

AREA PLAN AMENDMENT, REZONING AND PRELIMINARY DEVELOPMENT PLAN

THE VALERIO AT OCOTILLO & RESIDENCE INN EXPANSION



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The Valerio at Ocotillo & Residence Inn Expansion
PLH20-0047 AND PLH20-0048

I. INTRODUCTION

a. PROJECT BACKGROUND

The subject property is located in Downtown Ocotillo, generally south of Queen Creek Road on Market Street (the “Property”). See *Aerial Map at Tab A*. The Property is currently zoned by two separate PAD/PDPs for both hotel and residential uses. The residential use, Ocotillo Patio Villas (now called “Valerio”), is on the north portion and is subject to DVR18-0022. The Residence Inn Hotel is on the south portion and is governed by the Downtown Ocotillo PAD (case DVR06-0051) and the hotel plans administratively approved in 2016.

Most recently in 2019, the Chandler City Council approved a PAD, PDP, and Area Plan Amendment to permit a 32-unit residential development now called Valerio at Ocotillo (DVR18-0022). The Property is currently zoned PAD (Planned Area Development) for multi-family uses.

The Owners of Valerio also own the Residence Inn hotel property directly south and have decided to expand the Residence Inn project and add a new building. The net effect is a reduction in lots and reconfiguring of the proposed Valerio residential development next door.

The purpose of this PAD, PDP, and Area Plan Amendment is to update the Valerio residential development plan and rezone about .61 acres from PAD for multi-family to PAD for commercial to allow commercial parking for the hotel expansion building. This PDP is intended to provide a single set of standards and guidelines for the Valerio and Residence Inn. These changes will create new economic growth, increased tax revenue, and provide a useful transition to the adjacent area.

b. PROJECT OVERVIEW

The change in the Valerio development plan reduces the residential density in Valerio by removing six (6) lots, which results in an overall change in residential density from approximately 5.7 du/acre to 5.23 du/acre. The lots being removed will be converted into additional parking for the hotel expansion building. Notably, the lot and floor plan layout for the most southerly lot (Unit 24) were modified administratively, as approved by Chandler staff on July 6, 2020, allowing for the re-configuration of Valerio at its southern boundary.

Concurrent with the hotel expansion, Valerio has been replatted to reflect the new condominium boundaries and layout of Unit 24. This change to the residential development plan will reduce the overall parking and trash demand in the residential community and provide an increased landscape buffer for enjoyment of Valerio residents. The community will still reflect the Santa Barbara style, painted white with red barrel tile roofs to complement the character and image of the Downtown Ocotillo area.

i. SUMMARY OF REQUESTS

This application requests an Area Plan Amendment, a zoning amendment to the Planned Area Development (PAD), and a Preliminary Development Plan (PDP).

ii. RELATIONSHIP TO ADJACENT PROPERTIES

This Property is within the Downtown Ocotillo area which is a mix of retail, hotel, and multi-family uses. The Property is currently developed with a hotel at the south consisting of two (2) buildings, and a residential community at the north, which has commenced construction. To the West is a lake and office buildings. To the North is vacant agricultural land intended for future industrial and office uses. To the east are the Downtown Ocotillo shops buildings.

c. GENERAL PLAN CONFORMANCE

This request is in conformance with the City of Chandler General Plan adopted in 2016. The General Plan designates the Property as Employment which allows “a compatible mix of supporting commercial uses and residential densities as an integral component.” Given its location within a mixed-use setting (Downtown Ocotillo), residential uses are complementary to the retail, hotel, and multi-family uses in the area.

d. AREA PLAN AMENDMENT

The area plan amendment concerns only the area to be converted into a parking lot to serve the hotel expansion, totaling about .61 acres. The subject area was previously designated as commercial in the Ocotillo Area Plan before it was changed to residential in 2018 via Case No. DVR18-0022. This application proposes an Area Plan amendment to change the designation back to commercial for the parking lot which represents only .61 acres. *See Area Plan Exhibits at **Tab B**.*

II. PAD

PERMITTED USES: All uses permitted in the MF-1 District (Valerio); and C-2 Commercial District (Residence Inn) in the City of Chandler Zoning Ordinance as well as condominiums by right.

III. PDP

The intent of this document is to set forth a cohesive, single PDP document, for the Valerio at Ocotillo and the Residence Inn. While several sections, particularly related to design standards, are largely restated from prior approvals, this document also sets forth and establishes several additional development standards for the Valerio at Ocotillo and the Residence Inn, as further noted below. This PDP is divided into two (2) parts: Section 1, The Valerio at Ocotillo; and, Section 2, The Residence Inn Expansion. Section 1 addresses the reconfigured Valerio residential development plan and Section 2 pertains to the hotel expansion, building architecture and site layout.

1. The Valerio at Ocotillo PDP

a. SITE DESIGN

Residential building heights, building setbacks, landscape setbacks and development standards will comply with the Council approved Ocotillo Patio Villas PAD (DVR18-0022) as restated below, the City of Chandler Zoning Code and the Multifamily Design Guidelines, except as modified in Ocotillo Patio Villas PAD (DVR18-022) or by this PAD/PDP.

b. VALERIO ARCHITECTURE DESIGN AND THEME

i. BUILDING MASSING AND ARTICULATION

The Valerio reflects the Santa Barbara style, painted white with red barrel tile roofs, arched windows, and inset garages to complement the character and image of the Downtown Ocotillo area. Most of the villas have private entry court yards and inset garage doors with flanking traditionally styled wall lights. A combination of hip, gable end and circular turret roofs will add character and diversity to the streetscape.

ii. BUILDING MATERIALS

Stucco walls, concrete roof tile in a color to emulate clay, along with brick lintels and window surrounds add character appropriate to the Santa Barbara styled architecture. Expansive windows will provide an abundance of light into the villas and capture scenic waterfront views.

iii. UNIT DESIGN

Although this will be a condominium community, the villas provide many design elements found in single family homes. The floor plans encapsulate the current features popular with buyers today. These features include open, spacious great rooms, split bedroom plans, grand en-suite master baths with large walk-in-closets, and optional 3rd bedrooms in lieu of flex spaces which can function as dining rooms or dens.

c. LANDSCAPING & OPEN SPACE

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The landscape character will continue the lush landscape exemplified in the Ocotillo area developments. Evergreen trees such as Monardella, Southern Live Oak, fruitless olives and stately date palms will dominate the vertical element, together with deciduous varieties such as Fan Palm will provide a hint of fall color to the project.

With the use of the lake water for landscape irrigation, the turf area shall be maximized, per the requirements of the Ocotillo Association. The proposed shrubs and groundcovers will provide color and seasonal interest throughout the year. Perimeter walls and entry gates will match the existing character of the Downtown Ocotillo area, providing a sense of security for the residents and uniformity to the area.

d. DEVELOPMENT STANDARDS

Residential development within the Property shall conform to the standards set forth in the MF-1 District of the Chandler Zoning Ordinance and the standards set forth in this PDP. If there is a conflict, the development standards in this PDP shall apply.

Below is a summary of the development standards for Valerio. See Table 1 for a summary of the residential development plan modifications.

i. SETBACKS

The proposed landscape and building minimum setbacks are as follows:

Front Yard Setback (Queen Creek Road)	25 feet
Side Yard Waterfront Setback from water's edge.	25 feet
Side Yard East Setback (Private Drive)	10 feet
Rear Yard Setback (Adjacent to Hotel)	5 feet

ii. HEIGHT

The maximum building heights in the proposed development follow the Chandler Zoning Ordinance MF-1 standards by not exceeding a building height of twenty-five (25') feet.

iii. PARKING

The proposed parking meets the Chandler Zoning Ordinance requirements. Every villa is provided with a two-car garage. Signs will be posted on-site stating that parking in front of garages is prohibited unless the space has the required 20-foot depth per the Chandler Zoning Ordinance. There are 9 additional uncovered parking spaces. Additionally, convenient guest parking is allowed off-site via a cross parking and access easement with the commercial property at Downtown Ocotillo.

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TABLE 1 – VALERIO MODIFICATIONS		
DEVELOPMENT STANDARD	EXISTING	PROPOSED
# OF UNITS	32	26
DENSITY (DU/AC)	5.7	5.23
REAR YARD SETBACK	10'	5'
VISITOR PARKING	8 SPACES	9 SPACES

iv. DEVIATIONS

This PAD/PDP restates below the prior deviations already approved in Ocotillo Patio Villas PAD (DVR18-0022).

Chandler Zoning Ordinance 35-803. - Height and area regulations. Front yard setback reduction from 50 feet to 25 feet, for R/W greater than 99-foot.
Chandler Zoning Ordinance 35-1902 (7)(c). - Site development plan design standards Swimming Pool Length. Swimming pool minimum length reduction from sixty feet to thirty-five feet minimum.

City of Chandler Standard Detail C-228. Modification of the typical driveway access to a private gated community to the layout as shown in the PDP booklet.

The following additional deviation is requested:

Chandler Zoning Ordinance 35-803. - Height and area regulations. Rear yard setback reduction from 10 feet to 5 feet for a dwelling.

e. MULTI-FAMILY DESIGN STANDARDS

i. COMMON FACILITIES, OPEN SPACE, AND AMENITIES

Although platted as condominium units, the development proposal is more akin to patio homes with private rear yards. The private yards area in lieu of amenities traditionally found with apartment home communities. The development is connected to the surrounding area by walking paths.

ii. SPECIFIC DESIGN ATTENTION AREAS

The design of all courtyards and pedestrian areas shall relate to "human scale." Large unvaried building facades shall be avoided. Lighting is provided for both convenience and security. Living units and windows are arranged to provide privacy. Parking is in a location that is convenient to the occupants of the homes.

iii. ENERGY CONSERVATION

The development shall shade the south and west sides of buildings by overhangs and/or trees and provide shade trees on the south and west side of the development. Required shading at the above locations have been provided through recessed patios, recessed windows, and the use of landscape.

