

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 4/27/2021  
Agenda Item: 11**

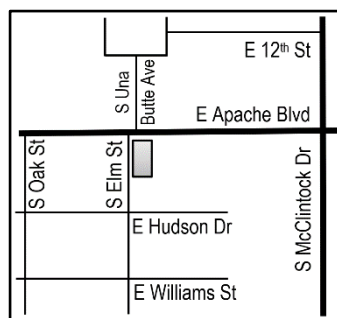
**ACTION:** Request a Use Permit to allow a bar (Series 7) for THE HUDSON EATERY & BAR, located at 1601 East Apache Boulevard. The applicant is The Hudson, LLC.

**FISCAL IMPACT:** N/A

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

**BACKGROUND INFORMATION:** THE HUDSON EATERY & BAR (PL210072) is a restaurant located on the southeast corner of South Elm Street and East Apache Boulevard in the CSS, Commercial Shopping and Services District, and within the TOD, Transportation Overlay District. The property contains one building with a retail liquor store and a restaurant. The restaurant is currently operating with a Series 12 restaurant liquor license which allows it to sell and serve all types of spirituous liquor solely for consumption on the premises. A restaurant with a Series 12 license is permitted by right in the CSS zoning district. The restaurant must provide at least forty percent (40%) of its gross revenue from the sale of food to remain in good standing with the Series 12 license. The reason for the Use Permit request is because the applicant wishes to stack a Series 7 liquor license on top of their Series 12 license which would allow both on- & off-sale retail privileges (beer and wine only), meaning the business will be allowed to sell some of their specialty draft beers and wines to-go in growler or crowler containers. The request includes the following:

ZUP210032 Use Permit to allow a bar (Series 7).



Property Owner	KCMD, LLC
Applicant	Kyle Delly, The Hudson, LLC
Zoning District	CSS (TOD)
Site Area	18,737 s.f.
Building Area	4,897 s.f.
Lot Coverage	26% (# max. required)
Building Height	16'-9" (35'-0" max. required)
Building Setbacks	86'-10" front, 0' east side, 0' street side, 4'-0" rear (0', 0', 0', 10' min. required)
Vehicle Parking	22 spaces (8 min. required)
Bicycle Parking	8 spaces (7 min. required)
Hours of Operation	6 a.m. to 2 a.m., Daily
Building Code Occupancy	B (less than 49 occupants)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Shelly Seyler, Interim Community Development Director  
Legal review by: N/A  
Prepared by: Lee Jimenez, Senior Planner  
Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The restaurant opened for business in November of 2020. There are two (2) attached outdoor patio areas. The smaller of the patios is located along the north side of the building, and the larger one is located along the west side of the building. The current business hours are 11 a.m. to 10 p.m., Sunday through Thursday, and 11 a.m. to 11 p.m., Friday and Saturday. The operator plans to expand the hours of operation when the pandemic ends as the volume of customers is expected to increase.

## PUBLIC INPUT

Staff has received one (1) neutral comment, one (1) comment in opposition, and one (1) comment in support from nearby residents. The first comment indicates no issues with the establishment; however, he is concerned about unnecessary on-street parking along Elm Street and into the neighborhood. He recommends employees and customers using the parking lot before street as a last resort. The second comment does not believe a bar use is appropriate at the location since it is next to a liquor store and located so close to a residential area to the south. The third comment

## POLICE INPUT

No concerns from the Crime Prevention Unit. A security plan will be required.

## USE PERMIT

The proposed use requires a Use Permit to allow a bar (Series 7) in the CSS zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is expected to generate more vehicular and pedestrian traffic but not at a significant level. Nevertheless, the site provides more off-street parking spaces than the minimum requirement of the Zoning and Development Code. The site is also located less than a quarter mile from the Apache & Dorsey light rail station to the west and the Apache & McClintock light rail station to the east. Furthermore, the operator incentivizes patrons to ride in on bicycles by offering a 10% discount on food.
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 operator is in agreement with the recommended condition of approval not allowing outdoor patio speakers in an effort to help mitigate any potential future noise concerns.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is 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 uses do not conflict with the City's adopted plans and will complement the other dining, retail, and service uses along Apache Boulevard.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is compatible with the other existing uses and structures located along Apache Boulevard. A small shopping center containing restaurants, retail shops, and a dental office is located across Elm Street to the west, a mixed-use development and reception hall is located across Apache Boulevard to the north, a used car dealership is located directly to the east, and a single-family residential subdivision is located across the alley to the south.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; a security plan will be required to operate the bar. The operator is the owner of the property and has a vested interest to assure there is adequate control of any potential disruptive behavior.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis, staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

**CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)**

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

1. The Use Permit is valid for the plans as submitted within this application.
2. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6330 before May 27, 2021.
3. Business hours of operation to begin no earlier than six o'clock in the morning (6:00 a.m.) and end no later than two o'clock in the morning (2:00 a.m.), daily.
4. **Outdoor patio speakers are permissible and shall be mounted above patio areas and directed downward.**
5. **Outdoor patio speakers use shall begin no earlier than seven o'clock in the morning (7:00 a.m.) and end no later than ten o'clock in the evening (10:00 p.m.), daily.**
6. **Indoor speakers located near building openings shall be directed inward, away from the exterior.**

**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.

**USE PERMIT:**

- The Use Permit is valid for The Hudson Eatery & Bar and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

