AGENDA 4:30 P.M.

CITY COUNCIL MEETING TUESDAY, APRIL 28, 2026

NOTES:

- Public Forum:
  Comments are generally limited to **3 minutes**.
- Consent Items:
  Items listed under Consent Items have been distributed to Council Members in advance for study and will be enacted by one motion. Any member of the Council, staff or the public may remove an item from the Consent Items for discussion. For additional information on pulling a Consent Item, please contact the City Clerk's Office staff, preferably in advance of the Call to Order. Items removed from the Consent Items may be acted upon before proceeding to the next agenda item.
- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations and translation services are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

www.SedonaAZ.gov

THE MEETING CAN BE VIEWED LIVE ON THE CITY'S WEBSITE AT WWW.SEDONAAZ.GOV OR ON CABLE CHANNEL 4.

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- No disruptive behavior or profane language will be allowed.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/ microphone.
- State your:
  1. Name and
  2. City of Residence
- Limit comments to **3 MINUTES.**
- Submit written comments to

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. ROLL CALL
3. CONSENT ITEMS - APPROVE — LINK TO DOCUMENT =
   a. Minutes - April 14, 2026 City Council Special Meeting - Executive Session.
   b. Minutes - April 14, 2026 City Council Regular Meeting.
   c. Minutes - April 15, 2026 City Council Special Meeting.
   d. Approval of Fair Housing Month Proclamation, April 2026.
   e. AB 3342 Approval of an Ordinance amending Sedona City Code Chapter 8.25 (Noise Regulations) to comply with State law relating to summertime construction hours.
   f. AB 3344 Approval of a Resolution authorizing an Intergovernmental Agreement for the provision of services by the Coconino County Elections Department.
4. APPOINTMENTS - None
5. SUMMARY OF CURRENT EVENTS BY MAYOR/COUNCILORS/CITY MANAGER & COUNCIL ASSIGNMENTS
6. EXECUTIVE SESSION REPORT
7. PUBLIC FORUM

   (This is the time for the public to comment on any issue within the jurisdiction of City Council not listed on the agenda. The City Council may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)
8. PROCLAMATIONS, RECOGNITIONS & AWARDS
9. REGULAR BUSINESS
   a. **Discussion/possible action** regarding items pulled off "3. Consent Items".
   b. AB 3333 **Discussion and presentation** from Arizona Public Service (APS) for an update regarding emergency power shutoff/wildfire safety protocols and planning.
   c. AB 3338 **Discussion/possible action/direction** regarding the results of the Western Gateway opinion poll and next steps.
   d. AB 3151 **Discussion/possible action** regarding the award of a construction contract for the PR-03B Improvements at Ranger Station Park – Interior Restoration of House & Barn to EDGE Construction, LLC in the amount of $981,319.00.
   e. AB 3313 **Discussion/possible direction/action** regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.
   f. AB 3066 **Discussion/possible action** regarding future meeting/agenda items.

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

Note: Pursuant to A.R.S. § 38-431.02 notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that a quorum of members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with materials relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at www.SedonaAZ.gov. The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona City Council meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised City Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

10. EXECUTIVE SESSION

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. **Discussion/possible action** on executive session items.

11. ADJOURNMENT

Posted: 4/22/26

By: DJ

_____

JoAnne Cook, CMC,City Clerk

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

Action Minutes
Special City Council Meeting
Sedona City Hall, Council Chambers
102 Roadrunner Drive, Sedona, Arizona
Tuesday, April 14, 2026, 3:00 p.m.

1. Call to Order

Mayor Ploog called the meeting to order at 3:00 p.m.

2. Roll Call

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Pete Furman, Councilor Charlotte Hosseini, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present: City Manager Anette Spickard and City Clerk JoAnne Cook.

3. Executive Session

Motion: Councilor Kinsella moved to go into Executive Session at 3:01 p.m. Seconded by Councilor Dunn. Motion carried with seven (7) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, Kinsella, and Pfaff) and zero (0) opposed.

JoAnne Cook gave the admonition and left the meeting at 3:04 p.m.

a. Discussion and consultation regarding personnel matters, specifically to discuss City Manager Anette Spickard's annual evaluation. This matter is brought in executive session pursuant to A.R.S 38-431.03(A)(1).

Discussion took place with City Manager Anette Spickard regarding her annual evaluation.

JoAnne Cook returned to the meeting at 4:25 p.m.

b. Return to open session. Discussion/possible action regarding executive session items.

Reconvened in open session at 4:25 p.m.

No action taken.

4. Adjournment

5. Mayor Ploog adjourned the meeting at 4:25 p.m. with no objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on April 14, 2026.

_____ _____

JoAnne Cook, CMC, City Clerk Date

Action Minutes
Regular City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Tuesday, April 14, 2026, 4:30 p.m.

1. Call to Order/Pledge of Allegiance/Moment of Silence

Mayor Ploog called the meeting to order at 4:31 p.m.

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Pete Furman, Councilor Charlotte Hosseini, Councilor Kathy Kinsella, and Councilor Derek Pfaff.

Staff Present: City Manager Anette Spickard, Deputy City Manager Lauren Browne, Deputy City Manager Barbara Whitehorn, City Attorney Kurt Christianson, Police Chief Stephanie Foley, Commander Heather Penner, Acting Commander Jason Young, Police Department Communications Specialist Samantha Land and Lisa Lemons, Police Support Services Manager Erin Loeffler, Director of Wastewater Roxanne Holland, Procurement Administrator Ian Coughbrough, Public Relations Analyst Kegn Hall, Accounting Supervisor Renee Stanley, Marketing Manager Rob MacMullan, Tourism Manager Andrew Grossmann and Deputy City Clerk Marcy Garner.

2. Roll Call

The roll call was conducted by Marcy Garner.

3. Consent Items

a. Minutes - March 10, 2026 City Council Regular Meeting.
b. Minutes - March 24, 2026 City Council Special Meeting - Executive Session.
c. Minutes - March 24, 2026 City Council Regular Meeting.
d. Minutes - March 25, 2026 City Council Special Meeting.
e. Approval of the MATFORCE, Stand With Me, Be Drug Free Week Proclamation, April 20 - 25, 2026.
f. Approval of the First Things First - Yavapai Region, Week of the Young Child Proclamation, April 11-17, 2026.

Item 3e was pulled by Tim Perry, Sedona. This item will be discussed under Regular Business item 9a.

Motion: Vice Mayor Fultz moved to approve consent items 3a-3d and 3f. Seconded by Councilor Kinsella. Vote: 7-0 Motion passed with seven (7) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, Kinsella, Pfaff) and zero (0) opposed.

4. Appointments - None.

5. Summary of Current Events by Mayor/Councilors/City Manager & Council Assignments

Anette Spickard – Governor Katie Hobbs signed a proclamation declaring this week, April 12th through April 18th Arizona Public Safety Telecommunicators week, recognizing our

911 dispatch professionals. Thank you to our Sedona Police Department Team.

Vice Mayor Fultz – Attended the NACOG (Northern Arizona Council of Governments) Economic Development Committee meeting in Flagstaff. The Arizona Office of Tourism was one of the speakers and expressed concern about a drop in international travel to Arizona and plans to raise the CO-OP match on advertising from 10% to 15%.

Councilor Furman – Reported on our partnership with Coconino Plateau Watershed and the recent Groundwater Resilience Conference and plans towards developing a website. Council Furman also attended the new Yavapai County Water Group, along with Director of Wastewater Roxanne Holland. Next meeting is scheduled for June.

Mayor Ploog – Mayor Ploog and City Manager Anette Spickard met with two representatives from the Governor's Office who are responsible for Northern Arizona Rual Counties and Cities. They discussed what the office provides, what issues to address including Short-term rentals, Off-Highway Vehicle (OHV) weight limits, grants, loans.

She also joined the Mayors from the Verde Valley on April 13th in a meeting with Congressional Representative David Schweikert, who is running for governor, where they discussed similar issues.

Mayor Ploog shared local poetry events including an event in the Village of Oak Creek on Wednesday, April 15th from 5:00 p.m. to 6:30 p.m. and at the Tlaquepaque Patio on Wednesday May 20th from 5:00 p.m. to 6:30 p.m. and Open Mic Night at the firepit at the Sedona Community Library on Wednesday May 27th from 6:00 p.m. to 7:30 p.m.

6. Executive Session Report - None.

7. Public Forum

Opened to the public at 4:58 p.m.

John Martinez, Sedona, spoke about coming events with the Sedona Symphony and the Sedona Area Veterans Community & Outreach (SAVCO). Gary Jones, Sedona, completed a public speaking request, but decided not to speak. Rachel Collins, Sedona, spoke about concerns with the Sedona Police Department. Scott Soller, Sedona, spoke about an incident with the Sedona Police Department. Edward Perry, Sedona, spoke about an incident with the Sedona Police Department. Lonnie Lillie, Sedona, thanked Council and staff for all they do, including the brush pick-up. Tim Bush, Sedona, spoke about concerns with the Sedona Police Department. Tim Perry, Sedona, spoke regarding the petition initiative I2026-01 and urged residents to recall all council members who are not running for reelection. Michael James Long, Sedona, spoke regarding his civil rights.

Brought back to City Council at 5:21 p.m.

8. Proclamations, Recognitions & Awards - None.

9. Regular Business

a. Discussion/possible action regarding items pulled off "3. Consent Items"

Tim Perry spoke against the item.

Motion: Vice Mayor Kinsella moved to approve consent item 3e. Seconded by

Councilor Furman. Vote: 7-0 Motion passed with seven (7) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, Kinsella, Pfaff) and zero (0) opposed.

b. AB 3341 Discussion/possible action regarding approval of a Construction Contract with AMKA Services, LLC for the Manhole Rehabilitation Project in an amount not-to-exceed $320,865.36.

Presentation by Roxanne Holland and Procurement Administrator Ian Coughbrough.

Questions and comments from City Council.

Motion: Councilor Kinsella moved to Approve the Construction Contract with AMKA Services, LLC for the Manhole Rehabilitation Project in an amount not-to-exceed $320,865.36, subject to approval of the written contract by the City Attorney's Office. Seconded by Councilor Pfaff. Vote: Motion passed with seven (7) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, Kinsella, Pfaff) and zero (0) opposed.

c. AB 3327 Discussion/presentation/possible direction regarding a tourism update including results of the Winter 2025/2026 marketing campaign and strategy for the Summer 2026 marketing campaign.

Presentation by Andrew Grossmann and Lauren Browne.

Questions and comments from City Council.

Opened to the public at 6:35 p.m.

David Key, Sedona Chamber of Commerce and Sedona resident, spoke in favor of this item. Becky Klein, Sedona, spoke in favor of this item.

Brought back to City Council at 6:40 p.m.

Unanimously, Council supported staff's recommendation of spending $124,340 on the Summer destination marketing campaign.

Break at 6:47 p.m. Reconvened at 7:09 p.m.

d. AB 3340 Discussion/possible action regarding a funding policy for the City of Sedona's proportionate share of the Arizona State Retirement System (ASRS) Net Pension Liability (NPL).

Presentation by Barbara Whitehorn, Accounting Supervisor Renee Stanley and Stifel Institutional Managing Director Omar Daghestani.

Questions and comments from City Council.

Motion: Councilor Kinsella moved to adopt the Sedona Arizona State Retirement System (ASRS) Funding Policy as amended. Seconded by Councilor Pfaff. Vote: Motion passed with seven (7) in favor (Ploog, Fultz, Dunn, Furman, Hosseini, Kinsella, Pfaff) and zero (0) opposed.

e. AB 3313 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.

Presentation by Lauren Browne and Kathy Senseman, Policy Advisory Group.

Questions and comments from City Council.

No action taken.

f. AB 3066 Discussion/possible action regarding future meeting/agenda items.

None.

10. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

b. Return to open session. Discussion/possible action on executive session items.

11. Adjournment

Mayor Ploog adjourned the meeting at 8:04 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on April 14, 2026.

_____ _____

Marcy Garner, Deputy City Clerk Date

Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall
102 Roadrunner Drive, Sedona, Arizona
Wednesday, April 15, 2026, 1:00 p.m.

1. Call to Order

Mayor Ploog called the meeting to order at 1:00 p.m.

2. Roll Call

Council Present: Mayor Holli Ploog, Vice Mayor Brian Fultz, Councilor Melissa Dunn, Councilor Kathy Kinsella, Councilor Charlotte Hosseini, Councilor Derek Pfaff and Councilor Pete Furman (via Microsoft Teams).

Staff Present: City Manager Anette Spickard, Attorney Kurt Christianson, Deputy City Manager Lauren Browne, Deputy City Manager Barbara Whitehorn, Police Chief Stephanie Foley, Police Commander Heather Penner, Acting Commander Jason Young, Police Support Services Manager Erin Leoffler, Planning Manager Cari Meyer, Director of Wastewater Roxanne Holland, Parks & Recreation Manager Josh Frewin, Sustainability Manager Bryce Beck, Budget and Revenue Analyst Melissa Nash, Budget & Investment Manager Sterling West, Information Technology Director Chuck Hardy, Assistant Director of Community Development, Director of engineering Public Works Kurt Harris, Sustainability Coordinator Zach Schwarz, Magistrate Judge Richard Speer.

3. Special Business

Work Session regarding City of Sedona budget for Fiscal Year 2026/2027. **The Council may take action to give direction regarding changes to the proposed City budget or Capital Improvements Plan (CIP).**

a. Public Comment: Public comment on all budget items will be taken at the outset of the meeting. Each person commenting will have a maximum of two minutes. The entire period for the public comment will not exceed thirty minutes.

Opened public comments at 1:03 p.m.

The following spoke regarding the Fiscal Year 2026/2027 budget: Skip Daum, Sedona, Rebecca Kruse, Sedona, Evan Pugilia, Tracy Randall, Sedona, Lars Romig, Sedona, Jon Thompson, Sedona, Kathy Levin, Sedona, and Richard Grimsrad, Sedona.

Brought back to City Council at 1:20 p.m.

b. An introduction to and overview of the 2026/2027 Fiscal Year Budget process will be presented and discussed.

Anette Spickard introduced the Budget Workshop meetings and thanked staff for their preparation efforts.

c. Operating Budget overview: Zero Based Budgeting and Cost of Services.

Presentation by Barbara Whitehorn, Sterling West, and Anette Spickard.

Council unanimously agreed to direct staff on the FY28 budgeting methodology after final budget adoption in June 2026.

Questions and comments from City Council.

Break at 2:57 p.m. Reconvened at 3:12 p.m.

d. Decision Packages Introduction

i. Recommendations of the Citizen's Budget Work Group (CBWG)

Presentation by Budget Committee Members Ed Kettler, Jolene Pierson, and Dave Garten. Other presenters or agencies recognized by Council include: Executive Director of the Sedona Community Center Marjorie Harris, Executive Director of the Sedona Historical Society Nate Meyer, Community Library Sedona Director Judy Poe, Director of the Sedon Humane Society Jennifer Brehler, and Turiya Weiss Director of Hope House Sedona.

Questions and comments by Council.

ii. City Manager Recommendations

Presentation by Anette Spickard.

Questions and comments from City Council.

Break at 5:00 p.m. Reconvened at 5:12 p.m.

Presentations from departments with decision packages: Public Works Director/City Engineer Kurt Harris, Police Chief Stephanie Foley, Sustainability Manager Bryce Beck, PD Volunteer Lance Waldrop, Deputy City Manager Lauren Browne, Information Technology Director Chuck Hardy, Assistant Director of Community Development Steve Mertes, Magistrate Judge Richard Speer.

Decision Package details from staff's presentations will be included in the minutes from the April 22nd & 23rd Budget Work Session meetings.

Council agreed to complete remaining items left on this topic during the next Budget Session Meetings on April 22, and April 23, 2026.

e. **Discussion/possible action regarding ideas for future meetings/agenda items.**

None.

4. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:

e. To consult with legal counsel for advice regarding matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

f. Return to open session. Discussion/possible action on executive session.

No executive session held.

5. Adjournment

Mayor Ploog adjourned the meeting at 6:55 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on April 15, 2026.

_____ _____

JoAnne Cook, CMC, City Clerk Date

City of Sedona Proclamation Request Form

Full Name of Contact Person	Laura Stewart
Contact Phone Number	928-203-5071
Contact Mailing Address	City of Sedona
Contact Email Address	lstewart@sedonaaz.gov
Group, Organization, Activity or Event Being Recognized (Please make sure you provide complete and current information about the group or event)	Fair Housing Month
Website Address (if applicable)	n/a
Name of the sponsor(s) of the Proclamation (2 Council members or the City Manager)	Mayor Ploog, Councilor Hoseinni, Councilor Kinsella, Councilor Dunn
What is the proclaimed day, days, week or month? (e.g. 10/11/12, October 11-17, 2012, October 2012)	April 2026
Would you like to attend a Council meeting for formal presentation of the Proclamation or would you like to pick it up?	Presentation at Meeting Pick up Proclamation
If you would like the Proclamation presented at a Council meeting, please provide the full name and contact information (phone number and email address) of the party who will accept it on behalf of the group.	

Provide information about the organization/event including a mission statement, founding date, location and achievements.

The City of Sedona is required to annually declare April as Fair Housing Month as part of the Community Development Block Grant (CDBG) program. Beyond that, the City is engaging in civic activities with our citizens to educate about and promote fair housing.

Housing Solutions of Northern Arizona (HSNA) provides programs designed to help local residents identify and maintain safe, decent, and affordable housing.

HSNA's vision is that all residents will have access to safe, decent and affordable housing with an opportunity for upward mobility.

Safe, decent and affordable housing is an essential element for quality of life, and contributes to individual and community success. The entire community shares in achieving housing affordability.

"HSNA is an inclusive and diverse organization; we thrive on inviting unique and diverse individuals into our sphere – clients, employees, volunteers, board members, donors and the community. We understand we are better when we work together. HSNA treats everyone with dignity and respect."

Please explain why this Proclamation and any events accompanying it are important to the Community and are consistent with the City's vision statement and Community Plan goals. What is the clear reason for the Proclamation and why are you requesting this honor? What activities/events are planned around this Proclamation and how do you plan to promote this to the community?

This Proclamation demonstrates an awareness of the need for social equity and diversity within our community, to aid in its vitality and to promote the sustainabilty of our community. City support of Fair Housing in Sedona is consistent with the Community Plan goals of encouraging a diverse, prosperous and healthy community and nurturing connections between people who collaborate and support each other.

Please include a draft of the proposed Proclamation with this request, preferably a Word file in electronic format.

Office of the Mayor
City of Sedona, Arizona

Proclamation
Fair Housing Month
April 2026

WHEREAS, The Federal Fair Housing Act was passed in April 1968 in order to take steps toward eliminating discrimination in housing opportunities based on race, color, national origin, religion, sex, family status, and disability; and to further housing choices for all Americans; and

WHEREAS, the month of April is now celebrated as Fair Housing Month both nationally and locally; and

WHEREAS, the ongoing struggle for dignity and opportunity for all in housing is not the exclusive province of the federal or state governments, and vigorous local efforts to combat discrimination and expand housing opportunities can be extremely effective; and

WHEREAS, Sedonans need safe, decent, affordable, and inclusive housing; and that illegal barriers to equal opportunity in housing, no matter how subtle, diminish the rights of all; and

WHEREAS, the City of Sedona supports the efforts of fair housing organizations, concerned citizens, and the housing industry to create broader housing choice in Sedona; and Yavapai and Coconino Counties and to promote understanding of the Fair Housing Act; and

WHEREAS, inclusive, welcoming, and affordable communities promote diversity and a climate conducive to equitable and vibrant development; and

WHEREAS, in honor of Fair Housing Month, we present this proclamation to Housing Solutions of Northern Arizona for their work promoting housing equity and providing safe, decent and affordable housing throughout Sedona and the Verde Valley;

NOW, THEREFORE, I, HOLLI PLOOG, MAYOR OF THE CITY OF SEDONA, ARIZONA, ON BEHALF OF THE SEDONA CITY COUNCIL, do hereby the month of April 2026 to be Fair Housing Month in Sedona, and I do hereby urge all individuals, agencies, and institutions — public and private — to contribute to the observance by continuing our efforts to eliminate housing discrimination in our communities and increase housing opportunities for all.

Issued this 28th day of April 2026.

_____
Holli Ploog, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

CITY COUNCIL AGENDA BILL

AB 3342
April 28, 2026
Consent Agenda

Agenda Item: 3e
Proposed Action & Subject: Approval of an Ordinance amending Sedona City Code Chapter 8.25 (Noise Regulations) to comply with State law relating to summertime construction hours.

Department	City Attorney's Office
Time to Present	N/A
Total Time for Item	N/A
Other Council Meetings	N/A
Exhibits	A. 2026 Amendments to SCC 8.25 Redline B. Ordinance

Finance Approval	Reviewed 4/20/26 BGW
City Attorney Approval	Reviewed 4/14/26 KWC
City Manager's Recommendation	Recommend approval ABS 4/14/26

Expenditure Required
$ 0
Amount Budgeted
$ 0
Account No. (Description)

SUMMARY STATEMENT

Background:

Senate Bill 1182 passed during the 2025 legislative session, placing the following requirements on cities relating to summertime construction hours:

> A.R.S. § 9-500.52. Construction; summertime hours; prohibition on restriction
>
> A. A municipality may not enact or enforce any noise ordinance, rule or regulation that prohibits any general construction activities between May 1 and October 15 of each year between the hours of 5:00 a.m. and 7:00 p.m. each business day and between the hours of 7:00 a.m. and 7:00 p.m. on Saturday if the construction work is being performed pursuant to a validly issued building permit issued by the municipality.
>
> B. The municipality shall allow concrete to be poured at least one hour before the time that general construction activities are regularly scheduled to begin.

Sedona City Code Chapter 8.25 (Noise Regulation), Section 8.25.050 (Construction of buildings and projects) includes starting and stopping hours Monday through Saturday for concrete work, construction work within 250 feet of residential zones, and construction work in commercial and industrial zones. The City Code includes summertime hours for concrete work but not for construction work.

As shown on Exhibit A, staff recommends amending the City Code to: include the required summertime construction hours for all concrete and construction work; include a 7:00 p.m. stopping time year-round consistent with the required summertime hours; and to add a few minor administrative provisions.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): Council could not approve the proposed ordinance.

MOTION

I move to: approve Ordinance 26-__, amending Sedona City Code Chapter 8.25 (Noise Regulations) to comply with State law relating to summertime construction hours.

Exhibit A "2026 Amendments to SCC Chapter 8.25, Noise Regulations"

8.25.050 Construction of buildings and projects.

A. *General Provisions.* It shall be unlawful for any person to pour concrete or perform construction work in the city, except within the time periods specified herein; at all other times the limits of the applicable community noise standards set forth in SCC 8.25.030 shall apply. As used in this section, "construction work" shall include (1) operating construction-related equipment, (2) performing outside construction work, (3) performing outside repair work on buildings, structures or projects and (4) operating a pile driver, power shovel, pneumatic hammer, derrick, power hoist or other construction-type device. All construction work shall be done pursuant to a current building permit issued by the City of Sedona.

B. *Start/Stop Times.*

1. *Concrete.* For the delivery, placement, pouring, and finishing of concrete and stucco, concrete mixing trucks may be idled, between the hours of 6:00 a.m. and 7~~9~~:00 p.m. Monday through Saturday or at such other times as authorized by permit. During the period from May 1st through October 15th~~September 30th~~ of each year such work may be performed between the hours of 5:00 a.m. and 7:00 p.m. Monday through Friday. Concrete pouring may begin at 4:00 a.m. Monday through Friday from May 1st through October 15th of each year. ~~begin one-half hour before sunrise.~~

2. *All Other Construction – Residential Zones in or Within 250 Feet.* All other construction work shall not begin prior to 6:00 a.m. and must stop by 7~~9~~:00 p.m. Monday through Saturday in or within 250 feet of a residential zone. During the period from May 1st through October 15th of each year such work may be performed between the hours of 5:00 a.m. and 7:00 p.m. Monday through Friday.

3. *Commercial and Industrial Zones.* Construction work in commercial and industrial zones not within 250 feet of a residential zone shall not begin prior to 5:00 a.m. and must stop by 7~~9~~:00 p.m. Monday through Saturday or such work ~~it~~ may be performed~~conducted~~ at such times as authorized by permit.

C. *Permit.* Construction work may be conducted at different times than otherwise permitted herein if, upon written application, a permit is obtained from the community development department. In granting such permit, the director of the community development department

shall consider: whether construction noise in the vicinity of the proposed work site would be less objectionable at night than during the daytime because of the different population levels or different neighborhood activities; whether obstruction and interference with traffic, particularly on streets of major importance, would be less objectionable at night than during the daytime; whether the kind of work to be performed emits noises at such a low level as to not cause significant disturbance of the reasonable peaceful enjoyment of the surrounding neighbors in the vicinity of the work site; whether the neighborhood of the proposed work site is primarily residential in character wherein sleep would be disturbed; whether great economic hardship would occur if the work were spread over a longer time; whether the work will abate or prevent hazard to life or property; and whether the proposed early morning or night work is in the general public interest. The director shall prescribe such conditions, working times, types of construction equipment to be used and permissible noise emissions as the director deems appropriate in the public interest. No permit shall be required to perform emergency work necessary to restore property to a safe condition following a public calamity, work required to protect the health, safety or welfare of persons or property or work by private or public utilities when restoring utility service.

D. *Revocation of Permits – Appeal.* The director may revoke any permit granted hereunder upon complaints based upon substantial evidence that the construction work causes significant disturbance of the reasonable peaceful enjoyment of the surrounding neighbors in the vicinity of the work site. Any person aggrieved by the granting of a permit or the refusal to grant a permit by the city manager or authorized representative may appeal the decision to the city council who shall hear such appeal at the next regularly scheduled meeting of the city council.

E. *Stop Orders.* Whenever any work on a construction project is in violation of the provisions of this section or in violation of the permit, the director may order the construction project stopped by notice in writing served on any persons responsible for the project, and any such persons shall forthwith stop work on the project until a permit is obtained or compliance is achieved. [Ord. 2021-08 § 1, 11-9-2021; Res. 2021-28 Exh. A, 11-9-2021].

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, DECLARING THE DOCUMENT TITLED "2026 AMENDMENTS TO SCC CHAPTER 8.25, NOISE REGULATIONS" AS A PUBLIC RECORD, ADOPTING THE SAME BY REFERENCE, AND AMENDING THE SEDONA CITY CODE AS SET FORTH THEREIN; PROVIDING FOR SEVERABILITY, AND REPEAL OF CONFLICTING ORDINANCES.

WHEREAS, the City deems it necessary to adopt certain amendments to Sedona City Code Chapter 8.25, Noise Regulations, in order to comply with A.R.S. § 9-500.52 relating to summertime construction hours.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA, as follows:

Section 1. Adoption. That certain document titled the "2026 Amendments to SCC Chapter 8.25, Noise Regulations" ("SCC 8.25 Amendment"), of which one paper copy and one electronic copy are maintained, in compliance with A.R.S. § 44-7041, on file in the office of the City Clerk as required by A.R.S. § 9-802, and available for public use and inspection during normal business hours, is hereby declared to be a public record and said copies thereof are hereby ordered to remain on file with the City Clerk. The Sedona City Code Chapter 8.25 (Noise Regulations) is hereby amended as set forth in the SCC 8.25 Amendment, which is hereby referred to, adopted, and made a part hereof as if fully set forth herein.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the SCC 8.25 Amendment adopted herein is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 3. Repeal. All other Code provisions, ordinances, parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict as of the effective date hereof.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona, this 28th day of April, 2026.

_____
Holli Ploog, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney

CITY COUNCIL AGENDA BILL

AB 3344
April 28, 2026
Consent Items

Agenda Item: 3f
Proposed Action & Subject: Approval of a Resolution authorizing an Intergovernmental Agreement for the provision of services by the Coconino County Elections Department.

Department	City Clerk
Time to Present **Total Time for Item**	N/A
Other Council Meetings	None
Exhibits	A. Proposed Resolution B. Proposed IGA

Finance Approval	Reviewed 4/20/26 BGW
City Attorney Approval	Reviewed 4/14/26 KWC
City Manager's Recommendation	Recommend approval ABS 4/1/4/26

Expenditure Required	
$	TBD
Amount Budgeted	
$	8,300
Account No. (Description)	10-6240-06-6405 Elections (FY27 Budget)

SUMMARY STATEMENT

Background: Coconino County has submitted an Intergovernmental Agreement for the Provision of Services by the Coconino County Elections Department. This is an agreement for the services they will provide to the City of Sedona for the July 21, 2026 Primary Election and the November 3, 2026 General Election (if necessary).

Climate Action Plan/Sustainability Compliant: ☐**Yes** - ☐**No** - ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable** - ☒**Not Applicable**

Alternative(s): N/A

MOTION

I move to: approve Resolution 2026-__, authorizing an Intergovernmental Agreement for the provision of services by the Coconino County Elections Department.

RESOLUTION NO. 2026-__

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR PROVISION OF SERVICES BY THE COCONINO COUNTY ELECTIONS DEPARTMENT.

WHEREAS, the respective governmental entities the City of Sedona (the "City") and Coconino County (the "County") desire to enter into an Intergovernmental Agreement (IGA) for Provision of Services by the Coconino County Elections Department attached as an exhibit to this resolution; and

WHEREAS, execution of this IGA will allow the City and the County to work in cooperation on the July 21, 2026 Primary Election and November 3, 2026 General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF SEDONA, ARIZONA, THAT;

The City of Sedona, through its Mayor and City Council, hereby approves the Intergovernmental Agreement for Provision of Services by the Coconino County Elections Department and authorizes the Mayor to execute the IGA with approval of the City Attorney.

PASSED AND ADOPTED by the Mayor and Council of the City of Sedona, Arizona this 28th day of April, 2026.

_____
Holli Ploog, Mayor

ATTEST:

_____
JoAnne Cook, CMC, City Clerk

APPROVED AS TO FORM:

_____
Kurt W. Christianson, City Attorney

COCONINO COUNTY
ELECTIONS DEPARTMENT

Intergovernmental

FOR PROVISION OF SERVICES BY THE COCONINO COUNTY ELECTIONS DEPARTMENT

This Intergovernmental Agreement for Election Services (this "Contract") is entered into this _____day of_____, 2026 pursuant to A.R.S. 11-951 *et seq* between **COCONINO COUNTY**, for and on behalf of **COCONINO COUNTY ELECTIONS DEPARTMENT (CCED), COCONINO COUNTY RECORDER (RECORDER) (collectively the "COUNTY")**, a political subdivision of the State of Arizona, with offices located at 219 E. Cherry Ave., Flagstaff AZ 86001, and the **CITY OF SEDONA** (hereinafter the "**JURISDICTION"),** also a political subdivision of the State of Arizona.

WHEREAS the COUNTY has authority under A.R.S. Titles 16 and 19 to conduct elections, responsibility for establishing and staffing polling places, preparing, and counting ballots, and for providing voting equipment;

WHEREAS the COUNTY RECORDER has the authority to maintain voter registration rolls and to conduct early balloting under A.R.S. 16-162 and A.R.S. Title 16, Ch. 4, Art. 8;

WHEREAS the JURISDICTION has the responsibility for conducting its own elections under A.R.S. Titles 16 and 19;

WHEREAS the JURISDICTION is authorized to contract with the Board of Supervisors and County Recorder for election services under A.R.S. § 16-205(C) and desires to use the election services of COUNTY to conduct its election as set forth below;

NOW THEREFORE, in consideration of the mutual agreements described herein, the parties agree as follows:

SECTION 1. Type of Election and Important Dates

COUNTY agrees to provide election services for the following elections:

Primary Election	
Election Day	**07/21/2026**
Last day to vote early in person	**07/17/2026**
Last day to request an early ballot to be mailed	**07/10/2026**
Early voting begins/early ballots mailed	**06/24/2026**
Voter registration deadline	**06/22/2026**

General Election	
Election Day	**11/03/2026**
Last day to vote early in person	**10/30/2026**
Last day to request an early ballot to be mailed	**10/23/2026**
Early voting begins/early ballots mailed	**10/07/2026**
Voter registration deadline	**10/05/2026**

SECTION 2. CONTACT PERSONS

For COUNTY:

Contact Name: Eslir Musta	**Legal Counsel**: Ethel Branch
Address: 1300 W. University Ave. Suite 180, Flagstaff, AZ 86001	110 E. Cherry Ave. Flagstaff, AZ 86001
Telephone: 928-679-7896	928-679-8200 ext. 8263
Fax:	928-214-6115
Cell : 928-814-2253	
Email: elections@coconino.az.gov	ebranch@coconino.az.gov

For JURISDICTION:

Contact Name: JoAnne Cook	**Legal Counsel**: Kurt Christianson
Address: 102 Roadrunner Drive Sedona, AZ 86336	102 Roadrunner Drive Sedona, AZ 86336
Telephone: (928) 203-5103	(928) 204-7200
Fax:	
Cell :	
Email: JCook@sedonaaz.gov	KChristianson@sedonaaz.gov

SECTION 3: PURPOSE

The purpose of this Contract is to secure the services of COUNTY, as enumerated in Section 4, for the preparation and conduct of the Primary and General Elections described above.

SECTION 4: SERVICES TO BE PERFORMED BY COUNTY

The Coconino County Elections Department (CCED), or its designated agent, agrees to:

1. PRINTING

The statutorily-required number of ballots will be designed, ordered, and printed through CCED, so that the election can use the ES&S Optical Scan Voting System and accessible ExpressVote equipment.

2. TRANSLATION

SPANISH: Translation of ballot text shall be provided by CCED. The JURISDICTION is responsible for ensuring the COUNTY provided Spanish translation of the ballot text also appears in the Information Report, Publicity Report, and Sample Ballot.

NATIVE AMERICAN: If a portion of the JURISDICTION is located on a Native American Reservation, all election related materials must be translated into the Native American language. CCED will provide Navajo language translation for the ballot.

3. BALLOTS

A. CCED will have Official Ballots printed and distributed to the early voting sites, polling locations:

B. JURISDICTION will provide CCED with final ballot language no later than 90 days prior to election day.

C. After 90 days prior to election day, JURISDICTION will pay $100 per change to CCED for any changes or alterations to final ballot language unless such changes are necessitated by an error or omission made by CCED.

D. CCED shall provide the JURISDICTION a ballot proof. The JURISDICTION shall have 48 hours to notify CCED of any errors or omissions that require correction to the ballot.

E. CCED shall tabulate the ballots and provide JURISDICTION with unofficial and official election results reporting.

F. CCED shall work in accordance with the JURISDICTION on any court ordered recounts.

4. POLL WORKERS

CCED will recruit, train, provide, and pay Election Board Workers to conduct the election.

5. POLLING PLACES

CCED will designate and arrange for the voting locations. (This includes reserving each site and mailing an agreement to each location.)

6. REGISTERS AND ROSTERS

A. **RECORDER** will provide statutory lists of registered voters for early voting and for use at the voting locations.

B. **RECORDER** voter lists, registers, and files contain restricted Data – release or distribution of all or any portion of such information is restricted and, in some cases, prohibited by law, subject to criminal prosecution.

7. ELECTION DAY SUPPLIES

CCED shall deliver and pick up voting location supplies.

8. LOGIC AND ACCURACY TEST

A. CCED will conduct the Logic and Accuracy Tests of vote tabulating equipment.

B. CCED will publish notice of the Logic and Accuracy Tests.

9. EARLY VOTING

RECORDER will conduct early voting by mail and in person at locations designated by **RECORDER**.

SECTION 5: OBLIGATIONS OF JURISDICTION

JURISDICTION, or its designated agent, agrees to:

1. Pay the following costs to CCED:
    - **$2.00** per registered voter, except as provided below, plus
    - Actual cost of Native American Outreach
2. Cover all costs (100%) of recount expenses.
3. Coordinate with CCED on recount court orders, where required, to match tabulation timelines with other jurisdictional court ordered recounts on the same ballot, to the extent possible.
4. Publish and post all legal notices required by statute, except for the notice for the Logic and Accuracy tests.
5. Prepare, print, and mail any required informational pamphlet.
6. If a change in taxing district boundaries occurs, notify the Department of Revenue by November 1 pursuant to ARS § 42-17257.

SECTION 6: MANNER OF FINANCING AND BUDGETING

Each party represents that it has sufficient funds available in this current fiscal year budget to discharge the funding obligation imposed by this Contract.

SECTION 7: TERMINATION

This Contract shall terminate upon resolution of all matters connected with the elections, legal challenges excepted, or upon written notice by either party to the other within thirty (30) days prior to the election date(s). Should the election herein be challenged or questioned for any reason whatsoever, then, subject to the JURISDICTION'S right of indemnification under Section 8 of this Contract, the JURISDICTION shall be solely responsible for the defense of said election, provided that the COUNTY shall cooperate in the defense of such challenge and shall provide its officers and employees as necessary to testify in any proceedings arising from the challenge.

SECTION 8: INDEMNIFICATION OF COUNTY AND JURISDICTION

To the extent permitted by law, each party agrees to hold the other party harmless and to indemnify the other for any loss, liability or damage arising from any action, omission or negligence of each party's employees, officers or agents, regarding the performance of this Contract.

SECTION 9: EFFECTIVE DATE AND TERM OF AGREEMENT

This Contract shall become effective as of the start date of coordinating the administration of elections with Coconino County, and shall terminate as provided in Section 7.

SECTION 10: CANCELLATION

This agreement is subject to cancellation pursuant to the provisions of A.R.S. § 38-511.

SECTION 11: SEVERABILITY

If any provision of this Contract or application thereof is held invalid, such invalidity shall not affect other provisions or applications of this Contract.

IN WITNESS WHEREOF, the governing bodies of each of the parties hereto have approved this agreement by resolution adopted on the dated given below.

CITY OF SEDONA:

Date of adoption:_____

_____
(Signature of Authorized Agent)

_____
Anette Spickard, City Manager

ATTEST:

_____
JoAnne Cook, City Clerk

COCONINO COUNTY:

Date of adoption:_____

_____
Patrice Horstman
Chair, Board of Supervisors

ATTEST:

_____
Lindsay Daley, Clerk of the Board

_____
Aubrey Sonderegger, County Recorder

Reviewed and approved by legal counsel and found to be within the authority of the governing body to adopt:

Kurt Christianson, City Attorney Attorney for JURISDICTION	Deputy County Attorney

CITY COUNCIL AGENDA BILL

AB 3333
April 28, 2026
Regular Business

Agenda Item: 9b
Proposed Action & Subject: Discussion and presentation from Arizona Public Service (APS) for an update regarding emergency power shutoff/wildfire safety protocols and planning.

Department	City Manager/guest presenter: Frank Sanderson of APS
Time to Present	20 Minutes
Total Time for Item	45 Minutes
Other Council Meetings	N/A
Exhibits	Exh A. APS Fire Mitigation PSPS

Finance Approval	Reviewed 4/20/26 BGW
City Attorney Approval	Reviewed 4/14/26 KWC
City Manager's Recommendation	For discussion only ABS 4/14/26

Expenditure Required	
$	N/A
Amount Budgeted	
$	N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background: At APS, fire awareness and safety are always top of mind and in sharing that message, they have found that the most effective way to reach Council and staff is through a community-council presentation. Frank Sanderson, Northern Division Director, will provide an update on their emergency power shutoff/wildfire safety protocols and planning.

Climate Action Plan/Sustainability Consistent: ☒**Yes** - ☐**No** - ☐**Not Applicable**

APS plays an important role in helping the community mitigate and adapt to the impacts of climate change through renewable energy projects and grid resilience initiatives. These efforts can further support wildfire planning, public safety, and emissions reductions.

Board/Commission Recommendation: ☐**Applicable** - ☒**Not Applicable**

Alternative(s): None

MOTION

I move to: For information and discussion only.

Our Current Practices Are Comprehensive and Multi-Faceted

Vegetation Management

- Comprehensive right-of-way clearance on maintained cycles
- Defensible space around poles (DSAP)
- Hazard tree program

Grid Hardening Investments

- Ongoing distribution system upgrades
- Mesh pole wrapping
- Non-expulsion fuses
- Steel poles (if truck accessible)

Asset Inspection

- Enhanced line patrols
- Technology deployments
  - Drone use
  - Infra-red scans

Monitoring and Awareness

- Dedicated team of meteorologists
- Advanced fire modeling software
- Cameras and weather stations
- Federal & state agency partnerships

Operational Mitigations

- Non-reclosing strategy
- Public outreach program
- Red Flag Warning protocols
- Public Safety Power Shutoff (PSPS)

Internal: 18-person **fire mitigation department** engages across entire APS organization to plan and implement initiatives
External: Member of 19 **fire mitigation industry associations**

Independent **third-party reviews** of APS wildfire mitigation plan

CITY COUNCIL AGENDA BILL

AB 3338
April 28, 2026
Regular Business

Agenda Item: 9c
Proposed Action & Subject: Discussion/possible action/direction regarding the results of the Western Gateway opinion poll and next steps.

Department	City Manager's Office/Lauren Browne, Deputy City Manager
Time to Present **Total Time for Item**	10 minutes 1 hour
Other Council Meetings	December 10, December 18, 2025; January 27, February 24, 2026
Exhibits	A. Sedona Survey Toplines Report B. Presentation C. Open Ended Answers for Question Three Results

Finance Approval	Reviewed 4/20/26 BGW
City Attorney Approval	Reviewed 4/14/26 KWC
City Manager's Recommendation	Discuss results and provide direction to confirm the scheduled next steps ABS 4/20/26

Expenditure Required	
$	N/A
Amount Budgeted	
$	10,750
Account No. (Description)	10-5310-31-6405 Comm Dev Prof Svcs

SUMMARY STATEMENT

Background: Council received two presentations from the public about the potential reopening of the defunct amphitheater at the Western Gateway site on December 10, 2025. Council followed up with discussion and direction at the December 18, 2025 retreat related to evaluating potential future uses at the Western Gateway site, including the question of the resurrection of the amphitheater. By majority consensus, Council directed staff to move forward with the development of a public opinion poll to gauge Sedona registered voters' interest in an amphitheater, housing and related elements at this location. This polling effort provides more detailed, statistically valid input from registered voters to inform future policy discussions. The results of the opinion poll complement the City's January 2025 survey by providing additional clarity on a matter of recognized public interest and sensitivity.

At the January 27, 2026 City Council meeting, councilors reviewed three options and selected Arizona Highground to execute the poll. Then on February 24, 2026, City Council finalized the poll's questions.

The poll was administered via a post card with instructions to take an online survey, and was available to take from approximately March 23, 2026 to April 3, 2026. Unique survey codes

were sent to every registered voter inside city limits (7,035 voters in total). The poll taken by 1620 registered voters in city limits with these demographics:

Age Group:
- 2.6% 29 and under
- 3.0% 30 to 39
- 5.2% 40 to 49
- 20.6% 50 to 64
- 68.6% 65 Plus

Sex:
- 50.5% Male
- 46.8% Female
- 2.7% Not on file

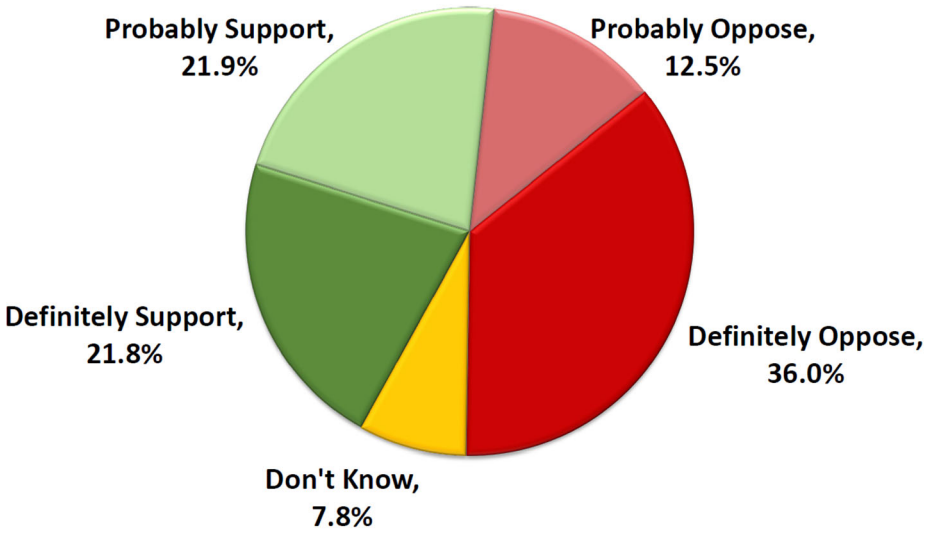
Party:
- 37.7% Democrat
- 28.0% Republican
- 14.0% OTH
- 8.2% PND
- 12.1% All Remaining

Area
- 72.4% Yavapai County
- 27.6% Coconino County

Results: See the following poll results:

Question 1:

The City of Sedona is considering ideas for the Western Gateway area that include housing, commercial/retail, and a community area that contains an event space for public gatherings and performances. Based on what you know right now, do you support or oppose this proposal?



Total: 43.7% Support
48.5% Oppose

	Support	Oppose
Under 29	44.2%	44.2%
30-39	50.0%	42.0%
40-49	54.8%	28.6%
50-64	45.3%	46.2%
65+	42.0%	51.2%
Dem	54.8%	38.6%
GOP	30.5%	51.3%
OTH	38.7%	41.8%
PND	47.7%	61.4%
Rem.	42.4%	51.0%

4

Question 2:

On a scale of 1 to 5, on which 1 means not at all important, 2 means not very important, 3 means neutral, 4 means somewhat important, and 5 means very important, please rate the various components that may be included in the master plan.

	Mean Score	1	2	3	4	5	Don't know
a. Housing	2.51	48.5%	7.7%	7.9%	12.3%	22.2%	1.3%
b. Apartments & townhomes	2.50	48.3%	7.8%	8.9%	12.0%	21.5%	1.5%
c. Restaurants	2.39	41.3%	13.2%	18.2%	16.9%	9.3%	1.1%
d. Retail	2.11	46.9%	15.9%	19.2%	11.3%	5.4%	1.3%
e. Commercial space	2.00	50.6%	16.0%	17.8%	9.3%	4.8%	1.6%
f. Community gathering space	3.82	13.0%	5.7%	11.2%	21.6%	44.3%	4.1%
g. Event lawn	3.50	18.5%	7.3%	13.5%	20.5%	35.7%	4.6%
h. An amphitheater	3.05	33.2%	6.8%	9.9%	12.4%	32.7%	4.9%
i. Community recreation center	3.58	16.2%	7.1%	14.5%	19.9%	37.4%	5.0%

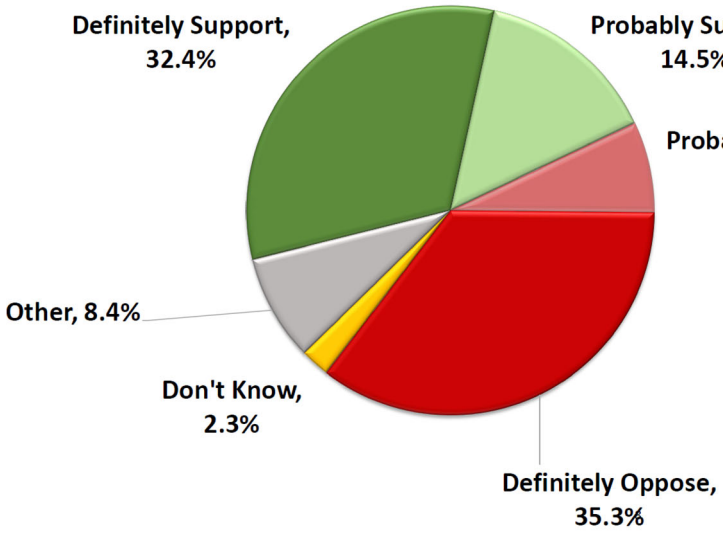
More detail on Question 2 answers:

	Mean Score	Total Important	Total Not Important
a. Housing	2.51	34.5%	56.2%
☐ <29: 2.3, 30-39: 2.7, 40-49: 2.8, 50-64: 2.5, 65+: 2.5			
☐ Dem: 3.0, GOP: 1.9, OTH: 2.5, PND: 2.7, Rem: 2.4			
b. Apartments & townhomes	2.50	33.5%	56.1%
☐ <29: 2.4, 30-39: 2.8, 40-49: 2.8, 50-64: 2.5, 65+: 2.5			
☐ Dem: 3.0, GOP: 1.9, OTH: 2.5, PND: 2.7, Rem: 2.3			
c. Restaurants	2.39	26.2%	54.5%
☐ <29: 2.4, 30-39: 2.0, 40-49: 2.3, 50-64: 2.4, 65+: 2.4			
☐ Dem: 2.4, GOP: 2.4, OTH: 2.3, PND: 2.4, Rem: 2.5			
d. Retail	2.11	16.7%	62.8%
☐ <29: 2.2, 30-39: 1.9, 40-49: 2.0, 50-64: 2.1, 65+: 2.1			
☐ Dem: 2.1, GOP: 2.2, OTH: 1.9, PND: 2.3, Rem: 2.1			
e. Commercial space	2.00	14.1%	66.6%
☐ <29: 2.1, 30-39: 1.9, 40-49: 1.9, 50-64: 2.0, 65+: 2.0			
☐ Dem: 2.0, GOP: 2.0, OTH: 1.9, PND: 2.3, Rem: 2.0			
f. Community gathering space	3.82	65.9%	18.7%
☐ <29: 4.3, 30-39: 4.0, 40-49: 3.9, 50-64: 4.0, 65+: 3.8			
☐ Dem: 3.9, GOP: 3.7, OTH: 4.0, PND: 3.7, Rem: 3.7			

g. Event lawn	3.50	56.2%	25.8%
☐ <29: 3.9, 30-39: 3.8, 40-49: 3.5, 50-64: 3.7, 65+: 3.4			
☐ Dem: 3.5, GOP: 3.5, OTH: 3.7, PND: 3.4, Rem: 3.3			
h. An amphitheater	3.05	45.1%	40.0%
☐ <29: 3.8, 30-39: 3.5, 40-49: 3.4, 50-64: 3.3, 65+: 2.9			
☐ Dem: 2.9, GOP: 3.3, OTH: 3.1, PND: 3.0, Rem: 3.1			
i. Community recreation center	3.58	57.3%	23.3%
☐ <29: 4.2, 30-39: 3.9, 40-49: 3.8, 50-64: 3.6, 65+: 3.5			
☐ Dem: 3.7, GOP: 3.3, OTH: 3.8, PND: 3.5, Rem: 3.4			

Question 3:

There is a proposal to restore the outdoor live entertainment amphitheater with a capacity of approximately 5,500 people to host public gatherings and stage performances. Knowing just what you know now, do you support or oppose that proposal?



Total: 46.9% Support
42.5% Oppose

	Support	Oppose
Under 29	69.7%	23.3%
30-39	64.0%	32.0%
40-49	59.5%	28.6%
50-64	54.5%	32.5%
65+	42.0%	47.7%
Dem	41.6%	48.5%
GOP	54.7%	33.1%
OTH	46.5%	41.8%
PND	41.7%	49.2%
Rem.	48.5%	41.9%

By answering “Other” in question 3, poll takers were able to provide comments. The summary of the comments is below:

1.7%	Prefers a smaller sized venue
1.2%	Traffic, congestion and tourism questions
0.8%	Generally opposed
0.7%	Financial and taxpayer questions
0.7%	Prefers alternate uses
0.7%	Prefers community or recreation use
0.6%	Opposes including housing
0.5%	Concerns based on previous amphitheater
0.2%	Wants to prioritize housing
0.2%	Generally supportive
0.8%	Other
0.3%	Undecided/wants more information

Read the Sedona Survey Toplines Report as Exhibit A, the presentation for this agenda item as Exhibit B, and the full Open Ended Answers for Question Three Results as Exhibit C.

Next steps: Staff is for looking for direction on what next steps City Council would like to pursue as it relates to the Western Gateway master planning process. Future tentatively scheduled meetings on related topics are:

- May 13, 2026 – a discussion on more details related to the Balanced Housing Strategy, including information on how many housing units are recommended at the Western Gateway property.
- May 26, 2026 - a discussion on the potential for a letter of intent for the Cultural Park 2.0 Committee to redevelop the cultural park.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒ **Not Applicable**

Board/Commission Recommendation: ☐**Applicable -** ☒ **Not Applicable**

Alternative(s): Council can table this item for future discussion and action at a later date.

MOTION

I move to: TBD

City of Sedona Voter Survey Toplines
March 24 – April 6, 2026
(N=1620)
Margin of Error ±2.4

Age Group:
- 2.6% 29 and under
- 3.0% 30 to 39
- 5.2% 40 to 49
- 20.6% 50 to 64
- 68.6% 65 Plus

Sex:
- 50.5% Male
- 46.8% Female
- 2.7% Not on file

FROM FILE

Party:
- 37.7% Democrat
- 28.0% Republican
- 14.0% OTH
- 8.2% PND
- 12.1% All Remaining

Area
- 72.4% Yavapai County
- 27.6% Coconino County

** Percentages may not total 100 due to rounding*

Introduction

The Western Gateway is a 41-acre property owned by the City of Sedona and site of the Cultural Park amphitheater that operated from 2000-2003. It is also the site of the Western Gateway Trailhead (Girdner Trailhead) parking for the National Forest Western Gateway 25+ mile trail system. The site was acquired by the City of Sedona in December 2022, and the city started a master planning process in the summer of 2024.

As part of the planning process for the Western Gateway, the City of Sedona is gauging public interest on possible uses.

Question 1:
The City of Sedona is considering ideas for the Western Gateway area that include housing, commercial/retail, and a community area that contains an event space for public gatherings and performances. Based on what you know right now, do you support or oppose this proposal?

- 21.8% Definitely Support
- 21.9% Probably Support
- 12.5% Probably Oppose
- 36.0% Definitely Oppose
- 7.8% Don’t Know

43.7%	Total Support
48.5%	Total Oppose
7.8%	Don't know

Question 2:

On a scale of 1 to 5, on which 1 means not at all important, 2 means not very important, 3 means neutral, 4 means somewhat important, and 5 means very important, please rate the various components that may be included in the master plan.

	Mean Score	1	2	3	4	5	Don't know
a. Housing	2.51	48.5%	7.7%	7.9%	12.3%	22.2%	1.3%
b. Apartments & townhomes	2.50	48.3%	7.8%	8.9%	12.0%	21.5%	1.5%
c. Restaurants	2.39	41.3%	13.2%	18.2%	16.9%	9.3%	1.1%
d. Retail	2.11	46.9%	15.9%	19.2%	11.3%	5.4%	1.3%
e. Commercial space	2.00	50.6%	16.0%	17.8%	9.3%	4.8%	1.6%
f. Community gathering space	3.82	13.0%	5.7%	11.2%	21.6%	44.3%	4.1%
g. Event lawn	3.50	18.5%	7.3%	13.5%	20.5%	35.7%	4.6%
h. An amphitheater	3.05	33.2%	6.8%	9.9%	12.4%	32.7%	4.9%
i. Community recreation center	3.58	16.2%	7.1%	14.5%	19.9%	37.4%	5.0%

Question 3:

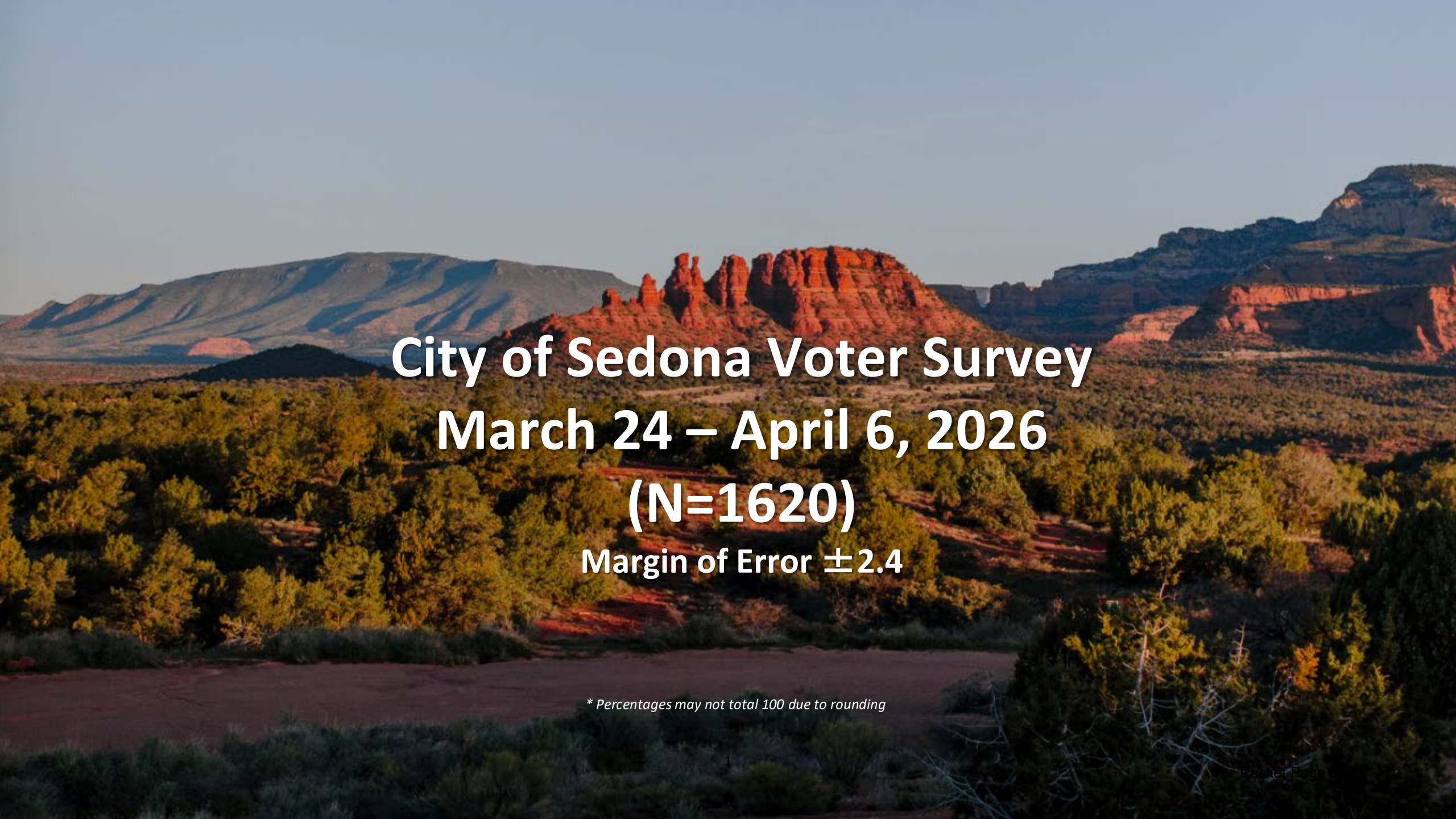
There is a proposal to restore the outdoor live entertainment amphitheater with a capacity of approximately 5,500 people to host public gatherings and stage performances. Knowing just what you know now, do you support or oppose that proposal?

