

ECHO SUITES : CHANDLER, AZ

DESIGN FINALIZATION

CLIENT: SANDPIPER HOSPITALITY LLC

04.15.2024 - REVISION 04 DESIGN PACKAGE

Sandpiper: Chandler Echo Suites Project Narrative

Sandpiper, LLC (the developer) is proposing to construct a 124 room Echo Suites Extended Stay by Wyndham on parcel 303-31-356, located on the Southeast corner of S Cooper Road and Santan Fwy (202 Loop). Echo Suite is a new extended stay concept that we at Sandpiper have worked closely with Wyndham in developing. We strongly believe it will thrive in the area and serve a significant market need in Chandler. We are currently requesting Preliminary Development Plan (PDP) approval for this Echo Suites project.

The building we are proposing would be a four story, wood-built hotel with a ground floor area of approximately 13,398 square feet (Approx 53,600 SF total). We intend to construct 128 parking spaces for guest and employee parking, with on-site amenities to include a workout room, on-site laundry, and patio seating. As part of the extended stay concept, each room will provide guests with a full refrigerator and cooking area (cooktop and microwave), as well as ample closet and working space, making it an ideal choice for guests looking for a length of stay of more than 2-3 days. We intend to have the property managed by our world class property management company, Sandpiper Hospitality.

Benefit to Chandler

We believe our proposed hotel fits well within the Chandler community and will be a beneficial asset towards the continued growth and economic development of the area. By providing an attractive, modern design for our property, we will benefit surrounding businesses substantially, both by providing customers to local retail through our guests, and by further improving the area's appearance to other traffic, particularly the high volume of traffic on Loop 202.

We are confident our hotel will assist Chandler's economic prosperity primarily by contributing to business retention, expansion, and attraction. Our customers contribute as they are generally working in the area or vacationing. Further, we will contribute by enhancing the property value and the real estate tax base, as well as through sales and occupancy taxes. We anticipate a significant portion of our guest mix to originate from the corporate training, travel, medical, real estate, and construction industries, which we believe will help facilitate new business growth and encourage development in the future. Our Echo hotel will become an important part of the infrastructure of a growing community like Chandler.

Proposed Building Specifications and Design:

Please see our conceptual site plan for visual representation of lot design, parking, and site circulation.

- **Site circulation:** Our intent is to provide one point of vehicle entrance/exit to the parcel on S Cooper Rd near the Southwest corner of the Parcel. We do not anticipate that our property will have a significant impact on traffic on S Cooper Rd, but are working with our Civil Engineer to prepare a Traffic Impact Statement. On-site, there is ample room for vehicles to maneuver around all sides of the building, as well as room for vehicles to approach the entrance of the building for check-in without impeding traffic flow. There will be a porte cochere at the entrance to the building to improve check-in experience.
- **Parking:** Our intent is to provide 128 spaces for guests and employees, which we believe will easily satisfy demand for the hotel. We will provide parking adjacent to the building on the East and West sides, including Handicap Spaces, with the bulk of the parking to be placed on the East and West sides of the parcel.

- **Drainage:** On-site stormwater retention will be required. At-grade retention will be provided where possible, and underground retention will be provided as required. Any existing on-site retention basins for offsite drainage may be incorporated into the proposed on-site storm drainage improvements if required.
- **Architecture:** Please see architectural designs for technical information and building specifications. Through the artful articulation of diverse building materials, the interplay of dynamic geometries, and the inclusion of sweeping roof forms, this architecture cultivates a sense of "flight." Every detail is a contribution to a harmonious character, where the alternating extrusion of bricks in every other course and the sleek, dark linear forms seamlessly sliding and connecting multiple facades impart a unique identity to Chandler's Airport Center.
- **Landscaping:** Our current landscaping plans provide ample tree coverage throughout the parking lot and around the exterior of the site. We also intend to provide a courtyard space for exterior shaded guest seating on the North of the building.
- **Operations:** Our intent to is to operate the hotel 24/7, with an employee onsite to run the front desk at all times. We will likely have 8-10 total associate employees, with 6 employees likely onsite at max capacity.

Current State of the Property

The proposed site consists of vacant, graded land with minimal low-lying vegetation, and has been vacant since at least 2005. There are no current onsite operations. We believe the parcel condition and size present an excellent opportunity for a hotel property, with ample space for parking and more than enough setback space to avoid crowding streets as well as neighboring businesses. The total site area is 2.54 Acres (110,642 square feet). The building width and length is roughly the same as prototype and comparable to Peoria – 251' x 52'.

Sandpiper ordered a Phase 1 Environmental Site Assessment as part of its due diligence for the site, which did not identify any physical features or environmental considerations we believe would impact the property.

Existing zoning is Planned Area Development (PAD) for Hotel, Service Retail, Commercial and Office/Light Industrial uses with a Midrise Overlay, approved as 2005 Chandler Airport Center PAD (DVR04-0037). See Ordinance Number 3673. The existing Midrise Overlay allows buildings of a maximum height of 70 feet. The PAD establishes the required development standards.

Echo Suites Extended Stay by Wyndham

Echo Suites is Wyndham's 24th brand, and biggest investment to date in the Extended Stay market segment, as well as its fastest growing brand in the development pipeline.

Sandpiper has worked closely with Wyndham to design Echo Suites and believe it will be the premier brand in the extended stay space, in terms of market share, appearance, and guest experience. From the genesis of the brand, Wyndham has asked for our feedback to ensure they constructed a product that is tailor-made to have success in the extended stay sector. Sandpiper is contracted to be the largest Echo Suites developer based on our current commitment, with agreements in place to be the sole Echo Suites developer in 8 major markets, including the Greater Phoenix MSA, where we are confident we will have consistently high occupancy.

In November, Sandpiper teamed with Wyndham leadership to break ground on our first Echo Suites in Sterling, VA – our groundbreaking also served as the official brand announcement from Wyndham CEO

Geoff Ballotti, further emphasizing our partnership with Wyndham on this exciting new opportunity.
Wyndham Echo Suites Brand Announcement

For additional information about Echo Suites as a brand, please visit Wyndham's official website:
<https://development.wyndhamhotels.com/brand/echo-suites-extended-stay-by-wyndham/>

About Us:
Sandpiper LLC

Sandpiper, LLC is an industry leading developer and manager of midscale and economy extended stay hotels headquartered in Richmond, VA. Since 2008, Sandpiper has been developing, acquiring, owning, and operating extended stay hotels as sponsor through numerous private investment funds. Over the last 14 years, Sandpiper has developed 14 economy extended stay hotels and acquired 20 extended stay hotels across 10 states and five national hotel brands.

Throughout its history, Sandpiper has primarily focused on WoodSpring Suites, a Choice brand extended stay property for travelers looking for a stay longer than those offered by the typical nightly stay hotel, but shorter than the duration typically associated with the apartment market.

However, Sandpiper has now turned its sights to Echo Suites Extended Stay by Wyndham, a new midscale extended stay concept. Sandpiper has played an integral role in the development of Echo Suites with Wyndham and has an agreement with Wyndham to build over 30 Echo Suites over the next five years across multiple trade areas, with Chandler being among the markets we are most excited about.

For more information on Sandpiper, our current and future properties, and history, please visit our website:

<https://sandpiperlodgingtrust.com/>

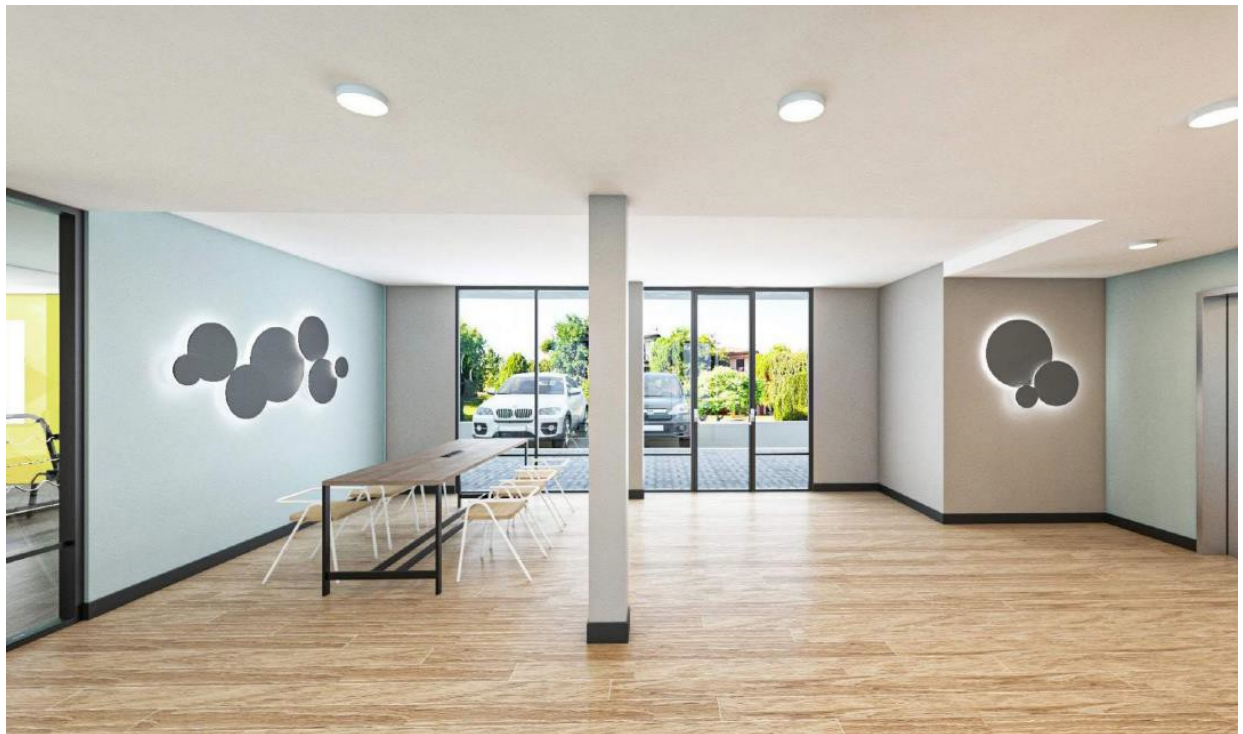
Sandpiper Hospitality

In addition to development and acquisition, Sandpiper hotels are managed by Sandpiper Hospitality, an affiliated property management company. Since 2012, Sandpiper Hospitality has built its management capabilities to become one of, if not the, leading management company in the extended stay segment. Now managing over fifty properties, we believe Sandpiper Hospitality will allow our new Echo Suites hotels to be one of the cleanest and most efficiently run properties in the industry.

