

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 7, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

The George Hotel 26-DR-2022	Request for approval of a site plan, landscape plans, and building elevations for a new hotel building and renovations and expansions to existing hotel buildings at The George Hotel on a +/- 4.7-acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- This case proposes a total of 84 (34 existing, 50 new) hotel rooms
- Previous DRB Case (44-DR-2008) approved a redevelopment for a total of 100 rooms and was never built
- New hotel building steps up from two-stories to three-stories and away from the residential buildings to the west
- Perimeter landscaping provided
- Increased landscaping on the North Pima Road frontage
- Public comment received
- City Council approved the associated Conditional Use Permit amendment case (16-UP-2007#2) with a 7-0 vote on August 22, 2023

BACKGROUND

Location: 7330 North Pima Road

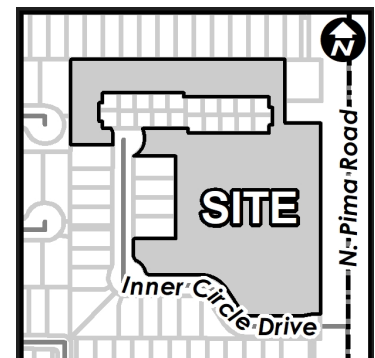
Zoning: R-5 PCD (Multiple-family Residential, Planned Community District)

Adjacent Uses

North: Existing 40-unit condominiums within the Pima Inn Condominiums, Phase II Subdivision, zoned Multiple-family Residential, Planned Community District (R-5 PCD).

South: Existing attached single-family residences within the Inner Circle Subdivision, zoned R-5 PCD.

East: Existing North Pima Road, Great Wolf Lodge within the Salt River Pima-Maricopa Indian Community farther east.



West: Existing attached single-family residences within the Inner Circle
Subdivision, zoned R-5 PCD.

Property Owner

Oasis 33 LLC

Applicant

John McColgin
(520) 795-9888

Architect

FORS Architecture & Interiors

Engineer

Prefling Engineering

DEVELOPMENT PROPOSAL

The design proposal includes renovations to an existing hotel site. The proposed site plan includes demolition of the existing one-story, 12 room, hotel building along the north boundary of the site and replacement with a new three-story, 50 room, hotel building. New work also includes a one-story fitness studio and outdoor café in the southwest corner of the site and expansion of the existing lobby building. Site improvements include a new pool in the northwest portion of the site, parking improvements, and increased pedestrian connections throughout the site. The existing two-story, 34 room, hotel building to the south, will remain.

Design wise, the existing two-story hotel building and expanded lobby building will be repainted, incorporate stone veneer elements, and include minor roof modifications to match the architectural design of new hotel building for a cohesive feel.

Significant Updates to Development Proposal Since Initial Submittal

During review of the development proposal and associated use permit case, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Additional landscaping along the North Pima Road street frontage
- Landscaping located between the new hotel building and the existing attached single-family residences to the west and existing condominiums to the north
- Color palette was revised to promote the use of muted desert tones
- White colors with LRVs (Light Reflective Values) of 84 and 73 were replaced with more appropriate tan and cream colors with LRVs of 39 and 53, respectively
- Additional window locations were added along end cap units for more natural light and to break up the building massing.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4. For the applicant's complete narrative, please see Attachment #3.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve The George Hotel development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Katie Posler
Senior Planner
480-312-2703 kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Senior Planner, Report Author

8/22/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

8/30/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations
11. Perspectives
12. Materials and Colors Board
13. Exterior Photometrics Plan
14. Exterior Lighting Cutsheets
15. Zoning Map
16. City Notification Map
17. Public Comment



Context Aerial

26-DR-2022



Close-up Aerial

26-DR-2022

ATTACHMENT #2

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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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.

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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

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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.

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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.**

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- **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

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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

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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

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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.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the proposal is consistent with the development standards, Design Standards and Policies Manual, and General Plan. The General Plan Land Use Element designates the property as Resorts/Tourism. This category includes hotels and a variety of resorts, which can be freestanding, part of a resort community, or part of a master-planned development.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states The George Hotel material palette includes warm contemporary materials. Complying with previous comments received from the City of Scottsdale, the proposed color pallet for the 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.*
 - *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. The center includes green leafed existing shade trees, and shrubbery. While rings of native succulents and native species surrounding the center, beyond these rings, native palo verdes, 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.*
 - *Staff finds that the proposed hotel building elevations are sensitive to the existing residences to the west by stepping the building from two-stories to the three-stories towards North Pima Road. The color and material palette includes desert appropriate tones, which are universally applied to the new and existing hotel buildings on site. On the new hotel building, the EIFS façade is broken up with Coronado stone veneer along the first floor, masonry brick for the patio wall enclosures, and recessed golden brown wood accents.*

- *There is existing perimeter landscaping and a screen wall around the hotel site. Due to the foundation location of the new hotel building, existing landscaping along the west and north elevation of the new building will be replaced to ensure screening is still provided for adjacent residents. Per staff comments and Planning Commission stipulations from the use permit case, additional trees and plants have been added along the Pima Road frontage open space and right of way to ensure adequate vegetation is provided.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant is reusing 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.*
 - *Staff finds that vehicular access to the site remains unchanged through Inner Circle Drive via North Pima Road. North Pima Road is classified as a minor arterial and is designated to handle this level of traffic. The site plan provides new internal pedestrian connections within the hotel site for guests and a new 6' wide sidewalk from the lobby entrance to the existing 10' wide shared use path along North Pima Road.*
 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Staff finds that the roof top mechanical equipment is fully screened by parapets per code requirements.*
 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1962 under Ordinance No. 164 with Single-family Residential (R1-43) zoning. In 1972, the property was rezoned to Multi-family Residential Planned Community District (R-5 PCD). A hotel land use is allowed within the R-5 district subject to a Conditional Use Permit. The applicant was required to amend the existing Conditional Use Permit for the proposed hotel redevelopment project. The associated Conditional Use Permit amendment case (16-UP-2007#2) was approved by City Council on August 22, 2023 with a 7-0 vote.

Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. In addition, a hearing sign has been posted on the site. During the associated Conditional Use Permit amendment case, staff received public comments regarding maintenance of Inner Circle Drive, water and traffic concerns, and public notification (included under Attachment #17 for reference). Inner Circle Drive is a private street tract, not owned by the City. The hotel currently owns the private street and has agreed to maintenance and upkeep, including street, streetlight, and sidewalk repair and landscape maintenance.

Context

The existing hotel establishment is located within the Inner Circle Subdivision. The hotel site is located approximately one-half mile north of the northwest corner of N. Pima Road and E. Indian Bend Road. Access to the hotel establishment is provided by N. Pima Road which connects to the internal existing Inner Circle Drive, serving seventeen individual lots within the subdivision. Please refer to context graphics attached.

Project Data

- Existing Use: 12-room hotel, 34-room hotel
- Proposed Use: Existing 34-room hotel, New 50-room hotel (84 rooms total)
- Parcel Size: 4.74 acres / 206,493 sf (net)
- Buildings/Description: New 40,910 square foot hotel
New 1,544 square foot gym/cafe
Expanded 5,857 square foot lobby
Existing 15,181 square foot hotel
- Building Height Allowed: 36 feet, exclusive of rooftop appurtenances
- Building Height Proposed: 35 feet, exclusive of rooftop appurtenances
- Parking Required: 181 spaces (for hotel and 40 existing condominiums)
- Parking Provided: 183 spaces (for hotel and 40 existing condominiums)
- Open Space Required: 52,957 square feet
- Open Space Provided: 77,000 square feet
- Density Allowed: 33 guest units/acre
- Density Proposed: 17.7 guest units/acre
(22 guest units/acre when accounting for the 40 existing condominium units)

**Stipulations for the
Development Review Board Application:
The George Hotel
Case Number: 26-DR-2022**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Fors Architecture, with a city staff date of 8/16/23.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Fors Architecture, with a city staff date of 8/16/23.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Fors Architecture, with a city staff date of 8/16/23.
 - d. The case drainage report submitted by Michael J. Prefling (named:16-UP-2007#2_APPROVED_DRAINAGE_REPORT) and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Prefling Engineering and accepted in by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case for the subject site was 16-UP-2007#2.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

Ordinance

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be

measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. For the new hotel buildings, roof drainage systems, excluding scuppers, shall be concealed within the structure.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to reconstruct any non-ADA compliant ramps within and adjacent to project development parcel.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct a refuse enclosure to accommodate a horizontal compactor in conformance with the staff approved DR case site plan.
7. For the new hotel buildings, SES areas shall be recessed into the building façade and not protrude outward.
8. For the new hotel buildings, fire backflow preventors shall be located within the fire riser room for screening purposes.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Native Plant Inventory, and obtain a permit to remove any native protected plant.

DRB Stipulations

9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
11. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

12. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

13. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
14. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

15. All public sidewalks shall be gray integral colored concrete.
16. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- I. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

17. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept (named: 16-UP-2007#2_APPROVED_DRAINAGE_REPORT”) by the Stormwater Manager or designee.
19. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

20. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to install a modified W11-15 sign, with dual arrows, at existing multi-use path crossing of site driveway.

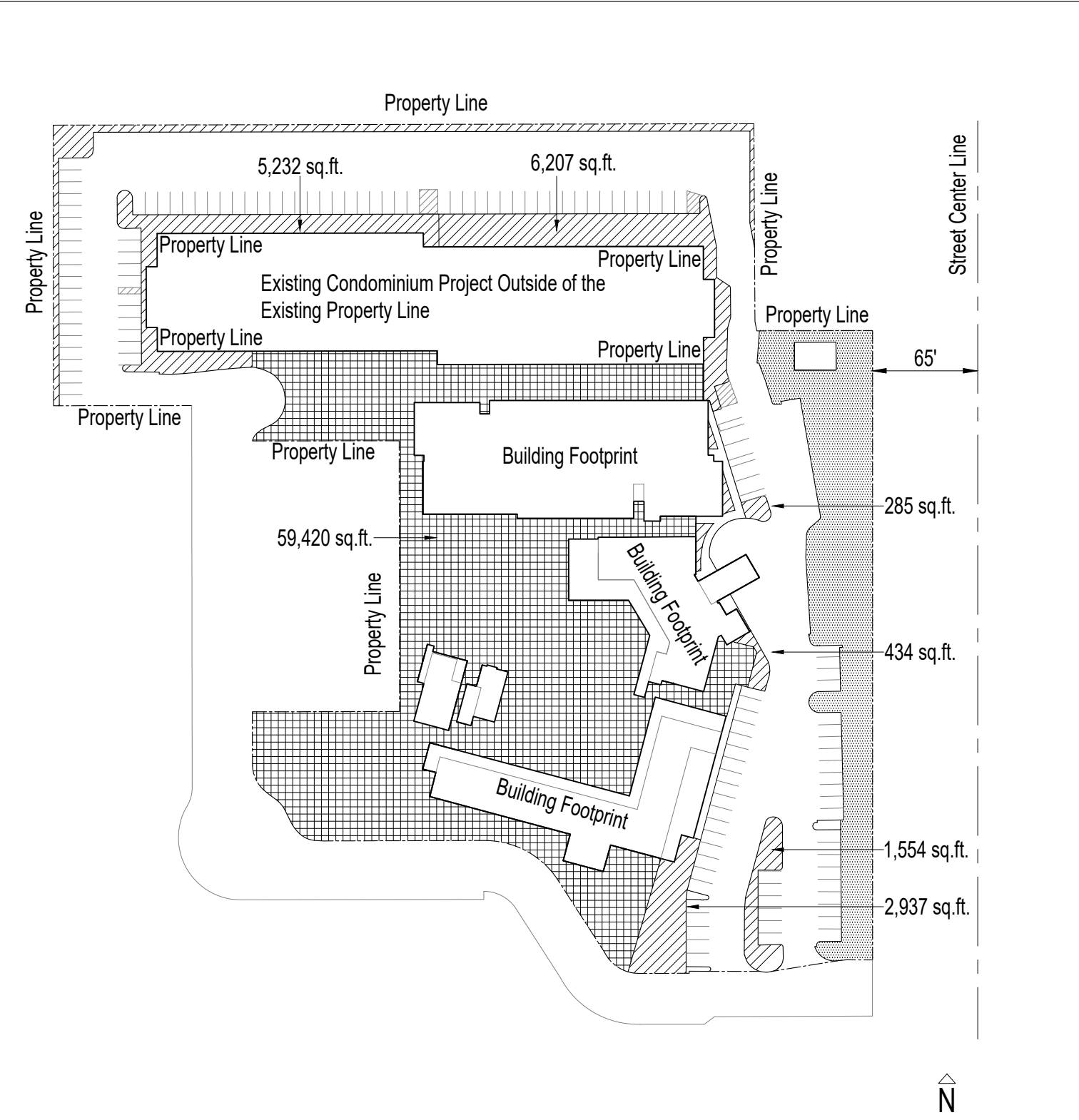
EASEMENTS DEDICATIONS:

DRB Stipulations

21. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) crosses on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.



