

ECHO SUITES : TOLLESON, AZ

PROTOTYPE DESIGN FINALIZATION

CLIENT: SANDPIPER HOSPITALITY

12.10.2024 - ELEVATIONS

RENDER

BUILDING LENGTH	249' - 11" FT
BUILDING DEPTH	52' - 0" FT
FLOORS	4 STORY
GUESTROOMS	124



CLIENT: SANDPIPER HOSPITALITY

ECHO SUITES - HOTEL BY WYNDHAM

TOLLESON, AZ

modus architecture

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. INFORMATION SHOULD NOT BE CONSTRUED AS DOCUMENTATION TOWARDS CITY APPROVALS, PERMITTING OR CONSTRUCTION.

DATE: 12/10/2024

ELEVATION

BUILDING FOOTPRINT

BUILDING HEIGHT

12,398 SF

48' - 6"



FRONT ELEVATION: 4 STORY

ELEVATION



BACK ELEVATION: 4 STORY



EIFS

	EF01 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE		EF02 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: SW 7674 PEPPERCORN		EF03 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: SW 66459 JADITE
	EF04 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: #616 KING'S GRAY				

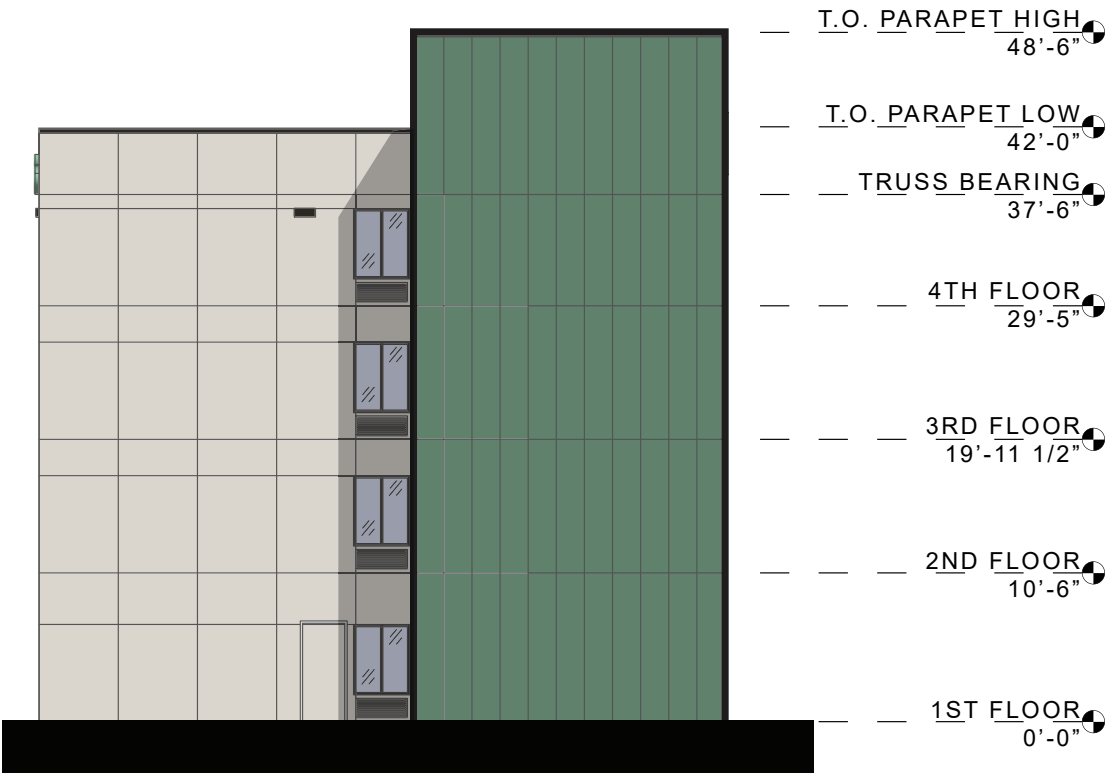
CLIENT: SANDPIPER HOSPITALITY

ECHO SUITES - HOTEL BY WYNDHAM

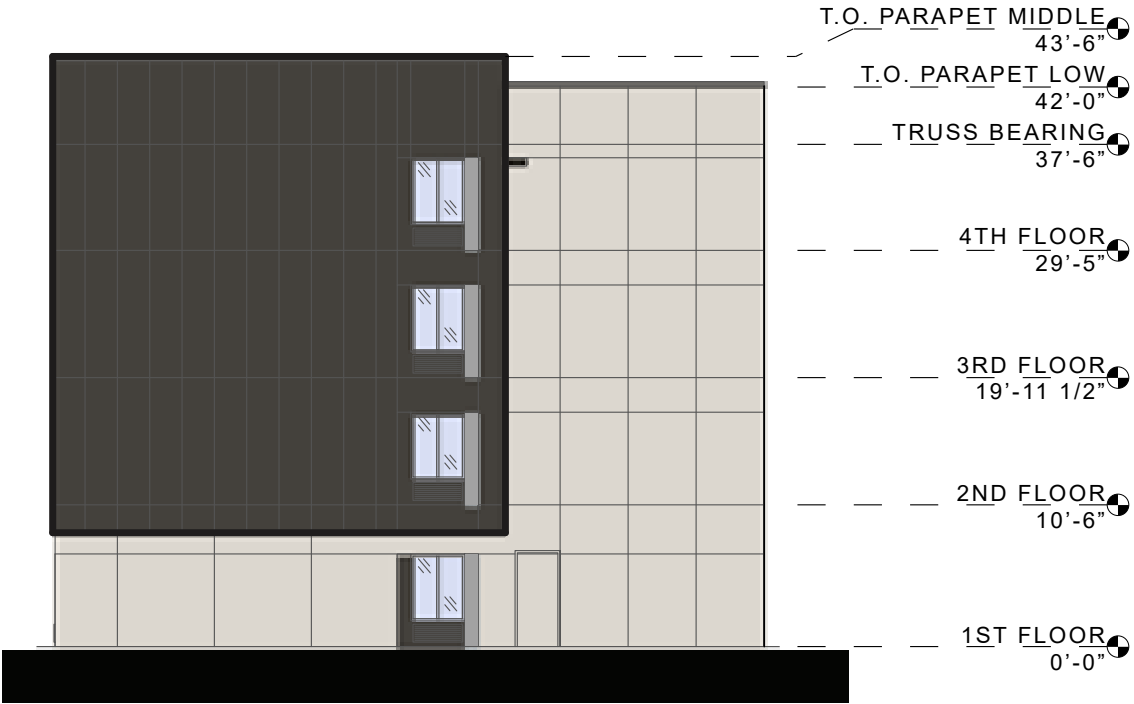
TOLLESON, AZ

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ELEVATION



LEFT ELEVATION: 4 STORY



RIGHT ELEVATION: 4 STORY



EIFS

	EF01 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE		EF02 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: SW 7674 PEPPERCORN		EF03 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: SW 66459 JADITE
	EF04 MANUF: DRYVIT EXTERIOR EIFS TEXTURE: SANDBLAST COLOR: #616 KING'S GRAY				

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ECHO SUITES - HOTEL BY WYNDHAM