Please more information on Sandpiper Hospitality, please visit our website:

<https://sandpiperhospitality.com/sandpiper/>



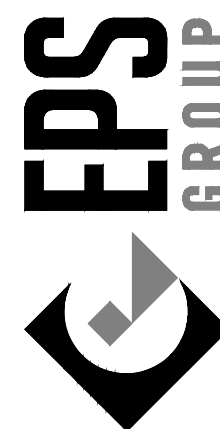
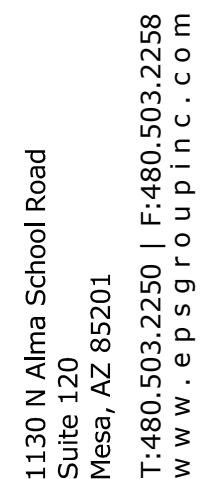




A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF CHANDLER, MARICOPA COUNTY, ARIZONA

BASIS OF BEARING:
THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 1, TOWNSHIP 2
SOUTH, RANGE 5 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY
ARIZONA.
THE BEARING OF WHICH IS: N 00°20'14" W

NAVD 88 ELEVATION: 1,234.35 FEET



Chandler, Arizona

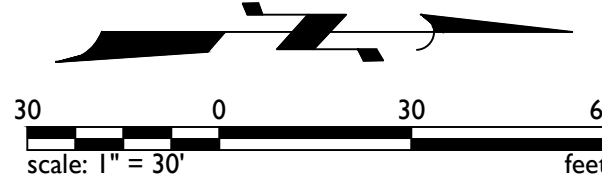
AERIAL SITE PLAN

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Preliminary
Not For
Construction
Or
Recording

AERIAL

Sheet No.
1
OF 1

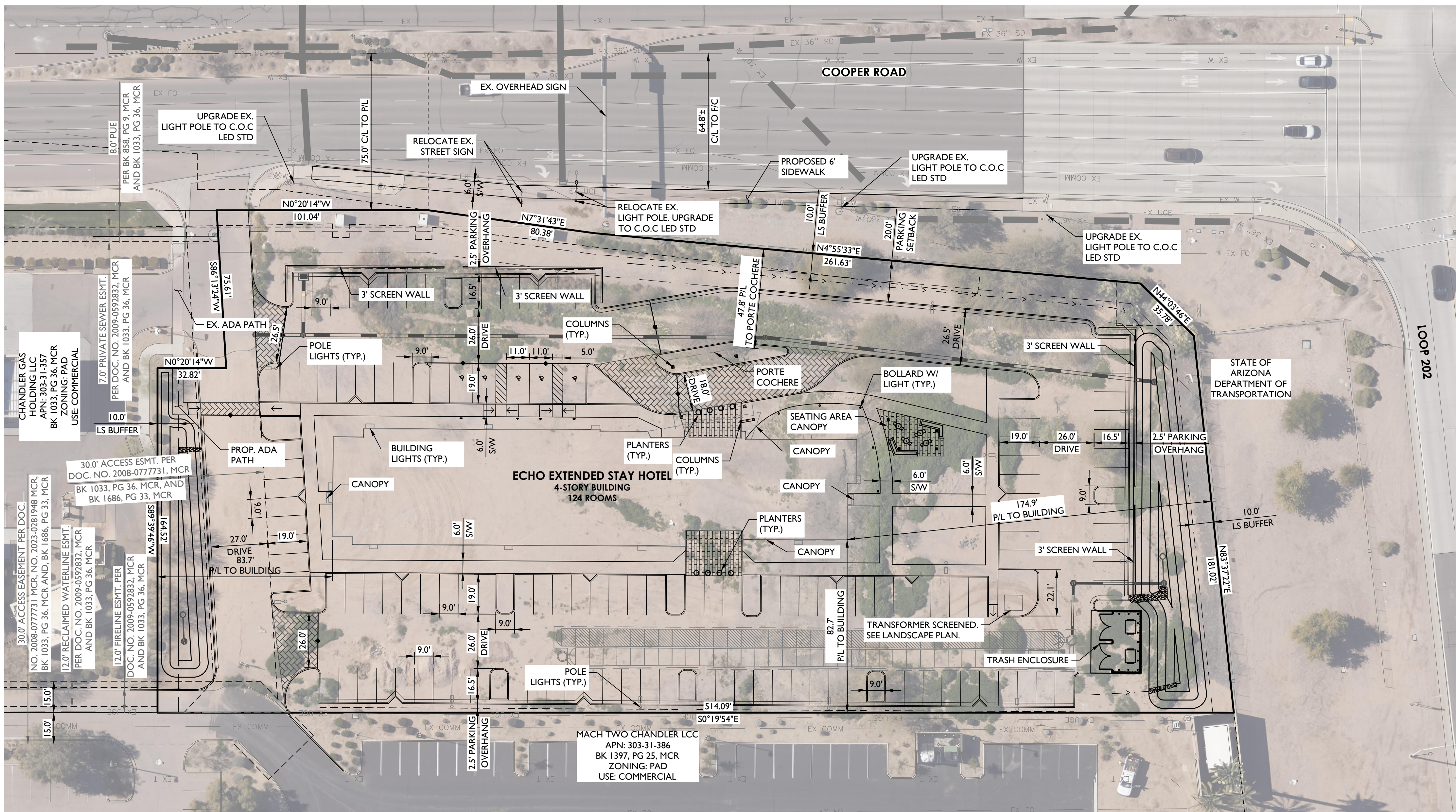


LINE TYPE, ABBREVIATION & SYMBOL LEGEND:			
	ROADWAY CENTERLINE	"SEW" OR "S"	SEWER LINE
	EXISTING RIGHT OF WAY	"WAT" OR "W"	WATER LINE
	EXISTING PUBLIC UTILITY EASEMENT (PUE)	FIRE	FIRE LINE
	EXISTING WATER LINE EASEMENT (WE)	COMM	COMMUNICATION LINE
	PROPOSED WATER EASEMENT (WE)	UGE	UNDERGROUND ELECTRICAL
	EXISTING WATER LINE & HYDRANT EX 12" W	OHE	OVERHEAD ELECTRIC
	EXISTING SEWER LINE & MANHOLE EX 30" S	EX	EXISTING
	EXISTING STORM DRAIN	S/W	SIDEWALK
	PROPOSED STORM DRAIN	R/W	RIGHT-OF-WAY
	PROPOSED WATER LINE & HYDRANT	PUE	PUBLIC UTILITY EASEMENT
	PROPOSED SEWER LINE & MANHOLE	VT	TOTAL VOLUME PROVIDED
	EX. COMMUNICATIONS LINE		
	EX. UNDERGROUND UTILITIES		
	EX. TELEPHONE LINE		
	EX. FIBER OPTIC LINE		
	PROPOSED RIPRAP		
	PROPOSED DRYWELL		
	EX. PROPERTY SIGN		
	EX. STREET SIGN		
	EX. POWER POLE		
	EX. STREET LIGHT		
	EX. TELEVISION COMM. BOX		
	EX. TELE. COMM. BOX		
	EX. WATER VALVE		
	EX. GAS VALVE		
	EX. JUNCTION BOX		

SITE DATA:	
TOTAL NET SITE AREA:	110,642 S.F. / ± 2.54 AC
BUILDING AREA:	$\pm 12,856$ S.F. / $\pm 11.5\%$ OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA:	39,618 S.F. / 35.8% OF TOTAL SITE AREA
TOTAL PARKING SPACES REQUIRED:	124 (124 COVERED & 0 UNCOVERED)
REGULAR PARKING SPACES PROVIDED:	123 (123 COVERED & 0 UNCOVERED)
HANDICAP SPACES PROVIDED:	5 (4 CAR / 1 VAN)
TOTAL OF ALL PARKING SPACES PROVIDED:	127 SPACES
BUILDING HEIGHT:	$\pm 48.0'$
PROPOSED LAND USE: EXISTING LAND USE: EXISTING ZONING:	HOTEL VACANT PAD
ASSESSOR'S PARCEL NUMBER:	303-31-356

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, OF RE-PLAT OF LOT 7 OF CHANDLER AIRPORT CENTER - PHASE 1,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1033 OF MAPS,
PAGE 36.



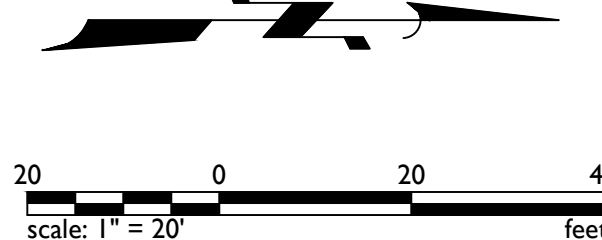
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN
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ASSESSOR'S PARCEL
NUMBER: 303-31-356



Revisions

OF

- KEYNOTES
- 1

ENTRY DRIVE
- 2

RAISED PLANTER BED
- 3

STAMPED CONCRETE PATHWAY, SEE ARCH PLANS
- 4

CONCRETE SIDEWALK
- 5

TRASH ENCLOSURE
- 6

RETENTION BASIN
- 7

AMENITY AREA
- 8

PRE-FINISHED METAL CANOPY, SEE ARCH PLANS
- 9

TABLES AND CHAIRS, SEE ARCH PLANS
- 10

EXISTING UTILITY - PROTECT IN PLACE
- 11

FIRE HYDRANT
- 12

PROPOSED TRANSFORMER
- 13

3' SCREEN WALL
- 14

CONCRETE SECURITY PLANTER 30" DIA
- 15

SEATING AREA, 6' BACKED RATIO BENCH
- 16

STAMPED CONCRETE, PATTERN: DIAGONAL HERRINGBONE, MATCH COLOR 392 COCONUT SHELL
- 17

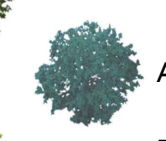
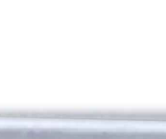
SHADE CANOPY, SEE ARCH PLANS
- 18

LIGHTED BOLLARDS, SEE ARCH PLANS

PLANT DATA:

STREET RIGHT OF WAY:	REQUIRED	PROVIDED
COOPER RD (427 LF)	15 TREES	15 TREES
1 TREE PER 30 LF		
LOOP 202 (181 LF)	6 TREES	6 TREES
1 TREE PER 30 LF		
LANDSCAPE PERIMETER:	REQUIRED	PROVIDED
LANDSCAPE SOUTH PERIMETER (156 LF)	8 TREES	8 TREES
1 EVERGREEN TREE PER 20 LF		
PARKING AREAS:	REQUIRED	PROVIDED
PARKING ISLANDS (31 EACH)	33 TREES	33 TREES
1 TREE PER ISLAND		