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: $240,715 \text{ sq.ft.} \times .22$ (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

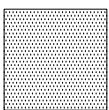
parking lot area x 15%

parking lot are = 55,670 sq.ft

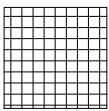
paved area for vehicles (not including parking) = 14,019 sq.ft

$55,670 \text{ sq.ft.} \times 0.15 = 8,351 \text{ sq.ft.}$

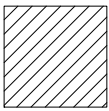
NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE



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



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
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" Ht.	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 '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

EXISTING VEGETATION TO REMAIN

- 

PD - Phoenix dactylifera
WR - Washingtonia robusta
- PH - Parkinsonia Hybrid
PS - Prosopis spp.
QS - Quercus spp.

FN - Ficus nitida
DS - Dondea sissoo
CC - Caesalpinia cacalaco
- H - Hesperaloe parvifolia
C - Carnegiea gigantea

L - Leucophyllum spp.

TREES

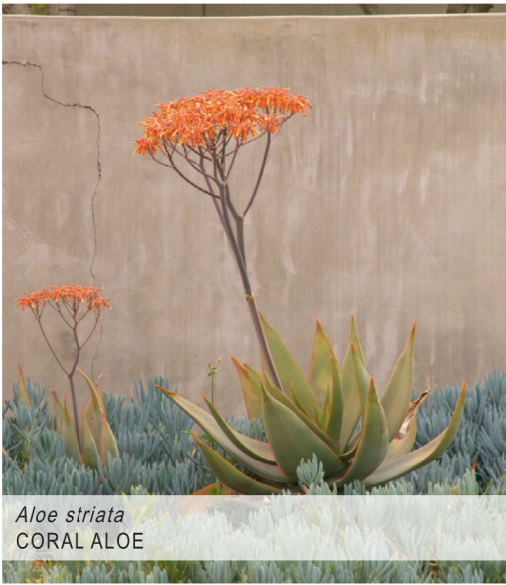
SHRUBS



ACCENTS



Agave weberi
WEBER'S AGAVE



Aloe striata
CORAL ALOE



Pachocereus marginatus
MEXICAN FENCEPOST



Ferocactus wislizenii
FISH HOOK BARREL CACTUS



Hesperaloe parviflora 'Perpa'
BRAKELIGHTS RED YUCCA



Hesperaloe parviflora 'Yellow'
YELLOW YUCCA



Russelia equisetiformis
FIRECRACKER PLANT



Fouquieria splendens
OCOTILLO

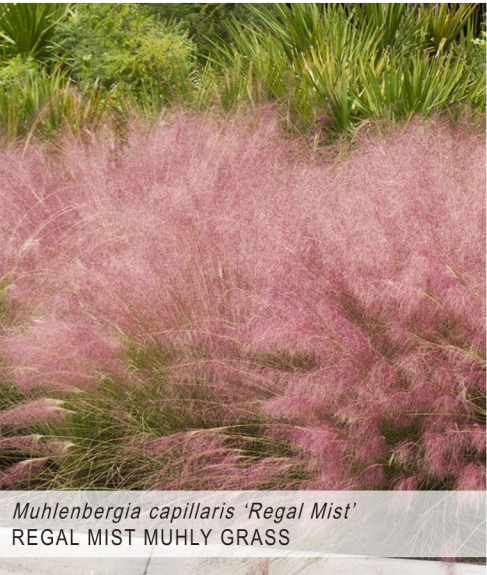


Opuntia santa-rita
SANTA RITA PRICKLYPEAR

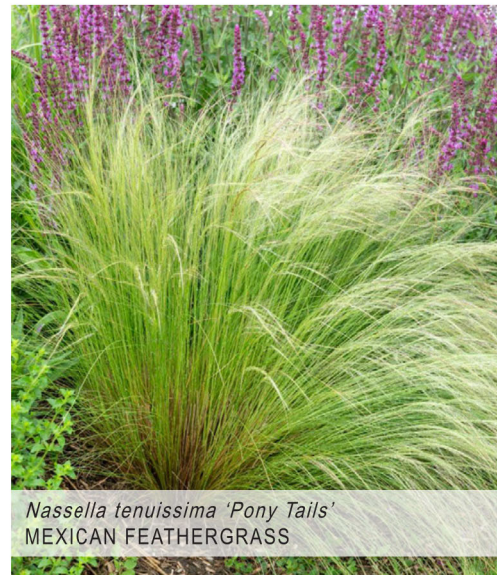


Podranea ricasoleana
PINK TRUMPET VINE

GRASSES



Muhlenbergia capillaris 'Regal Mist'
REGAL MIST MUHLY GRASS



Nassella tenuissima 'Pony Tails'
MEXICAN FEATHERGRASS

GROUNDCOVER



Baileya multiradiata
DESERT MARIGOLD



Lantana x 'New Gold'
NEW GOLD LANTANA



Eremophila glabra 'Mingenew Gold'
OUTBACK SUNRISE EMU BUSH

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.

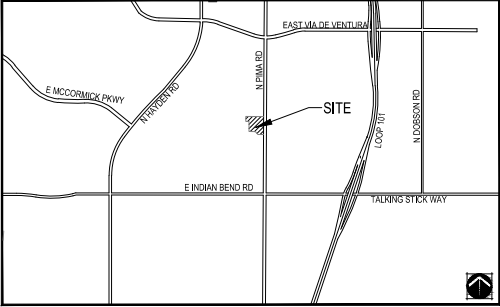
CITY OF SCOTTSDALE LANDSCAPE NOTES

- 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

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' Ht.	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 '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 ENCROACH 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

Application Number: XXX-XXXX-XXXX-xxx





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

THE GEORGE HOTEL

7330 N. PIMA ROAD
SCOTTSDALE, AZ 85268

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
SCHEDULES

LA-101

- 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
- Aluminum windows and doors
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

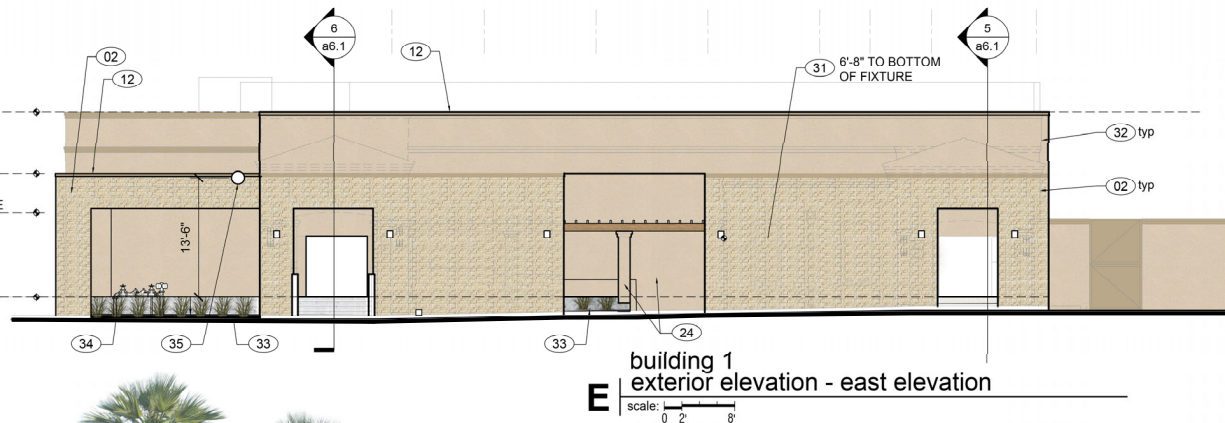
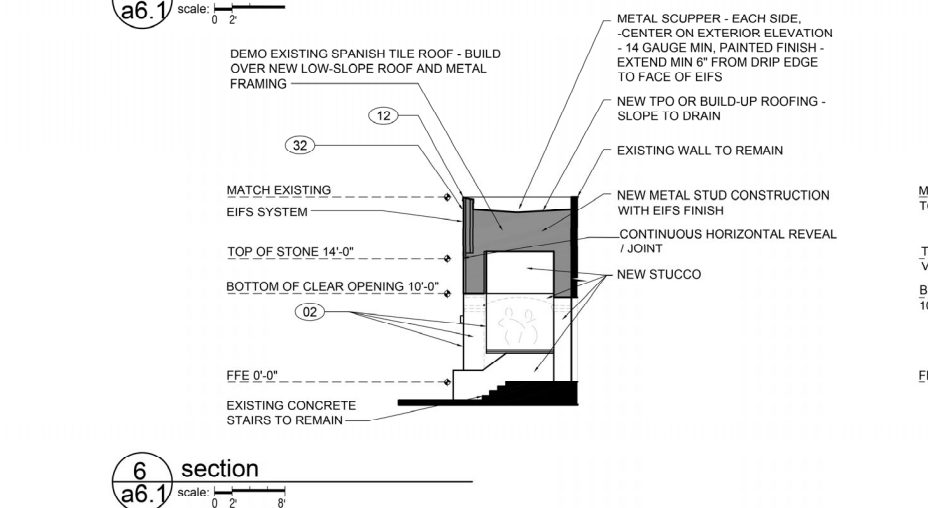
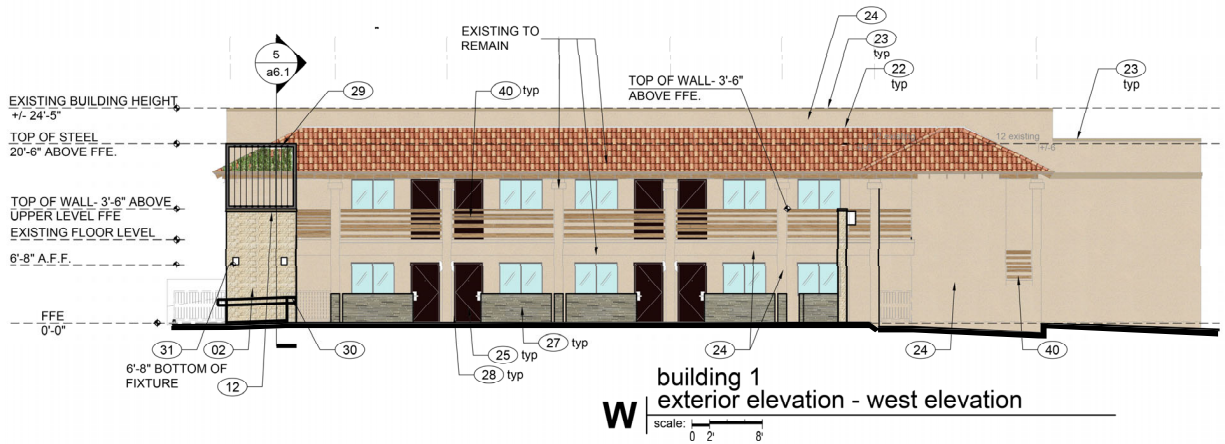
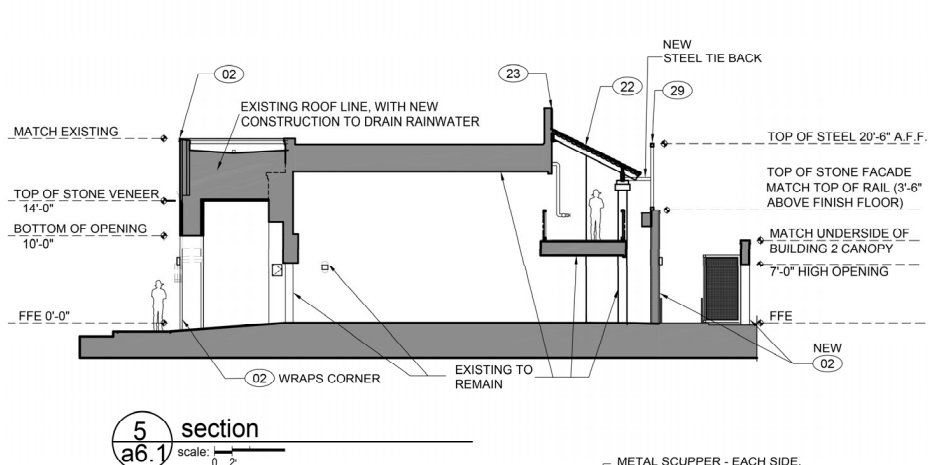
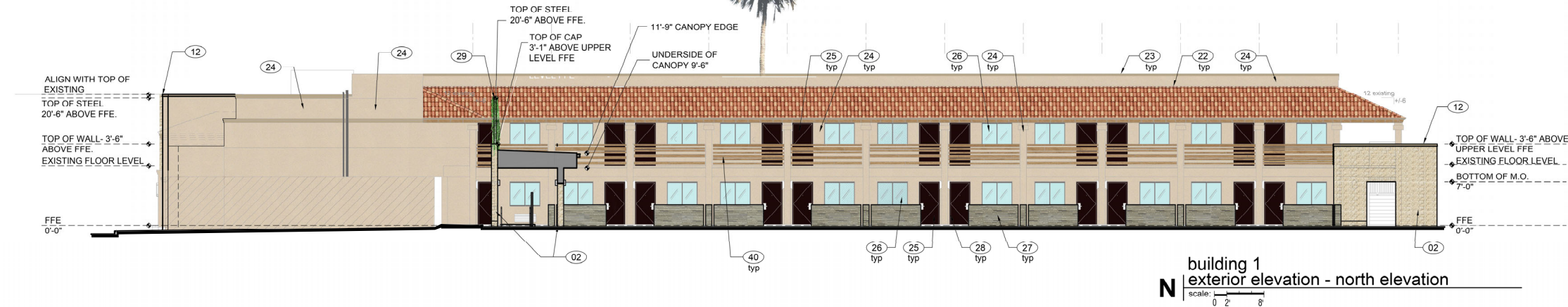
KEYNOTES: (SHEETS a6.1 - A6.8)

