

Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension

- Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

Project Description:	
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OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			

02.03.15

RE: Letter of Intent to Develop Parcel # 408.02.117

Project Information:

Project Name – The Nexus

Location – Tract A, Roadrunner Rancho, according to the plat of record in Book 13 of Maps, page 24, records of Yavapai County, Arizona.

Parcel # 408.02.117

Dear Planning and Zoning Commission,

Valdez Architects p.c. located here in Sedona is very please to present you with this final review package. We look forward to working with you on this project.

We will now address how our proposed project has been designed in accordance with the Land Development Code and the Design Review Manual.

2.0 Site Development

2.2 Site Design

We identified, analyzed and considered the physical site attributes before we started. The property slopes 4' from north to south, with few large caliper trees. There are currently no existing structures or routes on the site. There are no floodways, watercourses or flood plains. There is an established drainage system on the west and south property lines, which we intend to maintain.

2.2.1 Sensitivity to Natural Features:

- Our building and parking lot design steps with the natural grades of the site. The north parking lot is on grade. The west parking lot slopes from north to south matching the natural topography. The Nexus building's ground floor is 2'-0" lower than the north parking lot so that the majority of the building's footprint is on natural grade, reducing cut and fill.
- Our site design preserves (2) mature mesquite trees along the north property line by incorporating them into our parking lot design. Also preserved is (1) mature mesquite tree near the east parking lot turnaround and (1) mature cedar tree along the east property line, between the New Day Spa and the Nexus – See Figure 1. The existing drainage way will be preserved in the form of a large drainage swale along the west and south property lines.

2.2.2. Arrangement of Spaces:

- At this time there are no opportunities to share driveways on the property. However, our north parking lot turnaround may be able to link the property to the east if an opportunity arises - See Figure 1.
- At this time there are no interior pedestrian corridors on the property. City Hall is located above to the north, with a large parking lot and 5' retaining wall on north property line. We are proposing a stairway up to City Hall that is in line with the courtyard of the Nexus. On the east property line, the New Day Spa has its back turned to our project. We can extend the south sidewalk of the north parking lot (between the parking lot and the building) to the east property if needed in the future – See Figure 1.



Figure 1

- We did not identify any linkages of open space systems.
- There are opportunities to landscape along the south and west property lines, along 89A and Roadrunner. This will buffer our western parking lot from Roadrunner and 89A.
- For Drainage and detention see sheet C1.

2.2.3. Viewshed Analysis:

- The site will enjoy a view towards Thunder Mountain to the north, above City Hall. One of the reasons we located the parking on the north was to create separation between City Hall and the Nexus. This will allow some elbowroom and help preserve the view from both buildings.
- Our building is 2-stories, but will appear shorter from City Hall since the Nexus project sets low on its site.

2.2.4 Sensitivity to Historical Sites:

- An effort was made to break down the building massing by incorporating a center courtyard. This creates two small pods with a nice view corridor in-between.

2.3 Drainage Way Design:

Currently there is an existing, effective and well-established drainage system just outside the west and south property lines. Our goal will be to feed into these channels without creating any new ones. Per the Development Code (9.10.05 L) we are planning on 10' of landscaping along the street frontage at 89A and Roadrunner. This will help slow runoff into the existing channels. See sheet C1 for water detention, grading and an erosion and sedimentation control plan.

2.4 Building Placement and Orientation

2.4.1 Relationship to Adjacent Developments:

- We could not find evidence of the adjacent businesses having strong internal/external circulation patterns, view corridors, or functional uses that might drive the design of the Nexus. That said, we did design the Nexus to have the ability to accommodate possible future redevelopment on the property directly to the north. See 2.2.2 above for details.
- Within the parcel boundaries there are no existing vehicle and/or pedestrian circulation patterns from the adjacent properties. However, we are proposing creating a pedestrian corridor through the center of the property via a sidewalk from 89A into the courtyard of the Nexus. From the courtyard visitors can access the business offices, enjoy the outdoor water feature or continue to City Hall via a new stairway on the north property line of the Nexus. The courtyard will also serve to create a mild internal microclimate with its water feature, reflecting pool, and shade from the building.

2.4.2 Relationship to the Public Realm

- Our building will have (2) entries, one facing 89A for easy pedestrian access (no vehicles) and one facing the building's northern parking lot.
- The Nexus building's center courtyard is easily accessed from the 89A sidewalk creating a strong visual and pedestrian relationship to the street and directly from City Hall as mentioned above.

2.4.3 Corner Sites:

- To ensure safety, the primary mass of the Nexus is not located at the corner.
- As required in this section, we have created pedestrian access to and through the Nexus via the buildings center courtyard. Accessibility is directly from the 89A sidewalk, directly in front of the Nexus.
- As suggested in this section, we have located the bulk of the parking for the Nexus is behind the building. This reduces a street cut on 89A and the negative impact of a large parking lot.

2.4.4 View Considerations:

- As mentioned above, there is a view to the north over City Hall to Thunder Mountain. One of the many reasons for the creation of the center courtyard was the desire to have a space where all the users and visitors could enjoy the view. The separation between the buildings also allows pedestrians to see a framed view through the Nexus from 89A.
- We placed the parking for the Nexus on the highest topography elevation, with the building located on a lower contour elevation.

2.4.5 Relationship to Topography and Vegetation:

- As covered above, we have minimized cut and fill by stepping our design with the natural site terrain.

2.4.6. Climate Considerations:

- The massing and building orientation evolved from a desire for natural lighting without the problems created by the low eastern and western sun. Our solution was to pull the building apart, creating a center courtyard where the bulk of our glazing could face without direct sunlight issues. We also incorporated perimeter clerestory windows, located just under the eave for the same reason. This also allows flexibility when arranging interior floor plans.
- Per this section, our courtyard has direct southern exposure with shade opportunities.
- We do not have covered parking, but much of our parking is located to the north, which will often be shaded by the building. We also preserved (4) mature trees providing additional shade.

2.5 Linkage and Circulation

I have mentioned above that our design consist of two pods with a center courtyard that is also a gathering area, a passage through the building, a link from City Hall and the parking lot into the building as well as to/from 89A. We have designed a water feature with a small reflecting pool with bench to be located in our courtyard, which will create a strong focal point, area of interest and a lively pedestrian space. This space will be pleasant, as it will be protected by the building walls as well as with the catwalk above.

2.6 Parking

As mentioned above, the majority of the Nexus Building's parking is located to the north of the building. This is away from 89A and sits 5' below the City Hall parking lot. The majority of the lot's surface is on natural grade with the building stepping down from this parking lot following the grade.

We have provided a wide stairway and ramp creating a nice visual entry into the building from the main parking lot. We will have landscaping along the perimeter of our parking as required by Section 910.05. Internal landscape islands have been created to protect and preserve existing trees. And, a bicycle rack has been provided.

A strong pedestrian connection has been created with the alignment of our entryway from the parking area into the building courtyard. From the courtyard a building user can easily access the ground level offices, the stairway/elevator to the upper offices and direct access through the courtyard to a sidewalk leading to 89A.

We have not provided covered parking. However, the parking lot on the north of our building will receive much shade from our 2-story building. We have also preserved a couple of large mesquite trees, which provide further shading.

2.7 Exterior Lighting

See E1.0 – E1.4 sheets by the electrical engineer.

2.8 Signage

The proposed signage for the building consists of (2) monuments signs. (1) address/marquee monument on 89A. The other monument is located adjacent to the driveway on Roadrunner. See the Site Plan A1.0 for locations. See A6 sheets for monuments details.