- iv. **CONDOMINIUMS:** Since the patio homes are not physically connected, there is sufficient soundproofing between dwelling units. There is adequate storage. Dwelling units will have distinctive entryways to avoid the monotony frequently found where a row of doors line a corridor.

- v. **LANDSCAPING**

The amount of landscaping is of sufficient intensity to create a pleasant and comfortable living environment with the amount of plant material dependent on the size of the vegetation as well as the shape and size of the areas to be landscaped. A dynamic landscape setback is provided along the streetscape and perimeter edges.

- vi. **SECURITY**

All of the open spaces are observable to minimize the opportunity for unruly conduct and to create the feeling of "ownership" by the occupants of the projects.

2. The Residence Inn PDP

- a. **SITE DESIGN**

Downtown Ocotillo features distinctive landscaping, a unique lakeside open area, and Santa Barbara influenced architecture and signage. There are tree-lined boulevards, above which are views of the towers of Downtown Ocotillo, and important pedestrian paths and connections. The mixed-use nature of Downtown Ocotillo creates opportunities for hotel guests to enjoy not only hotel amenities, but also the shopping and dining amenities within the larger Downtown Ocotillo area, as the hotel and retail amenities are integrally connected. The addition of a new hotel building will only help to invigorate and activate the area, which will provide many benefits as described herein.

- b. **ARCHITECTURAL CHARACTER**

Just like the rest of Downtown Ocotillo, the Residence Inn fully embraces Santa Barbara style architecture. The most distinctive exterior features of Santa Barbara are red clay tile roofing and smooth white stucco walls. Every building, architectural pedestrian feature, and monument sign in Downtown Ocotillo embraces this style.

Another important element of Santa Barbara style is the connection between interior and exterior space. In Santa Barbara style architecture, exterior space is a large programmatic function of the building. Downtown Ocotillo has taken this element and incorporated it into

many of the buildings. The hotel buildings achieve this by activating gathering areas that enhance the lakeside experience.

c. LANDSCAPING & OPEN SPACE

The landscape character will continue the lush landscape exemplified in the Ocotillo area developments. Evergreen trees such as Mondel pine, Southern Live Oak, fruitless olives and stately date palms will dominate the vertical element, together with deciduous varieties such as Fan West Ash will provide a hint of fall color to the project.

With the use of the lake water for landscape irrigation, the turf area shall be maximized, per the requirements of the Ocotillo Association. The proposed shrubs and groundcovers will provide color and seasonal interest throughout the year. Perimeter walls and entry gates will match the existing character of the Downtown Ocotillo area, providing a sense of security for the residents and uniformity to the area. A series of 25' to 30' tall fan palm trees (*Washingtonia robusta*) will also be provided along the building foundations of structures that exceed 45' in height.

d. DEVELOPMENT STANDARDS

Hotel development shall conform to the standards set forth in the C-2 District of the Chandler Zoning Ordinance and the standards set forth in this PAD/PDP. If there is a conflict, the development standards in this PAD/PDP shall apply. Refer to Table 2 for a summary of development standard modifications for the hotel addition.

Table 2 – Residence Inn Development Standard Modifications for Hotel Addition		
Development Standard	Existing	Proposed
Building Area	107,025 SF	147,780 SF
Total Units	142	201
Building Height	59'-6" to top of parapet*	60'-2" to top of parapet
Parking Required	142 Spaces	201 Spaces
Parking Provided	152 Spaces	186 Spaces
Commercial Building Setback from Residential	Commercial buildings shall be no closer than twenty-five (25) feet, plus one (1) additional foot for each foot of height of the commercial building, from the residential property line	30'

*A mid-rise overlay was approved via Case No. DVR06-0051 for six (6) stories of height.

i. DEVIATIONS

Chandler Zoning Ordinance 35-1902.8.a.1 – Additional requirements for shopping centers, office and commercial complexes. Reduce commercial building setback to 30 feet from residential property line.

Chandler Zoning Ordinance 35-1804.3 – Commercial parking schedule. Reduce hotel parking requirement from 201 spaces to 186 spaces on-site. Note that additional parking is available off-site via a cross parking and access easement with the commercial property at Downtown Ocotillo.

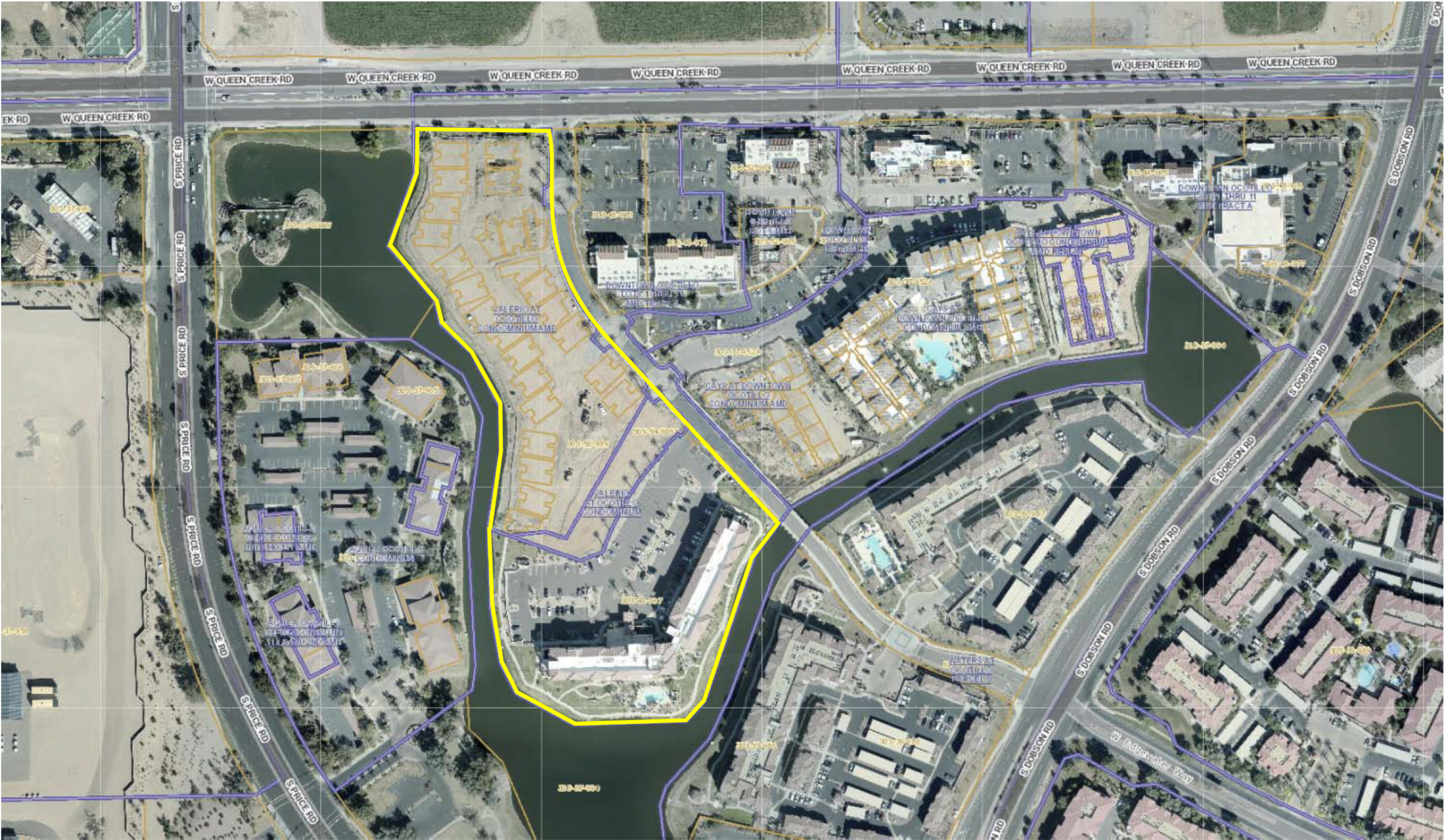
Chandler Zoning Ordinance 35-1903.6.b.3 – Landscaping Buffers. Reduce landscape strip on northern perimeter of the hotel to five (5) feet.

Chandler Zoning Ordinance 35-1903.6.b.2 and b.3 – Landscaping diamonds and buffers. Remove landscape diamond requirement for consistency with overall development and reduce landscape strip on northern perimeter of the hotel to five (5) feet.

Summary

The modified residential community is a better land plan because it provides more open space and reduced density. Additionally, it adds room for new commercial parking to better accommodate the Residence Inn Hotel expansion. The proposal includes Santa Barbara design architecture which characterizes this area and makes meaningful use of an otherwise vacant property. The proposed site plan provides connectivity to the surrounding development, is walkable, and is nicely situated on the lakefront. Overall, the building architecture for both the Residence Inn and Valerio will remain consistent with the Downtown Ocotillo Master Plan area and the overall vision remains unchanged.