- 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

exterior elevations

building #1 package
chapter 20

20.4
a6.1

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



245 E Congress St.
#100
Tucson, AZ 85701
520.795.9888
www.forsarch.com

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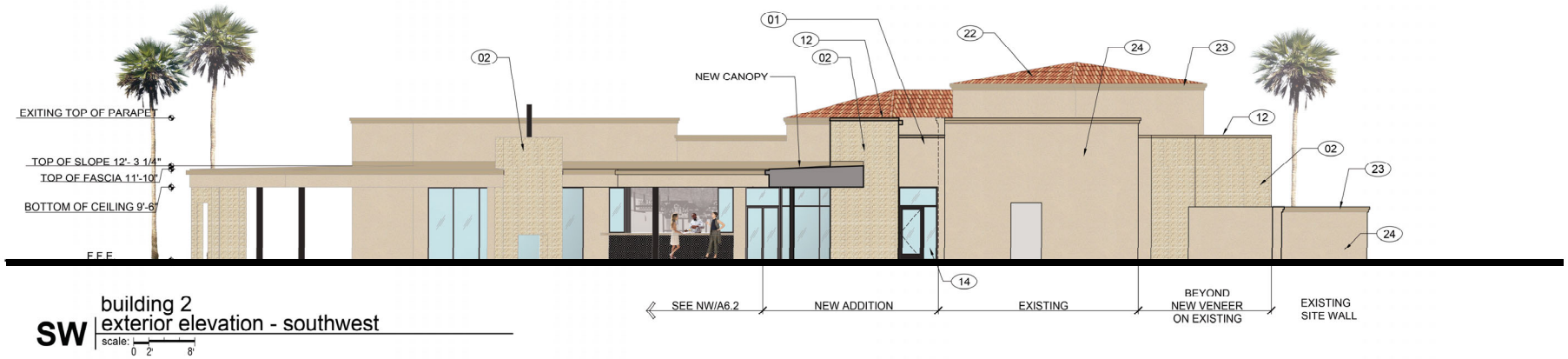
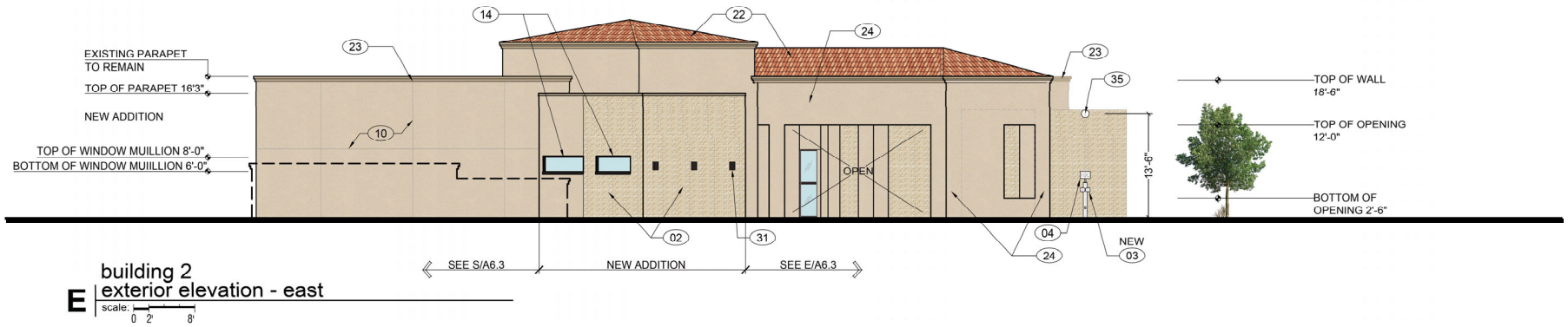
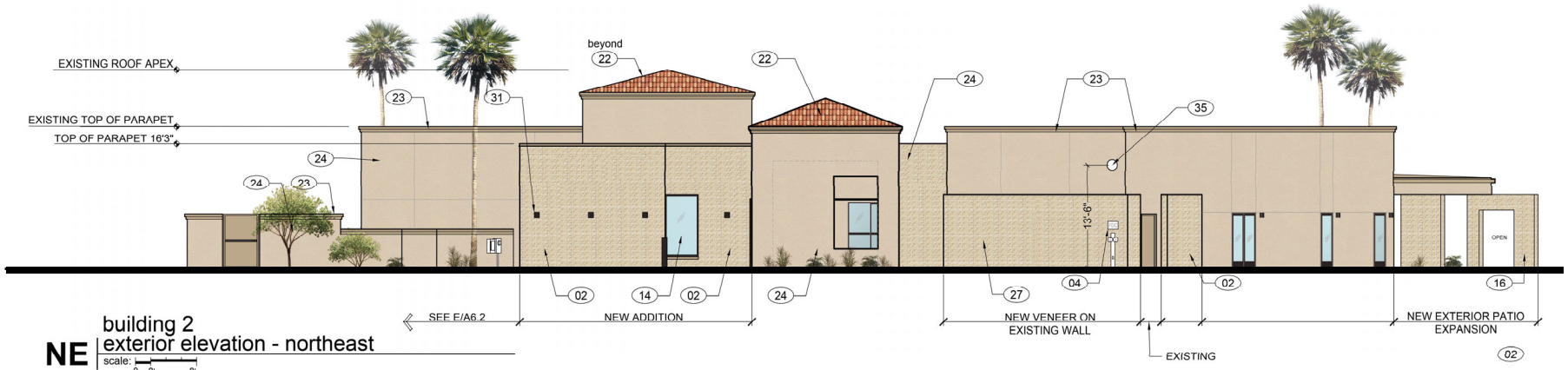
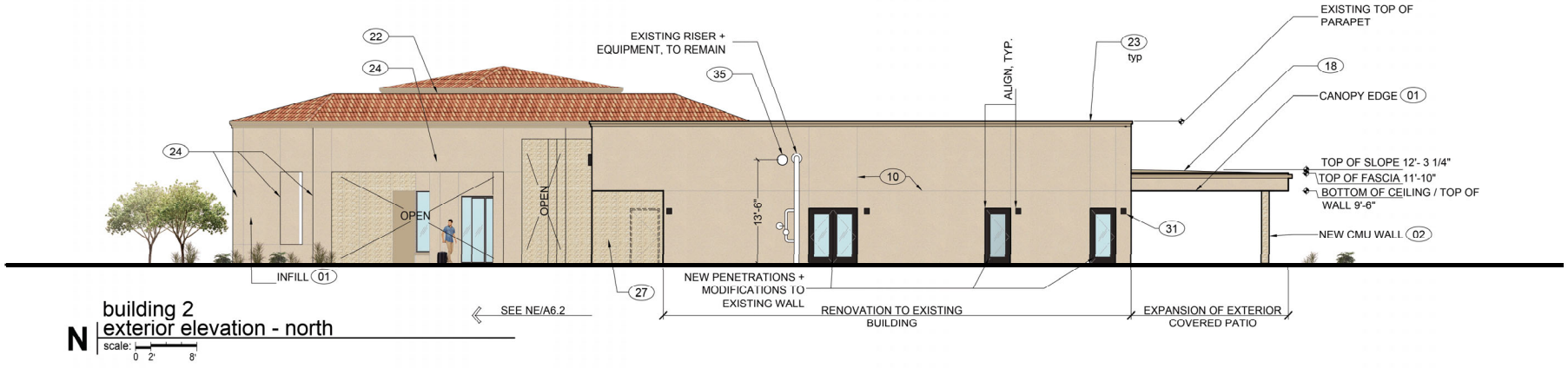
PROPOSED MATERIALS AND FINISHES: (SHEETS a6.1 - a6.8)

- 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 1 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: DET338 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 "insulation" systems
Integral color systems
113 Amarillo White
Texture: "sandblast"
- 07. Masonry
Sioux City brick
Color: flint hills and black roman
Module: maximus
ASTM Specifications c-216 grade SW type FBA
Sicilian Bond pattern

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 centerline
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- 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
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- 15. safety rail handrail system
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- 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 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
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- 37. wood - vertical (rain screen application)
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- 39. new wall sconce, 100% cut-off dark-sky compliant light color temp 2,800k, mount 6" 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

Existing lobby building with
expansions and renovations



exterior elevations

building #2 package
chapter 20

note

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2119

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
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Existing lobby building with
expansions and renovations

exterior elevations

building #2 package
chapter 20

20.4
a6.3

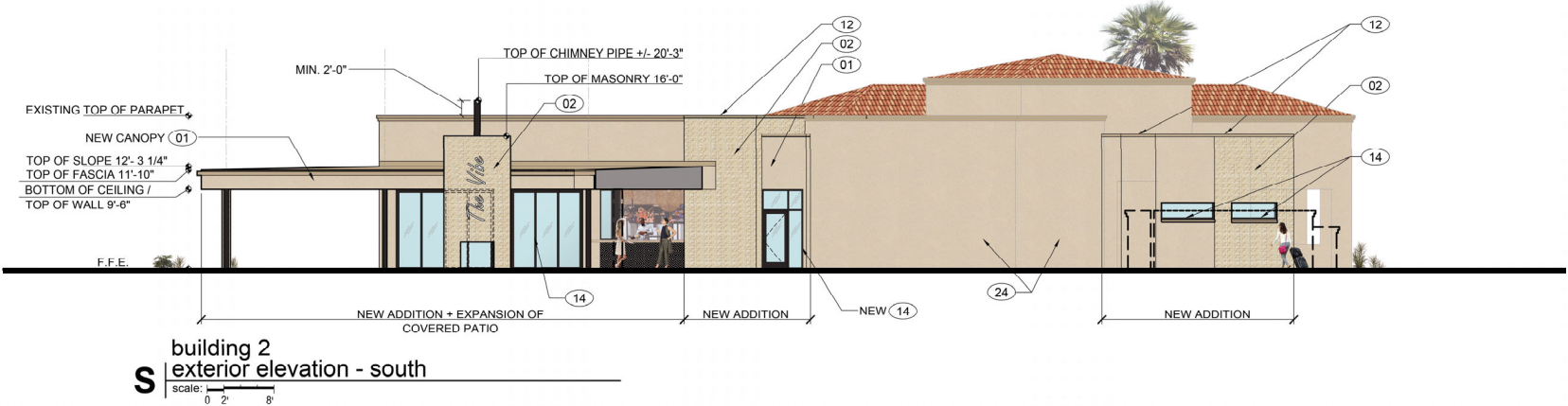
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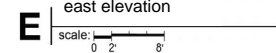
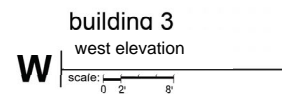
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2/119

CDS plan check numbers:

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





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Solarban 70 (formerly Solarban 70XL)
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ASTM Specifications c-216 grade SW type FBA
Sicilian bond pattern

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 NFPA, 303code 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 system - 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. fire 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. cap of wall beyond
18. flashing - pre-finished system, see chapter 31, item #4
19. star tower beyond
20. elevator overboard
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 plus 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 to match adjacent wall
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
32. overcasing see landscape dwgs
33. existing fire department connection to remain 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
39. emergency overtopp scanner

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.