32.4%	Definitely Support
14.5%	Probably Support
7.2%	Probably Oppose
35.3%	Definitely Oppose
2.3%	Don't Know
8.4%	Other (Describe – box for write in response)

46.9%	Total Support
42.5%	Total Oppose
2.3%	Don't know
8.4%	Other

Open ended Comments (N=137):

1.7%	Prefers a smaller sized venue
1.2%	Traffic, congestion and tourism questions
0.8%	Generally opposed
0.7%	Financial and taxpayer questions
0.7%	Prefers alternate uses
0.7%	Prefers community or recreation use
0.6%	Opposes including housing
0.5%	Concerns based on previous amphitheater
0.2%	Wants to prioritize housing
0.2%	Generally supportive
0.8%	Other
0.3%	Undecided/wants more information



City of Sedona Voter Survey
March 24 – April 6, 2026
(N=1620)

Margin of Error ±2.4

** Percentages may not total 100 due to rounding*

Respondent Demographics

Age Group:

2.6%	29 and under
3.0%	30 to 39
5.2%	40 to 49
20.6%	50 to 64
68.6%	65 Plus

Sex:

50.5%	Male
46.8%	Female
2.7%	Not on file

Party:

37.7%	Democrat
28.0%	Republican
14.0%	OTH
8.2%	PND
12.1%	All Remaining

Area:

72.4%	Yavapai County
27.6%	Coconino County

Confidential Trade Secret

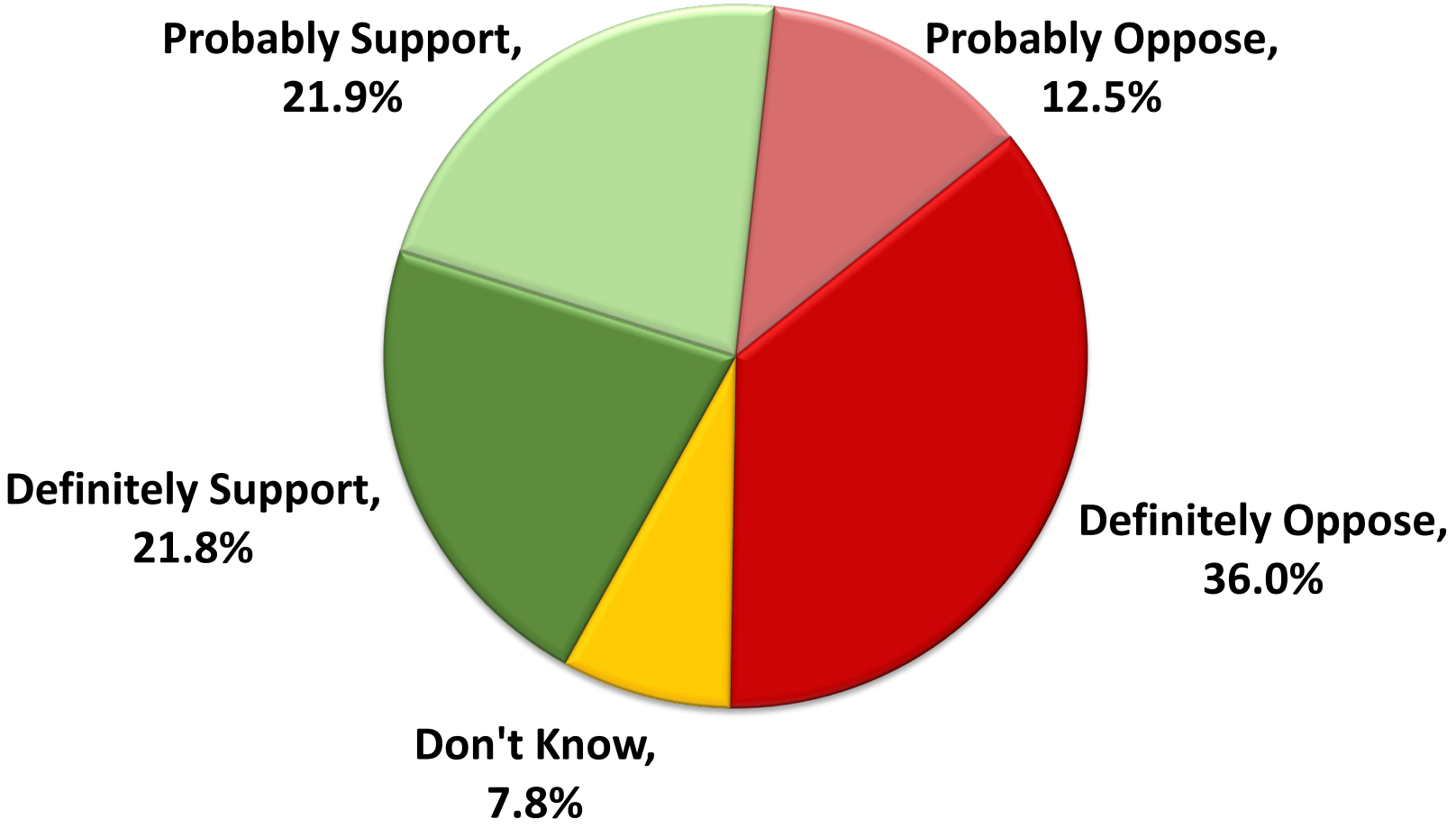
Introduction

The Western Gateway is a 41-acre property owned by the City of Sedona and site of the Cultural Park amphitheater that operated from 2000-2003. It is also the site of the Western Gateway Trailhead (Girdner Trailhead) parking for the National Forest Western Gateway 25+ mile trail system. The site was acquired by the City of Sedona in December 2022, and the city started a master planning process in the summer of 2024.

As part of the planning process for the Western Gateway, the City of Sedona is gauging public interest on possible uses.

Confidential Trade Secret

The City of Sedona is considering ideas for the Western Gateway area that include housing, commercial/retail, and a community area that contains an event space for public gatherings and performances. Based on what you know right now, do you support or oppose this proposal?



Total: 43.7% Support
48.5% Oppose

	Support	Oppose
Under 29	44.2%	44.2%
30-39	50.0%	42.0%
40-49	54.8%	28.6%
50-64	45.3%	46.2%
65+	42.0%	51.2%
Dem	54.8%	38.6%
GOP	30.5%	51.3%
OTH	38.7%	41.8%
PND	47.7%	61.4%
Rem.	42.4%	51.0%

Confidential Trade Secret

Please rate the various components that may be included in the master plan. (Scale 1 to 5)

	Mean Score	Total Important	Total Not Important
a. Housing	2.51	34.5%	56.2%
☐ <29: 2.3, 30-39: 2.7, 40-49: 2.8, 50-64: 2.5, 65+: 2.5			
☐ Dem: 3.0, GOP: 1.9, OTH: 2.5, PND: 2.7, Rem: 2.4			
b. Apartments & townhomes	2.50	33.5%	56.1%
☐ <29: 2.4, 30-39: 2.8, 40-49: 2.8, 50-64: 2.5, 65+: 2.5			
☐ Dem: 3.0, GOP: 1.9, OTH: 2.5, PND: 2.7, Rem: 2.3			
c. Restaurants	2.39	26.2%	54.5%
☐ <29: 2.4, 30-39: 2.0, 40-49: 2.3, 50-64: 2.4, 65+: 2.4			
☐ Dem: 2.4, GOP: 2.4, OTH: 2.3, PND: 2.4, Rem: 2.5			

Confidential Trade Secret

Please rate the various components that may be included in the master plan: (Scale 1 to 5)

	Mean Score	Total Important	Total Not Important
d. Retail	2.11	16.7%	62.8%
☐ <29: 2.2, 30-39: 1.9, 40-49: 2.0, 50-64: 2.1, 65+: 2.1			
☐ Dem: 2.1, GOP: 2.2, OTH: 1.9, PND: 2.3, Rem: 2.1			
e. Commercial space	2.00	14.1%	66.6%
☐ <29: 2.1, 30-39: 1.9, 40-49: 1.9, 50-64: 2.0, 65+: 2.0			
☐ Dem: 2.0, GOP: 2.0, OTH: 1.9, PND: 2.3, Rem: 2.0			
f. Community gathering space	3.82	65.9%	18.7%
☐ <29: 4.3, 30-39: 4.0, 40-49: 3.9, 50-64: 4.0, 65+: 3.8			
☐ Dem: 3.9, GOP: 3.7, OTH: 4.0, PND: 3.7, Rem: 3.7			

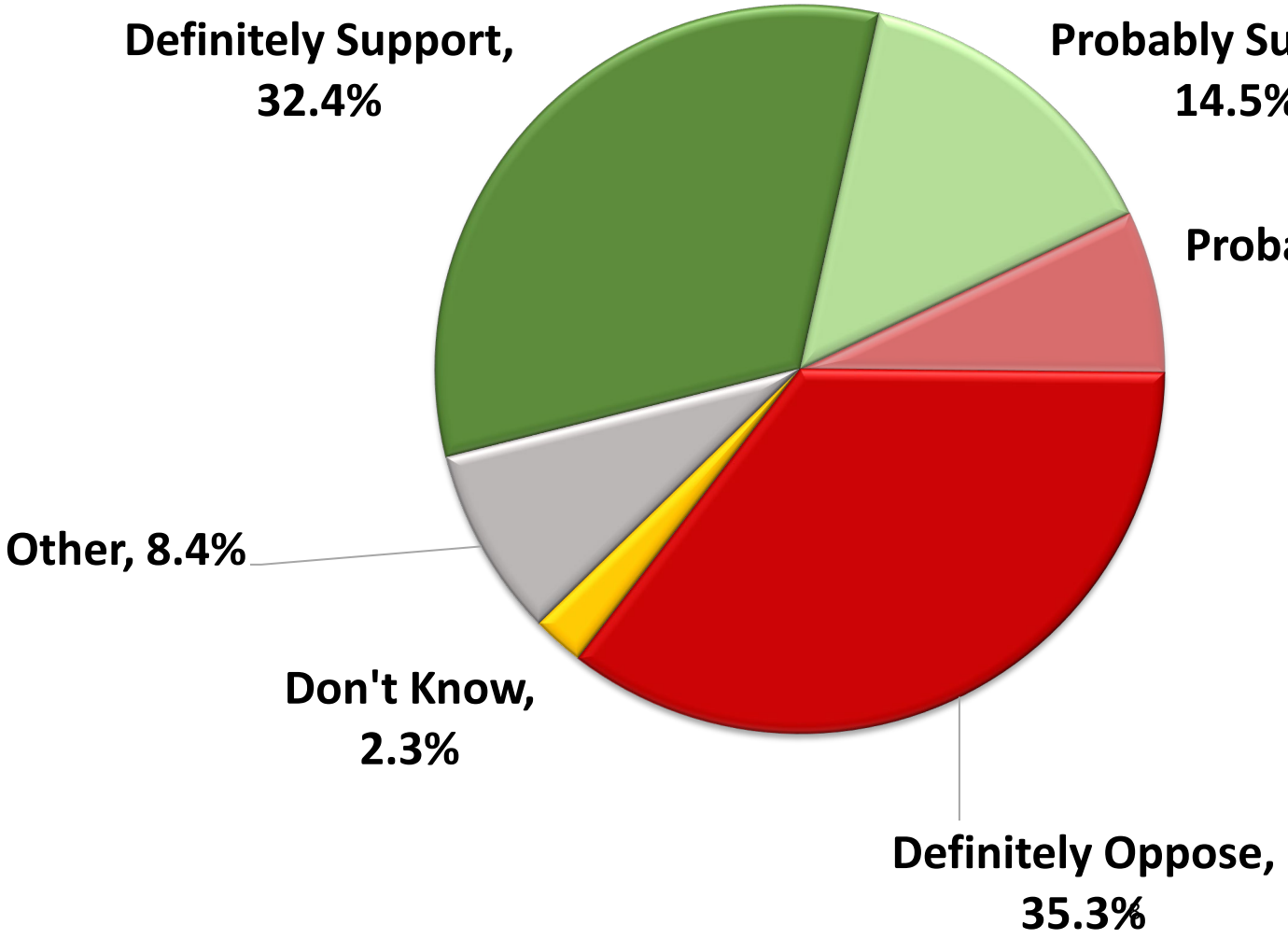
Confidential Trade Secret

Please rate the various components that may be included in the master plan. (Scale 1 to 5)

	Mean Score	Total Important	Total Not Important
g. Event lawn	3.50	56.2%	25.8%
☐ <29: 3.9, 30-39: 3.8, 40-49: 3.5, 50-64: 3.7, 65+: 3.4			
☐ Dem: 3.5, GOP: 3.5, OTH: 3.7, PND: 3.4, Rem: 3.3			
h. An amphitheater	3.05	45.1%	40.0%
☐ <29: 3.8, 30-39: 3.5, 40-49: 3.4, 50-64: 3.3, 65+: 2.9			
☐ Dem: 2.9, GOP: 3.3, OTH: 3.1, PND: 3.0, Rem: 3.1			
i. Community recreation center	3.58	57.3%	23.3%
☐ <29: 4.2, 30-39: 3.9, 40-49: 3.8, 50-64: 3.6, 65+: 3.5			
☐ Dem: 3.7, GOP: 3.3, OTH: 3.8, PND: 3.5, Rem: 3.4			

Confidential Trade Secret

There is a proposal to restore the outdoor live entertainment amphitheater with a capacity of approximately 5,500 people to host public gatherings and stage performances. Knowing just what you know now, do you support or oppose that proposal?



Total: 46.9% Support
42.5% Oppose

	Support	Oppose
Under 29	69.7%	23.3%
30-39	64.0%	32.0%
40-49	59.5%	28.6%
50-64	54.5%	32.5%
65+	42.0%	47.7%
Dem	41.6%	48.5%
GOP	54.7%	33.1%
OTH	46.5%	41.8%
PND	41.7%	49.2%
Rem.	48.5%	41.9%

Confidential Trade Secret

Open ended Comments (N=137):

1.7%	Prefers a smaller sized venue
1.2%	Traffic, congestion and tourism questions
0.8%	Generally opposed
0.7%	Financial and taxpayer questions
0.7%	Prefers alternate uses
0.7%	Prefers community or recreation use
0.6%	Opposes including housing
0.5%	Concerns based on previous amphitheater
0.2%	Wants to prioritize housing
0.2%	Generally supportive
0.8%	Other
0.3%	Undecided/wants more information

Confidential Trade Secret

Questions?

Confidential Trade Secret

1. 2000-2500 seats - I will support
2. 5000 is way too many. 500 at the most.
3. A mixed use space almost like a commons space. Housing and community gathering.
4. Affordable housing and a local rec center should be our community's focus. We should be servicing locals here. Even if the city wants to continue to push its agenda on getting families out, the city must understand that to have workers here, you will inevitably have families.
5. Amphitheater is fine. 5,500 people sounds excessive. Seating other than the sloping lawn that is now there.
6. Amphitheater should be sized so the traffic and parking could be managed. Priority should be the people who are permanent residents.
7. Artist's studios with housing. Smaller music venue
8. Assuming two persons per vehicle where will you park 2750 vehicles for a 5500 person audience?
9. City should just SELL the property. City should never have bought this property in the first place and should focus on the properties they already have and improving streets and infrastructure.
10. City should not be involved in constructing housing. Area should be for public use.
11. Definitely no housing. Amphitheater would attract tourists. More tourists are undesirable. Gateway should be a park for existing residents.
12. Definitely no housing. Amphitheater would only attract tourists, so no. This area should serve the community
13. Definitely oppose 5500 seating. Might support restoring the bandshell for +/- 1,500. Something scaled for Sedona and regional performing artists, outdoor movies, etc.
14. Definitely oppose the option of Housing, Commercial and Retail Enterprises. It has to be for the Community, the people that live here, like it was before. Everything is already passed the capacity of this City. It is time to take care of it citizens. Housing is important, but not at this location. It is a pristine area, only limited use is recommended.
15. Definitely OPPOSE the outdoor amphitheater. However, as to using the QR code to access this survey, I find it rather disconcerting that that method is the sole method to access the survey. Do better.
16. Definitely Oppose, but there needs to be clean intuitive access to the trailhead and sunset viewing from the lawn/gathering area. This and the to be updated trailhead need to be designed seamlessly to retain the idea of the Western Gateway.

17. Definitely opposed but also opposed to the other possibilites EXCEPT hiking, park areas and community recreation center. Please keep this part of Sedona NOT as developed.
18. Definitely opposed to amphitheater and feel that any housing should be designed/priced for workforce.
19. Do not think an amphitheater is a good idea but I also do not think putting tons of apartments or townhomes in is a good idea. We need to come up with some type of compromise and definitely have outdoor space use
20. Do the financial numbers work?
21. Don't know. Would use myself. If it is financially a sound idea and enhances Sedona as a destination maybe. I don't think it is compatible with housing.
22. Every other home in my neighbor sits empty because of remote owners. End that.
23. Film Festival complex!!!!
24. I am confused we want more people a d traffic or entertainment? Im all for a concert venue but it will make our traffic worse. Run out Sedona Connect 7 days a week 6am to 11pm!
25. I am not sure about the idea of an amphitheater, but I do know that we should not allow ANY housing. No one should have better access to this beautiful area than anyone else.
26. I am opposed to any housing at the cultural park. Neutral on the amphitheater
27. I as a 13 year resident oppose most council plans for this area & no amphitheater for 5,500. . It should be kept largely as is with improvement to road in and more parking. Work with the FS to improve trails and lookouts. Ok to Patrick for film festival venue. It is a wonderful area long enjoyed b"y visitors and residents alike. Put in a roundabout at 89A with a sculpture as in the rest of our town(now a city). THAT will be a true "Western Gateway".. Put this to residents on the ballot as requested and follow their vote!
28. I could support a scaled down outdoor amphitheater (1,000-1,5000 person maximum capacity) but not a 5,500 person capacity outdoor amphitheater.
29. I definitely support restoring the amphitheater 5500 seats and adding a recreation center. I definitely oppose adding housing or apartments of any kind.
30. I definitely support the Entertainment amphitheater 5500 person capacity as well as building a recreation center. I definitely oppose building apartments or townhomes or homes.
31. I do not support housing people on this land. The amphitheater should be restored, a recreation center would be great, community gatherings, trail access.

32. I don't believe that events that will generate enough revenue to cover the costs of an amphitheater. Sedona is too small to host many large 5500 people events throughout the year.
    Concerning new development, do not install street lights. We already have too many unnecessary lights in Sedona that are creating light pollution. Also, any new development should be required to maintain a majority of native species plants and trees to minimize water use and maintenance costs.
33. I don't see why we need to do anything to the Gateway property except clean the area up. I'm DEFINITELY OPPOSED to housing or apartment complexes being located there. I want to keep the zoning as is. I want to keep the area for the community and guests alike to have open habitat for community gardens and park area. We DON'T need more buildings for apartment complexes etc. to use our precious water resources and cause more traffic. Let's think of what would be more beneficial for the community, NOT how to make more money for the few. My vote would be to keep the area a natural habitat, if people want to refurbish for outdoor activities, such as music venues and the like, let them raise the money to do it. I'm a naturalist and that is how I'd like the land to remain. Why does it have to be one way or the other? I agree to neither!
34. I don't support any housing on this land!!
35. I don't support it at all. This town needs housing for its workers.
36. I don't think there is enough information to know whether or not this is a viable space for Sedona. Currently, from what I know there are too many unknowns.
37. I favor a smaller amphitheater concept.
38. I have been a full time resident in Sedona since 2001 and the concerts I saw at the cultural park were some of my fondest memories. Willie Nelson and String Cheese Incident brought a ton of money into town and I reaped the benefits as a service industry worker. Reviving the amphitheater would not only generate local jobs but would bring in a type of tourism that the locals can appreciate.
39. I need to hear plan for how 5000 seats will be filled when we can't fill a 750 seat SPACE!.. we have done studies and more studies. Show me why THIS TIME. This works with a smaller population than years ago. Makes no sense. Build TRUELY AFFORDABLE living space.
40. I support a mixed use scenario with some housing (200 units) but also amphitheatre and open space uses.
41. I support a smaller amphitheater
42. I support an outdoor music venue but it could be smaller like Pepsi amphitheater in flagstaff which is 3500

43. I support letting the Sedona Film Festival build on the land and after they get established they can be the flagship for that land. Then what they need will grow organically. Let the film and arts drive that area. Sedona has to stop the full run at filling every square inch with housing when there are NO JOBS HERE
44. I support rehabbing the existing space and using it for community events much like the posse grounds amphitheater. I do not support a concert venue or spending millions of dollars to make it bigger.
45. I support restoring the outdoor live entertainment amphitheater as long as their are no other new structures being built on the cultural park property.
46. I support reviving the amphitheater. Long time residents tell stories about great concerts in the past.
    As for housing, very important, but im in favor of AFFORDABLE workforce housing only. No posh developers building more luxury complexes.
47. I support the 2.0 numbers and increasing the capacity in stages starting with somewhere around 2K and then ramping up to higher capacity in the future
48. I support the restoration of the amphitheater, but not for 5,500 people. A smaller capacity, 2,000 max.
49. I support us keeping this community oriented and not commercializing it. We truly have to preserve these community gathering areas as this town hosts highly creative LESS commercialized people. If we want more housing find other areas that are not already developed - if we want an additional more commercialized store and event center build that somewhere else and leave the amphitheater as is for the general local community that wants more peace then added tourist attractions. Please stop capitalizing on areas our community loves so really like this amphitheater and dog park and small trailhead. Let us have that as our one community gem hoping this reaches those who make these decisions
50. I think the amphitheater should be set up to handle less people to help prevent large swarms of traffic but to still be an event center, but on a smaller scale.
51. I think the ideal scene would be a smaller scale amphitheatre, say 2,000- 3,000 capacity. 5,500 could be ok if parking/traffic flow were properly managed.
52. I worry about the increase in traffic in the area especially with the Performing Arts Center nearby.
53. I would definitely support a smaller venue than what is currently there. This land should be about a welcoming place for the people of Sedona as well as visitors.
    This survey is pointless as it offers no real options- only vague guesses that can be twisted to support anything.
54. I would like a smaller venue tied to the event lawn.

55. I would like the city to explore viability of a revived amphitheater
56. I would like to see a major expansion of the community college focusing on the arts and culture. I would call it the Sedona Cultural College, and it would support activities such as singing, dance (performance and social), theater, music performance, drawing, painting, sculpture, and film-making. There would be a multi-purpose theater at the site of the old amphitheater. The college would also collaborate with the local film festival as a site for screening films and holding related events. There would be an outdoor event space for cultural events. The college would also collaborate with private companies for hosting weekend and other workshops for locals and visitors alike.
57. I would support a smaller venue.
58. I would support as long as additional traffic and tourism is taken into consideration abd will be addressed.
59. I would support if it required no public funds. That is, it needs to be self sustaining. Also, it needs to get more use than an occasional concert. And traffic needs to be planned for.
60. If it adds to tourism or increases/utilizes my tax dollars I oppose it.
61. If my taxes are paying for it - oppose. If it brings more tourists - oppose.
62. It depends. What are the attendance numbers for current live events in Sedona (e.g. Red Rocks Concert series at Posse Grounds)? Is there enough space to accommodate parking for multiple thousands of attendees provided that is a realistic attendance expectation? Do you have an alternative proposal for the space if the amphitheater is not restored? My main concern is that the last attempt to bring tge amphitheater back to life was a failure.
63. It has no chance of success with current early-evening noise ordinance.That must change before considering a music venue in Sedona.
64. It should be 1/2 the size so that other uses of the land can be mixed in.
65. Leave everything the way it is
66. Let the people vote. We are a democracy.
67. Make heavy foot traffics by bringing in proven anchor stores such as Chick fil la, Trader Joes or Costco.
68. Maybe downsize performance space to 3-4000 capacity, similar to Pepsi amphitheater in flagstaff. But we should have some larger venue than what now exists in Sedona.
69. Might support amphitheater if there was a clear business plan showing projections for at least break even, even in slow seasons. Prior amphitheater failed because their business plan included wishful thinking and too many NIMBY fudd citizens.
70. Need low income, housing!

71. Need more info like who would run it and types of events. Who gets proceeds if any and what is the city's contribution other than the land. As for question 1 it is so vague that it is impossible to support something with no details. What is mix and total sq footage. Would hate to see city public space that feels as though it's owned by the abutters.
72. Need to see the price tag, and how it will effect our taxes
73. Needs better parking and Horse trailer parking. We used to ride from there all the time and now there's nowhere to put a large trailer. If the space is supposed to be for everyone, it should also be for Horse People
74. No housing should all be for Sedona residents
    No widening of side walks in Rimstone
    Probably support outdoor theater with a
    Smaller capacity
75. Not opposed, but not sure it would be viable
76. Not such a large amphitheater space
77. On a smaller scale for the amphitheatre
78. Only support if parking & traffic is reduced as part of plan. As well as it's construction is spacious m. Not squeezed in
79. Only with major infrastructure support to accommodate so many people. This would be for tourists who would need places to stay food to eat and roads to drive on.
80. Oppose 5000 visitors invading our city
81. Oppose! how many entertainment areas do we need in Sedona? we already have Posse Grounds and the Center for Performing Arts. Building it out would just continue to bring more people to this tiny area where we well know resources are very limited.
    Turn it into a protected habitat.
82. Oppose!! Sell the property! Grt out of the real estate business!! No noise or high rise developments! You will riuin the Western views of the residence!! The tax payers!!
83. Options of 1500 to 2500 should be given.
84. Our unhoused employees need homes not entertainment! DEFINITELY OPPOSED!
85. park, walking trail, view points
86. Parking for these 5500?
87. Parks, picnic tables, lake, grass, trees, plants
    DONNA CLARK
88. Perhaps half the size, 2,500 person.

89. Priorities for our city are not more tourist attractions, but to finally get control over short term rentals!! Then we might not need more housing¦. And what happened with sustainable tourism? We are back to levels of traffic jams comparable to 3 -4 years ago! And the ATV rallies in town? I thought we had taken care of this? It's out of control again. Thanks for the bike trail at Dry Creek road.
90. Sedona absolutely does not need any more restaurants or retail. The main vibe of Sedona has become about greed (High rental costs and Short Term Rentals taking over our neighborhoods) and not about supporting the residents. I appreciate the sidewalks going in and the effort to maintain and beautify Sedona as a whole.However, I do believe the city needs to allocate more of its money towards education, children, elderly, community areas, and put more emphasis on safety and invoking more of a slow and peaceful environment for Sedona. The amount of greed that has come into this town is so disappointing and after living here for 20 years and raising my family and buying a home here, I would love to see the town putting more of its money into the residents. Thank you.
91. Sell to a developer and let them develop the property. Move the Sedona Film Festival to that location to get it away from the main part of the city. BTW, the only way I could access this survey was by scanning the QR code. Not cool, very tricksey and misleading.
92. Should have an option for 2000 seat. Approve that, much like Santa Fe
93. SIFF. Theaters!!
94. slow this process down. what is the rush?
95. Smaller venue, perhaps seating for 3000
96. Stop overbuilding Sedona. Stop funding developers. Support the arts and create community with existing Pose Grounds, Sedona Performing Arta Center
97. Strongly Support however very disappointed how these questions were framed to support a predetermined conclusion. Nothing in the petition says it has to be a 5500 seat venue. It is disingenuous to presents it this way in an all or nothing suggestive manner.
98. Support concept; do not want more tourism
99. Support only if no tax money needed.
100. Support the concept; do not support more tourism.
101. Support with a smaller number no more than 2000

102. Tbis "survey" is a biased farce and a considerable waste of taxpayer money. Let the vote of the RESIDENTS speak and be heard--unless all the present City Council cares about is simply tax income from more business. PLEASE DO NOT DESTROY THIS VALUABLE CULTURAL PARK LAND WITH HOUSING. It was dedicated as a Park and should remain so. Why not consider walkways/trails and benches with a botanical garden as primary feature? The City can do so much better for ALL of Sedona than to put multi-story housing here--it's being ignored that other land options exist. PLEASE DO NOT DESTROY THIS LAST VESTIGE OF THE REASON ALMOST ALL OF US RESIDENTS CAME HERE (voters and citizens--not businesses seeking to generate income from it). WE CAME BECAUSE OF THE AREA'S BEAUTY/CULTURE/TRANQUILITY. Please treasure the last of this City asset for the citizens you are supposed to represent--don't be persuaded by increased tax income from business-oriented interests, such as HOUSING, on our scenic land where it does not belong.

103. Tear out the amphitheater and leave the area as OPEN SPACE. Open Space is what makes Sedona desirable

104. The amphitheater should be much smaller. The traffic is already unbelievably bad. Shuttle service will help however most people will opt to drive their own vehicle.
I am all for employee housing however that is not the place to erect employee housing.

105. The City has no business owning this property for any purpose. The land should be given to the Forest Service.

106. The City has no business owning this property for any purpose. The land should be given to the Forest Service.

107. The City of Sedona should just SELL the property. The traffic is already horrible so bringing in more people won't help. We do not need low income housing IN Sedona. It was a waste of City money to purchase that property. It should be sold and the City should focus on the residents and fix the traffic and pave our streets and stop spending money on projects like this. SELL THE PROPERTY AND LET'S MOVE ON.

108. The city should not be in the real estate business. The property should be sold.

I can support this proposal if and only if (1) the city steps away and (2) an entity with expertise in refurbishing exterior spaces buys the property. I absolutely agree that the current amphitheater and grounds surrounding it are eyesores and should be addressed. Housing in any form is not the answer, though. A well-planned retail/commercial space with plenty of green space might be the appropriate solution.

On another note, this survey is so nebulous as to be ineffective; e.g., in Question 2, what comprises "housing"? What sorts of "restaurants" are envisioned? What is a "Community Recreation Center" (indoor? outdoor? pool? courts? trails?)

109. The concert venue failed once already So it's a very dicey endeavor. The people Who are promoting a concert venue are doing so just to sabotage apartment housing. After they get rid of apartment housing they'll start complaining about the noise of the concert venue

110. The feasibility of a 5,000-seat amphitheater remains unclear without a defined programming strategy; specifically, the intended audience and performers for this venue. What caliber of talent is expected to draw such large crowds? If this is going to focus on bringing in even more tourism rather than catering to locals, the resulting surge in traffic with the current infrastructure will pose a significant burden to residents. Also, given that the previous theater proved unsustainable after only four years, what specific operational changes are being proposed to ensure a different outcome this time? The city should explain how this plan avoids the same pitfalls that led to the original closure of the amphitheater after just four years, before even considering going down the same path again.

111. The last question is worded dishonestly and is deliberately obtuse. Do better.

112. The original amphitheater failed predominantly due to unprofessional/incompetent management. I oppose resurrecting it in any form unless Sedona is willing to spend to hire professional management.

113. The survey is a waste. We should be able to vote on this!

114. There can be NO viable event space in or out of doors without adequate parking and provisions for reducing sound and light pollution.

115. This is a poorly designed survey. The first question leaves no option for comment. This is the only place to comment.

116. This is a terribly worded survey. For example, in Q2 when you use the term important with respect to, e.g., housing, it may be very important to have it, or very important to someone who hates the idea. And then when you ask about support for the first proposal there is no specific proposal to support. This is either embarrassingly bad or perhaps designed to support whatever opinion the survey writer wants to support.

117. This should be a cultural park / not a housing nor retail area for more tax dollars. PLEASE DO NOT ALLOW THIS SITE! NO HOUSING!

118. This survey is extremely similar to past surveys so I am not sure why we needed to answer the same vague questions again. I am not even sure how to answer considering how unspecific and unclear the options are as presented.

119. This survey is misleading and impossible to discern actual resident opinion. The answers on all depends on critical details that are missing. The results cannot be trusted for such an historical impact to West Sedona. Nothing is said about traffic, quality of life for local neighborhoods, extra police & fire services, water and environmental impacts or the cost! Housing does not belong in Cultural Park!

120. This survey is only meant to fit your narrative to get an answer that you want. Such BS. if this was meant for registered voters here in Sedona, That would be inaccurate as it states on the postcard or current anybody can scan the damn QR code.

121. Too much traffic already. Good grief

122. Traffic is so bad now we don't need more!!

123. We already have the SPAC across the street. If outdoor amphitheatre, it should be a smaller venue.
On the housing, I support 50-100 total units, not the 400 unit numbers that I have seen proposed.

124. We need a community center for our residents. There is no more need for housing.

125. We need a community center with activity club and gym like cottonwood.

126. We need a recreation. Commercial, apts build somewhere else. Sedona needs to NOT!!!! Ruin the areas of national forest. This city council and mayor are greedy to ruin our beauty with buildings.

127. will support if shown to be financially viable

128. Will support if shown to be financially viable.

129. Would like to know how the city would accommodate the extra traffic before answering.

130. Would need to know more information on the cost to the citizens and supportive venues and management of this plan.

131. Would prefer to see a more organic development with some low density housing (no more than 2-stories), retail, event space, restaurants (with patio seating) and area for outdoor activities/functions such as farmer's market, bike paths, small concerts, sports facilities and parking for hiking trailhead. Â Should have a designated drop-off and pick-up area for shuttle service. More open spaces instead of high-density multiple story apartments that create more traffic and congestion. Â 5,500-person amphitheater is probably too big of a venue, but how about a smaller size event space for outdoor concerts with views. Main issue I have with the Western Gateway proposals on the city website are the number of apartment units. Â Way too many units and I don't like the buildings over 2-stories. How will these be restricted to not allow short-term rentals?

132. Would prefer to see a more organic development with some low density housing (no more than 2-stories), retail, event space, restaurants (with patio seating) and area for outdoor activities/functions such as farmer's market, bike paths, small concerts, sports facilities and parking for hiking trailhead. Should have a designated drop-off and pick-up area for shuttle service. More open spaces instead of high-density multiple story apartments that create more traffic and congestion. Â 5,500-person amphitheater is probably too big of a venue, but how about a smaller size event space for outdoor concerts with views. Main issue I have with the Western Gateway proposals on the city website are the number of apartment units. Â Way too many units and I don't like the buildings over 2-stories. How will these be restricted to not allow short-term rentals?

133. Would sit empty a lot. Better if it is part of a bigger plan

134. Would support a 2000 seat but no more

135. Would support if capacity is reduced by hslf

136. YOU ARE NOT GIVING US ENOUGH INFORMATION TO MAKE AN EDUCATED DECISION. ON ANY OF THESE 3 QUESTIONS.

137. You need additional municipal local water storage capacity as a defense against Sedona's high-risk wildfire status with all home-owner's insurance carriers. If you fail to give gestures, efforts, infrastructure built to address these concerns, think of the trade-offs given that failure: home-owner's must self-insure (how?), new purchaser's must present equal money just sitting in an account specific for that use (underwriter's risk assessment scores), or short of that, no one sells because they can't, property values drop, and of course - owners will sue the county - maybe the city as well - to have their property taxes reduced. How will you pay for the maintenance of any such "community anything" in that scenario? We are in trouble - city/county leaders - and you are asking about anything but investment to remedy our area-wide risk profile. Summer is here, so are the winds - the time us yesterday to make the investment. You have 41 acres to play with. Build apartments for your workers, build an ampitheater - none of those take up 41 acres, even combined. Include a Sedona water reservior to protect our property values, demonstrate your awareness of the risk issues present and your leadership for investing in water storage infrastructure to address these risks. Otherwise, we are in fact, standing as stupid as Pacific Palisades/LA county, given we know our risks and did nothing to address those risks. I am doing all I can as a private home-owner near the Soldier's Pass Trailhead area - over 45 trailer-loads of debris, dead tree, grass, bush, burnable materials from my yard. I have reduced water control valves by 66%, and built/invested in anti-wildfire hard-scape and terrain topographies to reduce wildfire spread/feeding. I am and have been putting money where my mouth is. This area, under your stewardship, is owed such attention and priority by you due to the risks that do exist here. Take action or be regarded as the careless "leaders" that run LA County/Pacific Palisades.

CITY COUNCIL AGENDA BILL

AB 3151
April 28, 2026
Regular Business

Agenda Item: 9d
Proposed Action & Subject: Discussion/possible action regarding the award of a construction contract for the PR-03B Improvements at Ranger Station Park – Interior Restoration of House & Barn to EDGE Construction, LLC in the amount of $981,319.00.

Department	Public Works, Larry Farhat/Kurt Harris
Time to Present **Total Time for Item**	5 min 30 min
Other Council Meetings	January 9, 2024 DG SUP and Parking Lot Contract; October 24, 2023 Landscape Contract; September 26, 2023 Concrete & Gabion Contract
Exhibits	A. Construction Contract B. Ranger Station House Renovation Plans C. Ranger Station Barn Renovation Plans

Finance Approval	Reviewed 4/20/26 BGW
City Attorney Approval	Reviewed 4/14/26 KWC
City Manager's Recommendation	Recommend approval ABS 4/20/26

Expenditure Required	
$	981,319
Amount Budgeted FY25	
$	1,000,000
Account No. (Description)	22-5242-89-68A7 (Construction) PR-03B Improvements at Ranger Station/ Interior Restoration of House and Barn

SUMMARY STATEMENT

Staff is requesting City Council approval of a construction contract with EDGE Construction, LLC in the amount of $981,319 for the PR-03B Improvements at Ranger Station/ Interior Restoration of House and Barn. The scope of work for this project includes improvements necessary to activate these structures for safe, functional use, including the installation of HVAC, plumbing, lighting, insulation and finishes in the house and fans, lighting and cleaning of the barn interior, allowing both buildings to serve as usable community spaces.



Background:

The City purchased the 3.5-acre “Old Ranger Station” property at 250 Brewer Road in 2014 to preserve the historic buildings and develop a community park consistent with the adopted master plan. The master plan reflects the community vision for the site as a multi-use space supporting a range of activities. The project was accelerated at the direction of the City Council, with minor refinements made during the design process.

Summit Construction and Morning Dew Landscaping have completed the shared use path, plaza area, parking lot, driveways, and site landscaping. This contract represents the next phase of the project, focused on interior improvements needed to activate the historic structures for functional use by the community.

The council has requested that the bathroom facility be redesigned to reduce costs. In doing so, a proposed prefab construction was selected. Standardized Parklands Restrooms company is currently designing PT-04B, SR179 Park & Ride restroom facility. The design should be completed soon, and we will send an RFQ via Sourcewell for contracting. This same design template will be used but modified to meet the aesthetics. Once the design is complete with construction costs, it will be presented to the council for approval.

The contract before Council includes construction of the interior improvements necessary to support safe and usable space within the house and barn. The improvement plans are included as Exhibits B and C. Swann Architects, Inc., who specialize in historic structures, was retained to prepare the design. The plans have been reviewed, approved, and permitted by the Community Development Department.



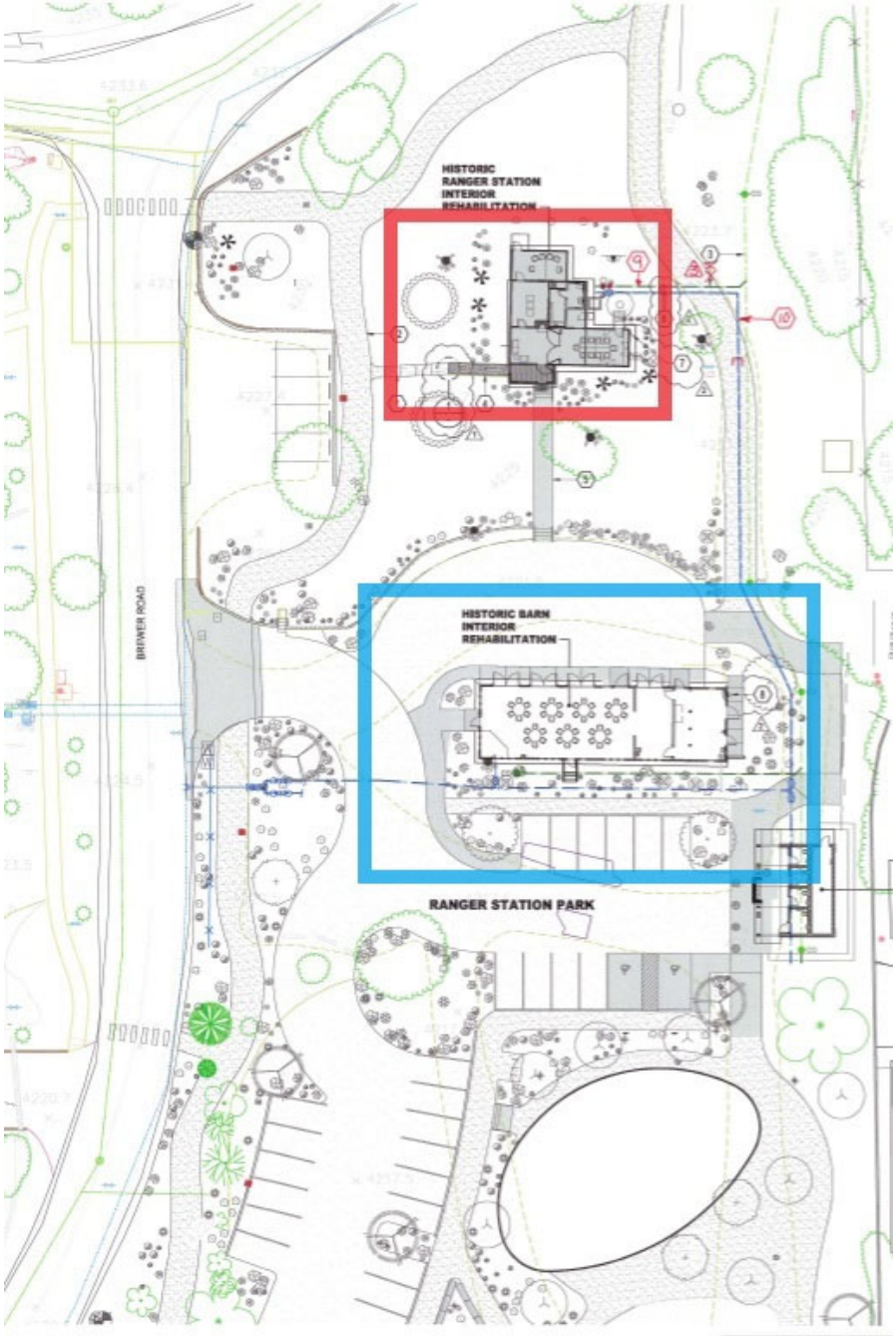


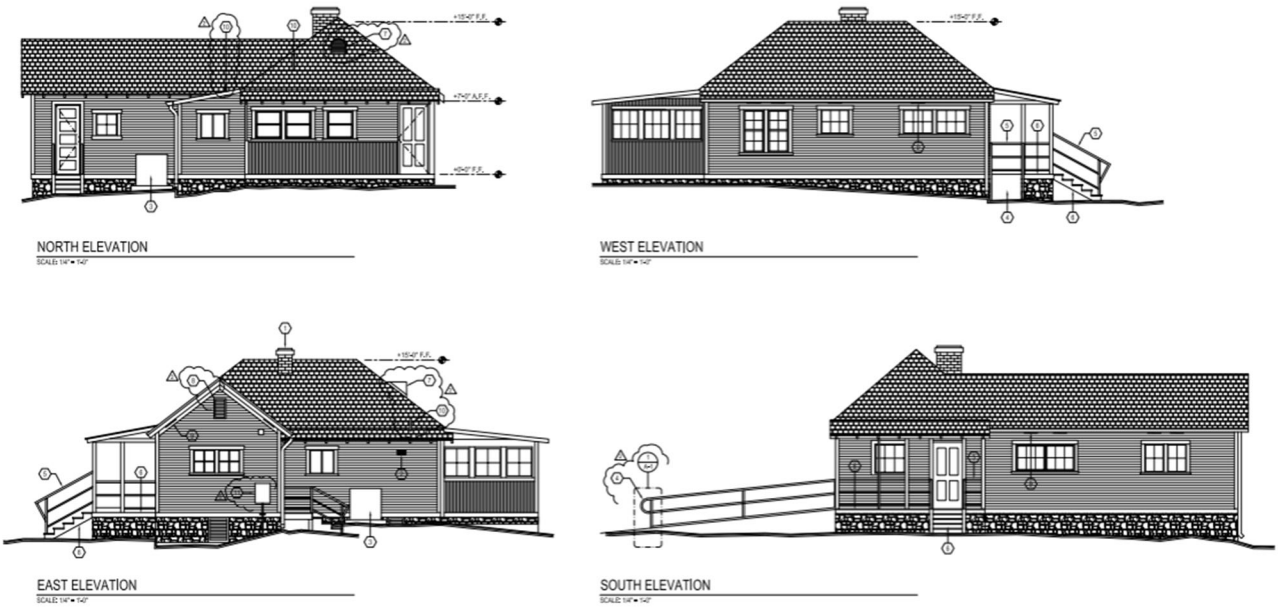
Figure 1: Ranger Station Park House location shown inside red box and the barn in blue box.

Ranger Station House:

The work planned at the Ranger Station House includes improving the existing bathroom to meet ADA requirements, constructing a kitchenette in place of the current closet, and reconfiguring interior space by removing a wall between the more recent addition to create a larger, more functional area near the entrance. The project will retain the existing fireplace and mantle while adding insulation and an HVAC system.

Additional improvements include lighting, plumbing, emergency egress, and other code-related upgrades. The front porch flooring will be replaced, and the ramp handrail will be improved to meet current standards. Dark sky compliant down lighting will be installed at exterior doors, and the back porch will be enhanced to provide usable outdoor space.





Figures 2: The exterior of the house will remain essentially unchanged.

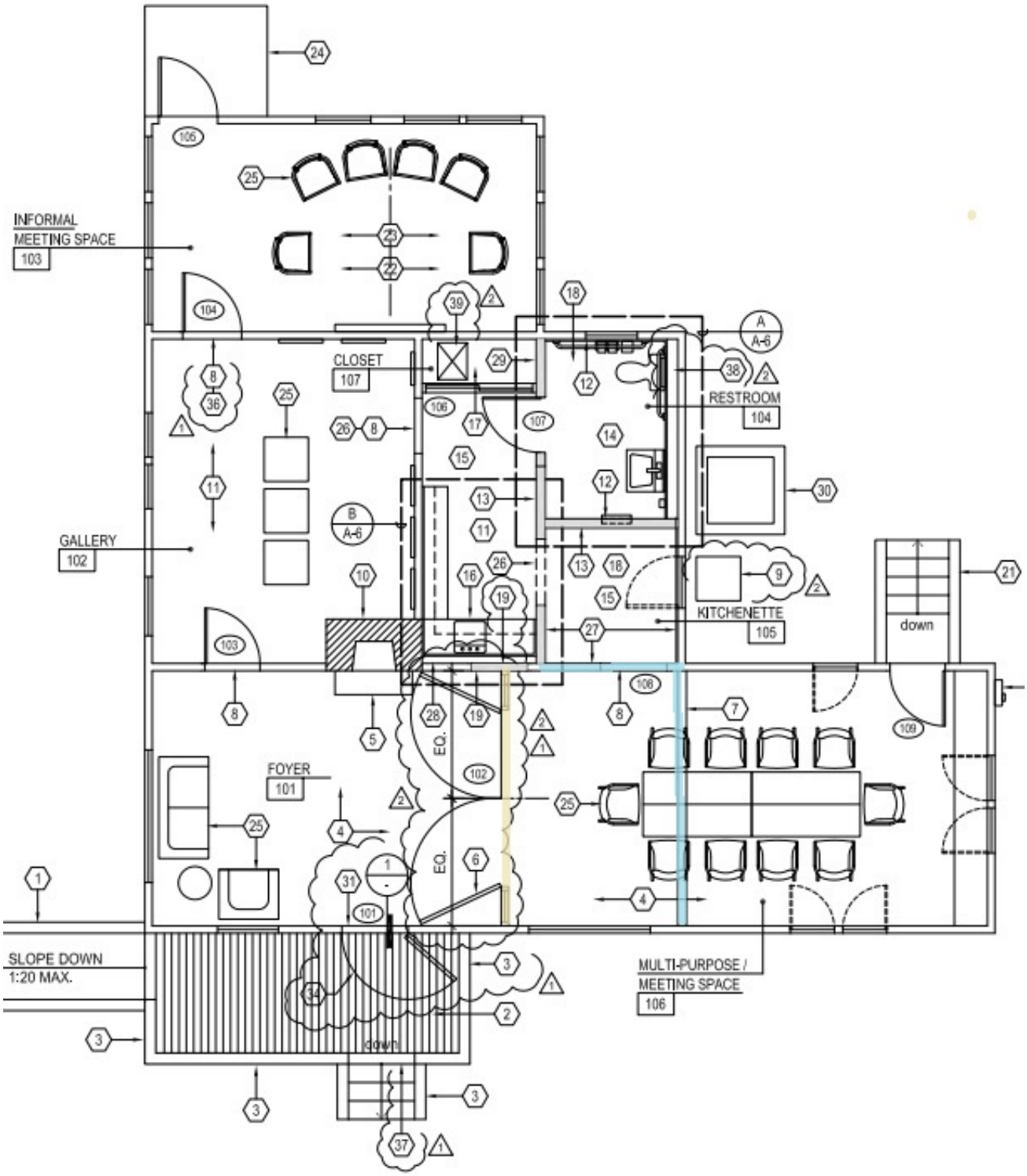


Figure 3: Floor plan of the proposed improvements to the House. Light blue identifies walls removed and yellow shows new glass partition wall.

Ranger Station Barn:

The work planned at the Ranger Station Barn includes improvements to meet ADA requirements, selective removal of a portion of the wall to improve functionality of the space, installation of fans, and smoothing of the floor. Additional work includes installation of insulation in walls, completion and painting of interior panel walls while maintaining open elements, and upgrades to lighting, plumbing, emergency egress, and other code-related improvements. Dark sky compliant exterior lighting will also be added.

Improvements are focused on basic functionality, accessibility, and code compliance, while maintaining the historic character of the structure.



Figure 4: The exterior of the barn will remain substantially unchanged except for the addition of dark sky compliant lighting at exterior doors.

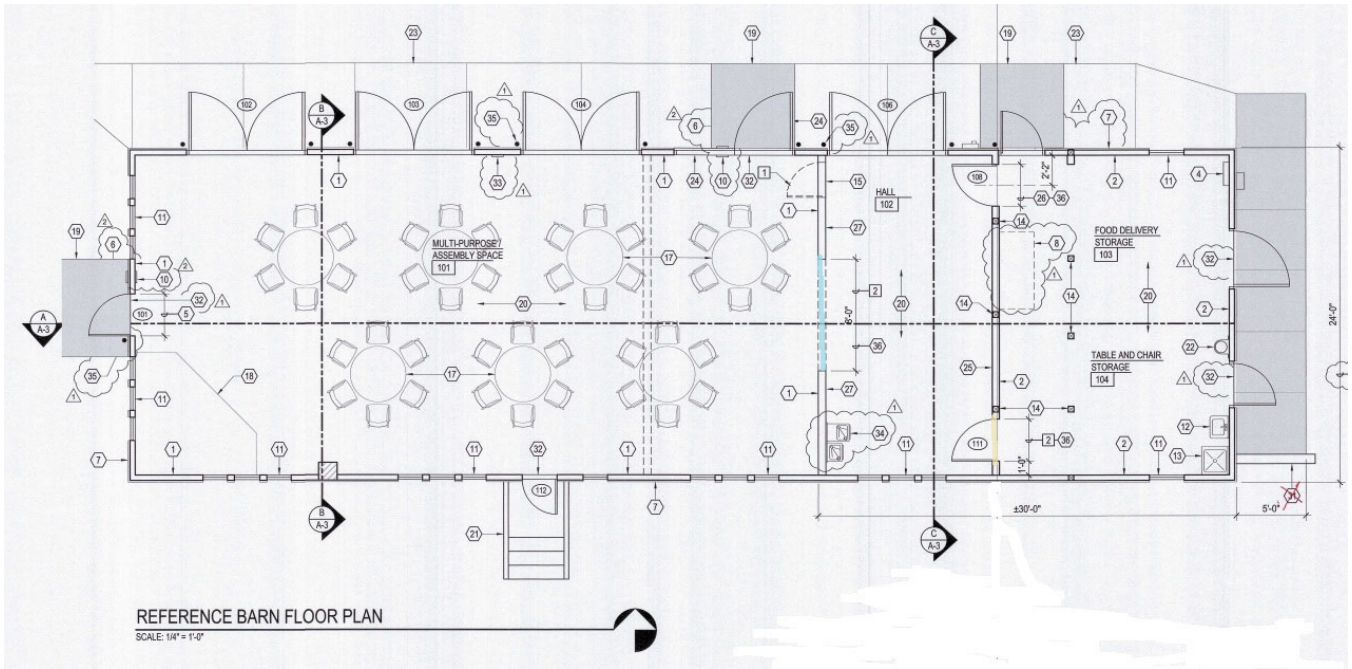


Figure 5: Floor plan of the proposed improvements to the Barn. Light blue identifies walls removed and yellow shows new doorway.

Project Area Outreach Efforts:
Staff has maintained ongoing coordination with adjacent property owners, including Los Abrigados and El Portal, throughout the planning and design process.

Staff has also worked closely with the Historic Preservation Commission through multiple meetings and site visits to ensure the improvements are consistent with preservation goals and maintain the historic character of the structures.

Schedule and Access:

- The construction schedule is 150 calendar days and is anticipated to begin in June 2026.
- Throughout the construction period, the contractor will be responsible for coordinating directly with adjacent property owners and stakeholders regarding any impacts to access.

Procurement Method:
The project was advertised for public bidding. Bids were opened on April 8, 2026, with two bids received. They are listed as follows:

Bidder, (Office Location)	Barn Bid	House Bid	Total Bid
SHF International, LLC (Las Vegas, NV)	$494,554.73	$495,543.01	$990,097.74
EDGE Construction, LLC (Phoenix, AZ)	**$439,552**	**$541,767**	**$981,319**

The low bid was submitted by EDGE Construction, LLC. Staff has researched their references and licenses and has found them to be responsive and responsible, with no reason to not award the contract. This Contractor has experience working on municipal projects of this size, as well as larger and smaller. Staff is recommending the award of the EDGE Construction LLC's bid in the amount of $981,319.

Budget

The FY26 PR-03B project construction budget has $1,000,000 available. Staff believes the low bid is good, and it is reflective of the current bid environment.

Climate Action Plan/Sustainability Consistent: ☒

In the Climate Action Plan, utilizing LED lighting, low-flow faucets, an electric water heater, and meeting the ADA access requirements is encouraged and accomplished with this project. This project addresses those desired actions and strategies.

Board/Commission Recommendation:

Historic Preservation Commission and Community Development have supported the work, including reviewing lighting and design, etc.

Alternative(s): 1) Council may choose not to approve this contract. 2) Approve the contract for only the house. 3) Approve contract for only the barn; however, a permanent restroom is required to open this structure to the public.



Artwork, Stormy Bay, at Ranger Station Park

MOTION

I move to: approve award of the construction contract with EDGE Construction, LLC in the amount of $981,319 for the PR-03B Improvements at Ranger Station/ Interior Restoration of House and Barn in an amount not to exceed $981,319, subject to approval of the written contract by the City Attorney's Office.

CONSTRUCTION CONTRACT

THIS CONTRACT, made and entered into this ____ day of _____, 2026 by and between the City of Sedona, Arizona, hereinafter called the "Owner", and **EDGE Construction LLC**, hereinafter called the "Contractor."

WHEREAS, the City has caused Contract Documents to be prepared for the construction of the **PR-03B Improvements at Ranger Station Park - Interior Restoration of House & Barn Project,** City of Sedona, Arizona, as described therein; and

WHEREAS, the Contractor has offered to perform the proposed work in accordance with the terms of the Contract; and

WHEREAS, the Contractor, as will appear by reference to the minutes of the proceedings of the City Council was duly awarded the work.

NOW, THEREFORE, the parties hereto hereby stipulate, covenant and agree as follows:

1. The Contractor promises and agrees to and with the City that it shall perform everything required to be performed and shall provide and furnish all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services required to perform and complete in a workmanlike manner all of the work required in connection with construction of the Project all in strict accordance with the Specifications and Drawings, including any and all Addenda, and in strict compliance with the Contractor's Proposal and all other Contract Documents, which are a part of the Contract; and the Contractor shall do everything required by this Contract and the other documents constituting a part thereof.

2. The Contractor agrees to perform all of the work described above in accordance with the Contract Documents and comply with the terms therein for the initial estimated Contract price of **$981,319**, subject to increase or decrease in accordance with the Contract Documents, and the Bid Schedule set forth therein; and the City agrees to pay the Contract Prices in accordance with the Bid Schedule for the performance of the work described herein in accordance with the Contract Documents.

3. The Contractor and the City agree that the terms, conditions, and covenants of the Contract are set forth in the Contract Documents and the Plans and Technical Specifications, and the Drawings, all defined as the Contract Documents, and by this reference made a part hereof as if fully set forth herein.

4. The Contractor and the City agree that each will be bound by all terms and conditions of all of the Plans and Technical Specifications, and Contract Documents, as if the same were fully set forth herein, and hereby incorporate all of the foregoing into this Agreement.

5. The Contractor shall abide by all the laws of the United States of America, State of Arizona, Coconino/Yavapai Counties, and the City of Sedona, including a requirement that Contractor obtain an annual Sedona Business License for every year that they do business with Sedona or within the City limits.

6. The Contractor shall carry Workers' Compensation Insurance and require all Subcontractors to carry Workers' Compensation Insurance as required by the Law of the State of Arizona, and all other insurance as set forth in the General Conditions.

7. Contractor, its agents, employees, and subcontractors, shall not discriminate in any employment policy or practice. "Discrimination" means to exclude individuals from an opportunity or participation in any activity or to accord different or unequal treatment in the context of a similar situation to similarly situated individuals because of race, color, gender, gender identity, sexual orientation, religion, national origin or ancestry, marital status, familial status, age, disability, or veteran status. (Ordinance 2015-10 (2015).

8. Work under this Contract shall commence on the date specified in the written Notice to Proceed from the City to the Contractor. Upon receipt of said Notice, the Contractor shall diligently and continuously prosecute and complete all work under this Contract within the time specified on page A-2.

9. The Contract Document consist of the following component parts, all of which are a part of this Contract whether herein set out verbatim, or attached hereto:

   Advertisement for Bids
   Information for and Instructions to Bidders
   Bid Proposal and Bid Guaranty Bond
   Contract (this document)
   Change Orders
   Addenda
   Performance Bond, Labor and Material Payment Bond
   Special Conditions
   General Conditions
   Technical Specifications
   Notice of Award
   Notice to Proceed
   Plans and Drawings
   Design Reports
   Standard Specifications
   Insurance Certificates

The above-named documents are essential parts of the Contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complementary and to describe and provide for a complete work. In case of discrepancy, the order of precedence is as follows:

1. Change Orders
2. Contract (this document), including addenda
3. Payment and Performance Bonds
4. Advertisement for Bids
5. Information for and Instructions to Bidders
6. Notice of Award
7. Notice to Proceed
8. Special Conditions
9. Bid Proposal
10. Technical Specifications
11. Plans and Drawings
12. General Conditions
13. Bid Guaranty Bond
14. Standard Specifications

In the event there is a conflict between any of the above listed documents, the provision of the document with the lower numerical value shall govern those documents with a higher numerical value. Within a category, the last in time is first in precedence.

