

The George Hotel  
Permit Application  
Package

12 July 2022  
Revision: 12 January 2023

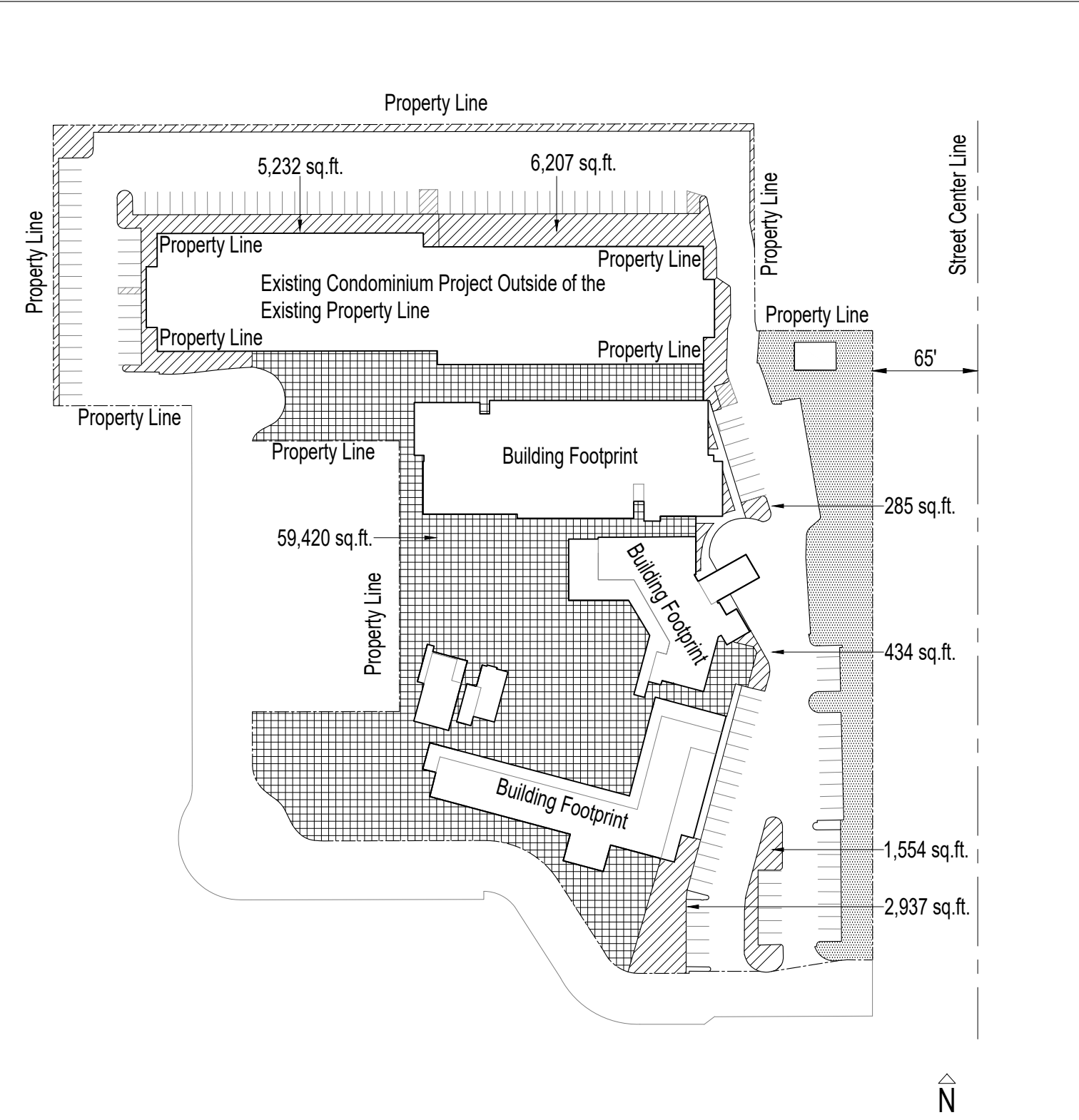
## 18 OPEN SPACE PLAN

FOR Sarchitecture + interiors

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# Open Space Plan (Site Plan Worksheet)



Project Data Zoning: Existing Zoning R-5 PCD  
Net Lot Area: 171,950 sq.ft. (5.931 acres)  
Building Height: 36'-0"

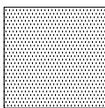
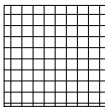
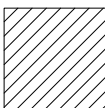
**(SEE ZONING ORDINANCE FOR ZONING DISTRICT REQUIREMENTS)**

Open Space Calculations

Required Open Space:  
maximum building height = 34'-11" (36' allowed)  
  
Open Space Required (not including parking lot landscaping)  
= 171,195 x 0.31 = 53,305 (31%)  
Open Space Provided = 59,420 sq.ft. + 17,580 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

Building Area	Original Hyatt Place (Approved UP) in square feet	The GEORGE Hotel (proposed) in square feet	Delta Change
First Level interior conditioned space	23,650	32,404	8,754 increase
second level interior conditioned space	19,728	22,180	2,452 increase
Third level interior coordinated space	17,170	11,608	5,562 decrease
Total	60,548	66,192	8% increase
Ground level exterior covered space	1,605	9,905	8,300
Second level exterior covered space	----	4,747	4,747
Third level exterior covered space	----	1,914	1,914
Total including exterior covered space	1,605	16,566	15,143
Total	62,153	82,758	25 % increase

Number of Hotel rooms			
	Original Hyatt Place (Approved UP)	The GEORGE Hotel (proposed)	Delta Change
	100 rooms	84 room	-16 fewer rooms

