



MASTER SITE PLAN
1" = 40'-0"

LEGACY GATEWAY HOTELS

9630 E WILLIAMS FIELD ROAD, MESA AZ

PROJECT SUMMARY

THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR THREE 4 STORY HOTEL BUILDINGS (HOME 2 SUITES HOTEL BY HILTON, ELEMENT HOTEL AND RESIDENCE INN HOTELS BY MARRIOTT), RETAIL, RESTAURANT BUILDINGS, SITE AMENITIES.

SITE SUMMARY

DESCRIPTION	INFORMATION / REQUIREMENT	COMPLIANCE
APN	313-25-859W	
GROSS AREA	11.77 ACRES	
NET AREA	10.64 ACRES	
ADDRESS	9630 E WILLIAMS FIELD ROAD, MESA AZ	
JURISDICTION	CITY OF MESA, AZ	
ZONING CLASSIFICATION (PROPOSED)	LI (LIGHT INDUSTRIAL)	
PLANNED LAND USE	MIXED USE	
HOTEL USE ALLOWED		Y
# OF PARKING STALLS REQUIRED	422	Y
SIZE OF PARKING STALLS REQUIRED	9 x18 FT.	Y
MAX BUILDING HEIGHT	40 FT. (60 FT. PROPOSED)	N
FIRE ACCESS REQUIRED		Y
FRONT SETBACK	15 FT.	Y
SIDE SETBACK	10 FT.	Y
REAR SETBACK	0 FT.	Y

COMMON OPEN SPACE CALCULATIONS

HOTEL'S NAME	TOTAL GFA	AREA REQUIRED (% OF TOTAL GFA)
RETAIL & RESTAURANT	7600	76
RESIDENCE INN BY MARRIOTT	100195	1002
HOME 2 SUITES BY HILTON	76372	764
ELEMENT BY MARRIOTT	80016	800
TOTAL:		

OVERALL SITE DATA

PROPOSED ZONING - LIGHT INDUSTRIAL (LI)
APN - PORTION OF 313-25-859W
NET AREA - 10.64 ACRES

LOT 1 - RETAIL & RESTAURANTS

NET SITE AREA - 1.51 ACRES
BUILDING SQUARE FOOTAGE - 12074.3 SQ.FT.
COVERAGE % - 18.52 %
LANDSCAPE AREA % - 31.02 %
PARKING REQUIRED (LIST RATIO(S)) - 55 P.P.
PARKING PROVIDED - 46 P.P.
BUILDING HEIGHT - 25 FT.

LOT 2

NET SITE AREA - 3.02 ACRES
BUILDING SQUARE FOOTAGE - 28996.4 SQ.FT.
COVERAGE % - 22.11%
LANDSCAPE AREA - 32.46%
PARKING REQUIRED (LIST RATIO(S)) 119 P.P.
PARKING PROVIDED - 125 P.P.
BUILDING HEIGHT - 55 FT.

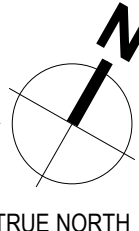
LOT 3

NET SITE AREA - 3.53 ACRES
BUILDING SQUARE FOOTAGE - 19108.58 SQ.FT.
COVERAGE - 12.44%
LANDSCAPE AREA - 26.65%
PARKING REQUIRED (LIST RATIO(S)) 123 P.P.
PARKING PROVIDED 144 P.P.
BUILDING HEIGHT - 60 FT.

LOT 4

NET SITE AREA - 2.58 ACRES
BUILDING SQUARE FOOTAGE 20745.84 SQ.FT.
COVERAGE - 18.77%
LANDSCAPE AREA - 30.53%
PARKING REQUIRED (LIST RATIO(S)) - 125 P.P.
PARKING PROVIDED - 109 P.P.
BUILDING HEIGHT - 61 FT.

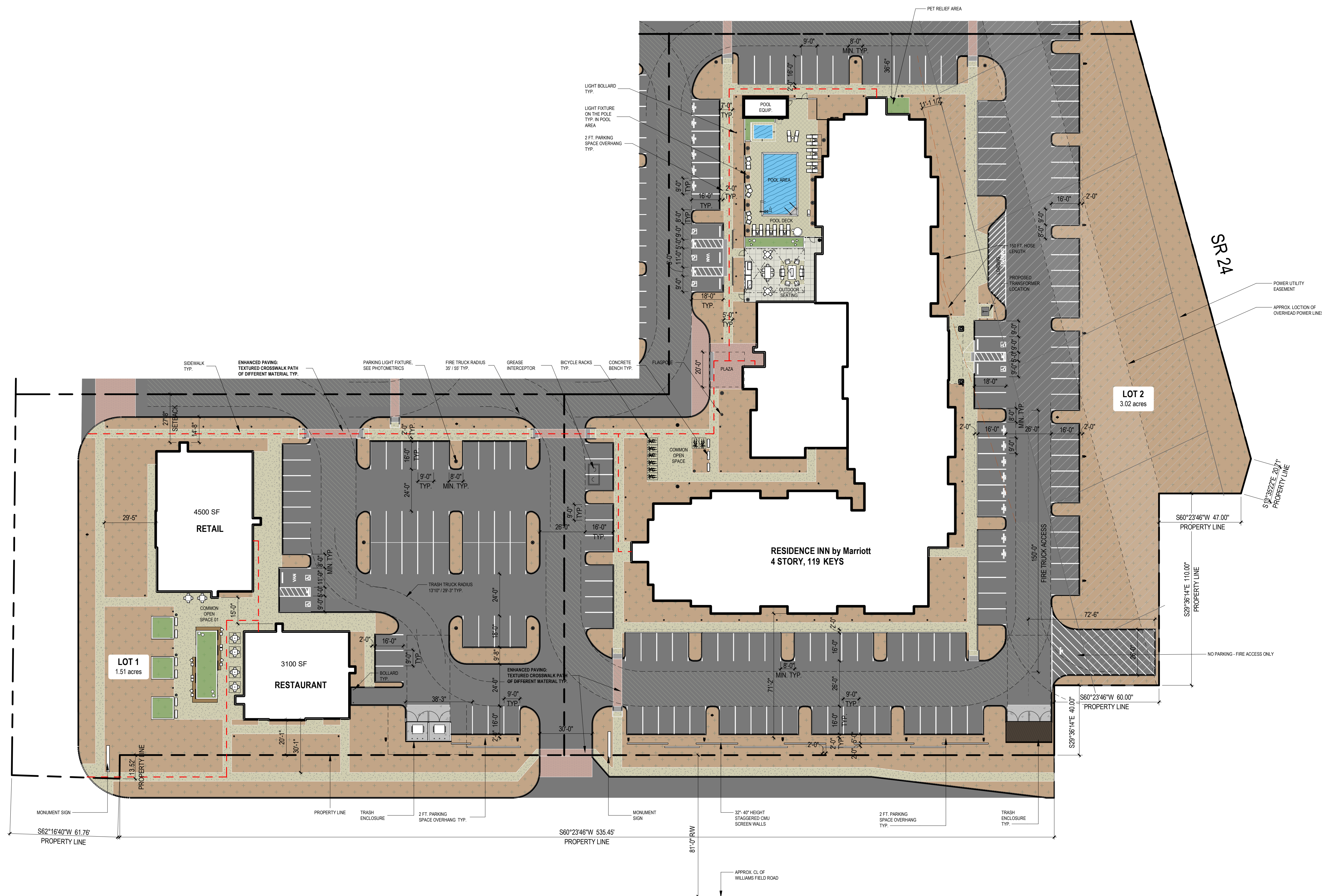
VICINITY MAP



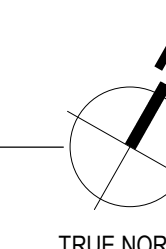
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1" = 30'-0"





