



MARRIOTT COURTYARD HOTEL
MESA, AZ



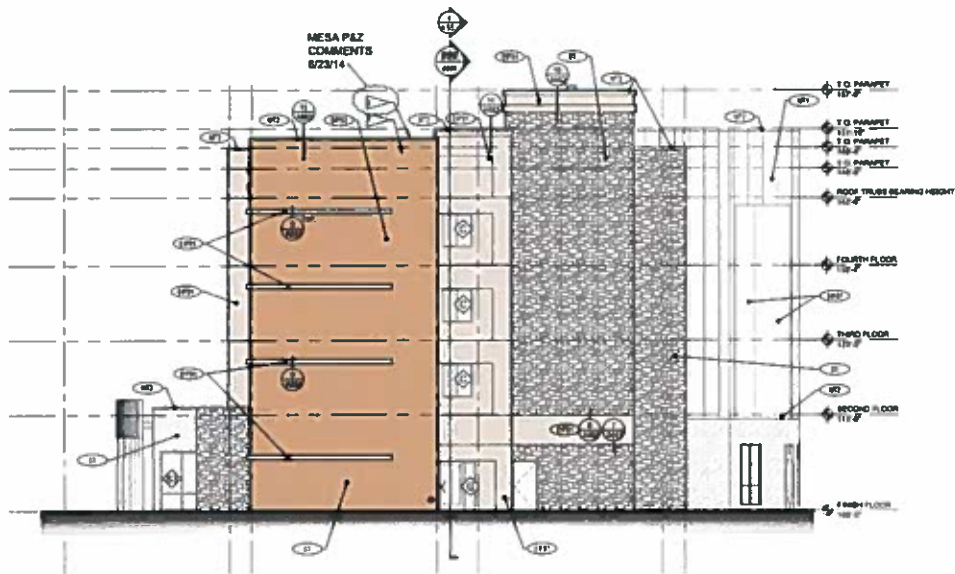
5

4

3

2

1



2 SIDE ELEVATION (EAST)

SCALE 1/8" = 1'-0"



REFERENCE NOTES

1. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIALS AND COLORS.
2. REFER TO CHANGED PLANS FOR PARTITION TYPES AT PUBLIC SPACE ADJACENCIES.
3. REFER TO SHEET A204 FOR PARTITION ASSEMBLY TYPES.
4. REFER TO SHEET A203 FOR ELECTRICAL SYMBOLS AND ELECTRICAL DRAWINGS REQUIREMENTS.
5. ELECTRICAL OUTLETS ARE MOUNTED AT STANDARD HEIGHT OF 48" UNLESS NOTED OTHERWISE.
6. REFER TO GUEST ROOM ELEVATIONS FOR MOUNTING CONFIGURATIONS OF OUTLETS.
7. DIMENSIONING IS BASED ON WOOD FRAME CONSTRUCTION AND WALL ASSEMBLIES SHOWN ON SHEET A204 AND ON CHANGED PLANS. ALL DIMENSIONS ARE TO FACE OF STUD. U.S.D. HOLD ALL CLEAR INTERIOR ROOM DIMENSIONS.
8. MATCH CLOSET WASTE LINES ARE TO BE LOCATED IN WALL CHASE, NOT IN EXTERIOR WALLS.
9. SEE GUEST ROOM SHEETS A202 FOR APPLICABLE CONSTRUCTION DETAILS.
10. IN GUEST ROOMS, HEAVY REMOTE THERMOSTAT LOCATION (DIGITAL TYPE ONLY) SHALL ALLOW CLEAR UN-OBSTRUCTED DIRECT ACCESS TO THE GUEST. DO NOT PLACE BEDDING CONNECTING DOORS OR ON BED WALLS.
11. PROVIDE TEXTURE CEILING FINISH IN THE LIVING/DINING AND CLOSET AREA, AND SMOOTH CEILING FINISH AT SOFFITS, ENTRY AREAS AND GUEST BATHS.