Parking Analysis			
	Original Hyatt Place (Approved UP)	The GEORGE Hotel (proposed)	development code
Existing condos <i>Condo count taken from ALTA / ACSM land title survey rev.4 dated 6-12-15</i>	40 x 1.25 = 50 parking spaces	40 x 1.3 = 52 40 / 6 = 7 52 + 7 = 59 parking spaces required	<i>54 parking spaces are currently designated to the Condominium. The condominium will require 5 additional parking spaces from the hotel to be compliant</i> Dwellings, multi-family one-bedroom 1.3 <i>Guest Parking:</i> <i>1 space per every 6 units</i>
Guestrooms	100 x 1.25 = 125	84 x 1 = 84	Table 9.103.a travelers accommodations one parking space for each one guest rooms
Meeting rooms	1,005 sq.ft /150 = 20	----	
Other commercial spaces (lobby, hotel offices, kitchen, hotel laundry)(excluded unoccupied space such as electrical, mechanical room, and sprinkler stand pipe rooms.)	----	8,364 - 2000 = 6,364 6,364/400 = 16 spaces	D. All other commercial uses (1) parking space for every four hundred sq.ft. for gross area (no additional parking for first 2,000 for associated commercial uses
Accessory use of the hotel bar / lounge	---	interior bar space building #2: Interior interior bar 415 sq.ft. Pool Café' 0 sq.ft calculation 415/80 6 spaces  Building #2 exterior bar patio = 192sq.ft. pool café patio = 204 sq.ft calculation 396 sq.ft. 396-200 = 196    196/200 1 + 6 = 7 parking spaces	A. One (1) space per sixty (80) square feet of gross floor area; and B. One (1) space per two hundred (200) gross square feet of outdoor patio area, excluding the first two hundred (200) gross square feet.

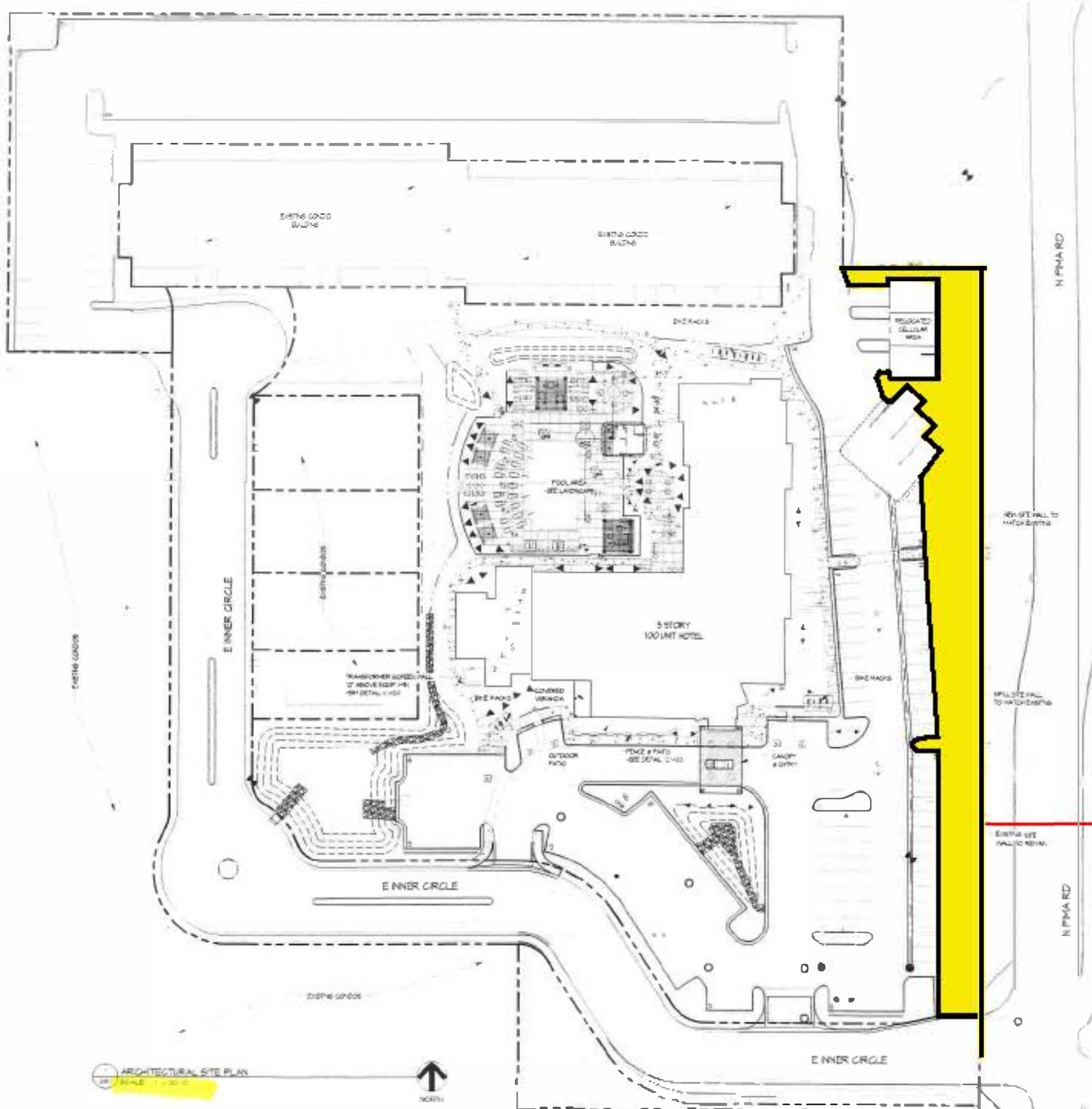
Accessory use restaurant	---	<p>Interior 1,270 sq.ft. interior  <math>1,250/120=11</math> parking spaces</p> <p>Exterior Patio building #2: 1,064  pool cafe: 576  <math>1,640-350=1,290</math>  <math>1290/350=4</math> parking spaces  <math>11+4= 15</math> parking spaces</p>	<p>A. One (1) parking space per one hundred twenty (120) square feet of gross floor area; and</p> <p>B. One (1) parking space for each three hundred fifty (350) gross square feet of outdoor patio area, excluding the first three hundred fifty (350) gross square feet of outdoor patio area, unless the space is located next to and oriented toward a publicly owned walkway or street, in which case the first five hundred (500) square gross feet of outdoor patio area is excluded.</p>
Gym	776 - A-2 occupancy Not a public use, hotel guests only Zero added parking spaces	Not a public use, hotel guests only Zero added parking spaces	
Hotel	145	122	
Condos	50	59	
Total	195	181	
Spaces available	244	183	

