PZ21-00009 (DEV) Arabella Spa
DR Review – Response to Comments
8/29/22

2. Overall Submittal

a) In the following comments, Staff has made every attempt to comprehensively outline the deficiencies and clearly explain where more information is needed. Additional comments may be generated once the plans are resubmitted. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance. Please contact staff with any questions.
Understood

b) Please contact Dori Booth, Fire Marshal (dbooth@sedonafire.org or 928-204-8926), regarding Fire District requirements for this project.
Our team held a meeting with Dori on 3/10/22 to discuss the project. She approved the general layout and site plan.

3. Letter of Intent (LOI)

a) The LOI must discuss how the project addresses the requirements of the Land Development Code and any additional guidelines contained in the Administrative Manual. All applicable sections must be addressed, please refer to specific sections of these documents in the LOI. See Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.2.A(1).
LOI has been updated to include additional subsections.

b) The LOI must discuss how the project meets the required findings for a Development Review application (LDC Section 8.3.E(5)). While the LOI includes a general statement, there are no specifics of how the project meets the specific criteria.
LOI has been updated to include response to subsections.

c) Label/discuss buildings consistently – the LOI refers to the main building and pavilions 1 thru 3 while the plans show buildings 1 thru 4.
LOI has been revised

4. Submitted Plans

a) Include a north arow on al plans. (Manual Section 1.1.C(1)c)
This has been added

b) Include a graphic and written scale on al plans (Manual Section 1.1.C(1)d)
This has been added

c) Include sheet number and sheet's place in drawing set. For example, "Sheet X out of Y". (Manual

Section 1.1.C(1)e)
This has been added

d) Provide al floor plans/elevations of buildings at the same scale. The plans are currently provided in a mix of 1/4", 1/8", and 3/16" scales. (Manual Section 1.1.C(3)b)
This has been revised.

e) The 25 foot allowance for rugged terrain is shown incorrectly on the plans. Please contact staff for more information on how to correctly apply this allowance.
This has been revised per staff comments.

f) Remove references to future phases of development (future villas, future building) unless the current application is amended to include these phases.
This has been removed

g) On the engineering plans, the Forest Service land to the east of the property is shown as a private property (APN 401-2-036B) – correct labeling.
This has been revised

h) On the engineering plans, the existing parking area on the adjoining lot is labeled as "Future Parking Area." Clarify.
This has been revised

5. Site Plans
a) Some site plans show the perimeter fence wholly on the subject property while others show the fence on the adjacent property. Move al proposed elements to the subject property.
This has been revised

b) The plans do not show the roadway within the roadway easement and show other new site elements within the roadway easement. Either the road or the easement must be adjusted so that the road is within the easement.
This has been revised. The easement will be adjusted to accommodate the new road.

c) Provide additional information on non-building components of the site, such as the relaxation pods, massage tents, etc., to ensure all applicable code sections are being met.
Massage tents have been removed. These are now flat pads for massage tables to be located when weather permits. The relaxation pods are concrete pads for outdoor furniture. Cutsheet has been included for reference of type of furniture that will be used.

d) Verify that ADA aces to al required areas of the site will be provided.
This shall be provided

6. Floor Plans
a) Verify that restrooms are not needed in Buildings 2 and 3.
Code requires that toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities and the path of travel to such facilities shall not exceed a distance of 500'. The current locations comply with this requirement. This was reviewed with Steve Mertes.

7. Heights (LDC Section 2.24.E)

a) Provide a roof plan overlaid on a contour map with elevation heights in the same format as the contours for al buildings, this has only provided for Building 1. Ensure contours continue through the footprint of buildings. Once complete height information is provided, a complete height evaluation will be completed and additional comments may be generated.
This has been provided

b) The roof area surrounded by a parapet is evaluated at the same height as the parapet roof.
Noted

c) Alternate Standards – Se LDC Section 2.24.E(4): For Building 1, the highest point of the building is 25 feet above natural grade. A final height evaluation has not been done for the other buildings. Clearly show how alternate standards will be applied to the building(s).
Building 1 will not need to use alternate standards. We will be applying the 10% building footprint height variance allowance. Please see note and calculation provided on zoning compliance sheets for more detail.

8. Parking (LDC Section 5.5)

a) The plans show a parking requirement of 96 spaces with 64 spaces provided. To apply a parking reduction, the applicant must provide a parking demand study (Se LDC Sections 5.5.B(4)b, 5.5.C(5), and 5.5.E(2) for requirements).
This has been provided.

b) LDC Section 5.5.D(4) (Bus and Large Vehicle Parking): Show where buses or large vehicles could be accommodated.
Busses or large vehicles can park temporarily in the delivery area as this area will only be used on occasion for hotel deliveries. Busses or large vehicles can also park temporarily in the shuttle dropoff area to make drop-offs for passengers.

9. Landscaping, Buffering, and Screening (LDC Section 5.6)

a) The Landscaping Plan does not provide sufficient information to allow for review. Review LDC Section 5.6 and amend landscaping plan to provide al required information.
Landscape plans updated to indicate required information including existing tree locations, trees to remain, trees for transplant relocation on site, limits of landscape work area and revegetation.

b) Provide proposed plant quantities. Ensure a minimum of 50% of proposed plants are native species, as listed on the City's native plant list. (LDC Section 5.6.C(1)b.1)
Tree quantities and sizes indicated on plant legend. Shrub and groundcovers not graphically indicate but noted that existing vegetation is to remain as possible within the limits of work area and any disturbed areas to be planted at the rate of 3 shrubs/groundcover per 400 sf.. More than 50% of proposed plants are from the City's Native Plant List.

c) Ensure plant quantities proposed met the requirement of 1 tree and 3 shrubs per 40 square feet of landscape area. (LDC Section 5.6.C(1)a.2).
Per the tree credit calculation for existing trees on site to remain, the proposed additional trees greatly exceed the requirement noted. As noted in item c, shrubs will be planted at the rate of 3 per 400 sf which in conjunction with the existing shrubs to be retained will exceed the requirement.

d) The landscape plan shows the landscaping area extending beyond the property boundary. Modify plans to ensure al work is contained to the subject property.
Plans modified accordingly.

e) The tree inventory shows the same symbol for salvageable/non-salvageable and does not contain a symbol for the vegetation to remain in place.
Sheet L2 indicates trees to remain in place, trees to be salvaged for onsite relocation, and trees (non-salvageable) to be destroyed.

f) A minimum of 10% of the site area devoted to parking shall consist of landscape islands (LDC Section 5.6.C(2)b.2). Provide calculation of area (square footage and percentages) within parking lot devoted to landscaping and clearly show on plans the area counting towards this requirement.
Sheet L5 indicates parking lot area and landscape area along with area calculations.

g) Provide top of wall/bottom of wall heights for al walls (including retaining walls). Se LDC Section 5.6.E for complete requirements for fences and walls.
This has been provided on civil plans

h) Clearly indicate location of mechanical equipment and screening method. (LDC Section 5.6.D)
i) Indicate height of trash and recycling enclosure. A minimum of 8 feet is required. (LDC Section 5.6.D)
8' trash enclosure noted and detail shown on sheet L1. Mech equipment screening indicated on site plan and will consist of gabion or masonry walls to match height of tallest mech. equip.

10. Site and Building Design (LDC Section 5.7)
a) LDC Section 5.7.D(6): Utilities: Al utilities are required to be underground. Any existing overhead utilities must be moved underground unless an administrative decision is made that physical barriers render undergrounding utilities infeasible.
Understood

b) Masing Requirements (LDC Section 5.7.F(2)a)

i) In order for Mases 2 & 4 to count as separate mases, the area between them must also qualify as a mass. There is slightly less than 3'0" of vertical separation between it and Mass 4. Adjust to ensure a minimum 3'0" vertical separation.

This has been revised. There is now 3' of vertical separation.

c) Building Articulation (LDC Section 5.7.F(2)c)

i) Horizontal Articulation: The buildings do not meet the requirements for horizontal articulation. Review this section and modify buildings to comply and ensure plans include enough detail to allow for review for compliance with these requirements.

This was reviewed during a phone meeting with Cari and it was determined our horizontal articulation does comply.

ii) Vertical Articulation: Provide calculations for square footage for each floor of the buildings. For multi-story buildings, the 2nd floor must be at least 10% smaller than the first floor.

This has been provided and the 2-story buildings comply.

iii) Unrelieved Building Plane: Commercial buildings are limited to a maximum unrelieved building plane of 800 square feet. This may be restricted to a lower number depending on the

application of alternate standards (se height comments). While the elevation drawings include plane calculations, it is not clear the area to which these calculations refer – clearly show the area included in each calculation. Windows and doors do not automatically create relief unless they are recessed or project a minimum of 12 inches. While some of the windows show a projection, others appear to be flush with the wall.

A detailed elevation drawing has been provided highlighting extents of building planes. The code states that a break or separation between unrelieved building planes is defined as an interruption of the building wall plan with: b. a change in building materials.

iv) Transparency (Windows, Door, and Openings): Indicate percentage of windows and doorways on elevations.

This has been added to the elevations

v) Roofline variation: No roofline shall exceed 50 feet in length without a visual variation. All buildings have rooflines that exceed 50 feet.

This has been revised. No rooflines exceed 50'. Buildings 2, 3, & 4 incorporate a scupper and rain chain detail which breaks the fascia/roofline and qualifies as a distinct cornice treatment per section 2.c.6.iii.

d) Building Materials (LDC Section 5.7.F(4)) and Building Color (LDC Section 5.7.F(5))

i) Provide physical samples of all proposed exterior materials and colors. (Manual Section 1.1.H(5)

This has been provided.

ii) The proposed color Desert Dawn (DE5162) has a light reflectance value of 84%.

(1) Buildings under 5,000 sare limited to a maximum LRV of 38%. Buildings between 5,000 and 20,000 square feet are limited to a maximum LRV of 28%. Buildings over 20,000 square feet are limited to 20%. If alternate standards are used (see height comments), a darker paint color may be required.

A new paint color has been selected that has an LRV of 27. Sample has been provided.

iii) All other colors will be evaluated for compliance with LRV requirements once a physical sample has been submitted.

Understood

11. Exterior Lighting (LDC Section 5.8)

a) Complete the City's Outdoor Lighting Application or provide all information from the application on the lighting sheet. This form can be found at the following link:

This has been provided

12. Signs (LDC Article 6)

a) Submit a master sign plan for review.

This has been provided

13. Citizen Participation Report (LDC Section 8.3.D)

a) The Citizen Participation Report must be provided prior to scheduling the public hearing for this project.

Original report provided with conceptual development review. Updated report will be provided prior to scheduling the public hearing.

14. Missing Application Materials

a) The following are required application materials that were not included in the submittal. Please review the Manual and ensure all required documents are provided. At a minimum, the following items are required:

i) Context Plan and Narrative – Manual Section 1.1.E – This has been provided.

ii) Preliminary Grading and Drainage Report – Manual Section 1.1.F(8) - This has been provided.

iii) Letter of Authorization from property owner – Manual Section 1.1.H(3) - This has been provided.

iv) Letters of Serviceability from all proposed utility connections – Manual Section 1.1.H(7) - This has been provided.

v) ALTA Survey completed within the past 2 years – Manual Section 1.1.H(9) – Discussed with Cari and she noted our boundary survey which shows easements will be adequate. It has been completed within the last two years.

vi) Summary of additional legal restriction for development on the subject property – Manual Section 1.1.(10) – We are not aware of any legal restrictions on the property.

