

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/10/2013  
Agenda Item: 2**

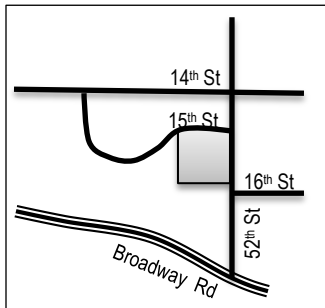
**ACTION:** Request for a Development Plan Review and Planned Area Development Overlay consisting of new hotel site plan, elevations and landscape plan for HAMPTON INN & SUITES, located at 1550 S 52<sup>nd</sup> Street. The applicant is Gerald Kesler.

**FISCAL IMPACT:** While this ordinance change does not directly impact revenue, the planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

**RECOMMENDATION:** Staff –Approval, subject to conditions

**BACKGROUND INFORMATION:** HAMPTON INN & SUITES PL130228 is located on the south west corner of 15<sup>th</sup> and 52<sup>nd</sup> streets, within the GID General Industrial zoning district. The existing hotel would be demolished and a new hotel would be located on site. The request includes the following:

- DPR13168 Development Plan Review including site plan, building elevations, and landscape plan
- PAD13010 Planned Area Development for modified development standard for building height increase.



Property Owner	Shane Kuber, Ramadas Investments LLC
Applicant	Gerald Kesler
Current Zoning District	GID, General Industrial District
Gross/Net site area	87,119 s.f. / 2 acres
Total Building area	64,655 s.f.
Lot Coverage	20% (10% min.)
Building Height	54' (35' max.)
Building Setbacks	25' front, 0' side & rear, 15' street side, 20' parking (25' front, 0' side, 0' rear, 25' street side in GID)
Landscape area	33%
Vehicle Parking	110 spaces provided (107 required)
Bicycle Parking	6 (6 required)
Rooms	104

**ATTACHMENTS:** Ordinance & Development Project File

**STAFF CONTACT:** Diana Kaminski, Senior Planner (480) 858-2391

Department: Lisa Collins, Community Development Deputy Director  
 Legal review by: N/A  
 Prepared by: Diana Kaminski, Senior Planner



**COMMENTS:**

This site is located north of the Broadway Road curve connecting to Interstate-10 Freeway, east of Arizona State Route 143/Hohokam Freeway, south of University Drive and west of Priest Drive. It is located within the GID General Industrial District. The property is surrounded by industrial uses on all sides; the nearest residential uses are approximately 2,750 feet, on the east side of Priest Drive. The western edge of the site is identified as archeologically sensitive, requiring additional precautions during excavation and construction. Since 2006, the current owners have operated the property as a 100 room Quality Inn. Having recently acquired franchise rights for a Hampton Inn & Suites, they are proposing to remove the existing obsolete hotel for the redevelopment of the site for a new 104 room hotel. Existing entitlements for this property that will remain in effect are: Use Permit to allow a hotel in the General Industrial District, and a Use Permit to allow auto rental business with the hotel, limited to 5 vehicles on the site.

This request includes the following:

1. Planned Area Development Overlay to allow an increase in building height from 35 feet allowed in the General Industrial District, to 54 feet.
2. Development Plan Review which includes: a four-story, fifty-four foot tall hotel, 64,655 s.f. of building with surface parking on two acres.

The applicant requests the Development Review Commission take action on item two above, and provide recommendations to City Council for item one listed above. No further planning entitlement processing would be required after the City Council hearing.

**PUBLIC INPUT**

Neighborhood meeting is required for Planned Area Developments; however there are no residences within the area to qualify for the notification process. No calls or emails were received.

**PROJECT ANALYSIS**

**PLANNED AREA DEVELOPMENT OVERLAY**

The existing 100 room two-story hotel was built in 1989 with a courtyard configuration and a 14 space variance for parking to require 110 parking spaces. The proposed 104 room four-story hotel would be built in an L configuration would have 107 spaces. The parking requirements for office use have been reduced since adoption of the new zoning code. The building height allowed in the General Industrial District is 35 feet. The requested Planned Area Development would modify the standard to allow 54 feet. Newer hotel products have tall ceiling heights, higher parapets for screening of mechanical equipment, more amenity space, and a more compact footprint to allow for more landscape and improved circulation. The Sheraton Hotel south of this site has a PAD and is four stories, and the Homestead Hotel west of the site is three stories tall. Other buildings in the area are typically one to two stories of office and industrial uses. Fountainhead development south of Broadway is significantly taller, but is hidden from view of this property by Bell Butte. The setbacks for the site would remain the same for the building.

<b>Development Standard</b>	<b>GID</b>	<b>PAD</b>
Building Height	35	54'
Lot Coverage	NS	20%
Landscape Area	10%	33%
Minimum Building Setbacks:		
Front (52 <sup>nd</sup> St)	25'	25'
Side (south)	0'	0' (70' actual building setback)
Rear (west)	0'	0' (79' actual building setback)
Street Side (15 <sup>th</sup> St)	15'	15'
Parking setback	20'	20'
Building Size		64,655 s.f.
Parking Requirements:		

104 rooms	104	104 (110 total provided)
1,000 s.f. Office	4	4
Bicycle Parking	6	6

Section 6-305 D. Approval criteria for P.A.D.:

1. The proposed hotel land use is allowable in Part 3 with the Use Permit.
2. The development standards listed above, as established as part of the PAD Overlay District, as well as the standards allowed by use permit in Part 4 will be conformed to for development of this site.
3. The conditions of approval are reasonable to ensure conformance with the provisions of the Zoning and Development Code.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The site is located on the south west corner, and positions the new building with a building face along 15<sup>th</sup> Street, and a porte-cochere entry on 52<sup>nd</sup> Street. The former hotel site approval conditioned that only one driveway be located on each street, this design complies with this condition, while improving the circulation for fire, refuse, police and customer access. The pool area has been moved to the back of the building, and retention is located around the perimeter of the site. The north side of the lot is irregularly shaped, and the size of the site is challenging for building and circulation layout. The new L-shaped building provides a greater opportunity for open space and landscape around the street frontages and building edge.

### Building Elevations

The contemporary design has internally loaded corridors, keeping circulation within the building. The taller ceilings between floors add to the verticality of the two wings, which flank the main entrance. Room ventilation systems beneath the windows are hidden behind decorative grills. The main entry is a glass curtain wall system tucked behind the porte-cochere entry. Stacked simulated stone at the base grounds the building with a wainscot, reveals and control joints break up the EFIS surface of the upper floors. The elevations are painted in alternating colors of brown, yellow-beige and dark tan. A cap at the top of the parapet is painted to match the base color of the building in each section, emphasizing the vertical forms as units of the whole façade. The roofline varies from 47 feet to almost 54 feet, providing slight elevation changes between sections, and breaking up the roofline. Most buildings within the area have relatively low building profiles with flat parapet roofs and minimal ornamentation. The architectural style of this building is contextually appropriate to the other hotels and office buildings within the area.

### Landscape Plan

The new building will require new retention and landscape. The west and south perimeter are lined with Sissoo trees, to maximize shade to the parking spaces. The street frontages to the east and north are a combination of Southern Live Oak and Desert Museum Palo Verde. The fenced pool area is heavily landscaped to provide privacy from the street front, yet visibility from the parking and lobby. The plant palette is a combination of low water use and transitional plants creating a lush oasis environment, more heavily landscaped than most properties in the General Industrial area, with 33% of the site landscape material.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is pushed up to the north side, facing 15<sup>th</sup> Street with a strong street presence, 52<sup>nd</sup> street has the side of the building and the entrance portico, and a small portion of parking visible from the street but heavily landscaped.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the orientation of the building was dictated by the shape and size of the lot, the landscape will provide significant shade to the parking areas and pedestrian pathways.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the area is an established general industrial area with a variety of building styles, colors, materials and ages. The proposed new building will provide a newer style and more energy and water efficient product than the existing building.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the proposed height of 54' is appropriate to the area, which has a hotel to the south that is 4 stories, and an office building to the west that is approximately 100' tall.*
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the ground level of the structure is treated with simulated stacked stone to ground the building and provide texture and variation at the pedestrian level. The L-shaped building breaks up the structure into two long wings, flanking a portico entry and curtain wall glass corner.*
6. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site provides sidewalk access to both streets adjacent to the property.*
7. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the new site plan provides easy circulation for vehicles from the entrance and the rear of the property, with sidewalks connecting on all sides of the site.*
8. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the site consolidates parking without creating dead ends, and has been reviewed by the police staff for safe design.*
9. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Seven varieties of trees, three accents, five shrubs and three ground covers provide a wide variety of texture, color and variation, with significant shade afforded to the parking areas due to the orientation of the lot and location of the perimeter trees.*
10. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. The site will comply with lighting requirements for safety, aesthetics, energy conservation and dark sky compliance.*

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development Overlay and Development Plan Review. This request meets the required criteria and will conform to the conditions.

### **REASONS FOR APPROVAL:**

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
4. The proposed project meets the approval criteria for a Development Plan Review.

**PAD130228 / DPR13168**

**CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

**PAD130228:**

1. A building permit application shall be made on or before September 26, 2015, or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than October 28, 2013 or the PAD approval shall be null and void.
3. The Planned Area Development for Hampton Inn & Suites shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.

**DPR13168:**

**Site Plan**

4. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
5. If gates are used, provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
6. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
8. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
9. Art in Private Development is required: Indicate where the artwork is proposed (generally on the site plan and landscape plan and elevations if applicable). Include a brief description of the art type to assure that the art is addressed as part of the overall design of the site, so there are no conflicts with retention, landscaping, ROW, etc.

**Floor Plans**

10. Exit Security:
  - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
  - b. In instances where an elevator or stair exit is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

## **Building Elevations**

11. The materials and colors are approved as presented:
  - Roof – flat with parapet
  - Building wainscot – Cast Stone Veneer “Autumn” Pro-Fit LedgeStone” PF8015
  - Primary Building – Painted EIFS Stucco System – Benjamin Moore “Calla Lilly” 283 (light yellow-tan)
  - Architectural pop-outs and accents – Painted EIFS Stucco System – Benjamin Moore “Summerdale Gold” HC-17 (medium gold)
  - Architectural pop-outs and accents - Painted EIFS Stucco System – Benjamin Moore “Lake Shore Trail” 1084 (medium brown)
  - Aluminum frame – Southwest Aluminum System Acrodize Hardcoat “Aztec” 789G008 (chocolate brown)
  - Tinted Spandrel glass – Oldcastle glass “Harmony Bronze” (brown)
  - Tinted Vision glass – Oldcastle glass “Versalux Bronze” (light brown)

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building.
14. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
15. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
16. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

## **Lighting**

17. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
18. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

## **Landscape**

19. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
20. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Design irrigation so that existing plants on site or on street frontages are irrigated as part of the reconfigured system at the conclusion of this construction. Repair existing irrigation system where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.
21. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

22. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
23. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
24. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

**Signage**

25. Provide address signs on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    - 5) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: [www.tempe.gov/index.aspx?page=2147](http://www.tempe.gov/index.aspx?page=2147) or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Building Safety forms at this link: [www.tempe.gov/index.aspx?page=1033](http://www.tempe.gov/index.aspx?page=1033). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
  - Provide emergency radio amplification for the combined building and garage area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: [www.tempe.gov/index.aspx?page=949](http://www.tempe.gov/index.aspx?page=949). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
  - For building height in excess of 50'-0", design top of building and parapet to allow cellular communications providers to incorporate antenna within the building architecture so future installations may be concealed with little or no building elevation modification.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS**
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials,



and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.

- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - PD needs access to controlled common areas, provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
  - The Owner is required to prepare a security plan for the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE: Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
    - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
    - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
    - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
    - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
    - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
    - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
    - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
    - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
    - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
    - Construct driveways in public right of way in conformance with Standard Detail T-320.
    - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
    - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.

- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

June 27, 1974	City Council approved the request by C.W. Jackson for a Final Subdivision Plat for Hohokam Industrial Park, Unit 2.
July 12, 1988	Planning Commission recommended approval of the site plan and variances for RODEWAY INN.
July 20, 1988	Design Review Board approved building elevations, site plan and landscape plans for RODEWAY INN.
August 25, 1988	City Council approved a site plan for RODEWAY INN for 100 units (34,756 s.f.) on 2 acres, with variances to reduce the required parking from 124 to 110, reduce the courtyard separation for multi-story hotel building from 40' to 13' and a Use Permit to allow a hotel in the I-2 General Industrial District.
September 26, 1989	Certificate of Occupancy issued for a commercial hotel.
July 7, 1998	Hearing Officer approved a Use Permit for SOUTHWEST AUTO RENTAL to allow an automotive rental office inside the hotel, with a limit of 5 vehicles on site at one time.
2006	Hotel purchased by Kuber-Ramadas Investments LLC and operated as a Quality Inn.
2013	Kuber-Ramadas Investments LLC has purchased franchise rights for a Hampton Inn & Suites and applied for request to develop a new product on the existing site.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts  
 Section 6-306, Development Plan Review





**DEVELOPMENT PROJECT FILE**  
for  
**HAMPTON INN & SUITES**

**ATTACHMENTS:**

- 1-2. Waiver of Rights and Remedies
3. Location Map
4. Aerial Photo
- 5-6. Letter of Explanation
7. Cover Sheet
8. PAD Cover Sheet
9. Site Plan
- 10-13. Floor Plans
- 14-16. Elevations
- 17-19. Colored Elevations
20. Colored Material Samples (digital reproduction, original available at hearing)
21. Landscape Plan
22. Sections

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Ramadas Investments LLC (Owners).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL130228 – HAMPTON INN & SUITES** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT/CONDOMINIUM PLAT
- OTHER \_\_\_\_\_

*(Identify Action Requested))*

for development of the following real property (Property):

Parcel No. : 124-58-119

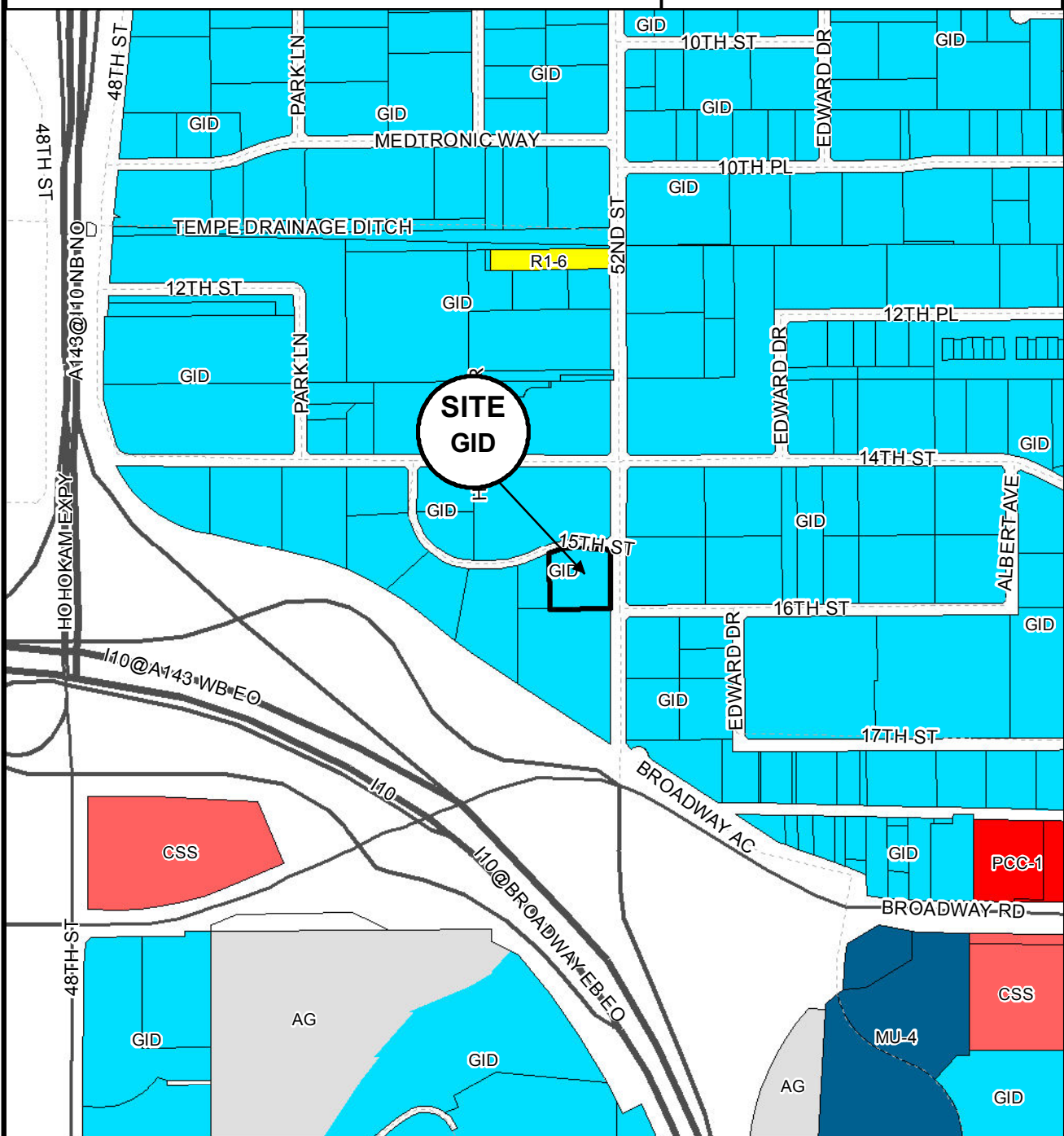
Address: 1550 S 52<sup>nd</sup> Street, Tempe, Arizona.

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist as a result of the City's approval of the above-referenced Application,



# HAMTON INN & SUITES

PL130228



Location Map



**HAMPTON INN & SUITES (PL130228)**





May 23, 2013

Community Development Planning  
City of Tempe  
31 East Fifth Street  
Tempe, AZ 85280

RE: Hampton Inn & Suites – Letter of Explanation

Members:

Gerald R. Kesler, Inc. (“GKI”) is submitting this letter of explanation on behalf of the owners, Kuber-Ramdas Investments LLC. The owners are longtime residents of Arizona who own and operate numerous hotels in the State of Arizona. The owners are committed to this area having recently purchased the Sheraton Hotel, located just south of the Quality Inn site.

The existing hotel was originally built in 1986 under the Rodeway Inn Hotel brand. The current owners, Kuber-Ramdas Investments LLC, acquired the site in 2006 and are currently operating the hotel as a Quality Inn. Unfortunately, due to age and the changing dynamics of the hotel industry the hotel is now obsolete. The owners are finding it harder to compete with other newer and more recognized hotel brands in the area. Consequently older hotels cannot command the same room rates of newer hotels. This dynamic attracts a less desirable guest and reduces rooms being occupied, which eventually leads to less taxable income to the City and potentially resulting in an increased burden to City law enforcement resources.

In order to address these concerns, the owner has determined that the best course of action is to raze the existing hotel and construct a new, top franchise, replacement hotel on the site. The owner has acquired the franchise rights for a Hampton Inn & Suites, the number one hotel franchise in the industry today.

To proceed with the project as designed, the owner is requesting approval for a PAD Overlay to increase the building height past the required 35' height limit imposed within the current GID zoning district.

A height variance is necessary to accommodate the new four story wood framed building design. The current hotel footprint is two stories with 100 guest rooms and 110 parking spaces. The new Hampton Inn & Suites design is proposed at four stories in an "L shaped" configuration with 104 guest rooms and 112 parking spaces. We must maintain the guest room count at 104 rooms or the new hotel won't be economically feasible. In order to get the City required parking spaces and meet the room counts, we simply must construct a four story building.

There are many benefits to the design we propose. We are reusing existing site access drives and utility service points thus reducing construction impact on 52nd Street. We maximize the flow of traffic within the site (no dead end parking) and provide better access for law enforcement and emergency vehicles. A four story building is more energy efficient with less roof area and more site area can be dedicated to landscaping.

We believe that as designed this project brings many more positive attributes to the area than the height restriction provides. For the foregoing reasons, we believe that the height variance is warranted and respectfully request that the height variance be granted.

Sincerely;



Gerald R. Kesler, Architect



# Hampton Inn & Suites

PHOENIX SKY HARBOR AIRPORT

1550 South 52nd Street  
Tempe, AZ 85281

**OWNER**  
HILTI, INC.  
1000 E. SUN STREET  
TOLSON, ARIZONA  
CONTACT: MR. MARK KAUFER  
PHONE: 480.848.1000  
FAX: 480.848.1001  
E-MAIL: mark.kauf@hilti.com

**ARCHITECT**  
GK I  
1522 E. CHRYST LANE  
PHOENIX, AZ 85016  
CONTACT: MR. MARK KAUFER  
PHONE: 480.225.1803  
FAX: 480.225.1804  
E-MAIL: mark.kauf@hilti.com

**GENERAL CONTRACTOR**  
HILTI, INC.  
4200 WALLER ROAD, SUITE 222  
SCOTTSDALE, AZ 85251  
CONTACT: MR. MARK KAUFER  
PHONE: 480.225.1803  
FAX: 480.225.1804  
E-MAIL: mark.kauf@hilti.com

**MECHANICAL CONTRACTOR**  
HILTI, INC.  
4200 WALLER ROAD, SUITE 222  
SCOTTSDALE, AZ 85251  
CONTACT: MR. MARK KAUFER  
PHONE: 480.225.1803  
FAX: 480.225.1804  
E-MAIL: mark.kauf@hilti.com

**ELECTRICAL ENGINEER**  
TO BE DETERMINED

**MECHANICAL ENGINEER**  
TO BE DETERMINED

**ELECTRICAL ENGINEER**  
TO BE DETERMINED

<b>JOB NUMBER</b>	1224
<b>DATE</b>	08-15-2005
<b>REVISION</b>	

**SHEET TITLE**  
COVER SHEET  
**SHEET NUMBER**  
500 | 2436

**G K I**  
GERALD R. KESLER, INC.  
ARCHITECTS  
1522 E. CHRYST LANE  
PHOENIX, AZ 85016  
PHONE: 480.225.1803  
FAX: 480.225.1804  
EMAIL: GK@GKI.COM

PHOTOGRAPHY  
NOT FOR  
CONSTRUCTION

PHOENIX SKY HARBOR AIRPORT  
HAMPTON INN HOTEL & SUITES  
1550 South 52nd Street  
Tempe, AZ 85281



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# PLANNED AREA DEVELOPMENT OVERLAY FOR HAMPTON INN & SUITES

THAT PART OF LOT #67 & 68 AS SHOWN ON MAP "HOHOKAM INDUSTRIAL PARK UNIT 2"  
BOOK 174, OF MAPS PAGE 33, MARICOPA COUNTY ARIZONA

## ACKNOWLEDGEMENT

ON THIS DAY OF . 2013 BE:  
FOR ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN DOE  
OWNER, WHO ACKNOWLEDGED  
HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
INSTRUMENT WITHIN, AND WHO  
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN  
CONTAINED.  
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL  
AT TEMPE, ARIZONA, THIS . DAY OF . 2013.  
BY: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## KUBER DEVELOPMENT

BY:  
OWNER:  
DATE:  
ITS:

## LEGAL DESCRIPTION

that part of Lot No. 67 & 68 as shown on a map entitled "Hohokam Industrial Park Unit 2", according to book 174 of maps, page 33, Records of Maricopa County, Arizona, being more particularly described as follows:

commencing at the Southeast corner of said lot 67, then south 00° 05' 19" west along the east line of said lot 68, a distance of 128.35 feet to the point of beginning; thence north 89° 54' 41" west, a distance of 294.79 feet; thence north 00° 05' 19" east, a distance of 274.36 feet to a point on the southerly right-of-way line of the street; thence along said southerly right-of-way line, a distance of 440.00 feet, to a new tangential curve concave to the southwest having a radius of 440.00 feet, an arc length of 163.52 feet and a central angle of 21° 17' 37" along said right-of-way line; thence south 79° 36' 05" east along said right-of-way line, a distance of 50.99 feet; thence south 89° 54' 41" east along said right-of-way line, a distance of 70.00 feet; thence south 44° 54' 41" east along said right-of-way line, a distance of 21.21 feet; thence south 00° 05' 19" west along the east line of said lot 67 and 68, a distance of 280.00 feet to the point of beginning;

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF

TEMPE ON THIS DAY OF . 2013 .

List any minor modification approval, with date, below the City Council approval date if a minor modification occurs. (ref. ZDC, Section 6-512)

## OWNER/DEVELOPER

KUBER DEVELOPMENT  
MR. SHANE KUBER  
1550 S 52ND STREET  
TEMPE, AZ 85281

## PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)  
GID (Existing) PAD (Proposed Overlay)  
BUILDING HEIGHT  
GID (Existing) = 35 (ref. ZDC, Section 7-103 and Section 7-108)  
PAD (Proposed) = 54

## BUILDING LOT COVERAGE

GID (No Standard)  
PAD (Proposed) 20%

## SITE LANDSCAPE COVERAGE

GID (Existing) 10%  
PAD (Proposed) 55%

## BUILDING SETBACKS

FRONT (25th St) GID (Existing) 25  
PAD (Proposed) 25

SIDE (South) GID (Existing) 0  
PAD (Proposed) 0 (70 Actual)

REAR (West) GID (Existing) 0  
PAD (Proposed) 0 (75 Actual)

SIDE STREET (15th St) GID (Existing) 15  
PAD (Proposed) 15

## VEHICLE PARKING QUANTITY

110 Parking spaces provided

## BICYCLE PARKING QUANTITY

6 Bicycle spaces provided

## SIZE VICINITY MAP

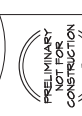


## CONDITIONS OF APPROVAL: PAD13010

## GENERAL NOTES

List general notes that are related to Planned Area Development - delete if no notes that pertain to current or previous PAD. Continuation of notes on second sheet is acceptable.

