ERIC MILLER • ARCHITECT
1287 County Road 154, Suite 10
Glenwood Springs, CO 81601
(702) 286-4624 c.
(970) 945-7062 o.
3620 Wyoming Blvd. NE, Suite 213
Albuquerque, NM 87111
(505) 764-8550

May 26, 2015

PROJECT NARRATIVE
FOR
RIVER VIEW HOTEL
Phase II

To the Planning and Development Services Division of the City Of Mesa:

BCY, LP an Arizona limited partnership purchased approximately 8.5 acres of land from the City of Mesa in January of 2015 with designated Hospitality and Retail Parcels located within the Spring Training Facilities Site. Title to this Property is currently vested in the name of River View Hotels, LLC a related entity. Power Hotels, LLC / River View Hotels, LLC has recently completed the first phase of development consisting of a new full service 180-room Sheraton Hotel and Conference Center on the acquired property fronting the north side of W. Paseo Drive and west side of N. Riverview. Power Hotels, LLC now proposes a second phase of retail and hotel expansion continuing along W. Paseo Drive. EMA Eric Miller Architect has again been engaged to create a project design consistent with Phase I with the addition of 75 loft style hotel suites, 6,228 square feet of retail space, and a 14 lane boutique bowling alley. Three floors of interior room corridors will connect to the newly completed Sheraton except the ground floor retail space and bowling alley. The Property will operate under the same franchise and management agreements established with the Sheraton franchise.

The Property is conveniently located within minutes of Sky Harbor International Airport, 202 and 101 Freeway interchange, downtown Mesa, Tempe, Phoenix, and Scottsdale which makes this project an ideal selection for local and national businesses seeking luxury hotel accommodations with significant meeting space. The commercial use zoning would permit the proposed 4-story expansion that will reflect the contemporary urban design used for Phase I. Shared amenities include resort style swimming pools and spas, full service restaurants and bars, beauty salon, fitness center, E-lounges, and gift shop. The additional suites and retail amenities will support large group events sponsored at the new Sheraton Conference Center including trade shows and corporate conventions.

Orientation of the Sheraton expansion and retail spaces maximizes exposure and urban interaction along the Paseo frontage especially during Spring Training and Event Days. Textured paving, intimate courtyards and seating areas complimented by lush landscape planters set the ambiance for the ultimate urban experience. Vehicle parking is minimized along the Paseo frontage with event / hotel parking concentrated in the rear section or northwest quadrant of the entire development site. Valet parking will also be provided for hotel guests.

The proposed hotel and retail expansion along the Paseo frontage is key to realizing economic growth as originally planned within the Riverview Development Area and the City of Mesa.

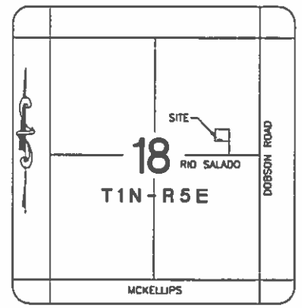
PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

SHERATON MESA-PHASE II - HOTEL AND CONFERENCE CENTER
860 NORTH RIVERVIEW
MESA, ARIZONA

ENGINEERING
KSE DESIGN GROUP, PLC.
2525 W. GREENWAY RD.
SUITE 306
PHOENIX, ARIZONA 85023
P: (602) 347-7007
CONTACT: CRAIG SMITH

ARCHITECT
ERIC MILLER ARCHITECTS
901 RIO GRANDE
SUITE D220 A
ALBUQUERQUE, NM 87104
P: (505) 764-8550
F: (505) 764-8556
CONTACT: TOM GENTRY



VICINITY MAP
(NOT TO SCALE)

OWNER
BCY LIMITED PARTNERSHIP
4045 E. OASIS ST.
MESA, AZ 85215
(480) 272-2175

SHEET INDEX

PG-1 PRELIMINARY GRADING AND DRAINAGE - COVER
PG-2 PRELIMINARY GRADING AND DRAINAGE PLAN

DESCRIPTION
PARCEL 2: (RETAIL PARCEL)

A PORTION OF LAND LOCATED N THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE FROM THE EAST QUARTER CORNER OF SAID SECTION 18:
THENCE S89°27'10"W, 1035.04 FEET ALONG THE EAST-WEST MID SECTION LINE (BASIS OF BEARING);
THENCE N0°16'58"E, 554.01 FEET;
THENCE N89°43'02"W, 62.00 FEET
THENCE S89°27'12"W, 324.68 FEET TO THE POINT OF BEGINNING;
THENCE S89°27'12"W, 240.55 FEET;
THENCE N0°32'48"W, 99.38 FEET;
THENCE N89°27'12"E, 240.55 FEET;
THENCE S0°32'48"E, 99.38 FEET, BACK TO THE POINT OF BEGINNING.

BENCH MARK
CITY OF MESA BENCHMARK = BRASS TAG TOP OF CURB SOUTHWEST CORNER DOBSON AND UNIVERSITY = 1211.67 (C.O.M. DATUM NAVD 88).

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS DRAWING IS THE MEASURED CENTER LINE OF THE 8TH STREET AND BEARING S89°26'26"W 5335.94'(R) S89°26'26"W 5335.93'(M).

