#80
SEP 15 2016

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-104**

DATE: SEPTEMBER 15, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: LAUREN SCHUMANN, CITY PLANNER

SUBJECT: LUP16-0030 ELEMENT HOTEL

Request: Liquor Use Permit approval to sell and serve beer and wine for on-premise consumption indoors and within an outdoor patio/pool area, and off-premise consumption at a new hotel as permitted under a Series 7 Beer and Wine Bar License

Location: 44 S. Chandler Village Drive, south of the southwest corner of Chandler Boulevard and Chandler Village Drive

Applicant: Amy Nations; Arizona Liquor Industry Consultants

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit subject to conditions.

BACKGROUND

The new hotel is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive. The site is bordered to the north and west by The Met Apartments, adjacent to the east is commercial development currently under construction, and south of the site is a residential treatment facility and single-family homes.

Element Hotel is a new 107-room, four story hotel totaling approximately 72,207 square feet and includes a restaurant, lounge, and pool area with adjacent patio seating. The indoor area seats 58 persons and 66 for patio/pool area. Televisions and speakers are placed throughout the lobby, lounge area, and outdoor areas. The request is for Liquor Use Permit approval to sell and serve beer and wine within the restaurant, lounge, outdoor patio/pool area and also sell beer and wine for off-premise consumption for hotel guest as permitted under a Series 7 Beer and Wine Bar

License. Element Hotel will sell and serve beer and wine seven days a week, during the hours allowed by state law.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 23, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed: 0 Absent: 1 (Wastchak)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Liquor Use Permit, LUP16-0030 ELEMENT HOTEL, subject to the following conditions:

1. The Liquor Use Permit is granted for a Series 7 Beer and Wine Bar license only, and any change of license shall require reapplication and new Liquor Use Permit approval.

2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.

3. The Liquor Use Permit is non-transferable to other locations.

4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.

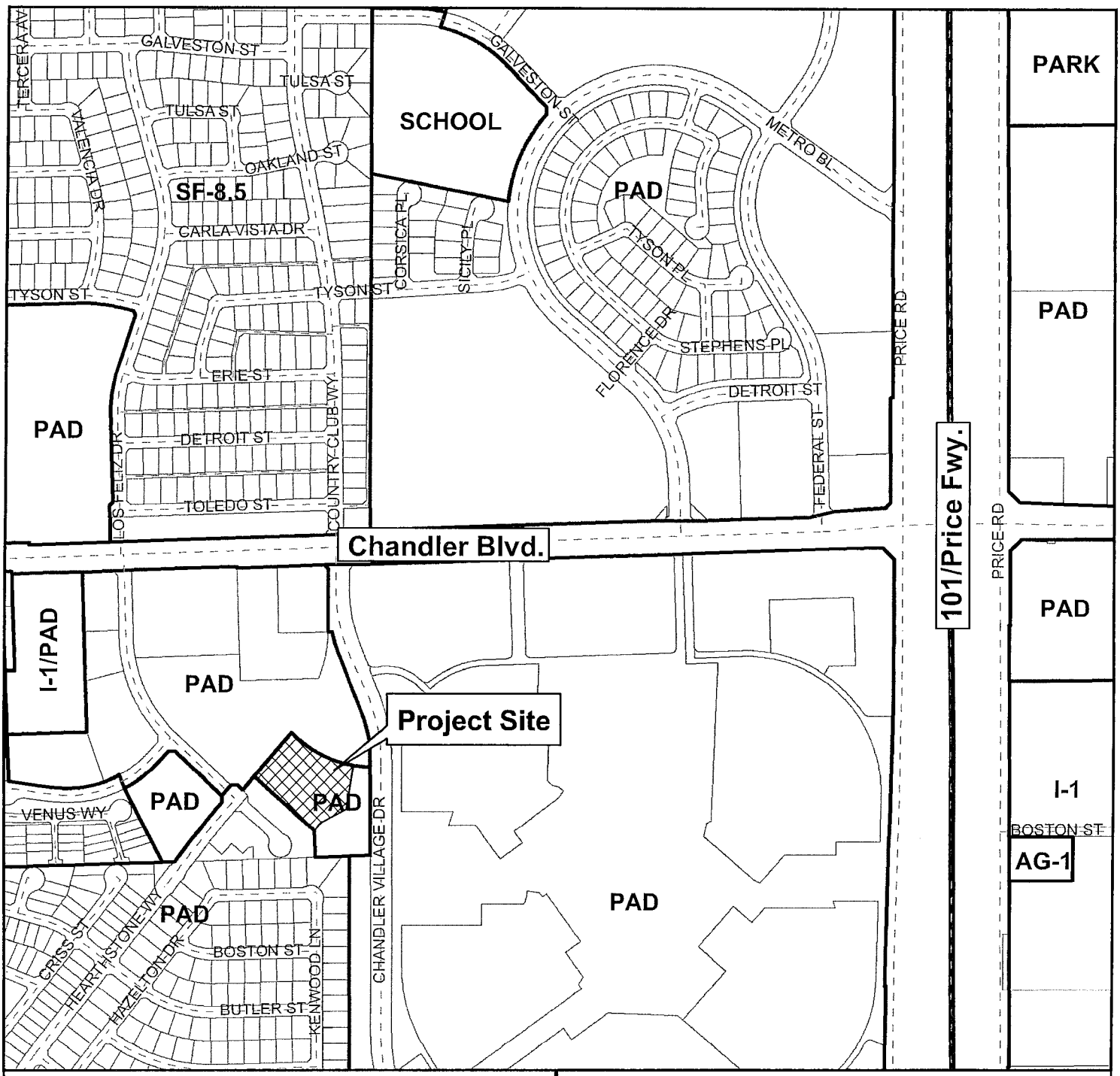
5. The site shall be maintained in a clean and orderly manner.