COMMENT RESOLUTION TABLE

Project: Arabella Spa
COP Project Manager: William Erwin
Design Consultant: Kimley-Horn
Project No.: PZ21-00009
Submittal Level: Planning & Zoning
Submittal Date: 03/28/2022
Return Date: 07/12/2022

Disposition Codes:
A. Will Comply
B. Consultant to Evaluate
C. Client to Evaluate
D. No Further Action

ITEM #	COP REVIEW COMMENT	DISPOSITION CODE	CONSULTANT RESPONSE/COMMENT	RESPONDER
	PLANS			
1	Please submit a traffic impact analysis that encompasses all uses and amenities including the spa, restaurant, trailhead shuttle stop, and the percentage of hotel guests versus public users.	A	Traffic and Parking Analysis submitted.	JWL
2	Please provide a geotechnical report. Ensure it is representative by sampling near proposed structures and roadways.	A	Geotechnical Report to be submitted.	JWL
3	Please provide a preliminary drainage report.	A	Preliminary Drainage Report to be submitted.	JWL
4	Please show stormwater inlet & outlet elevations.	A	Inlet/Outlet elevations added.	JWL
5	How are the first flush basins filtering greases & debris?	A	The first detention pipe will include a sand oil separator, note added	JWL
6	Show inlet & outlet elevations for storm drains.	A	Inlet/Outlet Elevations added.	JWL
7	Grading & drainage plans Sheet 7 of 8: How is runoff from the new parking lot entering the detention basin?	A	Catch Basin added. See sheet GD02.	JWL
8	Slopes 2:1 or steeper (including drainage channel behind massage tents) shall be stabilized with rip rap.	A	Note added to GD01.	JWL
9	Propose raising the finished floor elevation or providing a swale around Building 1, as it sits in the lowest point of the property and will likely experience significant runoff from storms, overflow from clogging or when the spas are drained.	A	Swale has been graded to drain this area.	JWL

Project: Arabella Spa
COP Project Manager: William Erwin
Design Consultant: Kimley-Horn
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Submittal Level: Planning & Zoning
Submittal Date: 03/28/2022
Return Date: 07/12/2022

Disposition Codes:
A. Will Comply
B. Consultant to Evaluate
C. Client to Evaluate
D. No Further Action

ITEM #	COP REVIEW COMMENT	DISPOSITION CODE	CONSULTANT RESPONSE/COMMENT	RESPONDER
10	Consider elevators/ADA lift as an option for shortening accessible routes to the buildings. This would also reduce impervious surface area.	D	This was discussed during concept planning and the preference is a more natural path as opposed to lifts. Design to remain.	JWL
11	Please provide a sewer design report.	A	Sewer Report will be submitted.	JWL
12	Provide letters of serviceability for all utilities.	A	Will-serve letters included.	JWL
13	Will the public right-of-way be extended for City maintenance, or will this portion of Sombart Ln remain private?	A	Client desires that the road will remain private. Noted on the plans.	JWL
14	If the road is to remain private, please provide an access easement along Sombart and shuttle path.	A	Access easement is now shown on the plans and will be dedicated prior to construction. See sheet SP02.	JWL
15	Rather than “Back in only” parking, provide a turnaround (shoot for 12’). This will allow for additional parking on the opposite side as well.	A	"Back-In-Only" marking removed. There isn't room for a turnaround "bump-out" but passenger vehicles have adequate turnaround space in the other direction.	JWL
16	Ensure grease interceptor can be easily accessed. For building 4, an under-the-sink grease trap may be more convenient and appropriate for the minor kitchen operation.	A	Grease interceptor moved to front, new pad graded	JWL
17	One of the massage tents shall have an accessible route.	A	Lower massage tents now have ADA accessible path	JWL

COMMENT RESOLUTION TABLE

Project: Arabella Spa
COP Project Manager: William Erwin
Design Consultant: Kimley-Horn
Project No.: PZ21-00009
Submittal Level: Planning & Zoning
Submittal Date: 03/28/2022
Return Date: 08/24/2022

Disposition Codes:
A. Will Comply
B. Consultant to Evaluate
C. Client to Evaluate
D. No Further Action

ITEM #	REVIEW COMMENT	DISPOSITION CODE	CONSULTANT RESPONSE/COMMENT	RESPONDER
	COMMUNITY DEVELOPMENT REVIEW: TRAFFIC STUDY COMMENTS - PARKING			
1	Page 1: States that the parking area to the north of Sombart Lane will be connected to existing parking area – connection is not shown on plans. The study also says there will one new access to the combined lot. Without the connection, there are multiple entrances to the parking areas on the north side of Sombart Lane. Does the lack of a connection between the parking areas and additional access points on Sombart change any of the conclusions of the study?	A	The separate parking areas and additional access does not change the conclusions of the study. The text was updated to reflect the most recent site plan.	TD
2	Page 6: Parking Calculations: Parking appears to have been calculated incorrectly. i) Clarify the size of the restaurant vs. the size of the indoor dining area. Assuming there will be kitchen facilities, the entire 1,568 square feet for the restaurant would not be dining area. Once the size of the dining area is established, 20% of that would be permitted to be added as outdoor dining area without additional parking being provided and the remainder of the outdoor dining area would provide parking at a ratio of 1 space per 100 square feet. ii) For example, if the kitchen were 568 square feet, the dining area would be 1,000 square feet. 20% of that, or 200 square feet could be added as outdoor dining, requiring the remaining 325 square feet (525 – 200) to provide parking at a ratio of 1 space per 100 square feet, or 3.25 parking spaces.	A	Parking calculations were updated to only include dining areas.	TD
	COMMUNITY DEVELOPMENT REVIEW: ENGINEERING COMMENTS			
3	The traffic impact analysis predicts lowing the Level of Service at SR179 to an unacceptable level D, and may require mitigation. Please submit the Traffic Impact Analysis to ADOT for comment.	A	Traffic study will be submitted to ADOT for review.	TD
4	Drainage report, Table 4.2: Change the “Provided Volume” column to cubic feet from acre-ft. Please sign & seal the report.	A	Updated in the report.	JWL
5	Comment: An oil-water separator/catch basin filter will be required for treatment of the runoff from the parking lot. Oppositely, a storm chamber system which allows for infiltration may reduce runoff and act as a sand filter.	A	Section added to the report discussing the use of a sand-oil separator prior to entering the detention system.	JWL

8/29/22
City of Sedona
Re: Arabella Spa Letter of Intent

Introduction / Narrative

The proposed project shall be located on the vacant parcel at 95 Sombart Lane, Sedona, AZ. The owner plans to construct a new +/- 20,000 SF Spa. The spa will consist of (4) buildings which include a 16,777 SF 2-story main building and (3) smaller 1- story pavilions at 773, 1,628, and 1,853 SF respectively. The planned development is permitted by right within the CO zoning designation. The owner of this property also owns the Arabella hotel on the adjacent parcel to the west.

The Arabella spa will feature an authentic Nordic thermotherapy experience, which has been practiced for thousands of years by Peoples of Northern Europe. Thermotherapy is a wellness ritual based on the external use of water for therapeutic purposes. Alternating between hot and cold temperatures followed by a period of deep relaxation, the thermal experience has many benefits, such as elimination of toxins, stimulation of the immune system and cardiovascular system, and improvement of general well-being. Feasible twelve months a year, rain or shine, it helps to reduce stress and revive the body and mind.

A very important factor in a Nordic Spa experience is a strong connection with natural elements. Creating a physical and architectural structure that blends perfectly with its environment and enhances the surrounding landscape will help facilitate a seamless communion with, earth, water, air and fire, and generate a feeling of true relaxation. Views shall be oriented towards the east National Forest land and natural rock formations.

Pedestrians will interact with the property through pathways that slowly wind up the hill. This is intentional to encourage interaction and immersion in the natural landscape. Building materials will consist of site harvested rock gabion walls, earth toned masonry, and other natural or earth toned elements.

Main Building 1:

- Check-In/Reception Area
- Service area and storage
- Spa Treatment Rooms
- Bistro with viewing deck on Level 2.
- Restrooms
- Elevator

Pavilion Buildings 2 thru 4:

- Sauna
- Relaxation rooms
- Outdoor Kitchen

- 2 Cold Plunges
- Salt Scrub
- Steam Bath
- Snow room

Additional Site Features:

- Exterior massage table pads
- Lounge Chairs/Viewing Decks
- Parking
- 3 warm baths

5.3 Grading & Drainage

The site has significant slope and the owner's intent is to minimize excavation by strategically siting buildings. In addition, the buildings and walkways shall follow the natural contours of the land where feasible. The pavilion located at the highest elevation on the site will be single story in an attempt to minimize the visual impact and harmonize with the landscape. The larger 2-story main building shall be located near the bottom/low point of the site also in an effort to minimize its impact on the landscape. Natural drainage courses will be preserved where feasible.

5.3.D.1 Grading & Drainage Slope Protection

Control of erosion and sedimentation is important for this project due to the natural topography of the site. City of Sedona recommended erosion and sedimentation control practices shall be incorporated into the project including:

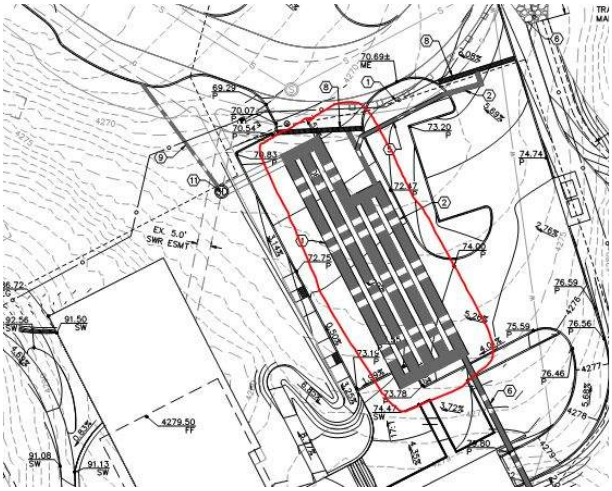
1. Preservation of existing trees and natural vegetation where feasible
2. Rip rap or native rock for slope stabilization.
3. Dirt and dust control during construction.

5.3.D.2 Storm Drainage Facilities

The project will comply with storm water management standards as outlined in the Engineering Standards Manual.

5.3.D.3 Detention Basins

The site slopes as a valley towards the parking area. Below the parking area at the low point of the site an underground pipe retention basin will be installed and is outlined in detail on the civil improvement plans. This is located strategically at the low point and below parking area to minimize excavation at other areas of the site.



5.4 Access Connectivity and Circulation

The purpose of this section of the code is to support the creation of a highly connected transportation system within the City of Sedona. This project proposes a new shuttle stop near the spa which helps to reduce traffic, reduce vehicle pollution, connects local destinations, and provides easy access to nearby Marg's trailhead, all goals of the LDC noted in section 5.4. In addition, the owner also proposes sharing parking with the adjacent Arabella hotel in an effort to reduce surface parking. The site circulation will allow for emergency vehicle access, parking movements, and loading operations as required per the code and as agreed upon by the respective officials. The project will also have an extensive walking path network allowing visitors to traverse the site. Bicycle parking will be provided to encourage a reduction in vehicular traffic.

5.4 D Street Connectivity

Zoning code notes that street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoid traffic congestion on principal routes. Within each development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses. This project is unique in that only a single existing road on

the north side of the lot exists to access the site. It is not feasible to construct access from the south end of the property due to existing single-family zoning and topography. The vehicular access and circulation for the development does incorporate a connection to existing public and private streets and does not impede or reduce this access. In addition, parking and connection to existing Marg's trailhead is being maintained.

5.4 E Driveways and Access

The property shall have sufficient access providing reasonable means of ingress and egress for emergency vehicles. The preliminary site plans have been reviewed with the Sedona Fire Marshal to ensure compliance with this requirement.

5.4 G Cross-Access between Adjacent Uses

All non-residential development shall be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points. This project will share parking with the adjacent Arabella Hotel and allow pedestrian access.

5.4 H Pedestrian and Bicycle Circulation

Street frontage for this project is privately maintained and not part of the R.O.W. Pedestrian walkways will provide direct access to primary building entrances and parking areas serving the project. Walkways will be distinguishable from vehicle use areas using methods outlined in the SLDC. Adequate lighting for security and safety will be provided.

5.5 Off-Street Parking and Loading

Many of the items noted above in section 5.4 apply to this section as well. As noted above, the owner plans to provide a shuttle stop near the site to reduce vehicular traffic and promote flexible methods for access to the site. The owner also proposes to share parking with the nearby Arabella hotel in an effort to reduce surface parking. Parking areas will be located to minimize disruption to the natural environment in an efficient manner.

