

The GEORGE Hotel

10 April 2023
DRB Narrative Digital submittal
430-PA-2021

To: City of Scottsdale
7447 E. Indian School Road
Suite #105
Scottsdale, AZ 85251

INTRODUCTION

Location / Current Use

We are proposing a modernization, renovation, and addition to the existing hotel located at 7330 North Pima Road, Scottsdale Arizona. This is an existing operating hotel. There is an existing approved NEW DRB for this site that was not built. We are proposing to amend that approved DRB. This former Days Inn is transitioning from a modest, budget motel to a luxury boutique hotel, with an emphasis on wellness and health. The existing development plan was never realized, which was an approved plan for a one-hundred guest-room hotel. This revised proposal reduces the hotel room count to eighty-four and focuses on a superior guest experience.

This approved plan was for a Hyatt Hotel with 100 hotel rooms, interior meeting rooms and event spaces over 1,000 sq.ft. This was a "blade the site" and provided a one building mass design solution.

Request

Provide a hotel with a variety of building heights and volumes linked by usable outdoor spaces and courtyards centered around the existing hotel pool. This is a proposal for an 84 guest-room hotel. The open space is proposed to increase by over 14,500 square feet to the approved DRB. The setbacks are per the City of Scottsdale requirements and relief or modification to them is not sought.

Retain and reuse the existing 2 story hotel building and the one-story lobby building. Demolition of the existing one-story hotel building and replacement of it with a new hotel building that is two stories and steps up to three stories high. Provide a new one-story fitness building and an outdoor pool café'. In addition, provide a new north swimming pool and activity area which would be a shared use pool for hotel guests and the neighboring condominium building to the north.

Proposed to increase usable shaded outdoor space from the approved DRB. The approved DRB allowed a parapet height of 34'-11" and a maximum building element of 44'-0". The proposed parapet height for the new hotel building is proposed to be 34'-11" and the maximum building element is proposed to be 42'-0" which is the stair tower that allows access to the roof.

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The GEORGE Hotel

CONDITIONAL USE PERMIT

OVERALL CONCEPT

The George Hotel is envisioned as a luxury, high-end, boutique hotel. This former Days Inn is transitioning from a modest, budget motel to a luxury boutique hotel, with an emphasis on wellness and health. The proposal is for a community of buildings, tied together by open spaces. The community of buildings is proposed to have a shared color palette and finish materials. This project reinforces the resort hotel connection to Scottsdale's nearby amenities and will help preserve Scottsdale as the preferred high-end destination in the Southwest. The hotel will function as a lifestyle destination and will provide a high-quality project complete with hospitality, fitness, and significant open space amenities. The landscape and outdoor spaces are carefully crafted to enhance the hotel guest experience.

PROJECT LAYOUT

An existing centrally located swimming pool is the project's beating heart. The pool is surrounded by protective arms of outdoor space. The outdoor space is proposed to have a variety of guest experiences including an upgraded pool deck area, pool café', upgraded and densified landscaping, patios for yoga, stretching, exercise activities, meditation, and quiet relaxation. A variety of shade and sun experiences will be provided to hotel guests. The pool deck will host two cafés. The existing lobby café will be expanded and offer upgraded outdoor seating experiences with integrated landscaping. A new outdoor pool café' is also being added. The new pool café' will offer a limited menu, including healthy snacks as well as select comfort foods. The central lush courtyard will be surrounded on the south by the existing two-story hotel building. This existing building faces inward, into the property. Exterior circulation enhances and activates the southern edge with pedestrian movement and guest destinations. The existing rooms interiors will receive new material, furniture, and fixtures. To the east the exciting one-story lobby building will remain. The building houses the existing laundry and will also house new back-of-house administrative offices. Also, a renovated kitchen, lobby, guest services and dining room areas are envisioned. The indoor dining will be primarily focused on breakfast and lunch, in particular on cold or inclement days. A limited dinner menu will also be available.

The existing gym is being moved out of the lobby and into an expanded new one-story volume. The gym will form the west side embrace of the pool area. To the north, the existing one-story hotel building is proposed to be replaced with a new two and three story 50 room hotel building. The new building completes the embrace of the lush central area. The two-story portion steps down to the neighborhood to the west while the three-story portion faces the lobby to the south. The variety of building volumes and sizes contextually fits into the Scottsdale area.

The GEORGE Hotel

SUSTAINABLE DESIGN STRATEGIES

The design of the George Hotel is site-specific and approaches sustainable development with specific goals to respond to our Sonoran Desert environment. In our Sonoran Desert home, the sun is the dominant characteristic. The buildings are oriented to take advantage of this resource. The buildings have large overhangs and shade outdoor spaces. Generous overhangs allow the harsh summer sun to be blocked and create usable shaded outdoor livable spaces below them. The overhangs are also portioned to allow the winter sun in, allowing the sun and its warming rays to enter the buildings on our winter mornings. The overhangs also allow for hotel guests exiting the building to circulate through a transition zone, eliminating harsh sun glare and thermal shock, offering a transition zone. Select outdoor spaces are positioned to be tempered microclimates providing for year-round-use. Equally important to the sun; our precious water resources. To conserve water, existing turf areas are being reduced. Exterior private patios will receive a modern version of artificial turf as well as areas in the pool deck area. Natural turf that is scheduled to remain will be repurposed to function as active recreation areas. Cornhole, trampoline paddle ball, giant connect four, ladder toss, and bucket ball are a few of the active items scheduled for the turf areas that are to remain. In addition, rainwater harvesting is a central design theme. Rainwater will be celebrated and used in our landscaping areas. Multiple basins populate the site, to "bank" the rainwater, as it saturates the soil of the basins and sinks in. The basins are receiving new landscaping to take full advantage of the rainwater available. The large roof overhangs collect the rain and shepherd it to the landscape areas. This site also receives water from nearby Pima road and directs it to select basins and their new landscaping.

The landscape design was integrated early into the project and includes mature shade trees. In particular the large trees in the pool area to be retained. One of the great experiences at the hotel is the variety of birds that inhabit the site and make homes in the trees. By preserving the trees, we hope to retain our bird guests and their wonderful calls and sounds. Outside the central area, the existing mature trees are also to remain. Dead trees are scheduled to be removed and replaced with native desert species. At pedestrian areas existing oleander varieties are to be removed and replaced with more appropriate selection of landscape varieties. Water features proposed are features such as in swimming pools. Decorative fountains and features are not a proposed part of the work. Existing right-of-ways are also receiving new desert landscaping. The landscape design for this project can be conceptualized as a bullseye (not a literal interpretation, but rather a concept). The densified plantings of lush landscape in the center of the bullseye. These include green leafed existing shade trees, and shrubbery. Rings of native succulents and native species surround the center. The outermost rings include native paloverdes, agave, and cactus. Existing vehicular areas are at the perimeter. Existing oleanders at the property line are being retained, as neighbors that have come to our hosted project meetings enjoy the green barrier.

MATERIALS

The George Hotel material palette includes warm contemporary materials. Complying with previous comments received from the City of Scottsdale, the proposed color palette for the

The GEORGE Hotel

architecture in this project is subdued. Regional desert colors and textures are being specified. On the exterior, energy efficient thermal barrier materials are employed such as stucco insulated finish systems. This material integrates into the existing neighborhood stucco vernacular. More decorative materials such as tile, and masonry veneers are included at entries, pedestrian centric activity nodes, and ground floor areas where pedestrians will circulate. Private patios and upper walkways will utilize autoclaved wood products designed for sustainable use in our desert. The pool deck will have masonry pavers, cast locally in Arizona. This will reduce the carbon footprint of the shipping for this weight heavy material. Designed specifically for use in swimming pool areas, heat dissipation and non-slip traction informed the material requirements. Adjacent to these areas, ceramic porcelain tile with special non-slip surfaces is employed. Tile specified is manufactured in Mexico or the USA. Post-covid, shipping products from overseas, has reinforced sustainable issues and highlights schedule vulnerability to products originating from far away. Some areas and items in high use areas are specified to have tile finish. These products are durable and of lower embodied energy than comparable materials such as metal panels with fluorocarbon finishes.

The courtyards and gardens are specified to extol durable materials to reduce maintenance and embody longevity to reduce the need for replacement. Furniture, cushions, and materials have been selected to use products that limit plastics such as pvc but to include fabrics that take advantage of polyethylene terephthalate (PET) if it has been repurposed as a recycled material. Pedestrian centric areas will receive cultured stone products as wall finishes.

PARKING

Parking conforms to all City of Scottsdale parking requirements. The concept applied to parking; attempt to reuse as much of the existing car park as possible. This will lower our embodied energy and bituminous product use while also retaining a footprint already familiar to the neighborhood. Exception to this is our parking for our disabled guests. New barrier-free parking is being created for our guests with mobility issues.

LANDSCAPING

The street scape along Pima Road utilized existing landscaping and incorporates a densification of new native species. Existing rights-of-ways are also receiving new desert landscaping as an inclusion in the scope of work. Landscape design for this project can be conceptualized as a bullseye. These include green leafed existing shade trees, and shrubbery. While rings of native succulents and native species surrounding the center, beyond these rings, native paloverdes, agave, and cactus are utilized in vehicular areas at the perimeter. Existing oleanders at the property line are being retained, as neighbors that have come to our hosted project meetings enjoy the green barrier.

The GEORGE Hotel

HOTEL

The hotel rooms will be housed in two buildings. One of the two buildings, existing building #1, a two-story exterior circulation building. This building will not change in room count and will remain at 34 rooms. This building will remain at 15,180 square feet of conditioned space. Additions are not proposed to this building. The new hotel building, building #3 will house a total of 50 hotel rooms. There are three types of hotel rooms proposed for this new building. Ground floor will house two efficiency (children's / grandparent) connection rooms, 13 suites, and three standard hotel rooms for total for 18 units (18 keys), second level will house 15 suites and 3 standard hotel rooms for total of 18 units (18 keys), The third level steps back and is of a smaller area than the first and second level. Because of its smaller footprint it contains fewer hotel rooms. 12 suites and 2 standard hotel rooms for a total of 14 units (14 keys) is envisioned for the third, top level. Luxury materials such as pvc-free wall covering, quartz composite counter tops, carpet with minimum 20% post-consumer materials, 100% formaldehyde free furniture products, and tile finishes. A total of 84 hotel rooms are proposed in the two buildings.

OFFICE

The existing administrative area, in the existing lobby building, is proposed for complete renovation. It is proposed to move the existing business office area near the lobby entrance for ease of guest interaction. This addition is proposed to be less than 260 square feet. The new hotel administrative areas are technology driven. Reservations systems, staffing work schedules, hotel room turnover, and guest services in modern hotels are all technologically concentrated. The existing administrative area is unsuitable to house this level of technology.

PUBLIC REALM

The GEORGE Hotel is organized around a main central swimming pool area. The pool is existing and proposed to remain with a new pool deck. Guest service and guest support areas around the pool are proposed. The pool deck will be a vibrant space with opportunities for a variety of play activities and quieter semi-private zones for mediation, reading, or small group conversation. Large roof overhangs offer shelter from the sun and create a boundary defining a sense of place.

The lobby will meet guests with a renovated arrival area employing "wayfinding" and reducing the visual clutter of signage to direct guests to the guest service counter. During the day, natural lighting will play the dominant role of introducing drama to the interior spaces. New natural finishes will emphasize the drama the sunlight introduces. In the evening hours visual interest will be created by warm, energy efficient, LED lighting accenting regional art objects and focus attention to conversation and social activities. Backgammon, bridge, whist, and the board game risk (among others) are being promoted in the hotel marking materials. There are video screens so that baseball enthusiasts can keep up to date with the latest activities prior to going or just returning from the regional venues across the street.

GENERAL PLAN CONFORMANCE

The GEORGE Hotel

The project lies within an area found on the Growth Areas Map designated as an activity area (Page 186 of the General Plan). One of the items the Growth Area Map describes is the tourism market. This illustrates the desired growth being dependent on the quality, character, and service level of local hotels and resorts. This proposed project will service the tourism market and improve upon the existing quality of the current hotel. The general plan also describes support for the presence of signature events and entertainment activities (page 215). This project is located across the street from the Salt River Fields at Talking Stick, which hosts the Colorado Rockies' and the Arizona Diamondback's practice fields and many other regional venues. The Great Wolf Lodge sits across the street as well. The lodge is a six-story hotel and water park. This project is proposed to offer upscale boutique hotel guest experiences for travelers that are seeking an alternative to staying at a waterpark centric hotel. The theme of this hotel will be focused on health and wellness experiences.

This proposed project does not lie within the bounds that are defined in the Character Area Plan. Character Area Plans are components of the General Plan that focus on long range, area-related goals, and policies. Character Area Plans are described in the General Plans as areas that supplement the city-wide goals and policies provided by the General Plan (Page 10). The City of Scottsdale has adopted the following Character Area Plans: Cactus Corridor, Desert Foothills, Dynamite Foothills Shea / East area, Old Town Scottsdale, Greater Airport, Southern Scottsdale.

This proposed project site is north of Chaparral Road and outside of Old Town Scottsdale Character Area Plan. The site is north of E. Indian Bend Road and outside of Southern Scottsdale Character Area Plan. The site is south of East Via de Ventura and outside of the Shea East Side Character Area Plan. This proposed project is not in the designated Character Area Plan. The project is not in an area appointed by a specific Level 3 neighborhood plan (page 23). This project is outside of the Peaceful Valley Neighborhood Plan and the Sherwood Heights Area Neighborhood Plan.

The hotel property does not have areas identified as Environmentally Sensitive Lands (ESL). The proposed project conforms to the recommendations and guidelines in the General Plan with regards to ESL.

SCOTTSDALE AREA CONFORMANCE CHARACTER & DEIGN GOALS AND APPROACHES

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood. Respond to regional and citywide contexts with new and revitalized development in terms of:

- **Scottsdale as a southwestern desert community.**
- **Scottsdale as a part of a large metropolitan area with a unique reputation, image, character, and identity within its regional setting.**
- **Relationships to surrounding landforms, land uses and transportation corridors.**
- **Contributions to city wide linkages of open space and activity zones.**
- **Consistently high community quality expectations.**

The GEORGE Hotel

- **Physical scale relating to the human perception at different points of experience.**
- **Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.**
- **Visual and accessibility connections and separations.**
- **Public buildings and facilities that demonstrate these concepts and “lead” by example.**

This project is not included in a Designated Character Area Plan. It is not included in a level 3 neighborhood area. It is not included or identified as an Environmentally Sensitive Land. It does lie in a Growth Areas Map Designated Activity Area. This Activity Area includes existing venues that are regional, national, and international destinations. This hotel will be within pedestrian access distances to nearby venues. This hotel will support these Scottsdale venues.

The Hotel will strengthen Scottsdale's relationship with the southwestern desert by encouraging outdoor experiences and promoting outdoor use and lifestyle. The exterior materials have been selected to complement the surrounding landscape color scheme.

The hotel will function in support of the larger metropolitan area by supporting the activity required for nearby venues. Guests from destinations all over the world will be welcomed by the Hotel.

From the hotel open spaces and exterior courtyards, the existing landscaping limits the distant views to the mountains and landforms. The landscaping roots the project and its visitors to the southwestern desert. Landscaping will shelter hotel guests from harsh sun while supplying visual interest.

Along the east side of the property is the Pima Bike Trail. Bicycle linkages will weave the hotel into the city. Linking the hotel into the existing community will help to create the livable community described in the General Plan. Utilization of the existing and well-maintained bike trail systems available in Scottsdale makes bicycling a viable mobility selection. Utilization of the bicycle networks will connect the hotel to offices, transit hubs, and the community. The hotel is positioned to market itself to cater to guests that enjoy health and wellness. The existing bike trail has close access to the McDowell Sonoran Preserve and other highly desirable destinations. The hotel plans to offer rental bikes to its guests as well as support services for guests that travel with their own bicycles. The existing upscale dining at Mercado on Hayden is also a short distance bicycle ride from the Hotel. The hotel is located geographically so that guests will be able to travel as pedestrians to nearby venues such as the Arizona Diamondbacks and the Colorado Rockies practice facilities. Bus route 81, Hayden / McClintock route, has a stop that is in front of the hotel. A new wider, and landscaped path will link the hotel to the existing transit stop.

Connectivity and a variety of mobility choices for the movement of people throughout the community are a goal of the general plan. We believe the proposed hotel conforms to achieving this goal.

This project archives pedestrian scale through the use of walkways and shade elements scaled to their use. Human scales of understandable courtyards and outdoor spaces as well as buildings that have approachable scale provide for this experience. This hotel and its courtyard spaces

The GEORGE Hotel

are not vehicular scale. Pima is a major road, a primary transit route within the community. Guests arriving by car will park in the parking lot and enter the property as pedestrians. The hotel will benefit all of Scottsdale citizens by supporting the nearby international venues. Pedestrians will be able to walk from the hotel to the venues.

While on the hotel property, pedestrian comfort is central to the design. Lighted walkways, landscaping, shade is all primary design features withing the development.

REGIONAL CONFORMANCE

Foster quality design that enhances Scottsdale as a unique southwestern desert community.

- **Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.**

The George Hotel material palette includes warm contemporary materials. Following previous comments received from the City of Scottsdale, the proposed color pallet for this project is subdued. Regional desert colors and textures are being specified. On the exterior, energy efficient thermal barrier materials are employed such as stucco insulated finish systems. This material integrates into the existing neighborhood vernacular. More decorative materials such as tile, and masonry veneers are included at entries, pedestrian centric activity nodes, and ground floor areas where pedestrians will circulate. Private patios and upper walkways will utilize autoclaved wood products designed for sustainable use in our desert. The pool deck will have masonry pavers, cast locally in Arizona. This will reduce the carbon footprint of the shipping for this weight heavy material. Designed specifically for use in swimming pool areas, heat dissipation and non-slip traction informed the material requirements. Adjacent to these areas, ceramic porcelain tile with special non-slip surfaces is employed. Tile specified is USPOM (produced in the USA) or in Mexico. Post-covid shipping products from overseas has reinforced the sustainable issues and highlights schedule vulnerability to products originating from far away. Some areas and items in high use areas are specified to have tile finish. These products are durable and of lower embodied energy than comparable materials such as metal panels with fluorocarbon finishes.

