

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 04/12/2016
Agenda Item: 9

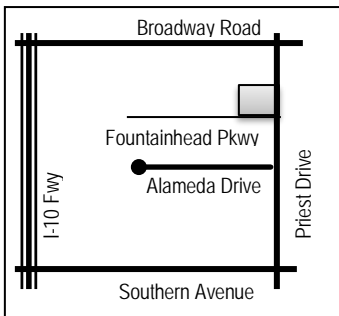
ACTION: Request for an Amended Planned Area Development, a Development Plan Review and a Use Permit for a new five-story hotel in the GID Zoning District in Fountainhead Corporate Park for **FAIRFIELD INN & SUITES (PL160059)**, located at 2222 South Priest Drive. The applicant is Les Partch of Functional Formation Architecture.

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: **FAIRFIELD INN & SUITES (PL160059)** is proposing a new five-story 110-room hotel on a vacant lot within the Fountainhead Corporate Park. The request includes an amendment to the existing 10th Amended Planned Area Development, which originally identified this site for an office use. The site is located within the General Industrial District and therefore requires a Use Permit for the hotel. The request includes the following:

1. 11th Amended Planned Area Development Overlay for modifications to the site plan and development standards for Lot Three, within the larger Fountainhead Corporate Park.
2. Use Permit to allow a hotel in the GID, General Industrial zoning district.
3. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Lucia R Marusiak, Lucia Marusiak Trustee
Future Owner	MLEM Properties Inc.
Applicant	Les Partch, Functional Formation Architecture, PLLC.
Zoning District	GID PAD, General Industrial District Planned Area Development
Gross / Net site area	2.813 acres
Number of Bedrooms	110
Total Building Area	62,097 s.f.
Lot Coverage	15,054 s.f. 12.3 % (9.8% in current PAD and no standard in GID)
Building Height	67 ft (30 ft single story in PAD, 35' maximum allowed in GID)
Building Setbacks	74' east front, 47' north side, 64' south street side, 156' west rear (68' front, 125' side, 88' street side and 129' rear in PAD and 25' front, 0' side, 25' street side, 0' rear in GID)
Landscape area	27.9% (19% in PAD, 10% in GID)
Vehicle Parking	112 spaces (111 min. required, 139 max allowed)
Bicycle Parking	6 spaces (6 min. required)

ATTACHMENTS: Ordinance, Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between Broadway Road and Southern Avenue, and between the I-10 Freeway and Priest Drive, on the north side of Fountainhead Parkway, on Lot 3 B within the Fountainhead Corporate Park.

This request includes the following:

1. Planned Area Development Amendment to increase building height, change setbacks and modify the site plan of the existing PAD to allow a new four-story hotel in lieu of a one-story office building.
2. Use Permit to allow a hotel use in the General Industrial District
3. Development Plan Review which includes: site plan, landscape plan, elevations and materials for a new hotel.

The applicant is requesting the Development Review Commission take action on item two listed above, and provide recommendations to City Council for items one and three listed above.

PRELIMINARY SITE PLAN REVIEW

12/9/2016 First site plan review was only the site plan, comments were primarily technical, with recommendations for a landscape area west of the pool enclosure to separate the pool from the driveway, reduction of paving to increase landscape areas, and early comments on architectural style of Fountainhead Corporate Center to achieve a more contemporary style than a traditional hotel model.

2/3/2016 site plan review included site and landscape plan, elevations and floor plans. Comments about circulation requirements for fire and refuse access, questions about materials and colors, questions about location of rooftop equipment screening and a false front element and a decorative trellis that was not part of a rooftop amenity. Staff recommended changes to an employee work area to maintain the window and ventilation patterning on the front elevation ground floor. The landscape plan did not identify all species of plants, additional comments regarding location of required trees and coordination with lighting and utilities were provided.

3/2/2016 the formal submittal was routed for final review, to check for responses to prior comments. PAD cover sheet changes, minor formatting changes, and clarification on material details were needed. Vegetation along street frontage appeared excessively tall and staff asked for revisions to plant species along the front of the parking area (plants shown would reach 6-8' tall). Staff made additional comments regarding the landscape adjacent to the pool area and questions about wall detailing in this area. These comments were based on new information provided.

PUBLIC INPUT

- A neighborhood meeting was required
- The neighborhood meeting held: March 10th, 2016 from 6:00 p.m. to 7:00 p.m. at Marriott Springhill Inn & Suites at 1601 W Rio Salado Parkway.
- Community Development staff attended the meeting.
- No members of the public attended the applicant and staff waited the full duration in case someone arrived late.

PROJECT ANALYSIS

PLANNED AREA DEVELOPMENT

The proposed 11th Amendment to the Fountainhead Corporate Park Planned Area Development was triggered by the change of use and building form, with an increase in height, decrease in setbacks, and change to site plan from the prior approved single story garden style office building. The proposed amendment would intensify the site and therefore required a traffic impact statement for traffic engineering review. The streets within Fountainhead are largely private streets with 20 mph speed limits and commonly controlled landscape and lighting. Access to the site would be from the western side of the site, using the existing street and not impacting traffic flow on Priest with additional curb cuts. The Planned Area Development allows the necessary building height for a hotel product, while maintaining a significant portion of the site for landscape areas. There is a 2.5% increase in building lot coverage, and a reduction in the side and street side yard setbacks due to the orientation and placement of the building on site.

FAIRFIELD INN & SUITES – PAD Overlay			
Standard	EXISTING GID PAD FOR LOT 3	PROPOSED GID PAD FOR LOT 3	Change
Residential Density (du/ac)	0	0	None
Hotel Bedrooms	0	110	Increase
Building Height (feet) [Exceptions, see Section 4-205(A)]			
Building Height Maximum	30 ft.	65 ft.	Increase
Maximum Lot Coverage (% of net site area)	9.8%	12.3%	Increase
Minimum Landscape Area (% of net site area)	19%	27.9%	Increase
Setbacks (feet)			
Front	68 ft	74 ft	Increase
Parking	20 ft	20 ft	None
Side	125 ft	48 ft	Decrease
Rear	129 ft	156 ft	Increase
Street Side	88 ft	65 ft	Decrease
Parking	20 ft	20 ft	None
Vehicle Parking	40 (office use)	112 (hotel use)	Increase
Bicycle Parking (Office & Call Center)	4 (office use)	6 (hotel use)	Increase

Section 6-305 D. Approval criteria for P.A.D. (*in italics*):

1. *The development fulfills certain goals and objectives in the General Plan and the principles and guidelines of other area policy plans. Performance considerations are established to fulfill those objectives.* The General Plan identifies Fountainhead Corporate Park as a Mixed Use Land Use, which is being accomplished in a horizontal application with the development of apartments adjacent to office uses. The hotel would be the second hotel in the immediate area, and provides an amenity for corporate offices for out of town guests further aiding in economic development and job creation in the area.
2. *Standards requested through the PAD Overlay district shall take into consideration the location and context for the site for which the project is proposed.* Building heights within Fountainhead range from 2 floors (30 feet) to 20 floors (270 feet) by entitlement within the PAD originally granted in 1988. The proposed modification is appropriate to the industrial and commercial context of the area.
3. *The development appropriately mitigates transitional impacts on the immediate surroundings.* The orientation and use of the site provides greater surveillance and activity within the area and connects parcels already developed nearby with completion of the street front landscape.

USE PERMIT

The proposed use requires a use permit, to allow a hotel within the General Industrial District. In terms of economic development, it is common to have similar businesses near each other for the synergy created from locational convenience for customers. This clustering is common with the hotel industry around major attractions such as a stadium (2 located west of the I-10 near Diablo Stadium), near major transportation centers (5 located north of Broadway near the I-10 Freeway interchange), within 3 miles of an airport (14+ excluding earlier mentioned) near major shopping and entertainment areas (8 near Arizona Mills Mall) and near corporate/industrial centers (1 in the Fountainhead Corporate Park). This documentation is based on online mapping of listed hotels.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* An office use with 40 parking spaces open during standard business hours would see the majority of the vehicles enter and exit during peak traffic times in the morning and evening. The hotel with 112 parking spaces is open 24 hours, and traffic occurs at different times; according to the study, peak inbound would be approximately 35 vehicles and peak outbound would be 25-32 vehicles or 60 am vehicle trips and 66 pm vehicle trips. The total daily trips would be 900 inbound and outbound combined, however most of these are off-peak hours.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The hotel use is entirely indoors with the exception of the pool area to the west, which is screened from view and provides variations in hard surface locations and angles to prevent echoing off parallel hard surfaces. There are no outdoor balconies or rooftop amenity decks to generate large gatherings. The proximity to the street and industrial uses makes the hotel less likely to generate nuisances than existing surrounding uses.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The proposed use infills a vacant lot that has never had development, adding to the diversity of employment and businesses available along Priest Drive. The hotel provides a symbiotic use to businesses and residents in the area with nearby overnight accommodation. The addition of a business that is open 24 hours will provide more surveillance to the business park and increase safety.
4. *Compatibility with existing surrounding structures and uses.* There are several hotels within the area, and it is located near the freeway, the mall, the airport, the stadium, the corporate park and a large industrial employment area. The design is compatible with the Fountainhead Corporate Park and newer developments within the development.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Fairfield Inn & Suites is a part of the Marriott brand of hotels, with an international reputation for management of their properties. The site will have approximately 6 staff during each shift to provide security and service to guests.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The property is located on the west side of Priest Drive, north of Fountainhead Parkway and east of Fiesta Drive. Surrounded by streets, the building is oriented at an angle with the easternmost portion at the north end and the westernmost portion at the south end, shortest ends facing north and south and longest elevations facing generally east and west. The drop off area faces Priest Drive, where a small portion of parking and accessible parking is located. The parking wraps the north and west sides of the site. The pool is located on the west side, centered on the building. All requisite turning radii are met for fire and

refuse and general traffic circulation. Pedestrian connections are made from the existing sidewalk on the south side and crossing Fiesta Drive to connect to the sidewalk on the west side of the street. An existing curb cut is being removed and a new 8' wide sidewalk is being installed along Priest Drive. Existing landscape at the corner of Priest and Fountainhead Drive are out of the scope of this project. The existing bus stop has access to the hotel via the street front sidewalk, which leads north to the front of the building. Bicycle parking is provided near the entrance. The requirement for Art In Private Development (AIPD) is applicable to this site, but has not been identified as a site element at this time.

Building Elevations

The building elevations are comprised of integral colored exterior insulated stucco in six earth tones ranging from beige and sand to copper and brick, with varied textures from smooth to course grained sand finish. These colors are separated by 1" x 1" reveals to create a banding pattern that casts shadows on the surface. Other materials include the use of a cinnamon toned zinc metal panel system and ground face integrally colored CMU that has inclusions of small stones that pick up the colors in the integral colored stucco system. Windows are clear with an anodized aluminum frame. On the front of the building the center portion of the elevation where the entrance and port cochere canopy is located, the room windows have aluminum frames painted a dark Greek blue (the Fairfield Inn corporate color) as a cool accent to the warm building tones, highlighting the entrance. The flat roof has varied heights of parapet, and the angle of the building presents a unique street vantage from every direction. Southwest and northeast elevations are limited in windows due to interior floorplan configuration; windows are provided in the corridors for natural light and views.

Landscape Plan

The landscape plan maintains the street front appearance of Fountainhead with a limited turf area judiciously used adjacent to the new public sidewalk. This is enhanced with Red Chinese Pistache providing seasonal color and summer shade for a cooler pedestrian experience leading to the bus stop. Plantings west of the turf area are low water using 2-3' tall massings of color and texture layered in informal clusters. Other trees on site include low water use non-deciduous varieties such as Texas Olive (*Cordia*), Southern Live Oak, Desert Museum hybrid Palo Verde, Fruitless Olive and Chitalpa. Evergreen Elm and Flowering Pear provide deciduous variety and color to the palette and Washington Fan Palm and Date Palms add sculptural accents to the building frontage. The site is not required to have a buffer of perimeter trees, but provides a significant tree canopy for shade in the parking areas. A shade study was provided to address requisite landscape island trees that could not be accommodated due to existing and proposed gas and water utilities. Extensive site coordination is necessary for the placement of trees on this site. 27 varieties of shrubs and accents are used throughout the remainder of the site to provide year round aesthetic appeal.

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 oriented at an angle to the streets, provides varied building elevation heights and changes in the surface plane of the facades, materials are varied but uniform on all elevations.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the elevations do not provide shade canopies over the windows, but landscape materials are provided for shade to the first two floors and to shade parking and walkways.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* materials are commensurate for the hotel industry and the surrounding commercial and industrial buildings, providing detail in the variation of colors and building massing and complimenting the earth tones found in other Fountainhead developments.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building size and scale and landscape material is appropriate to the surrounding corporate park and industrial area and is set back from the street, to allow greater visual open space and comfortable pedestrian scale along the streets.

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 use of varied stucco colors divided by bands is a strong theme of the architectural brand with a contemporary form and repetition of windows and colors creating a rhythm in rectilinear form, broken by the wave pattern of the port cochere structure.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; the building provides the aforementioned elements of design.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; a transit stop is located in front of the site, and bike parking is available near the entrance.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the site clearly defines pedestrian and vehicular areas.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the design provides windows on all sides of the building, overlooking one public and two private streets with sidewalks and providing 24 hour on site staffing for guests, the landscape and lighting will enhance the area and provide necessary views for safe monitoring of the area.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the site uses a wide variety of trees defining each area and a large palette of lower understory plants to enhance the street aesthetic and on-site experience.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; signs were shown for illustrative purposes only and are not a part of this request, they will be handled separately.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will provide necessary security, visibility and code requirements without excessively illuminating the area.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Planned Area Development / Use Permit / 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 Planned Area Developments, Use Permits and Development Plan Reviews.

PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

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

General

1. A building permit application shall be made within two years of the date of City Council approval 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 30 days from the date of City Council approval, or the PAD approval shall be null and void.
3. The 11th Amended Planned Area Development Overlay for **FOUNTAINHEAD CORPORATE PARK** shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval.

USE PERMIT CONDITIONS OF APPROVAL:

1. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
2. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
3. Any intensification or expansion of use shall require a new Use Permit.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations received March 24, 2016 and landscape plan received March 24, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. Service electrical equipment may be recessed into the building wall with an exterior door painted to match the building, do not use a surface mounted metal cabinet. Alternatively, mechanical equipment may be screened by 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.
3. 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.
4. Provide upgraded paving at each driveway consisting of integral colored 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.
5. 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.
6. 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.