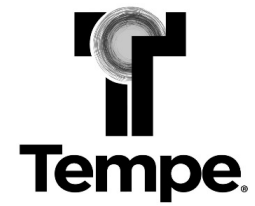
**HISTORY & FACTS:**

January 16, 2019

Building Safety Division approved a Building Development Plan Review for minor site, landscape, and elevation modifications for THE HUDSON (BDPR18121), located at 1601 East Apache Boulevard in the CSS, Commercial Shopping and Services District, and within the TOD, Transportation Overlay District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

[Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)  
[Section 6-308, Use Permit](#)  
[Section 6-313, Security Plan](#)



# DEVELOPMENT PROJECT FILE

for

THE HUDSON EATERY & BAR

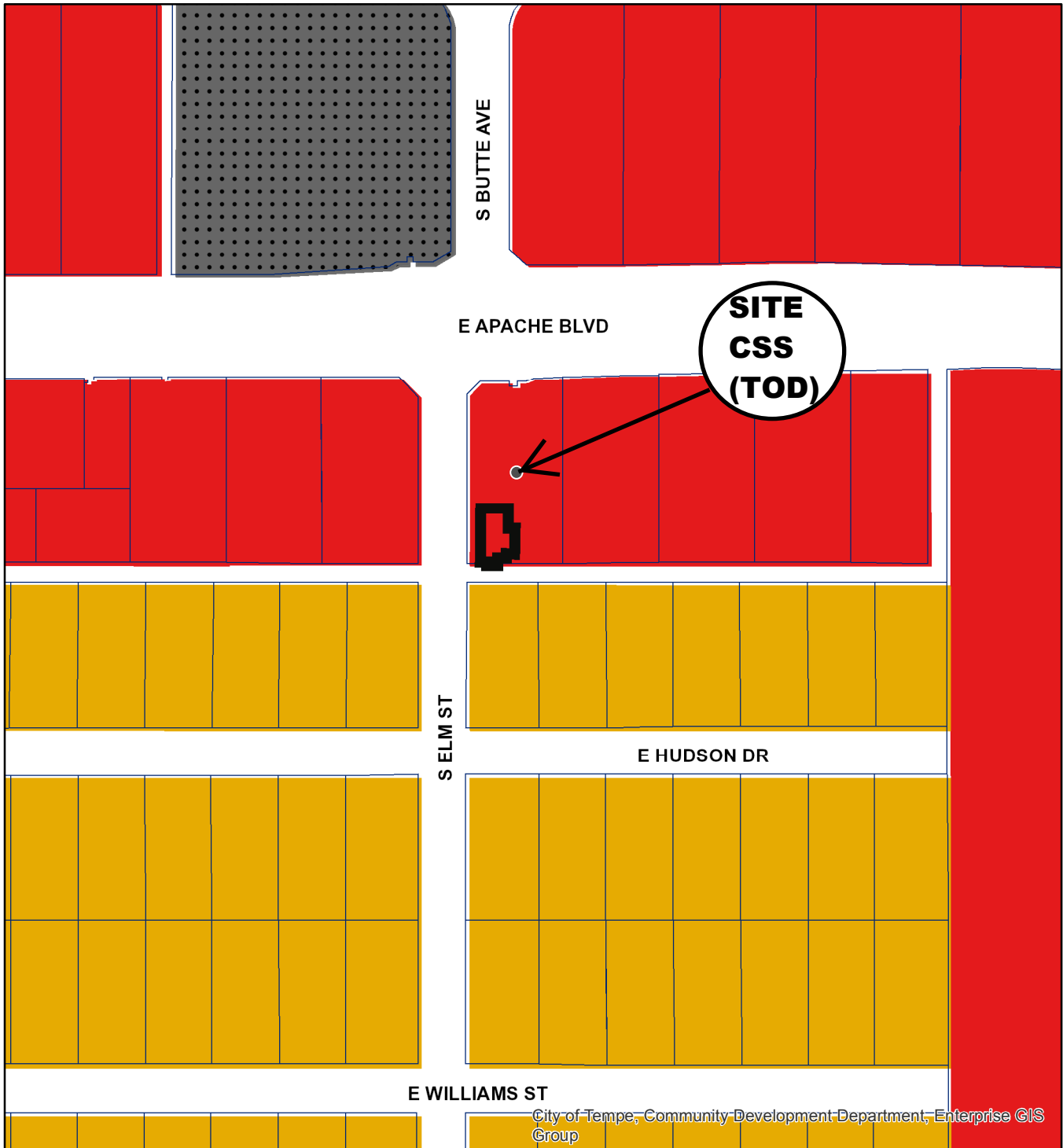
(PL210072)

## ATTACHMENTS:




1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan
6. Floor Plan
7. Elevations
8. Site Context Photos
9. Public Comments

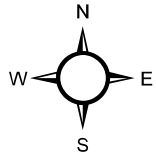
# THE HUDSON EATERY & BAR

PL210072



City of Tempe, Community Development Department, Enterprise GIS Group

-  Mixed Use Med-High (MU-3)
-  Commercial Shopping and Services (CSS)
-  Single-Family Residential (R1-6)



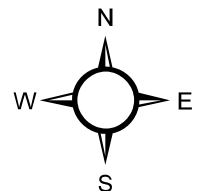


# THE HUDSON EATERY & BAR

PL210072



Aerial Map



2/25/21

Letter of explanation for The Hudson Eatery & Bar site address:

1601 E Apache Blvd. Tempe, AZ 85281

The business is currently operating as a neighborhood restaurant and bar.

