



11

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NICOLE RUSSELL, SENIOR PLANNER *NR*
 (480) 503-6716, NICOLE.RUSSELL@GILBERTAZ.GOV

THROUGH: VERONICA GONZALEZ, PRINCIPAL PLANNER *vg*
 (480) 503-6720, VERONICA.GONZALEZ@GILBERTAZ.GOV

MEETING DATE: OCTOBER 2, 2024

SUBJECT: DR24-64, STAYBRIDGE SUITES

STRATEGIC INITIATIVE: Exceptional Built Environment

Construction of a new hotel in the Circle G Corporate Park.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR24-64, Staybridge Suites: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6 acres, generally located northwest of the intersection of Power Road and Galveston Street, and zoned Business Park (BP) and Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The property is also located within Area 2 of the Vertical Development Overlay Zoning District.

APPLICANT

OWNER

Company: IPlan Consulting Corp	Company: Landmark Land Investments LLC
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Name: Greg Davis	Name: John K. Hartman
Address: 3317 S Higley Road Unit 114-622 Gilbert, AZ 85297	Address: 4915 E Baseline Road, Suite 105 Gilbert, AZ 85234
Phone: 480-277-9850	Phone: 480-510-5984
Email: greg@iplanconsulting.com	Email: john@landmark.net

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 17, 2002</i>	Town Council approved Z01-28 Gilbert Gateway Towne Center Planned Area Development in Ordinance No. 1425.
<i>April 12, 2005</i>	Town Council approved Z04-42 Gilbert Gateway Towne Center Planned Area Development Amendment in Ordinance No. 1644.
<i>March 2, 2017</i>	Town Council approved GP16-04 (Resolution No. 3897) and Z16-14 (Ordinance No. 2610).
<i>July 12, 2017</i>	Design Review Board approved DR16-48 for the Shops at Circle G Corporate Park.
<i>March 7, 2018</i>	Planning Commission approved DR18-04 for a Master Sign Plan for the Circle G Gateway Center.

Overview

The applicant is proposing a four-story 96,107 square foot, 110 guestroom hotel on an approximate 2.6 acre site within the Circle G Corporate Park. The site is located west of the intersection of Power Road and Galveston Street and zoned Business Park (BP) and Regional Commercial (RC) with a Planned Area Development (PAD) overlay and the site is within Area 2 of the Vertical Development Overlay Zoning District. The site will be accessed from Galveston Street with future cross access from the parcel to the north and from the undeveloped parcel to the east.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office (GO)/Regional Commercial (RC)	Business Park (BP)/ Regional Commercial (RC)	Holiday Inn Express Hotel

South	General Office (GO)	Business Park (BP)	Medical Office Complex and Hospital
East	Regional Commercial (RC)	Regional Commercial (RC)	Undeveloped
West	General Office (GO)	Business Park (BP)	Undeveloped
Site	General Office (GO)/Regional Commercial (RC)	Business Park (BP)/Regional Commercial (RC)	Undeveloped

Project Data Table

Site Development Regulations	LDC Standards for BP and Ord. #2610	Proposed
Maximum Building Height (ft.)/(Stories)	60’/4*	60’/4
Minimum Building Setback (ft.)		
Front	20’	100’
Side (Employment)	0’	60’/52’
Rear (Non-residential)	0’	58’
Minimum Required Perimeter Landscape Area (ft.)	Per Ordinance 2610- Required landscape areas internal to the project boundary shall be 0’.	
Front	20’	25’
Side (Employment)	5’	6’/0’ (internal to Master Site Plan)
Rear (Employment)	5’	0’ within parking area, 7’ adjacent (internal to Master Site Plan)
Landscaping (% of net lot area)	15%	16%
Off-Street Parking and Loading	1.1 space/guestroom (121 required)	122 provided

*Base Maximum Building Height/Stories in Area 2 of the Vertical Development Overlay Zoning District

DISCUSSION

Site

The proposed four-story, 110 guestroom hotel is situated in the center of the parcel with parking and landscaping on all sides of the hotel. The amenity area is located on the north side of the building and includes a pool/spa area, a firepit with seating, a BBQ area, and a large, covered patio with additional seating. The main entrance to the site is from Galveston Street where a customer loading zone is set apart from the main drive aisle. Cross access on the north side of the site would allow customers to enter the site from East Loma Vista Street through the existing Holiday Inn Express site. Additional access to the site is provided through the currently undeveloped parcels to the east from Power Road.

Landscaping

The Business Park (BP) zoning district requires 15% of the net area to be landscaped per the LDC. However, per Ordinance 2610, the required landscape areas internal to the project area (the Circle G Corporate Park) are permitted to be 0 feet. The plans show landscaping throughout the site totaling about 16.5% of the property. The north side of the site only provides landscaping within the landscape islands, due to the proximity of the Holiday Inn Express parking area. The landscape palette includes Red Oleander Trees, Fruitless Olive, Date Palms, Chinese Pistache, Live Oak, True Green Elms, and California Fan Palms. The shrubs throughout the site include Torch Glow Bougainvillea, Sierra Starr, Mexican Honeysuckle, Chihuahuan Sage, Dwarf Olive, Baja Ruella, and Yellow Bells to name a few. Accent plants include Blue Flax Lily, Mediterranean Fan Palms, Lady's Slipper, Pink Deer Grass, and Mexican Feather Grass.

Grading and Drainage

The plans show the onsite retention will be underground on the west side of the site within the parking area. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

The proposed four-story hotel is shown with an overall height of 60 feet, which is permitted in the BP zoning district within the Vertical Development Overlay Area 2 designated in the LDC. The first floor of the hotel includes the lobby, a great room, kitchen with buffet area, offices, restrooms, sundries shop, fitness center, meeting room, laundry, storage, and several guestrooms. The second through third floors are comprised of predominantly guestrooms, housekeeping, and storage areas.

The exterior of the hotel is comprised of earth tone colors that complement the overall color scheme of the Master Site Plan. A mixture of EFIS and stone veneer

make up the articulated design of the building. Metal canopies and overhangs over entrances/exits to the building are used to draw the eye to the pedestrian level. The exterior design of the building provides visual interest by alternating wall planes with recessed areas and wall bump-outs highlighting the colors and materials. The varied roofline helps to break up the mass of the building while complementing the darker tans and a varied roofline for visual interest.

Lighting

There are only three lighting types proposed, parking lot, wall mounted, and entrance canopy lighting. The parking lot lights are 25 feet high and found within the parking areas of the site and adjacent to the building. The wall mounted lighting can be found along the perimeter of the site at a height ranging from nine to ten feet. Canned lights are proposed under the entrance canopy to the hotel. All site lighting will be required to comply with Town codes.

Signage

An approved Master Sign Plan (MSP DR18-04) has been established that includes the subject site. If signage conforms to this existing MSP, the applicant may proceed to sign permit review. However, if the applicant or tenant users desire to modify the existing MSP, this will require a review through the Planning Division before applying for sign permits.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 6.2.6.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR24-64, Staybridge Suites: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6 acres, generally located northwest of the intersection of Power Road and Galveston Street, within Vertical Development Overlay Zoning District Area 2 and zoned Business Park (BP) and Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the October 2, 2024, public hearing.

- b. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
- c. Signage is not included in this approval. A Master Sign Plan MSP DR18-04 has been established that includes the subject site. If signage conforms to this existing MSP, the applicant may proceed to sign permit review. However, if the applicant or tenant users desire to modify the existing MSP, this will require a Review through the Planning Division before applying for sign permits.

Respectfully submitted,

Nicole Russell
Nicole Russell
Senior Planner

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape Plan
- 6) Grading and Drainage
- 7) Elevations (3 pages)
- 8) Colors and Materials
- 9) Floor Plans (4 pages)
- 10) Lighting
- 11) Applicant's Narrative

FINDINGS OF FACT

DR24-64, Staybridge Suites

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR24-64: Staybridge Suites
Attachment 2: NOPH

PLANNING COMMISSION DATE:

Wednesday, October 2, 2024* TIME: 6:00 PM

**LOCATION: Municipal Building I
Council Chambers
50 East Civic Center Drive**

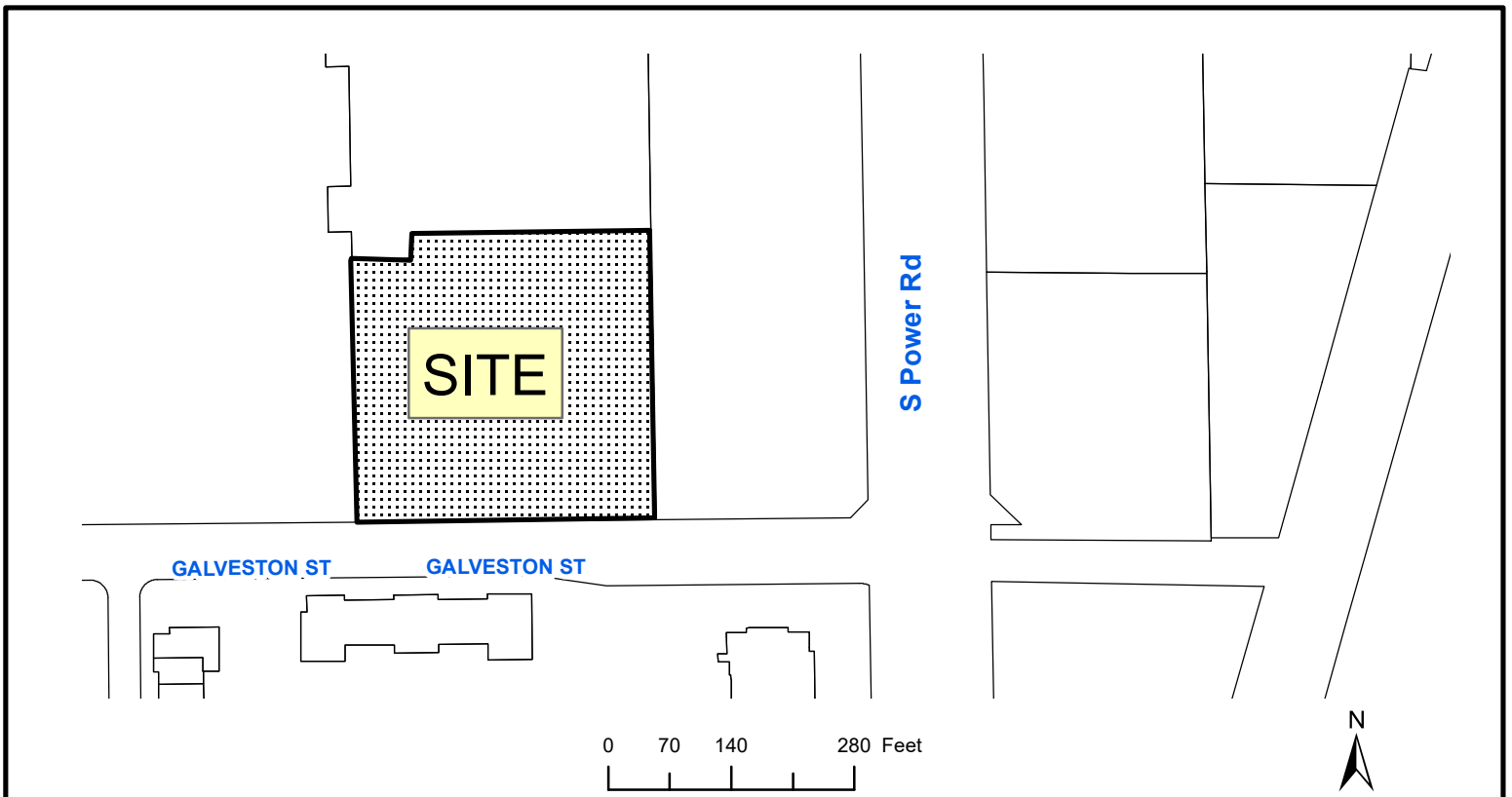
***Call Case Planner to verify date and time: (480) 503-6716**

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR24-64 STAYBRIDGE SUITES: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6 acres, generally located northwest of the intersection of Power Road and Galveston Street, and zoned Business Park (BP) and Regional Commercial (RC) and within the Vertical Development Overlay Zoning District with a Planned Area Development (PAD) overlay.

