

**LOCATION**

1436 SOUTH CRISON ROAD, MESA, AZ
(SUBMITTAL ADDRESS = 1432 S. CRISON ROAD)
LOT 5
PARCEL NO: PORTION OF 220-80-000B 4 PORTION OF 220-80-000H

ZONING

PREV. ZONING CASE NO: ZON8-00149
PEP-PAD
SITE AREA = 148259 SF. = 3.4 AC
BUILDING FOOTPRINT
FIRST FLOOR GROSS = 10620 SF.
PORTE COCHERE = 950 SF.
STORAGE BUILDING = 203 SF.
TOTAL BUILDING FOOTPRINT = 19,713 SF
SITE COVERAGE = 13.3 %

BUILDING AREA *	
1ST FLOOR :	18,010 SF.
2ND FLOOR :	16,163 SF.
3RD FLOOR :	17,569 SF.
4TH FLOOR :	17,569 SF.
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TOTAL BUILDING AREA *	69,311 SF.

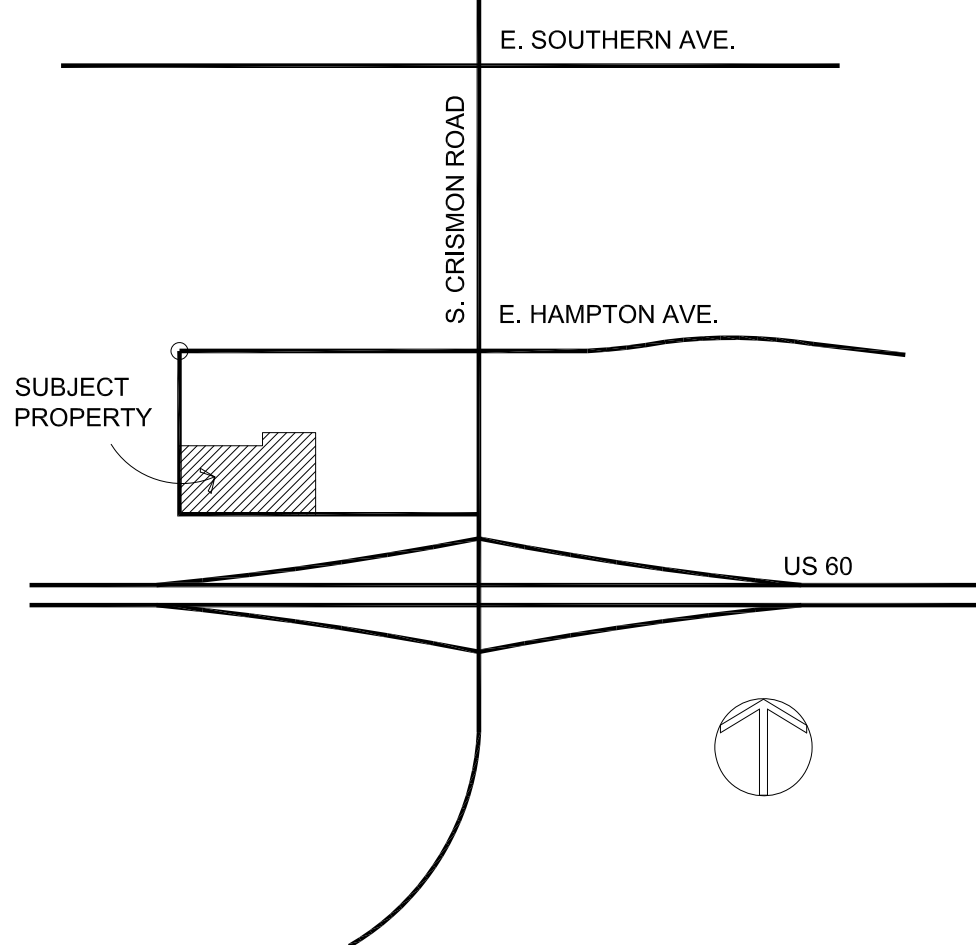
LANDSCAPE AREA PROVIDED = 58,704 SF. = 39.5%