SITE PLAN
1" = 30'-0"

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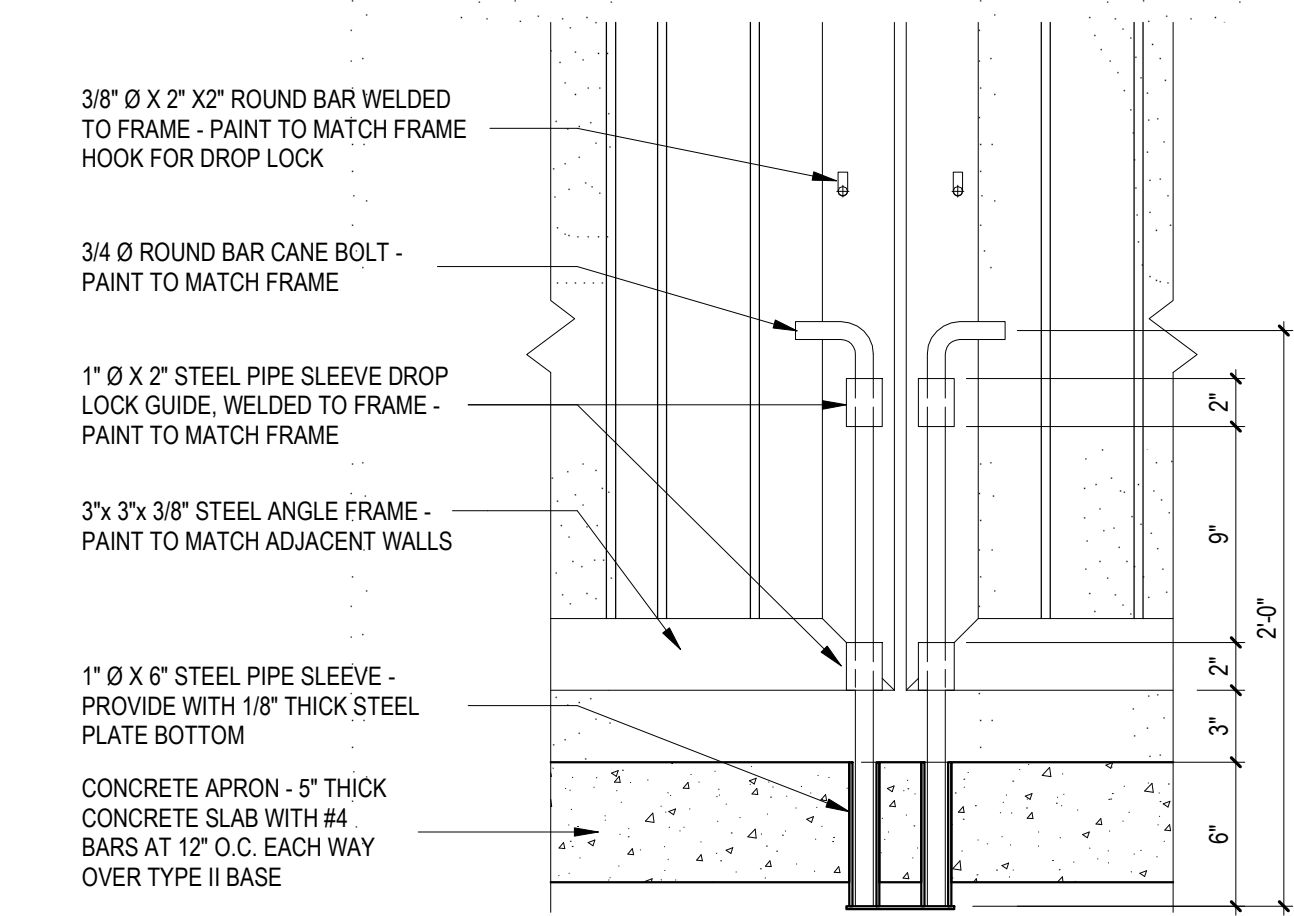
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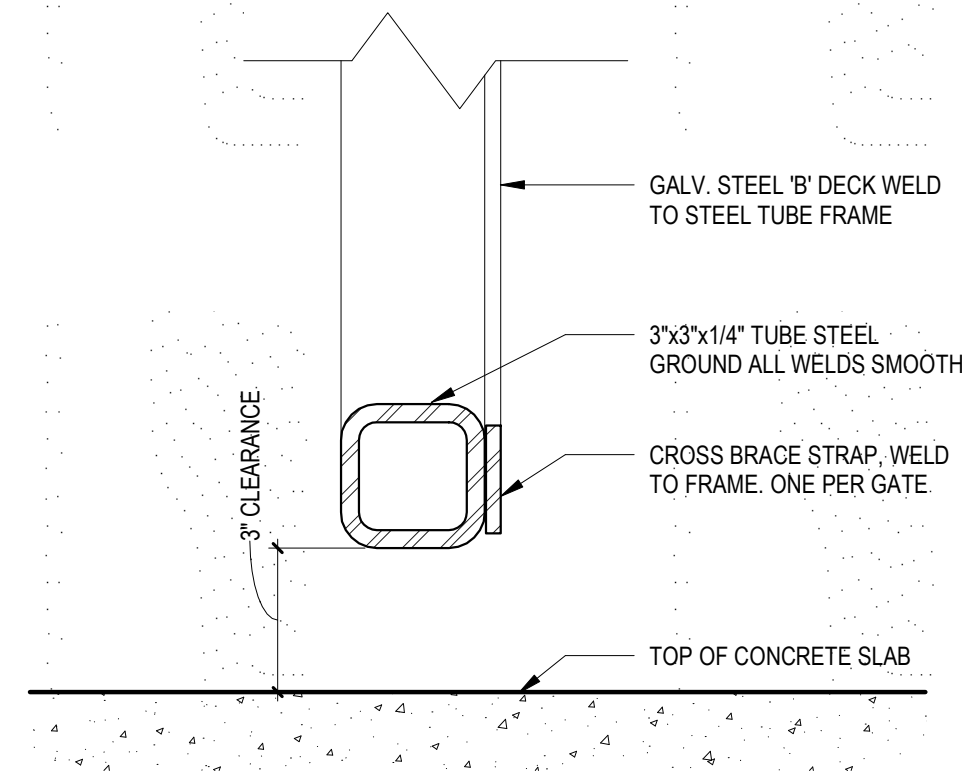
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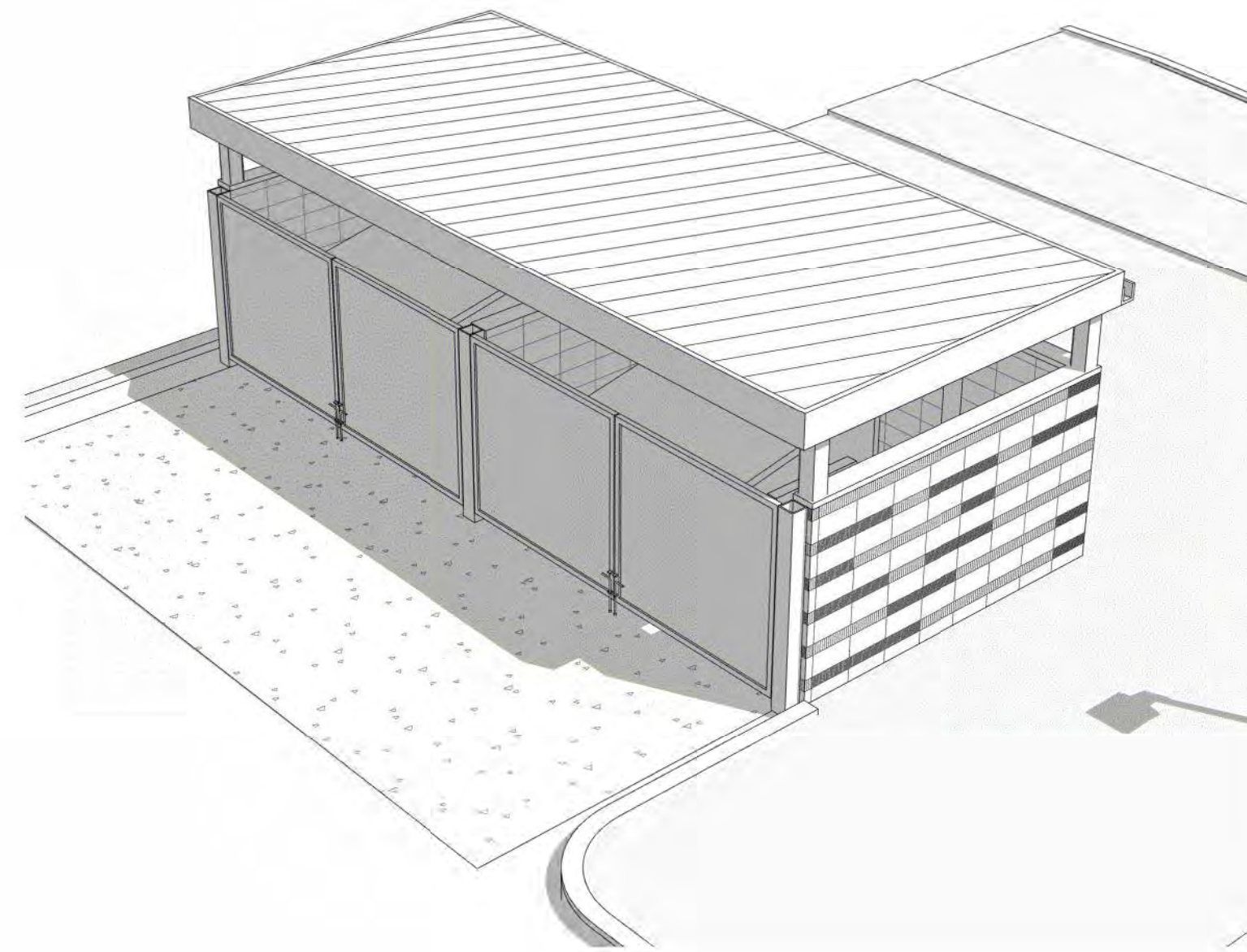