SITE LOCATION:

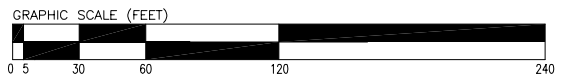
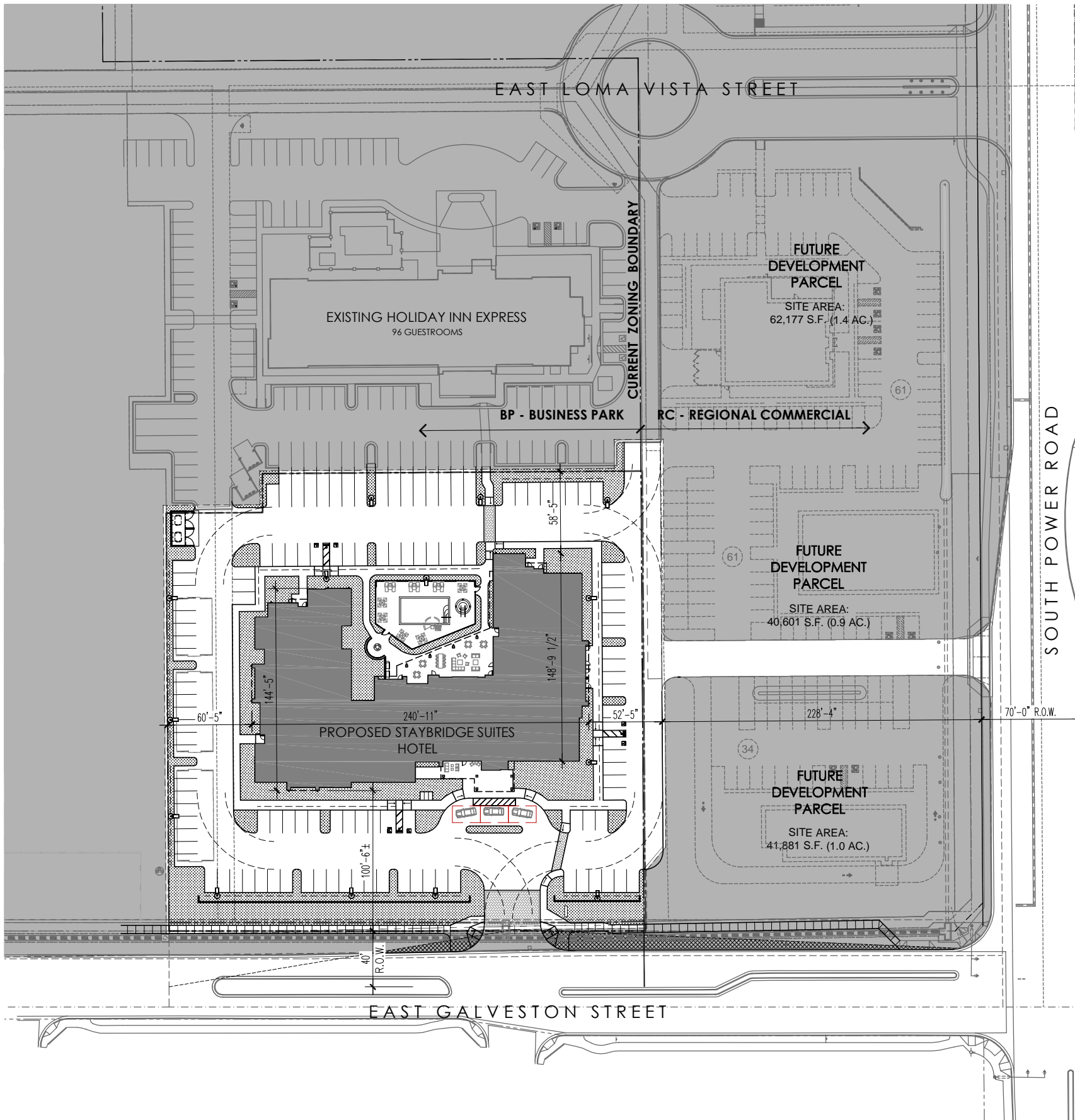


APPLICANT: *Iplan Consulting Corp.*
CONTACT: *Greg Davis*
ADDRESS: *3317 S Higley Rd Unit: 114-622
Gilbert, AZ 85297*

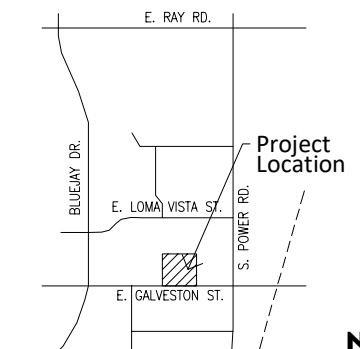
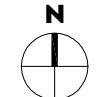
TELEPHONE: *(480) 227-9850*
E-MAIL: *greg@iplanconsulting.com*

Staybridge Suites – Aerial Map





SITE PLAN
SCALE: 1" = 40'-0"



VICINITY MAP
NO SCALE

LEGEND

- DEDICATED EASEMENT AS INDICATED
- o-o-o- ACCESSIBLE ROUTE OF TRAVEL
- (---) EMERGENCY APPARATUS TURNING RADII
35' INSIDE RADIUS
55' OUTSIDE RADIUS
- (---) PARKING LOT LIGHT POLE
- (---) FIRE HYDRANT
- PEDESTRIAN CROSSWALK WITH DECORATIVE PAVING
- (---) LANDSCAPE AREA
2'-6" CAR OVERHANG WHERE OCCURS
- LIMITS OF CONSTRUCTION

PROJECT DESCRIPTION:

4 STORY, WOOD FRAMED HOTEL CONSTRUCTED OVER SLAB ON GRADE WITH SINGLE-PLY MEMBRANE ROOF AND CMU/EIFS/PANEL EXTERIOR. 110 TOTAL GUEST ROOMS WITH POOL AND OUTDOOR PATIOS FOR PATRONS USE.

PROJECT DATA TABLE:

CURRENT ZONING:	SHOPS AT CIRCLE G PAD OVERLAY BP, RC
USE:	HOTEL (110 GUESTROOMS)
OVERALL MP SITE AREA:	38.234 ACRES (1,665,476 S.F.)
PROPOSED HOTEL BOUNDARY SITE AREA:	2.626 ACRES (114,390 S.F.)
GROSS BUILDING AREA:	
1ST FLOOR:	24,272 S.F.
2ND FLOOR:	24,117 S.F.
3RD FLOOR:	23,991 S.F.
4TH FLOOR:	23,727 S.F.
TOTAL:	96,107 S.F.
LOT COVERAGE:	21.22%
LANDSCAPE AREA:	
REQUIRED:	0 SF PER ORDINANCE NO. 2610
PROVIDED:	22,776 S.F. (19.91% PROPOSED SITE)
SETBACKS:	
GALVESTON FRONTAGE:	20' (BP, FRONT, COLLECTOR)
INTERNAL TO BOUNDARY:	0' PER ORDINANCE NO. 2610
REFUSE:	1 / 75 GUESTROOMS = 2 REQUIRED & PROVIDED

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED:	121 (1.1 PER GUESTROOM = 121)
PARKING PROVIDED:	116
STANDARD:	6
ADA ACCESSIBLE:	6 (TABLE 1106.1 & 208.2: 101 TO 150 = 5 ADA REQ'D)
TOTAL:	122
PARKING DIMENSIONS:	
- STANDARD:	9'-0" x 18'-0" (INCLUDES 2'-6" OVERHANG)
- FULL-THROUGH:	9'-0" x 24'-0"
- ADA ACCESSIBLE:	9'-0" x 18'-0"
- VAN ACCESSIBLE:	11'-0" x 18'-0"
- ACCESSIBLE AISLES:	5'-0"
- DRIVE AISLES:	26'-0"
BICYCLE PARKING REQUIRED:	4 (4 REQUIRED FOR 40+ PARKING SPACES)
BICYCLE PARKING PROVIDED:	6

GENERAL NOTES:

- STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES
MARCH 11, 2004:
- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
 - ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES. FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
 - ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
 - S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
 - THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
 - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
 - ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET, TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
 - GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
 - PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - ENCLOSED IN FILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
 - ROUTED UNDERGROUND.
 - ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
 - ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
 - SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
 - LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
 - COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
 - COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANTITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
 - ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
 - EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.
 - FIRE ALARM CONTROL PANEL IS TO BE INSTALLED WITHIN THE FIRE RISER ROOM PER LOCAL FIRE CODE AMENDMENT 907.1.3.1
 - KNOX KEY BOX TO BE INSTALLED AT FIRE RISER ROOM DOOR PER FIRE REGULATION 12-506.1. ADDITIONAL KNOX BOXES TO BE INSTALLED PER REGULATIONS AND/OR AS DIRECTED BY FIRE AUTHORITY.
 - A FIRE LINE BACKFLOW PREVENTER SHALL BE INSTALLED VERTICALLY ON THE FIRE RISER PER T.O.G. DETAILS ESR-1&2.
 - FIRE SPRINKLERS ARE REQUIRED AT ALL EXTERIOR CANOPIES PER FIRE CODE AMENDMENT 903.2.
 - ALL SIDEWALKS MUST MAINTAIN A 4 FT. MINIMUM PEDESTRIAN CLEARANCE AT ALL POINTS.

PK ARCHITECTS, P.C.
4515 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

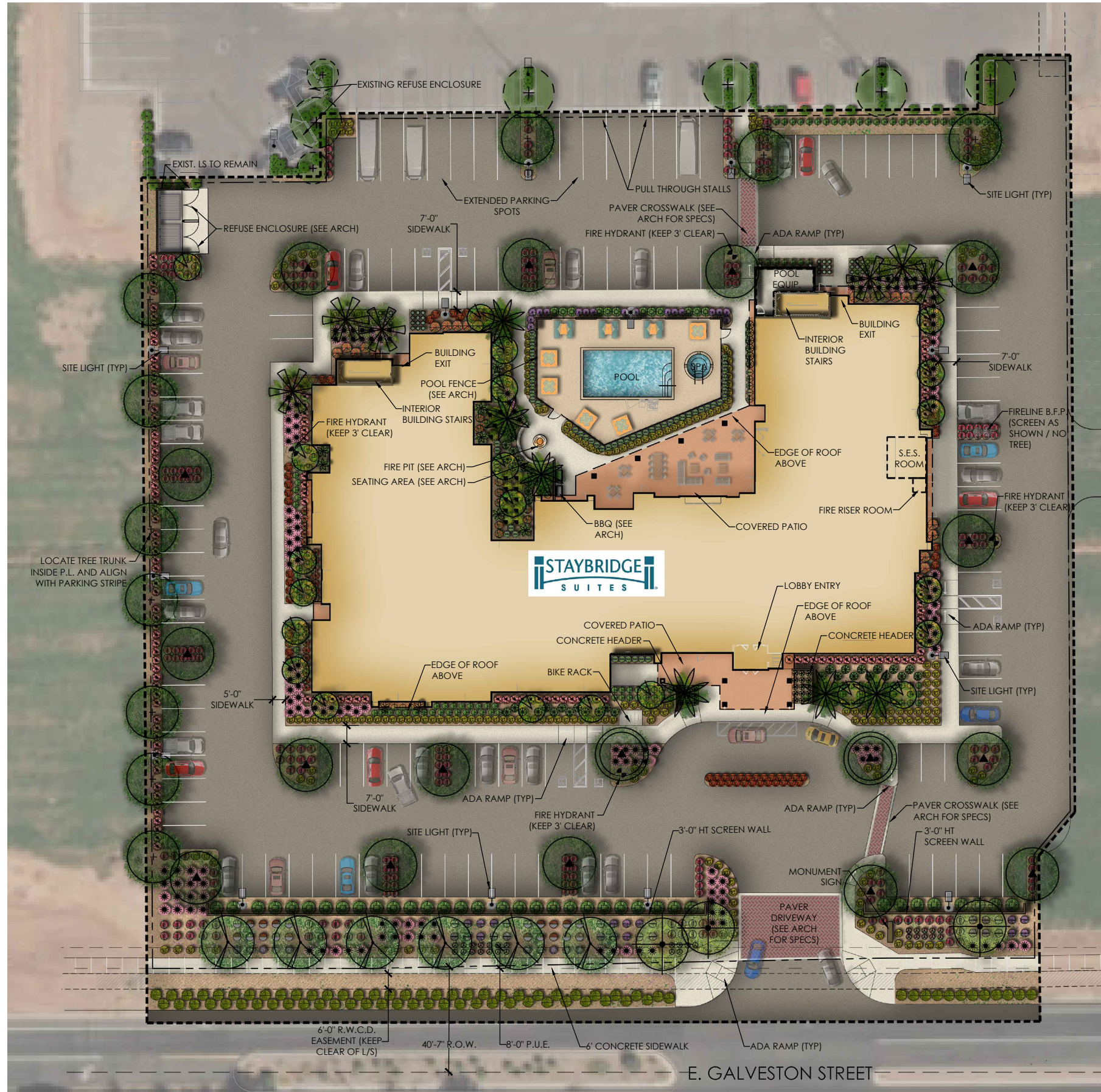
STAYBRIDGE SUITES
GILBERT, AZ

REVISION:	DATE:	COMMENTS:

PROJECT NO:	23301
DATE:	11-08-2023
DRAWN BY:	KB
CHECKED BY:	SK/JJP

SHEET TITLE:
CONTEXT SITE PLAN

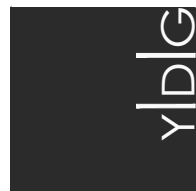
SHEET NUMBER:
A1.1



PLANT SCHEDULE

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
EXISTING SHRUB ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY
NERIUM SPP. 'RED' RED OLEANDER TREE	24" BOX, STANDARD TRUNK, MATCHED	22
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX, MULTI-TRUNK, MATCHED	3
PHOENIX DACTYLIFERA DATE PALM	20' TRUNK HT., DIAMOND CUT, MATCHED	6
PISTACIA CHINENSIS CHINESE PISTACHE	36" / 48" BOX, STANDARD TRUNK, MATCHED	15 / 2
QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	36" BOX, STANDARD TRUNK, MATCHED	10
ULMUS PARVIFOLIA 'TRUE GREEN' ELM	36" BOX, STANDARD TRUNK, MATCHED	6
WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	12' / 15' / 18' TRUNK HT., SKINNED, MATCHED	6
ACCENTS	SIZE	QTY
DIANELLA CAERULEA BLUE FLAX LILY	5 GAL	42
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	5 GAL	9
EUPHORBIA LOMELII LADY'S SLIPPER	5 GAL	47
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	30
MUHLENBERGIA CAPILLARIS PINK DEER GRASS	5 GAL	163
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL	24
SHRUBS	SIZE	QTY
BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	15 GAL	22
CALLIANDRA V. SIERRA STARR SIERRA STARR	5 GAL	20
CALLISTEMON CITRINUS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL	226
DODONEA VISCOSA HOPSEED BUSH	5 GAL	48
EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	10
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	19
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL	30
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	17
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	138
OLEA EUROPAEA 'MONTRA' DWARF OLIVE	5 GAL	128
RUPELLIA BRITTONIANA BAJA RUELLIA	5 GAL	78
TECOMA STANS YELLOW BELLS	5 GAL	22
GROUND COVER	SIZE	QTY
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	74
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	239
LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	68
WEDELIA TRILOBATA YELLOW DOT	1 GAL	14
INERT MATERIALS	SIZE	PER PLAN
D.G. 1/2" SCREENED 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85261
tel. 480.257.3312



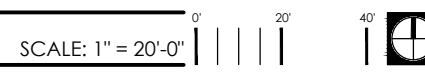
STAYBRIDGE SUITES
APPROX. NWC GALVESTON ST. + POWER ROAD | GILBERT | AZ

DATE:	05/01/24
JOB NO:	2409
DRAWN BY:	JMY / KH
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	07/11/24
CITY	09/16/24
SUBMITTED FOR:	

DESIGN REVIEW

SHEET NO.
L2.1
3 OF 3

PRELIMINARY LANDSCAPE PLAN



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TRACKING NUMBERS:



3623 S. VAL VISTA DR. | GILBERT | AZ | 85297

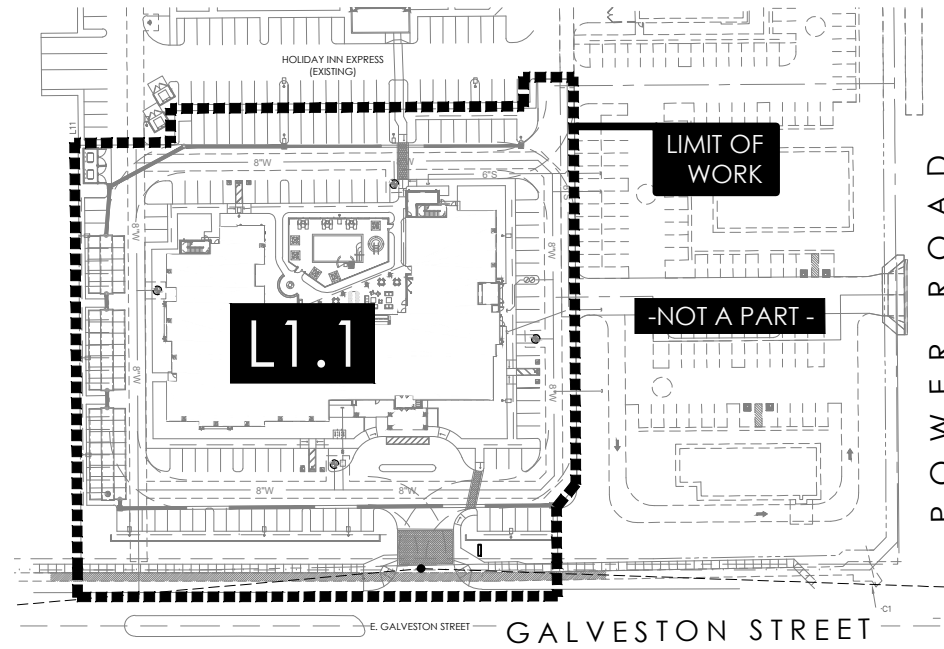
PRELIMINARY LANDSCAPE PLAN

PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP. AMEND EXISTING AS REQUIRED.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE TOWN OF GILBERT.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ROOF DRAIN SCUPPERS ARE TO HAVE 3"x3", 3"-6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

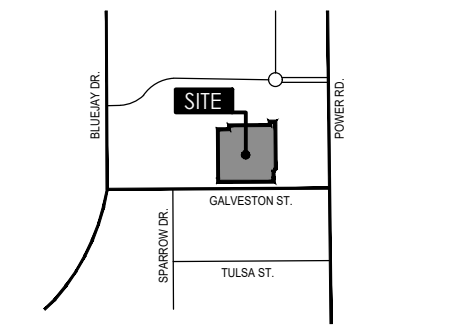
LANDSCAPE CONSTRUCTION GENERAL NOTES

- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:
-BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GALLON OF WATER.
-TREES: APPLY 4 GALLONS OF BASIC MIX.
-SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.
-SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL NEW LANDSCAPED AREAS SHALL RECEIVE 2" GRANITE MULCH AS NOTED BELOW PLANT LEGEND.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANT AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH
- GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.



OVERALL SITE PLAN

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:
LANDMARK LAND INVESTMENTS, LLC
4915 E. BASELINE RD, STE. 105
GILBERT, AZ 85234
PH: (480) 510 - 5984
CONTACT: JOHN K. HARTMAN
john@landmark.net

ARCHITECT:
PK ARCHITECTS, PC
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SUITE # 206
TEMPE, AZ 85282
PH: (602) 283-1620
CONTACT: KYLE BAKER
kyle@pkarchitects.net

LANDSCAPE ARCHITECT:
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jyoung@youngdg.com

CIVIL ENGINEER:
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SCOTTSDALE, AZ 85251
PH: (480) 218-8831
CONTACT: RAMZI GEORGES
rgeorges@atwell-group.com

SHEET INDEX

(1)	L0.1	COVER SHEET + NOTES
(2)	L0.2	RWCD GENERAL NOTES + DETAILS
(3)	L1.1	PRELIMINARY LANDSCAPE PLAN

SITE DATA

NET SITE AREA	(+/-) 114,390 S.F.
	(+/-) 2.6 AC
TOTAL LS AREA	(+/-) 22,776 S.F.
	(+/-) 0.52 AC
ON-SITE LS AREA	(+/-) 18,954 S.F.
R.O.W. LS AREA	(+/-) 3,822 S.F.

RWCD LANDSCAPE NOTES

SEE SHEET L0.2

MISC. NOTES

- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.
- ALL TRANSFORMERS ARE TO HAVE A 3' CLEARANCE AROUND EDGES OF ALL TRANSFORMER PADS AND A CLEAR OPERATIONAL AREA THAT EXTENDS 12' IMMEDIATELY IN FRONT OF ALL TRANSFORMERS. REFER TO UTILITY COMPANY DETAILS FOR MORE INFORMATION.
- THERE ARE NO OVERHEAD ELECTRIC LINES CROSSING OVER THIS SITE / ADJACENT TO THIS SITE.

TOWN OF GILBERT NOTES

- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT RECORD DRAWINGS OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
- NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
- NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
- ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

APPROVAL:

ZONING: SHOPS AT CIRCLE G PAD OVERLAY BP,RC

young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312



STAYBRIDGE SUITES
APPROX. NWC GALVESTON ST. + POWER ROAD | GILBERT | AZ

DATE:	05/01/24
JOB NO.:	2409
DRAWN BY:	JMY / KH
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	07/11/24
CITY	09/16/24

SUBMITTED FOR:

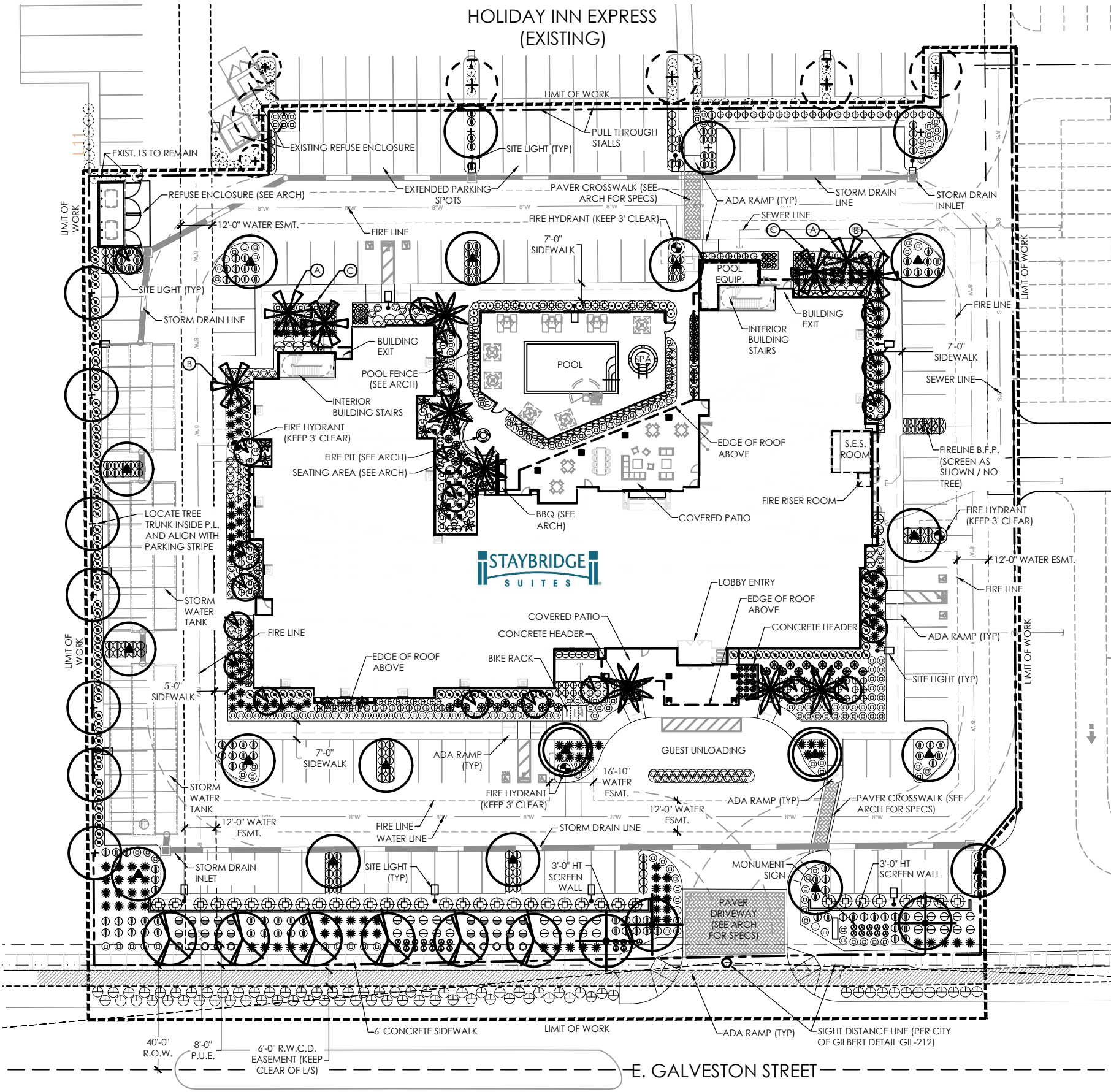
DESIGN REVIEW

SHEET NO.

