

A vicinity map showing a rectangular area defined by McDowell Road at the top, Van Buren Street at the bottom, 3rd Avenue on the right, and 1st Avenue on the left. A dashed line runs vertically through the center, labeled '3' at the intersection with Van Buren Street. A dashed line runs horizontally across the middle. A small rectangle in the top-left corner is labeled 'SITE' with an arrow pointing to it. The text 'T.N. R.I.E.' is centered below the map. Below the map, the text 'VICINITY MAP' is written in a large, bold, serif font, and 'N.T.S.' is written in a smaller, italicized font below it.

SITE PLAN PREPARED FOR: ECHO SUITES TOLLESON NEC 91ST AVENUE AND MCDOWELL ROAD TOLLESON, ARIZONA 85353	CITY OF TOLLESON COVER
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Contact Arizona B11 at least two (2) working days before you begin excavation.

Call B11 or click ArizonaB11.com

DRAWING NO. C1

SHEET NO. 1 OF 3

91ST AVENUE
N 071121' W 2702.54'

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

MCDOWELL ROAD
N 88°59'35" E 2041.32' (8439' OF BEARING)

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

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.
- 15 NEW CONCRETE DRIVEWAY PER CITY OF AVONDALE
DETAIL 1251-2.



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PHOENIX, AZ 85029

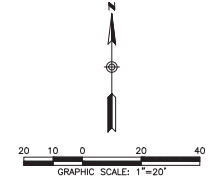


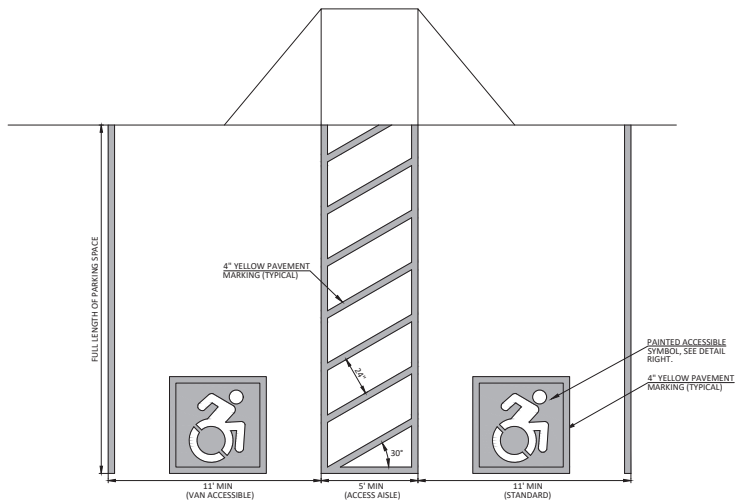
SITE PLAN PREPARED FOR:
ECHO SUITES TOLLESON
NEC 91ST AVENUE AND MCDOWELL ROAD
TOLLESON, ARIZONA 85353
CITY OF TOLLESON

SITE PLAN

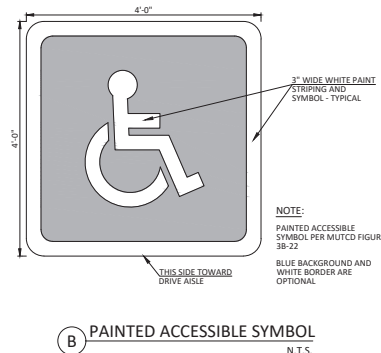
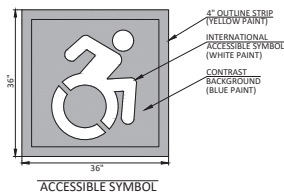