Hours of operation 6am to 2am Monday to Sunday. The Hudson Eatery & Bar is currently operating as a restaurant and bar under a series 12 liquor license and has a staff of 8 team members. The use permit for the series 7 beer & wine licenses should not have any change or impact outside of the current business operation and surrounding neighborhood, as the establishment currently offers beer, wine and spirits. The applicant is only activating the license to stack it on top of the current series 12 license, so it is not forfeited. The applicant currently owns a series 7 liquor license that was awarded and purchased through the Arizona Department of Liquor. The license needs to be activated in the next several months or the license will be forfeited. There should not be any additional increase in traffic or change in operation as the establishment currently offers everything the series 7 license will allow. The license activation will also allow the establishment to sell some of their specialty draft beers and wines done exclusively for the restaurant to go, which is not an option currently. The surrounding neighborhood on a weekly basis has requested they be able to fill up their growler bottles, so they can enjoy the same draft beers served on site, in the convenience of their own home. The request for the series 7 license should not affect the surrounding neighborhood. We owned the liquor store next door for the past 36 years with not issues and being good neighbors to the surrounding businesses and residence. There should not be any additional vehicular traffic then there currently is, the business has also gone above and beyond the minimum required bike rack and has installed two additional bike racks outside the establishment and offers a 10% discount on food, for anyone that rides in on a bike. This project was made possible through the adaptive reuse project through the city of Tempe.



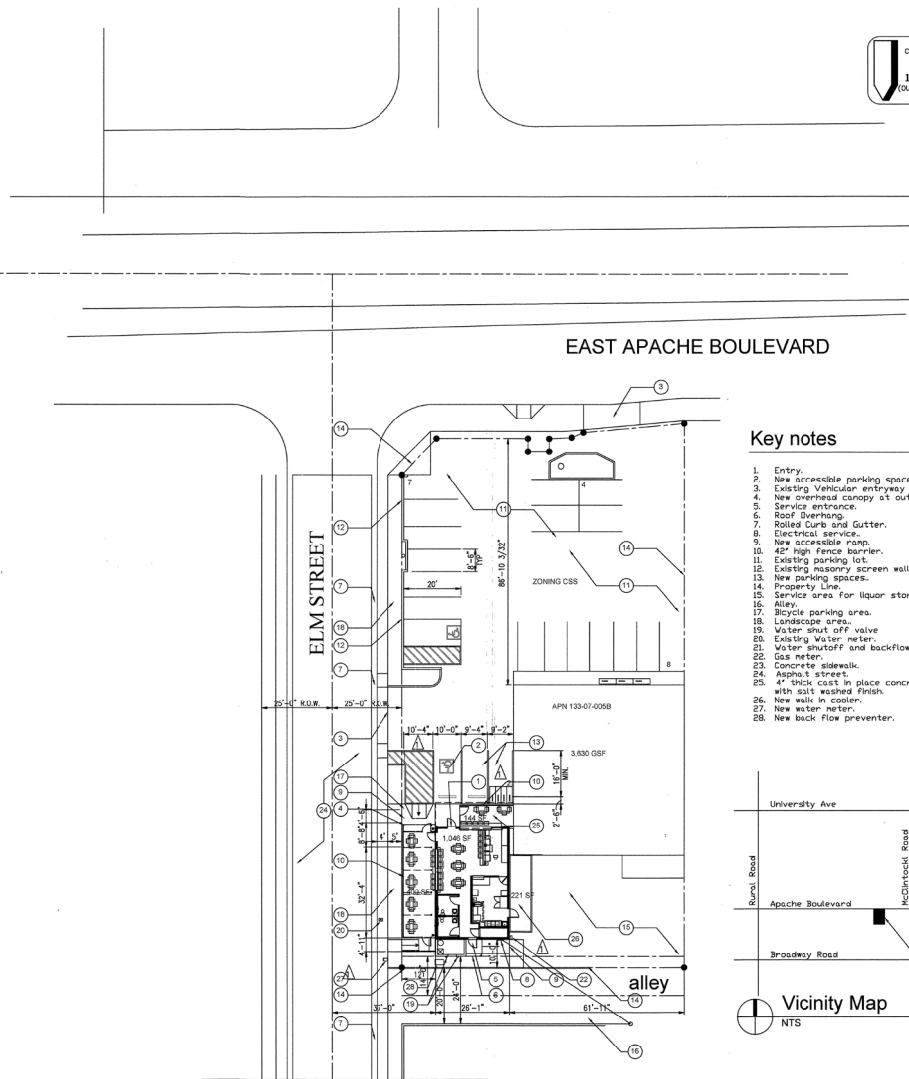
building had sat empty for over 6 years and no upgrade to the property since it was built back in 1965. The addition of the restaurant and bar will help increase the surrounding areas property values with the recent upgrades to the building. The restaurant and bar has provided new life to the corner and a place for the surrounding neighborhood to meet up for a bit to eat and drink. We are owner-operators and we will be onsite at any given time. We have a vested interest in the neighborhood. We own the property, we have operated a business at the same site for over 36 years and lived in the Hudson Manor neighborhood to the south of us in the past.