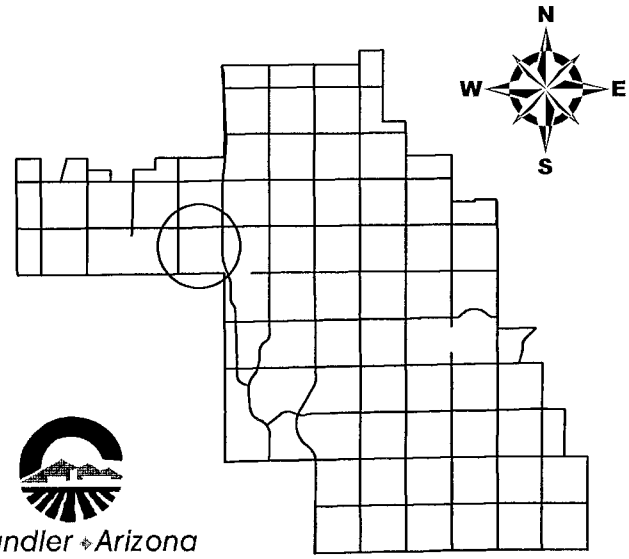
PROPOSED MOTION

Move City Council approve Liquor Use Permit case LUP16-0030 ELEMENT HOTEL, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plans
4. Floor Plans





Vicinity Map

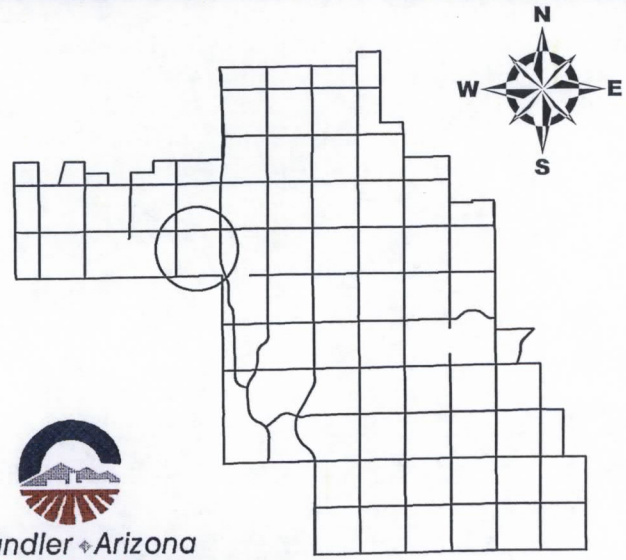
LUP16-0030

Element Hotel
Liquor Use Permit

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/2/2016

Vicinity Map



Chandler Arizona

LUP16-0030

Element Hotel
Liquor Use Permit

CITY OF CHANDLER 9/2/2016

P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax

ARIZONA LIQUOR
INDUSTRY CONSULTANTS

City of Chandler Transportation and Development Department
Planning Division
215 East Buffalo Street
Chandler, AZ 85225

July 22, 2016

To Whom It May Concern:

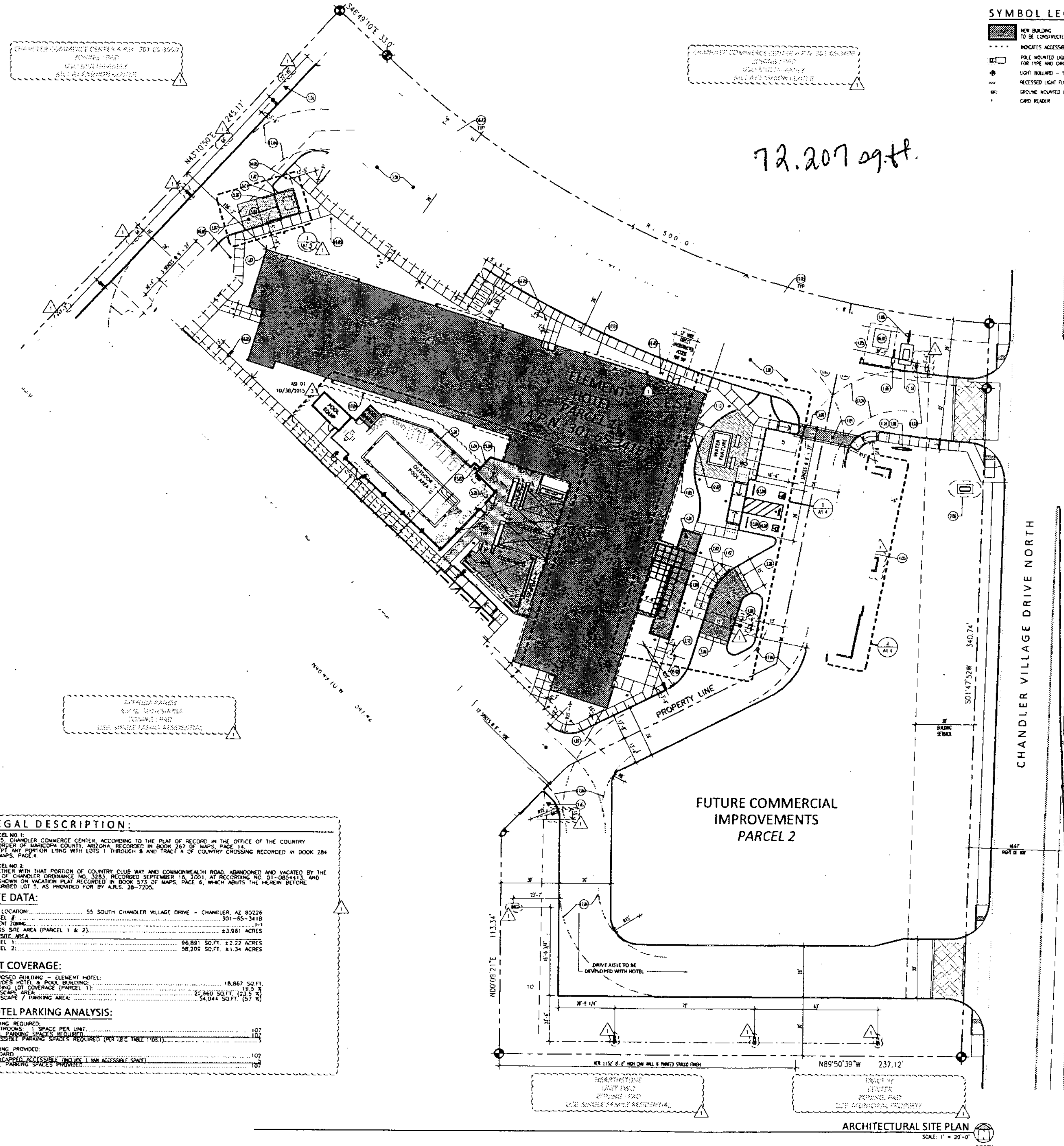
We would like to respectfully request a new Liquor Use Permit for a Series 7 on & off sale liquor license for a hotel, Element Hotel 44 S Chandler Village Dr., Chandler. We would like to request permission for indoor and outdoor alcohol consumption. The Element Hotel owned by Chandler HG, LLC has hired a management company Glacier House Management, LLC to operate the hotel and concessionaire company Days Scottsdale Beverage LLC to maintain the beverages for the hotel. The Concession Company will contract 5 employees through Glacier House Management LLC.

The Element Hotel in total is a 72,207 square feet hotel with a pool.
The regular business hours will be from 8am to 2am, 7 days a week. We will have approximately 58 restaurant, bar and lounge seats and 66 in total for the patio and pool patio. The pool area is completely enclosed with a wrought iron fence. There will be 3-49 inch TV's located in the lobby and lounge area. There will be 26 speakers throughout the lobby, lounge, elevators and fitness room. There will be 2 in the main entrance and 4 at the pool patio.