CITY OF MESA ADOPTED CODES
A. 2006 IBC
B. 2006 IFC
C. 2006 IPC
D. 2006 IMC
E. 2005 NEC
F. 2006 IFGC
G. 2006 IECC

LEGEND
SOME SYMBOLS MAY NOT APPEAR ON EACH SHEET

EXISTING
- PROPERTY LINE
- CENTER LINE OR MONUMENT LINE
- EASEMENT LINE
- CURB AND GUTTER
- G — UNDERGROUND GAS LINE
- W — WATER LINE
- S — SEWER LINE
- T — UNDERGROUND TELEPHONE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- OHE — OVERHEAD ELECTRIC LINE
- FENCE OR WALL
- STORM DRAIN PIPE
- CABLE TV JUNCTION BOX
- TELEPHONE JUNCTION BOX
- PROPERTY CORNER: NOTHING FND./SET
- PROPERTY CORNER: FND. REBAR
- BRASS CAP
- BRASS CAP IN HANDHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- ICV — IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- GAS METER
- GV — GAS VALVE
- ME — ELECTRIC METER
- ELECTRIC TRANSFORMER
- STREETLIGHT
- LIGHTPOLE
- UTILITY POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DRYWELL
- TREE
- SIGN
- EXISTING ASPHALT PAVEMENT
- +1200.65 — EXISTING ELEVATION
- 1211 — EXISTING CONTOUR ELEVATION

PROPOSED
- PROPERTY LINE
- CENTER LINE OR MONUMENT LINE
- EASEMENT LINE
- PROPERTY CORNER: NOTHING FND./SET
- PROPERTY CORNER: FND. REBAR
- BRASS CAP
- BRASS CAP IN HANDHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- DRYWELL
- G.B. — GRADE BREAK
- 2% — % DOWNWARD SLOPE
- RUNOFF FLOW DIRECTION
- RIPRAP PROTECTION
- TOP OF BANK
- 69.50 — PROPOSED ELEVATION
- C/P — PVMT EL., FLUSH CONDITION
- HWL — HIGH WATER LEVEL
- TC — TOP OF CURB ELEV.
- P — PAVEMENT ELEV.
- FL — FLOW LINE ELEV.
- C — CONCRETE ELEV.
- G — GROUND ELEV.
- EP — EDGE OF PAVEMENT ELEV.
- TW — TOP OF WALL ELEV.
- RIM — TOP OF RIM ELEV.
- FF — FINISHED FLOOR ELEV.
- PAD — PAD ELEV.
- INV — INVERT ELEV.
- CURB DEPRESSION
- EXTRUDED/SINGLE CURB
- CURB & GUTTER
- W — WATER LINE
- S — SEWER LINE
- FL — FIRE LINE
- FLOWLINE
- EQUALIZER OR STORMDRAIN PIPE

DRAINAGE STATEMENT
THE PROJECT IS WITHIN THE MESA RIVERVIEW DEVELOPMENT AREA AND IS THEREFORE PART OF THE MASTER STORM DRAIN SYSTEM. PER CITY STAFF, NO ON-SITE RETENTION WILL BE REQUIRED. ALL SURFACE RUNOFF IS DIRECTED TO THE EXISTING STORM DRAIN SYSTEM LOCATED IN THE PARKING LOT OF THE HOTEL. A SMALL AMOUNT OF RUNOFF FROM LOW AWNINGS WILL DRAIN INTO PASEO LAGO VISTA.

FLOOD INFORMATION
ACCORDING TO THE FLOOD INSURANCE RATE MAP 04013C2245L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONING
GC PAD (BASE BALL)

PARCEL
APN 135-37-903

AREA
PROPOSED HOTEL & CONF. CENTER SITE AREA = 7.85 ACRES

NOTE: NOT FOR CONSTRUCTION OR RECORDING

REVISIONS	
NO.	DESCRIPTION/DATE

KSE DESIGN GROUP, PLC
2525 West Greenway Road, Suite 306
Phoenix, Arizona 85023
PH (602) 347-7007 FAX (602) 249-1310