Bashar Delly

4/8/21





**Site Plan**  
SCALE: 1" = 20'-0"

CALL TWO WORKING DAYS BEFORE YOU DO  
**602-263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)

**BUSINESS OWNER**  
KYLE DELLI  
1601 EAST APACHE ROAD  
TEMPE, ARIZONA 85281  
CONTACT: BASHIR DELI  
480-532-4759

**ARCHITECT:**  
C&H ASSOCIATES LLC  
PATRICK HALLMAN ARCHITECT LEED AP  
3507 NORTH CENTRAL AVENUE SUITE 407  
PHOENIX, AZ 85012  
C. 602-348-5576  
P. 602-265-0900  
F. 480-803-1155

**PROPERTY ADDRESS:**  
1501 EAST APACHE ROAD  
TEMPE, ARIZONA 85281  
ASSESSOR'S PARCEL NO. 133-07-025B

**SUBDIVISION:** HUDSON MANOR 1 LOTS 11-20  
LOTS 35 & 36

**LEGAL DESCRIPTION:**  
LOT 5, HUDSON MANOR UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 44 OF MAPS, PAGE 43, EXCEPT THE FOLLOWING:

DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 15 FEET;

THENCE NORTH EASTERLY TO A POINT OF THE NORTH LINE OF SAID LOT 5, SAID POINT OF BEARING 15 FEET EAST OF THE POINT OF BEGINNING;

THENCE WEST ALONG THE NORTH LINE FO SAID LOT 5 TO THE POINT OF BEGINNING, AS OUT CLAIMED TOTHE CITY OF TEMPE IN DOCKET 8364, PAGE 132.

**ZONING:** CSS

**NET LOT AREA:** 18,737 SF  
**GROSS LOT AREA:** 30,702.8 S.F.

**SETBACKS:**  
FRONT REQUIRED: 0' PROVIDED: 96'-10"  
REAR REQUIRED: 10' PROVIDED: 4'-0"  
EAST SIDE REQUIRED: COMMON WALL 0' PROVIDED: 0'  
WEST SIDE REQUIRED: STREET 0' PROVIDED: 0'

**HEIGHTS:** 35 FOOT ALLOWED, 14'-0" EXISTING, 16'-0" PROPOSED FROM BOTTOM OF CURB

**PARKING:**  
22 SPACES PROVIDED

**LIQUOR STORE:** 3,630 / 300 = 12.1

**PER ADAPTIVE REUSE STANDARD:**  
RESTAURANT (INTERIOR): 490/150 = 3.27  
(OUTDOOR): 738-500 = 238/150 = 1.58

**TOTAL REQUIRED:** 16.54 OR 17 SPACES

**BICYCLE PARKING:**  
LIQUOR STORE: 3,000 NSF/ 1000 = 3 PARKING SPACES  
RESTAURANT: INDOOR 490 / 1000 = 49 SPACES  
OUTDOOR 738 - 500 = 498 / 1000 = 218 SPACES  
TOTAL 3.7 OR 4 SPACES

**PROJECT NARRATIVE:**  
TENANT IMPROVEMENT AND REHABILITATION: ADAPTIVE REUSE: OUR CLIENT IS TAKING AN EXISTING 1,046 SF SPACE AND CONVERTING ITS USE TO A RESTAURANT. THE SPACE WILL HAVE 738 SQUARE FEET OF OUTDOOR DINING.

**OCCUPANCY:**  
RESTAURANT (8 FEWER THAN 49 OCCUPANTS)  
LIQUOR STORE M (NOT IN SCOPE OF WORK)

**CONSTRUCTION TYPE:**  
V6

**FIRE SPRINKLERS:** NO

**USES ARE SEPARATED BY A PARAPETED MASONRY WALL.**

**BUILDING MATERIALS:**  
WALLS: EXISTING BLOCK STRUCTURE AND STOREFRONT NORTH METAL PANEL CONCRETE BLOCK AND BARTOP SECTIONAL GARAGE DOORS WITH CLEAR GLASS LIGHTS. PAINTED WOOD FASCIA SIMILAR TO EXISTING

WEST: PAINTED CONCRETE BLOCK; EXPOSED CORRUGATED STEEL PANEL CLADDING; CONCRETE BLOCK AND BARTOP; SECTIONAL GARAGE DOORS WITH CLEAR GLASS LIGHTS. PAINTED WOOD FASCIA SIMILAR TO EXISTING

WALK-IN COOLER CLADDING: CORRUGATED METAL WITH RUST FINISH

MECHANICAL UNIT SCREENING: CORRUGATED CLADDING ON STRUCTURAL STEEL FRAMING WITH SLOPED CAP

STEEL CANOPY: RAW STEEL FINISH. 4X4 STEEL COLUMNS WITH 4X12 STEEL BEAMS. INNER FRAME OF 18 GAUGE STEEL CHANNEL FRAMING 60% OPEN

ROOF ON MAIN STRUCTURE: SPRAY FOAM ROOFING

FLOOR: EXISTING CONCRETE SLAB. NEW EPOXY COATING.