20.4
a6.4

CDS plan check numbers:

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



2020 E Broadway Blvd.
Tucson, AZ 85719
520.795.9888
forinteriors.com

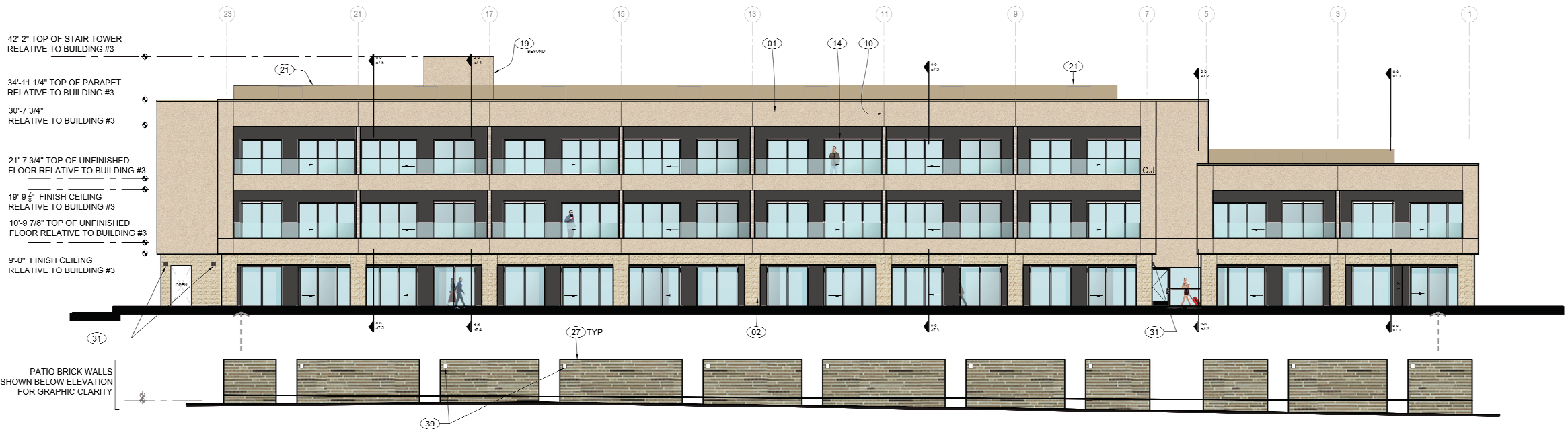
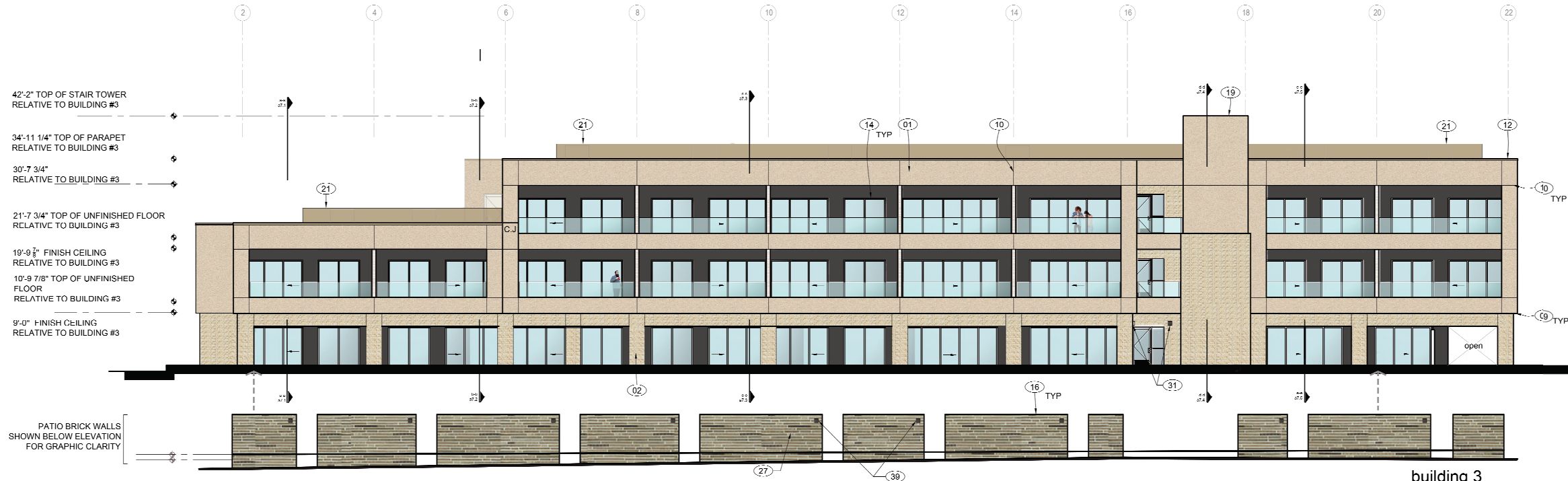
the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

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: 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: (3) IICLT3 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
metal shade structure - east/west facing glass shade per energy
code, see chapter 31, item #4
10. pre-finished metal cap flashing, see chapter 31, item #4
11. line of roof beyond
12. pre-finished glazing system, see chapter 31, items 1 & 2
13. safety-rail hazard rail system
14. patio wall - veneer system, see chapter 31, item #5
15. line of wall beyond
16. flashing - pre-finished system, see chapter 31, item #4
17. stair tower beyond
18. elevator override beyond
19. screen beyond, see chapter 31, item #4
20. existing Spanish clay tile to remain
21. existing metal cap flashing with new painted finish
22. existing stucco with new painted finish
23. existing exterior door - repair defects + damage and refinish
existing color
24. existing window to remain
25. new masonry patio wall - see detail 1 and 2/a6.8
26. existing door frame to remain, new painted finish to match
adjacent stucco wall semi-gloss finish on door frame
27. new metal lattice for landscape climbing vine, painted finish
28. new rail at disabled ramp
29. new wall sconce, 100% cut-off dark-sky compliant, light color
temp 2.800k 4" max projection from wall, recessed junction box
30. new stucco screen wall
31. 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

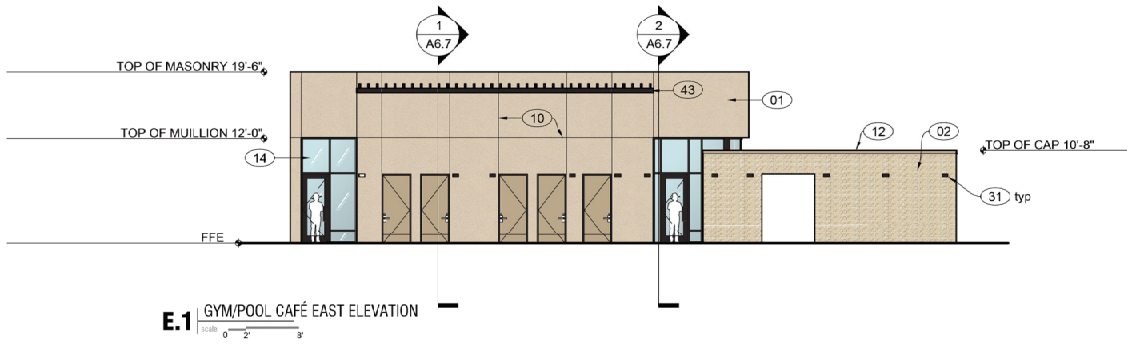
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CDS plan check numbers:
Pre-Application Number: 430-PA-2021
219-PA-2021

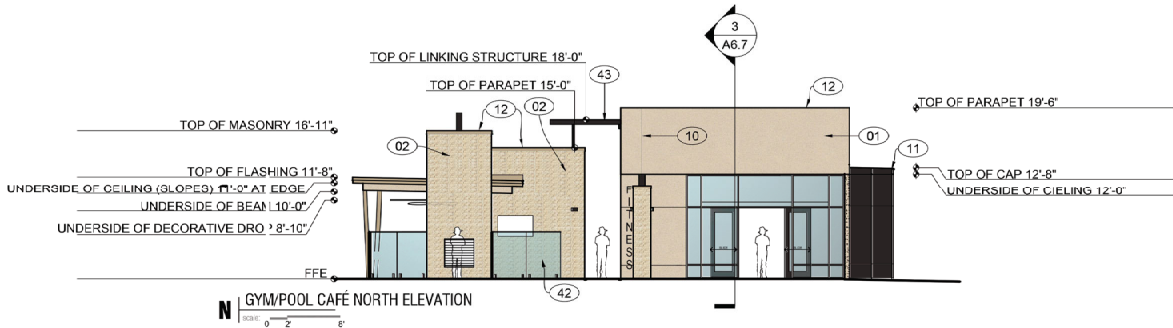
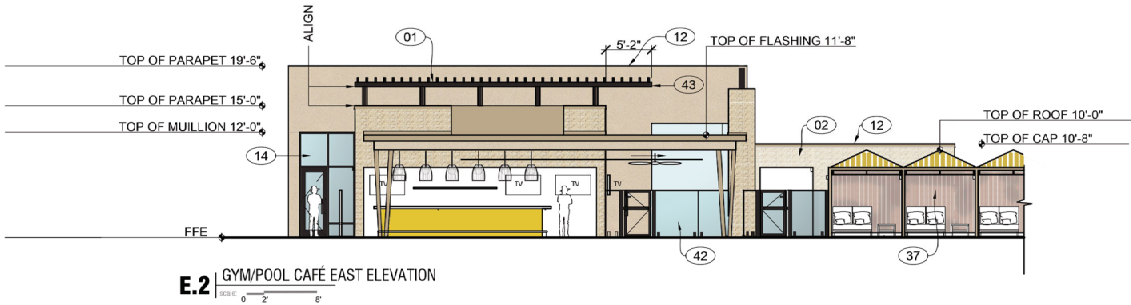
exterior
elevations

building #1 package
chapter 20

20.4
a6.5



- KEYNOTES: (SHEETS a6.1 - A6.8)
1. EIFS system, see chapter 31, EIFS item #6
 2. EIFS system, see chapter 31, EIFS item #6
 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, EIFS 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 override 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 joint on 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

section elevations

building & package
contract 00

22 00 44

a6.7



7330 North Pima Road, Scottsdale, AZ 85258



01. Glazing
Vetro (formerly PPG glass)
Solartan 70 (formerly Solartan 70XL)
clear + clear-glass insulating glass unit (low-e)
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
Colorado Stone
6" split limestone - white
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

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. department connection
4. "HOC" 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 glazing system with flashing, see chapter 31, item #4
13. rain of roof pond
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 #6
17. line of wall beyond
18. flashing - pre-finished system, see chapter 31, item #4
19. stairs above beyond
20. elevator override beyond
21. screen beyond, see chapter 31, item #4
22. existing Spanish clay tile to remain
23. existing metal pipe flashing to match 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/a&8
28. existing door frame to remain, new painted finish to match adjacent stucco wall semi-gloss finish on door frame
29. existing metal lattice for landscape climbing vine, painted finish new rail at disabled ramp
30. new wall sconce, 100% cut-off dark-sky compliant, light color
31. existing metal pipe flashing from wall, recessed junction box
32. new stucco screen wall
33. xeriscaping see landscape design
34. existing fire department connection to remain
35. new fire alarm
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 (a 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

building #1 package
chapter 20

20.4
a6.6







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



the **GEORGE HOTEL** GYM PERSPECTIVE

FORS
architecture
+ interiors
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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