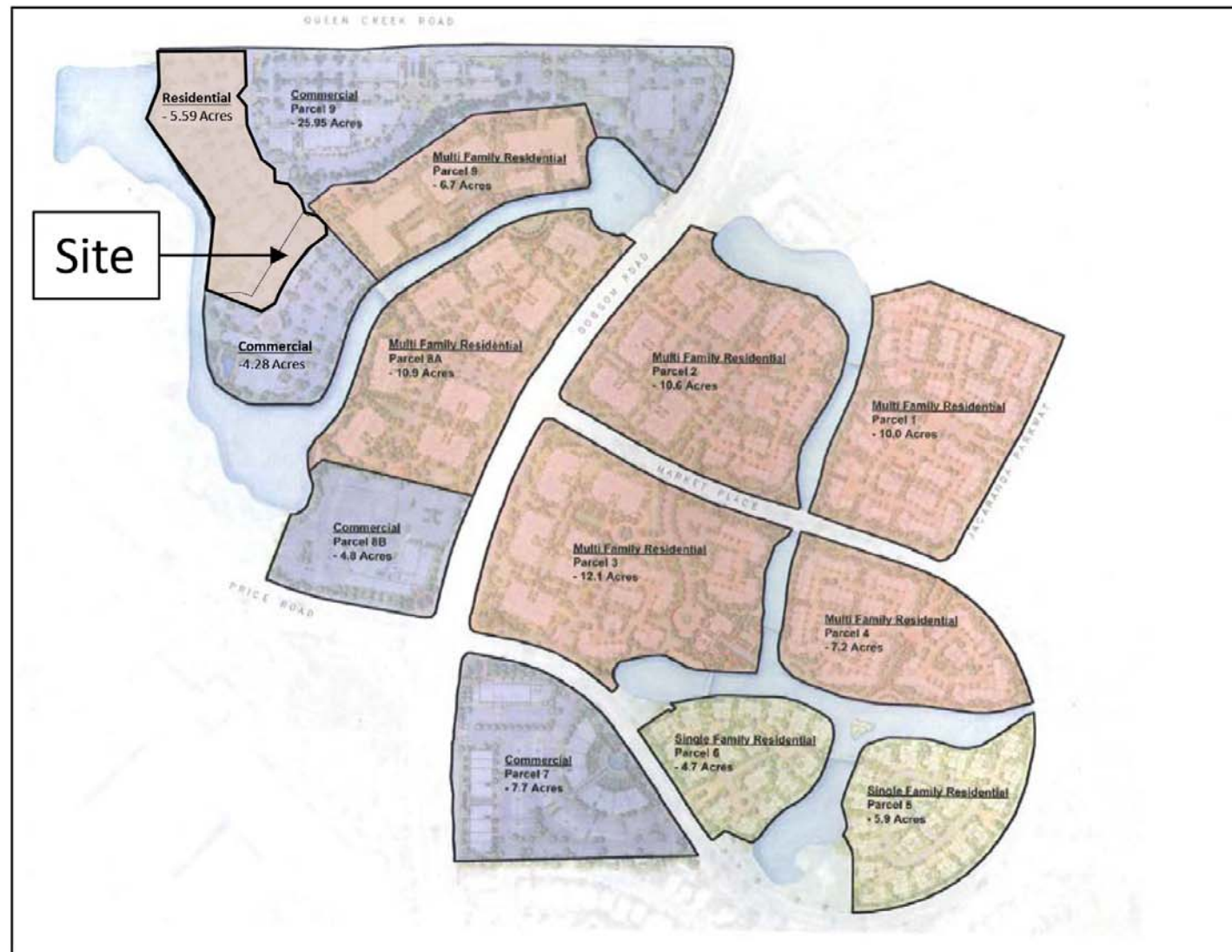
TAB A



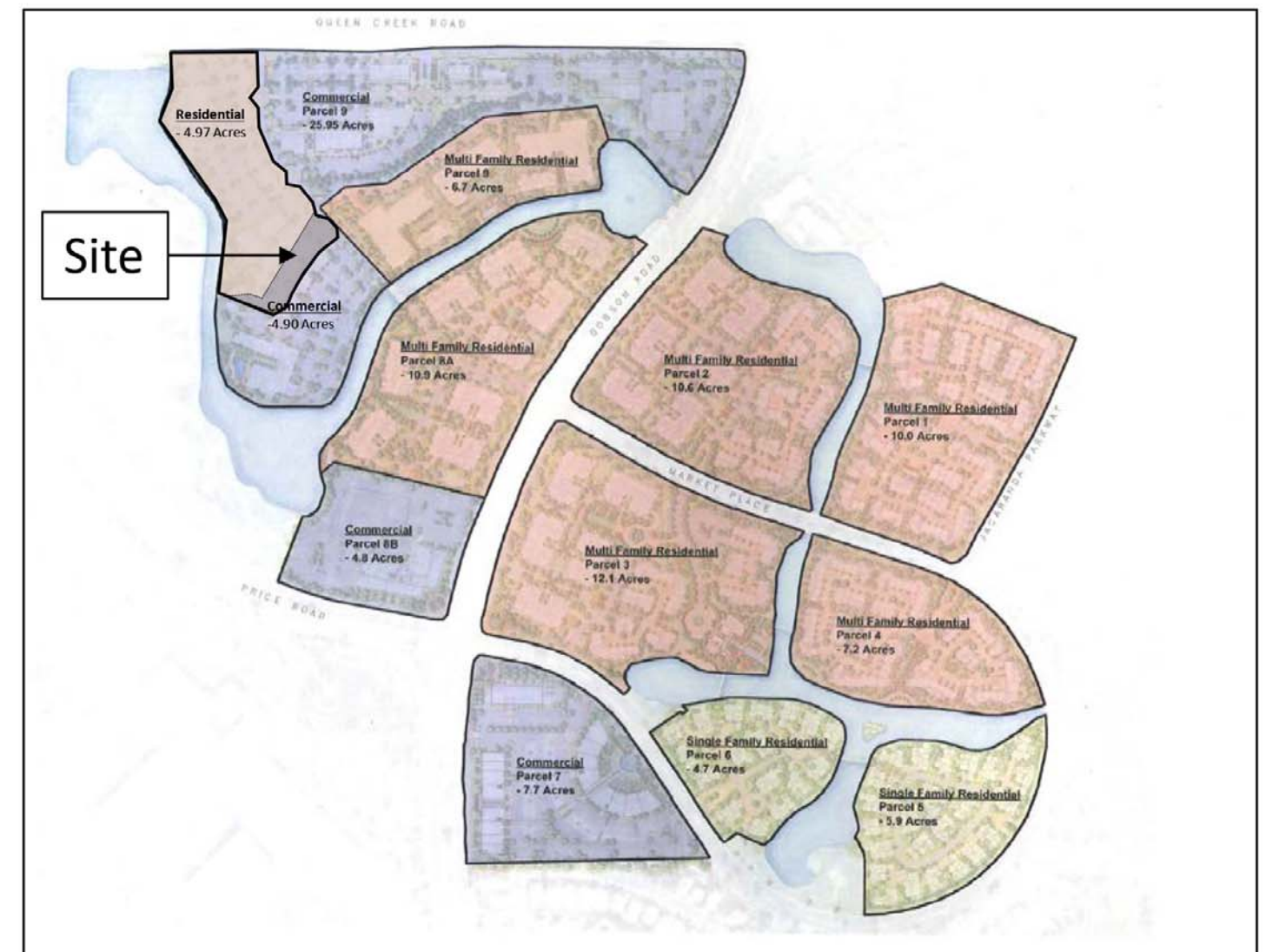
TAB A - OVERALL SITE AERIAL

TAB B

Existing Area Plan Downtown Ocotillo



Proposed Area Plan Downtown Ocotillo



TAB C

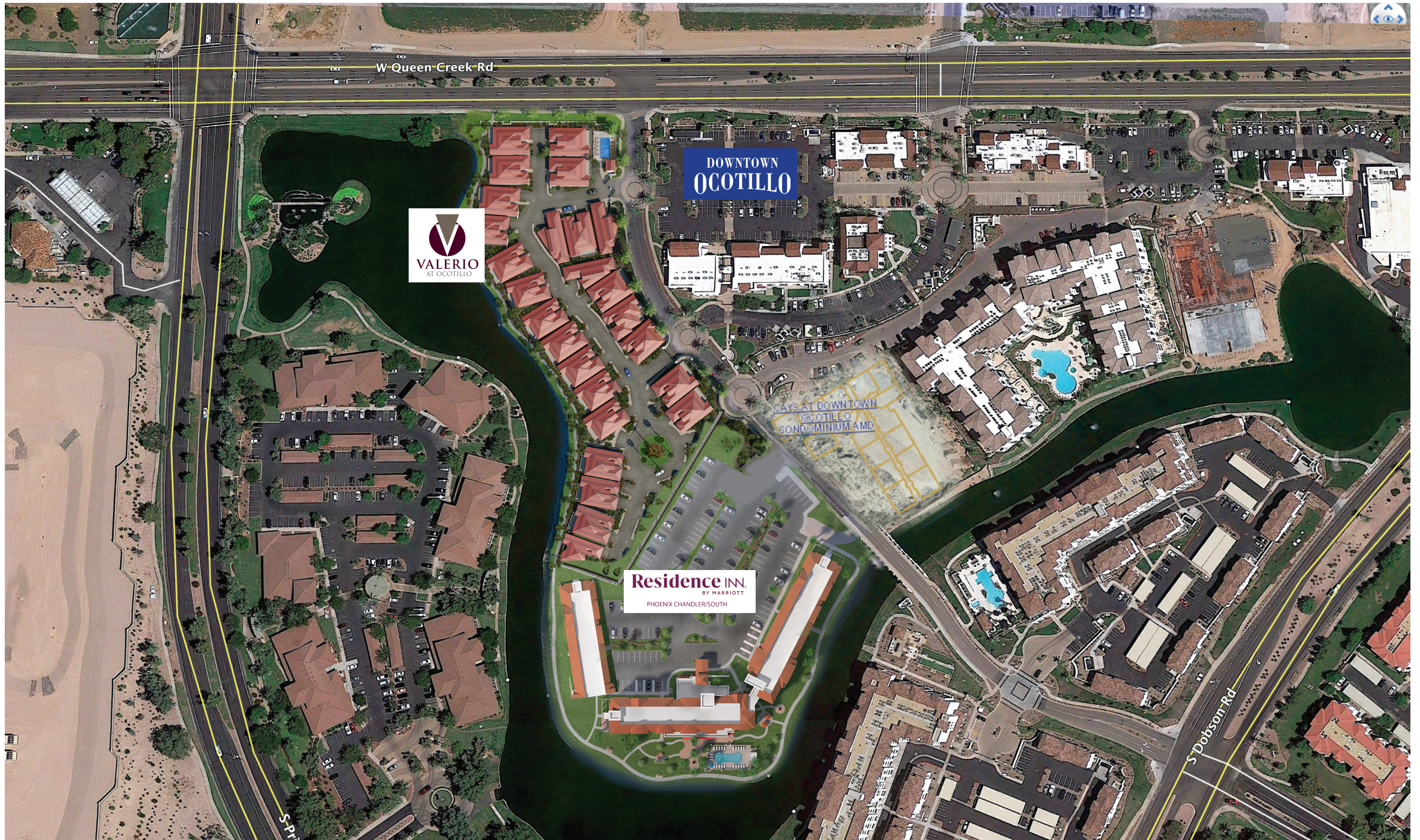


EXHIBIT A1.1 - OVERALL SITE RENDERING



Residence INN
BY MARRIOTT
PHOENIX CHANDLER/SOUTH

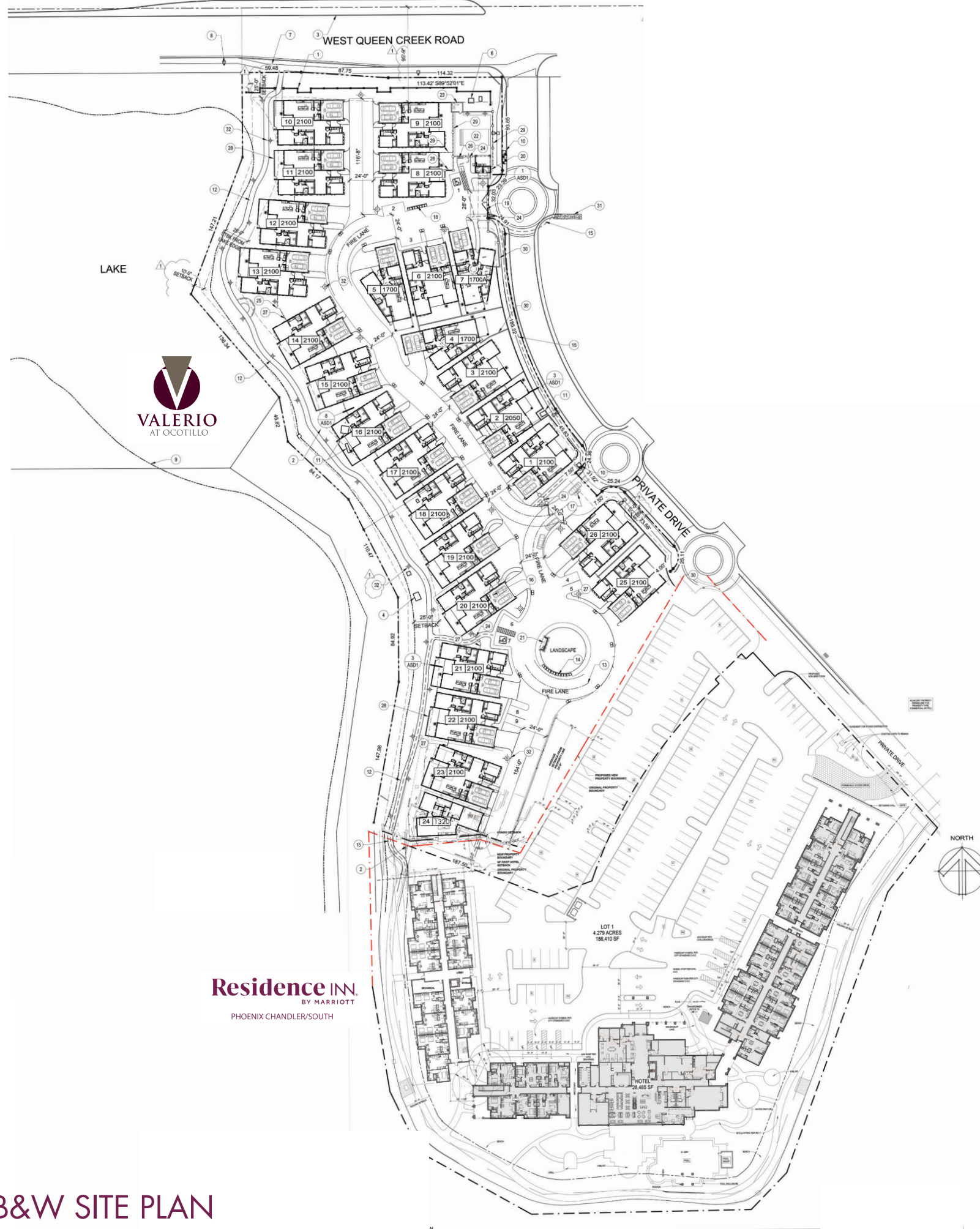


EXHIBIT A1.2 - OVERALL B&W SITE PLAN



Residence INN
BY MARRIOTT
PHOENIX CHANDLER/SOUTH

TAB D



OVERALL SITE DATA

PROJECT NAME:	THE VALERIO AT OCOTILLO
PROJECT ADDRESS:	2777 W QUEEN CREEK RD CHANDLER, AZ 85248
SITE AREA:	199,278 SF / 4.57 NET ACRES
TOTAL PARCEL:	216,492 SF / 4.97 GROSS ACRES
ZONING:	EXISTING PAD PROPOSED PAD
APN:	303-54-989
LEGAL DESCRIPTION:	LOTS 2 AND 3 OF DOWNTOWN OCOTILLO LOTS 1 THRU 11 AND TRACT A, ACCORDING TO BOOK OF 981 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.
PROPOSED USE:	RESIDENTIAL (CONDO)
DENSITY:	5.23 DU / AC

BUILDING DATA

UNIT TYPE	Units			
TWO BEDROOM UNITS	3	12%	1,706	SQ.FT
THREE BEDROOM UNITS	23	88%	1,318 - 2,130	SQ.FT
TOTAL	26		49,884	

BUILDING HEIGHT	
MAX ALLOWED	35 FEET
MAX PROPOSED	20 FEET

PARKING DATA

PARKING REQUIRED:	
23 (3) BEDROOM UNITS (23 X 2.25):	52 P.S.
3 (2) BEDROOM UNITS (3 X 2):	6 P.S.
TOTAL PARKING REQUIRED	58 P.S.

PARKING PROVIDED:	
26 UNITS W/ 2 CAR GARAGE	52 P.S.
GUEST PARKING	7 P.S.
REGULAR PARKING SPACE	2 P.S.
ADA ACCESSIBLE	
TOTAL PARKING PROVIDED	61 P.S.

EXHIBIT A1.3 - OVERALL VALERIO SITE PLAN



PLANT LEGEND

TREES	SIZE/ SPECIFICATION
<i>Pinus halepensis</i> Aleppo Pine	24" Box: 2.0" Cal. 9'H x 4'W Standard
<i>Quercus virginiana</i> Southern Live Oak	24" Box: 1.5" Cal. 9'H x 4'W Standard
<i>Olea europaea</i> "swan hill" Swan Hill Olive	36" Box: 3.0" Cal. 10'H x 7'W Multi Trunk
<i>Dalbergia sissoo</i> Sissoo Tree	24" Box: 1.5" Cal. 9'H x 4'W Standard
<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	36" Box: 2.25" Cal. 12'H x 7'W Multi Trunk
<i>Washingtonia robusta</i> Mexican Fan Palm	20', 25", 30' Trunk Height Skin Trunk Full Height
<i>Pinus eldarica</i> Mondel Pine	24" Box: 2.5" Cal. 9'H x 4'W Double Stake
<i>Tipuana tipu</i> Tipu Tree	36" Box: 3.0" Cal. 11'H x 6'W Double Stake

NOTE:
MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
MINIMUM CALIPER SIZE SPECIFIED IS FROM THE ARIZONA NURSERY ASSOCIATION GROWER'S COMMITTEE, RECOMMENDED AVERAGE TREE SPECIFICATIONS.