Floor Plans

7. 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.
8. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

9. The materials and colors are approved as presented (March 24, 2016):
 - Roof – flat with parapet
 - 1E - Primary Building – Integral colored EIFS sand pebble fine finish stucco system Drivit color #MAFA221022 (beige)
 - 1F - Primary Building Accent Band – Integral colored EIFS sand pebble finish stucco system Drivit color #MAFA231021 (tan)
 - 1D - Secondary Building - Integral colored EIFS sand pebble fine finish stucco system Drivit color #MAFA191022 (dark brick red)
 - 1B - Secondary Building Band - Integral colored EIFS sand pebble finish stucco system Drivit color #MAFA191021 (dark brick red)
 - 1C – Secondary Building Accent Color – Integral colored EIFS sand pebble finish stucco system Drivit color #MAFA201021 (brick)
 - 7 & 8 (material board reference) - Tertiary Building – Ground Face integrally colored CMU Trendstone, Monterey Stone color
 - 6 - Quaternary Building – Flush wall metal panel system – OCM Tinted Zinc, Cinnamon color
 - 1A – Building Entrance – Integrally colored EIFS smooth finish with HEP water repellent Drivit #300 Lite Serenity (Cream) LRV66%
 - 3, 4 & 16 - Port Cochere Canopy and Trim – Painted metal Sherwin Williams SW7010 White Duck, LRV 75%
 - 9 - Windows – clear glazing and anodized aluminum frame
 - 11 - Aluminum HVAC ventilation system under windows.
 - 10 - Window mullions on Building Entrance – Sherwin Williams SW6966 Blue Blood (dark blue)

Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
11. Conceal roof drainage system within the interior of the building.
12. 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.
13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
14. 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

15. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
16. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

17. 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.
18. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
19. 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. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or on street frontages for period of time that irrigation system is out of repair. Design irrigation so that the existing plants on the street frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
20. 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.
21. 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.
22. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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.

Addressing

23. Provide address sign(s) 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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit

has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- 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 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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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 : <http://www.tempe.gov/home/showdocument?id=30871>. 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. 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.
- **POLICE DEPARTMENT SECURITY REQUIREMENTS:**

- Refer to Tempe City Code Section 26-70 Security Plans.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - 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.
 - 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.
- TRAFFIC ENGINEERING:
 - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
 - 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 . 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.
 - 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.
 - CIVIL ENGINEERING:
 - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - All screen or other walls must be out of the water line easements
 - Sidewalk easement will be required where the sidewalk/ADA ramps extend beyond the right of way. This will also include the pedestrian walkway across the private drive.
 - 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.
 - SOLID WASTE SERVICES:
 - 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. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.

- 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.

- **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 . Follow the link to "applications to move a native plant" to "notice of intent to clear land".

- **SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

HISTORY & FACTS:

1930	Historic Aerials from Flood Control District of Maricopa County show this property as agriculturally used, the site is within the SRP member land with longstanding water rights enabling use of onsite water for irrigation purposes.
May 3, 1962	A subdivision plat for Peterson Park Neighborhood was recorded at the Maricopa County Recorder's Office.
1969	Development on the east side of Priest Drive started, the west side remained agricultural.
March 23, 1972	Council approved a Final Subdivision Plat for Freeway Commerce Center, a 157.4 acre parcel with 10 tracts, and a rezoning of the site from R-1 to C-2 & I1-2. Fountainhead Corporate Park is 94.48 gross acres (excluding the Fiesta Inn) planned for a 2,200,336 s.f. master planned office development.
August 22, 1974	Council approved a site plan for the Freeway Commerce Center's Sheraton Inn (Now Fiesta Inn) located at the south west corner of Priest and Broadway.

1979	Aerial images show the first development within Fountainhead established and the hotel at the southwest corner of Broadway and Priest established. The subject site was developed with office uses.
March 1983	Council approved a Preliminary P.A.D. for Fountainhead Corporate Park for a 1,250,000 s.f. on 79 undeveloped acres and height variances for seven buildings at 12, 10, 6 and 4 stories.
December 22, 1983	Council approved a Final P.A.D. for Fiesta Center Phase I (now Park Garden Center) consisting of 130,520 s.f. on 4.8 acres and modified conditions on the overall P.A.D.
1986	The subject site was modified with buildings removed, and landscape added.
July 13, 1988	Council approved an Amended Preliminary P.A.D. for Fountain head Corporate Park consisting of 2,450,000 s.f. (excluding townhomes and hotel) with height variances for office towers 60-270' high, and a Final P.A.D. for Phase 2 consisting of 173,249 s.f. on 8.3 acres with two variances.
June 30, 1994	City Council approved an Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of a 3,022,000 s.f. on 89 net acres and a Final Planned Area Development for Phase III consisting of a 145,000 s.f. on 10 net acres.
October 27, 1994	City Council approved an Amended Final P.A.D. for Fountainhead Corporate Park.
August 15, 1996	City Council approved a Second Amended Preliminary P.A.D. for Fountainhead Corporate Park consisting of 2,823,000 s.f. on 91.6 acres and a Final Planned Area Development for Phase III R (Site 12) consisting of 171,896 s.f. total on 10.9 acres.
May 8, 1997	City Council approved a Third Amended Preliminary Planned Area Development (SPD-72.20)
February 12, 1998	City Council approved a request for a Site Plan consisting of 260,206 s.f. of building area for three 3-story office buildings; 39,983 s.f. for an office/warehouse building; a 3-level parking structure; and a 4-level parking structure, all on 21.3 net acres, including two height variances.
February 6, 2003	City Council approved an Amended Subdivision Plat for Fountainhead Corporate Park of Lots 2, 2A, 3, 3A, 4, 4A, 5, 6, and 10 of the recorded Freeway Commerce Center.
July 10, 2003	City Council approved a General Plan 2020 Amendment from Commercial: Retail to Commercial: Mixed Use land use designation on 9.51 gross acres (Phase 11B). Council also approved a zoning change from C-2, General Commercial and 1-2 General Industrial, to MG, Multi-Use General District on 9.51 gross acres (Phase 11B) and an Amended Preliminary Planned Area Development (PAD) consisting of 2,200,336 s.f. (1,899,936 s.f. of office space, 52,000 s.f. of commercial space, and 248,400 s.f. for 204 residential condominiums), on 90.75 net acres.
December 4, 2003	City Council Adopted General Plan 2030, which modified the land use of Fountainhead Corporate Park from Industrial to Mixed-Use, with a density designation of up to twenty-five (25) dwelling units per acre.
November 18, 2004	City Council approved a Fourth Amended Preliminary PAD for Fountainhead Corporate Park.
October 7, 2004	City Council approved the request by Fountainhead Corporate Park for an Amended Final Subdivision Plat consisting of nine (9) lots on 90.76 net acres, located at 1535 West Broadway Road. #SBD-2004.73

November 18, 2004	City Council approved A Fifth Amended Preliminary Planned Area Development for Fountainhead Corporate Park, consisting of 1,896,400 s.f. of total building area on 74.58 gross acres. The request resulted in removal of sites three and four from the previously approved PAD. #SPD-2004.61 At this same hearing, City Council also approved the request by Fountainhead Park Plaza for a Preliminary and Final Planned Area Development for Park Plaza, a portion of Sites 3 & 4 of Fountainhead Corporate Park (Lot 6 of the Re plat), consisting of a 101,300 square feet of office building. #SPD-2004.74
July 7, 2005	City Council approved the request by Fountainhead Corporate Park Lot 1A (Amberjack LTO, owner) for a Subdivision Plat, consisting of two (2) lots on 9.52 net acres, located at 1605 West Broadway Road. #SBD-2005.57 (CC050034)
July 21, 2005	City Council approved the request by Fountainhead Corporate Park for an Amended Planned Area Development Overlay for Fountainhead Corporate Park consisting of 1,468,400 s.f. total building area on 74.58 net acres and a use permit to allow a 75,000 s.f. educational facility on Lot 7 in the GID, General Industrial District located at 1630 West Alameda Drive. #SPD-2005.54
November 21, 2005	Development Services Department staff has approved the request for an Amended Planned Area Development for Fountainhead Corporate Park- Phase IV I Lot 7, consisting of 165,000 s.f. total building area on 22.27net acres, located at 1636 West Alameda Drive.
February 16, 2006	City Council approved the request by Fountainhead Lot 3 (Birtcher Arizona for Amberjack, Ltd, property owner) for an Amended Subdivision Plat, consisting of two (2) lots on 5.45 net acres, located at 2200 South Priest Drive. (#SBD-2006.08)
March 2, 2006	City Council approved the request by Fountainhead Apartments for a Zoning Map Amendment from GID, General Industrial District to MU-4, Mixed-Use High Density District on 10.7 net acres; and an Amended Planned Area Development for Fountainhead Corporate Park, Lots 1 and 9, consisting of 372,448 s.f. total building area for 308 residential units and 15,000 s.f. of retail on 17.4 net acres located at 1605 West Broadway Road.
June 15, 2006	City Council approved the request by Fountainhead Lot 7 (Birtcher Arizona for Amberjack, Ltd, property owner) for an Amended Subdivision Plat consisting of three (3) lots on 22.27net acres, located at 2400 South 55th Street, in the GID, General Industrial District. (SBD-2006.54)
September 21, 2006	City Council approved the request for an Amended Subdivision Plat consisting of two (2) lots on 8.51 net acres located at 2155 S. 551h Street in the MU-4 Mixed Use High Density District, to allow a multi-family residential development on a separate lot from a commercial pad site.
June 2009	The turf and landscape on the subject site was removed, leaving a corner element at the entry drive at Priest Drive. The site has remained vacant since 1986.
May 9, 2013	City Council approved the request for a General Plan Density Map from medium Density, (up to 25 du/ac) to High Density (greater than 25 du/ac), and a Zoning Map Amendment from GID General Industrial District to MU-4 Mixed Use High Density District for the Residences at Fountainhead Corporate Park.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts
Section 6-306, Development Plan Review
Section 6-308, Use Permit



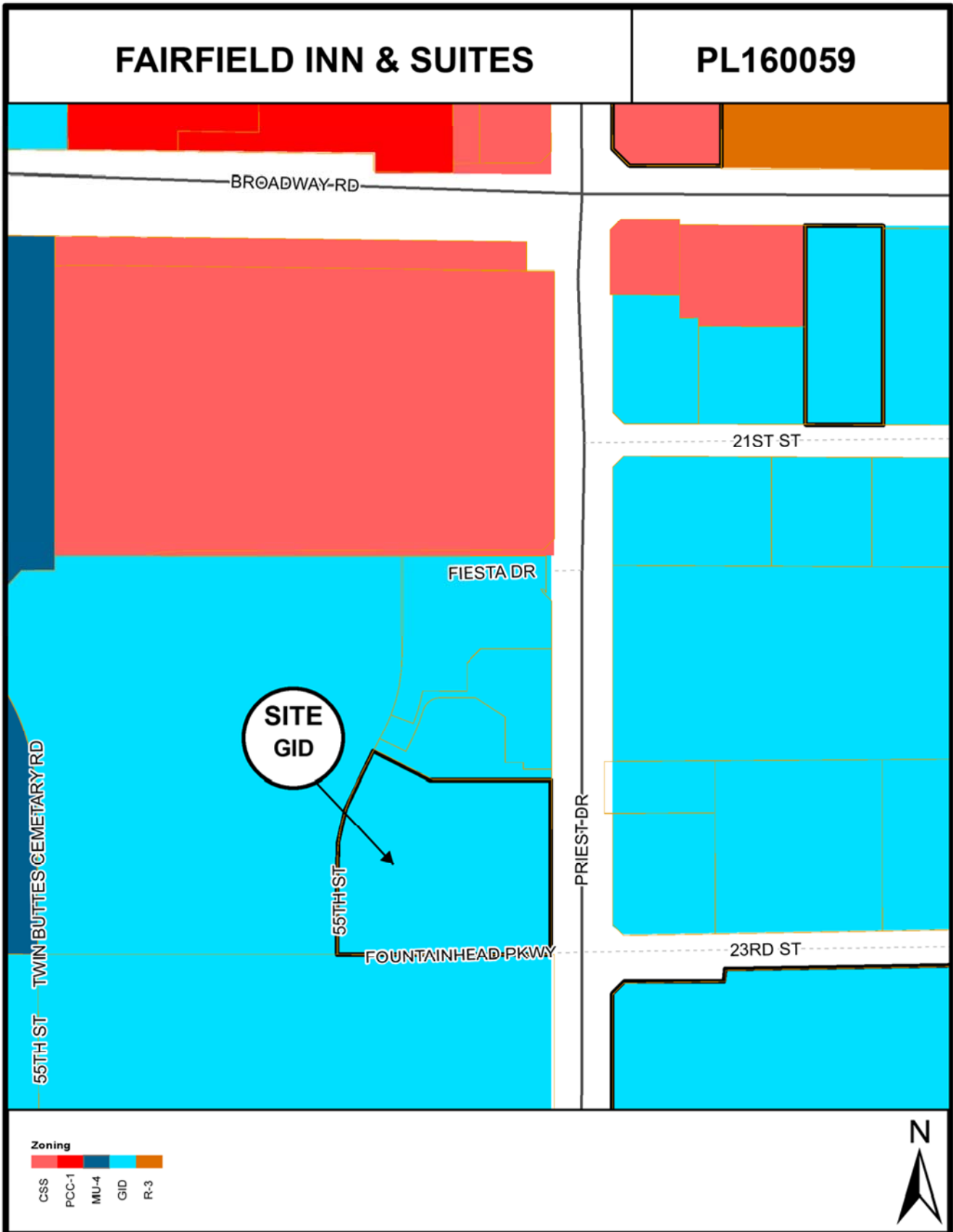
DEVELOPMENT PROJECT FILE

for

FAIRFIELD INN & SUITES

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. Planned Area Development Cover Sheet
8. Fountainhead Corporate Park Planned Area Development Overall Site Plan
9. Site Plan
10. Landscape Plan
11. Northwest and Southwest Blackline Building Elevations
12. Northwest and Southwest Color Building Elevations
13. Southeast and Northeast Blackline Building Elevations
14. Southeast and Northeast Color Building Elevations
15. Building Sections
- 16-17. Pool Enclosure Wall Details/Elevations
- 18-22. Floor Plans
- 23-25. Renderings
26. Site Context Photos



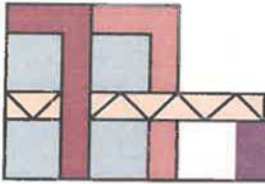
Location Map

FAIRFIELD INN & SUITES

PL160059



Aerial Map



480-726-0595 / 3545 East Menlo Circle / Mesa, AZ 85213

Functional Formation Architecture, PLLC

February 22, 2016

Letter of Explanation

Fairfield Inn & Suites by Marriott at Fountainhead Corporate Park

Attached is the formal submittal for Development Review, the 11th Fountainhead Corporate Park PAD amendment, and a Use Permit request.

PROJECT SUMMARY:

The proposed development consists of a new 5-story hotel to be constructed on an existing vacant parcel (Lot 3B) located at Fountainhead Corporate Park. The site is located on the west side of Priest Drive and on the north side of Fountainhead Parkway (between Broadway and Alameda Drive) within the GID zoning district. The General Plan designation is Mixed Use with a density of 25 dwelling units per acre.