TOLLESON, AZ

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ECHOSUITES

EXTENDED STAY BY WYNDHAM





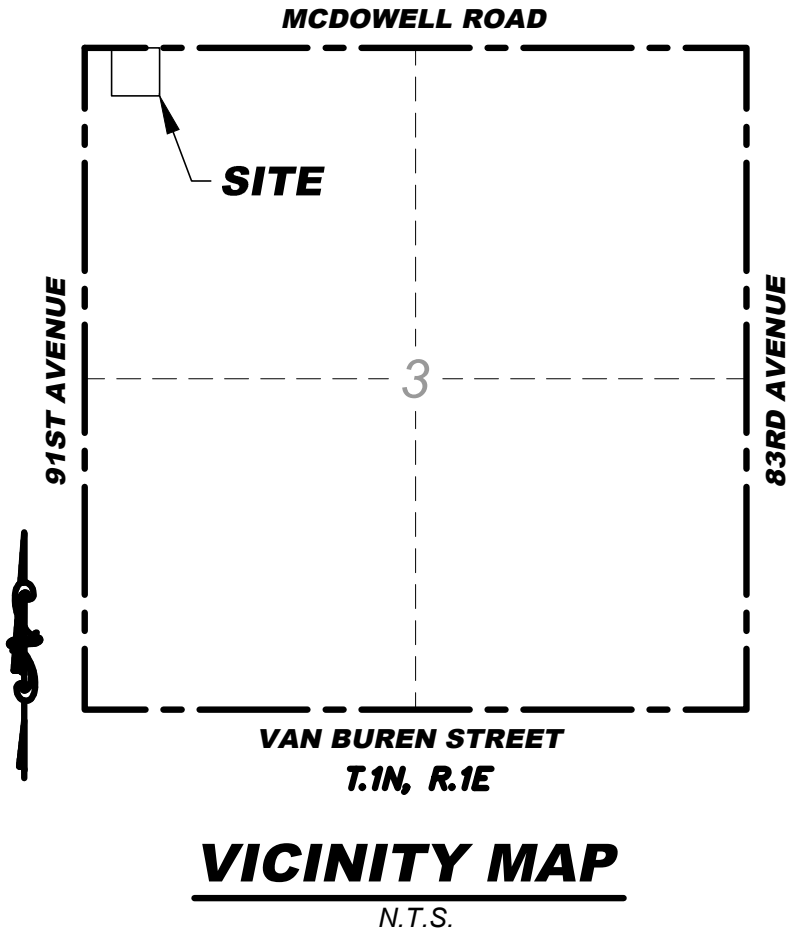






SITE PLAN FOR ECHO SUITES TOLLESON

SEC 91ST AVENUE AND MCDOWELL ROAD TOLLESON, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE ANALYSIS

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW FOUR-STORY HOTEL WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS.

ADDRESS:
SEC 91ST AVENUE AND MCDOWELL ROAD
TOLLESON, ARIZONA 85353
APN: 102-47-076

LAND USE: HOTEL
ZONING: PLANNED AREA DEVELOPMENT (PAD)

SITE AREA:
GROSS AREA: 160,280 SF (3.679 AC)
NET AREA: 92,900 SF (2.133 AC)
BUILDING AREA: 12,788 SF

PARKING/LOADING:
REQUIRED:
 1 SPACE/PER GUEST ROOM = 124 SPACES
 + 1 SPACE/2 EMPLOYEES (6 EMP. X 1 SPACE/2 EMP.) + 3 SPACES
 TOTAL REQUIRED: = 127 SPACES
 PROVIDED: = 132 SPACES