The owners would also like to reserve (4) locations of the building for tenants renting large square footage. We have identified (2) locations on the building facing 89A and (2) locations on the building facing the north parking lot. See sheet A6.0 for sizes and location of these areas.

Lastly, the owners will allow tenants to place a logo/company name on the entry doors into the units. These doors are glass and the logos will be a sticker.

2.9 Building Equipment and Services

- We have created an (2) external a/c unit areas. On the east pod the a/c unit area are located on the ground (northeast corner) and hidden by a low wall with landscaping. There will be (4) units in this location. At the west pod, the a/c unit area is on the ground (near the bike rack) and hidden by a wall and doors. There will be (3) units in this location.
- The rest of the HVAC equipment is located inside the building.
- We have located our dumpster and recycle bins out of sight at the northeast corner of the property. The dumpster and recycle bins are in an enclosure that is covered in metal panels to match the building. Taylor and Son Waste and Waste Management have both reviewed the dumpster position and enclosure. They have signed off on the location and accessibility. See letters attached.
- There are (2) electrical service areas located on the building – See sheet E1.3 for locations. These types of surface mounted meters and wall-hung equipment will be painted to match building when allowed.
- Other utilities will be coordinated with the individual utility companies so that they can be sited for accessibility, yet do not have to be placed in a conspicuous location that distracts.
- There will be no roof top mechanical equipment.

2.10 Fences and Walls

We are not planning on any large fences or walls. Any walls on this project will be small to hide mechanical equipment or the trash area. The fence material will be flat stock metal or stone to match the building. Landscaping will be placed adjacent when possible.

3.1 Architectural Character and Style

3.1. Architectural Character and Style:

- As mentioned above, the architecture of the Nexus evolved from a careful study of the site, climate, adjacent conditions and the City's Review Manual and Land Development Code.
- The character of the Nexus evolved from studying traditional concepts, materials, textures and colors in the area. Then, these concepts were incorporated into a building form to fit the desires of today's modern professionals.

3.2.1 Proportion:

- The Nexus has a low horizontal appearance with its 89A elevation being much longer than tall. The building's roofline steps down as it meets the edges of the structure creating a pleasing transition from a 2-story form to a 1-story form before terminating.
- While predominantly horizontal, the Nexus does have one center element slightly taller than the others, which adds visual interest and identity to the building.
- The multilevel roofline and building projection further breaks down the building forms.

3.2.2. Scale:

- As the user approaches the main entry of the Nexus building, which is on the north, they will experience a building that feels low to the ground. This is because the main parking lot sits above the building's ground level.

- Once in the center courtyard of the Nexus the user will experience mix scales. The open-air courtyard has area open to the sky while the center section of the courtyard has a catwalk above, creating an intimate covered protected area where the water feature and reflecting pool are located.

3.3.1 Building Massing:

- The building massing of the Nexus is divided into smaller modules. Several shapes, variation, and shadow lines will be experienced from every elevation.

3.3.2 Horizontal Composition:

- As mentioned above, the Nexus has a street elevation longer than tall. See section 3.2.1.
- The Nexus has large projections, overhangs and deep-set windows; all will create dramatic shadow patterns.
- The rooflines on the Nexus are varied yet still maintain a horizontal composition.

3.3.3. Smaller Scale Components:

- The building base of the Nexus is predominately colored cmu. This will establish a strong connection to the ground and site.
- The upper level of the Nexus is 1,714 s.f. less than the lower level. The center catwalk connecting the composition further breaks down the building scale.

3.3.4. Visual Patterns

- The Nexus has large roof overhangs with windows that are recessed.
- The building has many projections, offsets, and steps in the massing creating visual patterns.

3.3.5. Coherent Building Design

- The Nexus's composition is made up of several elements, the exterior palette is: colored cmu, rusty panels, parklex timber panels and dark brown (bronze) panels, ties the architecture together.
- As stated previously, the majority of the building's base will be colored cmu. This connects the building to the ground, is very traditional, and has varied textures and colors.
- The developers plan on long term ownership, so an effort to select materials that not only look good, but are sustainable over time are desired. The building colors lean dark – See material board provided by architect.

903.03 Height and Massing

A. Overall Building Height

1. We will apply SLDC 905 – Alternate Standards to meet the building's height requirements. See Section 905
2. We do not have areas of rugged terrain or inconsistencies on the property.
3. The Nexus overall building height does not exceed 40'
4. Exceptions
 - a. We will be applying Alternate Standards to meet our height requirement
 - b. N/A
 - c. N/A
 - d. Our elevator will be hydraulic with no roof penthouse.
 - e. N/A
5. N/A
6. See our roof plan A2.2 for calculations for roof percentages under 16 feet and ridge heights.

B. Required Massing

The Nexus is composed of 6 vertical height changes of 3' or more. The ground level plan consists of at least (6) or more masses with footprints of 150 s.f or more depending how it is divided. The upper level does not stack with the ground and consists of (4) more building masses.

C. Unrelieved Building Plane

1. The Nexus does not have any wall planes that exceed 500 s.f.
2. N/A

D. Exposed Mass Heights

The Nexus does not have walls with unbroken heights of 24 ft. or more.

1. N/A
2. N/A
3. N/A

E. Building Separations

We consider the Nexus building to be one building with an outdoor courtyard and catwalk link. That said we are complying with this section even if the design is considered as (2) buildings.

F. Siting and Orientation of Multiple Buildings

1. N/A
2. N/A

903.07 Walls and Fences

We are not planning on having any walls or fences around the perimeter of the property. Parking will be screened with landscaping. We will have low walls to enclose the building's dumpster area and it's A.C. units, but nothing 6' tall.

903.09 Roof Equipment

We will not have any roof mechanical equipment.

904 Color

See Section color board provided by architect.

905 Alternate Standards

Our max building height is located on the south elevation is 24'-7 5/16" above existing grade. Based on table 9-F we will be given -6 points for the additional height. The material selected are colored cmu, rusty metal, parklex timber panels, and factory painted dark bronze metal – see materials board provided. We are hoping to receive +5 points for color. The largest unrelieved building plane is less than 500 s.f. worth +3.

4.0 General Landscaping

See landscape plan provide by Richard Hubbell.

Existing Vegetation

The site contains 7 mesquite and 4 cedar trees some of which are located within the interior portion of the site which will be utilized for location of the building footprint and parking areas which can only be effectively located in the locations proposed on the site plan. As a result, 3 mesquites and 4 cedars will be removed and 4 mesquites and 0 cedar will remain.

Proposed Landscaping

Design : The landscape design will emphasize enhancing the outdoor spaces in a manner consistent with the landscape character of the surrounding neighborhood. The following areas of concern will be addressed in the landscape design.

1. Providing effective screening of the proposed improvements from adjoining properties and roadways.
2. Providing effective foundation/buffer planting to soften and enhance the building.
3. Expand and enhance the existing streetscape character.
4. Provide visual accentuation of vehicular/pedestrian access points and crossings.
5. Provide vegetative shade and cooling.
6. Provide year-round visual enhancement and beautification for the entire finished site.