The Contractor shall not take advantage of any apparent error or omission in the Plans or Specifications. In the event the Contractor discovers such an error or omission, he shall immediately notify the Owner. The City will then make such corrections and interpretations as may be deemed necessary for fulfilling the intent of the Plans and Specifications.

10. As part of the inducement for City to enter into this Agreement, Contractor makes the following representations:

    A. Contractor has familiarized himself with the nature and extent of the Contract Documents, work, locality, and with all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress, or performance of the work.

    B. Contractor has studied carefully all reports of investigations and tests of subsurface and latent physical conditions at the site or those reports that otherwise may affect cost, progress or performance of the work, which were utilized by Design Engineer in the preparation of the Drawings and Specifications and which have been identified in the Contract Documents.

    C. Contractor has made or caused to be made examinations, investigations and tests, and studies of such reports and related data as he deems necessary for the performance of the work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, tests, reports or similar data are or will be required by Contractor for such purposes.

D. Contractor has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.

E. **Contractor has given the City Engineer written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents** and the written resolution thereof by City Engineer is acceptable to Contractor.

F. Contractor has attended mandatory pre-bid meetings and walk-throughs.

11. A. No assignment by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

B. City and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, and its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

C. Pursuant to Arizona Revised Statutes Section 38-511, the provisions of which are incorporated by reference as if fully set forth herein, all parties are hereby given notice that this Agreement is subject to cancellation by the City if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Contract or Contract Documents on behalf of the City is, at any time while the Contract or Contract Document or any extension thereof is in effect, an employee or agent of any other party to the Contract or Contract Documents in any capacity or a consultant to any other party to the Contract or Contract Documents with respect to the subject matter of the Contract or Contract Documents.

12. During the performance of this Agreement, Contractor may also be under contract with the City for performance of work on other projects. A breach in the performance of any of Contractor's obligations under this Agreement shall constitute a breach of Contractor's obligations under any other agreement with the City and the breach by Contractor under other agreement with the City shall also constitute a breach of Contractor's obligations under this Agreement. The City may offset any amounts owed by Contractor under any such other agreement from any amounts owed to Contractor under this Agreement.

13. The Contract Documents constitute the entire Agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement which shall be deemed an original on the date first above written.

CITY: City of Sedona, Arizona

BY: _____

NAME: _____

TITLE: _____

(SEAL)
Attest:
BY: _____

NAME: _____

Approved as to Legal Form:

BY:
(City Attorney)

CONTRACTOR:

BY: _____

NAME: _____

TITLE: _____

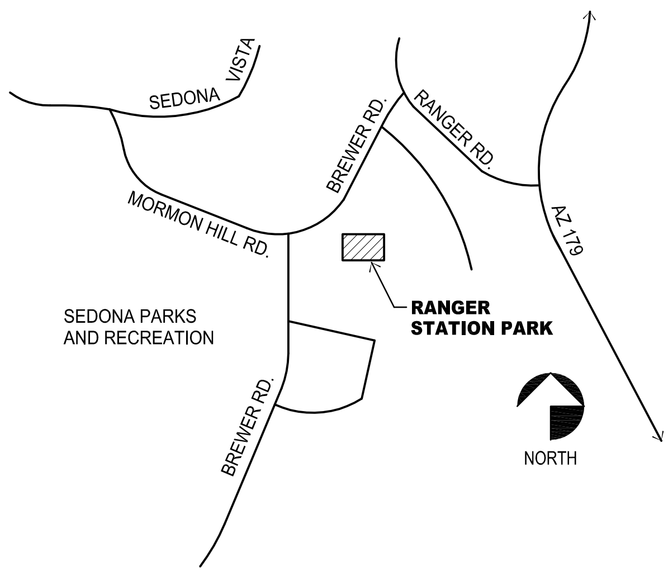
(SEAL)
ATTEST:
BY: _____

NAME: _____

CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION
AT RANGER STATION PARK

250 BREWER ROAD
SEDONA, ARIZONA 86336

VICINITY MAP



SYMBOLS LIST

- 1 / A-3 — DETAIL NUMBER; SHEET NUMBER WHERE DETAIL APPEARS
- A / A-3 — SECTION NUMBER; SHEET NUMBER WHERE SECTION APPEARS
- 1 / A-3 — ELEVATION NUMBER; SHEET NUMBER WHERE ELEVATION APPEARS
- DIMENSION ABOVE FINISH FLOOR
- 4 — SPECIFIC RENOVATION NOTE NUMBER
- 107 — ROOM NUMBER
- 112 — DOOR NUMBER
- A — WINDOW TYPE

INDEX TO DRAWINGS

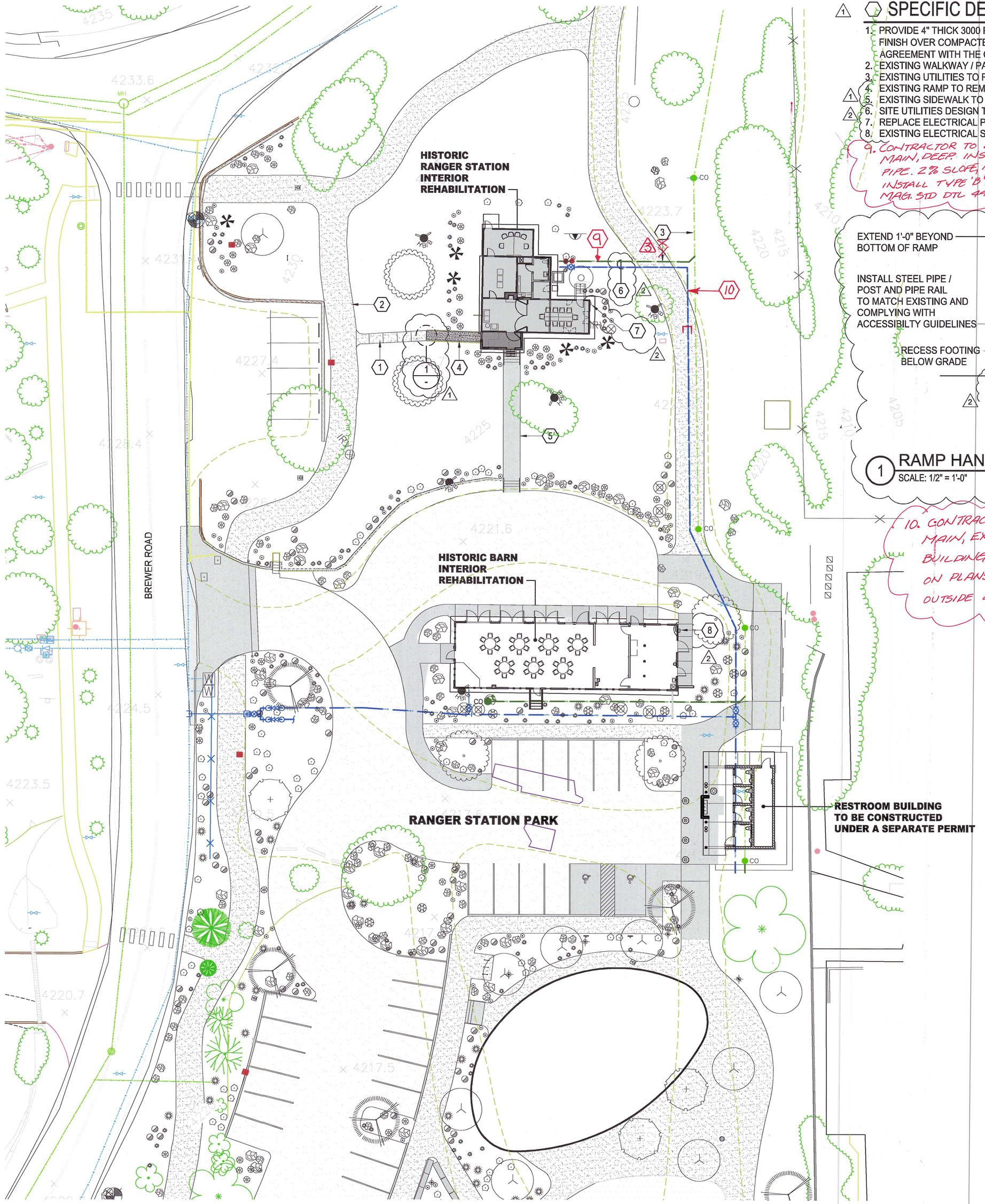
A-0	COVER SHEET, INDEX TO DRAWINGS, VICINITY MAP, SYMBOLS LIST
A-1	ARCHITECTURAL SITE PLAN, PROJECT DATA
A-2	SELECTIVE DEMOLITION AND REFERENCE FLOOR PLANS
A-4	EXTERIOR ELEVATIONS (FOR REFERENCE ONLY)
A-5	REFLECTED CEILING PLAN
A-6	ENLARGED RESTROOM PLAN AND ELEVATIONS, AND INTERIOR ELEVATIONS
A-7	DOOR SCHEDULES, DOOR TYPES, AND FINISH SCHEDULES FINISH SCHEDULES
M100	MECHANICAL SCHEDULES AND MECHANICAL FLOOR PLANS
M201	MECHANICAL DETAILS
M202	MECHANICAL DETAILS
M301	MECHANICAL SCHEDULES
P100	PLUMBING SCHEDULES
P101	PLUMBING FLOOR PLANS
P102	PLUMBING SCHEMATICS
P201	PLUMBING DETAILS
P301	PLUMBING SPECIFICATIONS
ES-1	ELECTRICAL SITE PLAN
E-1	RANGER STATION POWER PLAN
E-2	RANGER STATION LIGHTING PLAN AND LIGHT FIXTURE SCHEDULE
E-3	ONE-LINE DIAGRAM AND SCHEDULES
E-4	ELECTRICAL SPECIFICATIONS

2 CITY OF SEDONA 11/2025
1 CITY OF SEDONA 7/2025

REGISTERED ARCHITECT
26579
JEFFRY ALLEN SWAN
Date Signed 7/2025
ARIZONA, U.S.A.
EXPIRES 9/30/2025

sheet: A-0

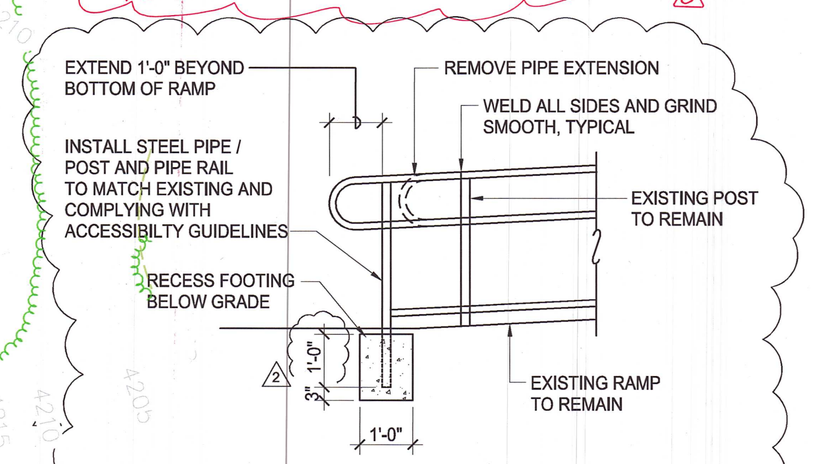
swan architects, inc.



ARCHITECTURAL SITE PLAN
SCALE: 1:20

SPECIFIC DESCRIPTIVE NOTES

1. PROVIDE 4" THICK 3000 PSI CONCRETE SIDEWALK WITH LIGHT BROOM FINISH OVER COMPACTED AGGREGATE BASE COARSE. COORDINATE AGREEMENT WITH THE CITY OF SEDONA REPRESENTATIVE.
2. EXISTING WALKWAY / PARKING SURFACE COMPLETED BY CITY OF SEDONA.
3. EXISTING UTILITIES TO REMAIN.
4. EXISTING RAMP TO REMAIN. EXTEND STEEL PIPE HANDRAIL.
5. EXISTING SIDEWALK TO REMAIN.
6. SITE UTILITIES DESIGN TO BE PROVIDED BY CITY OF SEDONA.
7. REPLACE ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
8. EXISTING ELECTRICAL SERVICE. REFER TO ELECTRICAL DRAWINGS.
9. CONTRACTOR TO LOCATE EXISTING SANITARY SEWER MAIN, DEEP. INSTALL 'Y' CONNECTION 4"Ø SDR35 PIPE. 2% SLOPE, MINIMUM, 3 FOOT COVER MINIMUM. INSTALL TYPE 'B' SEWER BUILDING CONNECTION PER MAG. STD DTL 440-2.



1 RAMP HANDRAIL EXTENSION
SCALE: 1/2" = 1'-0"

10. CONTRACTOR TO LOCATE EXISTING 2"Ø WATER MAIN, EXTEND 1"Ø C900 WATER SERVICE TO BUILDING, 3 FOOT COVER, MINIMUM, AS SHOWN ON PLANS. INSTALL 1" BALL VALVE AND BOX OUTSIDE OF BUILDING PER MAG. STD DTL 391H

PROJECT DATA

PROJECT DESCRIPTION: INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION.

PROJECT MANAGER: SANDRA PHILLIPS, PE, CFM, ENVSP
ASSISTANT DIRECTOR OF PUBLIC WORKS
EMAIL: SPHILLIPS@SEDONAAZ.GOV

LARRY FARHAT
FACILITIES MAINTENANCE MANAGER
CITY OF SEDONA PUBLIC WORKS
EMAIL: LFARHAT@SEDONAAZ.GOV

ARCHITECT: SWAN ARCHITECTS, INC.
833 N. 5TH AVE.
PHOENIX, AZ 85003
EMAIL: jeff@swanarchitects.com

ADDRESS: RANGER STATION PARK
250 BREWER ROAD
SEDONA, AZ

BUILDING CODES: INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL PLUMBING CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION

BUILDING AREA: RANGER STATION: 987 S.F.

CONSTRUCTION TYPE: VB WITH NO A.F.E.S.

OCCUPANCY GROUP: B

OCCUPANT LOAD:

ROOMS:	OCCUPANT LOAD:
101/ FOYER	182 S.F. / 15 S.F. = 12.1
102 / GALLERY	171 S.F. / 30 S.F. = 5.7
103 / MEETING ROOM	161 S.F. / 15 S.F. = 10.7
104 / RESTROOM	58 S.F. / 150 S.F. = 1
105 / KITCHENETTE	96 S.F. / 150 S.F. = 1
106 / MEETING SPACE	252 S.F. / 15 S.F. = 16.8
TOTAL CCUPANT LOAD:	47.3

PLUMBING FIXTURES REQUIRED:

	MEN(27)	WOMEN(27)	OTHER
WC'S	1	1	-
LAVS	1	1	-
EDF	-	-	1
MOP SINK	-	-	1

PLUMBING FIXTURES PROVIDED: ONE ACCESSIBLE GENDERLESS RESTROOM PROVIDED WITH ONE WATER CLOSET AND ONE LAVATORY. NEW RANGER PARK RESTROOM BUILDING TO SUPPLEMENT REQUIREMENTS. BOTTLED WATER OR CHILLED WATER DISPENSER WILL BE FURNISHED BY CITY OF SEDONA.

EXITS REQUIRED: 1 REQUIRED / 3 PROVIDED

3 ITEMS ADDED FOR CLARIFICATION BY OWNER CITY OF SEDONA

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REGISTERED ARCHITECT 26579 JEFFRY ALLEN SWAN Date Signed 7/10/25 ARIZONA, U.S.A.
EXPIRES 9/30/2025

REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 26962 SANDRA D. PHILLIPS Date Signed ARIZONA, U.S.A.

drawing: ARCHITECTURAL SITE PLAN, PROJECT DATA, SYMBOLS LIST AND VICINITY MAP

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: June 2025
drawn: J.A.S.
checked: J.A.S.
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025

project number(s):

sheet: A-1

☐ SPECIFIC DEMOLITION NOTES

1. REMOVE WOOD FRAMING AND RELATED ITEMS.
2. REMOVE PLYWOOD SHEATHING. REFER TO REHABILITATION PLANS.
3. REMOVE CABINET AND RELATED ITEMS.
4. ENLARGE DOOR OPENING TO MEET ACCESSIBILITY REQUIREMENTS. REFER TO DOOR SCHEDULE.
5. REMOVE WOOD DOOR AND RELATED ITEMS.
6. REMOVE WOOD STRIP PORCH FLOORING AND RELATED ITEMS.
7. REMOVE NONORIGINAL PARTITION AND RELATED ITEMS.
8. REMOVE WALL FRAMING AS NECESSARY TO CREATE NEW OPENING. SALVAGE FIBER PANELING AND WOOD STRIPS FOR REUSE.
9. REMOVE GYPSUM DRYWALL AND RELATED ITEMS.
10. REMOVE AND SALVAGE WOOD DOOR AND RELATED ITEMS.

BUILDING INSULATION NOTES

A. REMOVE AND SALVAGE WOOD STRIP FLOORING AND SHEATHING AS REQUIRED TO INSTALL 2-LAYERS (STAGGERED) OF R-6.3 ROCKWOOL RIGID COMFORT BOARD AGAINST EXPOSED FOUNDATION WALLS (BELOW RAISED FLOOR). LEVEL GRADE ADJACENT TO FOUNDATION WALL AND SECURE INSULATION IN PLACE AS RECOMMENDED BY MANUFACTURER. THE EXPOSED FOUNDATION WALL IS APPROXIMATELY 12 TO 18 INCHES HIGH.

B. REMOVE ORIGINAL FIBERBOARD AND/OR NONORIGINAL GYPSUM DRYWALL FROM INTERIOR SIDE OF EXTERIOR WOOD FRAMED WALLS. SEAL OPENINGS IN SHEATHING AND INSTALL 3.5 INCHES OF ROCKWOOL BATT-TYPE INSULATION WITH A R-16 THERMAL VALUE. COVER INSULATION WITH 5/8" GYPSUM DRYWALL WITH A SMOOTH, LEVEL 4 FINISH AND PAINT.

C. INSTALL 9.5 INCHES (R-38) OF ROCKWOOL BATT-TYPE INSULATION BETWEEN AND/OR ABOVE THE WOOD CEILING JOISTS. PROTECT RECESSED LIGHTING FIXTURES AND RELATED ITEMS PER MANUFACTURERS WRITTEN INSTRUCTIONS. REMOVE CEILING AT LEAN-TO ADDITION AND INSTALL BATT-TYPE ROCKWOOL INSULATION. FILL CAVITY SPACE BETWEEN THE EXISTING WOOD JOISTS. COVER INSULATION WITH 1/2" GYPSUM DRYWALL WITH SMOOTH, LEVEL 4 FINISH AND PAINT.

GENERAL REHABILITATION NOTES

A. VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. EXISTING CONDITIONS SHALL BE PART OF CONTRACT DOCUMENTS.

B. REMOVE ORIGINAL FIBER BOARD PANELING AND/OR NON-ORIGINAL GYPSUM DRYWALL THROUGHOUT BUILDING AND INSTALL 5/8" GYPSUM DRYWALL WITH SMOOTH LEVEL 4 FINISH.

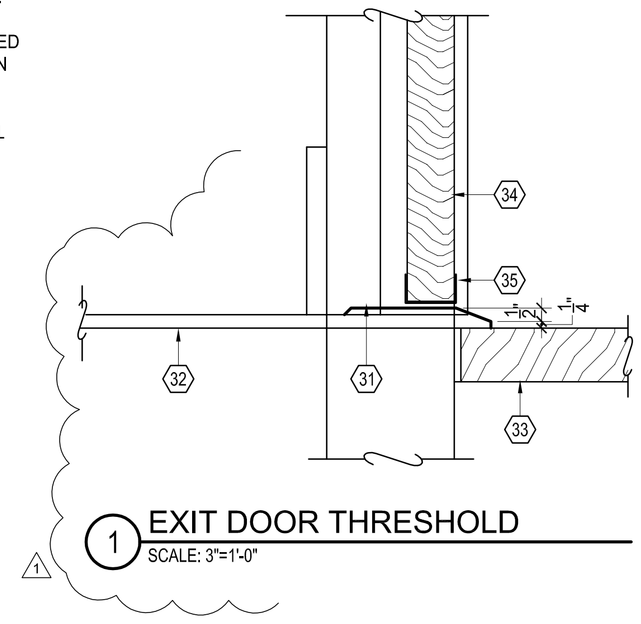
C. NO EXTERIOR WORK UNLESS NOTED OTHERWISE. EXTERIOR FINISHES HAVE BEEN PREVIOUSLY REHABILITATED.

D. REPAIR DAMAGED/REPLICATE MISSING WOOD STRIP FLOORING, WOOD BASE, TRIM, AND RELATED ITEMS.

E. REHABILITATE INTERIOR WOOD DOORS AND WINDOW CASINGS / TRIM. REPLICATE WHERE MISSING.

F. PREP AND PAINT INTERIOR SURFACES WITH HIGH GRADE COMMERCIAL PAINT SYSTEM APPROPRIATE FOR SURFACE. ACCEPTABLE PAINT MANUFACTURERS INCLUDE DUNN EDWARDS, FRAZEE OR APPROVED EQUAL. SUBMIT PAINT SCHEDULE TO CITY FOR REVIEW AND APPROVAL.

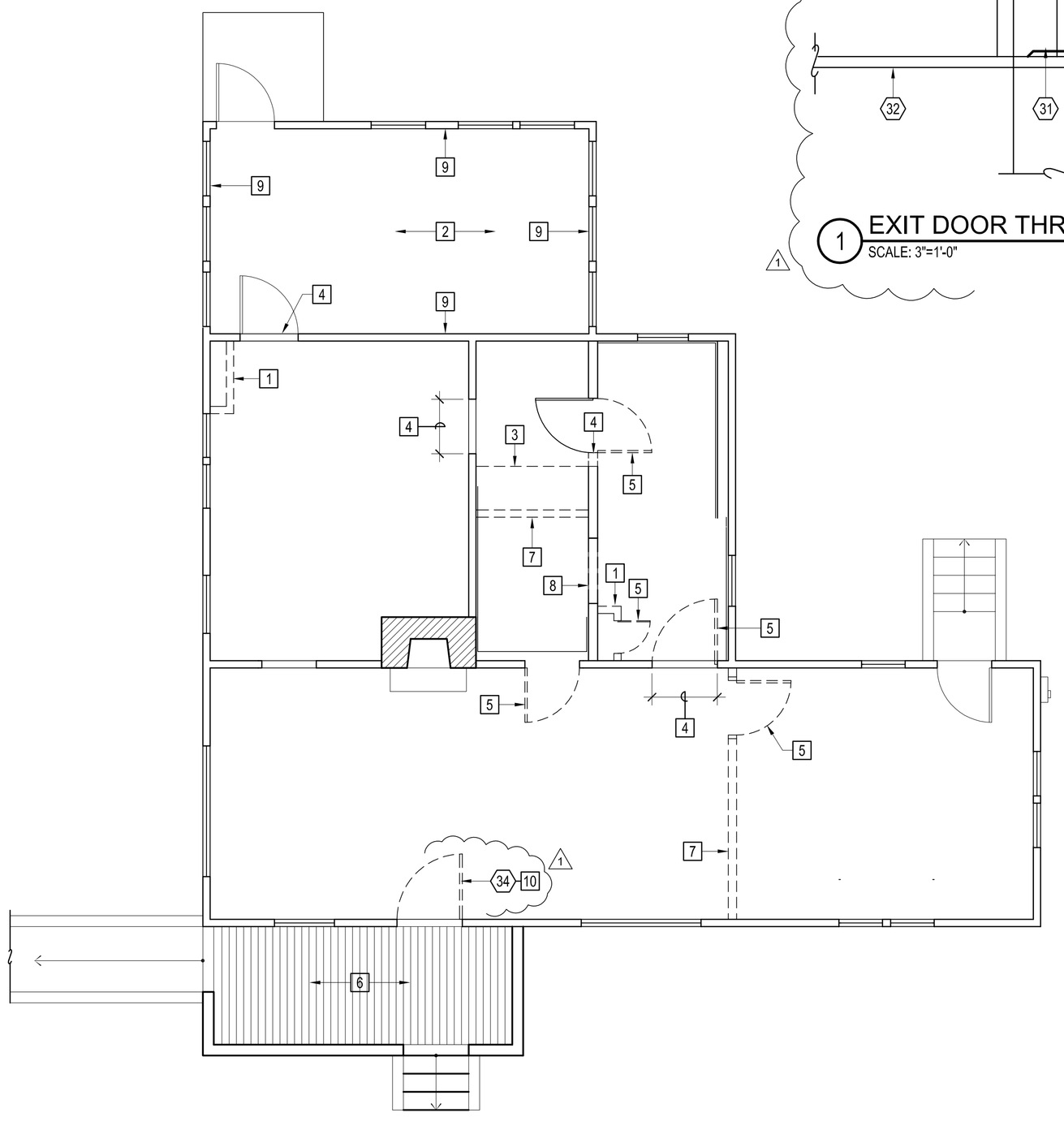
G. ENLARGE SPECIFIC DOOR OPENINGS (SEE DOOR SCHEDULE) TO MEET ADA GUIDELINES. INSTALL / ALTER NEW / EXISTING WOOD CASINGS / TRIM TO MATCH ORIGINAL.



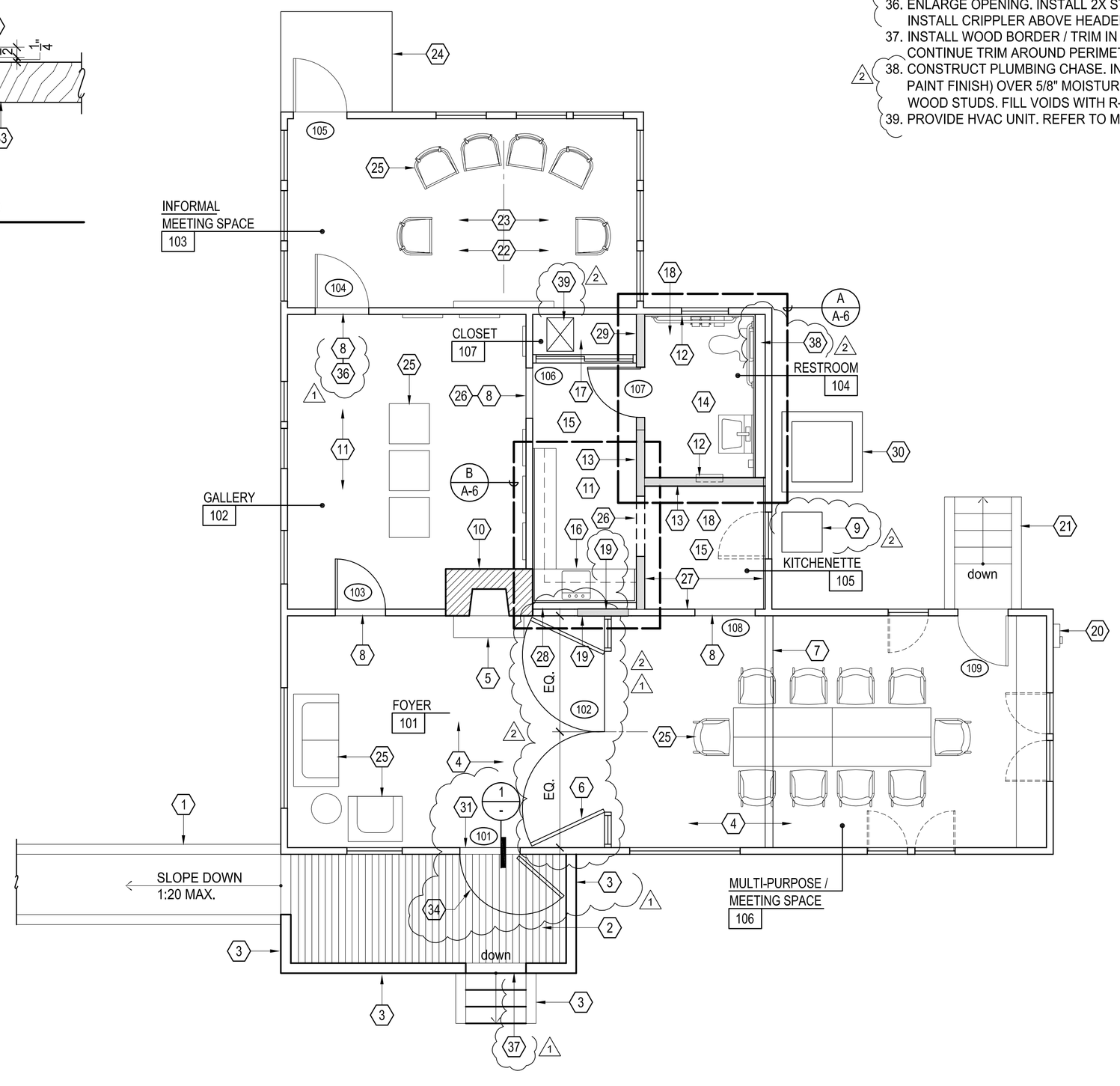
1 EXIT DOOR THRESHOLD
SCALE: 3"=1'-0"

⬡ SPECIFIC REHABILITATION NOTES

1. EXISTING RAMP TO REMAIN. REFER TO SITE PLAN FOR ADDITONAL INFORMATION.
2. REPLACE DETERIORATED WOOD DECK BOARDS AND STAIR TREADS WITH SPACED (1/4" MAX. TO AVOID BUCKLING) 2X6 REDWOOD BOARDS AND RELATED TRIM ATTACHED WITH GALVANIZED SCREWS AND FINISHED WITH STAIN / SEALER SELECTED BY CITY OF SEDONA.
3. REHABILITATE / PAINT WOOD HANDRAILS / GUARDRAILS AND RELATED TRIM. APPLY PAINT FINISH TO MATCH EXISTING.
4. REPAIR DAMAGED/REPLACE MISSING WOOD STRIP FLOORING, SAND, AND REFINISH.
5. REHABILITATE MASONRY FIREPLACE TO REMAIN. THOROUGHLY CLEAN CHIMNEY, FIRE BOX, AND RELATED ITEMS. RESTORE STONE HEARTH, WOOD MANTLE, AND RELATED ITEMS.
6. PROVIDE SWINGING 4'-0" WIDE ALUMINUM DOOR(S) AND PARTITION 487 SERIES WITH 9/16" LAMINATED GLASS, AS MANUFACTURED BY CR LAURENCE COMPANY. INSTALL WOOD HEADER ABOVE CEILING TO SUPPORT TRACK AND GLASS PARTITION. HARDWARE SHALL INCLUDE FLOOR PIVOT HINGES, PULLS, AND DROP DOWN HOLD OPENS.
7. INSTALL/INLAY WOOD STRIP (TWICE THE WIDTH OF ADJACENT WOOD STRIPS) TO MARK TRANSITION BETWEEN ORIGINAL RANGER STATION AND EARLY ADDITION. FINISH TO MATCH WOOD STRIP FLOORING TO REMAIN.
8. INSTALL WOOD STRIP (FULL WIDTH) WITHIN OPENING, TYPICAL.
9. EXISTING CONCRETE COVER / VAULT TO REMAIN.
10. REHABILITATE EXPOSED BRICK AND MORTAR.
11. REPAIR DAMAGED/REPLACE MISSING WOOD STRIP FLOORING, SAND, AND REFINISH.
12. REPAIR DAMAGED / REPLACE MISSING WOOD STRIP PANELING ON RESTROOM WALLS. MATCH ORIGINAL OR EARLY WOOD STRIPS.
13. REPAIR/ALTER WOOD STUD PARTITION. RESTORE WOOD STRIP PANELING ON RESTROOM SIDE, INSTALL SOUND ATTENUATION, AND 5/8" GYPSUM DRYWALL ON KITCHENETTE/STORAGE ROOM SIDE.
14. REPLACE PLYWOOD FLOOR SHEATHING AND INSTALL 18"x18" "UNIFY" LUXURY VINYL TILE AS MANUFACTURED BY ARMSTRONG OR APPROVED EQUAL. INSTALL SUBSTRATE APPROVED BY MANUFACTURER AND WOOD BASE WITH COVE TRIM.
15. REMOVE PLYWOOD FLOOR SHEATHING, REPAIR WOOD SUBFLOOR AND INSTALL NEW SHEATHING AND WOOD STRIP FLOORING TO MATCH WOOD STRIP FLOORING IN MULTIPUPROSE/MEETING SPACE.
16. PROVIDE UNDERCOUNTER PORCELAIN BAR SINK WITH GOOSENECK FAUCET AND RELATED ITEMS CONFORMING WITH ADA GUIDELINES. REFER TO PLUMBING DRAWINGS.
17. REPAIR WALL SURFACES WITH 5/8' GYPSUM DRYWALL OVER EXISTING AND/OR NEW WOOD FRAMING. REPAIR DAMAGED OR MISSING WOOD SUBFLOOR AND WOOD STRIP FLOORING AND BASE TO MATCH ADJACENT SURFACES TO REMAIN.
18. REHABILITATE WOOD STRIP CEILING, TRIM, AND RELATED ITEMS IN THIS AREA.
19. INFILL DOOR OPENING WITH WOOD STUDS AND WALL COVERING TO MATCH ADJACENT SURFACES.
20. EXISTING ELECTRICAL PANEL TO BE REPLACED. REFER TO ELECTRICAL DRAWINGS.
21. EXISTING STAIR AND RAIL TO REMAIN. NO WORK.
22. REMOVE PLYWOOD SHEATHING, REPAIR SUBFLOOR, AND INSTALL 3/4" X 6" OR SIM. WOOD PLANK FLOORING WITH STAIN FINISH.
23. RECONSTRUCT SINGLE SLOPE ROOF FRAMING AND INSTALL A 1/2" GYPSUM DRYWALL CEILING. FILL VOIDS BETWEEN RAFTERS WITH INSULATION. INSTALL NEW GYPSUM DRYWALL WALL SURFACES TO UNDERSIDE OF SLOPE CEILING.
24. PROVIDE 4" THICK, 3000 PSI CONCRETE SLAB WITH LIGHT BROOM FINISH OVER COMPACTED BASE COARSE.
25. FURNISHINGS BY CITY OF SEDONA.
26. PROVIDE (3'-0" X 6'-8") OPENING IN PARTITION. TRIM WITH WOOD CASING TO MATCH EXISTING. INCREASE WIDTH OF OPENING BY INSTALLING 2X WOOD STUDS AT EACH SIDE WITH A DOUBLE 2x8 HEADER. INSTALL CRIPPLES ABOVE HEADER AS REQUIRED.
27. REHABILITATE WOOD STRIP PANELING.
28. CONSTRUCT PLUMBING CHASE AS REQUIRED.
29. INFILL / COVER WINDOW SASH / OPENING WITH 5/8" GYPSUM DRYWALL (BOTH SIDES), FINISH SMOOTH AND PAINT.
30. PROVIDE CONDENSING UNIT ON CONCRETE SLAB. REFER TO MECHANICAL / ELECTRICAL DRAWINGS.
31. PROVIDE PEMKO 157 OFFSET ALUMINUM SADDLE THRESHOLD +/-6" WIDE X 3/4" HIGH. PROVIDE FINISH AS SELECTED BY CITY REPRESENTATIVES.
32. REHABILITATE EXISTING WOOD STRIP FLOORING.
33. REPLACE WOOD DECK BOARDS.
34. REVERSE DOOR SWING. REPLACE WOOD JAMB, TRIM, AND RELATED ITEMS TO CREATE LIKE NEW CONDITION.
35. PROVIDE PEMKO ALUMINUM U-SHAPED DOOR SHOE WITH NOTCHED VINYL BOTTOM SEAL. PROVIDE FINISH AS SELECTED BY CITY REPRESENTATION.
36. ENLARGE OPENING. INSTALL 2X STUDS EACH SIDE WITH DOUBLE 2X8 HEADER. INSTALL CRIPPLER ABOVE HEADER AS REQUIRED.
37. INSTALL WOOD BORDER / TRIM IN OPPOSITE DIRECTION AS DECK BOARDS. CONTINUE TRIM AROUND PERIMETER OR PORCH.
38. CONSTRUCT PLUMBING CHASE. INSTALL REPLICA WOOD SIDING (WITH GLOSS PAINT FINISH) OVER 5/8" MOISTURE RESISTANT GYPSUM DRYWALL AND 2X6 WOOD STUDS. FILL VOIDS WITH R-19 BATT TYPE INSULATION.
39. PROVIDE HVAC UNIT. REFER TO MECHANICAL DRAWINGS.



RANGER STATION SELECTIVE DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



RANGER STATION REFERENCE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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JEFFRY ALLEN SWAN
7/10/25
ARIZONA, U.S.A.
EXPIRES 9/30/2025

drawing: REFERENCE FLOOR PLAN AND SELECTIVE DEMOLITION FLOOR PLAN

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: June 2025
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ATTIC VENT CALCULATION

ATTIC AREA = 803 S.F. ÷ 150 = 5.35 S.F.
5.35 S.F. X 144 = 770 S.I.
770 S.I. ÷ 2 = 385 NET S.I. OF VENTILATION REQUIRED AT EAVE AND AT ROOF

GENERAL REHABILITATION NOTES

A. EXTERIOR REHABILITATION WAS COMPLETED DURING A PREVIOUS PHASE. INCLUDE IN BID ONLY WORK SPECIFICALLY NOTED OR REQUIRED TO COMPLETE INTERIOR REHABILITATION / RENOVATION / RENOVATION MEASURES.

2 B. NEW CONCRETE COLOR AND FINISH TO MATCH EXISTING. COORDINATE STAIN COLORS WITH CITY OF SEDONA REPRESENTATIVES.

SPECIFIC DESCRIPTIVE NOTES

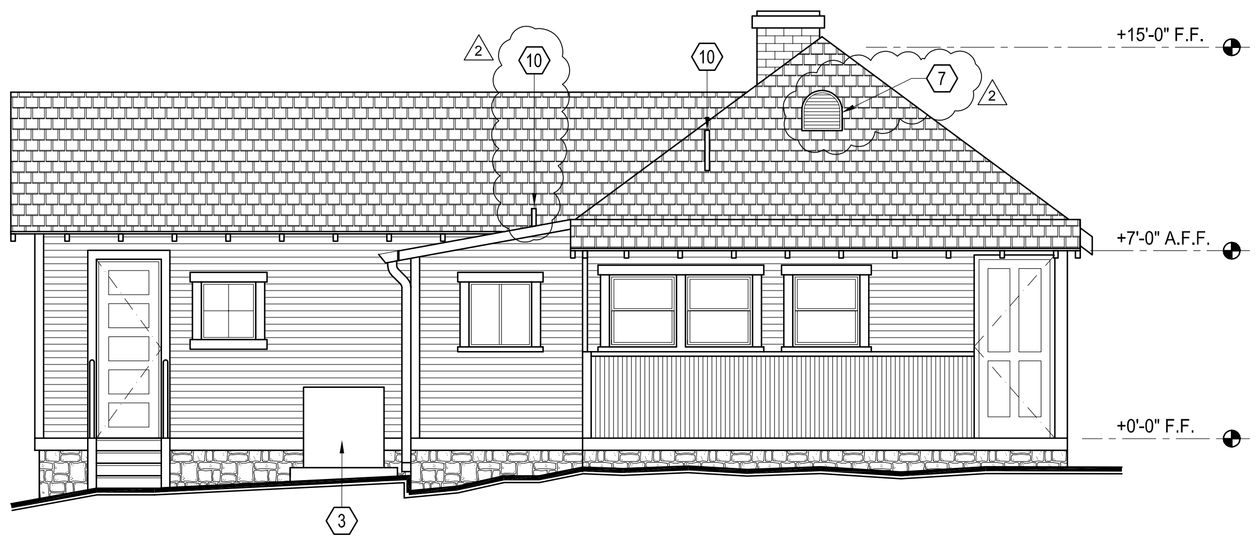
1. NOT USED.
2. PROVIDE THRU WALL EXHAUST FAN, REFER TO MECHANICAL DRAWINGS.
3. PROVIDE CONDENSING UNIT ON CONCRETE PAD. REFER TO MECHANICAL DRAWINGS.

2 4. EXISTING RAMP TO REMAIN. EXTEND HANDRAIL TO MEET ACCESSIBILITY GUIDELINES.

5. REHABILITATE WOOD HANDRAIL / GUARDRAILS AND RELATED TRIM. APPLY PAINT FINISH TO MATCH EXISTING.
6. REPLACE WOOD DECK, STAIR TREADS, AND RELATED TRIM.
7. REPLACE EXISTING ROOF VENT WITH LIKE KIND WITH 256 SQUARE INCHES OF NET FREE VENTILATION AREA. SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO ORDERING.

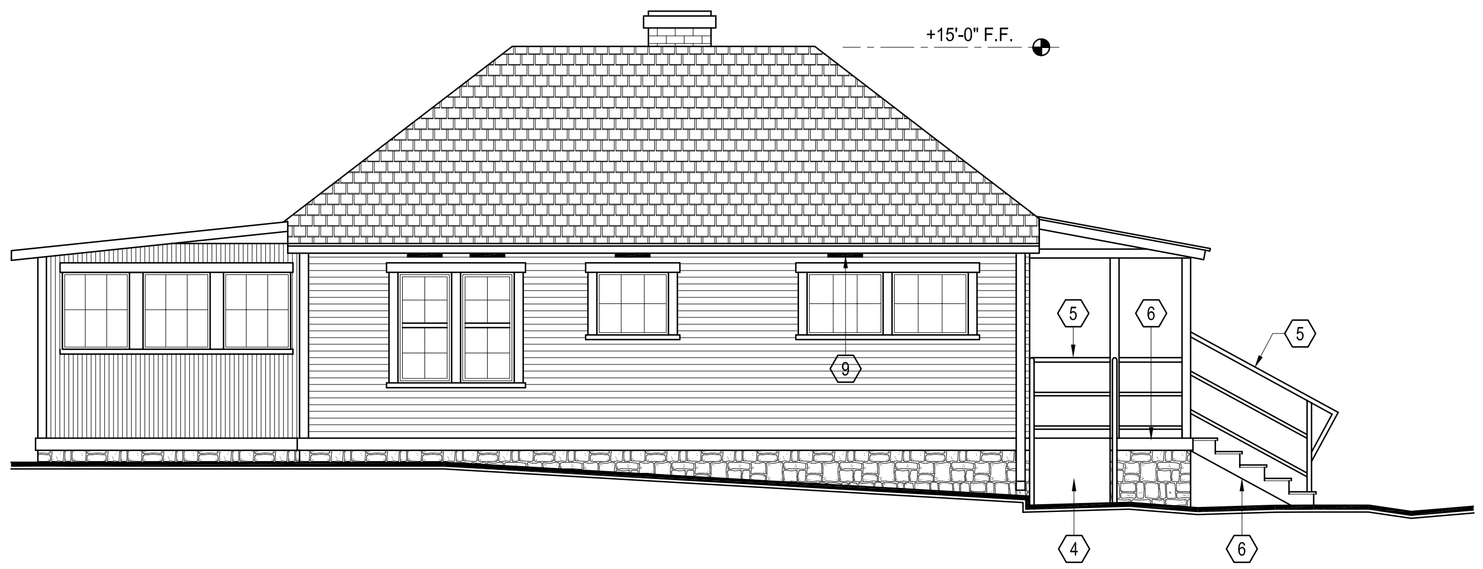
2 8. EXISTING 12"X18" ROOF VENT TO REMAIN. CONFIRM NET FREE AREA IS A MINIMUM 130 NET SQUARE INCHES.

9. PROVIDE (10) 6x16 FACE MOUNTED SOFFIT VENTS. COLOR SHALL MATCH WHITE PAINT ON SOFFIT. NET FREE AREA SHALL BE 42 SQ. INCHES PER VENT.
10. INSTALL NEW OR USE EXISTING PLUMBING FLUE AS REQUIRED. PAINT TO MATCH ROOF COVERINGS.
11. REPLACE ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.



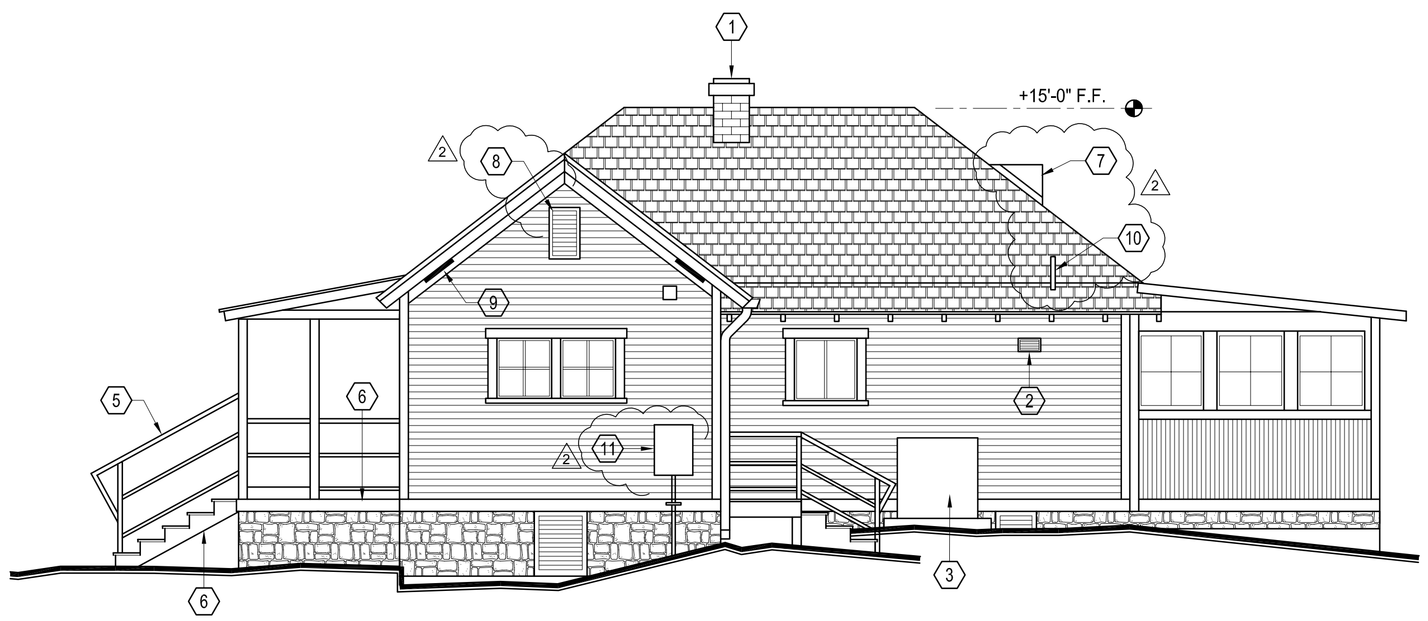
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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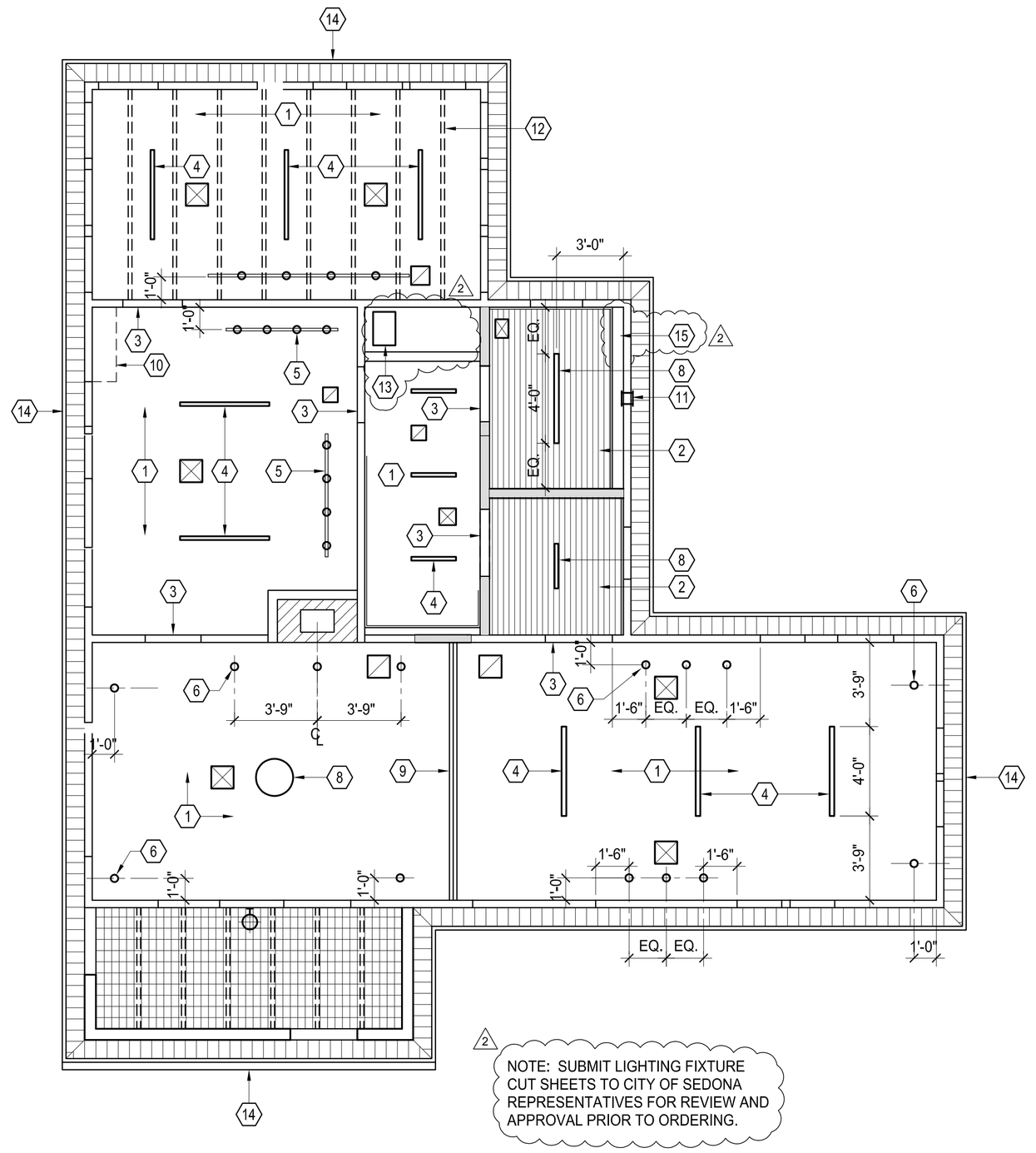
project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: EXTERIOR ELEVATIONS

date: June 2025
drawn: J.A.S.
checked: J.A.S.
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project number(s):

sheet: A-4



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

SPECIFIC DESCRIPTIVE NOTES

1. PROVIDE 1/2" GYPSUM DRYWALL CEILING SYSTEM.
2. REHABILITATE SLOPED WOOD BOARD CEILING.
3. PROVIDE WOOD HEADER AT NEW OR ALTERED OPENING THROUGH WALL.
4. PROVIDE RECESSED LINEAR LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
5. PROVIDE LIGHT TRACK AND FIXTURES. REFER TO ELECTRICAL DRAWINGS.
6. PROVIDE RECESSED DOWNLIGHT. REFER TO ELECTRICAL DRAWINGS.
7. PROVIDE SIDEWALL EXHAUST SYSTEM. REFER TO MECHANICAL DRAWINGS.
8. PROVIDE SURFACE MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
9. PROVIDE WOOD HEADER ABOVE CEILING AND SLIDING DOOR FRAME/TRACK SYSTEM. REFER TO STRUCTURAL DRAWINGS.
10. REPAIR CEILING FRAMING IN THIS AREA.
11. PROVIDE THRU WALL EXHAUST FAN. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
12. LOCATION OF ROOF RAFTERS. COORDINATE LOCATION OF RECESSED FIXTURES, TYPICAL.
13. PROVIDE ELECTRIC HVAC UNIT. REFER TO MECHANICAL / ELECTRICAL DRAWINGS.
14. EXTERIOR FASCIA, SOFFIT, AND RELATED ITEMS PREVIOUSLY REHABILITATED - NO WORK.
15. CONSTRUCT PLUMBING CHASE.

ELECTRICAL SYMBOLS

NOTE: REFER TO ELECTRICAL DRAWINGS

- RECESSED LED LINEAR
- LED DOWNLIGHT
- LED SPOT WITH TRACK
- SURFACE MOUNTED FIXTURE

MECHANICAL SYMBOLS

NOTE: REFER TO MECHANICAL DRAWINGS

- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE

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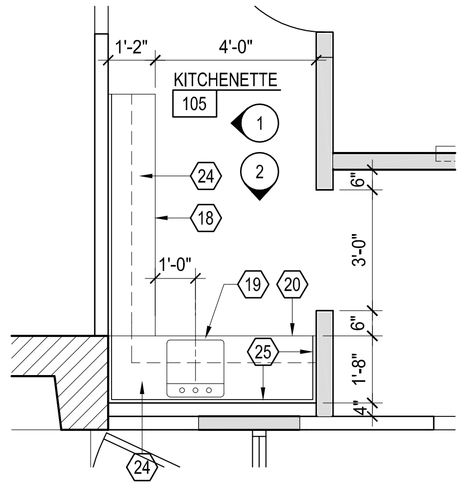
drawing: REFLECTED CEILING PLAN

project:
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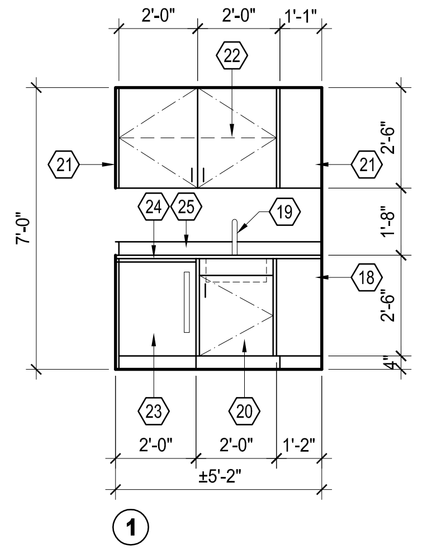
project number(s):

sheet: A-5



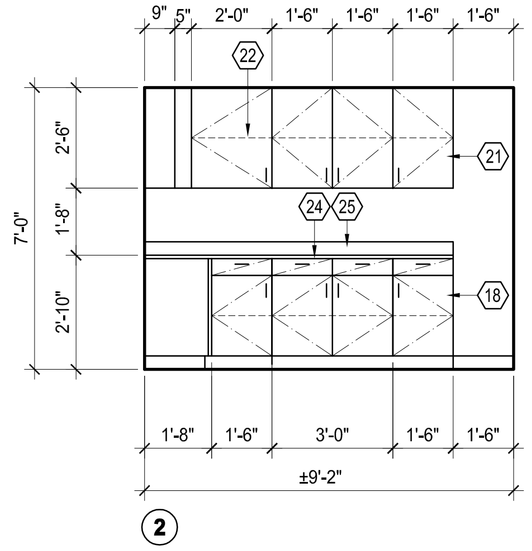
A ENLARGED KITCHENETTE / STORAGE PLAN

SCALE: 3/8" = 1'-0"



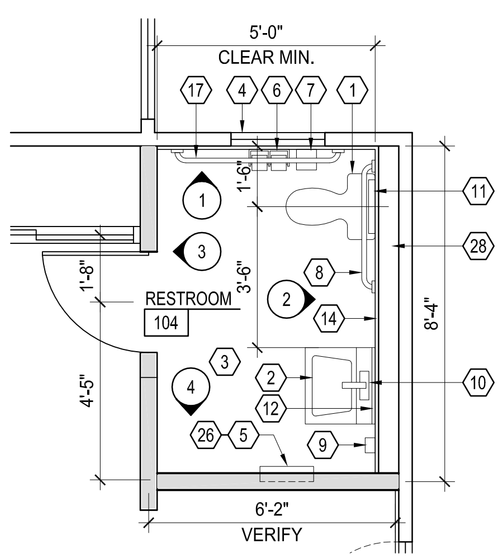
1 INTERIOR ELEVATION

SCALE: 3/8" = 1'-0"



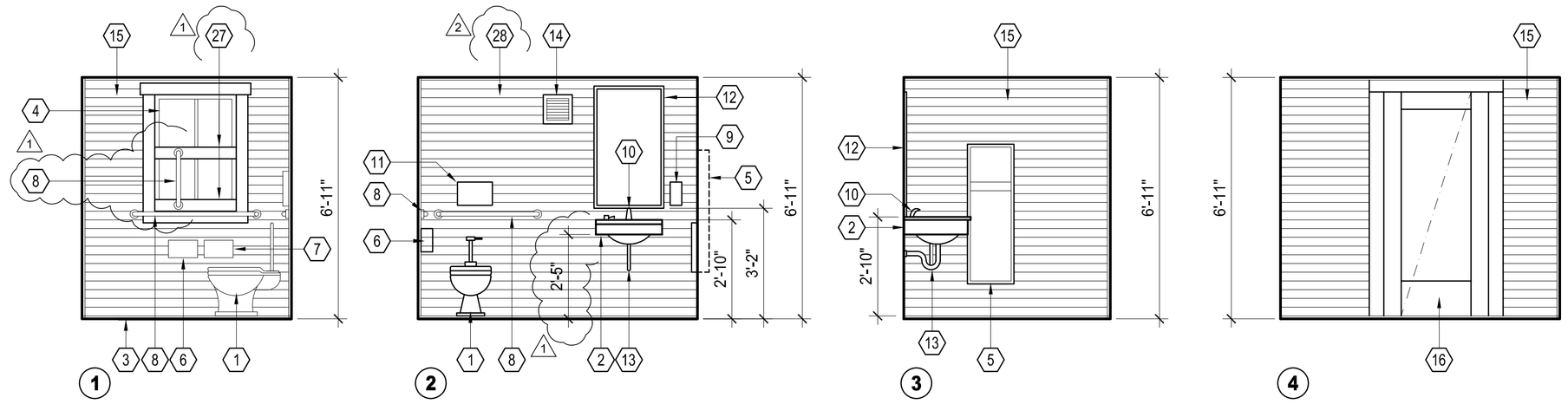
2 INTERIOR ELEVATION

SCALE: 3/8" = 1'-0"



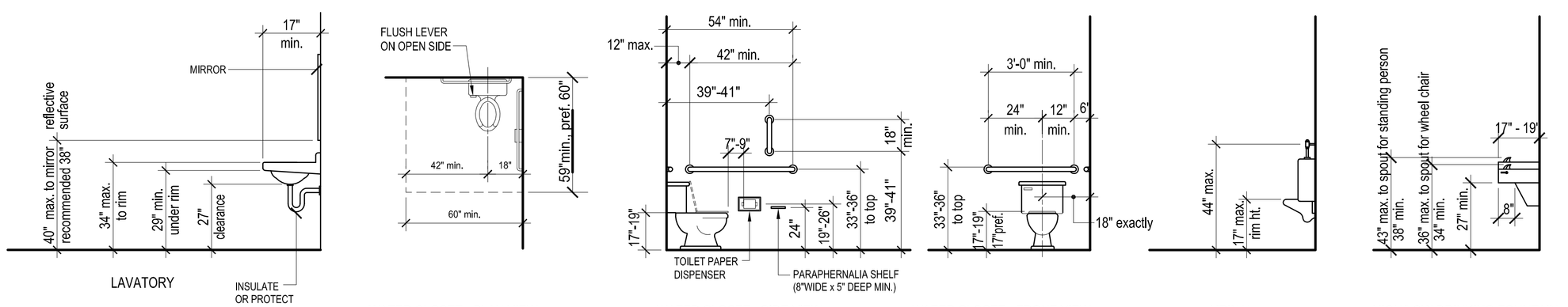
B ENLARGED RESTROOM PLAN

SCALE: 3/8" = 1'-0"



RESTROOM INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



ADA GUIDELINES

N.T.S.