Existing landscape makes it difficult to see the hotel from Pima. That landscaping is being further densified. The streetscape will be one of natural desert landscaping. The plant palette selected is in compliance with City of Scottsdale approved landscape species and features. In addition, the new planting within the ROW along Pima Road is in compliance with the Scottsdale Road Streetscape Design Guidelines. The character of the landscape design will extend to the street. The boundary to the south along inner circle drive is also receiving new landscaping. The existing mature trees are specified to remain. The cracks in the existing stucco wall are specified for repair and the fence to be refinished. A new gate is scheduled to be installed per electric company requirements to access the ground-based transformer. The transformer will not be visible from the street as it will be screened by the gate and the existing wall. Vehicular access cannot be gained from this new gate as the transformer would block any access. As a part of this user

The GEORGE Hotel

permit, repair to existing streetlights, and patch and repair of sidewalks and roads to the south and east in Inner Circle Road are a part of the scope of work.

Existing signage along Pima Street is scheduled to remain. Previously additional screen walls to the south of the existing parking lot were proposed. Those screen walls have been removed from the scope of work per City of Scottsdale comment.

Photometric analysis for dark sky compliance has been performed and submitted to the City of Scottsdale to confirm compliance. Light fixture cut sheets have been submitted, please refer to the DRB submittal for exterior light fixtures proposed. Decorative pendant lights proposed for use under outdoor canopy roofs and have been changed to 100% cut off fixtures per City comment. In addition, the uprights at the building entry have been deleted per City comment. Ground based, low, 100% cutoff fixture, sidewalk lights, are now proposed in this area and assist with pedestrian navigation. The outdoor lighting fixtures proposed are modern in style which compliments the architecture.

Public Artwork

Public artwork is not provided nor required with this application. Artwork within common areas may be considered in the future. Any freestanding ornamental feature will be subject to a future City of Scottsdale submittal and is not included in this scope of work. Artwork within the lobby will be signature and significant original art pieces. Art provided will focus on regional local artists. This artwork is not required. The lobby art will not be considered public artwork and viewable only to hotel guests and hotel staff members. The project will also feature distinguishing and iconic architectural buildings and elements.

LAND USE GOALS AND APPROACHES

Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

• Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity.

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The proposed hotel is aligned with the General Plan Goal. The Hotel will help maintain Scottsdale's role as a major regional economic and cultural center. The GEORGE Hotel will provide unique guest experiences as well as support the nearby recreational uses. The project will be a destination for tourists and travelers that are looking for a boutique hotel that focuses on enjoying the abundance of open space and courtyards as well as upscale guest services.

The GEORGE Hotel will help sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community. This project will enhance Scottsdale's tourism industry by providing a hotel with an upscale guest experience. Bicycle rentals will be promoted and work with the hotel identity of health and wellness. The rental bikes enhance the guest experience. Each hotel room includes yoga mats. Guests will be encouraged to use the mats in one of the organized yoga or stretching classes or to use them on their own in one of the

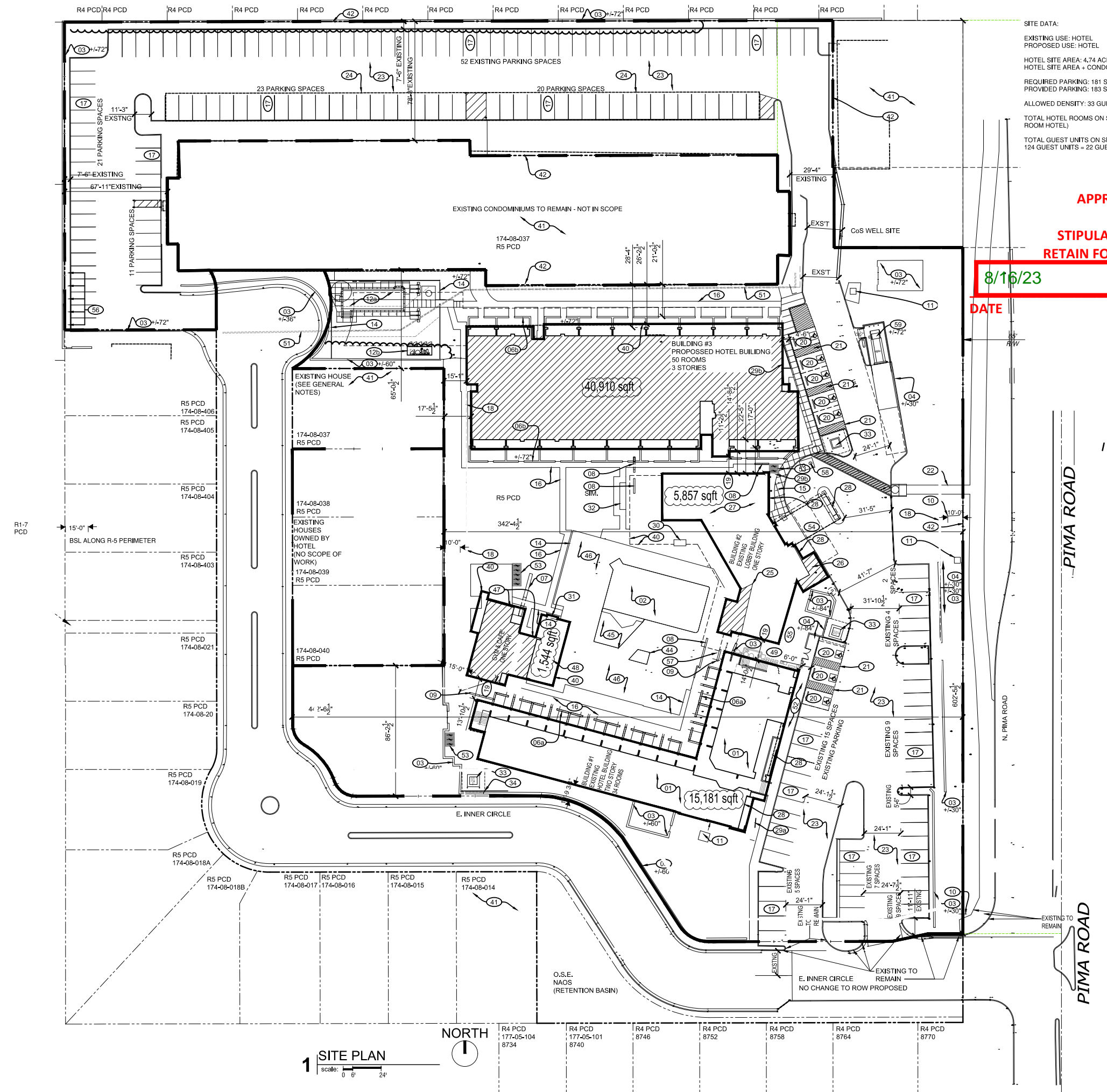
The GEORGE Hotel

outdoor spaces. Pedestrian connection to the nearby venues will be a marketing point for the hotel. This also is a fit for a hotel with a health and wellness theme. The new pedestrian linkages to adjacent venues will ensure convenient and easy travel options for tourists.

COMMUNITY MOBILITY GOALS AND APPROACHES

optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems. And explore alternative modes of transportation that reduce the reliance on the automobile. Place strong emphasis on connectivity with non-motorized access.

The GEORGE Hotel encourages a “park once” mentality. The project provides dining and hotel use in a compact, walkable environment. The comfortable shaded outdoor plazas, courtyards and pedestrian connections will encourage non-motorized trips both within the site and to nearby and connecting regional venues.



SITE DATA:
EXISTING USE: HOTEL
PROPOSED USE: HOTEL
HOTEL SITE AREA: 4.74 ACRES
HOTEL SITE AREA + CONDO SITE AREA: 5.52 ACRES
REQUIRED PARKING: 181 SPACES (FOR HOTEL AND EX. CONDOS)
PROVIDED PARKING: 183 SPACES (FOR HOTEL AND EX CONDOS)
ALLOWED DENSITY: 33 GUEST UNITS/ACRE
TOTAL HOTEL ROOMS ON SITE: 84 (EXISTING 34 ROOM HOTEL + 50 ROOM HOTEL)
TOTAL GUEST UNITS ON SITE: 84 HOTEL ROOMS + 40 EX. CONDOS = 124 GUEST UNITS = 22 GUEST UNITS/ACRE

APPROVED
STIPULATION SET
RETAIN FOR RECORDS
8/16/23
DATE
KP
APPROVED BY

- CONSTRUCTION KEYNOTES**
- BUILDING TO REMAIN - BUILDING #1, EXISTING HOTEL BUILDING, 34 HOTEL ROOMS, TWO STORIES
 - EXISTING POOL TO REMAIN
 - EXISTING SITE WALL, MASONRY, STUCCO FINISH
 - NEW SITE WALL, STUCCO FINISH
 - NEW SITE WALL, STUCCO FINISH, 7'-0" HIGH
 - NEW SITE WALL, VENEER, 3'-4"
 - NEW SITE WALL, VENEER, 6'-0"
 - NEW SITE WALL, FAUX STONE VENEER, 10'-8" HIGH
 - NEW SITE WALL, FAUX STONE VENEER, 9'-6" HIGH
 - NEW SITE WALL, FAUX STONE VENEER, 11'-10" HIGH
 - EXISTING SIGN
 - EXISTING TRANSFORMER
 - NEW EXTERIOR POOL AND DECK
 - NEW FENCED POOL EQUIPMENT YARD
 - EXISTING SITE FENCE TO REMAIN
 - NEW SWIMMING POOL FENCE
 - NEW CONCRETE SIDEWALK, 6'-0" WIDE
 - NEW CONCRETE SIDEWALK 5'-0" WIDE
 - EXISTING PARKING SPACE 18'-0" x 9'-0" MINIMUM
 - 0' OR 10' SETBACK WITHIN R-5
 - LEAST 10' OF SEPARATION BETWEEN ALL BUILDINGS PER THE ZONING DISTRICT STANDARDS
 - ADA PARKING SPACE 18'-0" x 11'-0" MINIMUM
 - ADA ACCESS AISLE 5'-0" WIDE MINIMUM
 - REPLACE EXISTING SIDEWALK WITH NEW 6'-0" WIDE CONCRETE SIDEWALK FROM MAIN ENTRANCE TO THE PUBLIC SIDEWALK ALONG THE STREET
 - EXISTING PARKING TO REMAIN
 - EXISTING COVERED PARKING TO REMAIN
 - NEW ADDITION, LOBBY RESTROOMS
 - NEW ADDITION, LOBBY OFFICE FUNCTIONS
 - EXISTING LOBBY BUILDING TO REMAIN
 - NEW DECORATIVE SCREEN WALL, SEE EXTERIOR ELEVATIONS
 - EXISTING FIRE DEPARTMENT CONNECTION
 - NEW FIRE DEPARTMENT CONNECTION
 - OUTDOOR FIREPLACE - STONE VENEER FINISH, 16'-0"
 - OUTDOOR FIREPLACE - STONE VENEER FINISH, 16'-11"
 - OUTDOOR FIREPLACE - TILE FINISH, 3'-6" HIGH
 - NEW TRANSFORMER WITH LANDSCAPE SCREEN
 - NEW GATE, SCREEN FOR TRANSFORMER - OPAQUE METAL SLIDING, PAINTED FINISH TO MATCH WALL
 - NEW ROOF OVERHANG
 - EXISTING NEIGHBORING PROPERTY (NOT HOTEL PROPERTY, NO SCOPE OF WORK)
 - PROPERTY LINE
 - EXISTING DUMPSTER ENCLOSURE TO REMAIN - THESE SOLID WASTE GARBAGE/TRASH DUMPSTER AND RECYCLING ARE FOR USE BY THE EXISTING ADJACENT PROPERTY AND NOT INTENDED FOR HOTEL USE
 - EXISTING SAUNA TO REMAIN
 - EXISTING POOL FOOTPRINT - RETAIN - CHANGE FUNCTION TO A LOUNGE POOL WITH REMOVABLE LOUNGE FURNITURE
 - POOL DECK, RENOVATED AND EXPANDED
 - NEW GYM, RESTROOMS, AND GYM SUPPORT SPACES
 - POOL CAFE, EXTERIOR COVERED SPACE
 - EXISTING POOL EQUIPMENT LOCATION
 - NEW ADA RAIL
 - EXISTING UNDERGROUND WATER MAIN TO REMAIN - LOCATION PER LOCATION SERVICE
 - 6'-0" CONCRETE SIDEWALK
 - BIKE PARKING
 - LOADING UNLOADING ZONE MINIMUM LENGTH OF 45' x 12' ZONE SHALL NOT ENCR OACH ON FIRE LAND - DSDM 2-1.395.F GROSS FLOOR ARE LESS THAN 100,000 SQ.FT. 1 LOADING AREA
 - EXISTING TRASH SORT AND RECYCLING
 - SIGN ON POST, "PARKING SPACE FOR CONDOMINIUM OWNERS ONLY", METAL SIGN, STEEL POST.
 - NEW ADA COMPLIANT RAMP AND RAILS
 - UNDERGROUND GREASE WASTE INTERCEPTION SYSTEM
 - HORIZONTAL SELF-CONTAINED HORIZONTAL TRASH COMPACTION SYSTEM INSIDE A MASONRY ENCLOSURE, STUCCO FINISH ON EXTERIOR
 - Upgrade any non-ADA compliant ramps to meet today's standards



note
These documents establish the general standards of quality and detail for developing a negotiated construction contract. Be advised that all trades are responsible for reviewing and referring to the complete set of drawings. This is an integrated set and sheets should not be bid or build from individually.

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021



245 E. Congress St.
#135
Tucson, AZ 85701
520.795.9888
FORS
CONSULTING, INC.
INTERIORS



the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

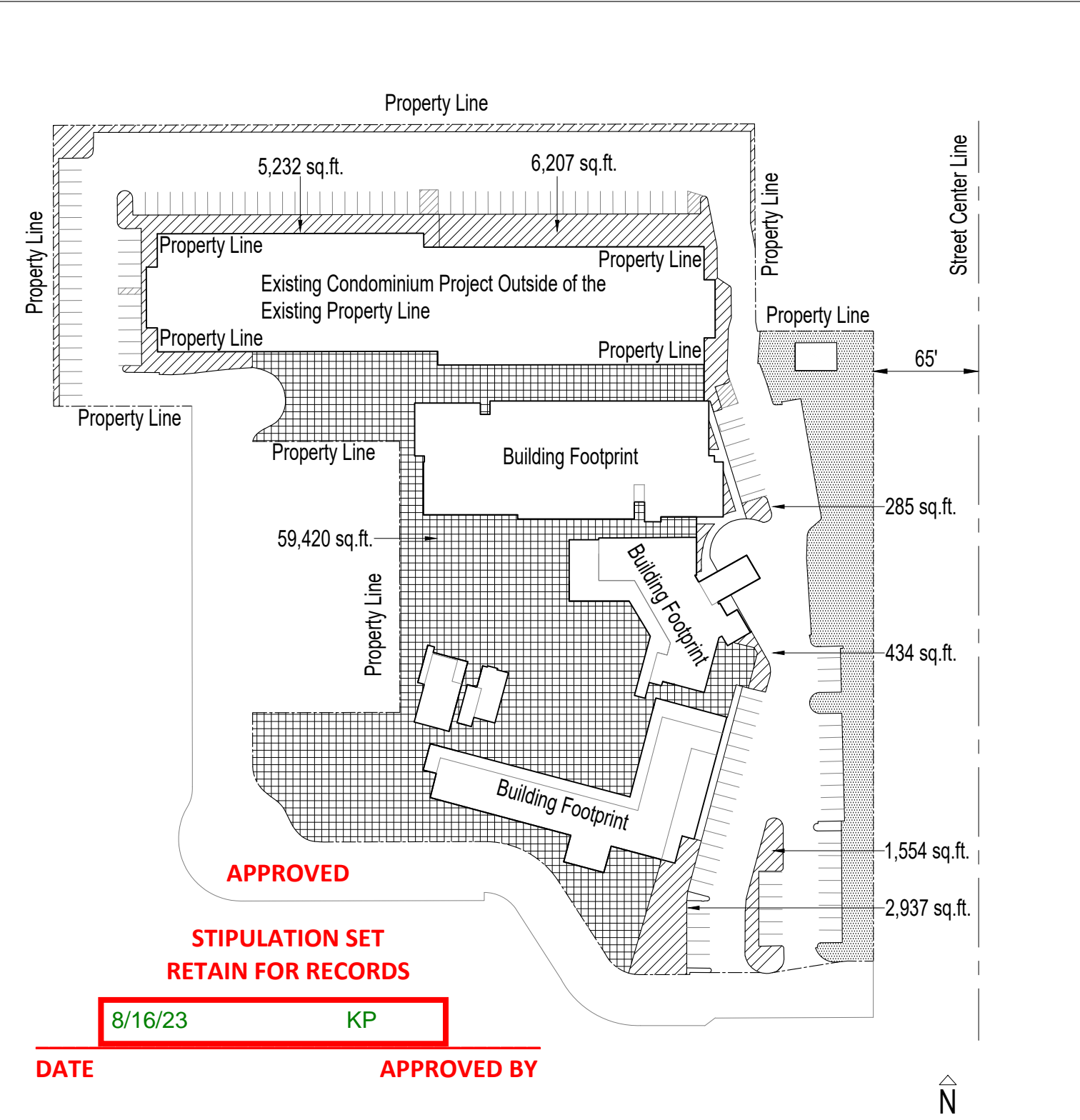
100% phase 1
construction
documents
01 November 2021

phase 2
REFERENCE
site plan

a1.0



Open Space Plan (Site Plan Worksheet)



Project Data Zoning: Existing Zoning R-5 PCD
Net Lot Area: Hotel Site + Existing Condos Site (240,715 sf, 5.52 acres)
Building Height Allowed: 36'-0"

Building Height Proposed: 34'-11"

(SEE ZONING ORDINANCE FOR ZONING DISTRICT REQUIREMENTS)

Open Space Calculations

Open Space Required (not including parking lot landscaping)

Minimum Open Space Required: 240,715 sq.ft. x .22 (density calculations) = 52,957 sq.ft.