SHRUBS	SIZE
<i>Tecoma hybrid</i> Orange Jubilee	15 Gallon
<i>Phoenix roebelenii</i> Pigmy Date Palm	15 Gallon
<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gallon
<i>Senna phyllodenia</i> Silver- Leaf Senna	5 Gallon
<i>Leucophyllum candida</i> "Thundercloud" Sage	5 Gallon
<i>Xylosma congestum</i> Shiny Xylosma	5 Gallon
<i>Dodonea viscosa</i> Hopseed Bush	5 Gallon
<i>Nerium oleander</i> "Petite Pink" Dwarf	5 Gallon
<i>Rapirolepis indica</i> Indian Hawthorn	5 Gallon
<i>Feijoa sellowiana</i> Pineapple Guava	5 Gallon
<i>Hibiscus rosa-sinensis</i> Chinese Hibiscus	5 Gallon
<i>Ruella peninsularis</i> Baja Ruella	5 Gallon
<i>Juniperus chinensis</i> "Sea- Green" Juniper	5 Gallon
<i>Dietsa bicolor</i> Fortnight Lily	1 Gallon
<i>Ruella</i> Katie Ruella	1 Gallon
<i>Tecomaria capensis</i> Cape Honeysuckle	5 Gallon
<i>Sophora secundiflora</i> Texas Mountain Laurel	5 Gallon
<i>Thevetia peruviana</i> Yellow Oleander	15 Gallon
<i>Muhlenbergia capilaris</i> Regal Mist Deer Grass	5 Gallon
GROUNDCOVERS	SIZE
<i>Lantana montevidensis</i> Gold Mound Lantana	1 Gallon
<i>Convolvulus cneorum</i> Bush Morning Glory	1 Gallon
<i>Rosemarinus officinalis</i> Rosemary	1 Gallon
<i>Wedelia trilobata</i> Yellow Dots	1 Gallon
<i>Seasonal annuals</i>	4" Pots @ 6" O.C.
<i>Cynodon dactylon</i> Midiron Hybrid	Sod
LANDSCAPE MATERIALS	SIZE
<i>Decomposed granite</i> "Table Mesa Brown"	5 Gallon w/ 4'x4' Trellis
<i>Concrete header</i> Extruded	3/4" Sized 2" Depth
	6"x 6"

EXHIBIT A2 - VALERIO LANDSCAPE PLAN





EXHIBIT A3 - VALERIO AERIAL PERSPECTIVE



Residence INN
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PHOENIX CHANDLER/SOUTH

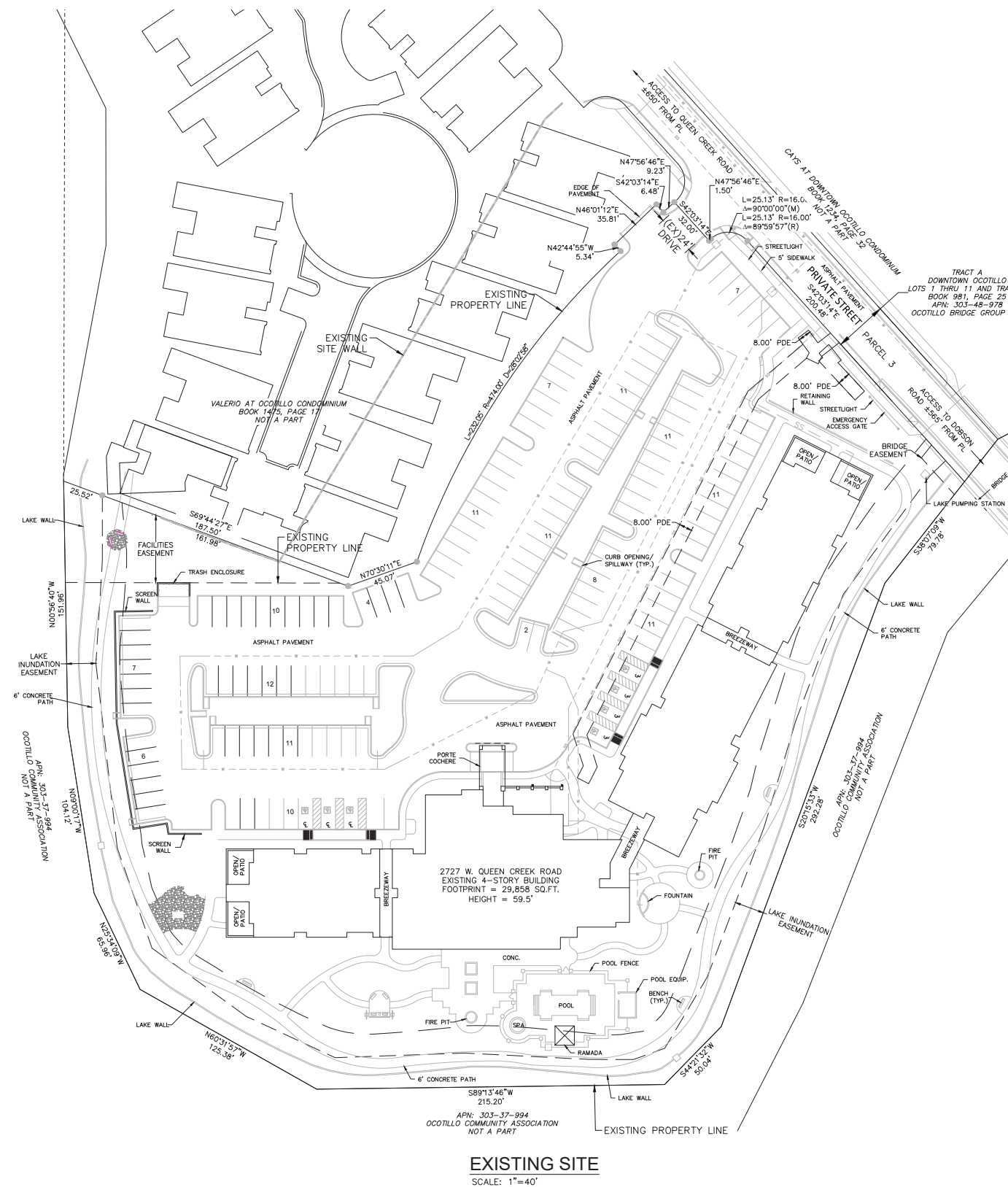




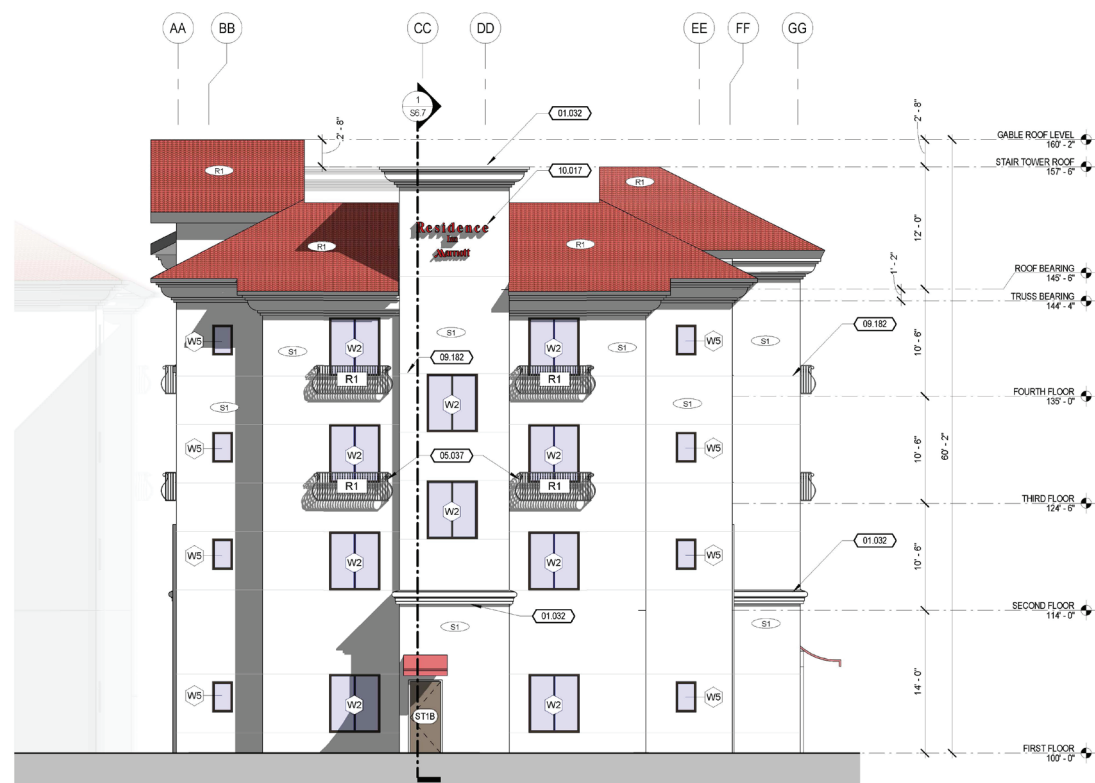
EXHIBIT A6 - RESIDENCE INN AERIAL PERSPECTIVE



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1 ADDITION EAST ELEVATION
1/8" = 1'-0"



2 ADDITION NORTH ELEVATION

KEYNOTE LEGEND

01.032	DECORATIVE CORNICE. REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS.
05.037	DECORATIVE JULET BALCONY. REFER TO A3.7 AND SPECIFICATIONS FOR RAILING DETAILS.
09.182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS.
10.017	BUILDING MOUNTED BUILDING SIGNAGE. OWNER FURNISHED CONTRACTOR INSTALLED. CONTRACTOR SHALL PROVIDE REQUIRED BLOCKING FOR SIGN ANCHORING. COORDINATE POWER REQUIREMENTS AND CIRCUITING WITH SIGN MANUFACTURER.