SPECIFIC REHABILITATION NOTES

1. PROVIDE WATERCLOSET COMPLYING WITH ADA GUIDELINES.
2. PROVIDE LAVATORY COMPLYING WITH ADA GUIDELINES.
3. PROVIDE VINYL COMPOSITION TILE OVER PLYWOOD SHEATHING.
4. REHABILITATE EARLY WINDOW, CASING, AND TRIM. INSTALL FROSTED FILM ON INTERIOR SIDE OF GLASS.
5. PROVIDE PAPER TOWEL DISPENSER. MODEL 250-15 AS MANUFACTURED BY BRADLEY OR APPROVED EQUAL COMPLYING WITH ADA GUIDELINES.
6. PROVIDE TOILET PAPER DISPENSER MODEL 5262 AS MANUFACTURED BY BRADLEY OR APPROVED EQUAL COMPLYING WITH ADA GUIDELINES.
7. PROVIDE NAPKIN DISPOSAL. MODEL 4722-15 AS MANUFACTURED BY BRADLEY OR APPROVED EQUAL COMPLYING WITH ADA GUIDELINES.
8. PROVIDE GRAB BAR(S). SERIES 812 AS MANUFACTURED BY BRADLEY OR APPROVED EQUAL COMPLYING WITH ADA GUIDELINES.
9. PROVIDE HANDS FREE SOAP DISPENSER. MODEL 6A03-11 AS MANUFACTURED BY BRADLEY OR APPROVED EQUAL COMPLYING WITH ADA GUIDELINES.
10. PROVIDE HANDS FREE FAUCET COMPLYING WITH ADA GUIDELINES.
11. PROVIDE TOILET SEAT COVER DISPENSER. MODEL 583 AS MANUFACTURED BY BRADLEY OR APPROVED EQUAL COMPLYING WITH ADA GUIDELINES.
12. PROVIDE 36" HIGH BY 24" WIDE MIRROR. MODEL 781 AS MANUFACTURED BY BRADLEY.
13. PROVIDE TAILPIECE WRAP COMPLYING WITH ADA GUIDELINES.
14. PROVIDE THRU WALL EXHAUST FAN. REFER TO MECHANICAL DRAWINGS.
15. REHABILITATE DAMAGED / REPLICATE NEW WOOD SIDING ON WALLS AND CEILING.
16. PROVIDE WOOD STILE AND RAIL, SINGLE PANEL DOOR.
17. PROVIDE 4'-0" LONG GRAB BAR TO SPAN ACROSS EXISTING WINDOW CASING.
18. PROVIDE 14" DEEP PLASTIC LAMINATE BASE CABINET.
19. PROVIDE UNDER MOUNT PORCELAIN BAR SINK WITH GOOSENECK FAUCET.
20. PROVIDE 20" DEEP PLASTIC LAMINATE BASE CABINET.
21. PROVIDE 13" DEEP PLASTIC LAMINATE UPPER CABINETS.
22. PROVIDE ADJUSTABLE SHELVES.
23. PROVIDE UNDER COUNTER REFRIGERATOR / FREEZER. MODEL CT66-BI-SSHV-ADA AS MANUFACTURED BY SUMMIT.
24. PROVIDE SOLID SURFACE COUNTERTOP AS MANUFACTURED BY WILSONART. OR APPROVED EQUAL.
25. PROVIDE 4" HIGH SOLID SURFACE BACK SPLASH.
26. PROVIDE RECESSED WASTE RECEPTACLE MODEL 344 AS MANUFACTURED BY BRADLEY.
27. (1) PROVIDE WOOD BLOCKING (FINISHED ALL SIDES) WITHIN WINDOW FRAME. FACE OF BLOCKING SHOULD BE SLIGHTLY RECESSED FROM ADJACENT TRIM / CASING. INSTALL COUNTERSINK SCREWS AT BACKSIDE OF TRIM.
28. (2) CONSTRUCT 6" PLUMBING CHASE. INSTALL REPLICA WOOD SIDING WITH GLOSS PAINT FINISH OVER 5/8" GYPSUM DRYWALL AND 2x6 WOOD STUDS. FILL VOIDS WITH R-19 BATT TYPE INSULATION.

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REGISTERED ARCHITECT
26579
JEFFRY ALLEN SWAN
7/10/25
ARIZONA, U.S.A.
EXPIRES 9/30/2025

drawing: ENLARGED RESTROOM PLAN AND INTERIOR ELEVATIONS
ENLARGED KITCHENETTE / STORAGE PLAN AND ELEVATIONS

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: June 2025
drawn: J.A.S.
checked: J.A.S.
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025

project number(s):

sheet: A-6

ROOM FINISH SCHEDULE - RANGER STATION

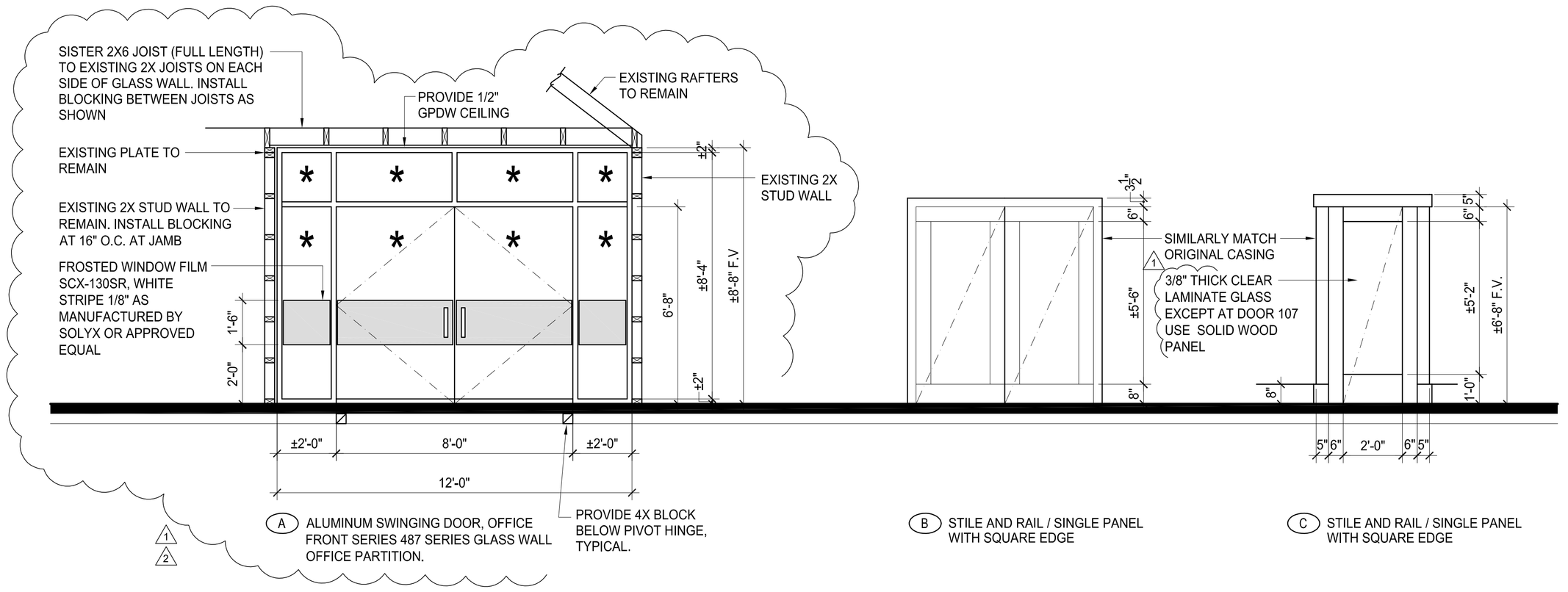
NO.	ROOM	FLOOR			BASE				WALLS				CEILING				REMARKS
		RESTORE WOOD	NEW WOOD	VINYL COMPOSITION	WOOD	PORCELAIN TILE	EXISTING WOOD		NORTH	EAST	SOUTH	WEST	NONE	REPAIR EXISTING WOOD	GPDW	HEIGHT	G: GYPSUM DRYWALL W/ PAINT FINISH E: EXISTING FIBER BOARD / REPAIR / PAINT D: EXISTING DRYWALL / REPARI / PAINT W: EXISTING WOOD SIDING / REPARI / PAINT
101	ENTRANCE FOYER	●			●		●		E	-	E	E			●	+8'-8"	-
102	GALLERY	●					●		E	E	E	E			●	+8'-8"	
103	INFORMAL MEETING SPACE		●				●		D	D	D	D			●	VARIES	SLOPED CEILING
104	RESTROOM			●	●				W	W	G	W		●		+7'-0"	
105	KITCHENETTE	●	●		●				G/E	G/E	G/E	G			●	+8'-8"	
106	MULTI-PURPOSE / ASSEMBLY SPACE	●			●		●		E	E	E	-			●	+8'-8"	
107	CLOSET	●	●		●				G	G	G	G			●	+8'-8"	

DOOR SCHEDULE - RANGER STATION

NO.	TYPE	SIZE	DOOR	FRAME	HDWR	REMARKS
101	–	EXISTING TO REMAIN	WD	WD	ENTRY	REHABILITATE INTERIOR SIDE
2 1 102	A	4'-0" X 6'-8" X 1-3/4" PR.	GLASS	ALUM	PASSAGE	NO LOCKS
103	C	3'-0" x 6'-8" x 1-3/8"	WD	WD	PASSAGE	ENLARGE OPENING
104	C	3'-0" x 6'-8" x 1-3/8"	WD	WD	PASSAGE	ENLARGE OPENING
105	–	EXISTING TO REMAIN	WD	WD	ENTRY	REHABILITATE INTERIOR SIDE
106	B		WD	WD	–	
107	C	3'-0" x 6'-8" x 1-3/8"	WD	WD	PRIVACY	ENLARGE OPENING
108	–	OPENING ONLY	–	–	–	INSTALL CASING/ TRIM ONLY
109	–	EXISTING TO REMAIN	WD	WD	ENTRY	REHABILITATE INTERIOR SIDE

GENERAL DOOR HARDWARE NOTES

A. EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
B. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED.
C. LANDINGS SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD.
D. HARDWARE SHALL BE COMMERCIAL GRADE AS MANUFACTURED BY SCHLAGE OR BETTER AND CONFORM WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS.
E. SUBMIT HARDWARE SHOP DRAWINGS AND SCHEDULE TO CITY AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
F. MATCH EXISTING FACILITY'S PERMANENT CORES AND KEYING SYSTEM



* INDICATES 1/2" THICK CLEAR TEMPERED GLASS

DOOR TYPES - RANGER

SCALE: 3/8" = 1'-0"

2 NOTE: SUBMIT GLASS DOOR AND SIDELIGHT ASSEMBLY FOR REVIEW AND APPROVAL PRIOR TO ORDERING

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ARIZONA, U.S.A.
EXPIRES 9/30/2025

CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: ROOM FINISH SCHEDULE, DOOR SCHEDULE, DOOR TYPES AND WINDOW TYPES

project:

date: June 2025
drawn: J.A.S.
checked: J.A.S.
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025

project number(s):

sheet: A-7

FAN COIL SCHEDULE

MARK ②	TYPE	TOTAL COOLING CAPACITY MBH ①	COND. ENTERING EVAPORATOR ③ DB °F	WB °F	HTG. MIN. CAPACITY MBH ①	ACFM/ SCFM	COIL MAX. PRESS. DROP (IN. WC)	EXT. S.P. (IN. WC)	MOTOR MIN. HP	ELECTRICAL VOLT/PH/HZ	ELECTRIC HEAT (KW)	FLA	MCA	MOCP	WEIGHT (LBS)	REMARKS
FS 1	VERTICAL	60,000	79.1	56.9	35,000	2000	0.3	0.6	3/4	208/1/60	3.8	6.0	33.5	35	175	

① SEA LEVEL RATING

② FAN COIL MARKS CORRESPOND WITH HEAT PUMP UNIT MARKS.

③ CAPACITIES SHOWN ARE FOR INDIVIDUAL FAN COILS AND NOT FOR TANDEM TOTALS.

HEAT PUMP SCHEDULE

MARK	NOM. TONS	MIN. EFFICIENCY	VOLT/PH/HZ	COMPRESSOR LRA	COMPRESSOR RLA	FAN RLA	MCA	MAX. FUSE OR CKT. BRK. AMS	WEIGHT	REMARKS
HP 1	5	16.1	208/1/60	152.9	28.8	1.5	37.5	60	322	

1. COOLING CAPACITY AT 115 F AMBIENT, 86.5Fdb AND 65.4Fwb ENTERING AIR TEMPERATURE.
2. CFM LISTED IS ACTUAL CFM AT ALTITUDE OF 2940 FT.
3. HEATING CAPACITY LISTED IS AT 34 DEG. OUTDOOR & 55 DEG INDOOR DRY BULB

REGISTER, LOUVER & GRILLE SCHEDULE

MARK	TYPE	SERVICE	CFM RANGE ①	NOMINAL SIZE	REMARKS ③
R-1	CEILING ④	RA	450-550	14X14	
R-2	CEILING ④	RA	340-410	12X12	
R-3	CEILING ④	RA	125-150	8X6	

* SUPPLY AIR GRILLE MOUNTED 9'-0" FROM FLOOR TO BOTTOM EDGE OF GRILLE.

① MAXIMUM NC=25 @ MAXIMUM CFM NOTED.

② SHALL BE TITUS TDC TYPE 6 OR EQUAL BY OTHER APPROVED MANUFACTURERS. (SEE SPECIFICATIONS)

③ SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS.

④ FINISH SHALL BE OFF-WHITE BAKED ENAMEL.

DIFFUSER SCHEDULE ② ③

MARK	C.F.M. RANGE ①	DIFFUSER SIZE	NECK. CONN.	BLOW	PATTERN	AIR DIST./SIDE A (%)	AIR DIST./SIDE B(%)
D-1	50 - 135	6X6	6"ø	4 WAY		25	25
D-2	50 - 175	9X9	8"ø	4 WAY		25	25
D-3	230-280	12X12	10"ø	4 WAY		25	25
D-4	315-380	12X12	12"ø	4 WAY		25	25

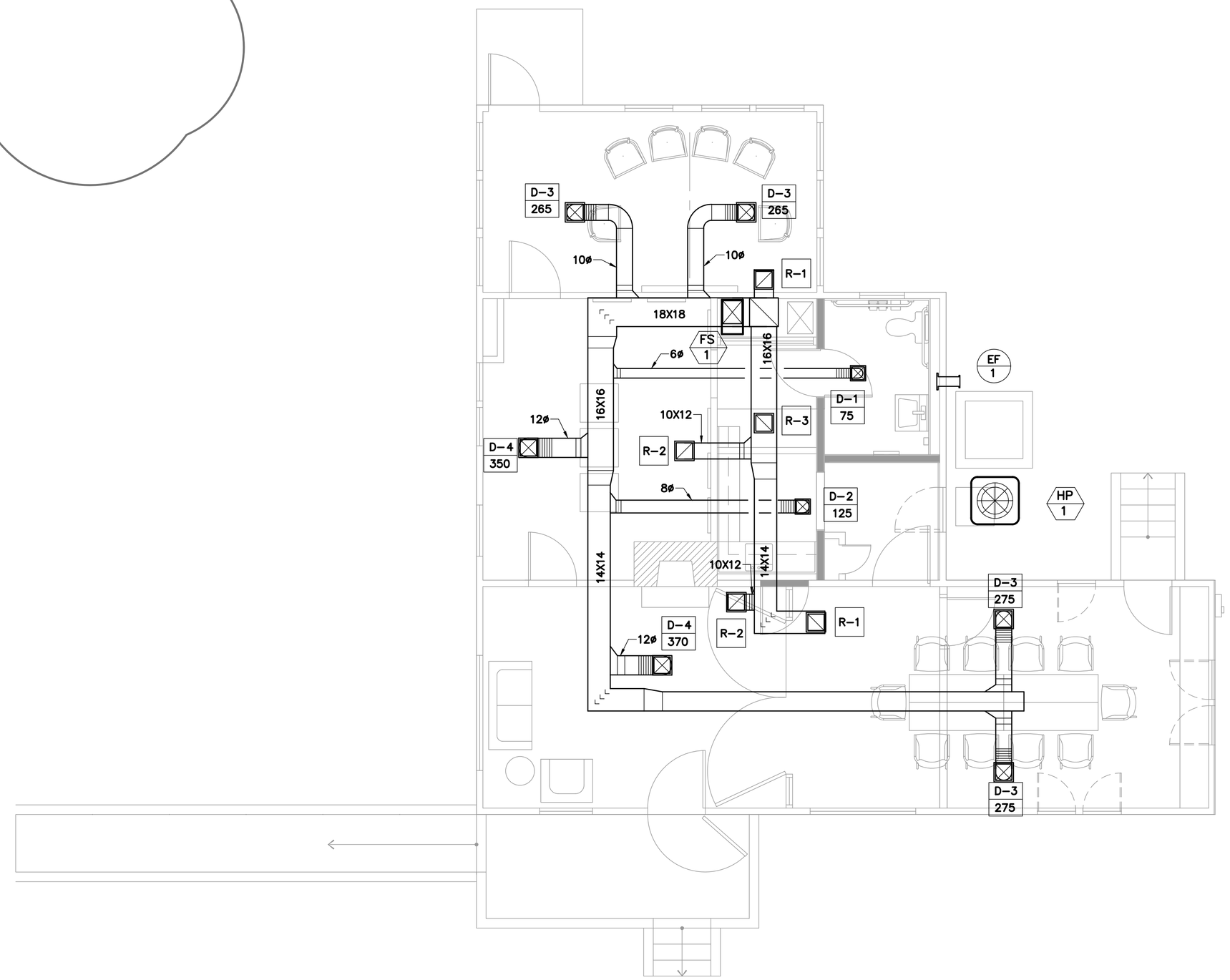
① MAXIMUM NC=25 @ MAXIMUM CFM NOTED.

② SHALL BE TITUS TDC TYPE 6 OR EQUAL BY OTHER APPROVED MANUFACTURERS. (SEE SPECIFICATIONS)

③ FINISH SHALL BE OFF-WHITE BAKED ENAMEL.

OUTDOOR AIR CALCULATIONS

ZONE	SPACE NAME	FLOOR AREA	MAXIMUM OCCUPANTS	REQUIRED OUTDOOR AIR (CFM/PERSON)	REQUIRED OUTDOOR AIR (CFM/FT²)	OUTDOOR AIR (CFM)
F-1	INFORMAL MEETING	164	6.0	5.0	0.06	100.0
	RESTROOM	48	0.0	0.0	0.00	0
	GALLERY	166	3.0	5.0	0.06	28.0
	FOYER	182	3.0	5.0	0.06	25.0
	MULTIPURPOSE	252	10.0	5.0	0.06	100.0
	KITCHEN	103	0.0	0.0	0.00	0.0



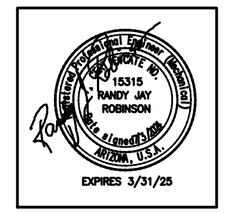
MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

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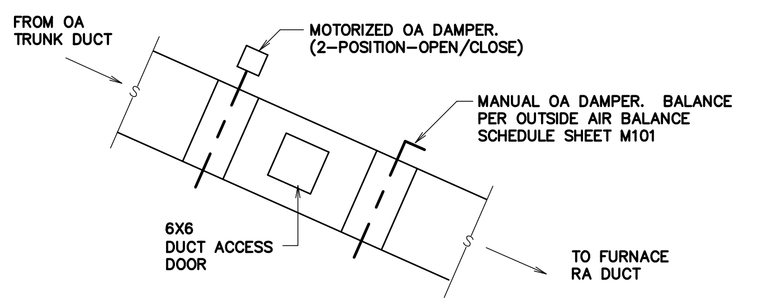
drawing: MECHANICAL SCHEDULES AND FLOOR PLAN

project: CITY OF SEDONA HISTORIC
REHABILITATION / RENOVATION OS THE
HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

date: May 2024
drawn: J.A.S.
checked: J.A.S.
rev:

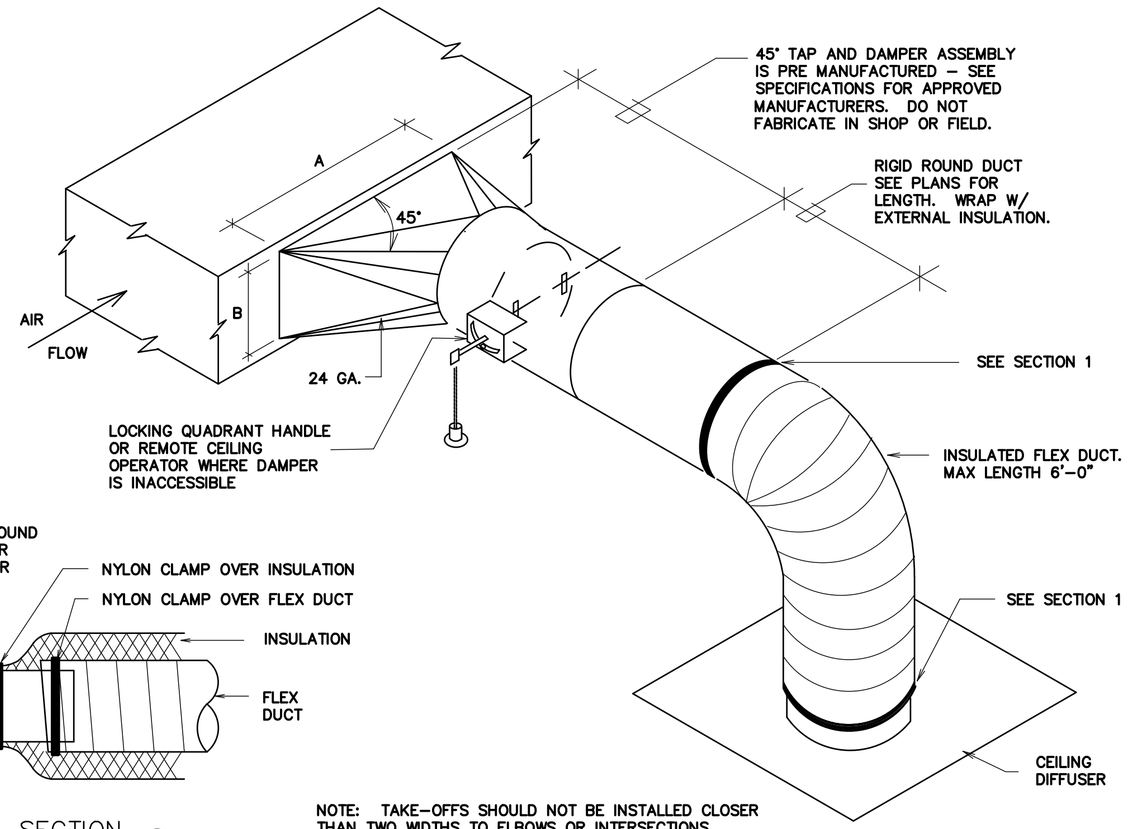
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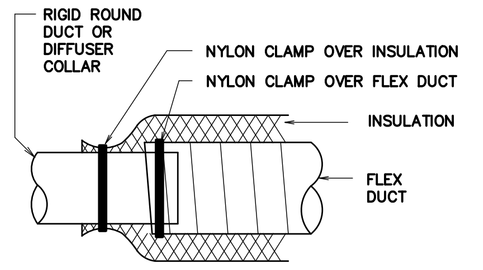
sheet: M100



TYPICAL OUTSIDE AIR DUCT DETAIL — A / M201

SCALE: NONE





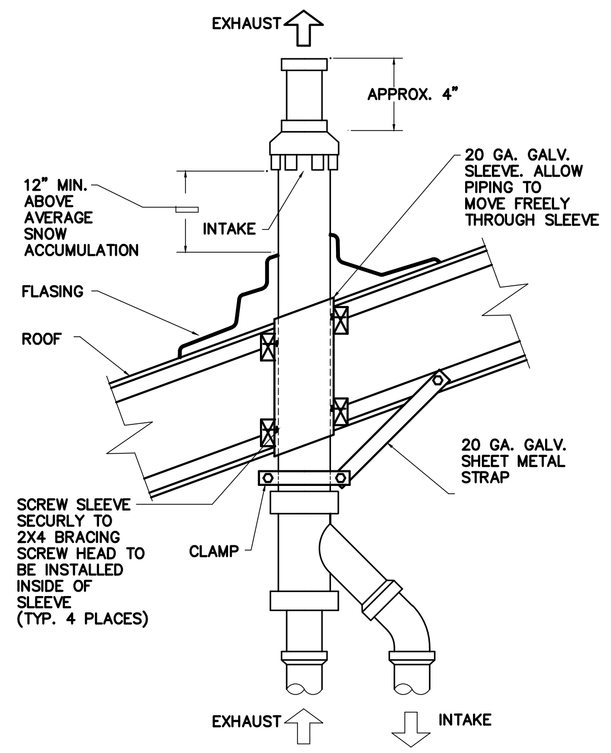
SECTION 1

NOTE: TAKE-OFFS SHOULD NOT BE INSTALLED CLOSER THAN TWO WIDTHS TO ELBOWS OR INTERSECTIONS

NOTE: AREA OF A X B SHALL BE EQUAL TO 1.5 X AREA BRANCH DUCT

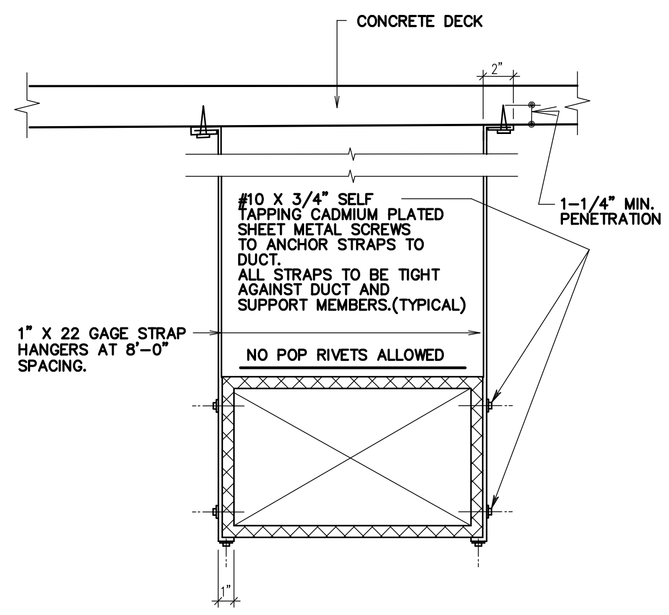
SQUARE TO ROUND TAKE-OFF DETAIL — B / M201

SCALE: NONE



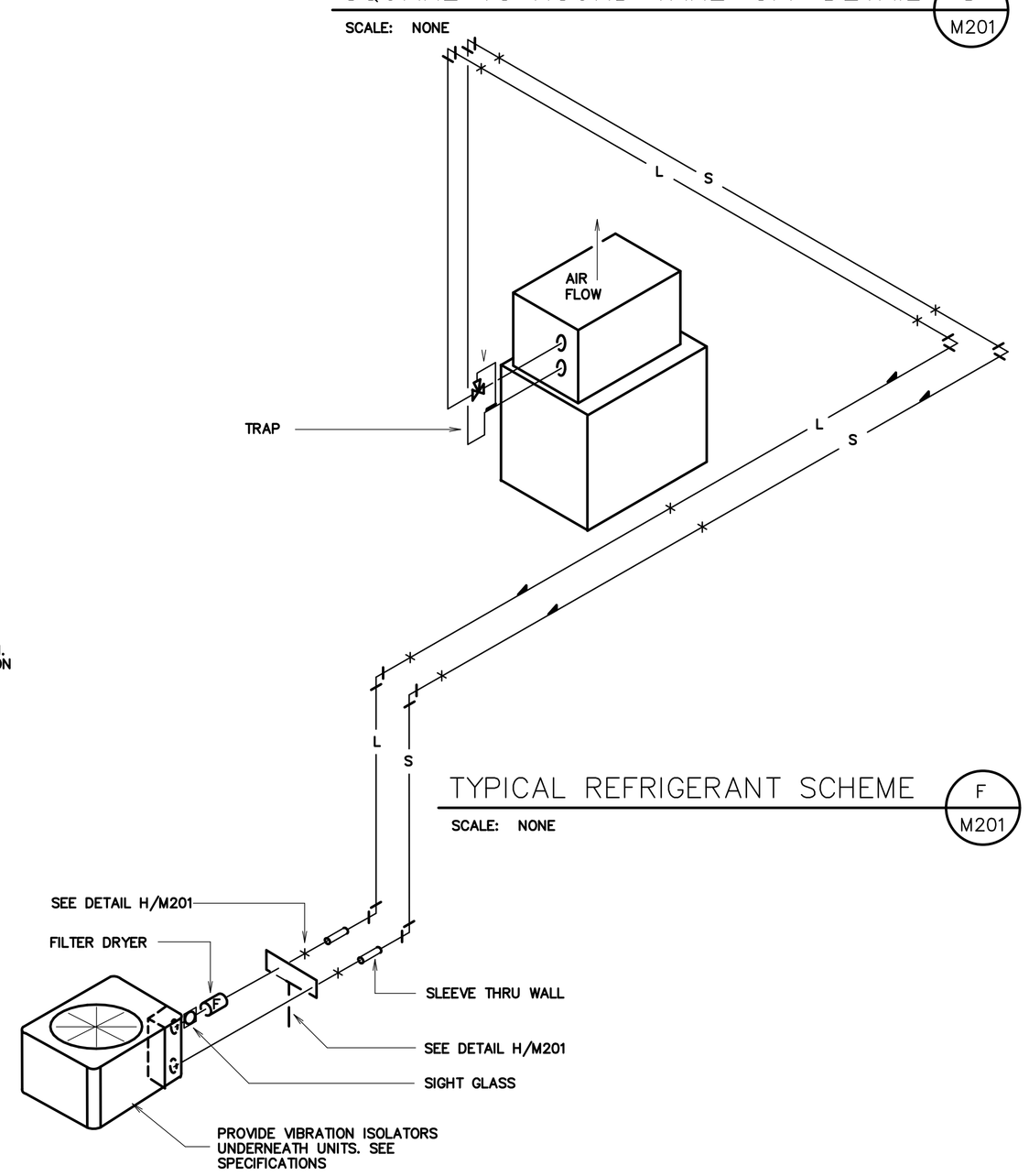
ROOF TERMINATION DETAIL — D / M201

SCALE: NONE



DUCT SUPPORT DETAIL — E / M201

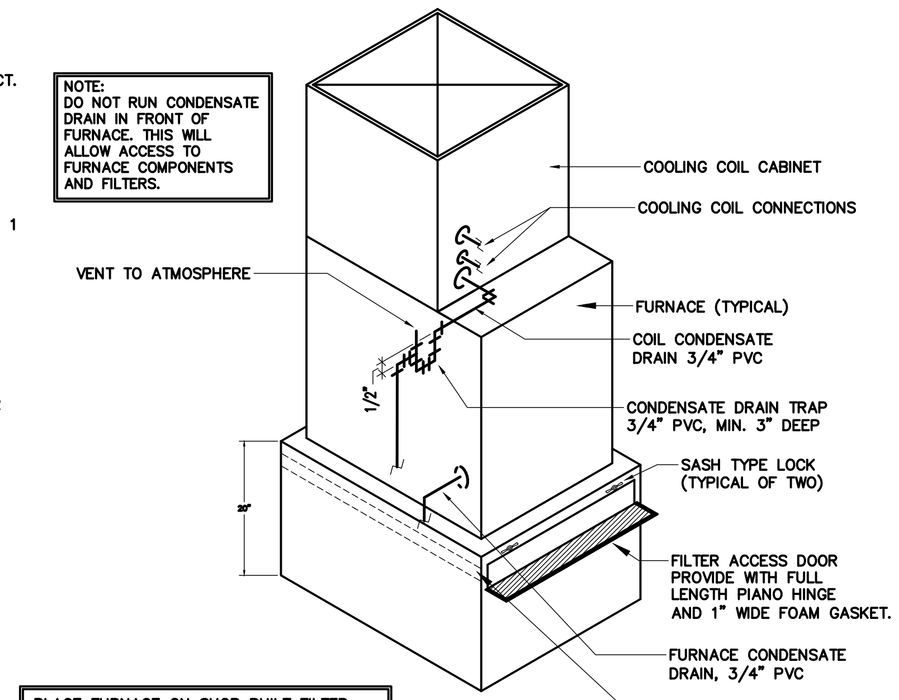
SCALE: NONE



TYPICAL REFRIGERANT SCHEME — F / M201

SCALE: NONE

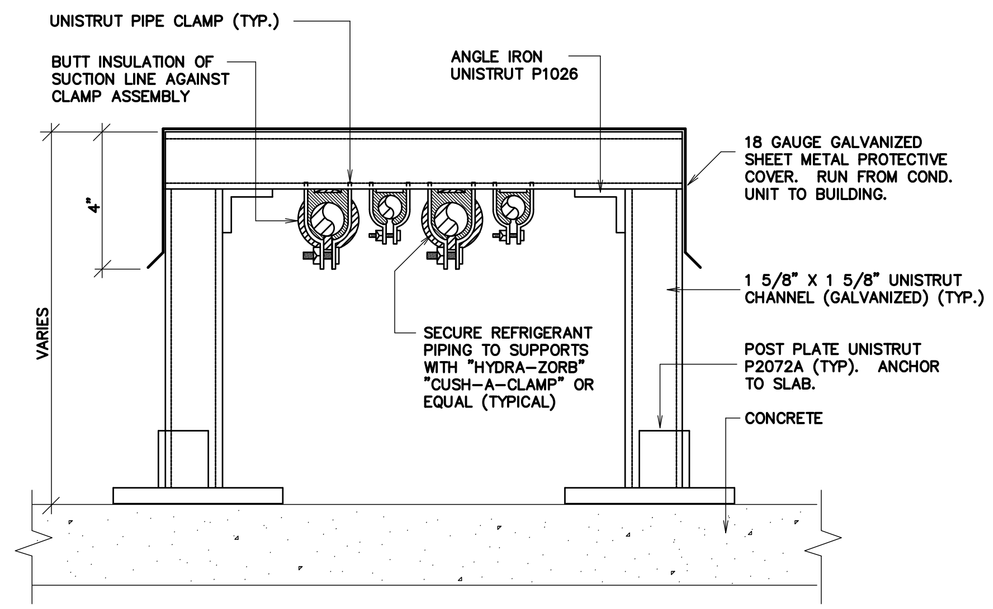
NOTE: DO NOT RUN CONDENSATE DRAIN IN FRONT OF FURNACE. THIS WILL ALLOW ACCESS TO FURNACE COMPONENTS AND FILTERS.



PLACE FURNACE ON SHOP BUILT FILTER PLENUM CONSTRUCT OF 1" X 1" X 1/8" WELDED ANGLE IRON FRAME WITH 22 GA. SHEET METAL COVERING.

UPFLOW FURNACE DETAIL — C / M201

SCALE: NONE



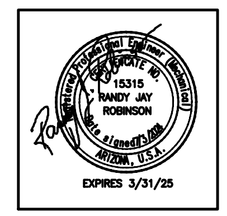
EXTERIOR REFRIGERANT PIPE SUPPORT DETAIL — G / M201

SCALE: NONE

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drawing:MECHANICAL DETAILS

project:CITY OF SEDONA HISTORIC REHABILITATION / RENOVATION OS THE HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

date: May 2024
drawn: J.A.S.
checked: J.A.S.
rev:

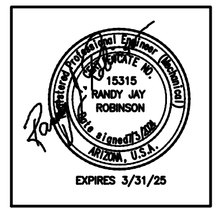
project number(s):

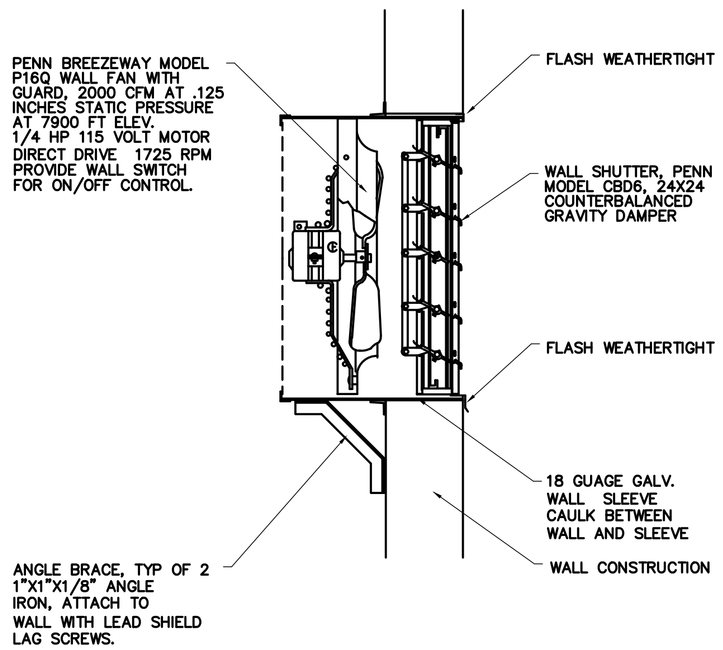
sheet: M201

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THRU WALL EXHAUST FAN — A / M202

SCALE: NONE

1

drawing:MECHANICAL DETAILS

project:CITY OF SEDONA HISTORIC
REHABILITATION / RENOVATION OS THE
HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

date: May 2024
drawn: J.A.S.
checked: J.A.S.
rev:

project number(s):

sheet:
M202

SECTION 23000

GENERAL REQUIREMENTS FOR AIR CONDITIONING

1. GENERAL

1..1 The General Notes on the drawings are applicable to these specifications and shall form a part of the contract(s). In addition, work in this section is governed by the provisions of the Bidding Requirements, contract forms, General Conditions, and all sections under General Conditions.

2. CODES

2..1 The work shall comply with all applicable codes, rules and regulations and with all building and safety laws relating to public health and safety.

2..2 All materials and equipment shall conform to the Authority having jurisdiction, Construction, Mechanical, Plumbing, Electrical and Fire Codes.

2..3 Installation procedures, methods and conditions shall comply with the latest OSHA and EPA regulations.

3. PERMITS AND FEES

3..1 Obtain and pay for all required permits, fees and licenses except as otherwise furnished by the Owner.

3..2 All work shall be inspected and approved by local authorities. Furnish the Architect/Engineer with certificates of inspection and approval prior to final approval by Architect/Engineer.

4. EXAMINATION OF PREMISES

4..1 Before submitting a proposal for his work, each bidder shall be held to have examined the construction drawings and the premises, verified all measurements, and satisfied himself as to the existing conditions under which he will be required to perform his work. No allowance will be made subsequently in this respect.

5. COOPERATIVE WORK

5..1 Correct without charge any work requiring alteration due to lack of proper supervision or failure to make proper provision in time. Correct without charge any damage to adjacent work caused by the alteration. See Division 1 for additional requirements.

5..2 Cooperative Work Includes: General supervision and responsibility for proper location, rough-in and size of work related to Division 15 but provided under other divisions of these specifications.

6. VERIFICATION OF DIMENSIONS

6..1 Scaled and figured dimensions are approximate only. Before proceeding with work, carefully check and verify dimensions at site, and be responsible for properly fitting equipment and materials together and to the structure in spaces provided.

6..2 Drawings are essentially diagrammatic and many offsets, bends, special fittings and exact locations are not indicated. Carefully study drawings and premises in order to determine best methods, exact locations, routes, building obstructions, and install apparatus and equipment in available locations. Install apparatus and equipment in manner and in locations to avoid obstructions, preserve headroom, and keep openings and passageways clear.

7. SHOP DRAWINGS

7..1 Submit shop drawings and all data in accordance with the Special Conditions for all equipment provided under these division(s).

7..2 Submittals shall be suitably bound with hard covers. Submittals shall be indexed and shall contain complete engineering data on all items being submitted for review.

8. DRAWINGS OF RECORD

8..1 Provide "record drawings" in conformance with the General Conditions.

9. EQUIPMENT DESIGN AND INSTALLATION

9..1 Uniformity: Unless otherwise specified, provide all equipment of same type or classification by the same manufacturer.

9..2 Application: Do not install any equipment in an application not recommended by the manufacturer.

9..3 Design: Design all equipment in accordance with ASME, AGA, UL and other applicable technical standards as follows:

Pressure vessels	ASME Code constructed and stamped
Electric appliances	UL labeled
Fans	AMCA rated and stamped
Cooling equipment	ARI certified

9..4 Installation: Align, level and adjust all equipment for proper operation. Install so connecting and disconnecting of piping of accessories can readily be done, and so all parts are readily accessible for inspection, service and repair. Install equipment in accordance with manufacturer's recommendations.

10. CLOSING-IN OF UNFINISHED WORK

10..1 Cover no work until inspected, tested and approved. Where work is covered before inspection and test, uncover it and when inspected, tested and approved, restore all work to original, proper condition.

11. SLEEVES AND PLATES

11..1 Provide sleeves for all piping passing through concrete floor slabs and concrete, masonry, tile and gypsum wall construction.

11..2 Where sleeves are placed in exterior walls below grade and slabs on grade, the space between the pipe and the sleeves shall be packed with oakum and lead and made completely watertight. Spaces above grade shall be packed with fiberglass or felt. Exception: Use fireproof packing at fire division wall and floors.

11..3 Provide escutcheon plates for exposed pipes passing through walls, floors, and ceilings. Where plates are provided for pipes passing through sleeves which extend above surface, provide deep recessed plates to conceal the pipe sleeves.

12. ROOF FLASHINGS

12..1 Flash and counterflash all piping, conduits and ductwork penetrating roofing membrane with metal flashing.

12..2 Provide all piping and conduit roof penetrations with open top type counterflashing assembly consisting of 4-pound lead flashing with 8" skirt.

12..3 Provide ducts penetrating roof with curb and flashing.

13. WATERPROOFING

13..1 Where any work pierces waterproofing, including waterproof concrete, the method of installation shall be as approved by the Architect before work is done. Contractor shall furnish all necessary sleeves, caulking and flashing to make openings absolutely watertight. All ductwork exposed on roof shall have joints sealed with waterproof mastic.

15. DIVISION OF WORK

15..1 All control wiring 100 volts and lower shall be furnished and installed by Control Contractor. All power wiring 110 volts and above, except as otherwise indicated or noted herein, is included in electrical section of these specifications.

15..2 All motor starters and controls specified to be incorporated in a motor control center are to be furnished and installed under the electrical section of the specifications.

15..3 All motors, individually mounted starters and variable speed controllers shall be furnished under these portions of the work to be installed under the electrical section of the specifications.

15..4 All control devices for equipment furnished under these section(s) are to be furnished under that particular section and installed under the electrical section.

15..5 Under these section(s) provide all shop drawings and wiring diagrams to the Electrical Contractor and the Architect complete with all connection details. Wiring diagrams must be free from confusing optional methods that do not apply. Wiring diagrams must be complete with all necessary information and must correctly indicate the conditions of this specific job.

15..6 Under these section(s) the Contractor(s) must be responsible for the checking and testing of all controls and interlocks for a complete and satisfactory operating system. Additional wiring and devices required for proper operation shall be furnished and installed where required.

15..7 Before ordering any motors, starters, and equipment, verify the available voltage and phase for all motors with the Electrical Contractor, and all requirements for motor starters, including all extra contacts, H.O.A. switches, control transformers, etc.

15..8 All field wiring and equipment must conform to the applicable sections of the electrical specifications.

16. EQUIPMENT ROUGH-IN

16..1 Rough-in all equipment and fixtures as designated on the drawings and in the specifications. The drawings indicate only the approximate location of rough-ins. The Contractor shall obtain all certified rough-in information before progressing with any work for rough-in or final connections.

17. EQUIPMENT FINAL CONNECTIONS

17..1 Provide final connections complete with necessary valves, drains, unions, flanges, and duct connections for all equipment furnished and installed under other sections of the specifications (except as otherwise designated).

18. EQUIPMENT LIST AND MAINTENANCE MANUAL

18..1 Prior to completion of the job, the Contractor shall compile a complete equipment list and maintenance manual. The equipment list shall include the following items for every piece of material equipment supplied under this section of the specification.

18..1.1 Name, model and manufacturer.

18..1.2 Complete parts drawing and list.

18..1.3 Local supply for parts and replacement and telephone number.

18..1.4 Local service organization for equipment and telephone number.

18..1.5 All tags, inspection slips, instruction packages, etc., removed from equipment as shipped from the factory, properly identified as to the piece of equipment it was taken from.

18..2 Maintenance manual shall be suitably bound with hard covers and shall include all available manufacturers' operation and maintenance instructions, together with diagrams and instructions necessary to properly operate and maintain the equipment. The equipment list and maintenance manual shall be submitted in duplicate to the Engineer for approval not less than ten (10) days prior to the completion of the job. The maintenance manual shall also include the name, address and phone number of the General Contractor and all subcontractors involved in any of the work specified herein. The maintenance manual shall be finally provided in four copies.

18..2.1 All control diagrams.

19. SUBSTITUTIONS

19..1 Substitution of products shown herein or on the drawings shall be made at the Owner's or Owner's authorized agent's approval only.

20. FINAL TESTS

20..1 Before acceptance and final payment, it shall be demonstrated that all apparatus is functioning properly and efficiently.

21. GUARANTEE

21..1 The system shall be guaranteed for a period of one (1) year and all defective materials and workmanship for a period of one (1) year after completion and acceptance shall be replaced without addition charges.

SECTION 23000
MECHANICAL

23. GENERAL

23..1 Scope: Work under this section includes coordinating and furnishing all labor and material necessary to rough in for the HVAC system as shown and specified and in accordance with the codes. Contractor shall pay for all permits, fees, city inspections, legal notices, etc., as required.

23..2 Submittals: Within 15 days after award of contract, submit 8 copies of all items.

23..3 Record Drawings: Provide a set to the Architect at completion of project.

23..4 Instructions: Provide maintenance manual and instruct Owner in the proper operation and maintenance of the equipment.

23..5 Guarantee: One year on labor, material and equipment.

24. PRODUCTS

24..1 Refer to schedules on the drawings for items required for use on this project.

24..2 Acceptable Manufacturers: The following is a list of manufacturers whose equipment is acceptable as to manufacturer, subject to conformance with all drawings, specifications and addenda items:

Grilles, Registers, Diffusers: Titus, Tuttle & Bailey, Krueger, Carnes, Metalaire.

Insulation: CertainTeed, Owens-Corning Fiberglas, Manville, Knauf.

Vibration Isolation: Mason Industries, Vibrex, Korfund, Vibration Mountings, Inc., Amber-Booth.

Duct Turns: Tuttle & Bailey, Duro Dyne, Barber-Colman, Elcen, Titus, HEP.

Packaged AC Units: Carrier, Bryant, York, Trane, Lennox.

Exhaust Fans: Penn, Breidert, Acme, Greenheck, Cook, Carnes, Jenn-Air.

25. EXECUTION

25..1 Accessibility: Place unions, valves, controls, damper control handles, air controls and other apparatus, etc., at a location that will be accessible after system is complete or provide access panels.

25..2 Contraction and Expansion: Install all pipe work in such a manner that its contraction and expansion will not do any damage to the pipes, the connected equipment or the building.

25..3 Ductwork: Fabricate and install ductwork as described in the SMACNA Manual.

25..3.1 Paint all ductwork, turning vanes, insulation, etc., that is visible through grilles, registers or ceiling diffusers flat black.

25..3.2 Seal all joints in sheet metal ductwork with Hardcast or equivilent duct sealer.

25..3.3 All ductwork exposed to weather shall be made weathertight. Flash all ducts passing through roof or exterior walls.

25..3.4 Furnish and install fire dampers with suitable access panels.

25..3.5 Duct sizes shown shall be to inside of lined sheet metal ductwork, wrapped or bare sheet metal.

25..3.6 Line all supply and return ductwork with 1" thick acoustical liner with mechanical or welded pins on 12" center. Unless specified otherwise.

25..4 Electrical: Furnish mechanical equipment having electrical motors with starters and all necessary control devices for the protection of each motor and for automatic and/or manual control. Power wiring and conduit is included in Division 16.

25..5 Final Tests:

25..5.1 Demonstrate that all apparatus are functioning properly and efficiently. Air quantities shall be balanced for even temperatures throughout, controls adjusted, and the system placed into operation. Include start-ups and adjustments for the first heating and the first cooling season.

25..5.2 Perform complete balance system for even temperature and air distribution for all systems. Submit report.

25..6 Instructions: Provide maintenance manual and instruct Owner in the proper operation and maintenance of the equipment.

25..7 Noise Requirements: All power-driven equipment shall be quiet in operation and free from vibration. All metal partitions, ducts, sheet metal housing, etc., shall be so constructed and braced that there will be no vibration or rattling when system is in operation.

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drawing:MECHANICAL SPECIFICATIONS

project:CITY OF SEDONA HISTORIC
REHABILITATION / RENOVATION OS THE
HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

date: May 2024
drawn: J.A.S.
checked: J.A.S.
rev:

project number(s):

sheet:
M301

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	PIPE SIZE					REMARKS	QUAN	WASTE F.U. EACH	COLD WATER F.U. EACH	HOT WATER F.U. EACH	COMB. WATER F.U. EACH	WASTE F.U. TOTAL	COLD WATER F.U. TOTAL	HOT WATER F.U. TOTAL	COMB. WATER F.U. TOTAL
		TRAP	WASTE	VENT	C.W.	H.W.										
WC-1	WATER CLOSET	INT.	4"	2"	1/2"	–	FLUSH TANK, 18" RIM HEIGHT (ADA, MAX 1.5 GPF	1	6	5	0	5	6	5	0	5
L-1	LAVATORY	1-1/4"	1-1/4"	1-1/2"	1/2"	1/2"	SELF SUPPORTING 20" x 18", MAX, 0.5 GPM FLOW RESTRICTOR	1	1	1.5	1.5	2	1	1.5000	1.5000	2
S-1	SERVING AREA SINK	1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	TWO COMPARTMENT (1)	1	6	3	3	4	6	3	3	4
FD-1	FLOOR DRAIN	2"	2"	2"	–	–	WITH DEEP SEAL P-TRAP	1	2	0	0	0	2	0	0	0
WH-1	WATER HEATER	–	–	–	3/4"	3/4"	KWICKSHOT TEF024420 TANKLESS UNDER CABINET INSTANTANEOUS ELECTRIC WATER HEATER, 2.4 KW, 110 VAC	1	0	0	0	0	0	0	0	0
												TOTAL (F.U.)	15	9.5000	4.5000	11.0000
												GPM		?	?	?

(1) WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.

WATER CALCULATIONS

PRESSURE AVAILABLE AT PRV	50.0 PSI
LOSS THROUGH PRV	2.35 PSI
PRESSURE AVAILABLE FOR BUILDING SUPPLY	47.65 PSI
PIPING LENGTH PRV TO LAST FIXTURE	20 FT
MIN. PRESSURE REQUIRED AT FIXTURE	15.0 PSI
ALLOWABLE PRESSURE DROP THROUGH PIPING	32.65 PSI

PIPE FRICTION LOSS ALLOWABLE = $\frac{\text{ALLOW PRESSURE DROP}}{\text{LENGTH TO MOST DIST FIXTURE}}$ X 100 FT

$\frac{32.65 \text{ PSI}}{20 \text{ FT}}$ X 100 FT = 11.5 PSI PER 100 FT.

USE 8.00 PSI PER 100 FT AS DESIGN

PIPE SIZING TABLE		
	SIZE	GPM
PIPE SIZING TABLE FROM IPC FIG. E103.3 (3) AT 8 PSI PER 100 FT. WITH COPPER PIPE AND SMOOTH FLOW FITINGS	1/2"	3
	3/4"	7.5
	1"	19
	1-1/4"	29
	1-1/2"	50
	2"	100

GENERAL PLUMBING NOTES:

1–ALL PLUMBING SHALL COMPLY WITH THE MOST STRINGENT OF APPLICABLE CODES ORDINANCES, OR THE SPECIFICATIONS.

2–ALL FIXTURES SHALL BE PROPERLY VENTED TO THE ATMOSPHERE,

3–REFER TO MECHANICAL SHEETS FOR LOCATIONS OF MECHANICAL EQUIPMENT AND DUCTWORK, AND CORRELATE ALL WORK TO FIT AVAILABLE SPACE.

4–WATER PIPING, VENT AND GAS PIPING SHALL BE RUN ABOVE CEILING UNLESS OTHERWISE NOTED OR SHOWN.

5–MINIMUM WATER PIPING UNDER CONC. SLAB SHALL BE 3/4".

6–FOR INDIVIDUAL LINE SIZES TO FIXTURES SEE FIXTURE SCHEDULE ON THIS SHEET.

7–DUE TO THE CLOSE PROXIMITY OF THE WATER, VENT AND DRAIN PIPING AS WELL AS DUCTWORK, THE PLUMBING CONTRACTOR SHALL COORDINATE THE INSTALLATION WITH THE MECHANICAL AND SHEET METAL CONTRACTORS PRIOR TO INSTALLATION.

8–SEE SCHEMATICS SHEET P102 FOR PIPE SIZES.