Open Space Provided = 59,420 sq.ft. + 17,580 sq.ft.= 77,000 sq.ft.

Parking Lot Landscaping Required

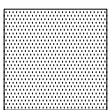
parking lot area x 15%

parking lot are = 55,670 sq.ft

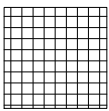
paved area for vehicles (not including parking) = 14,019 sq.ft

55,670 sq.ft. x 0.15 = 8,351 sq.ft.

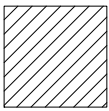
NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE



Denotes Front Open Space
17,580 sq.ft. total



Denotes Open Space other than Frontal
Open Space
59,420 sq.ft. total









Denotes Parking Lot Landscaping
20,916 sq.ft. total


note: colors may be substituted for patterns

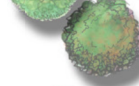


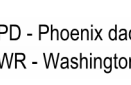
APPROVED
STIPULATION SET
RETAIN FOR RECORDS
8/16/23 KP
DATE APPROVED BY

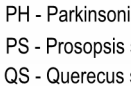
PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY
	Acacia aneura Mulga	24" BOX SINGLE TRUNK	1" CAL MIN	18
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SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	8' x 8'	26
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	6' x 6'	17
	Dodonaea viscosa Green Hop Bush	5 gal	10' x 8'	38
	Encelia farinosa Brittle Bush	1 gal	3' x 3'	10
	Eremophila maculata 'Valentine' Valentine Bush	5 gal	5' x 5'	13
	Hamelia patens Firebush	15 gal	5' x 5'	20
	Leucophyllum laevigatum Chihuahuan Sage	5 gal	5' x 5'	23
	Russelia equisetiformis Firecracker Plant	5 gal	3' x 3'	68
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	5 gal	2' x 3'	21
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	Feroactus wislizenii Fish Hook Barrel Cactus	4' Ht.	2' x 4'	2
	Hesperaloe parviflora 'Perpa' Brakelights Red Yucca	5 gal	3' x 3'	83
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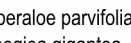
EXISTING VEGETATION TO REMAIN


- 


PD - Phoenix dactylifera
- 


WR - Washingtonia robusta
- 

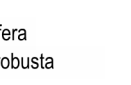
PH - Parkinsonia Hybrid
- 

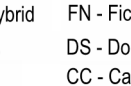
FN - Ficus nitida
- 

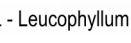
PS - Prosopis spp.
- 

DS - Dondea sissoo
- 

QS - Quercus spp.
- 

CC - Caesalpinia cacalaco
- 

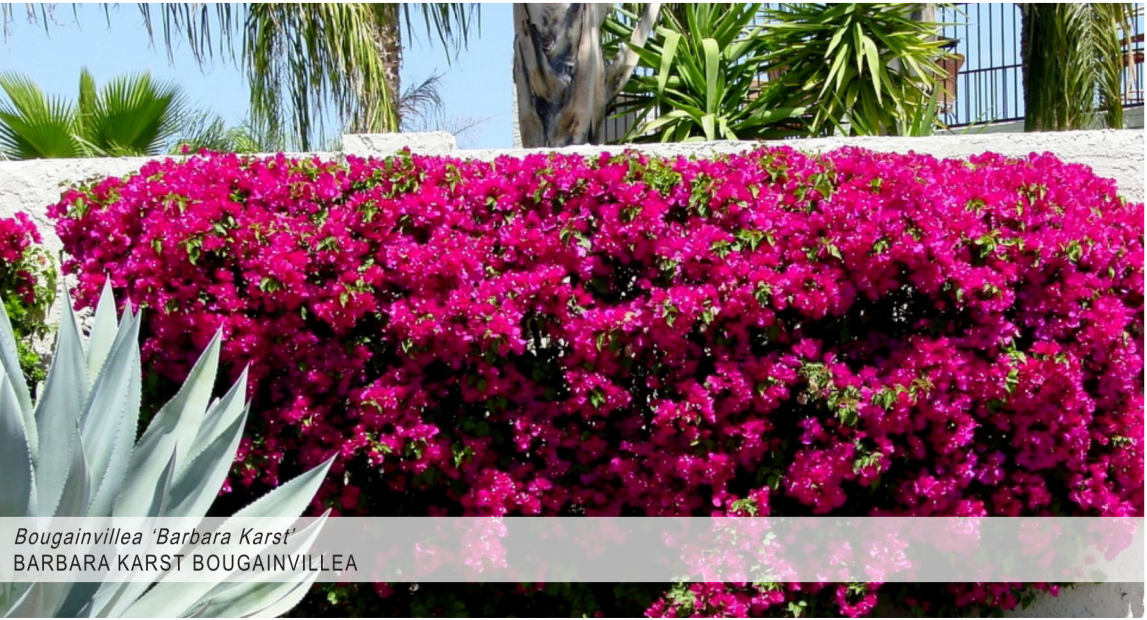
H - Hesperaloe parvifolia
- 

L - Leucophyllum spp.
- 

C - Carnegiea gigantea

TREES

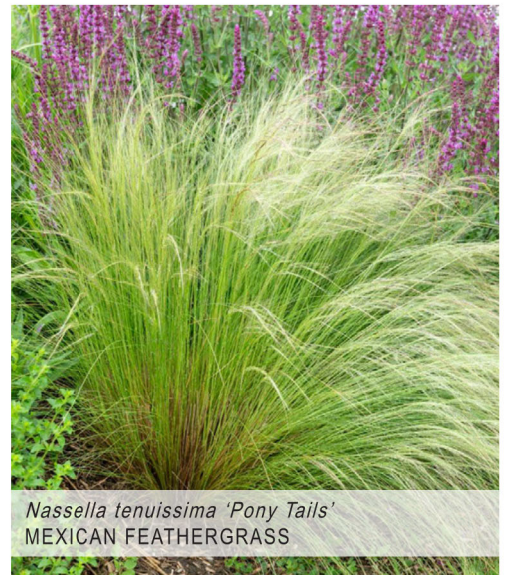
SHRUBS



ACCENTS



GRASSES



GROUNDCOVER

THE GEORGE HOTEL

7330 N. PIMA ROAD
SCOTTSDALE, ARIZONA

PROJECT TEAM:

OWNER:
OASIS 33 LLC
1771 E. RANCHO VISTA DR. NO. 2003
SCOTTSDALE, AZ 85250
PHONE:

ARCHITECT:
FORS ARCHITECTURE+INTERIORS
2020 E. BROADWAY BLVD.
TUCSON, AZ 85719
PHONE: 520.795.9888
CONTACT: JOHN MCCOLGIN
EMAIL: JOHN@FORSARCHITECTURE.COM

LANDSCAPE ARCHITECT:
NORRIS DESIGN
418 N. TOOLE AVE.
TUCSON, AZ 85719
PHONE: 520.622.9565
CONTACT: JASON KUKLINSKI, PLA
EMAIL: JKUKLINSKI@NORRIS-DESIGN.COM

CIVIL ENGINEER:
PREFLING ENGINEERING
4435 E. CHANDLER BLVD, SUITE 200
PHOENIX, AZ 85048
CONTACT: MIKE PREFLING, P.E.
EMAIL: MIKE@PREFLINGENG.COM

LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS, DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION, AND SPACING:
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE AS INDICATED ON PLANS. PROVIDE A SECOND APPLICATION OF THE PRE- EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND SHALL BE FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
1 GALLON PLANT - 1 TABLET
5 GALLON PLANT - 2 TABLETS
10 GALLON PLANT - 4 TABLET
15 GALLON & 24" BOX TREE - 6 TABLETS (MIN.)
TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
- ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
- A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED.

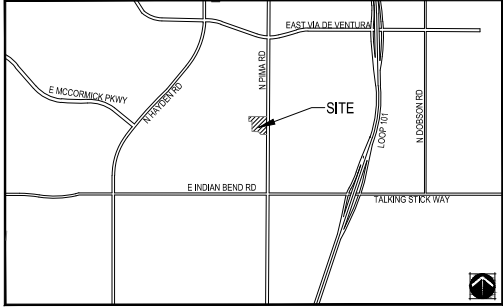
CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND / OR COVERAGE.
- A MINIMUM OF 50 PERCENT (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD AND / OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK'S SPLIT ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAT 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL TURF PANELS SHOWN ARE ARTIFICIAL TURF PANELS AND ARE NOT IN THE CITY RIGHT-OF-WAY. LAWN GRASS WILL NOT BE USED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF THE FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZES THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING

SHEET INDEX

SHEET #	DESCRIPTION	06/29/22 ISSUED FOR: DRB SUBMITTAL	02/22/23 ISSUED FOR: 2ND DRB SUBMITTAL
LA-100	COVER SHEET	X	X
LA-101	LANDSCAPE SCHEDULES	X	X
LA-201	LANDSCAPE PLAN	X	X
LA-202	ILLUSTRATIVE LANDSCAPE PLAN	X	X

VICINITY MAP



THE GEORGE HOTEL
7330 N. PIMA ROAD
SCOTTSDALE, AZ 85258

OWNER:
OASIS 33 LLC

1771 E. RANCHO VISTA DR.
NO. 2003
SCOTTSDALE, ARIZONA



DATE:
06/29/22 DRB
SUBMITTAL
02/22/23 2ND DRB
SUBMITTAL
08/18/23 3RD DRB
SUBMITTAL

SHEET TITLE:



























COVER SHEET

LA-100

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021
Application Number: XXX-XXXX-XXXX-xxx



CHECKED BY: JRK
DRAWN BY: APOM

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	EXISTING VEGETATION TO BE REMOVED	VARIES	VARIES	NA
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	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	5 gal	1' x 6'	23
	Lantana x 'New Gold' New Gold Lantana	1 gal	2' x 3'	24
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Podranea ricasoliana Pink Trumpet Vine	5 gal	4' x 6'	4

LANDSCAPE NOTES

1. EXISTING PLANTS LOCATED ON SITE DO NOT MEET THE SIZE AND/ OR SPECIES REQUIREMENTS NEEDED TO WARRANT A NATIVE PLANT PERMIT SUBMITTAL.
2. TREE CANOPIES ARE NOT ALLOWED TO ENCR OACH INTO THE FIRE LANE BOUNDARIES AS PER THE DIRECTION OF THE CITY OF SCOTTSDALE FIRE DEPARTMENT.

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021
Application Number: XXX-XXXX-XXXX-xxx



THE GEORGE HOTEL
7330 N. PIMA ROAD
SCOTTSDALE, AZ 85268

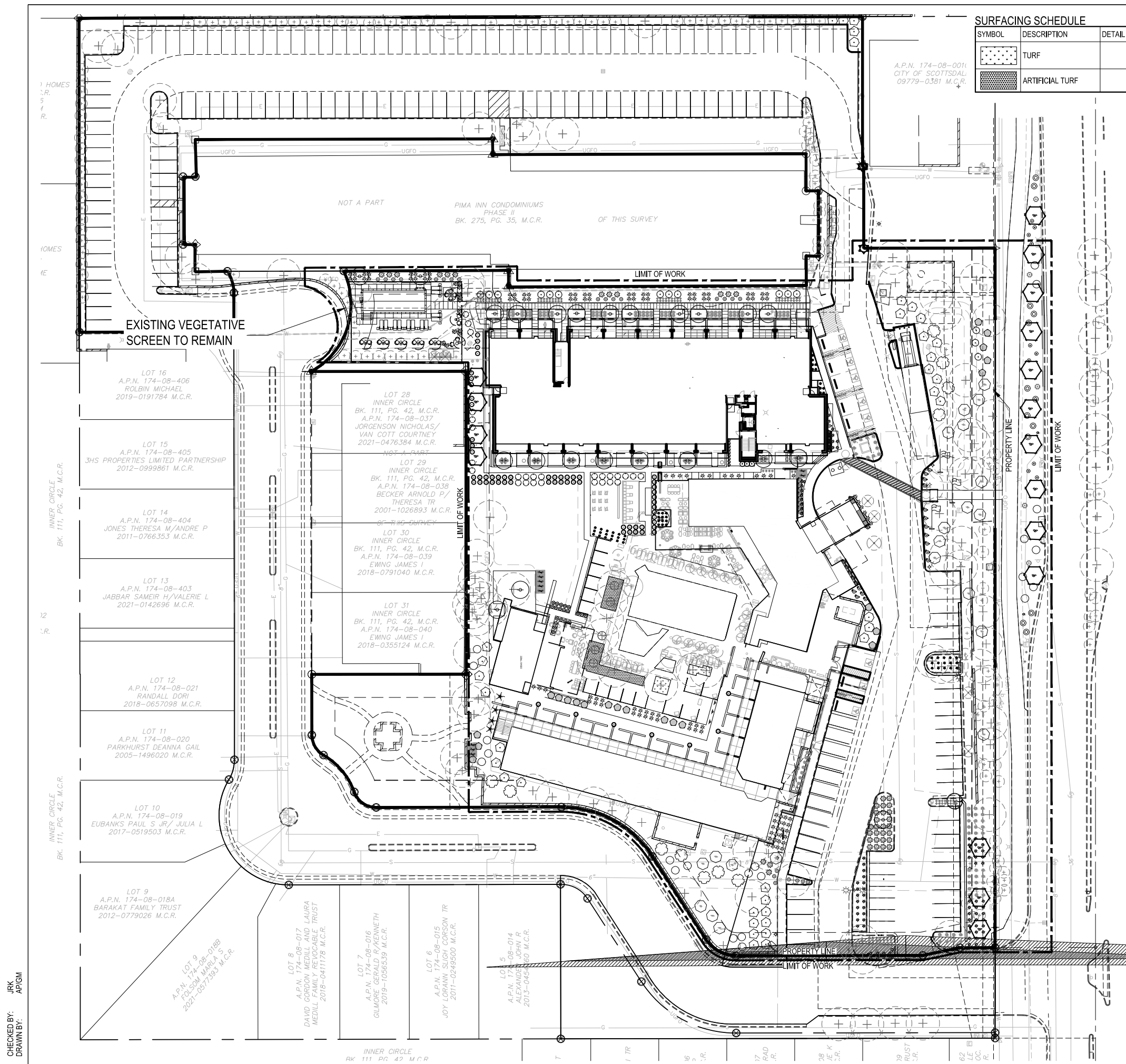
OWNER:
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1771 E. RANCHO VISTA DR.
NO. 2003
SCOTTSDALE, ARIZONA



























DATE:
06/29/22 DRB
SUBMITTAL
02/22/23 2ND DRB
SUBMITTAL
08/18/23 3RD DRB
SUBMITTAL

SHEET TITLE:
LANDSCAPE
SCHEDULES



SURFACING SCHEDULE			
SYMBOL	DESCRIPTION	DETAIL	QTY.
	TURF		
	ARTIFICIAL TURF		

PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY
	Acacia aneura Mulga	24" BOX SINGLE TRUNK	1" CAL MIN	18
	Caesalpinia cacalaco Cascalote	24" BOX STANDARD TRUNK	1" CAL MIN	24
	EXISTING VEGETATION TO REMAIN	VARIES	VARIES	NA
	EXISTING VEGETATION TO BE REMOVED	VARIES	VARIES	NA
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal	8' x 8'	26
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	6' x 6'	17
	Dodonaea viscosa Green Hop Bush	5 gal	10' x 8'	38
	Encelia farinosa Brittle Bush	1 gal	3' x 3'	10
	Eremophila maculata 'Valentine' Valentine Bush	5 gal	5' x 5'	13
	Hamelia patens Firebush	15 gal	5' x 5'	20
	Leucophyllum laevigatum Chihuahuan Sage	5 gal	5' x 5'	23
	Russelia equisetiformis Firecracker Plant	5 gal	3' x 3'	68
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	5 gal	2' x 3'	21
ACCENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Agave weberi Weber's Agave	5 gal	5' x 10'	42
	Aloe striata Coral Aloe	5 gal	2' x 2'	42
	Ferocactus wislizenii Fish Hook Barrel Cactus	4' HL	2' x 4'	2
	Hesperaloe parviflora 'Perpa' Brakelights Red Yucca	5 gal	3' x 3'	83
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal	4' x 4'	124
	Opuntia santa-rita Santa Rita Pricklypear	5 gal	3' x 3'	5
	Pachycereus marginatus Mexican Fencepost	5 gal	2' x 20'	38
GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal	3' x 3'	140
	Nassella tenuissima 'Pony Tails' Mexican Feathergrass	5 gal	1' x 1'	162
GROUND COVER	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Acacia redolens 'Desert Carpet' Desert Carpet	1 gal	2' x 12'	22
	Eremophila glabra 'Mingenev Gold' Outback Sunrise Emu	5 gal	1' x 6'	23
	Lantana x 'New Gold' New Gold Lantana	1 gal	2' x 3'	24
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	MATURE HT & W	
	Podranea ricasoliana Pink Trumpet Vine	5 gal	4' x 6'	4


NORRIS DESIGN
Planning | Landscape Architecture | Interiors

418 North Toole Avenue
Tucson, AZ 85701
P 520.622.9565
www.norris-design.com

THE GEORGE HOTEL
7330 N. PIMA ROAD
SCOTTSDALE, AZ 85258

OWNER:
OASIS 33 LLC
1771 E. RANCHO VISTA DR.
NO. 2003
SCOTTSDALE, ARIZONA



DATE:
06/29/22 DRB
SUBMITTAL
02/22/23 2ND DRB
SUBMITTAL
08/18/23 3RD DRB
SUBMITTAL

SHEET TITLE:
LANDSCAPE PLAN

LA-201

CDS plan check numbers:
Pre-Application Number: **430-PA-2021**
219-PA-2021
Application Number: **XXX-XXXX-XXXX-xxx**