PARKING

GUEST ROOMS =	130
HOTEL PARKING REQ. =	130
LOBBY BAR	
INDOOR AREA= 500 SF.	
PARKING REQUIRED =	1
PATIO AREA = 760 SF.	
PARKING REQUIRED =	4
<hr/>	
TOTAL PARKING REQUIRED =	141
PARKING PROVIDED =	145

ACCESSIBLE PARKING REQUIRED = 6
ACCESSIBLE PARKING PROVIDED = 6
ELECTRIC VEHICLE CHARGING STATIONS
OVERSIZED SPACES PROVIDED = 2
COMPACT SPACES = 0
BICYCLE PARKING SPACES REQUIRED
BICYCLE PARKING SPACES PROVIDED

VICINITY MAP



PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

LAMB ARCHITECTS
7114 E. STETSON DRIVE, SUITE 350
SCOTTSDALE, ARIZONA 85251
P: (480) 994-5262 F: (480) 994-9005

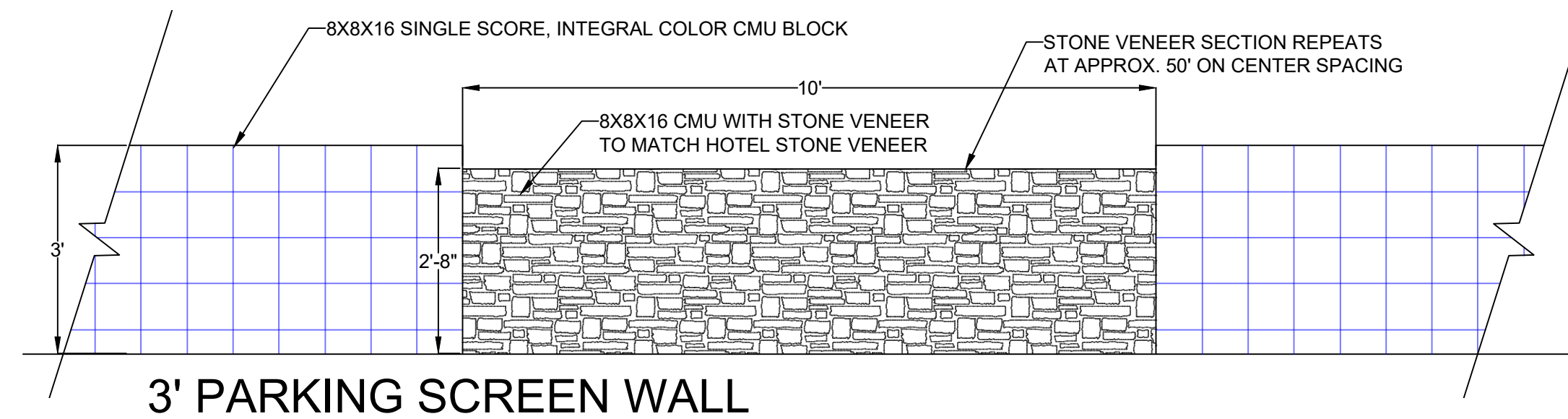
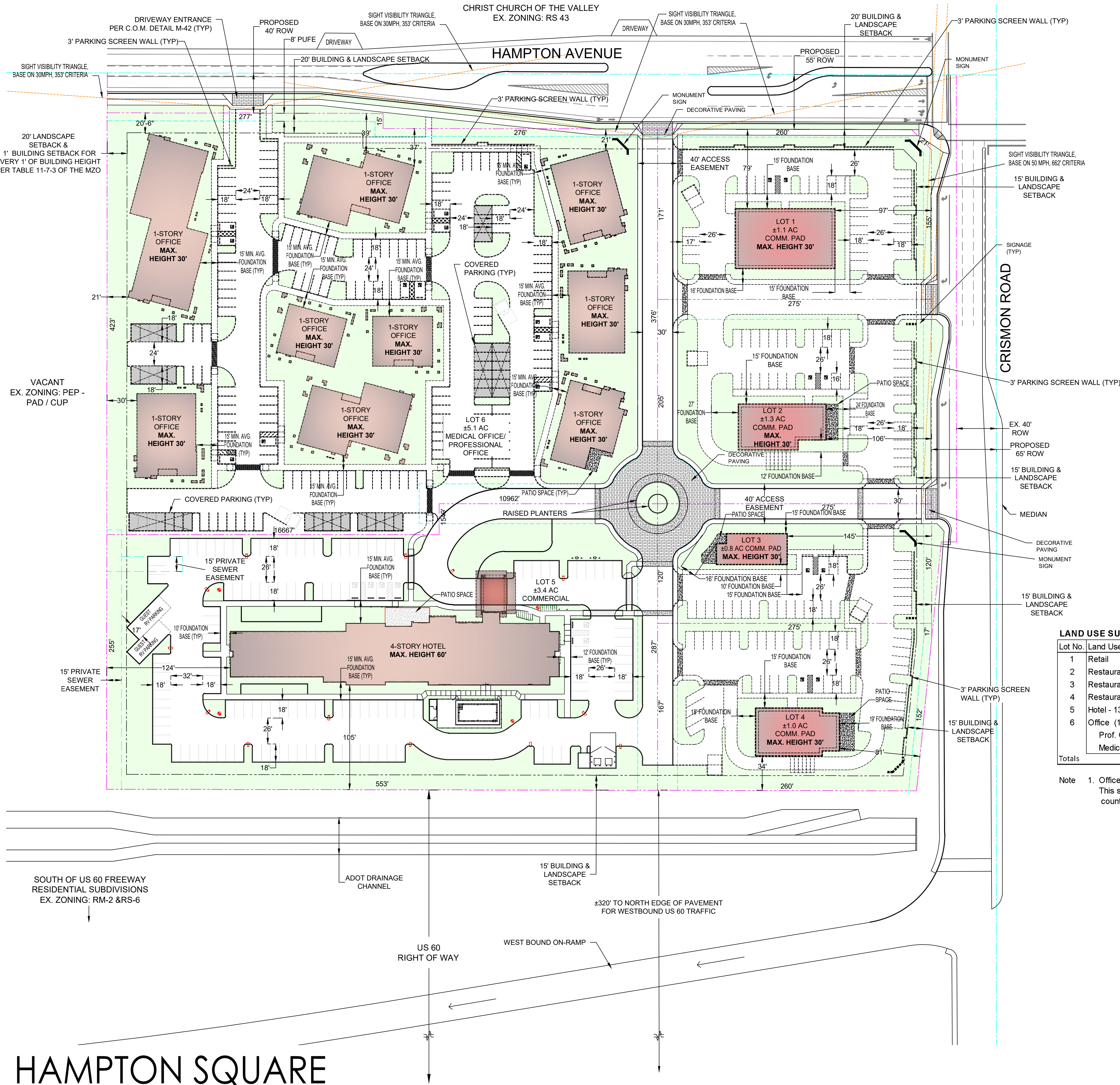


A NEW
Hampton Inn & Suites.
1456 S. CRIMAON ROAD, MESA AZ
FOR
VIRTUA CRISMON HOTEL, LLC