Sincerely,

Amy Nations

Amy Nations



LEGAL DESCRIPTION:

PARCEL NO. 1:
LOT 5, CHANDLER COMMERCE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTRY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 267 OF MAPS, PAGE 14.
EXCEPT ANY PORTION LYING WITH LOTS 1 THROUGH 8 AND TRACT A OF COUNTRY CROSSING RECORDED IN BOOK 284 OF MAPS, PAGE 4.

PARCEL NO. 2:
TOGETHER WITH THAT PORTION OF COUNTRY CLUB WAY AND COMMONWEALTH ROAD, ABANDONED AND VACATED BY THE CITY OF CHANDLER ORDINANCE NO. 3283, RECORDED SEPTEMBER 18, 2001, AT RECORDING NO. 01-0854413, AND AS SHOWN ON VACATION PLAT RECORDED IN BOOK 573 OF MAPS, PAGE 6, WHICH ABUTS THE HEREIN BEFORE DESCRIBED LOT 5, AS PROVIDED FOR BY A.R.S. 28-7205.

SITE DATA:

SITE LOCATION:	55 SOUTH CHANDLER VILLAGE DRIVE - CHANDLER, AZ 85226
PARCEL #:	301-65-341B
CURRENT ZONING:	I-1
GROSS SITE AREA (PARCEL 1 & 2):	±3.961 ACRES
NET SITE AREA	
PARCEL 1:	96,891 SQ.FT. ±2.22 ACRES
PARCEL 2:	58,209 SQ.FT. ±1.34 ACRES

LOT COVERAGE:

PROPOSED BUILDING - ELEMENT HOTEL:	
INCLUDES HOTEL & POOL BUILDING:	18,867 SQ.FT.
BUILDING LOT COVERAGE (PARCEL 1):	19.5 %
LANDSCAPE AREA:	22,860 SQ.FT. (23.5 %)
HARDSCAPE / PARKING AREA:	54,044 SQ.FT. (57 %)

HOTEL PARKING ANALYSIS:

PARKING REQUIRED:	
GUESTROOMS: 1 SPACE PER UNIT	107
TOTAL PARKING SPACES REQUIRED	107
ACCESSIBLE PARKING SPACES REQUIRED (PER IBC TABLE 1106.1)	5
PARKING PROVIDED:	
STANDARD	102
HANDICAPPED ACCESSIBLE (INCLUDE 1 VAN ACCESSIBLE SPACE)	5
TOTAL PARKING SPACES PROVIDED	107

SYMBOL LEGEND:

- NEW BUILDING TO BE CONSTRUCTED UNDER THIS PERMIT
- INDICATES ACCESSIBLE ROUTE
- POLE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL FOR TYPE AND CIRCUITING
- LIGHT BOLLARD - SEE ELECTRICAL
- RECESSED LIGHT FIXTURE - SEE ELECTRICAL
- GROUND MOUNTED LIGHT FIXTURE
- CARD READER

KEYNOTES:

01 GENERAL DATA
1.01 LOW EMITTING & FUEL EFFICIENT VEHICLE PARKING ONLY - PROVIDE REQUIRED SIGNAGE PER FRANCHISE STANDARDS AND SPECIFICATIONS
1.02 5'X20' MARKED LOADING AREA W/ 2% MAXIMUM SLOPE - SEE CIVIL DRAWINGS
1.03 FIRE HYDRANT LOCATION - SEE CIVIL PLANS
1.04 DOUBLE DETECTOR CHECK VALVE
1.05 PROPOSED LOCATION OF FIRE SPRINKLER SYSTEM RISER - FOR CLEARANCES AND INSTALLATION INFORMATION SEE FIRE SPRINKLER DRAWINGS
1.06 PROPOSED FIRE DEPARTMENT CONNECTION & POST INDICATOR VALVE PROVIDE MINIMUM 5/8" CONDUIT FROM BUILDING FIRE ALARM PANEL FOR MONITORING OF TAMPER SWITCHES - PAINT PER OWNER SELECTED COLOR
1.07 PROPOSED LOCATION OF CLASS 1 STANDPIPE - INTERCONNECTED AT BOTTOM - PROVIDE OUTLET AT ROOF FOR STAIR# 2 STANDPIPE - SEE FIRE SPRINKLER DRAWINGS
1.08 PROPOSED LOCATION BACKFLOW PREVENTER - SEE CIVIL PLANS MAINTAIN 2' CLEARANCE ON ALL SIDES - PAINT PER OWNER SELECTED COLOR
1.09 IRRIGATION WATER METER - SEE CIVIL PLANS
1.10 DOMESTIC WATER LOCATED IN VAULT - SEE CIVIL PLANS MAINTAIN 2' CLEARANCE ON ALL SIDES - PAINT PER OWNER SELECTED COLOR
1.11 ROOF DRAIN & OVERFLOW - RD CONNECTS TO UNDERGROUND STORM DRAIN - OVERFLOW TERMINATES TO SPLASH BLOCK ON GRADE - SEE CIVIL
1.12 GAS METER LOCATION - SEE PLUMBING CIVIL UTILITIES PLAN & PLUMBING SITE PLAN