GERALD R. KELLER, INC. ARCHITECTS  
1829 E. GARDEN LANE  
PHOENIX, AZ 85024  
PHONE: 602-726-1000  
FAX: 602-468-2100  
EMAIL: GK@GRI.COM



HAMPTON INN & SUITES  
PHOENIX SKY HARBOR AIRPORT  
1550 SOUTH BROAD STREET  
TEMPE, AZ 85281



JOB NUMBER	DS130601
DATE	09-18-2013
REVISION	

SHEET TITLE	PAD OVERLAY
SHEET NUMBER	004

REC13050

PAD13010

DS130601

REC13050

PAD13010

DS130601

**KEY NOTES**

1. (EX) CURB GUTTER 4' 6" WIDE SIDEWALK TO REMAIN.
2. BUILDING SET BACK LINE.
3. NEW 20" DEEP DECORATIVE PAVING STRIP.
4. MONUMENT SIGN PER TEMPE SIGN STANDARDS
5. CURB RAMP
6. (EX) TRANSFORMER LOCATION. SET SIGN TRANSFORMER IN SAME LOCATION.
7. SURFACE RETENTION AREA. SEE PRELIMINARY G & D.
8. (EX) DOMESTIC WATER SERVICE TO REMAIN. METER SIZE TO REMAIN THE SAME.
9. (EX) SEWER TAP TO BE REUSED.
10. UNDERGROUND RETENTION. SEE G&D PLAN.
11. DECORATIVE CONCRETE PATTERN @ PORTECO.
12. PLANTER AREAS
13. POOL EQUIPMENT YARD W/ 6" SCREEN MALL & GATE.
14. (2) 30" FLAG POLES
15. DAMPSTER ENCLOSE W/ GATE & LOCKING HARDWARE.
16. EXTERIOR STORAGE ROOM.
17. REINFORCED CONCRETE SLAB AT DAMPSTER APPROX.
18. 6" HIGH CHU SCREEN MALL.
19. 5" HIGH CHU PARKING SCREEN MALL.
20. 8" DIA. 48" TALL CONC. FILLED PIPE BOLLARD (TYP) @ EA. ACCESSIBLE PARKING SPACE
21. LANDSCAPE ISLAND (8FT 5FT)
22. TRASH COLLECTION PATH OF TRAVEL.
23. FIRE TRUCK TURNING RADIUS 35' MIN. & 95' MAX. RADIUS.
24. ENTRY GATE TO POOL W/ KEY CARD ACCESS FOR GUEST AND KNOX BOX W/ KEY CARD FOR FIRE & POLICE ACCESS.
25. POOL FULLY ACCESSIBLE IN COMPLIANCE W/ CURRENT ADAAS STANDARDS.
26. (EX) 1"SSD DRIVE ENTRANCE TO REMAIN.
27. 20" TALL PARKING LOT LIGHTING POLES.
28. STORM RETENTION DRYWELL. SEE G&D PLAN.
29. (EX) 6" WIDE CONC. SIDEWALK TO REMAIN.
30. NEW 6" WIDE CONC. SIDEWALK TO BE INSTALLED ALONG 15TH ST.
31. (EX) FIRE HYDRANT.

**NOTE**

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**PROPERTY OWNER:**

KUBER DEVELOPMENT  
1500 S. 15th STREET  
TEMPE, AZ 85281  
MR. SHANE KUBER  
480-764-1800  
shane.kuber@kuberdevelopment.com

**PROJECT ADDRESS:**

1500 S. 15th STREET  
TEMPE, AZ 85281  
NEW 4 STORY HOTEL WITH 100 SUITES  
NEW 4 STORY TRANSFORMER IN 4 SUITES

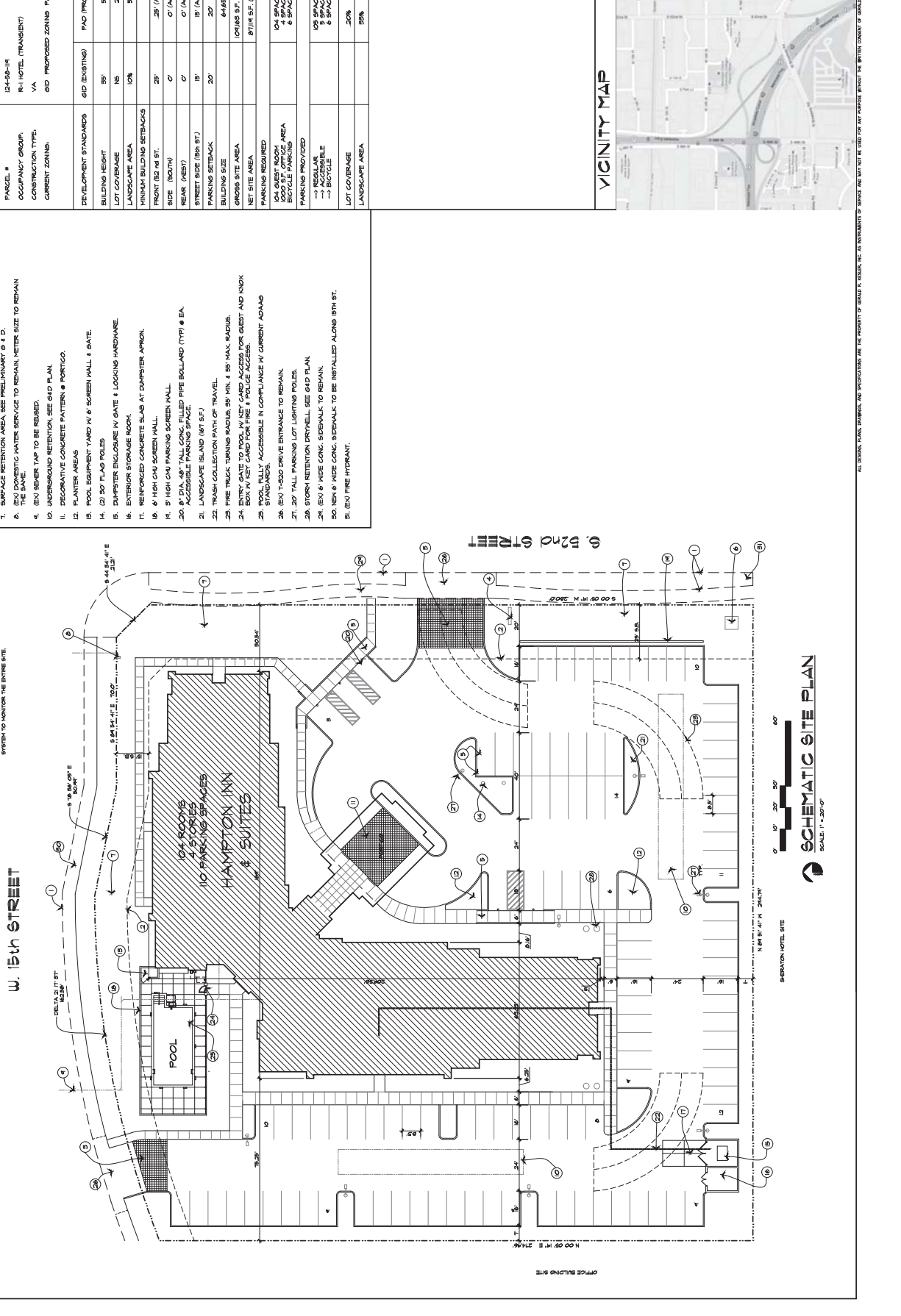
**PROJECT DESCRIPTION:**

PARCEL #  
024-03-14  
OCCUPANCY GROUP:  
R-1 HOTEL (TRANSIENT)  
CONSTRUCTION TYPE:  
VA  
CURRENT ZONING:  
61D PROPOSED ZONING PAD

**DEVELOPMENT STANDARDS**

EXISTING	PROPOSED
BUILDING HEIGHT	25'
LOT COVERAGE	15%
LANDSCAPE AREA	10%
MINIMUM BUILDING SETBACKS	
FRONT (32' 0" ST.)	25' (ACTUAL 30')
SIDE (80' 0")	0' (ACTUAL 75')
REAR (80' 0")	0' (ACTUAL 75')
STREET SIDE (15th ST)	15' (ACTUAL 15')
PARKING SETBACK	20'
BUILDING SIZE	64,699 SF.
GROSS SITE AREA	101,645 SF. (23.1 ACRES)
NET SITE AREA	87,114 SF. (2.0 ACRES)
PARKING REQUIRED	
104 GUEST ROOM	104 SPACES
1000 SF. OFFICE AREA	4 SPACES
TRANSFORMER	6 SPACES
PARKING PROVIDED	
100 SPACES	100 SPACES
→ ACCESSIBLE	5 SPACES
→ BICYCLE	6 SPACES
LOT COVERAGE	20%
LANDSCAPE AREA	10%

**VICINITY MAP**



**G K I**  
GERALD R. KESLER, INC.  
ARCHITECTS  
1500 S. 15th Street  
Tempe, AZ 85281  
Phone: 480-764-1800  
Fax: 480-764-1801  
Email: gk@kuber.com

**Hampton**  
A HOTEL BY HARBOR AIRPORT  
1500 South Blvd Street  
Tempe, AZ 85281

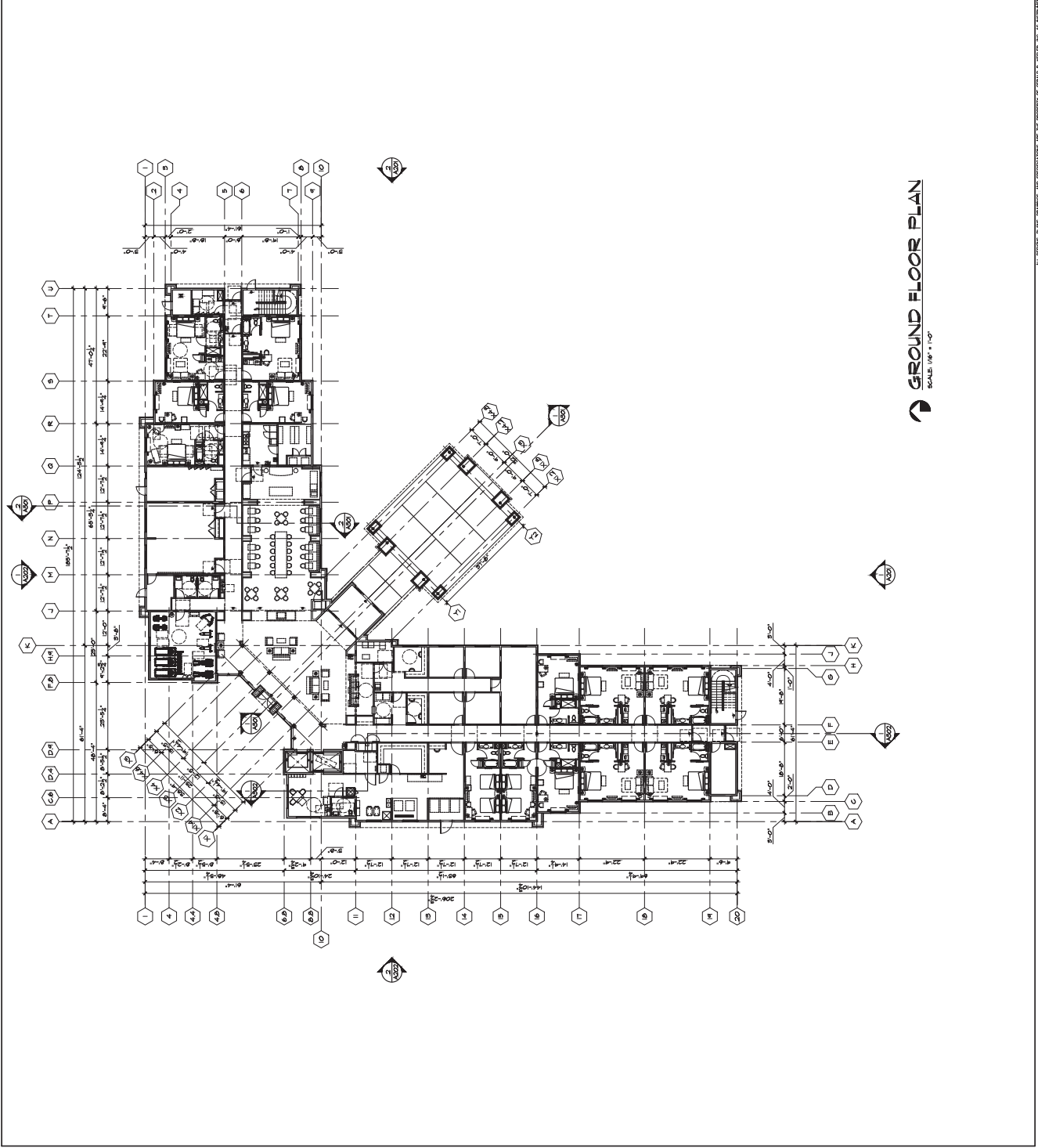
**JOB NUMBER:** 1224  
**DATE:** 08-15-2019  
**REVISION:**

**SHEET TITLE:** PRELIMINARY SITE PLAN  
**SHEET NUMBER:** SD10ic

KEYNOTES

1

<p><b>G K I</b>  <b>GERALD R. KESLER, INC.</b>          ARCHITECTS          1222 E. CHERRY LANE          PHOENIX, AZ 85026          PHONE: 602-251-2500          FAX: 602-488-2800          EMAIL: GK@GRI.COM</p>		<p>PHASE I          PRELIMINARY          NOT FOR          CONSTRUCTION</p>	<p><b>HAMPTON INN HOTEL &amp; SUITES</b>          PHOENIX Sky Harbor Airport          1550 South Blvd Street          Tempe, AZ 85281</p>		<table border="0" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">JOB NUMBER</td><td style="font-size: 8px;">1224</td></tr> <tr><td style="font-size: 8px;">DATE</td><td style="font-size: 8px;">08-15-2005</td></tr> <tr><td style="font-size: 8px;">REVISION</td><td style="font-size: 8px;"></td></tr> </table>	JOB NUMBER	1224	DATE	08-15-2005	REVISION		<table border="0" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">SHEET TITLE</td><td style="font-size: 8px;">GROUND FLOOR PLAN</td></tr> <tr><td style="font-size: 8px;">SHEET NUMBER</td><td style="font-size: 8px;">A101</td></tr> </table>	SHEET TITLE	GROUND FLOOR PLAN	SHEET NUMBER	A101
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DATE	08-15-2005															
REVISION																
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SHEET NUMBER	A101															




