PLANNED AREA DEVELOPMENT OVERLAY FOR HAMPTON INN & SUITES

A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP I NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 18th DAY OF DECEMBER, 2012 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WILLIAM SPRESSER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

"OFFICIAL SEAL" Jimmy Jason Comer Notary Public-Arizona Maricopa County My Commission Expires 3/26/2013

NOTARY PUBLIC — 3/26/2013 MY COMMISSION EXPIRES

VRE HOLDING II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY:

BY: [signature] DATE: 12-18-2012

ITS: AUTHORIZED AGENT

LEGAL DESCRIPTION

LOT 1 AND LOT 2 OF HAMPTON INN & SUITES 2ND AMENDED, RECORDED IN BOOK _____, PAGE ______, MARICOPA COUNTY RECORDER (MCR).

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 7th DAY OF JULY, 2011.

OWNER/DEVELOPER

VRE HOLDING II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

PROJECT DATA

ZONING DISTRICT AND OVERLAY: MU-3 (PAD)

DWELLING QUANTITY: 1-2 WORKFORCE HOUSING UNITS MAY BE MADE AVAILABLE TO EMPLOYEES.

DENSITY: 25 DU/AC MAXIMUM

BUILDING HEIGHT:
LOT 2 EXISTING HOTEL AFTER RENOVATION: 50'-0" MAXIMUM (35'-0" EXISTING, NO CHANGE)
LOT 1 NEW HOTEL AFTER RENOVATION: 55'-0" MAXIMUM EXCEPT 59'-0" MAXIMUM AT STAIR AND ELEVATOR PENTHOUSES

BUILDING STEP BACK ABOVE 30'-0":

STEP BACK LINE WAIVED ON COMMON PROPERTY LINE (℞) BETWEEN LOTS 1 AND LOT 2.

STEP BACK LINE ESTABLISHED ON SOUTH ℞ OF LOT 1 AT 34'-0"; ON EAST ℞ OF LOT 1 AND LOT 2 AT 90'-0"; AND ON NORTH ℞ OF LOT 2 AT 34'-0".

UPPER PART OF STRUCTURES MUST STEP BACK 1'-0" FOR EVERY 1'-0 HEIGHT INCREASE ABOVE 30'-0" AS MEASURED FROM STEP BACK LINE.

BUILDING LOT COVERAGE:

LOT 2 EXISTING HOTEL (N. PARCEL) AFTER RENOVATION:	22% MAXIMUM	21.74%(PROPOSED)
LOT 1 NEW HOTEL (S. PARCEL):	22% MAXIMUM	21.26% (PROPOSED)

SITE LANDSCAPE COVERAGE:

LOT 2 EXISTING HOTEL (N. PARCEL) AFTER RENOVATION:	22% MAXIMUM	23.69% (PROPOSED)
LOT 1 NEW HOTEL (S. PARCEL):	22% MAXIMUM	22.13% (PROPOSED)

BUILDING SETBACKS:

LOT 2 EXISTING HOTEL (N. PARCEL) AFTER RENOVATION:

FRONT:	0'-0" MINIMUM	19'-0" (NO CHANGE)
SIDE:	34'-0" MIN., 64'-0" MIN. FOR MIN. 50' HT.	69'-9" (N) (NO CHANGE)
REAR:	90'-0" MIN., 120' MIN. FOR MIN. 50' HT.	132'-11" (NO CHANGE)

LOT 1 NEW HOTEL (S. PARCEL):

FRONT:	0'-0" MINIMUM	8'-0" (PROPOSED)
SIDE:	34'-0" MIN., 64'-0" MIN. FOR MIN. 50' HT.	34'-4" (PROPOSED)
REAR:	90'-0" MIN., 120' MIN. FOR MIN. 50' HT.	139'-6" (PROPOSED)

VEHICLE PARKING:

LOT 2 EXISTING HOTEL (N. PARCEL) AFTER RENOVATION:

HOTEL ROOMS:	1 SPACE PER UNIT	116.0 SPACES
OFFICES/ADMIN:	600 SF / 300 SF =	2.0 SPACES
CONFERENCE:	1300 SF / 125 SF =	10.4 SPACES
RESIDENTIAL STUDIO (1 SPACE + 0.2 GUEST):		2.4 SPACES
TOTAL PARKING REQUIRED:		131.0 SPACES
TOTAL PARKING PROVIDED:		131.0 SPACES

LOT 1 NEW HOTEL (S. PARCEL) AFTER RENOVATION:

HOTEL ROOMS:		117.0 SPACES
OFFICES/ADMIN:	561 SF	1.9 SPACES
CONFERENCE:	825 SF	6.7 SPACES
TOTAL PARKING REQUIRED:		126.0 SPACES
TOTAL PARKING PROVIDED:		126.0 SPACES

BICYCLE PARKING:

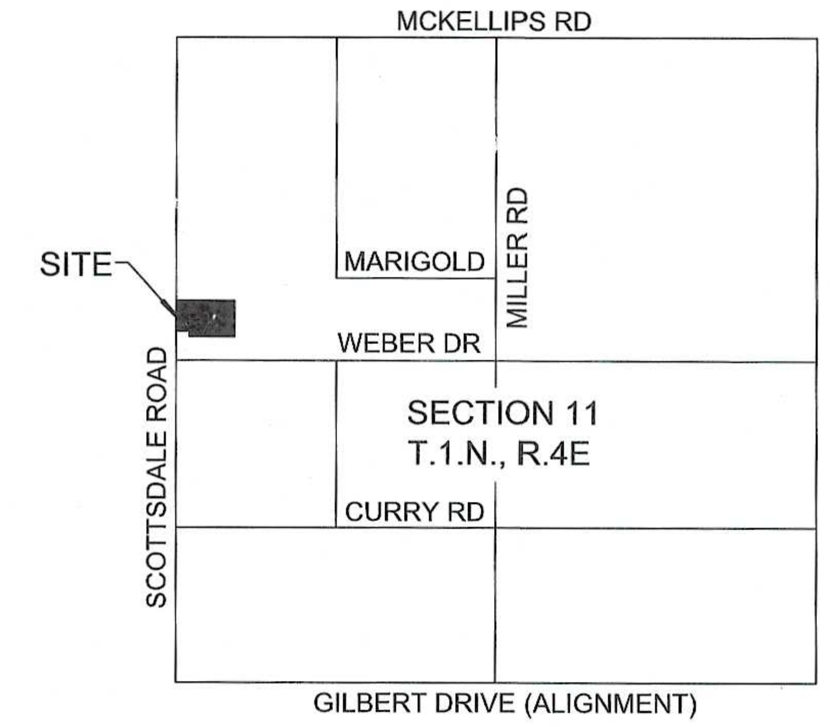
LOT 2 EXISTING HOTEL (N. PARCEL) AFTER RENOVATION:

HOTEL ROOMS:	5.8 SPACES
OFFICES/ADMIN:	4.0 SPACES
CONFERENCE:	0.6 SPACES
RESIDENTIAL (WORKFORCE HOUSING):	1.5 SPACES
TOTAL BICYCLE PARKING REQUIRED:	12.0 SPACES
TOTAL BICYCLE PARKING PROVIDED:	16.0 SPACES

LOT 1 NEW HOTEL (S. PARCEL) AFTER RENOVATION:

HOTEL ROOMS:	5.9 SPACES
OFFICES/ADMIN:	4.0 SPACES
CONFERENCE:	0.4 SPACES
TOTAL BICYCLE PARKING REQUIRED:	10.0 SPACES
TOTAL BICYCLE PARKING PROVIDED:	12.0 SPACES

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD11002

GEP11001 AND ZON11002 CONDITIONS OF APPROVAL:

1. A building permit shall be obtained on or before July 7, 2013 or the General Plan 2030 Land Use Map designation and the zoning districting of the property may revert to that in place at the time of application, subject to a public hearing.

2. The property owner shall sign a waiver of rights and remedies form. By signing this form the Owner voluntarily waives 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 August 08, 2011, or the General Plan Land Use Map Amendment, Zoning Map Amendement and Planned Overlay approvals shall be null and void.

PAD 110022 CONDITIONS OF APPROVAL:

3. The Planned Area Development Overlay document for Hampton Inn and Suites (including Lot 1 and Lot 2) shall be put into proper engineered format with appropriate signature blanks, acknowledged by the property owner and filed with the City of Tempe's Community Development Department prior to issuance of building permits.

4. The Planned Area Development Overlay approval is based on conformance to preliminary drawing exhibits submitted for the requests of Zoning Map Amendment and Planned Area Development Overlay except where amended by conditions of approval indicated below and by governing Code and Ordinance Standards. The preliminary exhibits, dated 4 /21 /2011 except where noted, include the following: Architectural Site Plan, sheet A1-1, First, Second, Third & Fourth Floor Plans, sheets A2-1,A2-2 and A2-3, Architectural Elevations, sheet A3-1, Schematic Building Section, sheet A3-2, and Conceptual Landscape Plan, sheet L1 dated 4 /20 /2011.