L0.1

1 OF 3

TRACKING NUMBERS:



PLANT SCHEDULE

EXISTING VEGETATION	SIZE / REMARKS	QTY
EXISTING TREE (VARIOUS SPECIES)	PRESERVE IN PLACE	PER PLAN
EXISTING SHRUB ACCENT + G.COVER	PRESERVE IN PLACE	PER PLAN
TREES	SIZE / REMARKS	QTY
NERIUM SPP. 'RED' RED OLEANDER TREE	24" BOX, STANDARD TRUNK, MATCHED	22
OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX, MULTI-TRUNK, MATCHED	3
PHOENIX DACTYLIFERA DATE PALM	20' TRUNK HT., DIAMOND CUT, MATCHED	6
PISTACIA CHINENSIS CHINESE PISTACHE	36" / 48" BOX, STANDARD TRUNK, MATCHED	15 / 2
QUERCUS VIRGINIANA 'CATHEDRAL' LIVE OAK	36" BOX, STANDARD TRUNK, MATCHED	10
ULMUS PARVIFOLIA 'TRUE GREEN' ELM	36" BOX, STANDARD TRUNK, MATCHED	6
WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	12' / 15' / 18' TRUNK HT., SKINNED, MATCHED	6
ACCENTS	SIZE	QTY
DIANELLA CAERULEA	5 GAL	42
BLUE FLAX LILY	5 GAL	9
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	5 GAL	47
EUPHORBIA LOMELII LADY'S SLIPPER	5 GAL	30
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	163
MUHLENBERGIA CAPILLARIS PINK DEER GRASS	5 GAL	24
NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	5 GAL	24
SHRUBS	SIZE	QTY
BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	15 GAL	22
CALLIANDRA V. SIERRA STARR SIERRA STARR	5 GAL	20
CALLISTEMON CITRINUS 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL	226
DODONAEA VISCOSA HOPSEED BUSH	5 GAL	48
EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	10
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	19
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	30
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	17
NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	138
OLEA EUROPAEA 'MONTRA' DWARF OLIVE	5 GAL	128
RUPELLIA BRITTONIANA BAJA RUPELLIA	5 GAL	78
TECOMA STANS YELLOW BELLS	5 GAL	22
GROUND COVER	SIZE	QTY
EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	74
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	239
LANTANA 'DALLAS RED' DALLAS RED LANTANA	1 GAL	68
WEDELIA TRILOBATA YELLOW DOT	1 GAL	14
INERT MATERIALS	SIZE	PER PLAN
D.G. 1/2" SCREENED 'APACHE BROWN' (ROCK PROS USA)	1/2" SCREENED, 2" MIN DEPTH	PER PLAN

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+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312



STAYBRIDGE SUITES
APPROX. NWC GALVESTON ST. + POWER ROAD | GILBERT | AZ

DATE:	05/01/24
JOB NO.:	2409
DRAWN BY:	JMY / KH
CHECKED BY:	JMY
REVISIONS:	DATE
CITY:	07/11/24
CITY:	09/16/24
SUBMITTED FOR:	

DESIGN REVIEW

SHEET NO.
L1.1
3 OF 3

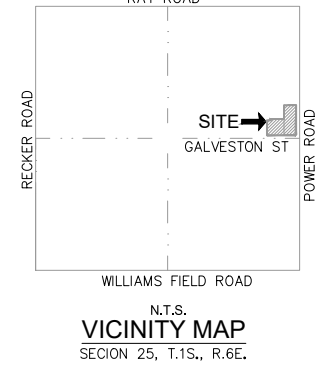
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PRELIMINARY GRADING & DRAINAGE IMPROVEMENTS

FOR STAYBRIDGE SUITES

NWC OF GALVESTON RD & POWER RD, GILBERT, AZ 85297
A PORTION OF THE NORTHEAST QUARTER,
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 6 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA



REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



COVER SHEET
PRELIMINARY GRADING & DRAINAGE PLAN
STAYBRIDGE SUITES
GILBERT, ARIZONA



REVISIONS:



PM.	RYG
DR.	BWH
JOB NO.	24001295
FILE NO.	24001295-PGD
PGD01	

SHEET NO.
01 OF 02

BASIS OF BEARING

BASIS OF BEARING IS ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 25, T.1S., R.6E. BEING S 00°56'43" E, AS SHOWN ON THE REPLAT OF LOTS 5, 6 & 7 OF CIRCLE G GATEWAY CENTER, RECORDED IN BOOK 1574, PAGE 13, MARICOPA COUNTY RECORDS.

BENCHMARK

HORIZONTAL LOCATION = MCDOT BRASS CAP IN HANDHOLE; INTERSECTION OF RAY ROAD AND POWER ROAD
GDACS POINT NO. 20893-1 - NEC SECTION 25, T.1S., R.6E.
ELEVATION = 1321.605' NORTH AMERICAN VERTICAL DATUM 1988

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY#/MAP#	PANEL	SUFFIX	EFFECTIVE DATE	ZONE	BASE FLOOD ELEV
040044/04013C	2755	M	11/04/2015	X	N/A

LEGAL DESCRIPTION

PARCEL NO. 1:
Lots 5A and 6A, of RE-PLAT OF LOTS 5, 6 & 7 OF CIRCLE G GATEWAY CENTER ORIGINALLY RECORDED AS BK 1378, PG 02, RECORDS OF MARICOPA COUNTY BEING THE INCORPORATION OF TRACT "C" AS ORIGINALLY RECORDED IN BK 761, PG 05 & BK 927, PG 50, RECORDS OF MARICOPA COUNTY, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1574 of Maps, Page 13;

EXCEPT any portion lying within Tract "C", of GATEWAY POINTE INDUSTRIAL, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 761 of Maps, Page 5 and Amended in Book 927 of Maps, Page 50.

PARCEL NO. 2:
That portion of Tract "C", of GATEWAY POINTE INDUSTRIAL, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 761 of Maps, Page 5 and Amended in Book 927 of Maps, Page 50, lying within the following described property:
Lots 5A and 6A, of RE-PLAT OF LOTS 5, 6 & 7 OF CIRCLE G GATEWAY CENTER ORIGINALLY RECORDED AS BK 1378, PG 02, RECORDS OF MARICOPA COUNTY BEING THE INCORPORATION OF TRACT "C" AS ORIGINALLY RECORDED IN BK 761, PG 05 & BK 927, PG 50, RECORDS OF MARICOPA COUNTY, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 1574 of Maps, Page 13;

EXISTING LEGEND

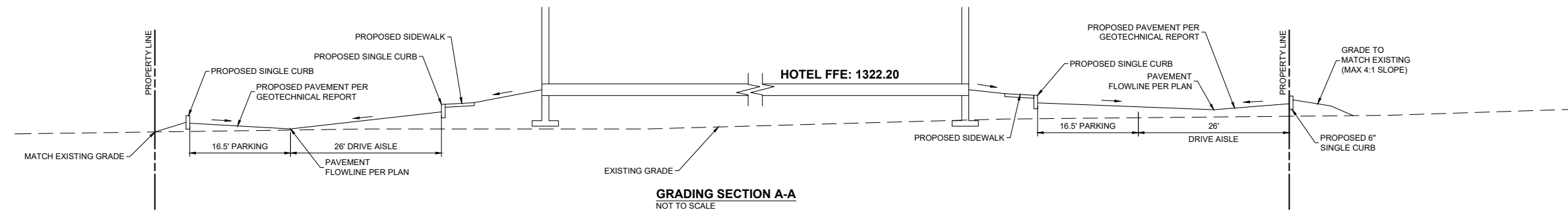
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- PROPERTY LINE
- PARCEL LINE
- EXISTING EASEMENT
- EX. W WATER LINE
- OHU OVERHEAD UTILITY LINE
- S UNDERGROUND SEWER LINE
- MONUMENT AS NOTED
- POWER POLE
- GUY ANCHOR
- STREET LIGHT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- SIGN
- CONCRETE
- T. TOWNSHIP
- R. RANGE
- R. RECORD BEARING AND OR DISTANCE
- M. MEASURED BEARING AND OR DISTANCE
- C. CALCULATED BEARING AND OR DISTANCE
- A.P.N. ASSESSOR PARCEL NUMBER

PROPOSED LEGEND

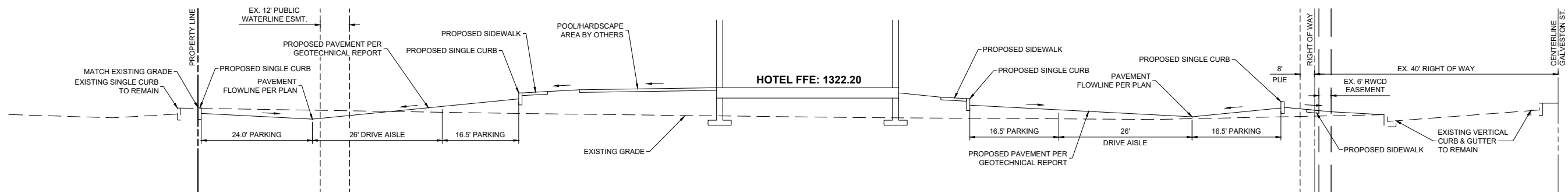
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- DRYWELL
- SIGN
- LIGHT POLE
- SURVEY MONUMENT
- RETAINING WALL
- STORM DRAIN PIPE
- IRRIGATION SLEEVE

RETENTION SUMMARY

VR = CxPxA
WHERE:
C = WEIGHTED RUNOFF COEFFICIENT (0.85)
P = PRECIPITATION DEPTH (3 INCHES)
A = SITE AREA (140,418 SF)
VR = 29,838 CF
VP = 30,440 CF



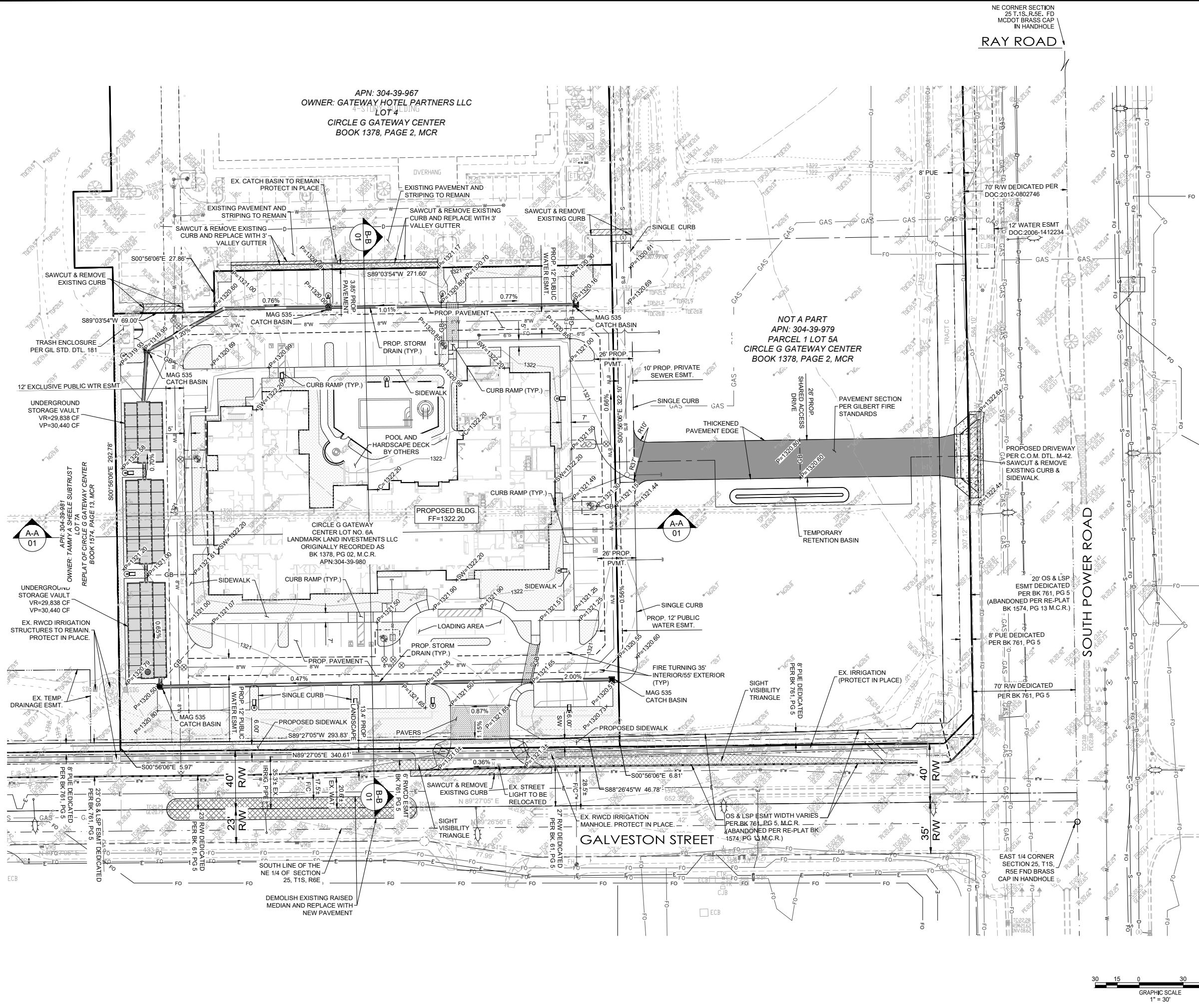
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NOT TO SCALE



