



# SUNSET LOFTS

## UDS DISCIPLINE DESIGNATORS

- G GENERAL
- C CIVIL
- L LANDSCAPE
- S STRUCTURAL
- A ARCHITECTURAL
- I INTERIORS
- Q EQUIPMENT
- F FIRE PROTECTION
- P PLUMBING
- M MECHANICAL
- E ELECTRICAL
- T TELECOMMUNICATIONS

## UDS SHEET DESIGNATOR GUIDELINES

- 0 GENERAL (symbols, notes, legends, etc.)
- 1 PLANS (horizontal views)
- 2 ELEVATIONS (vertical views)
- 3 SECTIONS (sectional views)
- 4 LARGE SCALE VIEWS (plans, elevations, or sections that are not details)
- 5 DETAILS
- 6 DOOR & WINDOW INFORMATION (types, elevations, schedules & details)
- 7 INTERIOR DESIGN (finish, furniture, protection plans)
- 8 PRESENTATION DRAWINGS (plans, elevations & sections)
- 9 3D REPRESENTATIONS (isometrics, perspectives & photographs)

## PROJECT TEAM

**ARCHITECT**  
**suoLL architects**  
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 Caroline Lobo, aia phd leed-ap

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 Jorge Suchilt

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 Kari Johns

## VICINITY MAP



## SHEET INDEX

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  - C-2 notes - sheet 1 of 3
  - C-3 notes - sheet 2 of 3
  - C-4 notes - sheet 3 of 3
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  - C-6 3D model
  - C-7 horizontal control plan
  - C-8 driveway plan & profile
  - C-9 grading & drainage plan - key sheet
  - C-10 grading & drainage plan - sheet 1 of 6
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  - AS103 site sections
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  - A-202 building elevations (color)
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  - E-3 electrical site lighting cutsheets

**SUNSET LOFTS, LLC**  
 15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

**SEDONA  
 SUNSET**  
 220 S. Sunset Drive | SEDONA, AZ 86336

*Caroline Lobo*



**suoLL  
 architects**

PROJECT NUMBER 21\_005 DATE OF ISSUE 05.03.22

title sheet

**G-001**

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**SITE PLAN CODE DATA** SEDONA, ARIZONA

**SITE INFORMATION:**  
 220 S. SUNSET DRIVE  
 SEDONA, AZ 86336  
**PARCEL #:** 408-26-030C  
 Existing Site Zoning: CO & RM-2  
 Height & setback requirements for CO zone applicable to entire site (per development agreement dated 03.02.2022)

BUILDING/LOT REQUIREMENTS	
CO LOT AREA (sq.ft.):	78,055
RM-2 LOT AREA (sq.ft.):	29,945
TOTAL LOT AREA (sq.ft.):	108,900
TOTAL LOT AREA (AC):	2.5

Density:	
COCOMMERCIAL	Max units per Acre: 20
	Total Max Units: 50
	<b>PROVIDED</b> Total Units: <b>46</b>

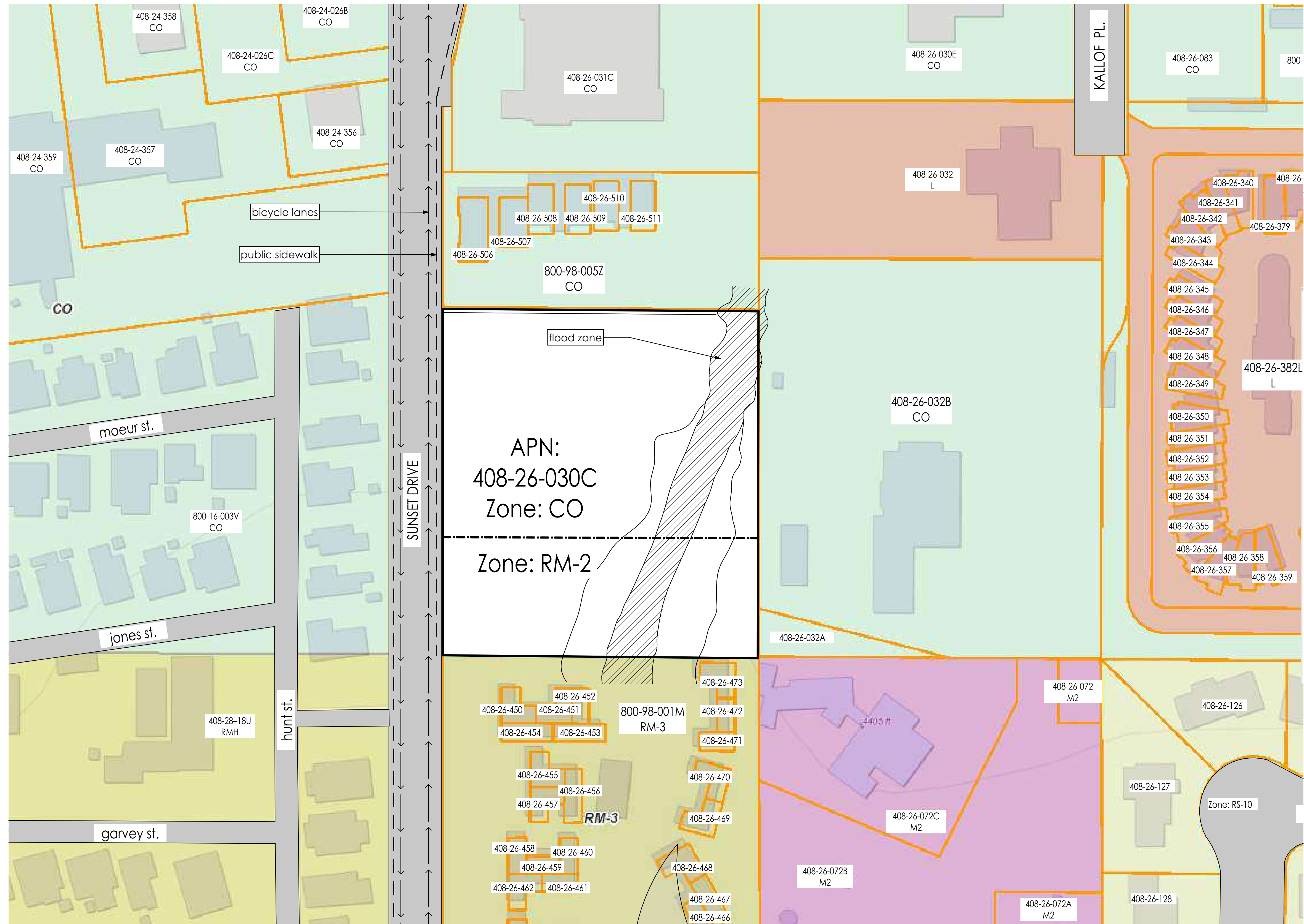
BUILDING HEIGHT:	
<a href="https://sedona.municipal.codes/SLD/C/2.24.F">https://sedona.municipal.codes/SLD/C/2.24.F</a>	Maximum Overall Building Height: 22'-0" above highest point of natural grade based off height restriction
	Allowed # of Stories:

BUILDING SETBACKS:	
<b>Setback Requirement (CO):</b> <a href="https://sedona.municipal.codes/SLD/C/2.10.B">https://sedona.municipal.codes/SLD/C/2.10.B</a>	Front: 10'-0" Side: 0'-0" Rear: 0'-0"
	Any setback abutting against a residential zoning district: 20'-0"

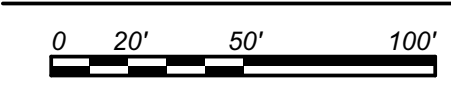
MAX Building Lot Coverage:	
<a href="https://sedona.municipal.codes/SLD/C/2.10.B">https://sedona.municipal.codes/SLD/C/2.10.B</a>	C-1 Commercial
Max Building Lot Coverage (%):	60%
Max Building Lot Coverage Area (sq ft):	65,340
<b>Provided:</b>	
Building 1 (sq ft):	7,971
Building 2 (sq ft):	8,119
Building 3 (sq ft):	8,735
<b>Provided Building Coverage (%):</b>	23%
<b>Provided Building Coverage Area (sq ft):</b>	24,825

Total Lot Coverage:	
<a href="https://sedona.municipal.codes/SLD/C/2.14.B">https://sedona.municipal.codes/SLD/C/2.14.B</a>	C-1 Commercial
Max Lot Coverage (%):	80%
Max Lot Coverage Area (sq ft):	87,120
<b>Provided Total Impervious Lot Coverage (%):</b>	59%
<b>Provided Total Impervious Lot Coverage Area (sq ft):</b>	64,663
Open Space Requirement (%):	20%
Required Area (sq ft):	21,780
<b>Provided Total Open Space Area (%):</b>	41%
<b>Provided Area (sq ft):</b>	44,237

PARKING REQUIREMENTS:						
Min. Parking Req's:	UNIT AREA (sq. ft.)	SPACES PER UNIT	# OF UNITS	REQ'D SPACES	TOTAL REQ'D	TOTAL PROVIDED
<a href="https://sedona.municipal.codes/SLD/C/5.5.D">https://sedona.municipal.codes/SLD/C/5.5.D</a>	UNIT A - One Bedroom	600	1.25	20	25	
	UNIT B - Two Bedroom	900	1.75	26	45.5	
	<b>TOTAL:</b>	<b>35,400</b>		<b>46</b>	<b>70.5</b>	<b>71</b>
	Req'd covered spaces =	0.5	46	23	23	23
<b>Compact Parking Requirements:</b>	spaces	8'-0" x 18'-0"		7.05	7	0
<b>Motorcycle Parking</b>	spaces	4'-0" x 6'-0"		2.115	2	3
<b>Bicycle Parking (bike racks)</b>	1 per 10 vehicle spaces			7.05	7	16
<b>Req'd Accessible Parking:</b> (2018 IBC) Table 1106.1	51-75				3 accessible	3
	at least 2% but not less than 1% of each type of space		2%	1.41	2	2
	at least 2% but not less than 1% of each type of space					