SPRINKLED: NO  
FIRE ALARM SYSTEM: NO

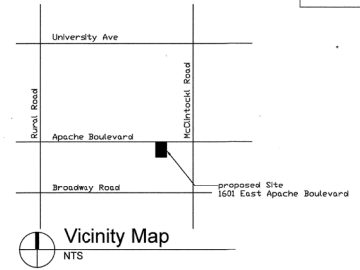
**SQUARE FOOTAGE:**  
GROSS SQUARE FOOTAGE:  
LIQUOR STORE: 3,630 SF  
NEW RESTAURANT: 1,046 SF  
WALK-IN COOLER: 221 SF  
FRONT PATIO: 144 SF  
SIDE PATIO: 400 SF  
1,811 SF

**TOTAL:** 5,441 SF

**LOT COVERAGE:** 5,441 SF/18,737 SF = 29.0%  
LOT COVERAGE ALLOWED: 50% OF NET AREA

**Key notes**

1. Entry.
2. New accessible parking space.
3. Existing Vehicular entryway.
4. New overhead canopy at outdoor patio.
5. Service entrance.
6. Roof Overhang.
7. Rolled Curb and Gutter.
8. Electrical service.
9. New accessible ramp.
10. 42" High Fence barrier.
11. Existing parking lot.
12. Existing masonry screen wall.
13. New parking spaces.
14. Property Line.
15. Service area for liquor store.
16. Alley.
17. Bicycle parking area.
18. Landscape area.
19. Water shut off valve.
20. Existing Water meter.
21. Water shutoff and backflow.
22. Gas meter.
23. Concrete sidewalk.
24. Asphalt street.
25. 4" thick cast in place concrete slab with salt washed finish.
26. New walk in cooler.
27. New water meter.
28. New back flow preventer.



REVIEWED FOR CODE COMPLIANCE  
CITY OF TEMPE, ARIZONA  
COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division	Date
Building Safety Division	Date
Permit Number	Issuance Date

FILE WITH:

**C&H ASSOCIATES LLC**

3507 NORTH CENTRAL AVE SUITE 407  
PHOENIX, ARIZONA 85012  
P. 602-348-5576  
F. 480-803-1155

THE HUDSON RESTAURANT ADAPTIVE REUSE  
1601 EAST APACHE  
TEMPE, ARIZONA 85281

JOB NO.	DRAWN	CHECKED	DATE
2018-5	P.D.H.		12-21-18
SHEET DESCRIPTION		SHEET NUMBER	
SITE PLAN		AST1	

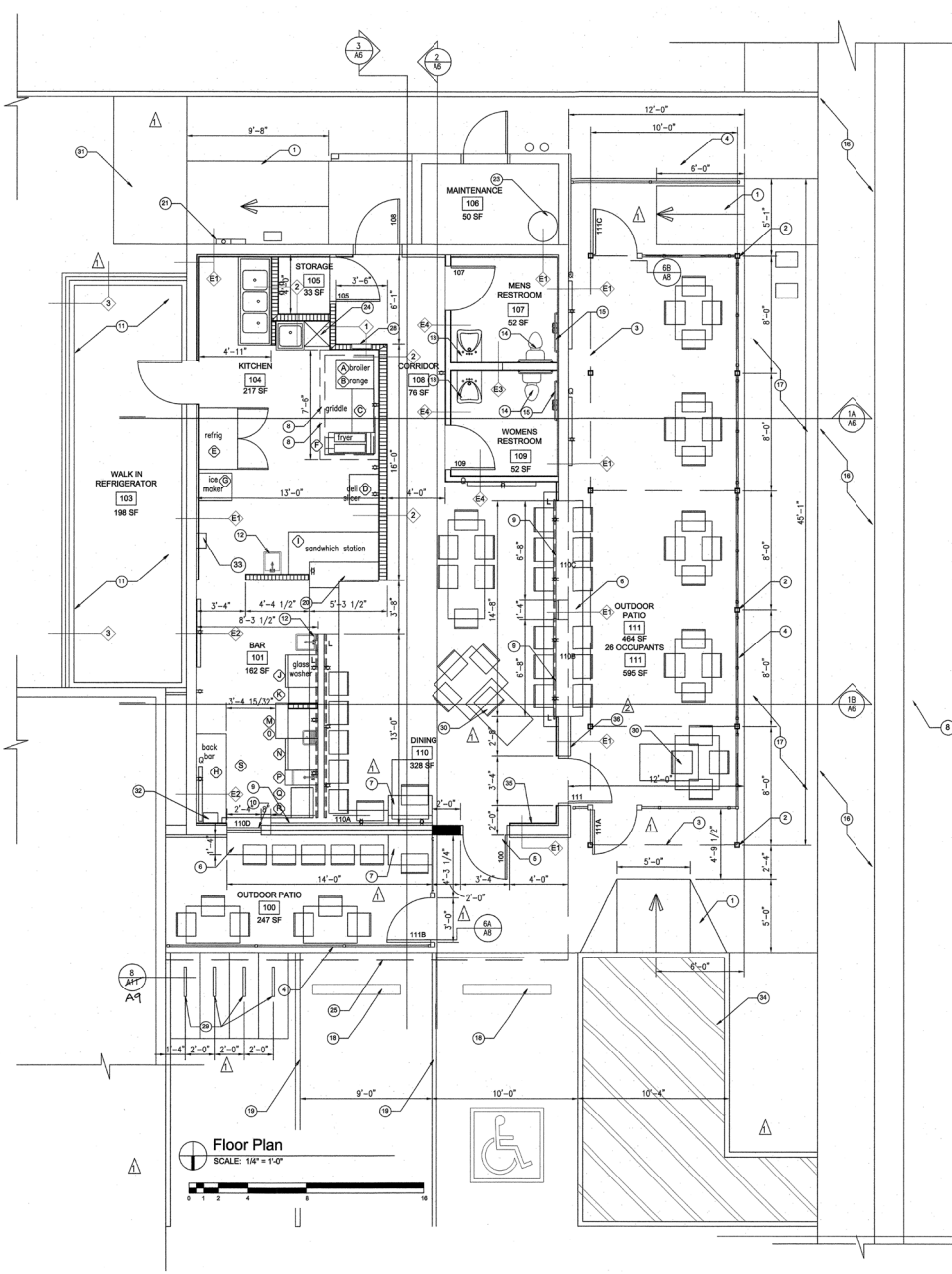
Key	Item	Quantity	Manufacturer	Model	Amps	Volts	Phase	MOTOR SIZE	TOTAL BTU
Ⓐ	BROILER	1	AMERICAN RANGE	ARCM-36					35,000
Ⓑ	RANGE	1	VULCAN	38C-2824CBN	4.0	115V	1		159,000
Ⓒ	GRILL	1	MAGIKITCHN	MV624	.44	115	1		60,000
Ⓓ	DELI SLICER	1	UNIVEX	7512	4	115	1		
Ⓔ	2-DOOR FREEZER	1	AVANTCO	17848RHC	4.56	115	1		
Ⓕ	DEEP FRYER	1	AVANTCO	FF3200					90,000
Ⓖ	ICE MACHINE & BIN	1	HOSHIZAKI	KM-342MAS & B-302 FF	9.2	115	1		
Ⓗ	DISPLAY COOLER	2	PERLICK	BBLP60	5.3	120	1	1/4 HP	1
Ⓘ	SANDWICH STATION	1	KOOLIT	KST-72-3	5.5	115	1	1/3 HP	
Ⓚ	GLASS WASHER	1	PERLICK	PKD24B	16	115/220	1		
Ⓛ	GLASS WASHER ACCESS	1	PERLICK	757-03					
Ⓜ	TRASH BIN	1	PERLICK	TSF-128TB					
Ⓝ	GLASS WASHER DRY STORAGE	1	PERLICK	705 SA-D					
Ⓟ	UNDERBAR ICE CHEST	1	PERLICK	TS241CS					
Ⓠ	SPEED RAIL	1	PERLICK	SR-024					
Ⓡ	BLENDER STATION	1	PERLICK	TS11BLW					
Ⓢ	DRAINBOARD	1	PERLICK	TS048RC					
Ⓣ	DISPENSING HOOD	1	PERLICK	4005-SB					