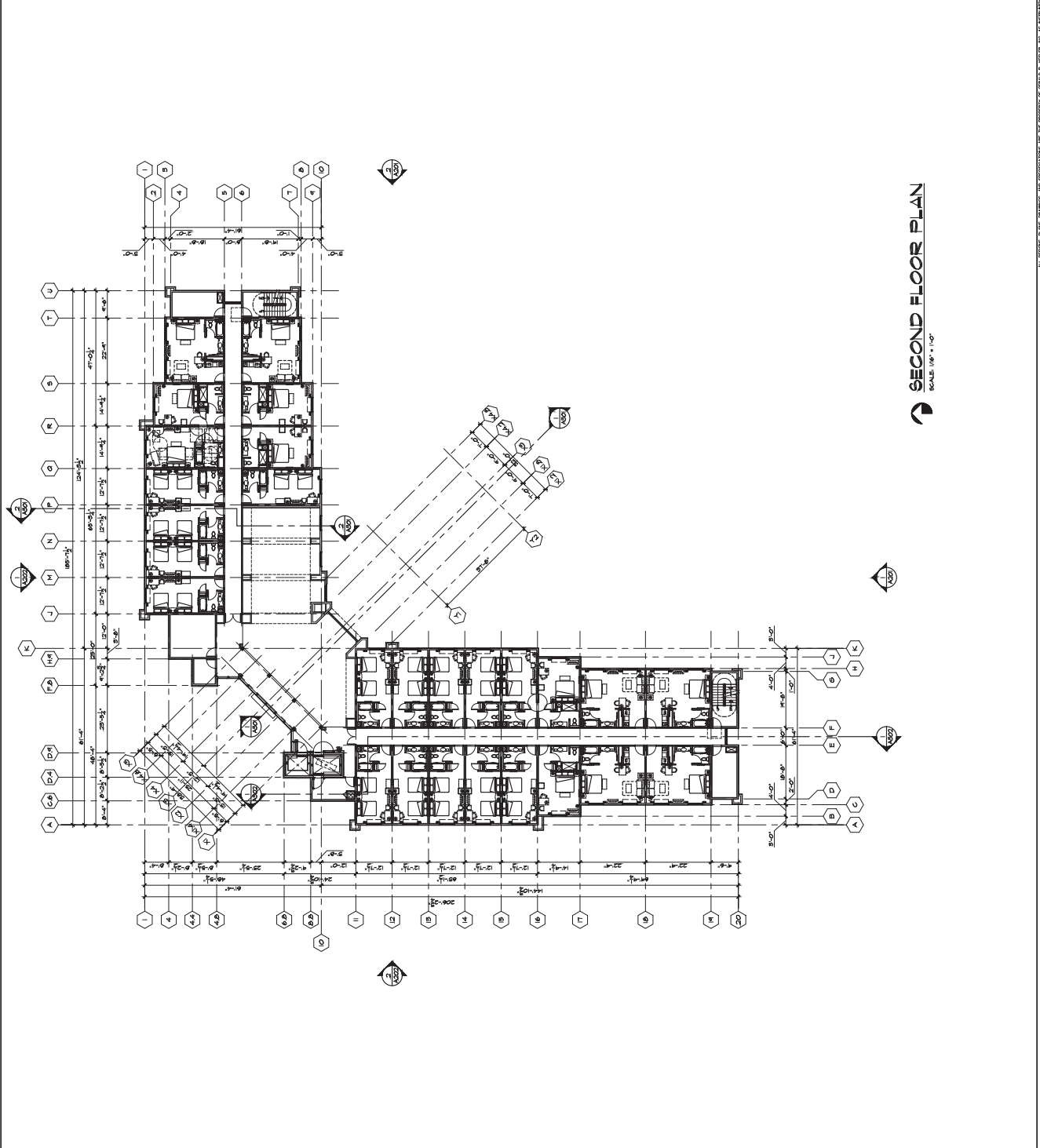
**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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KEYNOTES

0

<p style="text-align: center;"><b>G K I</b></p> <p style="text-align: center;">GERALD R. KESLER, INC. ARCHITECTS</p> <p style="text-align: center;">1322 E. CHERRY LANE PHOENIX, AZ 85016 PHONE: 602-251-2500 FAX: 602-488-2800 EMAIL: GK@GRI.COM</p>	<p>PROBABLY NOT FOR CONSTRUCTION</p>	<p>1550 South Blvd Street Tempe, AZ 85281</p> <p style="text-align: center;"><b>HAMPTON INN HOTEL &amp; SUITES</b> PHOENIX SKY HARBOR AIRPORT</p>		<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-right: 1px solid black; padding-right: 5px;">JOB NUMBER</td> <td>1224</td> </tr> <tr> <td style="border-right: 1px solid black; padding-right: 5px;">DATE</td> <td>08-15-2005</td> </tr> <tr> <td style="border-right: 1px solid black; padding-right: 5px;">REVISION</td> <td></td> </tr> </table>	JOB NUMBER	1224	DATE	08-15-2005	REVISION	
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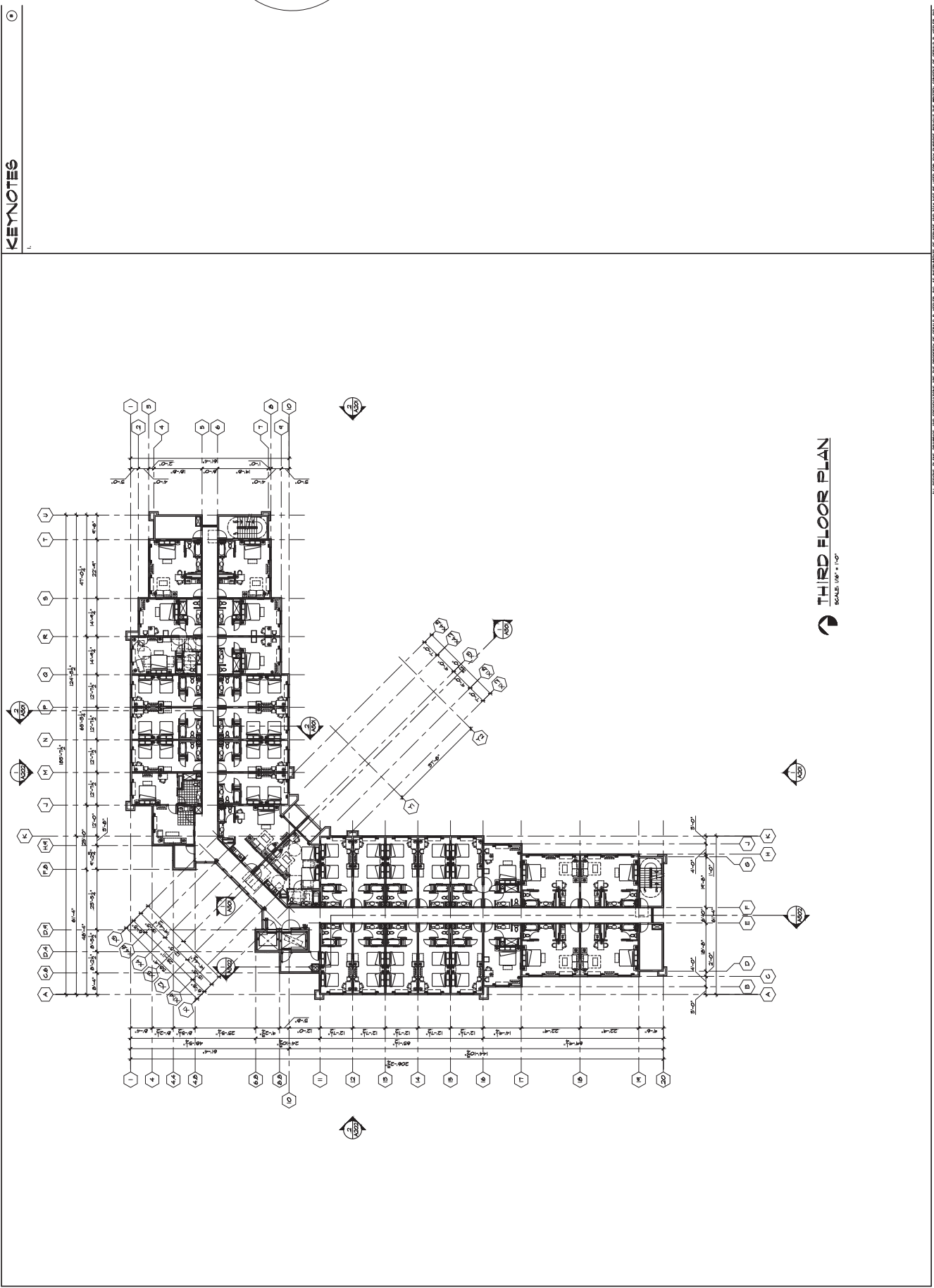
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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KEYNOTES

1

<p style="text-align: center;"><b>G K I</b></p> <p style="text-align: center;">GERALD R. KESLER, INC. ARCHITECTS</p> <p style="text-align: center; font-size: 8px;">1822 E. CHERRY LANE PHOENIX, AZ 85024 PHONE: 602-251-2503 FAX: 602-488-2808 EMAIL: GK@GRI.COM</p>	<p>PHASE I FINAL NOT FOR CONSTRUCTION</p>	<p>1550 South Blvd Street Tempe, AZ 85281</p> <p style="text-align: center;"><b>HAMPTON INN HOTEL &amp; SUITES</b> PHOENIX Sky Harbor Airport</p>		<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">JOB NUMBER</td> <td>1224</td> </tr> <tr> <td style="font-size: 8px;">DATE</td> <td>08-15-2005</td> </tr> <tr> <td style="font-size: 8px;">REVISION</td> <td></td> </tr> </table>	JOB NUMBER	1224	DATE	08-15-2005	REVISION	
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**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

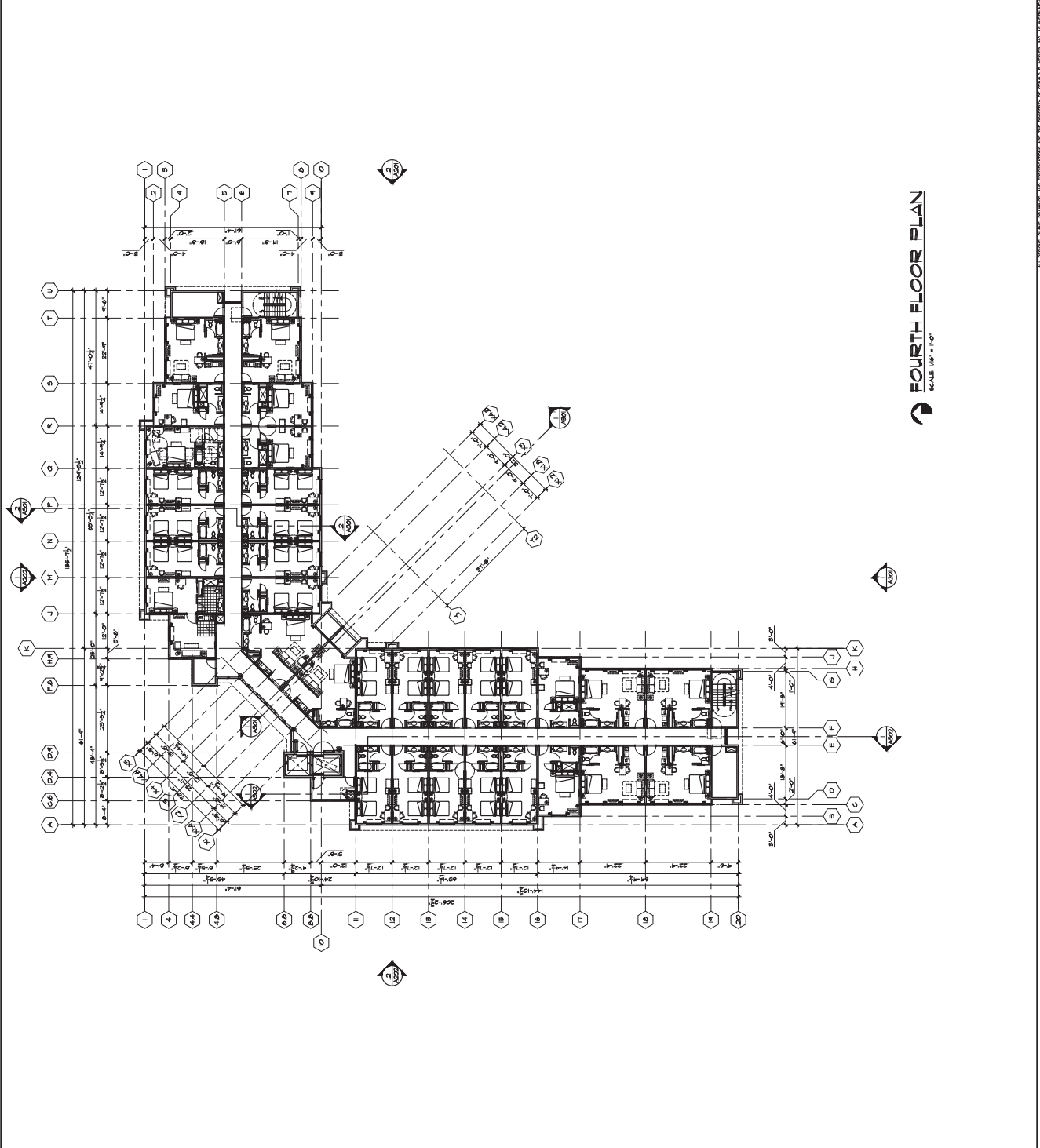
ALL DESIGN, PLANNING, DRAWING, AND SPECIFICATIONS ARE THE PROPERTY OF GERALD R. KESLER, INC. AND MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF GERALD R. KESLER, INC.



