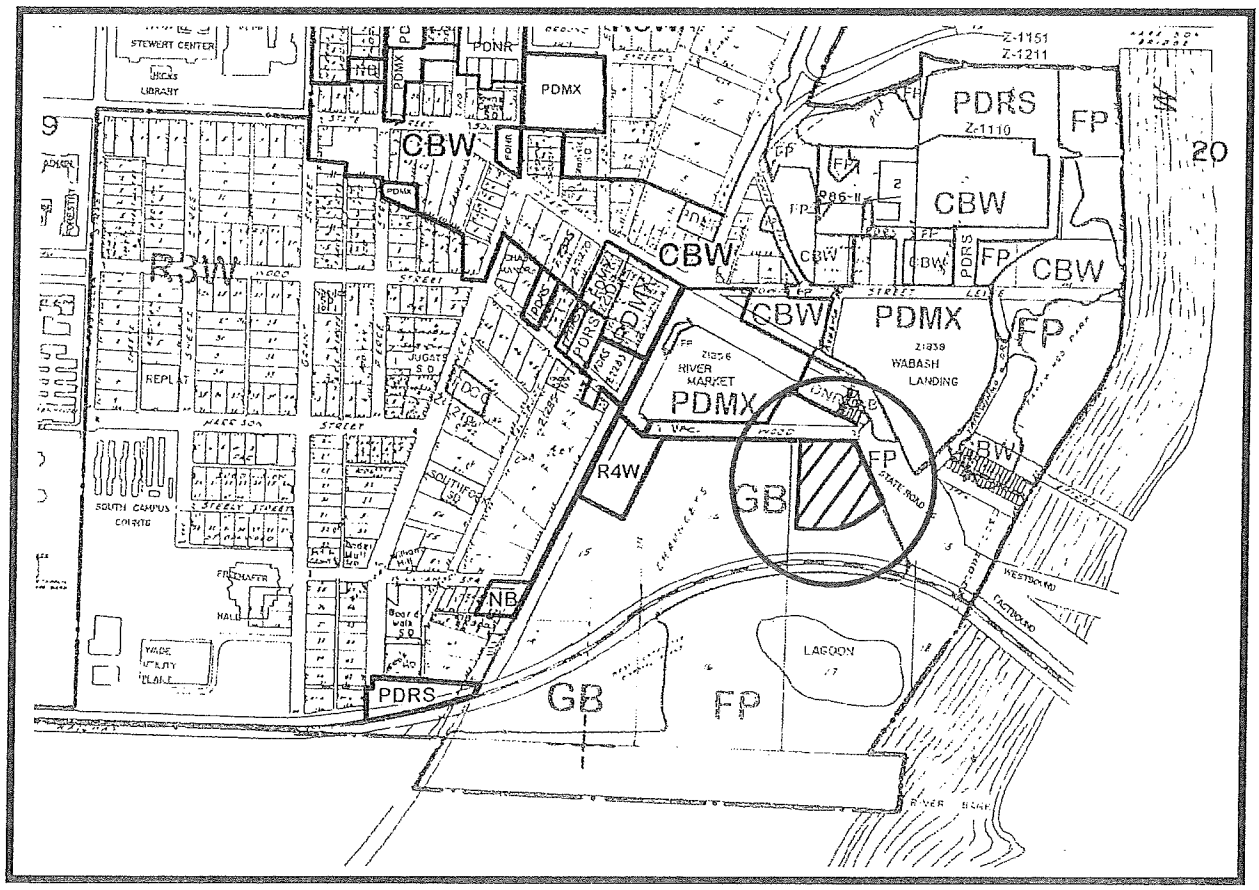
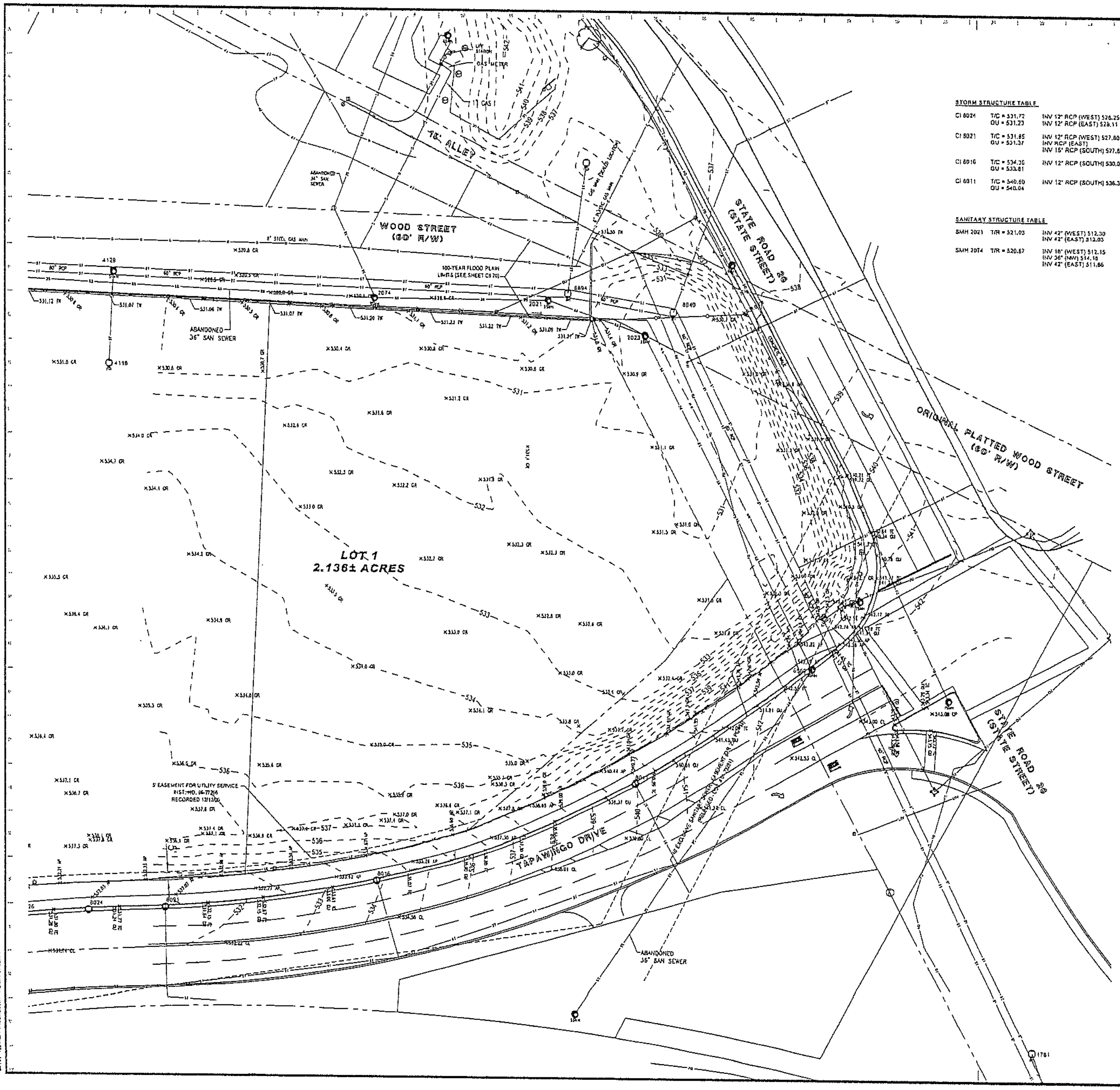
Z-2530
MHG HOTELS, LLC
Sanjay Patel (Hampton Inn and Suites PD)
(GB to PNDR)

