

10/12/2015 3:30:12 PM  
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

## SCOTTSDALE REQUIRED SITE PLAN NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS. CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARDS DETAILS WILL GOVERN.
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTIONS HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTIONS SERVICES 24 HOURS PRIOR TO THE BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 802-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FROM THE PROJECT. CALL "COLLECT" IF NECESSARY.

6. ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

7. ALL EXCAVATION AND GRADING IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE PREPARED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.

## SHEET NOTES

NUMBER	SHEET NOTE TEXT
2F	NEW CONCRETE SLAB (STND CONC WITH SURFACE RETARDER, NON-SLIP FINISH)
3K	NEW 4" HIGH x 16" WIDE x 1/2" THICK CMU VENEER ON WALL. STACK PATTERN WITH RAKED JOINTS (COLOR: MATCH BENJAMIN MOORE OC-56 "MOONSHINE" PER DR APPROVED SAMPLE BOARD)
4A	NEW ROOFING SYSTEM OVER NEW ROOF STRUCTURE
4B	NEW PAINTED STEEL TRELLIS FRAME WITH ALUMINUM FRAMING INFILL. SEE STRUCTURAL DRAWINGS. (COLOR: SHERWIN WILLIAMS "COCCON" SW6173 PER DR APPROVED SAMPLE BOARD)
9	NEW SYNTHETIC PLASTER WALL: SMOOTH FINISH WITH CONTROL JOINTS AT 144 SF MIN., INTEGRAL COLOR: BENJAMIN MOORE OC-56 "MOONSHINE" PER DR APPROVED SAMPLE BOARD
12	NEW BUILT-UP ROOFING SYSTEM OVER EXISTING ROOF STRUCTURE
118	ACCESSIBLE PATH OF TRAVEL
126	EXISTING CMU WALL (1 HOUR CONSTRUCTION)
140	EXISTING PAD-MOUNTED TRANSFORMERS TO REMAIN
194	(N) SITE STAIRS. SEE LANDSCAPE PLANS
195	(E) CONCRETE WALK AND CURB TO REMAIN - SEE LANDSCAPE PLANS
196	(N) 3'-6" HIGH SITE WALL
197	(N) BLACK VINYL COATED CHAIN LINK FENCE WITH BLACK PAINTED METAL POSTS - SEE LANDSCAPE PLANS
198	(N) 6'-4" CMU SCREEN WALL
S5	EXISTING ELECTRICAL LINE EASEMENT (SEE SURVEY)
S6	PROPOSED GREASE INTERCEPTOR (BELOW GRADE)
S8	PATH TO PARKING IN PARADISE VALLEY. NO (E) OR (N) PARKING IN SCOTTSDALE ASSOCIATED WITH THIS FACILITY.

## GENERAL SHEET NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. PROTECT-IN-PLACE ALL IMPROVEMENTS, STRUCTURES AND UTILITIES TO REMAIN.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY DEMOLITION BEING PERFORMED.
4. PATCH AND REPAIR EXISTING SURFACES WHERE ITEMS HAVE BEEN REMOVED.
5. ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. AND THE CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48. THE P.O.T. SHALL BE MAINTAINED FREE OF OVER-HANGING OBSTRUCTIONS TO 80" MIN AND PROTRUDING OBJECTS WITH A GREATER THAN 4" PROJECTION FROM THE WALL SHALL BE INSTALLED ABOVE 27".
6. REPAIR / REPAINT PAVEMENT MARKINGS DAMAGED BY CONSTRUCTION ACTIVITIES.
7. SEE CIVIL DRAWINGS FOR VERTICAL CONTROL.
8. SEE CIVIL, LANDSCAPE, STRUCTURAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION.