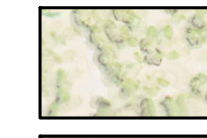
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	48" Box	3
	Acacia salicina	Willow Acacia	24" Box	6
	Parkinsonia praecox	Palo Brea	36" Box	4
	Fraxinus velutina	Arizona Ash	36" Box	5
	Phoenix dactylifera	Date Palm	24" Box	29
	Pistacia chinensis 'Red Push'	Red Push Pistache	36" Box	6
	Quercus virginiana	Live Oak	36" Box	13
	Ulmus parvifolia	Evergreen Elm	48" Box	25
	Caesalpinia cacalaco	Cascalote	24" Box	17
	Sophora secundiflora	Texas Mountain Laurel	24" Box	3
	Sophora secundiflora	Texas Mountain Laurel	36" Box	1

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
Agave desmettiana	Smooth Agave	5 Gal	-
Hesperaloe parviflora	Red Yucca	5 Gal	-
Dasyliroion wheeleri	Desert Spoon	5 Gal	-
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	-
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	-
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	-
Ruellia peninsularis	Desert Ruellia	5 Gal	-
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	-
Tecoma alta 'Orange Jubilee'	Orange Jubilee	5 Gal	-
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Grass	5 Gal	-
Yucca pallida	Pale Leaf Yucca	5 Gal	-
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	-
Euphorbia rigida	Gopher Plant	5 Gal	-
Pedilanthus macrocarpus	Lady's Slipper	5 Gal	-
Calliandra californica	Baja Fairy Duster	5 Gal	-

GROUNDCOVERS	COMMON NAME	SIZE	QTY
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	-
Lantana montevidensis	Trailing Purple Lantana	1 Gal	-
Lantana montevidensis 'White'	White Lantana	1 Gal	-
Lantana x 'New Gold'	New Gold Lantana	1 Gal	-

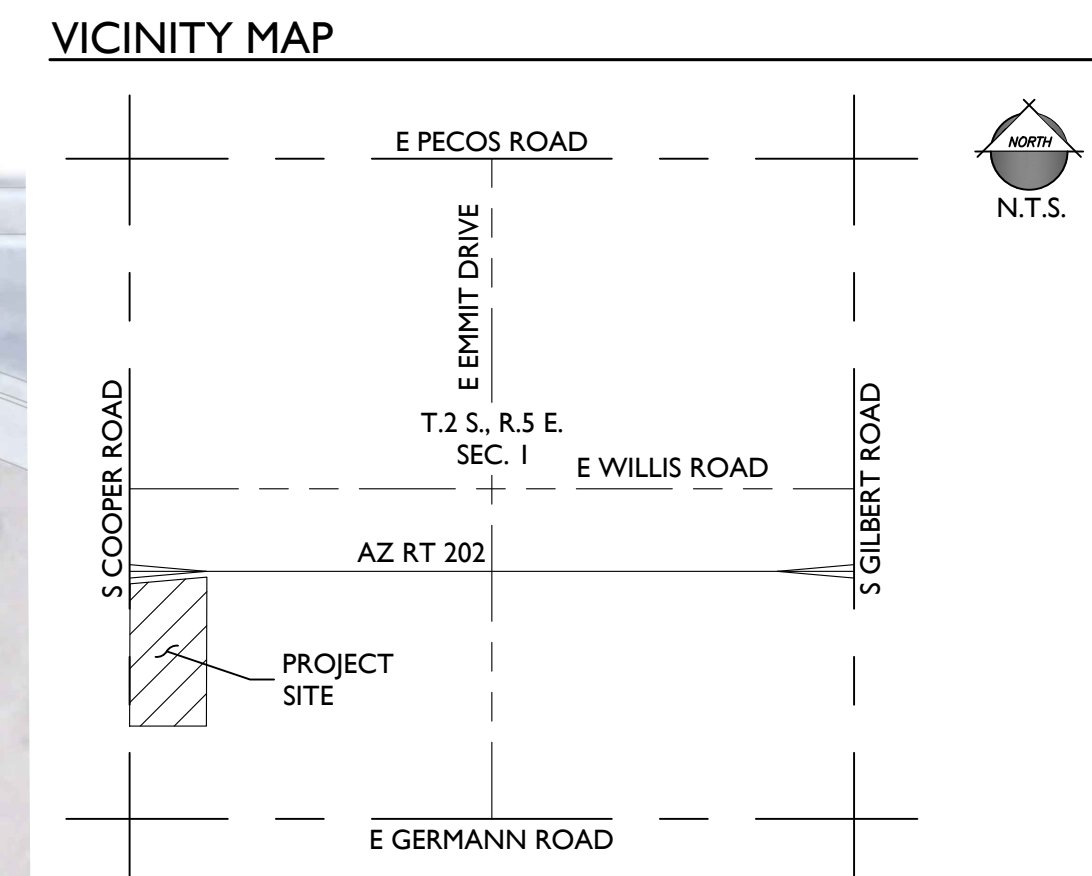
MATERIALS

	Decomposed Granite With Planting 'Mahogany' Decomposed Granite 1" Screened, 2" Depth Min	39,620 S.F.
	Midiron Turf	2,641 S.F.

- NOTES:
1.

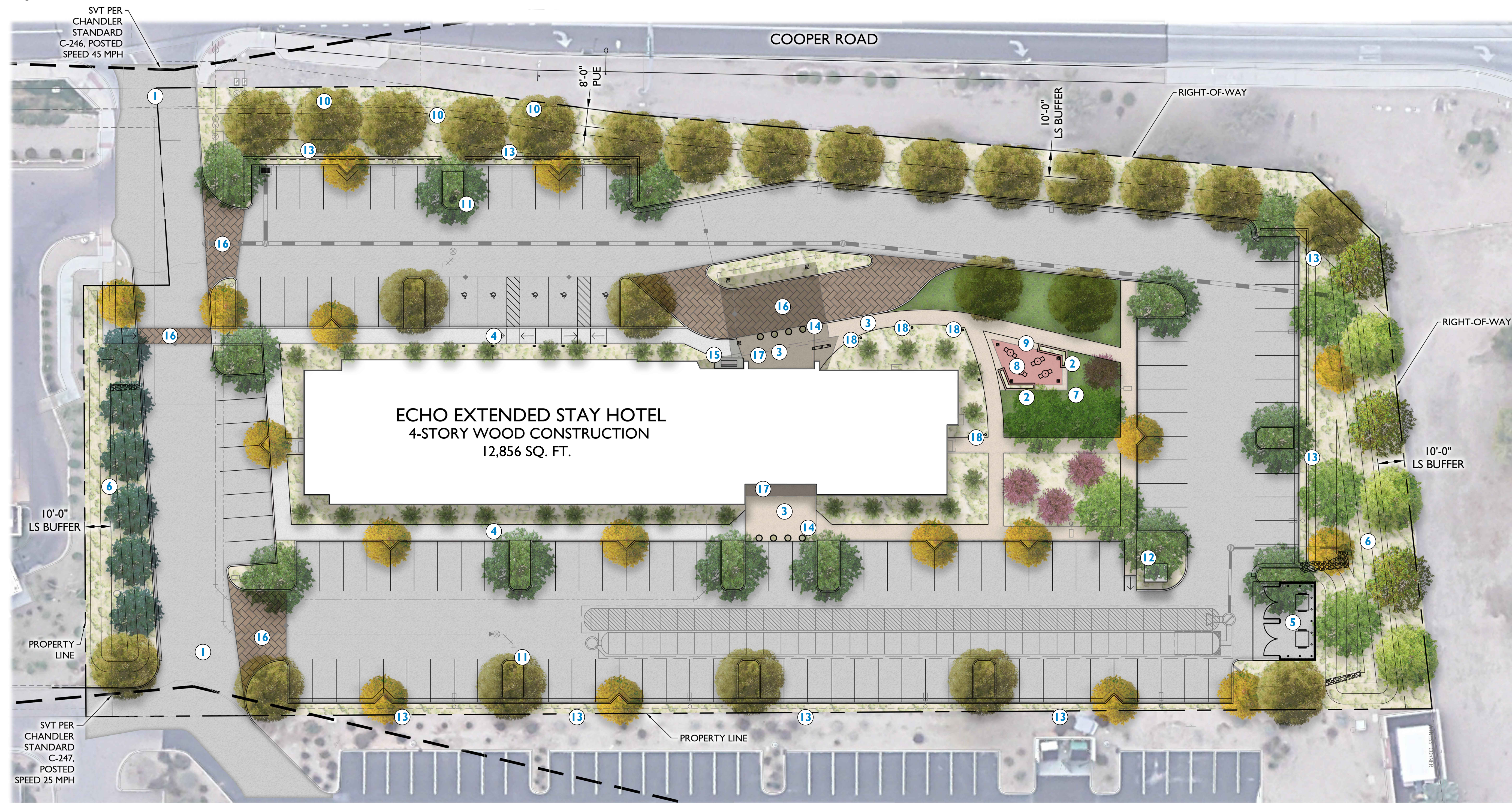
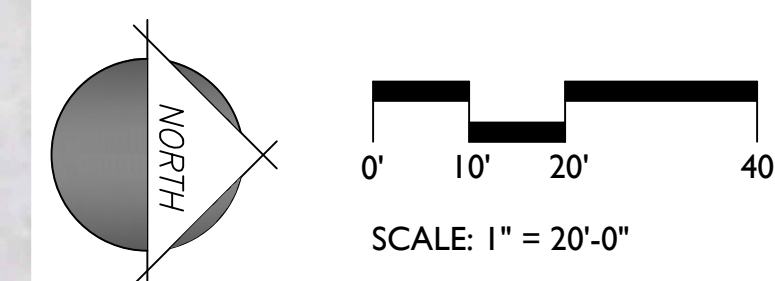
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(a), ZONING CODE. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL BE LESS THAN 24" (MATURE) IN HEIGHT, OR TREES TRIMMED TO 6' CLEARANCE ABOVE FINISH GRADE WITHIN SVTS.
2.

ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING ELEVATION COLOR, DRYVIT 616 KING'S GREY.