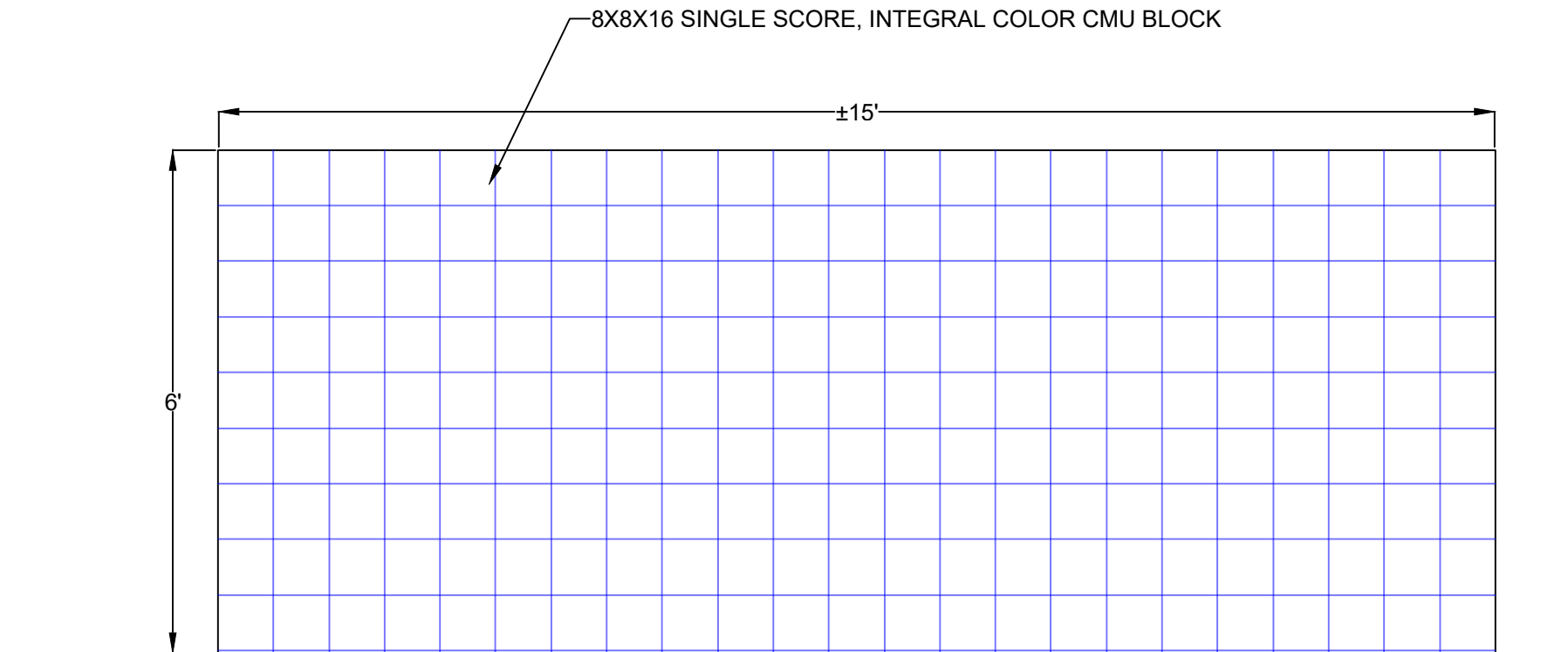
PRELIMINARY HOTEL SITE PLAN

[illegible]

A1.0



SCALE: 1/2"=1'



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GENERAL NOTES

- ALL STREET IMPROVEMENTS FINAL DESIGN AND CONSTRUCTION TO BE PER ALL CITY OF MESA ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND MESA STANDARD DETAILS AND SPECIFICATIONS.
- THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION, LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M-62.01 THROUGH M-62.07
- THE FIRST PHASE WILL BE REQUIRED TO INSTALL ALL PERIMETER IMPROVEMENTS FOR THE OVERALL SITE, INCLUDING ALONG CRISMON ROAD AND HAMPTON AVENUE.

