



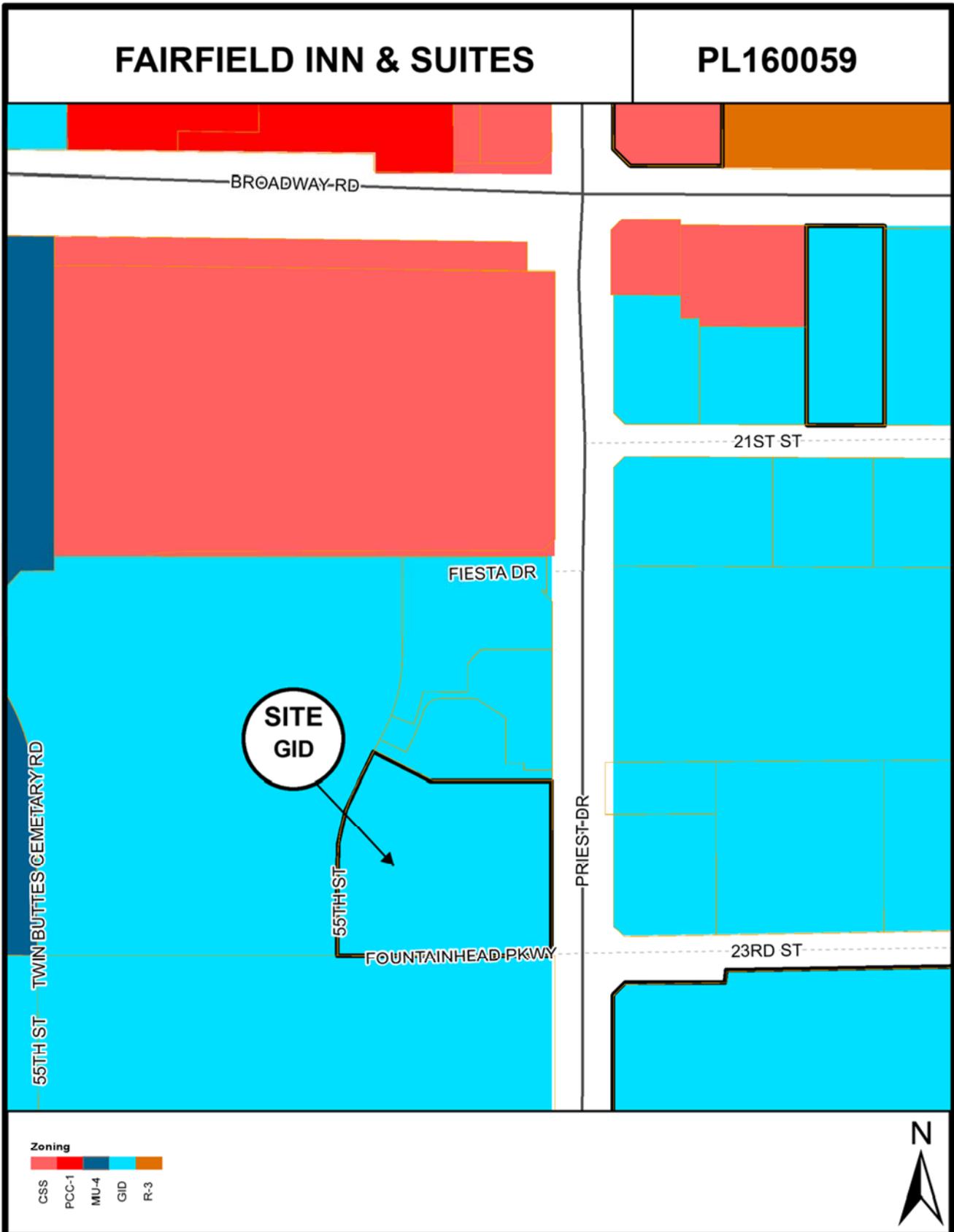
DEVELOPMENT PROJECT FILE

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
- 27-28. Waiver of Rights & Remedies



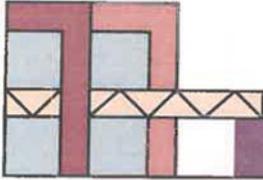
Location Map

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

A handwritten signature in black ink, appearing to read "Lesley L. Partch". The signature is fluid and cursive, with the first name being the most prominent.

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

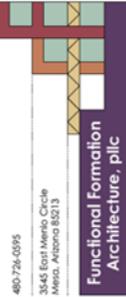
PROJECT AREA	
LOT 1	9.52 ACRES
LOT 2	10.28 ACRES
LOT 3A	2.55 ACRES
LOT 3B	2.90 ACRES
LOT 4	10.48 ACRES
LOT 5	NOT A PART
LOT 6	6.12 ACRES
LOT 7A	11.32 ACRES
LOT 7B	4.42 ACRES
LOT 7C	5.96 ACRES
LOT 8	5.90 ACRES
LOT 9	10.68 ACRES
TOTAL	70.61 ACRES

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

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 13th 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 11B
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