The total site area is approximately 122,521 s.f. (2.813 acres), including the private street areas of Fountainhead Parkway at the south, and Fiesta Drive at the west. At the southeast corner of the site there is an existing monument sign for Fountainhead Corporate Park with associated landscaping located within an existing landscape easement.

New driveway entrances are proposed to occur along Fountainhead Parkway and Fiesta Drive. Also, an existing cross access driveway onto Fiesta Drive will be utilized at the north side. The existing driveway entrance along Priest Drive will be removed.

One new five story building is proposed to be constructed with its front oriented primarily towards Priest Drive. The rear of the building will be located towards Fiesta Drive and will have an outdoor patio, swimming pool and spa. The new building will contain 110 sleeping rooms, a conference room, and one private office, resulting in a parking requirement of 111 vehicle spaces and 6 bicycle spaces. The proposed number of parking spaces provided is 112 vehicle spaces and 6 bicycle spaces.

Storm water retention will primarily be accommodated by underground storage located below the parking areas. See the Preliminary Grading & Drainage plan provided.

PAD AMENDMENT

An 11th PAD amendment for Fountainhead Corporate Park is being requested since the 10th PAD amendment indicated Lot 3 would be developed with a single story office building. This request for a 5-story hotel is consistent with the General Plan which designates the land use for Fountainhead Corporate Park and surrounding areas to be "Mixed Use". Fountainhead Corporate Park already includes both commercial and

residential land uses within its boundaries and the proposed hotel will be a compliment to both. The new Fairfield Inn & Suites will provide transient lodging for guests of residents within the nearby apartments, and for traveling business persons visiting companies located within the area. Thus, the hotel use contributes to a balanced land use for this area.

The proposed hotel development preserves neighborhood character through the proposed 5-story height since this is consistent with the context of Fountainhead Corporate Park. There is a variety of building heights within the park ranging from 1 story to 10 stories. Also, the proposed site improvements preserve the existing Fountainhead Corporate Park monument sign and landscaping which are important elements to the identity of the Park along Priest Drive.

The hotel will provide additional employment opportunities to workers with a variety of different skill levels, including management, housekeeping, and maintenance positions.

Transportation to and from the hotel for guests and employees is afforded by many options including private vehicles, shuttles, buses, bicycles, and walking. There is an existing bus stop adjacent to the property along Priest Drive. Also, the existing sidewalks along Fountainhead Parkway and 55th Street provide pedestrian connections through the park from Broadway Road to Priest Drive.

Efforts toward environmental stewardship are being accomplished by efficient land utilization, efficient HVAC and lighting systems, water conserving plumbing fixtures, cool roofing, and recycling.

USE PERMIT

The proposed hotel development will provide 110 sleeping rooms, a moderately sized meeting room, and an eating area for serving a continental style breakfast. The hotel will be open 24 hours per day, 7 days per week. The number of employees is estimated to be 12 total, with 6 employees maximum per any one shift.

Due to the type of use, the hotel is not anticipated to have a significant impact on vehicular traffic in the area - see traffic impact statement prepared by Southwest Traffic Engineering. Access to the site is proposed along Fountainhead Parkway via a right-in right-out driveway, and one new and one existing driveway at Fiesta Drive. These driveway locations keep the site entrance and exit away from the higher speed arterial street, and instead confined to the slower speed collector and local streets. Pedestrian traffic is anticipated to occur, primarily, between the bus stop at Priest Drive and the building entrance. This limits the pedestrian and vehicular interaction to the new driveway located on Fountainhead Parkway. Decorative paving at the driveway entrance will assist in alerting both pedestrians and drivers of the possible interaction.

No odors, dust, gas, noise, vibration, smoke, heat, or glare are expected to be emitted by the hotel.

The hotel will be an improvement to the neighborhood, providing additional people, and lighting, within the area for 24 hours per day, thus enhancing neighborhood security.

The proposed hotel design theme is contemporary, making it compatible with the dominant design theme for Fountainhead. Exterior materials and colors are based on Marriott standards, but also incorporate integrally colored masonry and tinted zinc metal siding to provide additional connection to the existing corporate park's aesthetics.

The hotel use will not result in disruptive behavior or create a nuisance to the surrounding area, but instead will provide opportunity for positive social interaction and activities that are complimentary to the existing community. This is accomplished by the provision of a public meeting room and lodging accommodations.

DEVELOPMENT PLAN REVIEW

The proposed hotel has been oriented with its front facing towards Priest Drive and Fountainhead Parkway. This allows for easy identification of the building front, and the main entry, for both north and south bound traffic on Priest Drive. The 30 degree angle of the building maintains the current visual prominence of the existing Fountainhead monument sign and landscaping. The landscape theme at the monument sign is continued north along Priest Drive by the combined use of turf, screen walls, shade trees and shrubs.

Variations in the building height and the vertical plane of the building walls are provided on all four building elevations. Three primary building materials are being proposed: integrally colored Exterior Insulation Finish System (EIFS), integrally colored ground face masonry, and tinted zinc metal wall panels. Additionally, the EIFS has five colors and two textures that have been incorporated and combine to provide a great deal of visual interest and movement. The ground level incorporates a vehicular porte-cochere at the main entry, shade canopies at pedestrian side entries, and story overhangs, all of which establish a pedestrian scale at the ground level and provide additional shade.

Crime prevention measures include generous site lighting, enhanced lighting at entrances, access control at secondary building entrances, and large areas of glass at lobby to facilitate visual surveillance. Perimeter site walls are limited to 3'-0" high, except at refuse enclosure, to allow better surveillance throughout the property and between properties. The exterior enclosures at the pool area incorporate portions with metal pickets that allow for visual surveillance.

Existing site landscaping incorporates date palms and olive trees behind the park's monument sign with turf located in the front, adjacent to the street. New turf is proposed adjacent to the sidewalk along Priest Drive extending the existing turf along the entire frontage. Evergreen Elms and Red Push Pistache trees are included along at this street frontage along with shrubs in front of the new parking screen wall. The new parking screen wall is proposed to be single score c.m.u. painted to match the existing monument wall paint color. New date palm trees are proposed in front of the new building, and at other locations throughout the site, Texas Olive, Southern Live Oak, Desert Museum, Bradford Pear, and Chitalpa tree specimens are proposed.

Due to the existing water line running through the site, and the electrical transformer location, 4 trees are omitted at landscape islands at ends of parking rows. According to

the shade study analysis, 21.1% of the parking and drive aisles will be in shade at 3 p.m. on the summer solstice, based on the 5 year maturity for the proposed trees.

The electrical service is proposed to be located on the northwest corner of the building where the utility company truck can access the equipment. The electrical equipment will be screened by a metal cabinet painted to match the adjacent block wall.

The refuse container and pool equipment will be screened by c.m.u. walls of the same material and color used at the building stair enclosures.

Proposed parking area lights will be a "shoe box" type LED fixture (similar to the existing Fountainhead Park standard) mounted at a height of 20'-0". Building mounted half circle LED light fixtures are proposed adjacent to all secondary building entrance doors. Light bollards are incorporated along the sidewalk at the front of the building. Building accent lighting includes a vertical wall accent light on the north side of the front tower, up lighting to the underside of the porte-cochere, and soffit lighting at story overhangs.

Proposed sign locations are shown on the front of the building and two sides. Also a small sign is proposed on both sides of the wall supporting the porte-cochere. Signs will include internal illumination and will be reviewed under separate approval.

If you have any comments or questions, please feel free to contact me at:

480-726-0595

Lpartch@FunForm.net



Lesley L. Partch

Functional Formation Architecture, pllc (Architect)

ELEVENTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FOUNTAINHEAD CORPORATE PARK

A PORTION OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

OWNER / DEVELOPER

LUCIA R. MARUSIAK SURVIVOR'S TRUST IAD 5/24/2007,
AS TO AN UNDIVIDED 40% INTEREST,
LOT 38 FOUNTAINHEAD, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
AS TO AN UNDIVIDED 20% INTEREST, AND
DREXLER ENTERPRISES, INC., AN ARIZONA CORPORATION,
AS TO AN UNDIVIDED 20% INTEREST
5915 E. INDIAN SCHOOL RD., PHOENIX, AZ 85018
480-529-0999

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2016 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED LUCIA R. MARUSIAK, WHO ACKNOWLEDGED HERSELF 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
BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LUCIA R. MARUSIAK SURVIVOR'S TRUST IAD 5/24/2007, AS TO AN UNDIVIDED 40% INTEREST,
LOT 38 FOUNTAINHEAD, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
AS TO AN UNDIVIDED 20% INTEREST, AND
DREXLER ENTERPRISES, INC., AN ARIZONA CORPORATION,
AS TO AN UNDIVIDED 20% INTEREST

BY: _____ DATE _____
TRUSTEE

PROJECT AREA	
LOT 1	9.52 ACRES
LOT 2	10.28 ACRES
LOT 3A	2.55 ACRES
LOT 3B	2.90 ACRES
LOT 4	10.48 ACRES
LOT 5	NOT A PART
LOT 6	6.12 ACRES
LOT 7A	11.32 ACRES
LOT 7B	4.42 ACRES
LOT 7C	5.96 ACRES
LOT 8	5.90 ACRES
LOT 9	10.68 ACRES
TOTAL	70.61 ACRES

VARIANCES (PREVIOUSLY GRANTED)		
HEIGHT VARIANCES:		
INCREASE THE ALLOWED BUILDING HEIGHT FROM 35' IN THE I-2 DISTRICT TO THE FOLLOWING:		
SITE 1	8 FLOORS (90')	GRANTED JULY 13, 1988
SITE 2	6 FLOORS (98')	GRANTED JULY 13, 1988
T.O. PENTHOUSE (81' T.O. ROOF, 84' T.O. PARAPET)		
SITE 3	13 FLOORS (190')	GRANTED JULY 13, 1988
SITE 4	20 FLOORS (270')	GRANTED JULY 13, 1988
SITE 5	3 FLOORS (60')	GRANTED JULY 13, 1988
SITE 6	4 FLOORS (80')	GRANTED JULY 13, 1988
SITE 7	20 FLOORS (270')	GRANTED JULY 13, 1988
SITE 8	13 FLOORS (190')	GRANTED JULY 13, 1988
SITE 9	10 FLOORS (140')	GRANTED JULY 13, 1988

PARKING VARIANCES:

PHASE 1: REDUCE REQUIRED PARKING RATIO TO 1 CAR / 275 GSF, GRANTED JULY 13, 1988
PHASE 2: REDUCE REQUIRED PARKING FROM 748 SPACES TO 480 SPACES (9% REDUCTION), GRANTED JULY 13, 1988



REC16045



03/18/16 DRAWING DATE

PL160059

DS151058

LEGAL DESCRIPTION

LOT 38, A REPLAY OF LOT 3 OF FOUNTAINHEAD CORPORATE PARK-AMENDED, ACCORDING TO BOOK 868 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF 13H GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 2016

CONDITIONS OF APPROVAL: PAD _____

SITE #	REPLAT LOT NO.	PHASE	USE	PROJECT DATA				PROVIDED PARKING SPACES	REQUIRED BICYCLE SPACES	PROVIDED BICYCLE PARKING	PARKING VARIANCE	
				MAXIMUM GSF	MAXIMUM HEIGHT	HEIGHT VARIANCE	PARKING RATIO					
1	8	PHASE I	OFFICE	140,000	6 FLOORS (90')	YES	1 PER 300	487	518 STRUCTURED	1 PER 10,000 S.F. = 14	14	2% MORE: 9 SPACES
2	4	PHASE II	OFFICE	175,000	6 FLOORS (90')	NO	1 PER 300	583	680 STRUCTURED	1 PER 10,000 S.F. = 18	18	9% LESS: 68 SPACES
7	7	PHASE IV	OFFICE	90,000	3 FLOORS (48')	YES	1 PER 300	300	151 STRUCTURED	1 PER 10,000 N.S.F. = 9	9	NONE: 0
								209 SURFACE = 300				
7A	7		OFFICE A	275,000	10 FLOORS (153')	YES	1 PER 300	895	-	1 PER 8,000 N.S.F. = 34	-	
			OFFICE B	167,000	6 FLOORS (97')	YES	1 PER 300	541	-	1 PER 8,000 N.S.F. = 20	-	
			PARKING GARAGE	-	6 FLOORS	NO	-	-	-	-	-	
								1,916 STRUCTURED				63% MORE:
			TOTAL	442,000				1,436	170 SURFACE = 2,086	54	54	758 SPACES
8	7	PHASE IV (FUTURE)	OFFICE	385,000	14 FLOORS (185')	YES	1 PER 300	1,256	1,632 STRUCTURED	1 PER 8,000 N.S.F. = 47	47	
								71 SURFACE = 1,703				
			TOTAL	75,000				350	***400 SURFACE	42	25	NONE: 0.50% LESS BICYCLE: 25 SPACES
11A	1		MULTI-FAMILY RESIDENTIAL		4 FLOORS (60')	NO	-	-	-	-	-	
			(32) 1 BDRM D.U.				1.5	48		.5 PER UNIT = 16	-	
			(80) 2 BDRM D.U.				2	120		.5 PER UNIT = 40	-	
			(18) 3 BDRM D.U.				2.5	40		.75 PER UNIT = 12	-	
			GUEST PARKING				1 PER 5 D.U.	26		-	-	
			TOTAL 130 D.U.		AS PART OF 11B	NO	-	234	AS PART OF 11B	68	68	AS PART OF 8 1/8
11B	9		RETAIL	**SEE BELOW	4 FLOORS (60')	NO	1 PER 300	50	78	1 PER 10,000 SF = 2	2	NONE: 0
			MULTI-FAMILY RESIDENTIAL		4 FLOORS (50')	-	-	-	-	-	-	
			(72) 1 BDRM D.U.				1.5	108		.5 PER UNIT = 33	-	
			(54) 2 BDRM D.U.				2	148		.5 PER UNIT = 42	-	
			(24) 3 BDRM D.U.				2.5	100		.75 PER UNIT = 18	-	
			GUEST PARKING				1 PER 5 D.U.	36		-	-	
			TOTAL 100 D.U.	372,448			-	412	**438 COVERED / UNCOVERED GARAGE	93	20	NONE: 0
12	2	PHASE II	OFFICE	94,000	2 FLOORS (34')	NO	1 PER 250	384	424 SURFACE / 124 STRUCTURED = 548	1 PER 10,000 SF = 10	40	43% MORE: 164 SPACES
12A	3A	PHASE I	COMMERCIAL	26,179	1 FLOOR (30')	NO	1 PER 300	87	105 SURFACE	1 PER 10,000 SF = 4	4	NONE
	3B		HOTEL	63,000	5 FLOORS (68')	YES	1 PER ROOM	111	112	6	6	NONE
			TOTAL	1,774,427				5340	6868	356	230	

*SITE NO. 11A & 11B CONSISTS OF 15,000 SF OF RETAIL AND COMBINED MULTI-FAMILY RESIDENTIAL WHICH CONSISTS OF (104) 1 BDRM D.U., (164) 2 BDRM D.U., (40) 3 BDRM D.U. 207,028 LIVABLE SF GROSS 252,646 SF AND AUXILIARY BUILDINGS TOTAL GROSS 18,000 SF.

