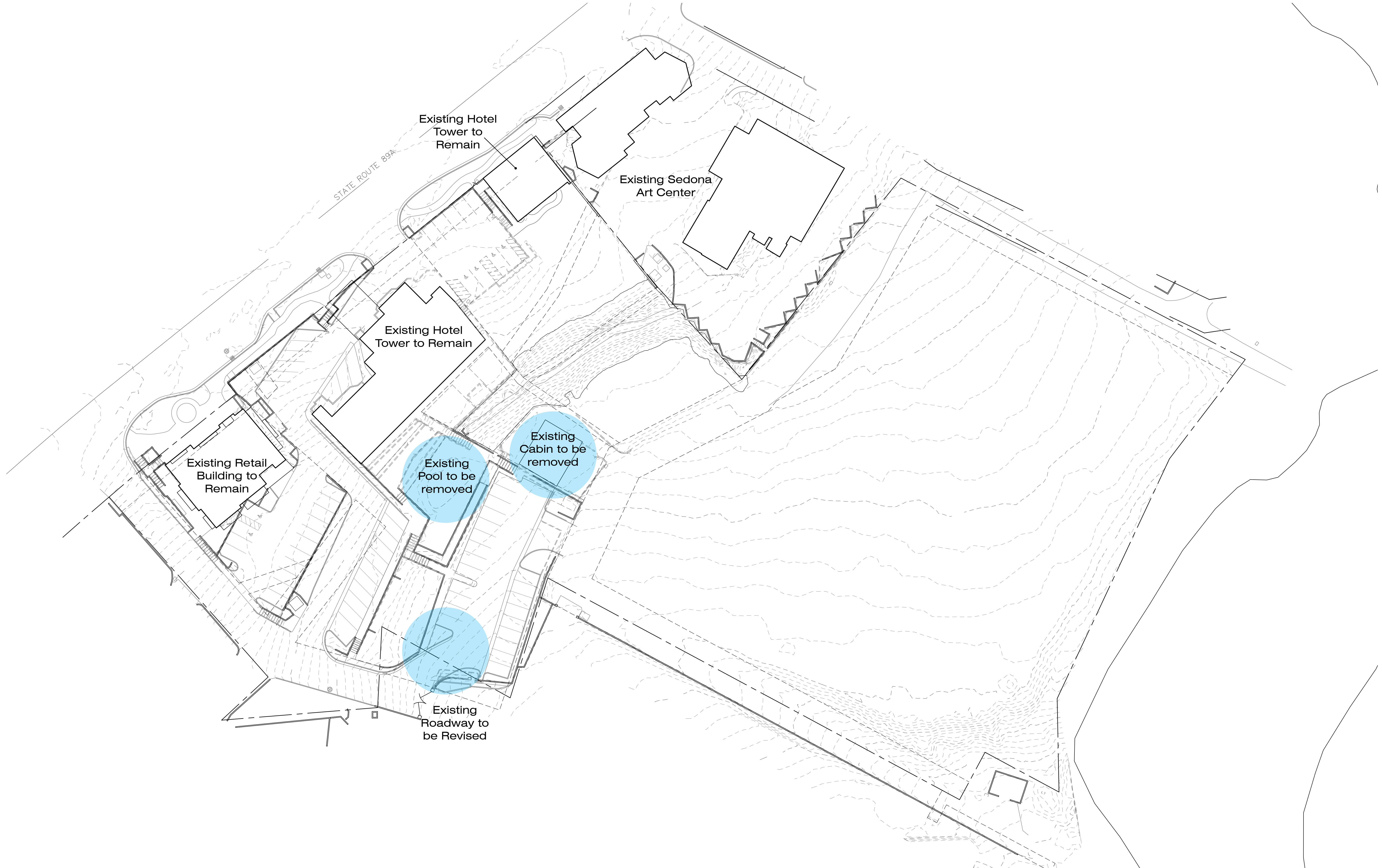
**3 engineering** surveying  
civil engineering  
planning

3 ENGINEERING, LLC  
4370 E. THOMAS ROAD  
SUITE # 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 495-3230  
WWW.3ENGINEERING.COM

DATE: 11/26/19  
PROJECT NO:  
**1854**  
SURVEYOR: J. LOFTIS  
CAD TECH: R. HANNEN

SHEET NO:  
**5 of 5**



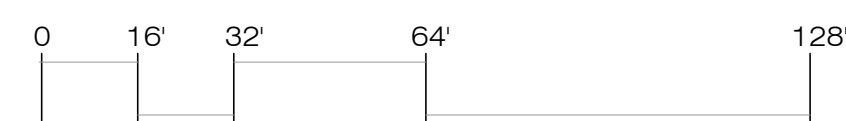
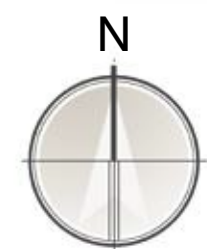




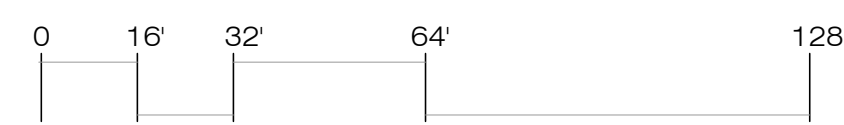
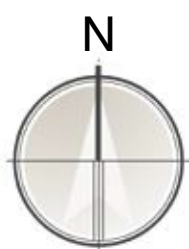
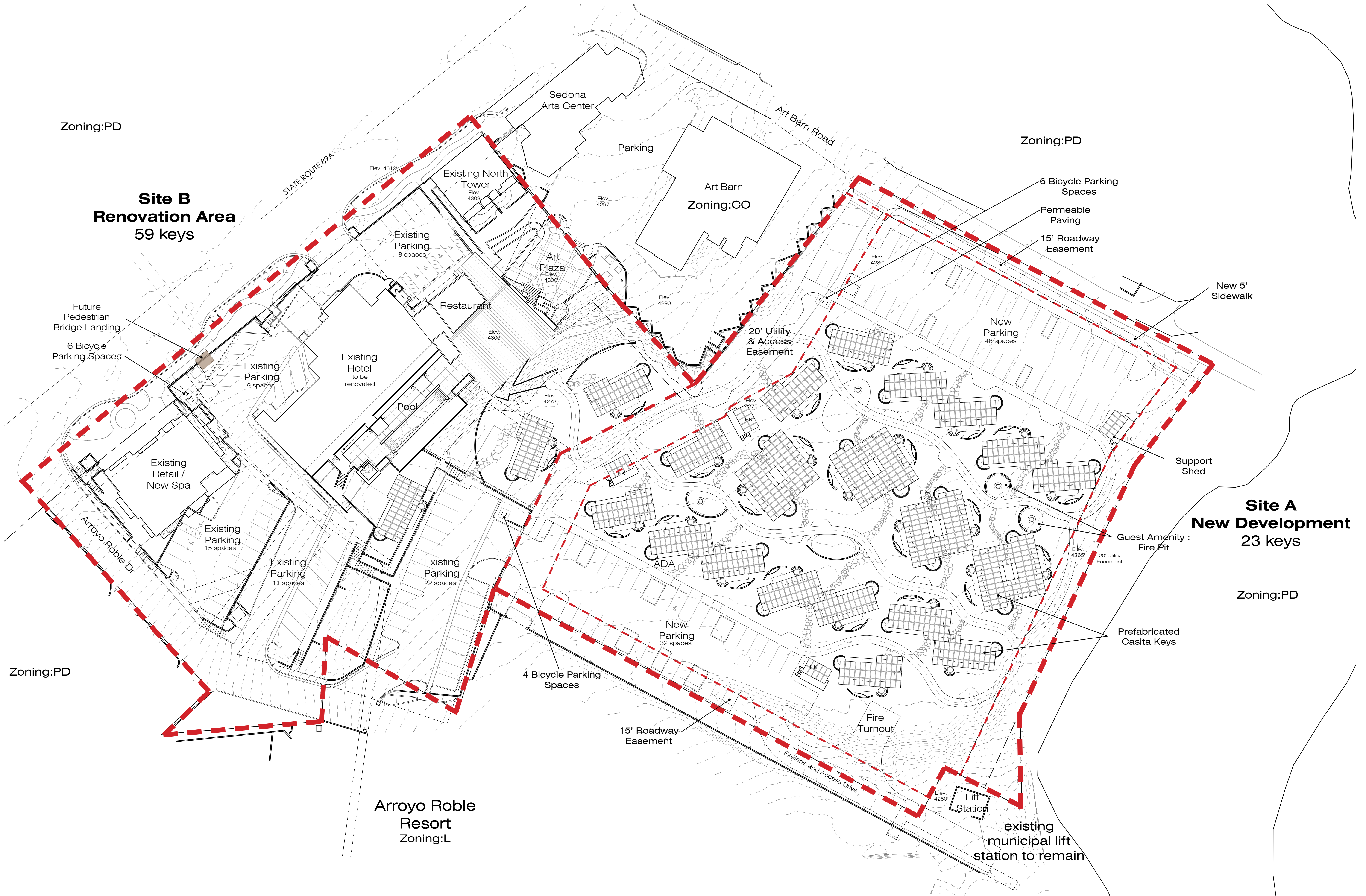