MATERIAL LEGEND

R1	CONCRETE ROOF TILE - RED
R2	RAILINGS @ BALCONIES - GLOSSY BLACK
S1	STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRI-WIT COLOR CHART)
T1	4X4 CERAMIC TILE ACCENT - BLUE

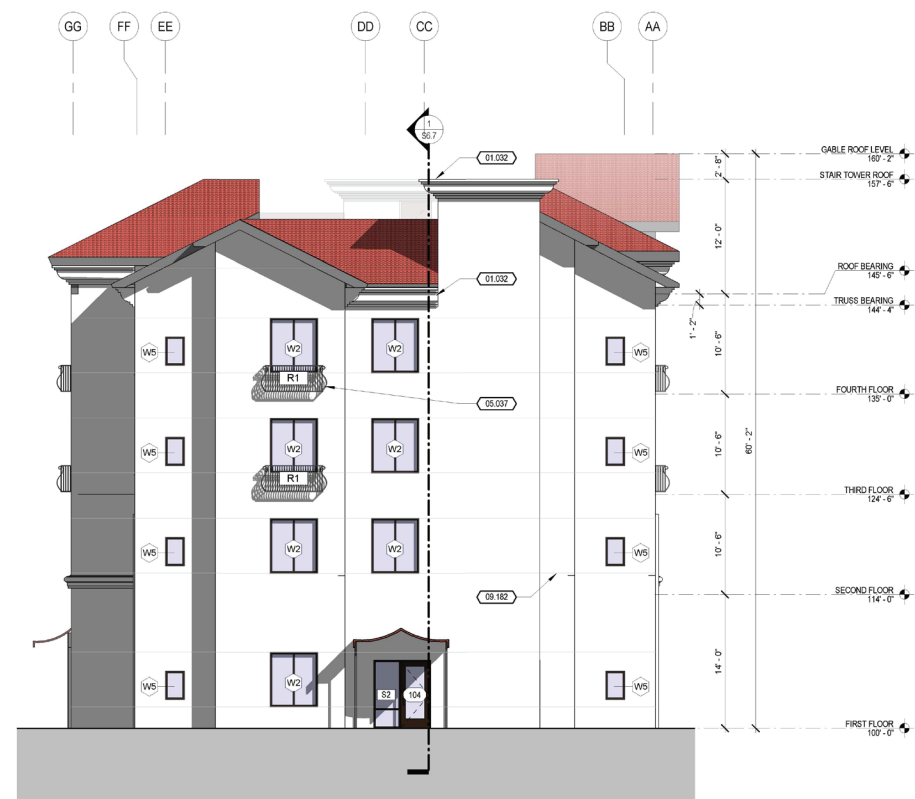
EXHIBIT A7 - RESIDENCE INN EXTERIOR COLOR ELEVATIONS

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH



1 ADDITION WEST ELEVATION
1/8" = 1'-0"



2 ADDITION SOUTH ELEVATION

KEYNOTE LEGEND

01.032	DECORATIVE CORNICE - REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS
05.037	DECORATIVE JULIET BALCONY - REFER TO A37 AND SPECIFICATIONS FOR RAILING DETAILS
08.182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS

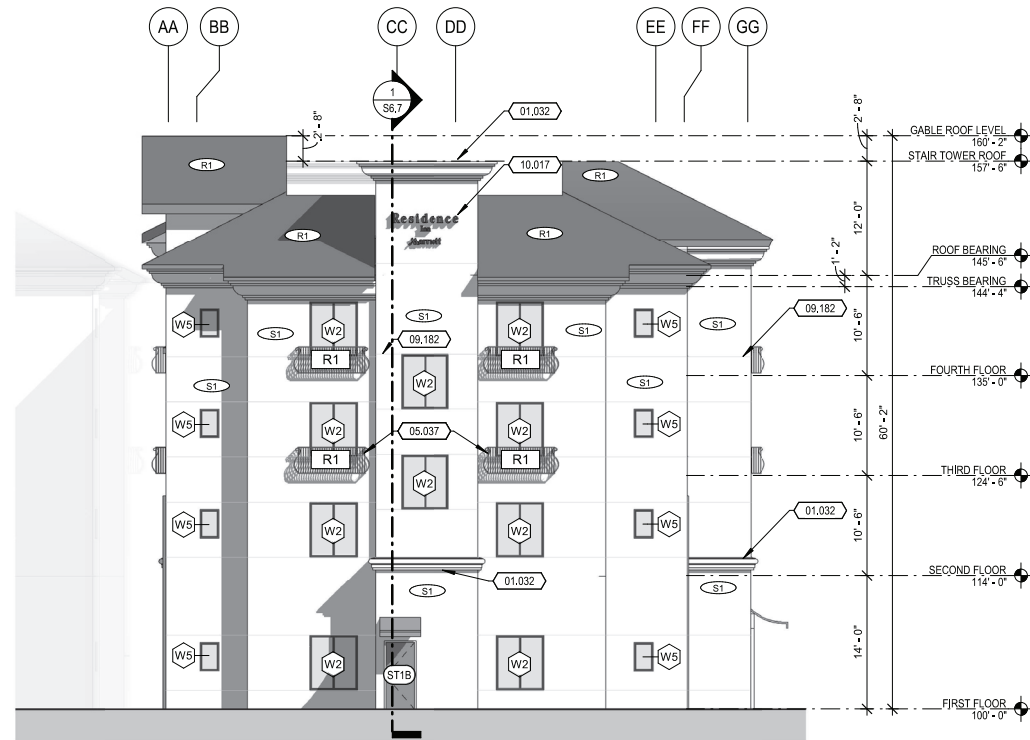
MATERIAL LEGEND

R1	CONCRETE ROOF TILE - RED
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S1	STUCCO - WESTERN 1-KOTE - CHINA WHITE (DYE-MIT COLOR CHART)
T1	4X4 CERAMIC TILE ACCENT - BLUE

EXHIBIT A7 - RESIDENCE INN EXTERIOR COLOR ELEVATIONS

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH



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	R1 - CONCRETE ROOF TILE - RED
	R2 - RAILINGS @ BALCONIES - GLOSSY BLACK
	S1 - STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRY-VIT COLOR CHART)
	T1 - 4X4 CERAMIC TILE ACCENT - BLUE

1 ADDITION NORTH ELEVATION
3/32" = 1'-0"

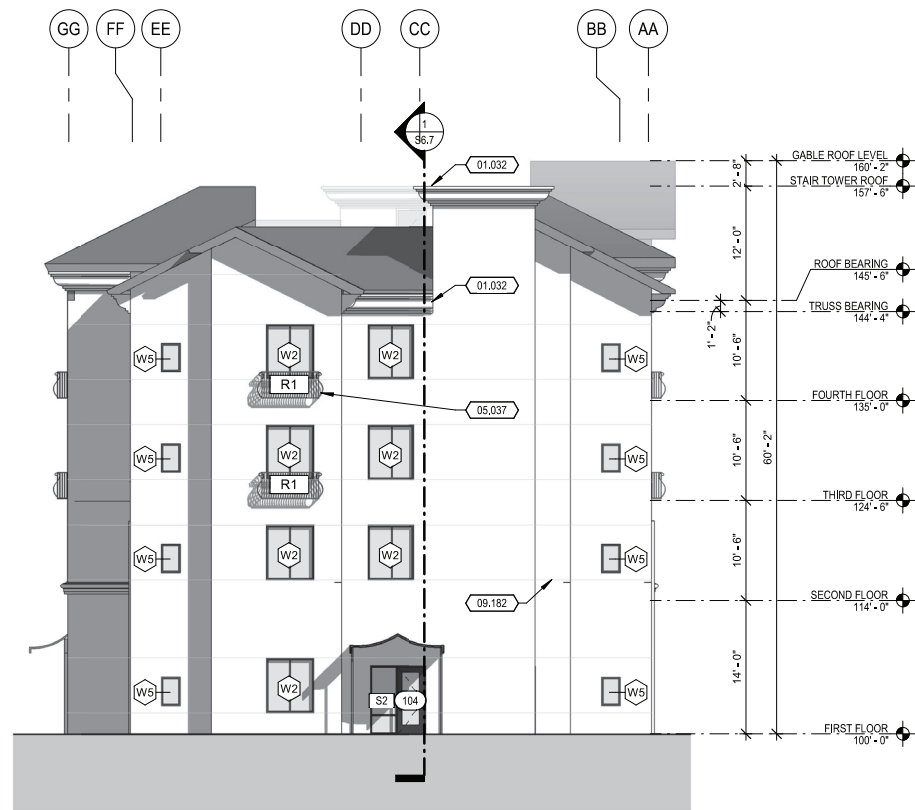


2 ADDITION EAST ELEVATION
3/32" = 1'-0"

EXHIBIT A8 - RESIDENCE INN EXTERIOR B&W ELEVATIONS

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH



KEYNOTE LEGEND

01.032	DECORATIVE CORNICE. REFER TO A3 SERIES SHEETS FOR CORNICE DETAILS.
05.037	DECORATIVE JULIET BALCONY. REFER TO A3.7 AND SPECIFICATIONS FOR RAILING DETAILS.
09.182	STUCCO CONTROL JOINT AS REQUIRED BY MANUFACTURER STANDARDS.
10.017	BUILDING MOUNTED BUILDING SIGNAGE. OWNER FURNISHED CONTRACTOR INSTALLED. CONTRACTOR SHALL PROVIDE REQUIRED BLOCKING FOR SIGN ANCHORING. COORDINATE POWER REQUIREMENTS AND CIRCUITING WITH SIGN MANUFACTURER.