STAFF REPORT
July 11, 2013





STORM STRUCTURE TABLE

CI 8024	T/C = 531.72 OU = 531.23	INV 12" RCP (WEST) 526.25 INV 12" RCP (EAST) 528.11
CI 8021	T/C = 531.85 OU = 531.37	INV 12" RCP (WEST) 527.80 INV RCP (EAST) INV 15" RCP (SOUTH) 527.80
CI 8016	T/C = 534.30 OU = 533.81	INV 12" RCP (SOUTH) 530.05
CI 8011	T/C = 540.60 OU = 540.04	INV 12" RCP (SOUTH) 536.33

SANITARY STRUCTURE TABLE

SMH 2021	T/R = 521.03	INV 42" (WEST) 512.30 INV 42" (EAST) 512.03
SMH 2074	T/R = 520.67	INV 18" (WEST) 512.15 INV 36" (NW) 514.16 INV 42" (EAST) 511.86

NOTES

1) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

2) THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

3) NO REGULATED OPEN DRAINS OR REGULATED DRAINAGE TILES WERE OBSERVED UNLESS OTHERWISE SHOWN ON THE ATTACHED PLAT. UNDERGROUND REGULATED DRAINAGE TILES MAY EXIST ON THE SURVEYED PARCEL. THE APPROPRIATE GOVERNMENT AGENCIES SHOULD BE CONSULTED REGARDING THE POSSIBILITY OF REGULATED DRAINS, PRIOR TO ANY DESIGN OR CONSTRUCTION INVOLVING THIS PROPERTY.

4) NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON AND ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. FISHER AND ASSOCIATES, PC, AND THE SURVEYOR DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, LOCATIONS THAT ARE MORE PRECISE SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.

5) THE LOCATIONS OF UNDERGROUND STORM AND SANITARY SEWERS ARE BASED ON AVAILABLE PIPE SIZE AND PIPE MATERIAL INFORMATION BETWEEN SUCCESSIVE STRUCTURES, WHERE AVAILABLE. WHEN NOT AVAILABLE THE LOCATIONS OF UNDERGROUND STORM AND SANITARY SEWERS WAS TAKEN FROM INFORMATION CONTAINED IN THE RECORD DRAWINGS.

6) ALL INFORMATION DERIVED OR ACQUIRED FROM ANY GOVERNMENT AGENCY OR OTHER THIRD-PARTY SOURCE IS SUBJECT TO ANY UNCERTAINTIES OR DEFECTS THAT EXIST AS PROVIDED BY THAT SOURCE. NEITHER FISHER AND ASSOCIATES, PC, NOR THE SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION PROVIDED BY A THIRD PARTY SOURCE INCLUDING, BUT NOT LIMITED TO UNDERGROUND UTILITY LOCATIONS, FLOOD HAZARD ZONES, FLOODWAY ZONES, WETLAND LOCATIONS, ZONING, AND REGULATED DRAINS.

7) SINCE THE DATE OF THIS SURVEY CONDITIONS MAY HAVE OCCURRED THAT ARE BEYOND THE KNOWLEDGE OR CONTROL OF JOHN E. FISHER & ASSOCIATES, PC OR THE UNDERSIGNED SURVEYOR, AND MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

BENCHMARKS

CP 103 (ELEV. 538.14)	A CROSS CUT IN THE CENTER OF THE SIDEWALK ALONG STATE STREET.
CP 6883 (ELEV. 531.99)	A MAGNAIL LOCATED ON THE EAST SIDE OF THE DRIVE APRON AND THE NORTH EDGE OF THE ASPHALT TRAIL NORTH OF CI 8026.
CP 8482 (ELEV. 533.10)	A CROSS CUT LOCATED ON THE ISLAND AT SOUTH RIVER ROAD AND TAPAWINGO DRIVE.
CP 8484 (ELEV. 534.08)	A CROSS CUT LOCATED ON THE SOUTH RADIUS OF THE DRIVE TO THE EAST OFF SOUTH RIVER ROAD, NORTH OF TAPAWINGO DRIVE.

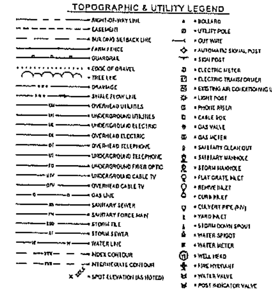
FLOOD ELEVATION NOTE

PER CORRESPONDENCE WITH THE TIPPECANOE COUNTY AREA PLAN COMMISSION, AND THE INDIANA DEPARTMENT OF NATURAL RESOURCES, REGARDING REZONING OF THIS PROPERTY IN 2001, THE 100-YEAR FLOOD ELEVATION FOR THIS PROPERTY HAS BEEN ESTABLISHED AT 530.5 FEET ABOVE MEAN SEA LEVEL, PER NATIONAL GEODETIC VERTICAL DATUM 1988.

THE 100-YEAR REGULATORY FLOOD ELEVATIONS AND FLOODPLAIN LIMITS SHOWN ON THIS PLAT ARE BASED ON A FLOOD CERTIFICATION BY JOHN E. FISHER & ASSOCIATES, P.C., COMMISSION NO. 91.59.25, DATED AUGUST 24, 2001.

AS DEFINED BY THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY SECTION 2-26-18 (A) BUILDINGS WITHIN 100 FEET OF A FLOODPLAIN (FLOODWAY FRINGE) SHALL COMPLY WITH THE FLOOD PROTECTION GRADE; WHICH IS DEFINED AS THE ELEVATION OF THE LOWEST FLOOR OF A BUILDING, INCLUDING THE BASEMENT, WHICH SHALL BE TWO FEET ABOVE THE ELEVATION OF THE REGULATORY FLOOD (100-YEAR FLOOD).