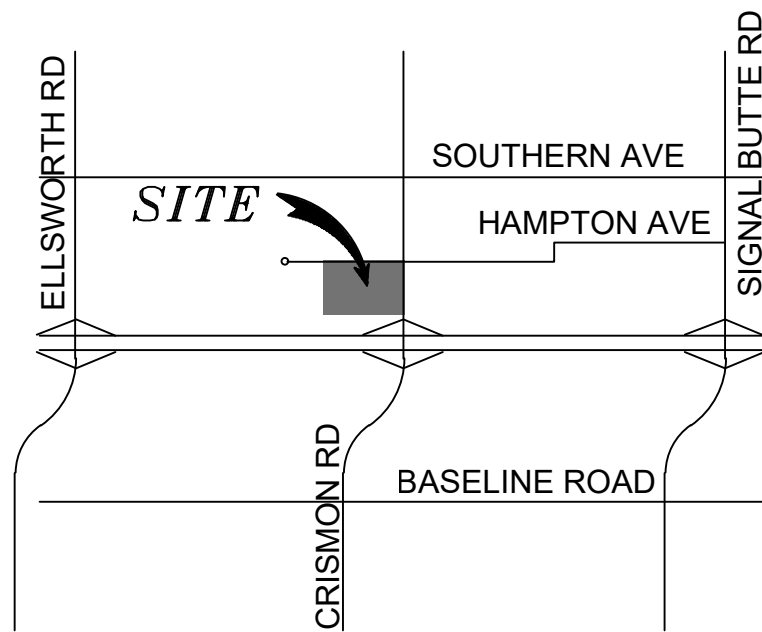
LAND USE SUMMARY

Lot No.	Land Use	Lot Area (Ac.)	Building SF	Pkg Req'd	Pkg Prov.	Coverage	FAR
1	Retail	1.1	6,500	18	32	12.4%	0.12
2	Restaurant - FF	1.3	4,000	41	41	7.1%	0.07
3	Restaurant - FF	0.8	2,400	27	27	6.0%	0.07
4	Restaurant - FF	1.0	3,900	40	40	9.4%	0.09
5	Hotel - 130 Units	3.4	69,311	141	145	13.3%	0.47
6	Office (1)	5.1		173	173	29.0%	0.29
	Prof. Office		16,233	44	44		
	Medical Office		30,146	151	150		
Totals		12.7	132,490	440	458	15.0%	0.24

Note 1. Office uses require 1 covered parking space per office or suite plus 1 add'l space. This site conceptual plan for Lot 6 indicates 43 covered spaces. Final required count and placement will be resolved with Design Review Approval for Lot 6.

Dimension Requirements and

Bulk Regulations:	Current PAD	PAD Amendment
Minimum Site Area:	.75 acre	.75 acre
Minimum Lot Width:	100 ft	100 ft
Minimum Lot Depth:	100 ft	100 ft
Maximum Building Height:		
Lots 1-4 Commercial Pads	30 ft	Plan Specific
Lot 5 Hotel	45 ft	Plan Specific
Lot 6 Office / Commercial	30 ft	Plan Specific
Minimum Building Setbacks		
Crismon Road:	15 ft	15 ft
Hampton Avenue:	20 ft	20 ft
US 60:	15 ft	15 ft
West PAD Boundary	20 ft	20 ft
Minimum Landscape Setbacks:		
Crismon Road:	15 ft	15 ft
Hampton Avenue:	20 ft	20 ft
US 60:	15 ft	15 ft
West PAD Boundary	20 ft	20 ft
Site Coverage	13-16%	14-18%
Floor Area Ratio	.26 - .30	.26 - .30