Bicycle requirements			
	Original Hyatt Place (Approved UP)	The GEORGE Hotel (proposed)	development code
Bicycle spaces	1:10 parking spaces = 24 required, sheet AS1	181 parking spaces required $181/10 = 18.1 = 19$ bike parking spaces required	Sec.9.103, 1 bicycle parking space for every 10 required spaces
	----	10 racks on site = 20 provided bike spaces. (Each rack provides 2 bicycle spaces)	DSPM site planning section D.2 18” x 72” for each bicycle and provided with a rack
		COS MAG Detail 2285. Alternative bike rack designs may be approved by the Zoning Administrator.	

Building calculations			
Point of Reference elevation	$1,301.00' + 1' = 1,302.00'$	$1,301.00' + 1' = 1,302.00'$	
Tallest building element proposed	$1,346.00'$ (F.F.E. = $1,302.00 + 44' = 1,346.00'$ )	$1,346.00'$ (F.F.E. = $1,302.00 + 42' = 1,344.00'$ )	
Height of Parapet	34'-11"	34'-11"	

Open Space Calculations			
Site area parcel (net)	171,950 s.f. = 3.95 acres	171,950 s.f. = 3.95 acres	no change proposed
Site area parcel (gross)	206,342 S.F. = 4.74 acres	206,342 S.F. = 4.74 acres	no change proposed
Units per acre	28.5 x 3.95 acres = 113 units	28.5 x 3.95 acres = 113 units	----
Required open space	Net lot area 171,950 S.F. x 0.31 (31%)	Net lot area 171,950 S.F. x 0.31 (31%)	53,305 required 57,852 proposed (does not include frontal open space and parking lot landscape)
Total open space required	53,305 SF 31%	53,305 SF 31%	----
Parking lot landscape required	parking lot area x 15% $55,670 \text{ s.f.} \times 0.15 = 8,351 \text{ s.f.}$	parking lot area x 15% $55,670 \text{ s.f.} \times 0.15 = 8,351 \text{ s.f.}$ required	----
Total open space other than front open space provided	44,832 s.f.	59,420 s.f.	
Total frontage open space provide	14,259 s.f.	17,580 s.f.	2,741 s.f. increase
Total parking lot landscape proposed	16,177 s.f.	20,916 s.f.	mature existing landscape proposed to be retained and reused - additional native shrubs, trees, cactus and ground cover being propossed





DEVELOPMENT PROGRAM

GENERAL INFORMATION  
DEVELOPER: HALL & CO. LLC  
CONTACT: JESSICA ROSS  
TELEPHONE: 480-948-4444  
EMAIL: JESSICA@HALLANDCO.COM  
ARCHITECT: TRAVIS HOPKINS ARCHITECTS  
CONTACT: MARK HANFELD  
ADDRESS: 200 CHAMBERLAIN, MONTICELLO, AZ 85909  
TELEPHONE: 708-314-0782  
P.O. BOX: 1000000

BUILDING CODE:	2015 IBC	ELECTRICAL CODE:	2015 NEC
MECHANICAL CODE:	2015 IMC	FIRE CODE:	2015 NFPA
PLUMBING CODE:	2015 IPC	ENERGY CODE:	2015 USC

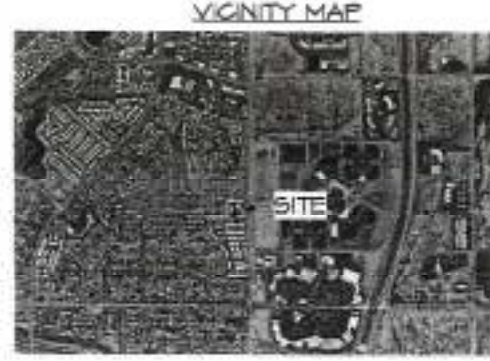
SITE INFORMATION			
PROJECT ADDRESS: HYATT PLACE			
1000 N PIMA RD			
SCOTTSDALE, AZ 85260			
PARCEL NUMBER:	114-06-001	20260	R-5
SITE USE:	TRAVEL ACCOMMODATIONS		
SITE AREA:			
PARCEL NET:	111,150 S.F.	3.45 ACRES	
PARCEL GROSS:	226,342 S.F.	4.14 ACRES	
BUILDING AREA:			
FIRST FLOOR AREA:	25,411 S.F.		
SECOND FLOOR AREA:	14,750 S.F.		
THIRD FLOOR AREA:	11,110 S.F.		
CANOPY AREA:	1,605 S.F.		
TOTAL AREA:	60,500 S.F.		
PARKING ANALYSIS:			
REQUIRED:			
EXISTING CONDOS:	40X125=50		
EXISTING CONDOS:	100X125=125	(10X150 SPACES = 5 H.C.)	
MEETING ROOM:	100X150 S.F. / 150 S.F. = 30		
		REG. PARKING = 118	
PROVIDED:			
NEW HOTEL:	113 X 5 H.C. = 118		
EXISTING CONDOS:	126		
TOTAL PARKING:	244		