TOPOGRAPHIC & UTILITY LEGEND



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Fax (765) 447-0595
www.fisher-assoc.net

DRAWING REVISIONS

HAMPTON INN & SUITES PRELIMINARY PLAN

160 TAPAWINGO DRIVE
WEST LAFAYETTE, INDIANA

CERTIFIED BY:

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DRAWN BY :	TLP
CHECK BY :	KKB
DATE :	06/26/13
COMMISSION NO. :	12.55.6

SITE ANALYSIS

C903

Z-2530
MGH HOTELS, LLC
HAMPTON INN & SUITES PLANNED DEVELOPMENT
GB TO PDNR

Staff Report Addendum
AUGUST 15, 2013

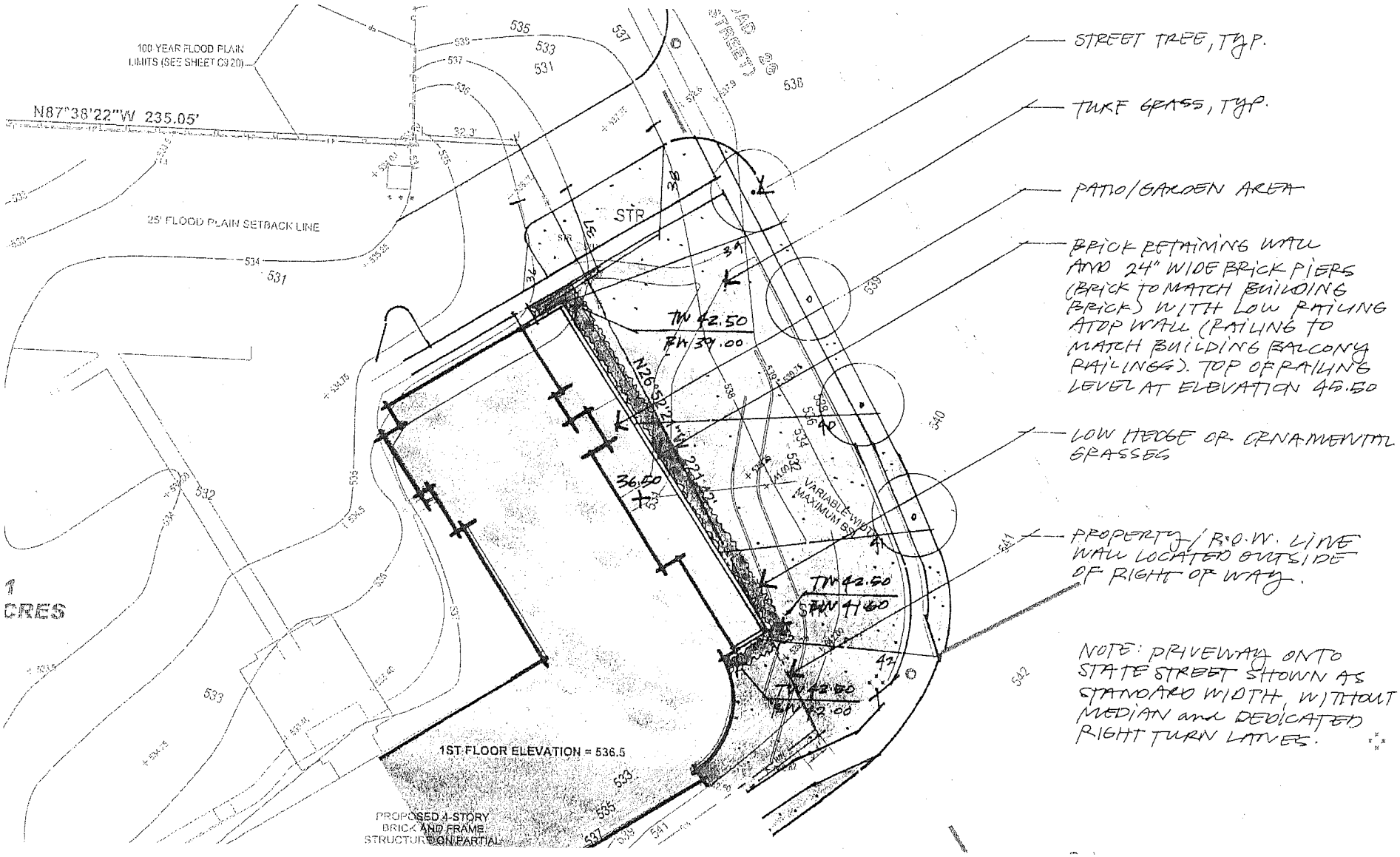
UPDATE OF CONDITION OF APPROVAL #8:

Condition #8 of the staff report shall be amended as follows:

Item #9 in the Project Narrative (Sheet C901) concerning the pedestrian plaza shall be amended as follows:

"As an enhancement to the streetscape in the area, and to provide both a focal point for this Project and a welcoming gateway opportunity space for the city, a public pedestrian plaza ("Plaza") will be created at street level as conceptually shown on the plans and more specifically shown on the **Exhibit** accompanying the **Staff Report Addendum** dated August 15, 2013. As part of the Final Detailed Plan submission, subject to the approval of the Administrative Officer, the hotel ownership shall submit plans for and build the foundational space on which the public plaza is to be constructed. The work of designing this foundational space shall be a collaborative effort between the city staff and its consultants and the hotel ownership. The hotel ownership shall be responsible for bearing the costs of the grading work, any necessary utility relocation work as well as installing retaining walls, railings, grass seeding and other items and features deemed necessary by the Administrative Officer to establish the foundational space on which the public plaza shall be constructed. In reaching an agreement on a final design of this foundational space, all reasonable efforts shall be made by the city staff and its consultants to minimize the costs to the hotel ownership of the design and construction work related to the establishment of this foundational space. As it is the intent of the rezone approval that the plaza's foundational space shall be established prior to the hotel opening for business, no Certificate of Occupancy shall be issued until the Administrative Officer is satisfied the plaza's foundational space is established. Once the plaza's foundational space is established, the City of West Lafayette shall be responsible for the costs of the design, construction and maintenance of the plaza itself and of the elements and features that shall fill the plaza space including but not limited to planters, landscaping, hardscape, signage, fountains, seating and lighting. The city staff and its consultants shall solicit comment from the hotel ownership on the final design of these plaza elements and features in order to achieve the goal of creating both a welcoming gateway to the city and an attractive focal point for the hotel."