10 GATE DROP LOCK
1 1/2" = 1'-0"



8 GATE SECTION DETAIL
3" = 1'-0"



2 TRASH ENCLOSURE PERSPECTIVE VIEW

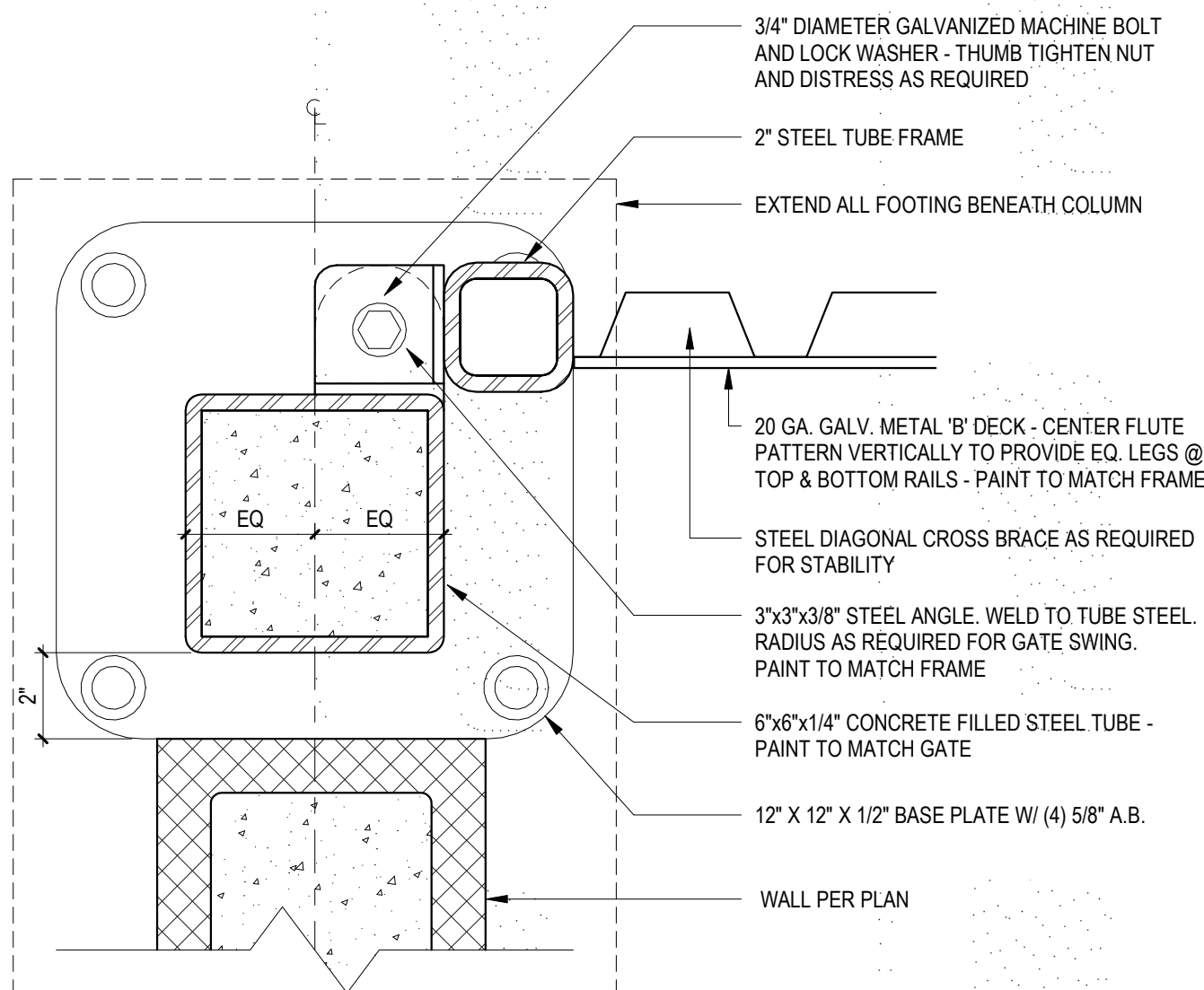
KEYNOTES	
1	BIN ENCLOSURES SHALL HAVE (3) 6" DIAMETER STEEL SAFETY POSTS INSTALLED IN THE BACK OF THE ENCLOSURE ONLY PER COM DETAIL M-62.04.1, M-62.03
2	REQUIREMENTS FOR TRASH ENCLOSURE SHALL COMPLY WITH CURRENT COM SOLID WASTE STANDARDS M-62.01 - THRU M-62.04.2
3	6'-0" HIGH CMU WALL, TYP. REFER TO THE DETAIL M-62.04.1 FROM COM SOLID WASTE STANDARDS.
4	DOUBLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 24 FEET WITHOUT MIDWALLS. ALTHOUGH NOT PREFERRED, DOUBLE WIDE BIN ENCLOSURES CAN BE DESIGNED WITH MIDWALLS WITH A NET ENCLOSURE OPENING OF 12 FEET ON EACH SIDE OF MIDWALL.
5	PROVIDE CANE BOLT RECEIVERS AT BOTH OPEN AND CLOSED POSITIONS FOR ALL GATE PANELS.