- Glazing
Vetro (formerly PPG glass)
Solarban 70 (formerly Solarban 70XL)
clear + clear-glass insulating glass unit (low-e)
Window system frame and adjacent break metal and visible flashing
Equal to Arcadia anodized
Color: standard dark bronze AB-7
- Wood
Exterior Thermory - stabilized autoclaved wood systems
Clear pine exterior cladding standard stock (JEM)
Texture: smooth
Color: natural golden brown
Size: 79 x 5.5
- Paint
Dunn-Edwards
Color: DET638 Sepia Tone
Prefinished trim pieces shall match
Stone Veneer
Cultured stone - El Dorado Stone
Texture: Heven Stone
Coronado Stone
6" split limestone - white
- EIFS - exterior insulated finish systems
Dryvit "outsulation" systems
Integral color systems
113 Amaniello White
Texture: "sandblast"
- Masonry
Sioux City brick
Color: flint hills and black roman
Module: maximus
ASTM Specifications c-216 grade SW type FDA
Sicilian Bond pattern

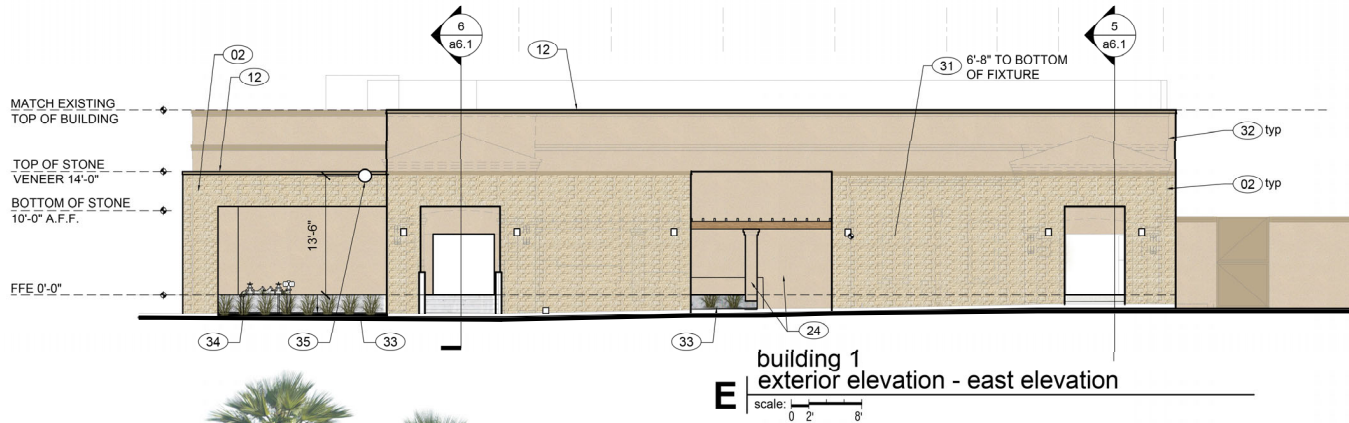
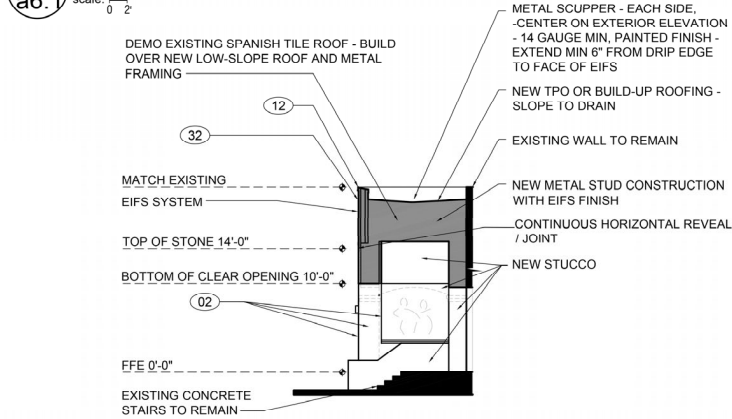
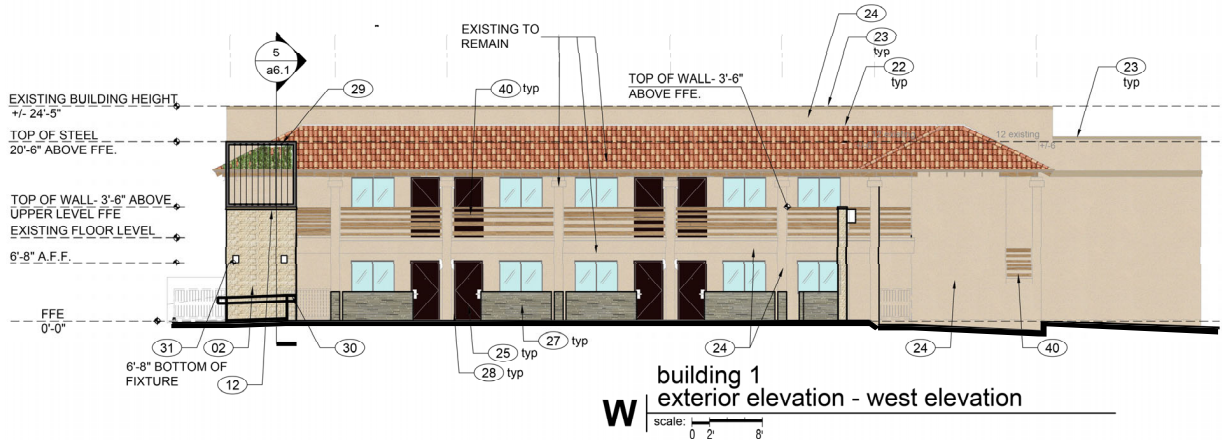
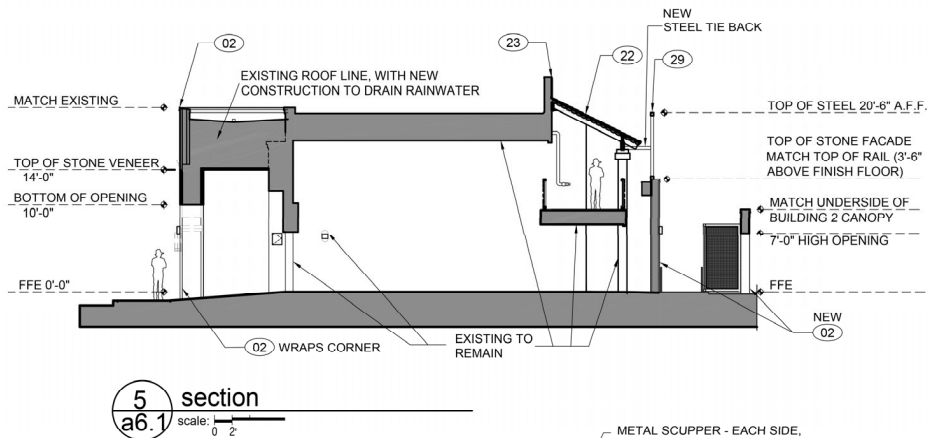
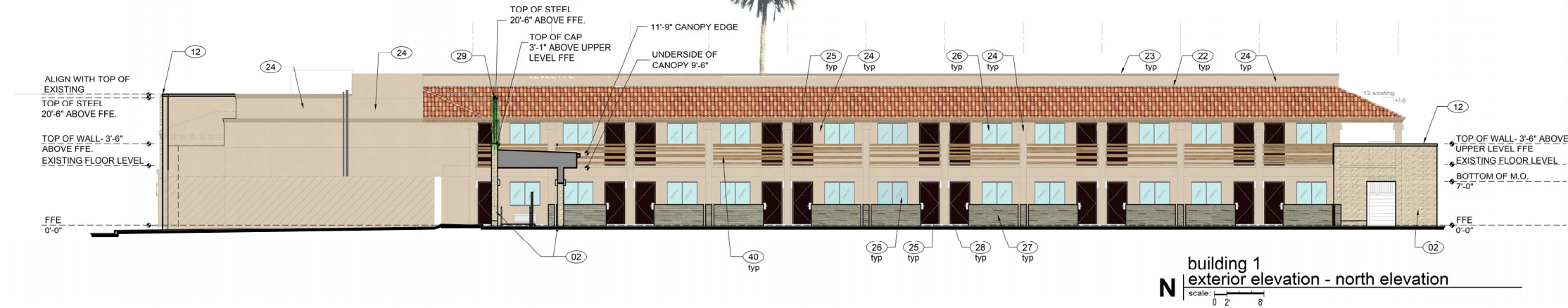
KEYNOTES: (SHEETS a6.1 - A6.8)

- E.I.F.S. system, see chapter 31, E.I.F.S. item #6
- veneer system, see chapter 31, stone veneer item #5
- fire department connection
- "TDC" sign per city of Scottsdale standards
- fire alarm flow alarm
- drain down
- exterior recessed light dark sky compliant
- common centerline
- EIFS finished horizontal surface - typical at perimeter edge, see chapter 31, E.I.F.S. item #6
- control joint - typical at perimeter edge
- metal shade structure - east/west facing glass shade per energy code, see chapter 31, item #4
- pre-finished metal cap flashing, see chapter 31, item #4
- line of roof beyond
- one finished glazing system, see chapter 31, items 1 & 2
- safety-rail hazard rail system
- patio wall - veneer system, see chapter 31, item #5
- line of wall beyond
- flashing - pre-finished system, see chapter 31, item #4
- stair tower beyond
- elevator override beyond
- screen beyond, see chapter 31, item #4
- existing Spanish clay tile to remain
- existing metal cap flashing with new painted finish
- existing stucco with new painted finish
- existing exterior door - repair defects + damage and refinish existing color
- existing window to remain
- new masonry patio wall - see detail 1 and 2/a6.8
- existing door frame to remain, new painted finish to match adjacent stucco wall semi-gloss finish on door frame
- new metal lattice for landscape climbing vine, painted finish
- new rail at disabled ramp
- new wall sconce, 100% cut-off dark-sky compliant, light color temp 2,800K 4" max projection from wall, recessed junction box
- new stucco screen wall
- re-landscaping see landscape dwgs
- existing fire department connection to remain
- new fire alarm equipment
- existing door and frame, refinish to match new color of adjacent wall
- wood - vertical (rain screen application)
- recessed down lights 100% cut-off, dark-sky compliant, light color temp 2,800K
- new wall sconce, 100% cut off dark sky compliant light color temp 2,800K, mount 8" below top of patio wall and 3" from edge (± 5'-6" above F.F.F.)
- wood paneling system over existing guard rail, see chapter 31 wood system 03



245 E Congress St
#135
Tucson, AZ 85701
interiors 520.795.9888

the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258



Existing 34-room building
with exterior upgrades

APPROVED
STIPULATION SET
RETAIN FOR RECORDS
8/16/23
DATE
KP
APPROVED BY

note
These documents establish the general standards of quality and detail for developing a negotiated construction contract. Be advised that all trades are responsible for reviewing and referring to the complete set of drawings. This is an integrated set and sheets should not be bid or build from individually.

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021

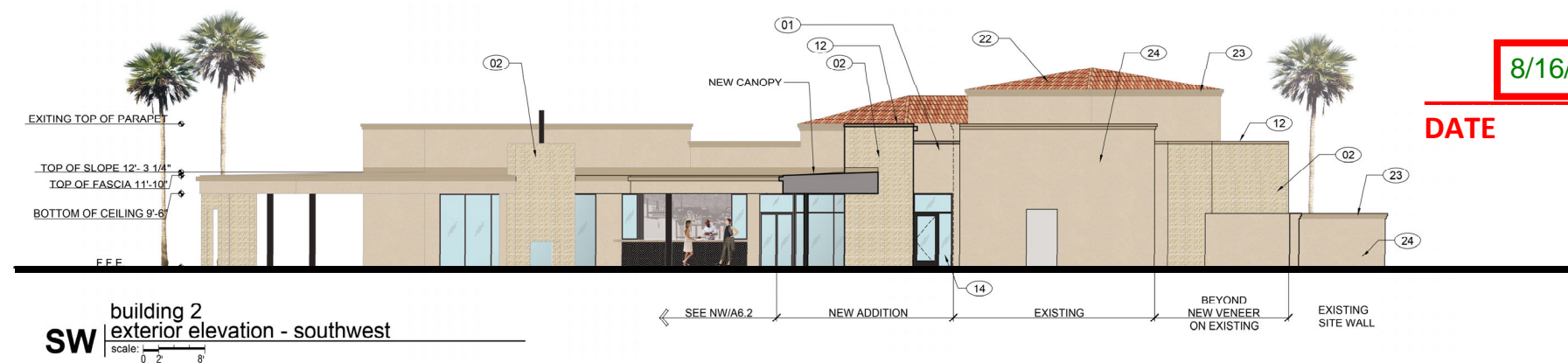
exterior elevations

building #1 package
chapter 20

20.4
a6.1

01. Glazing
Vetro (formerly PPG glass)
Solartan 70 (formerly Solartan 70XL)
clear + clear-glass insulating glass unit (low-e)
02. Aluminum windows and doors
Window system frame and adjacent break metal and visible flashing
Equal to Arcadia anodized
Color: standard dark bronze AB-7
03. Wood
Exterior / thermally stabilized autoclaved wood systems
Clear pine exterior cladding standard stock (JEM)
Texture: smooth
Color: natural golden brown
Size: 79 x 5.5
04. Paint
Dunn-Edwards
Color: DET638 Sepia Tone
Prefinished trim pieces shall match
05. Stone Veneer
Cultured stone - El Dorado Stone
Texture: Heavn Stone
Coronado Stone
is split limestone - white
EIFS – exterior insulated finish systems
Dryvit "outsulation" systems
Integral color systems
113 Amantillo White
Texture: "sandblast"
07. Masonry
Sioux City brick
Color: flint hills and black roman
Module: maxims
ASTM specifications c-216 grade SW type FBA
Sicilian bond pattern

01. E.I.F.S system, see chapter 31, E.I.F.S #6
02. veneer system, see chapter 31, stone veneer item #5
03. fire department connection
04. "FDC" sign per city of Scottsdale standards
05. fire alarm flow alarm
06. drain down
07. exterior recessed light cap compliant
08. common cantineline
09. EIFS finished horizontal surface - typical at perimeter edge, see chapter 31, E.I.F.S. item #6
10. control joint - typical at perimeter edge
11. metal shade structure - east-west facing glass shade per energy code, see chapter 31, item #4
12. pre-finished metal cap flashing, see chapter 31, item #4
13. 1" of roof board
14. pre finished glazing system, see chapter 31, items 1 & 2
15. safety rail board rail system
16. patio wall - veneer system, see chapter 31, item #5
17. line of wall beyond
18. flashing - pre-finished system, see chapter 31, item #4
19. stair tower beyond
20. elevator override beyond
21. screen beyond, see chapter 31, #
22. existing Spanish clay tile to remain
23. existing metal cap flashing with new painted finish
24. existing stucco with new painted finish
25. existing exterior door - repair defects - damage and refinish
26. existing color
27. existing window to remain
28. new masonry patio wall - see detail 1 and 2/8-6
29. existing door frame to remain, new painted finish to match
30. existing stucco with new finish, new painted finish
31. new metal lattice for landscape climbing vine, painted finish
32. new wall at disabled ramp
33. new wall section, 100% out-of dark-sky compliant, light color
34. 2,800K, 4" max projection from wall, recessed junction box
35. new stucco screen wall
36. xeriscaping see landscape odds
37. existing fire department connection to remain
38. new fire alarm equipment
39. existing door and frame, refinish to match new color of adjacent wall
40. wood - vertical (rain screen application)
41. recessed down lights 100% out-of dark-sky compliant, light color
42. temp 2,800K
43. new stucco, 100% out-of dark-sky compliant light color temp 2,800K, minimum 8" below top of patio wall & 8" from edge (a 5'-0" above F.F.F.)
44. wood paneling system over existing guard rail, see chapter 31



These documents establish the general standards of quality and detail for developing a negotiated construction contract. Be advised that all trades are responsible for reviewing and referring to the complete set of drawings. This is an integral set and sheets should not be bid or build from individually.