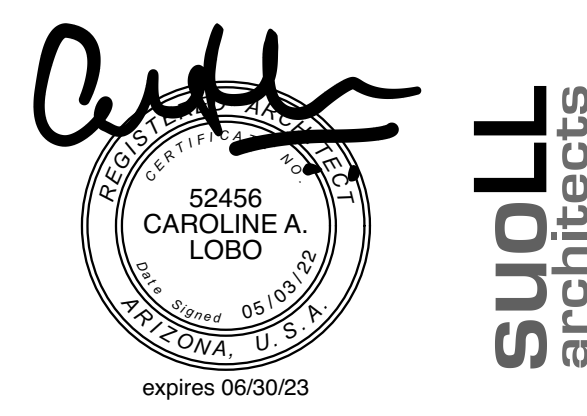
**CONTEXT PLAN / CIRCULATION PLAN**



NORTH

**SUNSET LOFTS, LLC**  
 15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

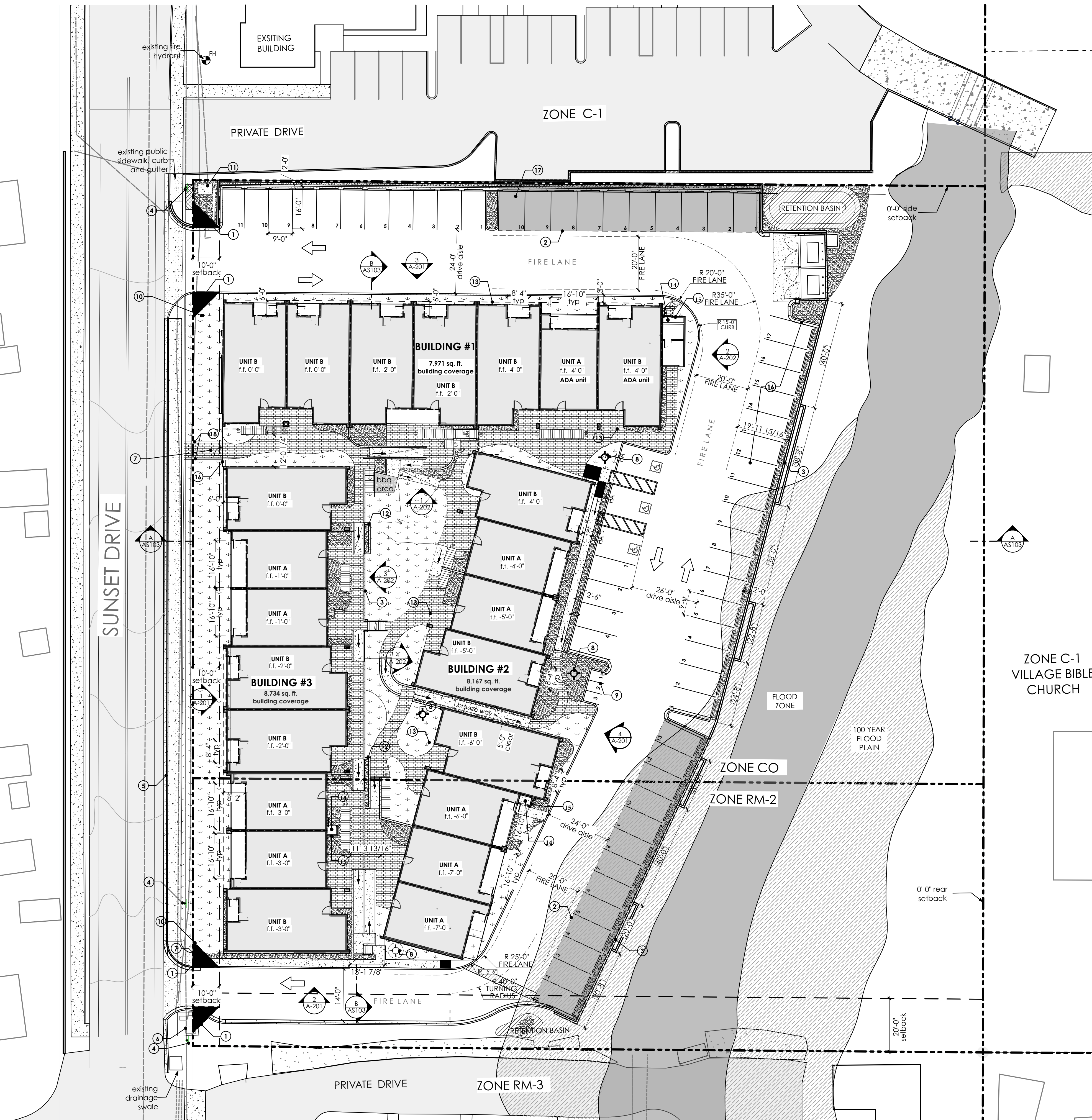
**SEDONA SUNSET**  
 220 S. Sunset Drive | SEDONA, AZ 86336



PROJECT NUMBER: 21\_005  
 DATE OF ISSUE: 05.03.22

context plan / circulation plan

**AS100**



SITE PLAN CODE DATA		SEDONA, ARIZONA	
<b>SITE INFORMATION:</b>			
220 S. SUNSET DRIVE SEDONA, AZ 86336 PARCEL #: 408-24-030C Existing Site Zoning: CO & RM-2			
Height & setback requirements for CO zone applicable to entire site (per development agreement dated 03.02.2022)			
<b>BUILDING/LOT REQUIREMENTS</b>			
CO LOT AREA (sq.ft.):		78,055	
RM-2 LOT AREA (sq.ft.):		29,945	
TOTAL LOT AREA (sq.ft.):		108,900	
TOTAL LOT AREA (AC):		2.5	
<b>Density:</b>			
COCOMMERCIAL	Max units per Acre:	20	
	Total Max Units:	50	
	PROVIDED Total Units:	46	
<b>BUILDING HEIGHT:</b>			
<a href="https://sedona.municipal.codes/SLD/C/2.24.E">https://sedona.municipal.codes/SLD/C/2.24.E</a>	Maximum Overall Building Height:	22'-0"	above highest point of natural grade
	Allowed # of Stories:	based off height restriction	
<b>BUILDING SETBACKS:</b>			
<b>Setback Requirement (CO):</b>			
<a href="https://sedona.municipal.codes/SLDC/2.10.B">https://sedona.municipal.codes/SLDC/2.10.B</a>	Front:	10'-0"	
	Side:	0'-0"	
	Rear:	0'-0"	
	Any setback abutting against a residential zoning district:	20'-0"	
<b>MAX Building Lot Coverage:</b>			
<a href="https://sedona.municipal.codes/SLD/C/2.10.B">https://sedona.municipal.codes/SLD/C/2.10.B</a>	C-1 Commercial	Max Building Lot Coverage (%):	60%
		Max Building Lot Coverage Area (sq ft):	65,340
		Provided:	
		Building 1 (sq ft):	7,971
		Building 2 (sq ft):	8,119
		Building 3 (sq ft):	8,735
		Provided Building Coverage (%):	23%
		Provided Building Coverage Area (sq ft):	24,825
<b>Total Lot Coverage:</b>			
<a href="https://sedona.municipal.codes/SLDC/2.14.B">https://sedona.municipal.codes/SLDC/2.14.B</a>	C-1 Commercial	Max Lot Coverage (%):	80%
		Max Lot Coverage Area (sq ft):	87,120
		Provided Total Impervious Lot Coverage (%):	52%
		Provided Total Impervious Lot Coverage Area (sq ft):	44,663
		Open Space Requirement (%):	20%
		Required Area (sq ft):	21,780
		Provided Total Open Space Area (%):	41%
		Provided Area (sq ft):	44,237

PARKING REQUIREMENTS:							
<b>Min. Parking Req's:</b>							
<a href="https://sedona.municipal.codes/SLD/C/5.5.D">https://sedona.municipal.codes/SLD/C/5.5.D</a>	UNIT AREA (sq. ft.)	SPACES PER UNIT	# OF UNITS	REQ'D SPACES	TOTAL REQ'D	TOTAL PROVIDED	
	UNIT A - One Bedroom	600	1.25	20	25		
	UNIT B - Two Bedroom	900	1.75	26	45.5		
	<b>TOTAL:</b>	<b>35,400</b>		<b>46</b>	<b>70.5</b>	<b>71</b>	<b>58</b>
	Req'd covered spaces =			46	23	23	23
<b>Compact Parking Requirements:</b>							
	spaces	8'-0" x 18'-0"		7.05	7	0	
<b>Motorcycle Parking</b>							
	Compact	4'-0" x 6'-0"		2.115	2	3	
<b>Bicycle Parking (bike racks)</b>							
	1 per 10 vehicle spaces			7.05	7	16	
<b>Req'd Accessible Parking:</b>							
(2018 IBC) Table 1106.1	51-75				3 accessible	3	
	at least 2% but not less than 1% of each type of space		2%	1.41	2	2	
	at least 2% but not less than 1% of each type of space						

CODE INFORMATION AND CALCULATIONS

SITE PLAN LEGEND	
	PAVERS
	LANDSCAPE
	PERMEABLE SURFACE / LANDSCAPE
	BROOM FINISH CONCRETE
	FLOOD ZONE
	100 YEAR FLOOD PLAIN
	FIRE LANE SIGN.
	ACCESSIBLE H.C. PARKING SIGN.
	FIRE HYDRANT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
	PAINTED DIRECTIONAL ARROW ON PAVING.
	FIRE DEPARTMENT CONNECTION.
	REMOTE FIRE DEPARTMENT CONNECTION.
	FIRE DEPARTMENT KEY BOX LOCATION.
	PAINTED CURB
	LIGHT POLE / FIXTURES.
	PROPERTY LINE
	TRASH ENCLOSURE
	TYPICAL PARKING STALL AND PRECAST BUMPER CURB.
	TYPICAL ACCESSIBLE PARKING STALL W/ SYMBOL PAINTED ON PAVING..

- SITE PLAN GENERAL NOTES:**
- Contractor shall remove all existing vegetation, site improvements, etc. Whether or not specifically indicated on the drawings to facilitate the completion of all required new work. Contractor shall visit the site and verify all quantities and items that are required to be removed prior to submittal of his proposal.
  - Slope all grades and pavement away from building(s) to provide positive drainage, unless noted otherwise.
  - Finish grade at sidewalks, buildings, etc., as required to provide smooth transition to grade.
  - Construction debris shall be removed from the site on a continuing basis for the duration of construction.
  - Concrete walks shall have expansion joints at a maximum spacing of 20'-0" o.c. And control joints at 5'-0" o.c., unless otherwise noted.
  - Perform all clearing, grubbing and earthwork in accordance with the geotechnical report, unless more restrictive requirements exist.
  - Should slopes of greater than 1'-0" in 20'-0" occur at pavement locations, notify architect immediately.
  - All proposed imported fill material shall be tested by a qualified testing agency to verify that it meets all specification requirements, prior to placing on site.
  - Dimensions are to outside face of stem walls/foundations unless noted otherwise.
  - All areas disturbed by construction, staging, etc. Shall be restored to their original condition by the general contractor. General contractor is responsible for documenting original condition.
  - All sidewalks at building entryways shall be "keyed" into building slab to prevent differential movement.

- SITE PLAN KEYNOTES:**
- Visibility triangle.
  - Covered parking.
  - Retaining wall, provide weep holes throughout wall.
  - Existing light pole to remain.
  - Provide new curb and gutter.
  - Existing pump station to remain, refer civil drawings.
  - Provide new underground drainage pipe to connect to existing swale.
  - Bicycle parking.
  - Motorcycle parking.
  - Potential fire hydrant location.
  - Proposed transformer location on concrete pad with screening.
  - Built-in planter.
  - Roof overhang line.
  - Fire Riser Room
  - Knox Box
  - fence & gate.
  - EV charging station.
  - ADA ramp connecting to sidewalk.

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15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

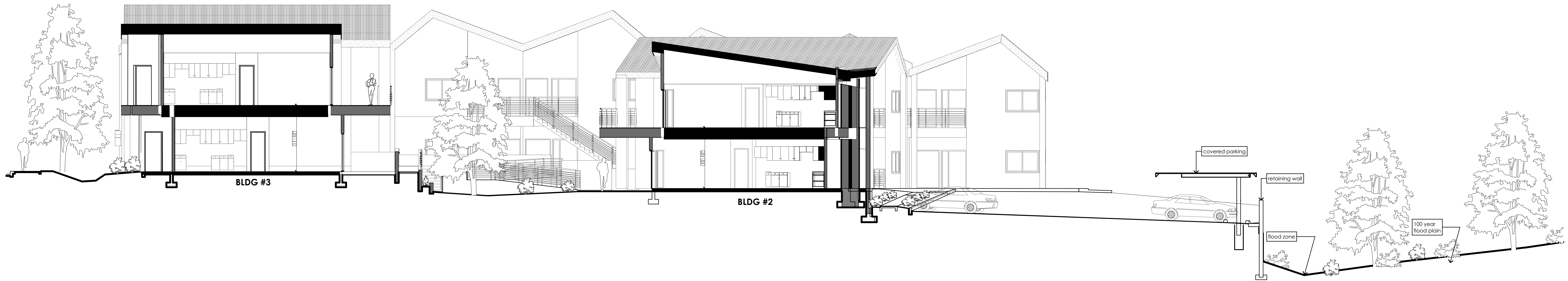
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*Caroline A. Lobo*  
52456 CAROLINE A. LOBO  
Arizona, U.S.A.  
expires 06/30/23