ACCESSIBLE PARKING REQUIRED: 1 SPACE/25 SPACES = 5 SPACES
 ACCESSIBLE PARKING PROVIDED: = 5 SPACES

LOADING SPACE REQUIRED: = 0 SPACE
 LOADING SPACE PROVIDED: = 0 SPACE

LEGAL DESCRIPTION

PARCEL NO. 1:
LOTS 1 AND 3, AND TRACT A, PLAZA 91, ACCORDING TO BOOK 1336 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 2:
AN EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND APPURTENANT FACILITIES, APPURTENANT TO PARCEL NO. 1, AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2017-0571734, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 88°59'35" W A DISTANCE OF 2641.29 FEET;
 THENCE SOUTH 88°59'35" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 551.54 FEET;
 THENCE SOUTH 01°00'25" EAST A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 55.00 FEET OF SAID NORTHWEST QUARTER;
 THENCE SOUTH 88°59'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1072.21 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 01°00'25" EAST A DISTANCE OF 270.00 FEET;
 THENCE SOUTH 88°59'35" WEST A DISTANCE OF 28.00 FEET;
 THENCE NORTH 01°00'25" WEST A DISTANCE OF 270.00 FEET TO A POINT ON SAID SOUTH LINE;
 THENCE NORTH 88°59'35" EAST ALONG SAID SOUTH LINE A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.
 PARCEL NO. 3:
LOT 1, PLAZA 91 EAST, ACCORDING TO BOOK 1478 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEY NOTES

1. THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
 RICK
 2401 WEST PEORIA AVENUE, #130
 PHOENIX, ARIZONA 85029
 PH: 602-957-3350
 CONTACT: JARED P. HANSMANN, R.L.S.
2. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF MCDOWELL ROAD, ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, USING A BEARING OF NORTH 88°59'35" EAST.
- 3. THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF PEORIA BENCHMARK NO. 8263 BEING A 3" BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF 75TH AVENUE & THUNDERBIRD ROAD HAVING AN ELEVATION OF 1186.98, NAVD88.**

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF PEORIA BENCHMARK NO. 8263 BEING A 3" BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF 75TH AVENUE & THUNDERBIRD ROAD HAVING AN ELEVATION OF 1186.98, NAVD88.

ZONING ANALYSIS

THE SETBACKS ARE BASED ON SECTION 12-4-44 (TOLLESON ZONE C-2) OF THE TOLLESON, AZ CODE OF ORDINANCES, APPROVED JANUARY 24, 2024

REQUIRED BUILDING SETBACKS: 25' 133' (91ST AVENUE)
 FRONT (STREET) SETBACKS: 0' 212' (MCDOWELL ROAD)
 REAR 0' N/A

BUILDING HEIGHT ALLOWED: 30'

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2160L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2160L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE AH AREA, WHICH IS DEFINED AS AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY AREAS OF PONDING) WHERE AVERAGE DEPTHS ARE BETWEEN ON AND THREE FEET. BASE FLOOD ELEVATION (BFES) DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY. AND
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2180L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES

1. ALL SIGNS BY SEPARATE PERMIT. SIGNS DEPICTED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
2. NO RETENTION IS ALLOWED IN RIGHT-OF-WAY'S (ROW) OR PUBLIC UTILITY EASEMENTS (PUE).
3. RETENTION BASINS MUST DRAIN WITHIN 36 HOURS.
4. DRYWELLS MUST BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY.
5. BUY-IN AND ASSESSMENT CHARGES SHOULD BE PAID AT THE TIME A PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO REQUEST THE CITY FOR ANY CHARGES THAT MAY BE DUE.
6. ALL BUILDINGS AND STRUCTURES SHALL CONFORM TO THE APPLICABLE BUILDING CODES FOR LOCATION, AREA, OCCUPANCY AND SEPARATION REQUIREMENTS.
7. ALL BUILDINGS ARE REQUIRED TO HAVE AN APPROVED FIRE SPRINKLER SYSTEM INCLUDING BACKFLOW PREVENTION.
8. HANDICAPPED FACILITIES SHALL BE IN ACCORDANCE WITH BUILDING CODE REGULATIONS AND THE AMERICANS WITH DISABILITIES ACT (ADA). THE APPLICANT/OWNER IS RESPONSIBLE FOR THE PROJECT BEING IN COMPLIANCE TO ADA REQUIREMENTS.
9. ALL BUILDINGS AND STRUCTURES SHALL CONFORM TO THE INTERNATIONAL FIRE CODE, 2003 EDITION, (IFC), CITY OF PEORIA AMENDMENTS TO THE IFC AND NATIONALLY RECOGNIZED CODES AND STANDARDS.
10. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE WITH CITY OF PEORIA AMENDMENTS.
11. KEY BOXES ARE TO BE INSTALLED ON ALL SIDES OF A STRUCTURE WHERE THERE ARE ACCESS DOORS. A FULL SET OF KEYS TO OPEN ALL AREAS INSIDE AND OUTSIDE THE STRUCTURE, TO INCLUDE THE FIRE ALARM PANEL, SHALL BE PLACED INSIDE THE KEY BOX. KEY BOXES ARE TO BE LOCATED NO HIGHER THAN 60 INCHES ABOVE FINISHED GRADE.
12. ONSITE LIGHTING SHALL BE DARK SKY COMPLIANT.
13. THIS PROJECT LIES WITHIN SUNRISE WATER AND CITY OF PEORIA SEWER SERVICE AREA.