Plant Selection: All proposed plants, native and adaptive, are drought tolerant and both types have equal minimum supplemental water requirements for similar container sizes, i.e., 1.5 gal/hr for 5 gal shrubs and 2.5 gal/hr for 24" box trees THERE IS NO SAVINGS OF IRRIGATION WATER BY USING NATIVES vs. ADAPTIVES, THEIR MINIMUM WATER USE REQUIREMENTS ARE THE SAME. The use of adaptives is maximized to take advantage of their faster growth rate. For example, the required functional and visual effects of the landscape design can be achieved within 8-10 years utilizing more adaptives than natives vs. 17-20 years utilizing natives. The adaptive plants proposed mimic the appearance of matching sized native plants and the use of these adaptives provides a native visual character with FASTER GROWTH and no additional water requirements.

All proposed plants will be served by an automatic underground irrigation system which can be de-activated after 4-5 years when the plants have reached their establishment period and no longer require supplemental irrigation.

There are no existing natural topographical features on the site. Two existing open concrete lined drainage channels will be enhanced with additional landscaping.

Public Art

The Nexus design team would like to fulfill the public art requirement with a water feature and reflecting pool located in the courtyard of the building. The bridge that links the buildings will cover this area providing shade, recessed lighting, and a human scale. This open courtyard will be accessible to all the building tenants, clients, and to pedestrians along the new link between 89A and City Hall. See sheet A6.1 of the architectural drawings for a sketch of the water feature.

MARC STERLING, MANAGER
FACTOR THIS, LLC
1865 WEST SR 89A, STE. C
SEDONA, AZ 86336

Date: October 8, 2014

To: Whom it May Concern

From: Marc Sterling, Manager
Factor This, LLC

Dear Sir or Madam:

APN 408-02-117, Roadrunner Drive & Hwy. 89A, Sedona, AZ

I am writing to give permission for our agent, Valdez Architects, P.C. to file a project application on our behalf. They have our permission to file an application to Planning & Zoning for the property with the intent for future development.

If you have any questions or need additional information, please feel free to contact me at 928-282-3684 x1.

Thank you,

A handwritten signature in black ink, appearing to read "M. Sterling, MGR.", written in a cursive style.

Marc Sterling
Manager
Factor This, LLC



1725 West SR 89A Suite 1,
Sedona, AZ 86336
Phone: (928) 282-0154
Fax: (928) 204-6406

Marc Sterling
1865 West SR 89A #C
Sedona, AZ 86336

June 19, 2014

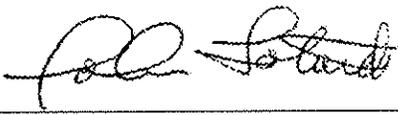
Re: Order No.: 14610281
Policy No.: O-9301-3097965

In connection with the completion of the transaction recently handled by us for you, we are pleased to enclose your policy of title insurance.

Our Company now has a special file set up on this property, therefore, we are in a position to render you excellent service in future transactions.

We appreciate having had the opportunity of serving you in this transaction, and hope we have handled it to your satisfaction.

Very truly yours,
STEWART TITLE & TRUST OF PHOENIX

By: 
John Lotardo Senior Vice President

JL/bc

POLICY OF TITLE INSURANCE ISSUED BY



Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation, (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

- 1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
(a) A defect in the Title caused by
(i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
(ii) failure of any person or Entity to have authorized a transfer or conveyance;
(iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
(iv) failure to perform those acts necessary to create a document by electronic means authorized by law
(v) a document executed under a falsified, expired, or otherwise invalid power of attorney
(vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
(vii) a defective judicial or administrative proceeding.
(b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
(c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
(a) the occupancy, use, or enjoyment of the Land;
(b) the character, dimensions, or location of any improvement erected on the Land;
(c) the subdivision of land; or
(d) environmental protection
if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

Countersigned by:

Handwritten signature of authorized countersignature

stewart title guaranty company

Handwritten signature of Matt Morris

Matt Morris
President and CEO

Authorized Countersignature
Stewart Title & Trust of Phoenix, Inc.
Company Name
Phoenix, AZ 85013
City, State



Handwritten signature of Denise Carraux

Denise Carraux
Secretary

If you want information about coverage or need assistance to resolve complaints, please call our toll free number: 1-800-729-1902. If you make a claim under your policy, you must furnish written notice in accordance with Section 3 of the Conditions. Visit our Word-Wide Web site at http://www.stewart.com

Page 1 of
Policy
Serial No.

O-9301-3097965

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File No. 14610281



COVERED RISKS (Continued)

9. Title being vested other than as stated in Schedule A or being defective
- (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
- (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) the term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the

Insured named in Schedule A for estate planning purposes.

- (ii) with regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

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Policy
Serial No.

O-9301-3097965

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File No. 14610281

AMERICAN
LAND TITLE
ASSOCIATION

stewart
title guaranty company



CONDITIONS (Continued)

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii)

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

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CONDITIONS (Continued)

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Claims Department at P.O. Box 2029, Houston, TX 77252-2029.

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SCHEDULE A

ORDER NO.: 14610281

POLICY NO.: O-9301-3097965

Name and Address of Title Insurance Company:

Stewart Title Guaranty Company, P.O. Box 2029, Houston, TX 77252-2029

*Address Reference: 20 Roadrunner Drive, Sedona, AZ 86336

**for Company reference purpose only, not an insuring provision.*

Amount of Insurance: \$369,000.00

Date of Policy: June 18, 2014 at 11:46:01 AM

1. Name of Insured:

Marc Sterling, An Unmarried Man

2. The estate or interest in the Land that is insured by this policy is:

FEE

3. Title is vested in:

Marc Sterling, An Unmarried Man

4. The Land referred to in this policy is described as follows:

Tract A, Roadrunner Rancho, according to the plat of record in Book 13 of Maps, page 24, records of Yavapai County, Arizona.

SCHEDULE B

ORDER NO.: 14610281

POLICY NO.: O-9301-3097965

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; c) water rights, claims or title to water.
6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.
7. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.

SCHEDULE B

ORDER NO.: 14610281

POLICY NO.: O-9301-3097965

PART II

1. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
2. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2014.
3. Liabilities and obligations imposed upon said land by reason of its inclusion within Sedona Sanitary District.
4. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat of said subdivision, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.
5. Restrictions, Conditions, Covenants, Reservations, including but not limited to any recitals creating easements, liabilities, obligations or party walls, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Book 1083 of Official Records, Page 133.

Order No.: 14610281

ENDORSEMENT

ATTACHED TO POLICY NO. O-9301-3097965

ISSUED BY

Stewart Title Guaranty Company

SIGNATURE ENDORSEMENT

The provisions of said policy are hereby modified and amended as of the date hereof as to the following matters and none other:

The Company hereby assures the Insured that the Company will not deny liability under the policy or any endorsement(s) issued therewith solely on the grounds that the policy and/or endorsement(s) were issued electronically and/or lacked handwritten signatures in accordance with Condition 15(c) of the ALTA Owner's Policy 2006.

The Company hereby insures the Insured against loss which said Insured shall sustain in the event that the assurance herein shall prove to be incorrect.

The total liability of the Company under said Policy and any endorsements therein shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the Conditions and Stipulations thereof to pay.

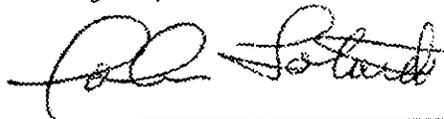
This endorsement is made a part of said policy and is subject to the Exclusions from Coverage, Schedules, Conditions and Stipulations therein, except as modified by the provisions hereof.

This endorsement is not to be construed as insuring the title as of any later date than the date of said policy, except as herein expressly provided as to the subject matter hereof.

Dated: June 18, 2014

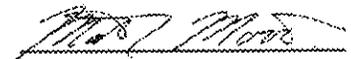
Signed under seal for the Company, but this Endorsement is to be valid only when it bears an authorized countersignature.