02 SITE CONSTRUCTION
2.01 ASPHALT PAVING - SEE CIVIL DRAWINGS
2.02 CONCRETE SIDEWALK FLUSH WITH FINISHED DRIVEWAY MAX SLOPE - 2% - SEE CIVIL DRAWINGS
2.03 PIPE SLEEVE - SEE LANDSCAPE DRAWINGS
2.04 LANDSCAPE AREA - SEE LANDSCAPE PLANS
2.05 4" WIDE PAINTED PARKING LOT STRIPING
2.06 MONUMENT SIGN - SEE DETAIL 13/A1.6 - UNDER SEPARATE PERMIT
2.07 PASSENGER LOADING ZONE TO BE DELINEATED WITH 4" THICK CONCRETE W/ EXPOSED AGGREGATE FINISH ALONG ENTIRE FLUSH CURB @ MAIN HOTEL ENTRY - COLOR: TO BE DETERMINED - PROVIDE SIGNAGE "LOADING ZONE".
2.08 5" HIGH PAINTED LETTERS TO READ "LOADING ZONE NO PARKING"
2.09 ACCESSIBLE ROUTE - SIDEWALK CONNECTION TO PUBLIC RIGHT-OF-WAY - SEE CIVIL
2.10 PARKING IS TO BE CONSTRUCTED WITH HOTEL
2.11 5 BIKE CAPACITY BICYCLE RACK - SEE DETAIL 9/A1.6
2.12 (1) 30' FLAG POLE - SEE DETAILS 11 & 17/A1.6

03 CONCRETE
3.01 4" CONCRETE WALK WITH BROOM FINISH - PROVIDE CONTROL JOINTS @ ±5'-0" O/C TYPICAL
3.02 POOL DECKING TO BE "COOL DECK" COLOR AND FINISH TO BE SELECTED BY OWNER - SEE SPECIFICATIONS
3.03 SLOPE DECK MAX 2% MIN 1% AWAY FROM POOL/SPA - SEE CIVIL FOR GRADES
3.04 6" CONCRETE CURB - SEE CIVIL
3.05 FLUSH CURB - SEE CIVIL
3.06 CONCRETE PAVER RETAINING BAND - SEALED COLORED CONCRETE WITH BROOM FINISH & SAWCUT PATTERN PER PLAN - COLOR TO BE SELECTED - SEE DETAIL 14/A1.6
3.07 6" THICK CONCRETE SLAB WITH #3 BARS @ 18" O/C EACH WAY - CONCRETE SUBJECTED TO TRAFFIC LOADS - SEE CIVIL AND SOILS REPORT FOR REQUIRED BASE
3.08 1" DIAMETER x 6" DEEP HOLES TO RECEIVE CANE BOLTS
3.09 5" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL 7/A1.4
3.10 PROVIDE 1/2" EXPANSION JOINTS @ 25' O/C MAX AT SIDEWALKS
3.11 12" WIDE BORDER WITH 1/4" GROOVES @ ±3/4" O/C
3.12 WARPED SIDEWALK CURB TRANSITION @ RAMP - SEE DETAIL 1/A1.6
3.13 6" CONCRETE RETAINING CURB

04 MASONRY
4.01 CONCRETE PAVERS - SEE LANDSCAPE DRAWINGS
4.02 6'-0" HIGH x 8" THICK CMU REFUSE ENCLOSURE WALL WITH PAINTED STUCCO FINISH - SEE DETAIL 1/A1.5
4.03 1'-4" SQUARE x 6'-0" HIGH CMU COLUMN WITH CONCRETE CAP - SEE DETAIL 6/A1.6
4.04 5'-4" HIGH x 8" THICK CMU POOL BARRIER - SEE DETAIL 14/A1.6
4.05 3'-4" HIGH x 8" THICK CMU SCREEN WALL WITH PAINTED STUCCO FINISH - SEE DETAIL 16/A1.6