5.6 Landscaping, Buffering, and Screening

Of prime importance for this project is the connection of the buildings and the landscape. Sedona is world-renowned for its beauty and natural features. This project intends to harmonize with the landscape by incorporating natural materials and colors. The owner shall preserve the natural landscape as much as possible where unaffected by construction as required by the SLDC which states that any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in natural state, reclaimed to its natural state, or landscaped pursuant to the standards of section 5.6 Any new vegetation will be selected from the City of Sedona's approved planting list. Ground mounted mechanical equipment will be screened or located where it is not visible to the public.

5.6.C.1.a Site Area Landscaping

Any part of a site not used for buildings, parking, driveways, walkways, utilities, or approved storage areas shall be retained in a natural state, reclaimed to its natural state, or landscaped pursuant to the standards in this Section 5.6. Required landscaped areas shall be planted at a minimum rate of one tree and three shrubs per 400 square feet.

5.6.C.1.b Landscape Materials

A minimum of 50 percent of the plants shall be native species identified in the administrative manual. Adaptive plant species identified in the Administrative Manual shall be used for the balance of plants on a development site that are not native species required in Section 5.6.C(1)b.1.

5.6.C.1.c Landscape Variety

Vegetation shown on the landscape plan shall meet the following standards:

1. For development sites 5,000 square feet or larger, a minimum of five different plant species shall be used in the overall development site landscape plan; and

2. No one plant species shall comprise more than 50 percent of the quantity of required landscape materials.

All vegetation installed to satisfy the requirements of this section shall meet the SLDC minimum size requirements.

5.6.C.1.f Protection from Vehicles

All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops, or other barriers located two feet outside the landscaped area, with openings to accommodate surface collection of storm water runoff.

5.6.C.1.h Existing Vegetation Credit and Bonus

The project intends to salvage and maintain as many trees and shrubs as possible. If existing native and/or adaptive species of vegetation identified in the Administrative Manual meet the location requirements and intent of landscaping, buffering, or screening required in this Section 5.6, the preservation of that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 5.6.

5.6.C.1.i Planting Near Utilities

1. Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Director may adjust the location of required landscaping to avoid utility easements; provided, that the total amount of landscaping and buffering required is not reduced.

2. Trees shall not be planted within 10 feet of the centerline of a sewer or water line.

3. Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facility's maintenance and repair.

4. To avoid conflicts, new trees planted near Arizona Public Service (APS) overhead facilities shall be no taller than 25 feet in height at maturity.

5. All screening and vegetation surrounding ground-mounted transformers and utility pads shall provide 10 feet of clearance in front of access doors, and two feet on all other sides to ensure the safety of the work crews and public during maintenance and repair.

5.6.C1.j Storm Water Management Features

Required landscape and buffer areas shall be designed to serve as storm water management areas to the maximum extent practicable and consistent with their required locations and vegetation. This site is steep and topography is challenging. As result a large basin was created below the parking area with underground piping. Since this area was already being excavated for the parking lot, locating retention under it reduces the need for intervention at other areas of the site.

5.6.C.1.k Water Conservation

Lawn or turf area does not exceed 10 percent of the overall landscape area of the project site. In fact, this project has zero lawn or turf area.

5.6.C.2 Minimum Landscaping Required

All applicable requirements of this section will be met and outlined in detail on the landscape plans. This includes providing adequate frontage landscaping, parking lot screening from public ROW, parking lot landscaping, and tree preservation and protection.

5.6.D Screening

(1) Roof-Mounted Mechanical Equipment

a. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.

b. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground level.

c. The color of roof-mounted equipment and vents shall comply with exterior color standards in Section 5.7.F(5), *Building Color*, and compatible with the roof or adjacent wall color, screened, or integrated into the design of the structure.

(2) Ground-Mounted Mechanical Equipment

a. Outdoor ground-mounted mechanical equipment (e.g., subpanels, air conditioners, heating, cooling and ventilating equipment, kitchen hoods and vents, swimming pool equipment, pumps and heaters, propane tanks), and all other mechanical equipment shall be located where it is not visible from public open space, public trails, public streets, or from adjacent properties to the maximum extent practicable.

b. In cases when ground-mounted mechanical equipment is visible from a public open space, public trail, public street, or adjacent property, the equipment shall be screened from view by a solid wall or fence or a vegetative screen that satisfy the following criteria:

1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall be compatible with the architecture and landscaping of the development; or

2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.

(3) Loading, Service, and Refuse Areas

a. Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable.

b. In cases when loading, service, and refuse areas are visible from a public open space, public trail, public street, or adjacent property, the loading, service, and refuse areas shall be screened from view by a solid wall or fence a minimum of eight feet in height that incorporates at least one of the primary materials and colors of the nearest wall of the primary building (but excluding unfinished CMU block). Dense, mature landscaping may be used to satisfy the screening requirement with approval by the Director, providing the screening achieves a similar level of screening as the previous options. (See Figure 5-7.)

This project incorporates a refuse area with 8' tall perimeter solid wall. The loading area has been intentionally located in an area with very little visibility from surrounding properties.

5.6.E Fences and Walls

Walls and fences in the front setback area shall not exceed 4' in height. Walls in the side and rear setbacks shall not exceed 6' in height. Fences and walls outside of required setbacks shall comply with the maximum height requirements for primary structures and buildings. Fences shall not impede or divert the flow of water in drainage ways. The materials and design of fences shall be architecturally compatible with the new buildings and surrounding landscape. Materials will consist of rusted steel and native rock.

5.7 Site Building and Design

This project intends to create a high-quality, attractive, and sustainable development in alignment with Sedona's Community Plan principles and policies. The buildings are placed on the site to minimize visual impact and will contain a palette of natural materials and colors. Open pavilions will create shade and foster a strong connection to the environment. The pavilion located at highest site elevation will be 1-story to minimize scale, bulk, and

mass of the project. The largest building, a 2-story structure, will be located near the bottom of the hill, also to minimize scale, bulk, and massing. Exterior walls and site materials will consist of naturally colored ground face cmu, earth toned-stucco, and exposed aggregate concrete walkways further integrating the building with the natural landscape. The buildings shall have natural rock ballast roofing which further reduces the visual impact of the project. The site itself will promote pedestrian circulation with multiple pathways and trails. Loading facilities are located as to not impede with pedestrian circulation. Where required, retaining walls will consist of materials that blend with the natural environment or be constructed of rock harvested from the site. A large portion of the site will remain open space and unaffected by construction. The project's lot coverage is roughly half of what the code will allow.

5.7.D.2 Responsiveness to Natural Site Conditions and Context

a. Structures and access shall be designed and located to fit into the topographic contours of the site, minimize disturbance of sensitive areas, and preserve geologic and natural vegetative features. As noted above buildings shall be placed on the site to minimize visual impact and will contain a palette of natural materials and colors. Structures have been designed to fit into the topographic contours of the site. The largest 2 story building is located at the lowest site elevation for example.

b. Where retaining walls are required, they should be faced with natural rock and/or constructed to blend with adjacent surroundings. If retaining walls are constructed of block and/or finished with stucco, they shall comply with the color requirements of Section 5.7.F(5). The use of dry stack rock walls, where structurally appropriate, is strongly encouraged. This project will use natural rock retaining walls and comply with these requirements.

5.7.E.3 Building Separation

The minimum required building separation shall be maintained as required per table 5.6 for multi building developments.

5.7.F.2 Building Form

The building forms shall meet the requirements of the SLDC including visual building masses, building articulation, height, unrelieved building planes, transparency, roofline variation, and color.

5.8 Exterior Lighting

This project will promote public health, safety, and welfare by using reasonable and code compliant exterior lighting. Site pathways and pavilions will be safely lighted appropriately to meet Sedona's dark sky requirements and also create a mood and atmosphere conducive of a relaxing spa experience.

5.9 Public Art

The owner will install public art pursuant to this section in a location that is visible to guests of the spa.

8.3.E(5). Approval Criteria Applicable to all Development

The proposed development is consistent with requirements of Article 2 (zoning districts), Article 3 (Use Regulations), and Article 5 (Development Standards) as the proposed development is categorized as "Personal Services, General" which is a permitted use in the (CO) zoning district. Only development review is required for this project. It is consistent with the Sedona Community Plan and is a project that provides public benefit. It minimized impact on surrounding property owners, most significantly, by utilizing a smaller footprint than is allowed per code (roughly 30% lot coverage as opposed to 60%) and by siting buildings with increased setbacks from existing residences.

8.3.E(5).b Prior Approvals
The proposed development is consistent with the terms and conditions of prior land use approvals and plans.

8.3.E(5).c Consistency with Sedona Community Plan & Other Applicable Plans
The development is consistent with the Sedona Community Plan and is a project that provides public benefit. It minimized impact on surrounding property owners, most significantly, by utilizing a smaller footprint than is allowed per code and by siting buildings with increased setbacks from existing residences.

8.3.E(5).d Compliance with this Code and Other Applicable Regulations
The development is consistent with the code and shall comply with all appliable standards and regulations.

8.3.E(5).e Minimizes Impacts on Surrounding Property Owners
The development does not cause significant adverse impacts on surrounding property owners. Building have been sited away from residential properties beyond minimum required setback. In addition building at higher elevations are reduced in height and below maximum allowable.

8.3.E(5).f Consistent with Intergovernmental Agreements
The proposed development is consistent with adopted intergovernmental agreements.

8.3.E(5).g Minimizes Adverse Environmental Impacts
The proposed development shall not result in significant adverse environmental impacts. The building footprint is significantly less than allowed by code. In addition, natural vegetation will be maintained as much as possible.

8.3.E(5).h Minimizes Adverse Fiscal Impacts
The proposed development shall not result in significant adverse fiscal impacts on the city.

8.3.E(5).i Compliance with Utility, Service, and Improvement Standards
The proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

8.3.E(5).j Provides Adequate Road Systems and Traffic Mitigation

The proposed development shall provide adequate road systems and traffic mitigation. A shuttle stop is being provided to provide public access and reduced vehicle traffic.

8.3.E(5).k Provides Adequate Public Services and Facilities

The proposed development shall provide adequate public services and facilities.

8.3.E(5).l Rational Phasing Plan

The proposed development does not include phases.