MATERIAL LEGEND

	R1 - CONCRETE ROOF TILE - RED
	R2 - RAILINGS @ BALCONIES - GLOSSY BLACK
	S1 - STUCCO - WESTERN 1-KOTE - CHINA WHITE (DRY-VIT COLOR CHART)
	T1 - 4X4 CERAMIC TILE ACCENT - BLUE

3 ADDITION SOUTH ELEVATION
3/32" = 1'-0"



4 ADDITION WEST ELEVATION
3/32" = 1'-0"

EXHIBIT A8 - RESIDENCE INN EXTERIOR B&W ELEVATIONS

Residence INN
BY MARRIOTT

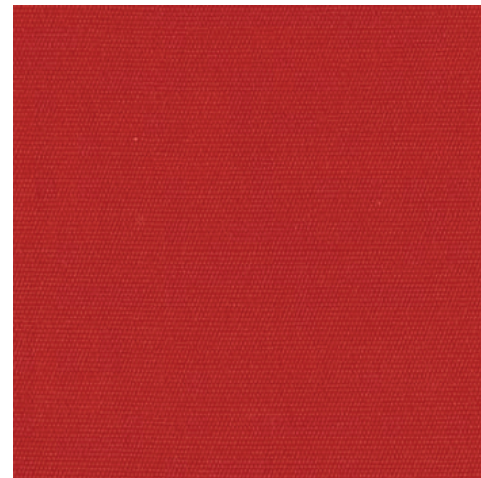
PHOENIX CHANDLER/SOUTH



Field Stucco
Western 1-Kote
Dryvit #310 China White (S1)



Concrete Roof Tile
Eagle Roofing Products
3125 Terracotta (R1)



Canvas Awning
Sunbrella Marine Grade
Cherry Red (A1)



Decorative Metal Railings
Hooks and Lattice
Glossy Black (R2)



Ceramic Tile Accent
Dal-Tile
Royal Blue (T1)