FOR PROJECT DATA, INCLUDING LOT SIZE AND GROSS BUILDING AREA, REFERENCE SHEET AS102-02

## PROJECT DATA

PROJECT NAME	COTTONWOODS RESORT
PROJECT ADDRESS	6114 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85253
OWNER	PV Hotel Ventures SPE, LLC 1515 MORENA BLVD San Diego, California 92110
APN:	174-65-011S
LEGAL DESCRIPTION:	A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, T-2-N, R-4-E, G8 SRB & M, MARICOPA COUNTY, ARIZONA.
EXISTING & PROPOSED USE	HOTEL CONFERENCE CENTER
EXISTING ZONE	R-4R
BUILDING CODE	2012 IBC (SEE ON SHEET)
TYPE OF CONSTRUCTION	VB SPRINKLERED
VEHICULAR PARKING REQUIRED	NO PARKING ORIGINALLY PROVIDED/REQ'D; THUS NO PARKING REQ'D FOR ADDITION. (PER CCS ZONING ORD SEC 9.102.A)
VEHICULAR PARKING PROVIDED	NONE IN SCOTTSDALE. RESORT PARKING IN PV
ACCESSIBLE PARKING	ACCESSIBLE PARKING IN PARADISE VALLEY
COVERED PARKING	NONE
BICYCLE PARKING REQ'D	NONE (LESS 40 SPACES REQ'D)
BICYCLE PARKING PROVIDED	NONE

**GROSS FLOOR AREA (GFA)**  
PER SCOTTSDALE MUNI. CODE VOL. II, APPENDIX B, SECT 3.100. SHEET G-003-02  
**Gross floor area** is the sum of the floor areas of all the floors of a building or buildings, including mezzanines, measured from the exterior faces of exterior walls or from the center lines of common walls separating two (2) buildings. Gross floor area does not include:  
a. Parking areas.  
b. Uncovered stoops.  
c. Exterior balcony space.  
d. Exterior ground floor patio space.  
e. Basement space used for unoccupied storage.  
f. Elevator shafts and space occupied by electrical and mechanical rooms.

Proposed Gross Area - Summary	
LOWER LEVEL OFFICES (ENCLOSED)	3340 SF
LOWER LEVEL	3340 SF
BALLROOMS & KITCHEN	5098 SF
COVERED STAIR	191 SF
NEW BOARDROOM & RESTROOM	683 SF
NEW RESTROOMS	565 SF
NEW STORAGE	84 SF
GROUND FLOOR	6621 SF
Grand total	9961 SF

**LOT AREA**  
PER SCOTTSDALE MUNI. CODE VOL. II, APPENDIX B, SECT 3.100:  
**Lot coverage** is the land covered by building(s) on a site. It is described as a % of net lot area covered by the floor area of the first floor of the building(s).  
**Net lot area** is the area included within lot lines after all right-of-way dedications have been made as required in the Transportation Master Plan and the Design Standards & Policies Manual.

EXISTING LOT COVERAGE:	(AREAS - SEE GROSS AREA PLANS)
EXISTING GROUND FLOOR	6,606 GSF
EXISTING RESORT AREA	25.9 ACRES (TOTAL RESORT)
EXISTING LOT AREA	25,730 SQ. FT.
EXISTING NET LOT AREA	19,198 SQ. FT.
EXISTING LOT COVERAGE	25.7%