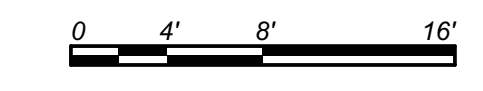
**SUOLL architects**

PROJECT NUMBER: 21\_005  
DATE OF ISSUE: 05.03.22

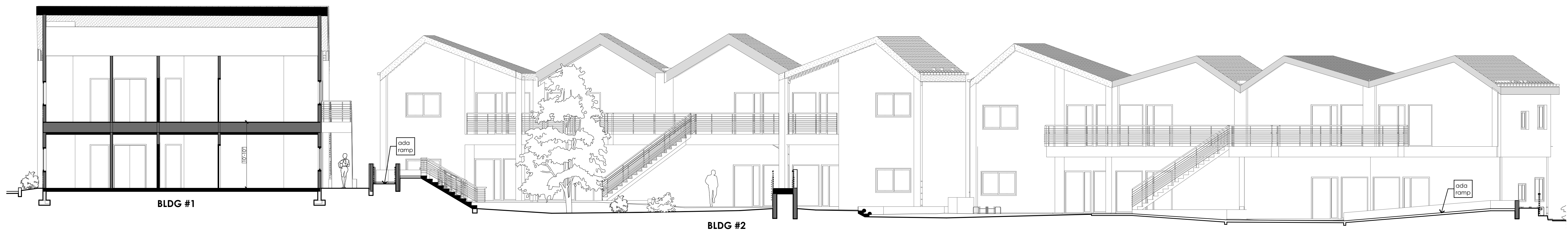
conceptual site plan  
**AS101**



**SECTION A**



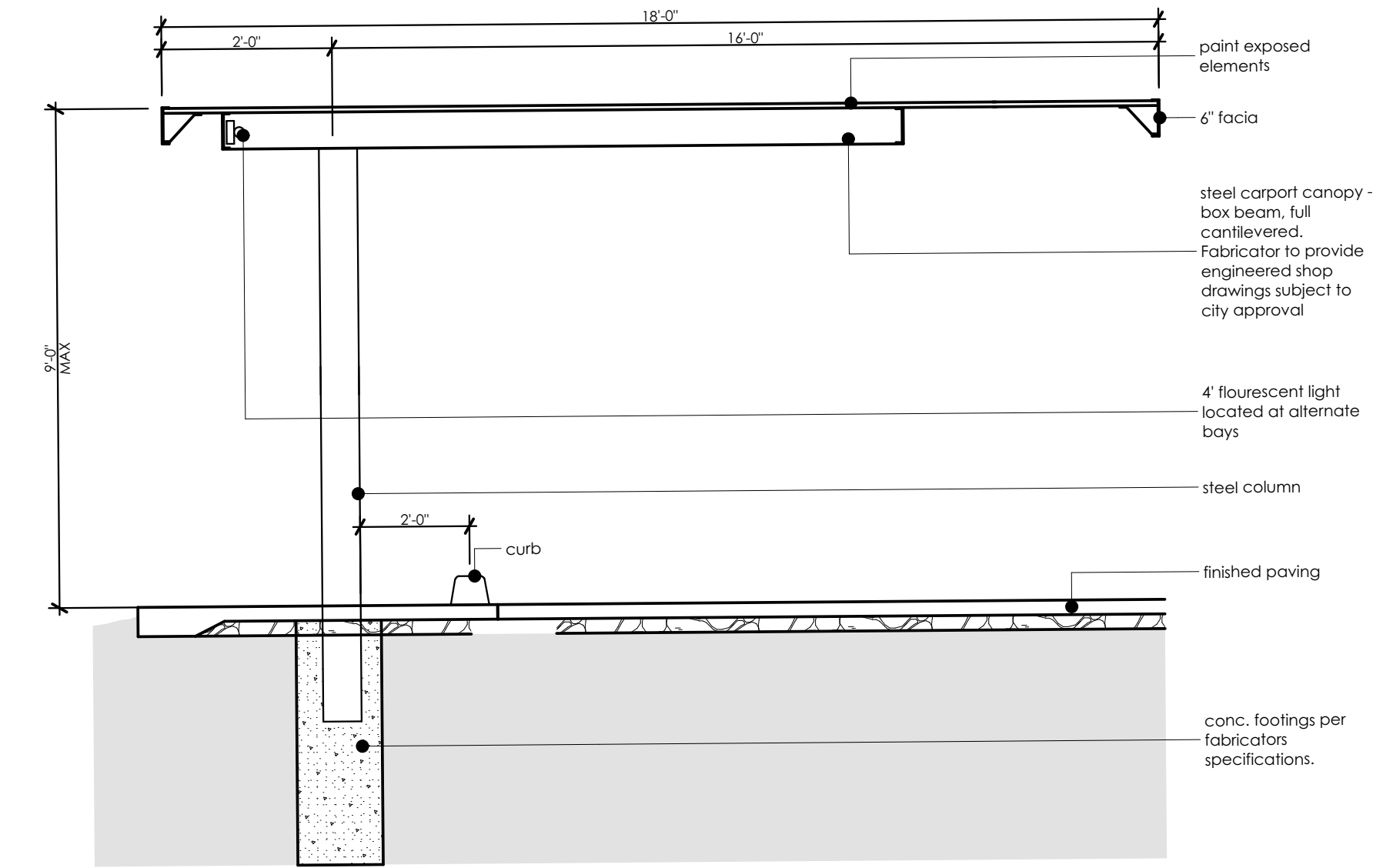
NORTH



**SECTION B**



NORTH



**3** Carport Section (Typ.)

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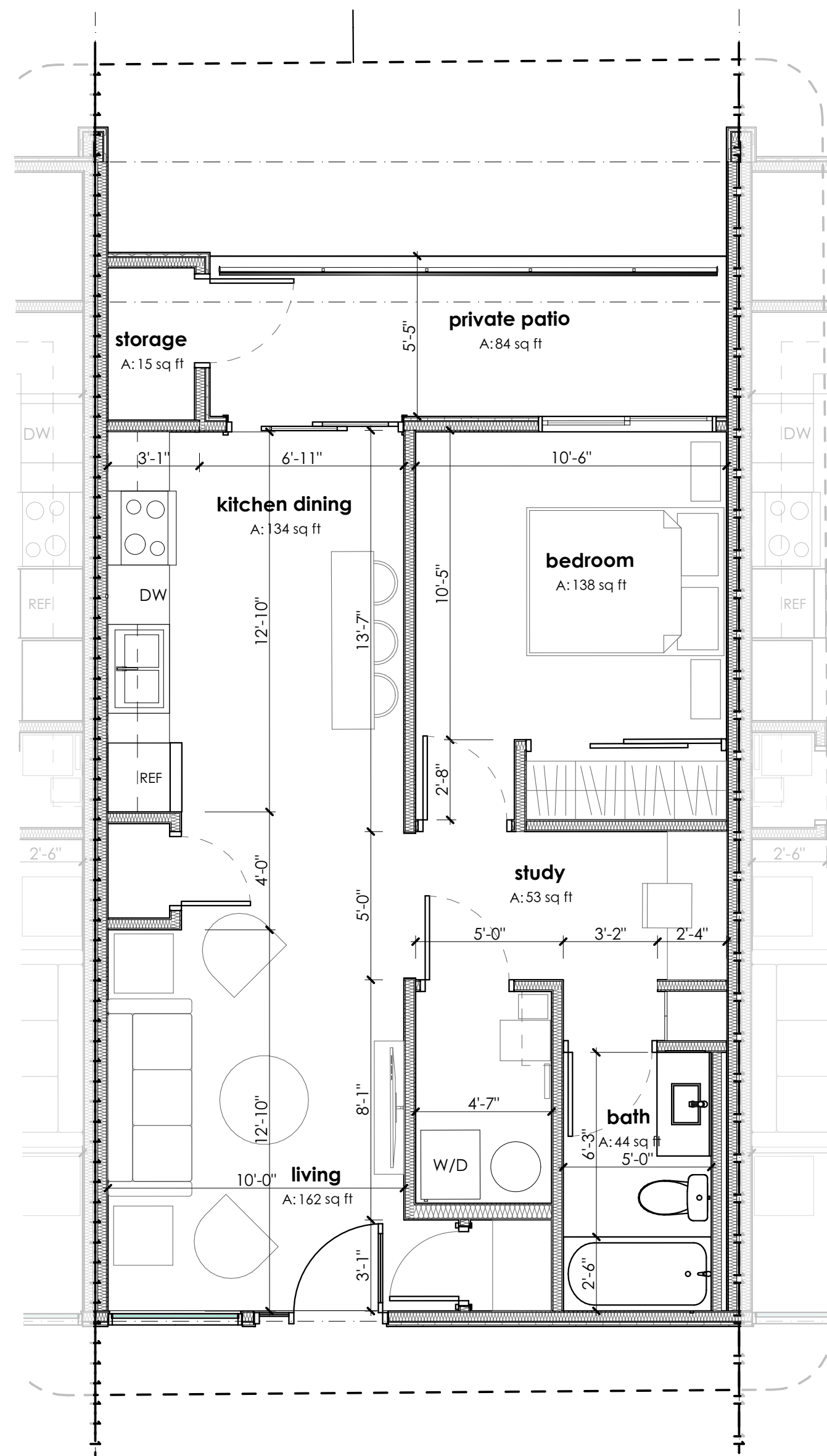


**SUOLL architects**

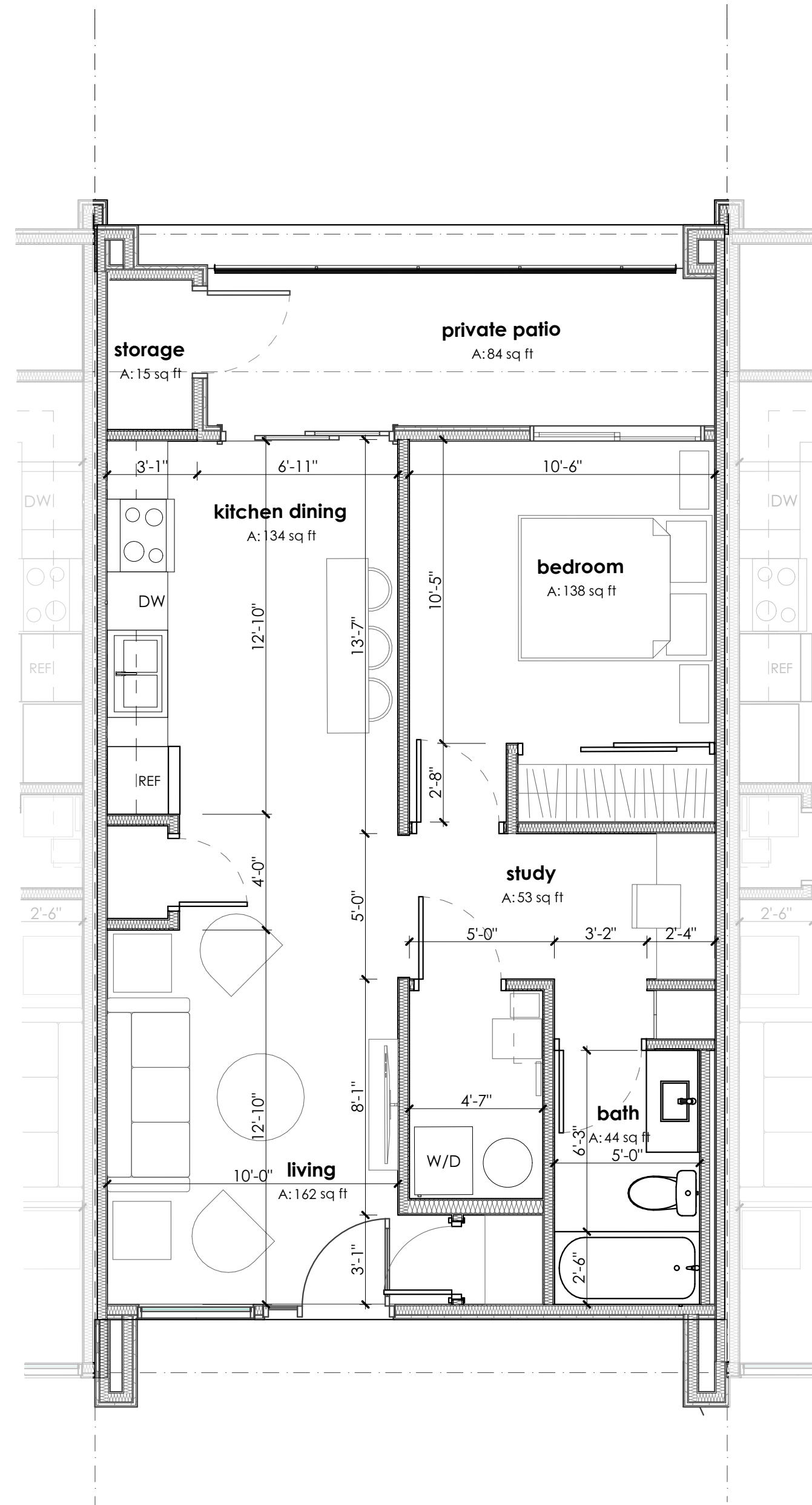
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site sections