NO.	Room	Floor	Base	WALLS			CEILING		REMARKS
				North	East	South	West	TYPE	
100	FRONT PATIO	SC	-	FPB	SS	-	PGB	9'-0"	
101	BAR	SC	CB	FR/PEB	FR/EB	FRP	EX	9'-0"	
103	WALK IN COOLER	SC	-	FRP	FRP	FRP	MTL	8'-0"	
104	KITCHEN	SC	CB	FRP	FRP	FRP	ACT	8'-0"	
105	STORAGE	SC	CB	GB	GB	GB	PGB	9'-0"	
106	MAINTENANCE	SC	-	EB	EB	EB	EX		
107	MENS RESTROOM	PT	CB	PT/POB	PT/POB	PT/POB	PGB	9'-0"	
108	CORRIDOR	SC	WB	GB	GB	GB	EX		
109	WOMENS RESTROOM	PT	CB	PT/POB	PT/POB	PT/POB	PGB	9'-0"	
110	DINING	SC	-	EX	-	POB	EB	EX	
111	PATIO	SC	-	-	-	-	-	-	

SC - SEALED CONCRETE  
 PGB - GYPSUM BOARD  
 ACT - WIPABLE ACOUSTICAL CEILING  
 TILES  
 PT - PORCELAIN TILE  
 PTB - COVERED TILE BASE

EB - EXPOSED BLOCK  
 FRP - FOOD RESISTANT PANEL  
 (HAS COVERED FRP BASE)  
 PGB - PAINTED 1/2" GYPSUM WALLBOARD  
 PB - PAINTED BLOCK  
 SB - EXPOSED SEALED BLOCK

EX - EXPOSED CEILING AND STRUCTURE



Floor Plan  
 SCALE: 1/4" = 1'-0"

**WALL LEGEND**

Ⓔ EXISTING 4" x 8" x 16" MASONRY WALL  
 INTERIOR: 1-3/8" 20 GAUGE METAL STUDS AT 24" O.C. WITH 5/8" GYPSUM WALLBOARD. PROVIDE 1 1/2" RIGID POLYSTYRENE INSULATION AT CAVITIES. R VALUE 7.5

Ⓕ EXISTING 4" x 8" x 16" MASONRY WALL  
 INTERIOR: EXPOSED MASONRY WITH CLEAR EPOXY SEALANT

Ⓖ EXISTING 6" FRAMED WALL WITH GYPSUM BOARD FINISH BOTH SIDES.

Ⓗ EXISTING DEMISING WALL, 8" CONCRETE MASONRY UNITS WITH 4"x4" STEEL COLLUMS. FURR WITH 25 GA. 3 1/2" METAL STUDS AT 24" O.C. WITH UNFACED R-11 FIBERGLASS BATT. ON INTERIOR. PROVIDE 3/8" GYPSUM WALLBOARD.

Ⓛ NEW 2x4 STUD WALL W/ STUDS AT 24" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. PROVIDE R-11 UNFACED FIBERGLASS BATT INSULATION AT CAVITIES.