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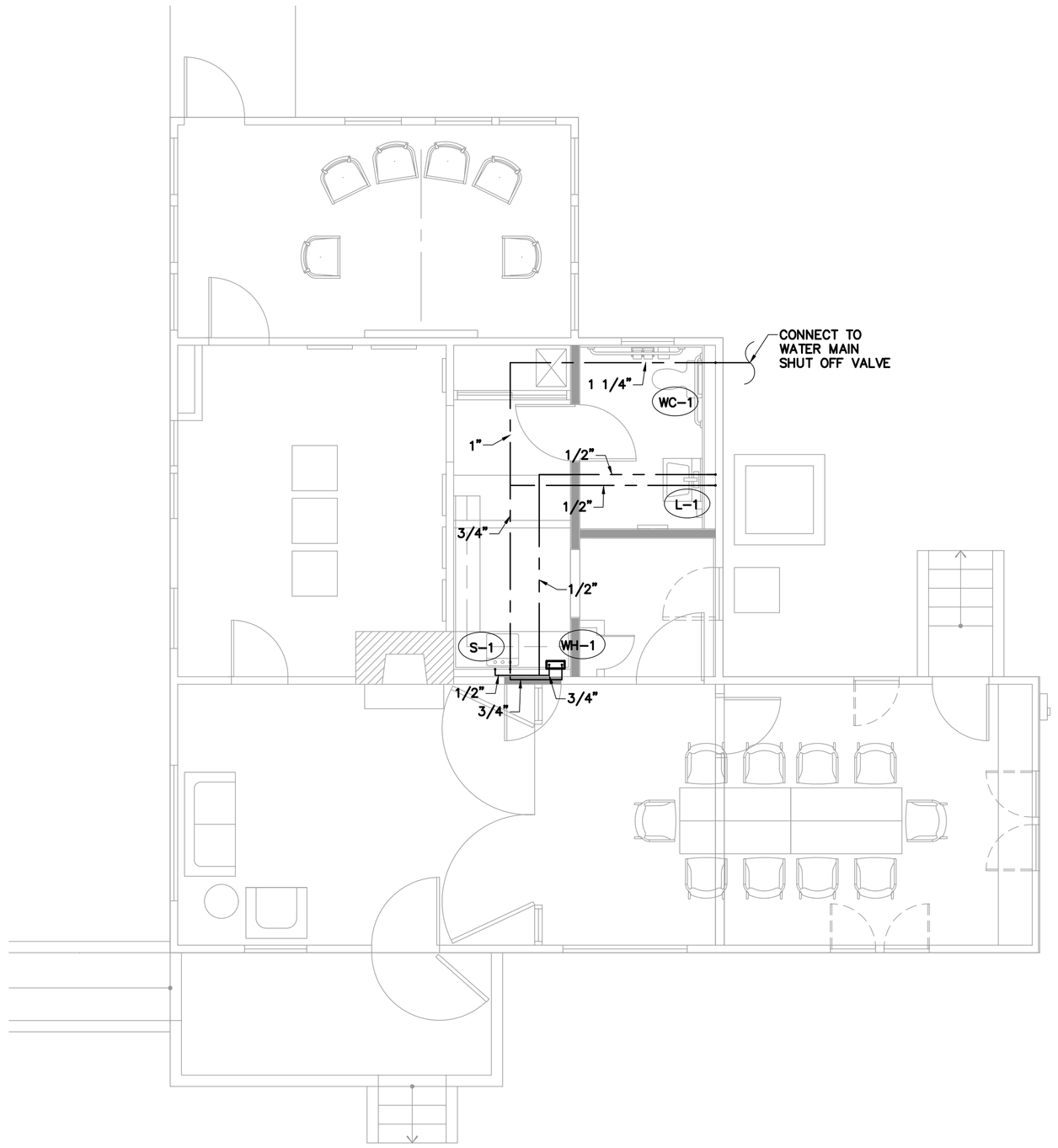
drawing:PLUMBING SCHEDULES

project:CITY OF SEDONA HISTORIC REHABILITATION / RENOVATION OS THE HISTORIC RANGER STATION AND BARN
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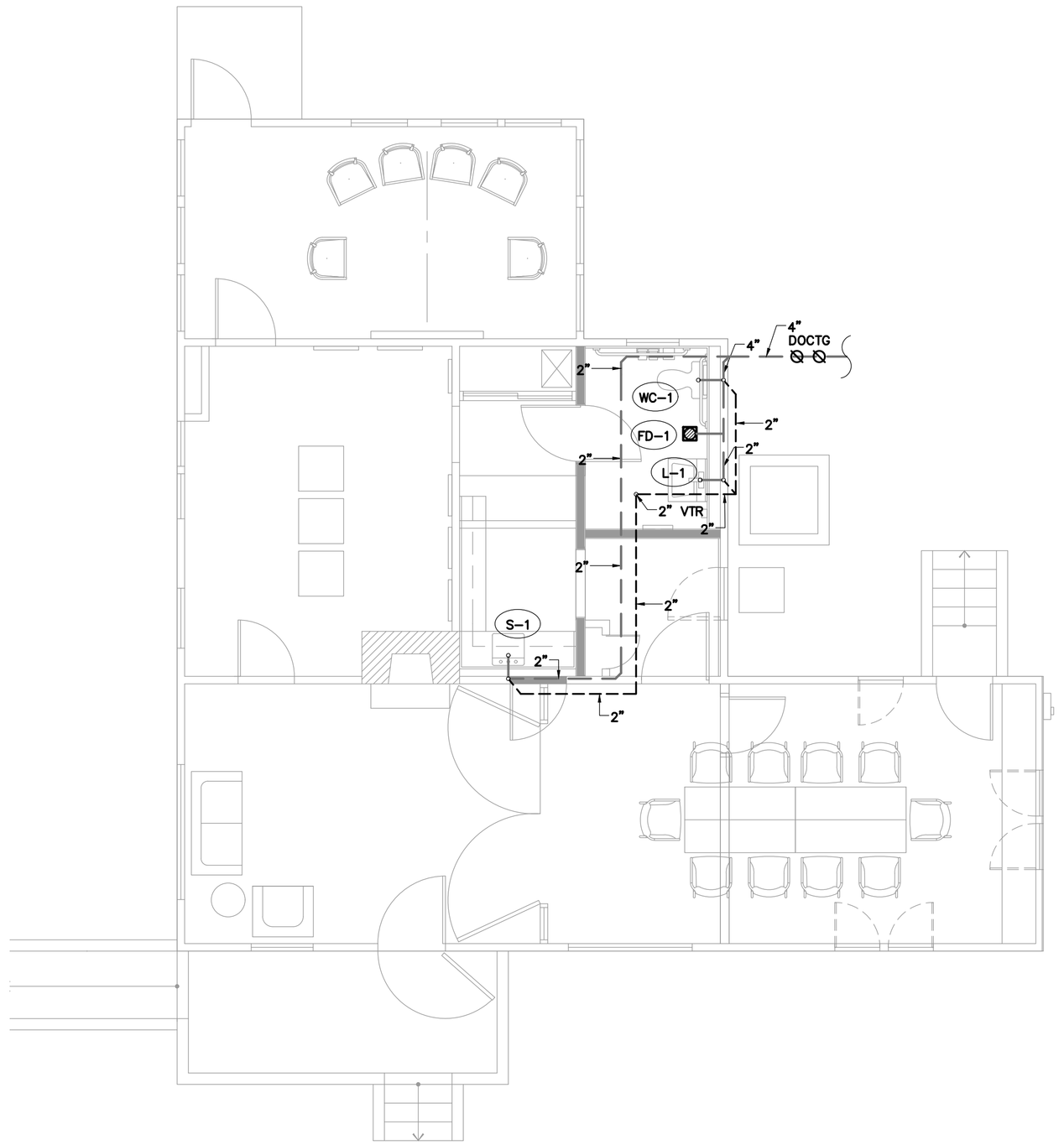
project number(s):

sheet:
P100



WATER PIPING PLAN

SCALE: 1/4" = 1'-0"



WASTE AND VENT PLAN

SCALE: 1/4" = 1'-0"

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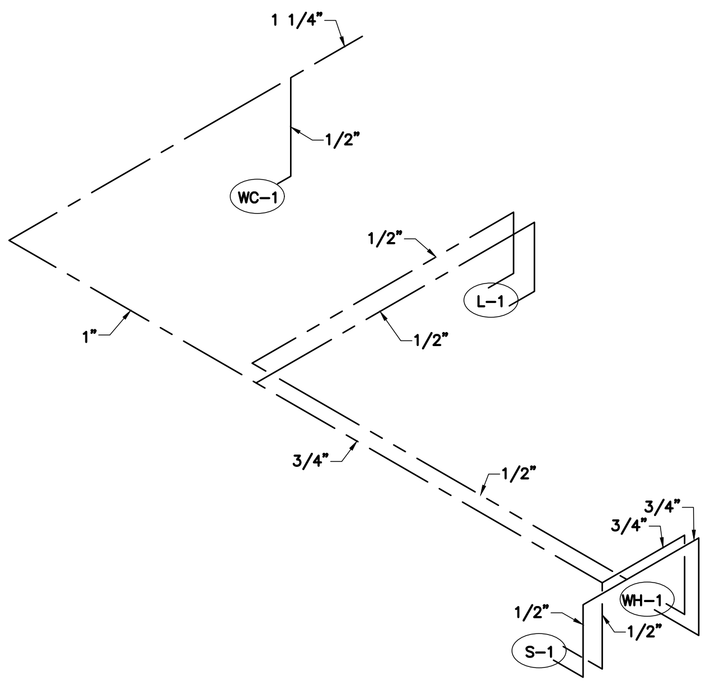
drawing:PLUMBING FLOOR PLANS

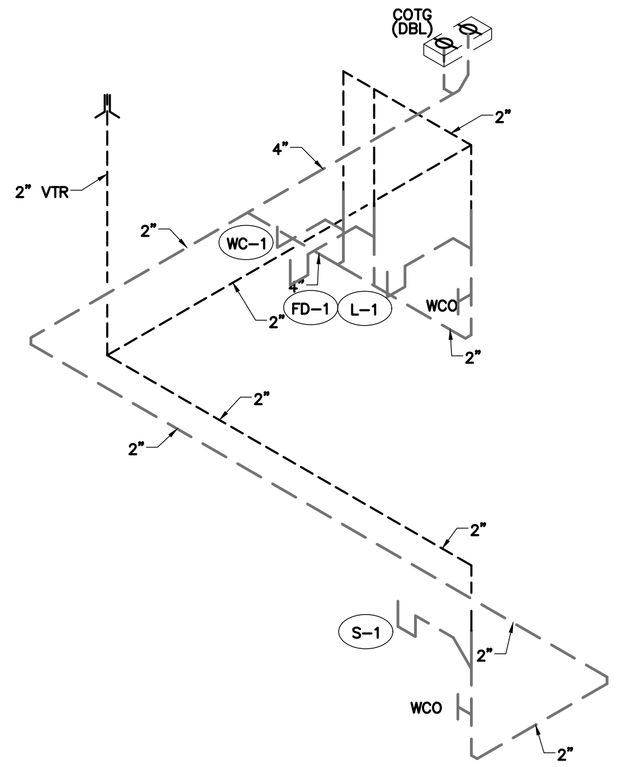
project:CITY OF SEDONA HISTORIC
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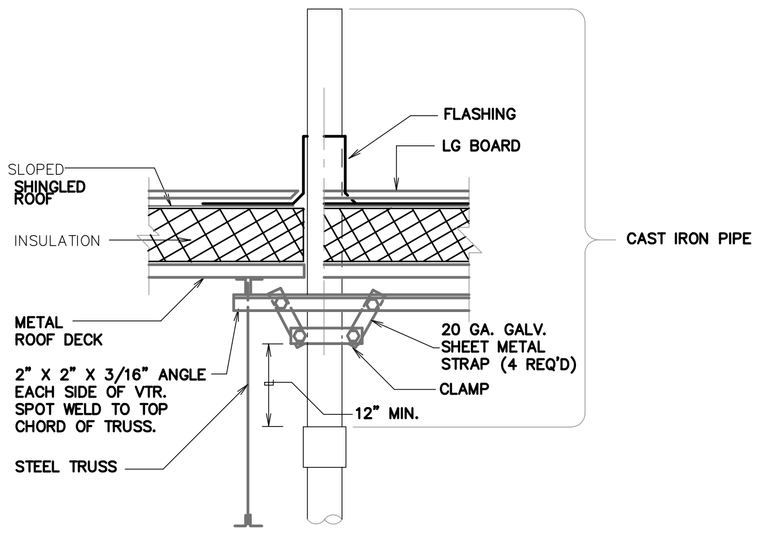
drawing:PIPING SCHEMATICS

project:CITY OF SEDONA HISTORIC
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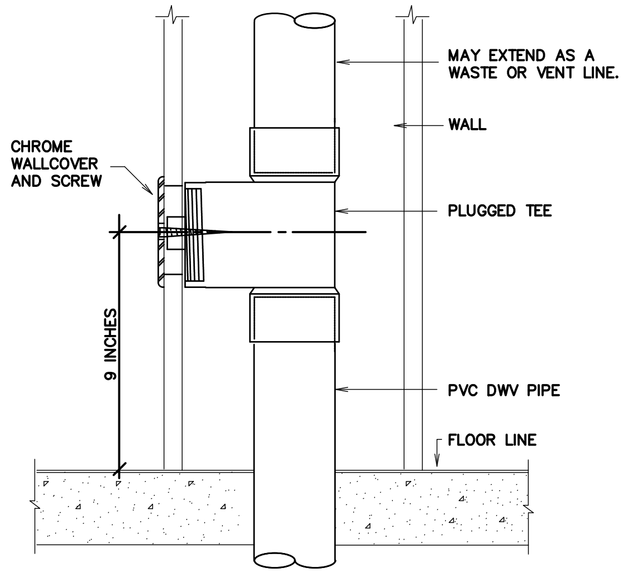
project number(s):

sheet:
P102



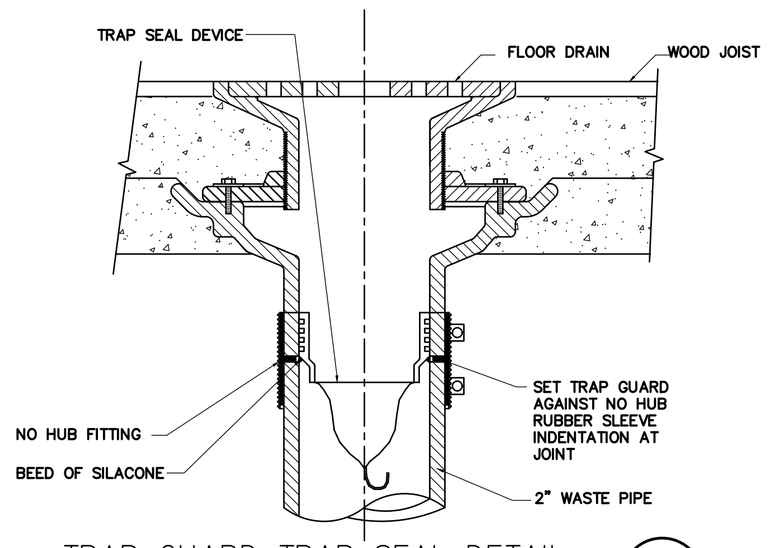
VENT THRU ROOF (VTR) DETAIL — A

SCALE: NONE



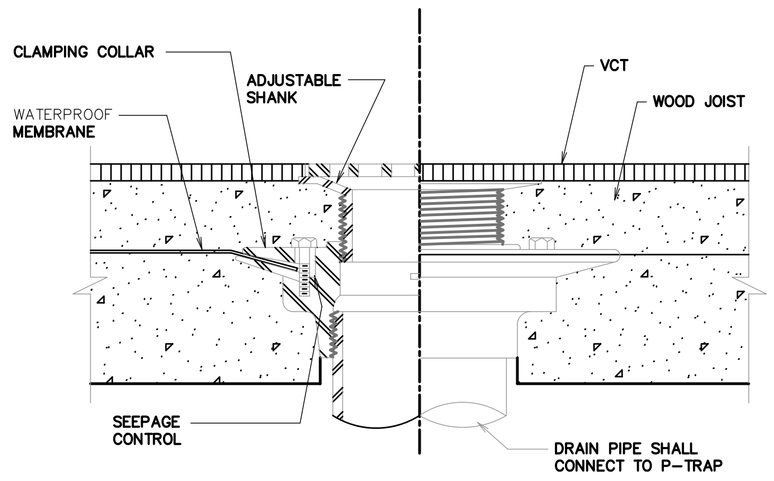
WALL CLEANOUT DETAIL — B

NTS



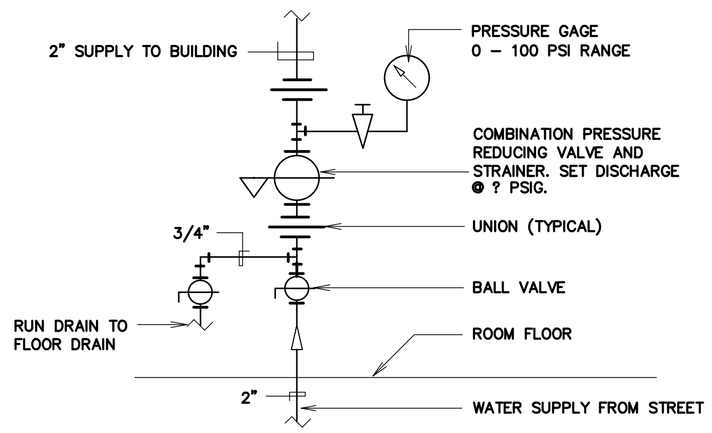
TRAP GUARD TRAP SEAL DETAIL — C

NTS



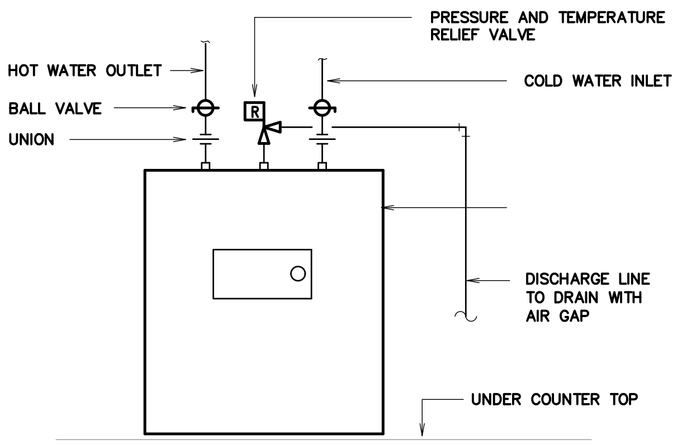
FLOOR DRAIN DETAIL — D

NTS



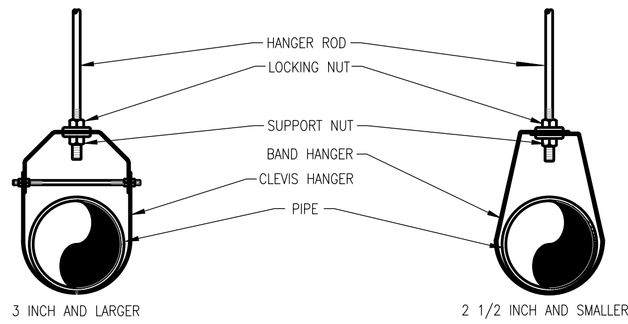
VERTICAL WATER PRESSURE REDUCING STATION DETAIL — E

SCALE: NONE



INSTANTANEOUS WATER HEATER — F

SCALE: NONE



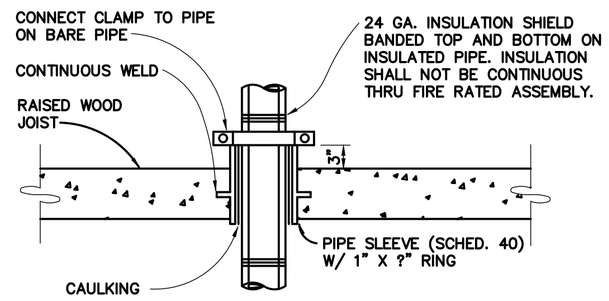
HANGER INSTALLATION REQUIREMENTS

MAXIMUM DISTANCE BETWEEN HANGERS								
NOMINAL PIPE SIZE	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"
HANGER ROD SIZE	3/8"	3/8"	3/8"	3/8"	1/2"	1/2"	5/8"	3/4"
CPVC	6' 0"	6' 6"	7' 0"	8' 0"	9' 0"	10' 0"	N/A	N/A
STEEL PIPE (10/ 40)	12' 0"	12' 0"	15' 0"	15' 0"	15' 0"	15' 0"	15' 0"	15' 0"

NOTES:
1. 100 PSI STATIC PRESSURE ON SYSTEM REQUIRES UP-LIFT RESTRAINT WITHIN 12 INCHES HORIZONTALLY OF HEAD FOR ARM-OVERS AND END OF BRANCH LINE.
2. THE UNSUPPORTED LENGTH BETWEEN THE END SPRINKLER AND THE LAST HANGER ON THE LINE SHALL NOT EXCEED 36".
3. THE CUMULATIVE HORIZONTAL LENGTH OF AN UNSUPPORTED ARMOVER TO A SPRINKLER, SPRINKLER DROP, OR SPRIG-UP SHALL NOT EXCEED 24"

PIPE HANGER DIAGRAM — G

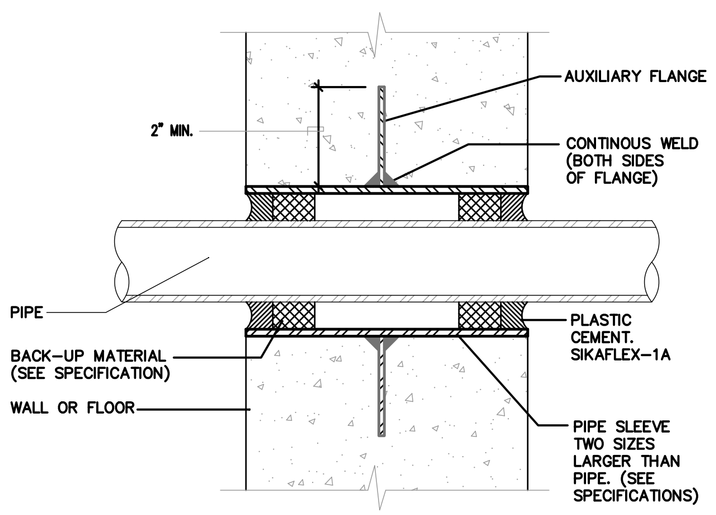
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NOTE:
SEAL VOID BETWEEN PIPE AND STRUCTURE AT PENETRATION OF FIRE RATED FLOOR WITH APPROVED FIREPROOF MATERIAL, FOAMED SILICONE ELASTOMER; DOW-CORNING 3-6548 SILICONE RTV FOAM; SIMCO #PR855 ULA FR PACKING; THERMOFIBER BY U.S. GYPSUM OR APPROVED EQUAL. MATERIAL TO BE ?" LARGER THAN VOID.

PIPE THRU FLOOR DETAIL — H

SCALE: NONE



PIPE SLEEVE DETAIL — J

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drawing:PLUMBING DETAILS

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project number(s):

sheet: P201

PLUMBING SPECIFICATIONS

1. ALL PLUMBING WORK, INCLUDING FURNISHING AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE CURRENT PLUMBING AND RELATED CODES AND STANDARDS RECOGNIZED AND OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

2. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. FURNISH THE ARCHITECT/ENGINEER WITH COMPLETE APPROVAL CERTIFICATES PRIOR TO REQUESTING APPROVAL FROM ARCHITECT/ENGINEER.

3. ALL PLUMBING WORK SHALL ALSO COMPLY WITH CURRENT STANDARDS AND MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS. THE PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS, LICENSE(S), INSPECTIONS, APPROVALS AND FEES.
   - 3.1. STANDARDS SHALL INCLUDE CURRENT EDITION OF THE FOLLOWING:
     - 3.1.1. ASPE (AMERICAN SOCIETY OF PLUMBING ENGINEERS) DATA BOOK, CURRENT EDITION

4. ALL INSTALLATION, METHODS AND CONDITIONS AT THE WORK PLACE SHALL COMPLY WITH OSHA AND EPA REQUIREMENTS.

5. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.

6. GENERAL PLUMBING PIPING MATERIALS:
   - 6.1. WATER PIPING:
     - 6.1.1. ABOVE GRADE: TYPE "L" HARD DRAWN COPPER CONFORMING TO ASTM B88
     - 6.1.2. BELOW GRADE: TYPE "K" SOFT DRAWN, CONFORMING TO ASTM B88. WATER PIPING SET IN OR UNDER CONCRETE OR IN THE GROUND, WRAP LINES BELOW CONCRETE FLOORS WITH 20 MILS OF POLYKON TAPE. BRAZE ALL COPPER UNDERGROUND FITTINGS AND CONNECTIONS USING RODS MEETING AWS CLASSIFICAITON BCUP-4 COPPER PHOSPHORUS (6 PERCENT SILVER).

7. WASTE AND VENT LINES: ABS WASTE AND VENT LINES CONFORMING TO INTERNATIONAL PLUMBING CODE.

8. ALL WATER PIPING SHALL BE INSTALLED IN AREAS OF THE BUILDING THAT ARE NOT SUBJECT TO FREEZING WHERE POSSIBLE. PIPING INSTALLED IN AREAS THAT MAY BE SUBJECT TO FREEZING SHALL BE INSULATED WITH A MINIMUM OF R-6.5 IN ACCORDANCE WITH ASTM C177.

9. PROVIDE VACUUM BREAKERS FOR ALL FIXTURES TO WHICH A HOSE MAY BE ATTACHED. VACUUM BREAKERS SHALL BE INTEGRAL WITH THE OUTLET OR PERMANENTLY ATTACHED.

10. WHERE COPPER OR BRASS PIPING FOR FITTING ARE PASSING THROUGH OR ARE CONCEALED IN CONCRETE OR MASONRY, PVC SLEEVES SHALL BE REQUIRED. INSULATE THE PIPE OR FITTING WITH A MINIMUM 1/2' THICK CLOSED CELL TYPE INSULATION BY ARMACEL OR EQUAL.

11. DIELECTRIC CONNECTIONS SHALL BE USED BETWEEN ALL DIELECTRIC DIS-SIMILAR PIPE MATERIALS, IE FERROUS AND NON-FERROUS PIPING.

12. VERIFY ALL INVERT ELEVATIONS PRIOR TO FINAL TRENCHING AND INSTALLATION OF WASTE PIPING, TO PROVIDE THE A MINIMUM SLOPE OF 1/8" PER FOOT FOR 3" AND LARGER PIPING AND 1/4' PER FOT FOR PIPE SMALLER THAN 3". COORDINATE ALL UNDERGROUND PIPING WITH ALL STRUCTURAL FOUNDATIONS AND WITH THE INVERT ELEVATION OF THE SEWER CONNECTION.

13. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR (4) HORIZONTAL 45° TURNS, AND AT EVERY 100 FEET OF PIPE LENGTH. CLEANOUTS SHALL BE INSTALLED AT ACCESSIBLE LOCATIONS.

14. COOPERATIVE WORK:
   - 14.1. COOPERATIVE WORK INCLUDES: GENERAL SUPERVISION AND RESPONSIBILITY FOR PROPER LOCATION, ROUGH-IN AND SIZE OF WORK RELATED TO THIS DIVISION BUT PROVIDED UNDER OTHER DIVISIONS OF THE WORK.
   - 14.2. CORRECT WITHOUT CHARGE, ANY WORK REQUIRING ALTERATION DUE TO LACK OF PROPER SUPERVISION, COORDINATION BETWEEN DIVISIONS OF THE WORK OR FAILURE TO PAPER PROPER PROVISIONS IN TIME. CORRECT WITHOUT CHARGE ANY DAMAGE TO ADJACENT WORK CAUSED BY ALTERATION.

15. DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING, EQUIPMENT, ETC. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND JOBSITE CONDITIONS PERMIT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, NOT ALL NECESSARY AND REQUIRED OFFSETS, FITTINGS AND ACCESSORIES ARE SHOWN. PLUMBING CONTRACTOR SHALL PROVIDE ALL SUCH OFFSETS, FITTINGS AND ACCESSORIES FOR A COMPLETE AND WORKING SYSTEM. PLUMBING CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION OF MATERIALS OR EQUIPMENT. VARIANCES BETWEEN THE REQUIREMENTS OF THESE DRAWINGS AND THE CONDITIONS OR DIMENSIONS IN THE FIELD SHALL BE REPORTED TO THE ENGINEERS PRIOR TO ORDERING OR PERFORMANCE OF THE AFFECTED WORK. DO NOT SCALE DRAWINGS FOR MEASUREMENTS.

16. ALL PENETRATIONS THROUGH EXTERIOR WALLS AND ROOF SHALL BE FLASHED AND COUNTERFLASHED. AND SEALED TO PREVENT WATER PENETRATION. ESCUTCHEONS SHALL BE INSTALLED AT PIPING PENETRATIONS AT ALL EXPOSED LOCATIONS.

17. THE PLUMBING CONTRACTOR SHALL COORDINATE AND VERIFY ALL PENETRATION LOCATIONS FOR VENTS AND FLUES WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

18. ROUGH-IN ALL EQUIPMENT, ACCESSORIES AND FIXTURES AS DESIGNATED ON THE DRAWINGS. THE DRAWINGS INDICATE ONLY THE APPROXIMATE LOCATION OF ROUGH-INS' THE CONTRACTOR SHALL OBTAIN ALL CERTIFIED ROUGH-IN INFORMATION BEFORE PROGRESSING WITH ANY WORK FOR ROUGH-IN OR FINAL CONNECTIONS.

19. COVER NO WORK UNTIL INSPECTED, TESTED AND APPROVED, BY ARCHITECT OR OTHER OWNER DESIGNATED REPRESENTATIVE AND BY AUTHORITY HAVING JURISDICTION. WHERE WORK IS COVERED BEFORE INSPECTION AND TEST, UNCOVER IT AND WHEN INSPECTED, TESTED AND APPROVED, RESTORE ALL WORK TO ORIGINAL, PROPER CONDITION.

20. ALL PLUMBING EQUIPMENT SHALL BE LISTED AND LABELED BY UL OR EQUIVALENT TESTING AGENCY ACCEPTABLE TO LOCAL CODES AND AUTHORITY HAVING JURISDICTION.

21. ALL PIPING SYSTEMS SHALL BE TESTED AS REQUIRED IN THE LOCAL PLUMBING CODE. POTABLE WATER SYSTEMS SHALL BE DIS-INFECTED PER LOCAL PLUMBING OR HEALTH CODES.

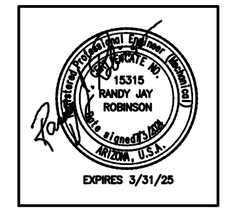
22. DEMONSTRATE THAT ALL APPARATUS ARE FUNCTIONING PROPERLY AND EFFICIENTLY, AND ALL SYSTEMS ARE PLACED IN OPERATION. INCLUDE START-UP AND ADJUSTMENTS.

23. WINDOWS AND OTHER OPENINGS AND ALL BUILDING OUTSIDE AIR INTAKES SHALL BE LOCATED A MINIM OF 10'0" FROM ALL PLUMBING VENT LOCATIONS.

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SITE PLAN GENERAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL CONTACT POWER CO. REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATIONS, TRANSFORMER LOCATION, METER LOCATION, ETC.

2. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUITS, POWER TRENCHING, BACKFILL, CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY POWER CO. AND TO THEIR SPECIFICATIONS.

3. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATIONS, ETC.

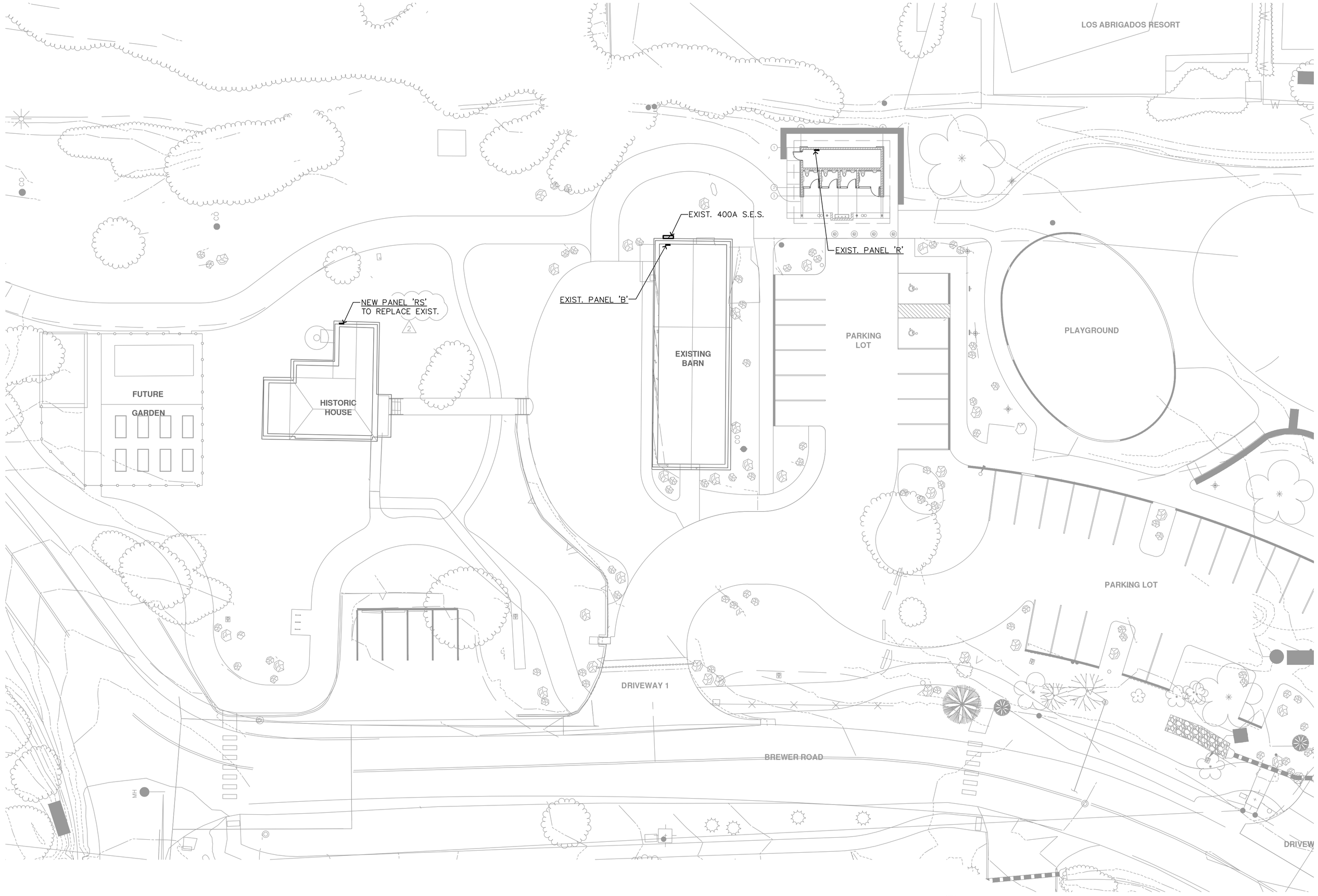
4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.

5. ALL WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE. INSULATION SHALL BE TYPE 'XHHW' OR 'THHN/THWN'.

6. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE 'THWN' INSULATION. FOR UNDERGROUND CIRCUITS RUN IN P.V.C., PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS.

7. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH THE UTILITY COMPANY'S REQUIREMENTS. WITH-IN TWO WEEKS AFTER AWARD OF CONTRACT, SUBMIT (2) COMPLETE SETS OF PLANS, INCLUDING PLOT OF SURVEY, TO UTILITY COMPANY FOR COORDINATION.

8. ROUTING OF INCOMING POWER AND TELEPHONE SERVICE SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH, AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY THE UTILITY COMPANY. CONFIRM ALL REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.



ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

swan architects, inc.

architecture
planning
historic preservation

833 N. 5th Ave.
Phoenix, AZ
85003
Tel: 602-264-3083
Fax: 602-274-7658

Registered Professional Engineer Certificate No. 31172 DAVID E. WATSON Arizona U.S.A.

drawing: ELECTRICAL SITE PLAN

project:
CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: June 2025
drawn: DW
checked: DW

rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025
3 CITY OF SEDONA 1/2026

project number(s):

Job No. 24095.2
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mw engineering, llc
Electrical Consulting Engineering Group

sheet:
ES-1

#KEYED NOTES:

1. WATER HEATER: 208V., 1ø, 2.4 kW.
2. CONDENSING UNIT HP-1: 240V., 1ø, 37.5 FLA.
3. FURNACE FS-1: 120V., 3/4 HP.

GENERAL NOTES:

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH LATEST ADOPTED NATIONAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL CODES, ORDINANCES AND MAG AMENDMENTS TO N.E.C.

ALL WIRING SHALL BE COPPER UNLESS OTHERWISE NOTED. INSULATION SHALL BE TYPE XHHW OR THHN/THWN.

ALL PENETRATIONS OF FIRE RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORY LISTINGS FOR THROUGH PENETRATIONS FIRESTOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION WITH ALL VARIABLES DEFINED.

CONTRACTOR IS TO VERIFY CONDITION OF EXISTING INSTALLATIONS BY FIELD INSPECTION. CONTRACTOR IS TO PROVIDE NEW WIRE, CONDUIT, AND BOXES AS REQUIRED WITH NO ADDITIONAL COST.

CONTRACTOR IS TO COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATIONS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN.

PROVIDE GFCI PROTECTION FOR RECEPTACLES WITHIN 6 FEET OF SINKS PER NEC 210.8(B) AND GFCI PROTECTION DEVICES ARE REQUIRED TO BE READILY ACCESSIBLE PER NEC 210.8.

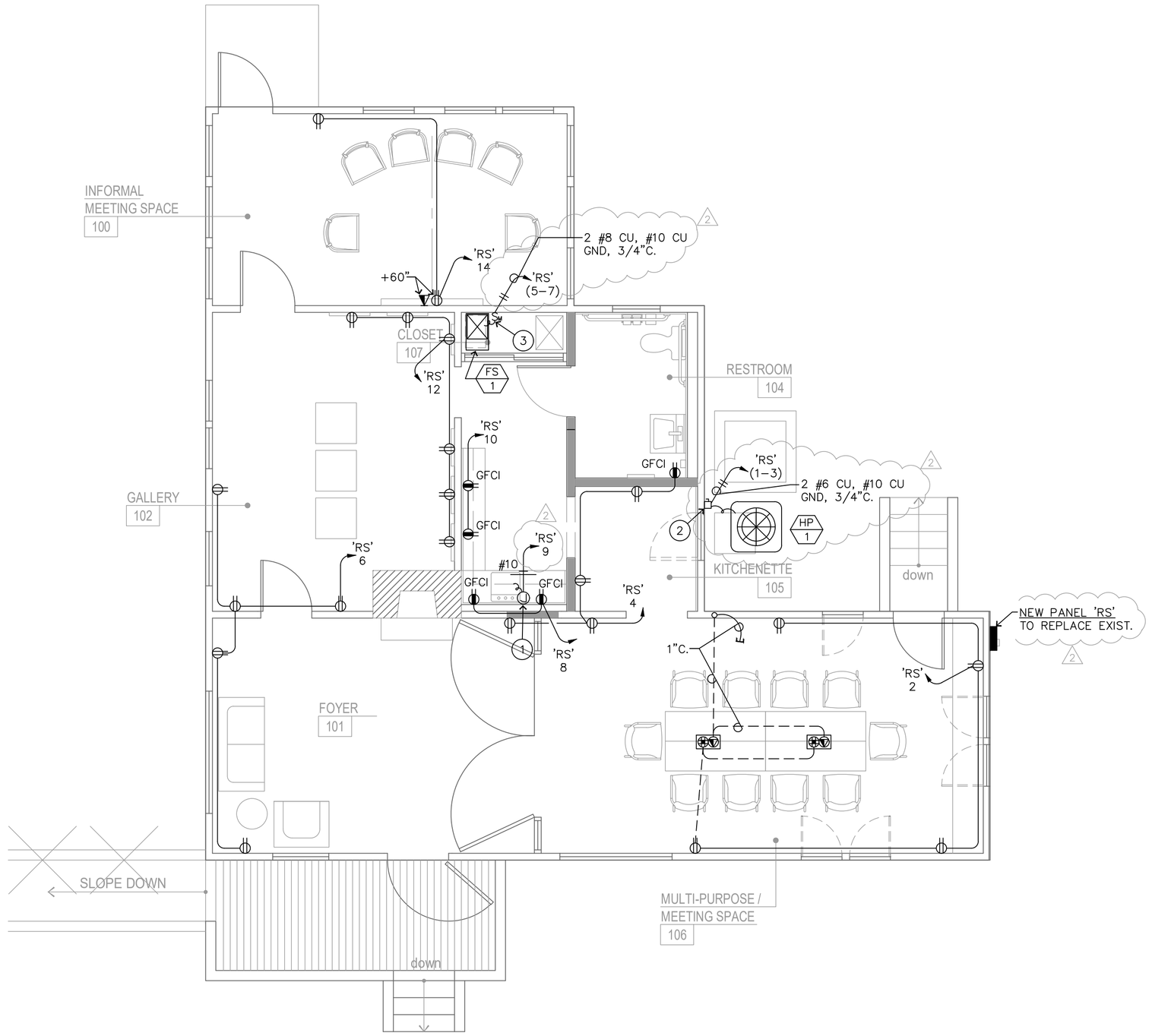
OUTDOOR RECEPTACLES; GFCI PROTECTION IS REQUIRED FOR RECEPTACLES PER NEC 210.8(B) (4) AND RECEPTACLES IN DAMP OR WET LOCATIONS ARE REQUIRED TO BE WEATHER PROOF AND WEATHER RESISTANT DEVICES PER NEC 406.9(A) AND (B).

CONTRACTOR IS TO PROVIDE BOND WIRE IN ALL RACEWAYS, SIZED PER N.E.C. ART. #250.

CONTRACTOR IS TO VERIFY EXACT LOCATIONS, MOUNTING HEIGHTS AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PROVIDED BY OTHERS PRIOR TO ROUGH-IN. CONTRACTOR IS TO PROVIDE DISCONNECT SWITCHES AND TRANSFORMERS AS REQUIRED, AND FINAL CONNECTIONS TO EQUIPMENT PER OWNER.

CONTRACTOR IS TO PROVIDE AND INSTALL ADDITIONAL EXIT SIGNS, EMERGENCY LIGHTS AND NIGHT LIGHTS IF REQUIRED BY GOVERNING INSPECTOR.

ELECTRICAL CONTRACTOR SHALL PROPERLY SUPPORT ALL EXISTING AND NEW CONDUIT FROM NEW SUPPORTS PER NEC ART. 300-11.



RANGER STATION POWER PLAN

SCALE: 1/4" = 1'-0"

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architecture
planning
historic preservation

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Fax: 602-274-7658

Registered Professional Engineer (Electrical) CERTIFICATE NO. 31172 DAVID E. WATSON Expires 06/30/2026 Prescott, Arizona

drawing: RANGER STATION POWER PLAN

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: June 2025
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1 CITY OF SEDONA 7/2025
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mw engineering, llc
Electrical Consulting Engineering Group

sheet: E-1

COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title:
Project Type: New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Enhanced Envelope Performance, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Office	1012	0.79	799
		Total Allowed Watts =	799

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Office				
LED 1: A: 4" recessed led: Other:	1	12	20	240
LED 2: C2: 2' recessed linear led: LED Linear 20W:	1	4	20	80
LED 3: C4: 4' recessed linear led: Other:	1	9	38	342
LED 4: G: led surface mtd: Other:	1	1	42	42
Track lighting 1: B: led track light: Wattage based on 11 feet of track	0	0	88	88
		Total Proposed Watts =		792

Interior Lighting PASSES: Design 1% better than code

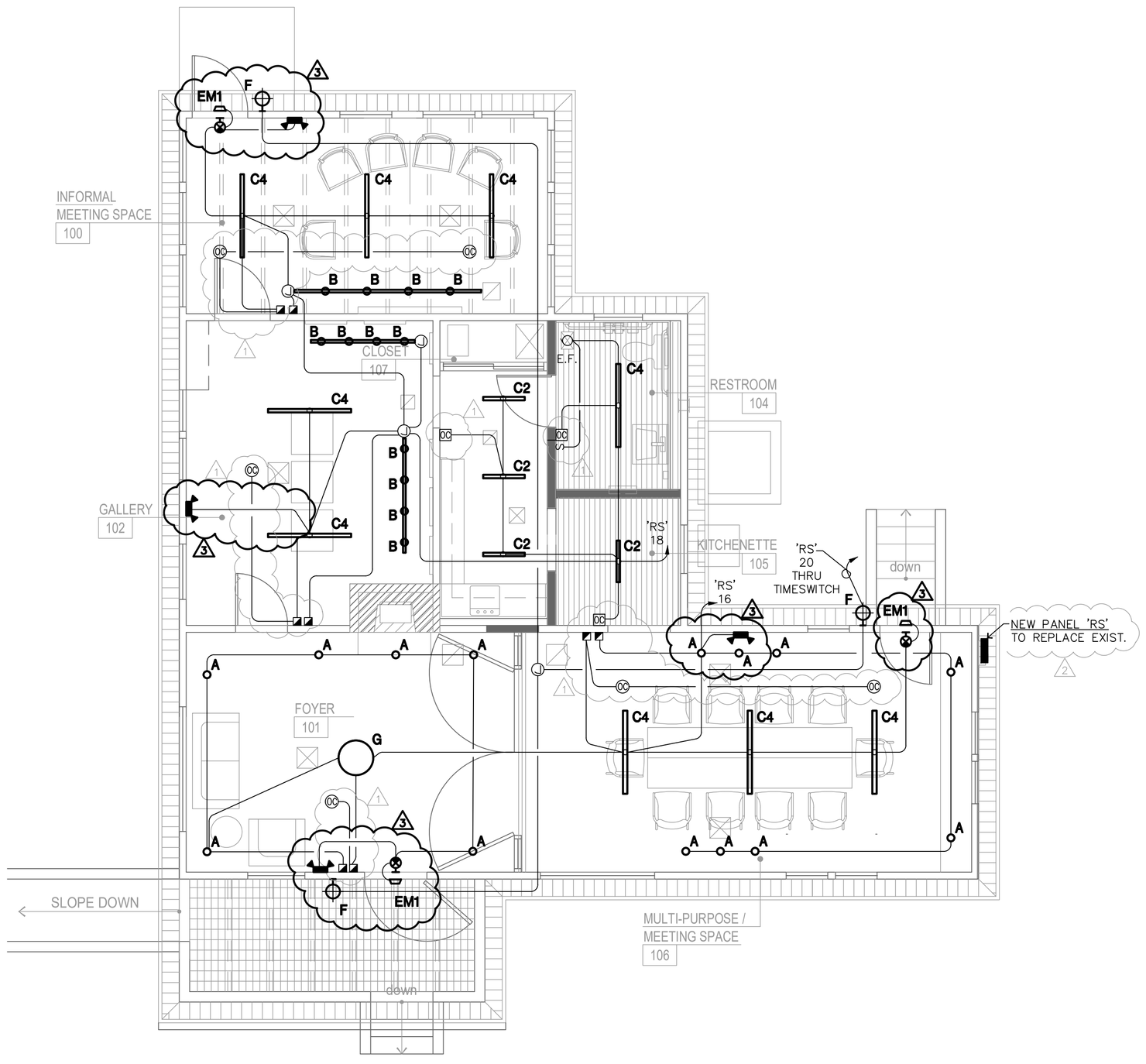
Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

DAVID WATSON, P.E. — Name - Title
Signature
7/1/25 — Date

LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR.	CATALOG #	VOLT.	LAMPS #	LAMPS TYPE	REMARKS
A	4" ROUND LED RECESSED DOWNLIGHT –	ALPHABET	NU4RHXTM1920LM 35K WHS30 UNV DIM10RETWH	120	–	20W 1620 LUMENS 35K	
B	LED TRACK LIGHT ALL LIGHTS W/TRACK @ SMALL CEILING ONLY AT 8'-0" A.F.F.	CONTECH	CTL9050 F35 C D P –	120	–	7W 651 LUMENS 35K	WITH CONTECH TRACK PER PLAN
C2	2' RECESSED LINEAR LED –	STARTEK	RSLIM-2-RECT-1000 WD-35K-80	120	–	20W 2000 LUMENS 35K	
C4	4' RECESSED LINEAR LED –	STARTEK	RSLIM-4-RECT-1000 WD-35K-80	120	–	38W 4000 LUMENS 35K	
F	LED WALL SCONCE – –	SELECTED BY CITY	– –	120	–	20W 1326 LUMENS 30K	
G	LED SURFACE MOUNTED CEILING DRUM	SELECTED BY CITY	– –	120	–	42W 3200 LUMENS 35K	
EM1	EXTERIOR LED EMERGENCY LIGHT WITH BATTERY PACK	DUAL-LITE	PGNW –	120	–	LED's W/FIXTURE	MOUNT ABOVE DOOR –
	EXIT SIGN WITH BATTERY BACK-UP	DUAL-LITE	EVE-U-G-WI –	120	–	LED's W/FIXTURE	WITH BATTERY PACK –
	EMERGENCY LIGHT UNIT WITH BATTERY BACK-UP	DUAL-LITE	EV4 D 10 2 WAL –	120/277	–	LED's W/FIXTURE	– –



RANGEER STATION LIGHTING PLAN

SCALE: 1/4" = 1'-0"

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Registered Professional Engineer (Electrical) CERTIFICATE NO. 31172 DAVID G. WATSON 6/30/2026 STATE OF ARIZONA

CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

project:
drawing: RANGER STATION LIGHTING PLAN

date: June 2025
drawn: DW
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ELECTRICAL SYMBOLS (NOTE: ALL SYMBOLS MAY NOT APPLY TO THIS PROJECT)

- LED FIXTURE
- LED FIXTURE WITH EMERGENCY BATTERY PACK, 1100 LUMENS
  NL = NIGHT LIGHT – UNSWITCHED
  EM = LINE SENSITIVE – OPERATES ONLY ON POWER OUTAGE – SWITCHED
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- LED FIXTURE
- EXIT SIGN – SEE LIGHT FIXTURE SCHEDULE
- SURFACE–MOUNT EMERGENCY LIGHTING BATTERY PACK–SINGLE OR DOUBLE HEAD– SEE LIGHT FIXTURE SCHEDULE
- RECESSED EMERGENCY LIGHTING BATTERY PACK–SINGLE OR DOUBLE HEAD– SEE LIGHT FIXTURE SCHEDULE
- JUNCTION BOX IN ACCESSIBLE LOCATION ABOVE REMOVABLE CEILING W/ FLEXIBLE CONDUIT CONNECTION TO LIGHT FIXTURE
- FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT
- JUNCTION BOX IN ACCESSIBLE LOCATION
- DUPLEX CONVENIENCE RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED
- FOUR–PLEX CONVENIENCE RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED
- IG ISOLATED GROUND RECEPTACLE AT + 15" A.F.F. TO BOTTOM OR AS NOTED
- RECEPTACLE (TYPE AS SHOWN) AT + 42" A.F.F.
- SPECIAL USE RECEPTACLE. VERIFY NEMA NUMBER AND MOUNTING HEIGHT WITH EQUIPMENT
- $S\ S_3\ S_4$ TOGGLE SWITCH – SINGLE POLE, 3–WAY, 4–WAY AT +42" OR AS NOTED ON PLANS.
- S_P SINGLE–POLE, ILLUMINATED HANDEL OR PILOT LIGHT TOGGLE SWITCH AT +42" OR AS NOTED ON PLANS
- S_M MOTOR RATED SWITCH WITH THERMAL PROTECTION
- S_V MOTOR SPEED CONTROL SWITCH. FURNISHED BY ELECTRICAL CONTRACTOR.
- DIMMER SWITCH AT + 42" A.F.F. "LUTRON" NP SERIES. SIZE DIMMER FOR LOAD. TRACK LIGHTING SHALL HAVE "LUTRON" NP2000 DIMMER
- PHOTOCELL – TORK #2100 – MOUNT ON ROOF AND AIM NORTH
- TS TIMESWITCH: TORK 'W' SERIES OR EQUAL
- CIRCUIT IN CONDUIT, CONCEALED. HASH MARKS INDICATE QUANTITY OF CONDUCTORS NO HASH MARKS INDICATE TWO CONDUCTORS, PLUS GROUND(S). (NOTE: WIRE AND OR CONDUIT SIZE SHOWN AT HOMERUN IS THE MINIMUM SIZE FOR THE ENTIRE CIRCUIT: #12 A.W.G. CU, 1/2"C. MINIMUM). LONG STROKE(S) INDICATE NEUTRAL CONDUCTOR(S), SHORT STROKES INDICATE PHASE OR SWITCHED CONDUCTORS AND LONG STROKES WITH DOT INDICATE GREEN INSULATED GROUNDING CONDUCTOR(S) TYPICAL. EACH ISOLATED GROUND CIRCUIT SHALL HAVE A SEPARATE NEUTRAL AND GROUND WIRE. BOND WIRES ARE NOT SHOWN ON DRAWINGS. BOND WIRES SHALL BE INSULATED CU. SIZED IN ACCORDANCE WITH N.E.C. #250.
- CIRCUIT IN CONDUIT CONCEALED IN FLOOR
- CIRCUIT IN CONDUIT CONCEALED IN WALLS OR ABOVE CEILING
- HOMERUN TO PANELBOARD OR AS NOTED
- PANELBOARD, MOUNT TOP OF PANEL AT + 6'–8". STUB (2) 3/4" E.C. INTO ACCESSIBLE CEILING SPACE ON FLUSH MOUNTED PANELS.
- MOTOR: SIZE AND RATING AS SHOWN. EF INDICATES 55–WATT, 120V. EXHAUST FAN
- A.C. MAGNETIC STARTER BY ELECTRICAL CONTRACTOR. HORSEPOWER, VOLTAGE AND PHASE RATED, NUMBER OF POLES REQUIRED. FURNISH WITH (1) N.O. AUXILLIARY CONTACT (120 V. CONTROL) SINGLE SPEED NON–REVERSING UNLESS OTHERWISE SHOWN ON PLAN
- DISCONNECT SWITCH – HORSEPOWER RATED, FUSED, NEMA 3R WHERE OUTSIDE. N.F. INDICATES NON–FUSED. (FUSE PER EQUIPMENT MANUFACTURERS' SPECIFICATIONS.)
- STRIP HEATER AND CONTROL
- MOTOR CONTROLLER – FURNISHED WITH EQUIPMENT
- TELEPHONE OUTLET AT +15" TO BOTTOM OR AS NOTED WITH 3/4"C. UP INTO ACCESSIBLE CEILING SPACE UNLESS SHOWN OTHERWISE
- DATA OUTLET AT + 15" A.F.F. TO BOTTOM OR AS NOTED. STUB 3/4"C. INTO ACCESSIBLE CEILING SPACE
- DATA/TELEPHONE OUTLET AT + 15" A.F.F. TO BOTTOM OR AS NOTED. STUB 3/4"C. INTO ACCESSIBLE CEILING SPACE
- APPROVED TEMPERATURE SEAL–OFF AND EXPANSION JOINTS AS REQ'D BY N.E.C. ART. #300–7
- FLUSH FLOOR FOURPLEX OUTLET AND DATA/TELPHONE OUTLET COMBO WITH BRASS DEVICE PLATE
- FLUSH FLOOR DATA RECEPTACLE WITH BRASS COVER PLATE AND 3/4"C. STUBBED TO ABOVE ACCESSIBLE CEILING LOCATION
- FLUSH FLOOR TELEPHONE RECEPTACLE WITH BRASS COVER PLATE AND 3/4"C. STUBBED TO ABOVE ACCESSIBLE CEILING LOCATION
- FLUSH FLOOR DUPLEX OUTLET WITH BRASS DEVICE PLATE
- FLUSH FLOOR FOURPLEX OUTLET WITH BRASS DEVICE PLATE
- IG ISOLATED GROUND RECEPTACLE "HUBBELL" # IG5263 20A, 125V, FLUSH FLOOR WITH BRASS DEVICE PLATE
- TV TELEVISION OUTLET AT + 15" TO BOTTOM OR AS NOTED. STUB 3/4"C INTO ACCESSIBLE CEILING SPACE
- F A.D.A.–APPROVED FIRE ALARM STROBE
- F A.D.A.–APPROVED FIRE ALARM HORN/STROBE
- F A.D.A.–APPROVED FIRE ALARM PULL STATION
- SD A.D.A.–APPROVED SMOKE DETECTOR MOUNTED IN CEILING OR AS INDICATED
- OS OCCUPANCY SENSOR (OVAL TECHNOLOGY) 1000 WATT CEILING MOUNTED AS MANUFACTURED BY WATT STOPPER (NO SUBSTITUTIONS)
- OS OCCUPANCY SENSOR (OVAL TECHNOLOGY) 1000 WATT WALL MOUNTED AS MANUFACTURED BY WATT STOPPER (NO SUBSTITUTIONS)
- WP WEATHER PROOF
- EDF ELECTRIC DRINKING FOUNTAIN
- S.E.S. SERVICE ENTRANCE SECTION
- T.M.B. TELEPHONE MOUNTING BOARD: 4' X 8' X 3/4" PLYWOOD WITH #6 CU. BOND WIRE TO GROUNDING ELECTRODE SYSTEM
- T.T.C. TELEPHONE TERMINAL CABINET: 36" W. X 36" H X 6" D 16 GA. WEATHERPROOF HINGED LOCKABLE COVER, 5/8" PLYWOOD BACKBOARD. PROVIDE A #6 CU BOND TO GROUNDING ELECTRODE SYSTEM

SHORT CIRCUIT CALCULATIONS

FAULT DESIG.	PANEL	FED FROM POINT	LOAD AMPS	LENGTH (FT.)	SOURCE SHORT CKT AMPS	"1" OR "3" PHASE?	# OF CDTRS/ PHASE	"CU" OR "AL"	CDR SIZE (awg/kcmil)	METAL CONDUIT? "Y" OR "N"	"C" VALUE	V	f	m	SOURCE Isc (amps)	MOTOR CONTRIB.	TOTAL Isc (amps)
F1	SES 400 Amps	Power co			20,955	1	1					240			20955	0	20,955
F2	Panel B	F1	100	15	20,955	1	1	CU	#1	N	7493	240	0.3496	0.7410	15,527	0	15,527
F3	Panel R	F2	60	75	15,527	1	1	CU	#6	N	2430	240	3.9936	0.2003	3,109	0	3,109
F4	Panel RS	F1	150	120	20,955	1	1	CU	#1/0	N	9317	240	2.2491	0.3078	6,449	0	6,449

LOAD CALCULATION:

PANEL 'RS'	=	117.0 AMPS
PANEL 'B' & 'R'	=	76.5 AMPS
TOTAL LOAD ON S.E.S.	=	193.5 AMPS

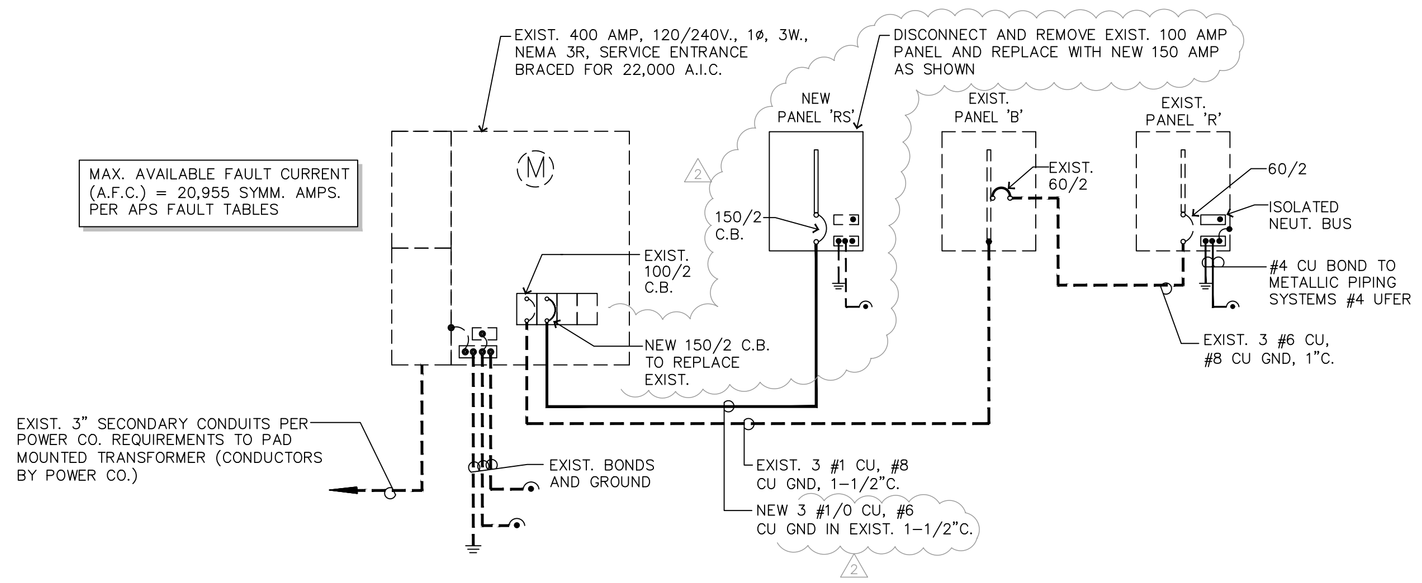
NEW PANEL WITH NEW CIRCUIT BREAKERS

PANEL RS	150 AMP	120/240V., 1ø, 3W	MAIN 150/2 C.B.	NEMA 3R	SURF MTG
LOCATION SEE PLAN		TYPE P.O.		BREAKER RATING 10,000 AIC	

USE/AREA SERVED	CB	No	LOAD L1	LOAD L2	No	CB	USE/AREA SERVED
HP–1	60/2	1	1600	1080	2	20/1	REC – CONF.
37.5 FLA		3	1600	1080	4	20/1	REC – FOYER/KITCHENETTE
FS–1 1/2HP	35/2	5	2620	900	6	20/1	REC – FOYER/GALLERY
		7	2620	1000	8	20/1	REC – KITCHEN 1
WH–1 2.4KW	20/1	9	2400	1000	10	20/1	REC – KITCHEN 2
SPACE		11	–	1080	12	20/1	REC – GALLERY
SPACE		13	–	540	14	20/1	REC – MEETING SPACE
SPACE		15	–	800	16	20/1	LTG – FOYER/MULTI PURP.
SPACE		17	–	800	18	20/1	LTG – KITCHEN/GALLERY
SPACE		19	–	75	20	20/1	LTG – EXTERIOR
SPACE		21	–	–	22		SPACE
SPACE		23	–	–	24		SPACE
SPACE		25	–	–	26		SPACE
SPACE		27	–	–	28		SPACE
SPACE		29	–	–	30		SPACE
TOTAL (CONNECTED)			12940	10255			
25 % CONTINUOUS			1109	1128			
			–	–			
TOTAL (CODE)			14049	11383	14049 VA / 120V. = 117.0 A.		