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

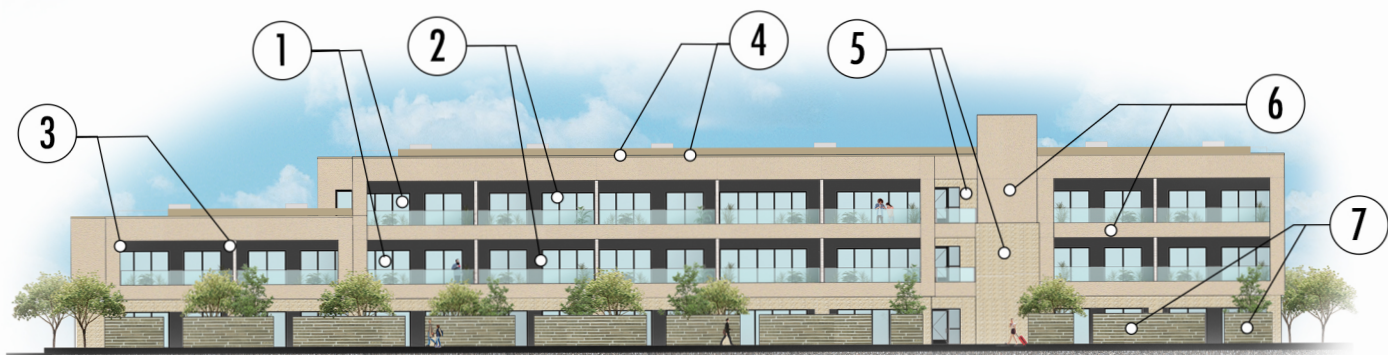
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the **GEORGE HOTEL** BLDG 3 NORTH EAST VIEW



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



BUILDING 3 SOUTH ELEVATION
TYPICAL FINISH APPLICATIONS



ATTACHMENT #12

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



BUILDING 3
TYPICAL FINISH APPLICATIONS

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 NA

NOTE: CALC TAKEN AT 6' PAFG

general notes

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



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Interiors

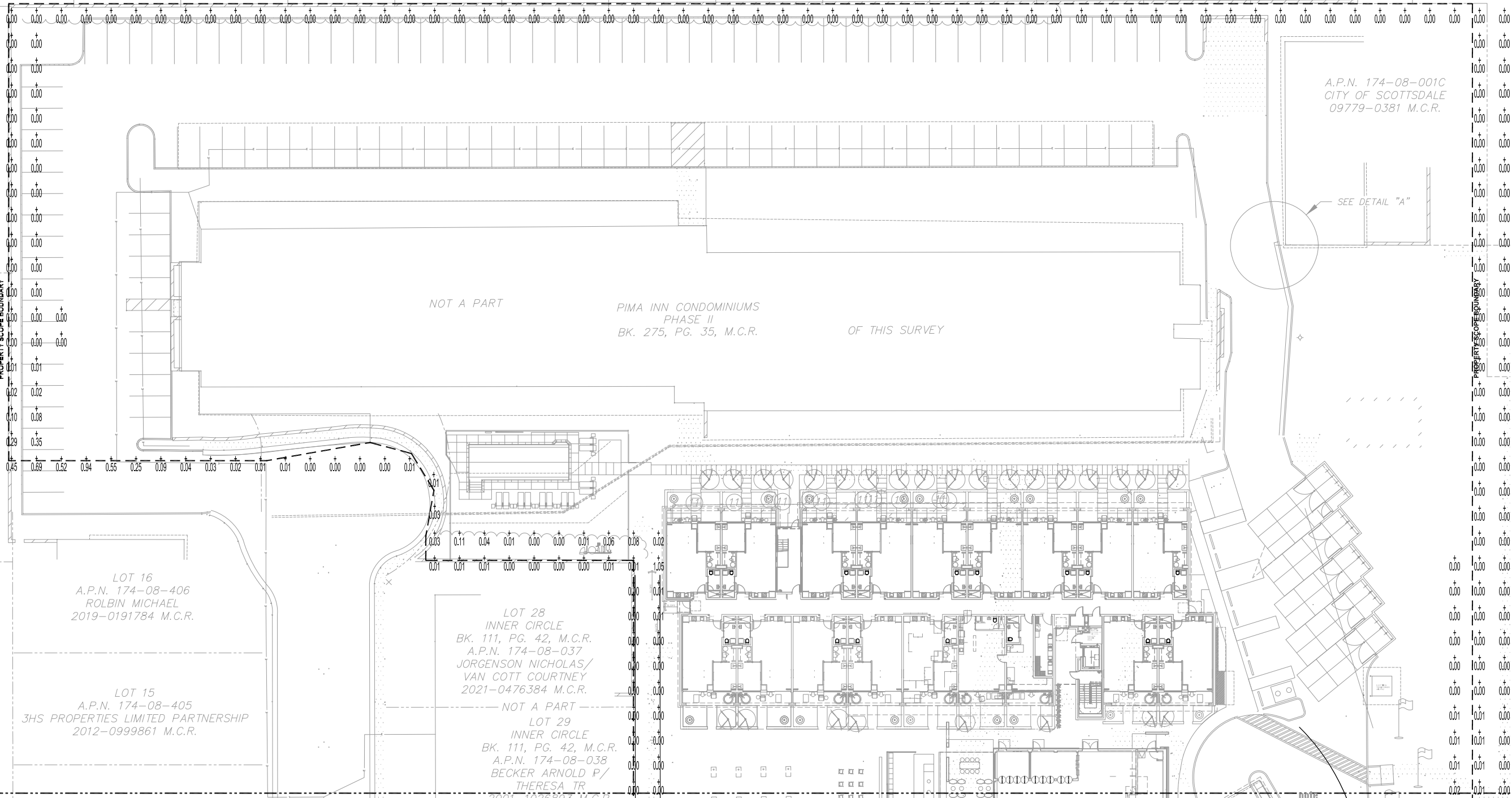
the GEORGE Hotel
7330 North Pima Road, Scottsdale, AZ 85258

response package
12 December 2021

site -
vertical
point-by-point
plan

es103

GEORGE HOTEL SITE LUMINANCE SCHEDULE									
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING BALLAST	U.F.	QTY	TYPE	SYMBOL
E1	○	Panel Lighting COLEDUCS04H0100B00X Vial Series	(1)	840		0.70	80	L30	•
L-12	○	Panel Lighting V15-H08019 Subsidiary Luminaires	(1)	361		0.90	54	L30	•
L-19	•	BECA 88888 Covered from ELLUMCAT	(1) LED 7.9W 550lm	553		0.90	101	E2	○
L-22	•	BECA 22980 Covered from LUMICAL V	(1) LED 15.4W 1024lm	1026		0.90	73	E4	○
L-23	•	33679	(1)	159		0.90	49	E3	○
								E4	○
								E4	○
								R1	○



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

ATTACHMENT #13



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

[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

7330 North Pima Road, Scottsdale, AZ 85258

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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID TYPE	#PTS	SPAC	GROUP	AVE	MAX	MIN	MAXMIN	AVE MIN
New Area	614.20x667.30 FT	New GRID 1 FT	962	10.00	00	0.10	2.29	0.00	N/A	N/A

NOTE: CALC TAKEN AT 6'-0" AFG

GEORGE HOTEL SITE LUMINANCE SCHEDULE							GEORGE HOTEL SITE LUMINANCE SCHEDULE						
FID	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HEIGHT	LF/F QTY	FID	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING HEIGHT	LF/F QTY
E1	□	Trim Light, 1004x16, 250mA, 140000K	(1)	840		0.70 87	L-8	•	BEGA 2420033 Converted by LUMCAT V	(1) LED 2.9W 280lm	274		0.50 16
L-12	□	Trim Light, 1004x16, 250mA, 140000K	(1)	840		0.50 54	L-10	•	GREEN CREATIVE -	(1) 941500 8500R	840		0.65 13
L-19	□	BEGA 8500R Converted from EXLUMCAT	(1) LED 7.9W 553lm	553		0.50 101	L-11	○	BEGA 1111-132	(1) LED 23.5W 2267lm	2269		0.50 2
L-22	—	BEGA 22380 Converted by LUMCAT V	(1) LED 15.4W 1026lm	1026		0.50 73	E2	□	Trim Light (2) T-2 KAD LED 300 700 30K R1 MOUNT	(2)	9500		0.70 1
L-23	•	BEGA 26572	(1)	159		0.50 49	E3	△	Trim Light (1) T-2 KAD LED 300 700 30K R1 MOUNT	(1)	9500		0.70 8
							E4	△	Trim Light (2) T-2 KAD LED 300 700 30K R1 MOUNT	(2)	9500		0.70 3
							R1	○	Trim Light, DOWN 3070, 0.64W, 155 1001LM, 3000K, 1000LM CLEAR	(1)	559		0.50 47

scale: 0 8 16

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2119

response package
12 December 2021

site -
vertical
point-by-point
plan

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

219-PA-2021

es104



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



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

the GEORGE Hotel

7330 North Pima Road, Scottsdale, AZ 85258

response package
12 December 2021

site -
horizontal
point-by-point
plan

es101

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.

note
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CDS plan check numbers:

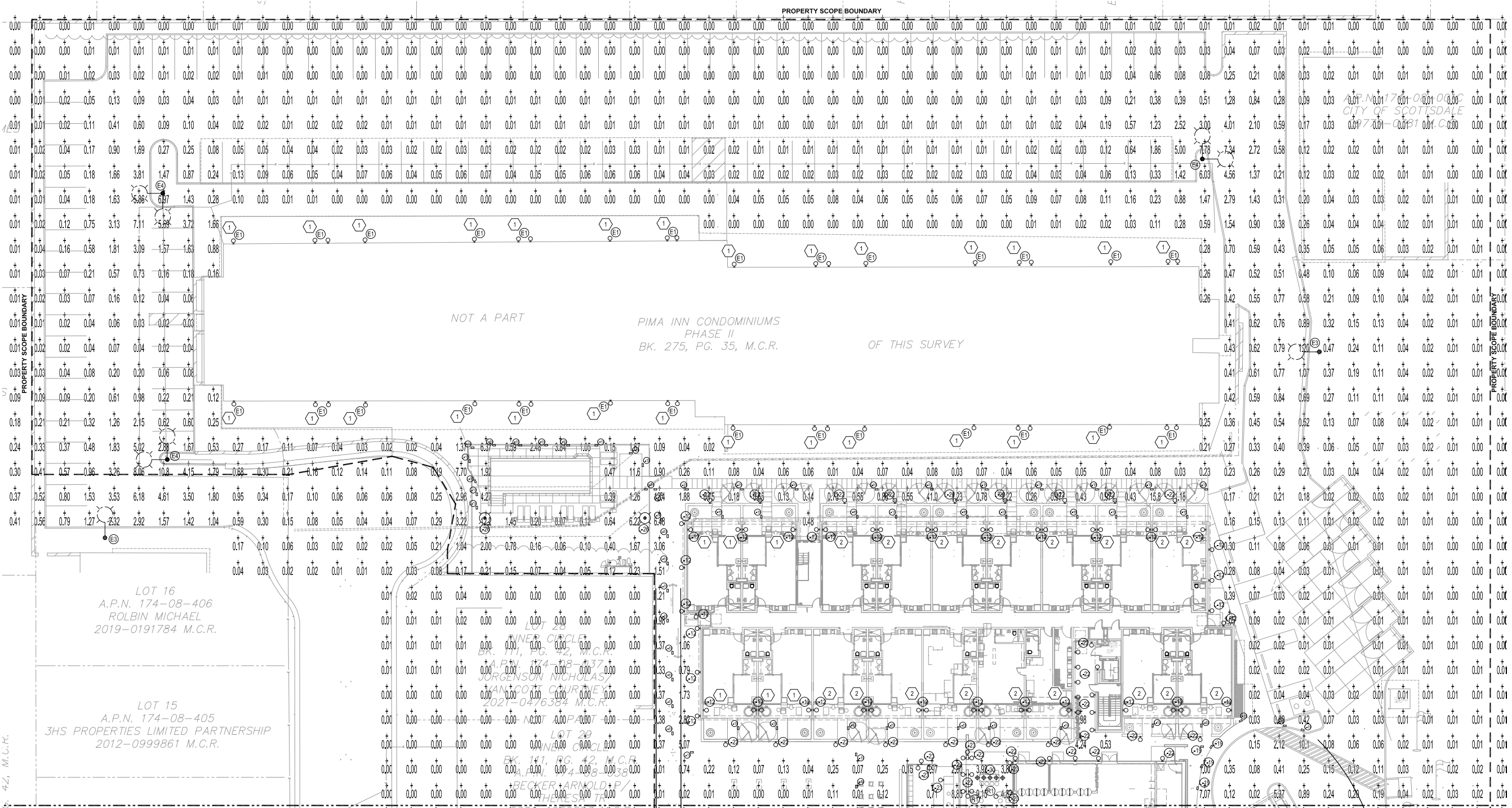
Pre-Application Number: 430-PA-2021

219-PA-2021

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



GEORGE HOTEL SITE LUMINANCE SCHEDULE							GEORGE HOTEL SITE LUMINANCE SCHEDULE						
TYPE	SUBTYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING BALLAST	ULF	TYPE	SUBTYPE	DESCRIPTION	LAMP	LUMENS	MOUNTING BALLAST	ULF
E1	□	From Lighting Controls/Accessories/Accessories	(1)	840		0.70	E1	□	From Lighting Controls/Accessories/Accessories	(1)	840		0.70
L-12	□	From Lighting Controls/Accessories/Accessories	(1)	381		0.30	L-12	□	From Lighting Controls/Accessories/Accessories	(1)	381		0.30
L-19	□	From Lighting Controls/Accessories/Accessories	(1)	563		0.30	L-19	□	From Lighting Controls/Accessories/Accessories	(1)	563		0.30
L-22	□	From Lighting Controls/Accessories/Accessories	(1)	1026		0.30	L-22	□	From Lighting Controls/Accessories/Accessories	(1)	1026		0.30
L-23	□	From Lighting Controls/Accessories/Accessories	(1)	159		0.30	L-23	□	From Lighting Controls/Accessories/Accessories	(1)	159		0.30



matchline - ES102

1 site - horizontal point-by-point plan

scale: 0' 8' 16'

north



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.