**Site B**  
**Renovation Area**  
 59 keys

**Site A**  
**New Development**  
 23 keys

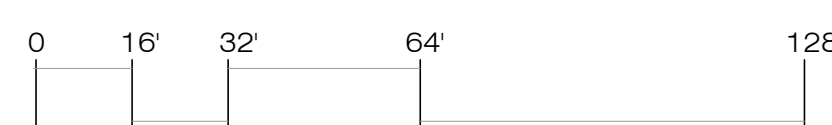
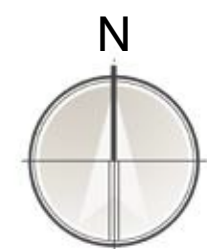




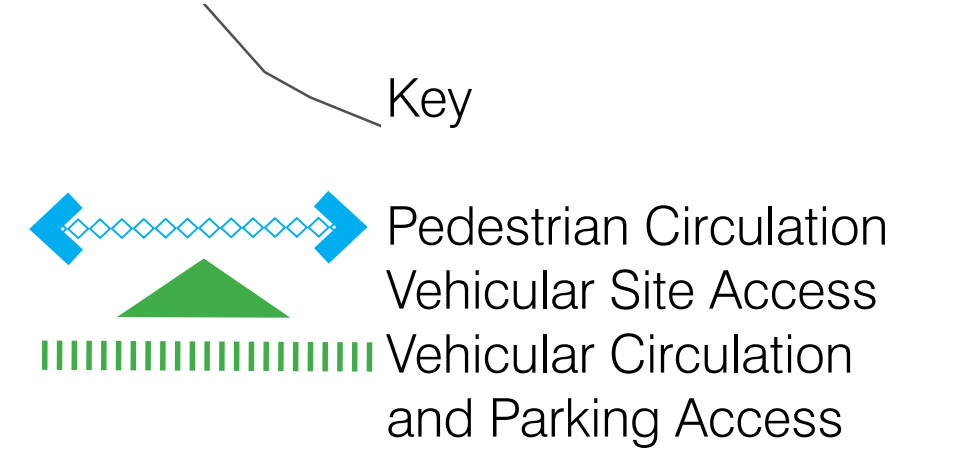




- Casitas Site A: 23 keys **1a**
- Casitas Site B: 3 keys **1b**
- Restaurant and Plaza **2**
- Main Hotel Tower: 51 keys **3**
- Spa Ti & Laundry Relocation **4**
- Pool & Landscape Upgrades **5**
- North Tower : 5 keys **6**

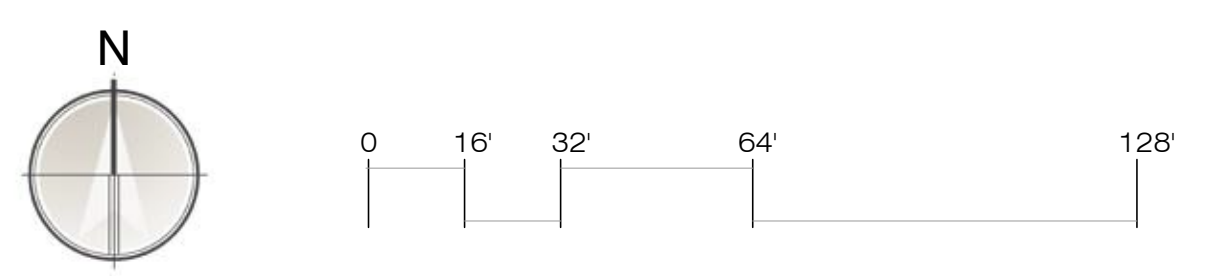
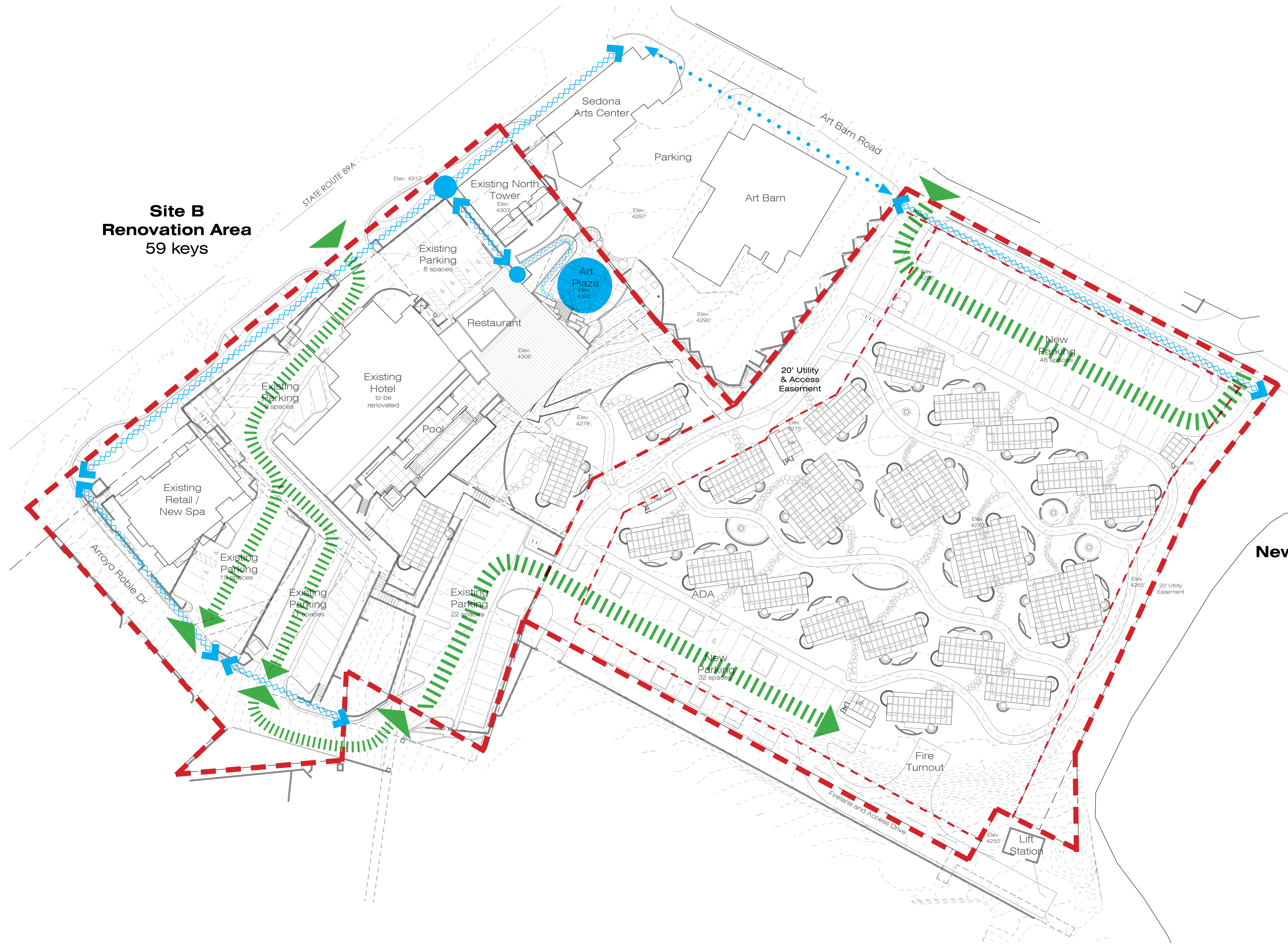