5. The maximum building height shall be as follows: Provide maximum 59'-0" height for three vaulted roof architectural features as identified through center of Lot 1 building above lobby and elevators and at SW and NE building corners at the stair towers. The maximum building height for Lot 1 otherwise shall not exceed 55'-0". The maximum building height for Lot 2 is maintained at 50'-0" following the standard height established for Mixed-Use, Medium-High Density District.

6. Building step-back above 30'-0" height shall be waived along common property line between Lot 1 and Lot 2. The 1:1 building step-back is maintained on the north, south and east site perimeters where adjacent or separated by an alley from multi-family residential districts following the standard step-back provision for the Mixed-Use, Medium-High Density District.

7. The minimum building setbacks as established for buildings on Lot 1 and Lot 2 shall be as follows: Front yard setback is 0'-0". Side yard setback at common property line between Lot 1 and Lot 2 is 9'-0". Side yard setback at perimeter property line of development is 34'-0". Rear yard setback at perimeter property line of development is 90'-0". The step-back planes are established at the side and rear perimeter setbacks as described above. Additionally, for buildings of minimum 50'-0" height, a 64'-0" perimeter side yard and 120'-0" perimeter rear yard setback to the face of these tall structures shall apply.

8. The maximum building lot coverage is established individually for Lot 1 and Lot 2 at twenty-two percent (22%).

9. The minimum landscape lot coverage is established individually for Lot 1 and Lot 2 at twenty-two percent (22%).

10. Site density, parking setback, parking ratios and parking quantity as required by the Zoning and Development Code shall be maintained individually for Lot 1 and Lot 2.

REC11018

PAD11002

DS101246

BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PLAN REVIEW PURPOSES ONLY. AT THIS TIME, THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE DEEMED FINAL UNTIL ALL APPROVALS HAVE BEEN OBTAINED FROM ALL AUTHORITIES HAVING JURISDICTION. THIS SET OF PLANS SHALL NOT BE USED FOR FINAL BIDDING PURPOSES AND ANY BID SUBMITTED THAT HAS BEEN BASED ON THIS SET OF PLANS SHALL BE CONSIDERED PRELIMINARY. THIS SET OF PLANS WILL CHANGE DUE TO PLAN REVIEW COMMENTS BY THE VARIOUS AUTHORITIES HAVING JURISDICTION AS WELL AS INTERNAL REVIEWS. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED, EXPLAINED OR CONFLICTING INFORMATION EXISTS, THE CONTRACTOR SHALL NOTIFY PK ARCHITECTS, P.C. IN WRITING. PK ARCHITECTS, P.C. SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY PK ARCHITECTS, P.C. PRIOR TO WORK BEING COMMENCED. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING.

REGISTERED ARCHITECT CERTIFICATE NO. 34271 SCOTT M. KUITUNEN Date Signed 10/31/2012 ARIZONA, U.S.A.

EXPIRES 12/11/2012

PK ARCHITECTS

PK ARCHITECTS, PC
1333 WEST BROADWAY ROAD #101
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

Hampton Inn & Suites

1415 North Scottsdale Rd Tempe Arizona 85281-1714

REVISION:	DATE:	COMMENTS:

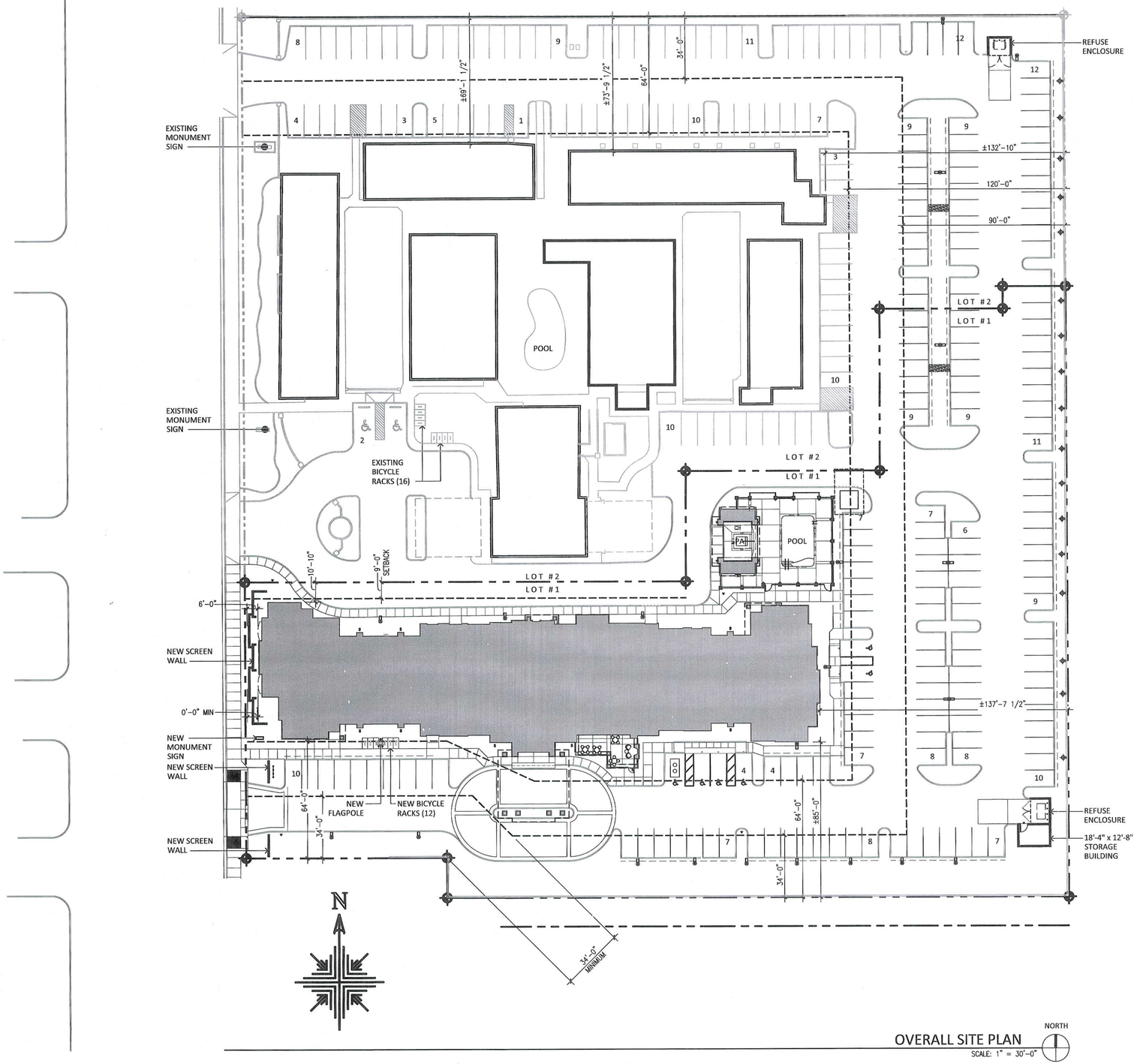
PROJECT NO:	10-306
DATE:	10/31/2012
PROJECT MGR:	
CHECKED BY:	KS

SHEET TITLE:

P.A.D. OVERLAY COVER SHEET

SHEET NUMBER:

A0-1



OVERALL SITE PLAN

SCALE: 1" = 30'-0"

SITE DATA

STREET ADDRESS:	1415 N. SCOTTSDALE ROAD, TEMPE ARIZONA 85281-1714
CURRENT ZONING:	MU-3 (PAD)
SITE AREA (ALL PARCELS):	5.01 ACRES (218,161.54 S.F.)
SITE AREA - EXISTING HOTEL LOT 2:	2.7394 ACRES (119,328.04 S.F.)
SITE AREA - NEW HOTEL LOT 1:	2.2689 ACRES (98,833.50 S.F.)

LOT COVERAGE

EXISTING HOTEL LOT 2

	AREA (S.F.)	COVERAGE (PROPOSED)
EXISTING HOTEL FOOTPRINT	25,943 S.F.	21.74%
EXISTING HOTEL LANDSCAPE AREA	28,264 S.F.	23.69%

NEW HOTEL LOT 1

	AREA (S.F.)	COVERAGE
NEW HOTEL FOOTPRINT (INCLUDING PORTE-COCHERE AND POOL CABANA)	21,008 S.F.	21.26%
NEW HOTEL LANDSCAPE AREA	21,867 S.F.	22.13%

BUILDING DATA

BUILDING HEIGHT

LOT 2 BUILDING HEIGHT:	MAX. BUILDING PARAPET HEIGHT - 50'-0"
LOT 1 BUILDING HEIGHT:	MAXIMUM BUILDING PARAPET HEIGHT - 55'-0" MAXIMUM STAIR AND ELEVATOR PENTHOUSE HEIGHT - 59'-0"