Suggested Plan Modifications



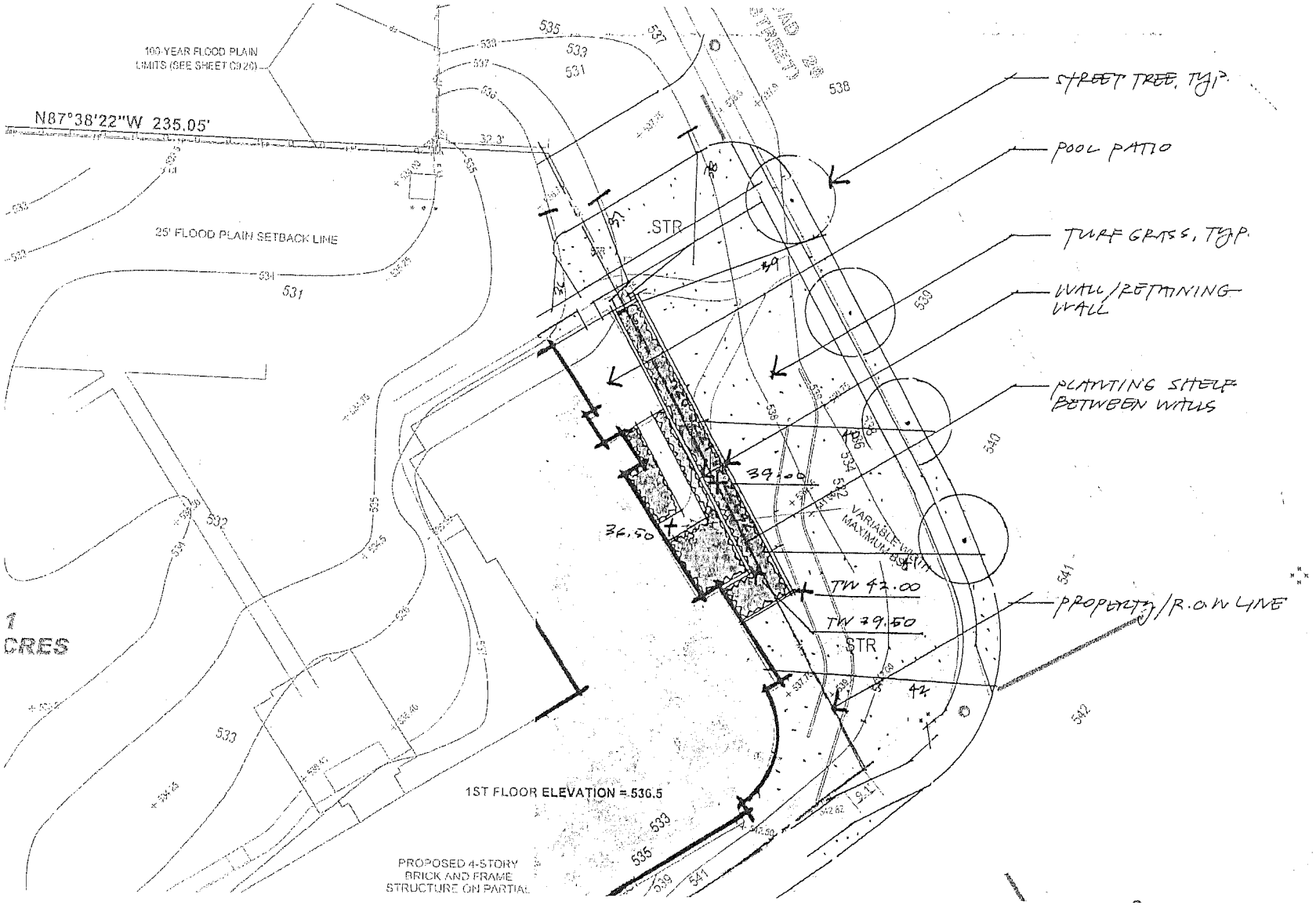
STATE STREET CONTEXT

6/26/2013

0 15' 30' 90' 270'

MKSK

Suggested Plan Modifications



STATE STREET CONTEXT

8/7/2013

0 15' 30' 90' 270'

MKSK

Z-2530
MGH HOTELS, LLC
HAMPTON INN & SUITES PLANNED DEVELOPMENT
GB TO PDNR

Staff Report
JULY 11, 2013

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting PDNR zoning on approximately 2 acres in the City of West Lafayette for a 4-story Hampton Inn & Suites hotel containing 105 rooms with a 105-space parking lot. The property is located at the southwest corner of the intersection of State Street and Tapawingo Drive, West Lafayette; Wabash 19(SE) 23-4 and Wabash 20(SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned GB as are the remaining undeveloped, non-floodplain properties on this block bounded by State Street, Tapawingo Drive and S. River Road. Apart from the FP zoned properties in the central portion of the block, three relatively recent rezone actions have taken place on this block. The most significant is River Market Planned Development, zoned PDMX and approved in 1999, which continued the urban mixed-use transformation of the Levee begun with Wabash Landing just a few years earlier. The other rezones include the Speedway planned development Z-2242 (zoned PDNR and approved in 2005) and the Cochran rezone (Z-2409 and approved in 2009) which established R4W zoning for a preexisting apartment building.

AREA LAND USE PATTERNS:

The property is currently undeveloped as is property to the west. To the north is city-owned property that has been improved with landscaping and a welcome sign. Farther to the north and northwest are the River Market Planned Development and a Speedway gas station. To the northeast, across State Street, is Wabash Landing. To the south and east, across Tapawingo Drive, is city parkland and trailheads for the Wabash Heritage Trail.

TRAFFIC AND TRANSPORTATION:

State Street is classified as a primary arterial according to the adopted *Thoroughfare Plan.* Vehicle counts recorded in 2011 reveal that State Street east of the Tapawingo Drive intersection is the busiest gateway entrance into the central business district area of West Lafayette with over 26,000 vehicles entering per day (the busiest overall entrance into the city is the US 52 eastbound entrance east of Klondike Road with around 28,000 vehicles per day). A portion of existing INDOT right-of-way, all of which is being transferred to the city once US 231 opens, is being vacated along State Street to accommodate this project in order to draw the hotel as close to State Street as possible while reserving enough right-of-way for future needs and protecting access to the many underground utilities present along this side of State Street.

Parking for the project is located behind the building and is accessed via a right-in-right-out entrance off of State Street and a full-access entrance off of Tapawingo Drive. Bicycle parking for guests, employees and visitors is accommodated by a fully-enclosed bicycle storage room located just inside the main entrance to the hotel. An existing bus stop, located at the intersection of State

Street and Tapawingo Drive on the project's corner, will continue to remain in its general location after the project is completed. The existing 10-foot asphalt trail along the project's Tapawingo Drive frontage will also remain post-construction.

CIVIC SPACE:
Anticipated with the project's final detailed plans, a new public plaza space will be created on the project's corner at the intersection of State Street and Tapawingo Drive. The space is largely within the public right-of-way except for a small area along the southeast corner of the hotel and State Street frontage, which will be placed into a public access easement for the city's use. The developer will be financially responsible for establishing the "canvas" of the plaza (grading, retaining walls, etc...) while the city will be financially responsible for filling in the "canvas" by designing, building and maintaining the elements that will fill this unique civic space.

ENVIRONMENTAL, SIGNAGE AND UTILITY CONSIDERATIONS:
City utilities and Indiana American water are available to serve the site. The Flood Plain zoning that encumbered a small portion of the project's site, including the to-be-vacated right-of-way, has been addressed through the floodplain certification process, approved earlier this year while the project was being negotiated. Signage for the project is limited to two fascia signs (one on the corner facing the intersection and one on the rear of the building above the porte-cochere) and two monument signs (one at the Tapawingo Drive entrance and one at the State Street entrance – with the final location of State Street monument sign to be determined and approved by the city, given the right-of-way constraints and final design of the proposed plaza.

STAFF COMMENTS:
The Hampton Inn & Suites Planned Development is located at the most heavily traveled gateway intersection into the central business district area of West Lafayette. The challenge for this project from the beginning was to establish a strong urban architectural presence, proper to an urban gateway location, while accommodating the topographical challenges found on the site.