**Site B  
Renovation Area  
59 keys**

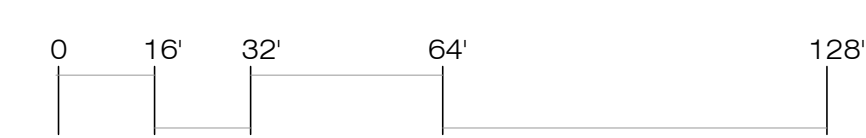
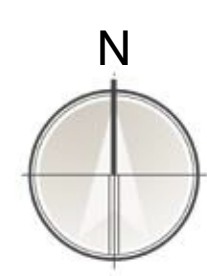
**Site A  
New Development  
23 keys**



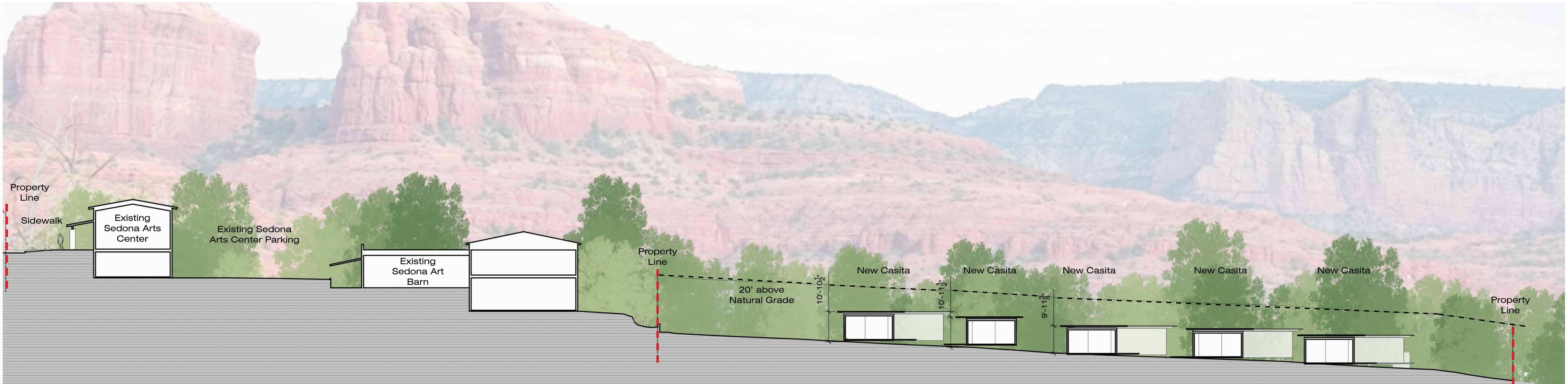
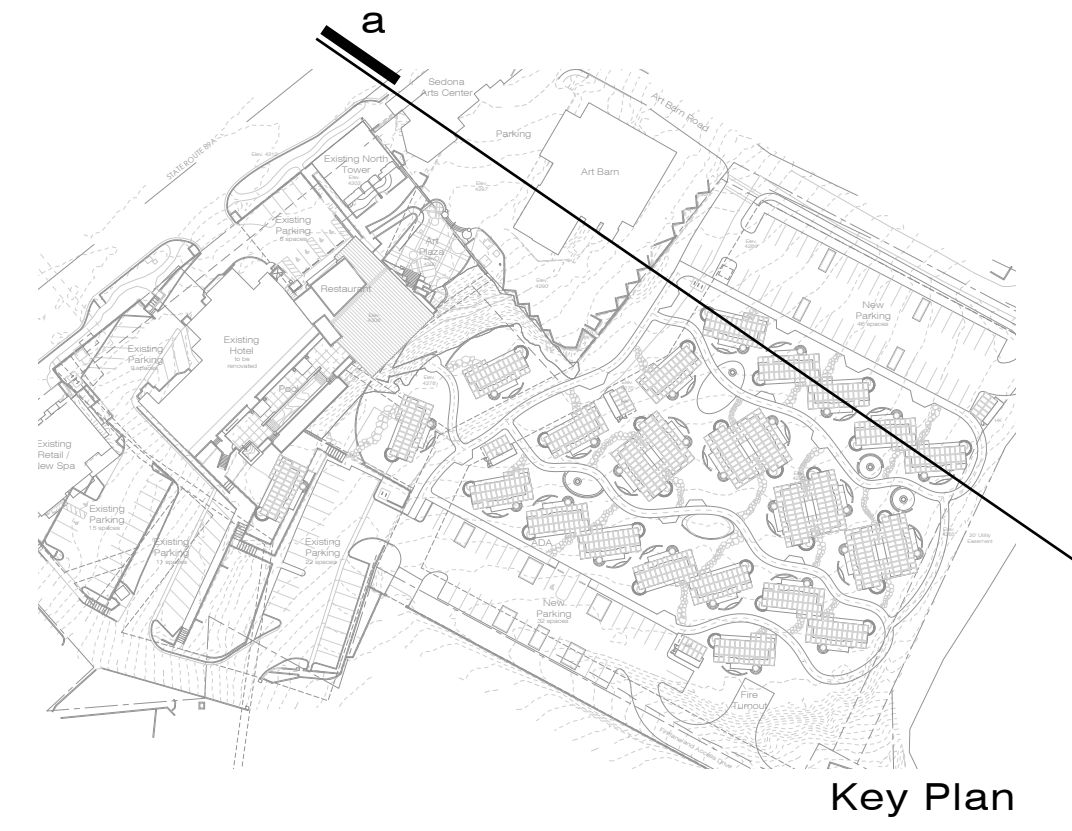


