



**CITY OF SCOTTSDALE USE PERMIT STIPULATIONS:**

- CONFORMANCE TO CONCEPTUAL SITE PLAN. DEVELOPMENT SHALL CONFORM WITH THE CONCEPTUAL SITE PLAN SUBMITTED BY FORS ARCHITECTURE + INTERIORS, ATTACHED AS EXHIBIT A TO EXHIBIT 2. ANY PROPOSED SIGNIFICANT CHANGE TO THE CONCEPTUAL SITE PLAN AS DETERMINED BY THE ZONING ADMINISTRATOR, SHALL BE SUBJECT TO ADDITIONAL ACTION AND PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.
- MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. THE NUMBER OF UNITS ON THE SITE FOR THE HOTEL AND CONDOMINIUMS SHALL NOT EXCEED 124 UNITS (84 HOTEL ROOMS AND 40 CONDOMINIUM UNITS) WITHOUT SUBSEQUENT PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND CITY COUNCIL.
- BUILDING HEIGHT LIMITATIONS. NO BUILDING ON THE SITE SHALL EXCEED 36 FEET IN HEIGHT, MEASURED AS PROVIDED IN THE APPLICABLE SECTION OF THE ZONING ORDINANCE.
- OUTDOOR LIGHTING. THE MAXIMUM HEIGHT OF ANY OUTDOOR LIGHTING SOURCE, EXCEPT ANY LIGHT SOURCES FOR PATIOS AND/OR BALCONIES, SHALL BE 16 FEET ABOVE THE ADJACENT FINISHED GRADE.
- MATURE TREES. WITH THE DEVELOPMENT REVIEW BOARD SUBMITTAL, THE APPLICANT SHALL PROVIDE A PLAN, INCLUDING TREE SPECIES AND SIZE AT INSTALLATION, DEMONSTRATING 50% OF THE REQUIRED NUMBERS OF TREES ARE MATURE TREES. ALL TREES INSTALLED ALONG THE NORTH AND WEST BOUNDARY OF THE NEW HOTEL BUILDING SHALL BE MATURE.
- SIGNS. NO BUILDING WALL SIGNS SHALL BE INSTALLED ALONG THE NORTH AND WEST ELEVATIONS OF THE NEW HOTEL BUILDING. (GROUND LEVEL WAYFINDING SIGNAGE WITH TEXT NOT IN EXCESS OF 8" HIGH IS ACCEPTABLE AND EXCLUDED FROM THIS STIPULATION. INTENT IS SIGN READING "HOTEL ROOM 128" WITH AN ARROW, OR "LOBBY" WITH AN ARROW)

**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"
- NEW SITE WALL, VENEER, 6"
- 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
- 15'-0" SETBACK LINE
- 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'-1"
- 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 ENCRUCH ON FIRE LAND - DSPM 2-1.305.F GROSS FLOOR AREA LESS THAN 100,000 SQ.FT. + 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  
architecture  
interiors 520.795.9888



**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**

**1 SITE PLAN**  
scale: 0 6' 24'