SITE DATA:

TOTAL SITE AREA: ON-SITE 110,642 S.F. (2.54 AC)
OFF-SITE 4,097 S.F.
TOTAL BUILDING AREA: 12,856 S.F.
11% OF TOTAL SITE AREA
TOTAL ON-SITE LANDSCAPE AREA: 35,521 S.F.
31% OF TOTAL SITE AREA
TOTAL OFF-SITE LANDSCAPE AREA: 4,097 S.F.
4% OF TOTAL SITE AREA
TOTAL PARKING AREA: 20,677 S.F.
18% OF TOTAL SITE AREA
LANDSCAPE IN PARKING AREA: 4,301 S.F.
21% OF PARKING AREA
TOTAL TURF AREA: 2,632 S.F.
6% OF TOTAL LANDSCAPE AREA
SHRUBS/GROUNDCOVER PLANTS: 20,960 S.F.
53% OF TOTAL LANDSCAPE AREA
INORGANIC/GRANITE: 18,658 S.F.
47% OF TOTAL LANDSCAPE AREA



PLANT DATA:		
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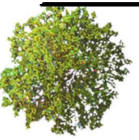
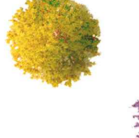
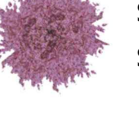
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- SHADE CANOPY, SEE ARCH PLANS
- LIGHTED BOLLARDS, SEE ARCH PLANS

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
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Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	-
Ruellia peninsularis	Desert Ruellia	5 Gal	-
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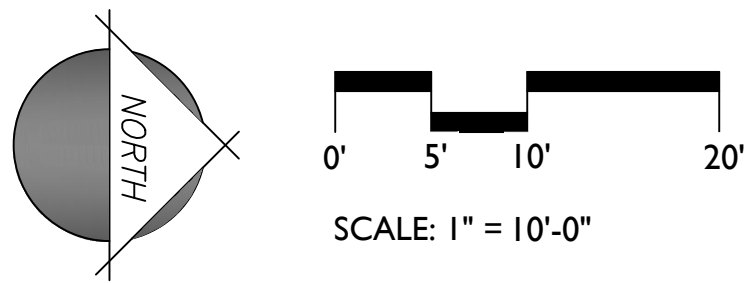
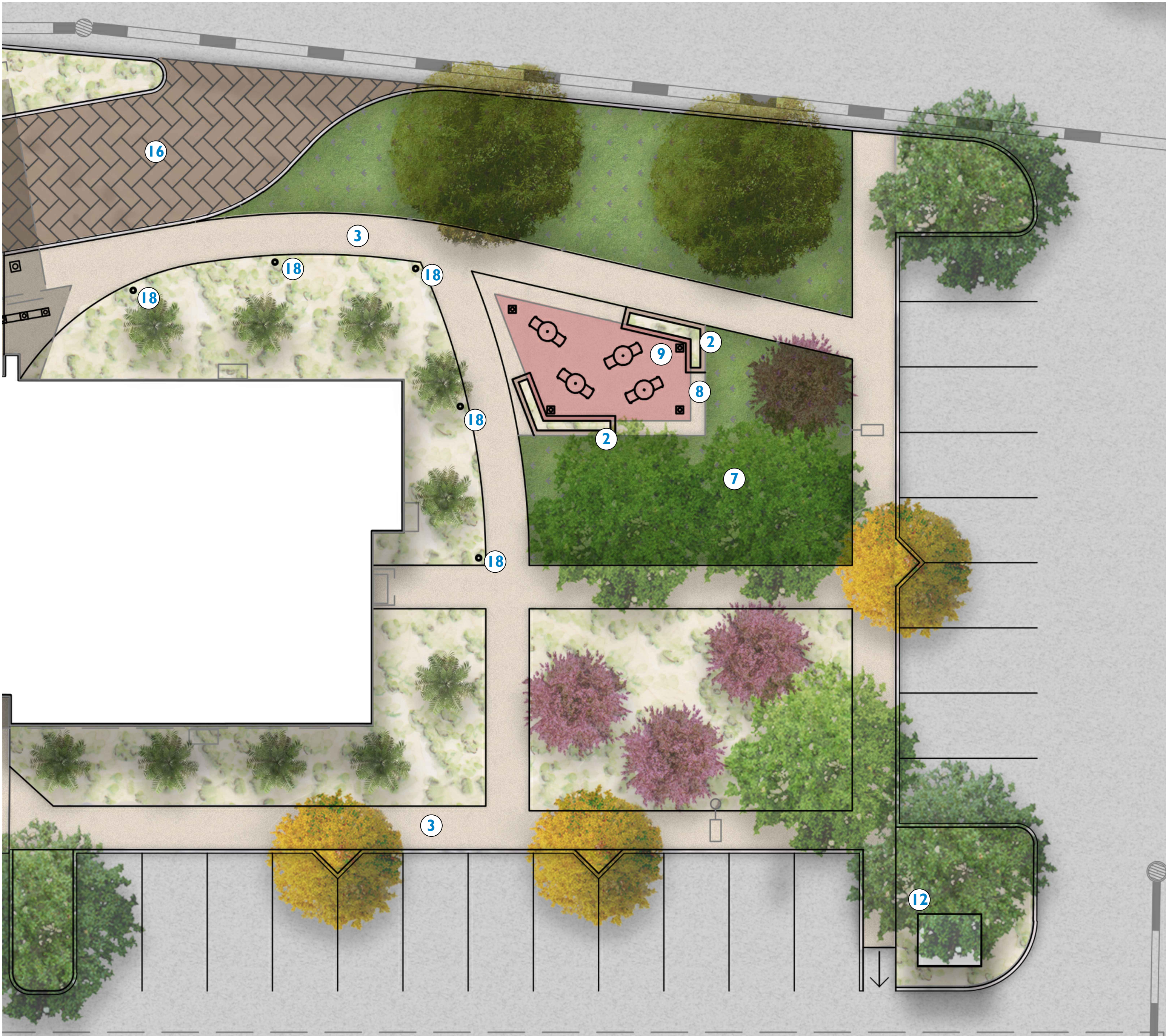
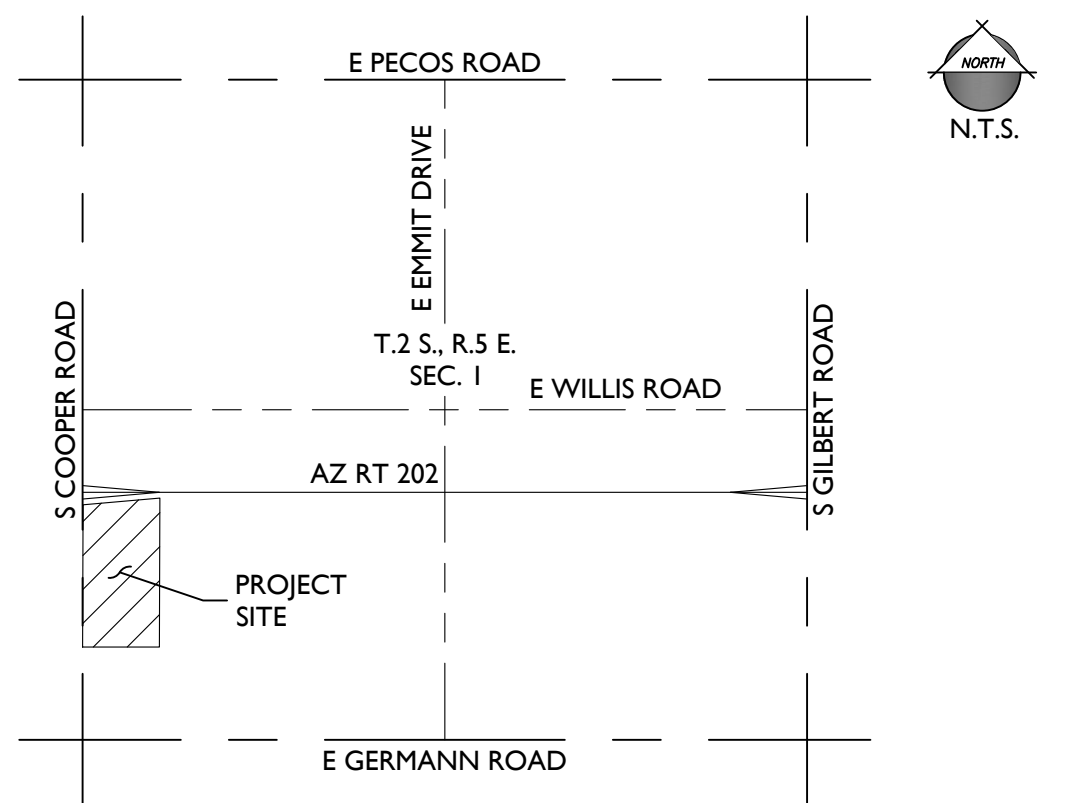
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- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRICAL EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING ELEVATION COLOR, DRYVIT 616 KING'S GREY.

VICINITY MAP



KEYNOTES

- 1

ENTRY DRIVE
- 2

RAISED PLANTER BED
- 3

STAMPED CONCRETE PATHWAY, SEE ARCH PLANS
- 4

CONCRETE SIDEWALK
- 5

TRASH ENCLOSURE
- 6

RETENTION BASIN
- 7

AMENITY AREA
- 8

PRE-FINISHED METAL CANOPY, SEE ARCH PLANS
- 9

TABLES AND CHAIRS, SEE ARCH PLANS
- 10

EXISTING UTILITY - PROTECT IN PLACE
- 11

FIRE HYDRANT
- 12

PROPOSED TRANSFORMER
- 13

3' SCREEN WALL
- 14

CONCRETE SECURITY PLANTER 30" DIA
- 15

SEATING AREA, 6' BACKED RATIO BENCH
- 16

STAMPED CONCTETE, PATTERN: DIAGONAL HERRINGBONE, MATCH COLOR 392 COCONUT SHELL
- 17

SHADE CANOPY, SEE ARCH PLANS
- 18

LIGHTED BOLLARDS, SEE ARCH PLANS

PLANT DATA:

STREET RIGHT OF WAY:	REQUIRED	PROVIDED
COOPER RD (427 LF) 1 TREE PER 30 LF	15 TREES	15 TREES
LOOP 202 (181 LF) 1 TREE PER 30 LF	6 TREES	6 TREES
LANDSCAPE PERIMETER:	REQUIRED	PROVIDED
LANDSCAPE SOUTH PERIMETER (156 LF) 1 EVERGREEN TREE PER 20 LF	8 TREES	8 TREES
PARKING AREAS:	REQUIRED	PROVIDED
PARKING ISLANDS (31 EACH) 1 TREE PER ISLAND	33 TREES	33 TREES

SITE DATA:

TOTAL SITE AREA: ON-SITE 110,642 S.F. (2.54 AC)
OFF-SITE 4,097 S.F.