**PARKING PROVIDED, CARPORT 306, GARAGE 32, UNCOVERED 298, ACCESSIBLE: COVERED 8, UNCOVERED 7 FOR A TOTAL OF 638 SPACES

***SITE NO 8 CONSISTS OF 15,000 SF OFFICE AND 80,000 SF VOCATIONAL.

DS151058

PL160059

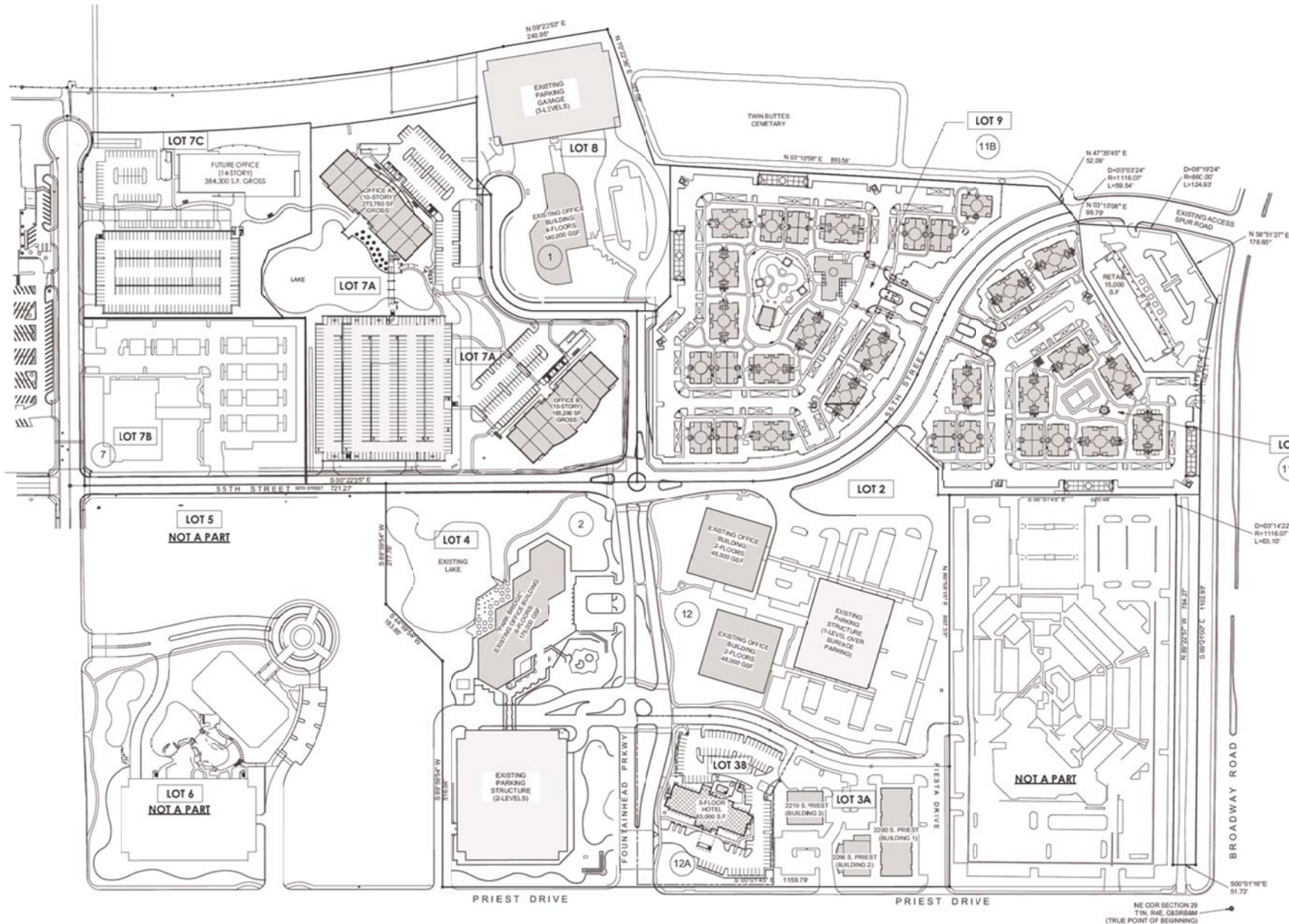
REC16045

ELEVENTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR

FOUNTAINHEAD CORPORATE PARK

PROJECT #1521

SHEET NO. PAD1 OF 3



DS151058

PL160059

REC16045

ATTACHMENT 8



PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

03/18/16 DRAWING DATE

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ELEVENTH AMENDED
 PLANNED AREA
 DEVELOPMENT OVERLAY
 FOR

**FOUNTAINHEAD
 CORPORATE
 PARK**

PROJECT
 #1528

SHEET NO.
PAD2
 OF 3

REC16045

PL160059

DS151058



PROJECT INFORMATION:

APPLICANT: LES PARCH
 FUNCTIONAL FORMATION ARCHITECTURE PLLC
 3145 E. MENDO CIRCLE
 MESA, AZ 85213
 480-726-0595

PROJECT NAME: FAIRFIELD INN & SUITES HOTEL BY MARRIOTT AT FOUNTAINHEAD CORPORATE PARK

SITE ADDRESS: 2222 SOUTH PRIEST DRIVE
 TEMPE, AZ 85282

LEGAL DESCRIPTION: LOT 38, A REPLAT OF LOT 3 OF FOUNTAINHEAD CORPORATE PARK-AMENDED, ACCORDING TO BOOK 866 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE 6th AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

APH: 123-33-040

PROPOSED USES: HOTEL (110 ROOMS)

PLANNING APPROVAL PROCESSES:
 1. DEVELOPMENT PLAN REVIEW
 2. USE PERMIT FOR HOTEL
 3. PAD AMENDMENT FOR INCREASED HEIGHT

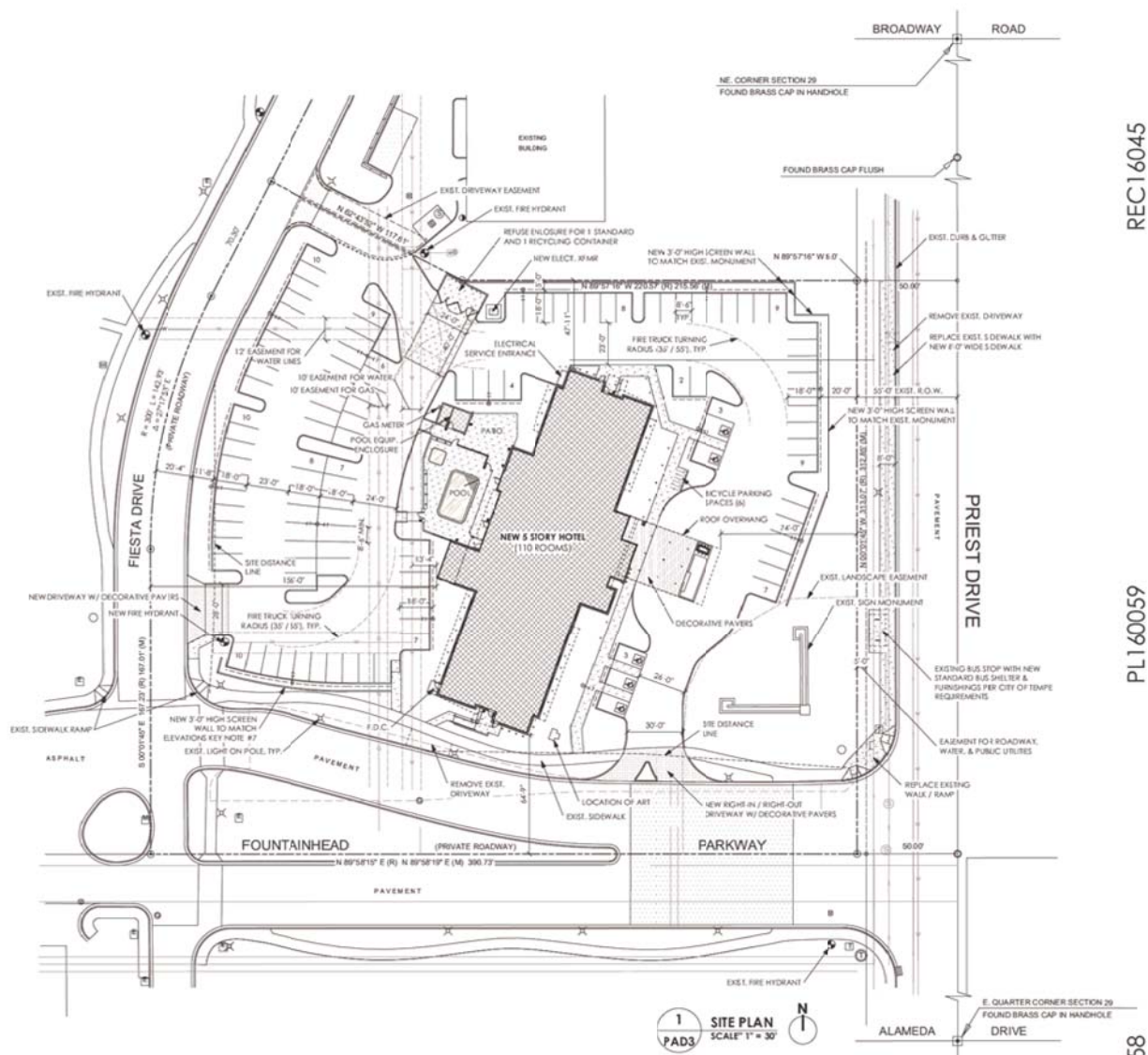
SITE AREA: GROSS: 122,521 SQ. FT. (2.813 ACRES)
 NET: 122,521 SQ. FT. (2.813 ACRES)

BUILDING AREAS: 12,375 S.F. (FLOOR 1)
 268 S.F. (POOL EQUIPMENT)
 22,222 S.F. (FLOORS 2-5) x 4
 62,097 S.F. TOTAL GROSS FLOOR AREA

2,475 S.F. ROOF & FLOOR AREAS BEYOND WALLS AT 1ST FLOOR

CODE CONSTRUCTION TYPE: 3-8 WITH NFPA13 SPRINKLER SYSTEM

PROJECT DATA COMPARISON TABLE			
	ZDC STANDARDS FOR DISTRICT	EXISTING ENTITLED PAD FOR SITE	PAD PROPOSED
General Plan Use	Mixed Use	Mixed Use	Mixed Use
General Plan Density	25 DU/Acre	None	None
Zoning	GD, General Industrial	GD, General Industrial	GD, General Industrial
Site Area	-	122,521 S.D. (2.81 Acre)	122,521 S.D. (2.81 Acre)
Dwelling Quantity	No Permitted	None	None
Density	N.A.	N.A.	N.A.
Building Height	35'	1 Floor / 30'	5 floors / 66'-4"
Building Stepback	1:1 > 33' (adj. to res.)	N.A.	N.A.
Building Lot Coverage	No Standard	9.8%	12.3%
Site Landscape Coverage	10%	19%	27.9%
Building Setbacks			
Front	25'	68'	74'-0"
Side	0'	125'	47'-11"
Rear	0'	129'	156'-0"
Street Side	25'	88'	64'-9"
Vehicle Parking Provided	1 per Guestroom 1:300 Office	40 1:300 Office	112 1 per Guestroom 1:300 Office
Bicycle Parking Provided	1:10,000 S.F. Office 1:10,000 S.F. Warehouse	4 1:10,000 S.F. Office	4 Spaces (3 Racks) 1 per 20 Guestrooms 1:10,000 S.F. Office
Uses		12,000 S.F. Office	61,970 S.F. Hotel 127 S.F. Office



DS151058

PL160059

REC16045

REC16045

PL160059

DS151058

480-726-0595
 3145 East Mendo Circle
 Mesa, Arizona 85213

Functional Formation
 Architecture, pllc



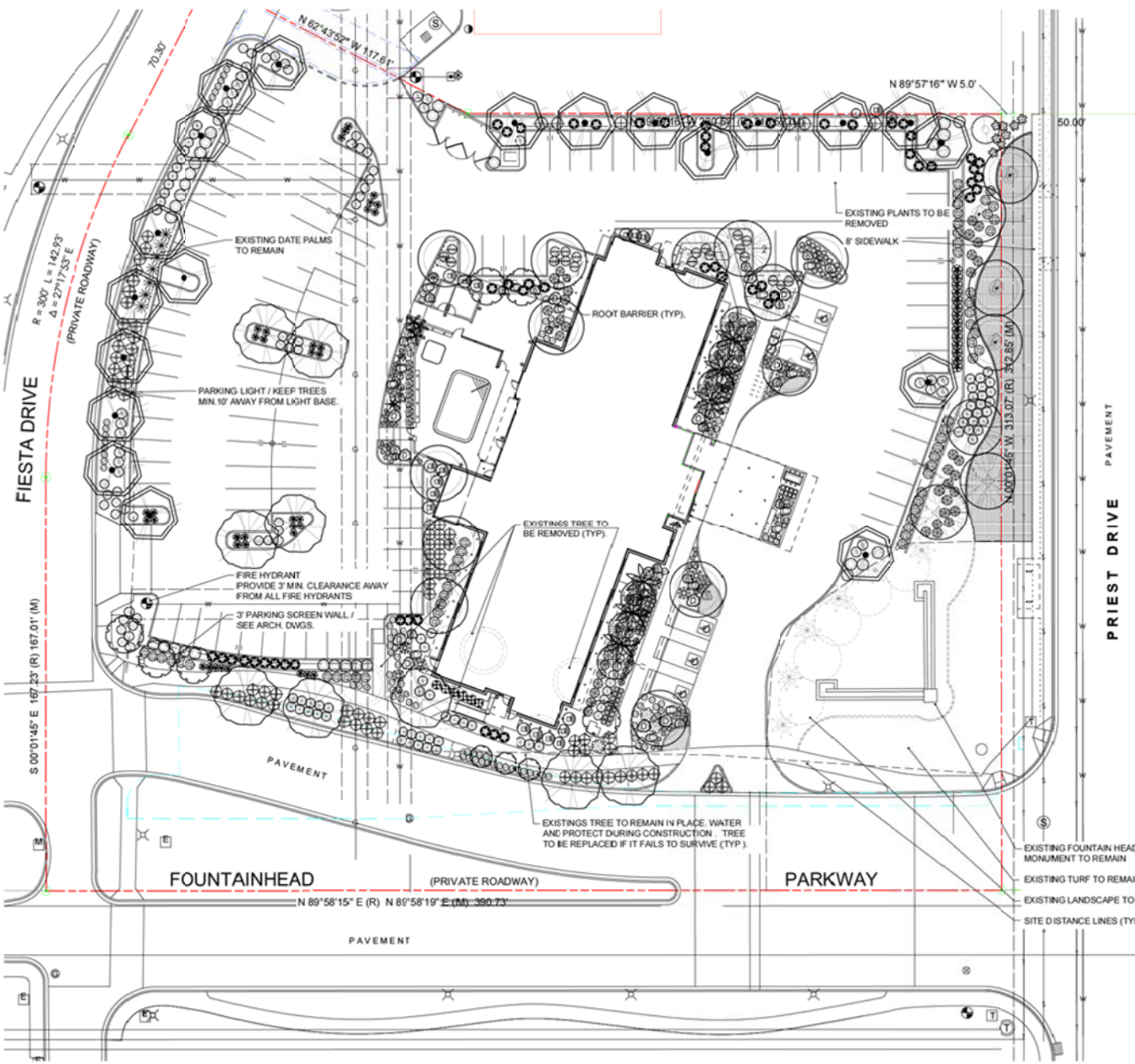
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FAIRFIELD INN & SUITES
 HOTEL
 BY
MARRIOTT
 AT
 FOUNTAINHEAD CORPORATE PARK