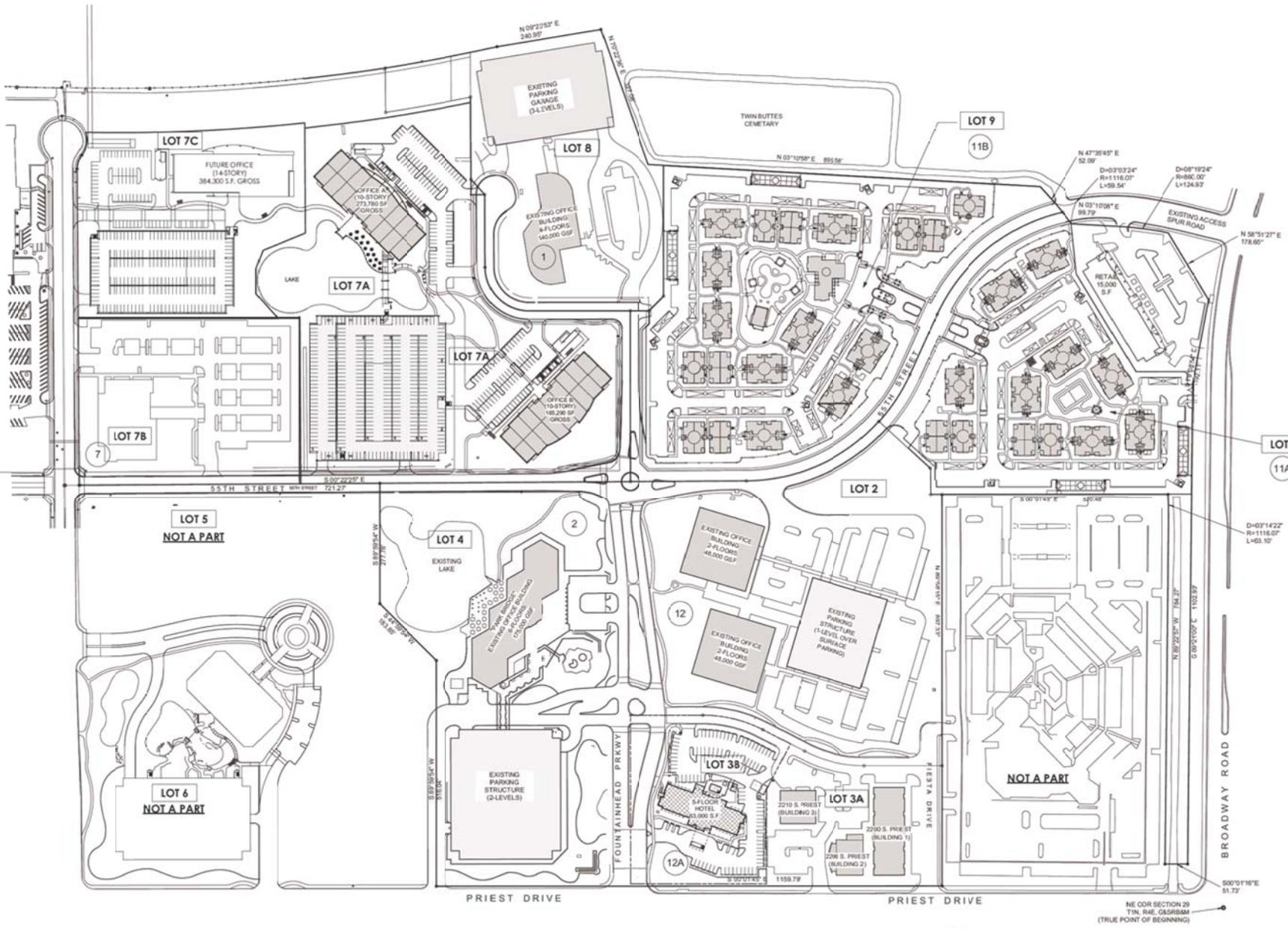
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ELEVENTH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR

FOUNTAINHEAD CORPORATE PARK

PROJECT #1521

SHEET NO. **PAD1**
OF 3



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

DS151058

PL160059

REC16045



REC16045

PL160059

DS151058

PROJECT INFORMATION:

APPLICANT: LES PARTCH
 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

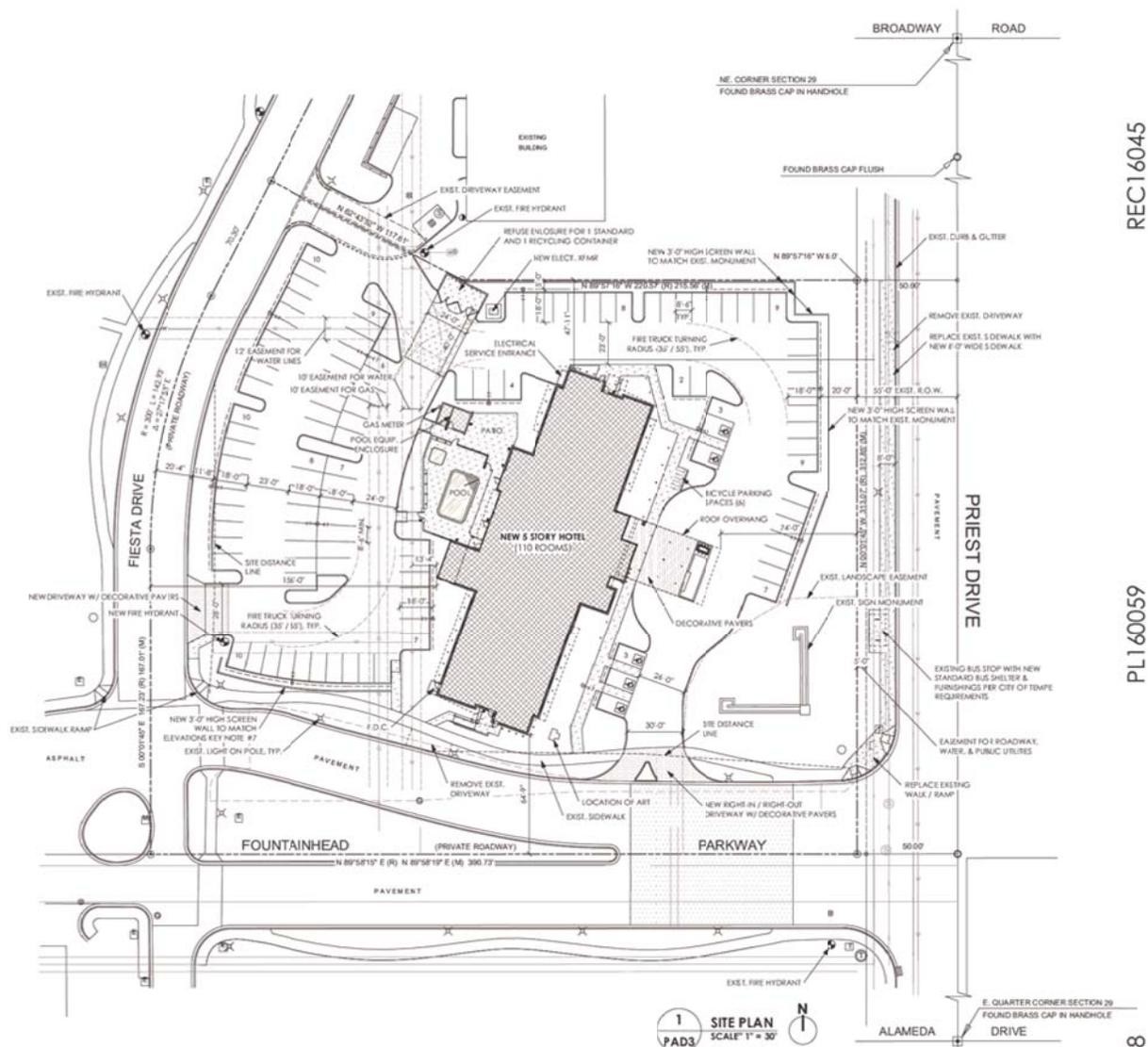
SITE AREA: GROSS: 122,521 SQ. FT. (2.813 ACRES)
 NET: 122,521 SQ. FT. (2.813 ACRES)