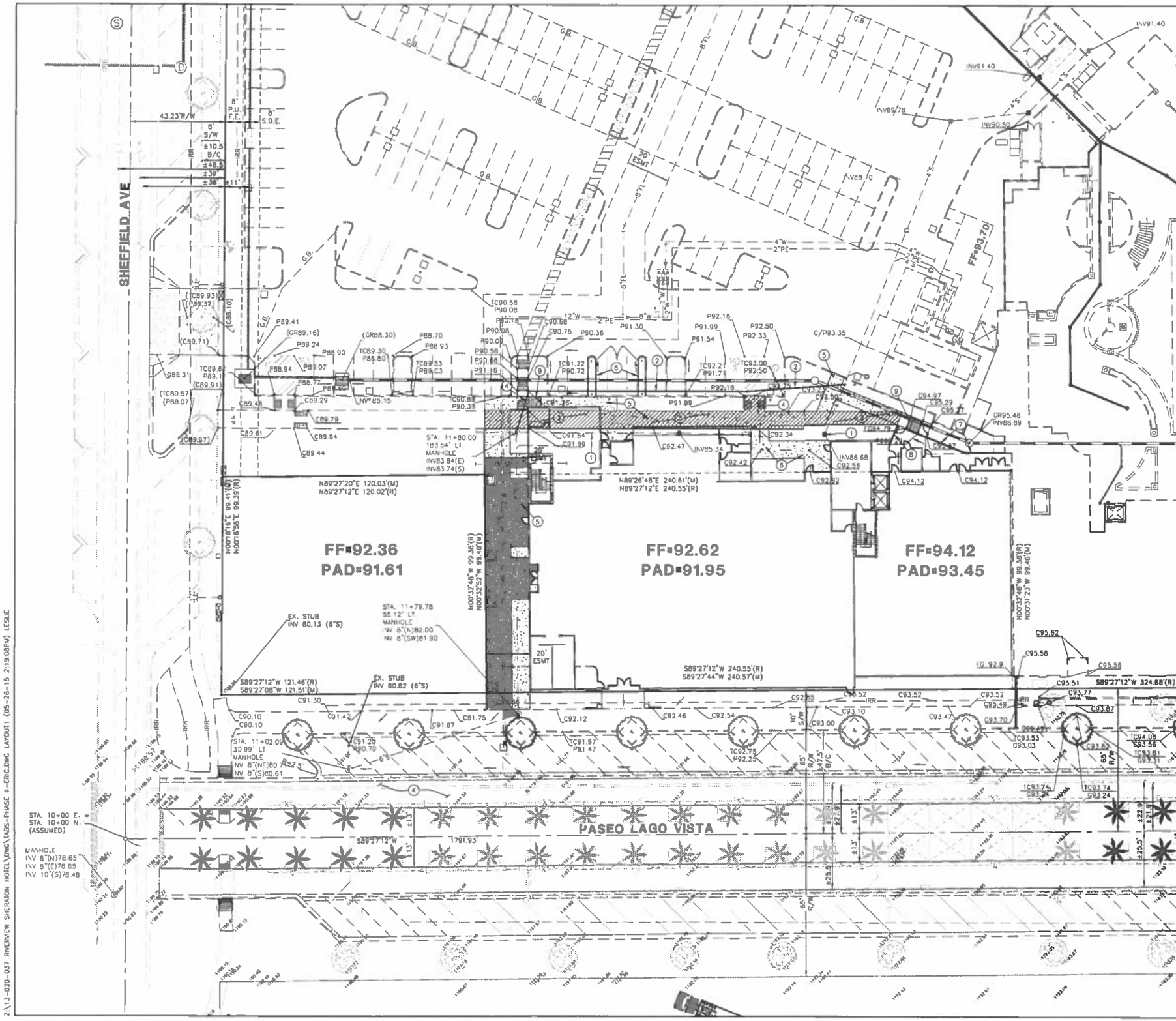
PRELIMINARY GRADING AND DRAINAGE - COVER
SHERATON MESA-PHASE II HOTEL AND CONFERENCE CENTER
860 NORTH RIVERVIEW
MESA, ARIZONA 85201

CALL THE ENGINEER (24HRS) BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)

JOB NO. 13-020-037
DESIGNED CLS
DRAWN LAS
COMP.
CHECKED DCK
DATE 05-26-2015

PG-1
1 OF 2 SHEETS

Z:\13-020-037 RIVERVIEW SHERATON HOTEL\DWG\PRELIMINARY\TABS - PRE - GRADING - PHASE II.DWG PG-1 (05-26-15 2:20:32PM) LESLIE



KEYED NOTES, GRADING

*ALL NOTES MAY NOT APPEAR ON ALL SHEETS

1. EXISTING SANITARY SEWER SERVICE TO BE RELOCATED
2. PROPOSED LOCATION OF RELOCATED SEWER SERVICE
3. REMOVE EXISTING SIDEWALK
4. REMOVE EXISTING ACCESSIBLE RAMP
5. PROPOSED SIDEWALK
6. PROPOSED TRASH ENCLOSURE
7. PROPOSED WALL
8. WALL OPENING FOR DRAINAGE
9. PROPOSED ACCESSIBLE RAMP

NOTE: NOT FOR CONSTRUCTION OR RECORDING

REVISIONS	
NO.	DESCRIPTION/DATE

KSE DESIGN GROUP, PLC
2525 West Greenway Road, Suite 306
Phoenix, Arizona 85023
PH (602) 347-7007 FAX (602) 249-1310

PRELIMINARY GRADING AND DRAINAGE PLAN

SHERATON MESA-PHASE II HOTEL AND CONFERENCE CENTER
860 NORTH RIVERVIEW
MESA, ARIZONA 85201

Call Before You Dig
602-263-1100
1-800-STAKE-IT

JOB NO. 13-020-037
DESIGNED CLS
DRAWN LAS
COMP.
CHECKED DCK
DATE 05-25-2015

PG-2

2 OF 2 SHEETS

Z:\13-020-037 RIVERVIEW SHERATON HOTEL\DWG\YARS-PHASE II-ERIC.DWG LAYOUT1 (05-26-15 2:19:08PM) LESLIE

DESCRIPTION

PARCEL B

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE FROM THE EAST QUARTER CORNER OF SAID SECTION 18;
THENCE S89°27'10"W, 1035.04 FEET ALONG THE EAST-WEST MID SECTION LINE (BASIS OF BEARING);
THENCE N0°16'58"E, 554.01 FEET;
THENCE N89°43'02"W, 62.00 FEET TO THE POINT OF BEGINNING;
THENCE S89°27'12"W, 324.68 FEET;
THENCE N0°32'48"W, 99.38 FEET;
THENCE S89°27'12"W, 360.57 FEET;
THENCE N0°16'58"E, 528.19 FEET;
THENCE N45°16'58"E, 21.21 FEET;
THENCE N89°43'02"E, 60.11 FEET;
THENCE THROUGH A CURVE CONCAVE TO THE SOUTH WITH A LENGTH OF 113.65 FEET, A RADIUS OF 279.50 FEET, A DELTA OF 23.3393°, A CHORD OF 113.07° AND A CHORD BEARING OF S78°02'58"E;
THENCE S 66°22'40"E, 200.07 FEET TO A POINT OF CURVE;
THENCE THROUGH A CURVE CONCAVE TO THE NORTH WITH A LENGTH OF 167.02 FEET, A RADIUS OF 452.00 FEET, A DELTA OF 21.171°, A CHORD OF 166.07 FEET, AND A CHORD BEARING OF S76°57'48"E TO A POINT OF REVERSE CURVE;
THENCE THROUGH A CURVE CONCAVE TO THE SOUTHWEST WITH A LENGTH OF 247.11 FEET, A RADIUS OF 161.20 FEET, A DELTA OF 87.8317, A CHORD OF 223.62° AND A CHORD BEARING OF S43°37'55"E;
THENCE S 0°16'58" W, 332.76 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 342,015 SQUARE FEET OR 7.85 ACRES, MORE OR LESS