GRADING SECTION B-B
NOT TO SCALE

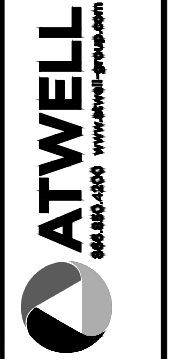
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REPRESENTATIVE THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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PRELIMINARY G&D PLAN
PRELIMINARY GRADING & DRAINAGE PLAN
STAYBRIDGE SUITES
GILBERT, ARIZONA

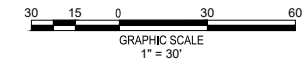


REVISIONS:

NO.	DESCRIPTION



PM.	RYG
DR.	BWH
JOB NO.	24001295
FILE NO.	24001295-PGD
PGD02	
SHEET NO.	
02 OF 02	





PK ARCHITECTS, PC
4515 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



REVISION: DATE: COMMENTS:

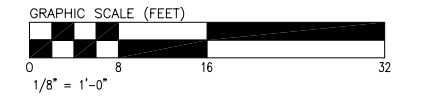
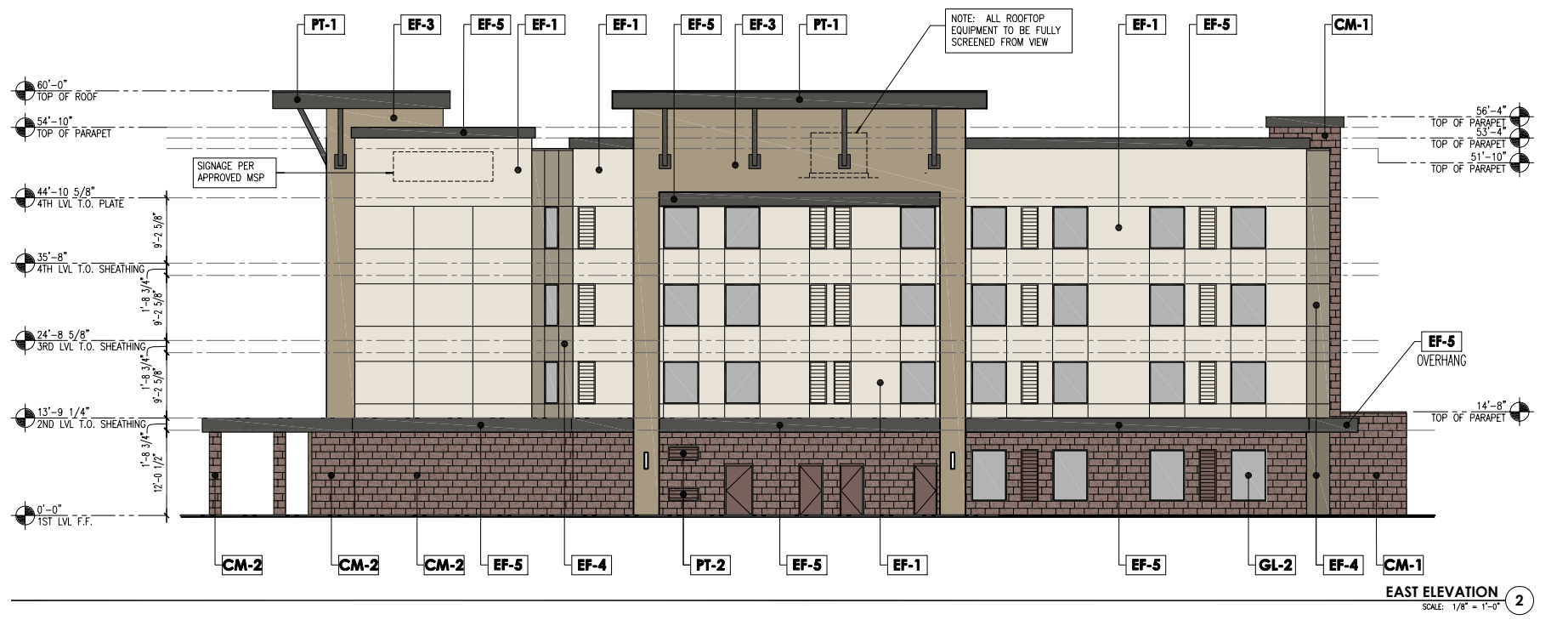
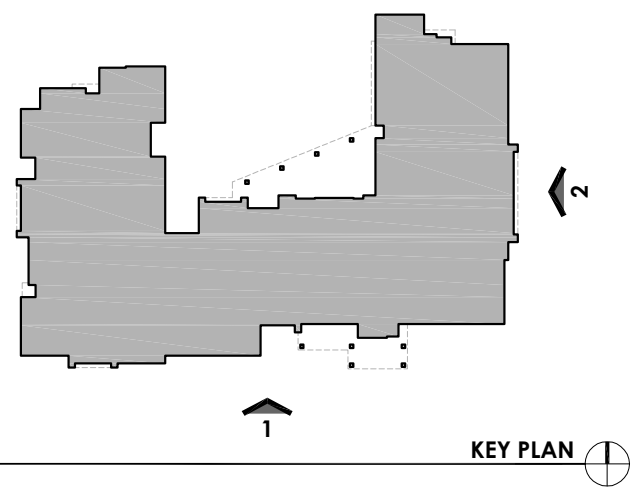
PROJECT NO: 23301
DATE: 11-08-2023
DRAWN BY: KB
CHECKED BY: SK/JJP

SHEET TITLE:
COLORED EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1a

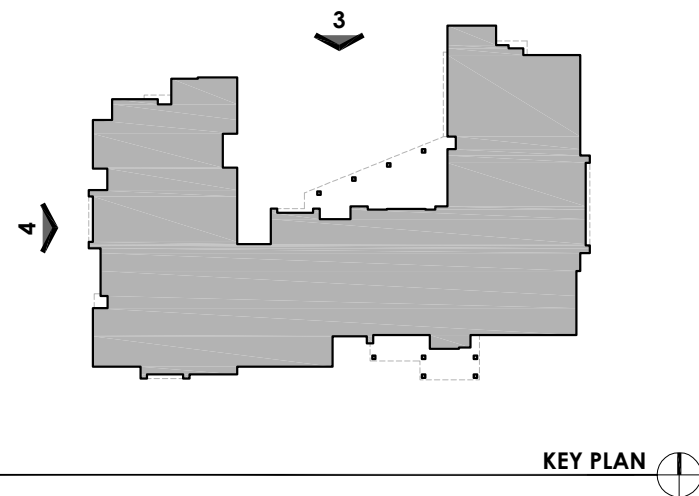


EXTERIOR FINISH LIST				
MARK	MFR	TYP / MTL	COLOR	NOTES
CM-1	TRENDSTONE	MASONRY UNITS	ANTHEM RED	CMU
CM-2	TRENDSTONE	VENEER	ANTHEM RED	VENEER
EF-1	DUNN EDWARDS / DRYVIT	EIFS	DE6212 - CRISP MUSLIN	
EF-2	DUNN EDWARDS / DRYVIT	EIFS	DE6193 - BAMBOO SCREEN	
EF-3	DUNN EDWARDS / DRYVIT	EIFS	DE6215 - WOODEN PEG	
EF-4	DUNN EDWARDS / DRYVIT	EIFS	DE6229 - CALICO ROCK	
EF-5	DUNN EDWARDS / DRYVIT	EIFS	DE6370 - CHARCOAL SMUDGE	
GL-1	T.B.D.	STOREFRONT	CLEAR, LOW-E	DK. BRONZE FRAME
GL-2	QUAKER	GUESTROOM	CLEAR, LOW-E	DK. BRONZE FRAME
PT-1	DUNN EDWARDS	METAL	DE6370 - CHARCOAL SMUDGE	
PT-2	T.B.D.	METAL	PREFINISHED TO MATCH ADJACENT WALL	THROUGH WALL LOUVER

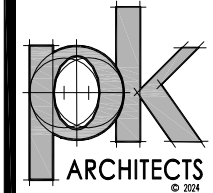
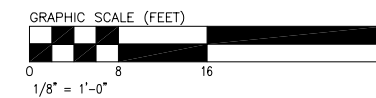
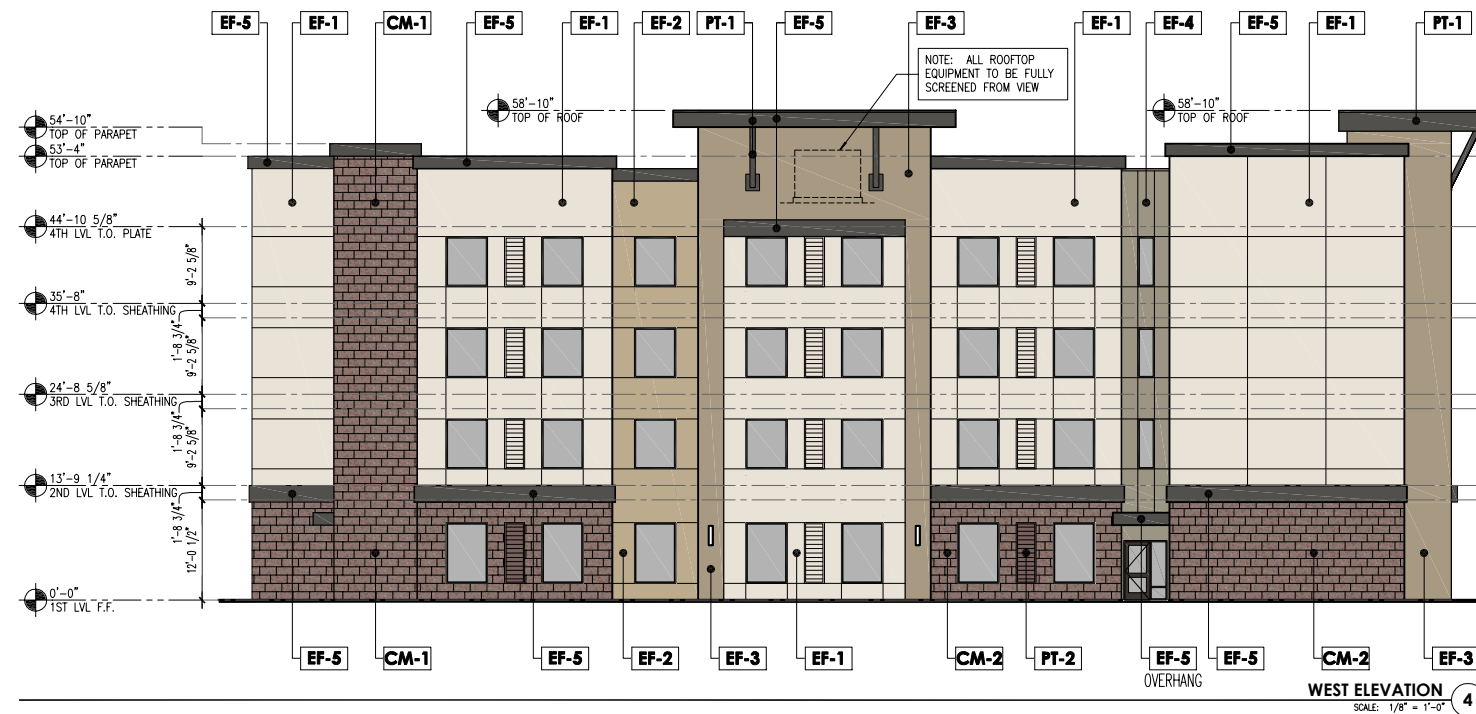




EXTERIOR FINISH LIST				
MARK	MFR	TYP / MTL	COLOR	NOTES
CM-1	TRENDSTONE	MASONRY UNITS	ANTHEM RED	CMU
CM-2	TRENDSTONE	VENEER	ANTHEM RED	VENEER
EF-1	DUNN EDWARDS / DRYVIT	EIFS	DE6212 - CRISP MUSLIN	
EF-2	DUNN EDWARDS / DRYVIT	EIFS	DE6193 - BAMBOO SCREEN	
EF-3	DUNN EDWARDS / DRYVIT	EIFS	DE6215 - WOODEN PEG	
EF-4	DUNN EDWARDS / DRYVIT	EIFS	DE6229 - CALICO ROCK	
EF-5	DUNN EDWARDS / DRYVIT	EIFS	DE6370 - CHARCOAL SMUDGE	
GL-1	T.B.D.	STOREFRONT	CLEAR, LOW-E	DK. BRONZE FRAME
GL-2	QUAKER	GUESTROOM	CLEAR, LOW-E	DK. BRONZE FRAME
PT-1	DUNN EDWARDS	METAL	DE6370 - CHARCOAL SMUDGE	
PT-2	T.B.D.	METAL	PREFINISHED TO MATCH ADJACENT WALL	THROUGH WALL LOUVER