Countersigned by:

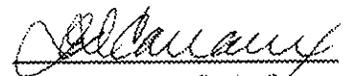


Authorized Countersignature
Stewart Title & Trust of Phoenix, Inc.
Company Name
Phoenix, AZ 85013
City, State

stewart
title guaranty company



Matt Morris
President and CEO



Denise Cairaux
Secretary



October 22, 2014

Frederico Valdez
Valdez Architects
180 Manzanita Dr
Sedona, AZ 86336

RE: Parcel #408-02-117
20 Roadrunner Dr

Dear Mr Valdez

The above referenced parcel is in our service area. We will be able to provide service in accordance with the provisions of our rate schedules and the terms and conditions of our rules as files with and approved by the Arizona Corporation Commission.

Gas distribution service and main extensions to and within individual projects will require an advance of the cost.

Please contact me at 928-203-1215 if you have any questions.

Sincerely

A handwritten signature in blue ink, appearing to read "Irene Freeman".

Irene Freeman
Planner

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

October 17, 2014

Mr. Marc Sterling
1865 West SR 89A, Suite C
Sedona, AZ 86336

Re: Domestic Water Service to Parcel 408-02-117

Dear Mr. Sterling:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,



Joseph Whelan
Engineering Development Coordinator
engineering@azwater.com

afh

E-MAIL: mail@azwater.com



**City of Sedona Community Development Department
Engineering Services**

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348

October 28, 2014

Freddie Valdez
180 Manzanita Drive
Sedona, AZ 86336

SUBJECT: SEWER AVAILABILITY FOR 20 ROADRUNNER DRIVE (APN: 408-02-117)

In response to your recent request regarding 20 Roadrunner Drive (APN: 408-02-117), City of Sedona sewer service is currently available to this parcel.

If you have any questions, please contact me at (928) 203-5039, or email adickey@sedonaaz.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Andy Dickey".

J. Andy Dickey, P.E.
Assistant Community Development Director/City Engineer
City of Sedona

JAD/dwp

cc: Charles Mosley, Director of Wastewater (e-copy)
File: Roadrunner Drive - Street File



1250 E. State Route 89A
Cottonwood, AZ 86326

October 14, 2014

Freddie Valdez
Valdez Architects

SUBJECT: PARCEL 408-02-117

Dear Mr. Valdez

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

The enclosed policy governs the extension of overhead and underground electric facilities to customers whose requirements are deemed by Arizona Public Service to be usual and reasonable in nature.

Please give me a call at 928-646-8463 so that we may set up an appointment to discuss the details necessary for your project. I am out of the office until Monday, October 20th, and will be available at that time.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Finley / cm".

Sandy Finley
Sr. Customer Project Manager
Verde District Area

Enclosures

Brent G. Maupin, P.E.

P.O. Box 21032
Sedona, AZ 86341
928-300-4822

Trip Generation Report

For
The Nexus Commercial Project
20 Roadrunner Drive
Sedona, AZ 86336
APN 408-02-117

January 19, 2015

By



Date Seal January 19, 2015

Brent G. Maupin, P.E.

Trip Generation Report

for

The Nexus Commercial Center

20 Roadrunner Drive

Sedona, AZ 86336

APN 408-02-117

January 19, 2015

The subject property is located at 20 Roadrunner Drive at the intersection of State Route 89A and Roadrunner Drive in Sedona, Arizona. The proposed office building includes approximately 0.73 acres of land and approximately 10,000 square feet of office space with approximately 41 parking spaces.

Trip Generation

Based on the data provided in TRIP GENERATION, 5th edition as published by the Institution of Transportation Engineers, from Table 4, page 942, the weekday volume is 246 Trip Ends. Also from Table 4, page 942, the A.M. Peak Hour Volume is 32 and the P.M. Peak Hour Volume is 34. A summary of which is given in the table below.

Average Weekday Vehicle Trip Ends	A.M. Peak Hour Vehicle Trip Ends	P.M. Peak Hour Vehicle Trip Ends
246	32	34

CONCLUSION

The above information provides the City of Sedona with the information as requested in their Engineering Comments dated 11/3/14.

Brent G. Maupin, P.E.

PO BOX 21032
Sedona, AZ 86341
928-300-4822
brentmaupin@aol.com

Drainage Report
for

Nexus Commercial Project
20 Roadrunner Drive
Sedona, AZ 86336

APN 408-02-117

January 16, 2015

By



Date Sealed January 16, 2015

Brent G. Maupin, P.E.

Drainage Report

for
The Nexus Commercial Center
20 Roadrunner Drive
Sedona, AZ 86336
APN 408-02-117

Date: January 16, 2015

I. General Location and Description:

A. Location

- 1) Owner: Factor This LLC
- 2) No lot number, APN 408-02-117
- 3) City: Sedona, Arizona (Yavapai County)
- 4) Streets: The site fronts Roadrunner Drive & State Route Hwy 89A
- 5) Major Drainage Ways: There are no major drainage ways that affect this property.
- 6) Surrounding Property: The current Sedona City Hall lies to the north, Roadrunner Drive lies to the west, State Route 89A lies to the south and private commercial property lies to the east.

B. Description of Property:

- 1) Area: Approximately 0.73 acres
- 2) Ground Cover: The site is currently undeveloped and covered with native grasses and some brush.
- 3) The property is not subject to any offsite drainage.
- 4) Irrigation Facilities: A drip irrigation system will be used in landscape areas.
- 5) Proposed Land Use: Commercial offices.

II. Drainage Basin and Sub-Basins:

A. Major Basin Description

- 1) There is no Major Drainage Basin that drains onto this lot.
- 2) The site consists of native silty sands with some clay.
- 3) An on-site Detention Facility is not required for the new structure.

B. Sub-Basin Description

- 1) There is no sub basin that runs through this property.
- 2) The off-site drainage flow patterns in the developed condition will not hinder the surrounding properties.

III Drainage Design Criteria

A. Regulations: No deviation from the accepted regulations are included in this design.

B. Development Criteria and Constraints

- 1) No previous drainage studies for this particular site are known to have been made.
- 2) There is no impact to existing streets, there are no existing structures on this site.

C. Hydrologic Criteria and Results

- 1) Design rainfall, or precipitation, is as taken from the tables included in the ADOT Highway Drainage Design Manual Hydrology dated March, 1993.
- 2) The runoff calculation method is the Rational Method.
- 3) Detention discharge & volume method is by the Rational Method.
- 4) The recurrence interval used for the on-site drainage is 2, 10, 25 and 100 year, 10 minute, with a 60 minute design criteria for the sizing of the detention basins.
- 5) No other calculation methods are used in this study.

D Hydraulic Criteria

- 1) Hydraulic criteria will be as taken from the tables included in the ADOT Highway Drainage Design Manual Hydrology dated March, 1993
- 2) No variances from accepted design procedures were used.

E Variances from this Manual

- 1) No variances from the design procedures recommended in the Yavapai County Drainage Criteria Manual were used.

IV Drainage Facility Design

A. General Concept

- 1) The parking lies to the north of the site with the proposed building centered and to the south of the site.
- 2) There is no off-site drainage onto the site.
- 3) The attached topography maps are simplistic in nature and require no explanation.
- 4) The proposed drainage patterns are for roof and parking drainage to run to the south.
- 5) Due to the small nature of this project, excessive erosion during construction is not anticipated. However, should erosion become a problem during construction straw bales or erosion control fencing should be installed at the south end of the site.