Sedona Revised Flood Plain

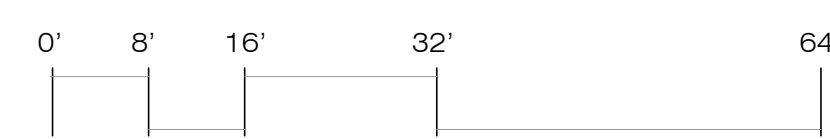
500 yr Flood Plain  
100 yr Flood Plain



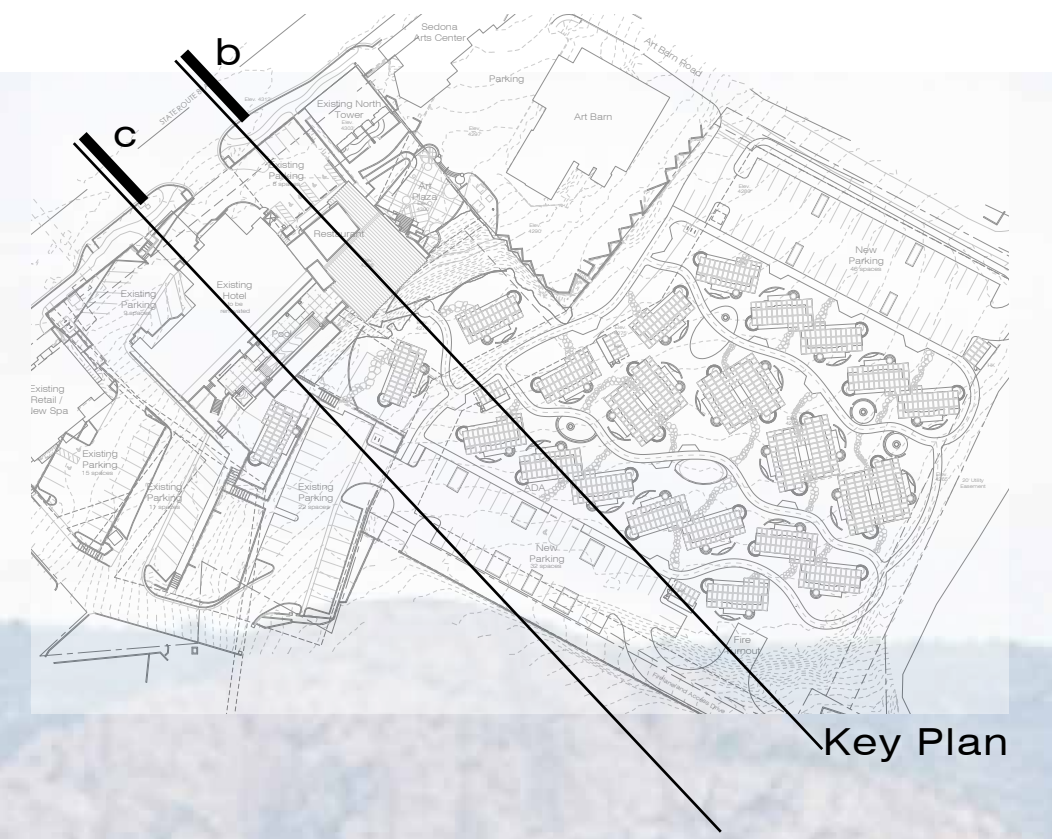




Section Through Sedona Art Center **a**



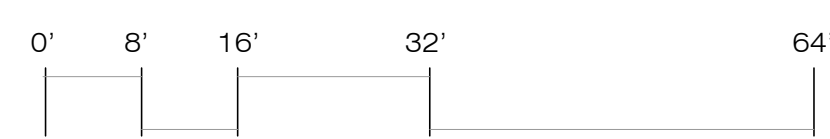




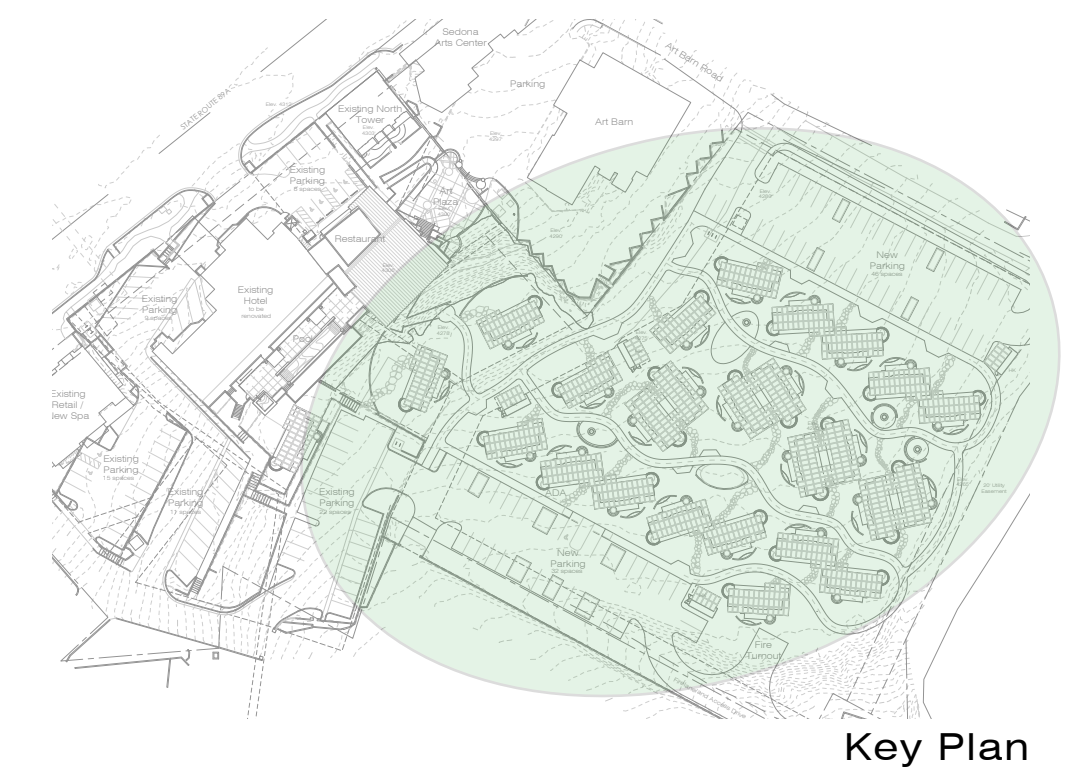
Section Through Restaurant **b**