PERMITS REQUIRED:  
BICYCLE SPACES REQUIRED: 110 PARKING SPACES = 110  
B.C. = 2 SPACES PROVIDED: 26 SPACES  
BICYCLE HEIGHT CALCULATIONS:  
POINT OF REFERENCE ELEVATION: 1512.00' ±  
TALLEST CURB: 1512.00' ±  
P.P.E.: 1512.00' ± 44' - 246.80'

OPEN SPACE CALCULATIONS:  
NET LOT AREA: 111,150 S.F. = 3.45 ACRES  
BUILDING HEIGHT: 44'  
UNITS PER ACRE: 26.5 X 3.45 ACRES = 113 UNITS  
NET LOT OPEN SPACE:  
TOTAL OPEN SPACE PROVIDED: 5,100 S.F. (14%)  
PER OPEN SPACE RATIO:  
OPEN SPACE: 6,500 S.F.  
32,200 S.F. X 5 = 26,650 S.F.  
PARKING LOT LANDSCAPING PROVIDED:  
PARKING LOT AREA X 15%  
66,911 S.F. X 15 = 10,037 S.F.

TOTAL OTHER THAN FRONT OPEN SPACE PROVIDED:	44,892 S.F.
TOTAL FRONTAGE OPEN SPACE PROVIDED:	14,259 S.F.
TOTAL OPEN SPACE PROVIDED:	59,151 S.F.
TOTAL PARKING LOT LANDSCAPING PROVIDED:	10,037 S.F.

\*NOTE: TOTAL FRONTAGE OPEN SPACE PROVIDED IS 14,259 SQFT. NOT 29,557 SQFT.