FORS
ARCHITECTS
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

light fixture -
schedule

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.

219

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

e001

ATTACHMENT #14



2051 W SUNSET RD.
SUITE NO. 101
TUCSON, ARIZONA 85704
TEL: (520) 293-4486
FAX: (520) 293-2349
M3ENG.COM
MS-PN210331

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 PWC. 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



β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

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

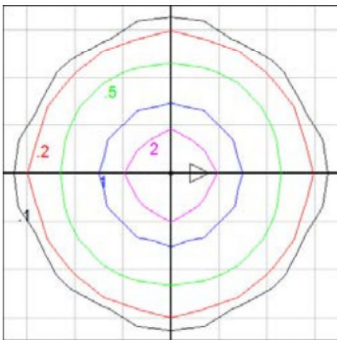
TEST: BE 33579
TEST LAB: BEGA
DATE: 2/29/2016
LUMINAIRE: 33 579
LAMP: 1.9W LED

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.
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2019

TYPE L-23

REV1 01/12/2023 TYPE L-24 DELETED

TYPE L-24

BEGA

Photometric Filename: 84121.IES

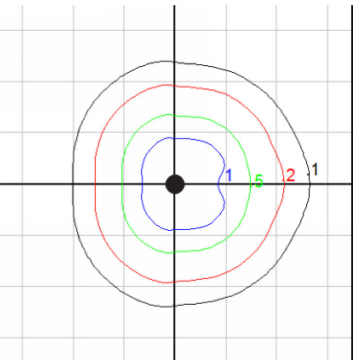
TEST: BE 84121
TEST LAB: BEGA
DATE: 12/4/2017
LUMINAIRE: 84 121
LAMP: 23.6W LED

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)

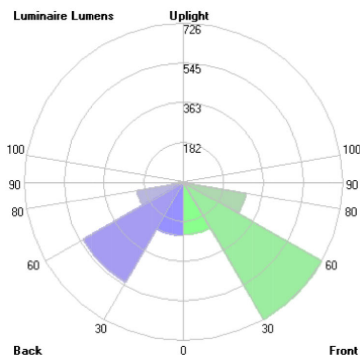
Type III
Very Short
N.A. (absolute)
N.A. (absolute)
2297
N.A.
N.A.
82
28
1.00
0.00
801.5 (320H, 35V)
801.5 (320H, 35V)
19.5 (0.8%Lum)
106.9 (4.7%Lum)
N.A. (absolute)

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

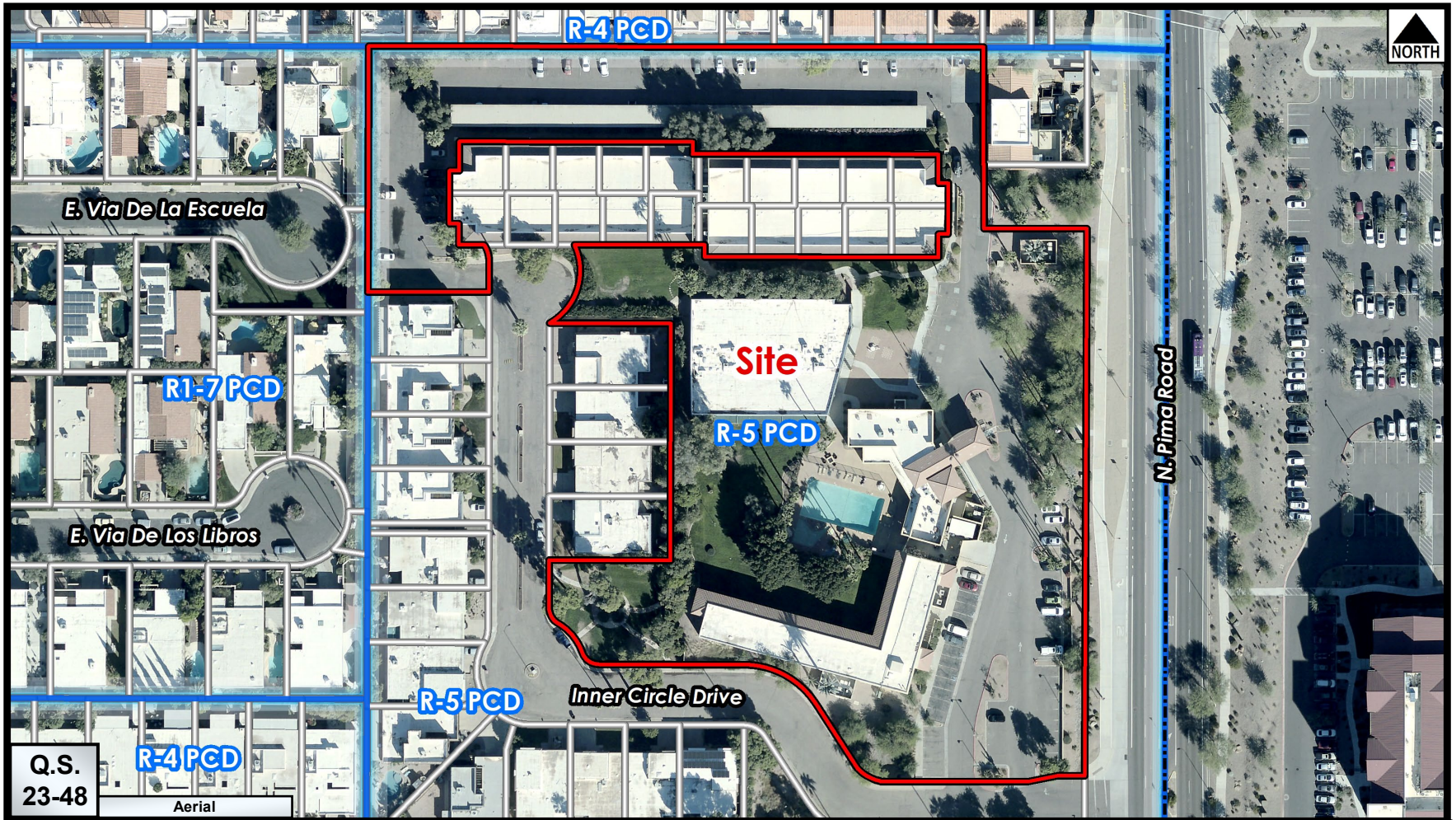
the GEORGE Hotel

7330 North Pima Road, Scottsdale, AZ 85258

FORS
2020 E Broadway Blvd.
Tucson, AZ 85719
architecture
interiors

response package
12 December 2021

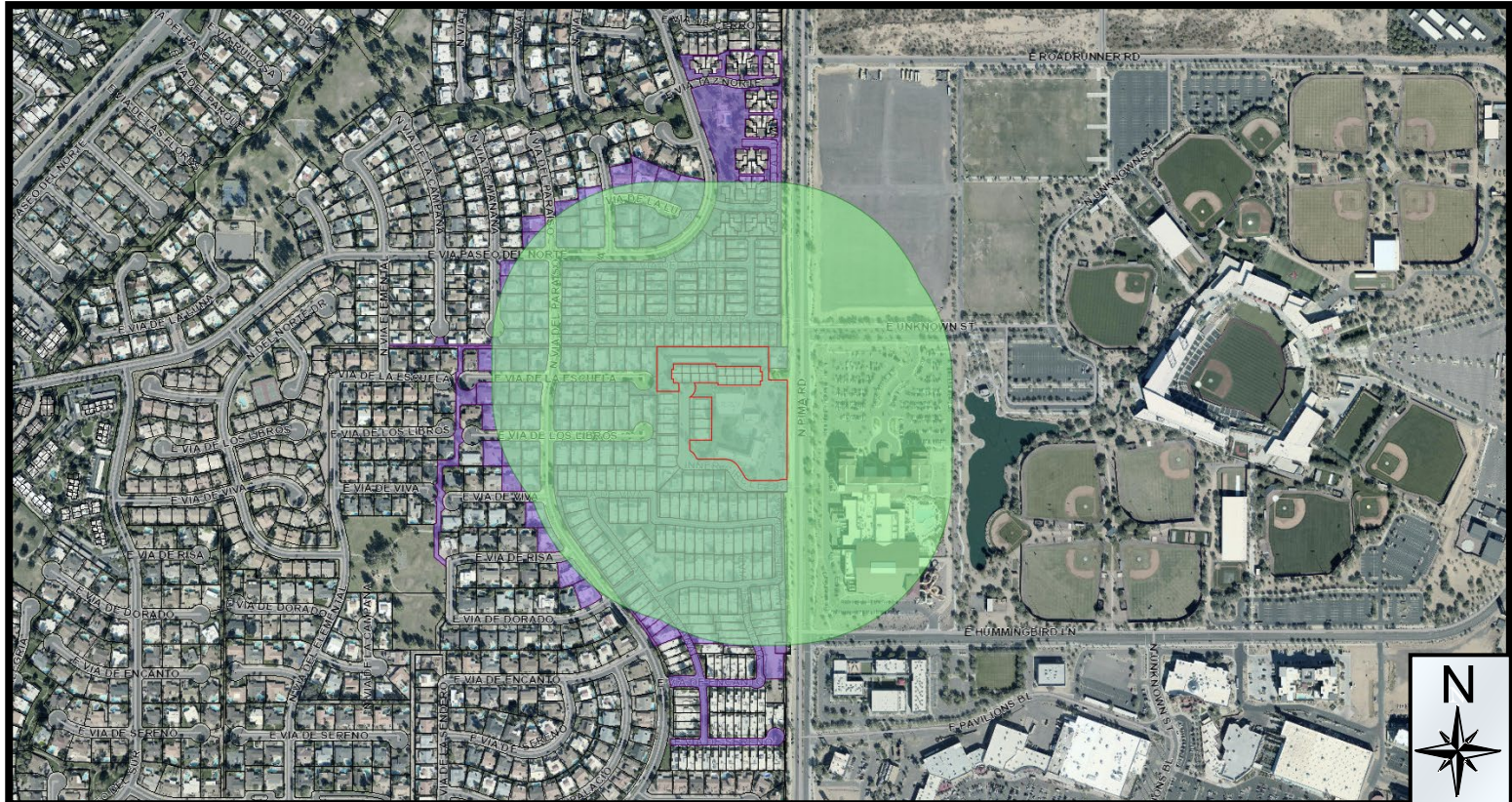
light fixture -
cutsheets



Zoning Aerial

26-DR-2022

City Notifications – The George Hotel



Additional Notifications:

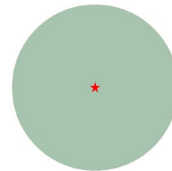
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
August 26, 2022

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 354

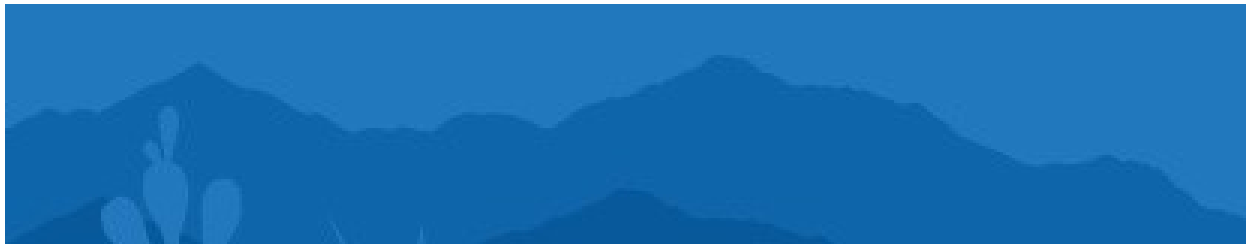
26-DR-2022

Posler, Kathryn

From: Ruenger, Jeffrey
Sent: Wednesday, September 21, 2022 9:19 AM
To: Posler, Kathryn
Subject: RE: CASE 26-DR-2022

jckn1746@gmail.com

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Tuesday, September 20, 2022 4:35 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: CASE 26-DR-2022



The answer is "no". That part of Pima Road can't handle anymore traffic because of Great Wolf Lodge, the shopping center at Indian Bend/Taking Stick Way and Pima and Great Wolf Lodge. You developers forget we are in the midst of a PERMANENT DROUGHT !!! -- sent by Carolyn Kinville (case# 26-DR-2022)



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Posler, Kathryn

From: Jessica Batory <jessicabatory@gmail.com>
Sent: Thursday, September 22, 2022 1:40 PM
To: Posler, Kathryn
Subject: 26-DR-2022 THE GEORGE HOTEL

⚠ External Email: Please use caution if opening links or attachments!