Ⓜ NEW 2x8 STUD WALL W/ STUDS AT 24" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. PROVIDE R-11 UNFACED FIBERGLASS BATT INSULATION AT CAVITIES.

Ⓝ COOLER WALL: STRUCTURE 2x8 WOOD INFL. 2x 2x 24 GA SHEET METAL PANEL AT EXTERIOR AND INTERIOR. 18 GAUGE VERTICAL STUDS AT 24" O.C. FASTENED TO FOAM PANELS WITH 22 GAUGE CORRUGATED METAL PANEL FINISH.

Ⓟ DOOR AND FRAME. SEE DOOR SCHEDULE

- KEY NOTES- FLOOR PLAN**
- ACCESSIBLE RAMP
  - STEEL COLUMN
  - STEEL OPEN CANOPY ABOVE
  - 42" HIGH STEEL FRAMED GUARDRAIL WITH BARRIER STAVE ENCLOSURE.
  - ENTRY DOOR
  - 42" HIGH CAST IN PLACE CONCRETE COUNTERTOP
  - ACCESSIBLE 36" HIGH COUNTER.
  - KITCHEN HOOD ABOVE
  - SECTIONAL GARAGE DOOR ATOP COUNTER.
  - ALUMINUM SINGLE HUNG WINDOW. U FACTOR 48: SHG2-22
  - WALK IN COOLER
  - TRASH BIN
  - ACCESSIBLE LAVATORY.
  - ACCESSIBLE WATER CLOSET.
  - GRAB BARS
  - PUBLIC SIDEWALK
  - LANDSCAPE AREA
  - PRECAST PARKING BUMPER
  - PAINTED STRIP
  - 42" HIGH 97 ANLESS STEEL PASS THROUGH COUNTER
  - ELECTRICAL PANEL
  - WATER METER
  - HOT WATER HEATER. SEE PLUMBING.
  - MOP SINK. SEE PLUMBING.
  - CANOPY OVERHEAD
  - ALLEY
  - EXISTING CONCRETE EDGING AT ALLEY.
  - ELECTRICAL PANEL
  - BICYCLE RACK
  - ACCESSIBLE SEATING SPACE
  - CAST IN PLACE CONCRETE SLAB TO ALLEY.
  - FIRE EXTINGUISHER
  - CLASS K FIRE EXTINGUISHER.
  - PROVIDE SIGN ADJACENT TO DOOR STATING THE FOLLOWING: MAXIMUM OCCUPANCY - 28 OCCUPANTS
  - PROVIDE SIGN ADJACENT TO DOOR STATING THE FOLLOWING: MAXIMUM OCCUPANCY - 28 OCCUPANTS

*Handwritten note:* DIMENSIONS SUBMITTED

REVIEWED FOR CODE COMPLIANCE  
 CITY OF TEMPE, ARIZONA  
 COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division \_\_\_\_\_ Date \_\_\_\_\_  
 Building Safety Division \_\_\_\_\_ Date \_\_\_\_\_  
 Permit Number \_\_\_\_\_ Issuance Date \_\_\_\_\_  
 F.I.S WITH \_\_\_\_\_

**C&H ASSOCIATES LLC**  
 3507 NORTH CENTRAL AVE SUITE 407  
 PHOENIX, ARIZONA 85012  
 P. 602-948-5576  
 F. 480-603-1165

JOB NO	2018-5	DRAWN	P.D.H.	CHECKED	DATE
					7-23-19
SHEET DESCRIPTION	FLOOR PLAN				SHEET NUMBER
					A1

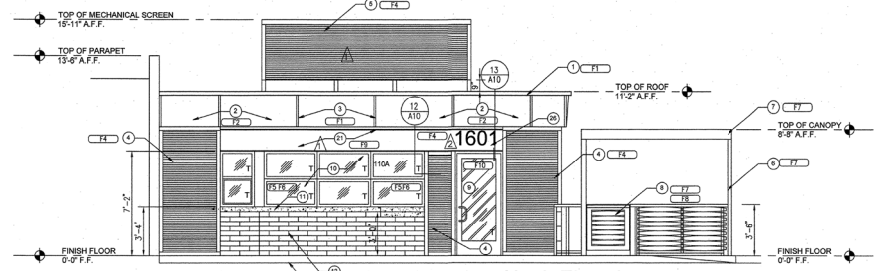


**Key notes**

1. New metal fascia
2. 3/4" plywood panels with painted finish
3. 1x2 painted wood battens at 48" o.c.
4. Corrugated metal panel
5. Mechanical screen
6. Steel column
7. Steel beam
8. Steel fence panel with wood barrel staves as enclosure
9. Aluminum door frame with clear dual pane glazing
10. Garage door atop concrete counter
11. Coat in place concrete counter
12. Masonry wall
13. Walk in cooler with corrugated panel finish
14. Natural grade
15. Fill in existing opening with masonry
16. New electrical panel
17. Edge of concrete patio slab
18. Painted hollow metal door and knockdown frame
19. Existing masonry wall
20. Existing roof with metal drip edge
21. Existing exposed metal beam
22. Exposed metal beam
23. Wall mounted television set in security cabinet; banner provided, contractor installed
24. Paint electrical pipe and conduits to match building
25. 3'x23" vision panel in door
26. 12" letters, high color contrast. Letters to be mounted under a dedicated light fixture. See electrical lighting plan and reflected ceiling plan.