KEYNOTES

1

<p style="text-align: center;"><b>G K I</b></p> <p style="text-align: center;">GERALD R. KESTER, INC. ARCHITECTS</p> <p style="text-align: center; font-size: 8px;">1222 E. CHERRY LANE PHOENIX, AZ 85026 PHONE: 602-251-2503 FAX: 602-488-0200 EMAIL: GK@GRI.COM</p>	<p style="font-size: 8px;">THIS DRAWING IS INTENTED FOR CONSTRUCTION</p>	<p style="font-size: 8px;">1550 South Blvd Street Tempe, AZ 85281</p> <p style="font-size: 10px; font-weight: bold;">HAMPTON INN HOTEL &amp; SUITES</p> <p style="font-size: 8px;">PHOENIX Sky Harbor Airport</p>		<table border="0" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <tr> <td style="border-right: 1px solid black; padding-right: 5px;">JOB NUMBER</td> <td>1224</td> </tr> <tr> <td style="border-right: 1px solid black; padding-right: 5px;">DATE</td> <td>08-15-2005</td> </tr> <tr> <td style="border-right: 1px solid black; padding-right: 5px;">REVISION</td> <td></td> </tr> </table>	JOB NUMBER	1224	DATE	08-15-2005	REVISION	
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SHEET NUMBER	A104									



**FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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- KEYNOTES**
1. SEE GENERAL FINISH OR IMPROVED FINISH FOR FINISH.
  2. UNLESS OTHERWISE NOTED, ALL FINISHES TO BE MATCHED TO THE EXISTING.
  3. UNLESS OTHERWISE NOTED, ALL FINISHES TO BE MATCHED TO THE EXISTING.
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  28. UNLESS OTHERWISE NOTED, ALL FINISHES TO BE MATCHED TO THE EXISTING.
  29. UNLESS OTHERWISE NOTED, ALL FINISHES TO BE MATCHED TO THE EXISTING.
  30. UNLESS OTHERWISE NOTED, ALL FINISHES TO BE MATCHED TO THE EXISTING.

**MATERIALS / FINISH**

SEE COLOR TO MATCH:

- 6000
- 6002
- 6003
- 6004

**CAST STONE / GEMMA**

6000: LIGHT GRAY  
 6002: MEDIUM GRAY  
 6003: DARK GRAY  
 6004: BROWN

**ANALOGUE GLASS DOORS / WINDOWS**

6000: CLEAR GLASS  
 6002: TINTED GLASS  
 6003: BRONZE LAMINATED  
 6004: BRONZE LAMINATED

**ANALOGUE GLASS GREAT HALL**

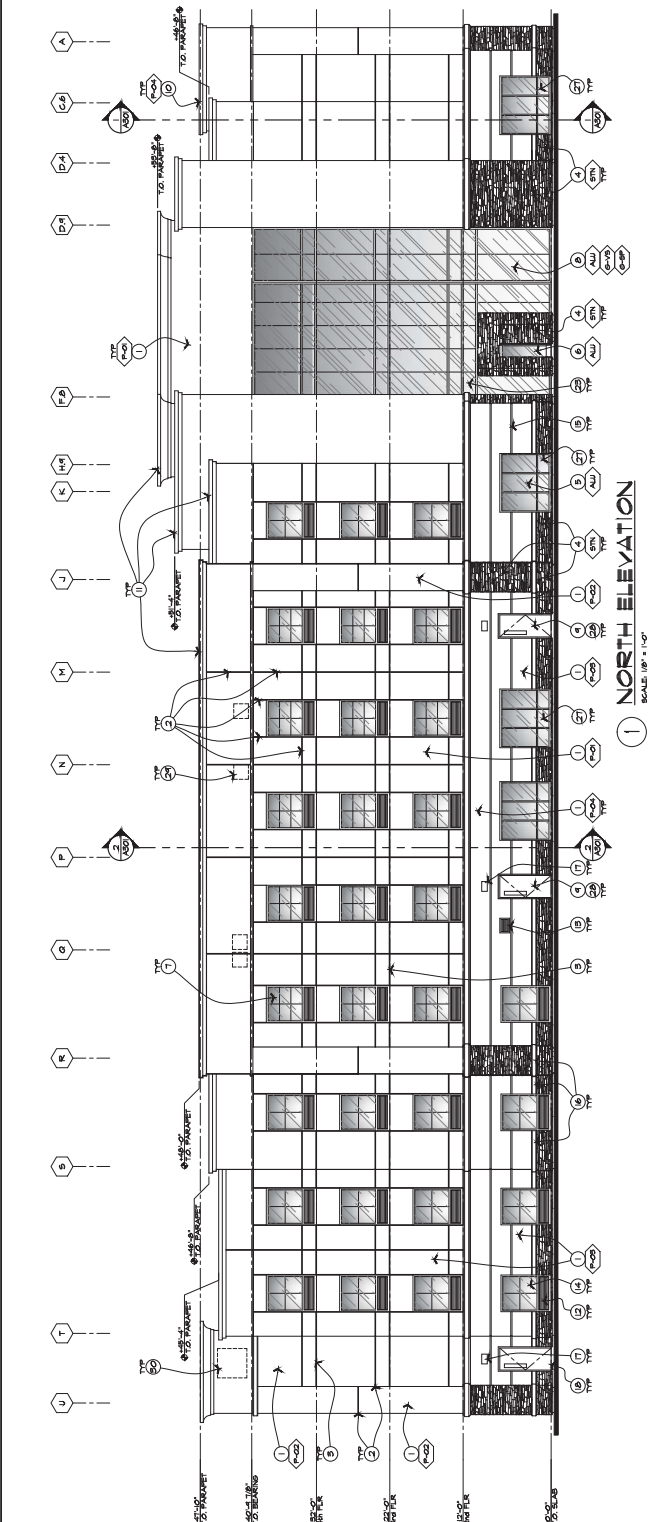
6000: CLEAR GLASS  
 6002: TINTED GLASS  
 6003: BRONZE LAMINATED  
 6004: BRONZE LAMINATED

**ANALOGUE GLASS GREAT HALL**

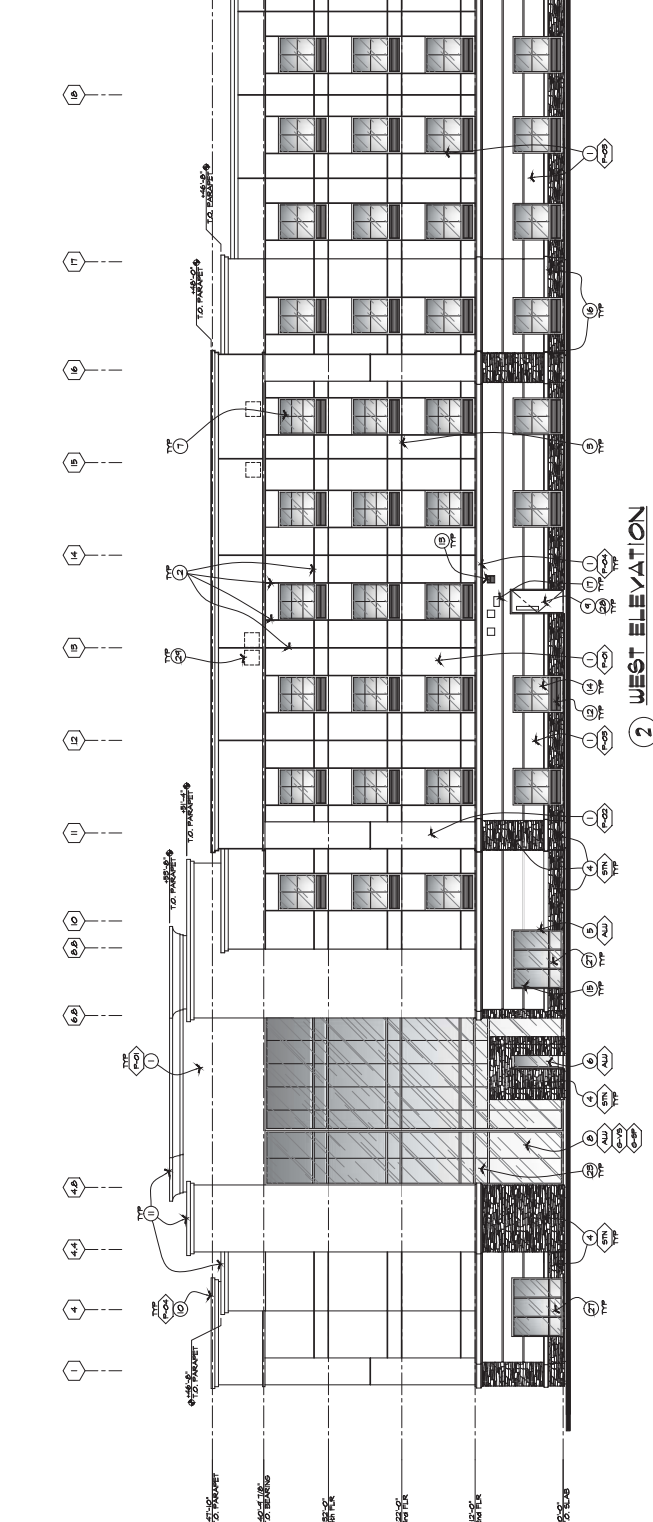
6000: CLEAR GLASS  
 6002: TINTED GLASS  
 6003: BRONZE LAMINATED  
 6004: BRONZE LAMINATED

**ANALOGUE GLASS GREAT HALL**

6000: CLEAR GLASS  
 6002: TINTED GLASS  
 6003: BRONZE LAMINATED  
 6004: BRONZE LAMINATED



**1 NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE 1/8" = 1'-0"

**NOTE**

ALL RAIN WATER DRAIN & COLLECTION SYSTEMS SHALL BE CONSIDERED WITHIN THE FINISH WORK & CONSTRUCTION TO BE COMPLETED WITHIN THE WALL OF EXTERIOR FINISH WORKING.