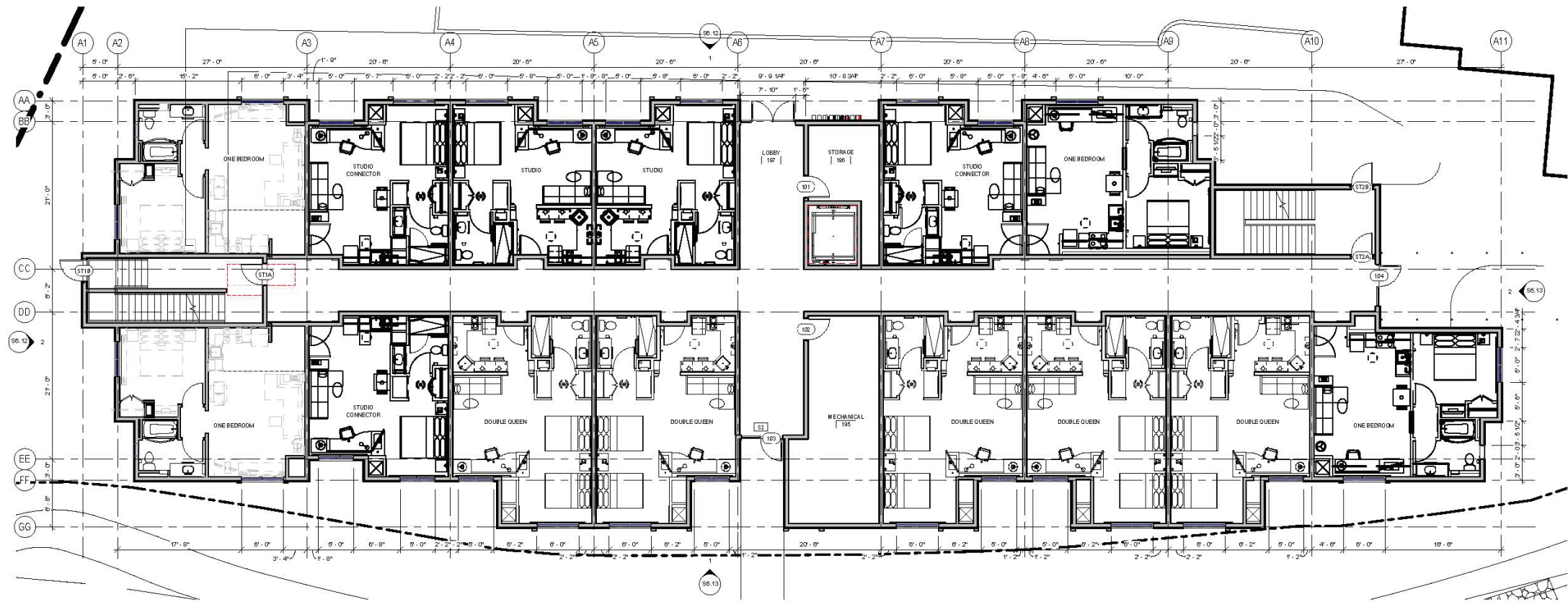


6' HIGH CMU WALL WITH STUCCO FINISH BOTH SIDES PAINTED WHITE

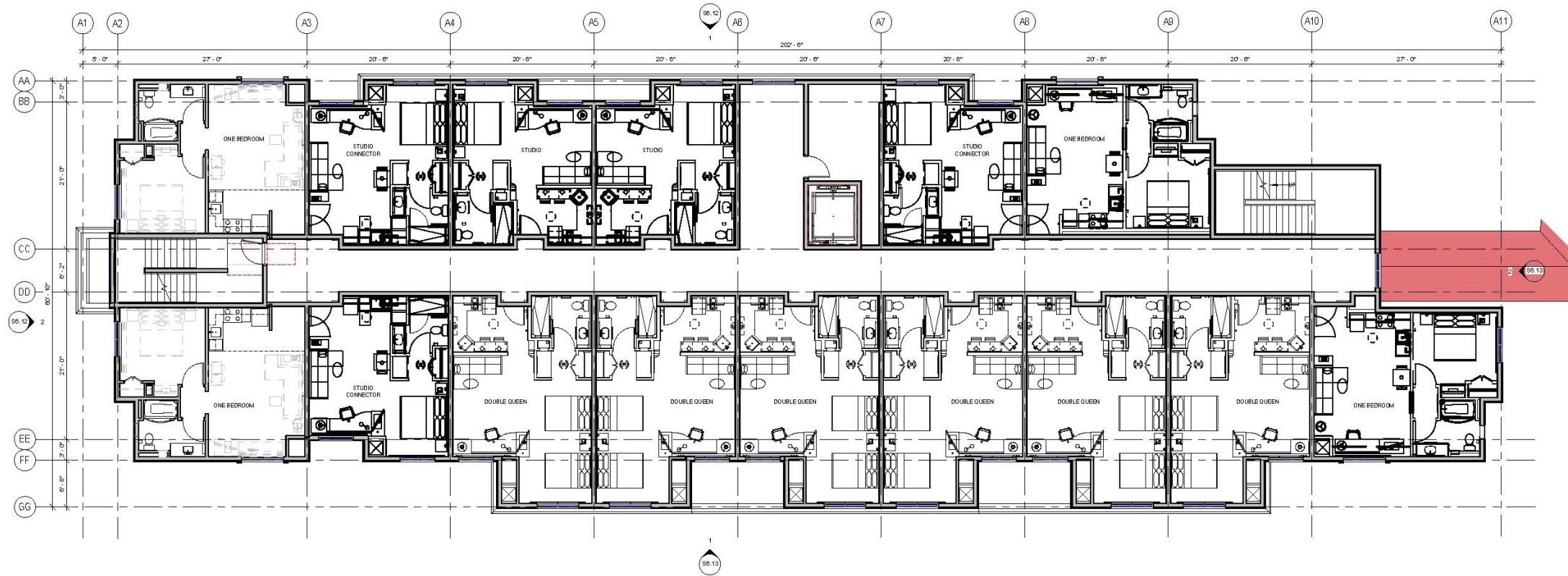
EXHIBIT A10 - DIVIDING WALL BETWEEN VALERIO & RESIDENCE INN

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH



1 ADDITION FIRST FLOOR
1/8" = 1'-0"

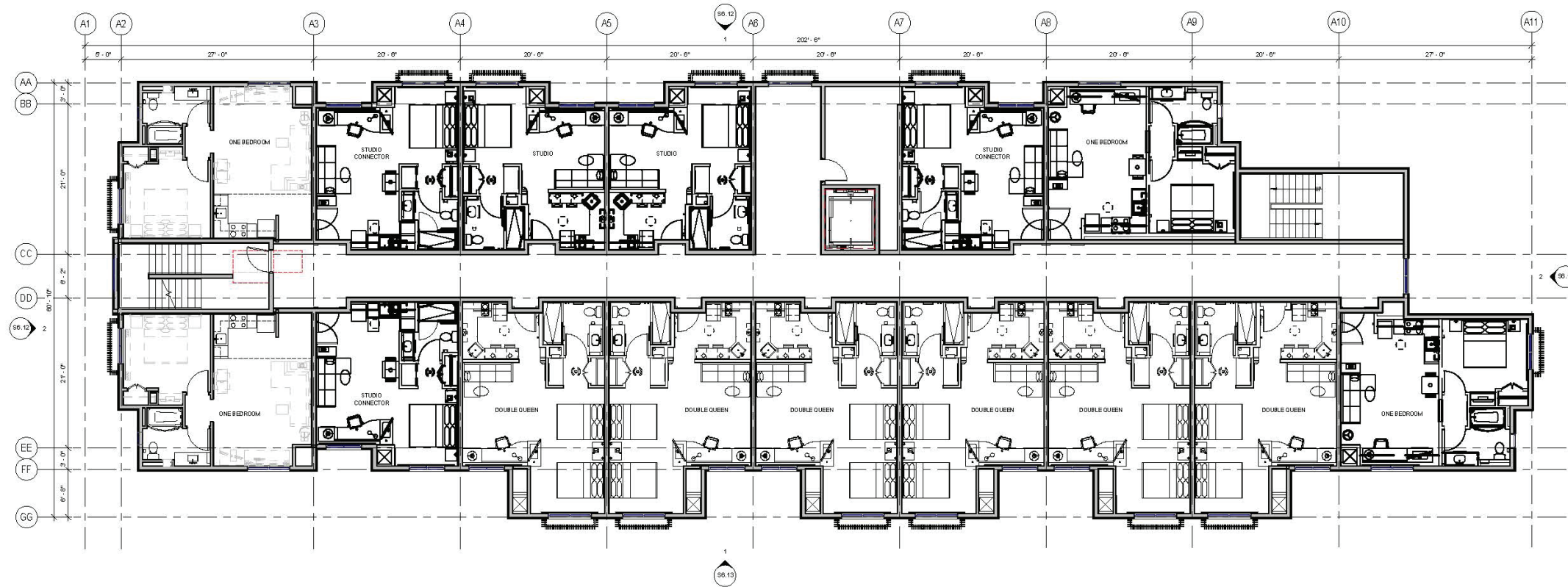


2 ADDITION SECOND FLOOR
1/8" = 1'-0"

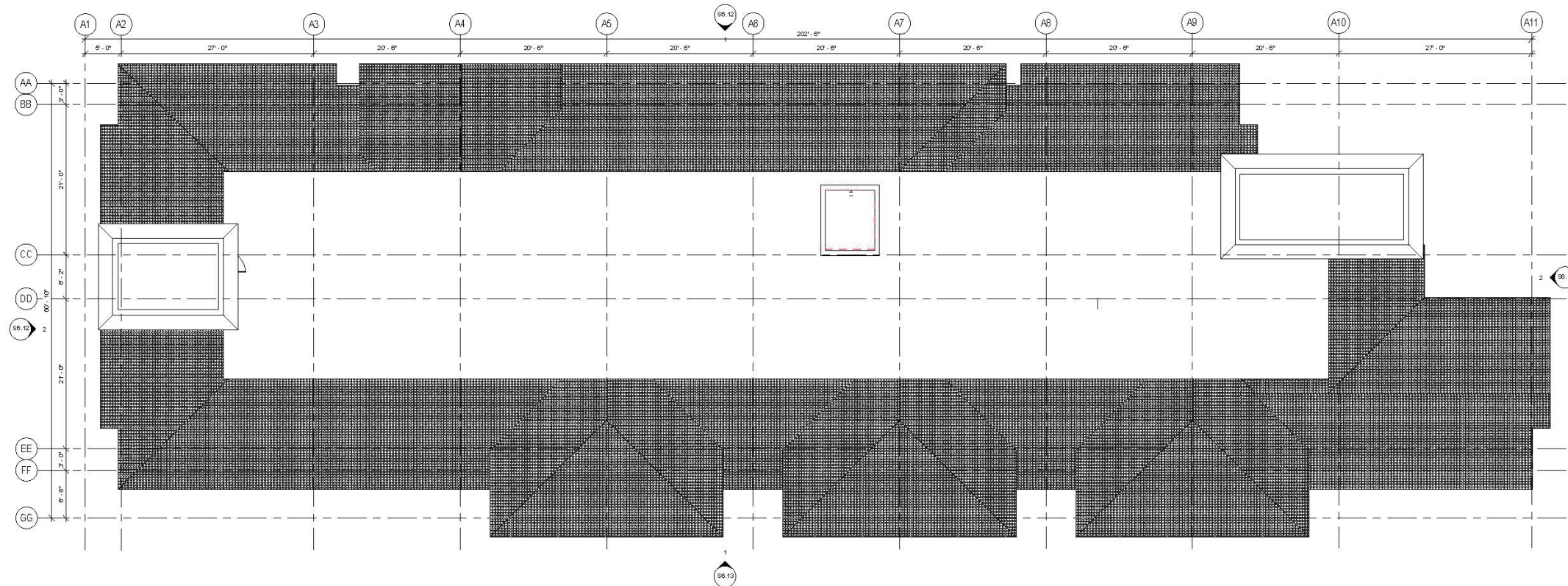
EXHIBIT A11 - RESIDENCE INN FLOOR PLANS - BUILDING ADDITION

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH



1 ADDITION THIRD AND FOURTH FLOOR
1/8" = 1'-0"



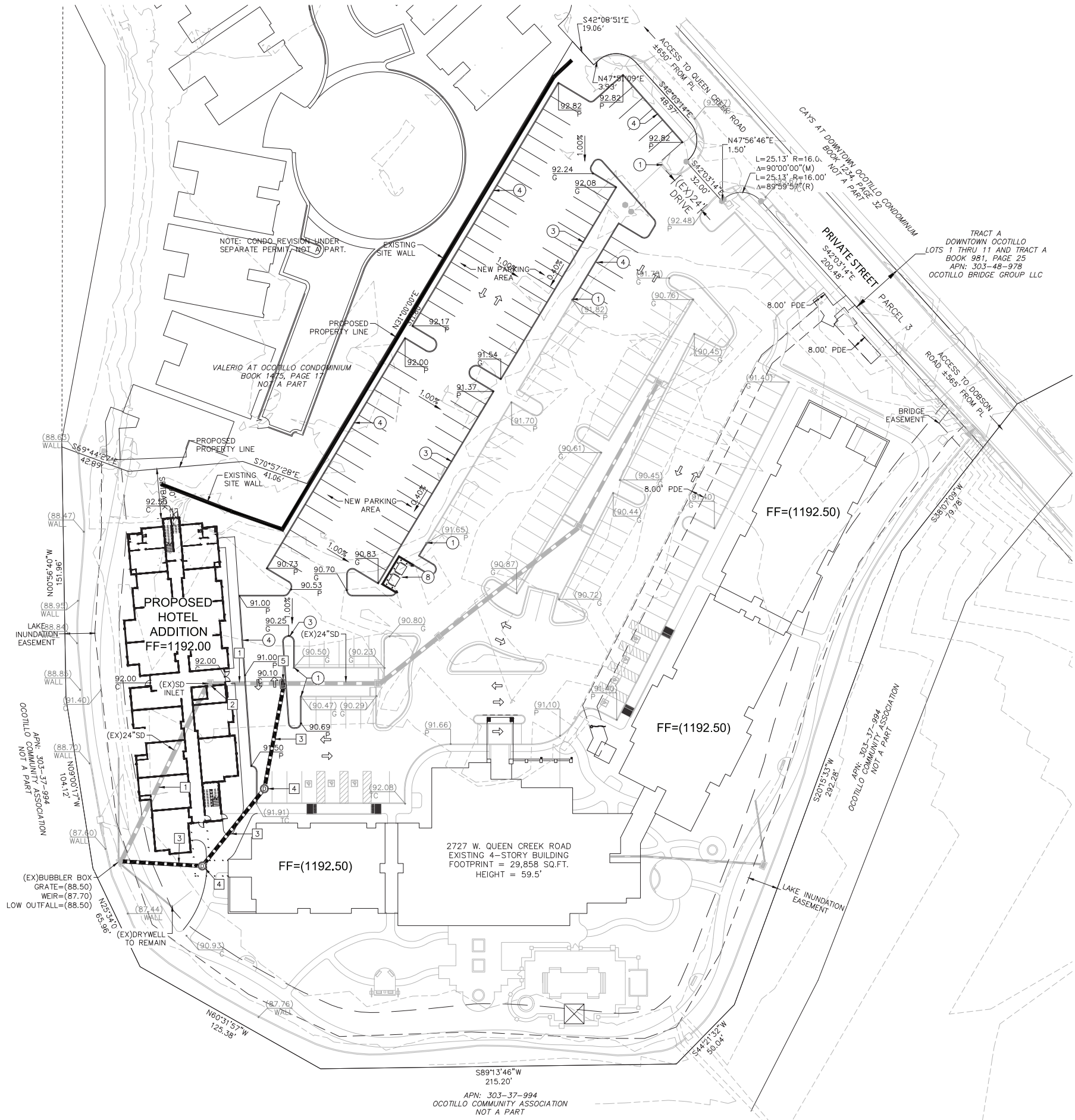
2 ADDITION ROOF PLAN
1/8" = 1'-0"

EXHIBIT A11 - RESIDENCE INN FLOOR PLANS - BUILDING ADDITION

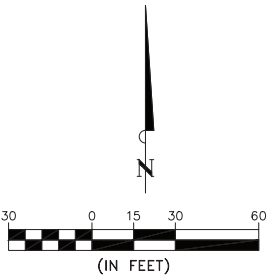
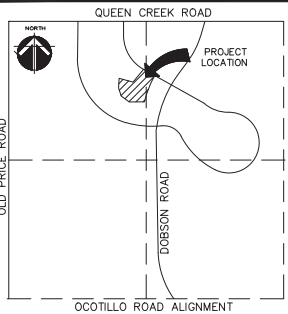
Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH

EXHIBIT A12 - RESIDENCE INN G&D PLAN



VICINITY MAP: SCALE: N.T.S.



CONSTRUCTION NOTES

1. SAWCUT AND MATCH FLUSH WITH EXISTING.