NOTES:
KEYNOTES REFER AND COMPLY WITH CURRENT COM SOLID WASTE STANDARDS M-62.01 THRU M-62.04.2.
NET WITH A CLOSURE OPENING DIMENSIONS SHALL COMPLY WITH M-62.01 AND M-62.02.2 #6 DOUBLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 24 FEET WITHOUT MIDWALLS. ALTHOUGH NOT PREFERRED, DOUBLE WIDE BIN ENCLOSURES CAN BE DESIGNED WITH MIDWALLS WITH A NET ENCLOSURE OPENING OF 12 FEET ON EACH SIDE OF MIDWALL.

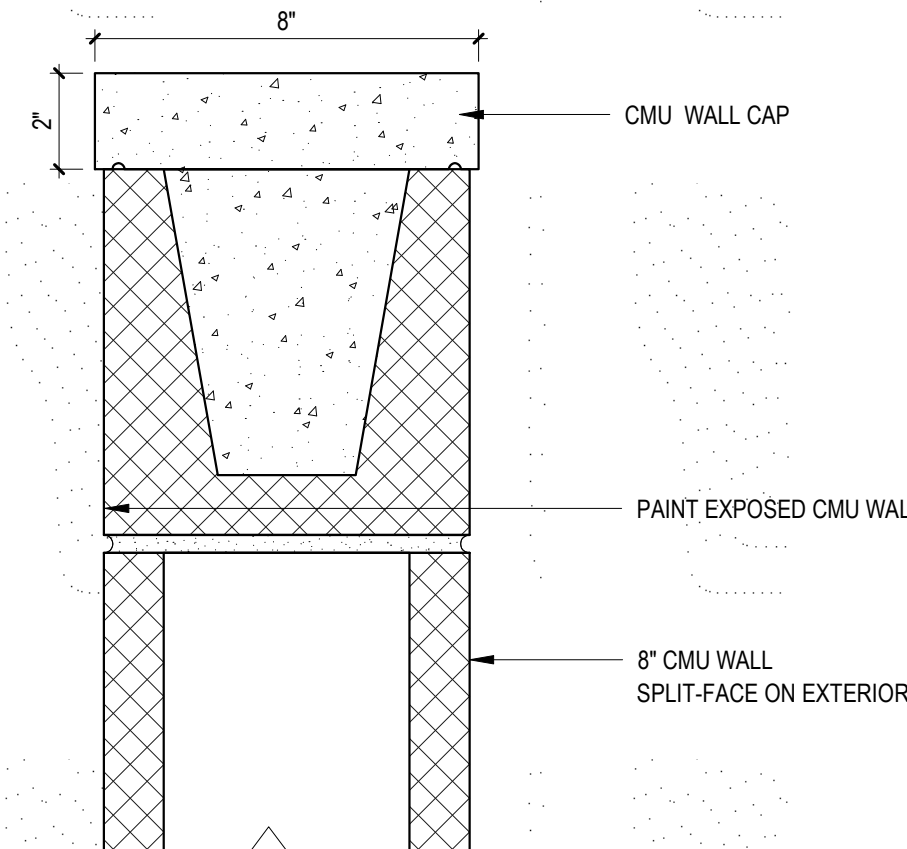
SITE PLAN GENERAL NOTES	
1.	REFER TO CIVIL HORIZONTAL CONTROL PLAN SHEET FOR SITE DIMENSIONS NOT SHOWN IN THIS SITE PLAN.
2.	REFER TO LANDSCAPE DRAWINGS FOR COORDINATION OF LIGHTING LOCATIONS. BUILDING UPLIGHTING SHALL NOT BE OBSTRUCTED BY LANDSCAPE PLANTINGS.
3.	REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON PLANTING AND HARDSCAPING.
4.	IRRIGATE ALL LANDSCAPED AREAS WITH AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
5.	INSTALL ACCENT PLANTINGS OF ANNUALS AND PERENNIALS AT MAIN ENTRANCE, BUILDING ENTRY, SIGNAGE AREAS AND POOL.
6.	MONUMENT SIGNAGE SHOWN FOR COORDINATIONAL PURPOSE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. SIGNAGE PACKAGE (BUILDING & SITE) TO BE A DEFERRED SUBMITTAL.
7.	MAINTAIN APPROPRIATE SIGHTLINES AT DRIVEWAY ENTRANCES AND EXITS.
8.	ALL SIDEWALKS TO BE 4" THICK CONCRETE PAVING WITH 5X5 10'10" W.W.F. AT MID HEIGHT OVER 4" THICK TYPE II BASE U.N.O. PROVIDE CONTROL JOINTS AT 5'-0" O.C. EA. WAY MAX. U.N.O. PROVIDE EXPANSION JOINTS AT 20'-0" O.C. EACH WAY MAX.
9.	ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 FRONT TO BACK AND 1:10 MAXIMUM SIDE FLARE. REFER TO ACCESSIBILITY STANDARDS SHEETS FOR MORE INFORMATION.
10.	HANDICAP ACCESS SHALL CONFORM TO ACCESSIBLE DESIGN STANDARDS IN RELATIONSHIP TO % SLOPE ON PAVING.
11.	PROVIDE DENSE LANDSCAPE SCREENING AT TRANSFORMER PAD PER LOCAL UTILITY COMPANY STANDARDS.
12.	ALL EQUIPMENT (INCLUDING DRYER VENTS) MUST BE SCREENED WITH LANDSCAPING OR OTHER MEANS.
13.	CHANGES IN LEVELS SHALL COMPLY WITH ICC A117.1 SECTION 303.