KEY PLAN



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



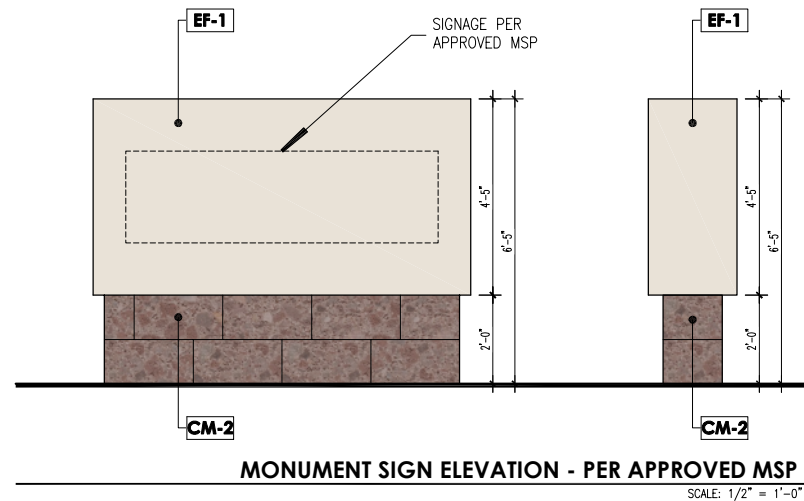
REVISION: DATE: COMMENTS:

PROJECT NO: 23301
DATE: 11-08-2023
DRAWN BY: KB
CHECKED BY: SK/JIP

SHEET TITLE:
COLORED EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.2a

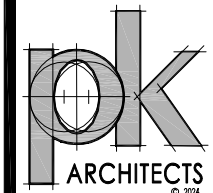
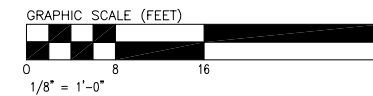
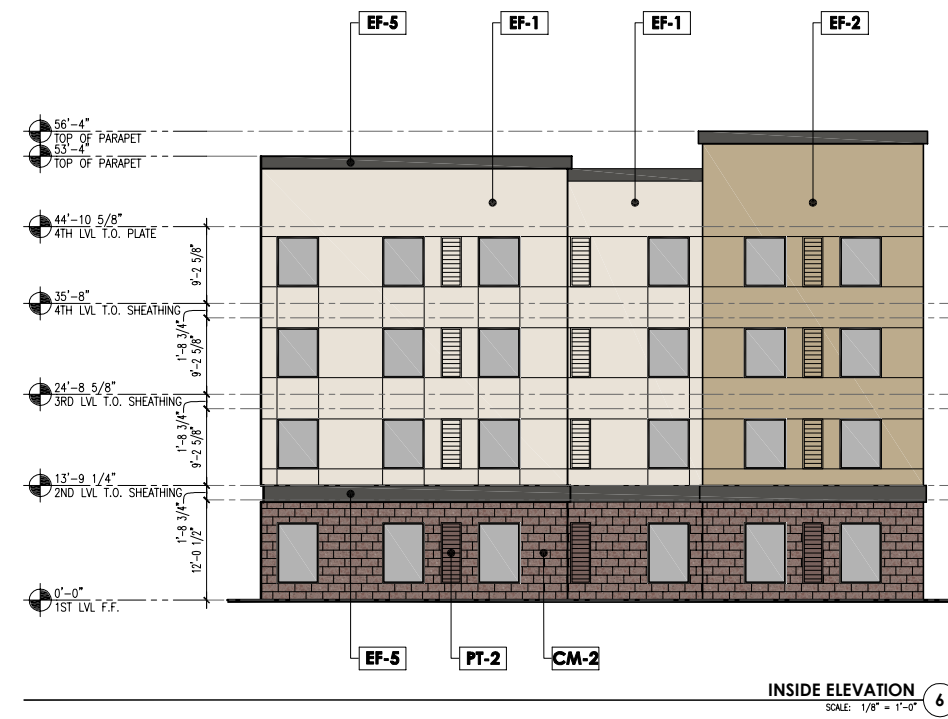
BE ADVISED THAT THE SET OF PLANS HAS BEEN PREPARED FOR YOUR REVIEW ONLY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.



EXTERIOR FINISH LIST				
MARK	MFR	TYP / MTL	COLOR	NOTES
CM-1	TRENDSTONE	MASONRY UNITS	ANTHEM RED	CMU
CM-2	TRENDSTONE	VENEER	ANTHEM RED	VENEER
EF-1	DUNN EDWARDS / DRYVIT	EIFS	DE6212 - CRISP MUSLIN	
EF-2	DUNN EDWARDS / DRYVIT	EIFS	DE6193 - BAMBOO SCREEN	
EF-3	DUNN EDWARDS / DRYVIT	EIFS	DE6215 - WOODEN PEG	
EF-4	DUNN EDWARDS / DRYVIT	EIFS	DE6229 - CALICO ROCK	
EF-5	DUNN EDWARDS / DRYVIT	EIFS	DE6370 - CHARCOAL SMUDGE	
GL-1	T.B.D.	STOREFRONT	CLEAR, LOW-E	DK. BRONZE FRAME
GL-2	QUAKER	GUESTROOM	CLEAR, LOW-E	DK. BRONZE FRAME
PT-1	DUNN EDWARDS	METAL	DE6370 - CHARCOAL SMUDGE	
PT-2	T.B.D.	METAL	PREFINISHED TO MATCH ADJACENT WALL	THROUGH WALL LOUVER



KEY PLAN



PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



REVISION: DATE: COMMENTS:

PROJECT NO: 23301
DATE: 11-08-2023
DRAWN BY: KB
CHECKED BY: SK/JJP

SHEET TITLE:
COLORED EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.3a

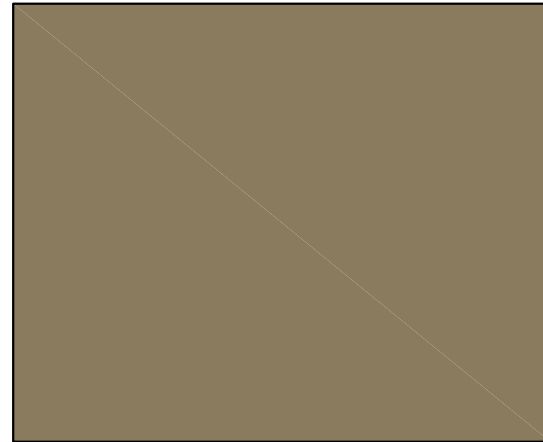
BE ADVISED THAT THE SET OF PLANS HAS BEEN PREPARED FOR YOUR REVIEW ONLY. THE SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THE SET OF PLANS SHALL NOT BE USED FOR ANY OTHER PURPOSES AND YOU ARE ADVISED THAT YOU WILL BE RESPONSIBLE FOR THE WORK BEING CONSTRUCTED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN ON THESE PLANS.



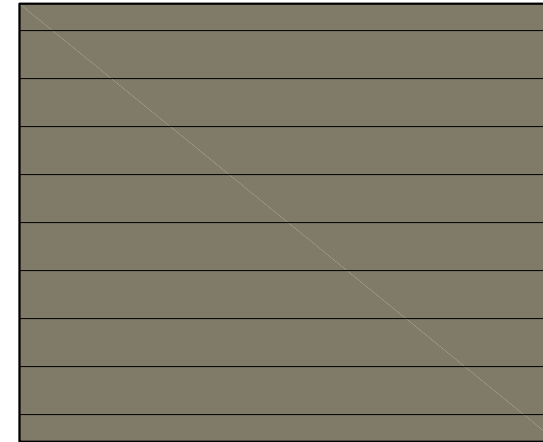
EF-1
EIFS COLOR
DUNN EDWARDS - DE6212
"CRISP MUSLIN"



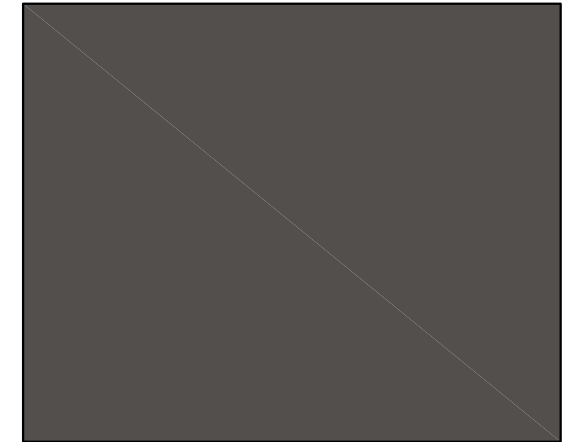
EF-2
EIFS COLOR
DUNN EDWARDS - DE6192
"NOMADIC TAUPE"



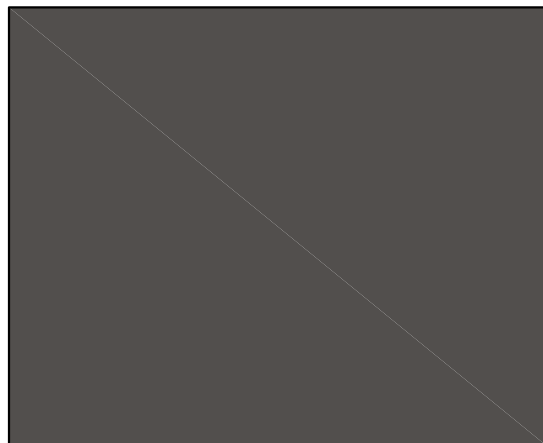
EF-3
EIFS COLOR
DUNN EDWARDS - DE6215
"WOODEN PEG"



EF-4
SCORED EIFS COLOR
DUNN EDWARDS - DE6229
"CALICO ROCK"



EF-5
EIFS COLOR
DUNN EDWARDS - DE6370
"CHARCOAL SMUDGE"



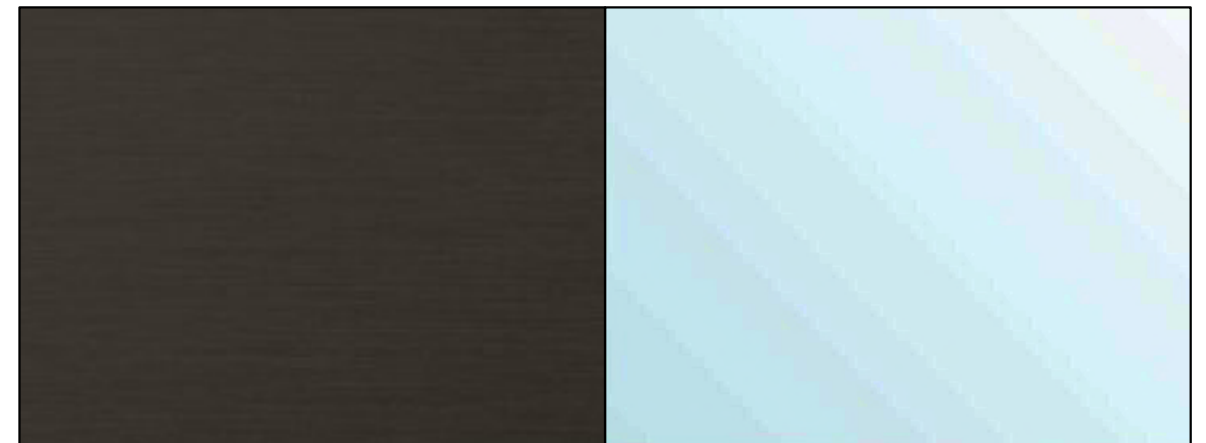
PT-1
METAL
TO MATCH DUNN EDWARDS - DE6370
"CHARCOAL SMUDGE"



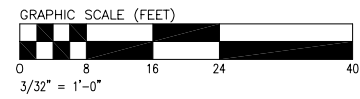
CM-1
TRENDSTONE GROUND
FACE MASONRY UNITS
"ANTHEM RED"



CM-2
TRENDSTONE VENEER
"ANTHEM RED"



GL-1 GL-2
CLEAR LOW-E GLASS W/
DARK BRONZE
ALUMINUM FRAMES



NORTH

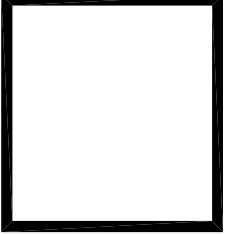
FIRST FLOOR PLAN

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

BE ADVISED THAT THE SET OF PLANS HAS BEEN PREPARED FOR PERMITTING PURPOSES ONLY. THE SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THE SET OF PLANS SHALL BE STORED ON THE SITE OF THE PROJECT AND NOT BE USED OR REPRODUCED IN ANY MANNER. ALL WORK SHALL BE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THE VARIOUS APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS THAT MAY BE CAUSED BY THE USER OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USER OF THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USER OF THESE PLANS.