VICINITY MAP
NTS

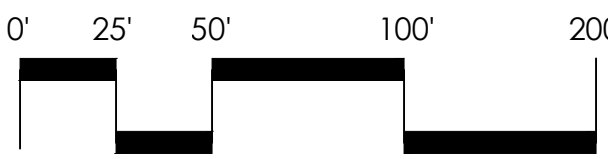


HAMPTON SQUARE

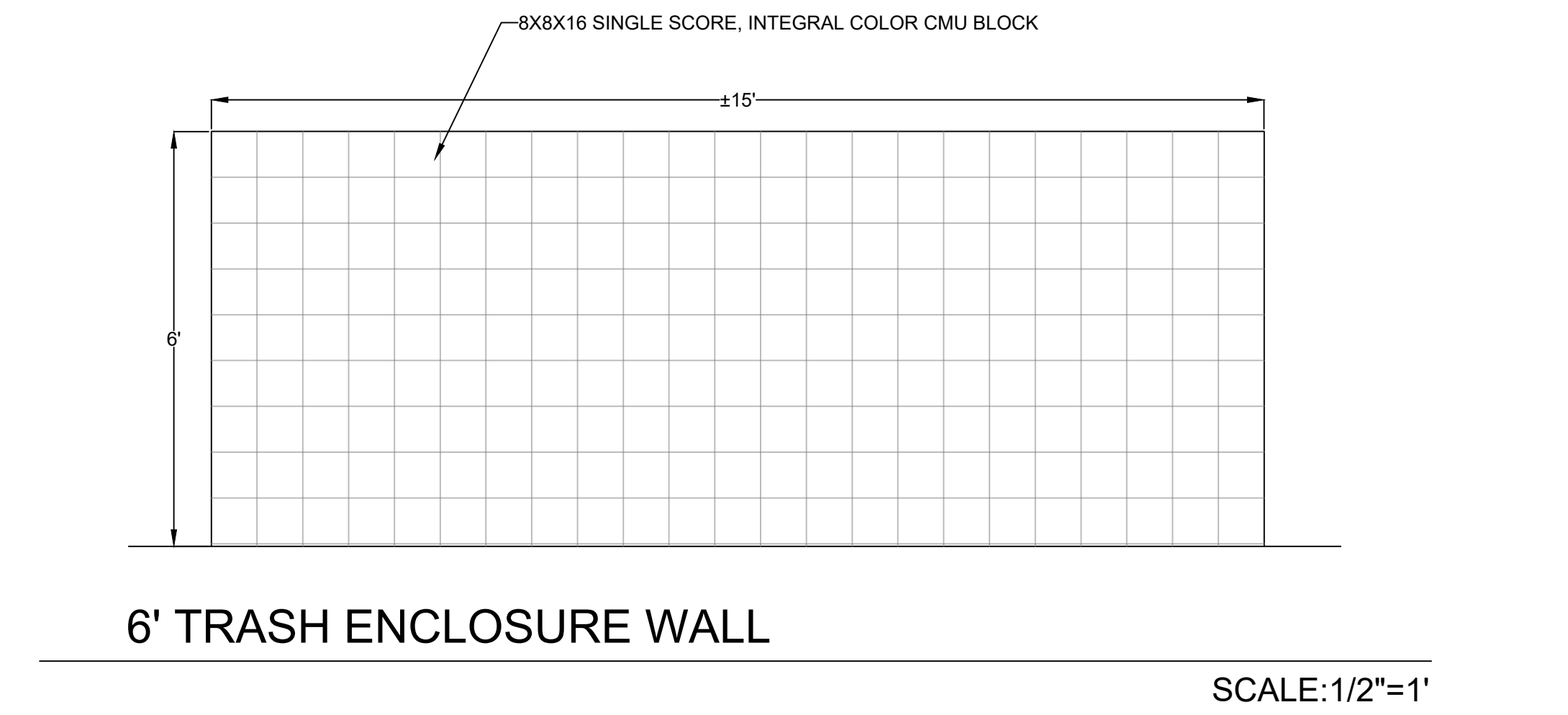