PROJECT # 1528

SHEET NO. PAD3
 OF 3



LANDSCAPE SCHEDULE

Botanical / Common Name	Size	Qty.	Remarks
TREES			
JORDIA basaris	2' Caliper	8	7H x 4W x 2' Cal. (Mx)
TRAVESIA	2' Caliper	6	7H x 4W x 2' Cal. (Mx)
ULMUS parviflora	2' Caliper	10	7H x 4W x 2' Cal. (Mx)
EVERGREEN Elm	2' Caliper	10	7H x 4W x 2' Cal. (Mx)
SEROTINUS virginiana	2' Caliper	10	7H x 4W x 2' Cal. (Mx)
SOUPHORNIA Live Oak	2' Caliper	10	8H x 5W x 2' Cal. (Mx)
PISTACHIA glabra	2' Caliper	10	7H x 5W x 2' Cal. (Mx)
PARKINSONIA x Desert Museum	1' Caliper	8	6H x 3W x 1' Cal. (Mx)
PARKINSONIA x Desert Museum	2' Caliper	6	7H x 5W x 2' Cal. (Mx)
OLEA europaea 'Wilson'	2' Caliper	8	7H x 7W x 2' Cal. (Mx)
WILSON PINEAPPLE Olive	4' Caliper	-	10H x 8W x 4' Cal. (Mx)
PYRUS calleryana	2' Caliper	10	7H x 4W x 2' Cal. (Mx)
WASHINGTONIA robusta	1 1/2" T.F.	6	7H x 5W x 3' Cal. (Mx)
HYDRANGEA	2' Caliper	18	7H x 5W x 3' Cal. (Mx)
CHRYSALEIDONIA	1 1/2" T.F.	6	STAKE AS REQ'D
PHOENIX Saguaro	5/7W	1/11	Spears
SHRUBS / ACCENTS			
EREMOPHYLLA bryophylla	5 Gal	44	Healthy can full min. Specimen quality
EREMOPHYLLA bryophylla	2 1/2" Box	2	4 Arms min. Specimen quality
ALOE x Blue Elf	5 Gal	48	As Shown
BOUGHANVILLE species 'Barbara Klant'	5 Gal	43	As Shown
DAVIS LYRICHON longissimum	5 Gal	2	As Shown
CRAB TREE	5 Gal	35	As Shown
TECOMA sparsa	5 Gal	2	As Shown
HEPERALOE fimbria	5 Gal	6	Spacing As Shown
OLEA europaea 'Nancy'	5 Gal	52	No Substitutions
LYRICHON longissimum	1 1/2" Gal	53	Spacing As Shown
CAESALPHIA leucostachya	5 Gal	8	3 1/2" O.C. / CAN FULL (Min.)
CALLISTEMON citrinus 'Little John'	5 Gal	20	3 1/2" O.C. / CAN FULL (Min.)
CALLISTEMON citrinus 'Little John'	5 Gal	2	As Shown / CAN FULL (Min.)
NERLIUM asiaticum 'White Fire'	5 Gal	6	4" O.C. / CAN FULL (Min.)
HYMENOXIS asclepiadea	5 Gal	20	3 1/2" Gal (plant may be substituted for ea. 5 Gal. plant if not available)
LANTANA camara 'Gold Mountain'	5 Gal	78	3 1/2" O.C. / CAN FULL (Min.) Do not substitute for 1 Gal. AS SHOWN CAN FULL (Min.)
ALOE barbadensis	5 Gal	15	As Shown
LEUCOPHYLLA argentea	5 Gal	8	3 1/2" O.C. / CAN FULL (Min.)
MULHBERGIA capillaris	5 Gal	37	3 1/2" O.C. / CAN FULL (Min.)
MULHBERGIA capillaris	5 Gal	54	3" O.C. / CAN FULL (Min.)
RUELLIA brittoniana	5 Gal	35	4 1/2" O.C. / CAN FULL (Min.)
RUELLIA brittoniana	5 Gal	24	3 1/2" O.C. / CAN FULL (Min.)
RUELLIA brittoniana	5 Gal	82	3 1/2" O.C. / CAN FULL (Min.)
FOUGERIA lucida	25 Wxps	1	Fresh Cut / 1 yr. Warranty
CHAMAEPSIDIUM humile	3/5" Box	9	Mulch-in Palm / Specimen
Agave schottii	5 Gal	3	Spacing as Shown
EDINBURGH CACTUS	12" Dia.	60	12" Dia. Rib to Rib
EREMOPHYLLA pteris 'Mingee Gold'	5 Gal	62	Spacing as shown

ROCK / INERT GROUND COVER

CRUSHED GRANITE / SCREENED	1/2"	-	2" - ALL NON-TURF LANDSCAPE AREAS
COLOR: ANTIQUE BROWN	4"	-	SEE SWALE DETAIL
SURFACE SELECT BOULDERS	see below	-	TAGGED BY LANDSCAPE ARCH. SEE BOULDER DETAIL

MASS PLANTING

TURF	Sym.	Size	Qty.
ANNUALS	1	1 ton	4
	2	2 ton	20
	3	3 ton	15
	4	4 ton	15

Existing Trees

- Existing Tree to be Removed
- Existing Tree to Remain
- Existing Palm to Remain
- Existing Tree - Protect in Place

DS151058
SPR15207



Fairfield Inn and Suites
 Hotel by Marriott at Fountain Head Corporate Park

PROJECT NAME

 LICENSE EXPIRES 9/30/2016
 SITE PLAN SUBMITTAL 01/22/16

REVISIONS
 February 17, 2017
LANDSCAPE PLAN

L1 - of -

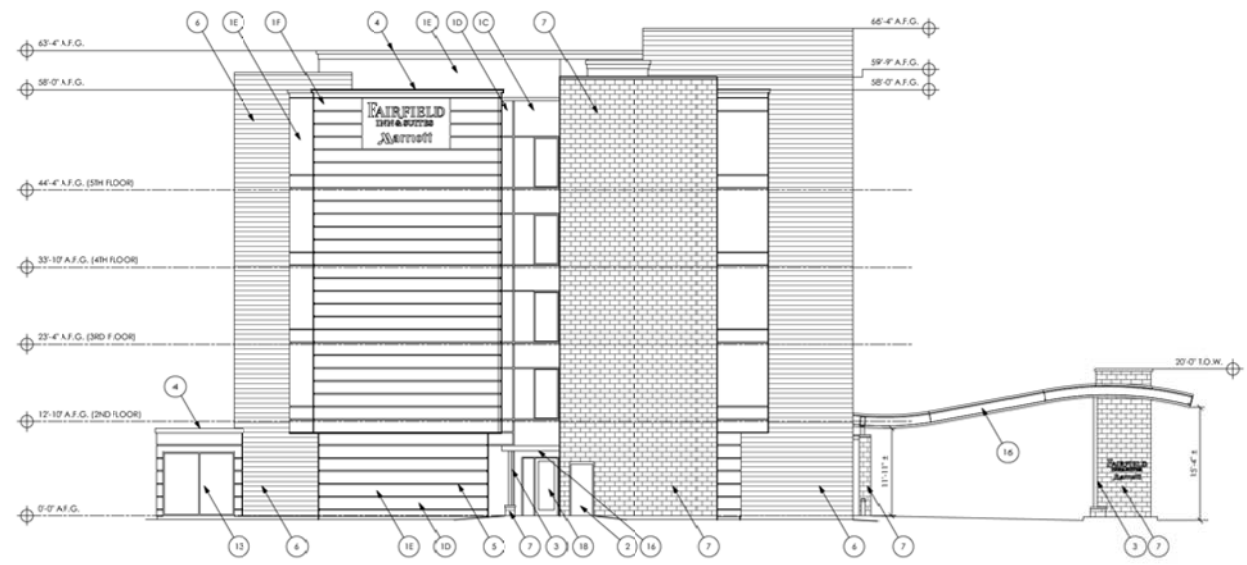
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FAIRFIELD INN & SUITES
 HOTEL
 BY
MARRIOTT
 AT
 FCUNTAINHEAD CORPORATE PARK



1 REAR (NORTHWEST) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1A INTEGRALLY COLORED E.I.F.S. (BF1)
 COLOR: DRIVIT 300, LIRE SERENITY (LRV = 66%)
 TEXTURE: FINESSE WITH HEP WATER REPELLANT ADDITIVE
 - 1B INTEGRALLY COLORED E.I.F.S. (BF2)
 COLOR: DRIVIT MAFA 191021 (LRV = 9%)
 - 1C INTEGRALLY COLORED E.I.F.S. (BF20)
 COLOR: DRIVIT MAFA 201021 (LRV = 12%)
 TEXTURE: SANDPERRLE
 - 1D INTEGRALLY COLORED E.I.F.S. (BF20)
 COLOR: DRIVIT MAFA 191022 (LRV = 9%)
 TEXTURE: SANDPERRLE FINE
 - 1E INTEGRALLY COLORED E.I.F.S. (BF4)
 COLOR: DRIVIT MAFA 211022 (LRV = 52%)
 TEXTURE: SANDPERRLE FINE
 - 1F INTEGRALLY COLORED E.I.F.S. (BF40)
 COLOR: DRIVIT MAFA 211021 (LRV = 33%)
 TEXTURE: SANDPERRLE
 - 2 METAL DOOR - MATCH COLOR OF WALL
 - 3 STEEL COLUMN - MATCH COLOR: SW7010 WHITE DUCK (LRV = 73%)
 - 4 MEDIA COPING CAP AT PARAPET WALL: MATCH COLOR: SW70 0 WHITE DUCK (LRV = 73%)
 - 5 E.I.F.S. REVEAL (1" x 1"), R/P.
 - 6 FLUSH WALL METAL PANELS SYSTEM - OCA TINED ZINC CINNAMON
 - 7 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSTONE: MONTEREY STONE
 - 8 C.M.U. CAP - TRENDSTONE: MONTEREY STONE
 - 9 GUEST ROOM WINDOW, WITH CLEAR ANODIZED ALUMINUM COLOR
 - 10 ALUMINUM JAMB & HEADER EXTENSION TO MATCH WINDOW FRAME. TRY ABOVE MAIN ENTRANCE - COLOR TO MATCH SW7010 BLUE BLOOD (LRV = 7%)
 - 11 P/AC COVER INTEGRAL WITH WINDOW FRAME - CLEAR ANODIZED ALUMINUM COLOR
 - 12 CONTINUOUS RECESSED, BLUE LED, WALL ACCENT LIGHT. GLASS STOREFRONT IN CLEAR ANODIZED 3 ALUMINUM FRAME.
 - 14 ALUMINUM WALL PANEL
 - 15 CHANNEL LETTER SIGN UNDER SEPARATE PERMIT
 - 16 PAINTED METAL CANOPY - SW7010 WHITE DUCK (LRV = 73%)
 - 17 LOW-RED GIGGLE, CLEAR ANODIZED ALUMINUM COLOR
 - 18 AT LAundry ROOM WITH FROSTED GLASS WINDOW ABOVE. GLASS STOREFRONT DOOR IN CLEAR ANODIZED ALUMINUM FRAME.
 - 19 ELECTRICAL GEAR IN METAL CABINET PAINTED TO MATCH COLOR OF WALL C.M.U. WALL
 - 20 PORTE COCHERE IN FOREGROUND
 - 21 CHANNEL LETTER ADDRESS NUMBERS



2 LEFT (SOUTHWEST) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"

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FAIRFIELD INN & SUITES
 HOTEL
 BY
MARRIOTT
 AT
 FCOUNTAINHEAD CORPORATE PARK

PROJECT 1528 REAR & LEFT BUILDING ELEVATIONS

SHEET NO.
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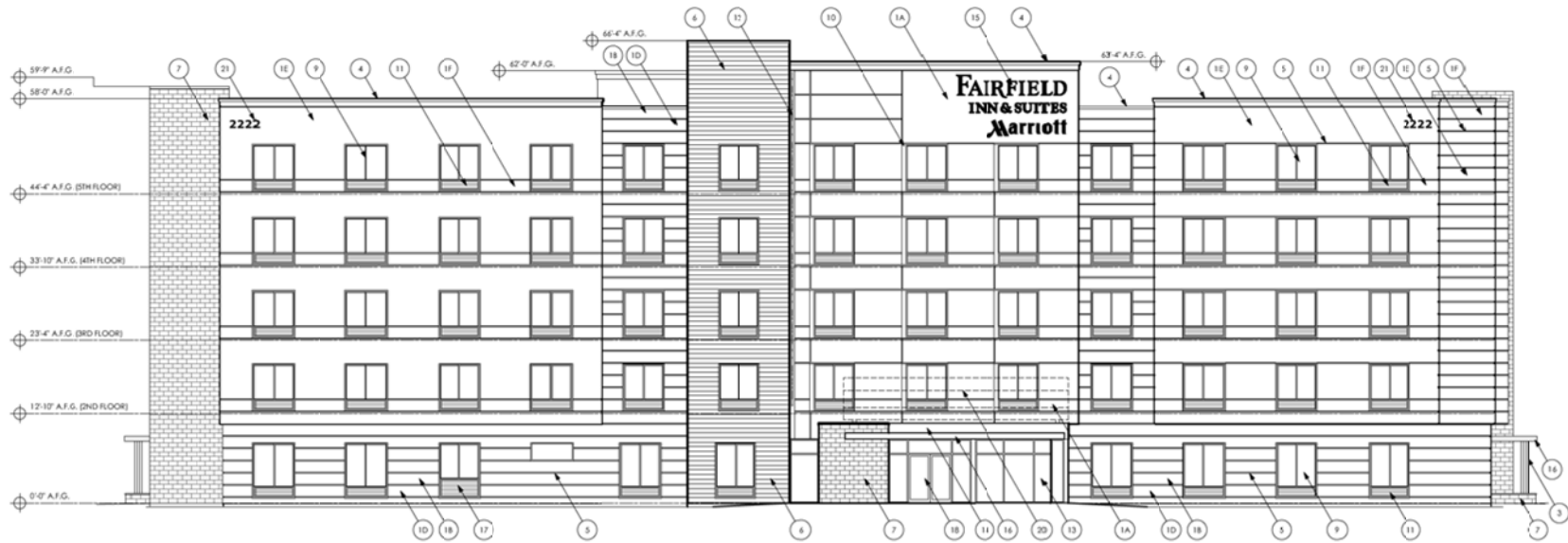