LEGEND

-----	PROJECT RIGHT-OF-WAY		NEW SEWER MANHOLE
-----	EXISTING RIGHT-OF-WAY		NEW SEWER CLEANOUT
-----	PROJECT/NEW PROPERTY LINE		NEW SEWER STUB
-----	EXISTING PROPERTY LINE		NEW WATER VALVE
-----	ROADWAY CENTERLINE		NEW WATER METER
-----	EXISTING EASEMENT		NEW BACKFLOW PREVENTER
-----	EXISTING MINOR CONTOUR		NEW FIRE HYDRANT
-----	EXISTING MAJOR CONTOUR		NEW FIRE CONNECTION
-----	NEW CONTOUR		NEW FIRE BACKFLOW PREVENTER
-----	EXISTING CONCRETE		NEW WATER STUB
-----	EXISTING WALL		NEW REDUCER
-----	NEW ASPHALT		NEW STORM DRAIN MANHOLE
-----	NEW CONCRETE		NEW DRYWELL
-----	NEW WALL		NEW GAS VALVE
-----	EXISTING CURB		NEW GAS METER
-----	EXISTING PAINT STRIPE		NEW TRANSFORMER
-----	EXISTING FENCE		NEW SIGN
-----	NEW CURB		NEW SITE LIGHT
-----	NEW PAINT STRIPE		NEW STREET LIGHT
-----	EXISTING STORM DRAIN PIPE		SURVEY MONUMENT AS NOTED
-----	EXISTING UNDERGROUND ELECTRIC		SPOT ELEV. (EXIST. GRADE)
-----	EXISTING OVERHEAD ELECTRIC		SPOT ELEV. (NEW GRADE)
-----	EXISTING SEWER LINE		RIGHT-OF-WAY
-----	EXISTING WATER LINE		BACK OF CURB
-----	NEW STORM DRAIN PIPE		SIDEWALK
-----	NEW SEWER LINE		RECORDED VALUE
-----	NEW WATER LINE		MEASURED VALUE
-----	NEW FIRE SERVICE		RADIUS
-----	NEW GAS LINE		PAVEMENT (ASPHALT)
	EXISTING SEWER MANHOLE		CONCRETE
	EXISTING WATER MANHOLE		GUTTER
	EXISTING WATER VALVE		TOP OF CURB
	EXISTING WATER METER		FINISHED GRADE
	EXISTING BACKFLOW PREVENTER		TOP OF FOOTING
	EXISTING FIRE HYDRANT		TOP OF WALL
	EXISTING FIRE BACKFLOW PREVENTER		LOW POINT
	EXISTING STORM DRAIN MANHOLE		HIGH POINT
	EXISTING SIGN		GRADE BREAK
	EXISTING STREET LIGHT		FINISHED FLOOR ELEVATION
	EXISTING TRAFFIC SIGNAL STRUCTURE		FINISH GRADE HIGH
	EXISTING ELECTRIC MANHOLE		FINISH GRADE LOW
	EXISTING ELECTRIC PULL BOX		PUBLIC UTILITY EASEMENT
	EXISTING COMMUNICATION PULL BOX/VAULT		MATCH EXISTING
	EXISTING COMMUNICATION MANHOLE		RIM
	EXISTING TRAFFIC LIGHT PULL BOX		INVERT
	EXISTING UTILITY POLE		LENGTH
			SLOPE