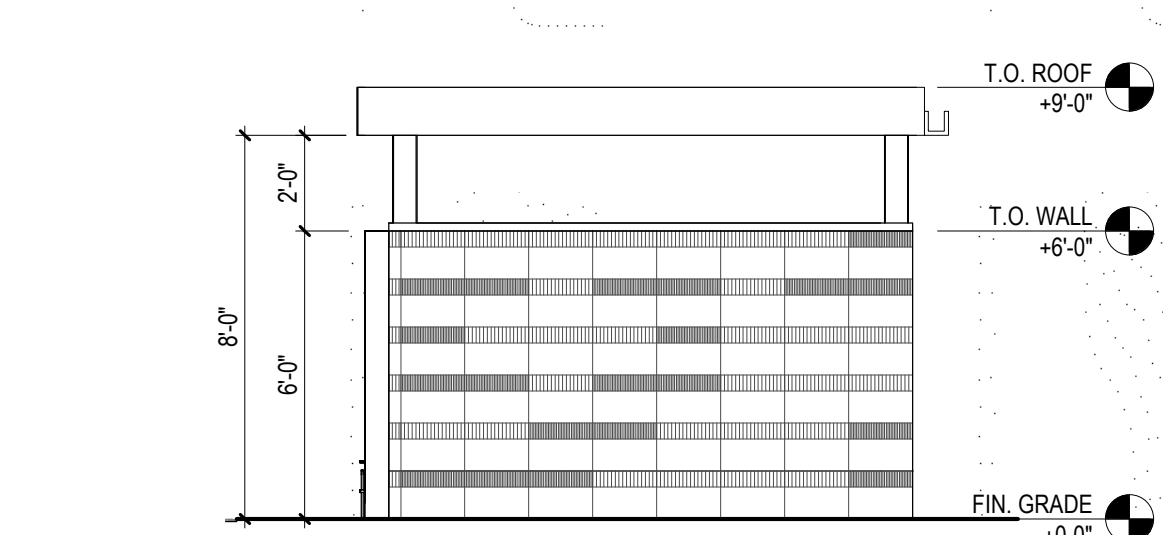
SPLIT FACE CMU WALL PATTERN ANALOGUE



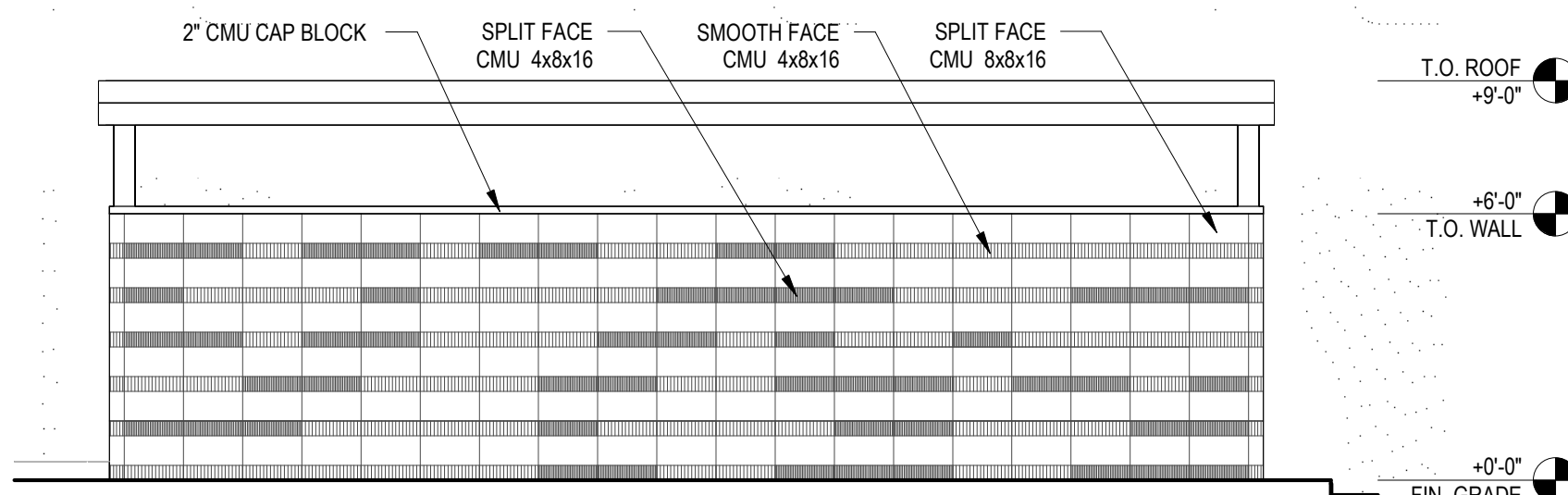
9 GATE POT DETAIL
3" = 1'-0"



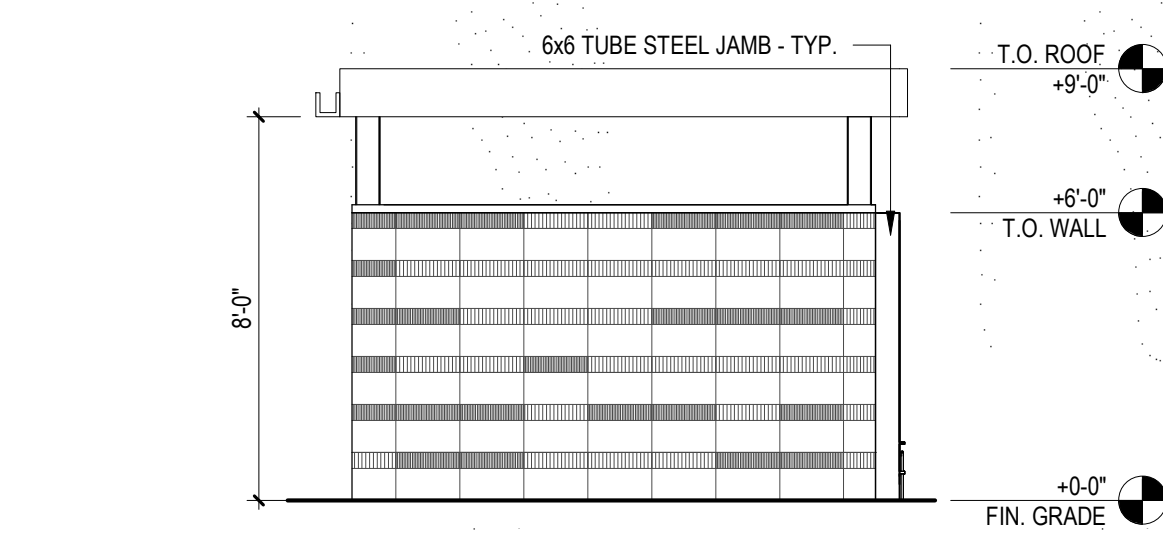
7 CMU WALL CAP DETAIL
3" = 1'-0"