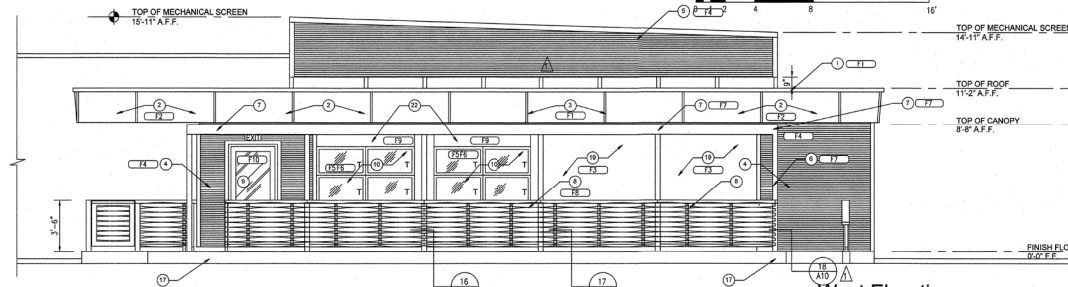
**Exterior Finish Schedule**

- 11 Metal drip edge: Sherwin Williams "Slaty Door" SW6107  
Vertical Battens: Sherwin Williams "Slaty Top" SW6107
- 12 Plywood Panels: Paint Sherwin Williams "Network Gray" SW 7073
- 13 Block Masonry: Paint Sherwin Williams "Tin Lizzie" SW 9163  
Hollow metal door and frame  
Paint Sherwin Williams "Tin Lizzie" SW 9163
- 14 Corrugated Metal Panel: Rusted Finish
- 15 Sectional Overhead Coiling Door: Black Anodized Finish
- 16 Sectional Overhead Coiling Door glass: dual pane low e with clear color. Tempered
- 17 Canopy steel and guardrail finish: natural rust finish.
- 18 Guardrail enclosure: Whiskey barrel staves with natural wood finish.
- 19 Steel beams over garage doors: Red primer finish.
- 20 New glass and aluminum door frame. Black anodized aluminum with clear dual pane low e glazing. Tempered



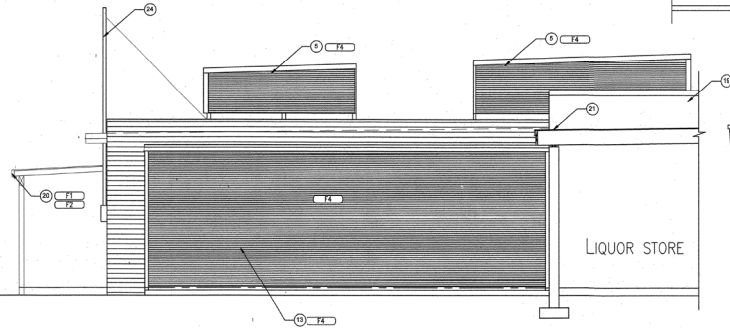
**1 North Elevation**

SCALE: 1/4" = 1'-0"



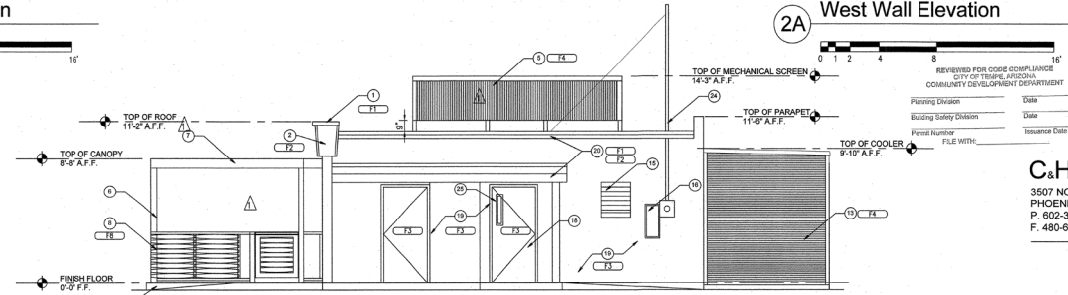
**2 West Elevation**

SCALE: 1/4" = 1'-0"



**4 East Wall Elevation**

SCALE: 1/4" = 1'-0"



**2A West Wall Elevation**

SCALE: 1/4" = 1'-0"



**3 South Elevation**

SCALE: 1/4" = 1'-0"



**C&H ASSOCIATES LLC**  
 3507 NORTH CENTRAL AVE SUITE 407  
 PHOENIX, ARIZONA 85012  
 P. 602-348-5576  
 F. 480-603-1185

JOB NO	DRAWN	CHECKED	DATE	7-23-19
2018-5	P.D.H.		DATE	2-26-18
			DATE	5-21-19
SHEET DESCRIPTION				SHEET NUMBER
ELEVATIONS				







Looking Southeast at South End of Building



Looking Northeast at South End of Building



Looking Southeast at North End of Building

## Jimenez, Lee

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**From:** philamo@cox.net  
**Sent:** Monday, April 12, 2021 3:27 PM  
**To:** Jimenez, Lee  
**Subject:** The Hudson (PL210072)

Hi Mr. Jimenez,

I would like to send this letter of support for the Hudson Eatery and Bar getting a Use Permit for a series 7 liquor permit. It is a small place and not a rowdy establishment. It is a good addition to the neighborhood.

thank you,

Phil Amorosi

█ E Cedar St.

Tempe