DRAWING NO.
SP1
SHEET NO. 2 OF 3

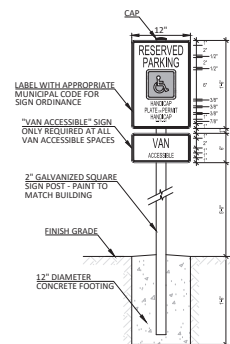




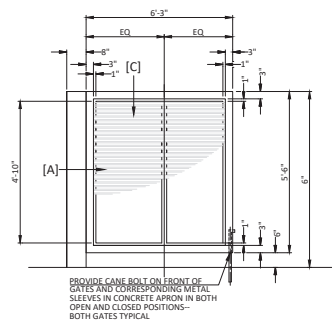
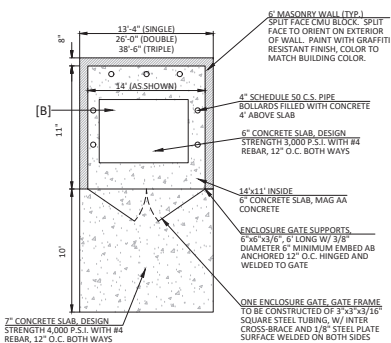
A ACCESSIBLE PARKING MARKINGS
N.T.S.



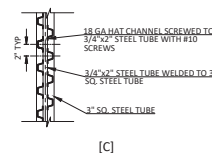
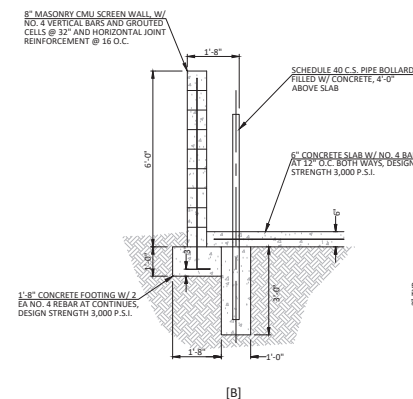
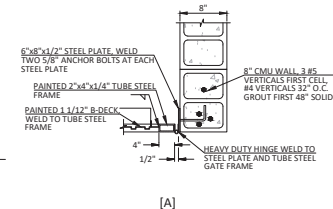
- NOTES:**
- THE BOTTOM OF THE SIGN SHOULD BE NO LESS THAN 5 FEET AND NO MORE THAN 6 FEET ABOVE FINISH GRADE.
 - SIGNS SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
 - THE SIGN FACE SHOULD BE LOCATED NO FARTHER THAN 6 FEET FROM THE FRONT OF EACH PARKING SPACE.
 - ALL LETTERING SERIES 'C', GREEN COLOR.
 - INTERNATIONAL SYMBOL OF ACCESSIBILITY SHOWN WHITE ON 6"x6" BLUE FIELD WITH 1/2" RADIUS CORNERS.
 - COLOR: BLUE COPY - WHITE BACKGROUND.
 - USE HIGH INTENSITY GRADE REFLECTIVE SHEETING.



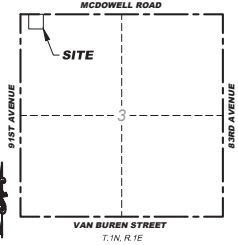
C ACCESSIBLE SIGN & POST
SCALE: 1"=1'



E TRASH ENCLOSURE WALL AND GATE DETAILS
N.T.S.



PRELIMINARY LANDSCAPE 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



RICK ENGINEERING LANDSCAPE GENERAL NOTES:

- A. ANY CHANGES MADE TO THE PLANS AND DETAILS SHOWN ON THESE DOCUMENTS WHICH ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT RELEASES RICK ENGINEERING OF ANY LIABILITY INCURRED AS A RESULT OF SAID CHANGES.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS OR SPECIFICATIONS PRIOR TO SUBMITTING A BID. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PLANS TO THE SITE CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE OWNERS REPRESENTATIVE. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES.
- C. IF ANY UTILITIES CONFLICT WITH THE ORIGINAL PLACEMENT OF INTENDED PLANT MATERIAL ON SITE THE LANDSCAPE ARCHITECT WILL AID THE CONTRACTOR IN THE RELOCATION OR SHIFTING OF PLANT MATERIAL ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE IMMEDIATELY. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (811) TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE WORK.
- D. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION AND SHALL ACQUIRE A DUST CONTROL PERMIT IF REQUIRED FROM THE APPLICABLE LOCAL AGENCY. ALL COSTS ASSOCIATED WITH DUST CONTROL AND PERMITS IS CONSIDERED INCIDENTAL TO THE PROJECT.
- F. LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADING AND REMOVAL OF DEBRIS IN PLANTING AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. NO GRADING IS ALLOWED WITHIN DRIP LINE OF EXISTING TREES.
- G. THE CONTRACTOR SHALL OBTAIN A COPY OF AND REVIEW THE GEOTECHNICAL SOILS REPORT IF APPLICABLE TO THIS PROJECT.
- H. CONTRACTOR SHALL OBTAIN AND REVIEW A SOILS AGRONOMY TEST PRIOR TO BEGINNING CONSTRUCTION, AND SHALL ABIDE BY IT TOWARDS THE COMPLETION OF THIS WORK. ANY DISCREPANCIES BETWEEN THE REPORT AND THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
- I. PRIOR TO PLANTING, THE CONTRACTOR SHALL PERFORM ONE (1) PERCOLATION TEST PER 10,000 SQUARE FEET OF PLANTING AREA. THE CONTRACTOR SHALL FILL A 24" BOX SIZE HOLE WITH WATER. IF IT DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE. TEST SHALL BE DONE UNDER THE SUPERVISION OF THE OWNERS REPRESENTATIVE. IF PROPER DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS CONTRACTOR WILL BE REQUIRED TO INSTALL DRAINAGE CHIMNEYS IN PLANT PITS PER PLANTING DETAILS.
- J. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
- K. WHEN CALICHE OR HARD PAN IS ENCOUNTERED DURING PLANT PIT EXCAVATION: IF IMPERVIOUS LAYER IS LESS THAN 6" THICK, REMOVE COMPLETELY FROM PLANTING PIT. IF LAYER IS 6"-18" THICK, AUGER A HOLE THROUGH THE LAYER PER PLANTING DETAILS. IF LAYER IS GREATER THAN 18" THICK, ENLARGE THE PLANTING PIT TO TWICE THAT (IN EACH DIRECTION) CALLED OUT IN PLANTING DETAILS.
- L. CONTRACTOR SHALL VERIFY ROCK AND SOIL CONDITIONS WITHIN THE PROJECT SITE PRIOR TO BIDDING. NO EXTRA PAYMENT OR TIME EXTENSION WILL BE GIVEN DUE TO ROCKY SOIL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTIONS AND CHECKING SOIL BORING LOGS TO DETERMINE SUBSURFACE CONDITIONS PRIOR TO BIDDING.
- M. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' FEET OF WALLS, WALKWAYS, STREETS, CURBS AND OTHER HARDSCAPE AREAS. ROOT BARRIER TO EXTEND A MINIMUM OF 5' IN EACH DIRECTION FROM THE CENTERLINE OF THE TREE UNLESS OTHERWISE NOTED ON THE PLANS.
- N. ALL PLANT MATERIALS SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO AMERICAN ASSOCIATION OF NURSERYMEN, INC., DENVER. AMERICAN HORTICULTURE STANDARD AND SHALL BE FREE FROM PESTS, EGGS, DISEASES AND TO BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM, COLOR AND NOT BE ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK.
- O. 10% OF EACH PLANT MATERIAL SPECIES SHALL BE TAGGED WITH BOTANICAL NAME FROM NURSERY OR SUPPLIER; TAGS TO REMAIN ON PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- P. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
- Q. TREAT ALL ROCK MULCH AREAS WITH PRE-EMERGENT HERBICIDE ONCE BEFORE THE ROCK MULCH INSTALLATION AND ONCE AFTER THE ROCK MULCH INSTALLATION.
- R. TRANSPORTATION AND NURSERY STAKES SHALL BE REMOVED AT INSTALLATION. INSTALL NEW TREE STAKES AS DETAILED.
- S. THE PLANTING PLAN IS DIAGRAMMATIC. THE QUANTITIES AND SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- T. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS. MAINTENANCE SHALL BEGIN UPON WALK FOR LANDSCAPE MAINTENANCE AND GUARANTEE PERIOD. MAINTENANCE SHALL CONSIST OF BUT NOT BE LIMITED TO KEEPING AREAS CLEAN, WEED FREE, TRIMMED, WATERED, RAKED, PEST AND DISEASE FREE AND ALL OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS GROWTH AND CLEAN APPEARANCE. PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD, CONTRACTOR SHALL SUBMIT A WATERING/MAINTENANCE SCHEDULE TO THE OWNERS REPRESENTATIVE FOR APPROVAL.
- U. LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND TO BE IN AN UNHEALTHY, DAMAGED, IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD.
- V. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ANY DEBRIS RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET ASSOCIATED WITH THIS PROJECT.
- W. THE JOB SITE AT THE COMPLETION OF THE CONSTRUCTION SHALL BE CLEANED OF ANY DEBRIS RESULTING FROM CONSTRUCTION. NO JOB WILL BE CONSIDERED UNTIL ALL CURBS, GUTTERS, AND PAVEMENT HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS AND ARE IN COMPLIANCE WITH THE AGENCY SPECIFICATIONS.
- X. THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF ANY EXISTING CURBS, GUTTERS, PAVEMENTS, FENCING, WALLS, LIGHTING AND SURROUNDING AREAS THAT ARE NOT NOTED ON THE PLANS TO BE DISTURBED ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.
- Y. FINAL ACCEPTANCE: A FINAL SITE WALK INSPECTION BY OWNERS REPRESENTATIVE IS REQUIRED AT THE END OF THE LANDSCAPE MAINTENANCE PERIOD PRIOR TO FINAL PROJECT ACCEPTANCE BY THE OWNER.