CONTEXT MAP


PD ZONING
CO ZONING
MARG'S DRAW TRAILHEAD
SOMBART LN
PROJECT SITE
COCONINO NATIONAL FOREST
L ZONING
CO ZONING
CO ZONING
OS ZONING
RS-10 ZONING
711 #
40122001K
40122001J
50 #
40122035A
251 #
40178012
40178005
40178006
40178011
40178007
40178008
40178009
150 #
40122041
40122046
40122048
60 #
40121021H
179
99 #
725 #
95 #
145 #
40122034B
725 #E200
40122036B
841 #
40122032B
175 #
842 #
40121031H
40122029
15 #
40122022
40122028A
40122001H
40122016B
5 #
120 #
40121031K
COPPER CLIFFS DR
CANYON DR
40122006B
40122006C
40 #
40122024A
40122023
40122016C
40122010E
95 #
40122004

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.sedonaaz.gov/cd

Applicant and Permit Information

Applicant Name:	William Erwin	Permit #:	
Phone:	602.677.8372	Date Rec'd:	
Email Address:	will@erwinarchitecture.com	Initials:	
Action/Staff Initials:	☐ Approved ☐ Denied	Date:	

Site Identification

Property Address/Location:	Sombart Lane
Parcel Number	20122036B
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:	5.31	Acres for Public Right-of-Way:	
Net Acreage of Site:	5.31	x 70,000 = Total initial lumens permitted*	371,700

**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:	117064
Lumens: Partially Shielded Fixtures:	11904
Total Lumens Proposed:	128968

Applicant Signature

Signature:		Date:	4/11/22

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

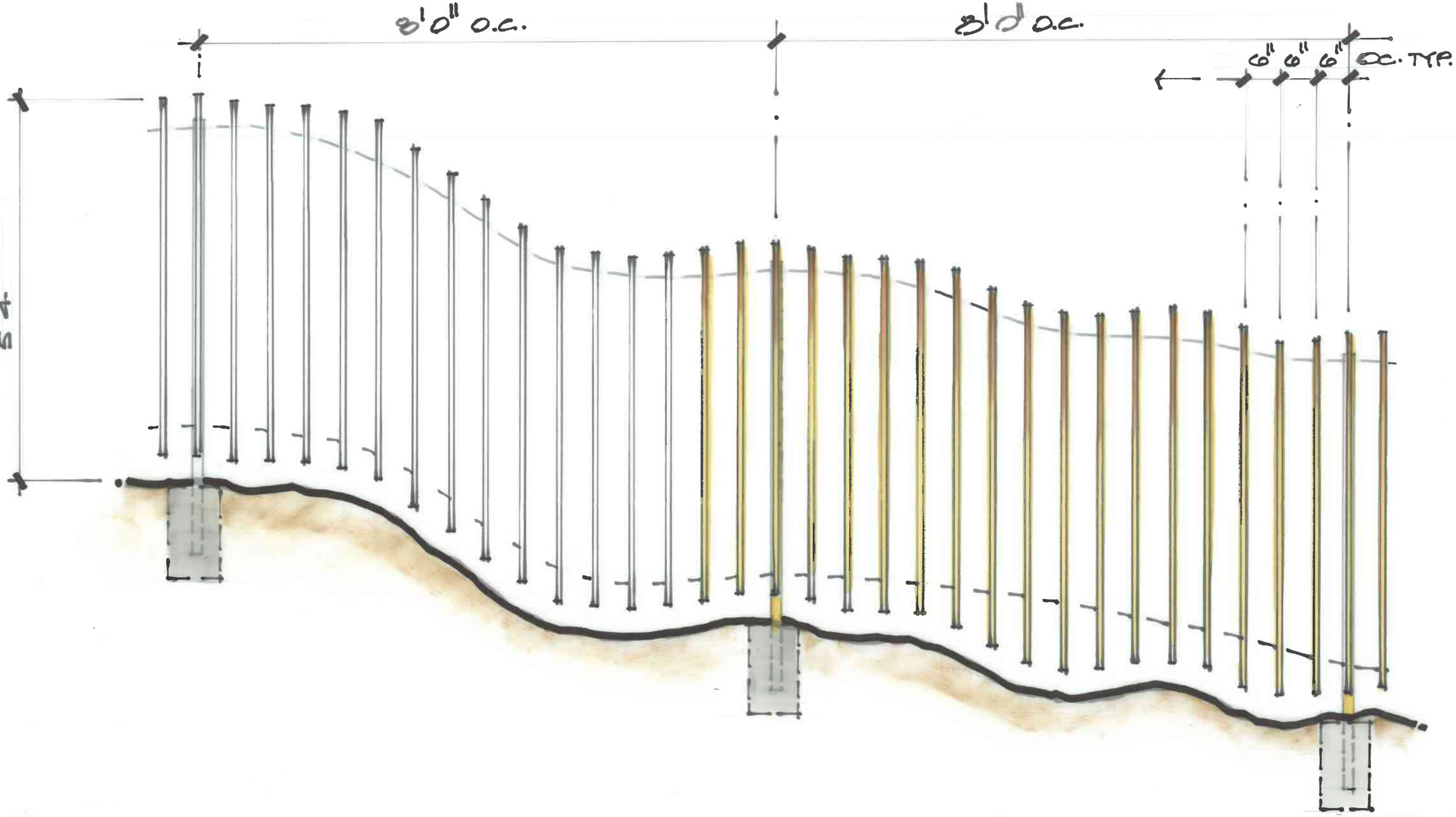
Shielding:

- 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
SA	N	1	2700K	F	1363	45	61355
SB	N	1	2700K	F	2509	20	50180
SC	N	1	2700K	F	15	101	1515
SD	N	1	2700K	U	573	18	10314
SF	N	1	2700K	F	4014	1	4014
SG	N	1	2700K	U	265	6	1590
						Total Lumens Proposed:	128,968

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



ELEVATION VIEW
PERIMETER FENCE, SEDONA
SCALE 3/4" = 1'0"

BT.

Type:
BEGA Product:
Project:
Modified:

Application
Designed for low mounting heights for interior and exterior locations, the shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Faceplate constructed of 316 grade machined stainless steel
White safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-20° C
LED module wattage	6.7 W
System wattage	8.2 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	15 lumens (3000K)
Lifetime at Ta = 25° C	50,000 h (L70)

LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3 (*EXPRESS*)**
☐ 2700K - Product number + **K27**

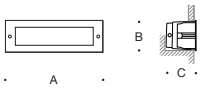
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
#4 brushed stainless steel.
Custom colors are not available.
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.

Available Accessories

☐ **19 536** Concrete protection cover

See individual accessory spec sheet for details.



LED recessed wall · shielded

		LED	A	B	C
22 136	ADA	6.7 W	10 3/8	3 1/8	4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Updated 07/09/18

Wall luminaires with directed light

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Stippled tempered clear glass. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: 29.8W LED luminaire, 35 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

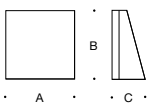
Options: Optional integral emergency battery pack available). Battery will operate the fixture at 62% of full light output for a minimum of 90 minutes. Ambient temperature must not go below -20°C and must not exceed 50°C. Specify EMPK operates at 120-277V AC.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.4 lbs.

Luminaire Lumens: 4018



	Lamp	A	B	C
33243	29.8W LED	11	11	5⅜

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

Drive-over surface-mounted luminaires to illuminate ground surfaces

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Outer Housing: Constructed of high tensile strength, copper free die-cast aluminum alloy with four (4) light openings. Slotted, stainless steel base plate allows top casting to rotate to any orientation. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece heavy duty die cast aluminum body with clear borosilicate lens. Reflector of pure anodized aluminum. All aluminum used in the construction is marine grade and copper free. All fasteners are stainless steel. Two (2) molded, one piece, high temperature silicone gaskets on top and bottom of the lens.

Electrical: 11.8W LED luminaire, 16 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming available – specify. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Luminaire mounts directly to ground-mounted weathertight wiring box, by BEGA. Slotted holes in stainless steel luminaire base plate allow for up to 50° of base plate rotation. BEGA wiring box suitable for 1/2“ side or bottom conduit entry.

Note: The luminaires must not be installed in traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction. A foundation must be supplied by the contractor designed to bear the static pressure loads from vehicles with pneumatic tires. The luminaires are designed to withstand a static load of 2,200 lbs.

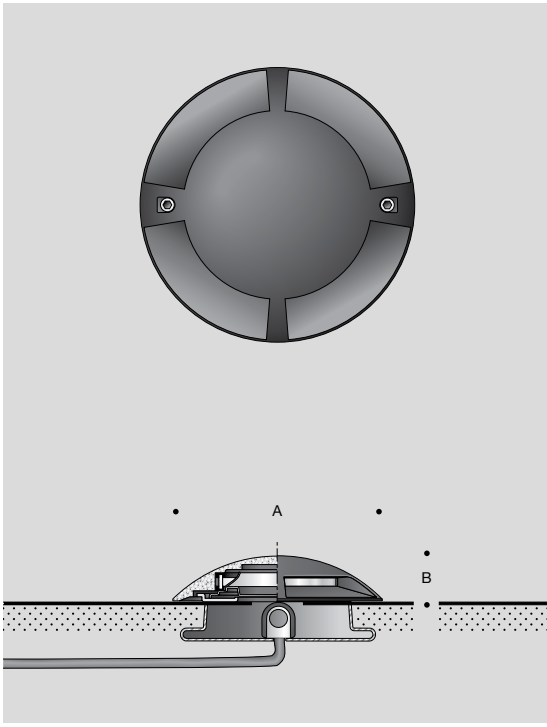
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP67

Weight: 6.4 lbs.

Luminaire Lumens: 265

The ground-mounted luminaires mount directly to BEGA in-ground wiring box.



360° port

	Lamps	A	B
77 090	11.8W LED	10½	2¼

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

Type:
BEGA Product:
Project:
Modified:

Application
LED bollards with rotationally symmetrical light distribution designed to provide glare-free illumination perfect for squares, pathways and entrances. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing and posts constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Anchorage constructed of galvanized steel

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 23.8 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	19.4 W
System wattage	23.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,371 lumens (3000K)
Lifetime at Ta = 15° C	286,000 h (L70)
Lifetime at Ta = 30° C	117,000 h (L70)

LED color temperature

4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Bollard · rotationally symmetrical

	LED	A	B	Anchorage
84063	19.4 W	6 3/8	39 3/8	**79817**

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Updated 03/15/19

Type:
BEGA Product:
Project:
Modified:

Application
LED light building element luminares with symmetric light distribution. Light building elements are luminous design features for public areas. They are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances and atria.

Materials
Luminaire housing and posts constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Silicone applied robotically to casting, plasma treated for increased adhesion
Mechanically captive stainless steel fasteners
Anchorage unite made of galvanized steel

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 127.9 lbs.

EPA (Effective projection area): 12.27 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	39.5 W
System wattage	44.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	2,595 lumens (4000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 35° C	238,000 h (L70)

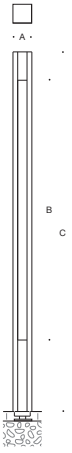
LED color temperature

4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK), White (WHT), RAL:
Bronze (BRZ), Silver (SLV), CUS:



Light building element · symmetric

	LED	A	B	C	Anchorage
84 065	39.5 W	8 5/8 x 8 5/8	128	177	**79 801**

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HYDREL

CATALOG NUMBER

NOTES

TYPE

Specifications

Weight:	1.6 lbs.

H:	5.85" (149mm) w/C1
	6.79" (172mm) w/C2
	8.65" (220mm) w/C3

ASPEN LED

12V/120V LED

HIGHLIGHTS

- Accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable using standard Triac dimmer for 120V and dimmable using standard MLV dimmer and magnetic transformer for 12V
- Tapered-sure lock
- Available in 80CRI and 90CRI
- 1,100lm

LED

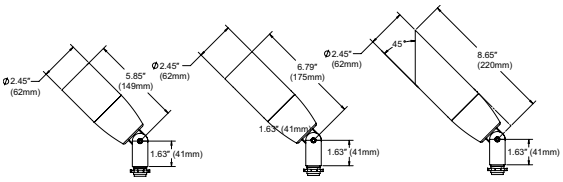
5 YEAR warranty

66 IP RATED

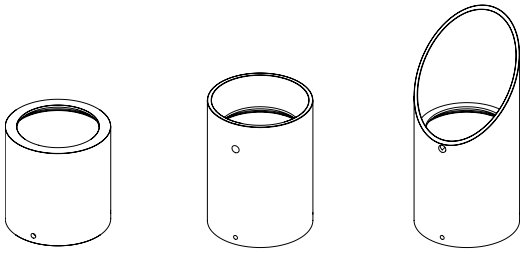
WET LOCATION™

Buy American

DIMENSIONS



C1 C2 C3

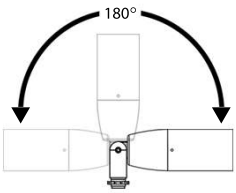


C1
SHORT FLUSH

C2
LENS RECESSED

C3
45° CUTOFF

AIMING DETAILS



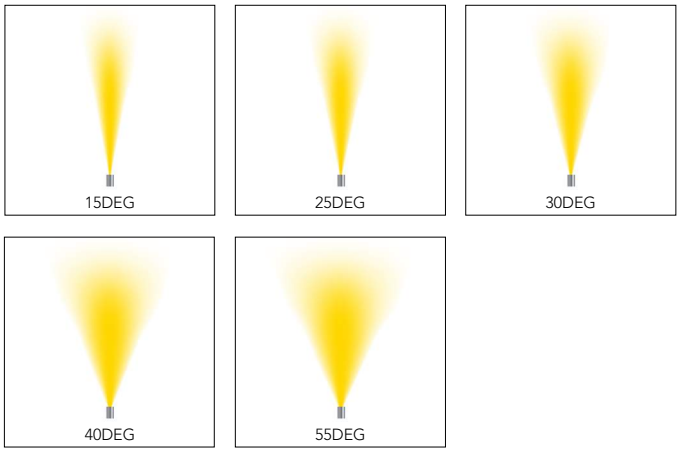
ASPEN

LUMEN PACKAGES

	15DEG	20DEG	25DEG	30DEG	35DEG	40DEG	45DEG	50DEG	55DEG
Delivered Lumens	685	623	659	642	674	656	634	639	641
Watts	11	11	11	11	11	11	11	11	11
LPW	62	57	60	58	61	60	58	58	58
Peak Candela	5,056	2,725	2,827	1830	1569	1212	982	742	664