CDS plan check numbers:
Pre-Application Number: **430-PA-2021**
219-PA-2021

20.4
a6.2



245 E Congress St
#135
Tucson, AZ 85701
interiors 520.765.9888

the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

PROPOSED MATERIALS AND FINISHES: (SHEETS a6.1 - a6.8)

- 01. Glazing
Vitro (formerly PPG glass)
Solarban 70 (formerly Solarban 70XL)
clear + clear glass insulating glass unit (low-e)
- 02. Aluminum windows and doors
Window system frame and adjacent break metal and visible
flashing
Equal to Arcadia anodized
Color: standard dark bronze AB-7
- 03. Wood
Exterior / thermory - stabilized autoclaved wood systems
Clear pine exterior cladding standard stock
(JEM)
Texture: smooth
Color: natural golden brown
Size: 79 x 5.5
- 04. Paint
Dunn-Edwards
Color: DET638 Sepia Tone
Prefinished trim pieces shall match
- 05. Stone Veneer
Cultured stone - El Dorado Stone
Texture: Heven Stone
Coronado Stone
- 06. EIFS - exterior insulated finish systems
Dryvit "cultivation" systems
Integral color systems
113 Amarillo White
Texture: "sandblast"
- 07. Masonry

KEYNOTES: (SHEETS a6.1 - A6.8)

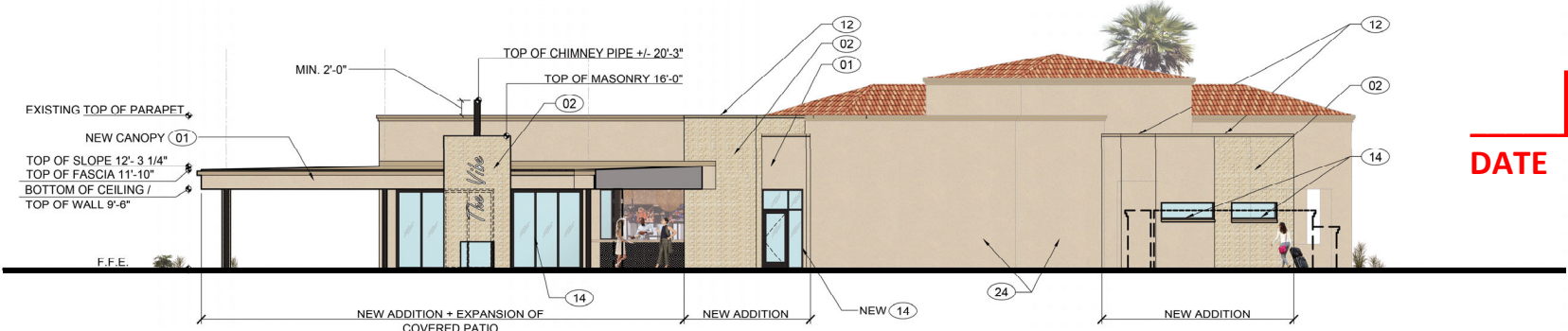
- 01. E.I.F.S system, see chapter 31, E.I.F.S item #6
- 02. veneer system, see chapter 31, stone veneer item #5
- 03. fire department connection
- 04. "FDC" sign per city of Scottsdale standards
- 05. fire alarm flow alarm
- 06. drain down
- 07. exterior recessed light dark sky compliant
- 08. common controlling
- 09. EIFS finished horizontal surface - typical at perimeter edge, see chapter 31, E.I.F.S. item #6
- 10. control joint - typical at perimeter edge
- 11. metal shade structure - east/west facing glass shade per energy code, see chapter 31, item #4
- 12. pre-finished metal cap flashing, see chapter 31, item #4
- 13. line of roof beyond
- 14. pre finished glazing system, see chapter 31, items 1 & 2
- 15. safety-rail hazard rail system
- 16. patio wall - veneer system, see chapter 31, item #5
- 17. line of wall beyond
- 18. flashing - pre-finished system, see chapter 31, item #4
- 19. stair tower beyond
- 20. elevator override beyond
- 21. screen beyond, see chapter 31, item #4
- 22. existing Spanish clay tile to remain
- 23. existing metal cap flashing with new painted finish
- 24. existing stucco with new painted finish
- 25. existing exterior door - repair defects + damage and retinish existing color
- 26. existing window to remain
- 27. new masonry patio wall - see detail 1 and 2/a6.8
- 28. existing door frame to remain, new painted finish to match adjacent stucco wall semi-gloss finish on door frame
- 29. new metal lattice for landscape climbing vine, painted finish
- 30. new rail at disabled ramp
- 31. new wall sconce, 100% cut-off dark-sky compliant, light color temp 2,800K 4" max projection from wall, recessed junction box
- 32. new stucco screen wall
- 33. xeriscaping see landscape dwgs
- 34. existing fire department connection to remain
- 35. new fire alarm equipment
- 36. existing door and frame, retinish to match new color of adjacent wall
- 37. wood - vertical (rain screen application)
- 38. recessed down lights 100% cut-off, dark-sky compliant, light color temp 2,800K
- 39. new wall sconce, 100% cut-off dark-sky compliant light color temp 2,800K, mount 8" below top of patio wall and 8" from edge (± 5'-6" above F.F.F.)
- 40. wood paneling system over existing guard rail, see chapter 31 wood system 03



NW building 2
exterior elevation - northwest
scale: 0 2 8'



SW building 2
exterior elevation - southwest
scale: 0 2 8'



S building 2
exterior elevation - south
scale: 0 2 8'



W building 2
exterior elevation - south
scale: 0 2 8'

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8/16/23

KP

DATE

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Existing lobby building with
expansions and renovations

exterior elevations

building #2 package
chapter 20

20.4
a6.3

note

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2/119

CDS plan check numbers:

Pre-Application Number: 430-PA-2021
219-PA-2021



2020 E Broadway Blvd.
Tucson, AZ 85719
520.755.9888

FORS
architecture
+ interiors

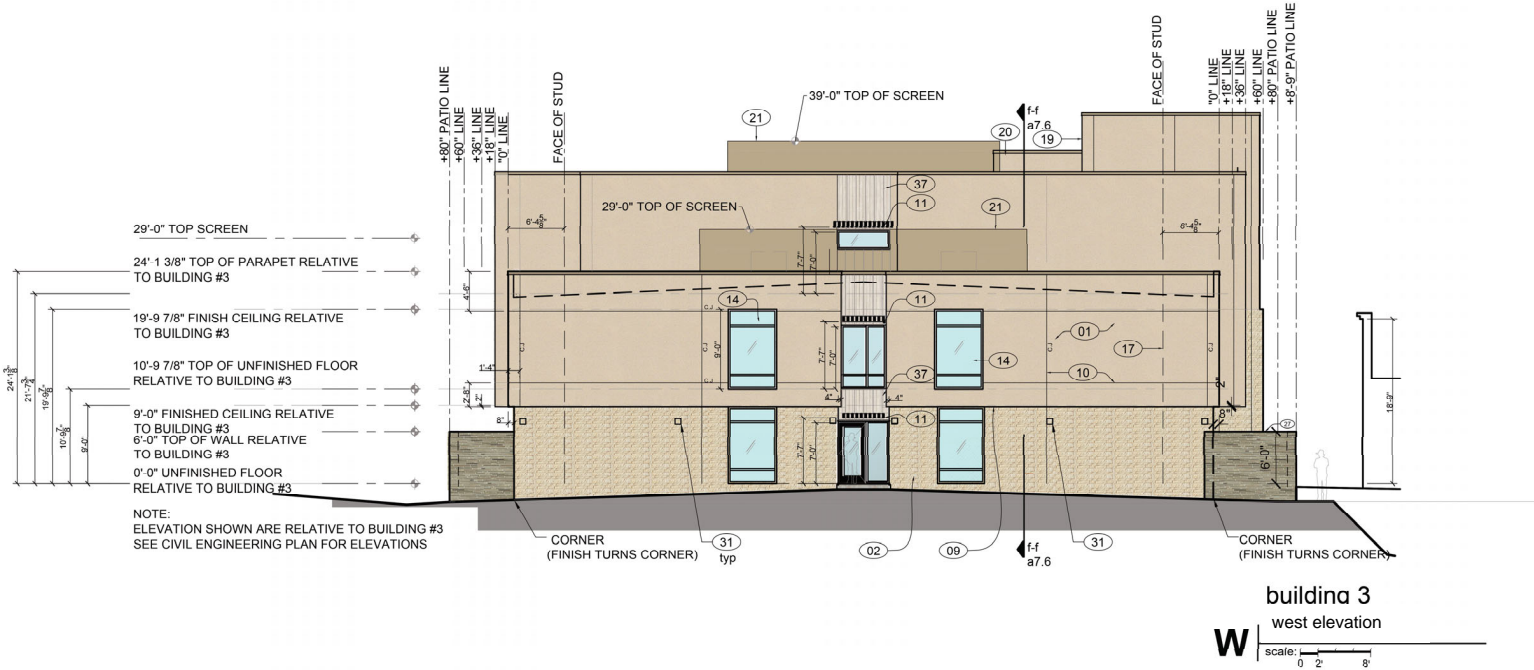
the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

PROPOSED MATERIALS AND FINISHES: (SHEETS a6.1 - a6.8)

- 01. Glazing
Vitro (formerly PPG glass)
Solarban 70 (formerly Solarban 70XL)
clear + clear-glass insulating glass unit (low-e)
- 02. Aluminum windows and doors
Window system frame and adjacent break metal and visible flashing
Equal to Arcadia anodized
Color: standard dark bronze AB-7
- 03. Wood
Exterior Thermory - stabilized autoclaved wood systems
Clear pine exterior cladding standard stock (JEM)
Texture: smooth
Color: natural golden brown
Size: 7/8 x 5.5
- 04. Paint
Dunn-Edwards
Color: DET638 Sepia Tone
Prefinished trim pieces shall match
- 05. Stone Veneer
Cultured stone - El Dorado Stone
Texture: Hewn Stone
Coronado Stone
6" split limestone - white
- 06. EIFS - exterior insulated finish systems
Dryvit "outsulation" systems
Integral color systems
113 Amarillo White
Texture: "sandblast"
- 07. Masonry
Sioux City brick
Color: flint hills and black roman
Module: maximum
ASTM Specifications c-216 grade SW type FBA
Sicilian bond pattern

KEYNOTES: (SHEETS a6.1 - A6.8)

- 01. EIFS system, see chapter 31, E.I.F.S. item #6
- 02. veneer system, see chapter 31, stone veneer item #5
- 03. fire department connection
- 04. "FDC" sign per city of Scottsdale standards
- 05. fire alarm flow alarm
- 06. drain down
- 07. exterior recessed light dark sky compliant
- 08. common centerline
- 09. EIFS finished horizontal surface - typical at perimeter edge, see chapter 31, E.I.F.S. item #6
- 10. control joint - typical at perimeter edge
- 11. metal shade structure - east/west facing glass shade per energy code, see chapter 31, item #4
- 12. pre-finished metal cap flashing, see chapter 31, item #4
- 13. line of roof beyond
- 14. pre finished glazing system, see chapter 31, items 1 & 2
- 15. safety-rail hazard rail system
- 16. patio wall - veneer system, see chapter 31, item #5
- 17. line of wall beyond
- 18. flashing - pre-finished system, see chapter 31, item #4
- 19. stair tower beyond
- 20. elevator override beyond
- 21. screen beyond, see chapter 31, item #4
- 22. existing Spanish clay tile to remain
- 23. existing metal cap flashing with new painted finish
- 24. existing stucco with new painted finish
- 25. existing exterior door - repair defects + damage and refinish existing color
- 26. existing window to remain
- 27. new masonry patio wall - see detail 1 and 2/a6.8
- 28. existing door frame to remain, new painted finish to match adjacent stucco wall semi-gloss finish on door frame
- 29. new metal lattice for landscape climbing vine, painted finish
- 30. new rail at disabled ramp
- 31. new wall soience, 100% cut-off dark-sky compliant, light color temp 2,800K; 4" max projection from wall, recessed junction box
- 32. new stucco screen wall
- 33. xeriscaping see landscape dwgs
- 34. existing fire department connection to remain
- 35. new fire alarm equipment
- 36. existing door and frame, refinish to match new color of adjacent wall
- 37. wood - vertical (rain screen application)
- 38. recessed down lights 100% cut-off, dark-sky compliant, light color temp 2,800K
- 39. new wall soience, 100% cut-off dark-sky compliant light color temp 2,800K; mount 8" below top of patio wall and 8" from edge (± 5'-6" above F.F.F.)
- 40. wood paneling system over existing guard rail, see chapter 31
- 41. wood system 03
- 42. emergency overflow scupper



APPROVED

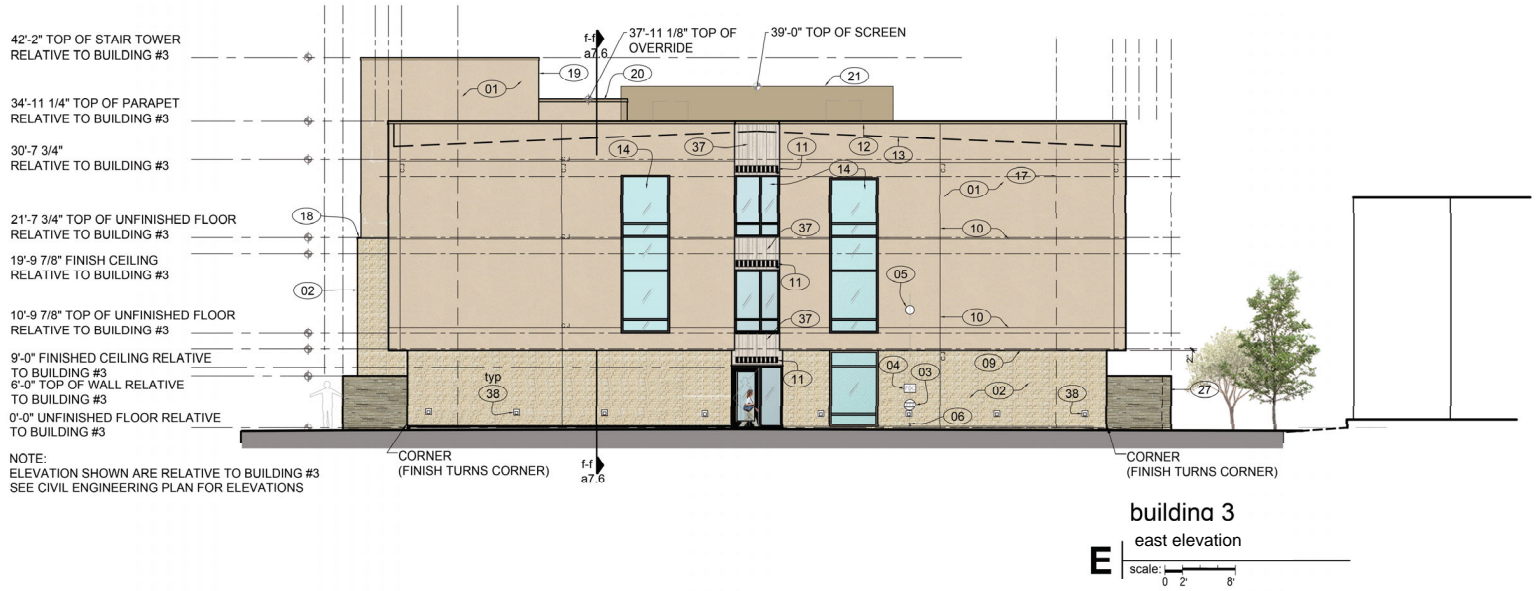
STIPULATION SET
RETAIN FOR RECORDS

8/16/23

KP

DATE

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New 50-room hotel building

exterior elevations

building #1 package
chapter 20

note

These documents establish the general standards of quality and detail for developing a negotiated construction contract. Be advised that all trades are responsible for reviewing and referring to the complete set of drawings. This is an integrated set and sheets should not be bid or build from individually.

2119

CDS plan check numbers:

Pre-Application Number: 430-PA-2021
219-PA-2021

20.4
a6.4



2020 E Broadway Blvd.
Tucson, AZ 85719
520.795.9888
FORS
Architecture
Interiors

the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

8/16/23

KP

DATE

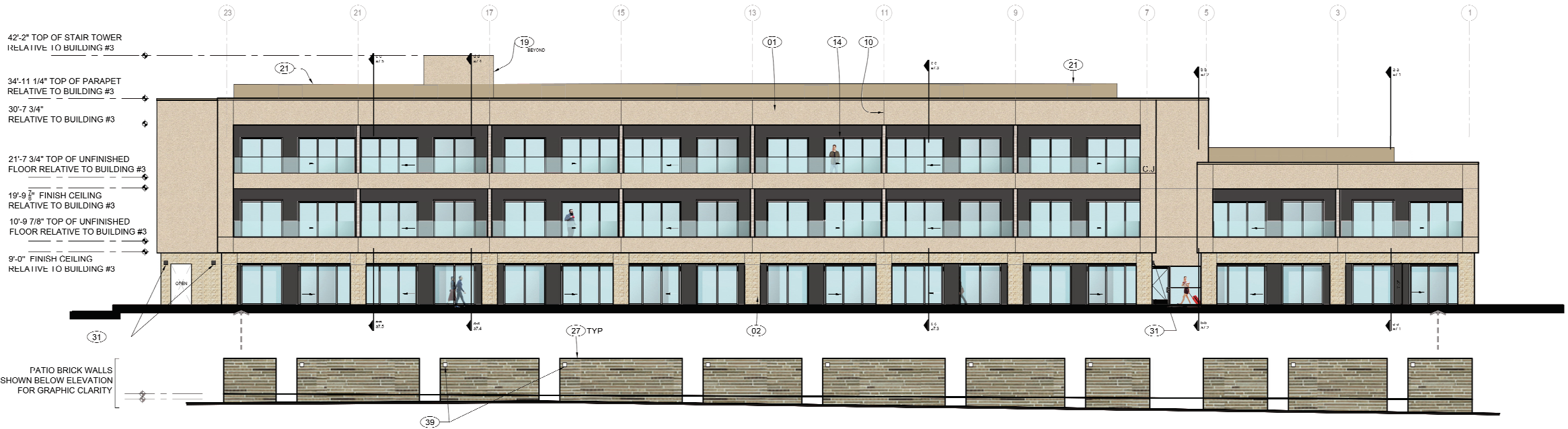
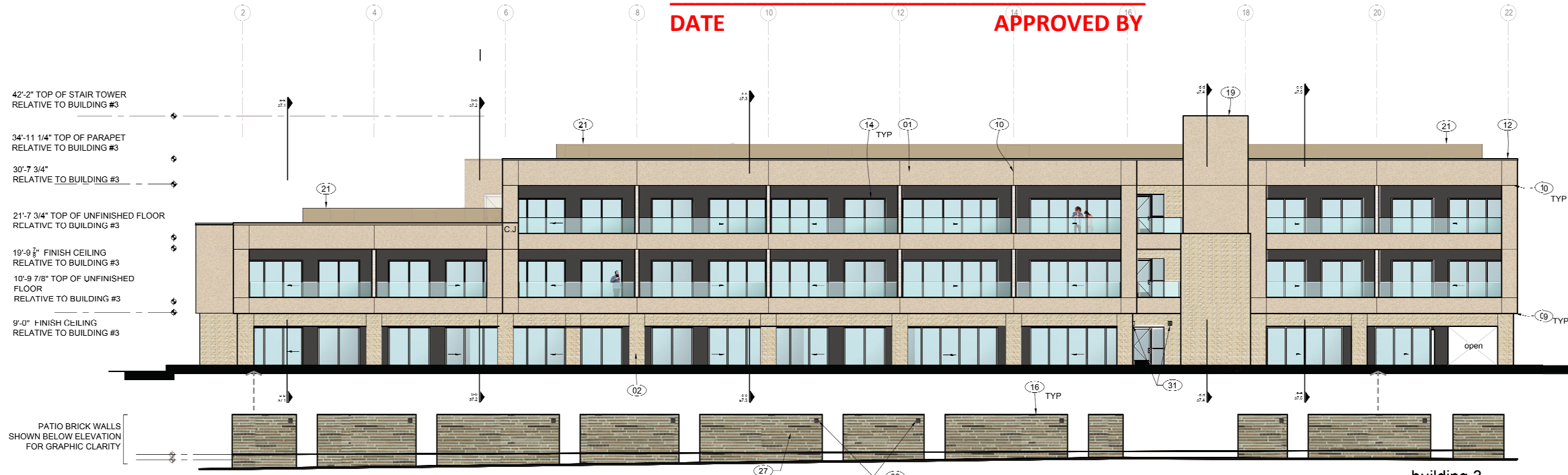
APPROVED BY