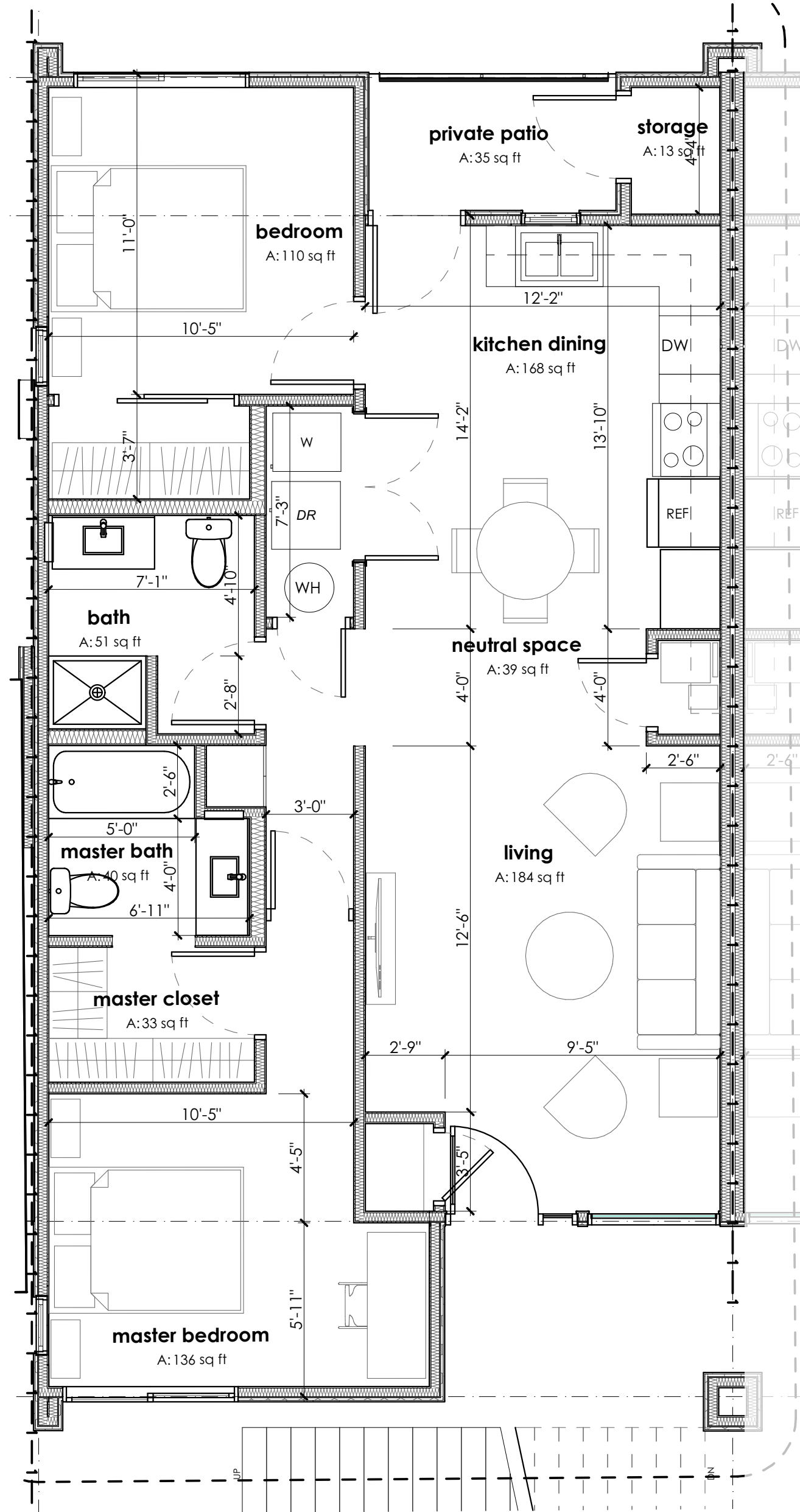
**AS103**



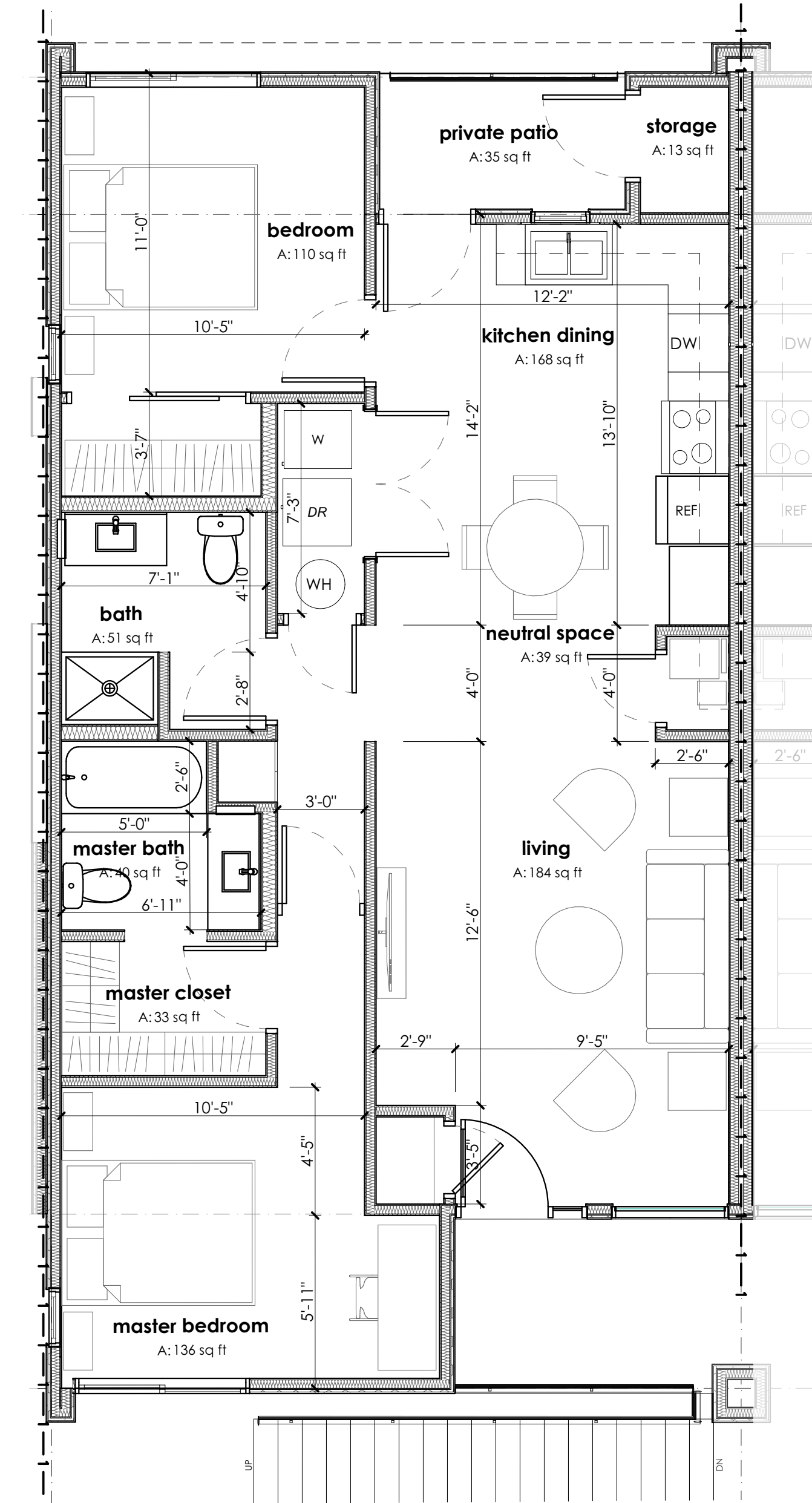
**UNIT A - LEVEL 1**



**UNIT A - LEVEL 2**



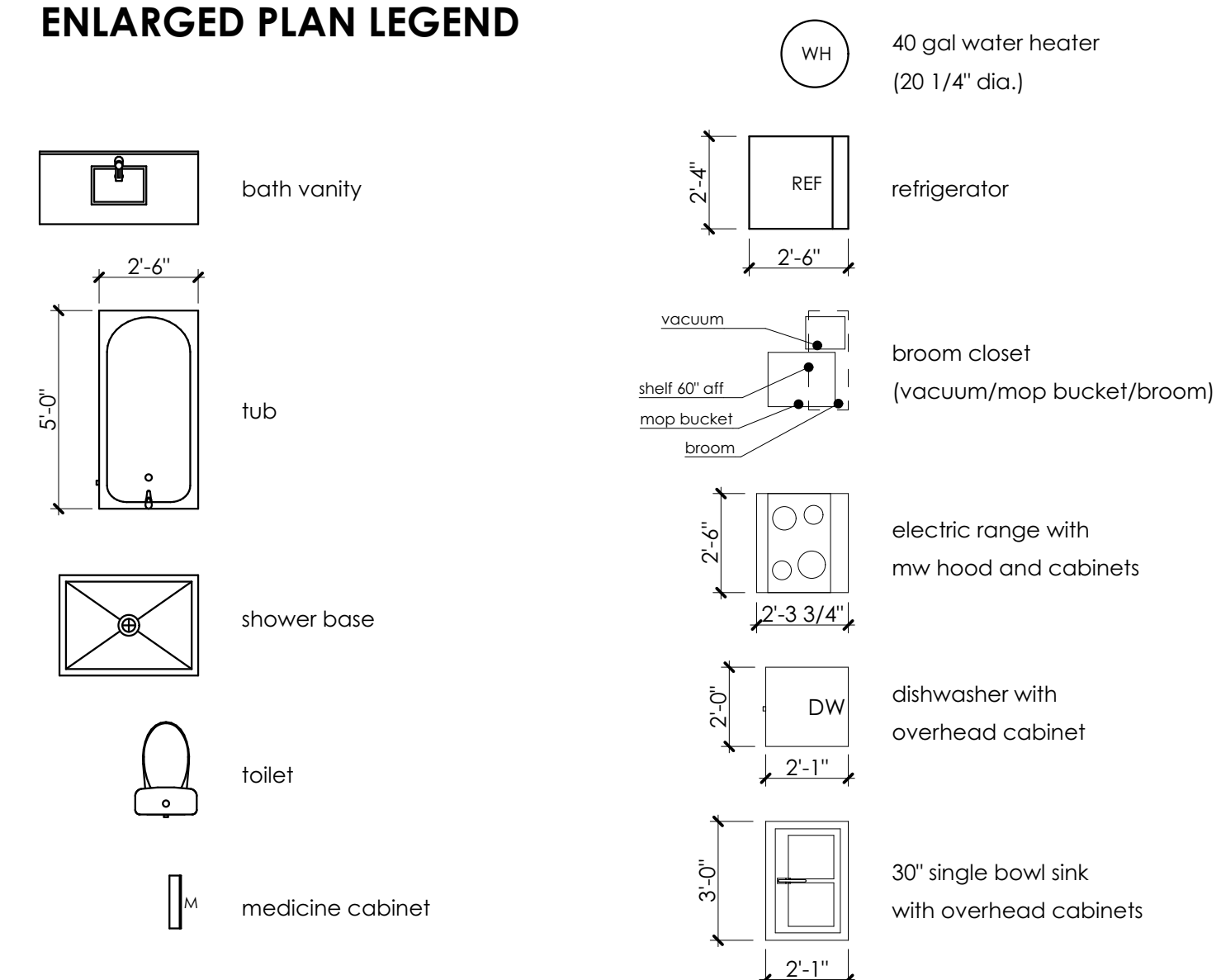
**UNIT B - LEVEL 1**



**UNIT B - LEVEL 2**



**ENLARGED PLAN LEGEND**

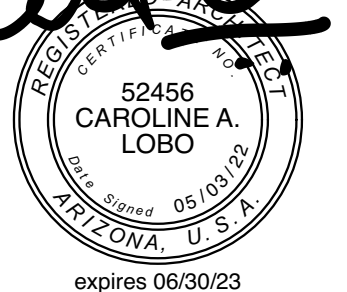


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*Caroline A. Lobo*



**SUOLL architects**

PROJECT NUMBER: 21\_005 DATE OF ISSUE: 05.03.22

unit enlarged plans

**A-101**

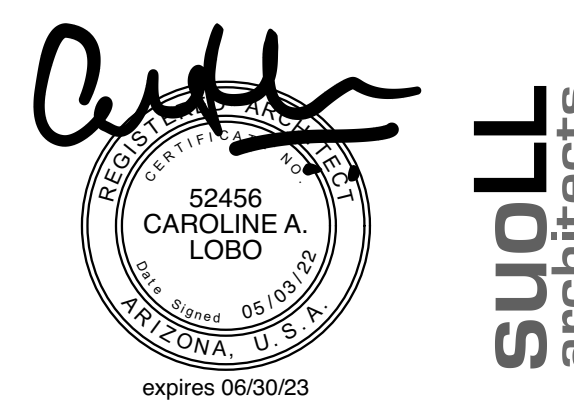


- ROOF PLAN GENERAL NOTES:**
- A. Do not begin work without holding a pre roofing conference. Notify architect, roofing, manufacturer, installer, sheet metal subcontractor and other related subcontractors a minimum of 7 days before commencing roofing work.
  - B. Roofing supplier, manufacturer and installer shall review all roofing details and advise architect on any recommended changes. Unless notified otherwise, details will be assumed to have been reviewed and approved by all parties.
  - C. Provide crickets behind all mechanical equip, curbs, roof hatch curbs, etc.
  - D. Minimum slope at all cricket valleys shall be 1/4" per foot. Do not scale plan for cricket dimensions.
  - E. All cricket slopes shall be achieved in a manner acceptable to Architect and in accordance with roofing manufacturers requirements.
  - F. Provide curbs and flashing at any equipment not provided with premanufactured curbs.
  - G. Separate all dissimilar metals with bituminous coatings or other methods acceptable to the Architect.
  - H. Flashing details shall be in strict compliance with approved roofing manufacturers standards for application and shall be fabricated in accordance with the latest edition of "Sheet Metal and Air Conditioning Contractors National Association" (SMACNA) technical manual.
  - I. All sheet metal scuppers, sleeves, etc., penetrating roofing or parapets to which roofing must attach shall be a minimum of 20 gauge, all soldered construction, with minimum 3" wide flanges.
  - J. All scuppers shall be constructed with four full sides, with flanges through the thickness of the wall, forming a complete "sleeve" through the wall.
  - K. Provide flashing per roof manufacturer's standard details at all electrical conduit, HVAC lines, etc.
  - L. Flashing shall be factory finished where indicated. Galvanized unfinished flashing exposed to view shall be washed, primed, and finished with paint per the specifications.
  - M. Provide concrete splash blocks below all scuppers and at all drain leaders that daylight above grade or onto other roof surfaces.
  - N. Contractor and all sub-trades shall exercise the necessary care to limit traffic and prevent damage to the roof membrane.