I strongly oppose this project and proposal as there are already concerns regarding traffic and water shortage. Please don't move forward with this project. Thank you!

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/53787#>

--

Jessica



REQUEST TO SPEAK

"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."

Request to Speak cards must be submitted to the City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) GORDON MEDILL MEETING DATE 7/12/23

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8 INNER CIRCLE
7234 E. ROYAL PALM ROAD, ZIP 85258

PHONE 602-418-3561 E-MAIL ADDRESS GMedill@cox.net

☒ I WISH TO SPEAK ON AGENDA ITEM # 16-UP-2007 #2 ☐ I WISH TO DONATE MY TIME TO _____

☒ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING 16-UP-2007 #2

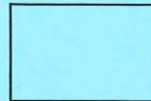
*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully;
and be accountable for my words and actions."*



Request to Speak cards must be submitted to the City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) ERIS MEDILL MEETING DATE 7/12/2023

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7244 E. ROYAL PALM ROAD ZIP 85258

PHONE 602-791-6796 E-MAIL ADDRESS USONIAN SOLUTIONS@GMAIL.COM

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING THE GEORGE HOTEL

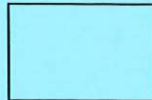
*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully;
and be accountable for my words and actions."*



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Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Andre Gohazarian MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP _____

PHONE _____ E-MAIL ADDRESS _____

☐ I WISH TO SPEAK ON AGENDA ITEM # _____ ☐ I WISH TO DONATE MY TIME TO _____

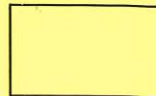
☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

**Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Virginia McDearmon MEETING DATE 7-12-23

NAME OF GROUP/ORGANIZATION (if applicable) homeowner

ADDRESS 8627 E. Via De Los Libros ZIP 85258

HOME PHONE 602-492-3481 WORK PHONE _____

E-MAIL ADDRESS(optional) ponciem@cox.net

AGENDA ITEM # _____ ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) North Building of Condo units
is a detriment to our neighborhood & the City. We would
prefer a cohesive approach to this property. What & why
allowed this chopped up.

Posler, Kathryn

From: FORSJohn <john@forsarchitecture.com>
Sent: Tuesday, July 11, 2023 7:05 PM
To: jralex
Cc: Posler, Kathryn
Subject: RE: Inner Circle - Independence Hotel Remodel - ALEXANDER

⚠ External Email: Please use caution if opening links or attachments!

Kathryn,
Thank you for the follow up email.
I will add your email to the meeting report so that it will be included it in the public record.

I know it is hard to find the time to draft the email after we spoke but your participation in the public process is greatly appreciated, so again, thanks.

I enjoyed speaking with you yesterday, we will do our best to get the hotel ready for your husband's prom reunion.

Regards,
John

John McColgin, Senior Project Manager
FORSarchitecture+interiors
520.795.9888 2020 e broadway blvd, tucson, az 85719
www.forsarchitecture.com

From: jralex <jralex@aol.com>
Sent: Tuesday, July 11, 2023 5:32 PM
To: FORSJohn <john@forsarchitecture.com>
Subject: Inner Circle - Independence Hotel Remodel - ALEXANDER

John

Appreciated and enjoyed the time to speak yesterday concerning the Independence Hotel / Inner Circle Redevelopment project in Scottsdale on Pima Road.

We own the property at 5 Inner circle Drive. (since 1993).

We were glad to hear of the redevelopment of the original " Ramada Golf Course Resort" Property to the "George Hotel".

Our concerns for the residents of Inner Circle Drive Patio Homes :

Clean up - Fix Up - Maintain the property surrounding the Hotel

1. Maintenance of Inner circle drive. - poor condition.
2. Street Lights in disrepair
3. Park Area - unattended
4. Drainage area - east of 5 Inner Circle Drive - poorly maintained. hazardous condition

Kathryn and John Alexander

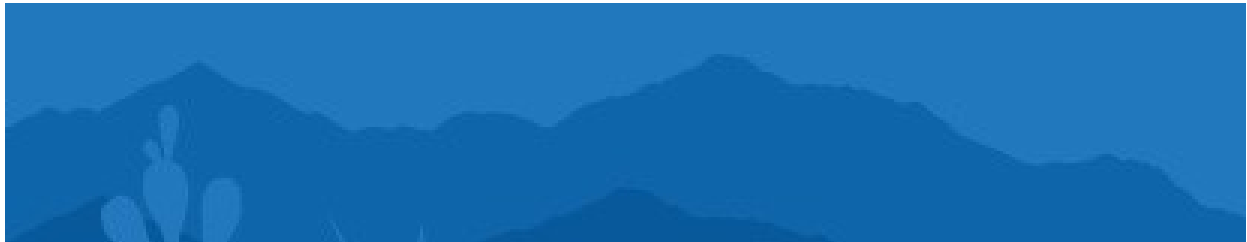
310-377-2840

818-438-2376

Posler, Kathryn

From: McWilliams, Jason
Sent: Wednesday, July 12, 2023 1:34 PM
To: Posler, Kathryn; Gulsvig, Caitlyn
Cc: Curtis, Tim
Subject: FW: The George Hotel (The Inner Circle HOA property owner) 16-UP-2007#2

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Wednesday, July 12, 2023 1:06 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: The George Hotel (The Inner Circle HOA property owner) 16-UP-2007#2



Please be advised, your HEARING at 5:00pm today is not legal according to the rules and City Statutes for NOTIFICATION proper and fair to our community. Only a few like myself were notified and all of our community are concerned parties. You are held to a time line to notify all interested parties. You did not comply with this law/rule. The City of Scottsdale sent me a card dated June 26, 2023, which I received 72 hours ago!!!!???? THEREFORE, your meeting is not fair and equitable to our community. Others have expressed this to me also. So I suggest your CANCEL this 5PM HEARING scheduled today and reschedule after you PROPERLY NOTIFY ALL OF OUR COMMUNITY surrounding the case at 7330 N. Pima Rd. We have a lot of issues about that property, as well as the turn over in changing names over and over and over for years????!!!! We require proper notice or our community will be forced, when construction starts, to request a cease and decessae ORDER from the court. Thank you -- sent by Peggy J. Rathbun (Damato) (case# 16-UP-2007#2)



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Posler, Kathryn

From: McWilliams, Jason
Sent: Wednesday, July 12, 2023 1:35 PM
To: Posler, Kathryn; Gulsvig, Caitlyn
Cc: Curtis, Tim
Subject: FW: The Hotel at Inner Circle HOA, The George Hotel, presently The International 47 Hotel, re: case 16-UP-2007#2, located at 7330 N Pima Rd

From: Peggy D'Amato <Peggydamato@hotmail.com>
Sent: Wednesday, July 12, 2023 1:27 PM
To: angie2210@cox.net; dave@abc15.com; Bryan Palmaioli <Bryan.Palmaioli@tcpm.net>; Sue & Howard BRADLEY <sbradley7@cox.net>; Desert Vista Community Management <Solutions@mydesertvista.com>; Peggy D'Amato <peggydamato@hotmail.com>; HOA Elections <elections@globalmobile.mobi>; Lisa Clark <lisa.clark@tcpm.net>; sshoamt@gmail.com
Cc: Peggy D'Amato <peggydamato@hotmail.com>; Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: The Hotel at Inner Circle HOA, The George Hotel, presently The International 47 Hotel, re: case 16-UP-2007#2, located at 7330 N Pima Rd

 **External Email: Please use caution if opening links or attachments!**

The City claims they posted a red sign (@ the hotel, behind our community) to Notify our communities, which should legally be posted at Indian Bend entrance or at the other Hayden Rd main entrance, for all to see, not a mile away from our visibility, as to drive to see that NOTICE, you have to drive out of our community to Hayden or Indian Bend Rd then find the Pima address, unconscionable.

peggydamato@hotmail.com

Peggy and Charles.

Scottsdale Sands Townhouses

480-998-4657

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[Home Page](#)

Peggy J. Rathbun (Damato)

peggydamato@hotmail.com

The George Hotel (The Inner Circle HOA property owner) 16-UP-2007#2


12/11/1912.

The City of Scottsdale sent me a card dated June 26, 2023, which I received 72 hours ago!!!!????

THEREFORE, your meeting is not fair and equitable to our community. Others have expressed this to me also. So I suggest your CANCEL this 5PM HEARING scheduled today and reschedule after you PROPERLY NOTIFY ALL OF OUR COMMUNITY surrounding the case at 7330 N. Pima Rd.

We have a lot of issues about that property, as well as the turn over in changing names over and over and over for years???!!!!

We require proper notice or our community will be forced, when construction starts, to request a cease and desist ORDER from the court. Thank you

 **Submit Feedback**

3939 N. Drinkwater Blvd
Scottsdale, AZ 85251

Case Name: The George Hotel

Case Number: 16 DP 2007#2

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Request by owner for an amendment to an existing Conditional Use Permit (16-UP-2007) for site plan amendments for a travel accommodation to allow for a new three-story hotel building, one-story gym/cafe, site improvements, and renovations and expansions to existing hotel buildings on a +/- 4.47-acre site with Multiple-family Residential Planned Community District (R-5 PCD) zoning, located at 7330 N. Pima Road.

Applicant Contact: Miguel Fuentevilla, 520-795-9888

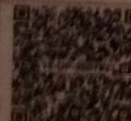
City Contact: Katie Posler, 480-312-2703

Public comment regarding this request will be heard at the Planning Commission hearing listed below. Go to www.mpls.gov, search "Planning Commission" and click on "Submit Public Comments/Email Members." Submit comments 30 minutes prior to the start of the meeting. Please call 480-311-1767 to confirm the date and time of the hearing.

Hearing Date: July 12, 2023 @ 5:00 P.M.

Location: City Hall Plaza, 3939 N Drinkwater Blvd.

For more information go to kent.edu/activecases or call "Active Cases" and use the interactive map to track the progress of current cases throughout the county.



ER CONSIDERATION

AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

Request by owner for an amendment to an existing Conditional Use Permit (16-UP-2007) for site plan amendments for a travel accommodation to allow for a new three-story hotel building, gym/café, site improvements, and renovations and expansion of existing hotel buildings on a +/- 4.47-acre site with Multiple Family Residential Planned Community District (R-5 PCD) zoning, located at 7330 N. Road.

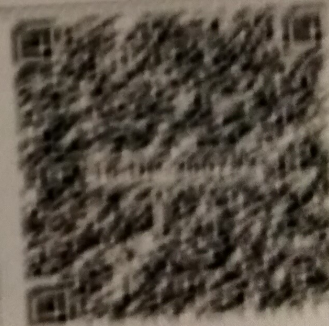
Applicant Contact: Miguel Fuentevilla, 520-795-XXXX

City Contact: Katie Posler, 480-312-2703

Public comment regarding this request will be heard at the Planning Commission hearing held on July 12, 2023 at 5:00 P.M. at City Hall Kiva, 3939 N Drinkwater Blvd. To submit public comment, visit scottsdaleaz.gov, search "Planning Commission" and click on "Submit Public Comment/Event Materials". Comments must be submitted 90 minutes prior to the start of the meeting. Please call 480-312-7767 to confirm the date and time of the hearing.

Hearing Date: July 12, 2023 @ 5:00 P.M.

Location: City Hall Kiva, 3939 N Drinkwater Blvd.



Visit scottsdaleaz.gov, search "Active Cases" and use the "Submit Public Comment" link to submit your comment. Email input@scottsdaleaz.gov.

An email bulletin to keep residents and merchants informed about city projects. Subscribe at <https://eservices.scottsdaleaz.gov/subscribe>.