B. Specific Details

- 1) No drainage problems with respect to the proposed improvements have been encountered.
- 2) See the Site Plan.
- 3) Maintenance of the drainage ways are to be by the property owners.
- 4) No special drainage easements or tracts are required.

V. Conclusions

A. Compliance With Standards

- 1) Compliance with accepted drainage criteria standards has been maintained.

B. Drainage Plan

- 1) It is not anticipated that the proposed development will negatively impact the existing drainage conditions.
- 2) The effectiveness of the proposed drainage design to control damage from storm runoff is adequate.

IV. References

- 1) ADOT Highway Drainage Design Manual Hydrology dated March,1993

VII. Appendices

A. Hydrologic Computations

1) Determine if a detention basin is required:

Using the Rational Method: $Q = CIA$

$$Q = CIA$$

$$C = 0.95 - 0.60 = 0.35$$

$$I = 6.4, 100 \text{ year, 10 minute}$$

$$I = 5.2, 25 \text{ year, 10 minute}$$

$$I = 4.4, 10 \text{ year, 10 minute}$$

$$I = 3.1, 2 \text{ year, 10 minute}$$

$$A = 0.54 \text{ acres (Hard Surfaces)}$$

$$Q_{100,10} = 0.35(6.4)0.54 = 1.2 \text{ cfs: (check Q for one hour event, below)}$$

$$Q_{25,10} = 0.35(5.2)0.54 = 0.98 \text{ cfs}$$

$$Q_{10,10} = 0.35(4.4)0.54 = 0.83 \text{ cfs}$$

$$Q_{2,10} = 0.35(3.1)0.54 = 0.58 \text{ cfs}$$

Q for a one hour event

Q for a 100 year, one hour storm with $I = 2.4$ is;

$$Q = 0.35(2.4)0.54 = 0.45 \text{ cfs}$$

Conclusion: Because the one hour storm event produces a Q of less than 1 cfs no detention pond is required.

Attachments

1) 24" by 36" Site Plan (Sealed by Brent Maupin, P.E.)

1.29.15

RE: Nexus – Citizen Participation Log

Project Name – The Nexus

Location – Tract A, Roadrunner Rancho, according to the plat of record in Book 13 of Maps, page 24, records of Yavapai County, Arizona.

Parcel # 408.02.117

NEXUS - CITIZEN PARTICIPATION LOG

10.28.14

Valdez Architects mailed an introduction letter to all neighbors within 500'. It is attached.

12.11.14

After the conceptual review I met with one residential neighbor Andrea Maddy and one commercial property owner, Suzi Heath and (2) the owners of the New Day Spa. We met for +/- 15 mins. then the meeting moved to the New Day Spa property for 1.5hrs.

Andrea Maddy (165 Roadrunner Dr) was concerned the building might impact her view. This does not appear to be an issue given her view to the south is down Roadrunner and we have located our building away from Roadrunner to the east. She seemed satisfied with my explanation.

Suzi Heath and her tenants (owners of the New Day Spa) strongly expressed their opinion that the parking lot for the Nexus should be located in front (to the south) of the Nexus building so they can have access to the parking lot. They were also concerned about the Nexus blocking their signage and building from 89A. They expressed concerns about the Nexus dumpster location. They also expressed concern about construction noise.

I again explained why the parking is located in the rear. I measured their signage monument and the Nexus does not block it. They then expressed concerns about the amount of landscaping required in front of the Nexus. They felt that this would impact the visibility of their sign from 89A.

The dumpster issue was resolved because it will mainly be used for office paper and pick up is in early in the morning.

I gave them the contractors contact information to address the construction noise issue.

12.15.14

After meeting with me, Suzi Heath contracted one of the owners (Mark Sterling) and requested a meeting. Frederico Valdez, Marc Sterling, Jonathan Burgueno (part owner), Suzi Heath, and Jill Galea (Suzi Heath's tenant, owner of NDS) all met on 12.15.14 in Marc Sterling's office. They again expressed concerns about the items mentioned above – parking location, dumpster location, building location, and front yard landscaping. We discussed reducing the amount of landscaping in the front yard setback with city approval. They really did not want landscaping added in the ADOT right of way, either.

12.17.14

I received an email from Suzi Heath regarding the landscaping. It is attached.

12.30.14

Valdez Architects mailed an invite to all neighbors within 500' to an open house meeting on 1.13.15 located at the Valdez Architects studio. The invite is attached.

1.13.15

Open house - neighbors attending:

- Hersh Bhatt owner of the White House Inn was very complimentary only requesting the addition of solar panels.
- Sal DiGiovanni says he owns an ATV business across the street. He had no concerns.

1.21.15

Jill Galea met with the landscaper of the Nexus at the New Day Spa. They discussed concerns about landscaping that might block the New Day Spa sign. The landscaper made adjustments to his landscape plan to accommodate their concerns.

Recessed wall luminaire

Housing: Constructed of die cast and extruded aluminum with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: One piece die cast aluminum faceplate, 1/8" thick. Clear tempered glass with translucent white ceramic coating. Faceplate is secured by two (2) socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.

Electrical: 6.7 W LED luminaire, 8.5 total system watts, -30°C start temperature. Integral 120 V through 277 V electronic LED driver, 0 -10V dimming. The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). Through Wiring: Maximum four (4) No. 12 AWG conductors (plus ground) suitable for 75°C . Provided with 1/2" NPT threaded conduit entries.

Note: 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.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are 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.

UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. Type non-IC. Protection class: IP64.

Luminaire Lumens: 10

Tested in accordance with LM-79-08

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



	Lamps	A	B	C
2196LED ADA	6.7 W LED	9 1/2	2 1/2	4 1/4





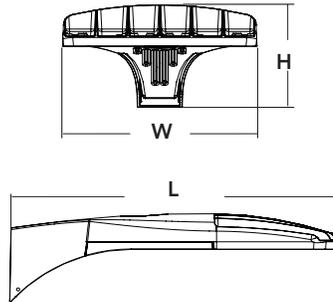
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

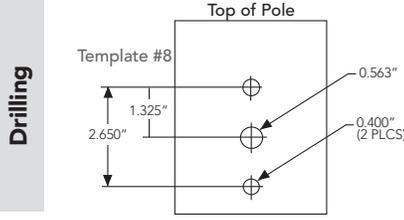
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSXO LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)					
DSXO LED	Forward optics	20C 20 LEDs (one engine)	530 530 mA	30K 3000K (80 CRI min.)	T1S Type I short	MVOLT ²	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze					
			700 700 mA		T2S Type II short						120 ²	SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) ⁵	HS House-side shield ¹¹	DBLXD Black
		40C 40 LEDs (two engines)	1000 1000 mA (1 A)	40K 4000K (70 CRI min.)	T2M Type II medium	208 ²	RPA Round pole mounting	DMG 0-10V dimming driver (no controls) ⁶	DCF Dimmable and controllable via ROAM® (no controls) ⁷	DF Double fuse (208, 240, 480V) ¹²	DNAXD Natural aluminum				
			240 ²		T3S Type III short	240 ²						WBA Wall bracket	DF Double fuse (208, 240, 480V) ¹²	DWHXD White	
		30C 30 LEDs (one engine)	50K 5000K (67 CRI)	T3M Type III medium	277 ²	SPUMBA Square pole universal mounting adaptor ⁴	PIR Motion sensor, 8-15' mounting height ⁸	PIRH Motion sensor, 15-30' mounting height ⁸	R90 Right rotated optics ¹³	DBLTXD Textured dark bronze					
				347 ³	T4M Type IV medium						347 ³	RPUMBA Round pole universal mounting adaptor ⁴	R90 Right rotated optics ¹³	DNATXD Textured natural aluminum	
	Rotated optics¹	30C 30 LEDs (one engine)	50K 5000K (67 CRI)	TFTM Forward throw medium	480 ³	RPUMBA Round pole universal mounting adaptor ⁴	BL30 Bi-level switched dimming, 30% ^{6,9,10}	BL50 Bi-level switched dimming, 50% ^{6,9,10}	Shipped separately	DDL Diffused drop lens ¹¹	DWHGXD Textured white				
				T5VS Type V very short											
				T5S Type V short											
				T5M Type V medium											
				T5W Type V wide											