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



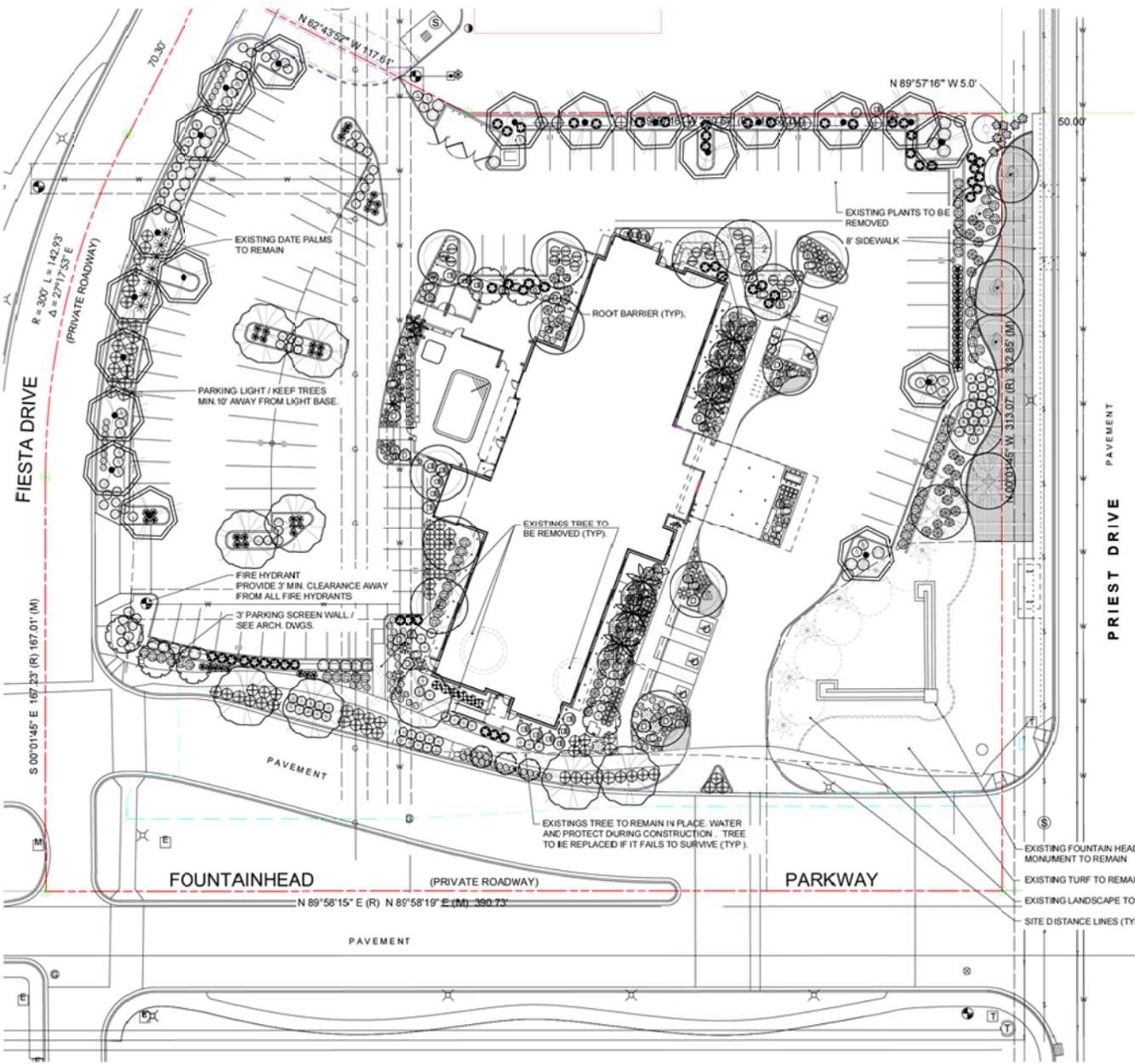
03/18/16 DRAWING DATE

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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 alba	2' Caliper	10	8H x 5W x 2' Cal. (Mx)
WESTERN Red Oak	2' Caliper	10	7H x 5W x 2' Cal. (Mx)
WESTERN Red Oak	2' Caliper	10	8H x 5W x 2' Cal. (Mx)
PARKINSONIA x Desert Museum	1' Caliper	8	6H x 3W x 1' Cal. (Mx)
DESERT Museum Hybrid	2' Caliper	6	7H x 5W x 2' Cal. (Mx)
PARKINSONIA x Desert Museum	1' Caliper	8	6H x 3W x 1' Cal. (Mx)
DESERT Museum Hybrid	2' Caliper	6	7H x 5W x 2' Cal. (Mx)
OLEA europaea 'Wilson'	2' Caliper	6	7H x 7W x 2' Cal. (Mx)
WILSON'S Palms Club	2' Caliper	6	7H x 7W x 2' Cal. (Mx)
PYRUS calleryana	4' Caliper	1	10H x 8W x 4' Cal. (Mx)
BRADSHAW Pear	4' Caliper	1	10H x 8W x 4' Cal. (Mx)
WASHINGTONIA robusta	1 1/2" T.F.	1	7H x 4W x 3' Cal. (Mx)
HYBRID Fan Palm	1 1/2" T.F.	1	7H x 4W x 3' Cal. (Mx)
CHRYSALEIDONIA	2' Caliper	18	7H x 5W x 3' Cal. (Mx)
CHRYSALEIDONIA	1 1/2" T.F.	6	STAKE AS REQ'D
CHRYSALEIDONIA	1 1/2" T.F.	6	STAKE AS REQ'D
SAGUARO gigantea	5/7 1/2" T.F.	1	Spears
SHRUBS / ACCENTS			
EREMOPHYLLA byngiana	5 Gal.	44	Healthy can full min. Specimen quality
Blue Bell	24" Box	2	4 Arms min. Specimen quality
CERESIA peruviana	5 Gal.	48	Specimen quality
MONSIEUR Cactus	5 Gal.	48	As Shown
ALOE x Blue Elf	5 Gal.	48	As Shown
Overl Blue Elf Aloe	5 Gal.	48	As Shown
BOUGAINVILLEA species 'Barbara Klant'	5 Gal.	2	As Shown
Bougainvillea	5 Gal.	2	As Shown
DAVIS LUNNIG longissimum	5 Gal.	2	As Shown
Crab Tree	5 Gal.	2	As Shown
TECOMA spina x Sierra Apricot	5 Gal.	35	As Shown
Sierra Apricot Yellow Bell	5 Gal.	35	As Shown
HESPERALOE fimbria	5 Gal.	6	Spacing As Shown
Giant Hedgehog	5 Gal.	6	No Substitutions
OLEA europaea 'Nancy'	5 Gal.	52	Spacing As Shown
USA Olive Olive	15 Gal.	53	Spacing As Shown
PEDALANTIS macrantha	5 Gal.	8	3 1/2" O.C. / CAN FULL (Min.)
Lady Slipper	5 Gal.	8	3 1/2" O.C. / CAN FULL (Min.)
CAESALPHIA mesocarpa	5 Gal.	20	3 1/2" O.C. / CAN FULL (Min.)
Mexican Elm of Paradise	5 Gal.	20	3 1/2" O.C. / CAN FULL (Min.)
CALLISTEMON citrinus 'Little John'	5 Gal.	2	As Shown / CAN FULL (Min.)
Overl Bottle Brush	5 Gal.	2	As Shown / CAN FULL (Min.)
CALLISTEMON citrinus 'Little John'	5 Gal.	2	As Shown / CAN FULL (Min.)
Overl Bottle Brush	5 Gal.	2	As Shown / CAN FULL (Min.)