TOTAL BUILDING AREA: 12,856 S.F.
11% OF TOTAL SITE AREA

TOTAL ON-SITE LANDSCAPE AREA: 35,521 S.F.
31% OF TOTAL SITE AREA

TOTAL OFF-SITE LANDSCAPE AREA: 4,097 S.F.
4% OF TOTAL SITE AREA

TOTAL PARKING AREA: 20,677 S.F.
18% OF TOTAL SITE AREA

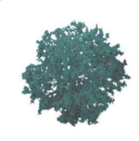
LANDSCAPE IN PARKING AREA: 4,301 S.F.
21% OF PARKING AREA

TOTAL TURF AREA: 2,641 S.F.
6% OF TOTAL LANDSCAPE AREA

SHRUBS/GROUNDCOVER PLANTS: 20,960 S.F.
53% OF TOTAL LANDSCAPE AREA

INORGANIC/GRANITE: 18,658 S.F.
47% OF TOTAL LANDSCAPE AREA

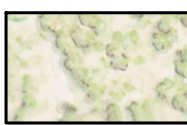
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia farnesiana	Sweet Acacia	48" Box	3
	Acacia salicina	Willow Acacia	24" Box	6
	Parkinsonia praecox	Palo Brea	36" Box	4
	Fraxinus velutina	Arizona Ash	36" Box	5
	Phoenix dactylifera	Date Palm	24" Box	29
	Pistacia chinensis 'Red Push'	Red Push Pistache	36" Box	6
	Quercus virginiana	Live Oak	36" Box	13
	Ulmus parvifolia	Evergreen Elm	48" Box	25
	Caesalpinia cacalaco	Cascalote	24" Box	17
	Sophora secundiflora	Texas Mountain Laurel	24" Box	3
	Sophora secundiflora	Texas Mountain Laurel	36" Box	1

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY
Agave desmettiana	Smooth Agave	5 Gal	-
Hesperaloe parviflora	Red Yucca	5 Gal	-
Dasyliiron wheeleri	Desert Spoon	5 Gal	-
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	-
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	-
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal	-
Ruellia peninsularis	Desert Ruellia	5 Gal	-
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	-
Tecoma alta 'Orange Jubilee'	Orange Jubilee	5 Gal	-
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Grass	5 Gal	-
Yucca pallida	Pale Leaf Yucca	5 Gal	-
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	-
Euphorbia rigida	Gopher Plant	5 Gal	-
Pedilanthus macrocarpus	Lady's Slipper	5 Gal	-
Calliandra californica	Baja Fairy Duster	5 Gal	-

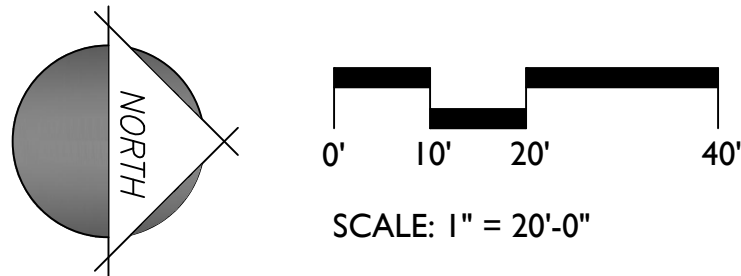
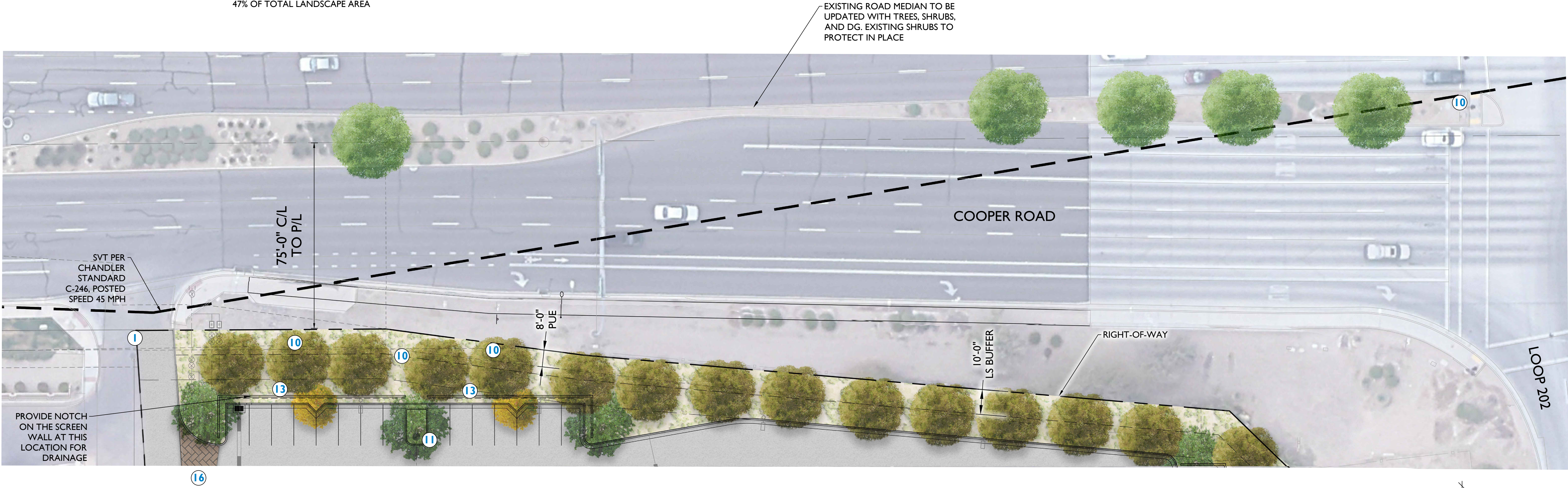
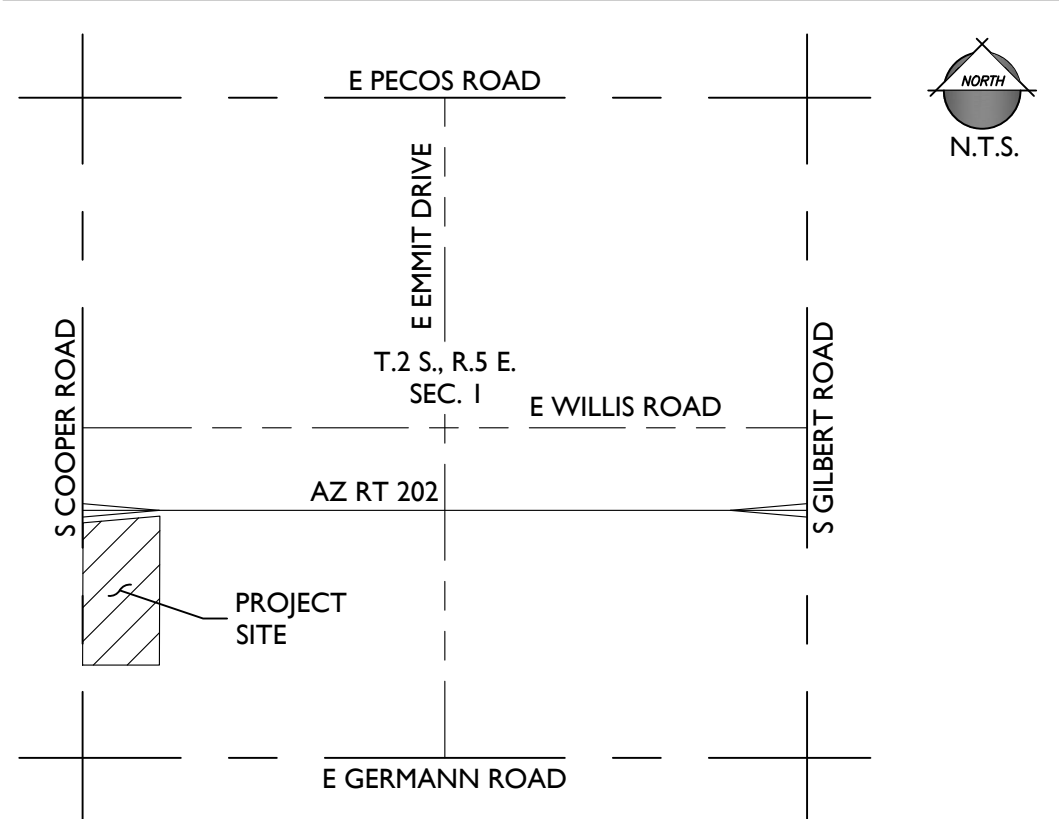
GROUNDCOVERS	COMMON NAME	SIZE	QTY
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	-
Lantana montevidensis	Trailing Purple Lantana	1 Gal	-
Lantana montevidensis 'White'	White Lantana	1 Gal	-
Lantana x 'New Gold'	New Gold Lantana	1 Gal	-

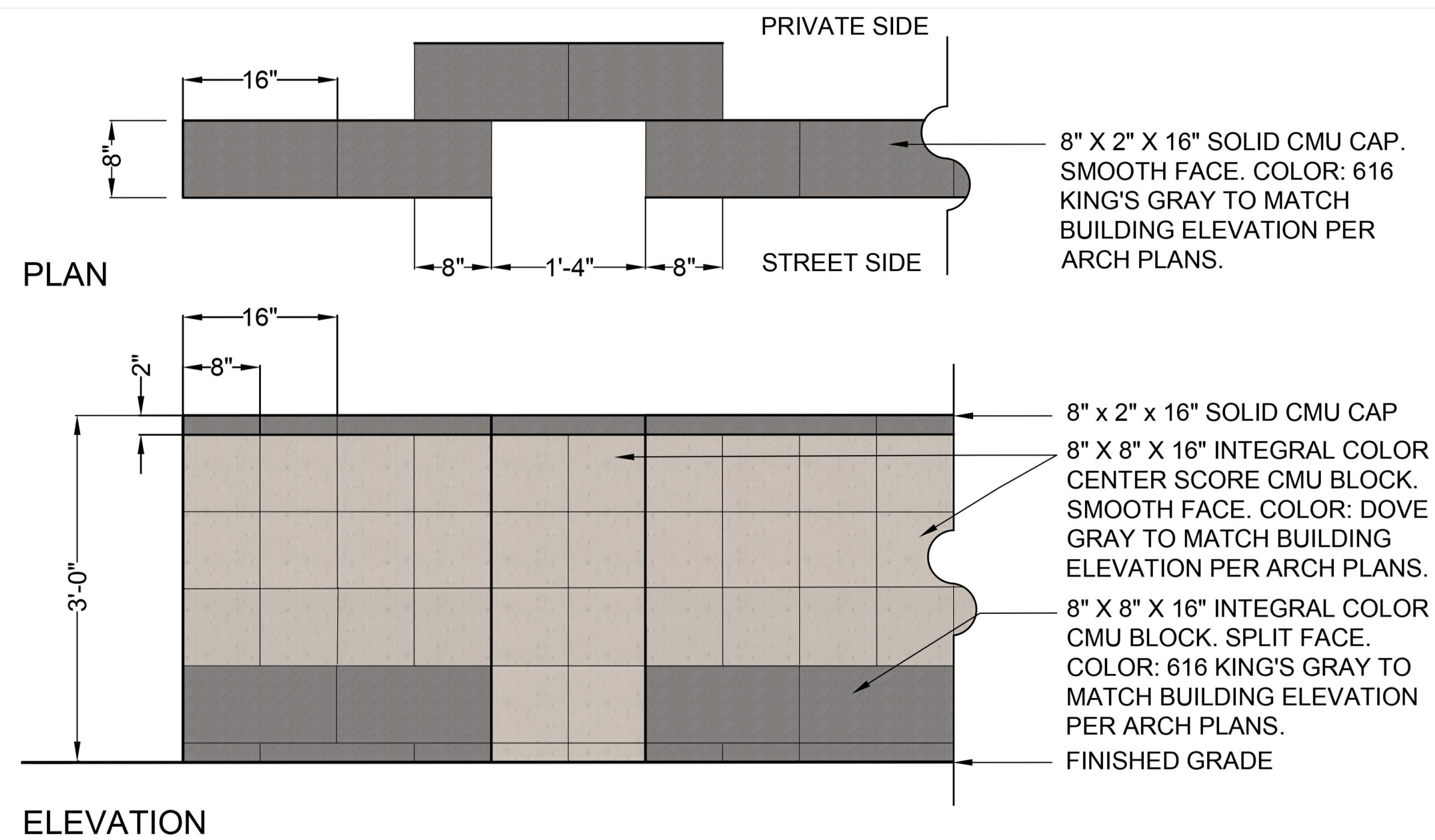
MATERIALS

	Decomposed Granite With Planting 'Mahogany' Decomposed Granite 1" Screened, 2" Depth Min	39,620 S.F.
	Midiron Turf	2,641 S.F.