Accessories <small>Ordered and shipped separately.</small>	DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
	DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
	DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
	SC U	Shorting cap ¹⁴
	DSXOHS 20C U	House-side shield for 20 LED unit
	DSXOHS 30C U	House-side shield for 30 LED unit
	DSXOHS 40C U	House-side shield for 40 LED unit
	DSXODDL U	Diffused drop lens (polycarbonate)
	PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

DSXO shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° **
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- Only available with rotated optics (L90 or R90 option).
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with 1000mA. Not available with DMG, DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- Not available with 347 or 480V.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SBR-10-ODP control; PIRH specifies the SensorSwitch SBR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LEDs (30C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

For more control options, visit [DTL](#) and [ROAM](#) online.



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. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K (3000K, 85 CRI)					40K (4000K, 70 CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	20C 530 --K	35W	T1S	2,904	1	0	1	83	3,655	1	0	1	104	3,941	1	0	1	113
				T2M	2,902	1	0	1	83	3,652	1	0	1	104	3,937	1	0	1	112
				T2S	2,959	1	0	1	85	3,723	1	0	1	106	4,014	1	0	1	115
				T3M	2,952	1	0	1	84	3,715	1	0	1	106	4,005	1	0	1	114
				T3S	2,923	1	0	1	84	3,679	1	0	1	105	3,966	1	0	1	113
				T4M	2,937	1	0	1	84	3,696	1	0	1	106	3,984	1	0	1	114
				T5M	3,037	2	0	1	87	3,823	2	0	1	109	4,121	3	0	1	118
				T5S	3,074	2	0	0	88	3,869	2	0	0	111	4,171	2	0	0	119
				T5VS	3,028	2	0	0	87	3,811	2	0	0	109	4,109	2	0	0	117
				T5W	3,044	2	0	1	87	3,831	3	0	1	109	4,130	3	0	1	118
				TFTM	2,903	1	0	1	83	3,653	1	0	1	104	3,939	1	0	2	113
				T1S	3,599	1	0	1	80	4,524	1	0	1	101	4,902	1	0	1	109
				T2M	3,596	1	0	1	80	4,520	1	0	1	100	4,898	1	0	1	109
				T2S	3,667	1	0	1	81	4,608	1	0	1	102	4,994	1	0	1	111
	T3M	3,658	1	0	1	81	4,598	1	0	1	102	4,983	1	0	2	111			
	T3S	3,623	1	0	1	81	4,554	1	0	1	101	4,935	1	0	1	110			
	T4M	3,639	1	0	1	81	4,574	1	0	2	102	4,957	1	0	2	110			
	T5M	3,764	2	0	1	84	4,731	3	0	1	105	5,127	3	0	1	114			
	T5S	3,810	2	0	0	85	4,788	2	0	0	106	5,189	2	0	0	115			
	T5VS	3,753	2	0	0	83	4,717	2	0	0	105	5,112	2	0	0	114			
	T5W	3,772	3	0	1	84	4,741	3	0	1	105	5,138	3	0	1	114			
	TFTM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109			
	T1S	4,654	1	0	1	65	6,206	2	0	2	86	6,640	2	0	2	92			
	T2M	4,650	1	0	1	65	6,200	2	0	2	86	6,634	2	0	2	92			
	T2S	4,741	1	0	1	66	6,322	2	0	2	88	6,764	2	0	2	94			
	T3M	4,730	1	0	2	66	6,307	2	0	2	88	6,749	2	0	2	94			
	T3S	4,685	1	0	1	65	6,246	1	0	2	87	6,684	2	0	2	93			
	T4M	4,706	1	0	2	65	6,275	1	0	2	87	6,714	2	0	2	93			
T5M	4,868	3	0	1	68	6,490	3	0	1	90	6,945	3	0	1	96				
T5S	4,926	2	0	0	68	6,568	2	0	0	91	7,028	2	0	0	98				
T5VS	4,853	2	0	0	67	6,471	2	0	0	90	6,924	3	0	0	96				
T5W	4,878	3	0	1	68	6,504	3	0	2	90	6,959	3	0	2	97				
TFTM	4,652	1	0	2	65	6,203	1	0	2	86	6,637	1	0	2	92				
T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111				
T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111				
T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113				
T3M	5,670	1	0	2	83	7,133	2	0	2	105	7,688	2	0	2	113				
T3S	5,615	1	0	2	83	7,065	2	0	2	104	7,614	2	0	2	112				
T4M	5,641	1	0	2	83	7,097	2	0	2	104	7,649	2	0	2	112				
T5M	5,835	3	0	1	86	7,340	3	0	1	108	7,912	3	0	2	116				
T5S	5,905	2	0	0	87	7,429	3	0	0	109	8,007	3	0	1	118				
T5VS	5,817	2	0	0	86	7,318	3	0	0	108	7,888	1	0	2	116				
T5W	5,847	3	0	1	86	7,355	3	0	2	108	7,928	3	0	2	117				
TFTM	5,576	1	0	2	82	7,015	1	0	2	103	7,561	2	0	2	111				
T1S	7,074	2	0	2	78	8,930	2	0	2	98	9,619	2	0	2	106				
T2M	7,068	2	0	2	78	8,922	2	0	2	98	9,610	2	0	2	106				
T2S	7,207	2	0	2	79	9,097	2	0	2	100	9,798	2	0	2	108				
T3M	7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107				
T3S	7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106				
T4M	7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107				
T5M	7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111				
T5S	7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112				
T5VS	7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110				
T5W	7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111				
TFTM	7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106				
T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94				
T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94				
T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96				
T3M	9,713	2	0	2	70	12,217	2	0	3	89	13,169	3	0	3	95				
T3S	9,619	2	0	2	70	12,099	2	0	2	88	13,042	2	0	2	95				
T4M	9,663	2	0	2	70	12,154	2	0	3	88	13,102	2	0	3	95				
T5M	9,995	3	0	2	72	12,571	4	0	2	91	13,552	4	0	2	98				
T5S	10,115	3	0	1	73	12,723	3	0	1	92	13,715	3	0	1	99				
T5VS	9,965	3	0	1	72	12,534	3	0	1	91	13,511	3	0	1	98				
T5W	10,015	4	0	2	73	12,597	4	0	2	91	13,579	4	0	2	98				
TFTM	9,552	2	0	3	69	12,015	2	0	3	87	12,951	1	0	2	94				

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
	DSX0 LED 40C 700			
	1	0.99	0.98	0.96

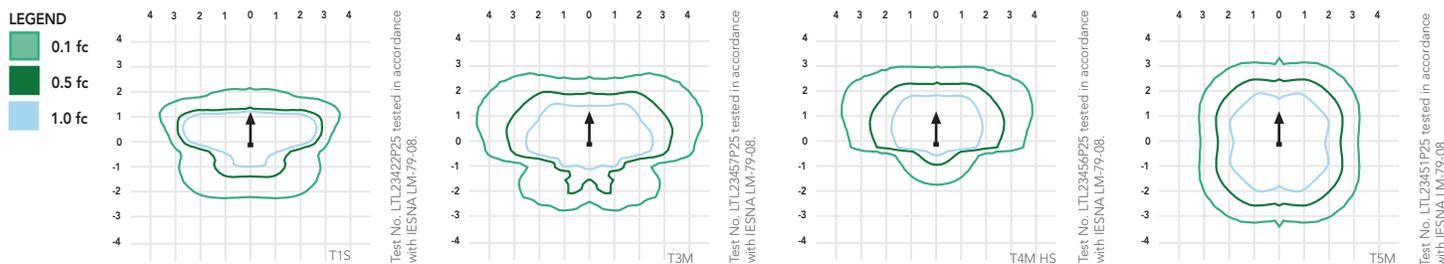
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	--	--
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	--	--
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	--	--

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area homepage](#).

Isfootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000K (70 minimum CRI) or optional 3000K (80 minimum CRI) or 5000K (67 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

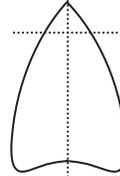
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.





Gotham Architectural Downlighting
LED Downlights

**4" Evo®
Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60hz power supply with 0-10V dimming (10-100%)
- Overload and short circuit protected
- LEDs tested under LM80

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: EVO 35/10 4AR 120 AZ10

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	06 600 lumens	4AR Clear	(blank) 1.0 s/mh	(blank) Semi-specular	120
	30/ 3000 K	10 1000 lumens	4PR Pewter	MD Medium (0.8 s/mh)	LD Matte diffuse	277
	35/ 3500 K	14 1400 lumens	4WTR Wheat	WD Wide (1.5 s/mh)	LS Specular	347²
	41/ 4100 K	18 1800 lumens	4GR Gold			
		20 2000 lumens	4WR¹ White			
		4BR¹ Black				

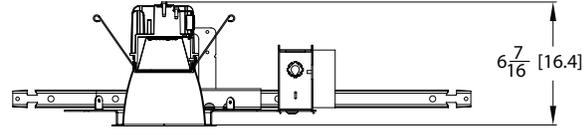
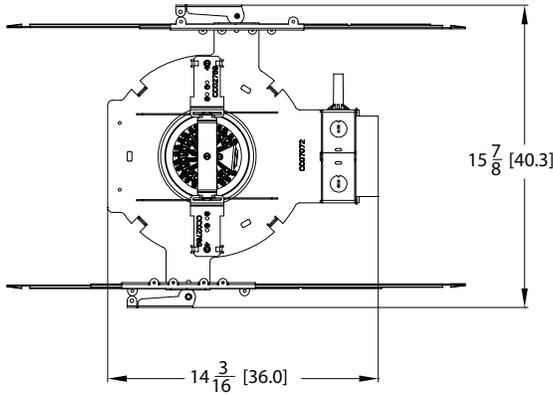
Driver	Options
AZ10³ Philips Xitanium 0-10V dimming driver. Minimum dimming level 10%	SF Single fuse
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%. 120V or 277V	NPP16D nLight® network relay pack with 0-10V dimming. Refer to TN-602 .
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%. 120V or 277V	NPP16D ER⁶ nLight® network relay pack with 0-10V dimming for emergency circuit operation. Refer to TN-602 .
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor. 120V or 277V	NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers.
ECOS2^{3,4,5} Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	NPS80EZ ER⁶ nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.
ECOS3^{3,4} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	TRW⁷ White painted flange
	TRBL⁸ Black painted flange
	EL⁹ Emergency battery pack with integral test switch
	ELR⁹ Emergency battery pack with remote test switch
	CR190 High CRI (90+)
	CP¹⁰ Chicago plenum
	BGTD Bodine generator transfer device
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA4	Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to TECH-190 .
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 4-5/16 (11)
 Ceiling Opening: 5-1/8 (13)
 Overlap Trim: 5-7/16 (13.8)

ELECTRICAL

WATTAGE CONSUMPTION MATRIX		
LUMENS	WATTAGE	LUMENS per WATT
600	16	49
1000	21	51
1400	26	55
1800	29	58
2000	31	65

AVAILABILITY/COMPATIBILITY -- INITIAL LUMENS				
PRODUCT	LED		INITIAL LUMENS	
	LUMENS	WATTS	EL/ELR	ELRHL
EVO 4"	600	18	363	N/A
EVO 4"	1000	22	379	N/A
EVO 4"	1400	30	702	N/A
EVO 4"	1800	38	731	N/A

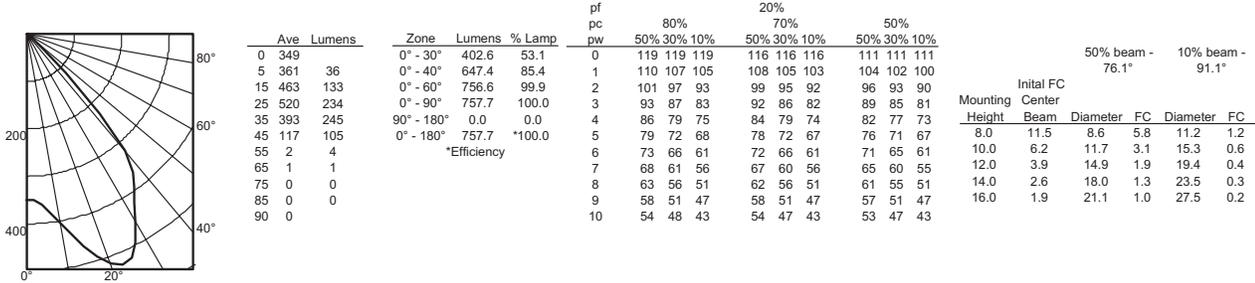
nLight® Control Accessories:			
<i>Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.</i>			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
On/Off & Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

NOTES

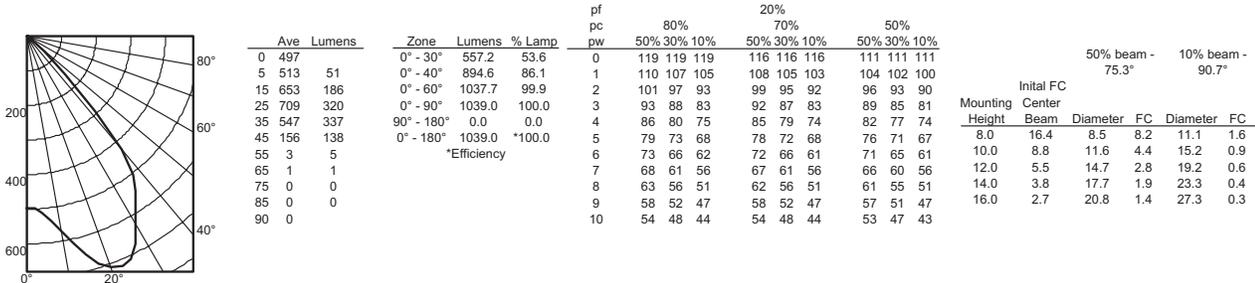
ORDERING NOTES	
1. Not available with finishes.	7. Not available with white reflector.
2. Not valid with emergency options, i.e., EL and ELR.	8. Not available with black reflector
3. Refer to TECH-240 for compatible dimmers.	9. For dimensional changes, refer to TECH-140 . Access above ceiling required.
4. Not available with nLight® option.	Not available with CP option. Specify 120V or 277V. Not available with 347V.
5. 120V only.	10. Not available with EL or ELR options.
6. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.	