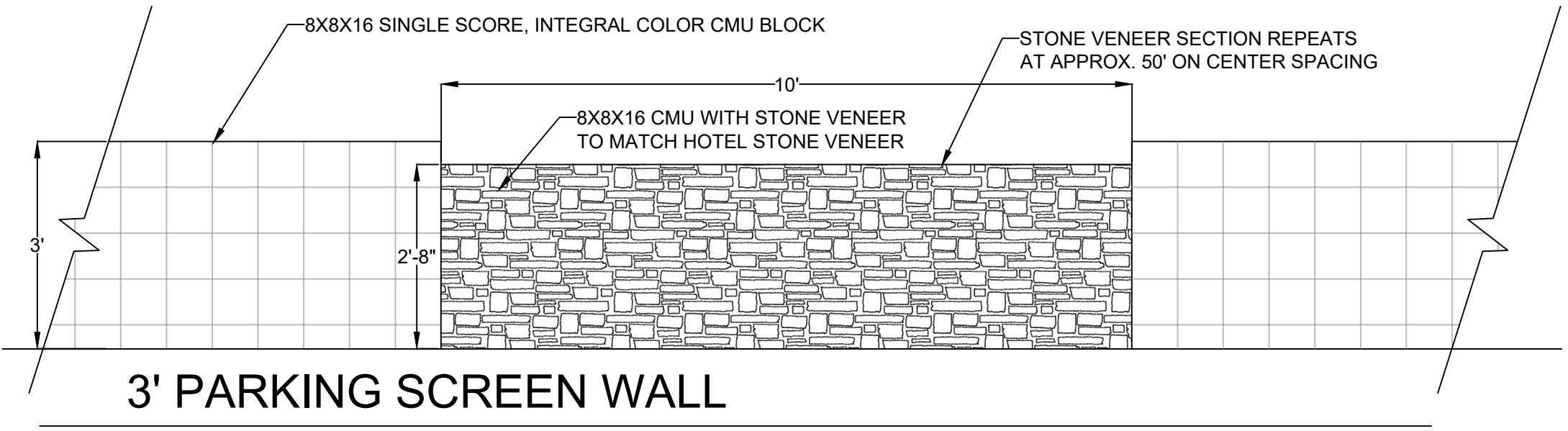
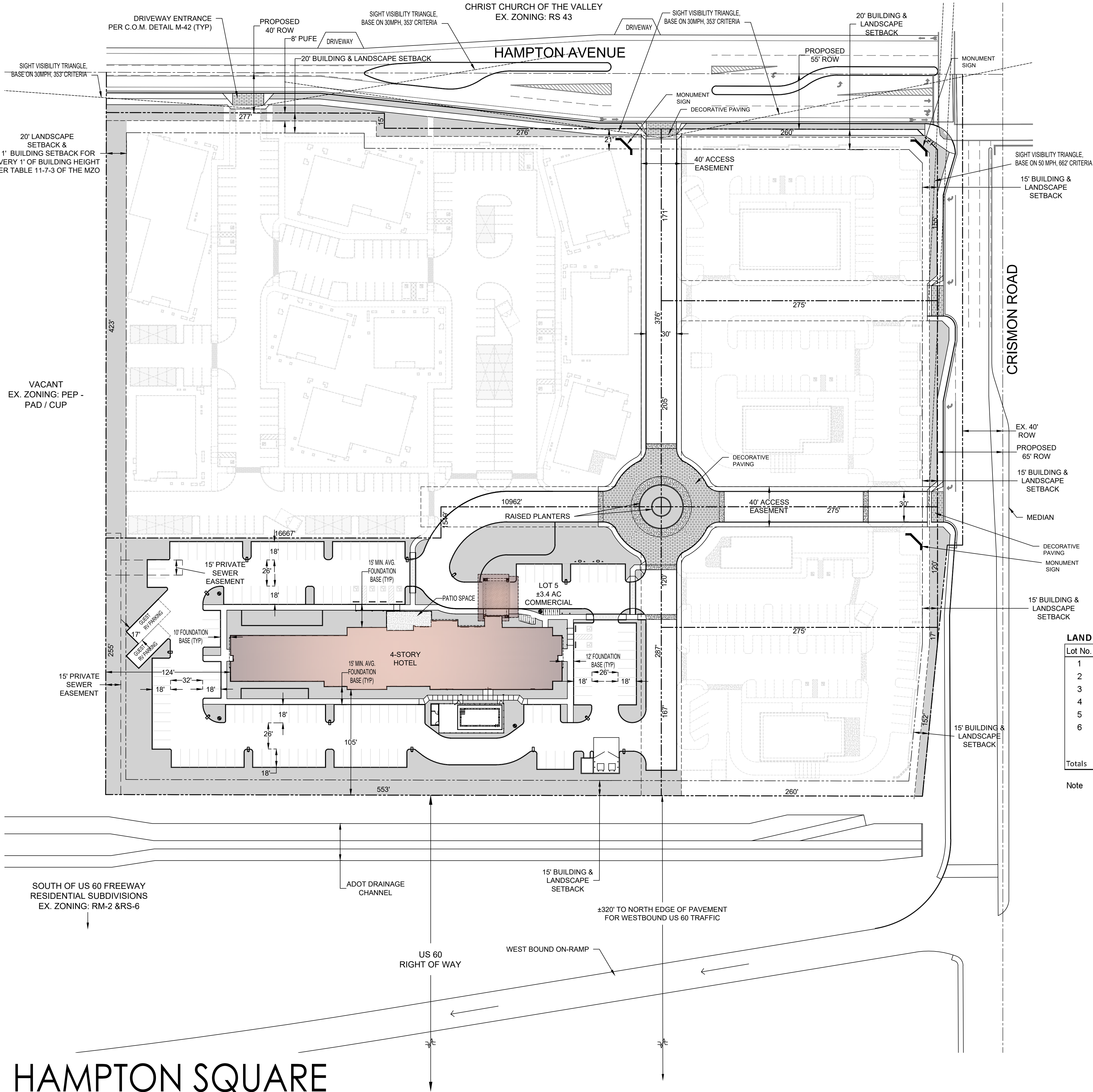
MESA, AZ
PREPARED FOR: CRISMON BFC, LLC