Note: Information based on 4000K @ P1, 80CRI, 120 Volt with C1 cap and FLC lens

STANDARD DISTRIBUTION



ORDERING INFORMATION

EXAMPLE: ASPEN SS P1 80CRI 30K 12 20DEG WSL KM C1 BL

ASPEN

Series*	Material*	Performance Packages*	CRI*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting*
ASPEN	**A** Aluminum **BR** Brass **SS** Stainless Steel	**P1** **P2** *Note: P2 only available with 12volt*	**80CRI** **90CRI**	**27K** **30K** **35K** **40K** **50K** *Note: 35k and 50K only available with 80CRI*	**12**[1] 12Vac **120**[2] 120Vac *Note: 120V only available with P1*	**15DEG** 15° **20DEG** 20° **25DEG** 25° **30DEG** 30° **35DEG** 35° **40DEG** 40° **45DEG** 45° **50DEG** 50° **55DEG** 55°	**FLC** Flat Clear **WSL** Watershed	**KM** Knuckle **350R** 350° rotational knuckle

Mounting Accessories *Optional*

Independent Mounting

JBA	Aluminum J-Box
JBB	Bronze J-Box Architectural
ARJB	J-Box, Aluminum
CN4	4" rectangular canopy
CN4BR	4" rectangular canopy, brass
CN5	5" round canopy
CN5BR	5" round canopy, brass
CN5SS	5" round canopy, stainless
WMC	Wall Mount Cover
WMSA	Wall Mount with Splice Access
STK[8]	Mounting Stake
TRA[8]	Tree Mounted J-Box, Aluminum
TRB[8]	Tree Mounted J-Box, Bronze
_TRAS[8]	Tree Mounted J-Box with Aluminum mounting strap, available with 1-4 JBoxes per strap
_TRBS[8]	Tree Mounted J-Box with Bronze mounting strap, available with 1-4 JBoxes per strap
PM60A[8]	Adjustable Post Mount
PMBR60A[8]	Adjustable Post Mount - Bronze
PM60C	Post Mount with Conduit
PMBR60C	Post Mount with Conduit - Bronze
PM60D[8]	Post Mount with Open Bottom
PMBR60D[8]	Post Mount with Open Bottom - Bronze

Stems

S3[3]	3" Stem
S6[3]	6" Stem
S__[3]	12" - 24" stems, available in 6" incriments
S3BR[4]	3" Stem Brass
S6BR[4]	6" Stem Brass
S__BR[4]	12" - 24" stems, available in 6" incriments

Extended Arms[5]

EA__	12", 24" or 36"
EA45__	45° - 12", 24" or 36"
EA90__	90° - 12", 24" or 36"

Options[6] *Optional*

Internal Louver

IHL	Honeycomb Louver

Internal Accessory

L1	Prismatic Lens
L2	Linear Spread Lens
L3	Softening Lens

Internal Filters

FA	Amber
FG	Green
FGD	Green Dichroic
FLB	Light Blue
FM	Mercury Vapor
FMB	Medium Blue
FMBD	Medium Blue Dichroic
FR	Red
FRD	Red Dichroic

External Caps*

C1	Short Flush
C2	Recessed Lens
C3	45° Angle Cut

Finish*

All Material

BL	Black Textured
BRS	Bronze Smooth
BRT	Bronze Textured
DBL	Black Smooth
DDB	Designer Bronze
DNA	Natural Aluminum
NBS[7]	Natural Bronze Smooth
STG	Steel Gray
VET	Verde Textured
WH	White Textured
WHS	White Smooth
CF	Custom Finish
RALTBD	Ral Paint Finishes
_Z[9]	Zinc Undercoat (i.e. BLZ)

Brass Only

BRZ	Satin Bronze w/ Satin Clear
NAT	Natural Brass w/ Satin Clear
POL	Polished Brass w/ Gloss Clear

Stainless Only

BRSS	Brushed Stainless Steel
NSS	Natural Stainless Steel
PSS	Polished Stainless Steel

Note: RALTBD for pricing only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.

*Required Fields

Notes:

1 Remote transformer required. Options for remote transformers.
2 Integral Driver.
3 Aluminum stems only compatiable with PM60A, PM60C and PM60D.
4 Brass stems only compatible with PMBR60A, PMBR60C and PMBR60D.
5 Extended arms compatible with WMC and WMSA.
6 Up to 2 options can be specified.
7 NBS paint uses specialty pigments to give a natual appearance that may vary by fixture.
8 Only available with 12 volt.
9 Zinc undercoat for harsh environments

PERFORMANCE DATA

LUMEN OUTPUT

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1 12 Volt	8	15DEG	33	33	19	19	5,180	702	88	5,374	728	91	5,471	741	93	5,665	768	96	5,858	794	99
		20DEG	45	45	22	22	2,792	639	80	2,897	663	83	2,949	675	84	3,053	699	87	3,158	722	90
		25DEG	44	44	24	24	2,897	675	84	3,005	700	88	3,060	713	89	3,168	738	92	3,276	764	96
		30DEG	56	56	30	30	1,875	658	82	1,945	682	85	1,980	694	87	2,050	719	90	2,120	744	93
		35DEG	57	56	37	36	1,608	691	86	1,668	717	90	1,698	729	91	1,758	755	94	1,818	781	98
		40DEG	65	64	41	40	1,242	672	84	1,288	697	87	1,311	710	89	1,358	735	92	1,404	760	95
		45DEG	74	73	45	44	1,006	650	81	1,044	674	84	1,063	686	86	1,100	711	89	1,138	735	92
		50DEG	86	85	53	51	760	654	82	788	679	85	802	691	86	831	716	90	859	740	93
		55DEG	93	93	56	54	681	657	82	706	682	85	719	694	87	744	719	90	770	743	93
P2 12 Volt	12	15DEG	33	33	19	19	7,012	950	79	7,274	986	82	7,405	1,003	84	7,667	1,039	87	7,930	1,074	90
		20DEG	45	45	22	22	3,780	865	72	3,921	897	75	3,992	913	76	4,133	945	79	4,274	978	82
		25DEG	44	44	24	24	3,921	914	76	4,068	948	79	4,141	965	80	4,288	999	83	4,435	1,033	86
		30DEG	56	56	30	30	2,538	890	74	2,632	923	77	2,680	940	78	2,775	973	81	2,870	1,006	84
		35DEG	57	56	37	36	2,176	935	78	2,257	970	81	2,298	987	82	2,379	1,022	85	2,461	1,057	88
		40DEG	65	64	41	40	1,681	909	76	1,744	943	79	1,775	960	80	1,838	994	83	1,901	1,028	86
		45DEG	74	73	45	44	1,362	880	73	1,413	912	76	1,438	929	77	1,489	962	80	1,540	995	83
		50DEG	86	85	53	51	1,029	886	74	1,067	919	77	1,086	935	78	1,125	968	81	1,163	1,002	84
		55DEG	93	93	56	54	921	889	74	956	923	77	973	939	78	1,007	973	81	1,042	1,006	84

Performance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)		
			°H	°V	°H	°V	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW	Max CD	Lumens	LPW
P1 120 Volt	11	15DEG	33	33	19	19	4,568	619	56	4,710	638	58	4,755	644	59	5,056	685	62	5,078	688	63
		20DEG	45	45	22	22	2,463	563	51	2,539	581	53	2,563	586	53	2,725	623	57	2,737	626	57
		25DEG	44	44	24	24	2,555	595	54	2,634	614	56	2,659	620	56	2,827	659	60	2,840	662	60
		30DEG	56	56	30	30	1,653	580	53	1,704	598	54	1,721	603	55	1,830	642	58	1,838	645	59
		35DEG	57	56	37	36	1,418	609	55	1,461	628	57	1,475	634	58	1,569	674	61	1,576	677	62
		40DEG	65	64	41	40	1,095	592	54	1,129	611	56	1,140	617	56	1,212	656	60	1,217	659	60
		45DEG	74	73	45	44	887	573	52	915	591	54	924	596	54	982	634	58	986	637	58
		50DEG	86	85	53	51	670	577	52	691	595	54	697	601	55	742	639	58	745	641	58
		55DEG	93	93	56	54	600	580	53	619	597	54	625	603	55	664	641	58	667	644	59

CRI SCALING	Multipler
90CRI	0.83

Note: Information based on ASPEN 12 volt

CRI SCALING	Multipler
90CRI	0.77

Note: Information based on ASPEN 120 volt

EXTERNAL CAP	Multiplier
C2	0.70
C3	0.965

OPERATING TEMPERATURE: -20°C through 45°C (120v, Aluminum Material)
-20°C through 50°C (12v, Aluminum Material)
-20°C through 30°C (120v and 12v, Stainless Steel and Brass Material)

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

FEATURES & SPECIFICATIONS

MATERIAL: Body, caps and knuckle machined from 6061-T6 aluminum. BR - machined from 360 brass. SS- machined from 304 stainless steel.

LIGHT SOURCE: Proprietary high output LED's. Units have near constant light output when supplied with 11VAC-14VAC to combat voltage drop. All within 3 MacAdam ellipses.

VOLTAGE: 12 Volt AC, 120 volt AC.

DISTRIBUTION: Available 15DEG, 20DEG, 25DEG, 30DEG, 35DEG, 40DEG, 45DEG, 50DEG, 55DEG

LENS: FLC - Cut from heat strengthened borosilicate glass for superior clarity and strength. WSL - Molded heat strengthened borosilicate glass for superior clarity and strength, where the glass and the top of the door are flush to allow water to shed off the fixture.

MOUNTING: Knuckle to mount to 7/8" thru hole.

POWER SUPPLY: Remote 12VAC transformer, purchased separately. For 120VAC driver is integral. 12VAC dimmable using a remote magnetic transformer. 120V AC dimmable using a standard Triac dimming switch/systems.

FINISH: Super durable polyester TGIC powder coat finish (standard). Optional zinc undercoat for harsh environments.

FEATURES: Tapered "Sure Lock" knuckle seat for infinite aiming and an unparalleled locking ability. Any combination of up to 2 lens accessories/color filter/shielding can be specified in any cap style and are held securely by a removable stainless steel clip ring.

BUY AMERICAN: Hydrel products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT. Please refer to www.acuitybrands.com/resources/buy-american

LISTING: cCSAus, Wet location. Laboratory tests conducted by CSA to UL Standards UL-1598, UL-8750 and UL-1838. IP66 Rated.