PARCEL C

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE FROM THE EAST QUARTER CORNER OF SAID SECTION 18;
THENCE S89°27'10"W, 1035.04 FEET ALONG THE EAST-WEST MID SECTION LINE (BASIS OF BEARING);
THENCE N0°16'58"E, 554.01 FEET;
THENCE N89°43'02"W, 62.00 FEET
THENCE S89°27'12"W, 324.68 FEET TO THE POINT OF BEGINNING;
THENCE S89°27'12"W, 240.55 FEET;
THENCE N0°32'48"W, 99.38 FEET;
THENCE N89°27'12"E, 240.55 FEET;
THENCE S0°32'48"E, 99.38 FEET, BACK TO THE POINT OF BEGINNING

CONTAINING 23,906 SQUARE FEET OR 0.55 ACRES, MORE OR LESS

PARCEL D

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE FROM THE EAST QUARTER CORNER OF SAID SECTION 18;
THENCE S89°27'10"W, 1035.04 FEET ALONG THE EAST-WEST MID SECTION LINE (BASIS OF BEARING);
THENCE N0°16'58"E, 554.01 FEET;
THENCE N89°43'02"W, 62.00 FEET;
THENCE S89°27'12"W, 565.23 FEET TO THE POINT OF BEGINNING;
THENCE S89°27'12"W, 121.46 FEET;
THENCE N0°16'58"E, 99.39 FEET;
THENCE N89°27'12"E, 120.02 FEET;
THENCE S0°32'48"E, 99.38 FEET, BACK TO THE POINT OF BEGINNING