05 METALS
5.01 6" SQUARE x 6'-0" HIGH TUBE STEEL GATE JAMB
5.02 4'-0" WIDE x 5'-8" TALL REFUSE ENCLOSURE GATES: "B" DECK ATTACHED TO INTERIOR SIDE OF 2" X 2" X 1/8" WELDED T.S. FRAME WITH VISION PANEL OPENINGS AS DIMENSIONED - GRIND ALL WELDS AND CUTS SMOOTH - PRIME & PAINT ALL SURFACES
5.03 3/4" DIAMETER x4"x24" LONG STEEL CANE BOLT & MOUNTING BRACKET - 1 BOLT PER GATE
5.04 METAL FENCING - SEE DETAILS 5, 6, 7, & 8/A1.6
5.05 3'-6" WIDE x 6'-0" HIGH POOL GATE - SEE DETAIL 7/A1.6 AND DOOR SCHEDULE ON SHEET A2.6
5.06 1 1/2" DIAMETER PAINTED STEEL PIPE HANDRAIL - SEE DETAIL 15/A1.6
5.07 3'-0" WIDE x 6'-0" HIGH POOL EQUIPMENT GATE - SEE DOOR SCHEDULE ON SHEET A2.6
5.08 TUBE STEEL TRELLIS - SEE STRUCTURAL

13 SPECIAL CONSTRUCTION
13.01 ACCESSIBLE PARKING SPACE - SEE DETAIL 1/A1.6
13.02 ACCESSIBLE PARKING SIGNAGE - SEE DETAIL 10/A0.3
13.03 ACCESSIBLE ROUTE - INDICATED BY DOTS
13.04 ACCESSIBLE RAMP - SEE CIVIL & DETAILS 1, 2, & 3/A1.6
13.05 48" SQUARE LEVEL LANDING WITH 2% MAX CROSS SLOPE
13.06 POOL AND POOL EQUIPMENT TO BE UNDER SEPARATE PERMIT
13.07 POOL DEPTH MARKERS
13.08 STAINLESS STEEL HANDRAIL
13.09 STAINLESS STEEL POOL LADDER
13.10 PORTABLE POOL LIFT LOCATION - SEE 4/A0.3

15 MECHANICAL
15.01 ACCESSIBLE HI-LOW DRINKING FOUNTAIN
15.02 POOL SHOWER WITH CERAMIC TILE SURROUND - PROVIDE STANDARD SHOWER HEAD & ACCESSIBLE SHOWER WAND - SEE PLUMBING
15.03 AREA DRAIN - SLOPE CONCRETE TOWARDS DRAIN - COORDINATE WITH PLUMBING & CIVIL PLANS - MAX SLOPE 1/4" PER LINEAR FOOT
15.04 WATER FEATURE - SEE CIVIL & LANDSCAPE DRAWINGS
15.05 BBQ - PROVIDE NATURAL GAS CONNECTION - VERIFY EXACT LOCATION WITH OWNER - SEE PLUMBING
15.06 RECESSED HOSE BIBB - SEE PLUMBING

16 ELECTRICAL
16.01 ELECTRICAL TRANSFORMER ON CONCRETE PAD PER POWER COMPANY STANDARD DETAILS - SEE ELECTRICAL DRAWINGS
16.02 GROUND MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
16.03 POLE MOUNTED LIGHT FIXTURE - ALIGN WITH PARKING STRIPE WHEREVER POSSIBLE - SEE ELECTRICAL DRAWINGS
16.04 WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
16.05 LIGHT BOLLARD - SEE ELECTRICAL
16.06 SPA TIMER-CONTROL SWITCH & EMERGENCY SHUT-OFF - SEE ELECTRICAL
16.07 ELECTRONIC REMOTE CARD READER
16.08 HOUSE PHONE IN W.P. CABINET - PHONE TO PROVIDE DIRECT CONNECTION TO FRONT DESK OR AS REQUIRED BY A.H.J.
16.09 PROVIDE "TESLA" CAR CHARGING STATION (2) TOTAL - SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS
16.10 PROVIDE "UNIVERSAL" CAR CHARGING STATION (2) TOTAL - SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS
16.11 RECESSED LIGHT FIXTURE - SEE ELECTRICAL
16.12 FLUSH MOUNT GFCI DUPLEX OUTLET IN WATERPROOF BOX @ +18" ABOVE ADJACENT FINISH SURFACE
16.13 PROVIDE CONDUIT FOR FOUNTAIN PUMP AND LIGHT