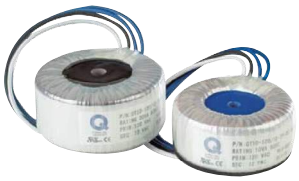
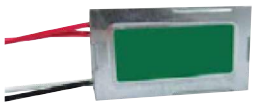
WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Consult factory for details

NOTE: Actual performance may differ as a result of end-user environment and application.All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

REMOTE TRANSFORMERS

Transformers may be loaded to 100% capacity, however the recommended load range for optimal efficiency is 40-80%.
Non-Isolated Transformers: Suitable for use with landscape type lighting
Isolated Transformers: Suitable for use with underwater and landscape type lighting

		Part #
	• 10 and 20 watts, 120V to 12VAC or 277V to 12VAC magnetic • Must be mounted in a listed weatherproof enclosure • Dimmable by using a magnetic low voltage dimmer switch • Non-Isolated • Suitable for LED	Examples: TM10 120 TM10 277 TM20 120 TM20 277 See spec sheet for more options
	• 100 watts, 120V to 12VAC or 277V to 12VAC magnetic • Rated for outdoor surface mount, minimum of 12" above finished grade with the wire connection terminals facing down • Resetable circuit breaker • Two 1/2" knock-outs in the side • Dimmable by using a magnetic low voltage dimmer switch • Non-Isolated • Suitable for LED	Example: TM100 120 TM100 277 See spec sheet for more options
	• 200, 300, 600 and 900 watts, 120V to 12VAC or 277V to 12VAC magnetic • Rated for outdoor surface mount, minimum of 12” above finished grade with the wire connection terminals facing down • Multi-tap secondary output allowing 12-15 Volt • Internal on/off switch-circuit breaker • Five “knock-outs” in the bottom cover plate (two 1/2", two 3/4" and one 1-1/2") • Dimmable by using a magnetic low voltage dimmer switch • Non-Isolated • Suitable for LED	Example: TM200 120 TM200 277 TM300 120 TM300 277 TM600 120 TM600 277 TM900 120 TM900 277 See spec sheet for more options
	• 15watts, 120V to 12VAC, electronic • Maximum remote distance is 10' • Non-Isolated Suitable for LED	Example: TE15 120 See spec sheet for more options
	• 60 and 75 watts 120V to 12VAC or 277V to 12VAC electronic • Maximum remote distance is 10' • Non-Isolated Suitable for LED	Examples: TE60 120 TE75 120 TE75 277 See spec sheet for more options

REMOTE TRANSFORMERS

Transformers may be loaded to 100% capacity, however the recommended load range for optimal efficiency is 40-80%.
Non-Isolated Transformers: Suitable for use with landscape type lighting
Isolated Transformers: Suitable for use with underwater and landscape type lighting

		Part #
	• Stepdown transformers are two winding isolated type • Two separate wiring compartments isolate primary and secondary leads • Housed in weatherproof enclosure • Meets requirements of article 680 N.E.C. Listed byU.L • 100 watt 120/12,13,14 ac (T1901) • 300 watt 120/12,13,14 ac (T1903) • 900 watt 120,12,13,14 ac (T1904) • 500 watt 120/12,13,14 ac (1905) • Dimmable by using magnetic low voltage dimmer switch • Isolated - can be used near underwater application • Suitable for LED	Examples: T1901 (100watts) T1903 (300watts) T1904 (900 watts) T1905 (500 watts) See spec sheet for more options
	• Ground power post mount • 15 watts, 120V to 12V AC, electronic • Non-Isolated, suitable for LED • Non-Dimmable • Stem length available from3" to 36"	Examples: PM60B ET15 120 S3 BL PMBR60B ET15 120 S6 POL See spec sheet for more options
	• Wall mount power box • 15 watts, 120V to 12V AC, electronic • 20 watts, 120V to 12V AC, magnetic • ET15 - Electronic is non-dimmable • M20 - Magnetic is dimmable using low voltage magnetic dimmer switch • Non-isolated, suitable for LED	Examples: WP2J ET15 120 12C BL WP2S M50 120 34C BRS See spec sheet for more options
	• 300 watt • A combination junction box and transformer box • Box includes a junction box, transformer housing, and anti-wicking chamber to prevent water being drawn from the conduit into the transformer housing • Completely pre-wired with interconnecting leads which are terminated and embedded in high temperature sealing compound to prevent wicking • M300 watt 120 or 277 volt can be used with LED 12VAC • M300 Dimmable using low voltage magnetic dimmer switch • Suitable for LED • Non-Isolated	Examples: BPTA or BPTB See spec sheet for more options

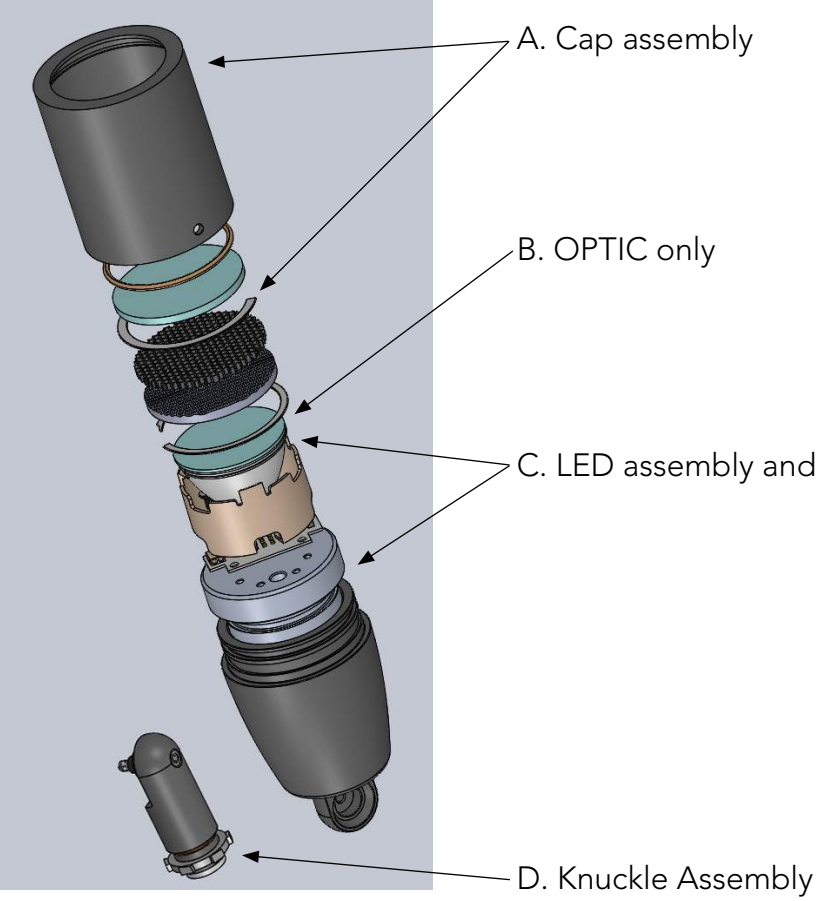
ACCENT MOUNTING ACCESSORIES

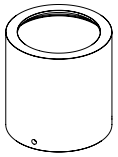
		Part #
	• JBA/JBB Junction box for direct fixture mounting • Available in cast bronze or aluminum • Used where splicing is required for single or multiple fixtures Drilled and tapped to specified requirements • May be Ground or wall mounted	Examples: JBA 34E 34F 78G BL JBB 12A 12C 78G See spec sheet for more options
	• ARJB Architectural Junction Box • Available in cast aluminum • For direct mounting of a single lighting fixture • Designed foe architectual and lansdscpe application Recommended for mounting on a rigid metallic conduit	Example: ARJB 12B 78C BL See spec sheet for more options
	• CN4 wall plate canopy • Available in aluminum or brass • Shape rectangular to mount over a standard switch box • Thru hole sized for standard 1/2 pipe thread • Fixtures secured via lockaing nut (for thru hole) or threaded knuckle	Example: CN4 78C BL See spec sheet for more options
	• CN5 wall mount canopy • Availabe in Aluminum, Brass or stainless steel • Shape round to mount over a standrd 4" round or octagonal box. Thru hole sized for standard 1/2 pipe thread • Fixture secured via locaking nut (for thru hole) or threaded knuckle	Example: CN5 78C BL See spec sheet for more options
	• WMC wall mount cover • Available in cast aluminum • Wall mount cover or mounting fixture over wall box (by others)	Examples: WMC 78C BL See spec sheet for more options
	• WMSA wall mount splice access • Available in cast aluminum • Wall mount with splice access plate for mounting a variety of fixtures • Integral splice access compatment for easy fixture connections • To be mounted over a recessed wall box	Example: WMSA 78C BL See spec sheet for more options

ACCENT MOUNTING ACCESSORIES

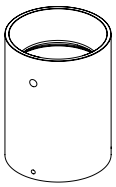
		Part #
	• TRA/TRB tree mount junction box • Available in cast aluminum or bronze Includes a splice box with a mounting plate • Placement of small accent fixtures around or on a structure, like a tree	Examples: TRA 12B 78C BL TRB 12B 78C See spec sheet for more options
	• TRAS/TRBS tree mount junction box with strap. • Available in cast aluminum or bronze • Includes one or more splice boxes with a polypropylene strap • Placement of small accent fixtures around the trunk or branch of a tree	Examples: 2TRAS 12B 78C DDB 1TRBS 12B 78C See spec sheet for more options
	• STK ground mounting stake • Low voltage portable installations only • UV Stable plastic	Example: STK See spec sheet for more options
	• Post Mounts PM60A, PM60C and PM60D Ground Mounting posts • Available in aluminum or brass • Suitable for fixtures with 1/2" knuckles • Fixtures are secured with a locking nut • PM60A and PM60D are used only with low volt fixtures • PM60C can be used with low or line voltage fixtures • Optional stems are offered in lengths from 3" to 36"	Examples: PM60A S3 BL PMBR60C S12BR BRS PM60D BL See spec sheet for more options
	• EA–Extended Arms • Available in lengths 12", 24" and 36" • Available in angles 45° and 90° • Material available in aluminum • Extended arms are compatible with WMC and WMSA wall mounts	Examples: WMC EA12 12C BL WMSA EA4512 12C BRS
	• Tree Ring TRAR 2FX, TRAR 3FX, TRAR 4XF, TRAR 5FX, TRAR 6FX • Stainless Steel Ring and Hardware • Can accommodate trees between 10" to 15" in diameter • Available in 2, 3, 4, 5 and 6 fixture configurations	Examples: TRAR 5FX 12S 12C BL TRAR 3FX 12S 12C BRS Note: TRAR is sold separately. See spec sheets for options

ASPEN SPARE PARTS LIST

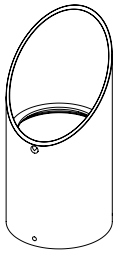




C1
short flush



C2
recessed lens



C3
45° angle

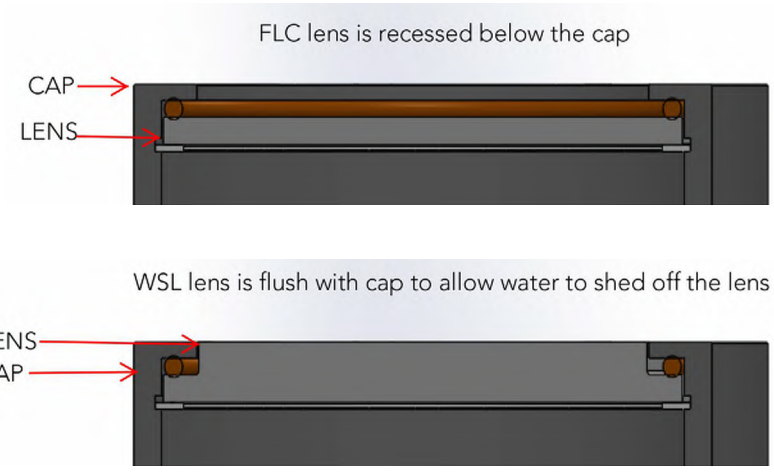
Part Number	Description
A. Cap Assembly CAPAASPEN C1 XX[1] XXX[2] XXX[3] CAPAASPEN C2 XX[1] XXX[2] XXX[3] CAPAASPEN C3 XX[1] XXX[2] XXX[3] 1. Available material finishes: A, BR, SS 2. Available lens: FLC, WSL 3. Add paint finish	Cap Assembly will include the cap, lens and o-ring
B. OPTIC only OPTASPEN XX[1] 1. Available distributions: 15DEG, 20DEG, 25DEG, 30DEG, 35DEG, 40DEG, 45DEG, 50DEG, 55DEG	One piece snap on optic only
C. LED Assembly+ Driver module LEDAASPEN XX[1] XXX[2] XXX[3] XXX[4] XXX[5] 1. Available Performance Packages: P1, P2 2. Available CRI: 80CRI, 90CRI 3. Available colors: 27K, 30K, 35K,40K, 50K 4. Available voltage: 12, 120 5. Available distributions: 15DEG, 20DEG, 25DEG, 30DEG, 35DEG 40DEG, 45DEG, 50DEG, 55DEG	Includes LED array, optics, encapsulated driver (120v)
D. KAASPEN XX[1] XXX[2] XXX[3] 1. Available material finishes: A, BR, SS 2. Available knuckle: KM, 350R 3. Add paint finish	Knuckle Assembly