THE TRAVEL HOTEL ASSOCIATION  
MONTICELLO, ARIZONA  
11000 N. PIMA RD. SCOTTSDALE, AZ 85260



HYATT PLACE  
7300 N PIMA RD  
SCOTTSDALE, AZ

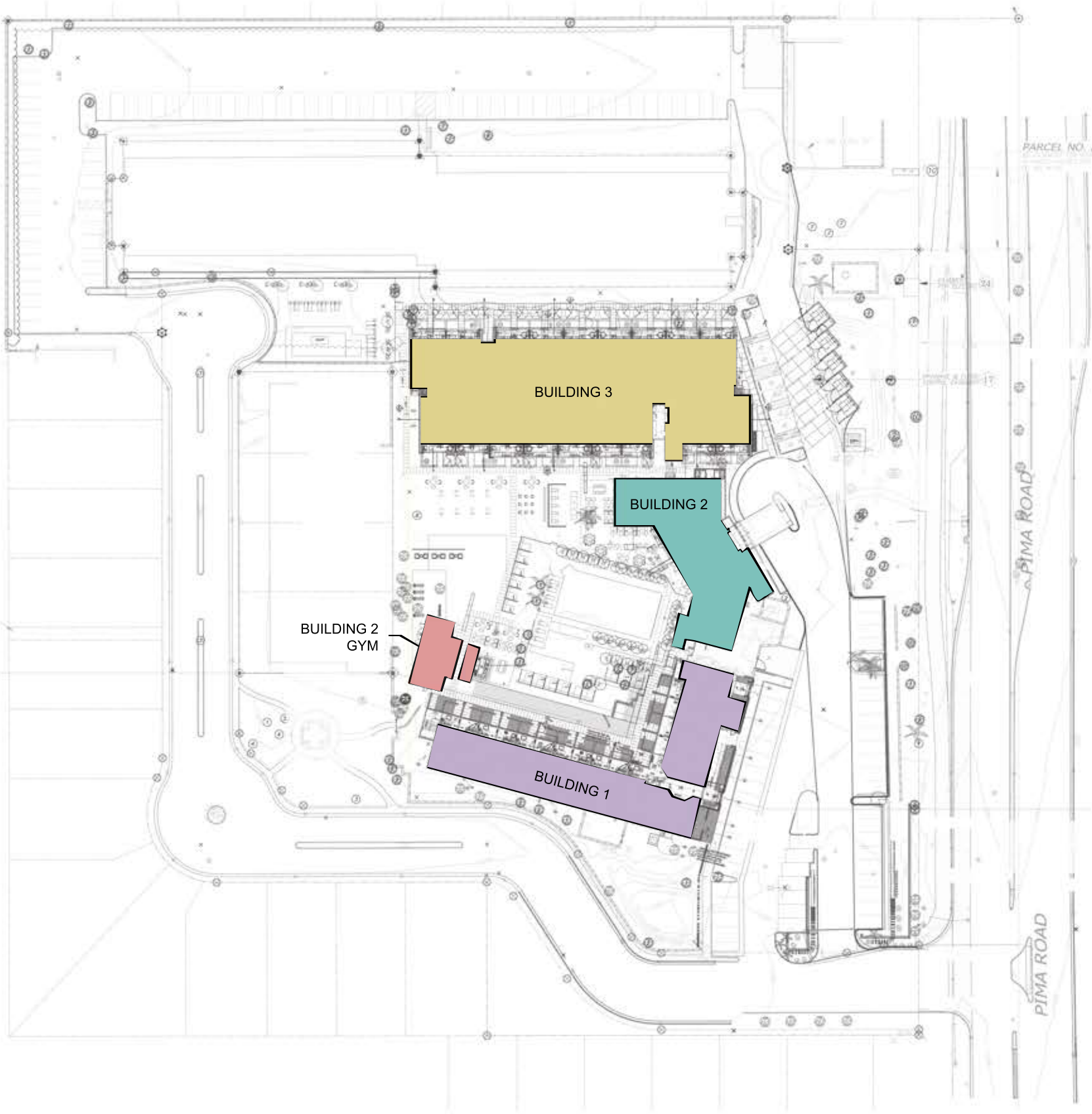
REVISION SCHEDULE

No.	Date	Description

ARCHITECTURAL SITE PLAN

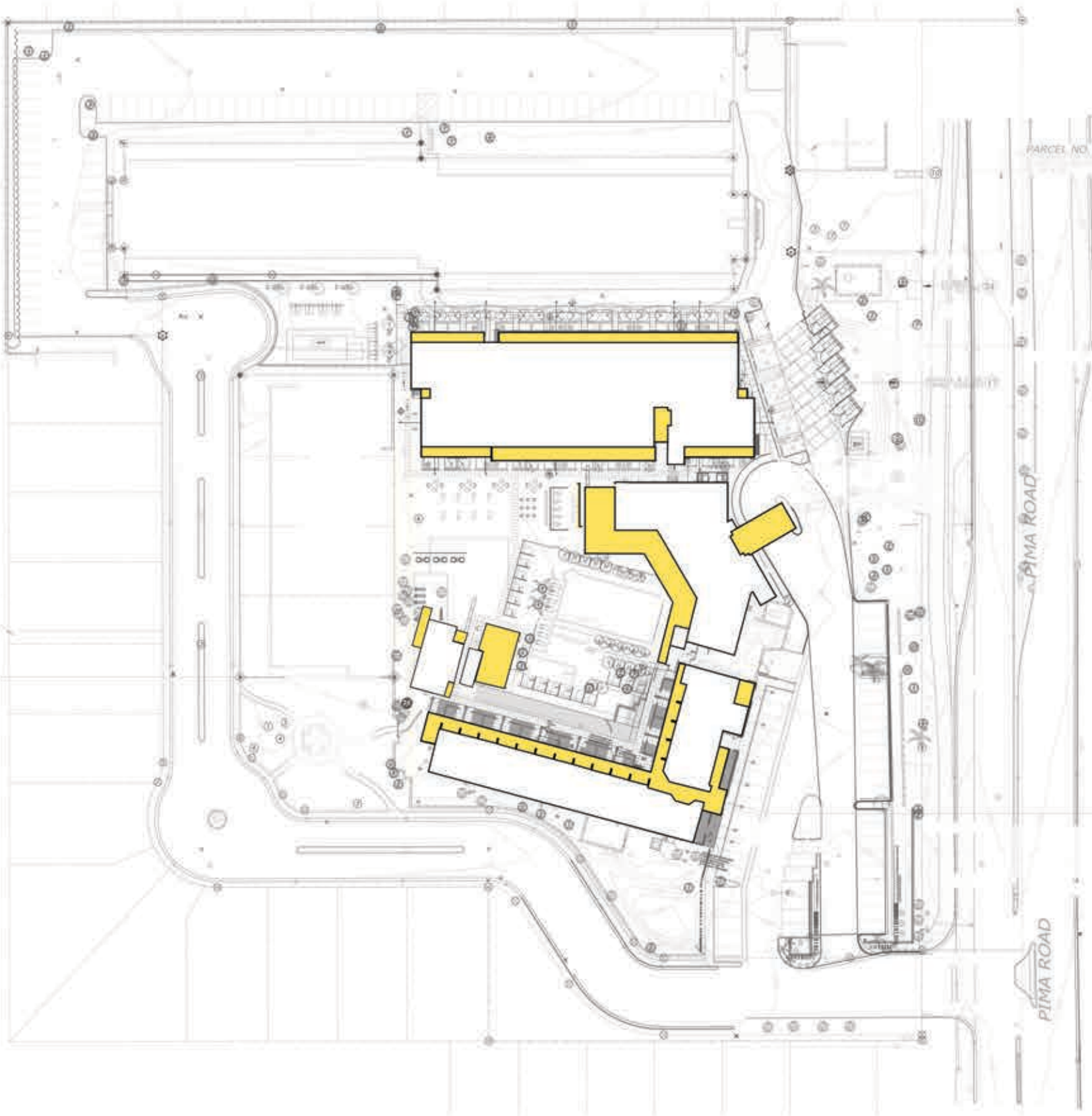
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AS1