PANEL LEGEND:

- ○ INDICATES EXISTING CIRCUIT BREAKER & LOAD.
- ● INDICATES NEW CIRCUIT BREAKER & LOAD.
- □ INDICATES CIRCUIT BREAKER WITH 'LOCK–OFF' DEVICE.
- ■ INDICATES EXISTING CIRCUIT BREAKER W/CHANGED LOAD.
- △ INDICATES CIRCUIT THRU TIMESWITCH
- ▲ MISCELLANEOUS.
- ✳ INDICATES CONTINUOUS LOAD TAKEN @ 125% PER N.E.C.



EXISTING ONE-LINE DIAGRAM

N.T.S.

NOTES:
1. ALL EQUIPMENT & INSTALLATIONS ARE EXISTING UNLESS NOTED AS 'NEW'.
2. ELECTRICAL CONTRACTOR SHALL FIELD–VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
3. ALL CONDUCTOR SIZES BASED ON TYPE 'XHHW' & 'THHN/THWN' COPPER.

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Professional Engineer Registered CERTIFICATE NO. 31172 DAVID G. WATSON 5/5/25 Arizona, U.S.A.

project: CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: ONE-LINE DIAGRAM

date: June 2025
drawn: DW
checked: DW
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sheet: E-3

ELECTRICAL SYSTEM SPECIFICATIONS - DIVISION 16000

(SOME SECTIONS MAY NOT APPLY)

1. GENERAL CONDITIONS

The General Provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions) and Division 1 – General Requirements as appropriate, apply to the work specified in this Section.

2. SCOPE OF WORK

The work included under this section consists of furnishing all materials, equipment, and labor and the performing of all functions, except as otherwise specified herein or shown on the drawings to be performed by others, for the installation and placing into operation of a complete electrical system as specified and shown on the drawings.

3. GENERAL DESCRIPTION

3.1 The work in general shall consist of, but is not necessarily limited to the following.

3.1.1 Furnishing and installing all fixtures with lamps as indicated on the drawings and as specified herein unless noted.

3.1.2 Furnishing and installing all electrical work, panels, service, conduit, wiring, etc., for all outlets and equipment.

3.1.3 Furnishing and installing all telephone outlets, conduits with pull strings and telephone mounting boards including conduit from telephone mounting board to the building entrance as indicated on the plan.

3.1.4 Furnishing and installing a complete Fire Alarm system as indicated on plans.

3.1.5 Include $ hundred dollars) allowance for power and telephone company utility service charges. Difference between actual cost and allowance to be credited or billed to the Owner.

3.1.6 Furnishing and installing all motor starters and control components, not specifically specified to be furnished in accordance with other sections of the specifications.

3.1.7 Furnishing and installing all power and wiring except that which is pre–wired in factory assembled equipment.

3.1.8 Installing all LINE VOLTAGE mechanical control wiring and associated controls which are furnished by the Mechanical Contractor (low voltage control wiring and controls shall be furnished and installed by the Mechanical Contractor).

3.1.9 Painting work as described under other sections of these specifications. Clean and prepare all surfaces ready for painting.

3.1.10 Provide temporary construction power as outlined below. This service shall be maintained throughout the entire job as the work progresses. Provide outlets at convenient points and in sufficient numbers so that no extension cord over 50 feet in length is required to reach any work point. Maintain general lighting in corridors, stairs, basement and other areas not receiving sufficient daylight required for safety. Remove temporary work as rapidly as required for or allowed by installation of permanent work.

3.1.11 Certain items of work by other trades will be necessary for the completion of work under this division. Cooperate with other trades and arrange for these items to be performed in orderly course.

3.1.12 This Contractor shall review the mechanical control requirements as specified and shown on the drawings and shall furnish and install all necessary conduit, wiring, boxes, protective devices, switches, etc., for the completion and proper operation of the system.

3.1.13 Review all drawings and all specifications for each section of work. Unless specifically noted otherwise, herein or elsewhere, furnish and install items of any electrical nature required for completion of work for other trades, whether or not same is shown or noted in this or other sections.

4. REGULATIONS AND CODES

The Contractor must comply with all state, municipal and federal safety laws, construction codes, ordinances and regulations relating to building and public health and safety. In addition, comply with rules and regulations of the State Fire Protection Code. Fire protection material must bear the Fire Underwriters Laboratories label.

5. GENERAL REQUIREMENTS

5.1 The Contractor shall examine the premises and satisfy himself of existing conditions under which he will be obligated to operate in performing his part of the work or that will in any manner affect the work under the contract. The Contractor shall cooperate with other trades so that the installations of all equipment may be properly coordinated.

5.2 All equipment furnished shall fit the space available, with connection, etc., in the required locations and with adequate space for operating and servicing. The drawings are generally diagrammatic and indicate the manner and method of the installation, while the specifications and fixture list denote the type and quality of material and workmanship to be used. Where a conflict exists between the drawings and the specifications, the Contractor shall promptly notify the Architect/Engineer whose decision shall be final. No allowance will be made subsequently in this connection in behalf of the Contractor after award of the contract.

6. EQUIPMENT AND MATERIAL

6.1 All materials furnished under this contract shall be new (except as noted), free from defects of any character, shall conform with the standards of the Underwriters Laboratories, Inc. (U.L.) (or other nationally recognized Laboratory), in every case where such a standard has been established and shall be so labeled. It is the intention of these specifications to indicate a standard of quality for all materials incorporated in this work, and where materials are not specified herein and are required to complete the electrical installation, these materials shall be of first quality for use intended. Manufacturers of similar quality products will be considered unless the specifications or drawings indicate otherwise.

6.2 Materials shall be suitable for intended use and location. Unless otherwise shown use NEMA–1 for interior areas and NEMA–3R for exterior areas.

6.3 The Architect/Engineer decision as to equal in grade and quality shall rule and be final for all electrical materials incorporated in this work. Where two or more similar type items are furnished, all shall be of the same manufacturer (e.g., all disconnect switches shall be of the same manufacturer) unless otherwise noted herein or shown on the drawings. All material and installation methods used shall be in accordance with the latest and approved electrical and mechanical engineering practices.

7. SERVICE ENTRANCE EQUIPMENT

7.1 Service entrance equipment shall be in accordance with the requirements of the municipal governing body and serving utility. Shop drawings shall be submitted to the serving utility for written approval before ordering equipment.

7.2 Label equipment and each individual overcurrent device per Section 16000.22.

7.3 Approved manufacturers are: Sun Valley, Square D, Cutler–Hammer, Siemens/ITE, General Electric

8. PANELBOARDS

8.1 Each panel shall be provided with door lock and two keys, all keyed alike. Each panel shall be provided with typewritten sheet installed on door identifying the use of each branch circuit. Panels shall have bussing as indicated on the drawings.

8.2 Label equipment per Section 16000.22

8.3 Approved manufacturers are: Square D, Cutler–Hammer, Siemens/ITE, General Electric

9. STARTERS

9.1 All motor starters shall be furnished under this section of the specifications unless an integral part of equipment or noted as furnished with equipment specified under other sections of these specifications.

9.2 Separately mounted motor starters shall be across–the–line combination magnetic with 120V coils, fused disconnect contactors, additional auxiliary contact for interlocking of controls. Provide pushbutton or selector switch in cover. Switchboard mounted starters shall be magnetic with 120V coils and additional auxiliary contacts as required for interlocking of controls. Starters shall have an integral control circuit transformer or separate 120V control with control circuit disconnect switch in cover.

9.3 Manual starters shall be horsepower, voltage and phase rated with overload protection and green "on" pilot light. Surface mounted unless noted otherwise.

9.4 All starters shall have overload protection in all phase lines. Furnish and install the proper size overload heater elements determined from full load nameplate readings on motors and compensation for ambient temperature in all starters whether they be furnished under this Section or other Sections.

9.5 Label per Section 16000.22

9.6 Approved manufacturers are: Square D

10. TRANSFORMERS

10.1 Transformers shall be dry type, with voltage ratings as indicated on plans. Transformers shall be rated for for full load operation at a maximum 150 degree centigrade rise above a 40 degree centigrade ambient or as otherwise noted on drawings. Provide at least (4) 2 1/2 percent taps, two above normal and two below normal and have a sound rating not to exceed NEMA standards. Special "K" factor ratings as noted.

10.2 Submit complete transformer data with shop drawings for approval. The data shall include efficiencies, core and copper losses, impedance, regulation and sound level.

10.3 Installation of transformers shall be on vibration isolators and all wiring connections with flexible conduit.

10.4 Label per Section 16000.22

10.5 Approved manufacturers are: ACME, Square D, Jefferson, Cutler–Hammer, Westinghouse, General Electric, or same manufacturer as distribution equipment.

11. CONDUIT

11.1 Metallic conduits shall be hot dipped galvanized equal to LTV Steel.

11.2 Electric metallic tubing (EMT) is permitted for exposed work above 6'–0" A.F.F. or concealed work only. EMT is NOT permitted in the following: (1) in or under concrete, (2) in earth, (3) in grouted walls, (4) exterior of building, (5) with dissimilar metals, (6) where it will be subject to severe physical damage (either during or after installation), (7) in any hazardous (classified location) except as permitted by 502.10, 503.10 and 504.20, (8) without an equipment grounding conductor. Size and provide equipment grounding conductor per Article 250 and increase conduit size if required.

11.3 Rigid PVC conduit is permitted only underground or as noted on drawings. Provide rigid steel elbows and risers (NO MINIMUM SIZE). Size and provide equipment grounding conductor per Article 250 and increase conduit size if required.

11.4 Rigid galvanized or sheradized steel shall be used for all exposed conduit below 6'–0" A.F.F. or as noted on drawings. Where used in or under concrete or in earth, shall be code approved PVC coated or half lap wrapped with Polyken #900 tape or equal.

11.5 Install exposed raceways parallel and perpendicular to nearby surfaces or structural members and follow the surface contours as much as practical.

11.6 Run exposed, parallel, or banked raceways together. Make bends in parallel or banked runs from the same center line so that the bends are parallel. Factory elbows may be used in banked runs only where they can be installed parallel. This requires that there be a change in the plane of the run such as from wall to ceiling and that the raceways be of the same size. In other cases provide field bends for parallel raceways.

12. WIRE

12.1 Soft drawn annealed copper (unless otherwise noted on plans) having conductivity of not less than 98% of that of pure copper, uniform in cross section, free from flaws, scales, and other imperfections. All wire larger than #10 shall be stranded.

12.2 Insulation: Type THHN/THWN, or XHHW for all branch circuit and feeder wiring.

12.3 Sizes: No wire smaller than #12 unless otherwise noted on drawings.

12.4 Feeder conductors #2 awg and larger may be copper or AA–8000 series alluminum alloy. Alluminum conductors shall be equal or larger ampacity to copper. Conduit fill shall not exceed 40% factor as described in NEC, annex C, table C1 (copper) or C1A (alluminum).

13. MISCELLANEOUS MATERIALS:

13.1 Safety switches: Heavy duty, fused rejection type, minimum 200,000 A.I.C. rated. "NF" indicates not fused.

13.1.1 Label per Section 16000.22

13.1.2 Approved manufacturers are: Square D, Cutler–Hammer, Westinghouse, General Electric or same manufacturers as distribution equipment.

13.2 Fuses: "Bussmann" or "Gould Shawmut" mfg. No substitutions unless by prior written approval from Engineer, or as noted on drawings.

13.3 Conduit strap: Heavy gauge steel snap–on type.

13.4 Electrical metallic tubing fittings: Equal to T&B compression type. Connectors shall have insulated bushings.

13.5 Rigid conduit locknuts and bushings: Equal to T&B.

13.6 Flexible conduit and fittings: Equal to California Conduit and Cable Company, Inc.

13.7 Liquid tight conduit and fittings for all exterior and equipment connections.

13.8 Outlet boxes, plaster rings, pull, and junction boxes, etc: Equal to RACO. Zinc coated or Cadmium plated sheet steel for indoor locations, cast aluminum for outdoor locations.

13.8.1 For all light fixtures: Octagon or 4" square boxes.

13.8.2 For switches and receptacles: 4" or 4–11/16" square boxes.

13.8.3 Junction and pull boxes: 4" square minimum size. Provide with screwfastened covers located in accessible locations.

13.9 Condulets: Equal to Crouse–Hinds.

13.10 Wire and Cable: Equal to General Cable and/or Simplex.

13.11 Devices: "Hubbell", "Leviton", or approved equal. Receptacles: Duplex–20 amp #5362, isolated ground – 20 amp #IG–5362, GFCI– 20 amp #GF–5362. Switches: 20 amp #1221 single pole, 1222 double pole, 1223 three way, 1224 four way. Colors to be specified by Architect/Owner/Tenant.

13.12 Device plates: "Hubbell", "Leviton", or equal. Ivory nylon in interior areas or as noted on drawings. Zinc die cast flip lid mounted horizontally for exterior or weatherproof locations.

13.13 Lighting fixtures: Equal to as shown on fixture schedule or described on drawings, complete with lamps in original cartons and all canopies, stems, hangers and accessories including all structural members required for proper mounting. All fluorescent fixture ballasts shall be energy saving type. Submit shop drawings to Architect/Engineer for approval by the same. Must be C.E.C. approved in Calif.

13.14 Lamps: G.E. or equal and shall be for the maximum rated wattage of fixture unless otherwise shown on drawings.

14. SLEEVES, INSERTS, OPENINGS

14.1 Contractor shall layout and install his work in advance of pouring concrete floors or walls. Provide all sleeves and/or openings through floors or walls required for electrical conduits or ducts.

14.2 Sleeves shall be of rigid conduit or galvanized sheet steel rigidly supported and suitably packed to prevent entrance of wet concrete.

15. EXCAVATION/CUTTING/FITTING/REPAIRING/FINISHING

15.1 The Contractor shall include in his bid all excavation, compaction, fill, backfill, cutting, fitting, repairing and finishing of all work necessary for the installation of all equipment under this specification but no cutting of the work of other Contractors shall be done without the consent of the General Contractor.

15.2 Earthwork shall be done in accordance with latest industry standards.

16. CLEANUP OF PREMISES

Contractor shall at all times keep the premises clear of waste materials and debris caused by his employees and operation. Equipment not required in the work shall be removed prior to the termination of the contract.

17. TESTS AND INSPECTIONS

17.1 Contractor shall test wiring and devices as sections are completed and shall correct all defects immediately at his own expense, including any damage to walls, ceilings, floor or other portions of the building which may result from replacing defective equipment.

17.2 Furnish all meters, cable, connections and apparatus necessary for making tests.

17.3 Test system for shorts and grounds. Faulty wiring shall be removed and replaced. Any device, apparatus or fixture installed showing substandard performance shall be removed and replaced as directed by the Architect/Engineer.

17.4 Megger all systems neutrals to insure the neutral is not grounded within the system.

17.5 All equipment rated at 1,000 amps or more , or 480 volts shall be tested for insulation breakdown prior to its being energized. Such equipment shall withstand for a period of one minute without breakdown, the application of a 60HZ alternating potential of 1,000V plus twice the rated voltage of the device.

17.6 After the electrical wiring system installation is completed and at such time as the Architect/Engineer or his authorized representative may direct, the Contractor shall conduct an operating test for approval. Equipment shall be demonstrated to operate in accordance with requirements of specifications. Test shall be performed in presence of Architect/Engineer or his representative.

18. SHOP DRAWINGS

18.1 All data shall be submitted at one time, bound and indexed in an orderly manner. Prior to starting the work, submit to the Architect/Engineer for approval, six (6) sets of shop drawings of service (S.E.S.), panels, distribution sections, light fixtures, motor control centers, fire alarm system, dimmers, sound system, emergency generator, devices, transformers, labels as required by 16000.22, and all other equipment to be fabricated.

18.2 Procure shop drawings, wiring diagrams, etc., from other trades involved where such drawings may facilitate and expedite the work. Air conditioning and mechanical equipment shall be wired complete as per manufacturer's wiring diagrams furnished by the air conditioning and mechanical contractors.

19. DRAWINGS OF RECORD (AS–BUILT)

As–built drawings shall be submitted in accordance with and if required by Division 1 – General Requirements.

20. GUARANTEE

The Contractor shall guarantee all material and equipment to be free from defect of material and workmanship and shall replace or repair without cost to the owner all defective material and workmanship for a period of one year after final acceptance.

21. INSTRUCTIONS

21.1 Contractor shall instruct the Owner in the proper operating and maintenance of the equipment.

21.2 Contractor shall provide two (2) sets of operating and maintenance manuals for each piece of equipment provided by this discipline, only when such manuals are available from the manufacturer.

21.2.1 All manuals to be bound in a 3–ring binder and tabulated in an orderly manner.

22. LABELING

22.1 Labels shall be engraved, black on white melamine plastic laminate, 1/16" minimum thickness for signs up to 20 square inches or 8 inches long; 1/8" thick for larger sizes. Engraved legend shall be in white letters on black face with minimum 3/16" high letters. Labels shall be punched and fastened to equipment with aluminum rivets or self tapping stainless steel screws or number 10/32 stainless steel machine screws with nuts, flat and lock washers.

22.2 Label equipment with name, amperage, voltage, phase, and wires (i.e. Panel "A", 400A., 120/208V,30,4W). Submit list of all labels with wording for review as per 16000.18.

22.3 Equipment to be labeled shall include service (S.E.S.) and all overcurrent devices, distribution sections and all overcurrent devices, motor control centers (M.C.C.) and all overcurrent devices, fusible panelboards and all overcurrent devices, panels, starters and transformers. Label other equipment as noted on plans.

swan architects, inc.

architecture
planning
historic preservation

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Tel: 602-264-3083
Fax: 602-274-7658

Architectural Professional Engineer Consultant
CERTIFICATE NO.
31172
DAVID G.
WATSON
Expires 09/30/2026
PHOENIX, ARIZONA

drawing: ELECTRICAL SPECIFICATIONS

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: June 2025
drawn: DW
checked: DW
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025
3 CITY OF SEDONA 1/2026
project number(s):

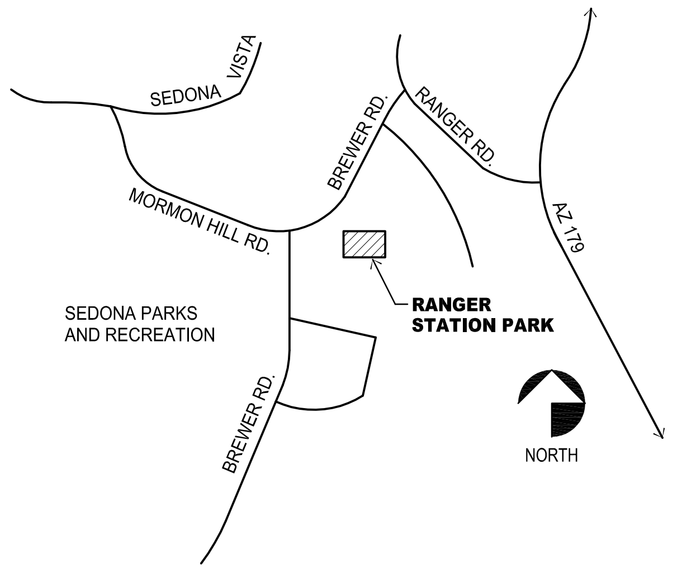
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David Watson, P.E.
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o. 480.731.5050 f. 480.731.5353
2001 W Alameda Drive, Suite 102 Tempe, AZ 85282
mw engineering, llc
Electrical Consulting Engineering Group

sheet:
E-4

CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
AT RANGER STATION PARK

250 BREWER ROAD
SEDONA, ARIZONA 86336

VICINITY MAP



SYMBOLS LIST

- 1 / A-3 — DETAIL NUMBER; SHEET NUMBER WHERE DETAIL APPEARS
- A / A-3 — SECTION NUMBER; SHEET NUMBER WHERE SECTION APPEARS
- 1 / A-3 — ELEVATION NUMBER; SHEET NUMBER WHERE ELEVATION APPEARS
- DIMENSION ABOVE FINISH FLOOR
- 4 — SPECIFIC RENOVATION NOTE NUMBER
- 107 — ROOM NUMBER
- 112 — DOOR NUMBER
- A — WINDOW TYPE

INDEX TO DRAWINGS

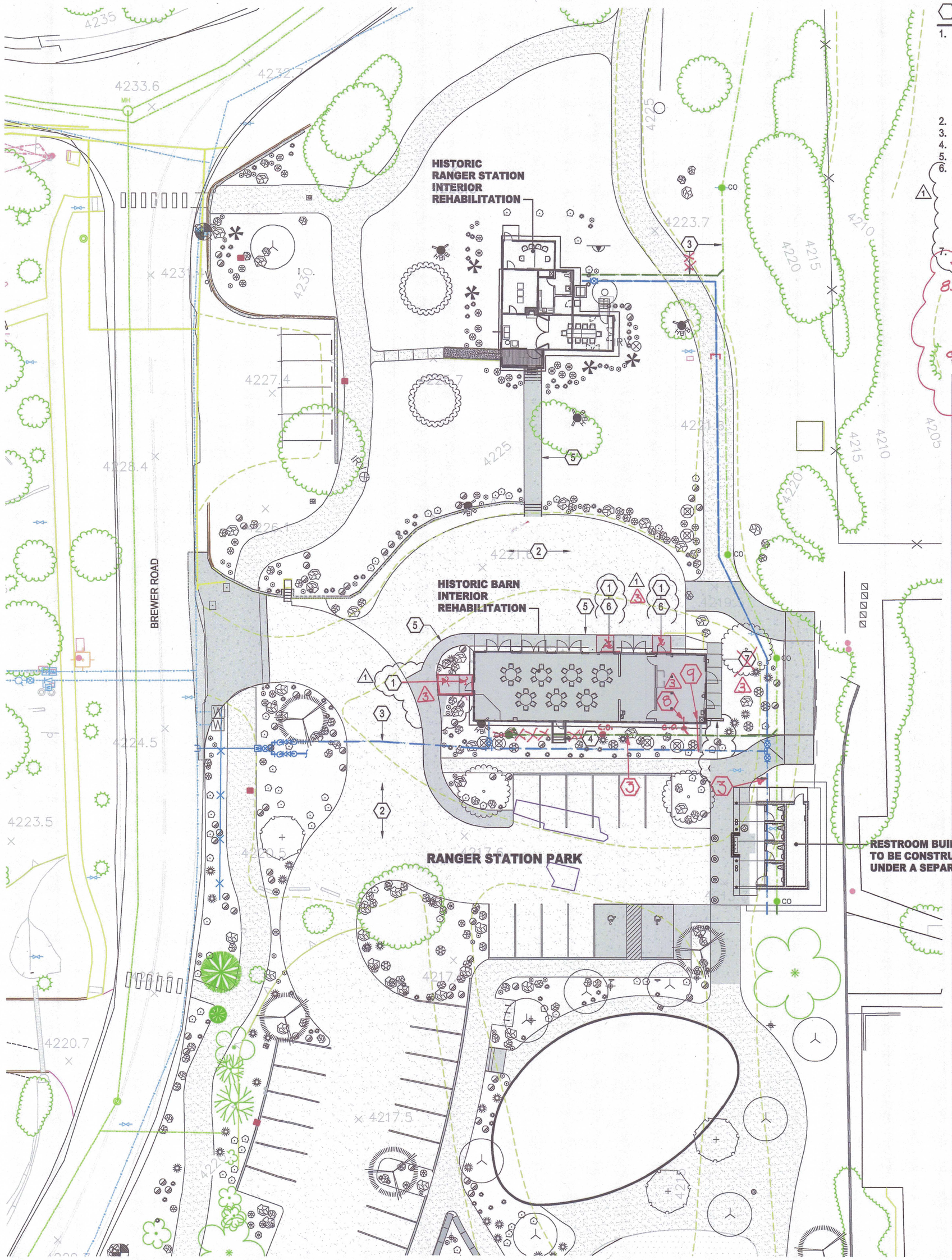
A-0 COVER SHEET, INDEX TO DRAWINGS, VICINITY MAP, SYMBOLS LIST
A-1 ARCHITECTURAL SITE PLAN, PROJECT DATA
A-2 REFERENCE AND DIMENSION FLOOR PLANS AND DETAILS
A-3 BUILDING SECTIONS
A-4 EXTERIOR ELEVATIONS
A-5 REFLECTED CEILING PLAN
A-6 DOOR SCHEDULES, DOOR TYPES, AND FINISH SCHEDULES
P101 PLUMBING FLOOR PLANS
P201 PLUMBING SCHEDULES, DETAILS AND SCHEMATICS
P301 PLUMBING SPECIFICATIONS
ES-1 ELECTRICAL SITE PLAN
E-1 BARN AND LOFT POWER PLAN
E-2 BARN AND LOFT LIGHTING PLAN
E-3 ONE-LINE DIAGRAM
E-4 ELECTRICAL SPECIFICATIONS

2 CITY OF SEDONA 12/2025
1 CITY OF SEDONA 7/2025

REGISTERED ARCHITECT
26579
JEFFRY ALLEN SWAN
Date Signed 9/30/25
ARIZONA, U.S.A.
EXPIRES 9/30/2025

sheet: A-0

swan architects, inc.



ARCHITECTURAL SITE PLAN

SCALE: 1:20

SPECIFIC DESCRIPTIVE NOTES

1. REMOVE EXISTING LANDING AND SIDEWALK AND PROVIDE 4" THICK, 3000 PSI CONCRETE LANDING AND SIDEWALK OVER COMPACTED AGGREGATE BASE COARSE. FINISH TO MATCH EXISTING OR AS DIRECTED BY THE CITY OF SEDONA REPRESENTATIVES. COMPLY WITH ADA GUIDELINES. SUBMIT SHOP DRAWINGS WITH ELEVATIONS AND DIMENSIONS TO CITY OF SEDONA FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
2. EXISTING WALKWAY / PARKING SURFACE COMPLETED BY CITY OF SEDONA.
3. EXISTING UTILITIES TO REMAIN.
4. EXISTING STAIR TO REMAIN.
5. EXISTING SIDEWALK TO REMAIN.
6. PROVIDE EXIT DOOR, HARDWARE, AND RELATED ITEMS COMPLYING WITH ADA GUIDELINES, REPLACE CONCRETE LANDING TO MEET ACCESSIBLE GUIDELINES WITH CROSS SLOPES OF EXTERIOR LANDING NOT TO EXCEED 1:50 SLOPE. THRESHOLD MAXIMUM HEIGHT SHALL NOT EXCEED 3/4" INCH IF THEY HAVE BEVELED EDGE WITH A SLOPE NO STEEPER THAN 1/2". ACCESSIBLE ROUTE FOR LANDING TO PUBLIC WAY TO BE COMPLETED BY THE CITY OF SEDONA. REESTABLISH DRAINAGE PATTERNS AS REQUIRED.
7. ~~CONCRETE SIDEWALK, RETAINING WALL AND GUARDRAIL TO BE COMPLETED BY THE CITY OF SEDONA.~~ NOT A PART
8. CONTRACTOR TO LOCATE EXISTING SEWER, STUB TO BUILDING WITH 'Y' CONNECTION AND CLEAN OUT PER M.A.G. STD DTL 441, 4"Ø SDR 35. SEWER TO SERVE MOP SINK AND OTHER AMENITIES.
9. CONTRACTOR TO LOCATE EXISTING 2"Ø WATER MAIN, TAP AND PROVIDE 3/4"Ø PIPE TO BUILDING. INSTALL 3/4" BALL VALVE IN METER BOX.

PROJECT DATA

PROJECT DESCRIPTION: INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN.

PROJECT MANAGER: SANDRA PHILLIPS, PE, CFM, ENVSP
ASSISTANT DIRECTOR OF PUBLIC WORKS
EMAIL: SPHILLIPS@SEDONAAZ.GOV

LARRY FARHAT
FACILITIES MAINTENANCE MANAGER
CITY OF SEDONA PUBLIC WORKS
EMAIL: LFARHAT@SEDONAAZ.GOV

ARCHITECT: SWAN ARCHITECTS, INC.
833 N. 5TH AVE.
PHOENIX, AZ 85003
EMAIL: jeff@swanarchitects.com

ADDRESS: RANGER STATION PARK
250 BREWER ROAD
SEDONA, AZ

BUILDING CODES: INTERNATIONAL BUILDING CODE, 2018 EDITION
INTERNATIONAL MECHANICAL CODE, 2018 EDITION
INTERNATIONAL PLUMBING CODE, 2018 EDITION
INTERNATIONAL FUEL GAS CODE, 2018 EDITION
1 INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION

BUILDING AREA: HISTORIC BARN:

FIRST FLOOR	1,872 S.F.
ATTIC	640 S.F.
TOTAL	2,512 S.F.

CONSTRUCTION TYPE: VB WITH NO A.F.E.S.

1 **OCCUPANCY GROUP:** A-2

OCCUPANT LOAD:

MULTI-PURPOSE ASSEMBLY:	1,492 S.F. / 15 = 99.46
STORAGE:	380 S.F. / 300 = 1.26
ATTIC:	NOT OCCUPIED SPACE
TOTAL OCCUPANTS:	100.72 1 2

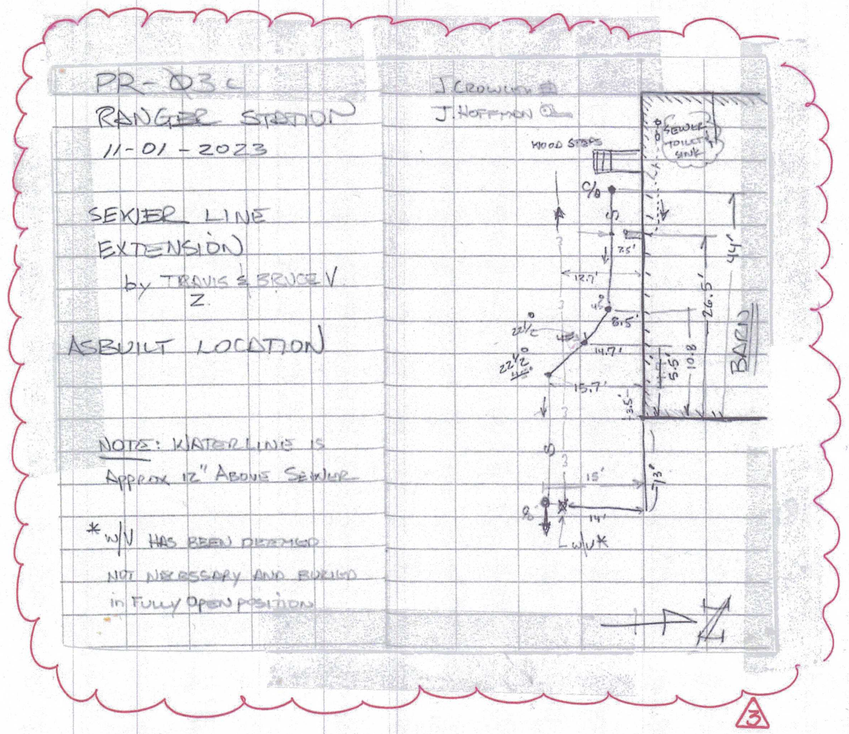
PLUMBING FIXTURES REQUIRED:

	MEN(51)	WOMEN(51)	OTHER
WC'S	1	1	-
LAVS	1	1	-
EDF	-	-	1
MOP SINK	-	-	1

PLUMBING FIXTURES PROVIDED: NEW RANGER PARK RESTROOM BUILDING TO SUPPLEMENT PLUMBING FIXTURE REQUIREMENTS. ELECTRIC DRINKING FOUNTAIN TO BE INSTALLED WITHIN BARN. 2

EXITS REQUIRED: 2 REQUIRED IN ASSEMBLY AREA / 2 EXITS PROVIDED

2 1 NOTE:
AS A MULTI-PURPOSE ASSEMBLY SPACE: THE ATTIC SHALL BE CONSIDERED A NON-OCCUPIED SPACE. ACCESS TO THE ATTIC WILL BE BY A PORTABLE LADDER.



3 ITEMS ADDED FOR CLARIFICATION, BY OWNER CITY OF SEDONA - ITEMS IN RED ONLY

swan architects, inc.
architecture
planning
historic preservation
833 N. 5th Ave.
Phoenix, AZ
85003
Tel: 602-264-3083
Fax: 602-274-7658

REGISTERED ARCHITECT
CERTIFICATE NO.
26579
JEFFRY ALLEN SWAN
Date Signed 2-10-26
ARIZONA, U.S.A.
EXPIRES 9/30/2025

drawing: ARCHITECTURAL SITE PLAN, PROJECT DATA, SYMBOLS LIST AND VICINITY MAP

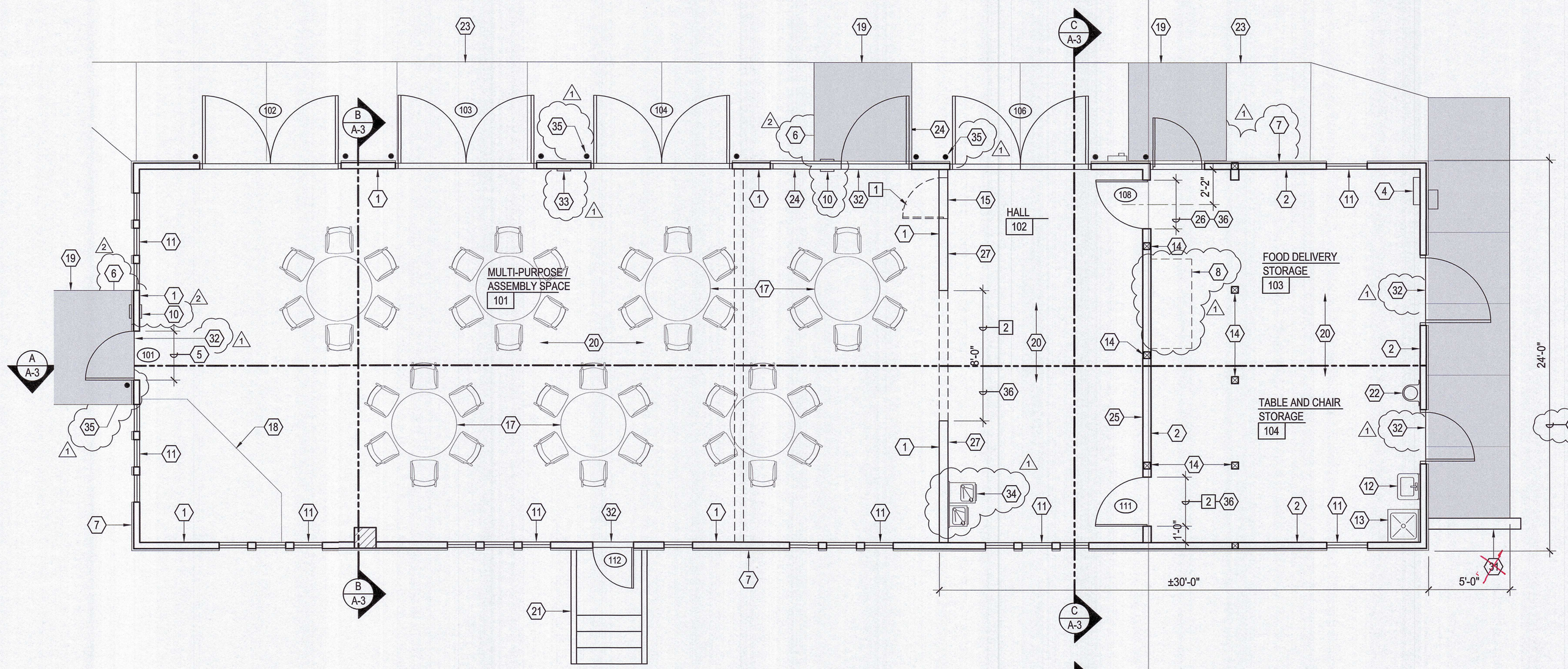
project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: November 2025
drawn: J.A.S.
checked: J.A.S.
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 12/2025

project number(s):

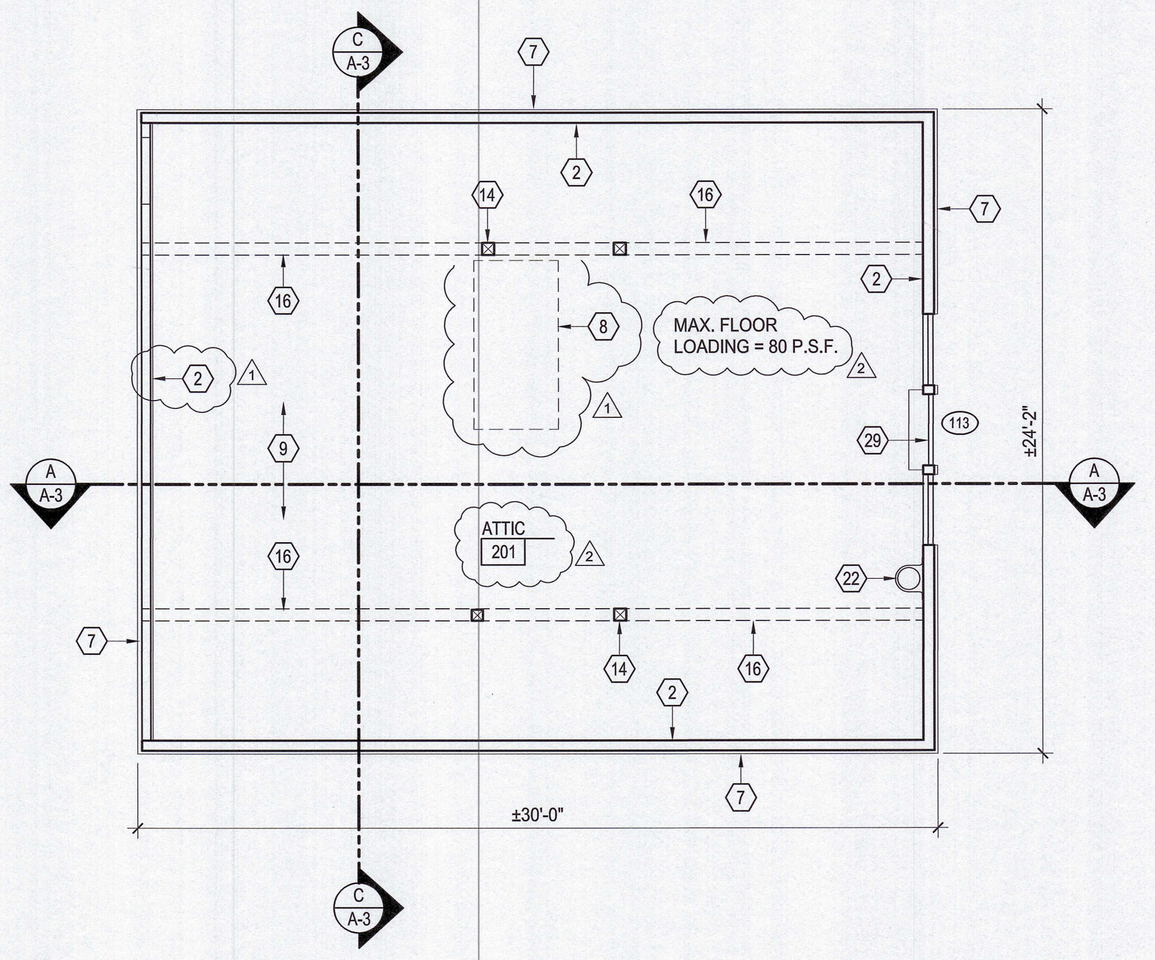
sheet: A-1

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
26982
SANDRA D. PHILLIPS
Date Signed 2-10-26
ARIZONA, U.S.A.



REFERENCE BARN FLOOR PLAN

SCALE: 1/4" = 1'-0"



REFERENCE LOFT FLOOR PLAN

SCALE: 1/4" = 1'-0"

SELECTIVE DEMOLITION NOTES

1. REMOVE AND SALVAGE WOOD DOOR, TRIM, AND RELATED ITEMS.
2. REMOVE AND SALVAGE WOOD STUDS AND BOARD SHEATHING/CLADDING. INSTALL WOOD LINTEL, REFER TO STRUCTURAL DRAWINGS.

SPECIFIC DESCRIPTIVE NOTES

1. EXISTING WOOD FRAMING/WALL TO REMAIN. REPAIR EXISTING/INSTALL MISSING WOOD CLADDING TO MATCH ORIGINAL, TYPICAL.
2. EXISTING WOOD FRAMING TO REMAIN. NO CLADDING REQUIRED.
3. ELECTRICAL SERVICE TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
4. ELECTRICAL PANEL TO REMAIN. REFER TO ELECTRICAL DRAWINGS.
5. INCREASE DOOR OPENING TO ALLOW A 3'-0" WIDE EXIT DOOR. REPAIR EXTERIOR AND INTERIOR FINISHES TO MATCH EXISTING. REFER TO DETAIL A ON SHEET A-3.
6. PROVIDE BRUSHED ALUMINUM WITH BLACK LETTERS (AND BRAILLE) ACCESSIBLE ENTRANCE SIGN COMPLYING WITH ADA GUIDELINES.
7. EXTERIOR WOOD CLADDING TO REMAIN. REHABILITATED IN PREVIOUS PHASE.
8. EXISTING OPENING TO ATTIC TO REMAIN. APPLY FINISHED TRIM TO ALL SIDES.
9. REPAIR/REPLACE DAMAGED/MISSING WOOD FLOOR BOARDS, TYPICAL.
10. PROVIDE BRUSHED ALUMINUM WITH BLACK LETTERS (AND BRAILLE) ACCESSIBLE EXIT SIGN COMPLYING WITH ADA GUIDELINES.
11. INSTALL 1X4 TRIM / CASINGS AND PAINT INTERIOR SIDE OF WINDOW TRIM, AND RELATED COMPONENTS, TYPICAL.
12. PROVIDE STAINLESS STEEL HANDWASH SINK WITH BACKSPLASH. REFER TO PLUMBING DRAWINGS.
13. PROVIDE MOP SINK, SPLASH GUARDS, AND ACCESSORIES. REFER TO PLUMBING DRAWINGS. INSTALL FIBERGLASS REINFORCING PANELS AT BACK AND SIDES OF MOP SINK TO 4'-0" A.F.F.
14. EXISTING WOOD POST TO REMAIN, TYPICAL.
15. FILL IN OPENING WITH WOOD FRAMING AND 1 X 12 CLADDING TO MATCH ORIGINAL. STAGGER SIDING JOINTS (BOTH SIDES) TO ELIMINATE APPEARANCE OF OPENING.
16. EXISTING WOOD BEAMS TO REMAIN.
17. FURNISHINGS PROVIDED BY CITY OF SEDONA.
18. TEMPORARY / MOVEABLE PLATFORM PROVIDE BY CITY OF SEDONA.
19. PROVIDE CONCRETE LANDING/SIDEWALK IMPROVEMENTS. LANDING SHALL COMPLY WITH ADA GUIDELINES. COORDINATE WITH CITY OF SEDONA REPRESENTATIVES PRIOR TO COMMENCING WORK.
20. FILL CRACKS AND IMPERFECTIONS WITH EPOXY CEMENT. GRIND CONCRETE SLAB (TO LEVEL 3 FINISH) APPLY DENSIFIER AND POLISH. SUBMIT SHOP DRAWINGS TO CITY FOR REVIEW AND APPROVAL.
21. EXISTING LANDING / STAIR TO REMAIN.
22. PROVIDE FIRE EXTINGUISHER AND BRACKET.
23. EXISTING SIDEWALK TO REMAIN.
24. PROVIDE TOP AND BOTTOM FLUSH BOLT AT NON-ACTIVE WOOD DOOR LEAF OR PERMANENTLY FIX IN CLOSED POSITION. INSTALL PANIC DEVICE, CLOSER, AND RELATED ITEMS ON ACTIVE LEAF ONLY.
25. EXISTING WOOD HORIZONTAL SIDING TO REMAIN.
26. ENLARGE OPENING, INSTALL TRIM TO MATCH EXISTING.
27. INSTALL WOOD HORIZONTAL SIDING AND TRIM TO MATCH EXISTING.
28. NOT USED.
29. FIX ORIGINAL DOOR IN CLOSED POSITION.
30. NOT USED.
31. ~~CONCRETE RETAINING WALL, GUARDRAIL AND SIDEWALK TO BE COMPLETED BY THE CITY OF SEDONA. TO FLOOR FRAMING.~~ NOT A PART 2
32. PROVIDE THRESHOLD COMPLYING WITH ADA GUIDELINES. THRESHOLD MAXIMUM HEIGHT TO BE 3/4" INCHES IF IT HAS A BEVELED EDGE WITH A SLOPE NO STEEPER THAN 1/2".
33. PROVIDE OCCUPANT LOAD SIGN STATING "MAX. OCCUPANCY 100 PERSONS"
34. PROVIDE HI/LOW ELECTRIC DRINKING FOUNTAIN, REFER TO PLUMBING / ELECTRICAL DRAWINGS.
35. INSTALL 3" HIGH (ABOVE LANDING) FS18L SECURITY DOOR STOP AS MANUFACTURED BY IVES OR APPROVED EQUAL. TYPICAL AT DOORS ON NORTH AND WEST SIDES OF BARN.
36. INSTALL FRAMING AS SHOWN ON DETAIL1/A-3. TRIM TO MATCH EXISTING.

GENERAL REHABILITATION NOTES

A. VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING. EXISTING CONDITIONS ARE PART OF CONTRACT DOCUMENTS.

B. PAINT INTERIOR SURFACES WITH COMMERCIAL GRADE PAINT SYSTEM AS MANUFACTURED BY DUNN EDWARDS, FRAZEE, OR APPROVED EQUAL. SUBMIT SCHEDULE TO CITY FOR REVIEW AND APPROVAL.

2 ITEMS MARKED FOR CLARIFICATION BY OWNER CITY OF SEDONA 2/5/26

swan architects, inc.

architecture
planning
historic preservation

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Phoenix, AZ
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Tel: 602-264-3083
Fax: 602-274-7658

REGISTERED ARCHITECT
CERTIFICATE NO.
26579
JEFFRY ALLEN SWAN
30
Date Signed
ARIZONA, U.S.A.
EXPIRES 9/30/2025

drawing: REFERENCE BARN AND LOFT FLOOR PLANS

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

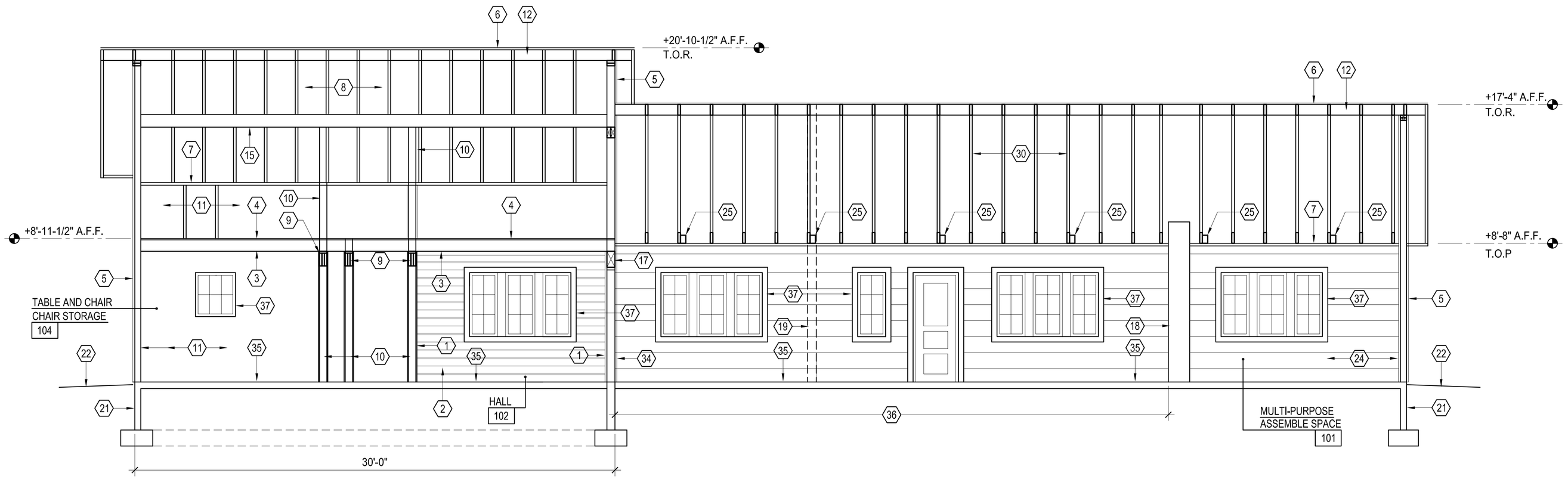
date: November 2025
drawn: J.A.S.
checked: J.A.S.
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 12/2025

project number(s):

sheet: A-2

GENERAL NOTES

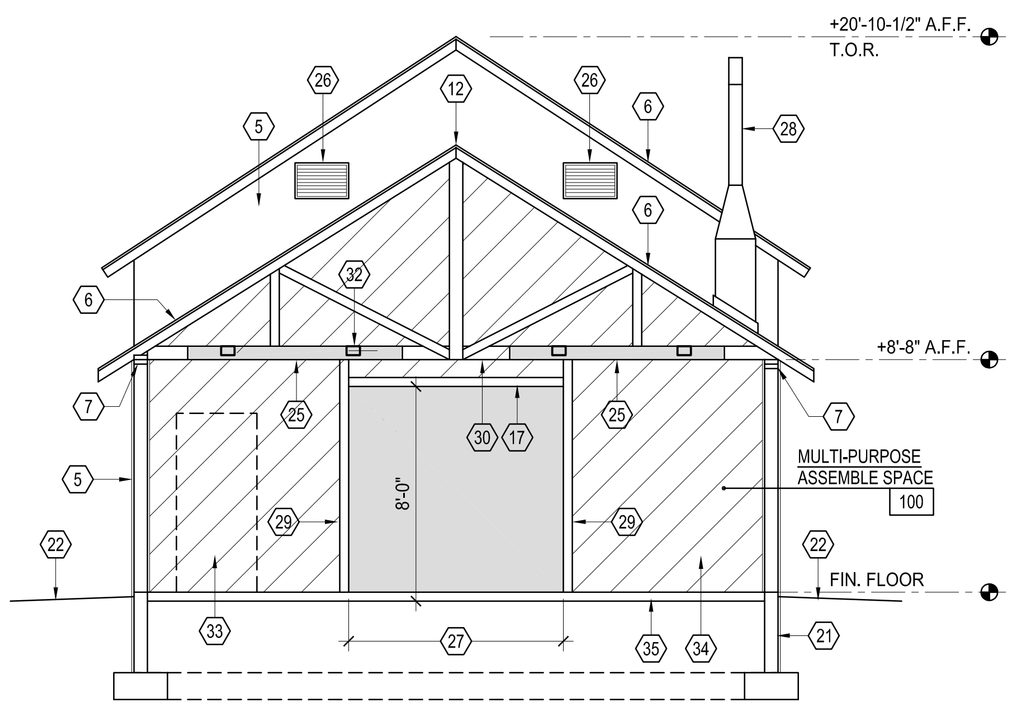
A. THE EXISTING CONDITIONS SHALL BE PART OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL VISIT THE SITE AND OBSERVE THE CONDITION PRIOR TO SUBMITTING BIDS.



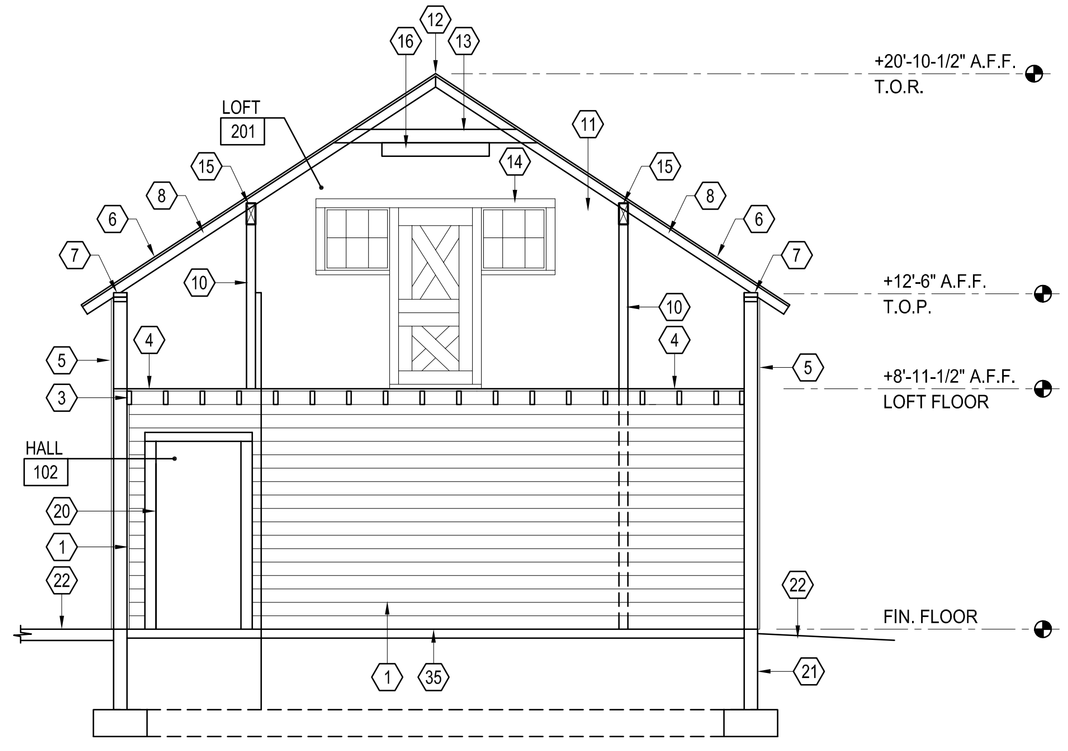
A BUILDING SECTION
SCALE: 1/4" = 1'-0"

SPECIFIC REHABILITATION NOTES

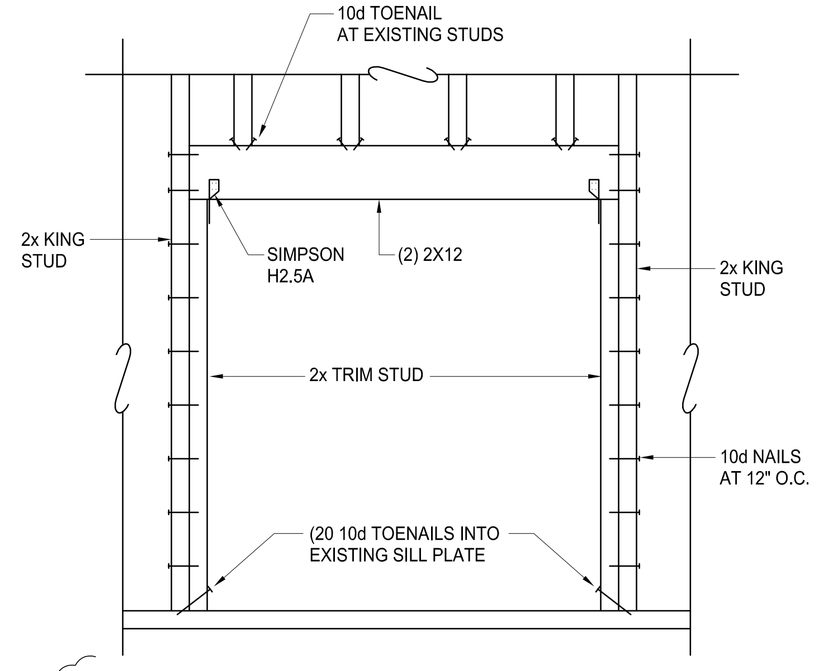
1. EXISTING 1 X 6 WOOD SIDING TO REMAIN. REPAIR / REPLACE DAMAGED /MISSING SIDING.
2. PROVIDE 1 X 6 SIDING TO MATCH EXISTING.
3. EXISTING 2 X 10 WOOD FLOOR JOISTS TO REMAIN UNLESS NOTED OTHERWISE.
4. REPAIR / REPLACE DAMAGED / MISSING EXISTING 3/4" THICK WOOD STRIP FLOORING TO REMAIN.
5. EXISTING EXTERIOR WOOD SIDING OVER BOARD SHEATHING AND WOOD STUDS TO REMAIN. NO WORK.
6. EXISTING SHINGLES OVER PLYWOOD AND/OR SPACED BOARD SHEATHING TO REMAIN. NO WORK.
7. EXISTING DOUBLE WOOD TOP PLATE TO REMAIN.
8. EXISTING 2 X 6 WOOD RAFTERS AT 2'-0" O.C. TO REMAIN.
9. EXISTING (3) 2 X 10'S TO REMAIN.
10. EXISTING 6 X 6 WOOD POST TO REMAIN.
11. EXISTING 2 X 4 WOOD STUDS TO REMAIN. NO INTERIOR SIDING REQUIRED IN ATTIC, STORAGE OR HOLDING ROOMS.
12. EXISTING 2 X 6 WOOD RIDGE TO REMAIN.
13. EXISTING WOOD BRACING TO REMAIN.
14. REHABILITATE AND PAINT INTERIOR SIDE OF WOOD DOOR, WINDOWS, TRIM, AND RELATED ITEMS. SECURE DOOR IN CLOSED POSITION WITH COUNTERSUNK SCREWS.
15. EXISTING WOOD BEAM TO REMAIN.
16. PROVIDE LINEAR LIGHT FIXTURE. CONCEAL CONDUIT TO GREATEST EXTENT POSSIBLE. SUBMIT CONDUIT ROUTING TO CITY OF SEDONA REPRESENTATIVES FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
17. PROVIDE WOOD BEAM/HEADER AT NEW OPENING. REFER TO DETAIL ON THIS SHEET.
18. REHABILITATE CHIMNEY INCLUDING REPOINTING MORTAR JOINTS AND PAINT.
19. REMOVE WOOD PARTITION AND REPAIR FINISHES AT WALLS AND ROOF. SALVAGE WOOD SIDING FOR REUSE.
20. REHABILITATE WOOD DOOR TRIM.
21. EXISTING FOUNDATION TO REMAIN.
22. EXISTING GRADE AND OR CONCRETE SIDEWALK / SLAB TO REMAIN.
23. NOT USED.
24. EXISTING 1x12 SIDING TO REMAIN.
25. PROVIDE LINEAR LED LIGHT FIXTURE ATTACHED TO SIDE OF TRUSS BOTTOM CHORD. CONCEAL CONDUIT TO GREATEST EXTENT POSSIBLE. SUBMIT CONDUIT ROUTING TO CITY OF SEDONA REPRESENTATIVES FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
26. EXISTING LOUVERS TO REMAIN.
27. CUT OPENING IN STUD WALL. SALVAGE SIDING FOR REUSE IN OTHER LOCATIONS.
28. EXISTING FLUE TO REMAIN.
29. PROVIDE 1X6 WOOD TRIM AROUND NEW OPENING.
30. EXISTING WOOD TRUSS TO REMAIN, TYPICAL.
31. NOT USED.
32. EXISTING WOOD BLOCKING TO BE RELOCATED WHERE CONFLICTS WITH LIGHT FIXTURE, TYPICAL. COORDINATE NEW LOCATIONS WITH ARCHITECT / STRUCTURAL ENGINEER.
33. FILL IN EXISTING DOOR OPENING WITH SALVAGED WOOD SIDING. MATCH ADJACENT SURFACES.
34. EXISTING 1 X 12 DIAGONAL WOOD SIDING TO REMAIN.
35. THOROUGHLY CLEAN, FILL PITS AND CRACKS WITH EPOXY CEMENT TO MATCH COLOR OF EXISTING SLAB AS CLOSELY AS POSSIBLE. GRIND CONCRETE SLAB TO LEVEL 3 FINISH.
36. PROVIDE 1 X 12 HORIZONTAL WOOD SIDING OVER EXISTING WOOD STUDS AS REQUIRED TO COVER WOOD STUDS IN ROOM 101, TYPICAL.
37. PROVIDE 1 X 4 WOOD TRIM/CASING AROUND WINDOWS AND DOORS, TYPICAL UNLESS NOTED OTHERWISE. PAINT, TRIM, CASING AND INTERIOR SIDE OF WINDOWS. TYPICAL.