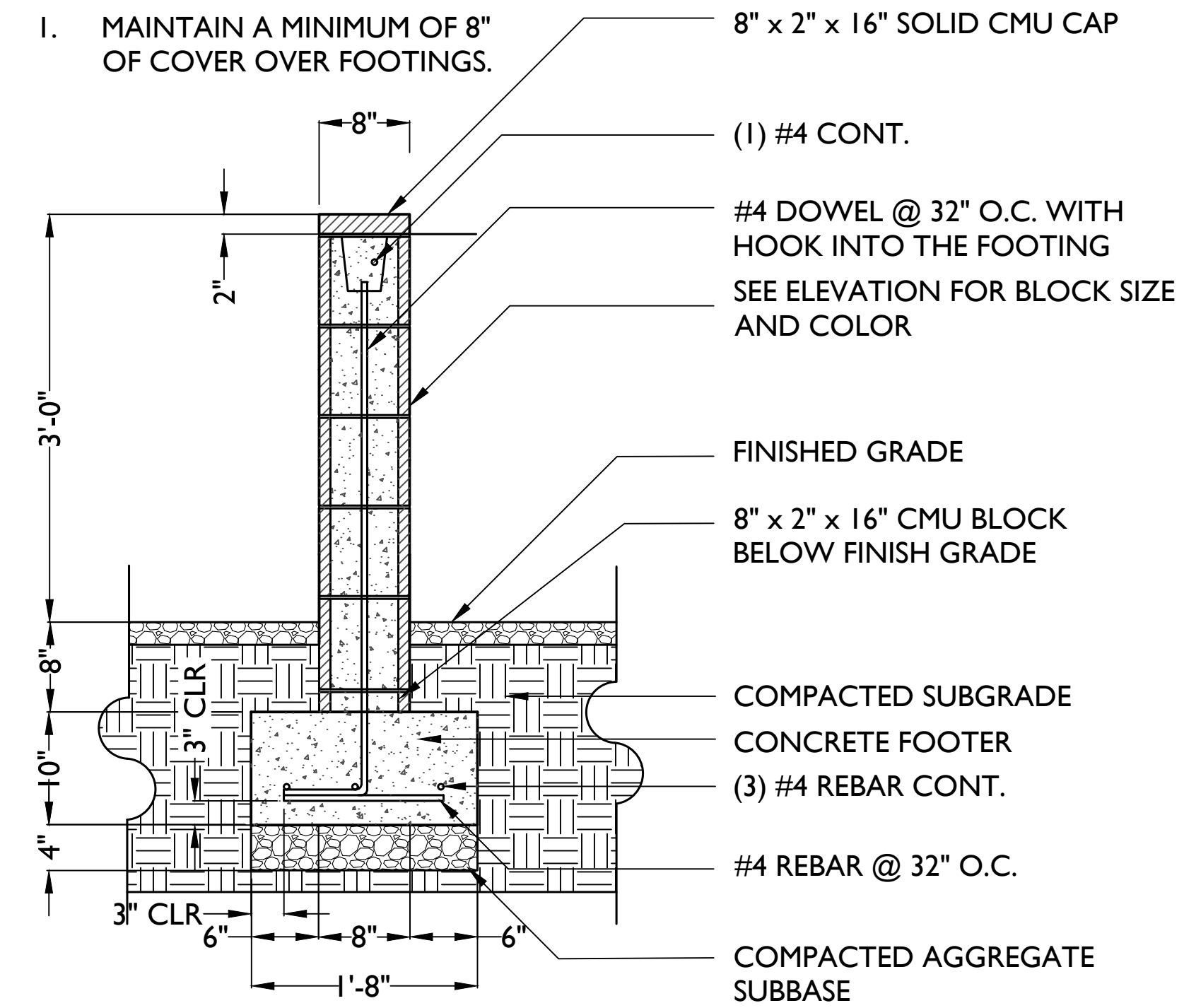
- NOTES:
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(a), ZONING CODE.
 - SHRUBS, ACCENTS AND GROUNDCOVERS SHALL BE LESS THAN 24" (MATURE) IN HEIGHT, OR TREES TRIMMED TO 6' CLEARANCE ABOVE FINISH GRADE WITHIN SVTS.
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VICINITY MAP





GENERAL NOTES:



SECTION

I 3' PARKING SCREEN WALL
Scale: 1" = 1'-0"



SANDPIPER HOSPITALITY LLC

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture



SANDPIPER HOSPITALITY LLC

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture

CANOPY



EF02

DRYVIT
EXTERIOR STUCCO
TEXTURE: REFLECTIT
COLOR: SW 7674 PEPPERCORN



EF03

DRYVIT
EXTERIOR STUCCO
TEXTURE: REFLECTIT
COLOR: 356 RED CLAY

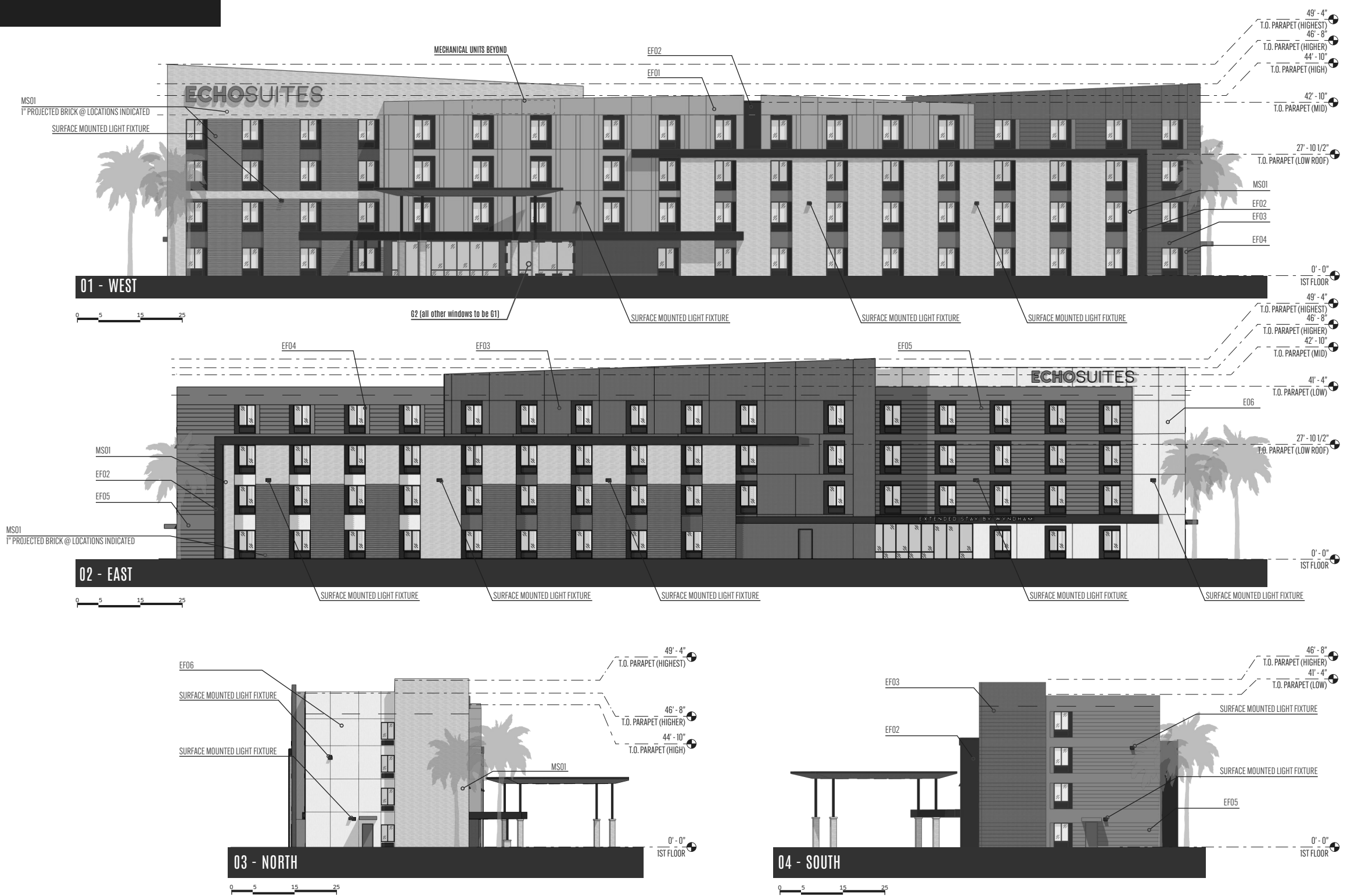


MC1

PAC-CLAD PETERSON (BOD)
PREFINISHED METAL COPING,
CANOPIES
COLOR: DARK BRONZE



ELEVATIONS



EIFS

EF01 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW 7080 QUEST GRAY	EF02 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: REFLECTIT COLOR: SW 7674 PEPPERCORN	EF03 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 356 RED CLAY	EF04 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW 6240 WINDY BLUE	EF05 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 616 KING'S GRAY	EF06 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE
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MASONRY

MS01 MANUF: CLOUD CERAMICS COLOR: DOVE GRAY SIZE: THIN BRICK VENEER 2 1/4" NORMAN PATTERN: HALF RUNNING BOND

SANDPIPER HOSPITALITY LLC

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

modus architecture

ELEVATIONS



EIFS

EF01 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW 7080 QUEST GRAY	EF02 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: REFLECTIT COLOR: SW 7674 PEPPERCORN	EF03 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 356 RED CLAY	EF04 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: SW 6240 WINDY BLUE	EF05 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 616 KING'S GRAY	EF06 MANUF: DRYVIT EXTERIOR STUCCO TEXTURE: SANDBLAST COLOR: 103 NATURAL WHITE
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MASONRY