The block bounded by State Street, Tapawingo Drive and S. River Road is essentially a large bowl with the street and sidewalk grade considerably higher than the average grade found throughout the interior of the block. Where past projects, such as River Market Planned Development, set the building back from the street and created a drive loop in front of the building in order to accommodate the grade difference, the Hampton Inn project instead has intentionally pulled the building as close to street as possible; essentially building the hotel into the slope and keeping the vehicular environment completely behind the building. The reason for doing this was threefold: First, there is a much clearer and safer separation between the pedestrian and vehicular environments. Second, the building establishes a strong, urban pedestrian orientation to the street, proper to an urbanizing environment like the Levee. And third, the building's position allowed for the creation of a new public plaza space which further emphasizes the pedestrian environment over the vehicular environment while providing a new welcoming gateway opportunity space for the city.

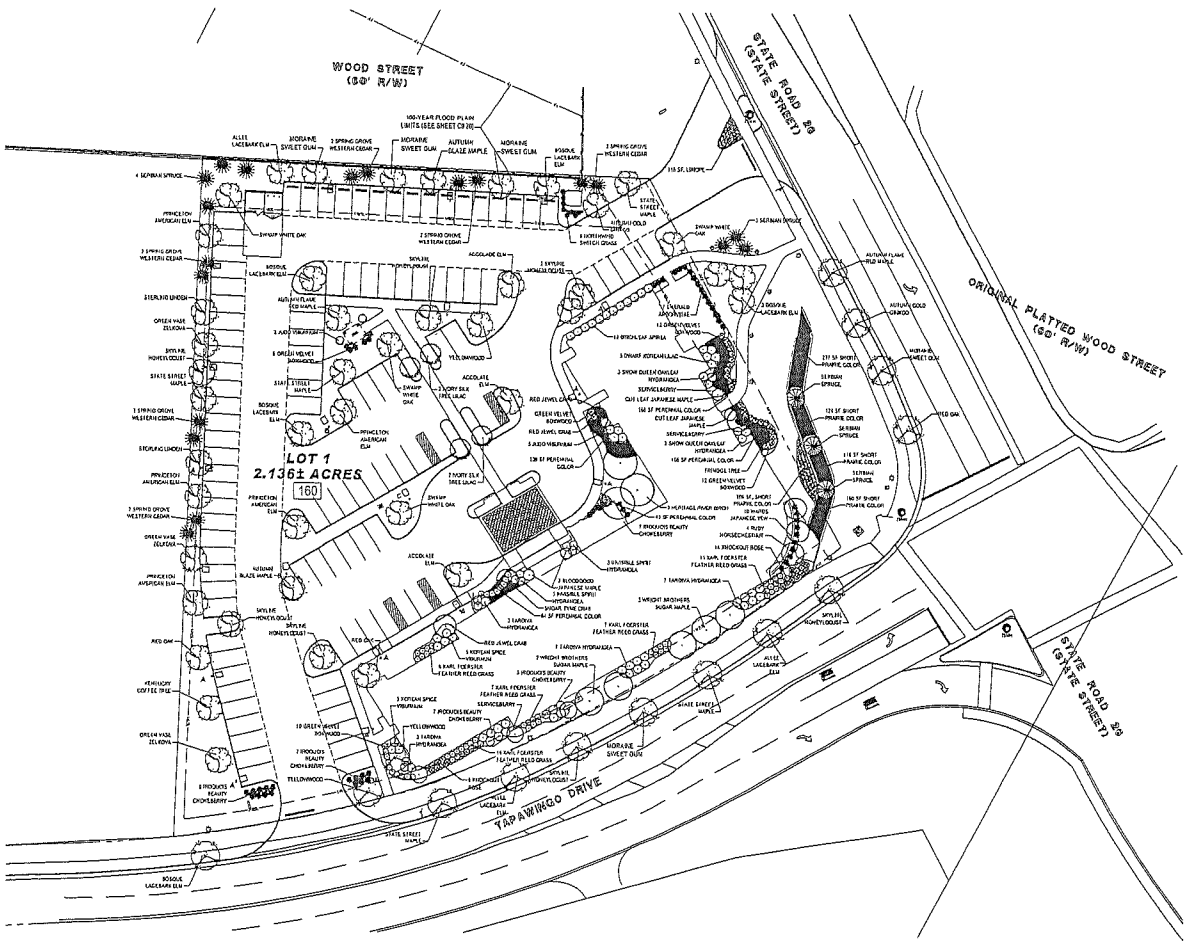
The Levee plays an important role between our community's two downtown environments. Via the pedestrian bridge, it ultimately serves to knit together the two central business districts of downtown Lafayette and the Chauncey Village downtown in West Lafayette resulting in a continuous downtown experience from one central business district to the other. The transformation of the Levee from a scattering of low-density, suburban-styled commercial strips to a vibrant, mixed-use urban center began in the late 1990's with Wabash Landing and River

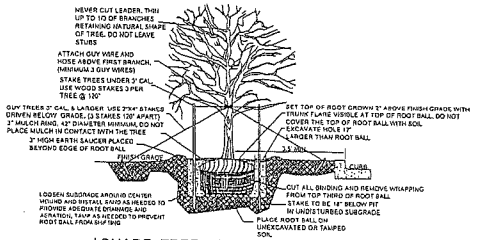
Market. Other more recent projects such as State Street Towers and University Terrace have continued this transformation, establishing buildings with a firm, urban pedestrian orientation and high quality architecture.

The Hampton Inn & Suites Planned Development is a vitally important piece of this larger urban mosaic for it will be one of the first buildings to be seen when entering into West Lafayette at this busy intersection. With a strong attention to appropriate site layout, architectural detail and the inclusion of a large welcoming public plaza space, the Hampton Inn & Suites Planned Development has risen to the challenge staff set before it and has provided the City of West Lafayette a valuable and attractive anchor to this important gateway location.

STAFF RECOMMENDATION:
Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

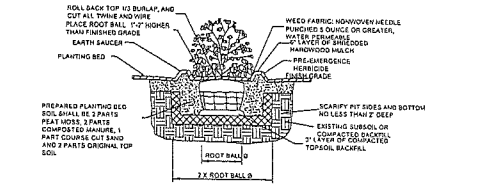
1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. With the submission of the Final Detailed Plans, the Final Plat shall contain a city maintenance and public access easement over those areas of the public plaza that lie within the hotel's property boundary;
6. Final design and location of the monument signage for the project shall be subject to the approval of the Administrative Officer as part of the Final Detailed Plan approval;
7. As private signage is not permitted in the right-of-way, the proposed monument sign along the project's State Street frontage must be located on the hotel property, but may have a zero-foot setback from the property line. Plans shall be amended accordingly and the final location of this monument sign shall be approved by the Administrative Officer as part of the Final Detailed Plan approval;
8. Item #9 in the Project Narrative (Sheet C901) concerning the pedestrian plaza shall be amended as follows: "As an enhancement to the streetscape in the area, and to provide both a focal point for this Project and a welcoming gateway opportunity space for the city, a public pedestrian plaza ("Plaza") will be created at street level as generally shown on the plans (this level will actually correspond generally to the second level of the Building). With design and construction approval by the Administrative Officer, the hotel ownership shall be responsible for bearing the cost of the grading work, any necessary utility relocation work as well as installing retaining walls, railings, grass seeding and other items and features deemed necessary by the Administrative Officer to establish the space on which the public plaza shall be constructed. The city shall be responsible for the costs of the design, construction and maintenance of the plaza and of the features that shall fill the plaza space including but not limited to planters, landscaping, hardscape, seating, lighting, etc…".