PK ARCHITECTS
ARCHITECTS
© 2024
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PHONE: (602) 283-1620
FAX: (602) 283-1621



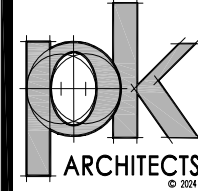
STAYBRIDGE
SUITES
GILBERT, AZ

REVISION:	DATE:	COMMENTS:

PROJECT NO:	23301
DATE:	11-08-2023
DRAWN BY:	KB
CHECKED BY:	SK/JJP

SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A2.1



PK ARCHITECTS, PC
451 S. MCCLINTOCK DRIVE, #206
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PHONE: (602) 283-1620
FAX: (602) 283-1621

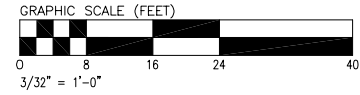
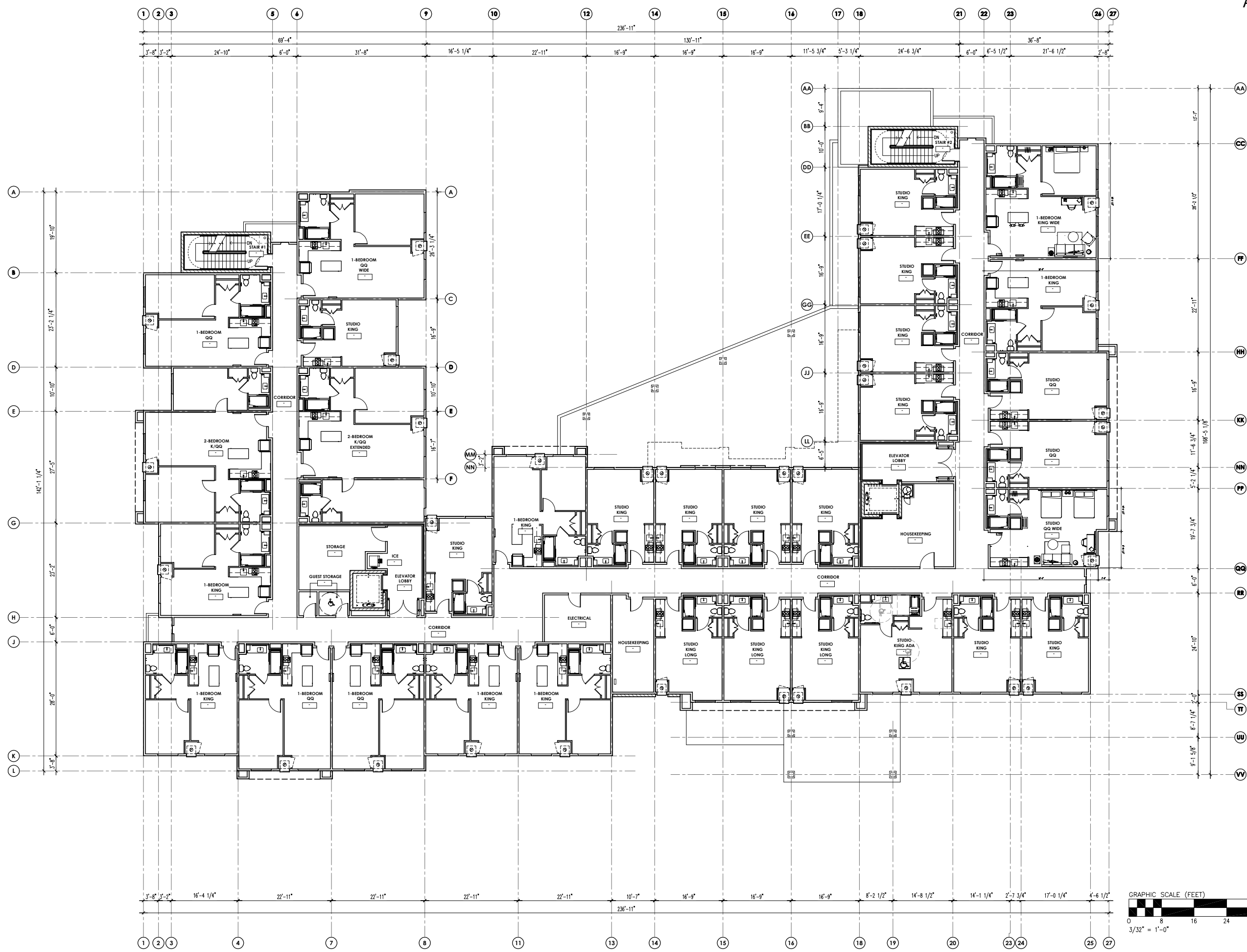


REVISION: DATE: COMMENTS:

PROJECT NO: 23301
DATE: 11-08-2023
DRAWN BY: KB
CHECKED BY: SK/JJP

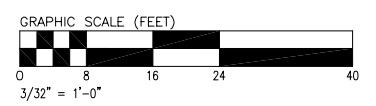
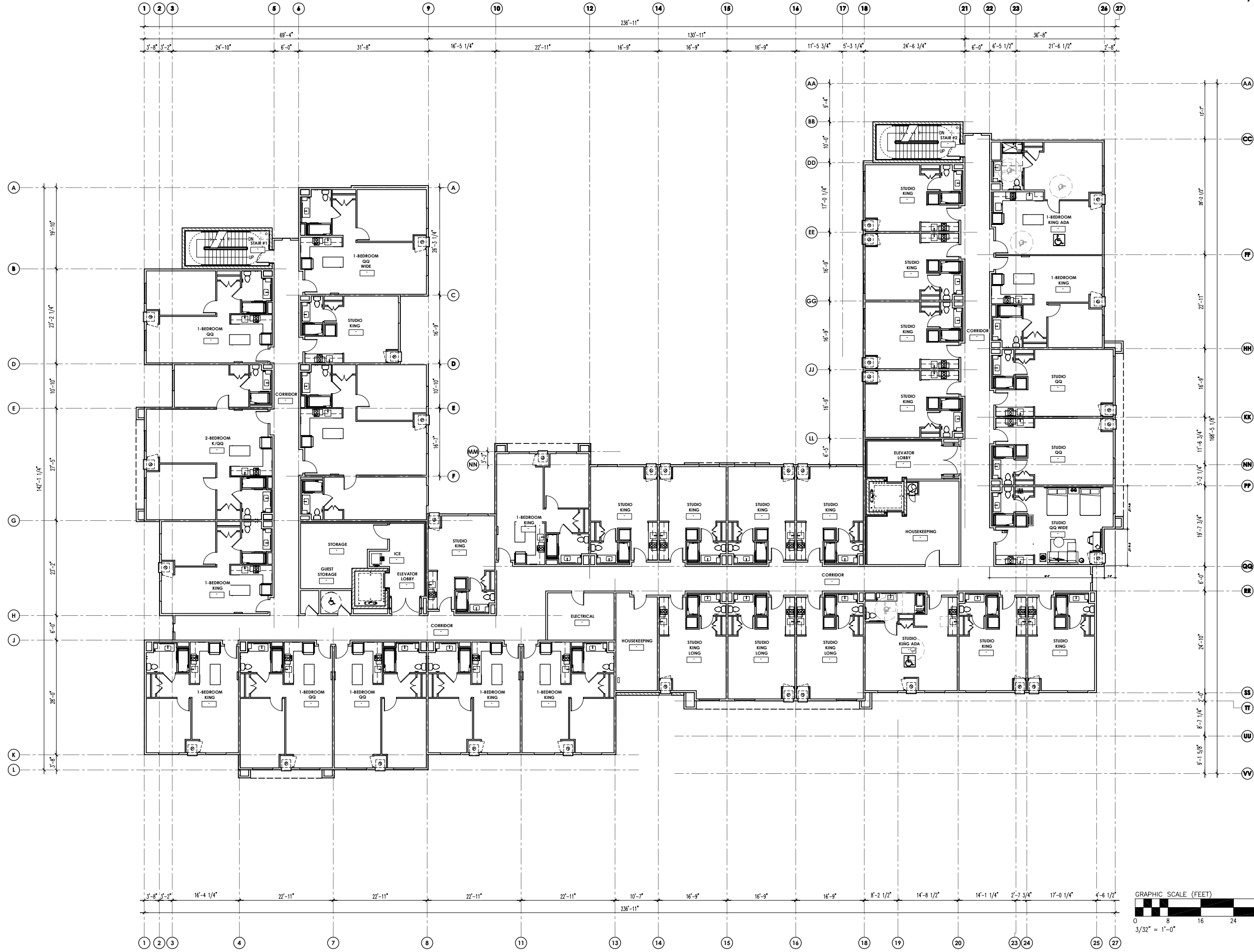
SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A2.2



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

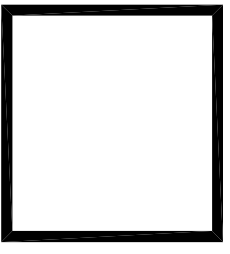
BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR YOUR PROJECT ONLY. ALL APPROVALS AND PERMITS MUST BE OBTAINED FROM THE LOCAL JURISDICTION. THE SET OF PLANS SHALL BE USED ONLY FOR THE PROJECT AND NOT FOR OTHER PROJECTS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.



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



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PK ARCHITECTS, PC
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TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



STAYBRIDGE SUITES
GILBERT, AZ

REVISION:	DATE:	COMMENTS:



PROJECT NO:	23301
DATE:	11-08-2023
DRAWN BY:	KB
CHECKED BY:	SK/JJP

SHEET TITLE:
THIRD FLOOR PLAN

SHEET NUMBER:
A2.3

BE ADVISED THAT THE SET OF PLANS HAS BEEN PREPARED FOR YOUR PROJECT ONLY. THE SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THE SET OF PLANS SHALL BE CHECKED ONLY BY THE ARCHITECT. THE ARCHITECT'S REVIEW SHALL BE LIMITED TO THE SET OF PLANS SUBMITTED AND NOT TO THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. THESE DRAWINGS ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DIMENSIONS AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED, EXPLAINED OR COMPLETED, THE CONTRACTOR SHALL NOTIFY PK ARCHITECTS, P.C. IN WRITING. PK ARCHITECTS, P.C. SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY PK ARCHITECTS, P.C. PRIOR TO WORK BEING COMMENCED. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.



PK ARCHITECTS, PC
451 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

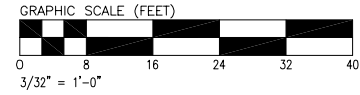


REVISION: DATE: COMMENTS:

PROJECT NO: 23301
DATE: 11-08-2023
DRAWN BY: KB
CHECKED BY: SK/JIP

SHEET TITLE:
FOURTH FLOOR PLAN

SHEET NUMBER:
A2.4



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

BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED BY AN ARCHITECTURE FIRM UNDER THE SUPERVISION OF A LICENSED ARCHITECT. THE SET OF PLANS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF PK ARCHITECTS, P.C. IS STRICTLY PROHIBITED. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

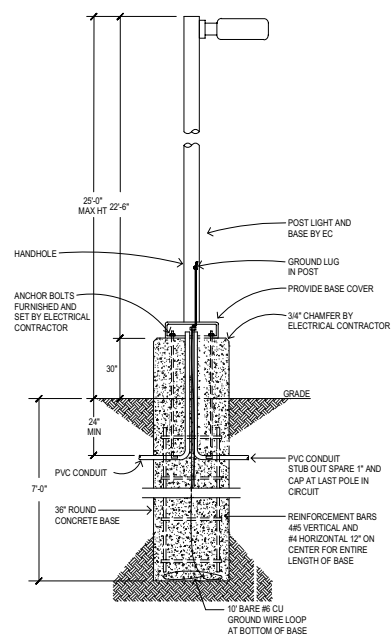
LIGHT FIXTURE SCHEDULE												
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS/LUMENS	CCT	DRIVER	VOLTS	WATTS	MOUNTING	LOCATION	NOTES
AA3	☐	LED AREA LIGHT, TYPE 3 DISTRIBUTION	LITHONIA	DSX0-LED-P6-40K-70CR-T3M-MVOLT-DBLXD	17,135	4000	STD	208	137	POLE	SITE	1
AA3B	☐	LED AREA LIGHT, TYPE 3 DISTRIBUTION WITH BACK LIGHT CONTROL	LITHONIA	DSX0-LED-P7-40K-70CR-BLC3-MVOLT-DBLXD	14,780	4000	STD	208	171	POLE	SITE	1
AA5	☐	LED AREA LIGHT, TYPE 5 DISTRIBUTION	LITHONIA	DSX0-LED-P6-40K-70CR-T3M-MVOLT-DBLXD	17,860	4000	STD	208	137	POLE	SITE	1
AA4	☐	LED AREA LIGHT, LEFT CORNER CUTOFF DISTRIBUTION	LITHONIA	DSX0-LED-P3-40K-70CR-LCCO-MVOLT-DBLXD	6,455	4000	STD	208	69	POLE	SITE	1
CC	○	LED EXTERIOR SCOVES	LITHONIA	DSXW1-LED-10C-53K-40K-T3S-MVOLT-DBLXD	2,161	4000	STD	MVOLT	19	SURFACE	EXTERIOR	
DD	○	LED RECESSED DOWNLIGHT, DAMP LOCATION	GOTHAM	EV06 40/10 AR WD LSS QZ10 TRW	1,000	4000	STD	MVOLT	9.6	RECESS	CANOPY	

NOTES:
1. PROVIDE SQUARE STRAIGHT STEEL POLE, 22.5-FT HIGH, TO WITHSTAND 90 MPH WITH 30 MPH GUST FACTOR. PROVIDE ANCHOR BOLTS, BASE COVER, AND VIBRATION ISOLATORS.