CONTAINING 12,000 SQUARE FEET OR 0.28 ACRES, MORE OR LESS

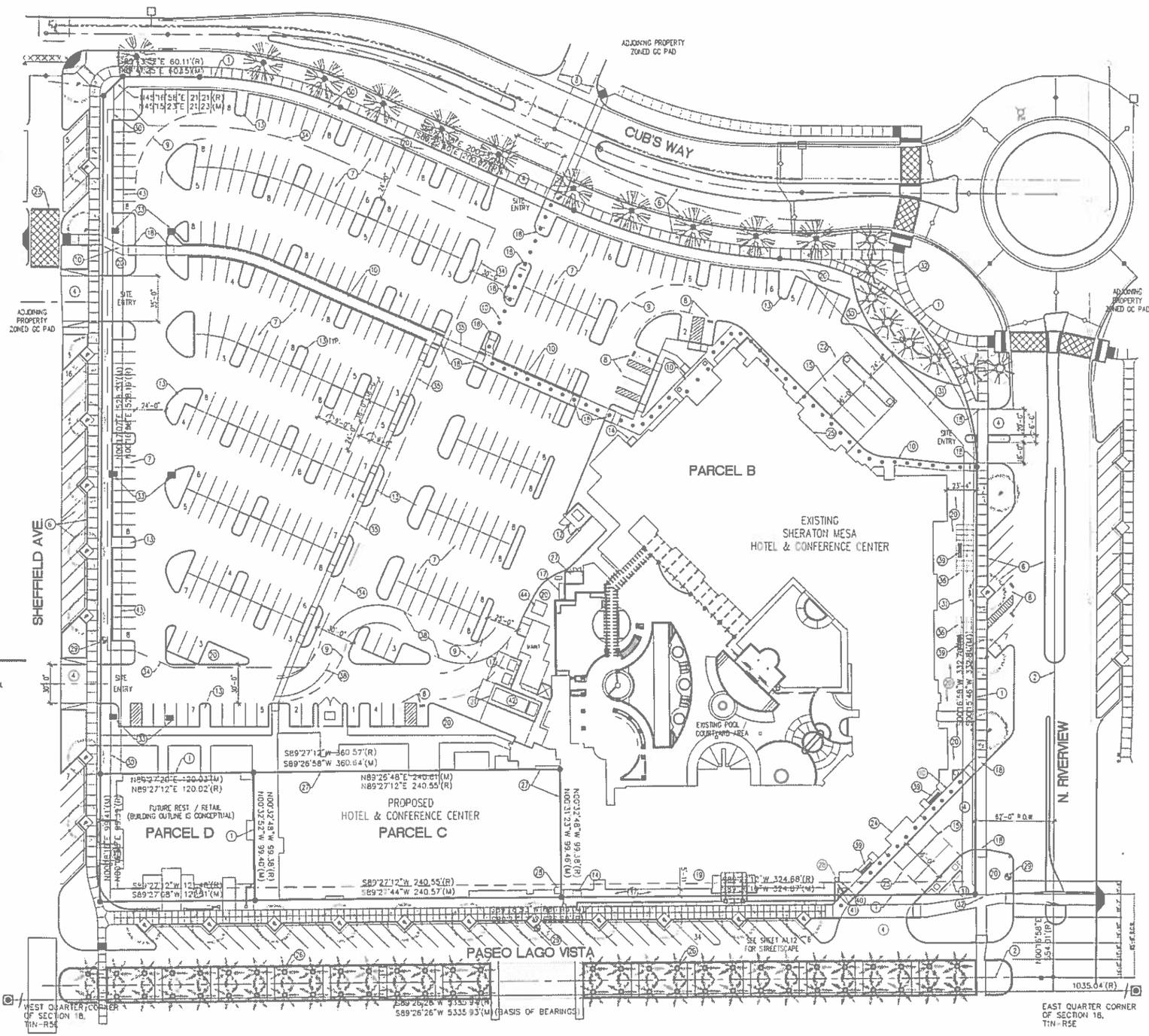
PROJECT DATA

DESIGN REVIEW SUBMITTAL PROJECT TEAM

PROJECT SCOPE:	00 ROOM, 4 STORY HOTEL AND RETAIL AREA
SITE LOCATION:	NORTH OF RIO SALADO AND WEST OF DOBSON ROAD WITHIN THE SPRING TRAINING FACILITIES SITE IN MESA, ARIZONA
ZONING:	GC (PAD)
A.P.N.:	209-04-049C
OWNER / APPLICANT:	BCY LIMITED PARTNERSHIP 4045 E. OASIS ST. MESA, AZ 85215 (480) 272-2175
ARCHITECT:	ERIC MILLER ARCHITECT 3820 WYOMING BLVD. NE, SUITE 213 ALBUQUERQUE, NM 87111 (505) 764-8550
CIVIL:	#SE DESIGN GROUP, PLC 2525 W GREENWAY RD., SUITE 306 PHOENIX, AZ 85032 (505) 347-7447
LANDSCAPE:	THE DESIGN ELEMENT, PLLC 2211 E HIGHLAND AVE., SUITE 120 PHOENIX, AZ 85016 (602) 373-5328
ELECTRICAL:	NP ENGINEERING, INC. 4115 N. 15TH AVE. PHOENIX, AZ 85015 (602) 265-1529

SHERATON HOTEL AND RETAIL CENTER
AT THE SPRING TRAINING FACILITIES SITE

SUBMITTAL TO THE CITY OF MESA
DESIGN REVIEW BOARD / SITE PLAN REVIEW
MEETING DATE: JUNE 9, 2015



NORTH

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

0 20 40 80

GENERAL NOTES

A. ALL MECHANICAL SYSTEMS WILL BE LOCATED ON ROOF AND WILL BE SCREENED BY PARAPETS.
B. POOL EQUIPMENT TO BE WITHIN ENCLOSURE WALLS AND NOT VISIBLE.

KEYED NOTES

1. PROPERTY LINE
2. CENTERLINE OF DRIVE
3. EXISTING DRIVEWAY ACROSS FROM PROPERTY.
4. PROPOSED DRIVEWAY INTO PROPERTY.
5. 8 FOOT PUBLIC UTILITY EASEMENT.
6. EXISTING SIDEWALKS, LANDSCAPING / TREES, PARKING AND MEDIANS OUTSIDE OF PROPERTY
7. 9'-0" x 18'-0" PARKING SPACE TYPICAL OF ALL THROUGHOUT SITE. SEE 7/A1.20
8. ACCESSIBLE PARKING SPACE WITH 5 FT. ACCESSIBLE AISLE. SEE 1/A1.20
9. TRUCK TURNING RADIUS - 35' INSIDE / 55' OUTSIDE (FIRE)
10. EXISTING SIDEWALK, 6 FT. WIDE MIN., SEE CIVIL DRAWINGS, SEE 15/A1.20
11. EXISTING MONUMENT SIGN
12. EXISTING REFUSE ENCLOSURE WITH ACCESSIBLE ROUTE FROM BLDG. SEE 4/A1.21 & MESA STD. DTLS. M-62.01 THRU M-62.07
13. EXISTING LANDSCAPED MEDIAN - 18 FOOT CLEAR INSIDE DIMENSION, MIN.
14. EXISTING BICYCLE PARKING, 2 LOCATIONS, 12 BIKES EACH, SEE 19/A1.20
15. 3 - 10'-6" x 20' PASSENGER DROP OFF AREAS.
16. EXISTING ACCESSIBLE ACCESS ROUTE (REPRESENTED BY DOTS) FROM PUBLIC SIDEWALK TO HOTEL BUILDING SIDEWALK WITH TEXTURED PAVING AT DRIVE AISLE CROSSING. SEE CIVIL DWGS
17. ELECTRICAL SERVICE ENTRY LOCATION AT SOLID WALL, SEE ALSO ELECT. DWGS.
18. CURB RAMP ALONG ACCESSIBLE PATH WITH 1:12 SLOPE, MAX., SEE A1.22
19. BUILDING SETBACK DISTANCE NOT REQUIRED. BUILDING IS WITHIN 10 FEET ALONG PASEO ST.
20. EXISTING LANDSCAPED PLANTER / AREA, SEE LANDSCAPE DRAWINGS
21. EXISTING DECORATIVE SCREEN GATE AT RECEIVING AREA.
22. EXISTING PORTE COCHERE AT HOTEL AND CONFERENCE CENTER ENTRIES
23. EXISTING PEDESTRIAN LINK TO STADIUM
24. EXISTING MAIN BUILDING ENTRY AT HOTEL
25. EXISTING MAIN BUILDING ENTRY AT CONFERENCE CENTER
26. FUTURE STREETSCAPING
27. EXISTING PROPERTY LINE TO BE REMOVED THROUGH RE-PLAT
28. FIRE RISER ROOM. PROVIDE KNOX BOX
29. EXISTING FIRE HYDRANT
30. EXISTING 8 FT P.U.F.E. ALONG WEST AND NORTH PROPERTY LINES
31. EXISTING P.U.F.E. ALONG EAST PROPERTY LINE
32. EXISTING ELECTRIC EASEMENT
33. EXISTING AREA DRAIN - SEE CIVIL DRAWINGS
34. DASHED AREA IS 226 PARKING SPACES TO BE USED BY BALL PARK UNDER AGREEMENT WITH OWNER
35. PEDESTRIAN CONNECTION THRU PARKING AREA
36. EXT. ACTIVITY "POD", SEE LANDSCAPE DWGS.
37. EXT. LANDSCAPED SEATING AREA, SEE LANDSCAPE DWGS
38. TRUCK TURNING RADIUS- 30' INSIDE / 44' OUTSIDE- REFUSE
39. "WAVE" BENCH - OBBLIGATO MODEL B02 (4 LOCATIONS)
40. KNOX BOX LOCATION
41. FDC- WALL MOUNTED, SEE CIVIL DWGS.
42. TRASH COMPACTOR, SCREEN PER MESA STD. M-62.07
43. 8 FT STORM DRAIN EASEMENT, SEE CIVIL DWGS.
44. TRANSFORMER, SEE ELECT. DWGS.