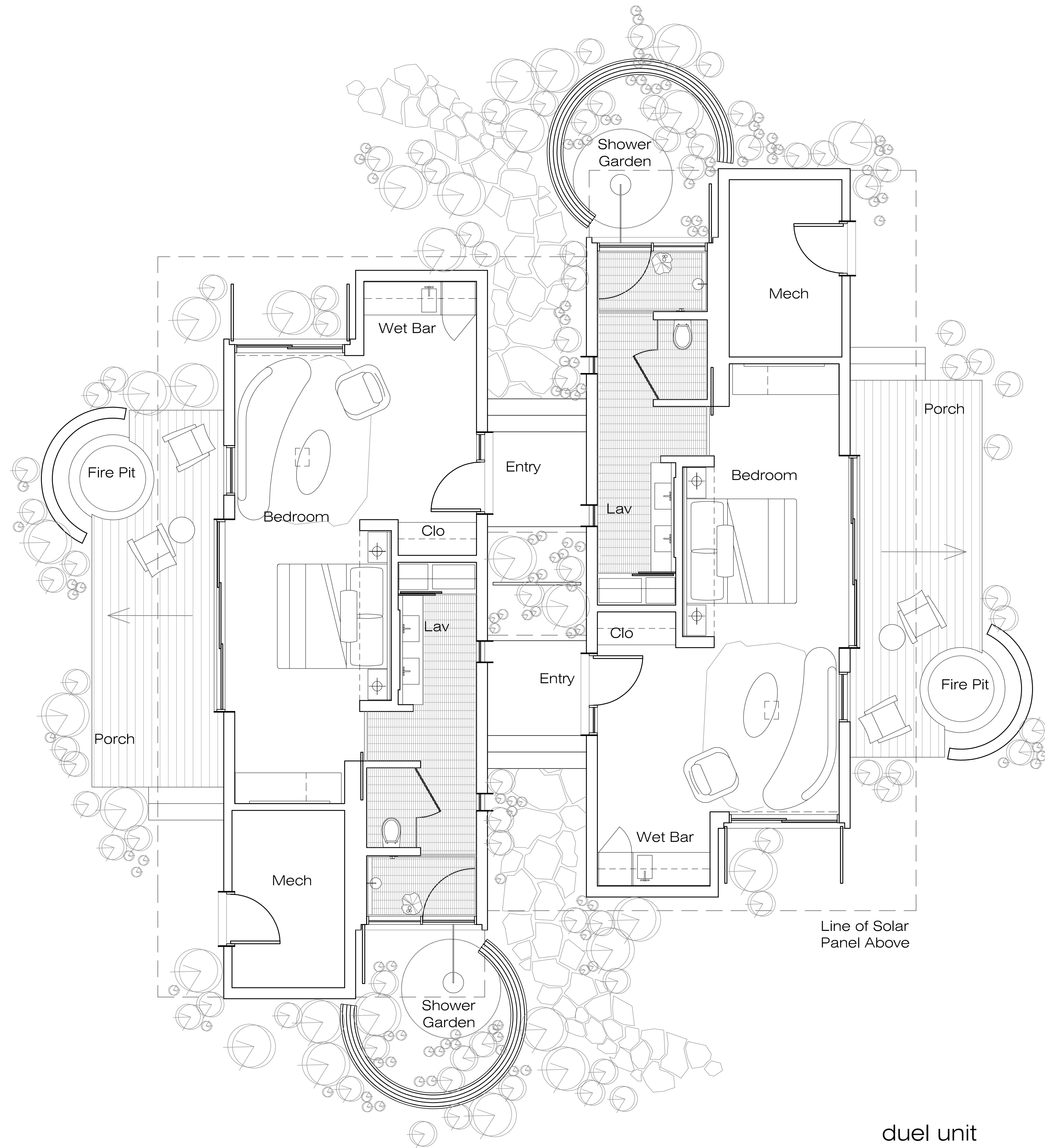
Section Through existing Hotel **c**



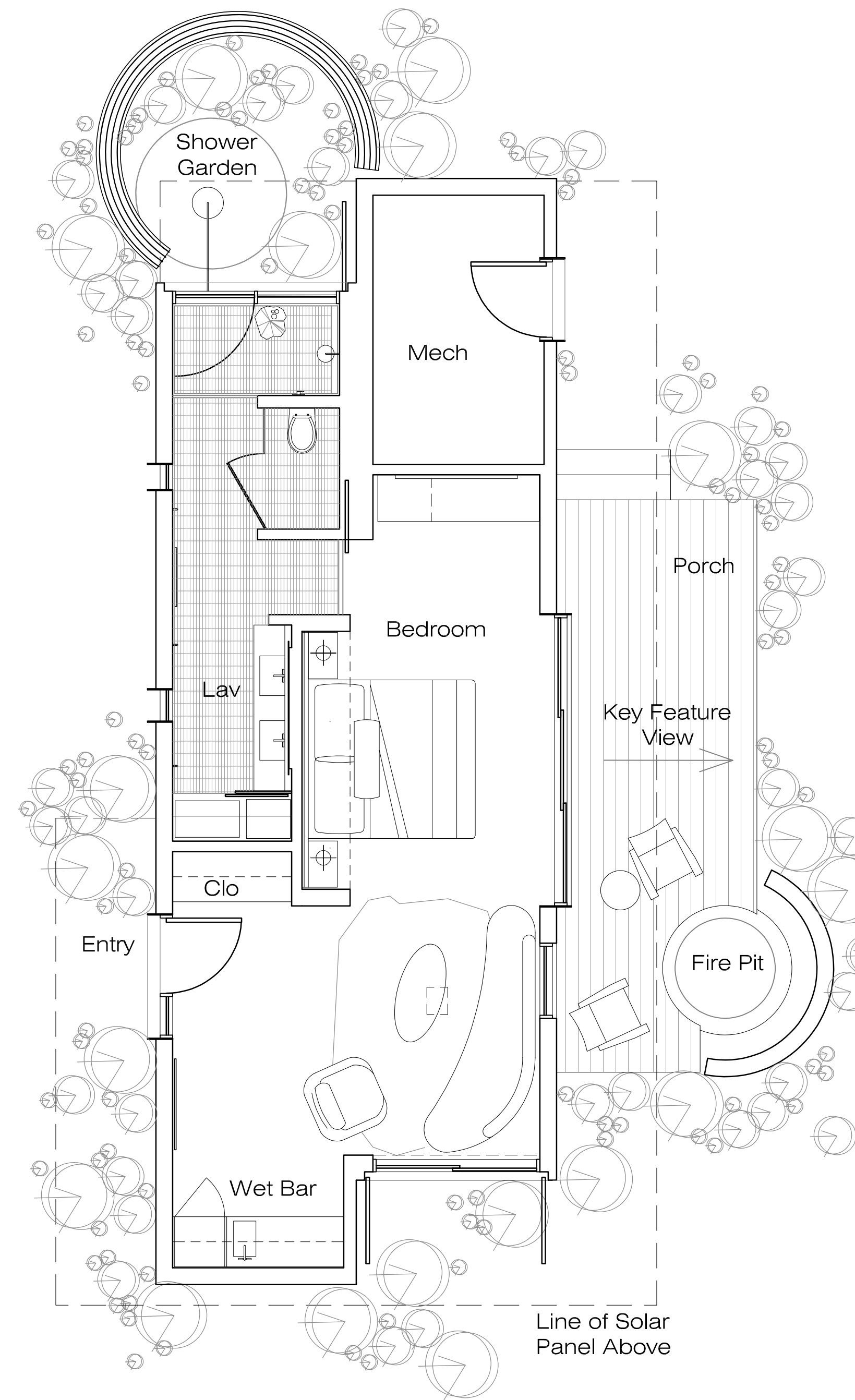




Key Plan



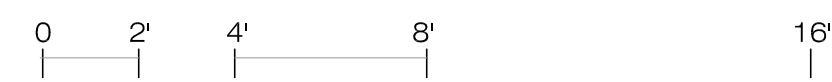
duel unit



single key unit



sketch







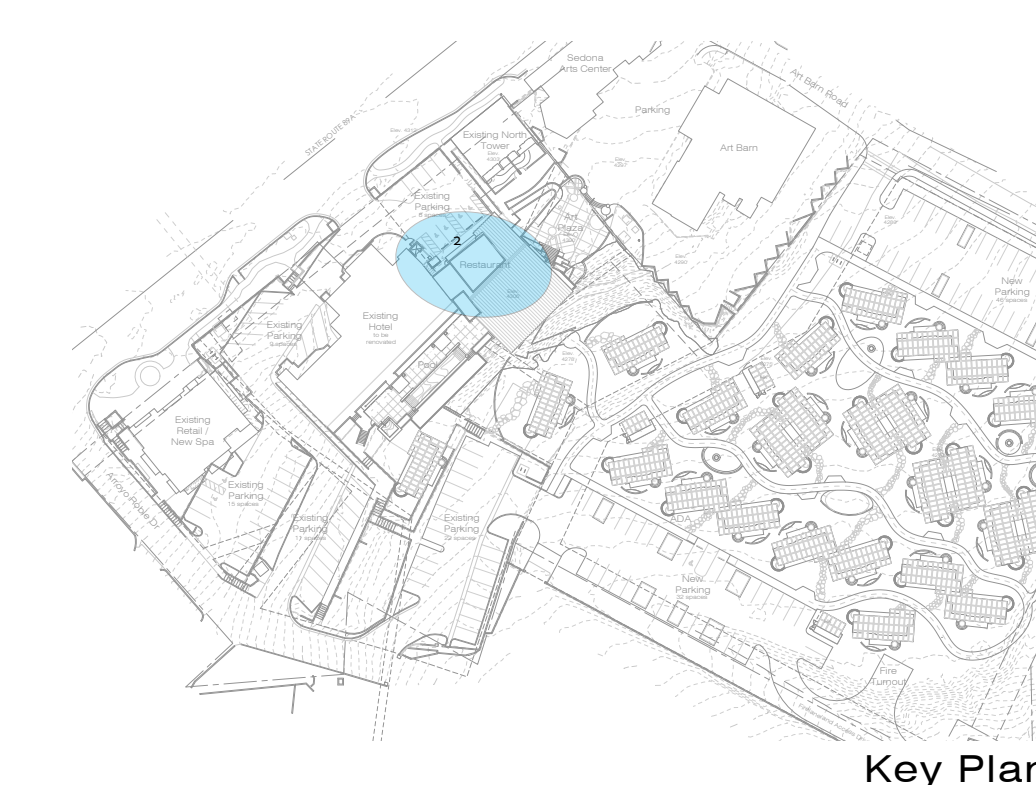
Prefabricated casita units based on recycled shipping containers.



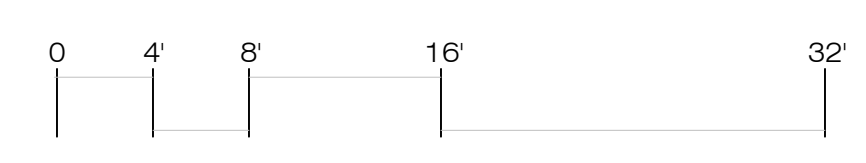
Powered by the sun: Each unit supports 400w of Solar panels that feed centralized battery banks that mutually support 5 units

Designed to be completely off grid each unit come with an internal water system including a UV filtration system and gray water support