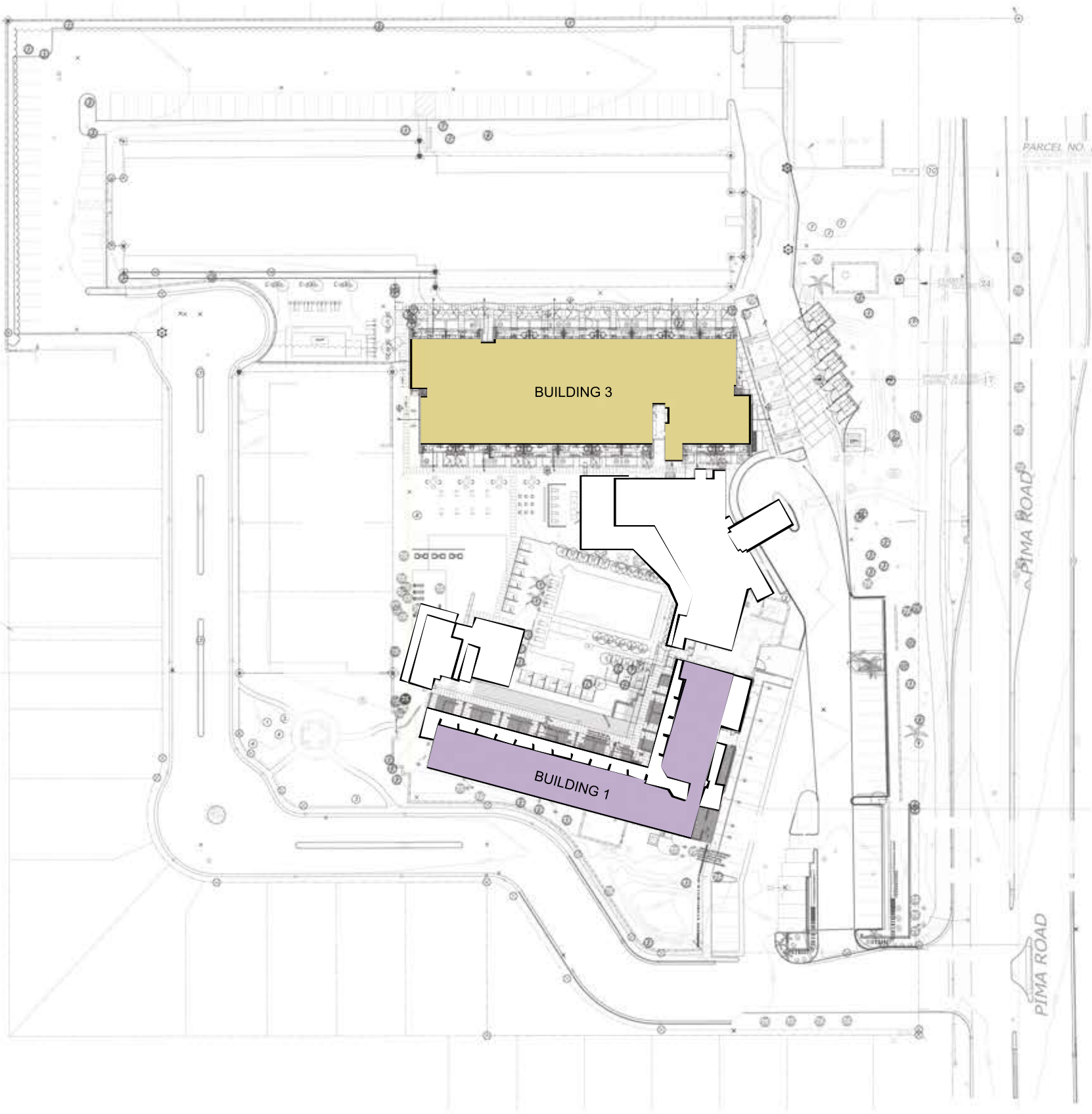
GROUND LEVEL INTERIOR CONDITIONED SPACE		
BUILDING 1		
existing	7,715 f <sup>2</sup>	
BUILDING 2		
proposed	5,857 f <sup>2</sup>	
BUILDING 2 GYM		
proposed	1,544 f <sup>2</sup>	
BUILDING 3		
proposed	14,588 f <sup>2</sup>	
TOTAL		
proposed	32,404 f <sup>2</sup>	