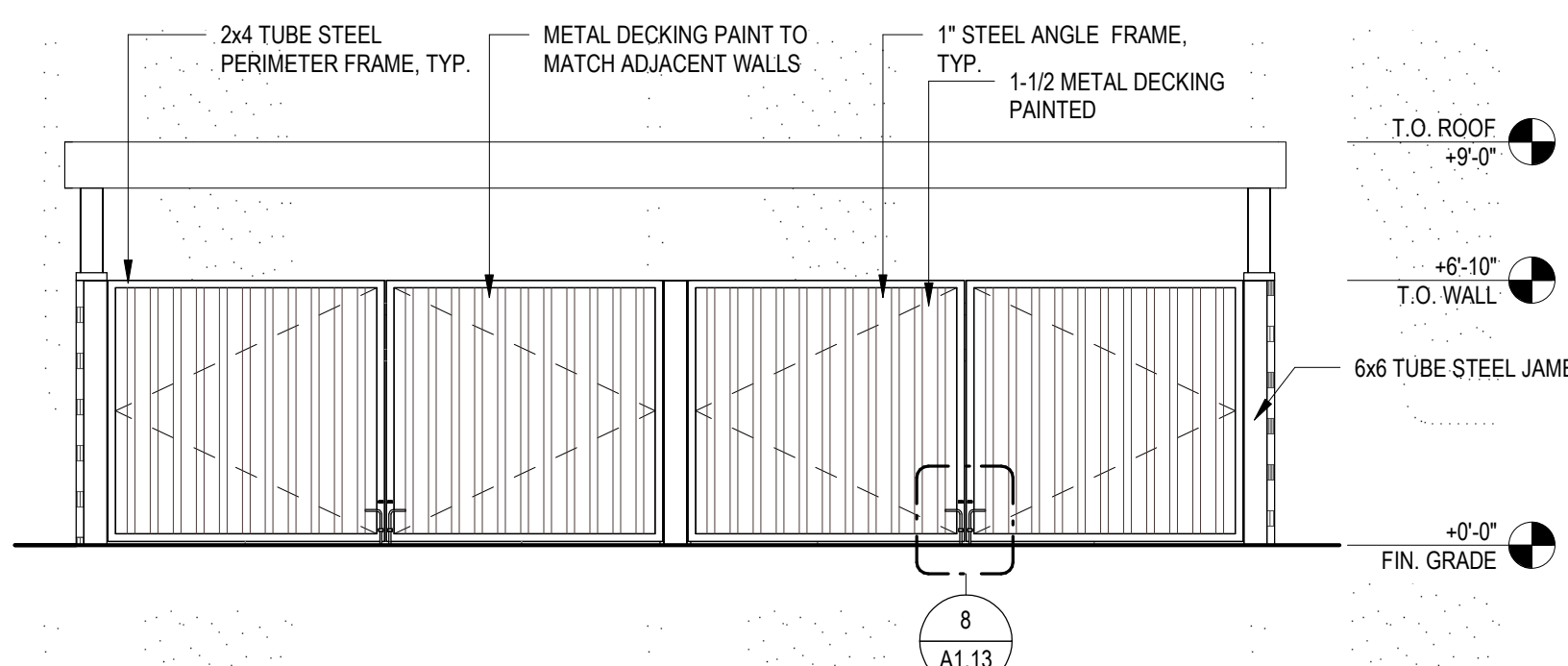
6 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



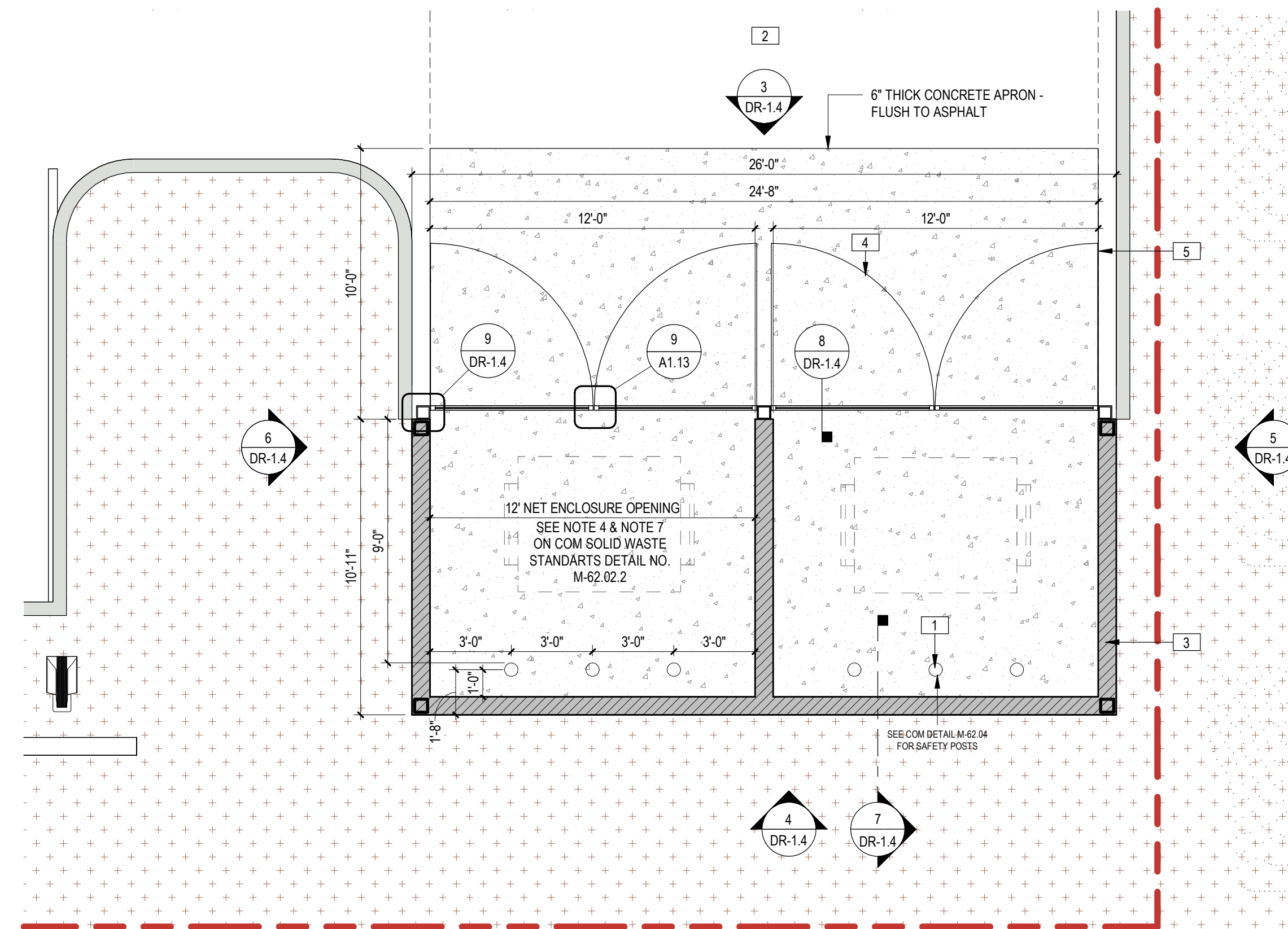
4 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"