2. INSTALL ASPHALT PAVEMENT.
3. INSTALL CONCRETE CURB AND GUTTER.
4. INSTALL CONCRETE VERTICAL CURB.
5. INSTALL CONCRETE SIDEWALK.
6. INSTALL SIDEWALK ACCESS RAMP.
7. INSTALL SITE WALL.
8. INSTALL TRASH ENCLOSURE.

STORM DRAIN CONSTRUCTION NOTES

1. REMOVE EXISTING STORM DRAIN INLET.
2. REMOVE EXISTING STORM DRAIN.
3. INSTALL 24\"/>

DRAINAGE STATEMENT

IN ACCORDANCE WITH THE DRAINAGE REPORT FOR DOWNTOWN OCOTILLO PARCEL 9, STORMWATER STORAGE IS PROVIDED IN THE EXISTING LAKE FOR THE DEVELOPMENT.

THIS PROJECT WILL RELOCATE EXISTING STORM DRAIN LOCATED WITHIN THE FOOTPRINT OF THE PROPOSED HOTEL ADDITION.

DRYWELLS ARE PROVIDED FOR DISSIPATION OF STORMWATER WITHIN STORM DRAIN AND DRAWDOWN OF THE LAKE AFTER A STORM EVENT. DRYWELLS WERE PROVIDED BASED ON A DESIGN INFILTRATION RATE OF 0.1 CFS. AS-BUILT RECORDS/TESTING INDICATE AN INFILTRATION RATE OF 0.3 CFS. AS SUCH, IT IS NOT ANTICIPATED THAT ADDITIONAL DRYWELLS WILL BE REQUIRED.

Residence INN
BY MARRIOTT

PHOENIX CHANDLER/SOUTH