CIVIL ENGINEER

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PH: 602-957-3350
ATTN: JEFF HUNT, PE

LANDSCAPE ARCHITECT

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TUCSON, AZ 85712
PHONE: (520) 795-1000
CONTACT: MARK FELLINGER
mfellinger@rickengineering.com

SHEET INDEX

- SHT. NAME
1 COVER SHEET
2 PRELIMINARY LANDSCAPE PLAN

36734
MARK FELLINGER
3/17/25

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SEAN

3/2/25

LANDSCAPE PLAN PREPARED FOR:
ECHO SUITES TOLLESON
SEC 91ST AVENUE AND MCDOWELL ROAD
TOLLESON, ARIZONA 85353
CITY OF TOLLESON

preliminary landscape plan

DRAWING NO.
SHEET NO. 1 OF 2

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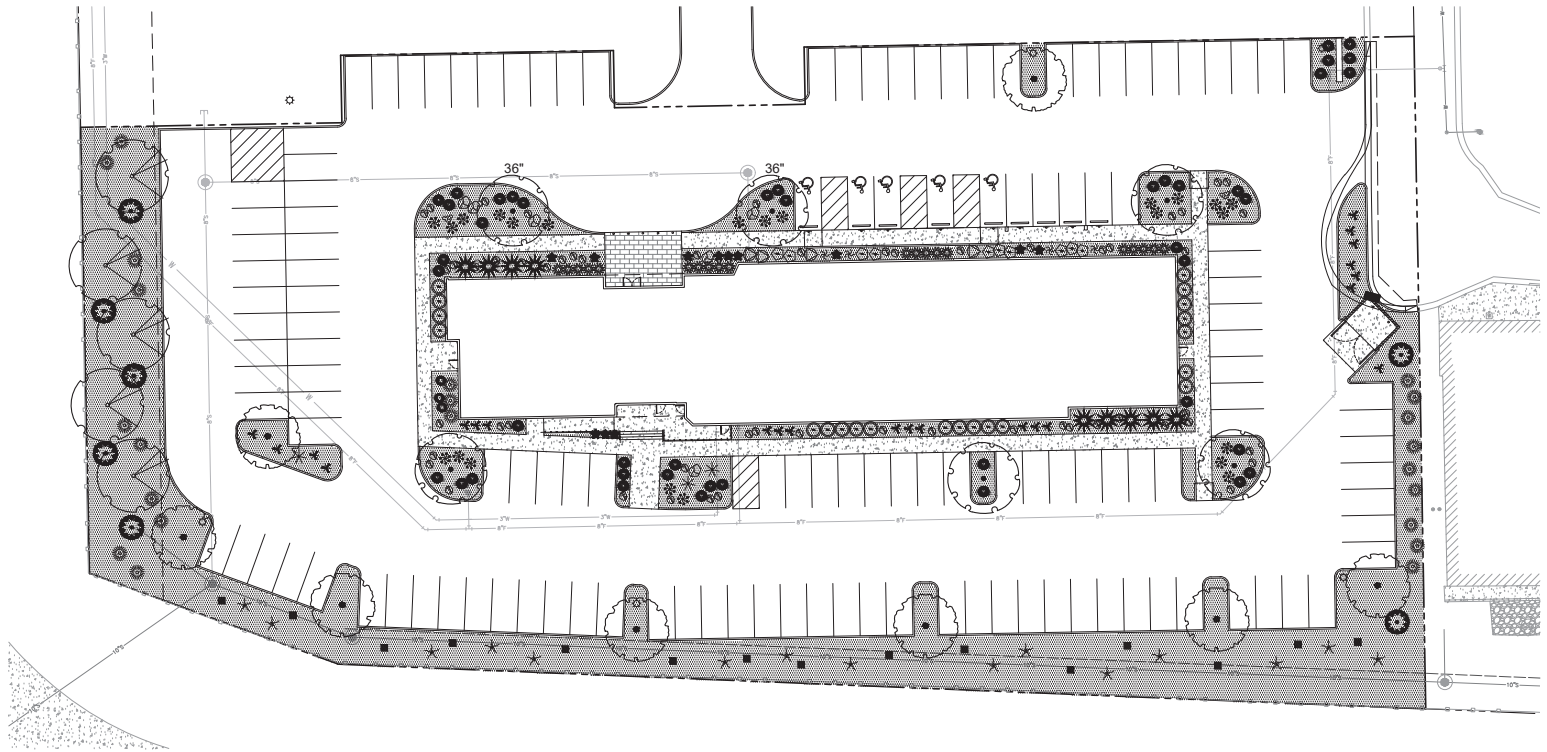
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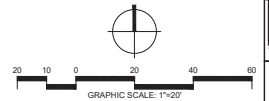
preliminary landscape plan

DRAWING NO.
SHEET NO. 1 OF 2



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER) MINIMUM	QTY.	SIZE	QTY.	SIZE				
TREES					SHRUBS AND ACCENTS		SHRUBS AND ACCENTS					
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	8	24" BOX	5' x 3' (1")		ALOE x 'BLUE ELF' BLUE ELF ALOE	12	5 GAL.		FOUQUIERIA SPLENDENS OCOTILLO	15	BARE ROOT, 5' HT., 5 CANE MIN.
