

LETTER OF INTENT

SUPER-8 HOTEL BALCONY ADDITION 6-20-16

1. Location:

Located in West Sedona at 2545 State Route 89A the project consists of a three story hotel and ancillary functions such as a separate lobby, pool and meeting room. No additional enclosed area will be incorporated. The desire is to upgrade the existing facility and offer the patrons a higher quality experience.

2. Drainage Way Design:

Drainage patterns are existing and will remain the same.

3. Building Placement and Orientation:

The existing structure is oriented with its long axis running East and West, no revisions will be made.

4. Linkage and Circulation:

The Hotel's main entrance is a lighted intersection of AZ-89a and Andante Drive. The site also has access to Stutz Bearcat Dr. adjacent to the restaurant and behind the South side of the Hotel. This drive is proposed to be modified to a one way drive toward the East to allow the remodeling of the South side facade. This drive will be posted and marked as one way.

5. Parking:

The modification to the South side parking created the loss of seven cars which were added back in a new parking area on the west side of the property. All new parking has been designed not to encroach on adjacent property. It should be noted that the owner has a preliminary agreement for an easement that would align with the adjacent existing residence and easement which will allow for additional landscaping. The revision to 45 degree one way parking design created new landscaped areas adjacent to the South property line and the adjacent property will be screened with a new six foot high fence. Landscape islands have been added as required and The balance of the onsite parking

is shared between the Hotel and Restaurant. This arrangement has created no problems to date. Existing and new parking is calculated as follows.

Hotel:	66 rooms = 66+10 = 76
Meeting Room:	2,486/175 = 14
Restaurant:	3,442/100 = 34
Restaurant Patio:	945/200 = 5
Total	129
Parking Provided:	95
	(-34)

The revised Site Plan has provided a location for 34 additional parking should it become necessary.

6. Exterior Lighting:

Where possible lighting will be lowered and revised to be more compliant with the Outdoor Lighting code. The intent will be to decrease any light pollution and provide all necessary shielding. Landscape lighting will be provided to accent new and existing trees where appropriate.

7. Signage:

With the deletion of the Super-8 affiliation the name will be changed and the project signage will be revised to be in accordance with the sign ordinance. They will be designed to incorporate elements of the architecture and landscape design.

8. Building Equipment and Services:

Loading and refuse enclosures are existing and will remain. Mechanical equipment is existing and ground mounted within an enclosure.

9. Fences and Walls:

All existing fences and walls to remain such as mechanical enclosure and pool fence. New sandblasted masonry screen walls will be added on the ground floor. A new 6 foot fence along the South property line will be constructed where presently there is none.

10. Architectural Character and Building Form:

The existing Hotel Building is proposed to be remodeled with the addition of steel framed balconies and grey glass guardrails on the North and South sides. The existing tile mansard will be removed and on the ground floor sandblasted masonry patio screen walls will be added. The colors proposed incorporate the colors compatible with the theme of the Sedona community. Steel to be painted in simulated Corten rusted steel paint and the stucco painted in two tones contrasting the natural landscape. All new

colors shall meet or exceed the Light Reflection Values required. The exposed steel balconies and colors are designed to bring an updated and up scaled image to the outdated existing structure. The existing building massing will be improved by the addition of the balconies both by their structure and the shadows they create. The landscape area to the west has been enlarged allowing for larger scaled material to be planted to soften that facade.

11. Landscape:

The landscape is existing around the site and additional new landscape will be added adjacent to the building where the balcony structures occur. Adjacent to the 45 degree parking new planter areas were created to help buffer the adjacent properties. Landscape islands have been added as required in all new parking areas. Additional planters have been added in the parking area between the hotel and restaurant as well as the west side of the hotel. These new landscape areas will soften the parking areas.

12. Article 9 SLDC:

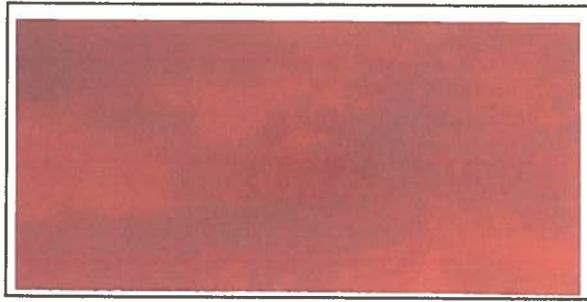
No additional interior square footing has been added and all yards and setbacks to remain with the exception of the new balconies on the South elevation. The overall height of the existing building is 28'-8" to the top of the parapet. The existing mission tile mansard will be removed and a parapet will be added to match existing. The top of the new balcony railing on the third floor will be 21'-6" which is less than the allowable 22'. All major landscaping will remain see landscape plan.

13. Section 401.06 LDC:

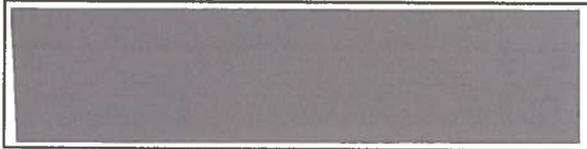
This project is not new building only the remodel of an existing building. If design review is required the owner is prepared to provide all necessary review materials.