SETBACKS	50' HIGH BLDG.	30' HIGH BLDG.	ACTUAL
LOT 2	MIN. 0'-0" MIN. 64'-0" MIN. 120'-0"	MIN. 0'-0" MIN. 34'-0" MIN. 90'-0"	FRONT: 19'-11" SIDE: 69'-9" REAR: 132'-11"
LOT 1	MIN. 0'-0" MIN. 64'-0" MIN. 120'-0"	MIN. 0'-0" MIN. 34'-0" MIN. 90'-0"	FRONT: 8'-0" SIDE: 34'-4" REAR: 139'-6"

EXISTING HOTEL AREA BY FLOOR LEVEL

FIRST FLOOR (INCLUDING PORTE-COCHERE):	25,943 S.F.
SECOND FLOOR:	± 23,093 S.F.
THIRD FLOOR:	± 10,535 S.F.
TOTAL BUILDING AREA:	± 59,571 S.F.

NEW HOTEL AREA BY FLOOR LEVEL

FIRST FLOOR (INCLUDING POOL CABANA AND PORTE-COCHERE):	21,008 S.F.
SECOND FLOOR:	17,355 S.F.
THIRD FLOOR:	18,563 S.F.
FOURTH FLOOR:	18,563 S.F.
TOTAL BUILDING AREA:	73,347 S.F.

PARKING ANALYSIS

LOT 2 EXISTING HOTEL - AFTER RENOVATION

HOTEL ROOMS: 1 SPACE PER UNIT	116 SPACES
OFFICES / ADMIN: 1 PER 300 SF	561 S.F./300 S.F.= 1.9 SPACES
CONFERENCE: 1 PER 125 SF	1300 S.F./125 S.F.= 10.4 SPACES
RESIDENTIAL (WORKFORCE HOUSING): 1/UNIT+0.2 GUEST	1.2 X 2 UNITS = 2.4 SPACES
TOTAL PARKING REQUIRED:	131 SPACES
TOTAL PARKING PROVIDED:	131 SPACES
♿ TOTAL ACCESSIBLE PARKING REQUIRED:	5 ACC. PARKING SPACES
♿ TOTAL ACCESSIBLE PARKING PROVIDED:	5 ACC. PARKING SPACES (TOTAL), _ OF WHICH IS VAN ACCESSIBLE

LOT 1 NEW HOTEL

HOTEL ROOMS = 117 REQUIRED SPACES: 1 SPACE PER UNIT	117 SPACES
OFFICES / ADMIN: 1 PER 300 SF	561 S.F./300 S.F.= 1.9 SPACES
CONFERENCE: 1 PER 125 SF	825 S.F./125 S.F.= 6.7 SPACES
TOTAL PARKING REQUIRED:	126 SPACES
TOTAL PARKING PROVIDED:	126 SPACES
♿ TOTAL ACCESSIBLE PARKING REQUIRED:	5 ACC. PARKING SPACES
♿ TOTAL ACCESSIBLE PARKING PROVIDED:	6 ACC. PARKING SPACES (TOTAL), 1 OF WHICH IS VAN ACCESSIBLE

BICYCLE PARKING

(BICYCLE COMMUTE AREA)

LOT 2 EXISTING HOTEL - AFTER RENOVATION

HOTEL ROOMS: 1:20	116/20 = 5.8 SPACES
OFFICES / ADMIN: 1:8,000 SF, MIN 4	±600 S.F./8,000 = 4.0 SPACES
CONFERENCE: 1:2,000 SF	1300 S.F./2,000 = 0.6 SPACES
RESIDENTIAL (WORKFORCE HOUSING): .075/UNIT	0.75 X 2 UNITS = 1.5 SPACES
TOTAL BICYCLE PARKING REQUIRED:	12.0 SPACES
TOTAL BICYCLE PARKING PROVIDED:	16.0 SPACES

LOT 1 NEW HOTEL

HOTEL ROOMS: 1:20	117/20 = 5.9 SPACES
OFFICES / ADMIN: 1:8,000 SF, MIN 4	561 S.F./8,000 = 4.0 SPACES
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TOTAL BICYCLE PARKING REQUIRED:	10.0 SPACES
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REGISTERED ARCHITECT
CERTIFICATE NO.
034271
SCOTT M. KUITUNEN
Date Signed 10/31/12
ARIZONA, U.S.A.

EXPIRES 12/11/2012

PK ARCHITECTS

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REVISION:	DATE:	COMMENTS:

PROJECT NO:	10-306
DATE:	10/31/2012
PROJECT MGR:	
CHECKED BY:	KS

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A1-1