B BUILDING SECTION
SCALE: 1/4" = 1'-0"



C BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 OPENING THRU WALL DETAIL
SCALE: 1/2" = 1'-0"

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REGISTERED ARCHITECT
CERTIFICATE NO.
26579
JEFFRY ALLEN
SWAN
Date Signed 3/10/25
ARIZONA, U.S.A.
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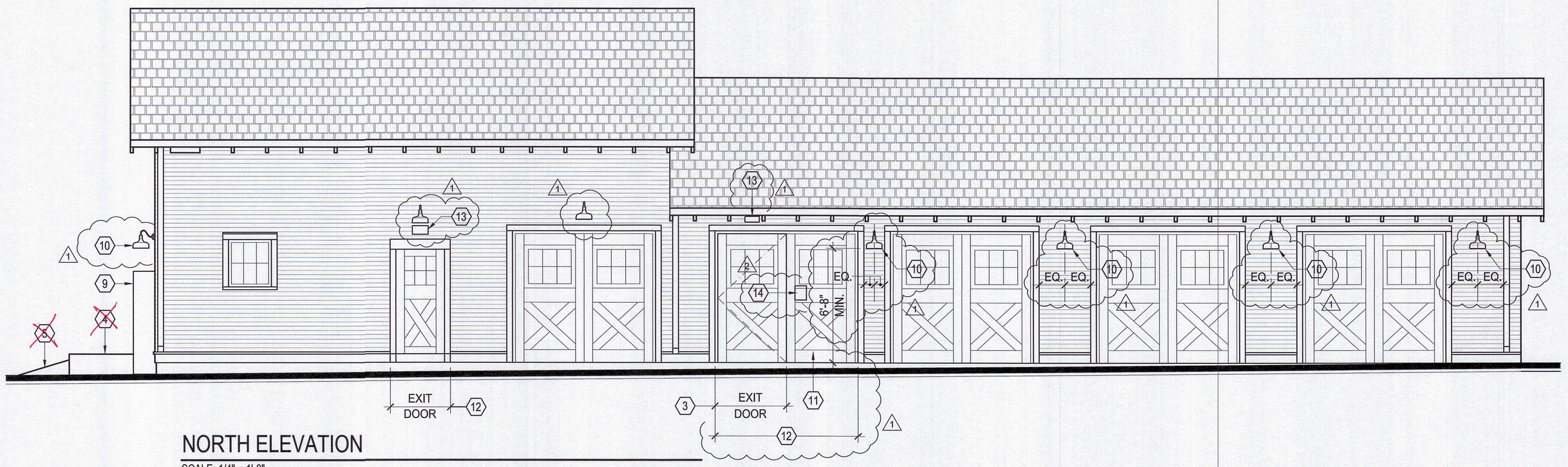
drawing: BUILDING SECTIONS

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

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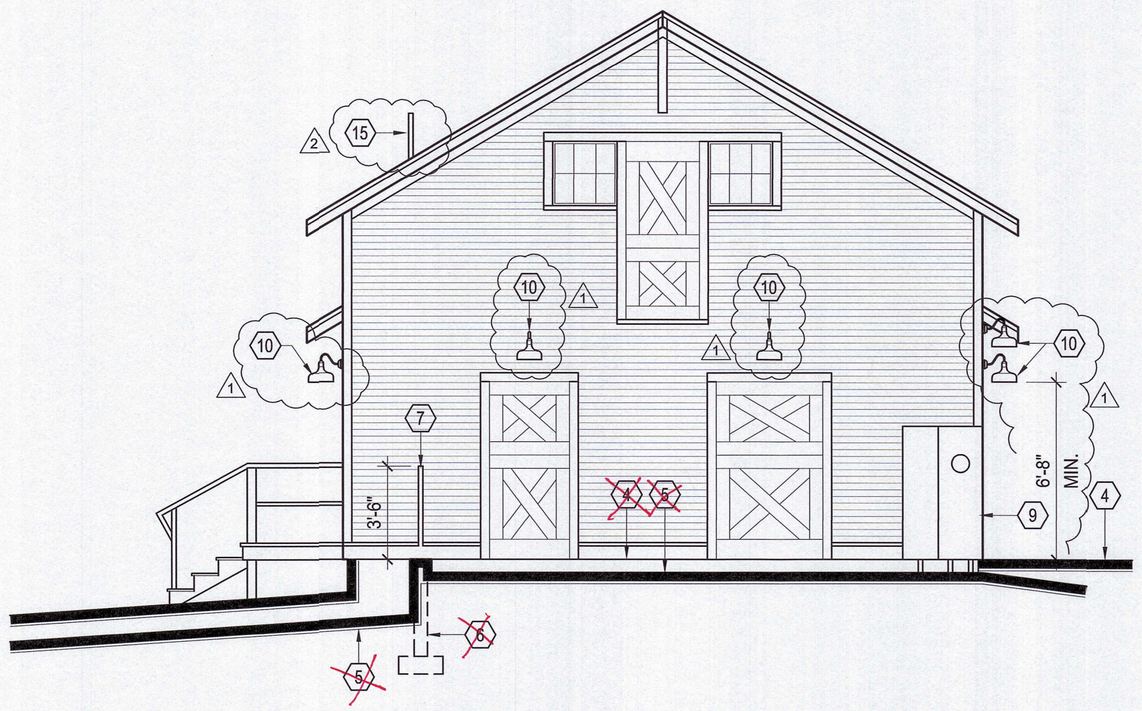
project number(s):

sheet: A-3



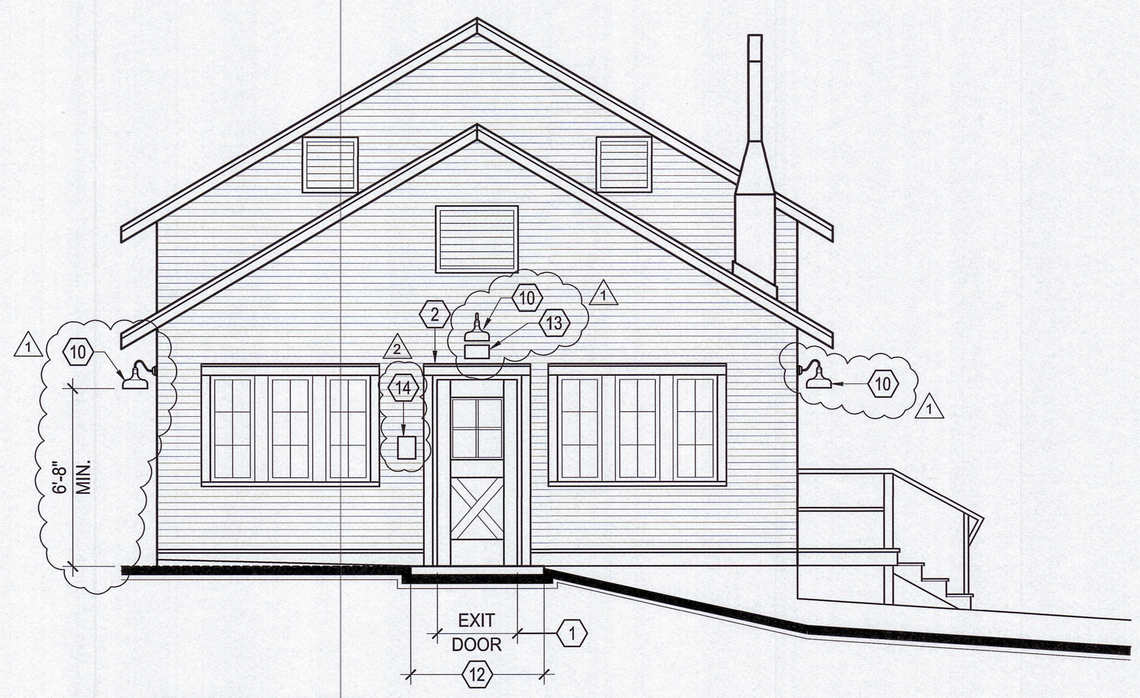
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



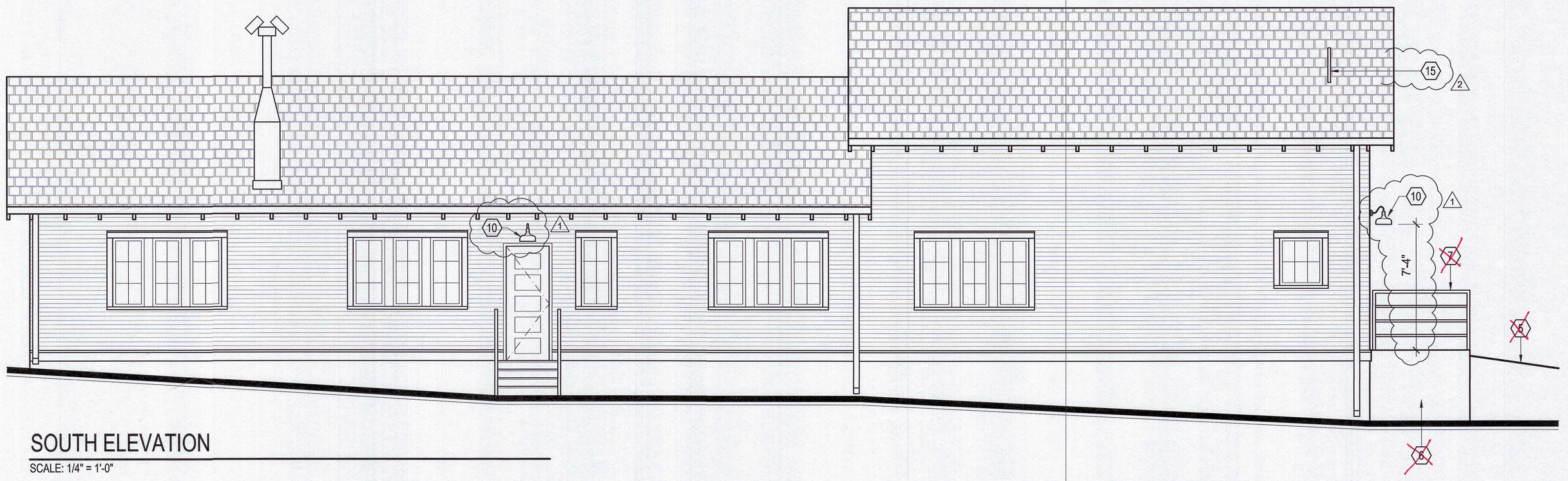
EAST ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL REHABILITATION NOTES

A. EXTERIOR REHABILITATION WAS COMPLETED DURING A PREVIOUS PHASE. INCLUDE IN BID ONLY WORK SPECIFICALLY NOTED OR REQUIRED TO COMPLETE INTERIOR REHABILITATION / RENOVATION MEASURES.

⬡ SPECIFIC DESCRIPTIVE NOTES

1. ENLARGE DOOR OPENING AS NECESSARY TO INSTALL 3'-0" WIDE EXIT DOOR. PROVIDE PANIC DEVICE AND RELATED HARDWARE COMPLYING WITH ADA GUIDELINES.
2. PROVIDE / ALTER WOOD CASING / TRIM TO MATCH EXISTING.
3. EXISTING 4'-0" WIDE EXIT DOOR. PROVIDE PANIC DEVICE AND RELATED HARDWARE COMPLYING WITH ADA GUIDELINES.
4. 4" THICK, 3000 PSI CONCRETE SIDEWALK TO BE COMPLETED BY CITY OF SEDONA.
5. GRADING / FILL TO BE COMPLETED BY CITY OF SEDONA.
6. ~~CONCRETE RETAINING WALL TO BE COMPLETED BY CITY OF SEDONA.~~ NOT A PART
7. ~~2"Ø STEEL PIPE GUARDRAIL TO BE COMPLETED BY CITY OF SEDONA.~~ NOT A PART
8. NOT USED.
9. EXISTING ELECTRICAL SERVICE TO REMAIN.
10. PROVIDE LIGHT FIXTURE. COORDINATE EXACT LOCATION WITH CITY OF SEDONA REPRESENTATIVE. REFER TO STRUCTURAL DRAWINGS.
11. FIX DOOR IN CLOSED POSITION AS REQUIRED TO INSTALL NEW EXIT DOOR HARDWARE. HARDWARE FINISH TO BE BLACK.
12. REPLACE SIDEWALK / LANDING TO COMPLY WITH ADA GUIDELINES.
13. EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
14. PROVIDE BRUSHED ALUMINUM WITH BLACK LETTERS (AND BRAILLE) ACCESSIBLE ENTRANCE SIGN COMPLYING WITH ADA GUIDELINES.
15. PROVIDE VENT THRU ROOF. VERIFY LOCATION WITH SEDONA REPRESENTATIVE PRIOR TO COMMENCING WORK.

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JEFFRY ALLEN SWAN
Date Signed 2-10-26
ARIZONA U.S.A.
EXPIRES 9/30/2025

CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: EXISTING EXTERIOR ELEVATIONS

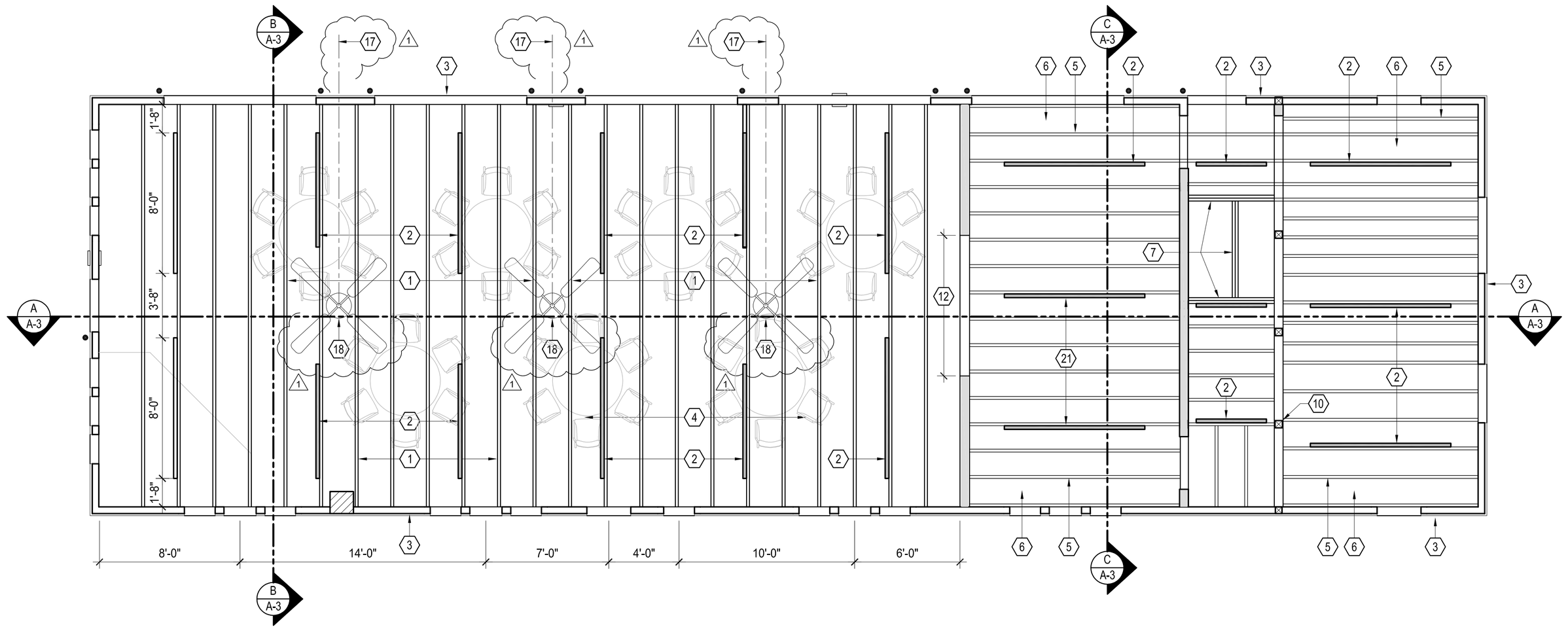
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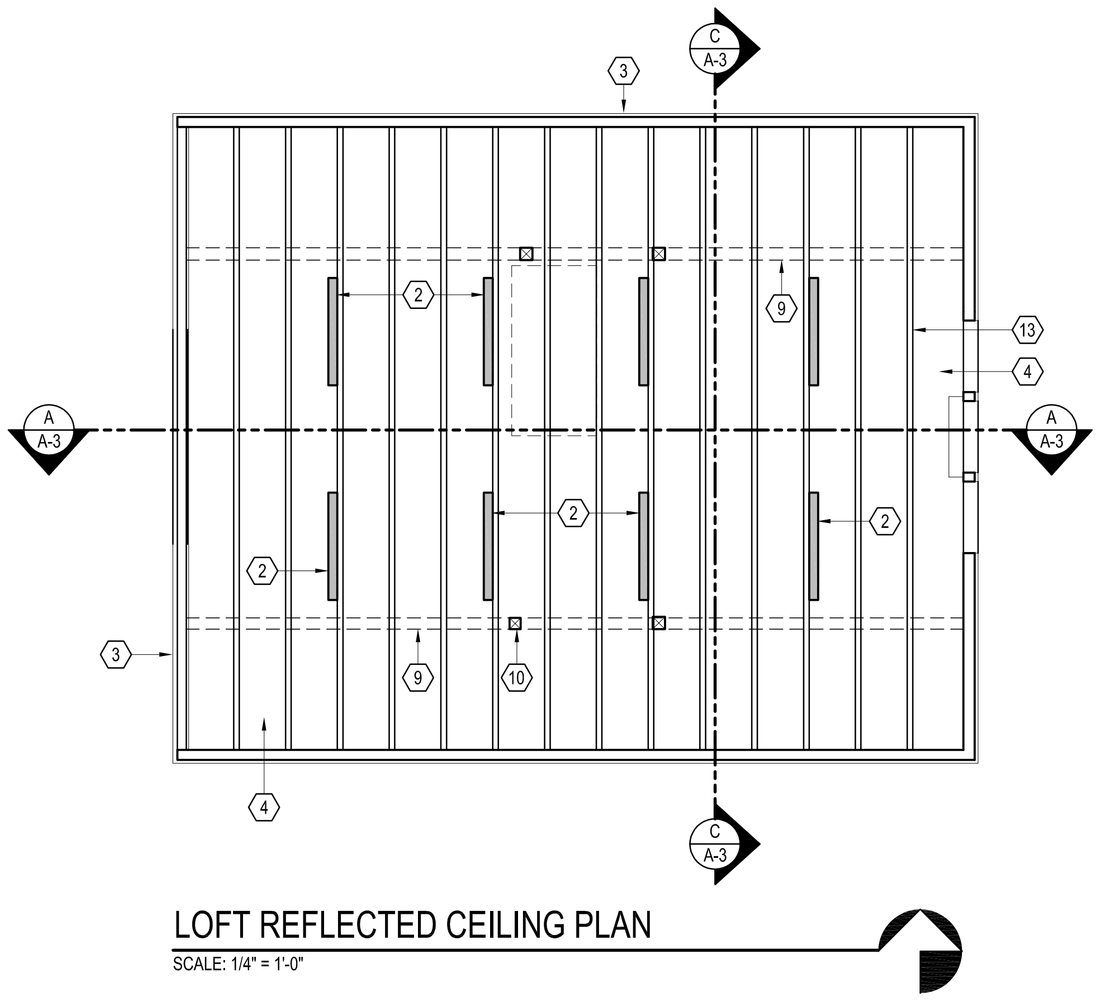
sheet: A-4

3 ITEMS MARKED FOR CLARIFICATION BY OWNER CITY OF SEDONA 2-5-26



BARN REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



LOFT REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

GENERAL REHABILITATION NOTES

A. VISIT SITE AND FAMILIARIZE YOURSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING.
B. REPLACE / REPAIR DAMAGED FLOOR AND ROOF FRAMING.

SPECIFIC DESCRIPTIVE NOTES

1. THOROUGHLY CLEAN EXISTING WOOD TRUSS FRAMING.
2. PROVIDE LED LINEAR LIGHT FIXTURE. MOUNT TO SIDE OF TRUSS / FRAMING. CONCEAL CONDUIT TO GREATEST EXTENT POSSIBLE, TYPICAL. REFER TO ELECTRICAL DRAWINGS.
3. EXISTING REHABILITATED EXTERIOR FINISHES. NO WORK.
4. THOROUGHLY CLEAN EXISTING WOOD SHEATHING TO REMAIN.
5. THOROUGHLY CLEAN EXISTING FLOOR FRAMING TO REMAIN.
6. THOROUGHLY CLEAN EXISTING FLOOR SHEATHING / BOARDS TO REMAIN. CLOSE ALL OPENINGS IN LOFT FLOOR TO MATCH EXISTING.
7. PROVIDE TRIM AT EXISTING OPENING TO LOFT.
8. NOT USED.

2 9. THOROUGHLY CLEAN EXISTING BEAM / FRAMING TO REMAIN, TYPICAL.
10. THOROUGHLY CLEAN EXISTING WOOD POST TO REMAIN, TYPICAL.
11. NOT USED.
12. CUT OPENING IN EXISTING WALL. INSTALL WOOD HEADER AND TRIM ALL SIDES OF OPENING. REFER TO DETAIL 1/A-3.
13. THOROUGHLY CLEAN WOOD RAFTERS TO REMAIN.
14. NOT USED.

2 15. NOT USED.
16. NOT USED.

1 17. CENTER FAN BETWEEN TRUSSES. MOUNT FAN HOUSING BETWEEN TRUSS TO OBTAIN MAXIMUM HEIGHT (8'-0" MIN.) OF FAN BLADES.
18. PROVIDE 84" DIA. (8) REINFORCED ALUMINUM BLADE CEILING FAN WITH BLACK FINISH. PROVIDE DOWNRODS, WALL SWITCH, REMOTE CONTROL, 6-SPEEDS AND REVERSIBLE.

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drawing: BARN AND LOFT REFLECTED CEILING PLANS

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A-5

ROOM FINISH SCHEDULE - BARN

NO.	ROOM	FLOOR			BASE				WALLS				CEILING				REMARKS
		REPAIR EXISTING CONCRETE	,	,	NONE	,	,		NORTH	EAST	SOUTH	WEST	NONE	,	,	HEIGHT	G: GYPSUM DRYWALL W/ PAINT FINISH E: EXISTING WOOD SIDING / REPAIR W: NEW WOOD SIDING N: NO SIDING / OPEN FRAMING
101	MULTI-PURPOSE / ASSEMBLY SPACE	●			●				E/W	E	E/W	E				VARIES	-
102	HALL	●			●				W	E	W	W				+8'-8"	
103	FOOD DELIVERY / STORAGE	●			●				N	N	N	N				+8'-8"	
104	TABLE AND CHAIR STORAGE	●			●				N	N	N	N					
2 210	ATTIC								N	N	N	N				VARIES	

DOOR SCHEDULE - BARN

NO.	TYPE	SIZE	DOOR	FRAME	HDWR	REMARKS
101	B	3'-0" x 6'-9-1/2" x 1-3/4"	WD	WD	1	INCREASE WIDTH OF OPENING. PROVIDE PANIC DEVICE.
102	–	EXISTING TO REMAIN	WD	WD	–	
103	–	EXISTING TO REMAIN	WD	WD	–	
104	–	EXISTING TO REMAIN	WD	WD	–	
105	–	EXISTING TO REMAIN	WD	WD	1	ONE 4'-0" WIDE LEAF EXIT DOOR. PROVIDE PANIC DEVICE.
106	–	EXISTING TO REMAIN	WD	WD	–	
107	–	EXISTING TO REMAIN	WD	WD	3	REVERSE SWING
108	A	3'-0" x 7'-0" x 1-3/4"	WD	WD	3	PROVIDE STOREROOM LOCKSET
109	–	EXISTING TO REMAIN	WD	WD	2	
110	–	EXISTING TO REMAIN	WD	WD	2	
111	A	3'-0" x 7'-0" x 1-3/4"	WD	WD	2	PROVIDE STOREROOM LOCKSET
112	–	EXISTING TO REMAIN				

GENERAL DOOR HARDWARE NOTES

A. EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
B. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED.
C. LANDINGS SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD.
D. HARDWARE SHALL BE COMMERCIAL GRADE AS MANUFACTRUED BY SCHLAGE, BEST, OR BETTER AND CONFORM WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS.
E. SUBMIT HARDWARE SCHEDULE AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
F. MATCH EXISTING FACILITY'S PERMANENT CORES AND KEYING SYSTEM
G. PAINT INTERIOR SIDE OF EXTERIOR DOORS AND TRIM.
H. PAINT BOTH SIDES OF NEW AND INTERIOR DOORS, FRAMES, AND TRIM.

HARDWARE SET - 1

3 EA. HINGES
1 EA. EXIT DEVICE (SIZE PER DOOR LEAF)
1 EA. CLOSER
1 EA. KICK PLATE
1 EA. FLOOR STOP
1 SET WEATHER STRIPPING
1 SET SURFACE MOUNTED (TOP AND BOTTOM) FLUSH BOLTS AT DOOR-105
1 EA. THRESHOLD

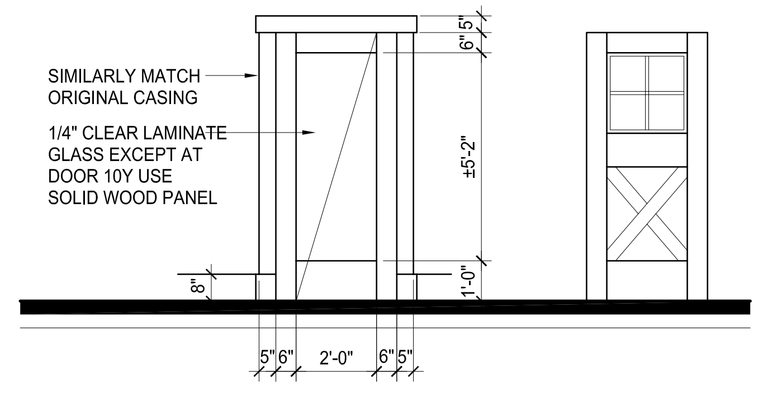
HARDWARE SET - 2

3 EA. HINGES
1 EA. STOREROOM LOCK
1 EA. PERM. CORE
1 EA. CLOSER
1 EA. THRESHOLD
1 EA. SWEEP
1 SET WEATHER STRIPPING
1 EA. FLOOR STOP
1 EA. KICK PLATE

HARDWARE SET - 3

3 EA. HINGES
1 EA. ENTRY LOCK
1 EA. CLOSER
1 EA. KICK PLATE
1 EA. FLOOR STOP
1 SET WEATHER STRIPPING
1 EA. THRESHOLD
1 EA. SWEEP

1 NOTE:
ALL HARDWARE TO HAVE BLACK FINISH. SUBMIT SHOP DRAWINGS TO CITY OF SEDONA FOR REVIEW AND APPROVAL. INCLUDE KEYING PLAN.



A STILE AND RAIL / SINGLE PANEL WITH SQUARE EDGE

B MATCH ORIGINAL

NOTE: SUBMIT DETAILED SHOP DRAWINGS FOR REVIEW AND APPROVAL.

DOOR TYPES - BARN

SCALE: 3/8" = 1'-0"

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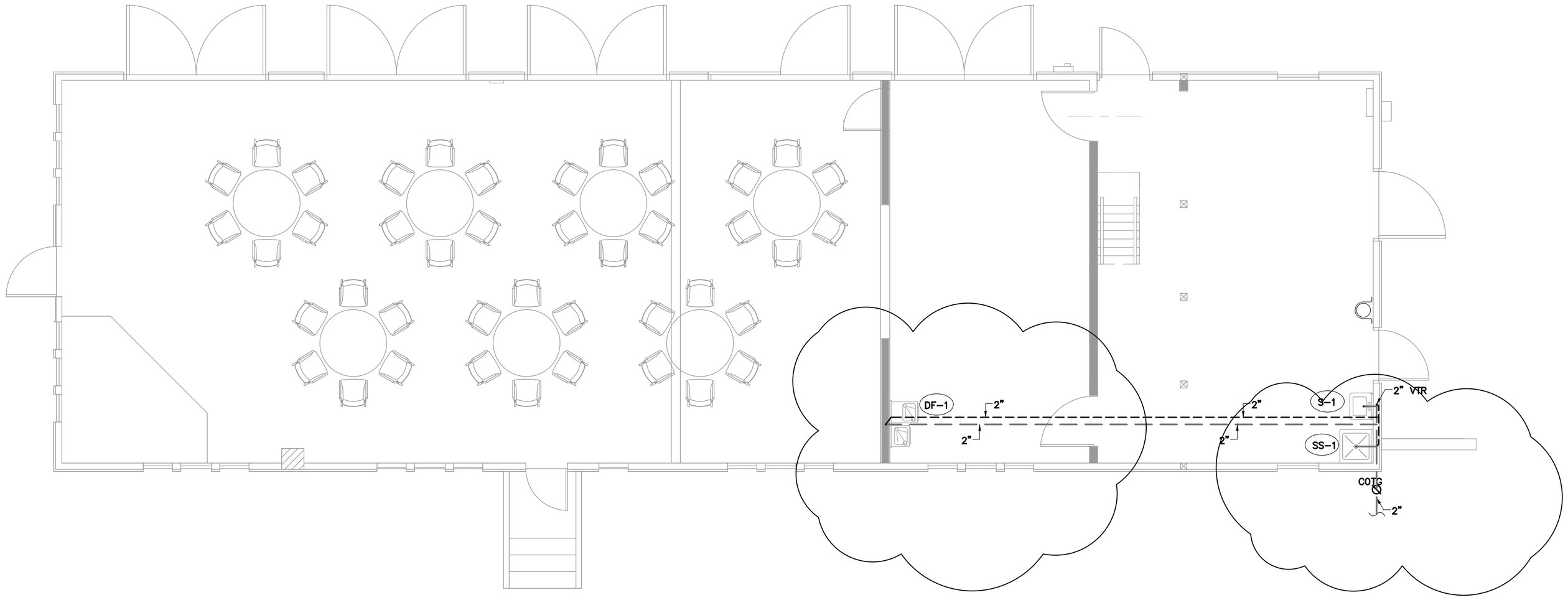
drawing: ROOM FINISH SCHEDULE, DOOR SCHEDULE, DOOR TYPES AND WINDOW TYPES

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
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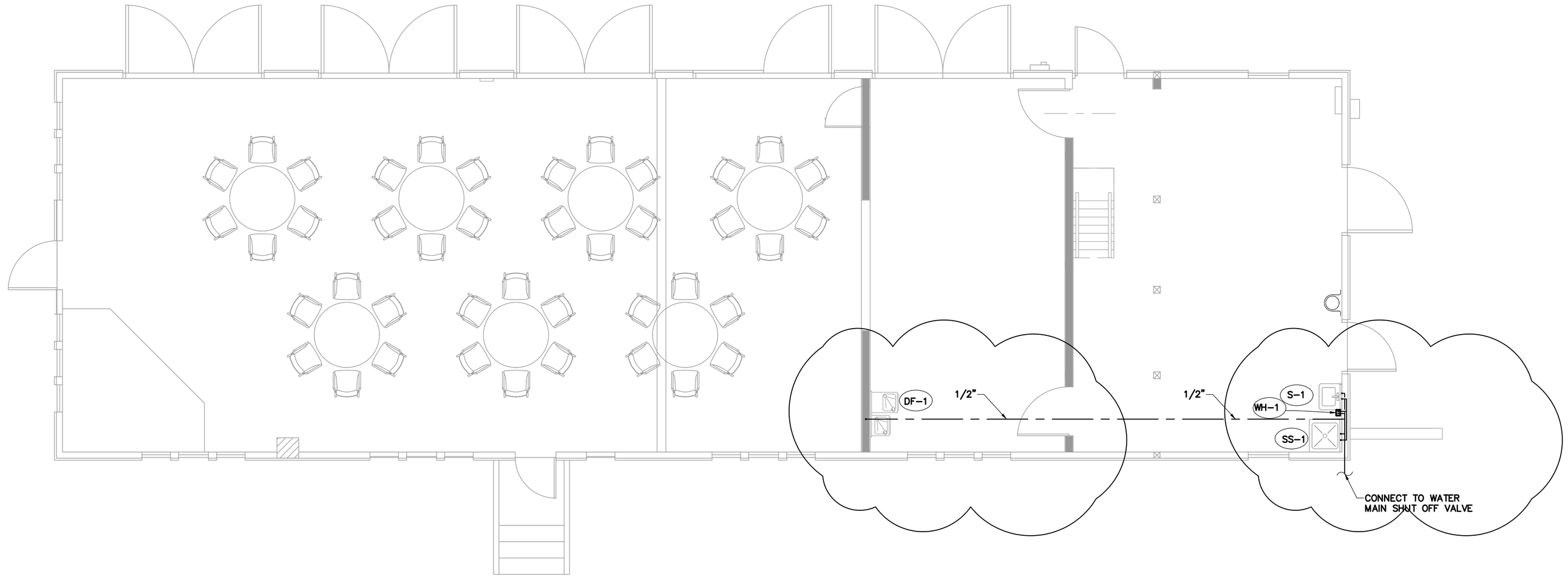
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1ST WASTE AND VENT PIPING PLAN

SCALE: 1/4" = 1'-0"



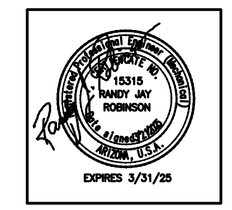
1ST FLOOR WATER PIPING PLAN

SCALE: 1/4" = 1'-0"

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drawing:PLUMBING FLOOR PLANS

project:CITY OF SEDONA HISTORIC
REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

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P101

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	PIPE SIZE					REMARKS	QUAN	WASTE F.U. EACH	COLD WATER F.U. EACH	HOT WATER F.U. EACH	COMB. WATER F.U. EACH	WASTE F.U. TOTAL	COLD WATER F.U. TOTAL	HOT WATER F.U. TOTAL	COMB. WATER F.U. TOTAL
		TRAP	WASTE	VENT	C.W.	H.W.										
S–1	SINK	3"	3"	2"	1/2"	1/2"	SELF SUPPORTING	1	3	2.25	2.25	3	3	2.25	2.25	3
WH–1	WATER HEATER	–	–	–	3/4"	3/4"	KWICKSHOT TEF024420 TANKLESS UNDER CABINET INSTANTANEOUS ELECTRIC WATER HEATER, 2.4 KW, 110 VAC	1	0	0	0	0	0	0	0	0
SS–1	SERVICE SINK	3"	3"	2"	1/2"	1/2"	FLOOR TYPE	1	3	2.25	2.25	3	3	2.25	2.25	3
DF–1	DRINKING FOUNTAIN	1–1/2"	1–1/2"	1–1/2"	1/2"	–	ELECTRIC BI–LEVEL (ADA APPROVED)	1	1	0.25	0	0.25	1	0.25	0	0.25
												TOTAL (F.U.)	6	4.50	4.50	6.00
												GPM		4.5	4.5	5

(1) WHEN MOUNTED PER ARCHITECTURAL ELEVATIONS, ADA ACCESSIBILITY REQUIREMENTS ARE SATISFIED.

WATER CALCULATIONS

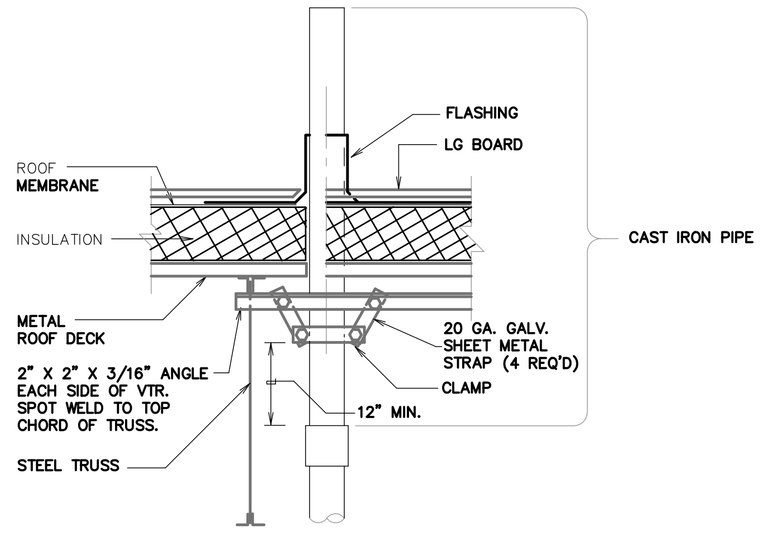
ASSUMED PRESSURE AVAILABLE AT BUILDING 50.0 PSI
PIPING LENGTH PRV TO LAST FIXTURE 10 FT
MIN. PRESSURE REQUIRED AT FIXTURE 15.0 PSI
ALLOWABLE PRESSURE DROP THROUGH PIPING 32.65 PSI

PIPE FRICTION LOSS ALLOWABLE = $\frac{\text{ALLOW PRESSURE DROP}}{\text{LENGTH TO MOST DIST FIXTURE}}$ X 100 FT

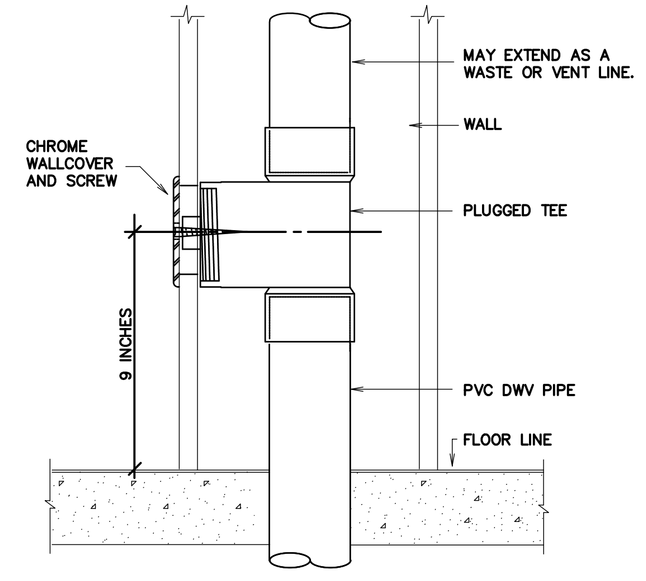
$\frac{32.65 \text{ PSI}}{10 \text{ FT}}$ X 100 FT = 326 PSI PER 100 FT.

USE 8.00 PSI PER 100 FT AS DESIGN

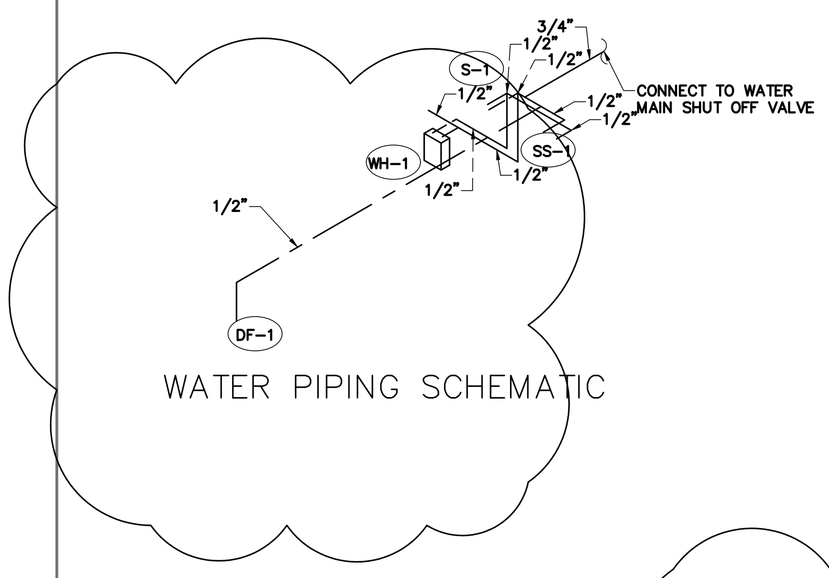
PIPE SIZING TABLE		
	SIZE	GPM
PIPE SIZING TABLE FROM IPC FIG. E103.3 (3) AT 8 PSI PER 100 FT. WITH COPPER PIPE AND SMOOTH FLOW FITINGS	1/2"	3
	3/4"	7.5
	1"	19
	1–1/4"	29
	1–1/2"	50
	2"	100



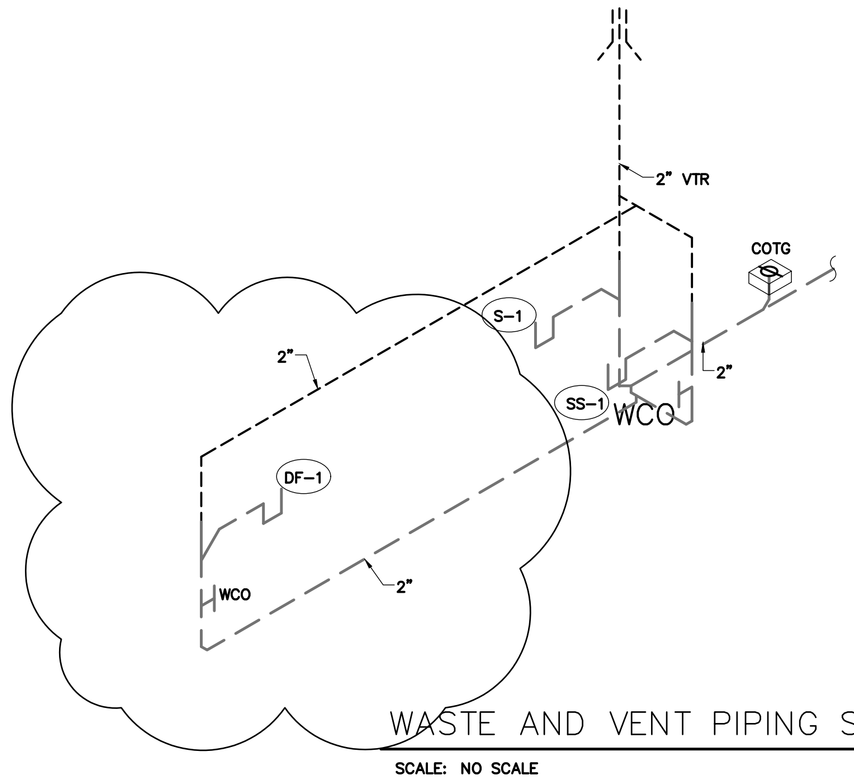
VENT THRU ROOF (VTR) DETAIL — A
SCALE: NONE



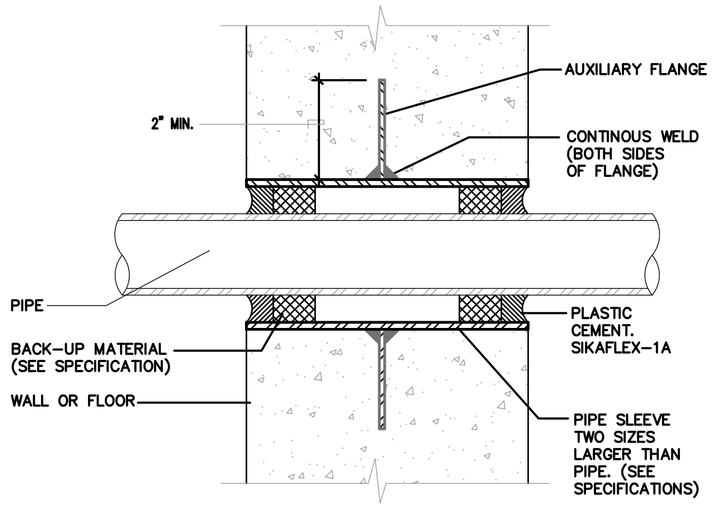
WALL CLEANOUT DETAIL — B
NTS



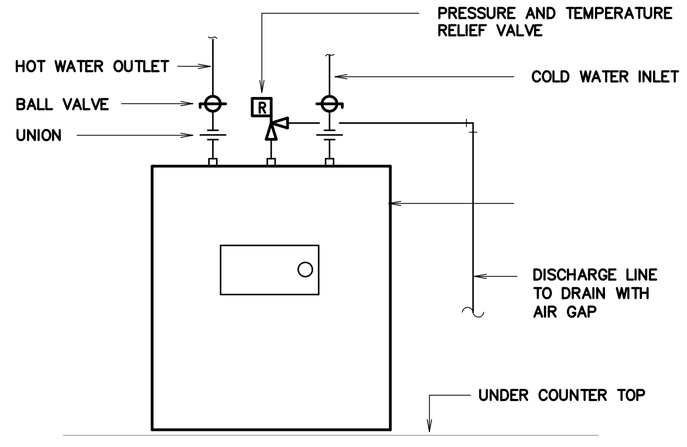
WATER PIPING SCHEMATIC



WASTE AND VENT PIPING SCHEMATIC
SCALE: NO SCALE



PIPE SLEEVE DETAIL — D



INSTANTANEOUS WATER HEATER — E
SCALE: NONE

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REGISTERED PROFESSIONAL ENGINEER — RANDY JAY ROBINSON — 15315 — ARIZONA U.S.A. — EXPIRES 3/31/25

drawing:PLUMBING SCHEDULES DETAILS AND SCHEMATICS
project:CITY OF SEDONA HISTORIC REHABILITATION / RENOVATION OF THE HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

date: May 2024
drawn: J.A.S.
checked: J.A.S.
rev:

project number(s):

sheet: P201

1. ALL PLUMBING WORK, INCLUDING FURNISHING AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE CURRENT PLUMBING AND RELATED CODES AND STANDARDS RECOGNIZED AND OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

2. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. FURNISH THE ARCHITECT/ENGINEER WITH COMPLETE APPROVAL CERTIFICATES PRIOR TO REQUESTING APPROVAL FROM ARCHITECT/ENGINEER.

3. ALL PLUMBING WORK SHALL ALSO COMPLY WITH CURRENT STANDARDS AND MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS. THE PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS, LICENSE(S), INSPECTIONS, APPROVALS AND FEES.
   3.1. STANDARDS SHALL INCLUDE CURRENT EDITION OF THE FOLLOWING:
      3.1.1. ASPE (AMERICAN SOCIETY OF PLUMBING ENGINEERS) DATA BOOK, CURRENT EDITION

4. ALL INSTALLATION, METHODS AND CONDITIONS AT THE WORK PLACE SHALL COMPLY WITH OSHA AND EPA REQUIREMENTS.

5. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.

6. GENERAL PLUMBING PIPING MATERIALS:

   6.1. WATER PIPING:

      6.1.1. ABOVE GRADE: TYPE "L" HARD DRAWN COPPER CONFORMING TO ASTM B88
      6.1.2. BELOW GRADE: TYPE "K" SOFT DRAWN, CONFORMING TO ASTM B88. WATER PIPING SET IN OR UNDER CONCRETE OR IN THE GROUND, WRAP LINES BELOW CONCRETE FLOORS WITH 20 MILS OF POLYKON TAPE. BRAZE ALL COPPER UNDERGROUND FITTINGS AND CONNECTIONS USING RODS MEETING AWS CLASSIFICAITON BCUP-4 COPPER PHOSPHORUS (6 PERCENT SILVER).

7. WASTE AND VENT LINES: ABS WASTE AND VENT LINES CONFORMING TO INTERNATIONAL PLUMBING CODE.

8. ALL WATER PIPING SHALL BE INSTALLED IN AREAS OF THE BUILDING THAT ARE NOT SUBJECT TO FREEZING WHERE POSSIBLE. PIPING INSTALLED IN AREAS THAT MAY BE SUBJECT TO FREEZING SHALL BE INSULATED WITH A MINIMUM OF R-6.5 IN ACCORDANCE WITH ASTM C177.

9. PROVIDE VACUUM BREAKERS FOR ALL FIXTURES TO WHICH A HOSE MAY BE ATTACHED. VACUUM BREAKERS SHALL BE INTEGRAL WITH THE OUTLET OR PERMANENTLY ATTACHED.

10. WHERE COPPER OR BRASS PIPING FOR FITTING ARE PASSING THROUGH OR ARE CONCEALED IN CONCRETE OR MASONRY, PVC SLEEVES SHALL BE REQUIRED. INSULATE THE PIPE OR FITTING WITH A MINIMUM 1/2' THICK CLOSED CELL TYPE INSULATION BY ARMACEL OR EQUAL.

11. DIELECTRIC CONNECTIONS SHALL BE USED BETWEEN ALL DIELECTRIC DIS-SIMILAR PIPE MATERIALS, IE FERROUS AND NON-FERROUS PIPING.

12. VERIFY ALL INVERT ELEVATIONS PRIOR TO FINAL TRENCHING AND INSTALLATION OF WASTE PIPING, TO PROVIDE THE A MINIMUM SLOPE OF 1/8" PER FOOT FOR 3" AND LARGER PIPING AND 1/4' PER FOT FOR PIPE SMALLER THAN 3". COORDINATE ALL UNDERGROUND PIPING WITH ALL STRUCTURAL FOUNDATIONS AND WITH THE INVERT ELEVATION OF THE SEWER CONNECTION.

13. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR (4) HORIZONTAL 45° TURNS, AND AT EVERY 100 FEET OF PIPE LENGTH. CLEANOUTS SHALL BE INSTALLED AT ACCESSIBLE LOCATIONS.

14. COOPERATIVE WORK:

   14.1. COOPERATIVE WORK INCLUDES: GENERAL SUPERVISION AND RESPONSIBILITY FOR PROPER LOCATION, ROUGH-IN AND SIZE OF WORK RELATED TO THIS DIVISION BUT PROVIDED UNDER OTHER DIVISIONS OF THE WORK.

   14.2. CORRECT WITHOUT CHARGE, ANY WORK REQUIRING ALTERATION DUE TO LACK OF PROPER SUPERVISION, COORDINATION BETWEEN DIVISIONS OF THE WORK OR FAILURE TO PAPER PROPER PROVISIONS IN TIME. CORRECT WITHOUT CHARGE ANY DAMAGE TO ADJACENT WORK CAUSED BY ALTERATION.

15. DRAWINGS INDICATE GENERAL ARRANGEMENT OF PIPING, EQUIPMENT, ETC. FOLLOW AS CLOSELY AS ACTUAL BUILDING CONSTRUCTION AND JOBSITE CONDITIONS PERMIT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, NOT ALL NECESSARY AND REQUIRED OFFSETS, FITTINGS AND ACCESSORIES ARE SHOWN. PLUMBING CONTRACTOR SHALL PROVIDE ALL SUCH OFFSETS, FITTINGS AND ACCESSORIES FOR A COMPLETE AND WORKING SYSTEM. PLUMBING CONTRACTOR SHALL COORDINATE THIS WORK WITH ALL OTHER TRADES PRIOR TO INSTALLATION OF MATERIALS OR EQUIPMENT. VARIANCES BETWEEN THE REQUIREMENTS OF THESE DRAWINGS AND THE CONDITIONS OR DIMENSIONS IN THE FIELD SHALL BE REPORTED TO THE ENGINEERS PRIOR TO ORDERING OR PERFORMANCE OF THE AFFECTED WORK. DO NOT SCALE DRAWINGS FOR MEASUREMENTS.

16. ALL PENETRATIONS THROUGH EXTERIOR WALLS AND ROOF SHALL BE FLASHED AND COUNTERFLASHED. AND SEALED TO PREVENT WATER PENETRATION. ESCUTCHEONS SHALL BE INSTALLED AT PIPING PENETRATIONS AT ALL EXPOSED LOCATIONS.

17. THE PLUMBING CONTRACTOR SHALL COORDINATE AND VERIFY ALL PENETRATION LOCATIONS FOR VENTS AND FLUES WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

18. ROUGH-IN ALL EQUIPMENT, ACCESSORIES AND FIXTURES AS DESIGNATED ON THE DRAWINGS. THE DRAWINGS INDICATE ONLY THE APPROXIMATE LOCATION OF ROUGH-INS' THE CONTRACTOR SHALL OBTAIN ALL CERTIFIED ROUGH-IN INFORMATION BEFORE PROGRESSING WITH ANY WORK FOR ROUGH-IN OR FINAL CONNECTIONS.

19. COVER NO WORK UNTIL INSPECTED, TESTED AND APPROVED, BY ARCHITECT OR OTHER OWNER DESIGNATED REPRESENTATIVE AND BY AUTHORITY HAVING JURISDICTION. WHERE WORK IS COVERED BEFORE INSPECTION AND TEST, UNCOVER IT AND WHEN INSPECTED, TESTED AND APPROVED, RESTORE ALL WORK TO ORIGINAL, PROPER CONDITION.

20. ALL PLUMBING EQUIPMENT SHALL BE LISTED AND LABELED BY UL OR EQUIVALENT TESTING AGENCY ACCEPTABLE TO LOCAL CODES AND AUTHORITY HAVING JURISDICTION.

21. ALL PIPING SYSTEMS SHALL BE TESTED AS REQUIRED IN THE LOCAL PLUMBING CODE. POTABLE WATER SYSTEMS SHALL BE DIS-INFECTED PER LOCAL PLUMBING OR HEALTH CODES.

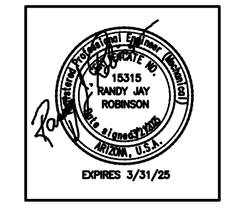
22. DEMONSTRATE THAT ALL APPARATUS ARE FUNCTIONING PROPERLY AND EFFICIENTLY, AND ALL SYSTEMS ARE PLACED IN OPERATION. INCLUDE START-UP AND ADJUSTMENTS.

23. WINDOWS AND OTHER OPENINGS AND ALL BUILDING OUTSIDE AIR INTAKES SHALL BE LOCATED A MINIM OF 10'0" FROM ALL PLUMBING VENT LOCATIONS.

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drawing:PLUMBING SPECIFICATIONS

project:CITY OF SEDONA HISTORIC
REHABILITATION / RENOVATION OF THE
HISTORIC RANGER STATION AND BARN
250 BREWER ROAD, SEDONA, ARIZONA

date: May 2024
drawn: J.A.S.
checked: J.A.S.
rev:

project number(s):

sheet:
P301

SITE PLAN GENERAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL CONTACT POWER CO. REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATIONS, TRANSFORMER LOCATION, METER LOCATION, ETC.

2. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUITS, POWER TRENCHING, BACKFILL, CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY POWER CO. AND TO THEIR SPECIFICATIONS.

3. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATIONS, ETC.

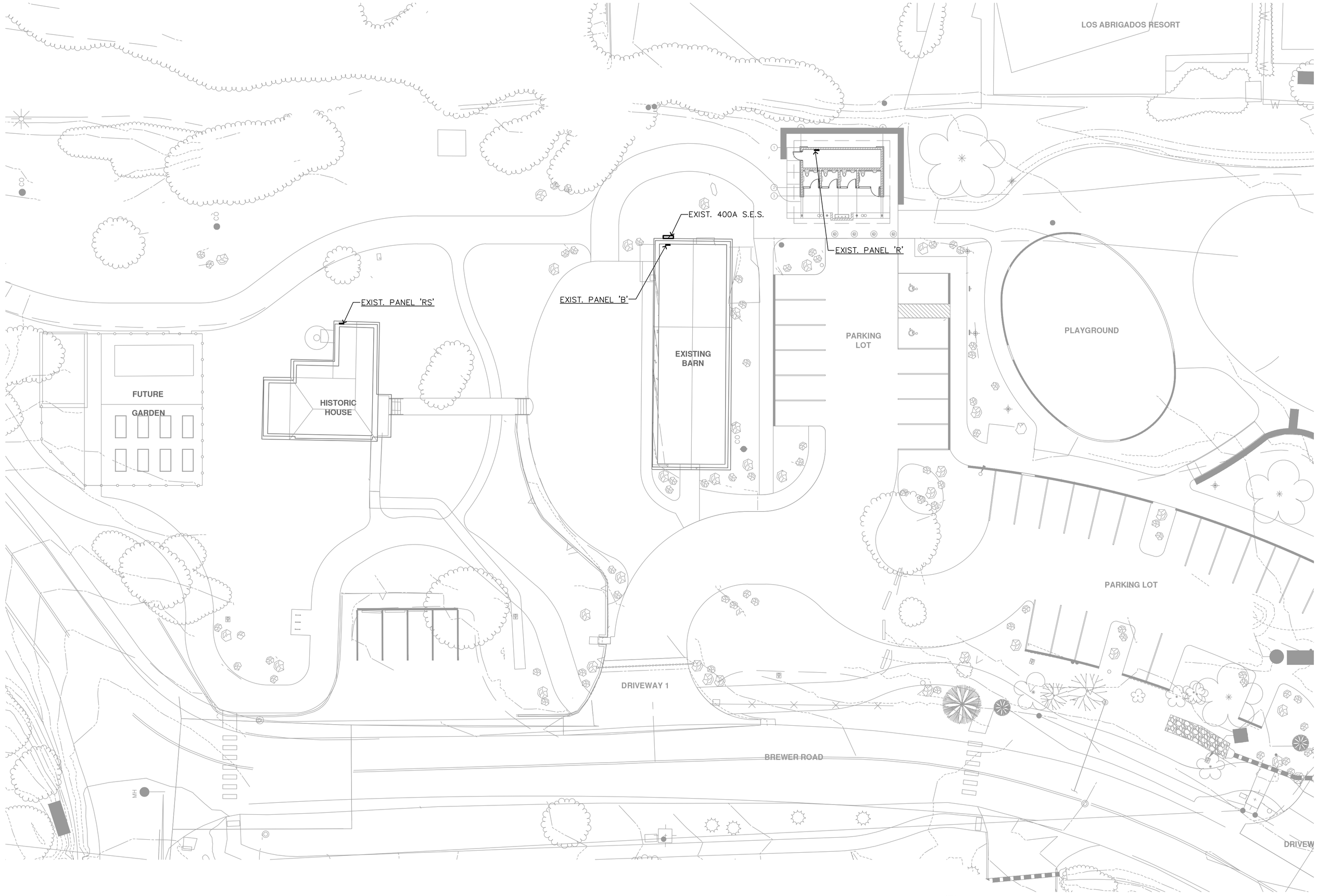
4. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.