GROUND LEVEL  
EXTERIOR COVERED SPACES

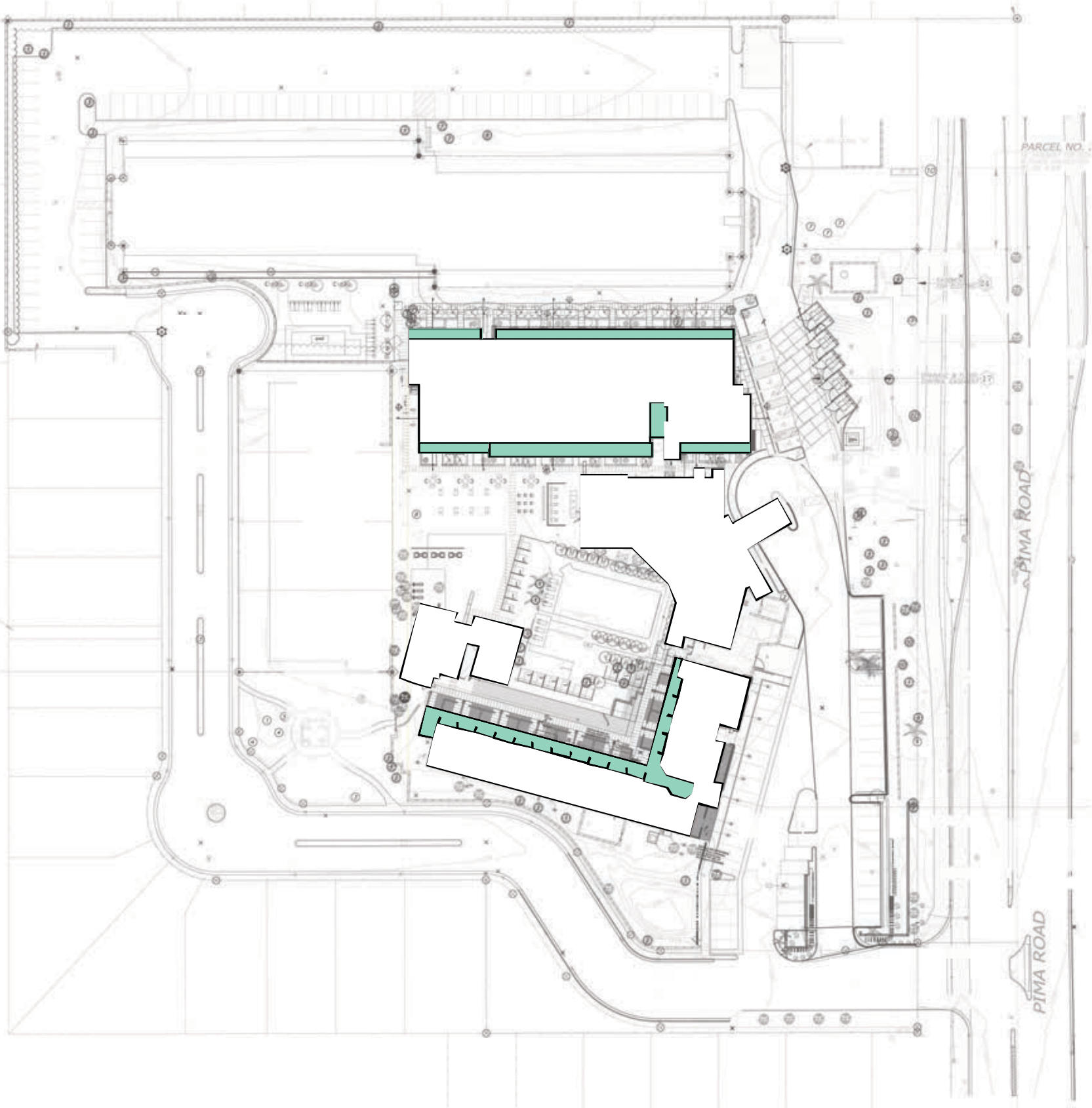
BUILDING 1		
exterior circulation		1,092 f <sup>2</sup>
exterior semi private		1,616 f <sup>2</sup>
BUILDING 2		
exterior semi public		845 f <sup>2</sup>
exterior public		2,156 f <sup>2</sup>
BUILDING 2A GYM		
exterior circulation		270 f <sup>2</sup>
exterior semi public		780 f <sup>2</sup>
BUILDING 3		
exterior circulation		251 f <sup>2</sup>
exterior semi public		2,895 f <sup>2</sup>
TOTAL		9,905 f <sup>2</sup>



SECOND LEVEL  
INTERIOR CONDITIONED SPACE

BUILDING 1	
existing	7,466 f <sup>2</sup>
BUILDING 3	
proposed	14,714 f <sup>2</sup>
TOTAL	
proposed	22,180 f <sup>2</sup>