17 MISCELLANEOUS
17.01 LINE OF ROOF OVERHANG ABOVE
17.02 PROPOSED KNOX BOX LOCATION - CONTRACTOR TO VERIFY LOCATION WITH OWNER AND FIRE MARSHAL - SEE DETAIL 4/A8.1
17.03 REFUSE CONTAINER - VERIFY SIZE OF CONTAINER & REQUIREMENTS WITH LOCAL JURISDICTION
17.04 FIRE TRUCK TURNING RADIUS

GENERAL NOTES:

- POOL & SPA ARE TO BE UNDER A SEPARATE PERMIT & MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MORE STRINGENT REQUIREMENT OF THE A.O.J. & MINIMUM STANDARDS FOR PUBLIC SWIMMING POOLS AS PUBLISHED BY THE NATIONAL POOL & SPA INSTITUTE.
- CONTRACTOR TO VERIFY THAT ALL SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. SEE CIVIL GRADING AND DRAINAGE PLANS FOR MORE INFORMATION.
- PROVIDE EQUIPOTENTIAL BONDING AT SWIMMING POOLS AND SPAS PER 2011 NEC 680.26
- KNOX SECURITY SYSTEM REQUIRED. LOCATION OF BOX TO BE DETERMINED BY FIRE DEPARTMENT STAFF. GENERAL CONTRACTOR TO VERIFY KNOX BOX LOCATION WITH OWNER AND FIRE MARSHALL
- CONTRACTOR TO COORDINATE WITH OWNER FOR ALL LOW VOLTAGE SYSTEMS AND REQUIRED CONDUIT PLACEMENT PRIOR TO POURING CONCRETE.
- FIRE HYDRANTS TO COMPLY WITH CITY OF CHANDLER ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS FOR ON-SITE FIRE HYDRANTS.
- FIRE SPRINKLER RISER(S) SHALL BE LOCATED WITHIN TEN(10) FEET OF AN EXTERIOR PERSONNEL-EXIT DOOR OR SHALL BE LOCATED INSIDE AN ENCLOSED CLOSET WITH AN EXTERIOR-ACCESS DOOR. DOOR SHALL BE LABELED WITH A SIGN INDICATING "FIRE RISER ROOM". SIGNAGE REQUIRED STATING "FIRE ALARM PANEL" REQUIRED AT LOCATION. PROVIDE PER CITY OF CHANDLER STANDARD DETAIL FD106 TYPICAL. WHEN THE CLOSET METHOD IS CHOSEN, APPLICANT SHALL PROVIDE 36 INCHES OF CLEARANCE FROM THE STANDPIPE OR ATTACHED ADDITIONAL RISERS.
- GENERAL CONTRACTOR TO CONTACT THE FIRE DEPARTMENT FOR ASSISTANCE IN DETERMINING FIRE LINE LOCATIONS AND SIGNAGE REQUIREMENTS.
- SCREENING IS TO BE PROVIDED FOR ALL GROUND MOUNTED EQUIPMENT PER FRANCHISE STANDARDS
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE 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 VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED, EXPLAINED OR CONFLICTING INFORMATION EXISTS, 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.

EXPIRES 12/31/2016

PK ARCHITECTS, PC
4915 S. McCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621