	PISTACIA 'RED PUSH' RED PUSH PISTACHE	4	24" BOX	7' x 2.5' (1")		AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	4	5 GAL.		HESPERALOE FUNIFERA GIANT HESPERALOE	9	5 GAL.
		2	36" BOX	12' x 6' (3")		BULBINE FRUTESCENS BULBINE	4	5 GAL.		HESPERALOE PARVIFLORA RED YUCCA	23	5 GAL.
	PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE	5	24" BOX	5' x 3' (1")		CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	22	5 GAL.		LANTANA MONTEVIDENSIS TRAILING LANTANA	43	1 GAL.
INORGANIC GROUND COVER						CARNEGIA GIGANTEA SAGUARO	2	5' SPEAR		LEUCOPHYLLUM PRUNOSUM LEUCOPHYLLUM	21	5 GAL.
	A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK SHALL BE PLACED IN ALL PLANTING AREAS INDICATED ON THE PLANS. SIZE SHALL BE 1/2" SCREENED. COLOR SHALL BE 'SUPERIOR GOLD' AS AVAILABLE THROUGH ROCK PROS USA, OR AS APPROVED BY OWNER.											
LANDSCAPE BOULDER SCHEDULE						CHRYSACTINIA MEXICANA DAMIANITA	3	5 GAL.		MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS	23	5 GAL.
BOULDERS SHALL BE PIT RUN 'APACHE BROWN' AS AVAILABLE THROUGH ROCK PROS USA, OR AS APPROVED BY OWNER.						DASYLIRION WHEELERI DESERT SPOON	3	5 GAL.		PEDILANTHUS MACROCARPA SLIPPER PLANT	20	5 GAL.
						FEROCACTUS WISLIZENII BARREL CACTUS	15	5 GAL.		SALVIA GREGGI AUTUMN SAGE	10	5 GAL.
										TECOMA STANS MEXICAN YELLOW BELLS	12	5 GAL.