SITE ZONING

HOTEL & CONFERENCE CENTER	GC (PAD)
ADJACENT PROPERTY WITHIN 300'	RC

PROPOSED HOTEL & CONF. CENTER SITE AREA = 7.85 ACRES

LANDSCAPE AREA	1.65 ACRES (OR 21%)
PARKING AREA	3.92 ACRES
BUILDING AREA	1.49 ACRES
POOL AREA	0.79 ACRES

PARKING CALCULATIONS

HOTEL FACILITY WITH ASSOCIATE USES: 00 ROOMS x 1 SPACE
= 00 SPACES REQUIRED

PARKING REQUIRED: 380 ON SITE PLUS 74 OFF SITE (DIAGONAL @ R.O.W.)
= 454 SPACES
NOTE: ADDITIONAL PARKING NORTH OF PROPERTY BY AGREEMENT WITH CITY

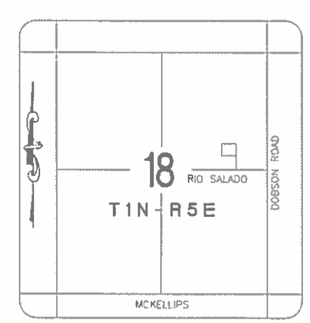
ACCESSIBLE PARKING: 454 x 2% = 10 SPACES REQUIRED
12 SPACES ARE PROVIDED - ALL VAN ACCESSIBLE

EQUIPMENT SCREENING

S.E.S. PANELS SHALL BE FULLY SCREENED FROM VIEW. MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW AND ACCESSIBLE FOR MAINTENANCE EITHER AT GRADE OR ON NON-PITCHED ROOF SURFACE AND HIDDEN FULLY BY HEIGHT OF PARAPETS.

BUILDING DATA

BUILDING USE:	HOTEL WITH CONFERENCE CENTER
OCCUPANCY CLASSIFICATION:	A2 & A3 - 1ST LEVEL R1 - 2ND, 3RD & 4TH LEVELS
TYPE OF CONSTRUCTION:	VA WITH FULL NFPA 13 SPRINKLER SYSTEM
BUILDING AREA:	HOTEL (00 ROOMS) @ 00 SQ. FT. PLUS CONFERENCE CENTER @ 00 SQ. FT. FOR A TOTAL OF 00 SQ. FT.



VICINITY MAP

ERIC MILLER · ARCHITECT
3820 WYOMING BLVD. NE, SUITE 213
ALBUQUERQUE, NM 87111
(505) 764-8550

Sheraton Mesa–Phase II
HOTEL AND CONFERENCE CENTER
860 NORTH RIVERVIEW MESA, ARIZONA

DRAWN BY: LDW
DATE: 5-26-15
REVISIONS:

ARCHITECTURAL
A1.10
SITE PLAN

CITY OF MESA LANDSCAPE GENERAL NOTES

1. LANDSCAPE PLANS FOR THIS PROJECT FOLLOW THE CHAPTER 15 LANDSCAPING AND SCREENING REGULATIONS (OLD).
2. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE.
3. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
4. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT SIZE AND TYPE OF TREE.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
7. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
8. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS.
9. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
10. LACK OF MAINTENANCE AS ABOVE DESCRIBED, SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE. THE PROPERTY OWNER AND/OR OCCUPANT OR LESSEE SHALL BE HELD JOINTLY AND SEVERALLY LIABLE FOR ANY INFRACTION OF THE REQUIREMENTS SET FORTH IN THIS CHAPTER.
11. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'.
12. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR.
13. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC

PROJECT INFORMATION

CONTACT INFORMATION

ARCHITECT:
ERIC MILLER ARCHITECT
3820 WYOMING BLVD. NE.
SUITE 213
ALBUQUERQUE, NM 87111
CONTACT: ERIC MILLER
PH: (505) 764-8550

LANDSCAPE ARCHITECT:
THE DESIGN ELEMENT
2211 EAST HIGHLAND AVENUE
SUITE 120
PHOENIX, ARIZONA 85016
CONTACT: JEFF ANDERSON
PH: (602) 244-1970
FX: (602) 244-1971

LANDSCAPE CALCULATIONS

FOUNDATION PLANTING:

REQUIRED
(1) TREE PER 50' OF EXTERIOR WALL LENGTH OF BUILDING
2,419 TOTAL LINEAR FOOTAGE

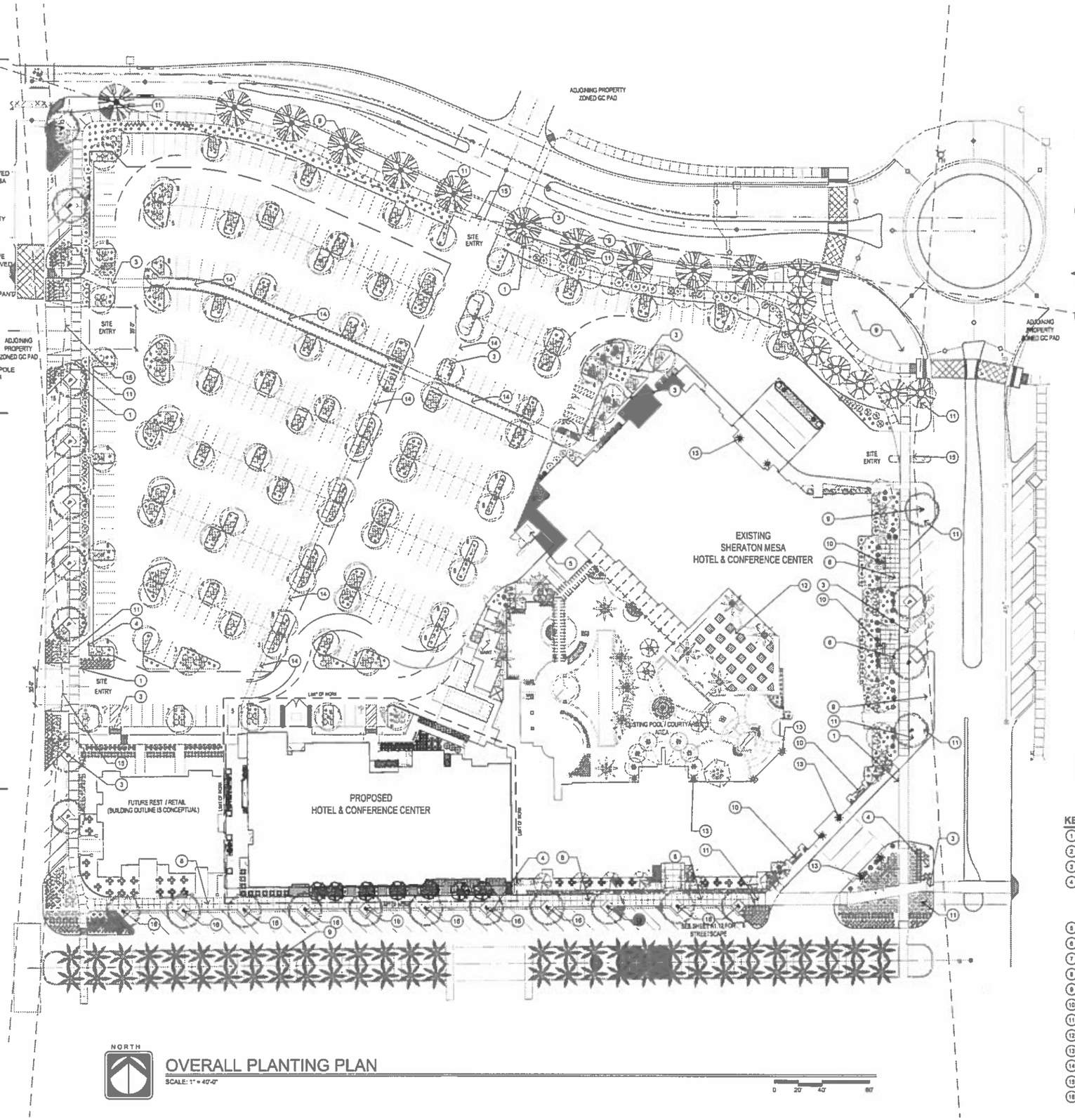
2,419 / 50 = 49 TREES, SIZE TO BE 24" BOX MIN (10% = 36" BOX OR GREATER)
(44) 24" BOX
(5) 36" BOX OR GREATER

PROVIDED
74 TREES WITHIN 30 FEET OF BUILDINGS.
(66) - 24" BOX
(8) - 36" BOX OR EXISTING

INTERIOR PARKING LOT LANDSCAPE:
REQUIRED
15 PARKING ISLAND - 1 TREE AND 3 SHRUBS = 56 TREES (1/8 SPACES)
PROVIDED
94 TOTAL TREES PROVIDED IN PARKING (24" BOX OR LARGER)

PERIMETER BUFFER AND RETENTION AREA
PROVIDED
24 TREES

TOTAL TREES
PROVIDED
182 TREES



OVERALL PLANTING PLAN

SCALE: 1" = 40'-0"