NERLIUM arabicum 'White Fire'	5 Gal.	6	4" O.C. / CAN FULL (Min.)
Overl Pink Dandelion	5 Gal.	20	3 1/2" O.C. / CAN FULL (Min.)
HYMENOXIS asclepiadea	5 Gal.	78	3 1/2" O.C. / CAN FULL (Min.)
Argente Daisy	5 Gal.	78	3 1/2" O.C. / CAN FULL (Min.)
LANTANA canina 'Gold Mount'	5 Gal.	15	Do not substitute for 1 Gal. AS SHOWN CAN FULL (Min.)
Gold Mount Lantana	5 Gal.	15	Do not substitute for 1 Gal. AS SHOWN CAN FULL (Min.)
ALOE barbadensis	5 Gal.	8	3 1/2" O.C. / CAN FULL (Min.)
Medicinal Aloe	5 Gal.	8	3 1/2" O.C. / CAN FULL (Min.)
LEUCOPHYLLON argenteum	5 Gal.	37	3 1/2" O.C. / CAN FULL (Min.)
Blue Fanleaf	5 Gal.	37	3 1/2" O.C. / CAN FULL (Min.)
MAHLENBERGIA capillaris	5 Gal.	34	3" O.C. / CAN FULL (Min.)
Fire Mums Grass	5 Gal.	34	3" O.C. / CAN FULL (Min.)
MAHLENBERGIA arbutifolia 'A. G.'	5 Gal.	55	4 1/2" O.C. / CAN FULL (Min.)
Autumn Glow Grass	5 Gal.	55	4 1/2" O.C. / CAN FULL (Min.)
RUELLIA brittoniana	5 Gal.	24	3 1/2" O.C. / CAN FULL (Min.)
Blue Ruellea	5 Gal.	24	3 1/2" O.C. / CAN FULL (Min.)
RUELLIA brittoniana	5 Gal.	24	3 1/2" O.C. / CAN FULL (Min.)
Blue Ruellea	5 Gal.	24	3 1/2" O.C. / CAN FULL (Min.)
RUELLIA brittoniana	5 Gal.	24	3 1/2" O.C. / CAN FULL (Min.)
Blue Ruellea	5 Gal.	24	3 1/2" O.C. / CAN FULL (Min.)
FOUGERIA amblyophylla	25 Wx 1/2"	9	Medium Palm / Specimen
Ocotillo	3/5" Box	9	Medium Palm / Specimen
CHAMAEPSIDIUM humile	5 Gal.	3	Spacing as Shown
Mediocrinus Fan Palm	5 Gal.	3	Spacing as Shown
Agave waltii	12" Dia.	60	12" Dia. Rib to Rib
Smooth Agave	5 Gal.	60	Spacing as shown
Edinocactus grahamii	5 Gal.	60	Spacing as shown
Golden Barrel Cactus	5 Gal.	60	Spacing as shown
EREMOPHYLLA plectra 'Mingee Gold'	5 Gal.	60	Spacing as shown
Outback Summer Elm	5 Gal.	60	Spacing as shown
ROCK / INERT GROUNDCOVER			
CRUSHED GRANITE / SCREENED	1/2"	-	2" - 4" ALL NON-TURF LANDSCAPE AREAS.
COLOR: ANTIQUE BROWN	4"	-	SEE SWALE DETAIL
COLORED RIP RAP	4"	-	SEE SWALE DETAIL
COLOR: ANTIQUE BROWN	4"	-	SEE SWALE DETAIL
SURFACE SELECT BOULDERS	see below	-	TAGGED BY LANDSCAPE ARCH. SEE BOULDER DETAIL
GRANITE 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



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

Existing Trees



VOORHEES ASSOCIATES LLC
LANDSCAPE ARCHITECTS
PLANNING DESIGN
2055 EAST PARK AVE. STE 111
GILBERT, ARIZONA 85232
480.430.8071 LANDSCAPE@VORHEES.COM