City	Label	Arrangement	Description	Foot	Foot	Foot
AA3	AA3	Single	DSX0-LED-P6-40K-70CR-T3M-MVOLT-DBLXD	17.135	4000	137
AA3B	AA3B	Single	DSX0-LED-P7-40K-70CR-BLC3-MVOLT-DBLXD	14.780	4000	171
AA5	AA5	Single	DSX0-LED-P6-40K-70CR-T3M-MVOLT-DBLXD	17.860	4000	137
AA4	AA4	Single	DSX0-LED-P3-40K-70CR-LCCO-MVOLT-DBLXD	6.455	4000	69
CC	CC	Single	DSXW1-LED-10C-53K-40K-T3S-MVOLT-DBLXD	2.161	4000	19
DD	DD	Single	EV06 40/10 AR WD LSS QZ10 TRW	1.000	4000	9.6

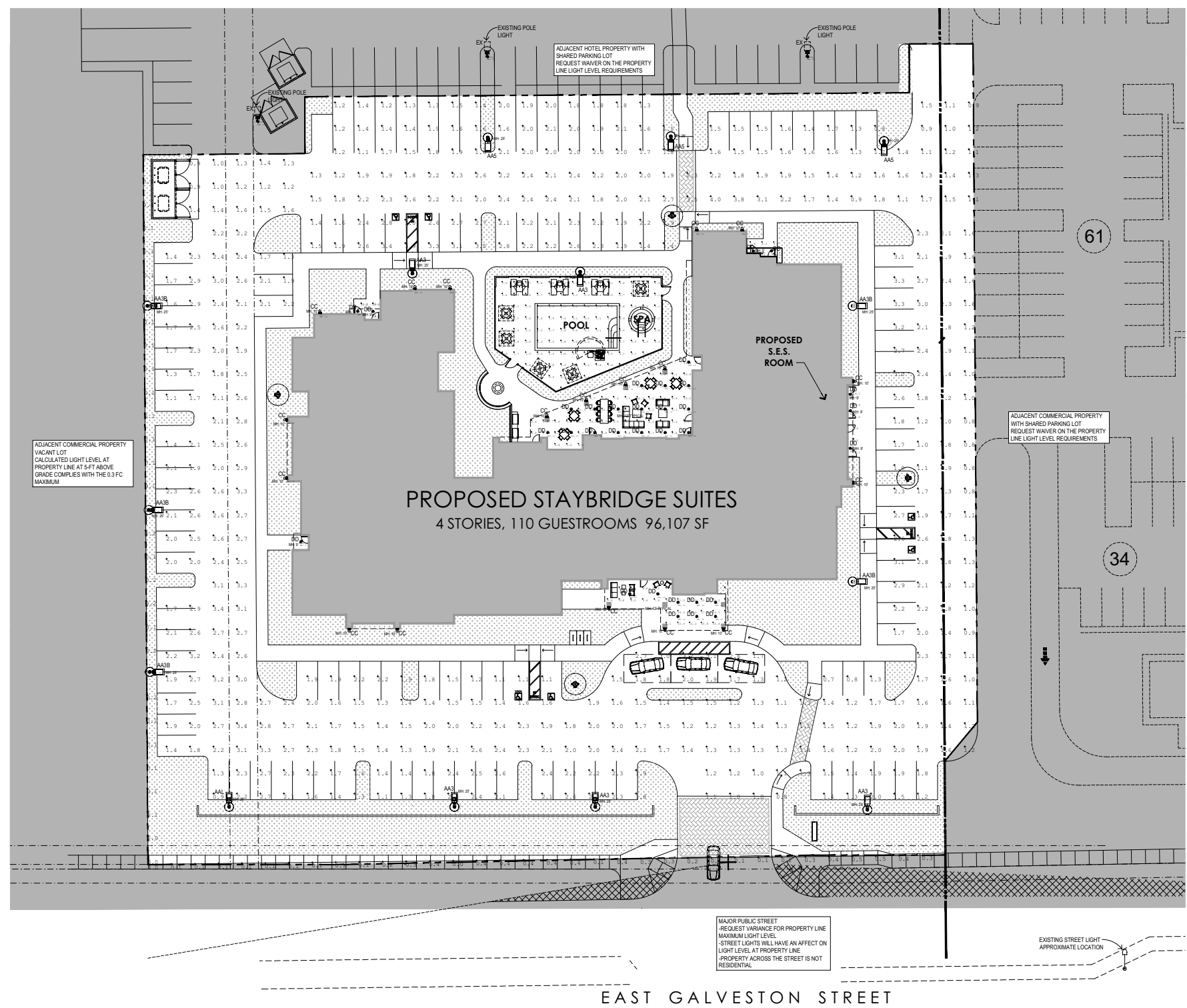
Calculation Summary	Calc Type	Volts	Area	Max	Min	Avg/Min	Max/Min
East Wall	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
West Wall	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
Pool Area	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
Northwest Wall	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
Southwest Wall	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
Parking Lot Top	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
Pool Area	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16
East Wall	ILLUMINANCE	208	12.777	15.9	1.5	9.51	12.16

- GENERAL NOTES:
- LIGHTING PHOTOMETRIC IS GENERATED USING ACSI SOFTWARE AND MANUFACTURER'S IES FILES TO PROVIDE COMPUTER MODELED HORIZONTAL LIGHT LEVELS.
 - LIGHT LOSS FACTORS OF 0.8 ARE USED TO CALCULATE MAINTAINED LIGHT LEVELS. INITIAL LIGHT LEVELS MAY BE HIGHER. LIGHT LEVELS ARE CALCULATED AT GRADE. LIGHT LEVELS CALCULATED AT PROPERTY LINES ARE CALCULATED AT 5-FT ABOVE GRADE.
 - TO THE BEST OF OUR KNOWLEDGE, THIS COMPUTER MODELED PHOTOMETRIC REPRESENTS THE LIGHT LEVELS FOR THE INSTALLATION.
 - MH = MOUNTING HEIGHT



- NOTES:
- TYPICAL FOR ALL POLE MOUNTED LIGHTS. SEE PLAN FOR LOCATIONS AND QUANTITY.
 - PROVIDE ONE EXTRA STUBBED AND CAPPED CONDUIT IN EACH BASE FOR FUTURE EXTENSIONS.
 - CONCRETE SHALL COMPLY WITH DIVISION 3 OF THE PROJECT SPECIFICATIONS FOR 3000 PSI CONCRETE OR AS REQUIRED BY STRUCTURAL DESIGN.
- NOTE:
CONCRETE BASE SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF AZ. CONTRACTOR SHALL PROCURE DESIGN OF BASE AS REQUIRED IN BID.
- POLE BASES SHALL MATCH EXISTING BASES ON ADJACENT HOTEL PROPERTY. FIELD COORDINATE BASES.

2 LIGHT POLE BASE DETAIL
E1.1 NO SCALE



1 SITE PLAN - PHOTOMETRIC
E1.1 1" = 20'-0"

PK ARCHITECTS, PC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1420
FAX: (602) 283-1421

JB Electrical Design, P.C.
Electrical Consulting Engineers
Minneapolis, MN
763-486-0945
jef@jb-electricdesign.com

STAYBRIDGE SUITES
GILBERT, AZ
ADDRESS
GILBERT, AZ

REVISION: DATE: COMMENTS:

PRINT DATE:
09-13-2024

PROJECT NO: 2024-11
DATE: 08-16-2024
DRAWN BY: RO
CHECKED BY: JB

SHEET TITLE:
SITE PLAN
PHOTOMETRIC

SHEET NUMBER:
E1.1

WE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PERMITS PURPOSES ONLY. THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THE SET OF PLANS SHALL NOT BE USED FOR ANY PURPOSES AND ANY SUBMITTED THAT HAS BEEN BASED ON THE SET OF PLANS SHALL BE CONSIDERED PRELIMINARY. THE SET OF PLANS SHALL BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THE SET OF PLANS SHALL NOT BE USED FOR ANY PURPOSES AND ANY SUBMITTED THAT HAS BEEN BASED ON THE SET OF PLANS SHALL BE CONSIDERED PRELIMINARY. THE SET OF PLANS SHALL BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THE SET OF PLANS SHALL NOT BE USED FOR ANY PURPOSES AND ANY SUBMITTED THAT HAS BEEN BASED ON THE SET OF PLANS SHALL BE CONSIDERED PRELIMINARY.



Lic. #
AZ 16677
AZ 34271
CA 14164
CO 305674
CO 305817
NM 3723
NV 5027
TX 17282
UT 7154034-0310
WI 8990-005
NCARB 89946

11/8/2023

Town of Gilbert
Development Services (Planning)
90 E. Civic Center Drive
Gilbert, Arizona 85296

Re: Project Narrative for
Staybridge Suites Hotel Development

This application is for the development of a hotel on approximately 2.6 acres of vacant land within the 38.23-acre Shops at Circle G mixed use development located at South Power Rd. & East Galveston St. in Gilbert Arizona. The hotel will have 110 guest rooms, an exterior pool & outdoor patio areas for guest use.

Staybridge Suites Hotel

Staybridge suite is an Intercontinental Hotels Group (IHG) branded, extended stay hotel, offering elevated residential-style studios and suites, complimentary daily breakfast buffet, complimentary snacks and happy hour 3 days a week, and ample amenities to accommodate both short-term and extended stay guests.

Master Plan Composition and Elements

The Shops at Circle G is a Planned Area Development project composed of retail, hospitality and other potential uses on an approximately 38.23 acre parcel bounded by S. Power Rd. to the east, Bluejay Dr. to the West and S. Galveston St. to the south. The parcel is zoned Business Park (BP) and Regional Commercial (RC) with approximately 62.5% & 37.5% of area respectively. Buildings on the site, which include the existing Holiday Inn Express hotel directly to the north, and a movie theater and retail building further north are arranged to be accessed primarily from the centrally located E. Loma Vista St. which is a formal entry drive/circle off of power road. Future building development to the east and west of the proposed hotel boundary will have similar access and interconnected parking with linked access aisles providing unimpeded vehicular circulation.

Architectural and Landscape Design

The building exterior design aesthetic will utilize a variety of exterior finishes and colors such as EIFS and exposed cmu with various decorative finishes to retain the prototypical Stabridge identity while coordinating with and complimenting the style of the approved masterplan and

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existing buildings.

The hotel will incorporate a porte cochere for a positive sense of arrival from East Galveston Street. Pavillion/Patio canopies complementing the specific building architecture will be centrally located near the pool as well as the Lounge/Dining areas of the hotel. Outdoor patio canopy design will allow for a solid ceiling or partly open louvered cover. Various amenities include an outdoor pool for hotel patrons, an indoor fitness center, self-serve breakfast buffet for hotel guests, a spacious meeting room and onsite guest laundry services.

Landscape architecture design will respond to the function and use of the exterior spaces between hardscapes and will coincide with the Shops at Circle G master plan. Streetscape design will follow Town of Gilbert standards. The hotel development will be integrated into the overall masterplan including the encouragement of shared driveways, shared parking, vehicular and pedestrian connections, shared landscape and openspace amenities, creating a natural flow between the mixture of uses within the development.

Respectfully,

Kyle Baker, Architect

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