- ROOF PLAN KEYNOTES:**
- 1. Roof Cricket at slope 1/4"=1'-0"
  - 2. Roof Gutter
  - 3. Downspout
  - 4. Top of Roof Ridge

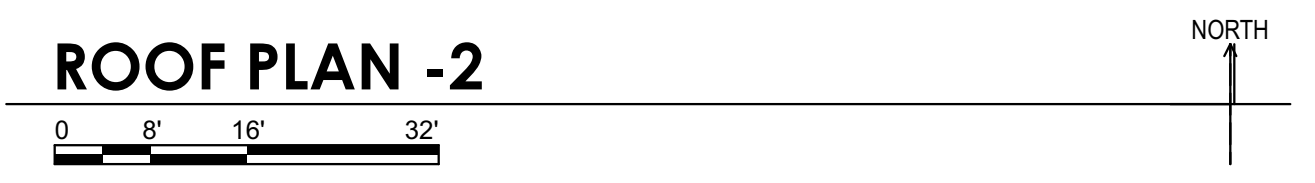
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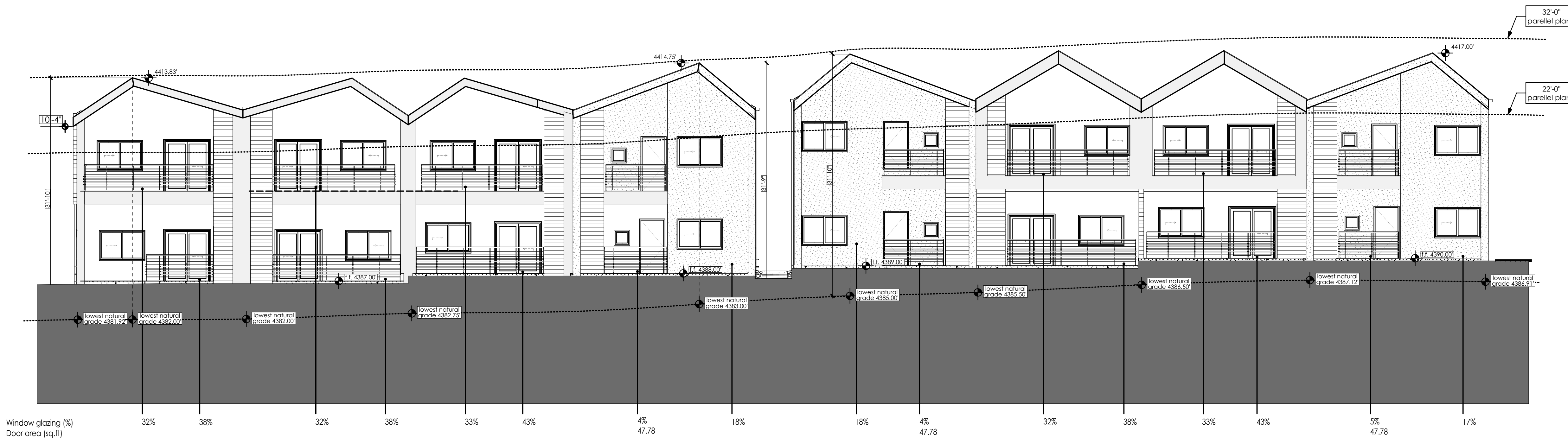
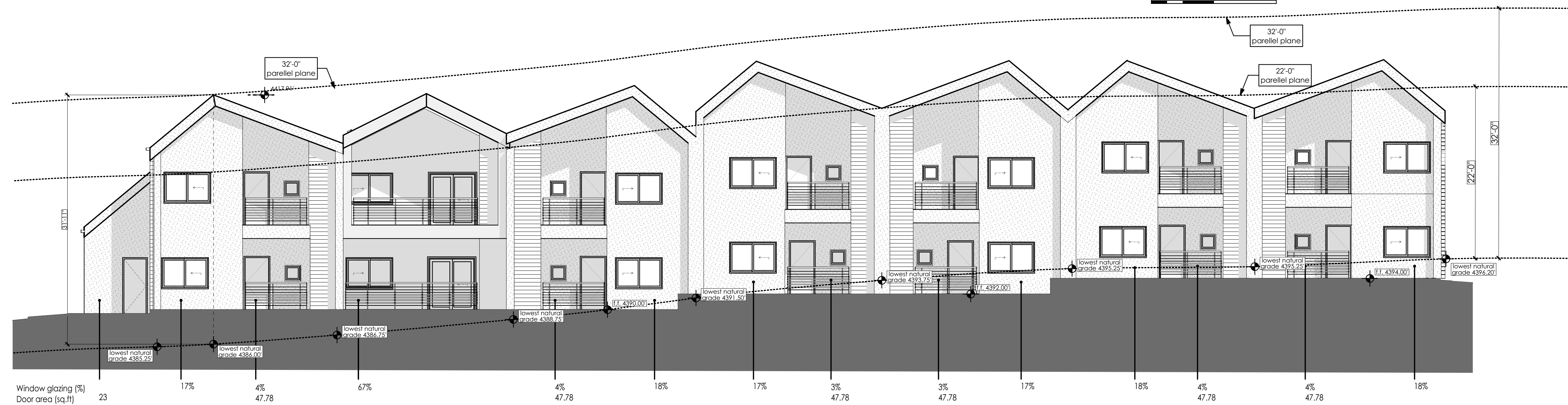
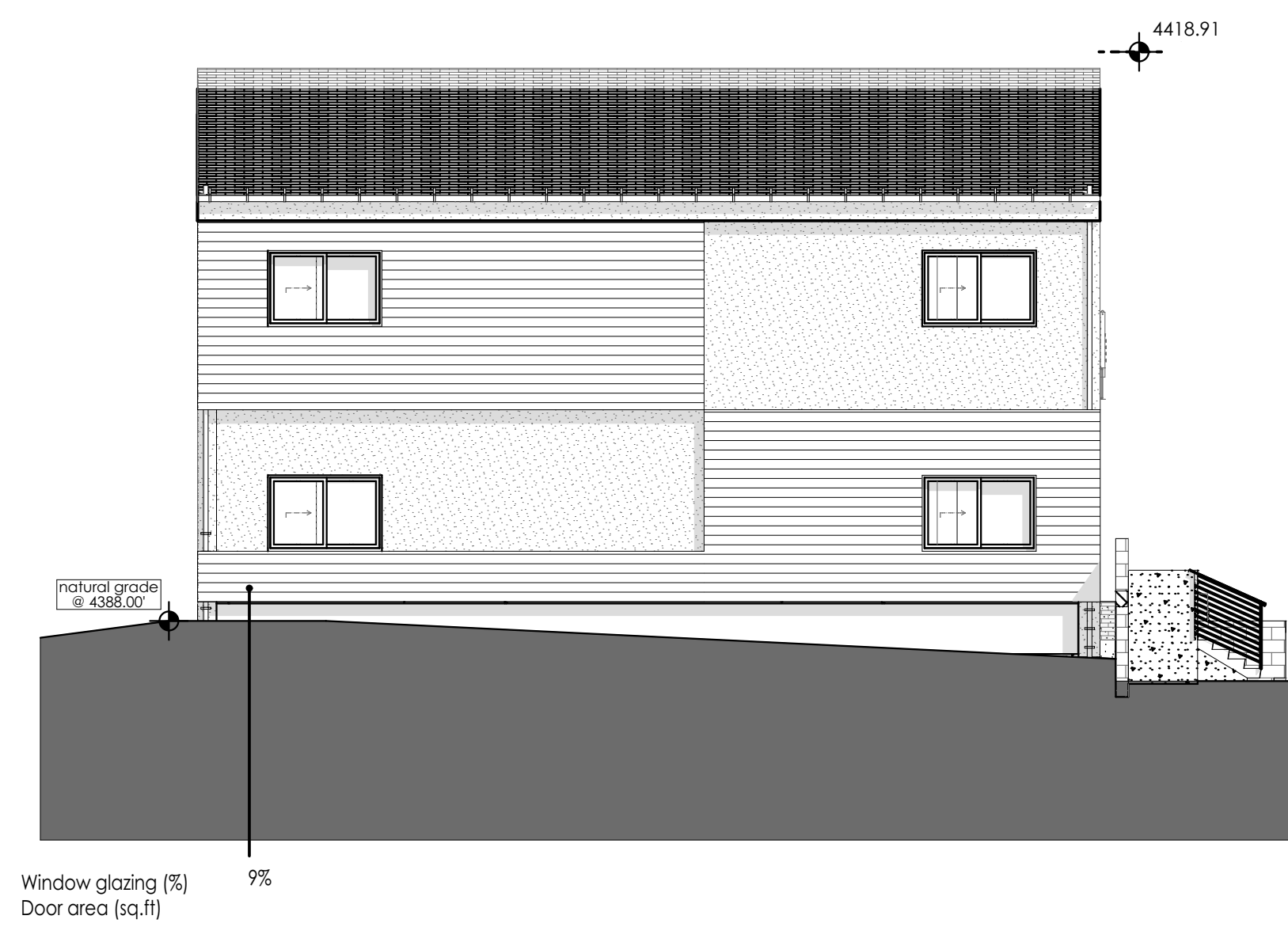
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PROJECT NUMBER: 21\_005  
 DATE OF ISSUE: 05.03.22

roof plan  
**A-102**





SECTION / ELEVATION LEGEND

- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
NORTHERN TERRITORY-DEA15  
LRV 7
- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
SANDPIT-DE6118  
LRV 21
- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
DARK ENGINE - DE6350  
LRV 5
- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
RHINOCEROS - DE6327  
LRV 18
- GAF - TIMBERLINE® HDZ™  
RS SHINGLES  
COLOR- HICKORY
- GAF - TIMBERLINE® HDZ™  
RS SHINGLES  
COLOR- CHARCOAL
- CERTAINTEE® - VINYL SIDING  
MODEL- MONOGRAM  
COLOR- ESPRESSO
- CERTAINTEE® - VINYL SIDING  
MODEL- MONOGRAM  
COLOR- SLATE
- 42" HIGH GUARD RAIL