DS151058
SPR15207



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

PROJECT NAME

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

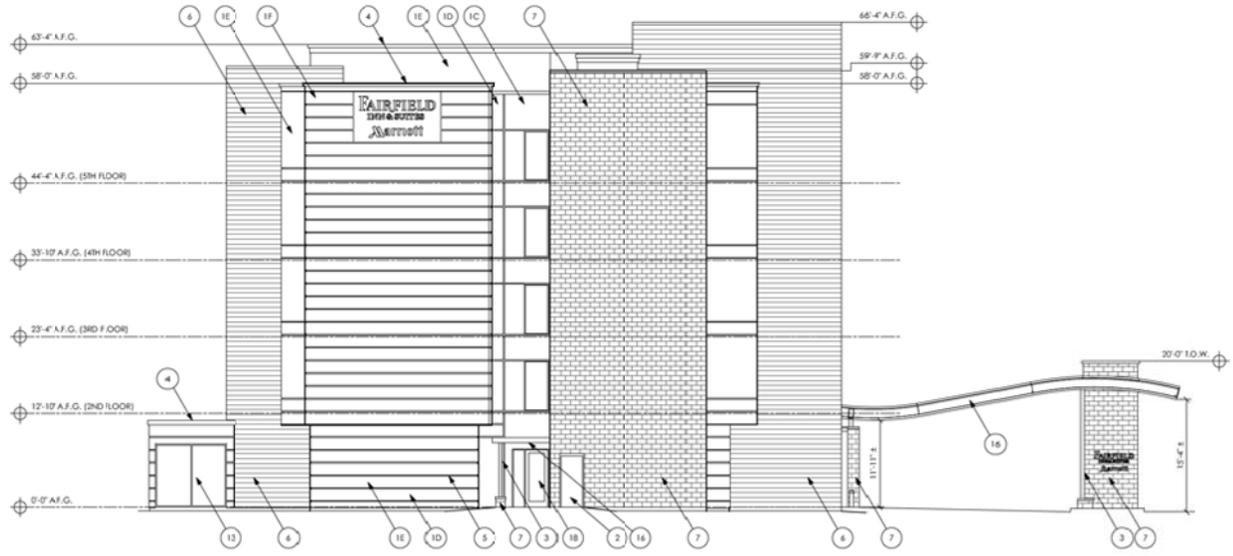
REVISIONS
DATE
February 17, 2017
DATE
LANDSCAPE PLAN
SHEET TITLE

L1 - of - SHEET



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"), 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. TRY ABOVE MAIN ENTRANCE - COLOR TO MATCH SW7010 BLUE BLOOD (LRV = 7%)
 - 11 P.I.C. 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
FCUNTAINHEAD CORPORATE PARK



02/22/16 DRAWING DATE

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FAIRFIELD INN & SUITES
 HOTEL
 BY
MARRIOTT
 AT
 FCOUNTAINHEAD CORPORATE PARK

PROJECT 1528 REAR & LEFT BUILDING ELEVATIONS

SHEET NO.
A4
 OF

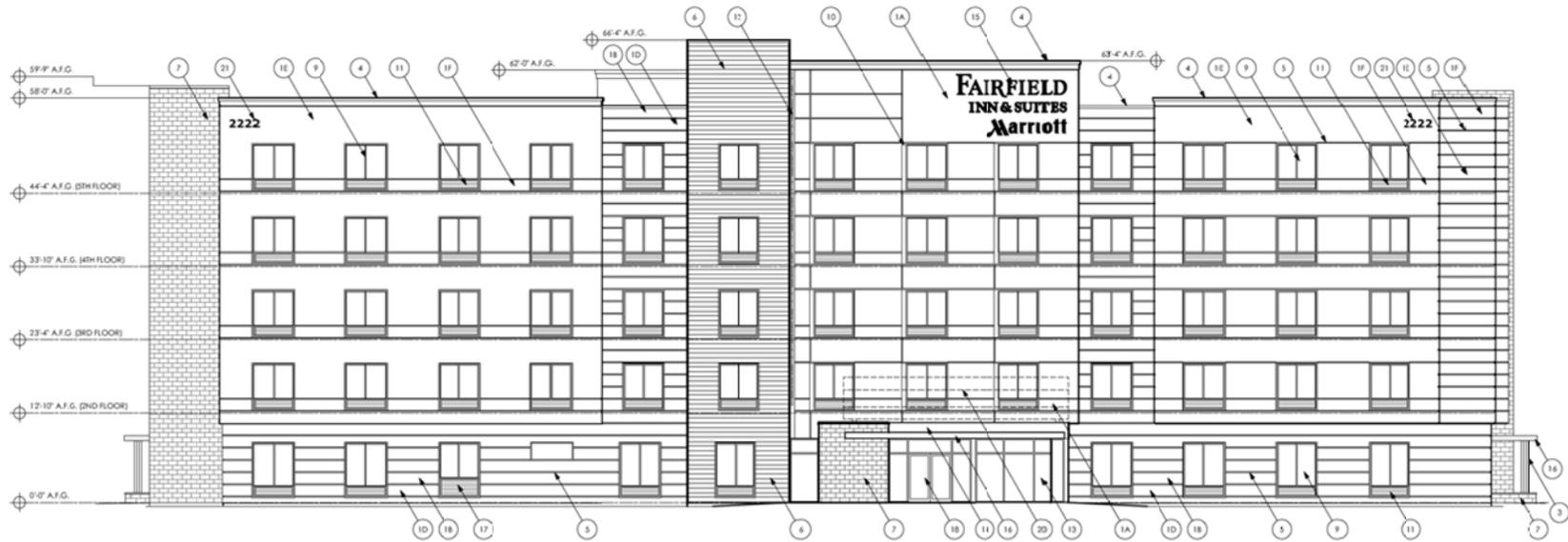


1 REAR (NORTHWEST) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1A INTEGRALLY COLORED E.J.F.S. (EF1)
 COLOR: DRIVIT 300, LIFE SERENITY (LRV + 66%)
 TEXTURE: FIN-EDGE WITH HEP WATER REPELLANT ADDITIVE
 - 1B INTEGRALLY COLORED E.J.F.S. (EF2)
 COLOR: DRIVIT MAFA 191021 (LRV + 9%)
 TEXTURE: SANDPESBLE FINE
 - 1C INTEGRALLY COLORED E.J.F.S. (EF2a)
 COLOR: DRIVIT MAFA 201021 (LRV + 12%)
 TEXTURE: SANDPESBLE
 - 1D INTEGRALLY COLORED E.J.F.S. (EF2b)
 COLOR: DRIVIT MAFA 191022 (LRV + 9%)
 TEXTURE: SANDPESBLE FINE
 - 1E INTEGRALLY COLORED E.J.F.S. (EF4)
 COLOR: DRIVIT MAFA 221022 (LRV + 52%)
 TEXTURE: SANDPESBLE FINE
 - 1F INTEGRALLY COLORED E.J.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.J.F.S. REVEAL (1" x 1"), R.F.P.
 - 6 FLUSH WALL METAL PANELS SYSTEM - OCA TINED ZINC CINNAMON
 - 7 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSTONE: MONTEBRY STONE
 - 8 C.M.U. CAP - TRENDSTONE: 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