CRITERIA NOTES

- ▷ POSE COORDINATE NOT SHOWN FOR CLARITY
- ▷ LAMERS POWER CORDS TO MATCH EXTERIOR FINISH
- ▷ COVER SOFFIT AT JUNCTION OF ARC
- ▷ 3/4" x 3/4" REGR.
- ▷ FOR RESISTANCE WITH METAL WALL PANEL, PRODUCT INFORMATION, SEE SHEET A204 FOR RESISTANCE. THE PANEL SECTION IS 13.13 FOR METAL WALL PANELS AND SECTION 07 61 00 FOR SHEET METAL ROOFING.
- ▷ DOWNSPOUT FROM TO WHICH GROUND BUILDING FINISHES THROUGHOUT THE LENGTH OF THE DOWNSPOUT
- ▷ CHANNEL LETTER BUILDING SIGNAGE - CT CHANNEL, 3/4" X 3/4" X 3/4" REGR.
- ▷ PARAPET HEIGHT TO SCREEN ALL MECHANICAL EQUIPMENT FROM VIEW AT GROUND LEVEL.

MESA P&Z
COMMENTS
6/23/14

EXTERIOR FINISH SCHEDULE

MESA P&Z
COMMENTS
6/23/14

SEE EXTERIOR FINISH SCHEDULE FOR CLARITY

- ▷ 1/2" EPS COLOR 1
SEMI-SHINE TEXTURE
- ▷ 1/2" EPS COLOR 2
SEMI-SHINE TEXTURE
- ▷ 1/2" UNFACED STONE
- ▷ 1/2" METAL PANEL
- ▷ 1/2" METAL CLADDING



1 FRONT ELEVATION (NORTH)

SCALE 1/8" = 1'-0"



THE
RICHARDSON
DESIGN
PARTNERSHIP,
L.L.C.

1111 South 222nd Street
Aurora, Colorado 80014
P: 303.555.4545
F: 303.555.4545



COURTYARD
BY MARRIOTT

MARRIOTT PROPERTIES
MESA, ARIZONA 85201

PROJECT # 10100
DESIGNED BY
SHEET 10
A200

EXTERIOR
ELEVATIONS

Retention Calculations:

Required Retention

Area A: Required Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470

Area B: Required Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470

Design Retention Basin A

Basin A: Design Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470

Basin B: Design Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470

On-Site Sub-surface Retention A

Basin A: On-Site Sub-surface Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470

Basin B: On-Site Sub-surface Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
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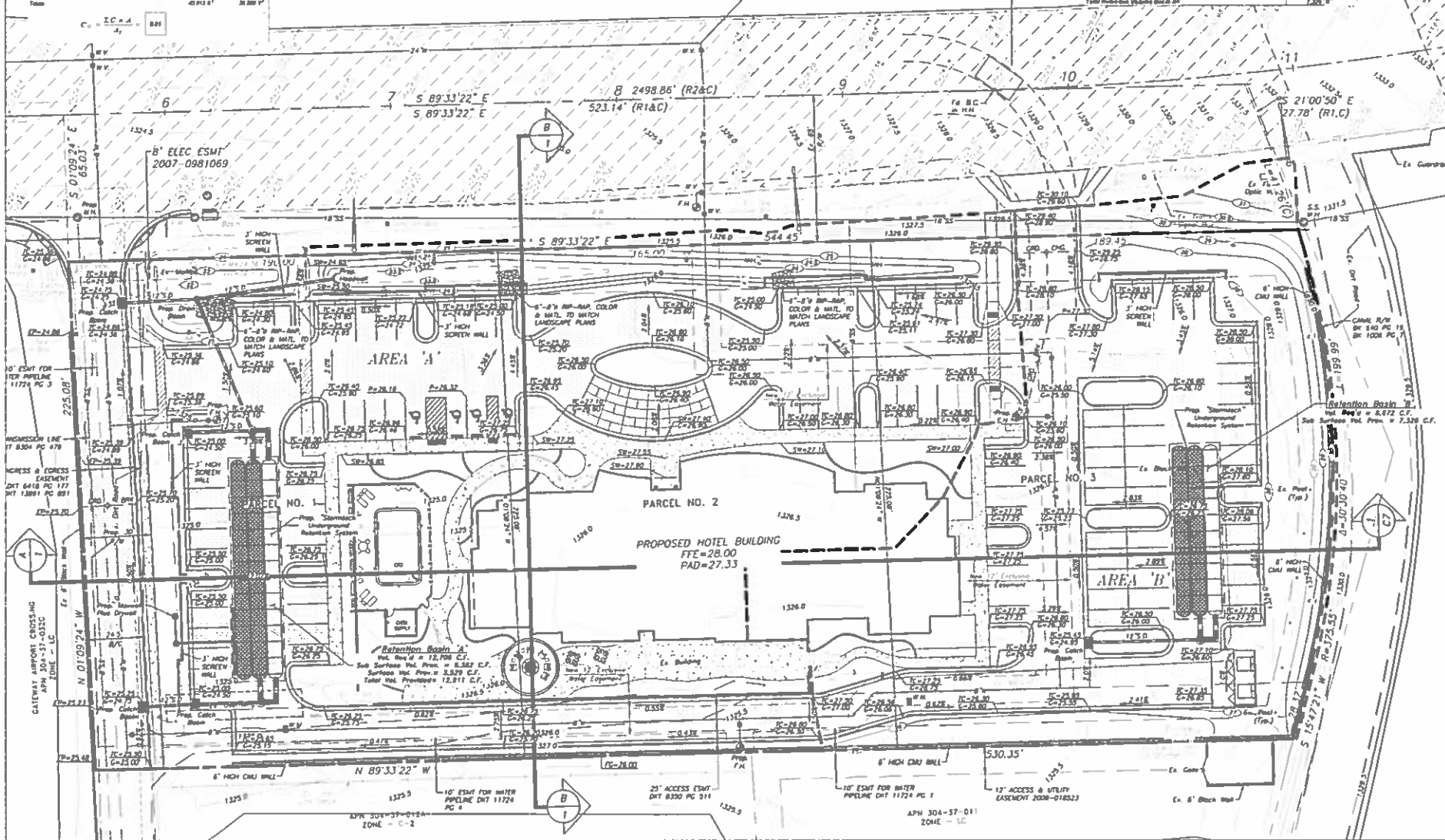
Design Retention Basin B