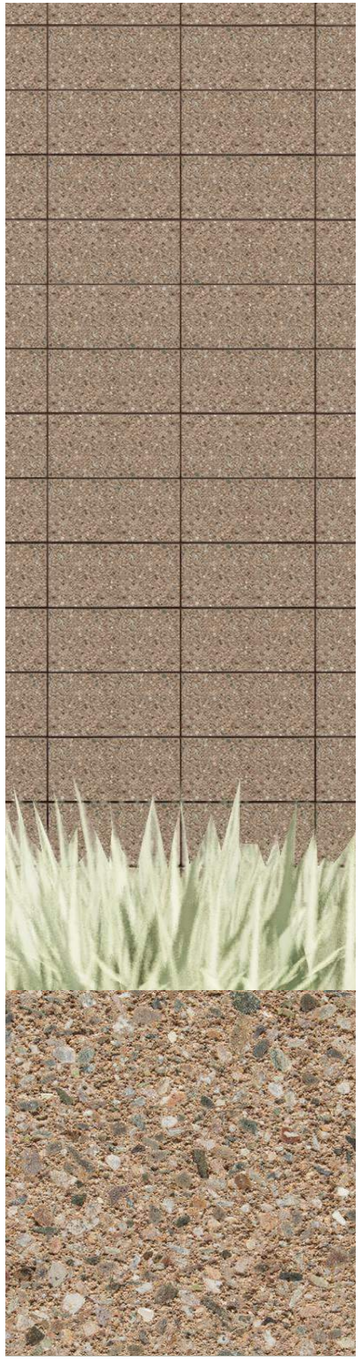
ASPEN INTERNAL ACCESSORIES

Internal Accessories can be ordered separate and are field replaceable

	**INTERNAL HONEYCOMB LOUVER** • Hexagonal cell louver with 45°cut-off • includes retaining ring	Example: IHLASPEN
	**INTERNAL ACCESSORY LENSES** • L1 Prismatic Lens • L2 Linear Spread Lens • L3 Softening Lens • includes retaining ring	Examples: LAASPEN L1 LAASPEN L2 LAASPEN L3
	**INTERNAL COLORED FILTERS** • FA Amber • FG Green • FGD Green Dichroic • FLB Light Blue • FM Mercury Vapor • FMB Medium Blue • FMBD Medium Blue Dichroic • FR Red • FRD Red Dichroic • includes retaining ring	Examples: CFASPEN FA CFASPEN FG CFASPEN FGD CFASPEN FLB CFASPEN FM CFASPEN FMB CFASPEN FMBD CFASPEN FR CFASPEN FRD

The difference between the FLC and WSL lens





CLADDING 1

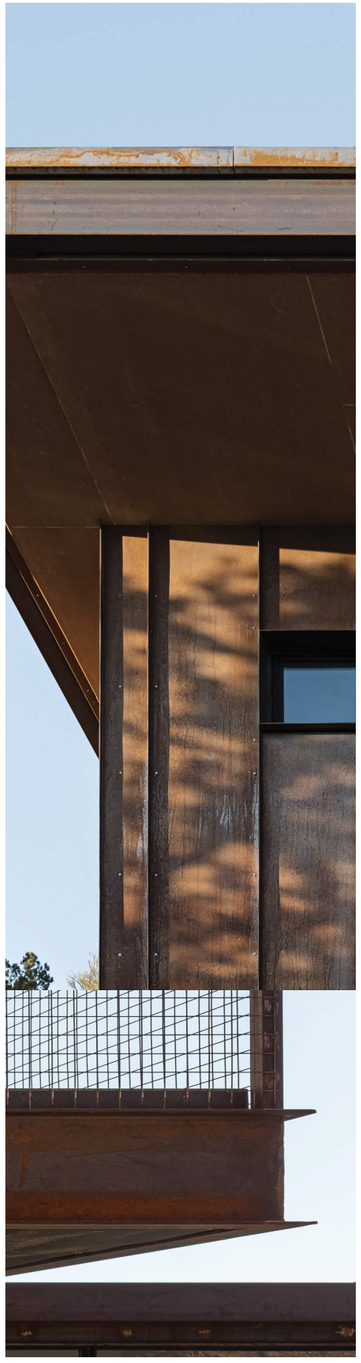
CMU
COLOR: WALNUT CREEK
TRENDSTONE 8X8X16

CLADDING 2

SMOOTH STUCCO
COLOR: TAVERN TAUPE SW7508
SHERWIN WILLIAMS

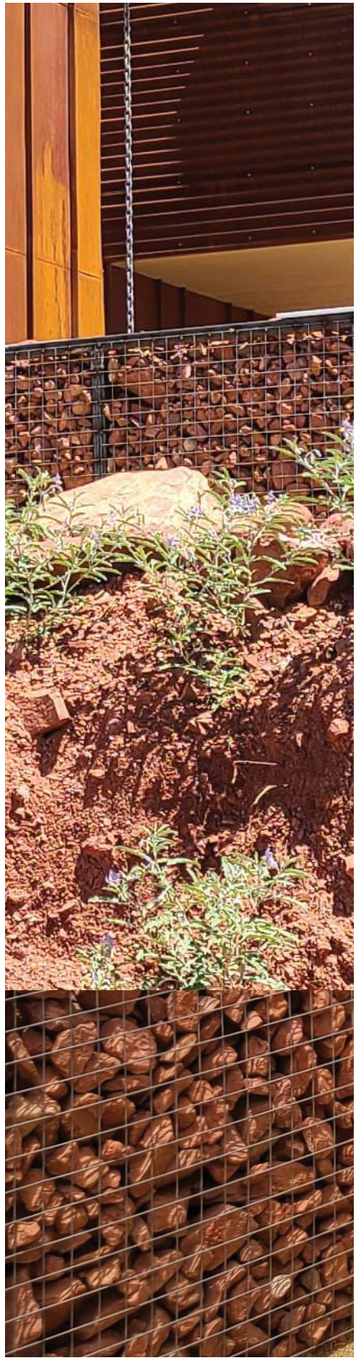
TRIM/DRIP EDGE

METAL
COLOR: BLACK MAGIC SW6331
SHERWIN WILLIAMS



EXPOSED STEEL

EXPOSED STEEL BEAMS



SITE WALLS

SITE HARVESTED BOULDERS
OR GABIONS

EXTERIOR GLAZING

INSULATED LOW-E GLAZING
VITRO SOLARBAN 72 STARPHIRE

ERWIN | ARCHITECTURE DEVELOPMENT

ARABELLA SPA
MATERIAL BOARD

ARABELLA SPA

DESIGN REVIEW - REV 01

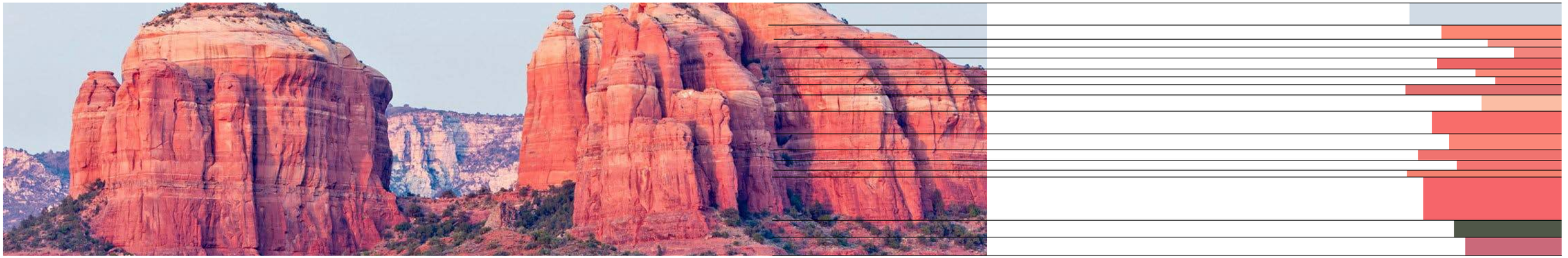
2022-08-29

LEMAYMICHAUD
ARCHITECTURE
DESIGN

ERWIN | ARCHITECTURE & DEVELOPMENT LLC.

LANDSCAPE AS MAIN INSPIRATION

Sedona's legendary red rocks and its unique geography is the main source of inspiration for this project. Distinctive horizontal stratas of the surrounding landscape shape the volumes and layout of the project, creating a strong connection between design and geological history of the site.



SEDONA LANDSCAPE

STONE
LAYERS
HORIZONTALITY
STACKING
MOUNTAINS
ROCKS
VALLEY

INSPIRATION

ARABELLA SPA

INSPIRATIONS

PROJET NO
110720A

29 / 08 / 2022

LEMAYMICHAUD
ARCHITECTURE
DESIGN

ERWIN | ARCHITECTURE & DEVELOPMENT LLC.

RENDERING - AERIAL VIEW

RENDERING - BUILDING 1

RENDERING - BUILDING 2

RENDERING - BUILDING 3

RENDERING - BUILDING 4

RENDERING - VIEW FROM BUILDING 4

Arabella Spa

Citizen Participation Report

8/29/22

Table of Contents

8/1/21
To Whom it May Concern:
Re: New Project Proposal - Arabella Spa

The owner of the vacant parcel at 95 Sombart Lane, Sedona, AZ. plans to construct a new +/- 20,000 SF Spa Nordic spa. The spa will consist of (4) buildings which include a 16,000 SF 2-story main building and (3) smaller 1- story pavilions at 473, 1,220, and 1,769 SF respectively. The planned development is permitted by right within the CO zoning designation. The owner of this property also owns the Arabella hotel on the adjacent parcel to the west.

The Arabella spa will feature an authentic Nordic thermotherapy experience, which has been practiced for thousands of years by Peoples of Northern Europe. Thermotherapy is a wellness ritual based on the external use of water for therapeutic purposes. Alternating between hot and cold temperatures followed by a period of deep relaxation, the thermal experience has many benefits, such as elimination of toxins, stimulation of the immune system and cardiovascular system, and improvement of general well-being. Feasible twelve months a year, rain or shine, it helps to reduce stress and revive the body and mind.

A very important factor in a Nordic Spa experience is a strong connection with natural elements. Creating a physical and architectural structure that blends perfectly with its environment and enhances the surrounding landscape will help facilitate a seamless communion with, earth, water, air and fire, and generate a feeling of true relaxation.

If you have any additional questions or concerns please email arabellaspaproject@gmail.com.

A meeting to discuss the project will be held on Friday September 3rd at 10am at the Arabella hotel and a copy of these attachments will be available. If you are interested in attending the meeting please RSVP no later than Weds September 1st by emailing arabellaspaproject@gmail.com with your name and include RSVP in the subject line. If you are unable to attend the meeting you may provide comments to us at the email above. Please send any comments no later than end of day on Thursday September 2nd.

Thanks!
Arabella Spa Ownership Team

Note: An additional attachment was sent which included the conceptual site plan and images provided to City of Sedona for the Conceptual Development Review.

Neighbor Concerns and Solutions:
The list below contains concerns and discussion points that were reviewed in the neighborhood meeting on 9/2/21. Neighbor feedback has been incorporated and the owner has made attempts to address these issues.

Location of Villas:

1. Neighbors were concerned about the location of the villas. Villas have been removed from the project.

Location of Building 4:

2. Neighbors were concerned about visibility of Building 4 from homes to the south. Building 4 will be a single-story pavilion less than maximum allowable height. It will be screened with existing natural vegetation and new additional vegetation. In addition, a low privacy wall is proposed along the south side that will screen direct views. Also, the main habitable area/pool has been intentionally sited towards the north of the hilltop to create separation from neighborhood and orient views away from residences.