PROPOSED MATERIALS AND FINISHES: (SHEETS a6.1 - a6.8)

01. Glazing
Vetro (formerly PPG glass)
Solarban 70 (formerly Solarban 70XL)
clear + clear-glass insulating glass unit (low-e)
02. Aluminum windows and doors
Window system frame and adjacent break metal and visible
flashing
Equal to Arcadia anodized
Color: standard dark bronze AB-7
03. Wood
Exterior Thermory - stabilized autoclaved wood systems
Clear pine exterior cladding standard stock
(JEM)
Texture: smooth
Color: natural golden brown
Size: 79 x 5.5
04. Paint
Dunn-Edwards
Color: DET638 Sepia Tone
Prefinished trim pieces shall match
05. Stone Veneer
Cultured stone - El Dorado Stone
Texture: Hewn Stone
Coronado Stone
6" split limestone - white
EIFS - exterior insulated finish systems
Dryvit "outsulation" systems
Integral color systems
113 Amani White
Texture: "sandblast"
07. Masonry
Sioux Clay brick
Color: flint hills and black roman
Module: maximus
AGTM Specifications c-216 grade GW type FDA
Solilian Bond pattern

KEYNOTES: (31) IECTS a6.1 - A6.8)

01. E.I.F.S system, see chapter 31, E.I.F.S item #6
02. veneer system, see chapter 31, stone veneer item #6
03. fire department connection
04. "FDC" sign per city of Scottsdale standards
05. fire alarm flow alarm
06. drain down
07. exterior recessed light dark sky compliant
common centerline
08. EIFS finished horizontal surface - typical at perimeter edge, see
chapter 31, E.I.F.S. item #6
09. control joint - typical at perimeter edge
10. metal shade structure - east/west facing glass shade per energy
code, see chapter 31, item #4
11. pre-finished metal cap flashing, see chapter 31, item #4
12. line of roof beyond
13. pre finished glazing system, see chapter 31, items 1 & 2
14. safety-rail hazard rail system
15. patio wall - veneer system, see chapter 31, item #5
16. line of wall beyond
17. flashing - pre-finished system, see chapter 31, item #4
18. stair tower beyond
19. elevator override beyond
20. screen beyond, see chapter 31, item #4
21. existing Spanish clay tile to remain
22. existing metal cap flashing with new painted finish
23. existing stucco with new painted finish
24. existing exterior door - repair defects + damage and refinish
existing color
25. existing window to remain
26. new masonry patio wall - see detail 1 and 2/a6.8
27. existing door frame to remain, new painted finish to match
adjacent stucco wall semi-gloss finish on door frame
28. new metal lattice for landscape climbing vine, painted finish
29. new rail at disabled ramp
30. new wall sconce, 100% cut-off dark-sky compliant, light color
temp 2.800k 4" max projection from wall, recessed junction box
31. new stucco screen wall
xeriscaping see landscape dwgs
32. existing fire department connection to remain
33. new fire alarm equipment
34. existing door and frame, refinish to match new color of adjacent
wall
35. wood - vertical (rain screen application)
36. recessed down lights 100% cut-off, dark-sky compliant, light color
temp 2.800k
37. new wall sconce, 100% cut-off dark-sky compliant light color temp
2.800k, mount 8" below top of patio wall and 8" from edge (± 5'-6"
above F.F.F.)
38. wood paneling system over existing guard rail, see chapter 31
wood system 03



New 50-room hotel building

note
These documents establish the general standards of quality
and detail for developing a negotiated construction contract.
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exterior
elevations

building #1 package
chapter 20

20.4
a6.5

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021

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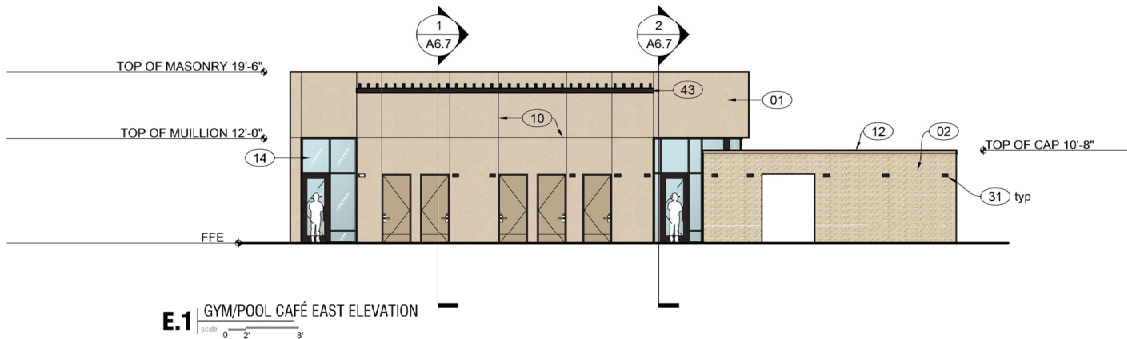
STIPULATION SET
RETAIN FOR RECORDS

8/16/23

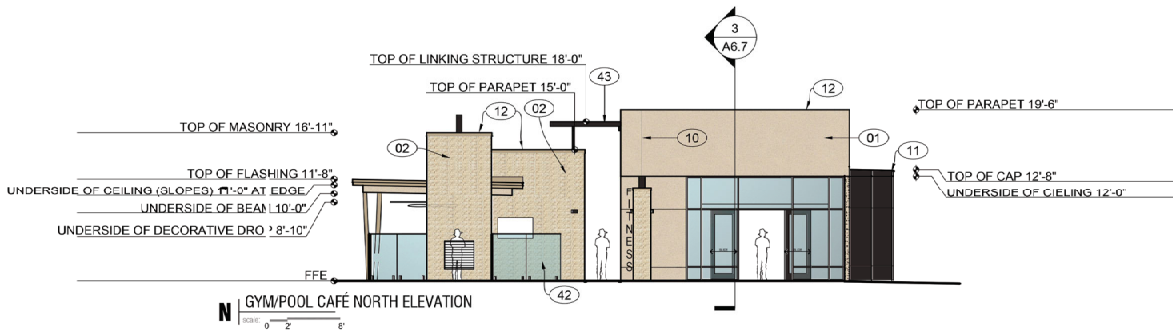
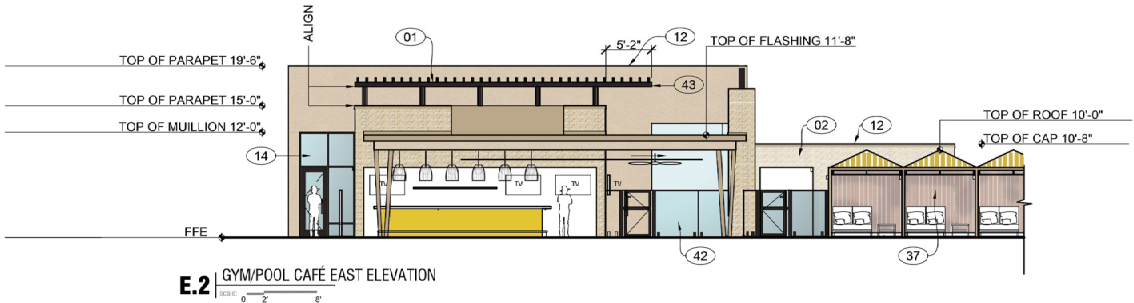
KP

DATE

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- KEYNOTES: (SHEETS a6.1 - A6.8)
1. E.I.F.S system, see chapter 31, E.I.F.S item #6
 2. veneer system, see chapter 31, stone veneer item #5
 3. fire department connection
 4. "FDC" sign per city of Scottsdale standards
 5. fire alarm flow alarm
 6. drain down
 7. exterior recessed light dark sky compliant
 8. common centerline
 9. EIFS finished horizontal surface - typical at perimeter edge, see chapter 31, E.I.F.S item #6
 10. control joint - typical at perimeter edge
 11. metal shade structure - east/west facing glass shade per energy code, see chapter 31, item #4
 12. pre-finished metal cap flashing, see chapter 31, item #4
 13. line of roof beyond
 14. pre finished glazing system, see chapter 31, items 1 & 2
 15. safety-rail hazard rail system
 16. patio rail - veneer system, see chapter 31, item #5
 17. line of wall beyond
 18. flashing - pre-finished system, see chapter 31, item #4
 19. stair tower beyond
 20. elevator overrise beyond
 21. screen beyond, see chapter 31, item #4
 22. existing scanner clay see to remain
 23. existing metal cap flashing with new painted finish
 24. existing stucco with new painted finish
 25. existing exterior door - repair defects + damage and refinish existing color
 26. existing window to remain
 27. new masonry patio wall - see detail 1 and 2/a6.8
 28. existing door frame to remain, new painted finish to match adjacent stucco wall semi-gloss finish on door frame
 29. new metal lattice for landscape climbing vine, painted finish
 30. new rail at disabled ramp
 31. new wall scones, 100% cut-off dark-sky compliant, light color temp 2,800k, 4" max projection from wall, recessed junction box
 32. new stucco screen wall
 33. xeriscaping see landscape dwgs
 34. existing fire department connection to remain
 35. new fire alarm equipment
 36. existing door and frame, finish to match new color of adjacent wall
 37. wood - vertical (rain screen application)
 38. recessed down lights 100% cut-off dark-sky compliant, light color temp 2,800k
 39. new wall scones, 100% cut-off dark-sky compliant light color temp 2,800k, mount 8" below top of patio wall and 8" from edge (± 5'-6" above F.F.E.)
 40. wood paneling system over existing guard rail, see chapter 31 wood system 03
 41. emergency overflow scupper
 42. pool safety glass fence
 43. match custom aluminum fabrication finish to match aluminum window system, 2"x6" members.



New amenity gym/cafe building



2020 E Broadway Blvd.
Tucson, AZ 85719
520.795.9988

the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

section elevations

building & package
contract 00

22 00 44

a6.7

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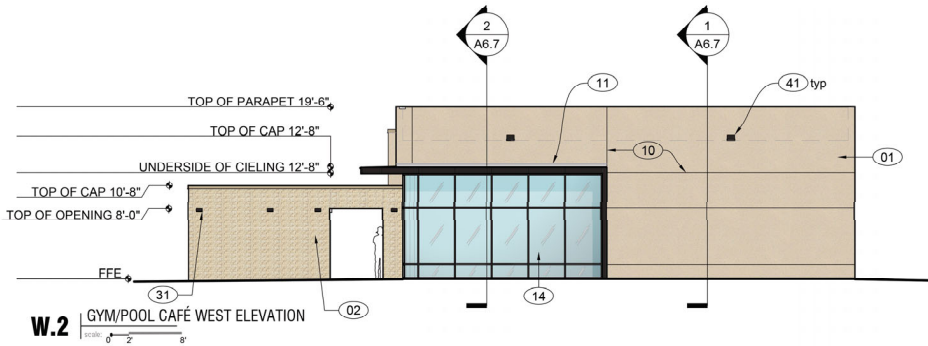
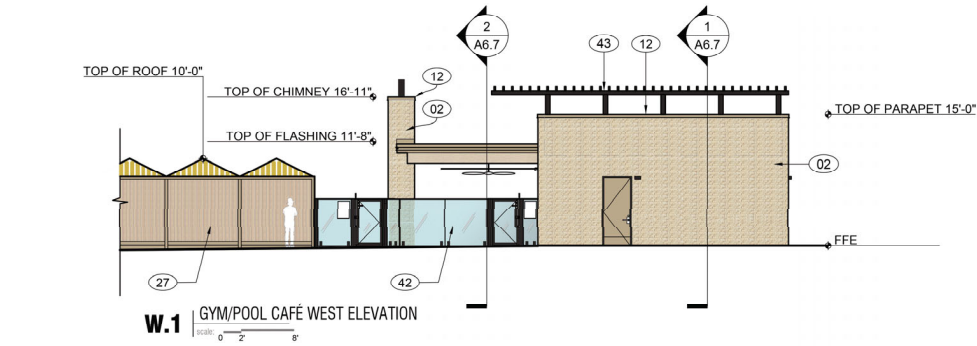
STIPULATION SET
RETAIN FOR RECORDS

8/16/23

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DATE

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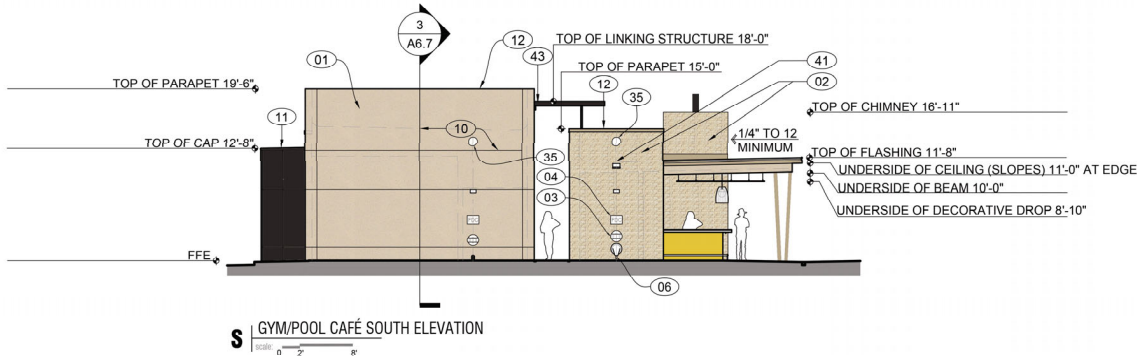
PROPOSED MATERIALS AND FINISHES: (SHEETS a6.1 - a6.8)

01. Glazing
Vitro (formerly PPG glass)
Solarban 70 (formerly Solarban 70XL)
clear + clear-glass insulating glass unit (low-e)
02. Aluminum windows and doors
Window system frame and adjacent break metal and visible flashing
Equal to Arcadia anodized
Color: standard dark bronze AB-7
03. Wood
Exterior Thermory - stabilized autoclaved wood systems
Clear pine exterior cladding standard stock (JEM)
Texture: smooth
Color: natural golden brown
Size: 79 x 5.5
04. Paint
Dunn-Edwards
Color: DET538 Sepia Tone
Prefinished trim pieces shall match
05. Stone Veneer
Cultured stone - El Dorado Stone
Texture: Mewn Stone
Coronado Stone
06. EIFS - exterior insulated finish systems
Dryvit "cushion" systems
Integral color systems
113 Amarillo White
Texture: "sandblast"
07. Masonry
Sioux City brick
Color: flint hills and black roman
Module: maxium
ASTM Specifications c-216 grade SW type FBA
Sicilian Bond pattern

KEYNOTES: (SHEETS a6.1 - A6.8)

1. EIFS system, see chapter 31, EIFS item #6
2. veneer system, see chapter 31, stone veneer item #5
3. fire department connection
4. "FDC" sign per city of Scottsdale standards
5. fire alarm flow alarm
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12. pre-finished metal cap flashing, see chapter 31, item #4
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17. line of wall beyond
18. flashing - pre-finished system, see chapter 31, item #4
19. stair tower beyond
20. elevator override beyond
21. screen beyond, see chapter 31, item #4
22. existing Spanish clay tile to remain
23. existing metal cap flashing with new painted finish
24. existing stucco with new painted finish
25. existing exterior door - repair defects + damage and refinish existing color
26. existing window to remain
27. new masonry patio wall - see detail 1 and 2/a6.8
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29. new metal lattice for landscape climbing vine, painted finish
30. new rail at disabled ramp
31. new wall sconce, 100% cut-off dark-sky compliant, light color temp 2,800K, 4" max projection from wall, recessed junction box
32. new stucco screen wall
33. xeriscaping see landscape dwgs
34. existing fire department connection to remain
35. new fire alarm equipment
36. existing door and frame, refinish to match new color of adjacent wall
37. wood - vertical (rain screen application)
38. recessed down lights 100% cut-off, dark-sky compliant, light color temp 2,800K
39. new wall sconce, 100% cut-off dark-sky compliant light color temp 2,800K, mount 8" below top of patio wall and 5" from edge (± 5'-6" above F.F.F.)
40. wood paneling system over existing guard rail, see chapter 31 wood system 03
41. emergency overflow scupper
42. pool safety glass fence
43. match custom aluminum fabrication finish to match aluminum window system, 2"x6" members.