Basin B: Design Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470

Basin C: Design Retention

Item	Area (sq ft)	Height (ft)	Volume (cu ft)
Roof	11,880	11.25	133,650
Ground Floor	28,452	11.25	319,755
Second Floor	28,452	11.25	319,755
Third Floor	28,452	11.25	319,755
Fourth Floor	28,452	11.25	319,755
Basement	28,452	11.25	319,755
Total	154,118	11.25	1,732,470



REVISIONS:

PRELIMINARY GRADING & DRAINAGE PLAN



Standage & Associates, Ltd.
Consulting Engineers
408 S El Dorado
Mesa, Arizona 85202
(480) 882-8888



Sheet: 2 of 2
Date: 1/4/2010
Scale: 1"=20'
Author: BWR/WHS

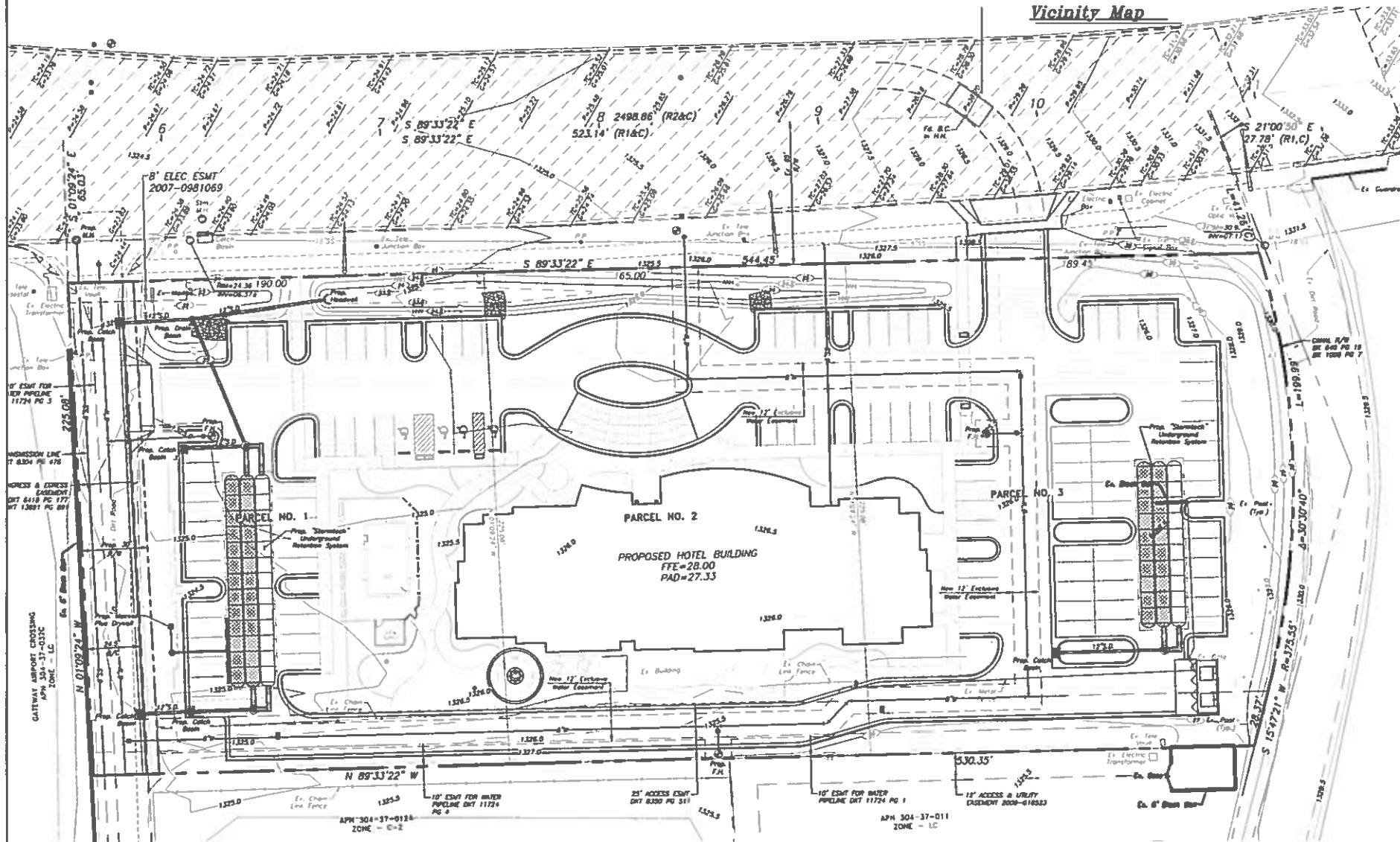
PAUL BELIER
SLANDGE PROPERTIES, INC.
1440 S. CLEARVIEW AVE. SUITE 101
MESA, AZ 85209
PHONE: (602) 854-1616