1 REAR (NORTHWEST) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1A INTEGRALLY COLORED E.I.F.S. (EF1)
 COLOR: DRIVIT 300, LIFE SERENITY (LRV + 66%)
 TEXTURE: FIN-EDGE WITH HEP WATER REPELLANT ADDITIVE
 - 1B INTEGRALLY COLORED E.I.F.S. (EF2)
 COLOR: DRIVIT MAFA 191021 (LRV + 9%)
 TEXTURE: SANDPESBLE FINE
 - 1C INTEGRALLY COLORED E.I.F.S. (EF2a)
 COLOR: DRIVIT MAFA 201021 (LRV + 12%)
 TEXTURE: SANDPESBLE
 - 1D INTEGRALLY COLORED E.I.F.S. (EF2b)
 COLOR: DRIVIT MAFA 191022 (LRV + 9%)
 TEXTURE: SANDPESBLE FINE
 - 1E INTEGRALLY COLORED E.I.F.S. (EF4)
 COLOR: DRIVIT MAFA 221022 (LRV + 52%)
 TEXTURE: SANDPESBLE FINE
 - 1F INTEGRALLY COLORED E.I.F.S. (EF4a)
 COLOR: DRIVIT MAFA 211021 (LRV + 33%)
 TEXTURE: SANDPESBLE
 - 2 METAL DOOR - MATCH COLOR OF WALL
 - 3 STEEL COLUMN - MATCH COLOR: SW7010 WHITE DUCK (LRV + 75%)
 - 4 HEIM COPING CAP AT PARAPET WALL: MATCH COLOR: SW7010 WHITE DUCK (LRV + 75%)
 - 5 E.I.F.S. REVEAL (1" x 1"), R.F.P.
 - 6 FLUSH WALL METAL PANELS SYSTEM - OCA TINTED ZINC CINNABON
 - 7 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSONE: MONTEBRY STONE
 - 8 C.M.U. CAP - TRENDSONE: MONTEBRY STONE
 - 9 GUEST ROOM WINDOW, WITH CLEAR ANODIZED ALUMINUM COLOR
 - 10 ALUMINUM JAMB & HEADER EXTENSION TO MATCH WINDOW FRAME TOP ABOVE MAIN ENTRANCE - COLOR TO MATCH SW686 BLUE BLOOD (LRV + 7%)
 - 11 PVC COVER INTEGRAL WITH WINDOW FRAME - CLEAR ANODIZED ALUMINUM COLOR
 - 12 CONTINUOUS RECESSED, BLUE LED, WALL ACCENT LIGHT, GLASS STOREFRONT IN CLEAR ANODIZED ALUMINUM FRAME
 - 14 ALUMINUM WALL PANEL CHANNEL, LETTER SIGN UNDER SEPARATE PERMIT
 - 15 PAINTED METAL CANOPY - SW7010 WHITE DUCK (LRV + 75%)
 - 17 LOW-PRED GRILL, CLEAR ANODIZED ALUMINUM COLOR AT LAUNDRY ROOM WITH FROSTED GLASS WINDOW ABOVE
 - 18 GLASS STOREFRONT DOOR IN CLEAR ANODIZED ALUMINUM FRAME
 - 19 ELECTRICAL GEAR IN METAL CABINET PAINTED TO MATCH COLOR OF WALL C.M.U. WALL
 - 20 PORTE COCHERE IN FOREGROUND
 - 21 CHANNEL LETTER ADDRESS NUMBERS

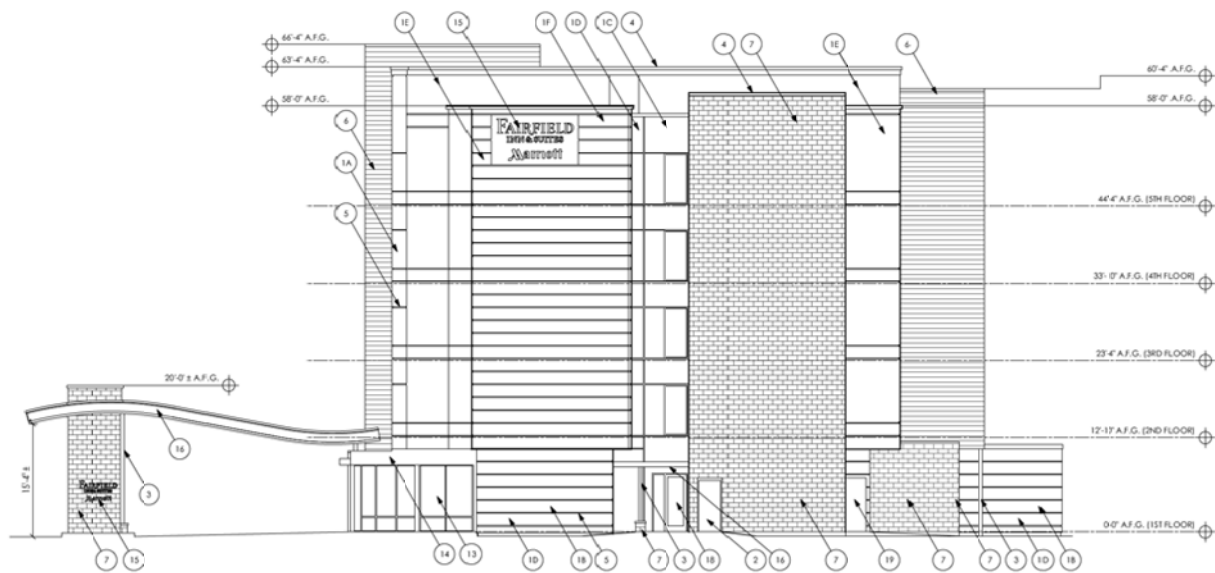


2 LEFT (SOUTHWEST) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"



1 FRONT (SOUTHEAST) BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1A INTEGRALLY COLORED E.I.F.S. (E71)
COLOR: DRIVIT 300, LIRE SERENITY (LRV + 66%)
TEXTURE: FINESSE WITH HEP WATER REPELLANT ADDITIVE
 - 1B INTEGRALLY COLORED E.I.F.S. (E72)
COLOR: DRIVIT MAFA 191021 (LRV + 9%)
TEXTURE: SANDPERRLE
 - 1C INTEGRALLY COLORED E.I.F.S. (E73)
COLOR: DRIVIT MAFA 201021 (LRV + 12%)
TEXTURE: SANDPERRLE
 - 1D INTEGRALLY COLORED E.I.F.S. (E70)
COLOR: DRIVIT MAFA 191022 (LRV + 9%)
TEXTURE: SANDPERRLE FINE
 - 1E INTEGRALLY COLORED E.I.F.S. (E74)
COLOR: DRIVIT MAFA 221022 (LRV + 52%)
TEXTURE: SANDPERRLE FINE
 - 1F INTEGRALLY COLORED E.I.F.S. (E74)
COLOR: DRIVIT MAFA 231021 (LRV + 33%)
TEXTURE: SANDPERRLE
 - 2 METAL DOOR - MATCH COLOR OF WALL
 - 3 STEEL COLUMN - MATCH COLOR: SW7010 WHITE DUCK (LRV + 75%)
 - 4 MEDIA COPING CAP AT PARAPET WALL: MATCH COLOR: SW70 0 WHITE DUCK (LRV + 75%)
 - 5 E.I.F.S. REVEAL (1" x 1"), RFP
 - 6 FLUSH WALL METAL PANELS SYSTEM - OCA TINED ZINC CINNAMON
 - 7 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSTONE: MONTEREY STONE
 - 8 C.M.U. CAP - TRENDSTONE: MONTEREY STONE
 - 9 GUEST ROOM WINDOW, WITH CLEAR ANODIZED ALUMINUM COLOR
 - 10 ALUMINUM JAMB & HEADER EXTENSION TO MATCH WINDOW FRAME. TYP. ABOVE MAIN ENTRANCE - COLOR TO MATCH SW5816 BLUE BLOOD (LRV + 7%)
 - 11 PVC COVER INTEGRAL WITH WINDOW FRAME - CLEAR ANODIZED ALUMINUM COLOR
 - 12 CONTINUOUS RECESSED, BLUE LED, WALL ACCENT LIGHT. GLASS STOREFRONT IN CLEAR ANODIZED 3 ALUMINUM FRAME
 - 13 ALUMINUM WALL PANEL
 - 14 CHANNEL LETTER SIGN UNDER SEPARATE PERMIT
 - 15 PAINTED METAL CANOPY - SW7010 WHITE DUCK (LRV + 75%)
 - 16 LOW-RISE GRILL, CLEAR ANODIZED ALUMINUM COLOR
 - 17 AT LAUNDRY ROOM WITH FROSTED GLASS WINDOW ABOVE. GLASS STOREFRONT DOOR IN CLEAR ANODIZED ALUMINUM FRAME
 - 18 ELECTRICAL GEAR IN METAL CABINET PAINTED TO MATCH COLOR OF WALL C.M.U. WALL
 - 19 PORTE COCHERE IN COURTYARD
 - 21 CHANNEL LETTER ADDRESS NUMBERS



2 RIGHT (NORTHEAST) BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FCUNTAINHEAD CORPORATE PARK



1 FRONT (SOUTHEAST) BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

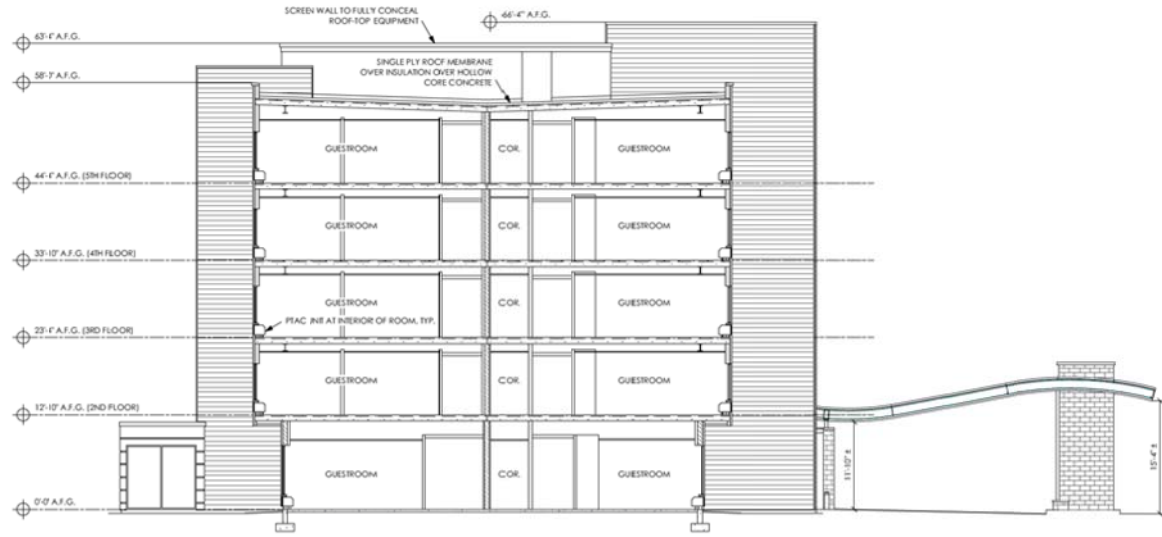
- KEY NOTES:**
- 1A INTEGRALLY COLORED E.I.F.S. (E1)
 - COLOR: DRIVIT 300, LITE SERENITY (LRV + 66%)
 - TEXTURE: FIN-SE WITH WEP WATER REPELLANT ADDITIVE
 - 1B INTEGRALLY COLORED E.I.F.S. (E2)
 - COLOR: DRIVIT MAFA 191021 (LRV + 9%)
 - TEXTURE: SANDPESBLE FINE
 - 1C INTEGRALLY COLORED E.I.F.S. (E2a)
 - COLOR: DRIVIT MAFA 201021 (LRV + 12%)
 - TEXTURE: SANDPESBLE
 - 1D INTEGRALLY COLORED E.I.F.S. (E2b)
 - COLOR: DRIVIT MAFA 191022 (LRV + 9%)
 - TEXTURE: SANDPESBLE FINE
 - 1E INTEGRALLY COLORED E.I.F.S. (E4)
 - COLOR: DRIVIT MAFA 221022 (LRV + 52%)
 - TEXTURE: SANDPESBLE FINE
 - 1F INTEGRALLY COLORED E.I.F.S. (E4a)
 - COLOR: DRIVIT MAFA 201021 (LRV + 33%)
 - TEXTURE: SANDPESBLE
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 - 3 STEEL COLUMN - MATCH COLOR: SW7010 WHITE DUCK (LRV + 75%)
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 - 6 FLUSH WALL METAL PANELS SYSTEM - OCA TINED ZINC CINNAMON
 - 7 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSTONE: MONTEREY STONE
 - 8 C.M.U. CAP - TRENDSTONE: MONTEREY STONE
 - 9 GUEST ROOM WINDOW, WITH CLEAR ANODIZED ALUMINUM COLOR
 - 10 ALUMINUM JAMB & HEADER EXTENSION TO MATCH WINDOW FRAME TOP ABOVE MAIN ENTRANCE - COLOR TO MATCH SW7010 BLUE BLOOD (LRV + 7%)
 - 11 P.F.C. COVER INTEGRAL WITH WINDOW FRAME - CLEAR ANODIZED ALUMINUM COLOR
 - 12 CONTINUOUS RECESSED, BLUE LED, WALL ACCENT LIGHT
 - 13 GLASS STOREFRONT IN CLEAR ANODIZED ALUMINUM FRAME
 - 14 ALUMINUM WALL PANEL
 - 15 CHANNEL LETTER SIGN UNDER SEPARATE PERMIT
 - 16 PAINTED METAL CANOPY - SW7010 WHITE DUCK (LRV + 75%)
 - 17 LOW-FRED GIRLS (CLEAR ANODIZED ALUMINUM COLOR) AT LAUNDRY ROOM WITH FROSTED GLASS WINDOW ABOVE
 - 18 GLASS STOREFRONT DOOR IN CLEAR ANODIZED ALUMINUM FRAME
 - 19 ELECTRICAL GEAR IN METAL CABINET PAINTED TO MATCH COLOR OF WALL C.M.U. WALL
 - 20 PORTE COCHERE IN FOREGROUND
 - 21 CHANNEL LETTER ADDRESS NUMBERS