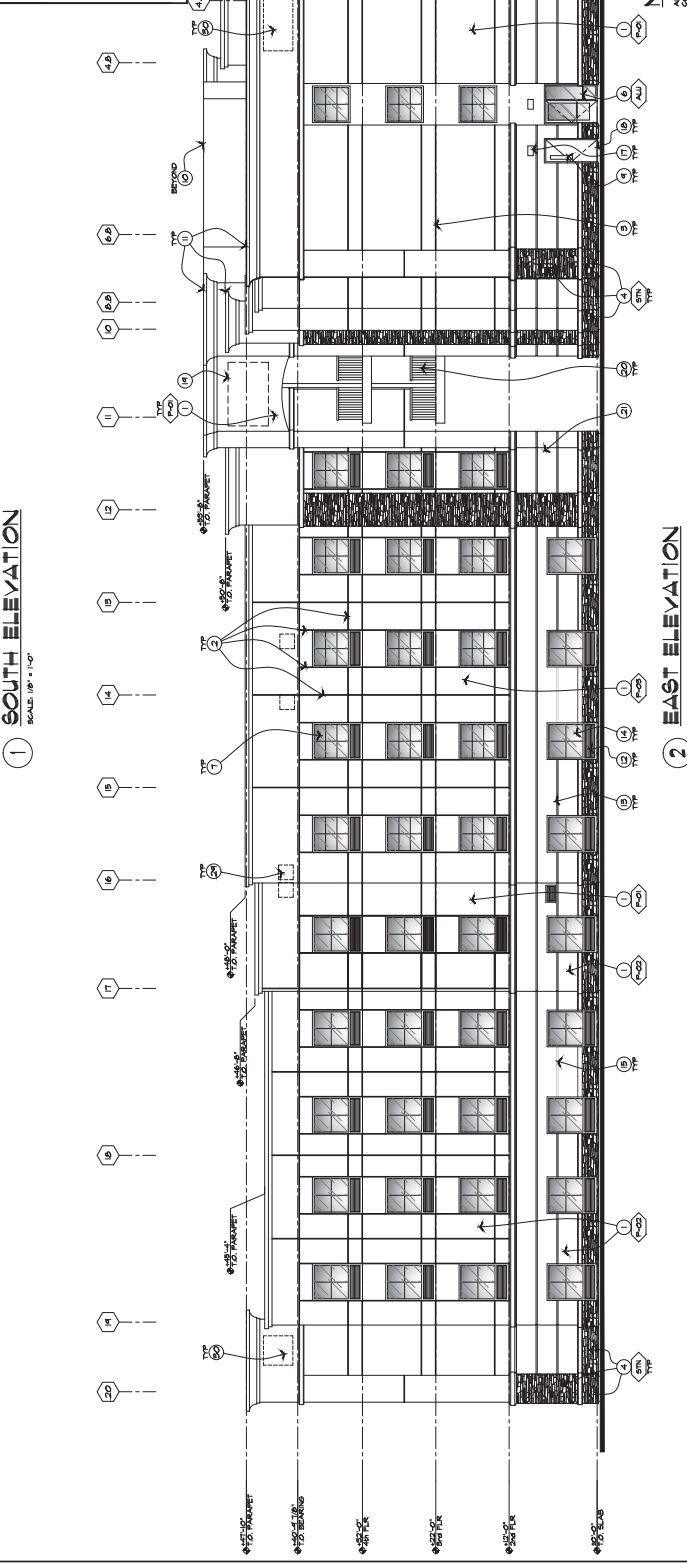
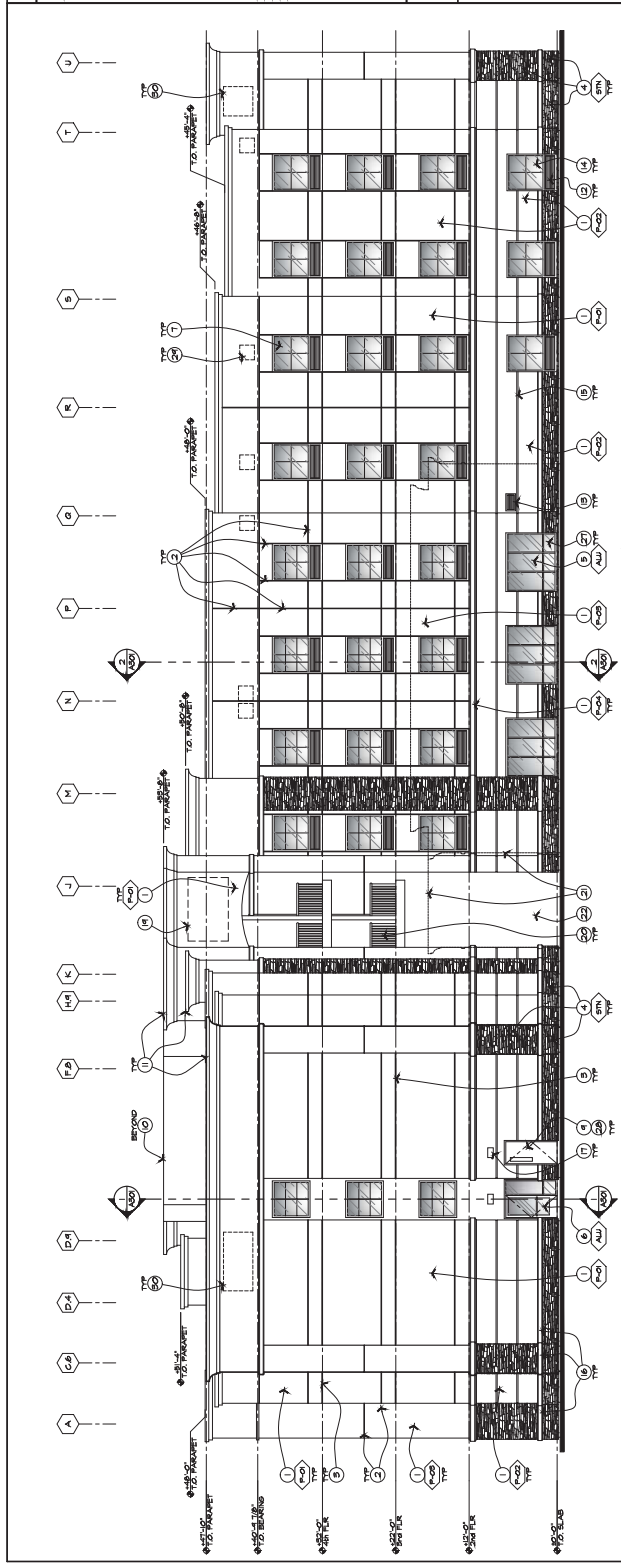
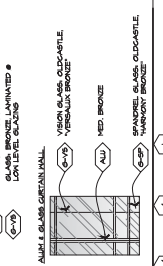
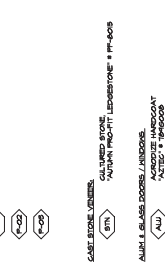
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- KEYNOTES**
1. UNLESS NOTED OTHERWISE, ALL FINISHES SHALL BE AS SHOWN.
  2. ALL FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE UNLESS NOTED OTHERWISE.
  3. ALL FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE UNLESS NOTED OTHERWISE.
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**MATERIALS / FINISH**

SEE COLOR TO MATCH:

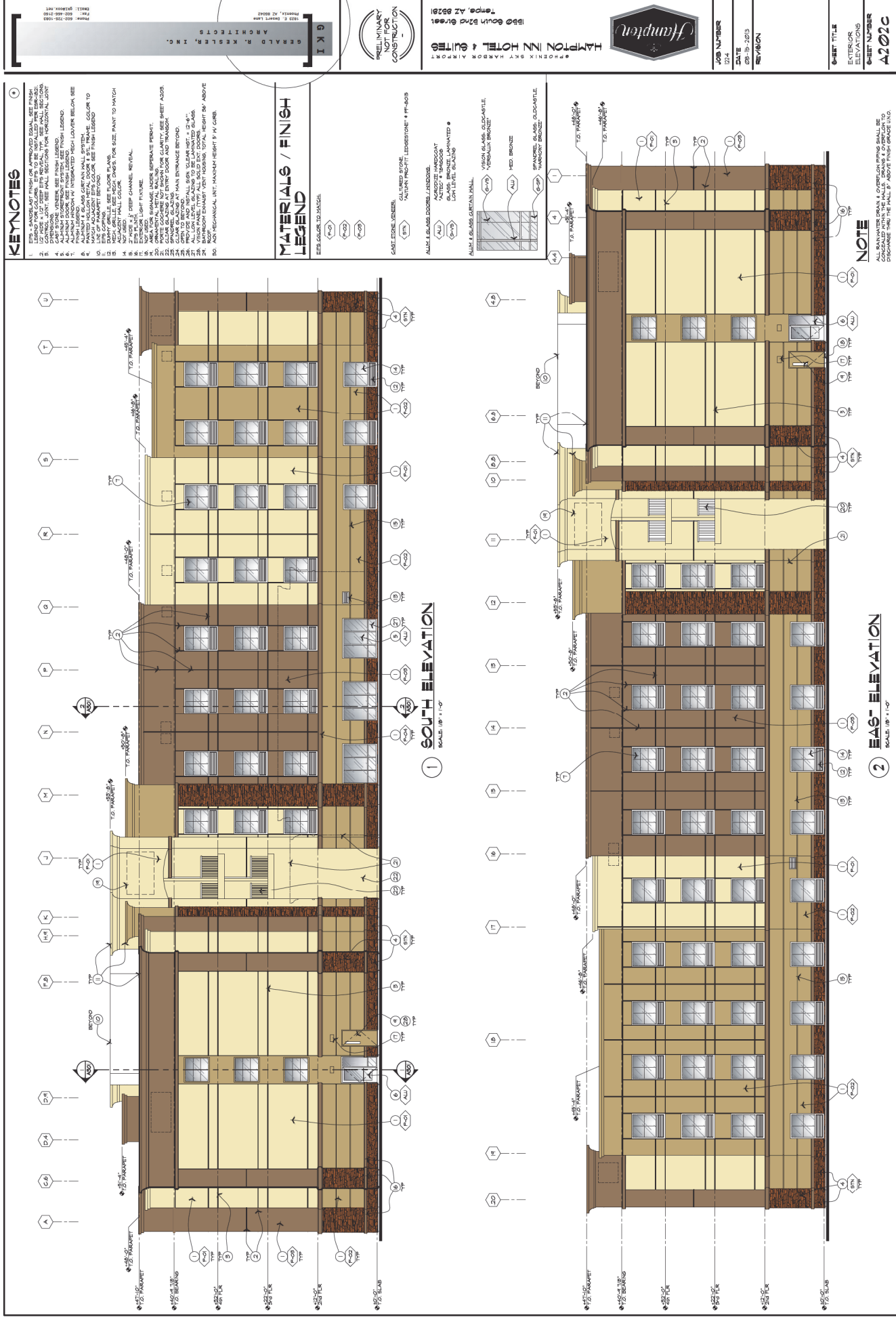
- 1. GRANITE
- 2. MARBLE
- 3. BRICK
- 4. CONCRETE
- 5. STAINLESS STEEL
- 6. ALUMINUM
- 7. GLASS
- 8. WOOD
- 9. PAINT
- 10. METAL
- 11. CERAMIC
- 12. FABRIC
- 13. LEATHER
- 14. RUBBER
- 15. PLASTIC
- 16. GLASS BLOCK
- 17. GLASS CURTAIN WALL
- 18. GLASS DOOR
- 19. GLASS WINDOW
- 20. GLASS PARTITION
- 21. GLASS RAILING
- 22. GLASS BALUSTRADE
- 23. GLASS SIGNAGE
- 24. GLASS LETTERING
- 25. GLASS GRAPHIC
- 26. GLASS MIRROR
- 27. GLASS REFLECTOR
- 28. GLASS PRISM
- 29. GLASS PRISMATIC
- 30. GLASS PRISMATIC



**NOTE**

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**KEYNOTES**

1. SEE SANDBLAST FINISH FOR IMPROVED GRAB. SEE FINISH LEGEND FOR COLORED. IT IS TO BE INSTALLED INTO BRICKS. CONTROL JOINT. SEE WALL SECTIONS FOR HORIZONTAL JOINT.
2. SEE FINISH LEGEND FOR SANDBLAST FINISH.
3. SEE FINISH LEGEND FOR SANDBLAST FINISH.
4. SEE FINISH LEGEND FOR SANDBLAST FINISH.
5. SEE FINISH LEGEND FOR SANDBLAST FINISH.
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19. SEE FINISH LEGEND FOR SANDBLAST FINISH.
20. SEE FINISH LEGEND FOR SANDBLAST FINISH.

**MATERIALS / FINISH LEGEND**

SEE COLOR TO MATCH

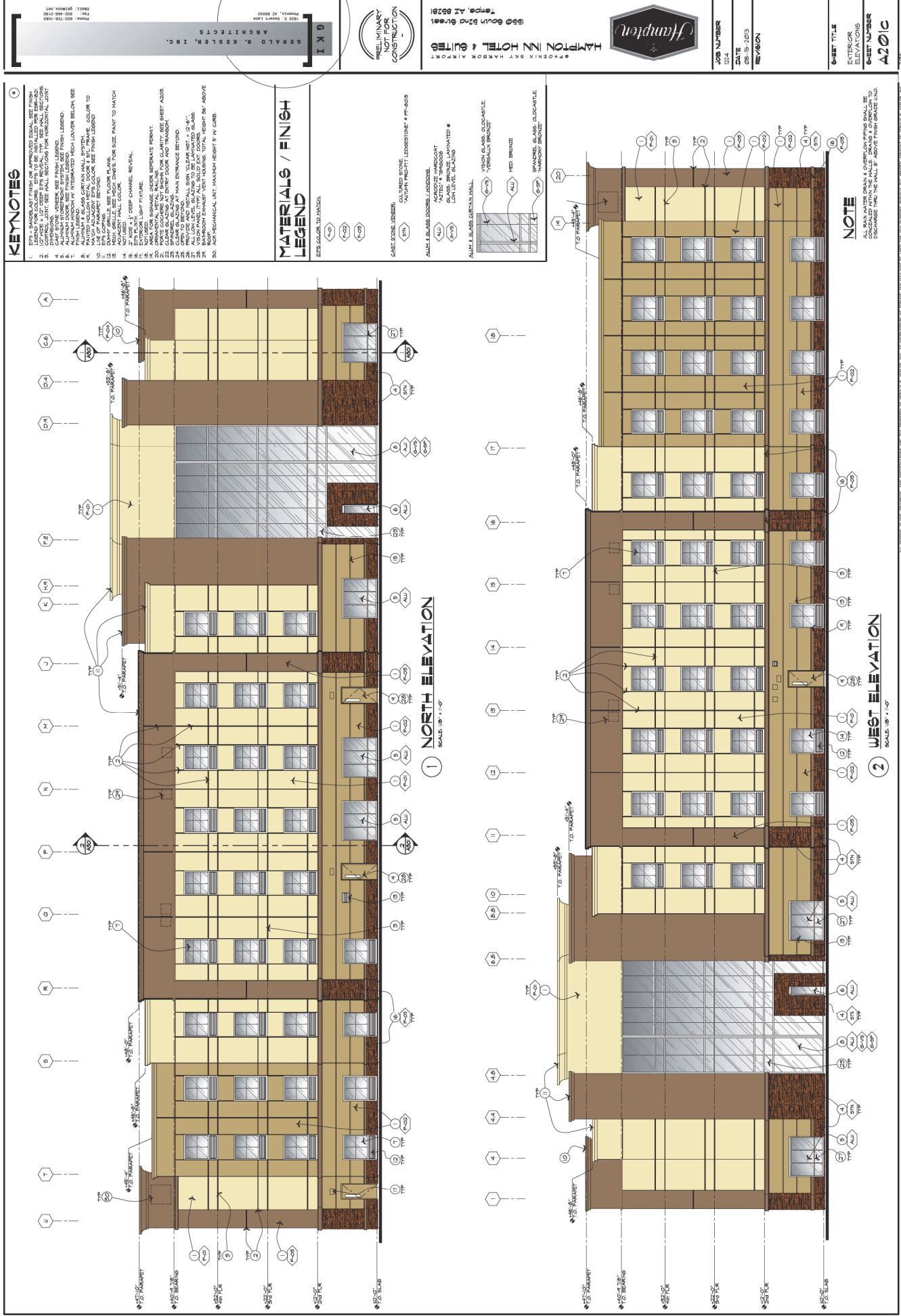
- 1. SANDSTONE
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- 20. SANDSTONE