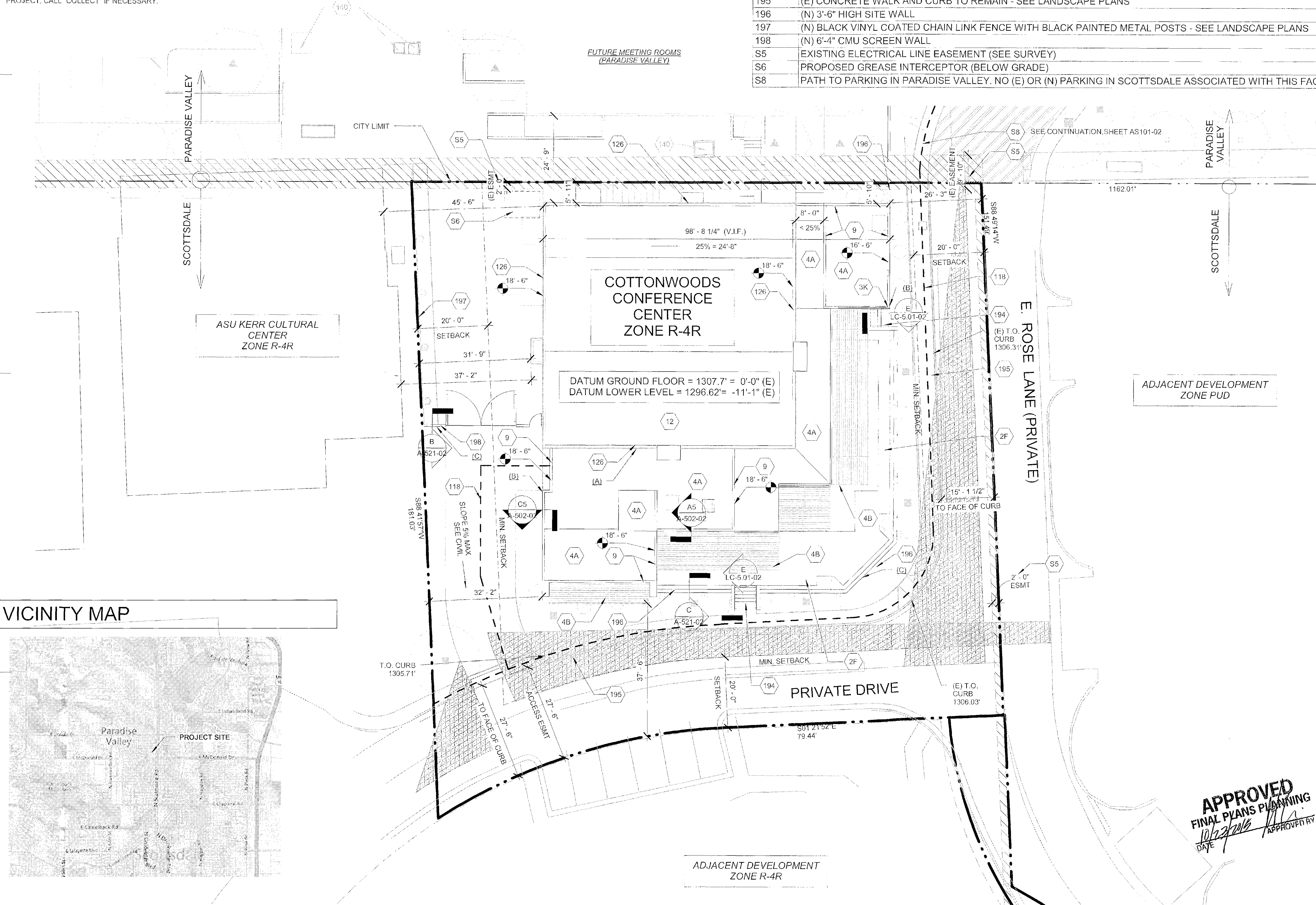
PROPOSED COVERAGE:	(AREAS - SEE GROSS AREA PLANS)
GROUND FLOOR	6,621 GSF
RESORT AREA	25.9 ACRES (TOTAL RESORT)
LOT AREA	25,730 SQ. FT.
NET LOT AREA	25,730 SQ. FT.
LOT COVERAGE (25% MAX)	25.7% NO CHANGE FROM (E)