New amenity gym/cafe building



exterior elevations

building #1 package
chapter 20

20.4
a6.6

the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

FOR
Tucson, AZ 85719
520.795.9888
interiors



the **GEORGE HOTEL** POOL DECK PERSPECTIVE





the **GEORGE HOTEL** POOL DECK PERSPECTIVE LOOKING SOUTH



the **GEORGE HOTEL** GYM PERSPECTIVE

FORS
architecture
+ interiors
2020 e broadway blvd.
Tucson, AZ 85718
520.795.9888



the **GEORGE HOTEL** BLDG 3 PATIO PERSPECTIVE



the **GEORGE HOTEL** BLDG 3 SOUTH WEST PERSPECTIVE



the **GEORGE HOTEL** NORTH VIEW FROM BLDG 1



the **GEORGE HOTEL** BLDG 2 NORTH WEST VIEW



the **GEORGE HOTEL** BLDG 1 SOUTH WEST VIEW

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+ interiors
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the **GEORGE HOTEL** POOL VIEW FROM CAFE BAR



the **GEORGE HOTEL** SECONDARY POOL WEST VIEW



the **GEORGE HOTEL** SECONDARY POOL EAST VIEW



the **GEORGE HOTEL** BLDG 3 SOUTH VIEW



the **GEORGE HOTEL** BLDG 2 EXTERIOR WEST WING



the **GEORGE HOTEL** BLDG 2 ENTRY

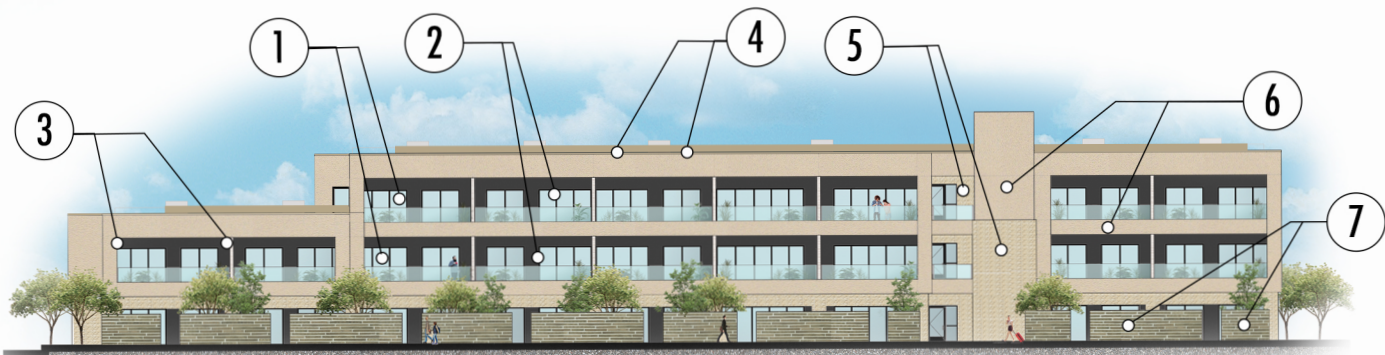
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the **GEORGE HOTEL** BLDG 3 NORTH EAST VIEW



the **GEORGE HOTEL** BLDG 3 NORTH WEST VIEW



BUILDING 3 SOUTH ELEVATION
TYPICAL FINISH APPLICATIONS



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Material Legend

1.Glazing

Vitro (formerly PPG glass)
Solarban 70 (formerly Solarban 70XL)
(2) clear + clear-glass insulating glass unit (low-e)

2.Aluminum windows and doors

Window system frame and adjacent break metal and visible
flashing Equal to Arcadia anodized
Color: standard dark bronze AB-7

3.Wood

Exterior Thermory – stabilized autoclaved wood systems
Clear pine exterior cladding standard stock (JEM)
Texture: smooth
Color: Natural Golden Brown

4.Paint

Dunn-Edwards
Color: sepia tone DET638 LRV 39
Finish: flat
Prefinished trim pieces shall match this color

5.Stone Veneer

Cultured stone - Coronado Stone
Texture: 6” split limestone
Color: cream

6 EIFS – exterior insulated finish systems

Dryvit “outsulation” systems
Integral color systems
113 Amarillo White LRV 52.88
Texture: “sandblast”

7.Masonry

Sioux City brick
Color: flint hills and black roman
Module: maximus
ASTM Specifications c-216 grade SW type FBA
Sicilian Bond pattern

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CALCULATION SUMMARY									
AREA NAME	NUM LUMENS	GRID TYPE	FFTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN
New Area	514,360.00	New Grid 194	502	10.0	100	0.10	2.20	0.00	NA

NOTE: CALC TAKEN AT 6' PAFG

GEORGE HOTEL SITE LUMINAIRE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING BALLAST	ULF	QTY	TYPE	SYMBOL
E1	○	Panel Lighting COLEDUCATION/COMBOSOX Vial Systems	(1)	840		0.70	80	L30	●
L-12	○	Panel Lighting VIAL-408619 Submersible Luminaire	(1)	361		0.90	54	L30	●
L-19	●	BESA 88888 Converted from ELLUMCAT	(1) LED 7.9W 550lm	553		0.90	101	E2	○
L-22	●	BESA 22380 Converted from LUMICAL V	(1) LED 15.4W 1024lm	1026		0.90	73	E2	○
L-23	●	33679	(1)	159		0.90	49	E3	○
								E4	○
								E4	○
								R1	○

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general notes

A. LIGHT FIXTURES ARE NOT SHOWN ON THIS SHEET. REFER TO ES101 & ES102 FOR LOCATION OF LIGHT FIXTURES.

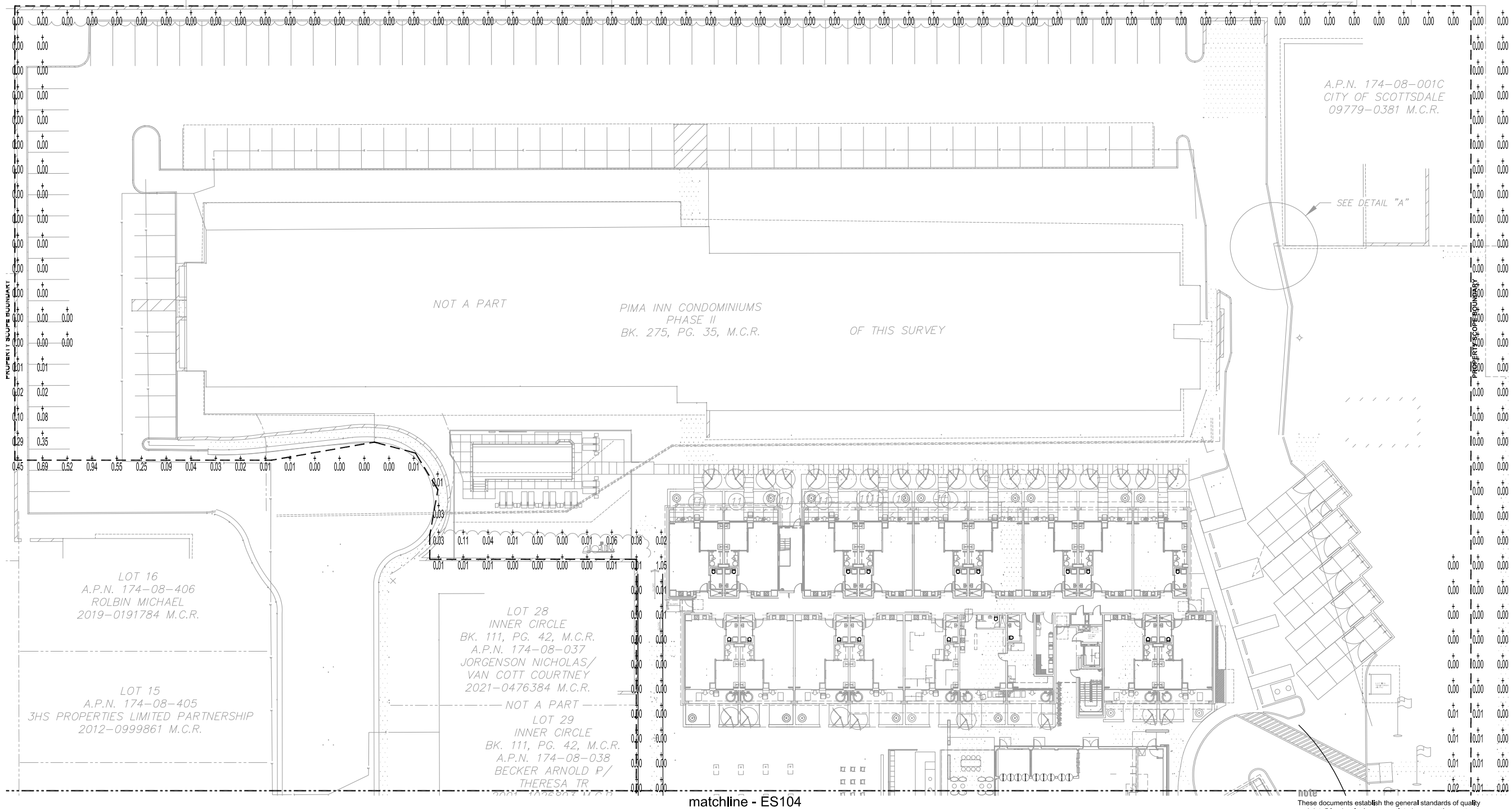
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NOTE
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1 site - vertical point-by-point plan
scale: 0 8' 16'



2051 W SUNSET RD,
SUITE NO. 101
TUCSON, ARIZONA 85704
TEL: (520) 293-1488
FAX: (520) 293-8349
M3ENG.COM
M3-PN210331

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021



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Interiors
2020 E Broadway Blvd.
Tucson, AZ 85719
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the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

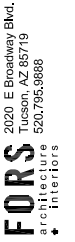
response package
12 December 2021

site -
vertical
point-by-point
plan

es103

[illegible]

A. LIGHT FIXTURES ARE NOT SHOWN ON THIS SHEET. REFER TO ES101 & ES102 FOR LOCATION OF LIGHT FIXTURES.



the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

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CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID TYPE	#PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN
New Area	614.80x687.30FT	New Grid / F4H	562	1000	<>	0.10	2.29	0.00	N/A

[illegible]

north

A simple compass rose with a circle in the center. Four lines extend from the center to the edges, representing the cardinal directions. The top line is labeled 'north', the bottom line is labeled 'south', the left line is labeled 'west', and the right line is labeled 'east'.

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19 site -
vertical
point-by-point
plan

response package
12 December 2021

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TUCSON, ARIZONA 85704
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M3-PN210331



ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT

es104

GEORGE HOTEL SITE LUMINANCE SCHEDULE								GEORGE HOTEL SITE LUMINANCE SCHEDULE							
TYPE	SUBTYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING BALLAST	ULF	QTY	TYPE	SUBTYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING BALLAST	ULF	QTY
E1	□	from lighting COPIED AS SHOWN FOR RECORD	(1)	840		0.70	80	L-18	○	BECA 2400'S Converted to LUMCAL V GREEN CREATIVE	(1) LED 2.8W 2400m	244		0.60	16
L-12	□	WAC Lighting VC-4108803 Surface-mounted Luminaire	(1)	381		0.80	54	L-18	○	BECA (1) 1.428	(1) LED 2.8W 2400m	244		0.60	2
L-19	□	BECA 66666 Converted from EULUMDAT	(1) LED 7.5W 550lm	553		0.80	101	E2	□	Lighting Luminaire	(2) 15.4W 1024	1028		0.70	1
L-22	□	BECA 22000 Converted to LUMCAL V	(1) LED 15.4W 1024	1028		0.80	73	E3	□	Lighting Luminaire	(1) 15.4W 1024	1028		0.70	8
L-23	□	BECA 22000 Converted to LUMCAL V	(1)	159		0.80	49	E1	□	Lighting Luminaire	(2) 15.4W 1024	1028		0.70	3
								E1	○	Lighting Luminaire ONE 3001 LOKAR LESS 8" LUMEN 3000K 1000LM CLEAR	(1)	850		0.90	47

Computed in accordance with IES recommendations

Statistics

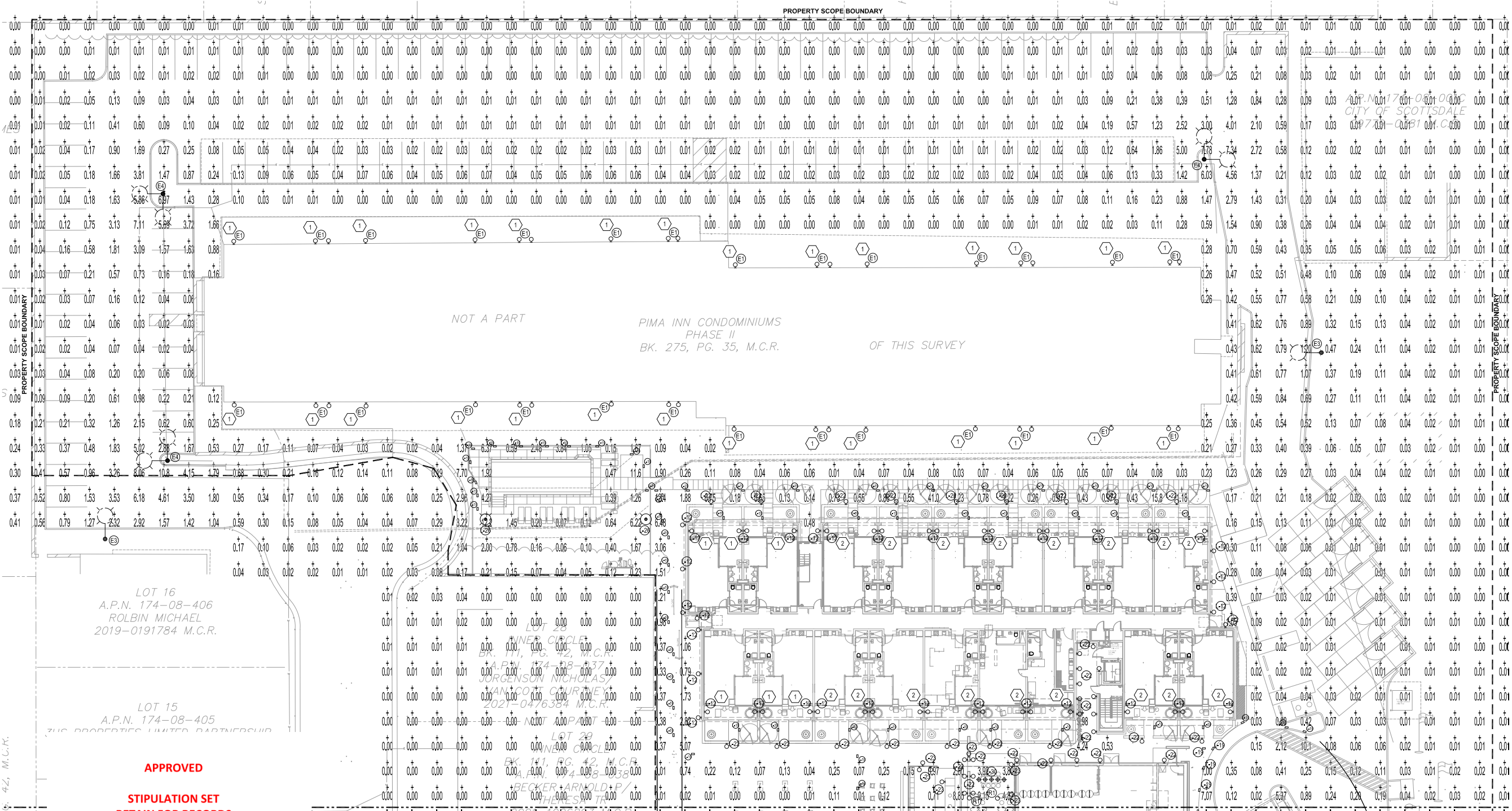
GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	19.82	0.52	N/A	N/A

general notes

A. LIGHT FIXTURES ARE SHOWN FOR THE POINT-BY-POINT CALCULATION ONLY.

keynotes

1. LIGHT FIXTURE IS TYPICAL FOR 1ST & 2ND FLOORS.
2. LIGHT FIXTURE IS TYPICAL FOR 1ST, 2ND & 3RD FLOORS.



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8/16/23

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matchline - ES102

note
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site -
horizontal
point-by-point
plan

1 site - horizontal point-by-point plan

scale: 0' 8' 16'

north



2051 W SUNSET RD.,
SUITE NO. 101
TUCSON, ARIZONA 85704
TEL. (520) 293-1488
FAX. (520) 293-8349
M3ENG.COM
M3-PN210331

CDS plan check numbers:

Pre-Application Number: 430-PA-2021

219-PA-2021

es101



FOR
Interiors
2020 E Broadway Blvd.
Tucson, AZ 85719
520.795.9868

the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

response package
12 December 2021

EXISTING SITE LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER CATALOG NUMBER	VOLT	LAMP	LUMENS	FULL CUTOFF	REMARKS
L12	WALL MOUNT SQUARE LED LUMINAIRE MODERN FORMS WS-W38608-BK	120V	LED	391 LUMENS 10.7 VA	YES	
L19	LED BOLLARD LUMINAIRE BEGA LIGHTING 88066-K3-BK	120V	LED	551 LUMENS 12 VA	YES	
L22	WALL MOUNT LED LUMINAIRE BEGA LIGHTING 22360-K3-BLK	120V	LED	1,024 LUMENS 15.4 VA	YES	
L23	WALL MOUNT LED LUMINAIRE BEGA LIGHTING 33579-K3-BLK	120V	LED	158 LUMENS 1.9 VA	YES	
L26	10' POLE-TOP LED LUMINAIRE BEGA 84121-K3-BLK	120V	LED	2,297 LUMENS 23.6 VA	YES	
L30	SUSPENDED LUMINAIRE HINKLEY LIGHTING 10483TK	120V	LED	840 LUMENS 100 VA	NO	PROVIDE EQUIVALENT LED BULB.
L39	WALL MOUNT RECESSED LED LUMINAIRE BEGA 24202-K3-BLK	120V	LED	274 LUMENS 2.9 VA	YES	
R1	6" RECESSED LED CAN LIGHT LITHONIA LIGHTING LDN6-30/10-L06-AR-LSS-MVOLT	120V	LED	950 LUMENS 10.4 VA	YES	
E1	EXISTING EXTERIOR WALL MOUNT CYLINDER FIXTURE	120V	ASSUMED 60W INC.	840 LUMENS 60 VA	YES	FIXTURE IS EXISTING.
E2	EXISTING SINGLE HEAD LIGHT POLE (APPROXIMATE 20' AFG)	120V	ASSUMED 100 HPS	9400 LUMENS (ASSUMED LUMENS) 130 VA	YES	FIXTURE IS EXISTING.
E3	EXISTING DOUBLE HEAD LIGHT POLE (APPROXIMATE 20' AFG)	120V	ASSUMED 100 HPS / HEAD	9400 LUMENS / HEAD (ASSUMED LUMENS) 130 VA/HEAD	YES	FIXTURE IS EXISTING.
E4	EXISTING DOUBLE HEAD LIGHT POLE (APPROXIMATE 10' AFG)	120V	ASSUMED 100 HPS / HEAD	9400 LUMENS / HEAD (ASSUMED LUMENS) 130 VA/HEAD	YES	FIXTURE IS EXISTING.