DEVELOPMENT SITE PLAN

SCALE: 1" = 50'
DATE: 5.13.19
GPLA JOB# 17055



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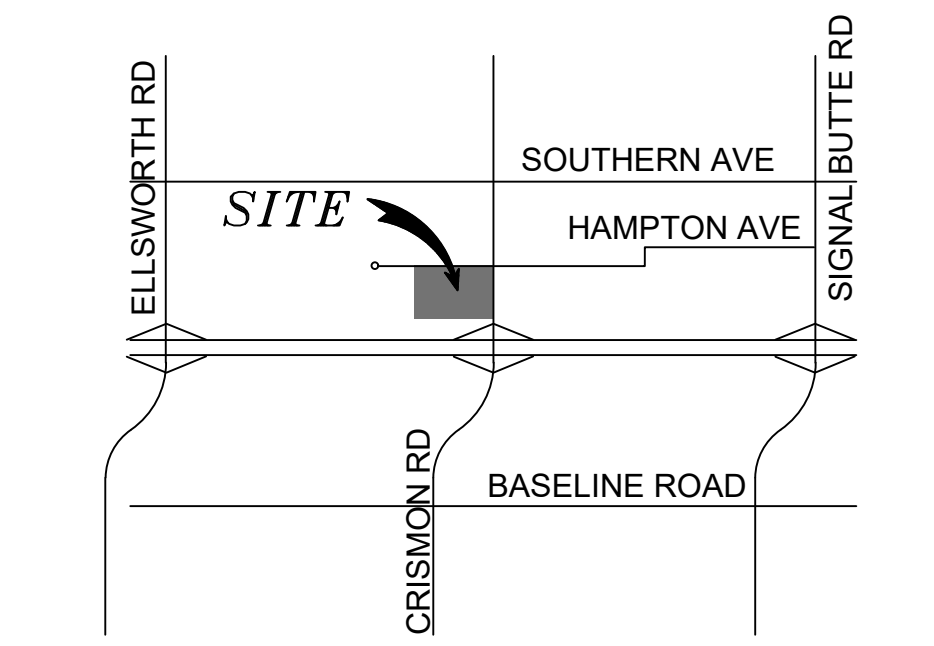


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HAMPTON SQUARE

MESA, AZ
PREPARED FOR: CRISMON BFC, LLC

VICINITY MAP
NTS

North

PHASE 1
DEVELOPMENT SITE PLAN

SCALE: 1" = 50'
DATE: 4.29.19
GPLA JOB# 17055

0' 25' 50' 100' 200'

NORTH

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