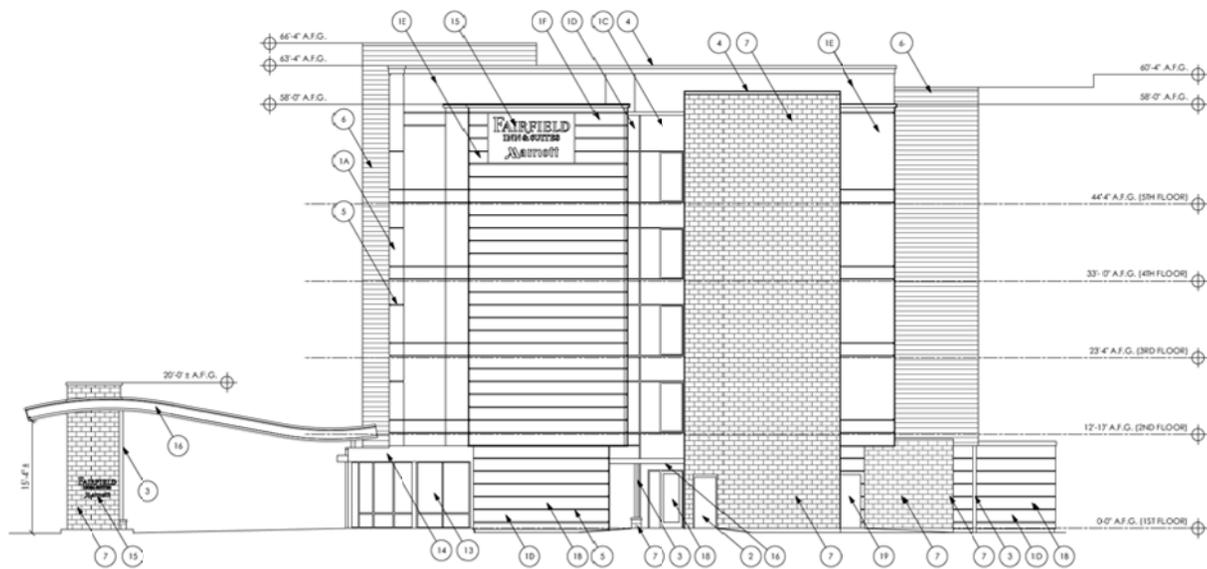


2 LEFT (SOUTHWEST) BUILDING ELEVATION
 SCALE: 1/8" = 1'-0"



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-RED GRISS, 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"

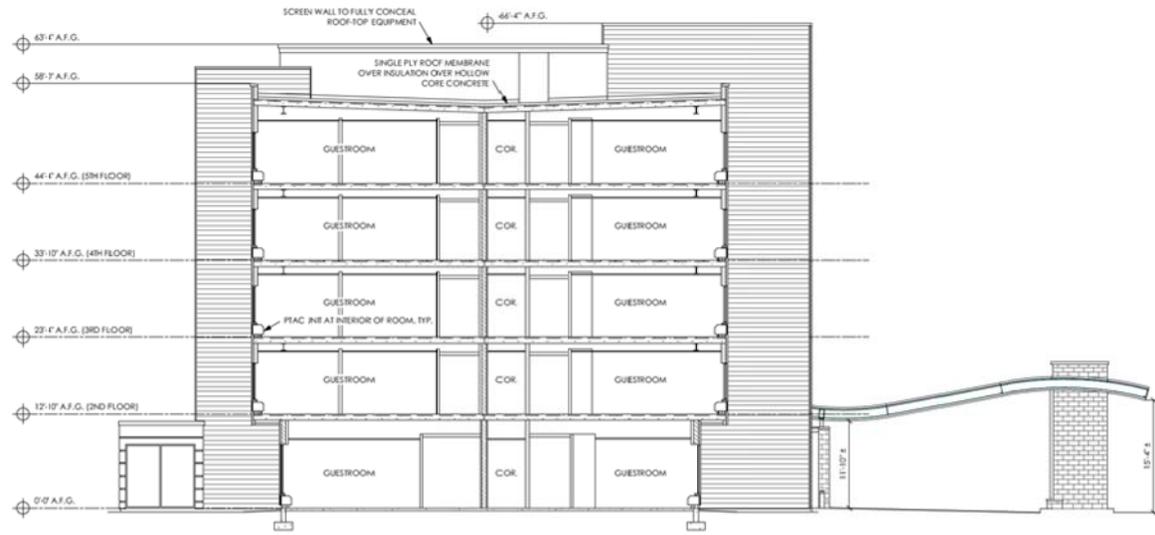
- KEY NOTES:**
- 1A INTEGRALLY COLORED E.I.F.S. (EF1)
COLOR: DRIVIT 300, LITE SERENITY (LRV + 66%)
TEXTURE: FIN-FINISH WITH WEP WATER REPELLANT ADDITIVE
 - 1B INTEGRALLY COLORED E.I.F.S. (EF2)
COLOR: DRIVIT MAFA 191021 (LRV + 9%)
TEXTURE: SANDPESBLE FINE
 - 1C INTEGRALLY COLORED E.I.F.S. (EF20)
COLOR: DRIVIT MAFA 201021 (LRV + 12%)
TEXTURE: SANDPESBLE
 - 1D INTEGRALLY COLORED E.I.F.S. (EF20)
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. (EF40)
COLOR: DRIVIT MAFA 201021 (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 CINNAMON
 - 7 GROUND FACE INTEGRALLY COLORED C.M.U. - TRENDSONE: MONTEREY STONE
 - 8 C.M.U. CAP - TRENDSONE: 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 PVC 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