## KEY - T.O. FOOTING ELEV.

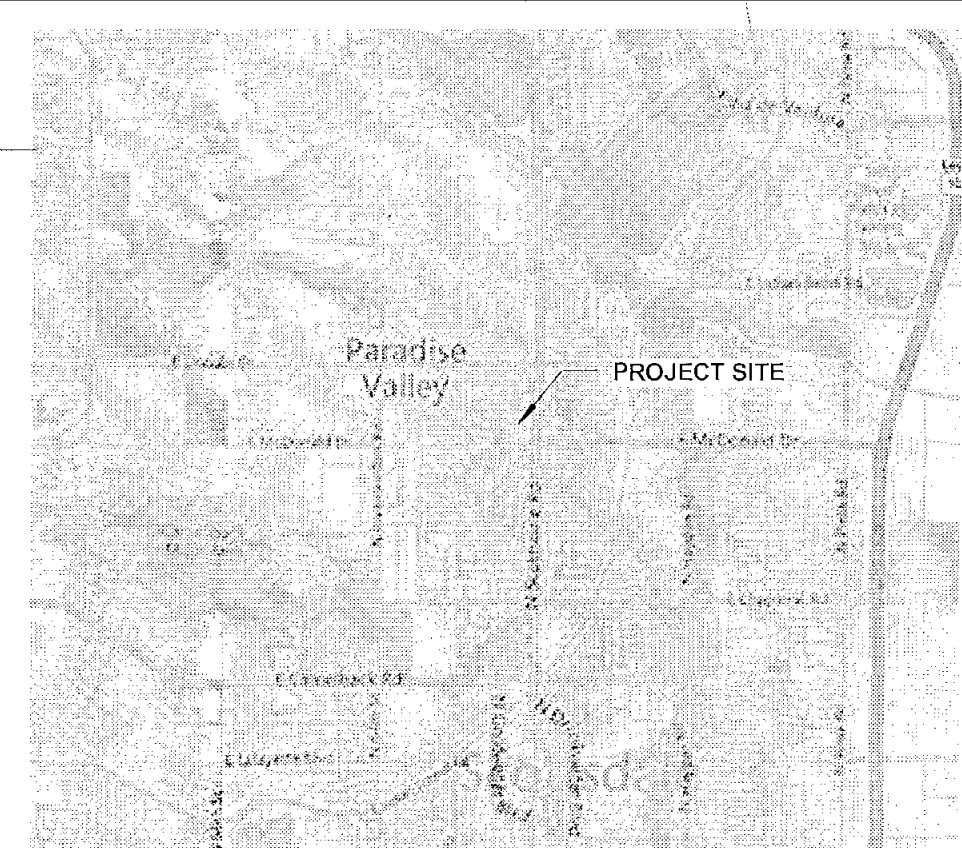
- (MEASURED FROM GROUND FLOOR DATUM)
- (A) T.O. (E) FOOTING @ -12'-5" (VIF) PER STRUCTURAL
  - (B) T.O. (N) FOOTING 0'-0" PER STRUCTURAL
  - (C) SITE WALLS: T.O. (N) FTG @ -0'-8" / MIN 6" BELOW FINISH GRADE, PER STRUCTURAL

## SITE PLAN LEGEND

	SIGHT VISIBILITY TRIANGLE
	FIRE TRUCK ACCESS PATH
	PROPERTY LINE
	MINIMUM SETBACK LINE
	ACCESSIBLE PATH OF TRAVEL

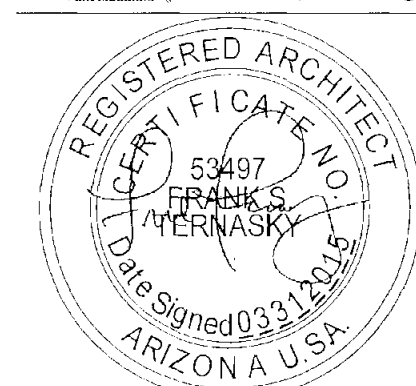


## VICINITY MAP



## A1 ENLARGED SITE PLAN

A1/A-201-02 1/16" = 1'-0"



Expires 06/30/18

#71-SA-2015  
COTTONWOODS RESORT &  
SUITES - CONFERENCE  
CENTER  
6114 NORTH SCOTTSDALE RD.  
SCOTTSDALE AZ 85253

PROJECT NO.		14192
REV NO.	DATE ISSUED	REASON
C	08/26/15	PR 2-01 PERMIT RESUBMITTAL
D	09/30/15	PERMIT RESUBMITTAL

PERMIT SUBMITTAL-CP2  
JULY 01, 2015

Sheet Title

ENLARGED  
SITE PLAN

Sheet No.  
AS102-02

3616-15