NOTE: LIGHT FIXTURES ARE SHOWN FOR THE POINT-BY-POINT CALCULATION. REFER TO THE BUILDING CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.

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the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

response package
12 December 2021

light fixture -
schedule

note
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2119

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021

e001



2051 W SUNSET RD.
SUITE NO. 101
TUCSON, ARIZONA 85704
TEL: (520) 293-4486
FAX: (520) 293-4349
M3ENG.COM
MS-PN210331

TYPE L-12



Project: _____
Location: _____
Fixture Type: _____
Catalog Number: _____

AVAILABLE FINISHES:



Square

WS-W38608

Four equal sides and a square of light geometry to wall surfaces in the daytime with mounting in the wall providing safe illumination of pathways and dramatic vertical lighting in the evening for wall grating surfaces.

FEATURES

- 277V option available for special applications
- ALCED driverless technology
- State of the art LEDs in a metal frame
- IES Dark Sky compliant mounting in a downward orientation

SPECIFICATIONS

Rated Life: 54,000 hours

Standards: ETL, UL, Wet location, Listed, IP65, 24 JAB, 2019 Compliant, Dark

Input: Sky, 120V, 50/60Hz

Dimming: ELV

Color Temp: 3000

CRI: 90

Construction: Aluminum housing

REPLACEMENT PARTS

RPL-GA-38608 - Glass

Model	Size	Color Temp	Finish	LED 1	LED 2	LED Lumens	Delivered Lumens
WS-W38608-BZ	8"	3000K	Black	10.7W	10.7W	800	591
WS-W38608-BZ	8"	3000K	Black	10.7W	10.7W	800	591
WS-W38608-BZ	8"	3000K	Black	10.7W	10.7W	800	591

Model: WS-W38608-BZ | Phone: (866) 816-2255 | Fax: (805) 566-9474
Distribution Center: 1600 Distribution | 15111 G | 92122
West | Distribution Center: 1710 Ar | 15111 G | 92122

MODERN FORMS

LED wall luminaire - light output on one side

TYPE L-22

Application: _____
This LED luminaire is designed for use in a variety of applications, including wall grating surfaces, pathways, and dramatic vertical lighting in the evening for wall grating surfaces.

Material: _____
Luminaire: _____
LED: _____
LED Lumens: _____
Delivered Lumens: _____

Electric: _____
Operating Voltage: _____
Minimum: _____
LED Module: _____
System: _____
Control: _____
Color: _____
LED Series: _____

Wildlife: _____
Luminaire: _____
LED: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

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LED color: _____
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LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED color: _____
LED Lumens: _____
Delivered Lumens: _____

LED bollard - symmetrical

TYPE L-19

BEGA

Application: _____
LED bollard with shielded light distribution. Designed for effective lighting of landscapes, pathways, and open spaces from low mounting heights. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Material: _____
Luminaire housing constructed of extruded marine grade, copper free (≤0.3% copper content) A330.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 20.3 lbs

Electrical: _____
Operating voltage: 120-277V AC
Minimum start temperature: -30°C
LED module wattage: 7.9W
System wattage: 12.0W
Dimmable: 0-10V dimmable
Color rendering index: Ra=90
Luminaire lumens: 551 lumens (8000K)
Lifetime at Ta=15°C: >500,000 h (L70)
Lifetime at Ta=55°C: 189,000 h (L70)

LED color temperature: _____
LED Lumens: _____
Delivered Lumens: _____

LED color temperature: _____
LED Lumens: _____
Delivered Lumens: _____

LED color temperature: _____
LED Lumens: _____
Delivered Lumens: _____

LED color temperature: _____
LED Lumens: _____
Delivered Lumens: _____

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LED Lumens: _____
Delivered Lumens: _____

LED color temperature: _____
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LED color temperature: _____
LED Lumens: _____
Delivered Lumens: _____



Model: WS-W38608-BZ | Phone: (866) 816-2255 | Fax: (805) 566-9474
Distribution Center: 1600 Distribution | 15111 G | 92122
West | Distribution Center: 1710 Ar | 15111 G | 92122

BEGA

TYPE L-22

Photometric Filename: 22360.IES

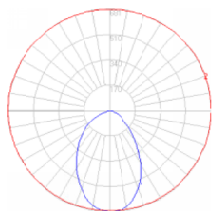
TEST: BE-22360

TEST LAB: BEGA

DATE: 10/20/2016

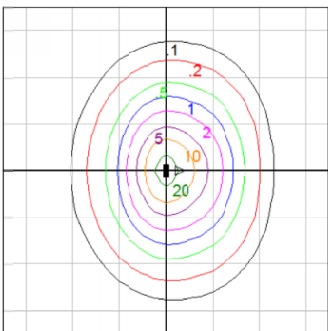
LUMINAIRE: 22 360

LAMP: 15.4W LED

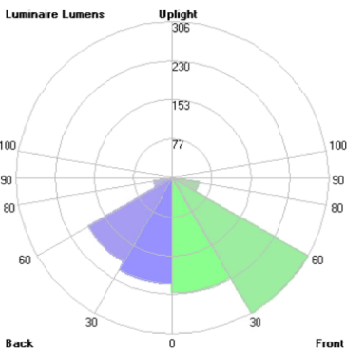


Characteristics: _____
Lumens Per Lamp: _____
Total Lamp Lumens: _____
Luminaire Lumens: _____
Total Luminaire Efficiency: _____
Luminaire Efficacy Rating (LER): _____
Total Luminaire Watts: _____
Ballast Factor: _____
CIE Type: _____
Spacing Criterion (0-180): _____
Spacing Criterion (90-270): _____
Spacing Criterion (Diagonal): _____
Basic Luminous Shape: _____
Luminous Length (0-180): _____
Luminous Width (90-270): _____
Luminous Height: _____

Lum. Classification System (LCS): _____
LCS Zone: _____
Lumens % Lamp: _____
% Lum: _____
FL (0-30): _____
FM (30-60): _____
FH (60-80): _____
FVH (80-90): _____
BL (0-30): _____
BM (30-60): _____
BH (60-80): _____
BVH (80-90): _____
UL (90-100): _____
UH (100-180): _____
Total: _____
BUG Rating: _____



Mounting Height = 5 ft. Grid Spacing = 5 ft.



Back Front

BEGA

Photometric Filename: 88066.IES

TEST: N/A

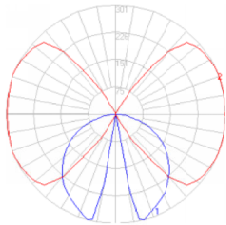
TEST LAB: BEGA

DATE: 9/8/2014

LUMINAIRE: 88 066

LAMP: 7.9W LED

TYPE L-19



Characteristics

IES Classification: _____

Longitudinal Classification: _____

Lumens Per Lamp: _____

Total Lamp Lumens: _____

Luminaire Lumens: _____

Downward Total Efficiency: _____

Total Luminaire Efficiency: _____

Luminaire Efficacy Rating (LER): _____

Total Luminaire Watts: _____

Ballast Factor: _____

Upward Waste Light Ratio: _____

Max. Cd: _____

Max. Cd. (<90 Vert.): _____

Max. Cd. (At 90 Deg. Vert.): _____

Max. Cd. (80 to <90 Deg. Vert.): _____

Cutoff Classification (deprecated): _____

Lum. Classification System (LCS)

LCS Zone: _____

Lumens: _____

% Lamp: _____

% Lum: _____

FL (0-30): _____

FM (30-60): _____

FH (60-80): _____

FVH (80-90): _____

BL (0-30): _____

BM (30-60): _____

BH (60-80): _____

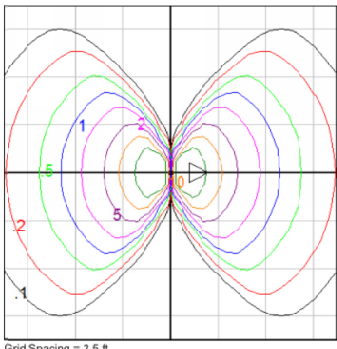
BVH (80-90): _____

UL (90-100): _____

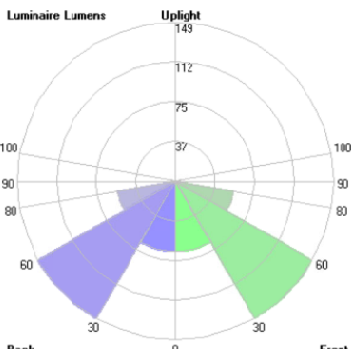
UH (100-180): _____

Total: _____

BUG Rating: _____



Grid Spacing = 2.5 ft.



Back Front

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

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STIPULATION SET
RETAIN FOR RECORDS

8/16/23

KP

DATE

APPROVED BY

response package

12 December 2021

light fixture -
cutsheets

note

These documents establish the general standards of quality and detail for developing a negotiated construction contract. Be advised that all trades are responsible for reviewing and referring to the complete set of drawings. This is an integrated set and sheets should not be bid or built from individually.

CDS plan check numbers:

Pre-Application Number: 430-PA-2021

219-PA-2021

e002

Wall luminaire with light in downward direction

TYPE L-23

BEGA

Application
Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

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

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 1.5 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -40°C
LED module wattage 1.9W
System wattage 3.0W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 158 lumens (3000K)
LED service life (L70) 60,000 hours

LED color temperature
□ 4000K - Product number + **K4 (EXPRESS)**
□ 3500K - Product number + **K35**
□ 3000K - Product number + **K3 (EXPRESS)**
□ 2700K - Product number + **K27**
□ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage 2.1W (Amber)
System wattage 5.3W (Amber)
Luminaire lumens 57 lumens (Amber)

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

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

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



Wall luminaire with light in downward direction

LED 39570 1.9W 23° 3 5% 3%

β = Beam angle

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Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com Updated 03/2019 © copyright BEGA 2019



BEGA

Photometric Filename: 33579.IES

TEST: BE 33579
TEST LAB: BEGA
DATE: 2/29/2016
LUMINAIRE: 33 579
LAMP: 1.9W LED

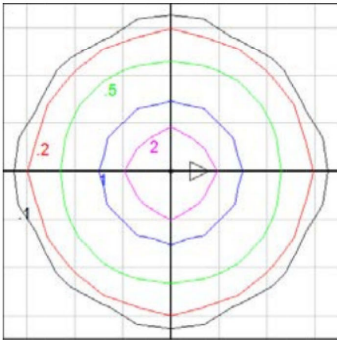
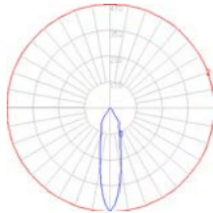
Characteristics
IES Classification
Longitudinal Classification
Lumens Per Lamp
Total Lamp Lumens
Luminaire Lumens
Downward Total Efficiency
Total Luminaire Efficiency
Luminaire Efficacy Rating (LER)
Total Luminaire Watts
Ballast Factor
Upward Waste Light Ratio
Max. Cd.
Max. Cd. (<90 Vert.)
Max. Cd. (At 90 Deg. Vert.)
Max. Cd. (80 to <90 Deg. Vert.)
Cutoff Classification (deprecated)

Type VS
Very Short
N.A. (absolute)
N.A. (absolute)
158
N.A.
N.A.
53
3
1.00
0.00
470.356 (360H, 0V)
470.356 (360H, 0V)
0 (0.0%Lum)
.055 (0.0%Lum)
N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	63.6	N.A.	40.4
FM (30-60)	15.1	N.A.	9.6
FH (60-80)	0.1	N.A.	0.0
FVH (80-90)	< 0.05	N.A.	0.0
BL (0-30)	63.6	N.A.	40.4
BM (30-60)	15.1	N.A.	9.6
BH (60-80)	0.1	N.A.	0.0
BVH (80-90)	< 0.05	N.A.	0.0
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	157.6	N.A.	100.0

BUG Rating B0-U0-G0



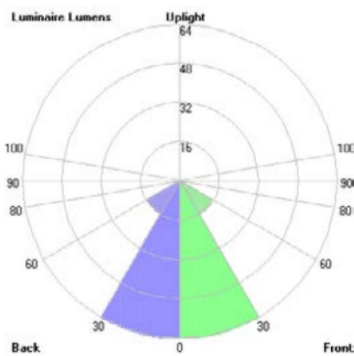
Mounting Height = 10 ft. Grid Spacing = 2.5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
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Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	63.6	N.A.	40.4
FM (30-60)	15.1	N.A.	9.6
FH (60-80)	0.1	N.A.	0.0
FVH (80-90)	< 0.05	N.A.	0.0
BL (0-30)	63.6	N.A.	40.4
BM (30-60)	15.1	N.A.	9.6
BH (60-80)	0.1	N.A.	0.0
BVH (80-90)	< 0.05	N.A.	0.0
UL (90-100)	0.0	N.A.	0.0
UH (100-180)	0.0	N.A.	0.0
Total	157.6	N.A.	100.0

BUG Rating B0-U0-G0



REV1 01/12/2023 TYPE L-24 DELETED

TYPE L-24

BEGA

Photometric Filename: 84121.IES

TEST: BE 84121
TEST LAB: BEGA
DATE: 12/4/2017
LUMINAIRE: 84 121
LAMP: 23.6W LED

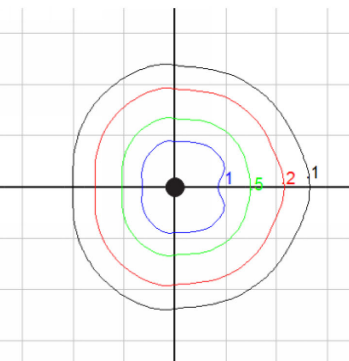
Characteristics
IES Classification
Longitudinal Classification
Lumens Per Lamp
Total Lamp Lumens
Luminaire Lumens
Downward Total Efficiency
Total Luminaire Efficiency
Luminaire Efficacy Rating (LER)
Total Luminaire Watts
Ballast Factor
Upward Waste Light Ratio
Max. Cd.
Max. Cd. (<90 Vert.)
Max. Cd. (At 90 Deg. Vert.)
Max. Cd. (80 to <90 Deg. Vert.)
Cutoff Classification (deprecated)

Type III
Very Short
N.A. (absolute)
N.A. (absolute)
2297
N.A.
N.A.
82
28
1.00
0.00
801.5 (320H, 35V)
801.5 (320H, 35V)
19.5 (0.8%Lum)
106.9 (4.7%Lum)
N.A. (absolute)

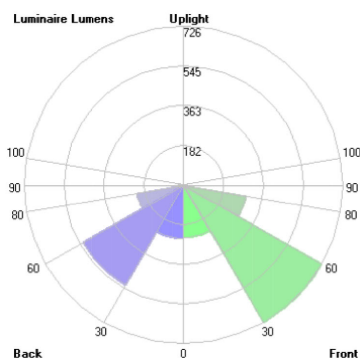
Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	241.8	N.A.	10.5
FM (30-60)	726.5	N.A.	31.6
FH (60-80)	288.9	N.A.	12.6
FVH (80-90)	17.4	N.A.	0.8
BL (0-30)	246.8	N.A.	10.7
BM (30-60)	528.3	N.A.	23.0
BH (60-80)	215.2	N.A.	9.4
BVH (80-90)	23.9	N.A.	1.0
UL (90-100)	4.7	N.A.	0.2
UH (100-180)	3.0	N.A.	0.1
Total	2296.5	N.A.	100.0

BUG Rating B1-U1-G1



Mounting Height = 17 ft. 8 in. (Pole - 1708HR)
Grid Spacing = 15 ft.



note
These documents establish the general standards of quality and detail for developing a negotiated construction contract. Be advised that all trades are responsible for reviewing and referring to the complete set of drawings. This is an integrated set and sheets should not be bid or build from individually.

CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021

e003

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STIPULATION SET
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8/16/23

KP

DATE

APPROVED BY

LED pole-top luminaires with asymmetrical light distribution

Housing/filter: Die-cast aluminum construction. The luminaire slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear acrylic diffuser held in place by die-cast aluminum frame. Fully gasketed for weather tight operation using a molded silicone gasket.

Electrical: 23.6W LED luminaire, 28 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

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

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

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

Weight: 21.4 lbs.

EPA (Effective projection area): 0.73 sq. ft.

Electrical: 23.6W LED luminaire, 28 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

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

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

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

Weight: 21.4 lbs.

EPA (Effective projection area): 0.73 sq. ft.

Luminaire Lumens: 2297

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



Pole-top luminaires

LED 84121 23.6W 20° 22 1/2"

*Recommended for use with 12" to 10" poles

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architecture + interiors
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the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

response package
12 December 2021

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