SHADE TREE PLANTING DETAIL

SCALE: NOT TO SCALE



SHRUB AND SMALL TREE PLANTING DETAIL

SCALE: NOT TO SCALE

Key	Qty	Botanical Name	Common Name
Trees			
AmG	5	Acer ginnala 'Morton'	State Street Maple
ApB	2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple
ApJ	2	Acer palmatum dissectum	Cut leaf Japanese Maple
ArA	2	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple
AsW	6	Acer saccharum 'Wright Brothers'	Wright Brothers Sugar Maple
AtU	3	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
AcT	4	Aesculus carnea 'Ft. Vaillant'	Ruby Horsechestnut
Ac	3	Amelanchier canadensis	Serviceberry
BnN	3	Betula nigra 'Heritage'	Heritage River Birch
Cv	1	Chionanthus virginicus	Fringe Tree
Cx	3	Cladrastis lutea/kentukea	Yellowwood
GbA	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
GlS	8	Gleditsia triacanthos 'Skylark'	Skyline Honeylocust
Gd	2	Gymnocladus dioicus	Kentucky Coffee Tree
LsW	4	Liquidambar styraciflua 'Varsity'	Varsity Sweet Gum
MRJ	3	Malus x 'Red Jewel'	Red Jewel Crab
Vd	1	Malus x 'Sutyson'	Sugar Tyme Crab
Ob	1	Quercus bicolor	Swamp White Oak
Qr	4	Quercus rubra	Red Oak
Sr	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac
TlS	2	Tilia tomentosa 'Sterling'	Sterling Linden
UmP	2	Ulmus americana 'Princeton'	Princeton American Elm
UjA	2	Ulmus japonica x wilsoniana 'Accolade'	Accolade Elm
UpA	2	Ulmus parvifolia 'Allee'	Allee Lacebark Elm
UpG	7	Ulmus parvifolia 'Sprite'	Sprite Lacebark Elm
ZoG	3	Zelkova serrata 'Green Vase'	Green Vase Zelkova
Conifers			
Ps	11	Picea abies	Serbian Spruce
TeS	11	Thuja occidentalis 'Smaragd'	Emerald Arborvitae
SpG	3	Picea pungens 'Spring Green'	Spring Green Keylaw Cedar
Shrubs			
AmM	28	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry
AmM	7	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry
BGV	43	Buxus x 'Green Velvet'	Green Velvet Boxwood
HaN	6	Hydrangea arborescens 'NCHA1'	Invincible Spirit Hydrangea
HpT	70	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea
HpS	6	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea
RaG	22	Rosa x 'Radsaz'	Knockout Rose
SbT	12	Spiraea betulifolia 'Tor'	Birchleaf Spirea
SmP	3	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
TmW	12	Taxus x media 'Hicksii'	Hicks Japanese Yew
Vc	8	Viburnum carlesii	Korean Spice Viburnum
VdJ	7	Viburnum x juddii	Judd Viburnum
Ornamental Grasses			
CaK	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PvH	8	Panicum virgatum 'Heavyweight'	Heavyweight Switch Grass
Perennials and Annuals			
Pc	867 sq. ft.	Perennial color	Perennial color
Pc	93 sq. ft.	Perennial color	Perennial color
Spc	883 sq. ft.	Short prairie color	Short prairie color
Groundcovers			
Lg	130 sq. ft.	Large specific	Large

NOTES

1. 500 LN FT PERIMETER PARKING, 1 TREE/30 LN FT
2. 51 INTERIOR PARKING SPACES SHOWN. 1 TREE/10 SPOTS
3. ONLY SHREDDED HARDWOOD BARK MULCH TO BE USED IN PLANTING BEDS. 4" DEEP NATURAL EDGE TO BE CUT BETWEEN TURF AND PLANTING BEDS.
4. NATIVE PLUGS TO BE MULCHED WITH 2" LAYER OF MULCH
5. NATIVE PLANTINGS TO BE INSTALLED ONE FOOT ON CENTER
6. NATIVE PLANTING AREAS TO HAVE A MINIMUM OF 5 FORBS AND 2 GRAMINOIDS, 17 REQUIRED, 17 SHOWN
7. LIRIOPE TO BE INSTALLED 18" ON CENTER, 8 TREES REQUIRED, 22 SHOWN
8. NO IRRIGATION IS INCLUDED ON THIS DESIGN
9. ANY CHANGES IN PLANT MATERIAL MUST BE APPROVED BY THE GREENSPACE ADMINISTRATOR.
10. PROVIDE A LIST OF PROPOSED FORBS AND GRAMINOIDS TO THE GREENSPACE ADMINISTRATOR PRIOR TO ORDERING PLANT MATERIAL.
11. ADDITIONAL LANDSCAPING PLANTINGS ARE TO BE AT THE DIRECTION OF THE OWNER. (SUBJECT TO THE APPROVAL OF THE ADMINISTRATIVE OFFICER OF WEST LAFAYETTE.)

LEGEND

- = PROPOSED BOLLARD
- = PROPOSED FLAG POLE
- = PROPOSED PARKING LOT LIGHT
- = PROPOSED PATHWAY LUMINARY LIGHT
- = EXISTING LIGHT POST
- = EXISTING TRAFFIC SIGNAL MANHOLE
- = EXISTING SIGN POST

1 INCH = 30 FEET

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HOLEY HOLEY SAYS "DIG SAFELY, IT'S THE LAW"

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DRAWING REVISIONS

HAMPTON INN & SUITES
PRELIMINARY PLAN
160 TAPAWINGO DRIVE
WEST LAFAYETTE, INDIANA

PRELIMINARY NOT FOR CONSTRUCTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DRAWN BY: TLP
CHECK BY: KKB
DATE: 06/20/13
COMMISSION NO.: 12.55.0