MS01 MANUF: CLOUD CERAMICS COLOR: DOVE GRAY SIZE: THIN BRICK VENEER 2 1/4" NORMAN PATTERN: HALF RUNNING BOND

SANDPIPER HOSPITALITY LLC

ECHO SUITES - EXTENDED STAY HOTEL

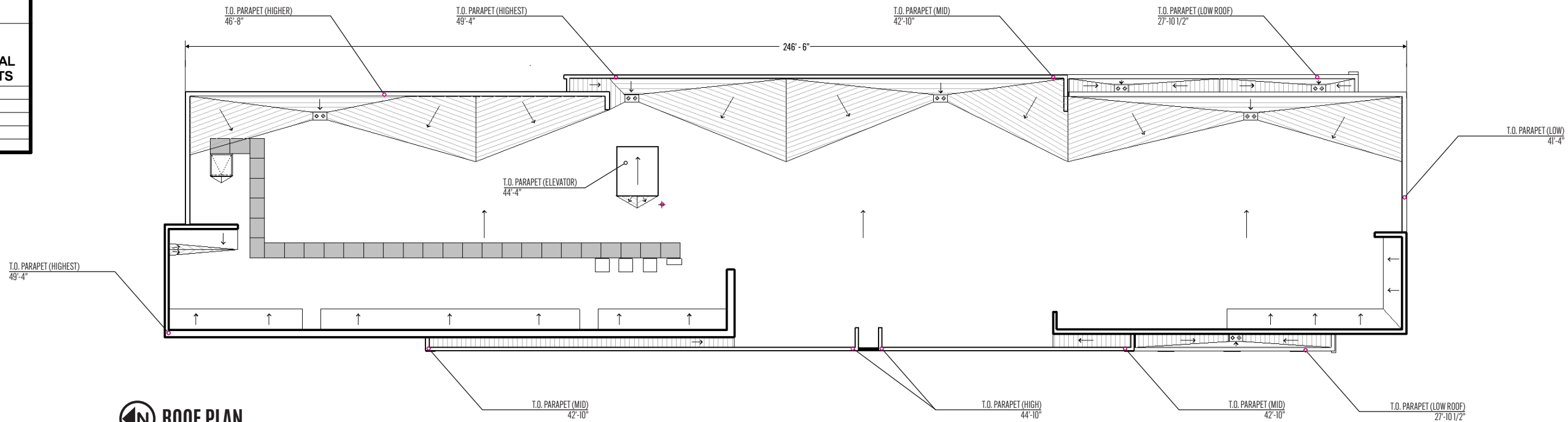
CHANDLER, AZ

modus architecture

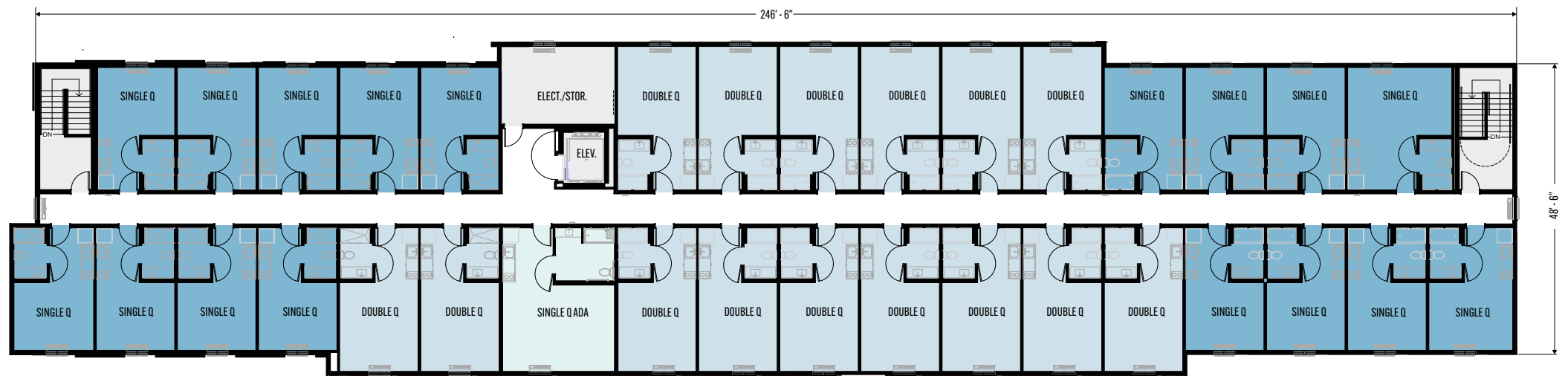
PLANS

GUESTROOM MATRIX					
	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	TOTAL UNITS
SINGLE QUEEN	6	10	10	17	43
DOUBLE QUEEN	17	21	21	15	74
SINGLE QUEEN ACCESSIBLE	1	1	1	1	4
DOUBLE QUEEN ACCESSIBLE	1	1	1	0	3
TOTAL UNITS	25	33	33	33	124