Posler, Kathryn

From: Ruenger, Jeffrey
Sent: Friday, July 14, 2023 2:42 PM
To: Posler, Kathryn; Curtis, Tim
Subject: FW: - [#XN733454] For your convenience I have attached copies of the City Update on Community Notices, legally have to warn us 20 days in advance of Hearings on changed in our community.
Attachments: IMG20230714140218.jpg; IMG20230714140435.jpg

From: Peggy D'Amato <peggydamato@hotmail.com>
Sent: Friday, July 14, 2023 2:34 PM
To: Receptionist <receptionist@tcpm.net>
Cc: angie2210@cox.net; dave@abc15.com; Sue & Howard BRADLEY <sbradley7@cox.net>; Desert Vista Community Management <Solutions@mydesertvista.com>; Doug Gray <douggraypersonal@msn.com>; Projectinput <Projectinput@Scottsdaleaz.gov>; Lisa Clark <lisa.clark@tcpm.net>
Subject: Re: - [#XN733454] For your convenience I have attached copies of the City Update on Community Notices, legally have to warn us 20 days in advance of Hearings on changed in our community.

⚠ External Email: Please use caution if opening links or attachments!

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From: Peggy D'Amato <peggydamato@hotmail.com>
Sent: Friday, July 14, 2023 2:31:11 PM
To: Receptionist <receptionist@tcpm.net>
Cc: angie2210@cox.net <angie2210@cox.net>; angie2210@cox.net <angie2210@cox.net>; dave@abc15.com <dave@abc15.com>; Sue & Howard BRADLEY <sbradley7@cox.net>; Desert Vista Community Management <Solutions@mydesertvista.com>; Doug Gray <douggraypersonal@msn.com>; projectinput@scottsdaleaz.gov <projectinput@scottsdaleaz.gov>; Lisa Clark <lisa.clark@tcpm.net>
Subject: Re: - [#XN733454]

THANX for update, sorry we will miss Bryan.

I have attached copies of the City of Scottsdale's .amazing News Update, received today with my water bill! Stating exactly what I told them. Our community has to and requires a transparency and "timely" NOTIFICATION when City Council meeting agendas are posted or amended, which has not been done transparently to date regarding the Hearing dates for the new George Hotel to make changes. So I hope all management and board members will be on top of issues in the future and SIGN up for agenda notifications, as many homeowners won't or do not live here. Thank you for your attention to this issue.

Peggy Rathbun/Damato
Lot 26

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From: Receptionist <receptionist@tcpm.net>
Sent: Friday, July 14, 2023 9:26:23 AM

To: Peggy D'Amato <peggydamato@hotmail.com>

Subject: RE: - [#XN733454]

Sorry for the last email, I need to correct the manager information: Gina Palmaioli, gina.palmaioli@tcpm.net.

Thank you

From: Peggy D'Amato <peggydamato@hotmail.com>

Sent: Friday, July 14, 2023 12:09 AM

To: Desert Vista Community Management <Solutions@mydesertvista.com>

Cc: angie2210@cox.net; dave@abc15.com; Bryan Palmaioli <bryan.palmaioli@tcpm.net>; Sue & Howard BRADLEY <sbradley7@cox.net>; Lisa Clark <lisa.clark@tcpm.net>; engage@az.gov; projectinput@scottsdaleaz.gov; sshoamt@gmail.com; Senator Sinema <Senator.Sinema@sinema.senate.gov>; sshoamy@gmail.com

Subject: Re: - [#XN733454]

Also, I have requested an 18 foot wall to continue down Pima Rd, which would cause the hotel to not have any entrance for the Hotel! As this is all an HOA land renting space to cell towers and hotels, was intended to be houses only but the Inner Circle H Of A went Bankrupt but never had a judge arrange new forms of management as law requires, to my knowledge and belief. So looks like a messy situation no matter what since it is closed off without a city street entrance, because Inner Circle Rd is and always was a dirt fire lane the fire chief told me. He said the City paved the dirt Rd, on private property??! They do not pave our private roads!!? Go figure, a no brainer. Guess we will have to follow the money, IRS does a great job at this! I think it time they look into this. Amen! 🙏

Peggy

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From: Peggy D'Amato <peggydamato@hotmail.com>

Sent: Thursday, July 13, 2023 11:57:51 PM

To: Desert Vista Community Management <Solutions@mydesertvista.com>

Cc: angie2210@cox.net <angie2210@cox.net>; dave@abc15.com <dave@abc15.com>; Bryan Palmaioli <Bryan.Palmaioli@tcpm.net>; Sue & Howard BRADLEY <sbradley7@cox.net>; Lisa Clark <lisa.clark@tcpm.net>; Peggy D'Amato <peggydamato@hotmail.com>; engage@az.gov <engage@az.gov>; projectinput@scottsdaleaz.gov <projectinput@scottsdaleaz.gov>; sshoamt@gmail.com <sshoamt@gmail.com>; Senator Sinema <Senator.Sinema@sinema.senate.gov>; sshoamy@gmail.com <sshoamy@gmail.com>

Subject: Re: - [#XN733454]

Phones are turned on at noon, call between 1 pm and 7 pm and I answer land line or cell.

480-998-4657 land line

602-831-8344 cell and text messages

Yes the City said the Hearing date for the 3 stories to be build on St George Hotel was Wednesday at 5 pm.

I told them the rules of law is a 20 day Notice, but they only gave by post card a 72 hours Notice of said hearing!!?

Therefore illegal, so then they said Notice was posted on a red sign 🛑! But placed it on the hotel property, 1 mile away from our community due to no outlets to Pima Rd from our Communities! They also have a TV spot the city uses for said hearings, BUT, unless you are notified by post card you don't even have this info!

So, I told City, Keith, City of Scottsdale Planning Commissioner, that this was unfair and giving the hotel an advantage to move forward without our community approval.

The hotel online is listed to receive Federal funding to house the Zone homeless living in tents in West Phoenix, and illegals, called unvetted refugees!? Not going to be a fancy hotel like the City implied. Anyway the property is zoned for an HOA, which leases the hotel to a couple of Persia guys, a very confusing mess as usual.

Therefore, I wrote them to change the hearing date to comply with the legal aspects, or have the hearing and I will file a Motion with the Court of Venue, Scottsdale, for an ORDER from the Judge in Superior Court to Order a Cease and Deceased ORDER when construction starts, which will tie the case up for maybe years, due to improper notice. I will also file an for an IRS investigation, as I believe the hotel has belted up a dozen hotels changing name, and know for a fact that some of those hotels used dead board of directors! Fishy! So they have to reschedule a new Hearing date or I will be their worse nightmare, I told them that!

Also online the hotel shows a photo of the hotel that plans to house homeless

peggydamato@hotmail.com

602-831-8344

Peggy

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From: Desert Vista Community Management <Solutions@mydesertvista.com>

Sent: Thursday, July 13, 2023 10:08:36 PM

To: peggydamato@hotmail.com <peggydamato@hotmail.com>

Subject: - [#XN733454]

If you would like to respond to this notification, please place your response above the dotted line.

Good Evening Peggy,

Thank you so much catching us up to speed. I attempted to call you back on Tuesday but received your voicemail that stated you weren't accepting messages at that time. I wanted to discuss with you, that you brought up some valid points. From what your voicemail went over, your speaking to the city about what safety measures they need to provide, such as putting up a barrier wall etc.

I would love to discuss this further. Please feel free to call me directly when you get the chance. (480) 573-8999 ext. 126

Sincerely,
Stephanie Moreno

Desert Vista Community Management on behalf of Sands Scottsdale Townhouses One and Two
(480) 573-8999 | www.mydesertvista.com



have served, and
serve, in the armed forces
of the United States. Our

veterans, those on active duty, and members of the National Guard and reserves are truly valued members of Scottsdale – we proudly salute them!

The city's Veterans Advisory Commission has initiated the Scottsdale Salutes program to publicly thank those who have worn the uniform – banners featuring veterans and those in military service will fly from street light poles in Old Town Scottsdale each November.

Learn more and nominate a veteran: ScottsdaleAZ.gov, search "Scottsdale Salutes"

Rec'd 7-14-23
FBI

A new email subscription enables residents to be notified when City Council meeting agendas are posted or amended. This initiative will enhance transparency and foster greater citizen engagement by providing timely and convenient access to important meeting information. Sign-up for council agenda notifications at ScottsdaleAZ.gov, search "City Clerk."

Task force explores needs for protecting open spaces and quality of life. Appointed by the City Council, the Protect and Preserve Task Force began work in February, learning about financial and other aspects of maintaining the city's open spaces, such as the McDowell Sonoran Preserve and Indian Bend Wash greenbelt, along with public safety and other aspects. A voter approved 0.2% sales tax for preserve land acquisition will expire in 2025. In light of that, the

Scottsdale Salutes our Veterans

The city proudly honors those in our community who have served, and continue to serve, in the armed forces of the United States. Our

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August is Drowning Impact Awareness Month. Drowning was the most common cause of death in Arizona for children ages 1-4 last year, and Arizona consistently ranks among the worst states for drowning. But drowning is preventable. Show your support and commitment to water safety by wearing purple in August. Learn how to prevent drownings: ScottsdaleAZ.gov, search "pool safety"

September is National Preparedness Month

Create a plan that outlines each family member's responsibilities in case of an emergency. Make a "Go Kit," which can include food and water, medication, money, contact information and locations to meet. Visit Ready.gov for details.

The city's Street Operations division activates a 24/7 on-call program to respond to storm-related damage on streets and washes. Streets crews are part of Scottsdale's Emergency Response team and work alongside Parks and Recreation and Facilities Management to remove trees and debris from roads and out of the city's right-of-way. Help everyone get home safely – do not drive around "Road Closed" signs and do not enter barricaded storm clean-up areas. When in doubt, wait it out!

Discover better alternatives to sandbags for flood control. Flood diversion tubes act much like sandbags to block floodwaters from entering homes. The tubes are easy to place and weigh little until filled with water. Any common garden hose attaches, making the flood diversion barrier simple to fill. Other options include transportable flood fence barriers and water absorbent cushions.

Residents whose properties are subject to seasonal flooding are encouraged to explore these alternatives to sandbags through local hardware stores and online retailers. Learn how to prepare and get safety tips: ScottsdaleAZ.gov, search "emergency"

Things to do

For a complete list, search names in **bold** at ScottsdaleAZ.gov.

- Old Town galleries open their doors to collector and casual patrons to enjoy featured artists and refreshments as part of **Scottsdale ArtWalk**. 7 to 9 p.m. Thursdays
- Visit the Railroad Park to end the summer and slide into the new school year at **Slide the Rails**. 9 a.m. to 1 p.m. Aug. 5.
- Students can win prizes and praise by entering the **Mayor's Constitution Contest**. Deadline is Sept. 15.
- Bring holiday cheer to Scottsdale families. Sponsorship opportunities are available for the 2023 **Adopt-a-Senior** and **Adopt-a-Family** holiday programs.

SCOTTSDALE UPDATE is published six times per year by the City of Scottsdale.

If you have questions or suggestions, please email communications@ScottsdaleAZ.gov

General city information:

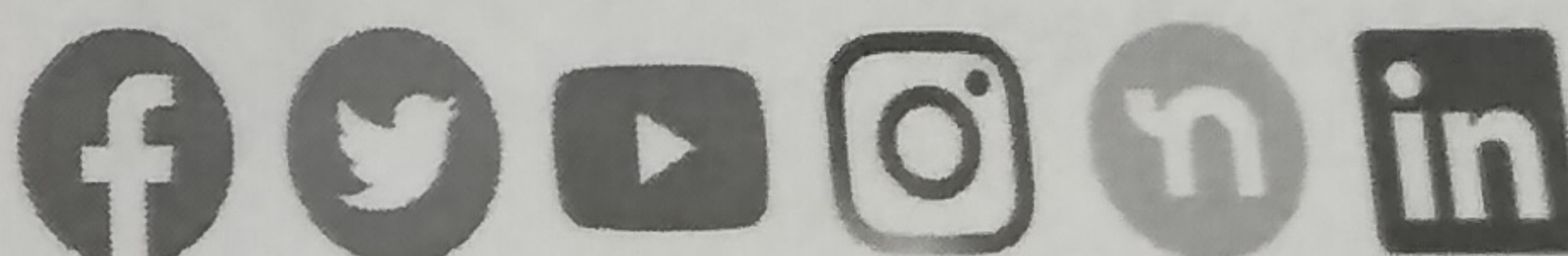
800-312-3111 or email questions@ScottsdaleAZ.gov



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SCOTTSDALE