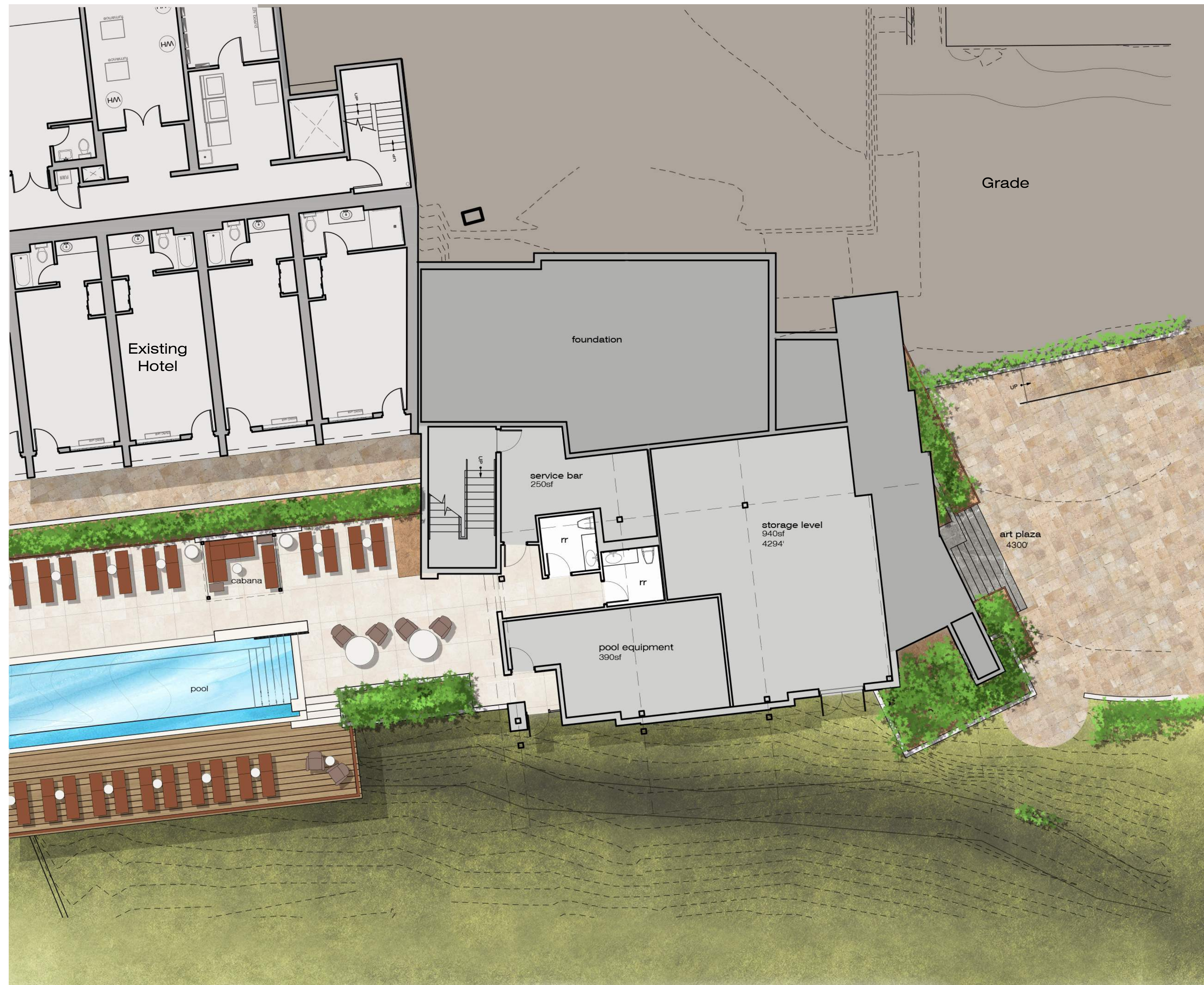
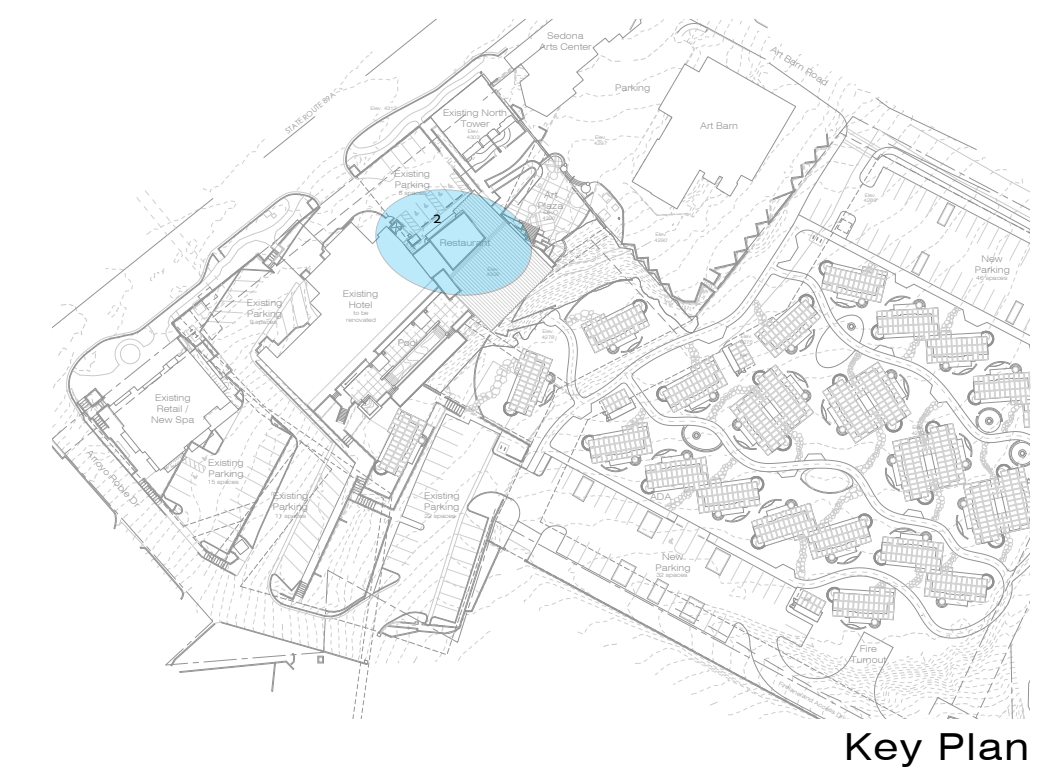




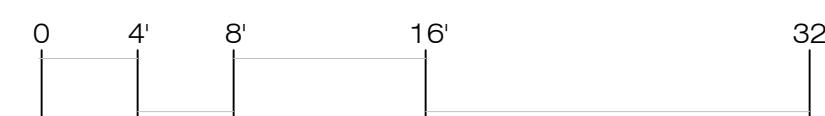
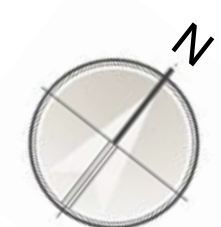
First Floor: Lobby Level