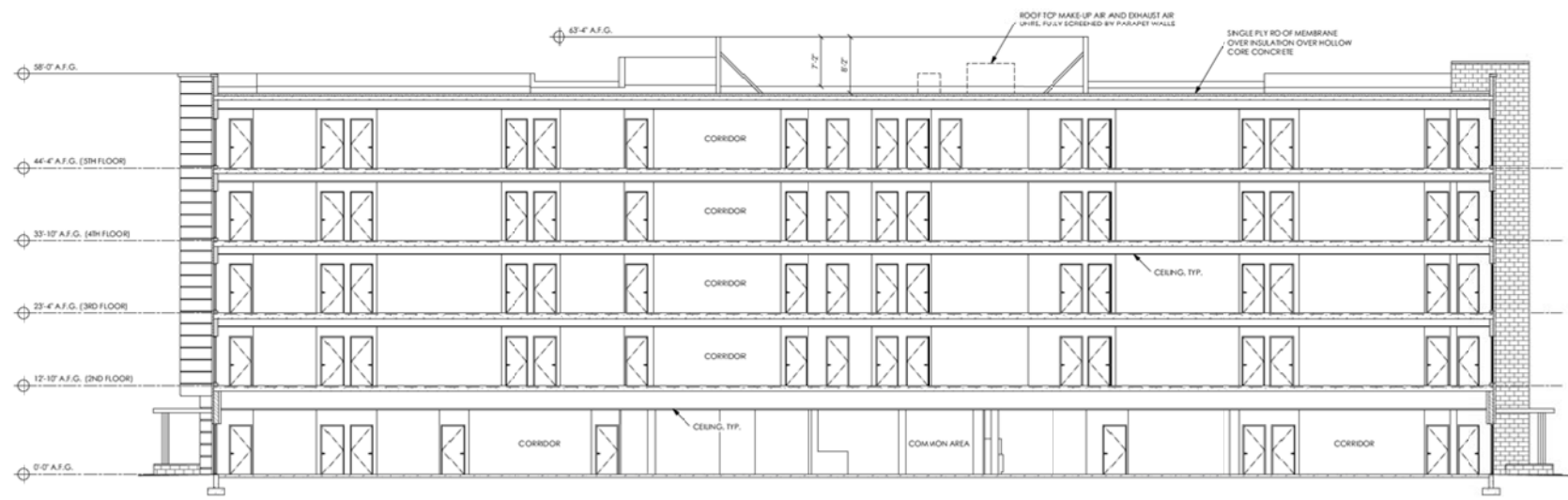
2 RIGHT (NORTHEAST) BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FCUNTAINHEAD CORPORATE PARK



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

480-726-0995
31545 East Metro Circle
Mesa, Arizona 85213
Functional Formation
Architecture, pllc

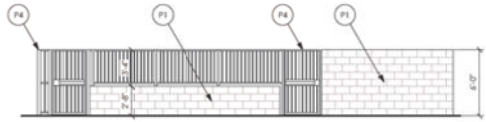
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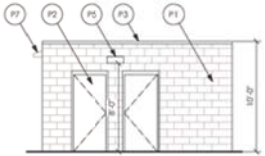
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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FCUNTAINHEAD CORPORATE PARK

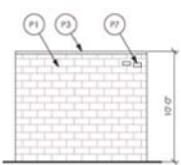
PROJECT 1528 BUILDING SECTIONS
SHEET NO. **A2** OF



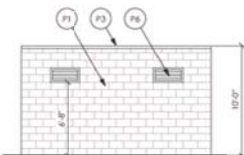
4 WALL ELEVATION
SCALE: 3/16" = 1'-0"



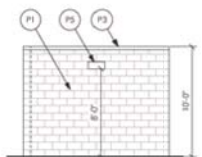
5 WALL ELEVATION
SCALE: 3/16" = 1'-0"



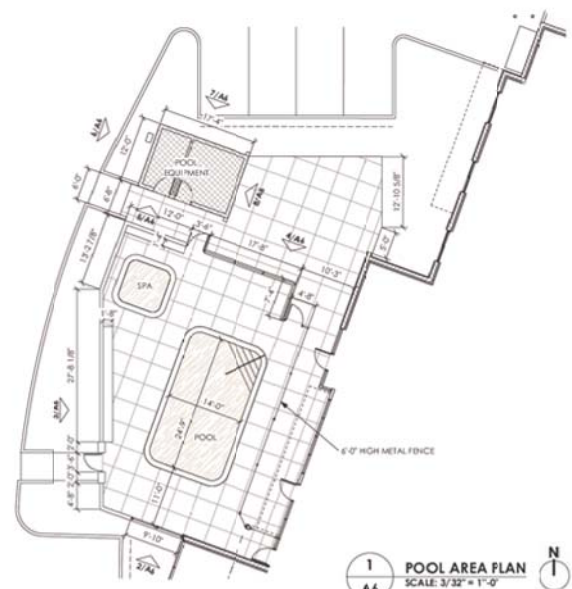
6 WALL ELEVATION
SCALE: 3/16" = 1'-0"



7 WALL ELEVATION
SCALE: 3/16" = 1'-0"

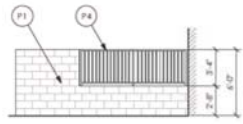


8 WALL ELEVATION
SCALE: 3/16" = 1'-0"



1 POOL AREA PLAN
SCALE: 3/32" = 1'-0"

- 00 KEY NOTES:**
- P1 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSTONE: MONTEREY STONE.
 - P2 METAL DOOR - MATCH COLOR OF WALL.
 - P3 METAL COPING CAP AS PARAPET WALL: MATCH COLOR: SW7010 WHITE DUCK (LRY + 75%)
 - P4 METAL FENCE AND GATES - MATCH COLOR: SW7010 WHITE DUCK (LRY + 75%)
 - P5 WALL MOUNTED LIGHT FIXTURE - NATURAL ALUMINUM COLOR.
 - P6 LOUVERED VENT PAINTED TO MATCH COLOR OF WALL.
 - P7 ROOF DRAIN SCUPPER - PAINTED TO MATCH COLOR OF WALL.

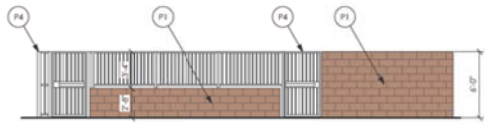


2 WALL ELEVATION
SCALE: 3/16" = 1'-0"

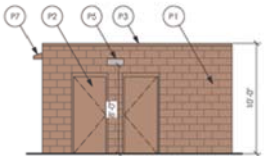


3 WALL ELEVATION
SCALE: 3/16" = 1'-0"

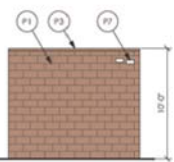
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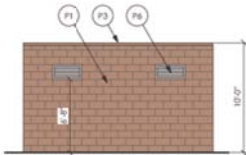
4 WALL ELEVATION
SCALE: 3/16" = 1'-0"



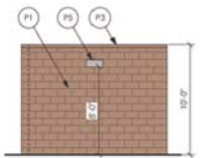
5 WALL ELEVATION
SCALE: 3/16" = 1'-0"



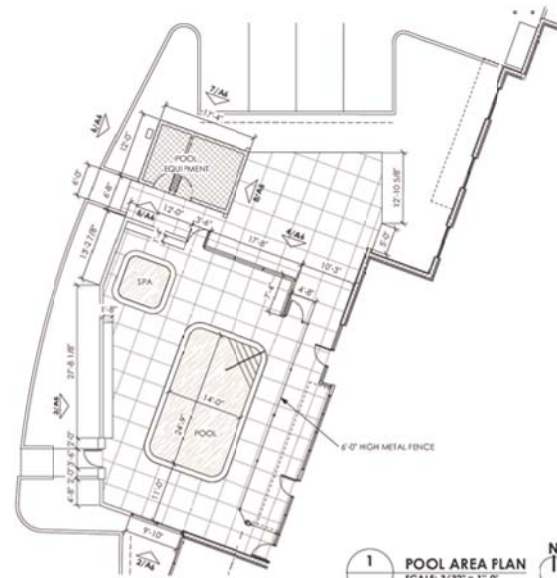
6 WALL ELEVATION
SCALE: 3/16" = 1'-0"



7 WALL ELEVATION
SCALE: 3/16" = 1'-0"



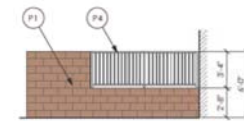
8 WALL ELEVATION
SCALE: 3/16" = 1'-0"



1 POOL AREA PLAN
SCALE: 3/32" = 1'-0"

KEY NOTES:

- P1 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSTONE: MONREY STONE.
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- P6 LOUVERED VENT PAINTED TO MATCH COLOR OF WALL.
- P7 ROOF DRAIN SCUPPER - PAINTED TO MATCH COLOR OF WALL.

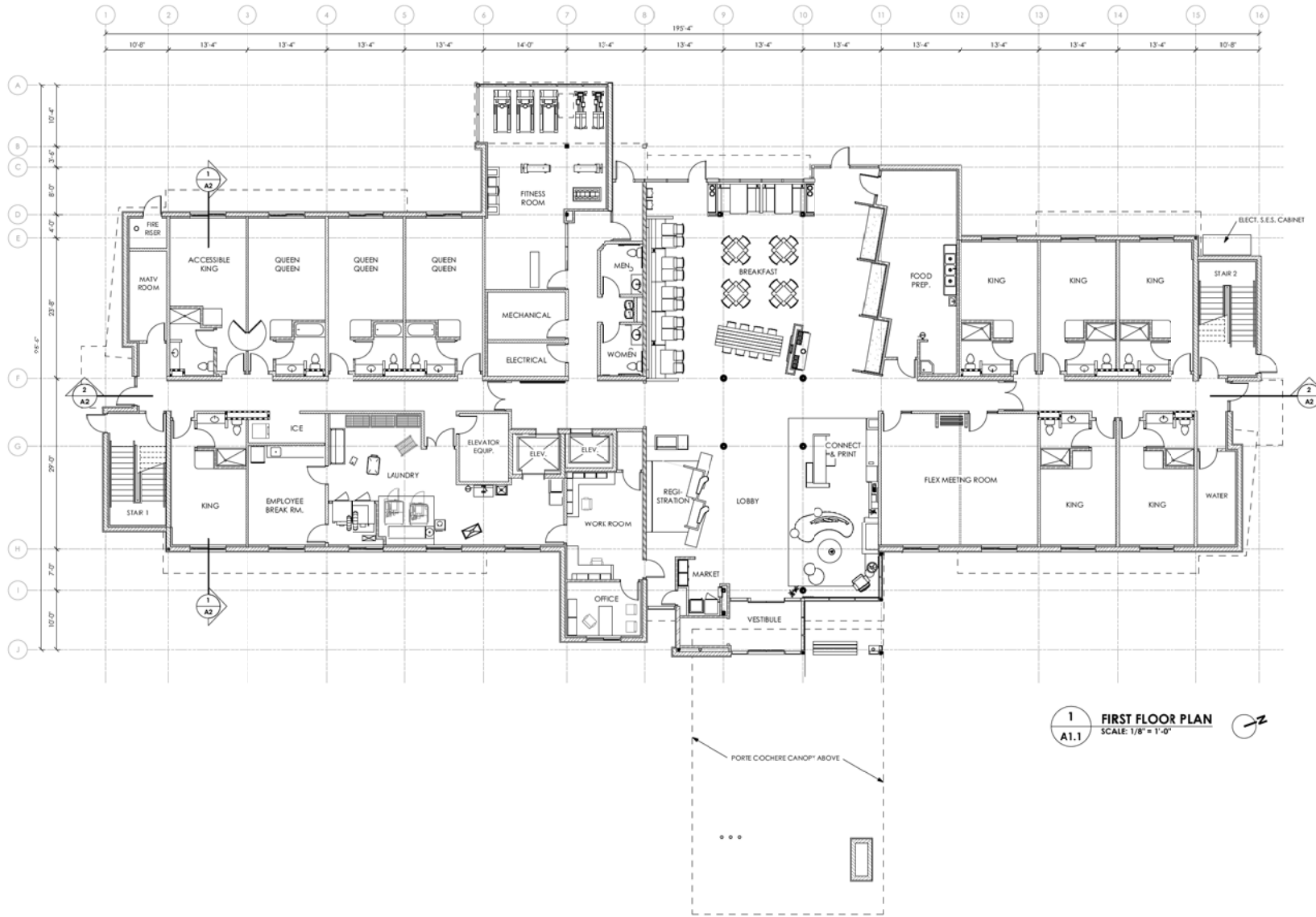


2 WALL ELEVATION
SCALE: 3/16" = 1'-0"



3 WALL ELEVATION
SCALE: 3/16" = 1'-0"

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1
A1.1 **FIRST FLOOR PLAN**
SCALE 1/8" = 1'-0"

480-726-0995
3545 East Metro Circle
Mesa, Arizona 85213
Functional Formation
Architecture, pllc

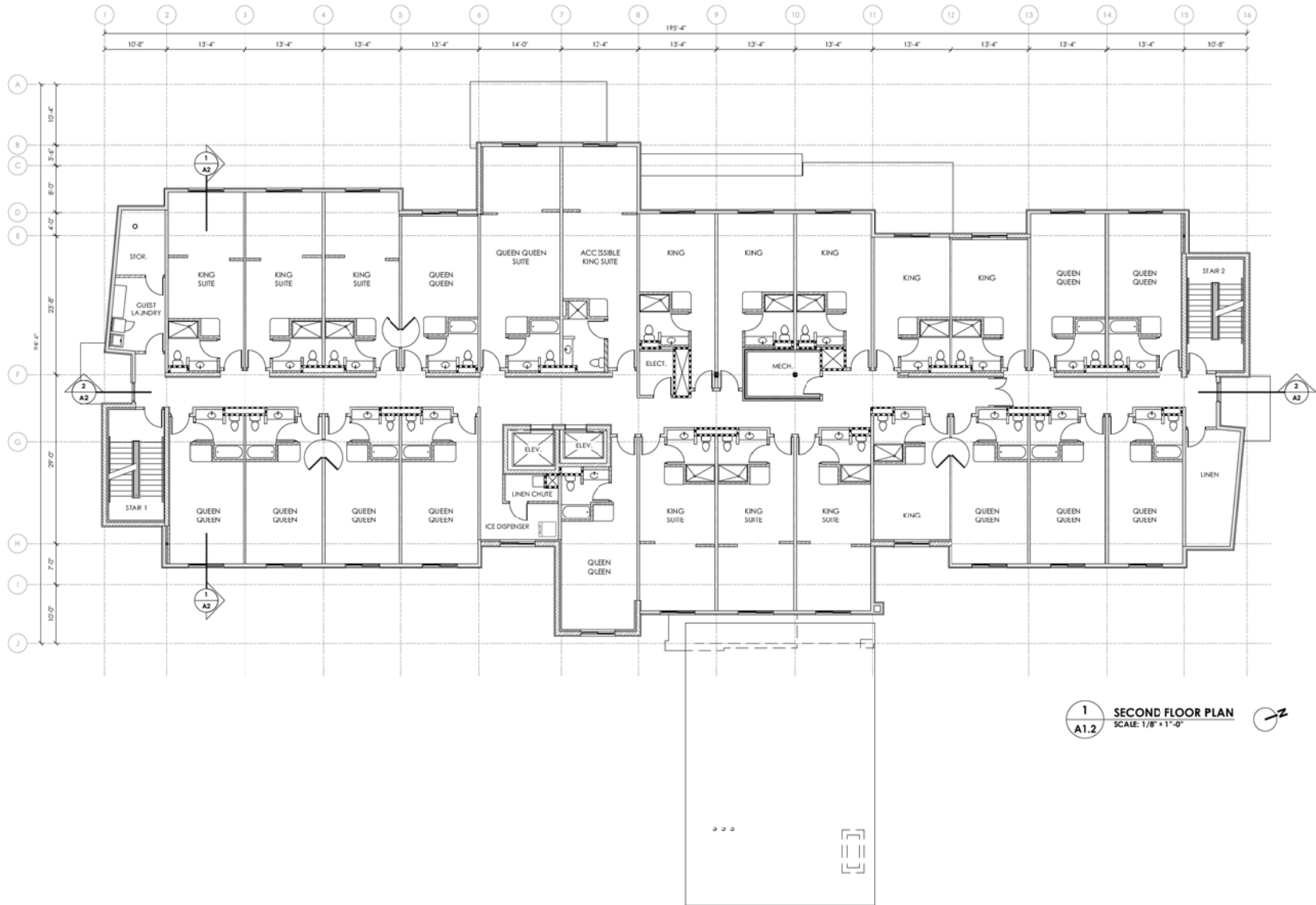
REGISTERED ARCHITECT
STATE OF ARIZONA
25657
SHELLEY L. PARTCH
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