SUNSET LOFTS, LLC  
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85250

**SEDONA  
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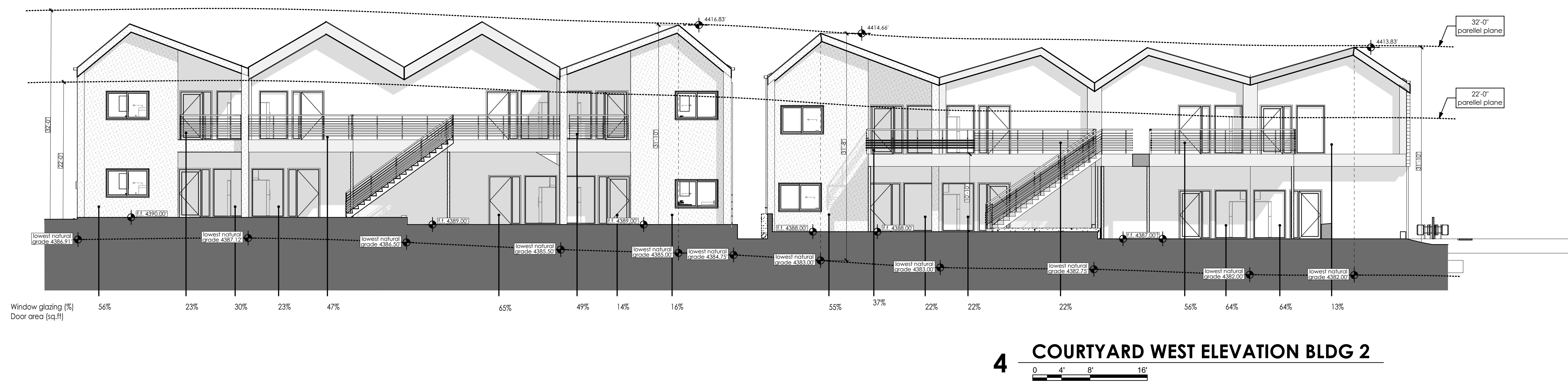
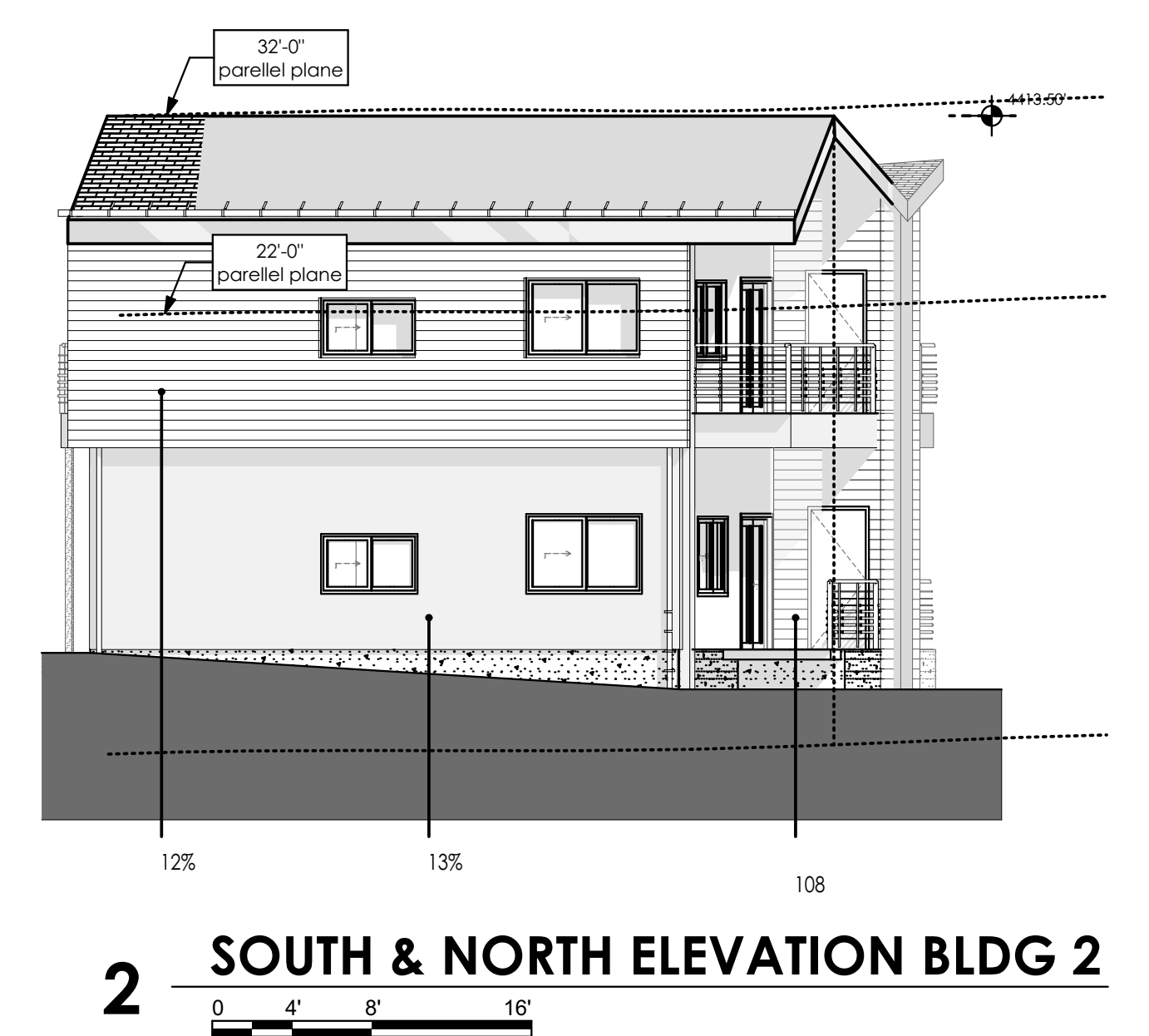
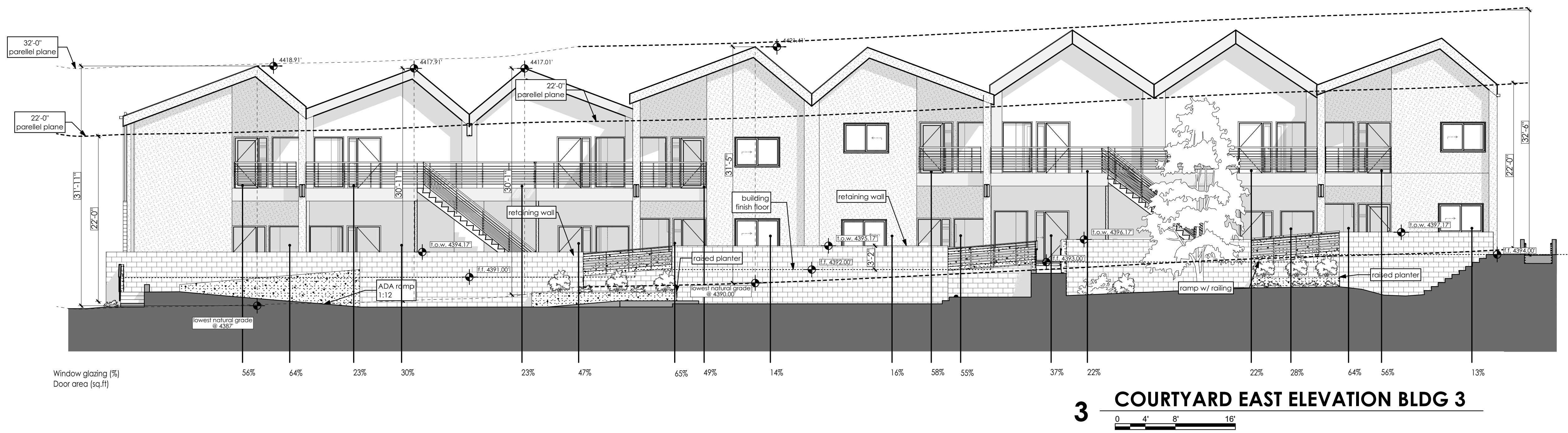
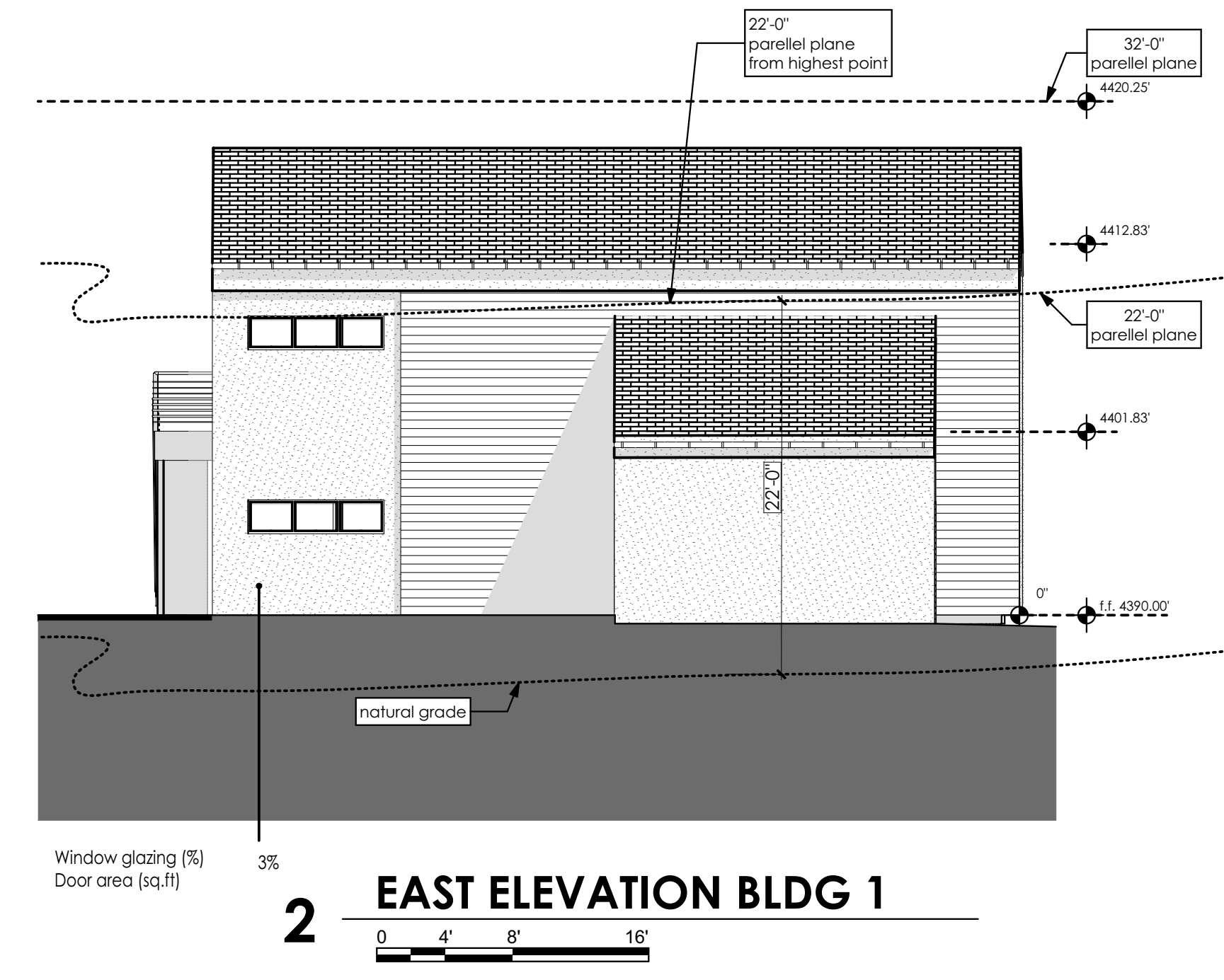


PROJECT NUMBER  
21\_005

DATE OF ISSUE  
05.03.22

building elevations

**A-201**

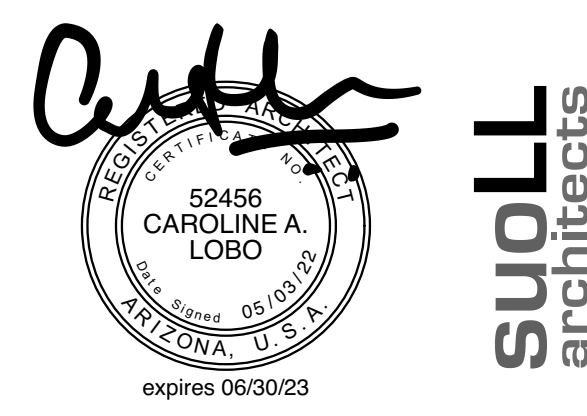


SECTION / ELEVATION LEGEND

- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
NORTHERN TERRITORY-DEA15  
LRV 7
- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
SANDPIT- DE6118  
LRV 21
- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
DARK ENGINE - DE6350  
LRV 5
- PAINTED STUCCO  
DUNN EDWARD - PAINT COLOR  
RHINOCEROS - DE6327  
LRV 18
- GAF - TIMBERLINE® HDZ™  
RS SHINGLES  
COLOR- HICKORY
- GAF - TIMBERLINE® HDZ™  
RS SHINGLES  
COLOR- CHARCOAL
- CERTAINTED - VINYL SIDING  
MODEL- MONOGRAM  
COLOR- ESPRESSO
- CERTAINTED - VINYL SIDING  
MODEL- MONOGRAM  
COLOR- SLATE
- 42" HIGH GUARD RAIL