CITY OF MESA BRASS TAG AT THE NORTHEAST CORNER OF THE
INTERSECTION OF POWER ROAD & HWY 202 FREIGHT
ELEVATION = 1321.87 (WIND ON DARTING)

GROSS AREA: 2.834 Ac. (123,390 S.F.)
NET AREA: 2.678 Ac. (116,647 S.F.)
Net Area Excludes Future 30' R/W
for 182nd Street

THE RICHARDSON DESIGN PARTNERSHIP
5100 SOUTH 800 EAST
SALT LAKE CITY, UT 84102
OFFICE: (801) 353-6888
FAX: (801) 386-1050

Vicinity Map



REVISIONS:

PRELIMINARY UTILITY PLAN

MARRIOTT COURTYARD HOTEL



Malage & Associates, Ltd.
Consulting Engineers

409 S. El Dorado
Tucson, Arizona 85202
(480) 892-8090



SHEET: 133

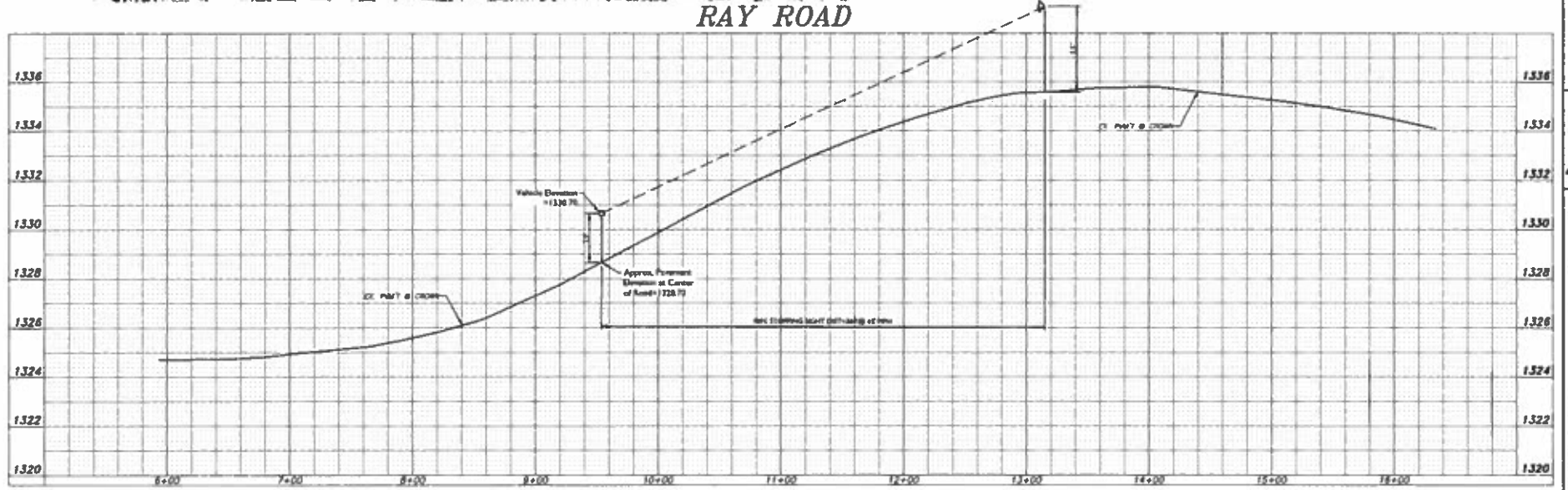
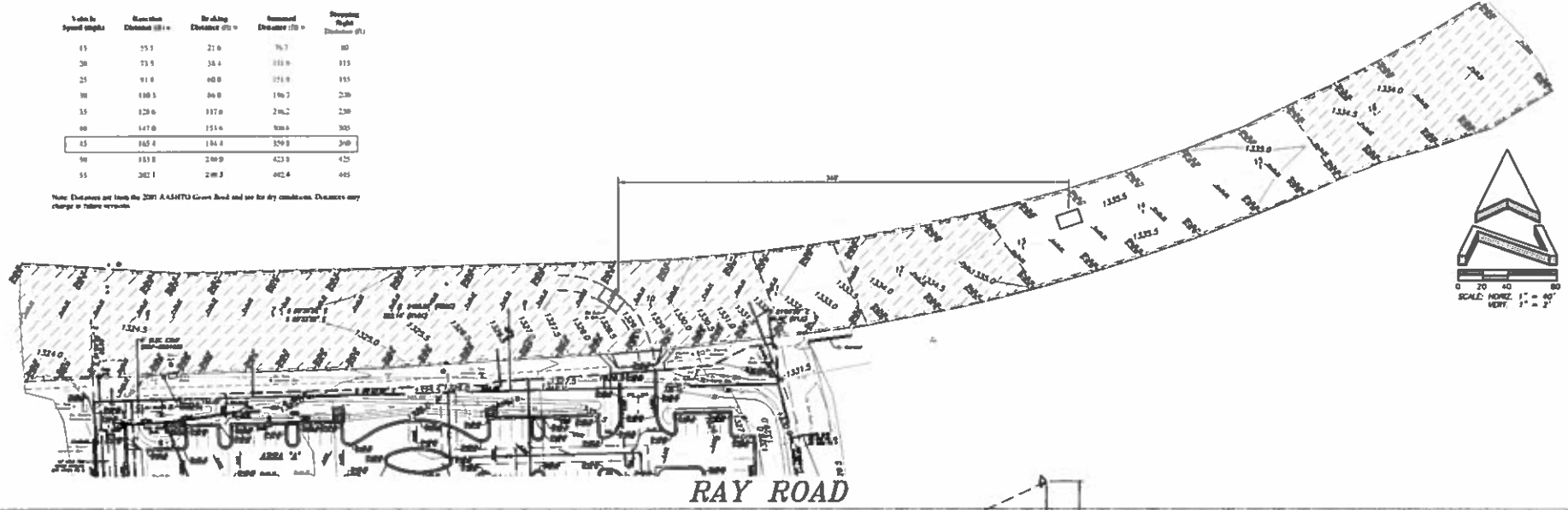
140310

SCALE: 1"=20'

SHAW/BAB

Vehicle Speed (mph)	Reaction Distance (ft)	Braking Distance (ft)	Stopping Distance (ft)	Stopping Sight Distance (ft)
15	55.1	21.0	76.1	80
20	73.9	36.4	110.3	115
25	91.8	60.0	171.8	155
30	108.5	90.0	249.5	230
35	129.0	137.0	366.0	330
40	147.0	191.6	508.6	505
45	165.4	244.4	679.8	700
50	183.8	299.9	873.7	925
55	202.1	368.3	1090.4	1185

Note: Distances are from the 2001 AASHTO Green Book and are for dry conditions. Distances may change in future versions.