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LANDSCAPE PLAN PREPARED FOR:
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NEC 91ST AVENUE AND McDOWELL ROAD
TOLLESON, ARIZONA 85353
CITY OF TOLLESON



DRAWING NO.
SHEET NO. 2 OF 2

ECHO SUITES : TOLLESON, AZ

PROTOTYPE DESIGN FINALIZATION

CLIENT: SANDPIPER HOSPITALITY

03.03.2025 - 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: 03/03/2025

ELEVATION

BUILDING FOOTPRINT

BUILDING HEIGHT

12,398 SF

48' - 6"



FRONT ELEVATION: 4 STORY



EIFS

S101 MARBLE: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SEDATE GRAY	S102 MARBLE: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW MEGA GREIGE	S103 MARBLE: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW BLACK FOX
S104 MARBLE: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 392 COCONUT SHELL	M501 MARBLE: ESTONWORKS EXTERIOR MASONRY COLOR: SAN DOMINGO GREZZO	

CLIENT: SANDPIPER HOSPITALITY

ECHO SUITES - HOTEL BY WYNDHAM

TOLLESON, AZ

modus architecture

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DATE: 03/03/2025

ELEVATION



BACK ELEVATION: 4 STORY

EIFS

S701 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SEDATE GRAY	S702 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW MEGA GREIGE	S703 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW BLACK FOX
S704 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 392 COCONUT SHELL	M501 MANUF: ESTONWORKS EXTERIOR MASONRY COLOR: SAN DOMINGO GREZZO	

CLIENT: SANDPIPER HOSPITALITY

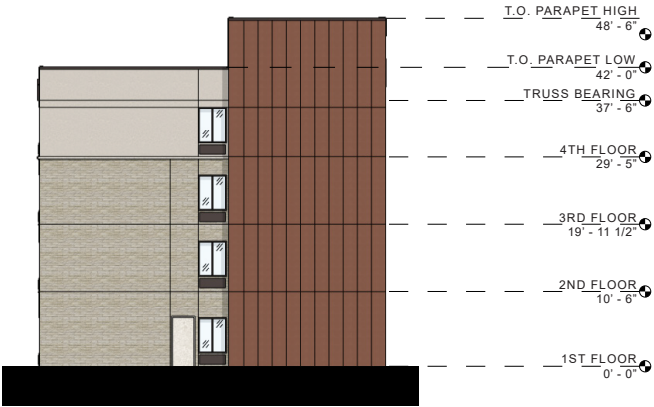
ECHO SUITES - HOTEL BY WYNDHAM

TOLLESON, AZ

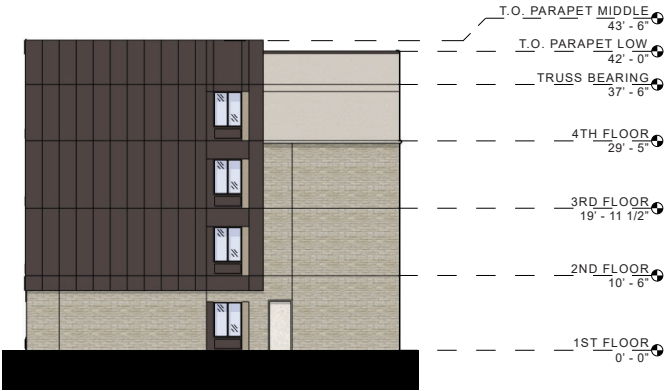
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ELEVATION



LEFT ELEVATION: 4 STORY



RIGHT ELEVATION: 4 STORY



EIFS

 S101 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SEDATE GRAY	 S102 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW MEGA GREIGE	 S103 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW BLACK FOX
 S104 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 392 COCONUT SHELL	 MS01 MANUF: ESTONWORKS EXTERIOR MASONRY COLOR: SAN DOMINGO GREZZO	



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