PLANT LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE
TREES		
	Chinese Evergreen Elm Ulmus parvifolia	1.5 Inch Caliper 24" Box
	Arizona Ash Fraxinus velutina	2.5 Inch Caliper 36" Box
	Little Leaf Ash Fraxinus greggii	1.5 Inch Caliper 24" Box
	Cascalote Caesalpinia cacalaco "Smooth"	1.5 Inch Caliper 24" Box
	Sissoo Tree Dalbergia sissoo	1.5 Inch Caliper 24" Box
	Date Palm Phoenix dactylifera	28" Clear Trunk Diamond Cut
	Heritage Live Oak Quercus virginiana "Heritage"	1.5 Inch Caliper 24" Box
	Ficus Tree Ficus benjamina	5 Inch Caliper 54" Box
SHRUBS		
	Red Yucca Hesperaloe parviflora	5 Gallon
	Orange Jubilee Tecoma stans	5 Gallon
	Desert Ruellia Ruellia peninsularis	5 Gallon
	Century Plant Agave americana	5 Gallon
	Plumbago Summer Snow Plumbago scandens	5 Gallon
	Mexican Honeysuckle Justicia spicigera	5 Gallon
	Purple Hop Bush Dodonaea viscosa purpurea	5 Gallon
	Purple Prickly Pear Opuntia sp. "Santa Rita"	5 Gallon
	Jojoba Simmondsia chinensis	5 Gallon
	Tuttle's Natal Plum Carissa grandiflora 'Tuttle'	5 Gallon
	Boxwood Buxus microphylla japonica	5 Gallon
ACCENTS		
	Jacob's Agave Agave desmettiana	5 Gallon
	Blue Elf Aloe Aloe "Blue Elf"	5 Gallon
	Sago Palm Cycas revoluta	5 Gallon
	Purple Fountain Grass Pennisetum setaceum 'rubrum'	5 Gallon
	Lady's Slipper Pedilanthus macrocarpus	5 Gallon
	Windmill Palm Trachycarpus fortunei	24" Box Multi-Trunk
GROUNDCOVERS		
	Yellow Dot Wedelia trilobata	1 Gallon
	'Gold Mound' Lantana Lantana sp. 'Gold Mound'	1 Gallon
	Deer Grass Muhlenbergia rigens	1 Gallon
	Angelita Daisy Hymenoxys acaulis	1 Gallon
	Green Carpet Natal Plum Carissa grandiflora 'Green Carpet'	1 Gallon
	Purple Hearts Tradescantia pallida	1 Gallon
	Synthetic Turf See Spec	
	Seasonal Annuals By Season	4" Flats
	Granite Groundcover Color: Match Adjacent	1/2" Screened 2" Min. Depth

KEYNOTES

1. PROPERTY LINE
2. RETENTION (SEE CIVIL)
3. ADA RAMP (SEE CIVIL)
4. FIRE HYDRANT
   3' CLEARANCE. PLANT SHRUBS AND TREES SHALL NOT BE PLANTED SUCH THAT, UPON ANTICIPATED FULL GROWTH, IT ENCROACHES INTO THE REQUIRED 3' CLEARANCE OF FIRE HYDRANTS OR THE 13' VERTICAL CLEARANCE REQUIREMENT OF THE FIRE APPARATUS ROADS.
5. TRASH ENCLOSURE (SEE ARCH.)
6. MONUMENT SIGN (SEE ARCH.)
7. PERIMETER FENCE (SEE ARCH.)
8. 4" CIP CONCRETE SIDEWALK, NAT GRAY, MEDIUM BROOM FINISH
9. EXISTING LANDSCAPE TO REMAIN
10. 42" TALL SCREEN WALL RE: ARCH CUT SHEET C.1 C.2 C.3 W/ BENCH RE: ARCH CUT SHEET F.1
11. SIGHT VISIBILITY TRIANGLES ALL VEGETATION CLEAR FROM 3' TO 8'
12. ACKER-STONE CONCRETE PAVERS - COMBO STONE, CATINIA BLEND
13. ARCHITECTURAL POTTERY RE. ARCH CUT SHEET G.1 G.2 G.3
14. DECORATIVE PAVEMENT: 4" C.I.P. INTEGRAL COLOR (BUFF) EXPOSED AGGREGATE FINISH FOR SIDEWALKS IN PARKING LOT
15. SIGHT DISTANCE LINE. ALL VEGETATION CLEAR FROM 3' TO 8'
16. TREE GRATE TO MATCH EXISTING GRATES ALONG PERIMETER. MANUF. NEENAH FOUNDRY. BOULEVARD COLLECTION TREE GRATE R-8719 - 72" X 72" WITH 16" ID TREE OPENING AND NO LIGHT HOLES

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860 NORTH RIVERVIEW MESA, ARIZONA

DRAWN BY: JA
DATE: 5-26-15
REVISIONS:

ARCHITECTURAL

L1.0

OVERALL PLANTING PLAN

SOUTH ELEVATION/PASEO STREET

SCALE: 1/16" = 1'-0"

FINISH LEGEND

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KEYED NOTES

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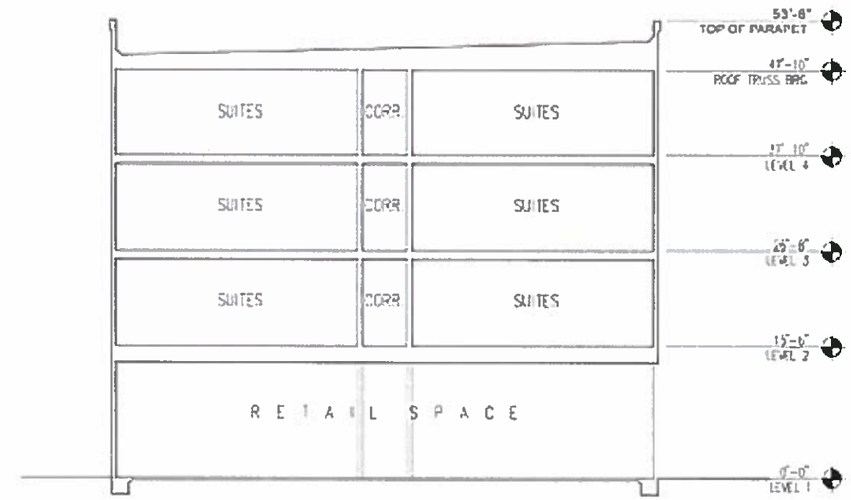

SECTION THRU RETAIL SPACE / SUITES

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

WEST ELEVATION

SCALE: 1/16" = 1'-0"

SHERATON PHASE II - ELEVATIONS (ZONING EXHIBIT)

DATE: 5/8/15