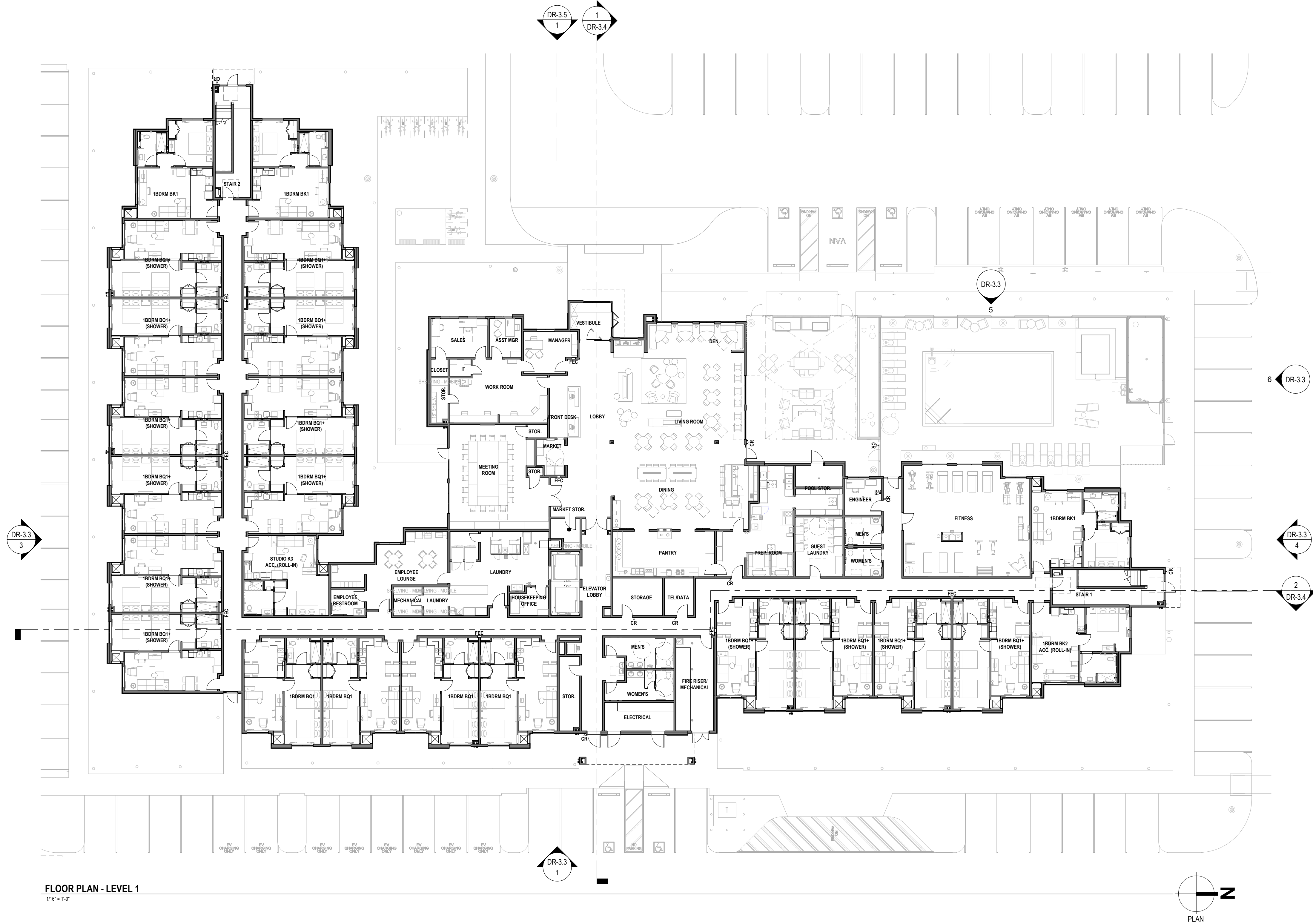


1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

GUESTROOM TYPES			
GUESTROOM TYPE	BED TYPE	AREA	COUNT
1BDRM BK1	KING	560 SF	14
1BDRM BK2 ACC. (ROLL-IN)	KING	561 SF	1
1BDRM BK2 ACC. (TUB)	KING	561 SF	1
STUDIO K1	KING	430 SF	6
STUDIO K2	KING	490 SF	6
STUDIO K3 ACC. (ROLL-IN)	KING	494 SF	1
			29
1BDRM BQ1	QUEEN/QUEEN	596 SF	22
1BDRM BQ1+ (SHOWER)	QUEEN/QUEEN	621 SF	58
1BDRM BQ1+ (TUB)	QUEEN/QUEEN	622 SF	6
1BDRM BQ2 ACC. (TUB)	QUEEN/QUEEN	622 SF	4
			90
TOTAL GUESTROOMS:			119

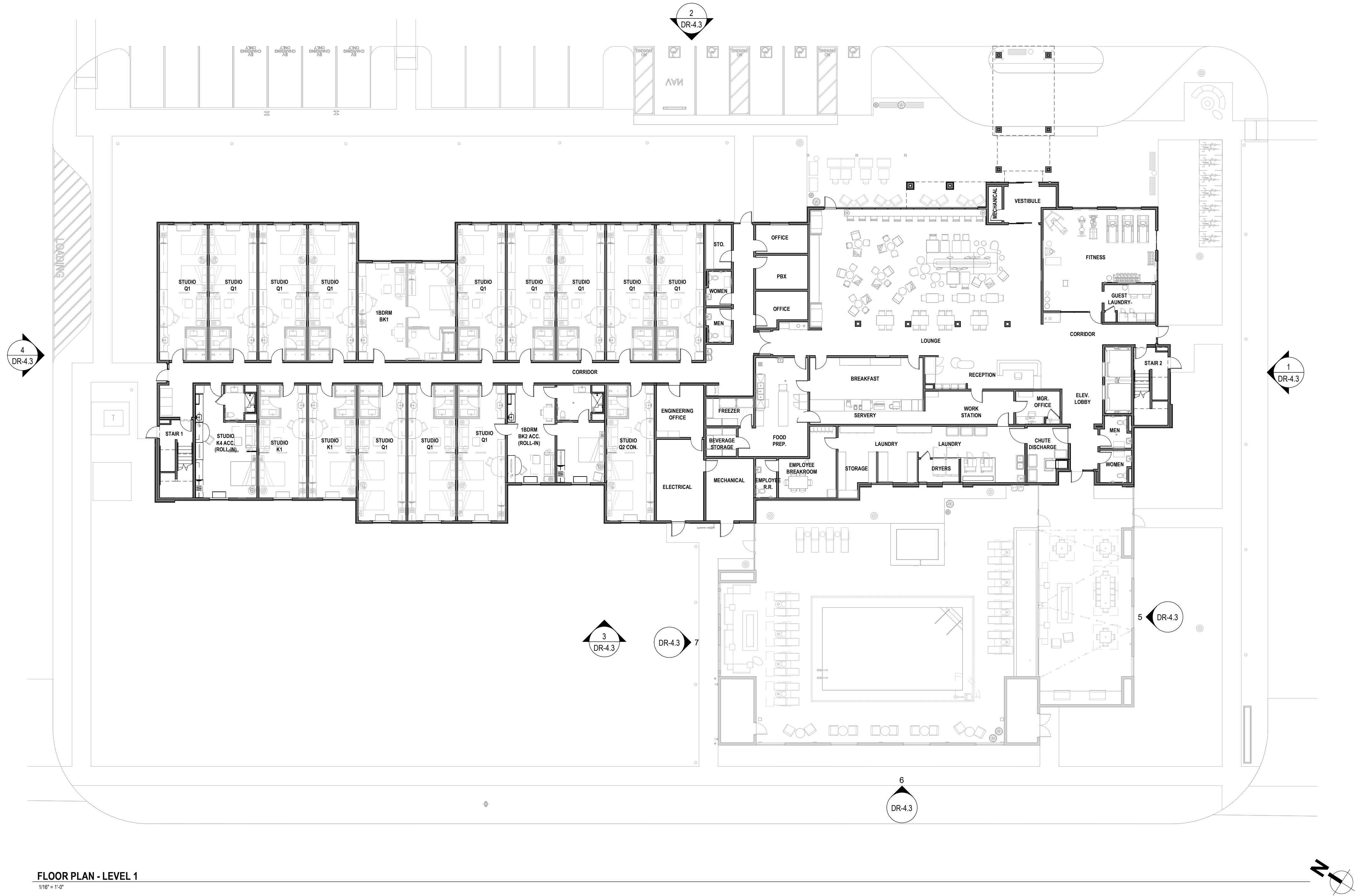
ACTUAL BUILDING AREA (GROSS)	
LEVEL	AREA
LEVEL 1	28,755 SF
LEVEL 2	23,844 SF
LEVEL 3	23,844 SF
LEVEL 4	23,844 SF
TOTAL AREA:	100,287 SF