4-STORY 124 KEY PROTOTYPE	
LEVEL 01	13,217 SF
LEVEL 02	13,380 SF
LEVEL 03	13,380 SF
LEVEL 04	13,078 SF
TOTAL	53,055 SF



ROOF PLAN



FLOOR PLAN - 4TH FLOOR

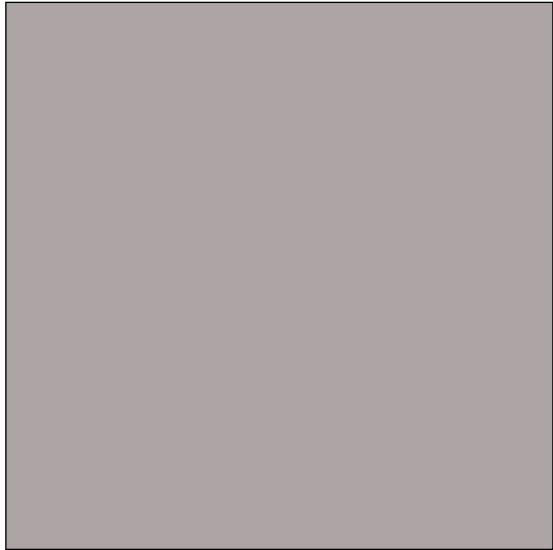
SANDPIPER HOSPITALITY LLC

ECHO SUITES - EXTENDED STAY HOTEL

CHANDLER, AZ

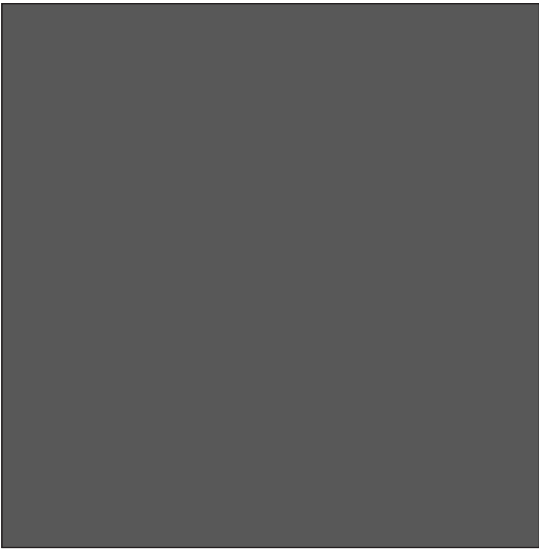
modus architecture

DIGITAL FINISH BOARD



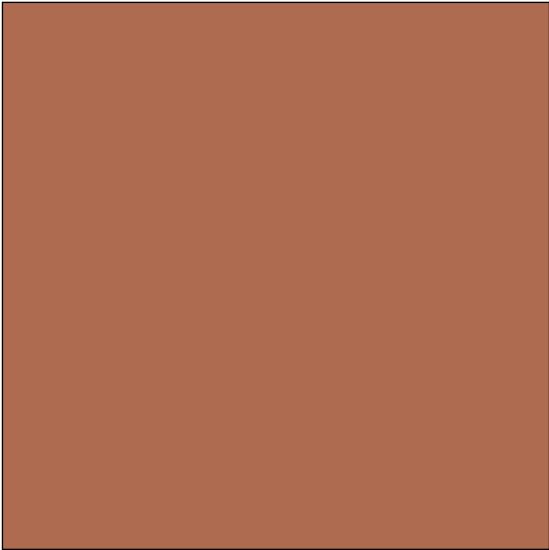
EF01

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: SW 7080 QUEST GRAY



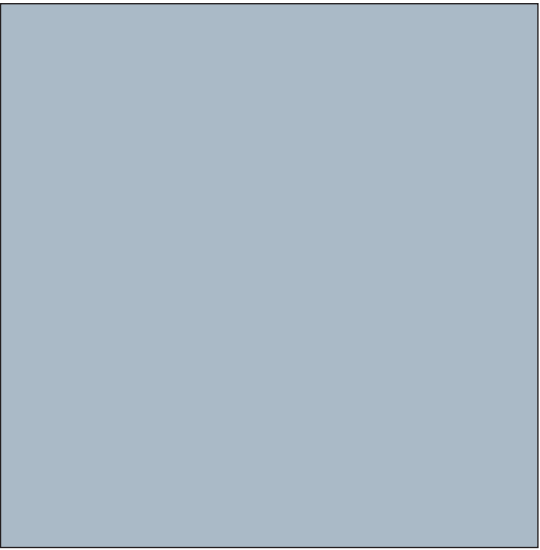
EF02

DRYVIT
EXTERIOR STUCCO
TEXTURE: REFLECTIT
COLOR: SW 7674 PEPPERCORN



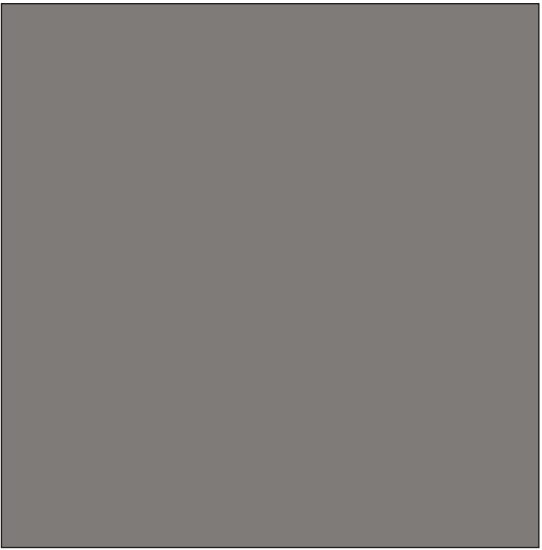
EF03

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: 356 RED CLAY



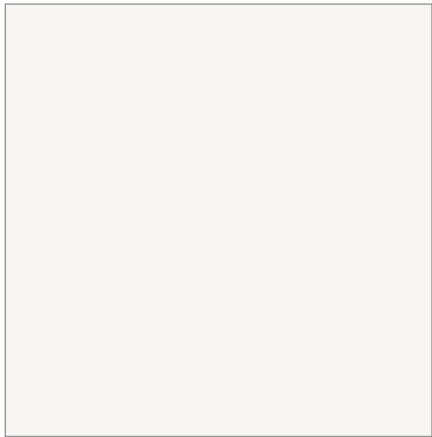
EF04

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: SW 6240 WINDY BLUE



EF05

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: #616 KING'S GRAY



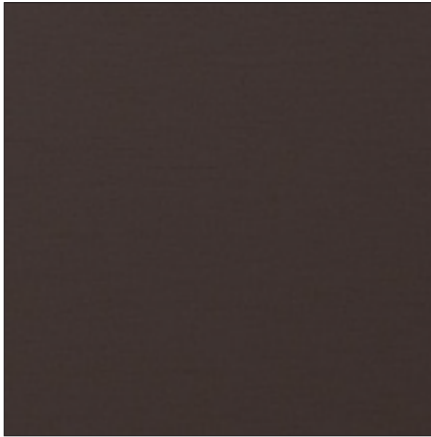
EF06

DRYVIT
EXTERIOR STUCCO
TEXTURE: SANDBLAST
COLOR: 103 NATURAL WHITE



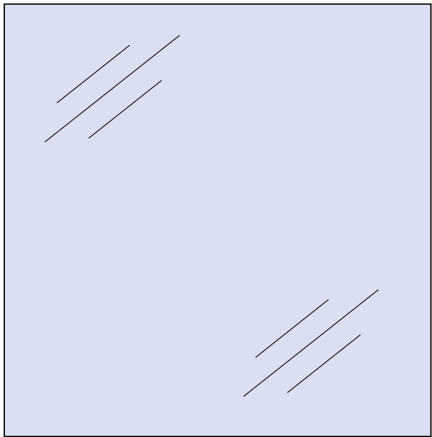
MS01

CLOUD CERAMICS
PATTERN: HALF RUNNING
BOND
COLOR: DOVE GRAY
SIZE: THIN BRICK VENEER
2 1/4" NORMAN
THICKNESS: 1/2" , 1" NOMINAL



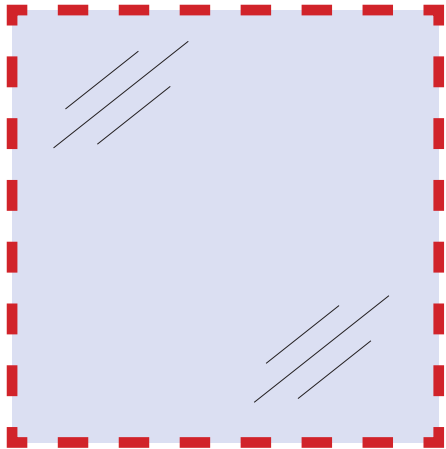
F1

OPENING FRAME (BOD)
COLOR: DARK BRONZE
ANODIZED



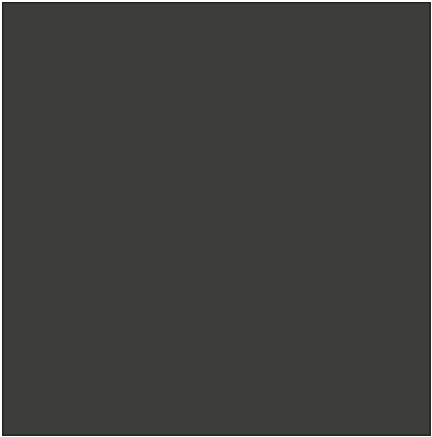
G1

VITRO GLAZING (BOD)
SOLARBAN 70(2) OPTIGRAY + CLEAR
INSULATED LOW-E
VISIBLE LIGHT REFLECTANCE:
9% EXTERIOR / 13% INTERIOR



G2

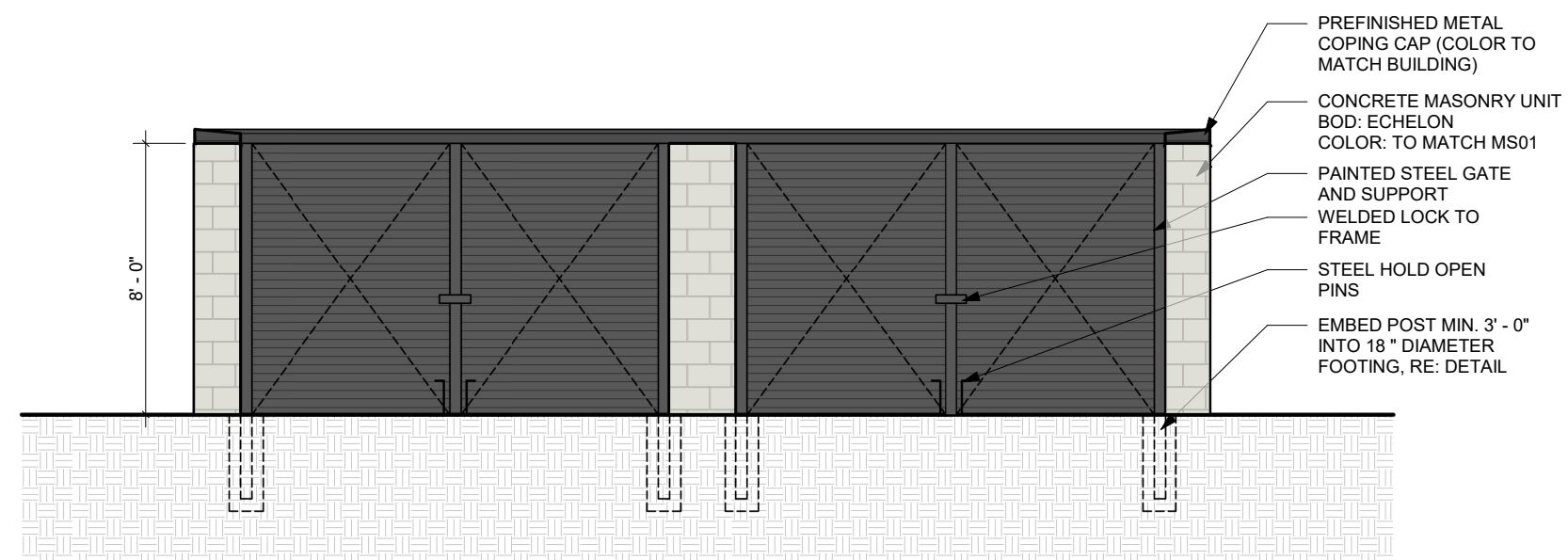
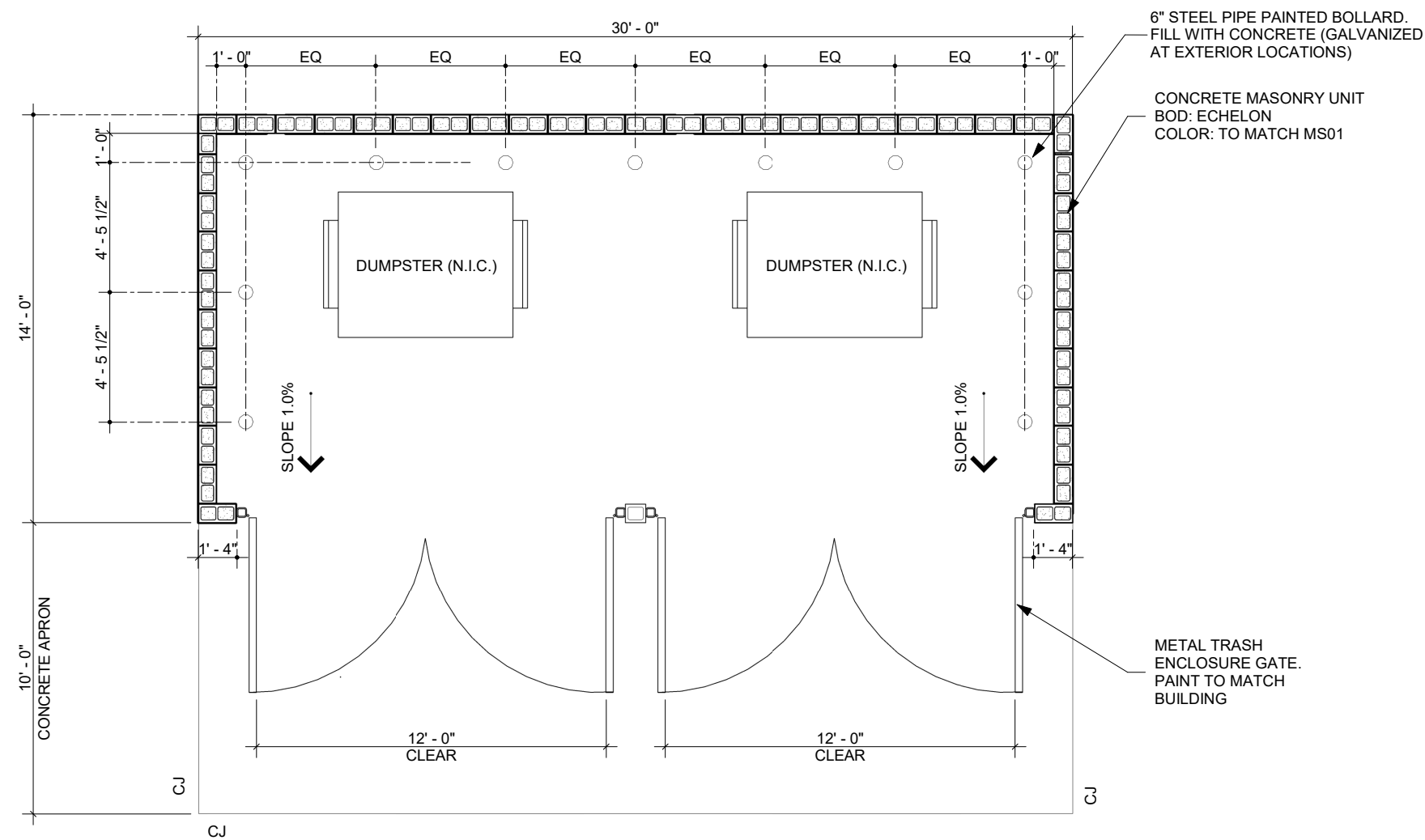
VITRO GLAZING + SOLYX (BOD)
SOLARBAN 70(2) OPTIGRAY + CLEAR
INSULATED LOW-E
POST APPLIED VINYL COLOR: FLAT
WHITE
VISIBLE LIGHT REFLECTANCE:
9% EXTERIOR / 13% INTERIOR



MC1

PAC-CLAD PETERSON (BOD)
PREFINISHED METAL COPING,
CANOPIES
COLOR: DARK BRONZE

TRASH ENCLOSURE





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DALLAS, TEXAS 75204
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