CIVIL ENGINEER

RICK
 2401 WEST PEORIA AVENUE, #130
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 ATTN: JEFF HUNT, PE

UTILITIES

WATER: CITY OF TOLLESON
 SEWER: CITY OF TOLLESON
 ELECTRIC: SALT RIVER PROJECT
 GAS: SOUTHWEST GAS
 TELEPHONE: CENTURYLINK
 CABLE: COX COMMUNICATIONS

SHEET INDEX

1. COVER SHEET
 2. SITE PLAN
 3. DETAILS



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 PHOENIX, AZ 85029

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 rickengineering.com



ECHO SUITES TOLLESON
 NEC 91ST AVENUE AND MCDOWELL ROAD
 TOLLESON, ARIZONA 85353
 CITY OF TOLLESON



DRAWING NO.
C1
 SHEET NO. 1 OF 3

COVER

91ST AVENUE

N 00°11'21" W 2707.84'

FOUND BRASS CAP IN
HANDHOLE NORTHWEST CORNER
OF SECTION 3, T1N, R1E

MCDOWELL ROAD

N 88°59'35" E 2641.32' (BASIS OF BEARING)

EXISTING 8" PUBLIC
UTILITY EASEMENT

211.97'

S 88°59'35" W 282.00'

S 88°59'35" W 89.05'

S 01°00'25" W 25.00'

S 88°59'35" W 83.91'

N 01°00'25" W 368.23'

N 01°08'04" W 313.98'

24.00' 18.00' 18.00' 26.00'

PROPOSED BUILDING
12,788 SF

55.44'

FOUND BRASS CAP
FLUSH WEST QUARTER OF
SECTION 3, T1N, R1E

N 69°55'30" W 90.35'

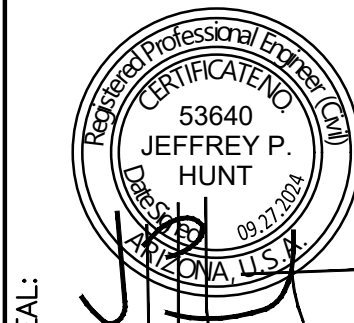
N 87°38'42" W 370.95'

EXISTING 12" PUBLIC
UTILITY EASEMENT MCR
DOC 88-230747

KEYNOTES

- 1 PRIMARY BUILDING ENTRANCE.
- 2 EXISTING CURB TO REMAIN.
- 3 NEW ASPHALT PAVEMENT.
- 4 NEW CONCRETE PAVEMENT.
- 5 NEW CONCRETE VERTICAL CURB.
- 6 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 7 NEW VALLEY GUTTER.
- 8 NEW CONCRETE SIDEWALK.
- 9 NEW ACCESSIBLE ACCESS RAMP.
- 10 NEW TRASH ENCLOSURE.
- 11 NEW ACCESSIBLE PARKING.
- 12 NEW ADA PARKING SIGN.
- 13 NEW SIGN.
- 14 NEW 5' ADA PEDESTRIAN PATH.

20 10 0 20 40
GRAPHIC SCALE: 1"=20'



SEAL:

2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029

602-957-3350
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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: 7235 DRAWN/DESIGNED BY: CN
DATE: 09/27/2024 CHECKED BY: JH

SITE PLAN PREPARED FOR:

ECHO SUITES TOLLESON

NEC 91ST AVENUE AND MCDOWELL ROAD
TOLLESON, ARIZONA 85353

CITY OF TOLLESON

SITE PLAN



DRAWING NO.

SP1

SHEET NO. 2 OF 3



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