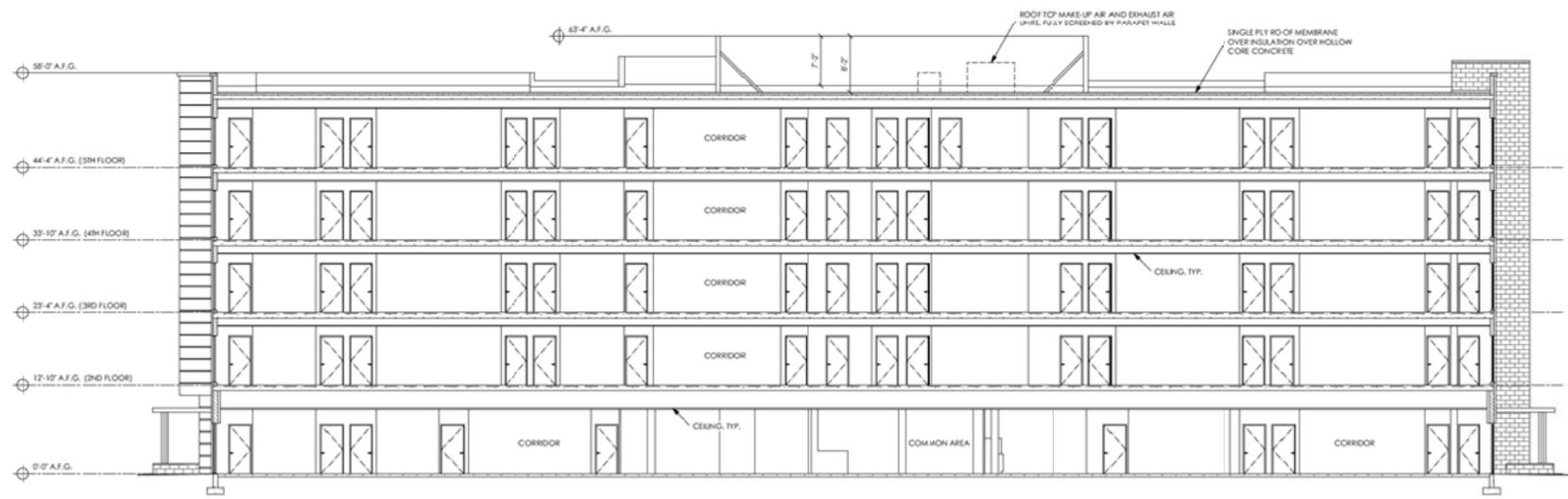
2 RIGHT (NORTHEAST) BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FCUNTAINHEAD CORPORATE PARK



1 BUILDING SECTION
A2 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
A2 SCALE: 1/8" = 1'-0"

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

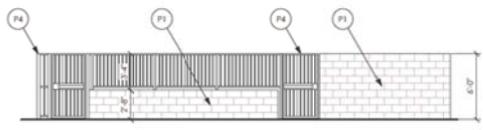
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

03/18/16 DRAWING DATE

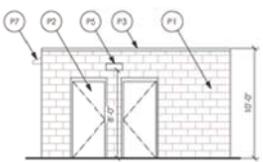
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FAIRFIELD INN & SUITES
HOTEL
BY
MARRIOTT
AT
FCUNTAINHEAD CORPORATE PARK

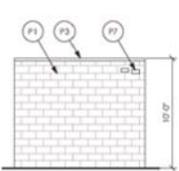
PROJECT 1528 BUILDING SECTIONS
SHEET NO. **A2** OF



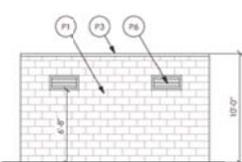
4 WALL ELEVATION
SCALE: 3/16" = 1'-0"



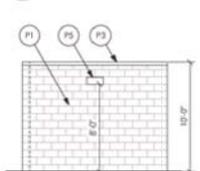
5 WALL ELEVATION
SCALE: 3/16" = 1'-0"



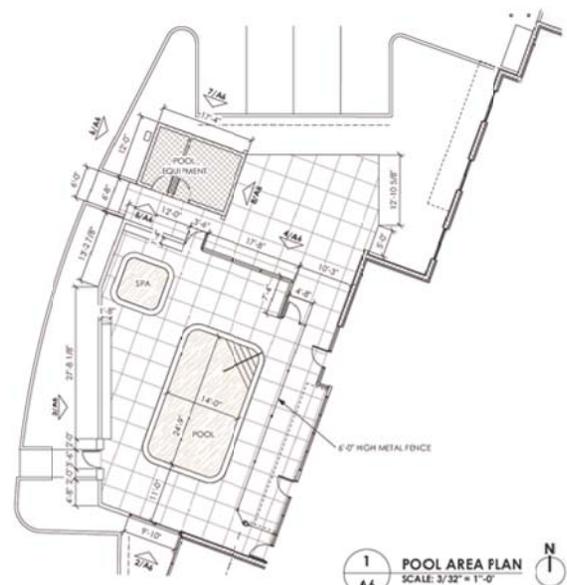
6 WALL ELEVATION
SCALE: 3/16" = 1'-0"



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



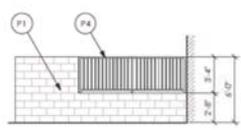
8 WALL ELEVATION
SCALE: 3/16" = 1'-0"



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

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.