02/22/16 DRAWING DATE

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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FOUNTAINHEAD CORPORATE PARK

PROJECT 1528
FIRST FLOOR PLAN
SHEET NO. **A1.1**
OF



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/8" = 1'-0"

480-726-0995
31545 East Metro Circle
Mesa, Arizona 85013
Functional Formation
Architecture, pllc



PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

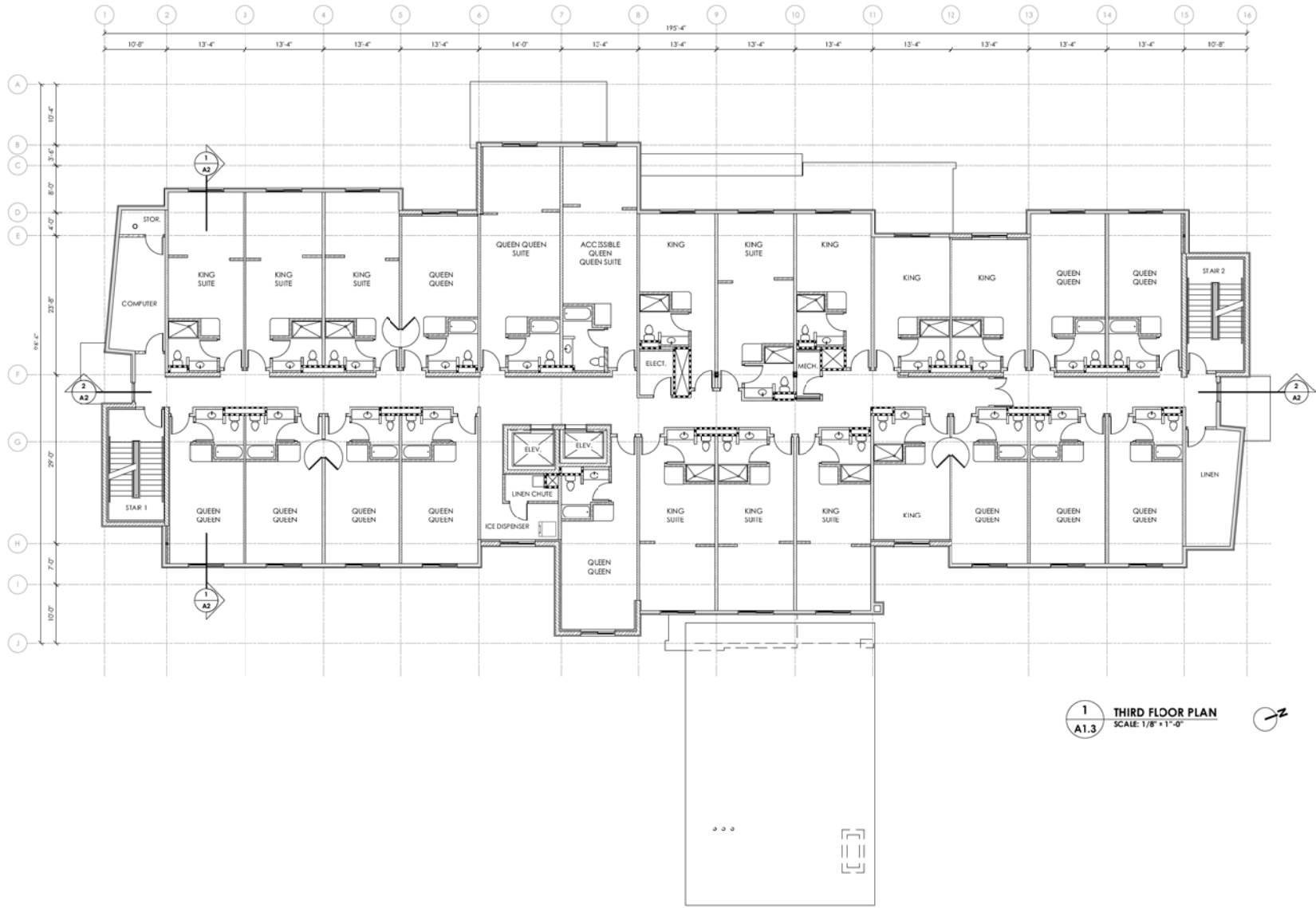
02/22/16 DRAWING DATE

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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FOUNTAINHEAD CORPORATE PARK

PROJECT 1528 SECOND FLOOR PLAN

SHEET NO. **A1.2**
OF



1 THIRD FLOOR PLAN
A1.3 SCALE: 1/8" = 1'-0"

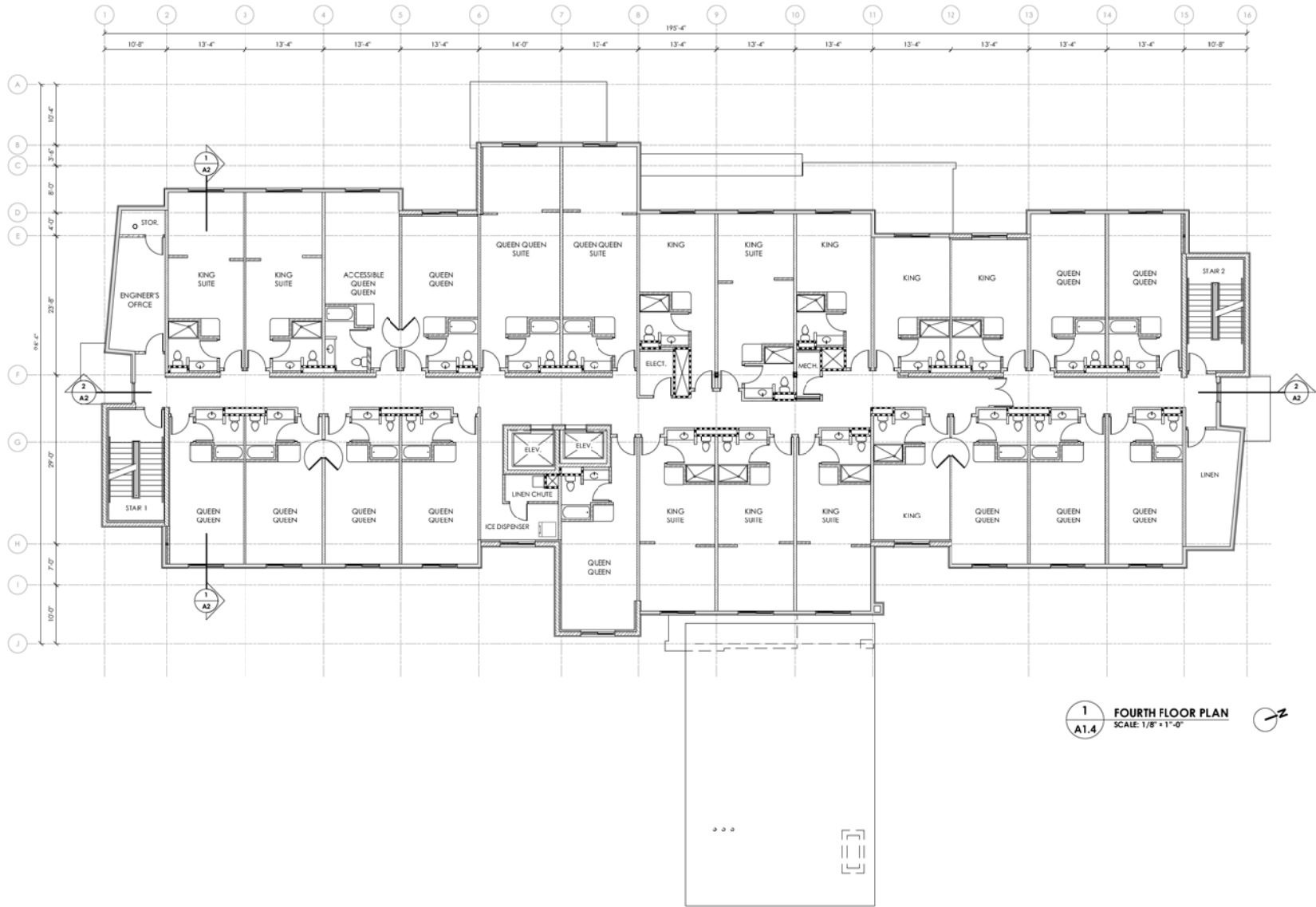


02/22/16 DRAWING DATE

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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FCUNTAINHEAD CORPORATE PARK

PROJECT 1528 THIRD FLOOR PLAN
SHEET NO. **A1.3**
OF



480-726-0995
 31545 East Metro Circle
 Mesa, Arizona 85013
Functional Formation
 Architecture, pllc

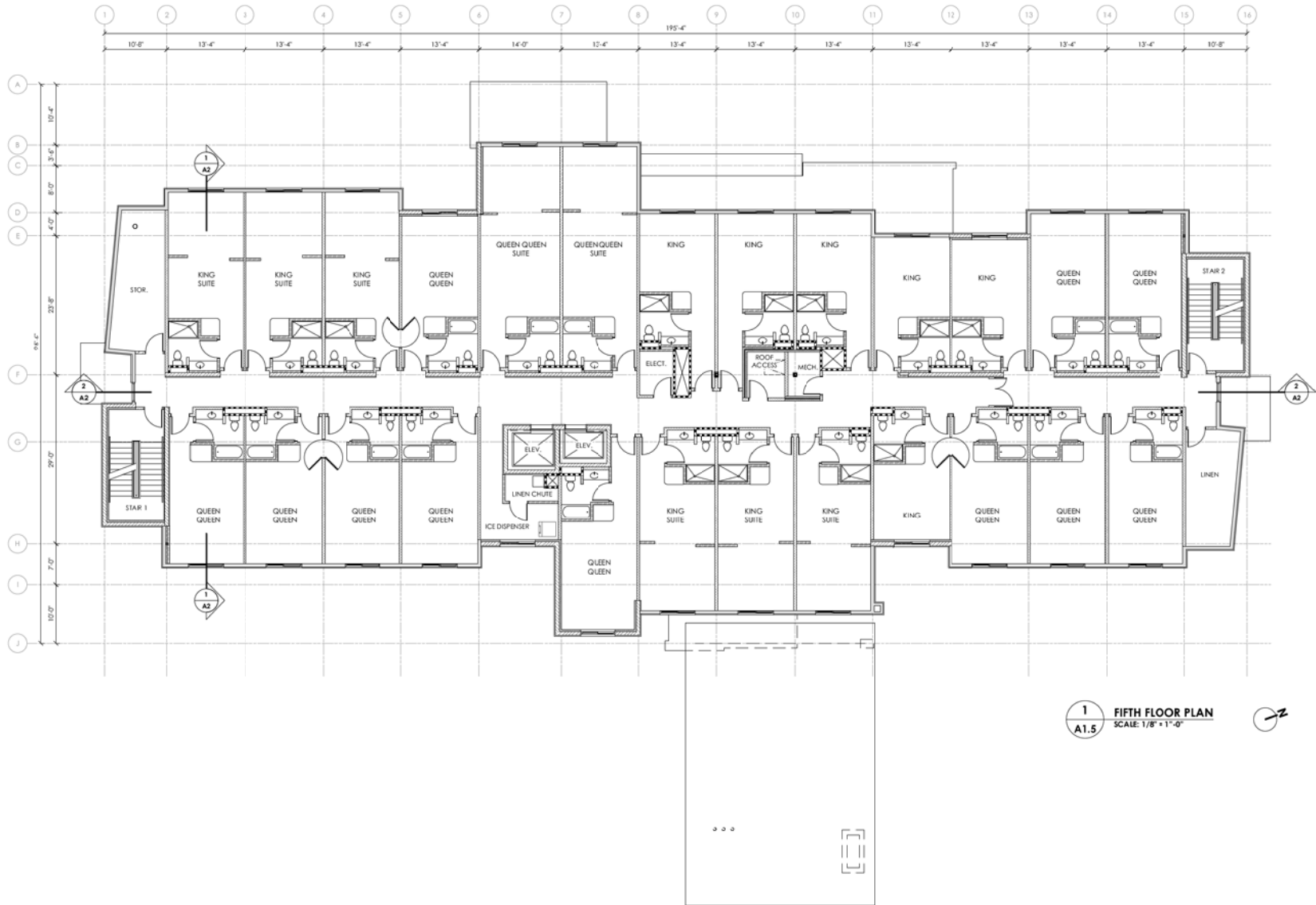


02/22/16 DRAWING DATE

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FAIRFIELD INN & SUITES
 HOTEL
 BY
MARRIOTT
 AT
 FCUNTAINHEAD CORPORATE PARK

PROJECT 1528 FOURTH FLOOR PLAN
 SHEET NO. **A1.4**
 OF



480-726-0995
 3545 East Metro Circle
 Mesa, Arizona 85033
Functional Formation
 Architecture, pllc

REGISTERED ARCHITECT
 25657
 LESLEY L. PARTCH
PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

02/22/16 DRAWING DATE

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FAIRFIELD INN & SUITES
 HOTEL
 BY
MARRIOTT
 AT
 FCOUNTAINHEAD CORPORATE PARK

PROJECT 1528 FIFTH FLOOR PLAN
SHEET NO. A1.5
 OF



BUILDING ELEVATION
LOOKING WEST FROM PRIEST DRIVE