BED TYPE SUMMARY			
GUESTROOM BED TYPE	COUNT	PERC.	
KING	29	24%	
QUEEN/QUEEN	90	76%	
TOTAL GUESTROOMS:	119	100%	

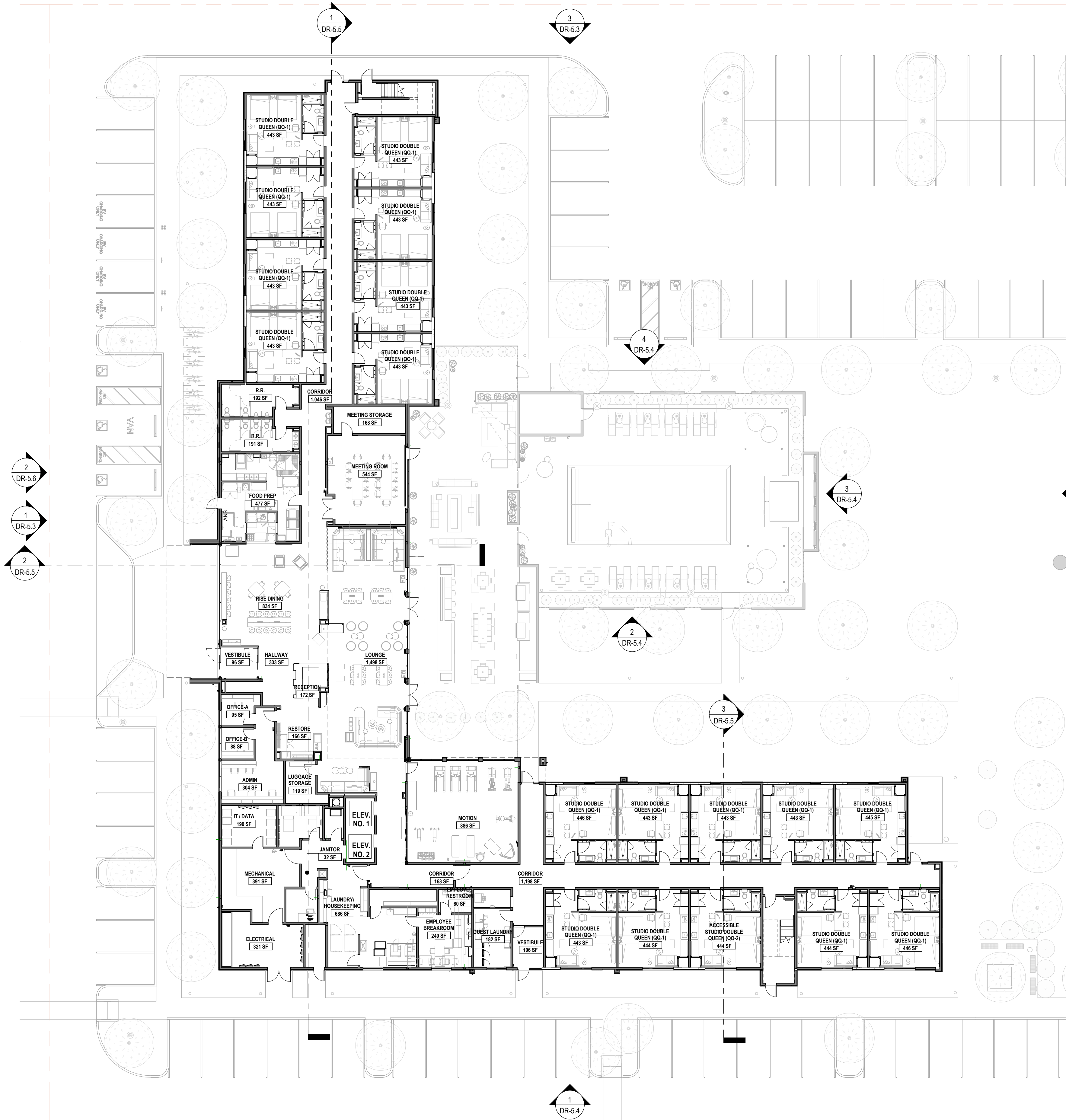


BUILDING GROSS AREA		
LEVEL	AREA	
LEVEL 1	19,175 SF	
LEVEL 2	19,177 SF	
LEVEL 3	19,177 SF	
LEVEL 4	19,177 SF	
TOTAL:	76,707 SF	

GUESTROOM TYPES		
GUESTROOM UNIT TYPE	COUNT	PERCENTAGE
1BDRM BK1	7	6%
1BDRM BK2 ACC. (ROLL-IN)	1	1%
STUDIO K1	21	17%
STUDIO K1+	3	2%
STUDIO K2 CON.	2	2%
STUDIO K3	1	1%
STUDIO K4 ACC. (ROLL-IN)	1	1%
STUDIO K4 ACC. (TUB)	2	2%
STUDIO Q1	75	61%
STUDIO Q2 CON.	7	6%
STUDIO Q3 ACC. (TUB)	3	2%
TOTAL:	123	100%



FLOOR PLAN - LEVEL 1
1/16" = 1'-0"



FLOOR PLAN - LEVEL 1

1/16" = 1'-0"

GUESTROOM TYPES		
GUESTROOM UNIT TYPE	COUNT	PERCENTAGE
1 BEDROOM	1	1%
1 BEDROOM (BK-1)	23	18%
1 BEDROOM (BK-5)	1	1%
ACCESSIBLE 1 BEDROOM (BK-4)	1	1%
ACCESSIBLE CONF. SUITE (BK-6)	1	1%
ACCESSIBLE STANDARD KING (K-4)	1	1%
ACCESSIBLE STUDIO DOUBLE QUEEN (QQ-2)	2	2%
CONFERENCE SUITE (BK-3)	1	1%
STANDARD KING (K-1 TUB)	9	7%
STANDARD KING (K-1)	5	4%
STANDARD KING (K-2)	8	6%
STUDIO COMMONS (SC-1)	2	2%
STUDIO DOUBLE QUEEN (QQ-1)	70	56%
TOTAL GUESTROOMS:	125	100%

BUILDING GROSS AREA	
LEVEL	AREA
LEVEL 1	20878 SF
LEVEL 2	19091 SF
LEVEL 3	20024 SF
LEVEL 4	20024 SF
TOTAL:	80016 SF

BED TYPE SUMMARY		
GUESTROOM BED TYPE	COUNT	PERC.
KING	21	17%
KING SUITE	27	22%
QUEEN/QUEEN	75	60%
STUDIO COMMONS	2	2%
TOTAL GUESTROOMS: 125	125	100%