Vegetation for Privacy

3. It is the desire of the developer to maintain natural vegetation and supplement where possible to create privacy and blend with the environment.

Building Materials

4. Color of the buildings will be natural/inspired by the environment. Buildings will have ground face exposed aggregate masonry walls with a natural color that relates to the Sedona landscape. The smaller buildings will also be earth toned. In addition, site harvested rock ballast will cover roof surfaces in an attempt to further allow the structures to blend into the landscape. Natural rocks will be used in lieu of retaining walls when possible, along site pathways.

Noise Levels

5. Neighbors had some concerns about noise levels. The spa will be a strictly quite zone. The goal is to create a zen environment. No cell phones and no loud music/parties will be permitted.

Light Levels:

6. Project will meet all city codes and ordinances related to light levels and dark sky requirements.

Natural Vegetation and Wildlife

7. The project has been purposely designed to be low impact and small footprint. Previous proposals for project on the property have covered almost the entire site with buildings and hardscape. As demonstrated by the site plan, it is the intent of this project to allow a high percentage of natural vegetation to remain. The project is providing roughly half of the maximum allowable lot coverage.
8. The project proposes low water use natural vegetation as much as possible to reduce irrigation demands.

Traffic:

9. The owner will provide parking as required by Sedona zoning code and any traffic analysis that is required. Any commercial project constructed here has the potential to generate additional traffic. The owner would like to share parking with the Arabella hotel to reduce hardscape and paving.

Trailhead Access:

10. The owner shall add a shuttle drop-off as a means for reducing traffic and promoting access to the trailhead.

Name	Phone
Craig + Cornelia Hartley	928-282-3660
JOHN GRIFFIN	928-300-4224
Chris Greene	307-630-8658
LISA FROST	928-301-2523
E.C. FROST	928-202-6644
Michael & Christine Cain	(310) 880-3455
Carol Culvain	530-344-6828
Nancy + Gary Karadeno	928-301-6686
Dale Fountaine	520-508-1927
Marlene Tate	928-254-0604
Lee & Victoria Feliciano	602-300-8500
Megan Smith	703/328-4885
Susie Brighten	928-554-4070

8/29/22
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The Arabella spa will feature an authentic Nordic thermotherapy experience, which has been practiced for thousands of years by Peoples of Northern Europe. Thermotherapy is a wellness ritual based on the external use of water for therapeutic purposes. Alternating between hot and cold temperatures followed by a period of deep relaxation, the thermal experience has many benefits, such as elimination of toxins, stimulation of the immune system and cardiovascular system, and improvement of general well-being. Feasible twelve months a year, rain or shine, it helps to reduce stress and revive the body and mind.

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A copy of these attachments will be made available in the Arabella hotel lobby. Those that attended the previous neighborhood meeting and would like any additional information, or those with questions or concerns, please email our architect will@erwinarchitecture.com.

Thanks!

Arabella Spa Ownership Team

Aerial View

Parcel
401-22-036B
Arabella Spa

Parcel
401-22-036B

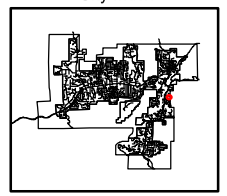
Parcel Boundary

Street Centerline

N

0 30 60 Feet

City Index



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06/14/2021
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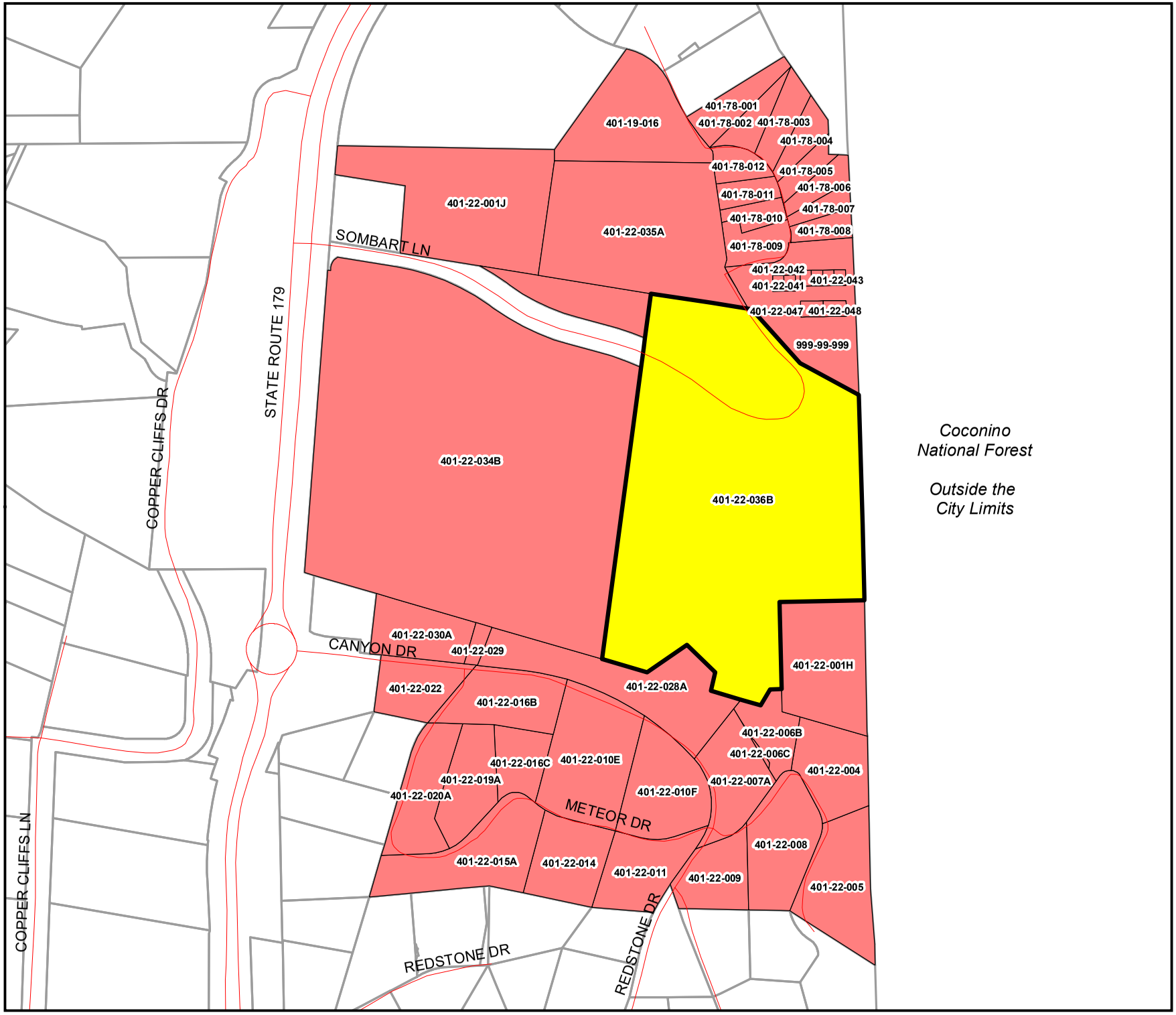


Coconino National Forest

Outside the City Limits

300ft Owners

Parcel
401-22-036B
Arabella Spa

Parcel 401-22-036B

Parcels within 300ft

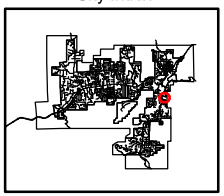
Parcel Boundary

Street Centerline

N

0 75 150 Feet

City Index



GIS, City of Sedona
06/14/2021
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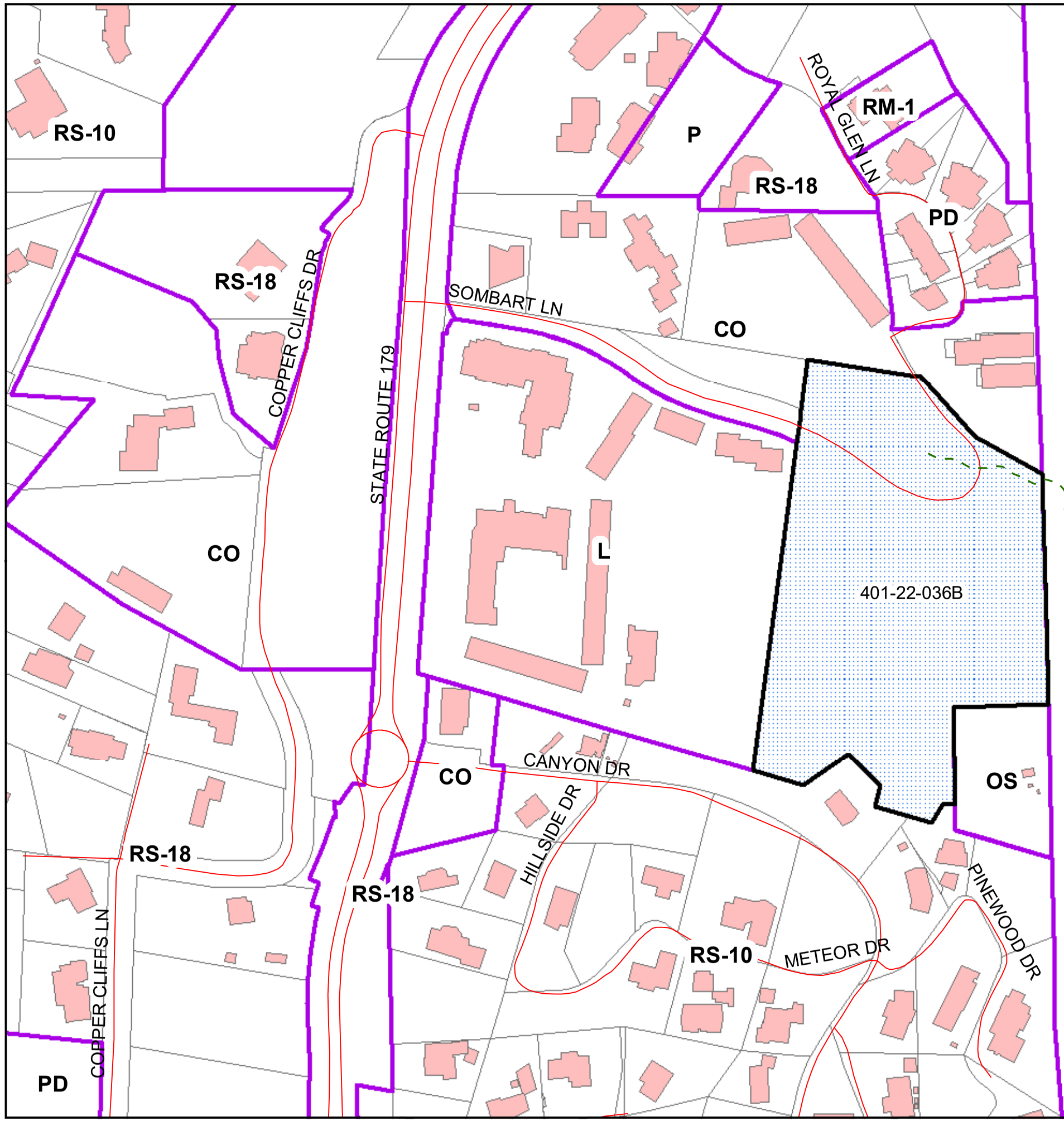
Vicinity Map

Parcel
401-22-036B
Arabella Spa

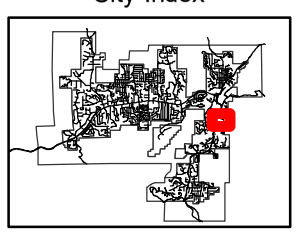


Parcel 401-22-036B
Zoning Boundary
Building Footprint
Parcel Boundary
Trail
Street Centerline

N

0 55 110 Feet

City Index



GIS, City of Sedona
06/14/2021
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