**NOTE**

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**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



- KEYNOTES**
1. SEE LAMINATE FINISH FOR APPROVED GRANITE SLAB FINISH
  2. LEGEND FOR COLORS: ITEMS TO BE NOTIFIED WITH MATERIALS CONTROL. SEE ALL CALLOUTS FOR HORIZONTAL LIGHT
  3. SEE FINISH SCHEDULE FOR FINISH SCHEDULE
  4. SEE FINISH SCHEDULE FOR FINISH SCHEDULE
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  30. SEE FINISH SCHEDULE FOR FINISH SCHEDULE

**MATERIALS / FINISH LEGEND**

SEE COLOR TO MATCH

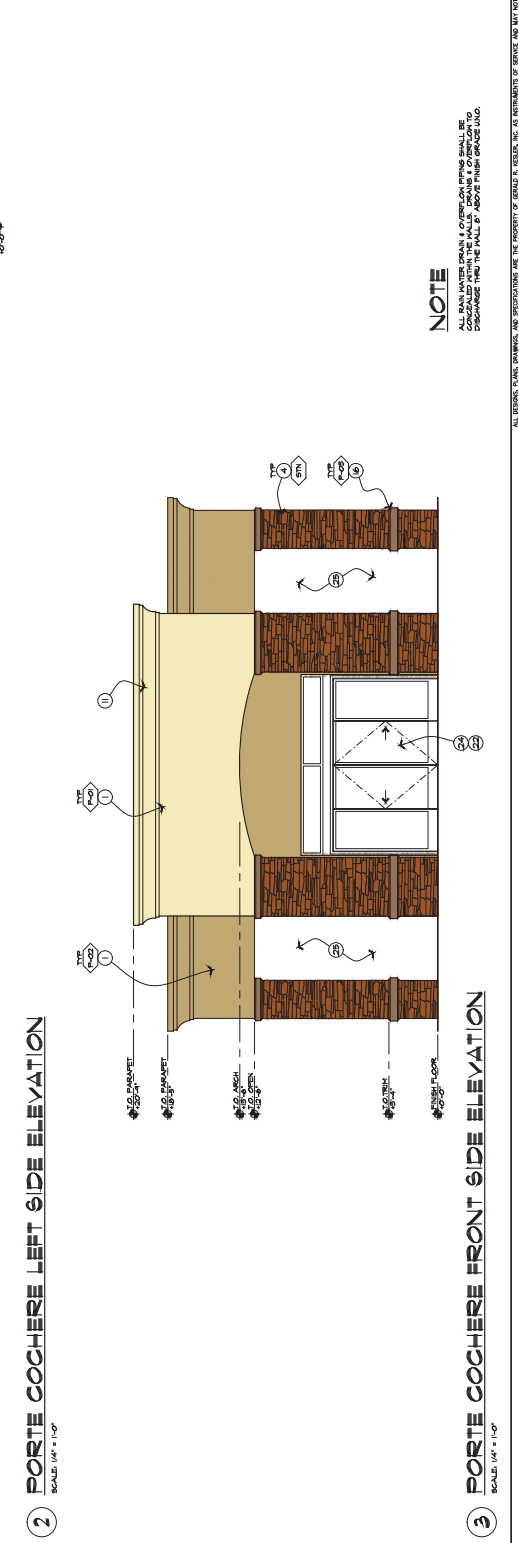
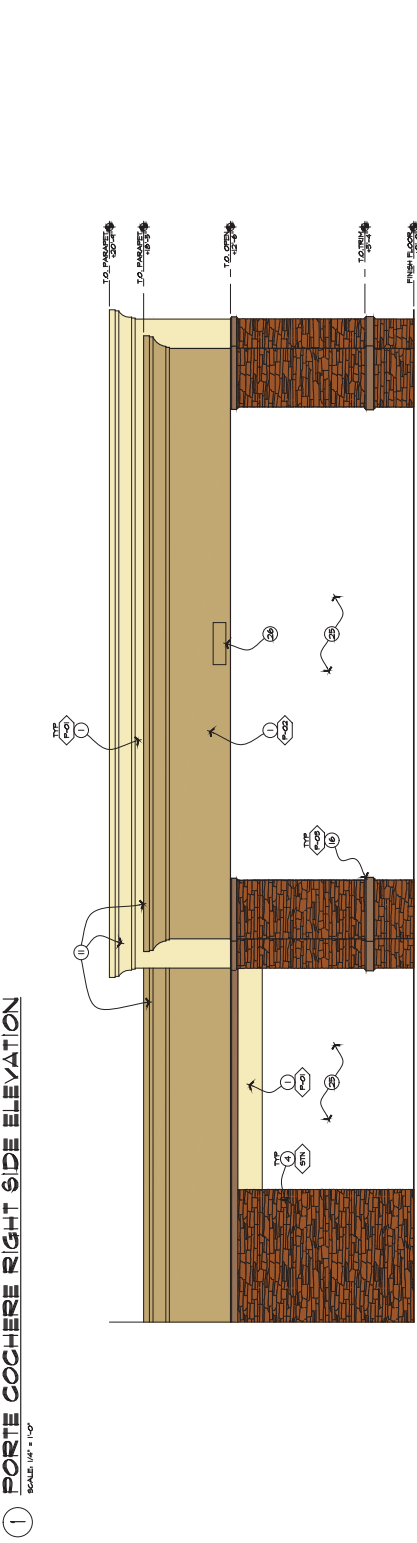
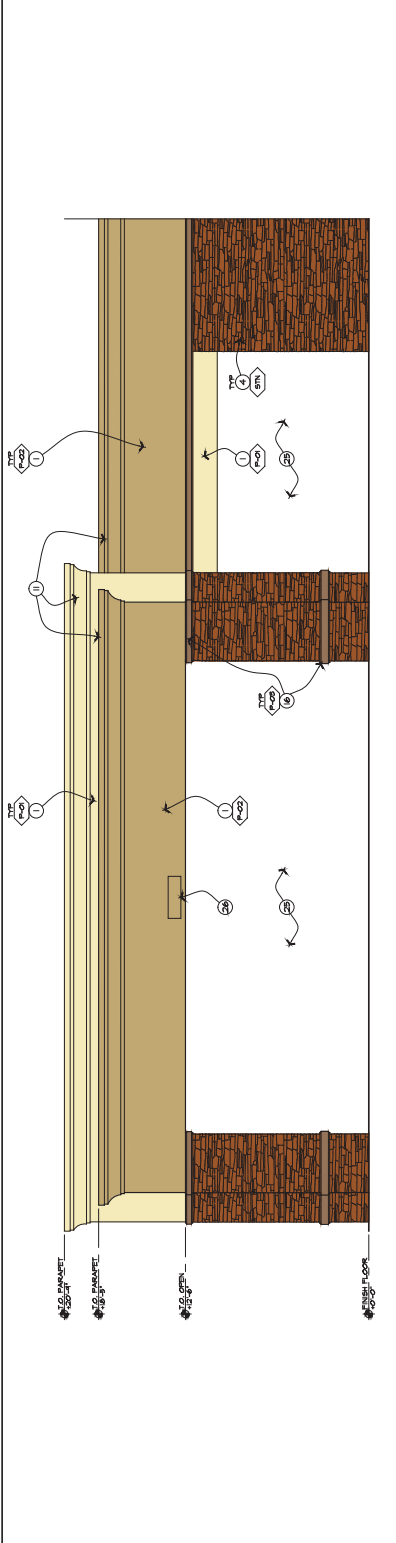
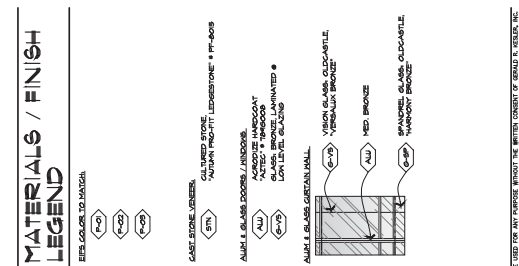
1	CAST STONE VENEER
2	ANTIQUE BRASS
3	ANTIQUE BRASS
4	ANTIQUE BRASS
5	ANTIQUE BRASS
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29	ANTIQUE BRASS
30	ANTIQUE BRASS

**NOTE**

ALL MAIN MATERIALS & COLORS ON THIS SHEET SHALL BE COORDINATED WITH THE MAINS & OPERATIONS TO DISCUSS THE MAIN & ABOUT THEIR OPERATIONS.

- KEYNOTES**
1. EPS INSULATION FINISH. SEE FINISH LEGEND. EPS TO BE INSTALLED PER SPEC.
  2. 1/2" X 1/2" X 1/2" DEEP EPS KEYS. SEE WALL SECTIONS.
  3. 1/2" X 1/2" X 1/2" DEEP EPS KEYS. SEE WALL SECTIONS.
  4. PAINT STONE VENEER. SEE FINISH LEGEND.
  5. ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND.
  6. ALUMINUM HOOKS. SEE FINISH LEGEND.
  7. ALUMINUM HOOKS IN INTEGRATED MESH LAYER. SEE FINISH LEGEND.
  8. ALUMINUM 4 BARS CURTAIN WALL SYSTEM. SEE FINISH LEGEND.
  9. MATCH ADJACENT EPS COLOR. SEE FINISH LEGEND.
  10. LINE OF PARTSET BEYOND.
  11. MESH GRILLE WHERE OCCURS.
  12. MESH GRILLE PAINT TO MATCH ADJACENT WALL COLOR.
  13. ALUMINUM HOOKS. SEE FINISH LEGEND.
  14. EPS FLASH. DEEP CHANNEL. RECESSED.
  15. EPS FLASH. DEEP CHANNEL. RECESSED.
  16. EXTERIOR LIGHT FIXTURE.
  17. NOT USED.
  18. SPANNER-GLASSING.
  19. SPANNER-GLASSING.
  20. CLEAR GLASSING AT MAIN ENTRANCE BEYOND.
  21. CLEAR GLASSING AT MAIN ENTRANCE BEYOND.
  22. NOT USED. SEE SHEET 423d.
  23. NOT USED. SEE SHEET 423d.
  24. CLEAR GLASSING AT MAIN ENTRANCE BEYOND.
  25. CLEAR GLASSING AT MAIN ENTRANCE BEYOND.
  26. SIGN CLEANING NOT. (24-4).

- MATERIALS / FINISH LEGEND**
- REF. COLOR TO MATCH:
- (1) EPS
  - (2) EPS
  - (3) EPS
  - (4) EPS
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- GLASS SYSTEMS:
- (1) CLEAR GLASS
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  - (4) CLEAR GLASS
  - (5) CLEAR GLASS
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  - (24) CLEAR GLASS
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- GLASS SYSTEMS (CONT.):
- (1) CLEAR GLASS
  - (2) CLEAR GLASS
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STN **CAST STONE VENEER**  
CULTURED STONE  
"AUTUMN PRO-FIT LEDGESTONE" #PF-2015

# Hampton Inn & Suites

PHOENIX SKY HARBOR AIRPORT  
1550 South 52nd Street  
Tempe, AZ 85281

**GKI** ARCHITECT

JERRY KESLER

GERALD R. KESLER, INC.

1823 E. DESERT LANE  
PHOENIX, AZ 85042

Phone: 602-795-1083  
Fax: 602-466-2160  
Email: gk@cournet



P-03 **EIFS COLOR #P-03**  
BENJAMIN MOORE  
"LAKE SHORE TRAIL" # 1094



G-9P **SPANDREL GLASS**  
OLDCASTLE GLASS  
"HARMONY BRONZE"



P-02 **EIFS COLOR #P-02**  
BENJAMIN MOORE  
"SUMMERDALE GOLD" # HC-17



ALU **ALUMINUM FRAME**  
SOUTHWEST ALUMINUM SYSTEM  
- ACRODIZE HARDCOAT  
"AZTEC" #TP16008



P-01 **EIFS COLOR #P-01**  
BENJAMIN MOORE  
"CALLA LILY" # 283



G-V5 **VISION GLASS**  
OLDCASTLE GLASS  
"VERSALUX BRONZE"



# HAMPTON INN

1550 S. 52ND STREET  
TEMPE, ARIZONA 85281



PRELIMINARY

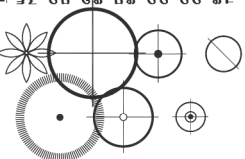
LANDSCAPE PLAN

phillip r. ryan  
landscape architect & planning  
575 w. chandler Blvd., suite 229  
chandler, arizona 85225  
(480) 898-9813 fax (480) 963-3874

# L-1

PROJECT NO.