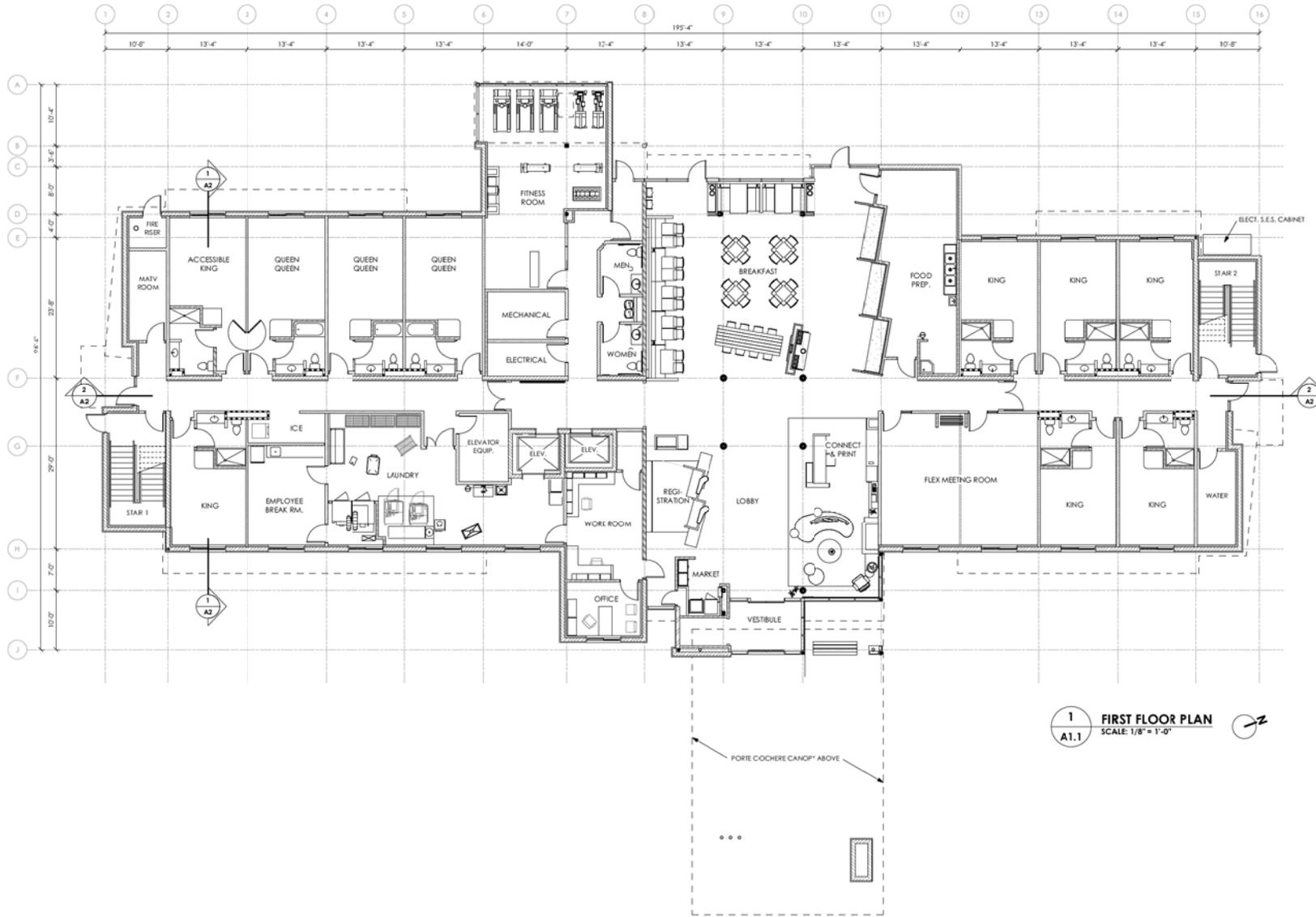


2 WALL ELEVATION
SCALE: 3/16" = 1'-0"



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

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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

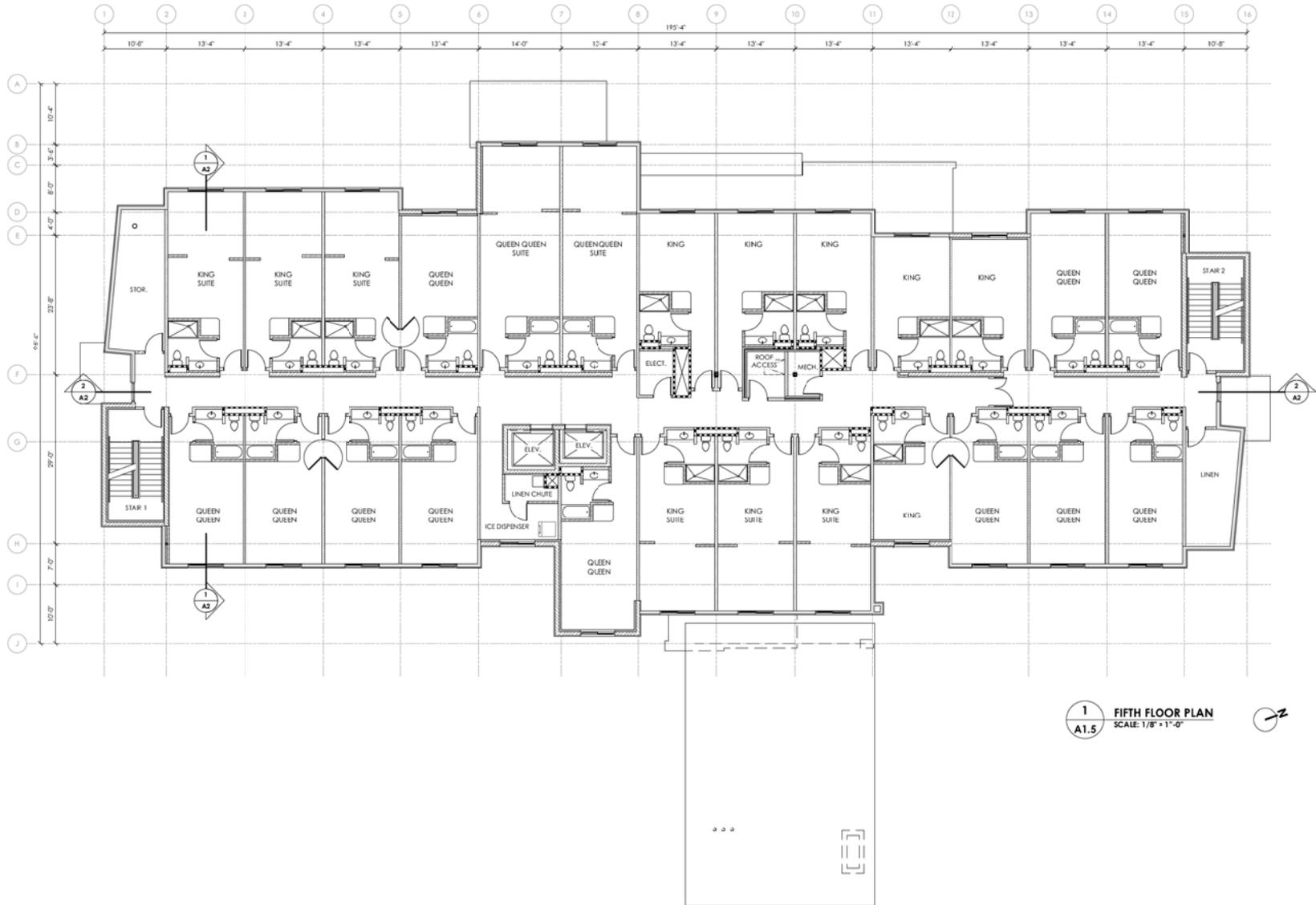
REGISTERED ARCHITECT
STATE OF ARIZONA
25657
SHELLEY L. PARTCH
PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

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 FIFTH FLOOR PLAN
A1.5 SCALE: 1/8" = 1'-0"



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







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

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

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by Lucia Marusiak Trustee (Owner).

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

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

Owner has submitted Application No. P160059 – **FAIRFIELD INN & SUITES**, to the City requesting that the City approve the following:

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

(Identify Action Requested))

for development of the following real property (Property):

2222 S Priest Drive, Tempe AZ

legal description: Lot 3B, a replat 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 the Gila and Salt River Meridian, Maricopa County, Arizona.