Basement Floor: Pool Level

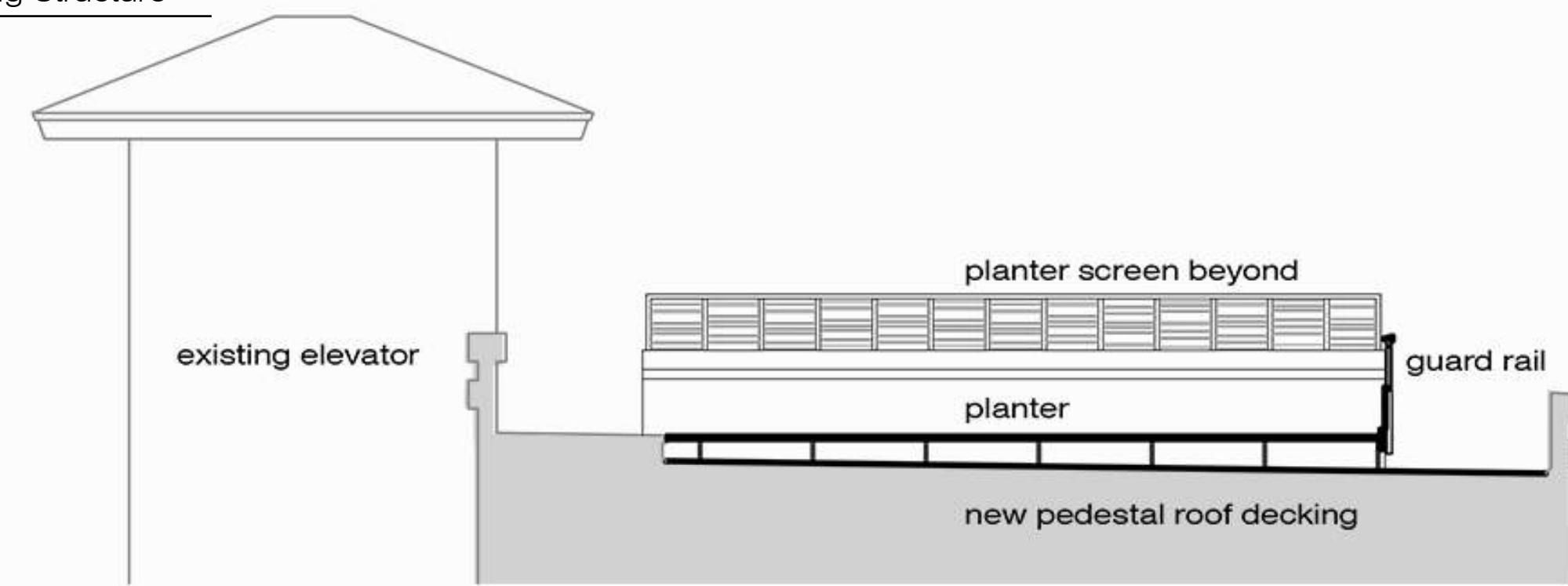




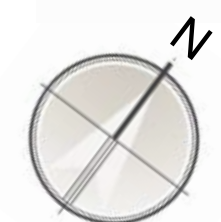


Key Plan

Existing Structure



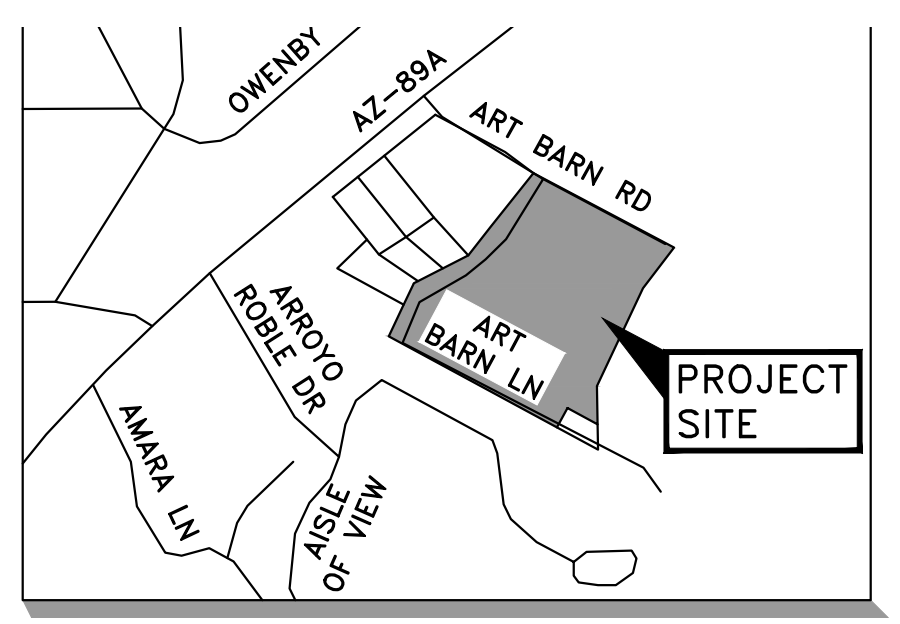
A) tower roof section









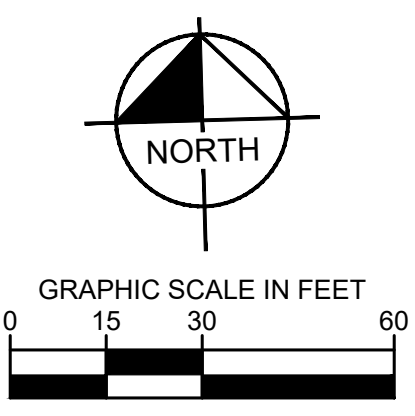


VICINITY MAP  
CITY OF SEDONA  
N.T.S.

- GRADING CONSTRUCTION NOTES**
- 1 INSTALL 8" CMP UNDERGROUND DETENTION PIPE
  - 2 INSTALL 10" CMP UNDERGROUND DETENTION PIPE
  - 3 INSTALL 12" HDPE STORM DRAIN PIPE
  - 4 INSTALL STORM DRAIN INLET
  - 5 CONNECT TO UNDERGROUND DETENTION PIPE
  - 6 CONNECT TO ROOF DRAIN

**EARTHWORK**  
CUT: 5000 CY  
FILL: 8000 CY  
NET: 3000 CY (FILL)

- SHEET NOTES**
1. ADD 4200' TO ALL ELEVATIONS SHOWN



**Kimley»Horn**  
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101 WEST GOODWIN ST. SUITE 800  
PRESCOTT, ARIZONA 86303 (928) 668-7121

SCALE (H): 1"=30'  
SCALE (V): N/A  
DESIGNED BY: JTH  
DRAWN BY: JTH  
CHECKED BY: ACB  
DATE: JUNE 2024

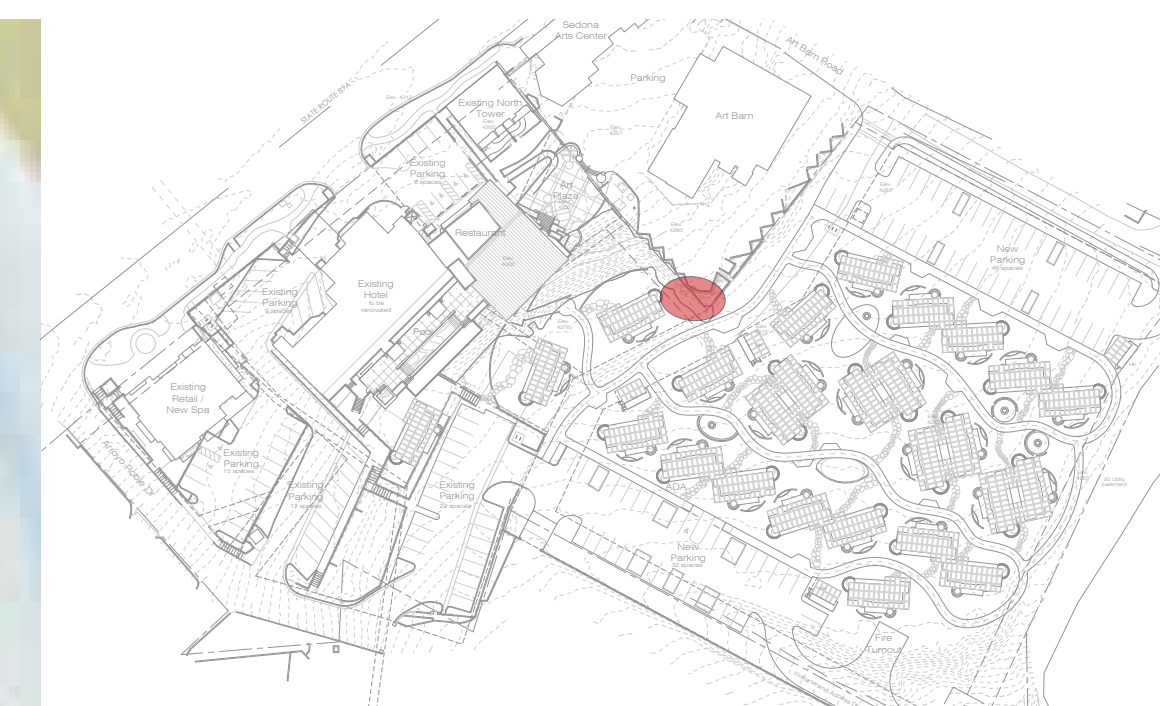
SEDONA BEST WESTERN EXPANSION  
CONCEPTUAL GRADING PLAN  
45 ART BARN LANE SEDONA, AZ

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
ENGINEER: ANDREW BAIRD  
PE NO. 48841, DATE 06/24

PROJECT NO.  
291742002  
DRAWING NAME  
GDD1  
01 OF 01

K:\P\B - Sedona Best Western Expansion\CAD\Exhibits\2024\06\05 - Concept Grading Plan.dwg, Jun 07, 2024, James Higgins  
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**Legacy Apple Tree**

The Development Team's commitment to the "genius loci" or spirit of the space is exemplified by their commitment to rebirth, not just metaphorically through the updating of a significant structure of downtown Sedona, but practically as well. On the property line between the Sedona Arts Center and the Hotel exists an example of Sedona's agricultural history in the form of a single apple tree.

While this Oak Creek apple tree is of a significant age and has gone fallow, it's descendants will live on here on site among the new casitas and at locations around Sedona. Grafts have been successfully recovered from the tree and are currently being cared for in a green house in Flagstaff waiting for their reintroduction to the site.