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

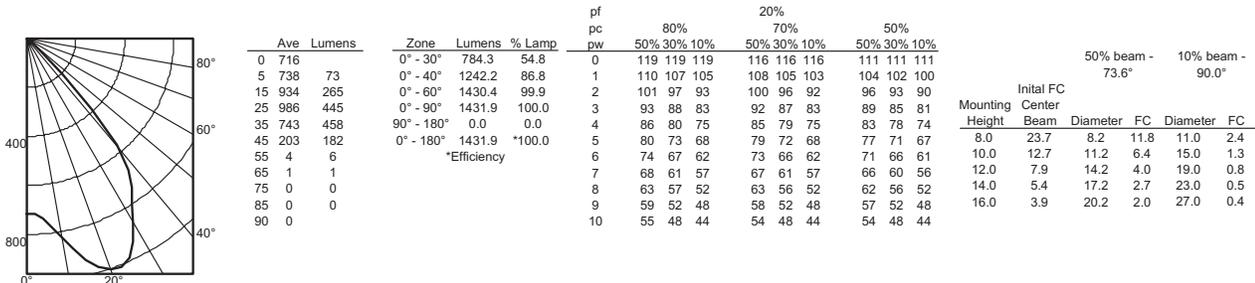
EVO 35/6 4AR LS INPUT WATTS: 15.6, DELIVERED LUMENS: 757.7, LM/W=48.6, 1.6 S/MH, TEST NO. LTL21260



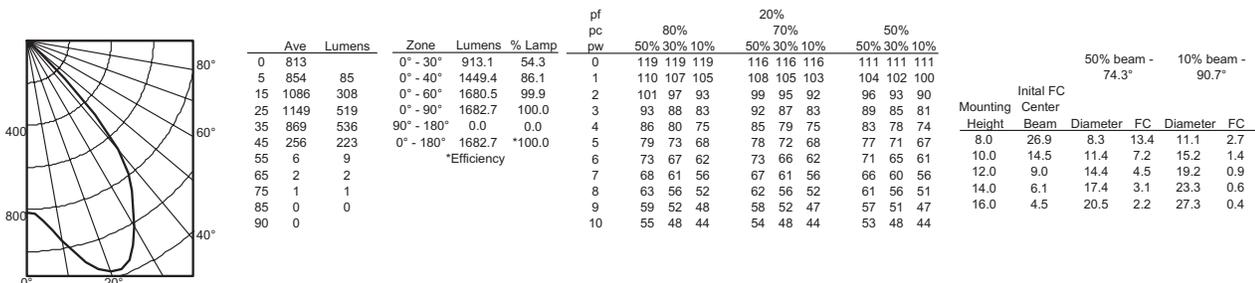
EVO 35/10 4AR LS INPUT WATTS: 20.6, DELIVERED LUMENS: 1039.0, LM/W=50.4, 1.5 S/MH, TEST NO. LTL21209



EVO 35/14 4AR LS INPUT WATTS: 26.2, DELIVERED LUMENS: 1431.9, LM/W=54.7, 1.5 S/MH, TEST NO. LTL21213



EVO 35/18 4AR LS INPUT WATTS: 29.0, DELIVERED LUMENS: 1682.7, LM/W=58.0, 1.5 S/MH, TEST NO. LTL21149



PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/- 10% when operating between 120-277V +/- 10%.
- CRI: 83 typical.
- Consult factory or IES file for microgroove baffle, black cone or other photometric reports.

Choose Wall Controls.

nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



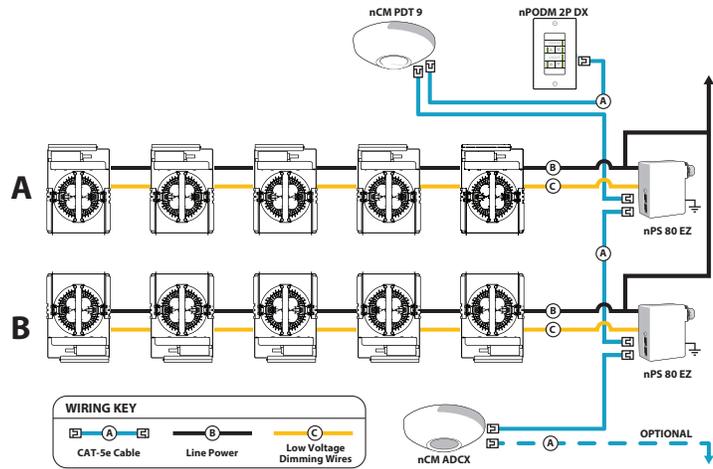
Push-Button WallPod
Traditional tactile buttons and LED user feedback



Touch WallPod
Contemporary capacitive touch style buttons with audible clicker for user feedback



Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty 2 required)

nPDM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

Gorney, Christopher <cgorney@wm.com>

To: Freddie Valdez <freddie@valdezarchitects.com>

RE: Waste Management

Hi Freddie,

The location of the enclosure would accommodate up to 1 6yd trash can and a 4yd or smaller recycle can. These cans can have casters attached to the bottom and the driver can push the cans out of the enclosure to service them. Please keep in mind that we can only use the wheeled cans on a flat surface. The driver will have to push the cans out by hand and any slope can make this impossible.

Please let me know if you have any other questions or concerns.

Thanks,
Chris Gorney
Territory Manager
cgorney@wm.com

Waste Management
Four Corners Market Area
2508 Flagstaff Ranch Rd
Flagstaff, AZ 86001
Cell 928-856-0159
Fax 855-466-1716

From: Freddie Valdez [<mailto:freddie@valdezarchitects.com>]

Sent: Friday, December 05, 2014 9:37 AM

To: Gorney, Christopher

Subject: Re: Waste Management

Hi Chris,

I need you to review the trash enclosure we are showing for a new commercial building in Sedona. The enclosure is located on the northeast corner of the site plan attached. I need dumpster options for the size given and we would like part of the enclosure for recycling. I like the enclosure being parallel to the parking spaces, but the city is not sure you will be able to easily remove the trash in this orientation. They may be right. An email reply to the mentioned concerns is all I need at this time.

Best, Freddie

Natalie Taylor <tandshauling@gmail.com>

To: Freddie Valdez <freddie@valdezarchitects.com>

Re: Dumpster location for the Nexus Building on 89A and RoadRunner

Freddie,
The enclosure location, and size of enclosure will work just fine.

Thank You

Scott or Natalie Taylor
S. Taylor & Sons Hauling, Inc.
PO Box 4389
Cottonwood, AZ 86326
928-649-8335

On Tue, Oct 14, 2014 at 8:51 AM, Freddie Valdez <freddie@valdezarchitects.com> wrote:

Hi Scott,

I am designing a new building on 89A and Road Runner in Sedona. Attached is my site plan. Please review my dumpster location and trash enclosure size located in the Northeast corner of the property. If it looks good to you, please respond to this email stating such. The planning department wants to know that you are comfortable with the dumpster location and that it's accessibility is good.

Many Thanks, Freddie

Frederico Valdez, III - Architect/Fine Artist

Valdez Architects p.c.

[928.231.2189](tel:928.231.2189)

180 Manzanita Drive
Sedona, AZ. 86336

www.valdezarchitects.com

www.studiofv3.com