**SUNSET LOFTS, LLC**  
15010 N. 78th Way, Suite 109, Scottsdale, AZ  
85250

**SEDONA  
SUNSET**  
220 S. Sunset Drive | SEDONA, AZ 86336



PROJECT NUMBER  
21\_005

DATE OF ISSUE  
05.03.22

building elevations

**A-202**

**SUOLL**  
architects





1 AERIAL VIEW



3 ENTRY VIEW



4 VIEW FROM SUNSET DRIVE



2 AERIAL VIEW



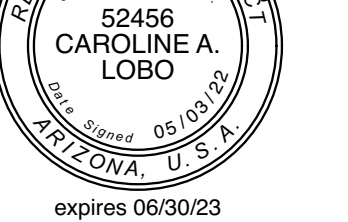
5 AERIAL VIEW EAST SIDE

SUNSET LOFTS, LLC  
15010 N. 78th Way, Suite 109, Scottsdale, AZ 85250

**SEDONA  
SUNSET**

220 S. Sunset Drive | SEDONA, AZ 86336

*Caroline A. Lobo*

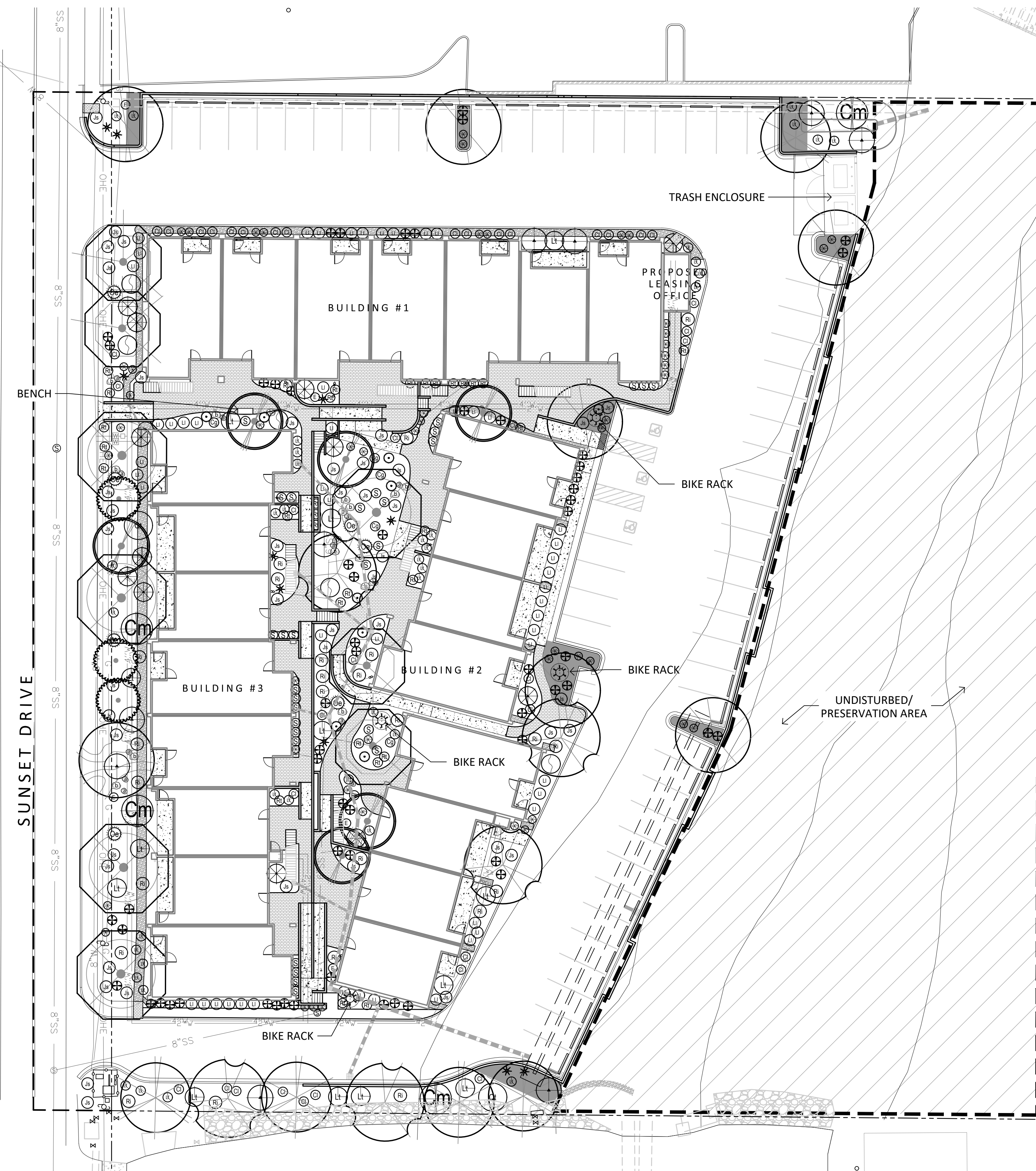


**SUOLL**  
architects

PROJECT NUMBER: 21\_005      DATE OF ISSUE: 05.03.22

renderings

**A-401**



**PLANT MATERIALS LEGEND**

Trees	Size	Quantity
Acer glabrum Rocky Mountain Maple	24" box	6
Chilopsis linearis Desert Willow	24" Box	6
Cupressus arizonica var. arizonica Arizona Cypress	24" box	5
Juniperus depeyana Alligator Juniper	24" box	5
Juniperus monosperma One Seed Juniper	24" Box	3
Platanus chinensis 'Sarah's Radiance' Chinese Platanus	24" box	1
Quercus gambelli Gambel Oak	24" Box	5
Quercus virginiana 'Cathedral' Oak	24" box	4

Extra Large Shrubs	Size	Quantity
Arcostaphylos pungens Pointleaf Manzanita	5 Gal.	5
Cercocarpus montanus Mountain Mahogany	5 gal	4
Purshia subintegrifolia Arizona Cliff Rose	5 Gal.	9
Quercus turbinella Shrub Live Oak	5 gal	2
Vauquelinia californica Arizona Rosewood	5 gal.	12

Large Shrubs	Size	Quantity
Larrea tridentata Creosote	5 gal.	13
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	52

Medium Shrubs	Size	Quantity
Ephedra viridis Mormon Tea	5 gal	5
Leucophyllum fuscocens 'compacta' Compact Texas Sage	5 gal.	37

Small Shrubs	Size	Quantity
Ceratoides lanata Winterfat	5 gal.	38
Cotoneaster glaucophyllus Bright Bead Cotoneaster	5 gal.	5
Salvia greggii Red Salvia	5 gal.	29

Groundcovers	Size	Quantity
Juniperus sabina 'Buffalo' Buffalo Juniper	1 gal.	44
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	32

Cacti/ Accents	Size	Quantity
Agave parryi 'truncata' Parry's Agave	5 gal.	9
Dasylirotia wheeleri Desert Spoon	5 gal.	10
Hesperaloe parviflora Brakeights' Red Yucca	3 gal.	50
Nolina microcarpa Beargrass	5 gal.	59
Opuntia engelmannii Engelmann's Prickly Pear	5 gal.	7

No Symbol	Size	Quantity
Decomposed Granite 1/2" Screened Apache Red		12,977 s.f.
Rip Rap - Size Per Civil, Color: Apache Red		1,350 s.f.

Boulder Legend	Size	Quantity
1/2 Ton Boulder Sandstone Flatop	2x2x2'	13
1 Ton Boulder Sandstone Flatop	3x3x2'	21

\* Native tree and shrub species

■ Landscape area counting towards landscape island calculations

**SITE DATA:**

Shown for submittal purposes only.

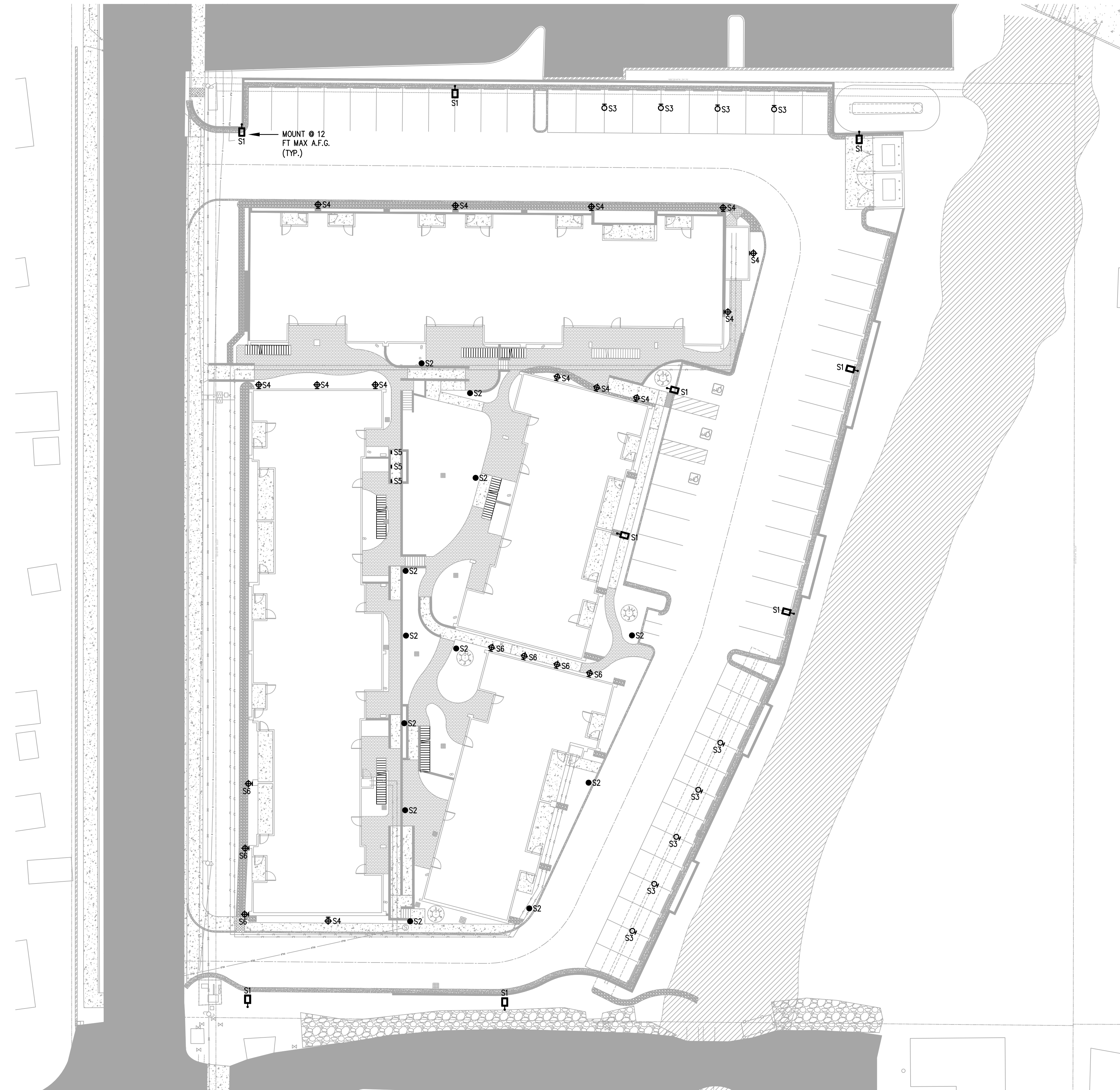
All quantities shown are for the landscape architect's estimating purposes only and therefore are not guaranteed. The contractor shall calculate quantities based on this drawing set.