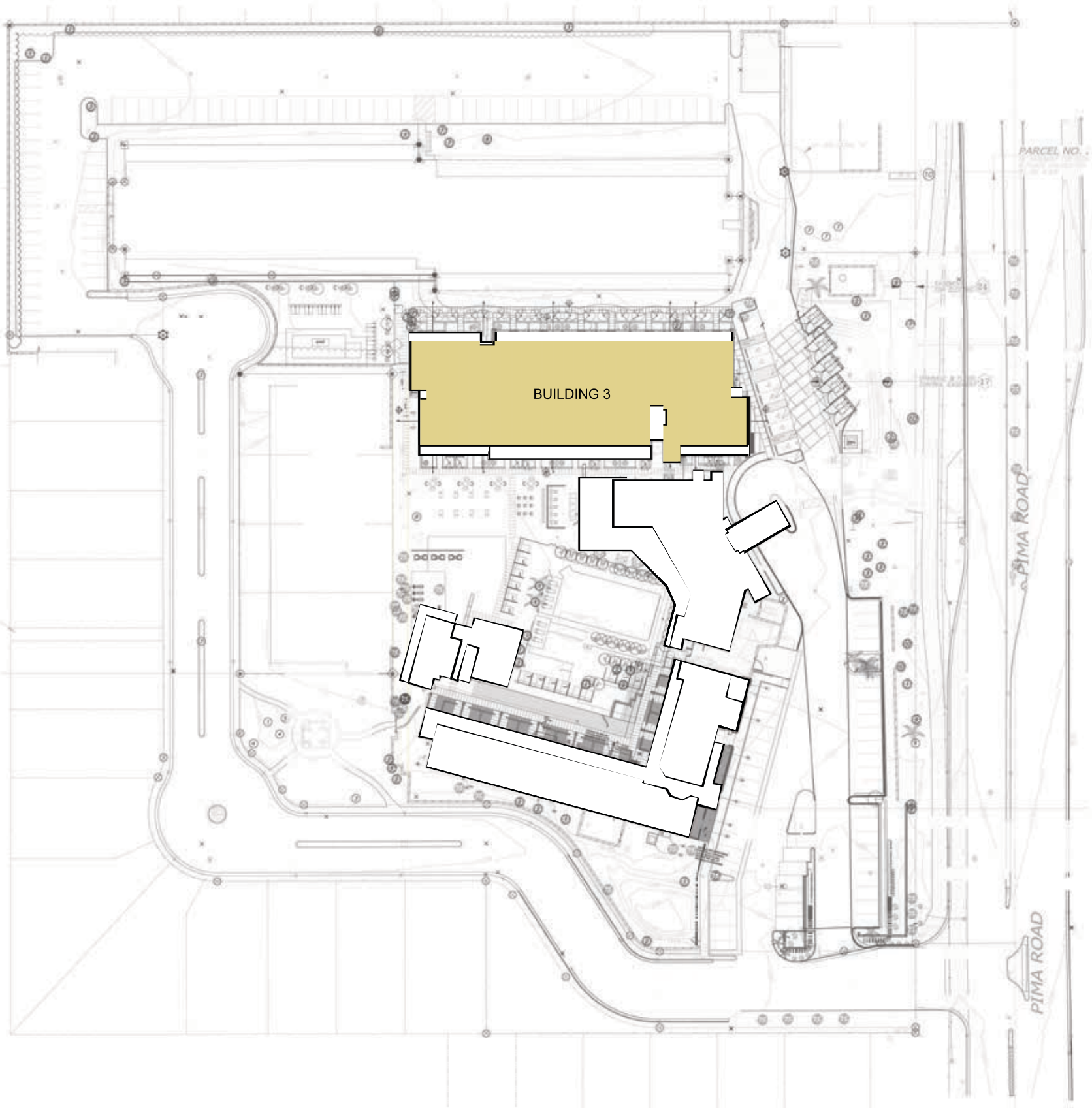
SECOND LEVEL  
EXTERIOR COVERED SPACES

BUILDING 1	
exterior circulation	2,262 f <sup>2</sup>
BUILDING 3	
exterior circulation	209 f <sup>2</sup>
exterior public	2,276 f <sup>2</sup>
TOTAL	4,747 f <sup>2</sup>

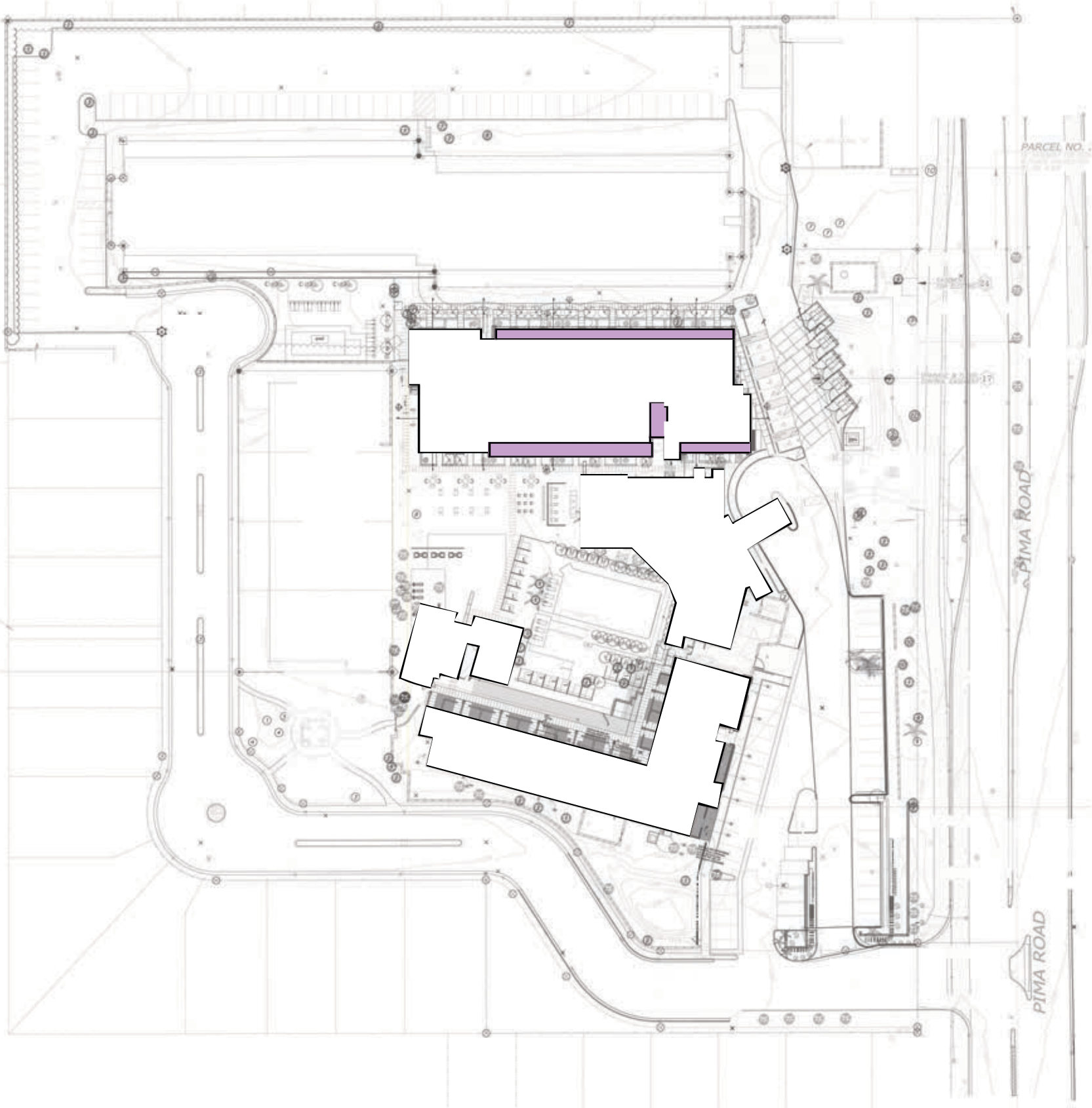
THIRD LEVEL  
INTERIOR CONDITIONED SPACE

BUILDING 3  
proposed

11,608 f<sup>2</sup>







THIRD LEVEL  
EXTERIOR COVERED SPACES

BUILDING 3	
exterior circulation	209 f <sup>2</sup>
exterior semi public	1,705 f <sup>2</sup>
TOTAL	1,914 f <sup>2</sup>