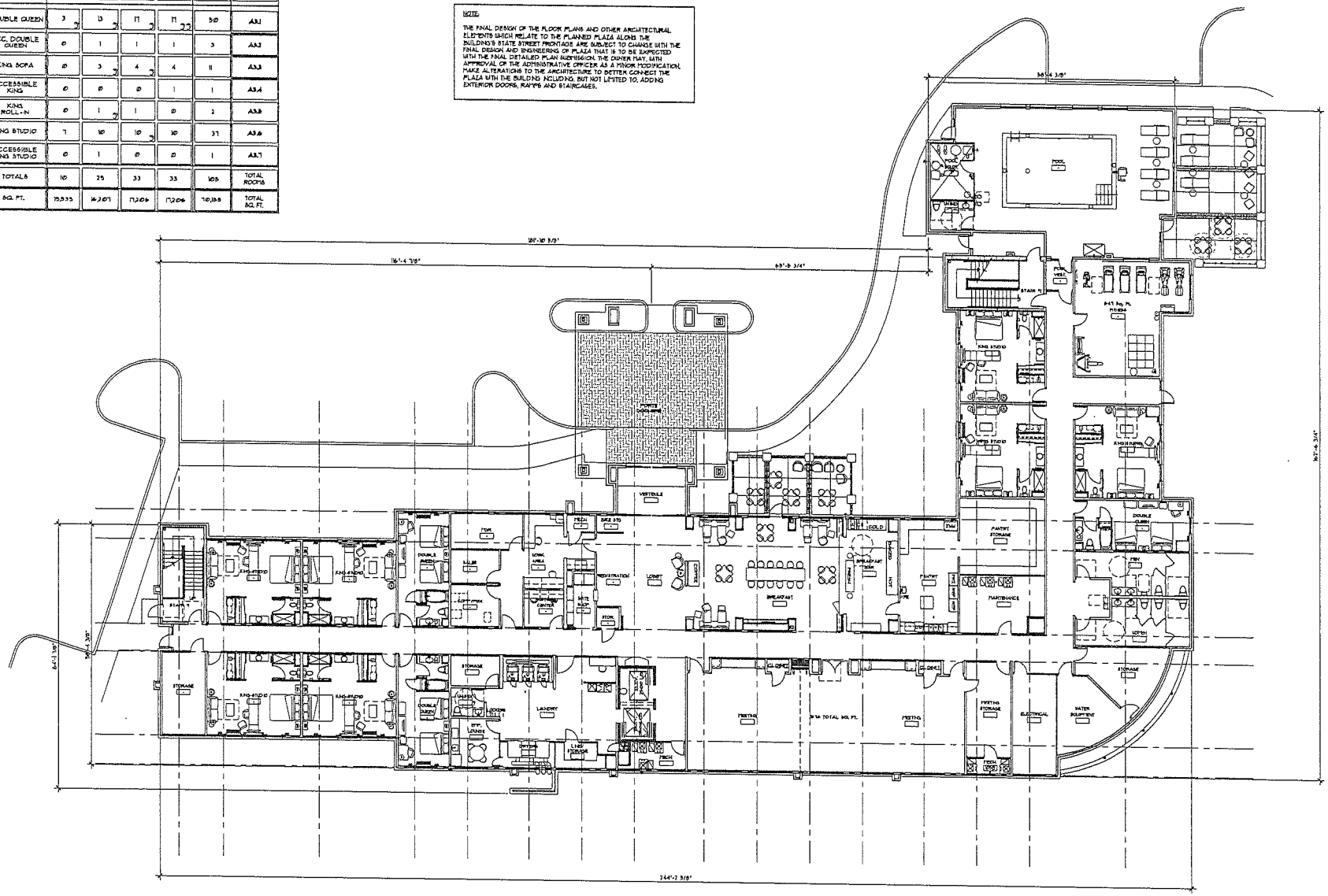
LANDSCAPE PLAN

C912

ROOM MIX						
ROOM TYPES	FLOOR					SHEET NUMBER
	1ST	2ND	3RD	4TH	TOTAL	
DOUBLE QUEEN	3	13	17	17	50	A3.1
ACC. DOUBLE QUEEN	0	1	1	1	3	A3.2
KING SOFA	0	3	4	4	11	A3.3
ACCESSIBLE KING	0	0	0	1	1	A3.4
KING ROLL-IN	0	1	1	0	2	A3.5
KING STUDIO	7	10	10	10	37	A3.6
ACCESSIBLE KING STUDIO	0	1	0	0	1	A3.7
TOTALS	10	25	33	33	105	TOTAL ROOMS
SQ. FT.	15,333	16,207	17,206	17,206	70,153	TOTAL SQ. FT.

NOTE:

THE FINAL DESIGN OF THE FLOOR PLANS AND OTHER ARCHITECTURAL ELEMENTS WHICH RELATE TO THE PLANNED PLAZA ALONG THE BUILDING'S STATE STREET FRONTAGE ARE SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ENGINEERING OF PLAZA THAT IS TO BE EXPECTED WITH THE FINAL DETAILED PLAN SUBMISSION. THE OWNER MAY, WITH APPROVAL OF THE ADMINISTRATIVE OFFICER AS A MINOR MODIFICATION, MAKE ALTERATIONS TO THE ARCHITECTURE TO BETTER CONNECT THE PLAZA WITH THE BUILDING INCLUDING, BUT NOT LIMITED TO, ADDING EXTERIOR DOORS, RAMPS AND STAIRCASES.



NORTH FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

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Hampton Inn & Suites

JOB TITLE

HAMPTON INN
160 TAPPWINGO DRIVE
WEST LAFAYETTE, IN
A NEW 105 ROOM HOTEL

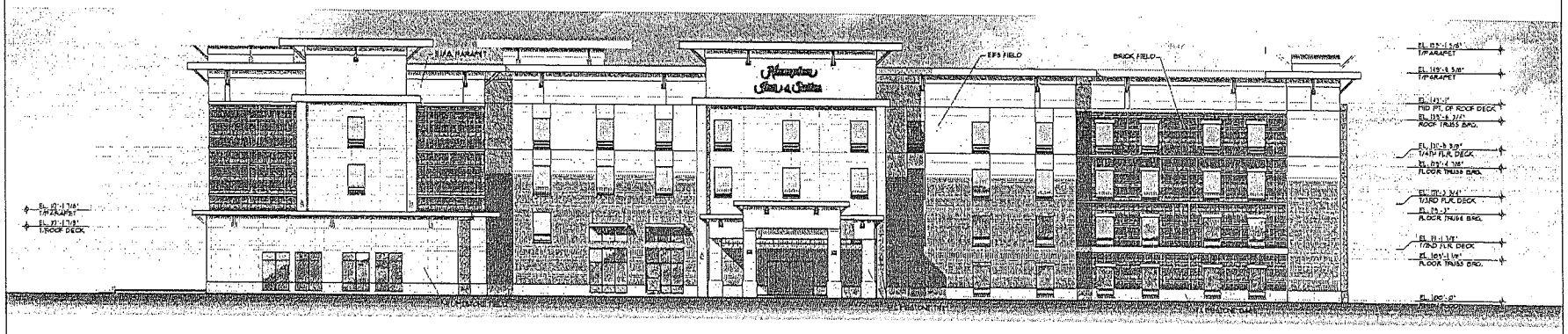
JOB NO.
12125

DATE
07/10/13

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A1.1
FIRST FLOOR PLAN

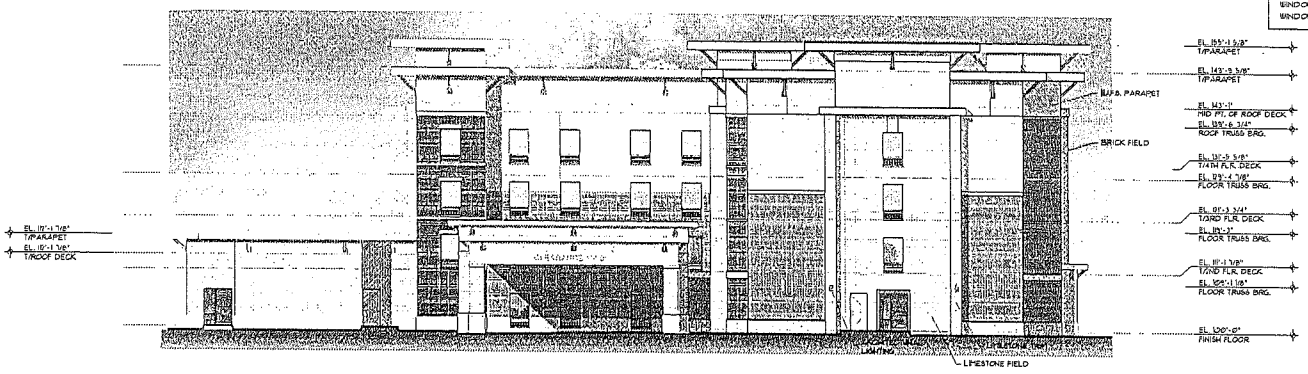


NORTH ELEVATION

SCALE: 3/32"=1'-0"