### PLANT SCHEDULE:



15' TRUNK MATCHING STRAIGHT SKINNED TRUNKS	9 TOTAL
24" BOX MIMIC MATCHING	9 TOTAL
10' HT. 4.5" SP. 11/2" CAL.	
24" BOX MIMIC MATCHING	11 TOTAL
10' HT. 4.5" SP. 11/2" CAL.	
24" BOX MIMIC MATCHING	29 TOTAL
10' HT. 5" SP. 1 1/2" CAL.	
24" BOX MIMIC MATCHING	9 TOTAL
10' HT. 4.5" SP. 11/2" CAL.	
24" BOX MIMIC MATCHING	9 TOTAL
1" HT. 4.5" SP. 1 1/2" CAL.	
5 GALLON	6 TOTAL
BUSH FORM	
10' GALLON	19 TOTAL
FULL PAST CAN	
10' GALLON	28 TOTAL
3 TRUNK	
FULL PAST CAN	
10' GALLON	29 TOTAL
FULL PAST CAN	
43' TOTAL	
5 GALLON	43' TOTAL
FULL PAST CAN	
31' TOTAL	
FULL PAST CAN	
23' TOTAL	
FULL PAST CAN	
24' TOTAL	
FULL PAST CAN	
21' TOTAL	
FULL PAST CAN	
11' TOTAL	
FULL PAST CAN	
38' TOTAL	
5 GALLON	
486' TOTAL	
5 GALLON	
FULL PAST CAN	
24228 SF.	
17' DEPTH	
21' DEPTH	
MID-IRON	254' SF.

ALL TREES SHALL COMPLY WITH THE LATEST UNREVISED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS

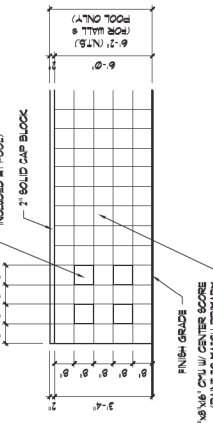
### BOULDER SCHEDULE:

- (A) 4"x4" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 2')
- (B) 3"x3"x8" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 2')
- (C) 3"x3"x8" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6')

### PLAN KEY NOTES:

- (1) DECORATIVE WALL (SEE ELEVATION 'A' BELOW)
- (2) 8" W/ CONCRETE HEADER
- (3) 8" METAL ROOF FENCE W/ COLUMNS (SEE ELEVATION 'B' BELOW)
- (4) 8'-7" HIGH DECORATIVE CPU WALL (SEE DETAIL 'A')
- (5) RETENTION BASIN
- (6) BITE LIGHT

OPENINGS THROUGH FINISH GRADE SHALL NOT BE INCLUDED AT POOL



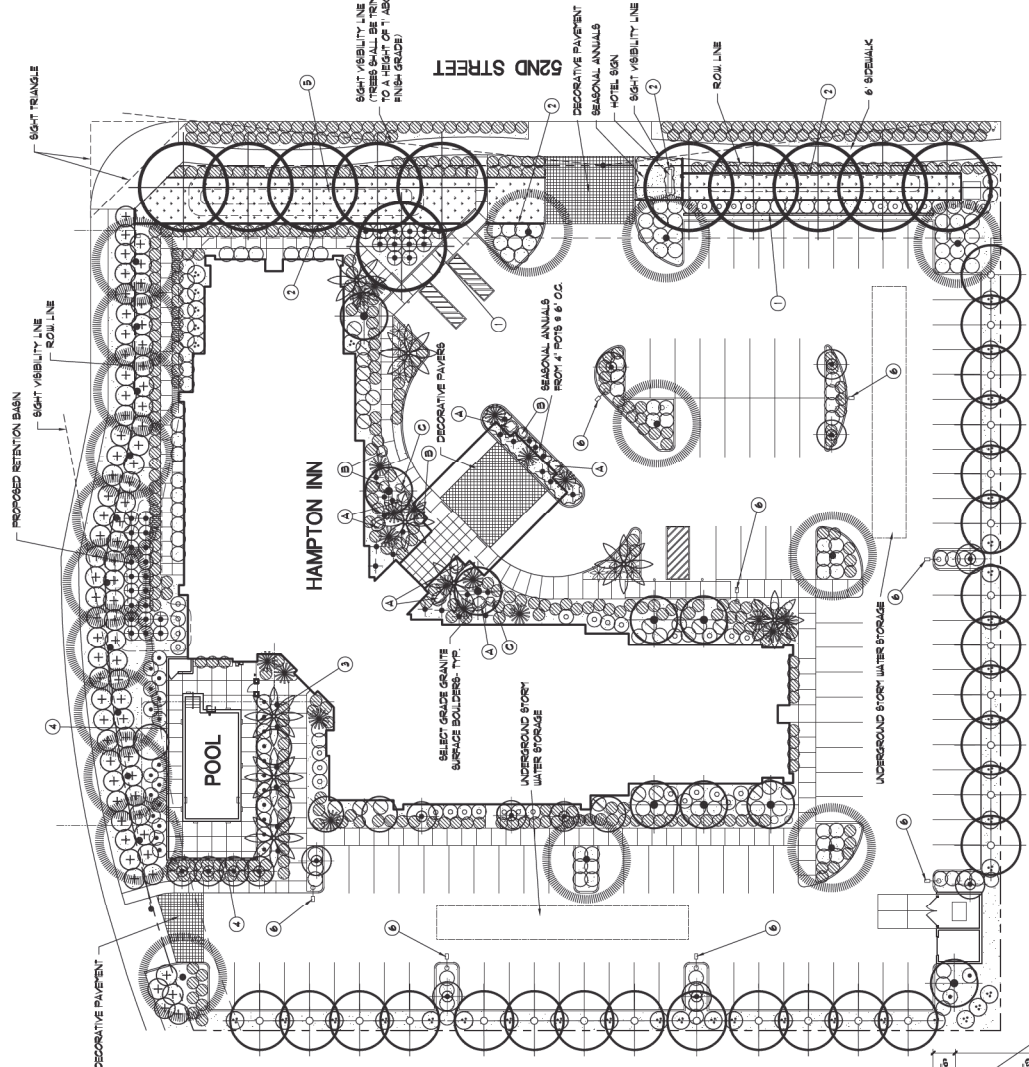
### DECORATIVE WALL

SCALE 1/2" = 1'-0"

### POOL FENCE & COLUMN

SCALE 1/2" = 1'-0"

NOTE: ALL METAL FENCING CPU AND CPU CAPS SHALL BE PAINTED TO MATCH THE PRIMARY COLOR IN THE HOTEL BUILDING WALL



### Preliminary Landscape Plan

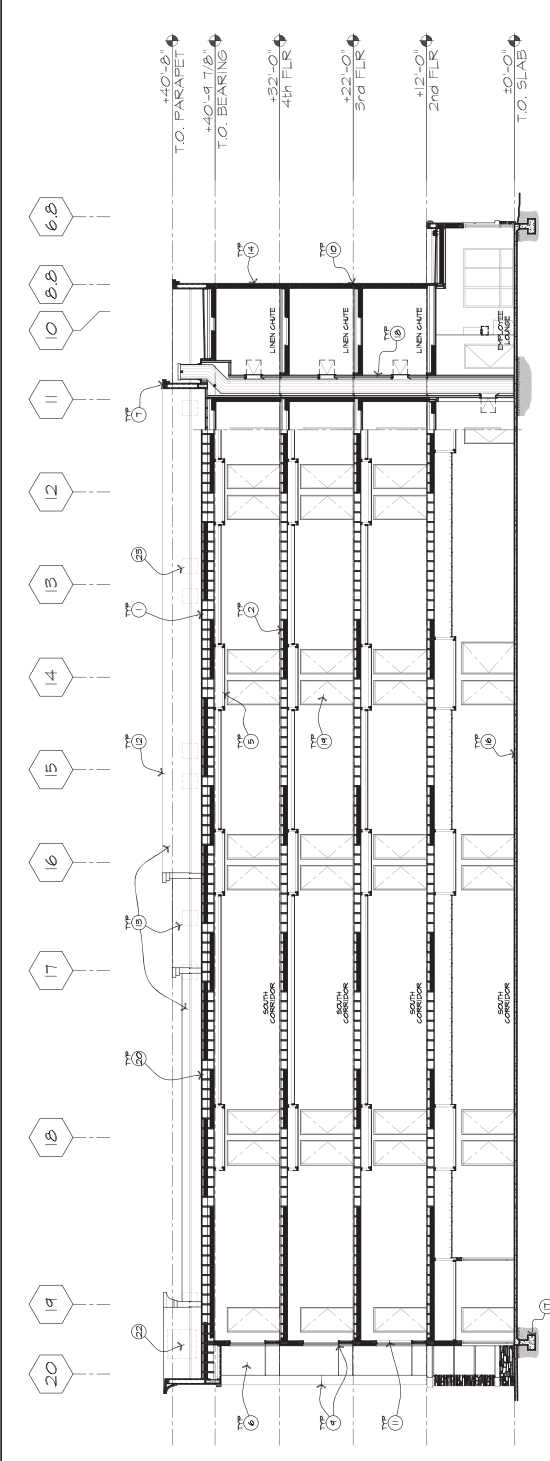
Scale 1/2" = 1'-0"



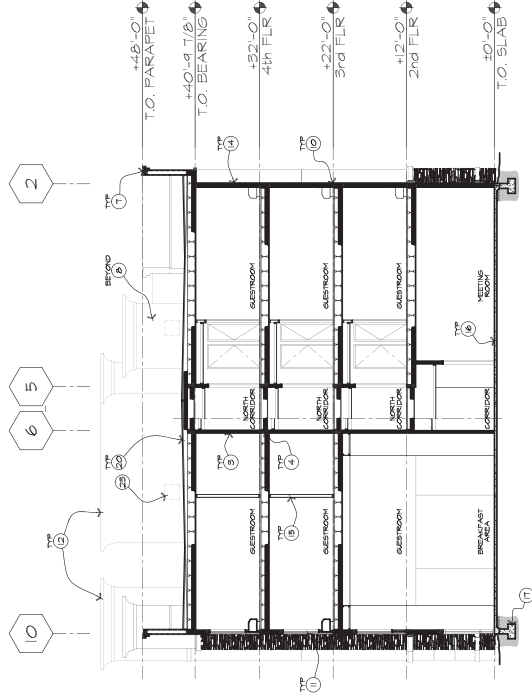
- NOTES:
- A. LARGE CANOPY TREES (1/8 PALO VERDE OAK 8" DIA. 4' HEIGHT) SHALL BE PLANTED A MINIMUM OF 20' FROM SITE LIGHT POLES
  - B. BUSHES AT VISIBILITY SHALL BE LIMITED TO A 7' HEIGHT WITHIN 6' OF VISIBILITY LINE
  - C. SHRUBS AT VISIBILITY SHALL BE LIMITED TO A 3' HEIGHT WITHIN 6' OF VISIBILITY LINE

**KEYNOTES**

1. RAIN WATER SYSTEM, SLOPED FROM AT ROOF TO DRAIN & BRING DOWN ON THE PARAPET WALL TO AVOID OF FLASHING AT EIFS GAP. PROVIDE R30 BATT INSULATION IN ROOF FRAMING.
2. STRUCTURAL WOOD MEMBER IN ROOF FRAMING, RATED FLOOR/CEILING ASSEMBLY.
3. FIRE RATED WALL ASSEMBLY, SEE WALL TYPES.
4. DRAFT STOPPING BETWEEN GUESTROOMS AND GUESTROOMS & CORRIDOR AS REQUIRED.
5. GONG FLOORING, SEE REFLECTED GLP PLAN.
6. EIFS WALL BEYOND.
7. EIFS PARAPET CAP.
8. ELEVATOR RENTHOUSE.
9. EIFS REVEAL AS OCCURS, TYP. SEE WALL SECTIONS.
10. CONTROL JOINT, SEE WALL SECTIONS.
11. ALUMINA FINISH IN INTEGRATED HIGH GRILLE BELOW, SEE DOOR & LINE OF PARAPET BEYOND.
12. EIFS ON THE BACK SIDE OF PARAPET.
13. EIFS OVER WOOD STUDS FRAMING, SEE WALL SECTIONS.
14. INTERIOR WALL, SEE WALL TYPES.
15. GONG FLOOR SLAB.
16. CONG FLOORING, SEE STRUCTURAL DWGS.
17. CONG FLOORING, SEE STRUCTURAL DWGS.
18. FIRE RATED GUESTROOM ENTRY DOOR, SEE DOOR & WINDOW SCHEDULES.
19. LINE OF ROOF RIDGE.
20. PARAPET BRACING AS REQUIRED, SEE STRUCTURAL DWGS.
21. AON MECHANICAL UNIT, MAX. 8' HIGH IN GARB.
22. BATHROOM EXHAUST VENT HOUSING, TOTAL HEIGHT 26' ABOVE ROOF.



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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HAYPTON INN HOTEL & SUITES  
ARCHITECT BY HARBOR ARCHITECTS  
Tempo, AZ 85201



JOB NUMBER	1224
DATE	08-15-2003
REVISION	

SHEET TITLE  
BUILDING SECTIONS  
SHEET NUMBER  
**A301**

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