On-Site Landscape Area.....	12,977 s.f.
Off-Site Landscape Area.....	(n/a)
<b>Total Landscape Area.....</b>	<b>12,977 s.f.</b>

Landscape planting requirements:	Required	Provided
1 tree per 400 s.f.	32	35
3 shrubs per 400 s.f.	97	447

Landscape island requirements:	Required	Provided
10% of parking shall consist of landscape islands		
Total s.f. of parking area: 8,468 s.f.		
Total s.f. of landscape island	846	851



**ELECTRICAL SITE LIGHTING PLAN**

1" = 20'-0"

**Exterior Lighting Application**  
 Commercial and Multi-Family  
 See LDC Section 5.8: Exterior Lighting

**City of Sedona**  
 Community Development Department  
 102 Roadrunner Drive Sedona, AZ 86336  
 (928) 282-1154 • www.sedonaz.gov/cd

**Applicant and Permit Information**

Applicant Name:	SUNSET LOFTS, LLC	Permit #:	
Phone:	602.390.9402	Date Rec'd:	
Email Address:	kh@mkcompany.com	Initials:	
Action/Staff Initials:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date:	

**Site Identification**

Property Address/Location:	220 SUNSET DRIVE, SEDONA, AZ 86336
Parcel Number	408-26-030C
Business Name (if applicable):	

**Lumen Information**

Gross acres of entire site:	2.22	Acres for Public Right-of-Way:	
Net Acreage of Site:	2.22	x 70,000 = Total Initial lumens permitted*	155,400

*\*Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

**Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)**

Lumens: Fully Shielded Fixtures:	150,569
Lumens: Partially Shielded Fixtures:	0
Total Lumens Proposed:	150,569

**Applicant Signature**

Signature:		Date:	
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1 of 2

[https://sedonaz.sharepoint.com/sites/cd/documents/form/building permit packets/outdoor lighting app 0221.doc](https://sedonaz.sharepoint.com/sites/cd/documents/form/building%20permit%20packets/outdoor%20lighting%20app%20221.doc)

**Exterior Lighting Application**  
 Commercial and Multi-Family  
 See LDC Section 5.8: Exterior Lighting

**Lighting Inventory and Lumen Calculation Table**

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer's product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

**Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):**

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

**Correlated Color Temperature(CCT)/Kelvin Rating:** A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

**Shielding:**

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

**Site Plan:**  Attached  Provided with plans (Sheet)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
S1	N	2	2,700K	F	7,011	9	63,099
S2	N	2	2,700K	F	3,000	11	33,000
S3	N	2	2,700K	F	2,008	9	18,072
S4	N	2	2,700K	F	2,013	11	22,143
S5	N	2	2,700K	F	85	3	255
S6	N	2	2,700K	F	2,000	7	14,000
Total Lumens Proposed:							150,569

\*Plan key identification in first column must correspond to labeling on site plan

2 of 2

[https://sedonaz.sharepoint.com/sites/cd/documents/form/building permit packets/outdoor lighting app 0221.doc](https://sedonaz.sharepoint.com/sites/cd/documents/form/building%20permit%20packets/outdoor%20lighting%20app%20221.doc)

Rev. Date: Description:

- △ -
- △ -
- △ -
- △ -
- △ -

**SEDONA SUNSET**  
**220 S. Sunset Drive**  
**SEDONA, AZ. 86336**  
**ELECTRICAL SITE LIGHTING PLAN**



**NP ENGINEERING INC.**  
 4115 N. 15TH AVE.  
 PHOENIX, AZ 85015  
 PH: (602) 265-1559 FAX: (602) 265-1605  
 Copyright © 2021, by NP ENGINEERING, INC.

NP Proj. No: \_\_\_\_\_  
 Project Manager: RP  
 Drawn by: NPE  
 Date: Sept. 2021

**E1**

Sheet of



**TYPE: S3, S4**

Project	Catalog #	Type
Prepared by	Notes	Date

**McGraw-Edison**  
**Impact Elite LED**  
Wall Mount Luminaire

**Product Certifications**

- ESL
- IP66
- UL
- IDA
- SYEAR

**Product Certifications**

- WaveLinX
- Enlighted

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

**Quick Facts**

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

**Dimensional Details**

Cylinder: 18" (457mm) x 17mm x 9" (229mm)

Quarter Sphere: 18" (457mm) x 229mm x 9" (229mm)

Trapezoid: 16-1/2" (419mm) x 17mm x 9" (229mm)

Wedge: 16-1/2" (419mm) x 8-1/4" (210mm) x 9" (229mm)

Hook-n-Lock

COOPER Lighting Solutions

**TYPE: S3, S4**

**McGraw-Edison** **Impact Elite LED**

Ordering Information  
SAMPLE NUMBER: ICS-SA1F-740-U-T3-BZ

Product Family*	Light Engine Configuration	Delta Current	Color Temperature	Voltage	Distribution	Finish
IESC-Impact Elite LED Small Cylinder	222-70CR, 220K	±150mA	2700K	120-277V	T2-Type II	AS-Gray
IES-Impact Elite LED Small Quarter Sphere	222-70CR, 220K	±150mA	2700K	120-277V	T2-Type IV Forward Thru	SP-Bronze
IES-Impact Elite LED Small Trapezoid	222-70CR, 220K	±150mA	2700K	120-277V	T2-Type IV Wide	BC-Black
IWW-Impact Elite LED Small Wedge	222-70CR, 220K	±150mA	2700K	120-277V	T2-Type IV Wide	SP-Dark
IAA-IES-Impact Elite LED Small Quarter Sphere Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	T2-Type IV Wide Control	PS-White
IAA-IES-Impact Elite LED Small Trapezoid Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	T2-Type IV Wide Control	DM-Graphite Metallic
IAA-IES-Impact Elite LED Small Quarter Sphere Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	BLA-40° Spot Light	WH-White
IAA-IES-Impact Elite LED Small Trapezoid Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	BLA-40° Spot Light	WH-White
IAA-IES-Impact Elite LED Small Quarter Sphere Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	BLA-40° Spot Light	WH-White
IAA-IES-Impact Elite LED Small Trapezoid Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	BLA-40° Spot Light	WH-White
IAA-IES-Impact Elite LED Small Quarter Sphere Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	BLA-40° Spot Light	WH-White
IAA-IES-Impact Elite LED Small Trapezoid Trade Agreement Act Compliant**	222-70CR, 220K	±150mA	2700K	120-277V	BLA-40° Spot Light	WH-White

**Options (Add as Suffix)**

Controls and System Options (Add as Suffix)

Accessories (Order Separately)

**Notes:**

1. WaveLinX Compliant\*\* Qualified. Refer to [www.cooperlighting.com/qualified](#). Qualified Products List under Family Models for details.
2. Not available with LED option.
3. Choose Drive Current "P" for Ambient 3000m, which is provided at 3000mA only.
4. Narrow beam 5000m or less for wall and ceiling use. Choose drive current A, supplied at 3000mA drive current only. Exact lumen output available in the table. Available with 5000, 6000, 8000, 10000 and 15000mA. Can be used with 10000mA.
5. Not available with 10000mA.
6. Not available with 10000mA.
7. Contact factory for construction and other control options.
8. Suitable for 100°C ambient. For operation in other than indoor use, see the installation and wiring guide for additional information.
9. Requires the use of photocontrols. Not available with 5000mA drive current. See the installation and wiring guide for additional information.
10. Requires LED with 100°C ambient, LED 30° mounting on L408 (D1 40° mounting).
11. The 10000mA configuration has a maximum beam spread of 100 degrees and a maximum beam diameter of 100mm. Maximum beam diameter is 100mm.
12. Electrical product details are being updated and will include additional information in future releases.
13. Electrical product details are being updated and will include additional information in future releases.
14. Safety switch operating temperature of 100°C to 400°C. Operate downlight for 90 minutes.
15. Not applicable 100V to 277V.
16. Not for use with 500V, 600V, 600V or 720V optics. A black trim plate is used when 100V is selected.
17. Requires additional surge protection.
18. Requires 100V.
19. Requires 100V.
20. For these applications, IMC Gateway required to enable field configurability. Order IMC Gateway and WPOE 100V to P4E IMC Gateway for these applications. IMC Gateway required to enable field configurability. Order IMC Gateway and WPOE 100V to P4E IMC Gateway for these applications.
21. Requires IMC 3.5.0 or later.
22. Contact construction firm for more details.
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100. Contact construction firm for more details.

**Thruway Back Box**

Cylinder: 18" (457mm) x 17mm x 9" (229mm)

Quarter Sphere: 18" (457mm) x 229mm x 9" (229mm)

Trapezoid: 16-1/2" (419mm) x 17mm x 9" (229mm)

Wedge: 16-1/2" (419mm) x 8-1/4" (210mm) x 9" (229mm)

**Product Specifications**

**Construction:**

- Heavy wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

**Optics:**

- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

**Electrical:**

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge

**Mounting:**

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

**Finish:**

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness

**Warranty:**

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](#)

COOPER Lighting Solutions

**TYPE: S3**

IESNA: LM-63-2002  
[TEST]P438097  
[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (G3-2011-074-8)  
[TESTLAB]INNOVATION CENTER  
[ISSUE DATE]12/10/2020  
[MANUFACT] COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)  
[LUMIN]AT IESNA-SA1A-827-U-T3  
[LUMIN]AIRE]IMPACT ELITE LED TRAPEZOID LUMINAIRE  
[DRIVER]ELECTRONIC DRIVER  
[SEARCH\_SOURCE]TYPE] LED  
[SEARCH\_CRI] 80  
[SEARCH\_COLORTEMP] 2700K  
[SEARCH\_APPLICATION] Outdoor, Architectural, Area, Automotive, Commercial, Educational, Facade, Government, Healthcare, Hospitality, Hotel, Industrial, Landscape, Library, Office, Parking, Parks, [MORE] Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location  
[SEARCH\_MOUNTING] Wall  
[ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED  
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS  
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER  
[MORE]WITH TEST DISTANCE OF 28.75 FEET  
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417.7 438.7 458.9 481.3 499.4 513.9 530.5 542.8 564.5 598.4  
631 658.4 687.3 701.8 704 686.6 615.8 477.7 281.1 116.4  
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280.4 288.4 295.6 304.3 313.7 328.1 343.3 359.2 376.6 393.2  
412 435.8 458.2 478.5 498 512.4 524.7 540.6 565.2 596.3  
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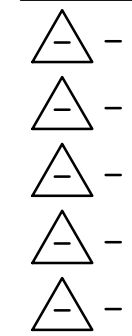
COOPER Lighting Solutions

**TYPE: S4**

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[TESTLAB]INNOVATION CENTER  
[ISSUE DATE]12/10/2020  
[MANUFACT] COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)  
[LUMIN]AT IESNA-SA1A-827-U-T4  
[LUMIN]AIRE]IMPACT ELITE LED TRAPEZOID LUMINAIRE  
[DRIVER]ELECTRONIC DRIVER  
[SEARCH\_SOURCE]TYPE] LED  
[SEARCH\_CRI] 80  
[SEARCH\_COLORTEMP] 2700K  
[SEARCH\_APPLICATION] Outdoor, Architectural, Area, Automotive, Commercial, Educational, Facade, Government, Healthcare, Hospitality, Hotel, Industrial, Landscape, Library, Office, Parking, Parks, [MORE] Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location  
[SEARCH\_MOUNTING] Wall  
[ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED  
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS  
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER  
[MORE]WITH TEST DISTANCE OF 28.75 FEET  
[ABSOLUTE]LUMENS] 2013  
TILT=NONE  
16 -1 1 37 22 1 1 0.5 0.5 0  
1 1 20.1  
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295.4 313.5 343.9 383.8 433 476.5 513.4 551 588 620.5  
661.1 721.2 756 778.4 814.6 837.1 797.2 692.2 496 307  
94.9 47.1 26.8 13 3.6 0 0  
204.9 215.1 229.5 248.4 263.6 275.2 284.6 288.9 288.2 288.2  
294.7 310.6 342.5 382.3 430.1 473.6 514.1 553.2 592.3 622  
663.3 724.1 751.6 776.2 818.9 846.5 812.4 703.8 511.9 307.7  
102.8 48.5 28.2 13.8 3.6 0 0  
204.9 214.3 228.8 245.5 259.9 270.8 280.2 285.3 285.3 283.1  
288.9 302.7 330.2 363.5 411.3 455.5 501.1 544.5 585.1 621.3  
651.7 691.5 737.1 784.9 839.2 897.9 896.4 825.5 630.7 384.5  
162.9 58.7 36.2 18.1 5.1 0 0  
204.9 213.6 225.9 241.8 255.6 266.5 273.7 278.1 279.5 278.8  
283.1 291.8 309.9 337.4 374.4 412 457.6 498.2 541.6 587.2  
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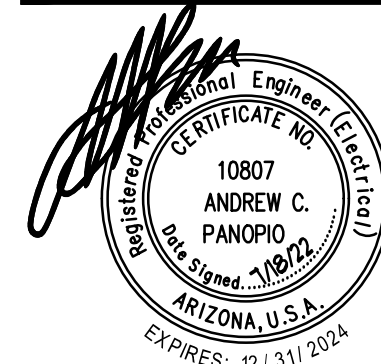
COOPER Lighting Solutions

Rev. Date: Description:



**SEDONA SUNSET**  
220 S. Sunset Drive  
SEDONA, AZ. 86336

**ELECTRICAL SITE LIGHTING CUTSHEETS**



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NP Proj. No: \_\_\_\_\_  
Project Manager: RP  
Drawn by: NPE  
Date: Sept. 2021

**E3**