ENGINEERING COMMENTS:

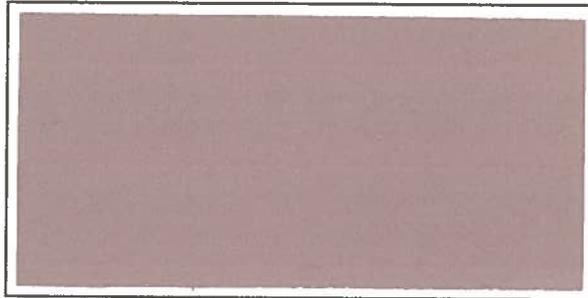
1. We have retained the 45 Degree parking because it allows for more parking spaces and we are not encroaching on the adjacent property.
3. Distance revised to 26'.
4. Radius revised to 15'.
5. Grading not revised, new parking area to maintain existing flow line to the East.
6. All new parking areas to conform SLDC and all existing parking where possible and not to reduce the existing number of spaces.
7. Oil/Water separator to be installed in new parking areas.
8. End islands at 45 degree parking averages 10' or more as designed.



STEEL STRUCTURE
SIMULATED CORTEN PAINT



GLASS BALCONY RAILING
TEMPERED SOLAR GRAY



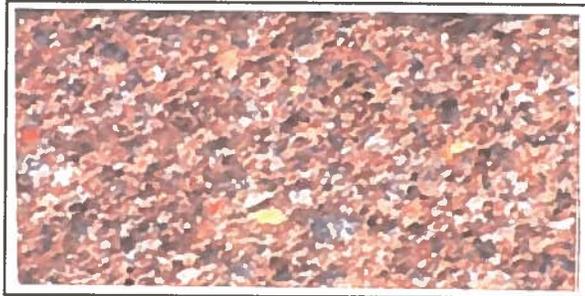
STUCCO WALL

DUNN EDWARDS DE6061
RIVER ROCKS LRV - 19

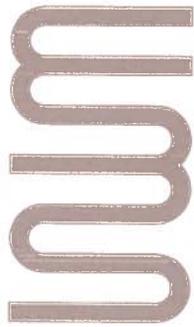
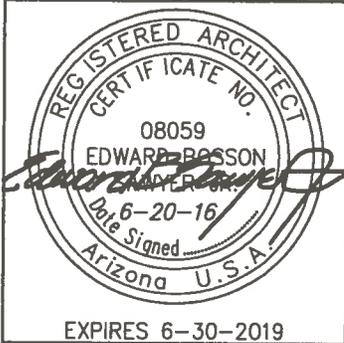


STUCCO ACCENT BAND

DUNN EDWARDS DE6090
WESTERN RED LRV - 17



SANDBLASTED MASONRY



SUPER-8 HOTEL

PROPOSED MATERIALS & COLORS

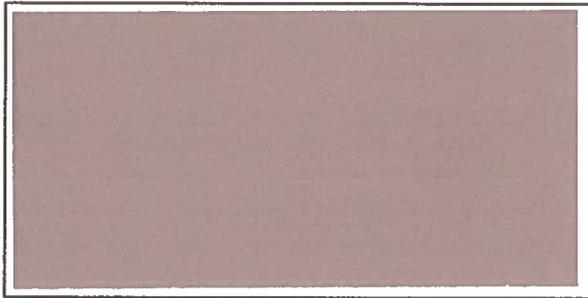
6-20-16



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GLASS BALCONY RAILING
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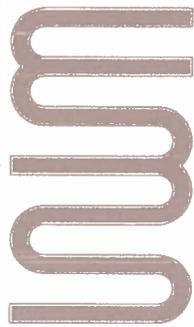
DUNN EDWARDS DE6090
WESTERN RED LRV - 17



SANDBLASTED MASONRY



EXPIRES 6-30-2019



SUPER-8 HOTEL

PROPOSED MATERIALS & COLORS

6-20-16

TRANSMITTAL

Date: 6-22-16

To: Cari Meyer Senior Planner
City of Sedona Community Development

Project: Super-8 Hotel

WE ARE SENDING YOU:

Attached Under separate cover Via _____ the following items.

Shop drawings Prints Plans Samples

Copy of letter Change order Specifications Drawings

COPIES:	DATE:	NUMBER:	DESCRIPTION:
2	6-20-16	A1.0	Site Plan
2	6-20-16		Color Board
2			Preliminary Landscape Plan

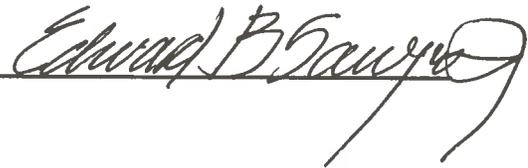
THESE ARE TRANSMITTED AS FOLLOWS:

For approval Approved as submitted Resubmit for approval

For your use Approved as noted For distribution

As requested Returned for corrections For review and comment

REMARKS:

SIGNED: 

RECEIVED
 JUN 22 2016
 CITY OF SEDONA
 COMMUNITY DEVELOPMENT