EXTERIOR COLOR CHART

- BASE - LIMESTONE, BLOCK, ROUGH FACE
- FIELD - LIMESTONE, BLOCK, SMOOTH FACE
- FIELD - STANDARD BRICK
- FIELD - STANDARD BRICK
- TRIM - LIMESTONE, SMOOTH FACE
- FIELD - E.I.F.S.
- PARAPET - E.I.F.S.
- WINDOW FRAMES:
- WINDOW GLASS:



WEST ELEVATION

SCALE: 3/32"=1'-0"

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JOB TITLE

HAMPTON INN
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WEST LAFAYETTE, IN
A NEW 105 ROOM HOTEL

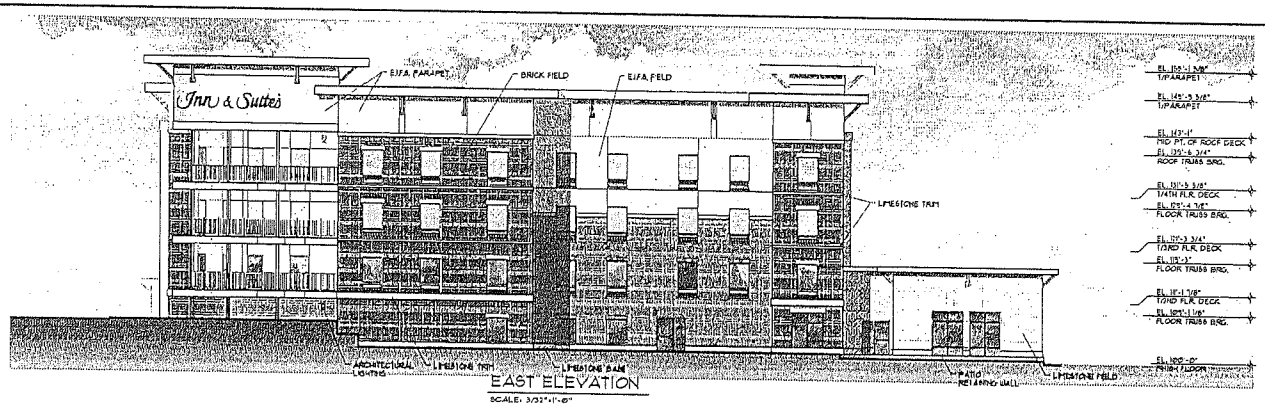
JOB NO.
12125

DATE
06/26/13

REVISIONS

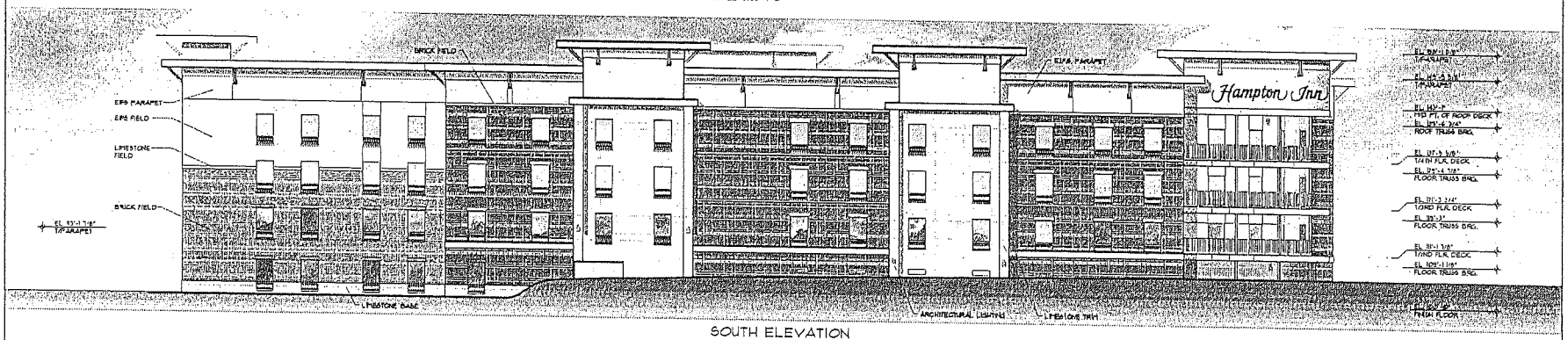
PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A2.1
EXTERIOR ELEVATIONS



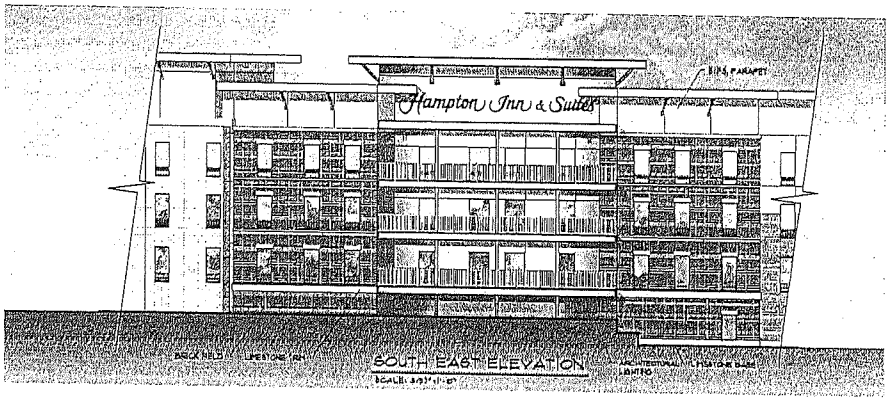
EAST ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"



SOUTH EAST ELEVATION

SCALE: 3/32"=1'-0"

EXTERIOR COLOR CHART

- BASE - LIMESTONE, BLOCK, ROUGH FACE
- FIELD - LIMESTONE, BLOCK, SMOOTH FACE
- FIELD - STANDARD BRICK
- FIELD - STANDARD BRICK
- TRIM - LIMESTONE, SMOOTH FACE
- FIELD - E.I.F.S.
- PARAPET - E.I.F.S.

WINDOW FRAMES:
WINDOW GLASS:

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JOB TITLE

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JOB NO.
12125

DATE
06/26/13

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
A2.2
EXTERIOR ELEVATIONS