REVISIONS:

STOPPING SIGHT DISTANCE EXHIBIT

MARRIOTT COURTYARD HOTEL



Standage & Associates, Ltd.
Consulting Engineers
400 S. El Dorado
Mesa, Arizona 85202
(480) 882-8090



SHEET 1
OF 1
PROJECT 140310
SCALE 1"=40'
DATE 09/04/15

MARRIOTT COURTYARD HOTEL

PROJECT NARRATIVE

The Marriott Courtyard Hotel off Ray Road in Mesa AZ. will consist of 99 guestrooms. The hotel is designed for the business traveler. Each room is designed to anticipate and meet guest needs. These needs include functionality, safety, consistency, comfort and value. Some of the key components and characteristics of the Courtyard Hotel Brand are the following:

- Free in-room high speed internet
- S-Bar Bistro – Eat, Drink and Connect
- Café and Lounge areas
- Home Theater
- Market in lobby area (24/7 food/beverage pantry)
- Business Center (Faxing, copying, printing, mailing)
- Flat screen HD TV
- Revitalizing Sleep experience Plush Mattress's, downy blankets and crisp clean linens.
- Guest Laundry Facilities on Site
- Same Day valet and dry-cleaning services
- Pool, and fitness facilities
- Spacious meeting Room
- The Courtyard Terrace (Outdoor patio area with fire pit)

Architectural Design:

The hotel Architecture has a contemporary design and uses natural colors and materials. The hotel has its own identity featuring with a large curved central entrance element with lots of metal and a curved covered porte-cochere. The rear of the hotel has a large courtyard area with fire pit and outdoor seating and covered seating area. The courtyard wraps around to the end of the hotel to the outdoor pool area. Each end of the hotel has a secondary entrance.

- Contemporary design using natural colors and materials
- Wood framed construction with EIFS, Stone and Metal exterior
- Curved central entrance with curved covered porte-cochere (North Side)
- Secondary entrances on each end (East and West)
- Outdoor pool (West Side)
- Outdoor fire pit, seating area and covered seating area (South side)

Zoning:

The site complies with the zoning requirements for the (LC) Limited Commercial Zone, and is in conformance with the general plan. It is being proposed to add a Bonus Intensity Zone (BIZ) overlay to allow the building height to exceed 30 feet and reduce the landscape setbacks. To meet the requirements of the BIZ zone the site plan is designed to encourage pedestrian access with multiple sidewalk connections to the public right of way and a large amenity area with outdoor pool, fire pit and seating areas. The project will also include superior quality and innovation with the exterior Architectural design and layout which includes lots of open space around the hotel.

Project Data:

- Zoning: Limited Commercial (LC)
- Lot Size: 2.83 Acres
- Parking: 108 stalls (104 Standard, and 4 Accessible)
- Building Footprint: Approx. 14,467 S.F.
- Building Height: 4 Stories Approx. 51'-10"
- Building Guestrooms: 99

Citizen Participation Report for Marriott Courtyard Hotel

Case # Z14-039

Date of Report: July 1, 2014

Overview: This report provides results of the implementation of the Citizen Participation Plan for the Marriott Courtyard Hotel. This site is located at 6907 E. Ray Road and is an application for the rezoning of 2.9 acres from LC to LC-BIZ for the development and construction of a 99 room Marriott Courtyard Hotel. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Paul Welker

7255 E. Hampton Avenue, Suite 122

Mesa, AZ 85209

(480) 584-1414 Phone; (480) 854-1313 Fax

Email: paul@sunridgeproperties.com

Mailings: In an effort to reach out to the community the applicant sent out two mailings. First, a Citizen Participation Notification was sent on June 18, 2014 to all property owners within 1,000 feet of the proposed site. It was then followed by a Public Hearing Notification which was sent on July 2, 2014 to all property owners within 500 feet of the proposed site.

Neighborhood Outreach: The applicant contacted City of Mesa Neighborhood Outreach Office requesting the contact information for all registered neighborhoods or HOA's within one mile of the subject site. Susan Frabotta, neighborhood outreach coordinator for Council District 2 & 6, responded with a letter dated June 23, 2014 to applicant, stating that there are no Mesa registered neighborhoods or HOA's within a mile of the subject site.

Neighborhood Meetings: No responses to the Citizens Participation Notification were received therefore no meetings were held.

Correspondence and Telephone Calls: No responses to the Citizens Participation Notification were received therefore there were no correspondence and/or telephone from citizens.

Results: There are 0 persons on the contact list as of the date of this Citizen Participation Report.

Summary of concerns, issues and problems: There does not seem to be any concerns, issues and/or problems with the applicants request from those contacted.