5. ALL WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE. INSULATION SHALL BE TYPE 'XHHW' OR 'THHN/THWN'.

6. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE 'THWN' INSULATION. FOR UNDERGROUND CIRCUITS RUN IN P.V.C., PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS.

7. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH THE UTILITY COMPANY'S REQUIREMENTS. WITH-IN TWO WEEKS AFTER AWARD OF CONTRACT, SUBMIT (2) COMPLETE SETS OF PLANS, INCLUDING PLOT OF SURVEY, TO UTILITY COMPANY FOR COORDINATION.

8. ROUTING OF INCOMING POWER AND TELEPHONE SERVICE SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH, AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY THE UTILITY COMPANY. CONFIRM ALL REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.



ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

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Registered Professional Engineer (Electrical) CERTIFICATE NO. 31172 DAVID G. WATSON Expires 6/30/2026 Arizona, U.S.A.

drawing: ELECTRICAL SITE PLAN

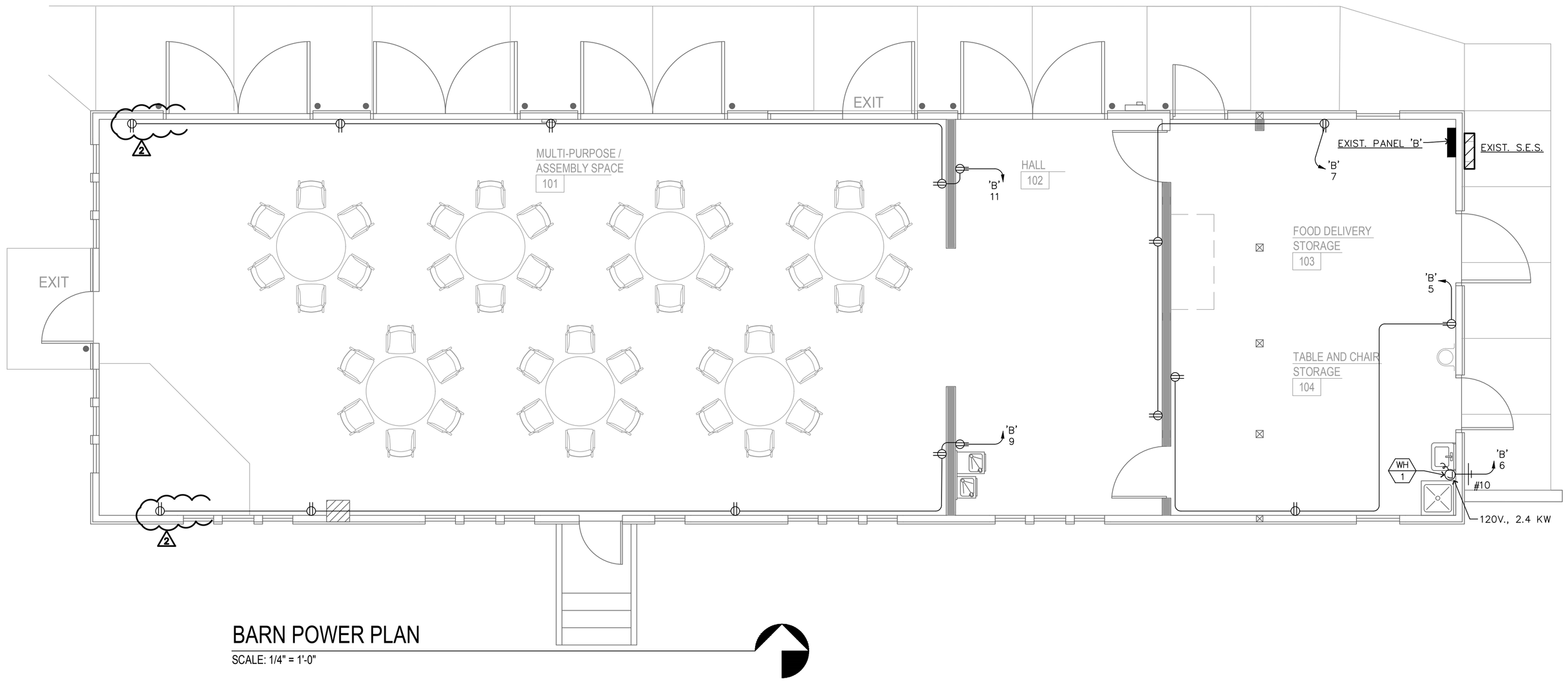
project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: March 2025
drawn: DW
checked: DW
rev:
1 CITY OF SEDONA 7/2025

project number(s):

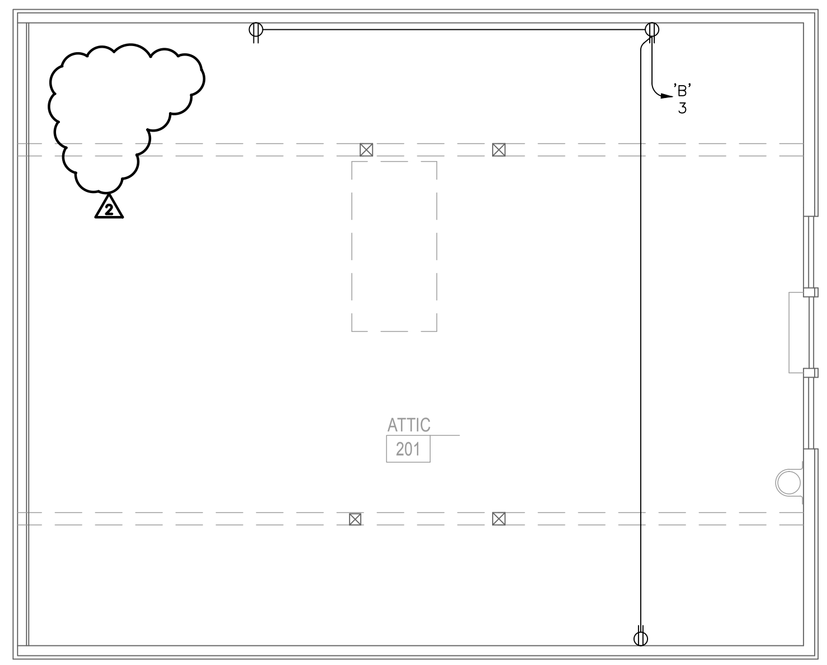
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sheet: ES-1



BARN POWER PLAN

SCALE: 1/4" = 1'-0"



BARN ATTIC POWER PLAN

SCALE: 1/4" = 1'-0"

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Registered Professional Engineer (Electrical) CERTIFICATE NO. 31172 DAVID G. WATSON 12/31/2026 ARIZONA, U.S.A.

drawing: BARN AND LOFT POWER PLAN

project:
CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: March 2025
drawn: DW
checked: DW
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025

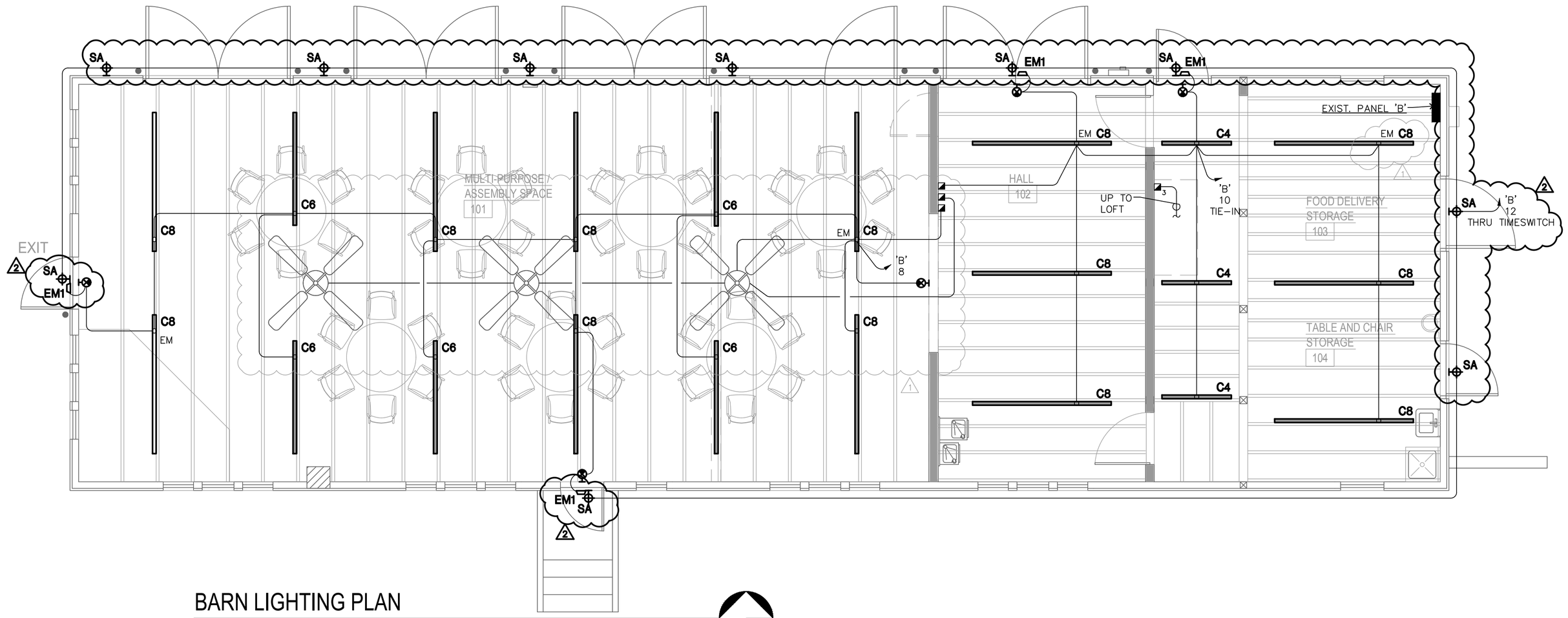
project number(s):

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sheet:
E-1

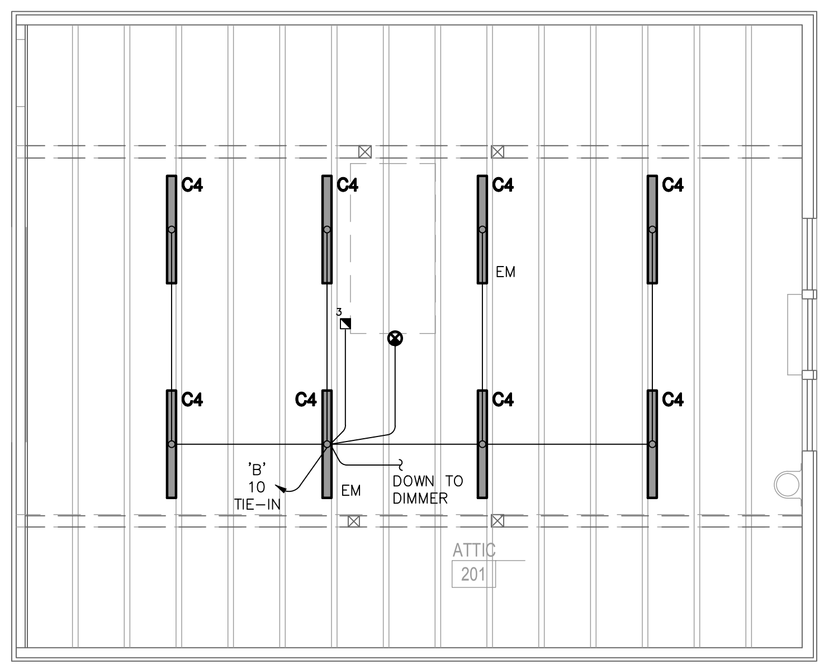
LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR.	CATALOG #	VOLT.	LAMPS #	LAMPS TYPE	REMARKS
C4	4' SURFACE MOUNTED LED LINEAR –	FINELITE	HP4SMD 4H 835 RGD 96LG 120 FC1%	120	–	29W 2884 LUMENS 35K	
C6	6' SURFACE MOUNTED LED LINEAR –	FINELITE	HP4SMD 6H 835 RGD 96LG 120 FC1%	120	–	29W 2884 LUMENS 35K	
C8	8' SURFACE MOUNTED LED LINEAR –	FINELITE	HP4SMD 8H 835 RGD 96LG 120 FC1%	120	–	58W 5768 LUMENS 35K	EM INDICATES WITH 1400 LUMEN BATTERY PACK LGD10W
SA	EXTERIOR GOOSENECK WALL MOUNTED FIXTURE –	SUNLITE	46068-SU FIX/GN/E26/WHITE –	120	–	60W – 35K	
EM1	EXTERIOR LED EMERGENCY LIGHT WITH BATTERY PACK	DUAL-LITE	PGNW –	120	–	LED's W/FIXTURE	MOUNT ABOVE DOOR –
⊗	EXIT SIGN WITH BATTERY BACK-UP	DUAL-LITE	EVE-U-G-WI –	120	–	LED's W/FIXTURE	WITH BATTERY PACK –



BARN LIGHTING PLAN

SCALE: 1/4" = 1'-0"



BARN ATTIC LIGHTING PLAN

SCALE: 1/4" = 1'-0"

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Registered Professional Engineer Certificate No. 31172 DAVID G. WATSON Expires 12/31/2026 ARIZONA, U.S.A.

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: BARN AND LOFT LIGHTING PLAN

date: March 2025
drawn: DW
checked: DW
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025

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sheet: E-2

ELECTRICAL SYMBOLS (NOTE: ALL SYMBOLS MAY NOT APPLY TO THIS PROJECT)

- LED FIXTURE
- LED FIXTURE WITH EMERGENCY BATTERY PACK, 1100 LUMENS
  NL = NIGHT LIGHT – UNSWITCHED
  EM = LINE SENSITIVE – OPERATES ONLY ON POWER OUTAGE – SWITCHED
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- LED FIXTURE
- EXIT SIGN – SEE LIGHT FIXTURE SCHEDULE
- SURFACE–MOUNT EMERGENCY LIGHTING BATTERY PACK–SINGLE OR DOUBLE HEAD– SEE LIGHT FIXTURE SCHEDULE
- RECESSED EMERGENCY LIGHTING BATTERY PACK–SINGLE OR DOUBLE HEAD– SEE LIGHT FIXTURE SCHEDULE
- JUNCTION BOX IN ACCESSIBLE LOCATION ABOVE REMOVABLE CEILING W/ FLEXIBLE CONDUIT CONNECTION TO LIGHT FIXTURE
- FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT
- JUNCTION BOX IN ACCESSIBLE LOCATION
- DUPLEX CONVENIENCE RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED
- FOUR–PLEX CONVENIENCE RECEPTACLE AT +15" A.F.F. TO BOTTOM OR AS NOTED
- ISOLATED GROUND RECEPTACLE AT + 15" A.F.F. TO BOTTOM OR AS NOTED
- RECEPTACLE (TYPE AS SHOWN) AT + 42" A.F.F.
- SPECIAL USE RECEPTACLE. VERIFY NEMA NUMBER AND MOUNTING HEIGHT WITH EQUIPMENT
- $S\ S_3\ S_4$ TOGGLE SWITCH – SINGLE POLE, 3–WAY, 4–WAY AT +42" OR AS NOTED ON PLANS.
- S_P SINGLE–POLE, ILLUMINATED HANDEL OR PILOT LIGHT TOGGLE SWITCH AT +42" OR AS NOTED ON PLANS
- S_M MOTOR RATED SWITCH WITH THERMAL PROTECTION
- S_V MOTOR SPEED CONTROL SWITCH. FURNISHED BY ELECTRICAL CONTRACTOR.
- DIMMER SWITCH AT + 42" A.F.F. "LUTRON" NP SERIES. SIZE DIMMER FOR LOAD. TRACK LIGHTING SHALL HAVE "LUTRON" NP2000 DIMMER
- PHOTOCELL – TORK #2100 – MOUNT ON ROOF AND AIM NORTH
- TS TIMESWITCH: TORK 'W' SERIES OR EQUAL
- CIRCUIT IN CONDUIT, CONCEALED. HASH MARKS INDICATE QUANTITY OF CONDUCTORS NO HASH MARKS INDICATE TWO CONDUCTORS, PLUS GROUND(S). (NOTE: WIRE AND OR CONDUIT SIZE SHOWN AT HOMERUN IS THE MINIMUM SIZE FOR THE ENTIRE CIRCUIT: #12 A.W.G. CU, 1/2"C. MINIMUM). LONG STROKE(S) INDICATE NEUTRAL CONDUCTOR(S), SHORT STROKES INDICATE PHASE OR SWITCHED CONDUCTORS AND LONG STROKES WITH DOT INDICATE GREEN INSULATED GROUNDING CONDUCTOR(S) TYPICAL. EACH ISOLATED GROUND CIRCUIT SHALL HAVE A SEPARATE NEUTRAL AND GROUND WIRE. BOND WIRES ARE NOT SHOWN ON DRAWINGS. BOND WIRES SHALL BE INSULATED CU. SIZED IN ACCORDANCE WITH N.E.C. #250.
- CIRCUIT IN CONDUIT CONCEALED IN FLOOR
- CIRCUIT IN CONDUIT CONCEALED IN WALLS OR ABOVE CEILING
- HOMERUN TO PANELBOARD OR AS NOTED
- PANELBOARD, MOUNT TOP OF PANEL AT + 6'–8". STUB (2) 3/4" E.C. INTO ACCESSIBLE CEILING SPACE ON FLUSH MOUNTED PANELS.
- MOTOR: SIZE AND RATING AS SHOWN. EF INDICATES 55–WATT, 120V. EXHAUST FAN
- A.C. MAGNETIC STARTER BY ELECTRICAL CONTRACTOR. HORSEPOWER, VOLTAGE AND PHASE RATED, NUMBER OF POLES REQUIRED. FURNISH WITH (1) N.O. AUXILLIARY CONTACT (120 V. CONTROL) SINGLE SPEED NON–REVERSING UNLESS OTHERWISE SHOWN ON PLAN
- DISCONNECT SWITCH – HORSEPOWER RATED, FUSED, NEMA 3R WHERE OUTSIDE. N.F. INDICATES NON–FUSED. (FUSE PER EQUIPMENT MANUFACTURERS' SPECIFICATIONS.)
- STRIP HEATER AND CONTROL
- MOTOR CONTROLLER – FURNISHED WITH EQUIPMENT
- TELEPHONE OUTLET AT +15" TO BOTTOM OR AS NOTED WITH 3/4"C. UP INTO ACCESSIBLE CEILING SPACE UNLESS SHOWN OTHERWISE
- DATA OUTLET AT + 15" A.F.F. TO BOTTOM OR AS NOTED. STUB 3/4"C. INTO ACCESSIBLE CEILING SPACE
- DATA/TELEPHONE OUTLET AT + 15" A.F.F. TO BOTTOM OR AS NOTED. STUB 3/4"C. INTO ACCESSIBLE CEILING SPACE
- APPROVED TEMPERATURE SEAL–OFF AND EXPANSION JOINTS AS REQ'D BY N.E.C. ART. #300–7
- FLUSH FLOOR FOURPLEX OUTLET AND DATA/TELPHONE OUTLET COMBO WITH BRASS DEVICE PLATE
- FLUSH FLOOR DATA RECEPTACLE WITH BRASS COVER PLATE AND 3/4"C. STUBBED TO ABOVE ACCESSIBLE CEILING LOCATION
- FLUSH FLOOR TELEPHONE RECEPTACLE WITH BRASS COVER PLATE AND 3/4"C. STUBBED TO ABOVE ACCESSIBLE CEILING LOCATION
- FLUSH FLOOR DUPLEX OUTLET WITH BRASS DEVICE PLATE
- FLUSH FLOOR FOURPLEX OUTLET WITH BRASS DEVICE PLATE
- IG ISOLATED GROUND RECEPTACLE "HUBBELL" # IG5263 20A, 125V, FLUSH FLOOR WITH BRASS DEVICE PLATE
- TV TELEVISION OUTLET AT + 15" TO BOTTOM OR AS NOTED. STUB 3/4"C INTO ACCESSIBLE CEILING SPACE
- F A.D.A.–APPROVED FIRE ALARM STROBE
- F A.D.A.–APPROVED FIRE ALARM HORN/STROBE
- F A.D.A.–APPROVED FIRE ALARM PULL STATION
- SD A.D.A.–APPROVED SMOKE DETECTOR MOUNTED IN CEILING OR AS INDICATED
- OS OCCUPANCY SENSOR (OVAL TECHNOLOGY) 1000 WATT CEILING MOUNTED AS MANUFACTURED BY WATT STOPPER (NO SUBSTITUTIONS)
- OS OCCUPANCY SENSOR (OVAL TECHNOLOGY) 1000 WATT WALL MOUNTED AS MANUFACTURED BY WATT STOPPER (NO SUBSTITUTIONS)
- WP WEATHER PROOF
- EDF ELECTRIC DRINKING FOUNTAIN
- S.E.S. SERVICE ENTRANCE SECTION
- T.M.B. TELEPHONE MOUNTING BOARD: 4' X 8' X 3/4" PLYWOOD WITH #6 CU. BOND WIRE TO GROUNDING ELECTRODE SYSTEM
- T.T.C. TELEPHONE TERMINAL CABINET: 36" W. X 36" H X 6" D 16 GA. WEATHERPROOF HINGED LOCKABLE COVER, 5/8" PLYWOOD BACKBOARD. PROVIDE A #6 CU BOND TO GROUNDING ELECTRODE SYSTEM

SHORT CIRCUIT CALCULATIONS

FAULT DESIG.	PANEL	FED FROM POINT	LOAD AMPS	LENGTH (FT.)	SOURCE SHORT CKT AMPS	"1" OR "3" PHASE?	# OF CDTRS/ PHASE	"CU" OR "AL"	CDR SIZE (awg/kcmil)	METAL CONDUIT? "Y" OR "N"	"C" VALUE	V	f	m	SOURCE Isc (amps)	MOTOR CONTRIB.	TOTAL Isc (amps)
F1	SES 400 Amps	Power co			20,955	1	1					240			20955	0	20,955
F2	Panel B	F1	100	15	20,955	1	1	CU	#1	N	7493	240	0.3496	0.7410	15,527	0	15,527
F3	Panel R	F2	60	75	15,527	1	1	CU	#6	N	2430	240	3.9936	0.2003	3,109	0	3,109
F4	Panel RS	F1	100	120	20,955	1	1	CU	#1	N	7493	240	2.7966	0.2634	5,519	0	5,519

LOAD CALCULATION:

PANEL 'RS'	=	93.3 AMPS
PANEL 'B' & 'R'	=	68.1 AMPS
TOTAL LOAD ON S.E.S.	=	161.4 AMPS

2

EXISTING PANEL WITH NEW CIRCUIT BREAKERS

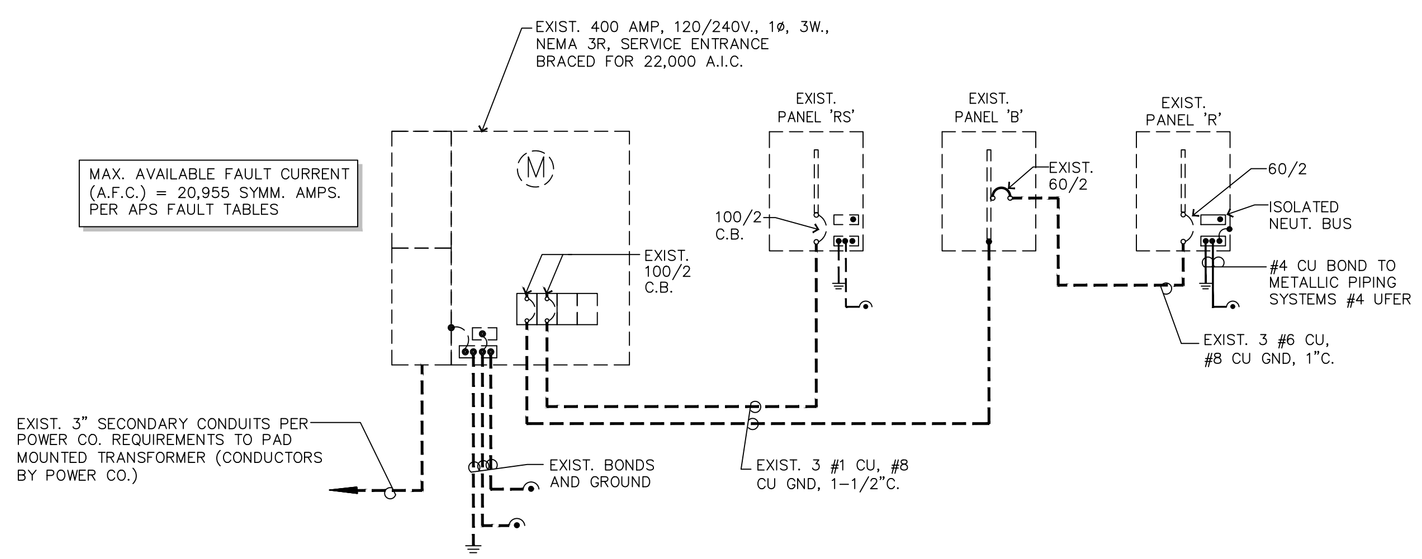
PANEL B | 100 **AMP** | 120/240V., 1ø, 3W | **MAIN** MLO | **NEMA** 1 | SURF **MTG**
LOCATION SEE PLAN | **TYPE** P.O. | **BREAKER RATING** 22,000 AIC

USE/AREA SERVED	CB	No	LOAD L1	LOAD L2	No	CB	USE/AREA SERVED
SPARE	20/1	1	–		2	60/1	PANEL 'R'
REC – ATTIC	20/1	3	3200	540	4	2	
REC – DELIVERY STORAGE	20/1	5	724	4044	6	20/1	WH–1 2.4KW
REC – STORAGE/HALL	20/1	7	2400	900	8	20/1	LTG – MULTI PURPOSE
REC – N MULTIPURPOSE	20/1	9	1080	696	10	20/1	LTG – DELIVERY STORAGE
REC – S MULTIPURPOSE	20/1	11	623	1080	12	20/1	LTG – EXTERIOR
SPACE		13	–	540	14		SPACE
SPACE		15	–	–	16		SPACE
SPACE		17	–	–	18		SPACE
SPACE		19	–	–	20		SPACE
SPACE		21	–	–	22		SPACE
SPACE		23	–	–	24		SPACE
SPACE		25	–	–	26		SPACE
SPACE		27	–	–	28		SPACE
SPACE		29	–	–	30		SPACE
TOTAL (CONNECTED)			8027	7080			
25 % CONTINUOUS			156	309			
			–	–			
TOTAL (CODE)			8183	7389	8183 VA / 120V. = 68.1 **A**		

2 △ 2

PANEL LEGEND:

- ○ INDICATES EXISTING CIRCUIT BREAKER & LOAD.
- ● INDICATES NEW CIRCUIT BREAKER & LOAD.
- □ INDICATES CIRCUIT BREAKER WITH 'LOCK–OFF' DEVICE.
- ■ INDICATES EXISTING CIRCUIT BREAKER W/CHANGED LOAD.
- △ INDICATES CIRCUIT THRU TIMESWITCH
- ▲ MISCELLANEOUS.
- ✳ INDICATES CONTINUOUS LOAD TAKEN @ 125% PER N.E.C.



EXISTING ONE-LINE DIAGRAM

N.T.S.

NOTES:
1. ALL EQUIPMENT & INSTALLATIONS ARE EXISTING UNLESS NOTED AS 'NEW'.
2. ELECTRICAL CONTRACTOR SHALL FIELD–VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
3. ALL CONDUCTOR SIZES BASED ON TYPE 'XHHW' & 'THHN/THWN' COPPER.

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Professional Engineer Registration CERTIFICATE NO. 31172 DAVID G. WATSON Arizona U.S.A.

CITY OF SEDONA
INTERIOR REHABILITATION / RENOVATION OF THE HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

drawing: ONE-LINE DIAGRAM
project:

date: March 2025
drawn: DW
checked: DW
rev:
1 CITY OF SEDONA 7/2025
2 CITY OF SEDONA 11/2025

project number(s):

Job No. 24095.3
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sheet: E-3

ELECTRICAL SYSTEM SPECIFICATIONS - DIVISION 16000

(SOME SECTIONS MAY NOT APPLY)

1. GENERAL CONDITIONS

The General Provisions of the Contract, including the Conditions of the Contract (General, Supplementary and other Conditions) and Division 1 – General Requirements as appropriate, apply to the work specified in this Section.

2. SCOPE OF WORK

The work included under this section consists of furnishing all materials, equipment, and labor and the performing of all functions, except as otherwise specified herein or shown on the drawings to be performed by others, for the installation and placing into operation of a complete electrical system as specified and shown on the drawings.

3. GENERAL DESCRIPTION

3.1 The work in general shall consist of, but is not necessarily limited to the following.

3.1.1 Furnishing and installing all fixtures with lamps as indicated on the drawings and as specified herein unless noted.

3.1.2 Furnishing and installing all electrical work, panels, service, conduit, wiring, etc., for all outlets and equipment.

3.1.3 Furnishing and installing all telephone outlets, conduits with pull strings and telephone mounting boards including conduit from telephone mounting board to the building entrance as indicated on the plan.

3.1.4 Furnishing and installing a complete Fire Alarm system as indicated on plans.

3.1.5 Include $ hundred dollars) allowance for power and telephone company utility service charges. Difference between actual cost and allowance to be credited or billed to the Owner.

3.1.6 Furnishing and installing all motor starters and control components, not specifically specified to be furnished in accordance with other sections of the specifications.

3.1.7 Furnishing and installing all power and wiring except that which is pre–wired in factory assembled equipment.

3.1.8 Installing all LINE VOLTAGE mechanical control wiring and associated controls which are furnished by the Mechanical Contractor (low voltage control wiring and controls shall be furnished and installed by the Mechanical Contractor).

3.1.9 Painting work as described under other sections of these specifications. Clean and prepare all surfaces ready for painting.

3.1.10 Provide temporary construction power as outlined below. This service shall be maintained throughout the entire job as the work progresses. Provide outlets at convenient points and in sufficient numbers so that no extension cord over 50 feet in length is required to reach any work point. Maintain general lighting in corridors, stairs, basement and other areas not receiving sufficient daylight required for safety. Remove temporary work as rapidly as required for or allowed by installation of permanent work.

3.1.11 Certain items of work by other trades will be necessary for the completion of work under this division. Cooperate with other trades and arrange for these items to be performed in orderly course.

3.1.12 This Contractor shall review the mechanical control requirements as specified and shown on the drawings and shall furnish and install all necessary conduit, wiring, boxes, protective devices, switches, etc., for the completion and proper operation of the system.

3.1.13 Review all drawings and all specifications for each section of work. Unless specifically noted otherwise, herein or elsewhere, furnish and install items of any electrical nature required for completion of work for other trades, whether or not same is shown or noted in this or other sections.

4. REGULATIONS AND CODES

The Contractor must comply with all state, municipal and federal safety laws, construction codes, ordinances and regulations relating to building and public health and safety. In addition, comply with rules and regulations of the State Fire Protection Code. Fire protection material must bear the Fire Underwriters Laboratories label.

5. GENERAL REQUIREMENTS

5.1 The Contractor shall examine the premises and satisfy himself of existing conditions under which he will be obligated to operate in performing his part of the work or that will in any manner affect the work under the contract. The Contractor shall cooperate with other trades so that the installations of all equipment may be properly coordinated.

5.2 All equipment furnished shall fit the space available, with connection, etc., in the required locations and with adequate space for operating and servicing. The drawings are generally diagrammatic and indicate the manner and method of the installation, while the specifications and fixture list denote the type and quality of material and workmanship to be used. Where a conflict exists between the drawings and the specifications, the Contractor shall promptly notify the Architect/Engineer whose decision shall be final. No allowance will be made subsequently in this connection in behalf of the Contractor after award of the contract.

6. EQUIPMENT AND MATERIAL

6.1 All materials furnished under this contract shall be new (except as noted), free from defects of any character, shall conform with the standards of the Underwriters Laboratories, Inc. (U.L.) (or other nationally recognized Laboratory), in every case where such a standard has been established and shall be so labeled. It is the intention of these specifications to indicate a standard of quality for all materials incorporated in this work, and where materials are not specified herein and are required to complete the electrical installation, these materials shall be of first quality for use intended. Manufacturers of similar quality products will be considered unless the specifications or drawings indicate otherwise.

6.2 Materials shall be suitable for intended use and location. Unless otherwise shown use NEMA–1 for interior areas and NEMA–3R for exterior areas.

6.3 The Architect/Engineer decision as to equal in grade and quality shall rule and be final for all electrical materials incorporated in this work. Where two or more similar type items are furnished, all shall be of the same manufacturer (e.g., all disconnect switches shall be of the same manufacturer) unless otherwise noted herein or shown on the drawings. All material and installation methods used shall be in accordance with the latest and approved electrical and mechanical engineering practices.

7. SERVICE ENTRANCE EQUIPMENT

7.1 Service entrance equipment shall be in accordance with the requirements of the municipal governing body and serving utility. Shop drawings shall be submitted to the serving utility for written approval before ordering equipment.

7.2 Label equipment and each individual overcurrent device per Section 16000.22.

7.3 Approved manufacturers are: Sun Valley, Square D, Cutler–Hammer, Siemens/ITE, General Electric

8. PANELBOARDS

8.1 Each panel shall be provided with door lock and two keys, all keyed alike. Each panel shall be provided with typewritten sheet installed on door identifying the use of each branch circuit. Panels shall have bussing as indicated on the drawings.

8.2 Label equipment per Section 16000.22

8.3 Approved manufacturers are: Square D, Cutler–Hammer, Siemens/ITE, General Electric

9. STARTERS

9.1 All motor starters shall be furnished under this section of the specifications unless an integral part of equipment or noted as furnished with equipment specified under other sections of these specifications.

9.2 Separately mounted motor starters shall be across–the–line combination magnetic with 120V coils, fused disconnect contactors, additional auxiliary contact for interlocking of controls. Provide pushbutton or selector switch in cover. Switchboard mounted starters shall be magnetic with 120V coils and additional auxiliary contacts as required for interlocking of controls. Starters shall have an integral control circuit transformer or separate 120V control with control circuit disconnect switch in cover.

9.3 Manual starters shall be horsepower, voltage and phase rated with overload protection and green "on" pilot light. Surface mounted unless noted otherwise.

9.4 All starters shall have overload protection in all phase lines. Furnish and install the proper size overload heater elements determined from full load nameplate readings on motors and compensation for ambient temperature in all starters whether they be furnished under this Section or other Sections.

9.5 Label per Section 16000.22

9.6 Approved manufacturers are: Square D

10. TRANSFORMERS

10.1 Transformers shall be dry type, with voltage ratings as indicated on plans. Transformers shall be rated for for full load operation at a maximum 150 degree centigrade rise above a 40 degree centigrade ambient or as otherwise noted on drawings. Provide at least (4) 2 1/2 percent taps, two above normal and two below normal and have a sound rating not to exceed NEMA standards. Special "K" factor ratings as noted.

10.2 Submit complete transformer data with shop drawings for approval. The data shall include efficiencies, core and copper losses, impedance, regulation and sound level.

10.3 Installation of transformers shall be on vibration isolators and all wiring connections with flexible conduit.

10.4 Label per Section 16000.22

10.5 Approved manufacturers are: ACME, Square D, Jefferson, Cutler–Hammer, Westinghouse, General Electric, or same manufacturer as distribution equipment.

11. CONDUIT

11.1 Metallic conduits shall be hot dipped galvanized equal to LTV Steel.

11.2 Electric metallic tubing (EMT) is permitted for exposed work above 6'–0" A.F.F. or concealed work only. EMT is NOT permitted in the following: (1) in or under concrete, (2) in earth, (3) in grouted walls, (4) exterior of building, (5) with dissimilar metals, (6) where it will be subject to severe physical damage (either during or after installation), (7) in any hazardous (classified location) except as permitted by 502.10, 503.10 and 504.20, (8) without an equipment grounding conductor. Size and provide equipment grounding conductor per Article 250 and increase conduit size if required.

11.3 Rigid PVC conduit is permitted only underground or as noted on drawings. Provide rigid steel elbows and risers (NO MINIMUM SIZE). Size and provide equipment grounding conductor per Article 250 and increase conduit size if required.

11.4 Rigid galvanized or sheradized steel shall be used for all exposed conduit below 6'–0" A.F.F. or as noted on drawings. Where used in or under concrete or in earth, shall be code approved PVC coated or half lap wrapped with Polyken #900 tape or equal.

11.5 Install exposed raceways parallel and perpendicular to nearby surfaces or structural members and follow the surface contours as much as practical.

11.6 Run exposed, parallel, or banked raceways together. Make bends in parallel or banked runs from the same center line so that the bends are parallel. Factory elbows may be used in banked runs only where they can be installed parallel. This requires that there be a change in the plane of the run such as from wall to ceiling and that the raceways be of the same size. In other cases provide field bends for parallel raceways.

12. WIRE

12.1 Soft drawn annealed copper (unless otherwise noted on plans) having conductivity of not less than 98% of that of pure copper, uniform in cross section, free from flaws, scales, and other imperfections. All wire larger than #10 shall be stranded.

12.2 Insulation: Type THHN/THWN, or XHHW for all branch circuit and feeder wiring.

12.3 Sizes: No wire smaller than #12 unless otherwise noted on drawings.

12.4 Feeder conductors #2 awg and larger may be copper or AA–8000 series alluminum alloy. Alluminum conductors shall be equal or larger ampacity to copper. Conduit fill shall not exceed 40% factor as described in NEC, annex C, table C1 (copper) or C1A (alluminum).

13. MISCELLANEOUS MATERIALS:

13.1 Safety switches: Heavy duty, fused rejection type, minimum 200,000 A.I.C. rated. "NF" indicates not fused.

13.1.1 Label per Section 16000.22

13.1.2 Approved manufacturers are: Square D, Cutler–Hammer, Westinghouse, General Electric or same manufacturers as distribution equipment.

13.2 Fuses: "Bussmann" or "Gould Shawmut" mfg. No substitutions unless by prior written approval from Engineer, or as noted on drawings.

13.3 Conduit strap: Heavy gauge steel snap–on type.

13.4 Electrical metallic tubing fittings: Equal to T&B compression type. Connectors shall have insulated bushings.

13.5 Rigid conduit locknuts and bushings: Equal to T&B.

13.6 Flexible conduit and fittings: Equal to California Conduit and Cable Company, Inc.

13.7 Liquid tight conduit and fittings for all exterior and equipment connections.

13.8 Outlet boxes, plaster rings, pull, and junction boxes, etc: Equal to RACO. Zinc coated or Cadmium plated sheet steel for indoor locations, cast aluminum for outdoor locations.

13.8.1 For all light fixtures: Octagon or 4" square boxes.

13.8.2 For switches and receptacles: 4" or 4–11/16" square boxes.

13.8.3 Junction and pull boxes: 4" square minimum size. Provide with screwfastened covers located in accessible locations.

13.9 Condulets: Equal to Crouse–Hinds.

13.10 Wire and Cable: Equal to General Cable and/or Simplex.

13.11 Devices: "Hubbell", "Leviton", or approved equal. Receptacles: Duplex–20 amp #5362, isolated ground – 20 amp #IG–5362, GFCI– 20 amp #GF–5362. Switches: 20 amp #1221 single pole, 1222 double pole, 1223 three way, 1224 four way. Colors to be specified by Architect/Owner/Tenant.

13.12 Device plates: "Hubbell", "Leviton", or equal. Ivory nylon in interior areas or as noted on drawings. Zinc die cast flip lid mounted horizontally for exterior or weatherproof locations.

13.13 Lighting fixtures: Equal to as shown on fixture schedule or described on drawings, complete with lamps in original cartons and all canopies, stems, hangers and accessories including all structural members required for proper mounting. All fluorescent fixture ballasts shall be energy saving type. Submit shop drawings to Architect/Engineer for approval by the same. Must be C.E.C. approved in Calif.

13.14 Lamps: G.E. or equal and shall be for the maximum rated wattage of fixture unless otherwise shown on drawings.

14. SLEEVES, INSERTS, OPENINGS

14.1 Contractor shall layout and install his work in advance of pouring concrete floors or walls. Provide all sleeves and/or openings through floors or walls required for electrical conduits or ducts.

14.2 Sleeves shall be of rigid conduit or galvanized sheet steel rigidly supported and suitably packed to prevent entrance of wet concrete.

15. EXCAVATION/CUTTING/FITTING/REPAIRING/FINISHING

15.1 The Contractor shall include in his bid all excavation, compaction, fill, backfill, cutting, fitting, repairing and finishing of all work necessary for the installation of all equipment under this specification but no cutting of the work of other Contractors shall be done without the consent of the General Contractor.

15.2 Earthwork shall be done in accordance with latest industry standards.

16. CLEANUP OF PREMISES

Contractor shall at all times keep the premises clear of waste materials and debris caused by his employees and operation. Equipment not required in the work shall be removed prior to the termination of the contract.

17. TESTS AND INSPECTIONS

17.1 Contractor shall test wiring and devices as sections are completed and shall correct all defects immediately at his own expense, including any damage to walls, ceilings, floor or other portions of the building which may result from replacing defective equipment.

17.2 Furnish all meters, cable, connections and apparatus necessary for making tests.

17.3 Test system for shorts and grounds. Faulty wiring shall be removed and replaced. Any device, apparatus or fixture installed showing substandard performance shall be removed and replaced as directed by the Architect/Engineer.

17.4 Megger all systems neutrals to insure the neutral is not grounded within the system.

17.5 All equipment rated at 1,000 amps or more , or 480 volts shall be tested for insulation breakdown prior to its being energized. Such equipment shall withstand for a period of one minute without breakdown, the application of a 60HZ alternating potential of 1,000V plus twice the rated voltage of the device.

17.6 After the electrical wiring system installation is completed and at such time as the Architect/Engineer or his authorized representative may direct, the Contractor shall conduct an operating test for approval. Equipment shall be demonstrated to operate in accordance with requirements of specifications. Test shall be performed in presence of Architect/Engineer or his representative.

18. SHOP DRAWINGS

18.1 All data shall be submitted at one time, bound and indexed in an orderly manner. Prior to starting the work, submit to the Architect/Engineer for approval, six (6) sets of shop drawings of service (S.E.S.), panels, distribution sections, light fixtures, motor control centers, fire alarm system, dimmers, sound system, emergency generator, devices, transformers, labels as required by 16000.22, and all other equipment to be fabricated.

18.2 Procure shop drawings, wiring diagrams, etc., from other trades involved where such drawings may facilitate and expedite the work. Air conditioning and mechanical equipment shall be wired complete as per manufacturer's wiring diagrams furnished by the air conditioning and mechanical contractors.

19. DRAWINGS OF RECORD (AS–BUILT)

As–built drawings shall be submitted in accordance with and if required by Division 1 – General Requirements.

20. GUARANTEE

The Contractor shall guarantee all material and equipment to be free from defect of material and workmanship and shall replace or repair without cost to the owner all defective material and workmanship for a period of one year after final acceptance.

21. INSTRUCTIONS

21.1 Contractor shall instruct the Owner in the proper operating and maintenance of the equipment.

21.2 Contractor shall provide two (2) sets of operating and maintenance manuals for each piece of equipment provided by this discipline, only when such manuals are available from the manufacturer.

21.2.1 All manuals to be bound in a 3–ring binder and tabulated in an orderly manner.

22. LABELING

22.1 Labels shall be engraved, black on white melamine plastic laminate, 1/16" minimum thickness for signs up to 20 square inches or 8 inches long; 1/8" thick for larger sizes. Engraved legend shall be in white letters on black face with minimum 3/16" high letters. Labels shall be punched and fastened to equipment with aluminum rivets or self tapping stainless steel screws or number 10/32 stainless steel machine screws with nuts, flat and lock washers.

22.2 Label equipment with name, amperage, voltage, phase, and wires (i.e. Panel "A", 400A., 120/208V,30,4W). Submit list of all labels with wording for review as per 16000.18.

22.3 Equipment to be labeled shall include service (S.E.S.) and all overcurrent devices, distribution sections and all overcurrent devices, motor control centers (M.C.C.) and all overcurrent devices, fusible panelboards and all overcurrent devices, panels, starters and transformers. Label other equipment as noted on plans.

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Architectural Professional Engineer Construction
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31172
DAVID G.
WATSON
Expires 09/30/2026
PHOENIX, ARIZONA

drawing: ELECTRICAL SPECIFICATIONS

project: **CITY OF SEDONA**
INTERIOR REHABILITATION / RENOVATION OF THE
HISTORIC BARN
250 BREWER ROAD, SEDONA, ARIZONA 85336

date: March 2025
drawn: DW
checked: DW
rev:
1 CITY OF SEDONA 7/2025

project number(s):

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sheet:
E-4

CITY COUNCIL AGENDA BILL

AB 3313
April 28, 2026
Regular Business

Agenda Item: 9e
Proposed Action & Subject: Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.

Department	City Manager's Dept./Lauren Browne
Time to Present **Total Time for Item**	15 Minutes 30 Minutes
Other Council Meetings	Council Retreat, December 16, 2025; December 17, 2025; January 13, 2026; January 27, 2026; February 10, 2026; February 24, 2026; March 10, 2026; March 24, 2026; April 14, 2026
Exhibits	A. City of Sedona Legislative Agenda B. City Council Protocols & Guidelines Legislative Affairs

Finance Approval	Reviewed 04/13/26 BGW
City Attorney Approval	Reviewed 4/14/26 KWC
City Manager's Recommendation	Reviewed 4/13/26 ABS

Expenditure Required	
$	N/A
Amount Budgeted	
$	N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background: During the course of the State Legislative Session, many bills are introduced that have a potential impact on the City of Sedona including state budget, Short-Term Rentals, local zoning and preemption bills, voting, and off-highway vehicles. The League of Arizona Cities and Towns, the City's legislative advocate Kathy Senseman of PDG group, and City staff routinely monitor bills of interest as they progress through the legislative process. The 2026 legislative session opened on January 12, 2026, which the Mayor attended at Representative Selena Bliss' invitation.

To prepare for the 2026 session, Kathy Senseman and deputy city manager Lauren Browne presented a draft Legislative Agenda and Protocols & Guidelines documents for Council's review and direction. The final drafts were adopted and approved as amended on January 13, 2026.

A legislative update will be regularly scheduled on council meeting agendas during the 2026 session to provide a summary update on relevant bills and the proposed State budget, to answer questions that the City Council may have regarding any individual bill or the budget, and to consider the need for the City Council to take a formal position in support or opposition of any particular bill.

Climate Action Plan/Sustainability Consistent: ☐**Yes -** ☐**No -** ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): None

MOTION

I move to: TBD

City of Sedona

Legislative Agenda Final

1) **Defend Local Authority**: Protect and enhance local authority and decision making.
    a. Protect the City from legislation that pre-empts local authority or expands state control of local affairs.
    b. Oppose any bills that weaken the City's local zoning and land use authorities, or weaken neighboring resident and property owner participation in re-zoning decisions.
    c. Defend the City's authority to manage its personnel and operations locally.
    d. Support short-term rental legislation that gives cities that ability to determine caps or limits.
    e. Repeal SB 1487 (State Revenue Withholding).
    f. Repeal the current expenditure limitation formula or advocate to re-calculate the formula so that it better suits our unique tourism population influx.

2) **Protect City Funding**: Defend against any cuts to State-Shared Revenues, HURF, and other State funds dedicated to local governments.
    a. Protect State-Shared Revenues from any reductions or sweeps.
    b. Protect and increase Highway User Revenue Funds (HURF), and advocate to require electric vehicles (EVs) to contribute to HURF, for cities to improve transportation infrastructure and road maintenance and repair programs.
    c. Oppose any legislation that would reduce the ability for cities to receive user fees from EVs.
    d. Oppose unfunded mandates on cities.
    e. Provide cities and counties greater flexibility on local bond issuances.
    f. Provide more flexibility in the application and use of local impact fees to better address growth impacts in cities and towns.

3) **Invest in Local Economies and Infrastructure**: Support the ability of cities to utilize strong economic development tools, support local businesses, and increase infrastructure investment.
    a. Support legislation and funding to assist in the development of affordable housing.
    b. Advocate for ADOT funding for local transportation improvements.
    c. Support funding for wastewater plant upgrades.

d. Support funding for implementation of federal/state water quality standards, including Per- and Polyfluoroalkyl Substances (PFAS) regulations.
e. Support state level efforts to ensure affordable and accessible fire insurance coverage for Sedona residents.

4) **Protect the Environment**: Support strong environmental management policies and practices.
    a. Advocate for state funding in regional forest health projects while also reducing wildfire risk to the built environment.
    b. Support legislation that protects public assets, including laws to protect public safety on those public lands.
    c. Oppose expanded use, increased weights, and other public off-highway vehicle (OHV) health and safety concerns

5) **Protect election laws**: Defend against election law changes that prevent citizens from exercising their right to vote.
    a. Oppose legislation that creates any barriers for Sedona citizens to easily vote – including by mail – and/or to register to vote.

City Council Protocols and Guidelines Legislative Affairs

City Council agrees to the following in regard to all legislative affairs:

- Bill positions will be made by the Council. Staff will prepare a list of bills to be reviewed and discussed at the earliest Council meeting. Council will determine if a City position is warranted and direct staff to communicate that position appropriately.
- Due to the timing of the session and the frequency of legislative committee action it may not always be timely to take a bill before Council. In that event the following protocol will be utilized:
    - Council will approve a Legislative Priorities document that will serve as the guiding document for any staff or lobbyists actions taken outside of Council direction.
    - Staff and/or the lobbyist may sign into the Request to Speak (RTS) system with short notice on behalf of the City on specific bills that meet the criteria outlined in the legislative priorities document.
    - At the next regularly scheduled Council meeting any bill that required immediate action will be on the agenda to discuss and have Council confirm the position taken.
    - The Mayor may sign letters of support/opposition that align with the Legislative Priorities document to ensure the City's voice is timely.
    - Issues not covered by the Legislative Priorities will be first brought to Council.
- When City staff is asked for feedback on bills or comments on general issues, they may do so, with these requests to be shared with City Council either via email or at the next City Council meeting during the legislative update agenda item. Staff comments do not indicate support or opposition of the bill by the City.
- Any outside group/constituent/stakeholder will be invited to approach Council Members directly - rather than approaching staff - for their determination of whether to bring the position request before the Council for discussion.
- Staff shall maintain a rotation of Council Members to determine who attends lobbying trips to the Capitol. This is intended to ensure every Council Member is given an equal opportunity to engage in the process and represent the City.

CITY COUNCIL AGENDA BILL

AB 3066
April 28, 2026
Regular Business

Agenda Item: 3f
Proposed Action & Subject: Discussion/possible action regarding future meeting/agenda items.

Department	City Manager
Time to Present	2 Minutes
Total Time for Item	5 Minutes
Other Council Meetings	Included in City Council regular meeting agenda packets as of May 14, 2024
Exhibits	A. Future Agenda Items

Finance Approval	Reviewed 04/13/26 BGW
City Attorney Approval	Reviewed 04/14/26 KWC
City Manager's Recommendation	Reviewed 4/13/26 ABS

Expenditure Required	
$	N/A
Amount Budgeted	
$	N/A
Account No. (Description)	N/A

SUMMARY STATEMENT

Background: Council requested a document showing future agenda items be added to the Council packet going forward. Attached as Exh. A is the Future Agenda Items document for review and discussion, and possible direction purposes.

Climate Action Plan/Sustainability Consistent: ☐**Yes** - ☐**No** - ☒**Not Applicable**

Board/Commission Recommendation: ☐**Applicable** - ☒**Not Applicable**

Alternative(s): None

MOTION

I move to: For presentation and direction only.

Date	Day	Time	Type	Topic	Agenda Section	Requestor	Estimated Total Time
4/22/2026	Wednesday	8:00 a.m.					
				Work Session #2 Budget	Special		9 hours
4/23/2026	Thursday	8:00 a.m.					
				Work Session #2 Budget	Special		9 hours
4/28/2026	Tuesday	3:00 p.m.		Amend bylaws of the Sedona Wastewater Municipal Property Corporation (SWMPC)	SWMPC		30 min
4/28/2026	Tuesday	3:00 p.m.					
				Discussion and consultation regarding personnel matters, specifically to discuss City Manager Anette Spickard's annual evaluation. This matter is brought in executive session pursuant to A.R.S. 38-431.03(A)(1).	Executive Session	Spickard	60 min
4/28/2026	Tuesday	4:30 p.m.					
				AB 3343 Approval of a Fair Housing Resolution, April 2026	Consent	Stewart	NA
				AB 3342 Discussion/possible action regarding adoption of an Ordinance amending Sedona City Code Chapter 8.25 (Noise Regulation), Section 8.25.050 (Construction of buildings and projects) to comply with new State law.	Consent	Coady	NA
				AB 3344 Approval of Resolution authorizing an Intergovernmental Agreement for the provision of services by the Coconino County Elections Department.	Consent	Cook/Garner	NA
				AB 3333 Presentation/discussion for an update from APS regarding emergency power shutoff/wildfire safety protocols and planning.	Regular	Spickard	45 min
				AB 3338 Discussion/possible action regarding Western Gateway/Cultural Park amphitheater survey conducted in March 2026.	Regular	Spickard	55 min

				AB 3151 Discussion/possible action regarding approval of a construction contract with XXXXXXXXXXXXX, for the Improvements at Ranger Station / Interior Restoration of House and Barn Project, in the amount of $XXXXXXX.	Regular	Phillips	45 min
				AB 3313 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.	Regular	Browne	30 min
				AB 3066 Discussion/possible action on future meeting and agenda items.	Regular	Spickard	10 min
4/29/2026	Wednesday	4:30 p.m.					
				1st Work Session/listening session off-site CC	Listening Session		2 hours
5/12/2026	Tuesday	3:00 p.m.					
				TBD	Executive Session	Christianson	
5/12/2025	Tuesday	4:30 p.m.					
					Consent		
				AB 3347 Approval of recommended amendments to the Articles of Incorporation and Bylaws for the Sedona Wastewater Municipal Property Corporation (SWMPC).	Consent	Christianson/Coady	N/A
				Recognition of West Sedona School student, Piper xxx, winner of the xxx Water Essay Contest.	Recongitions	Beck	NA
					Regular		
				AB 3345 Presentation/discussion regarding Friends of the Verde River to provide an update on the Verde River Watershed Report Card.	Regular	Beck	55 min
				AB 3346 Discussion/possible action regarding proposed parking rates for the Uptown parking areas, adjustments to current fees paid for on-street parking along SR 89A and Jordan Road, and overview of vendors chosen for RFP No.26-09 Parking Management Solutions.	Regular	Velasco	60 min
				AB 3313 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.	Regular	Browne	30 min

				AB 3066 Discussion/possible action on future meeting and agenda items.	Regular	Spickard	10 min
5/13/2026	Wednesday	4:30 p.m.					
5/26/2026	Tuesday	3:00 p.m.					
				TBD	Executive Session	Christianson	
5/26/2026	Tuesday	4:00 p.m.					
				Presentation/discussion/possible direction regarding an Overview of Community Facilities Districts (CFD) and allowable uses of CFD funds.	Joint Mtg. Sedona Summit II CFD & Fairfield CCFD Board of Directors	Whitehorn	15-30 min
				Discussion/possible action regarding approval of minutes from June 24, 2025.			
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Tentative Budget for fiscal Year 2026-27.			
5/26/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3289 Public hearing/discussion/possible action regarding approval of the Tentative City Budget for Fiscal Year 2026-2027.	Regular	Whitehorn	90 min
				AB 3331 Discussion/presentation regarding an update on the Coconino National Forest/Red Rock Ranger District by District Ranger Alex Schlueter.	Regular	Spickard	60 min
				AB 3343 Discussion/possible action regarding an amendment to a previously approved Linking Agreement with Euna Solutions inc. and authorize the City Manager to renew the contract at their discretion for up to three years remaining.	Regular	Coubrough/West	40 min
				AB 3313 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.	Regular	Browne	30 min
				AB 3066 Discussion/possible action on future meeting and agenda items.	Regular	Spickard	10 min

5/27/2026	Wednesday	4:30 p.m.					
				AB 3315 Discussion/possible direction regarding updated building codes.	Special	Mertes	2.5 hours
6/9/2026	Tuesday	3:00 p.m.					
				TBD	Executive Session	Christianson	
6/9/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3313 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation, lobbying efforts, and State budget and their potential impact on the City of Sedona.	Regular	Browne	30 min
				AB 3066 Discussion/possible action on future meeting and agenda items.	Regular	Spickard	10 min
6/10/2026	Wednesday	4:30 p.m.					
				AB 3336 Discussion/possible direction on sustainability code recommendations for energy, mobility, waste, water, and climate resiliency.	Special	Beck	2 hours
				TBD	Executive Session	Christianson	
6/23/2026	Tuesday	3:45 p.m.					
				Discussion/possible action regarding approval of minutes from May 27, 2025.	Sedona Summit II CFD & Fairfield CCFD Board of Directors		
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Final budget for fiscal year 2026-27 for the Sedona Summit II CFD.			
				Public hearing/discussion/possible action regarding adoption of a Resolution approving the Final budget for fiscal year 2026-27 for the Fairfield Community CFD.			

6/23/2026	Tuesday	4:00 p.m.					
				AB 3290 Public Hearing/discussion/possible action regarding approval of a Resolution adopting the City of Sedona's Budget for Fiscal Year 2026-27.	Special	Whitehorn	30 min
6/23/2026	Tuesday	4:30 p.m.					
					Consent		
					Regular		
6/24/2026	Wednesday	4:30 p.m.					
				AB 3324 Discussion/presentation of a version of the G-402: Incident Command System Overview for Senior Officials course. The purpose of this course is to familiarize Elected Officials with their role in supporting incident management within the National Incident Management System (NIMS), in alignment with Sedona Resolution 2005-34.	Special	Foley/Wnuck	4.5 hours
7/14/2026	Tuesday	3:00 p.m.					
				TBD	Executive Session	Christianson	
7/14/2026	Tuesday	4:30 p.m.					
					Consent		
				AB 3328 Discussion possible action regarding Small Grant and Arts & Culture Grant award recommendations.	Regular	Turck	45 min
7/15/2026	Wednesday	4:30 p.m.					
					Special		