element

55 S. Chandler Village Drive
Chandler, Az 85226

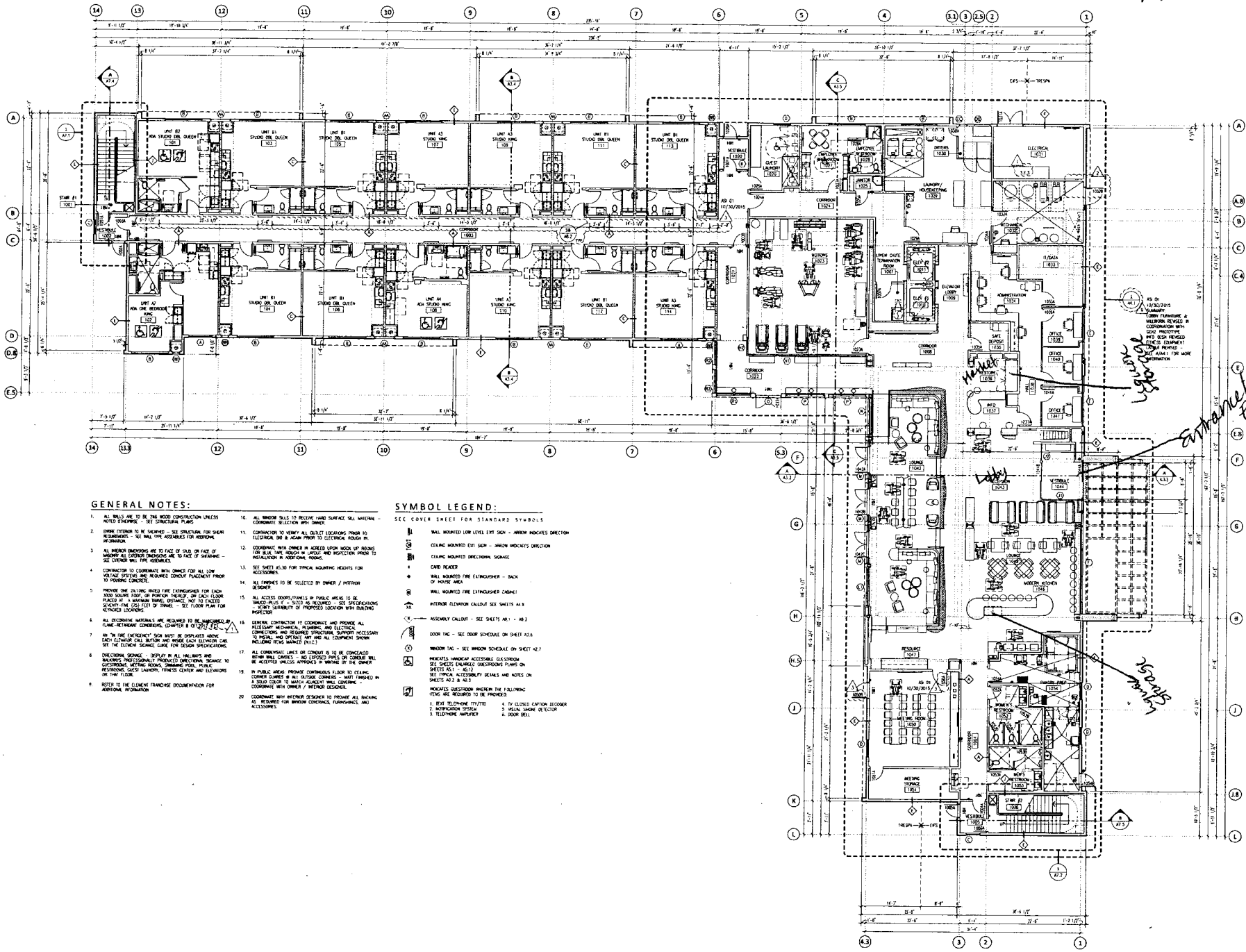
REVISIONS:	DATE:	COMMENTS:
1	7/23/15	1ST ROUND CITY COMMENTS
2	-	GENZ FRANCHISE & COORDINATION
3	SEE TAG	CONSTRUCTION RFI'S ASI'S AND REVISIONS

PROJECT NO: 14-309
DATE: 10/30/2015
DRAWN BY: -
CHECKED BY:

SHEET TITLE: ARCHITECTURAL SITE PLAN

SHEET NUMBER: A1.1

72.207.09.ff.



1ST FLOOR - FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WALLS ARE TO BE 2x6 WOOD CONSTRUCTION UNLESS NOTED OTHERWISE - SEE STRUCTURAL PLANS
2. EXTERIOR EXTERIOR TO BE SHEATHED - SEE STRUCTURAL FOR SHEAR REQUIREMENTS - SEE WALL TYPE ASSEMBLIES FOR ADDITIONAL INFORMATION
3. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD, OR FACE OF MASONRY ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING - SEE EXTERIOR WALL TYPE ASSEMBLIES
4. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL LOW VOLTAGE SYSTEMS AND REQUIRED CONDUIT PLACEMENT PRIOR TO POURING CONCRETE.
5. PROVIDE ONE 2A10BC RATED FIRE EXTINGUISHER FOR EACH 3000 SQUARE FOOT, OR PORTION THEREOF, ON EACH FLOOR PLACED AT A MAXIMUM TRAVEL DISTANCE, NOT TO EXCEED SEVENTY-FIVE (75) FEET OF TRAVEL - SEE FLOOR PLAN FOR RESTRICTED LOCATIONS
6. ALL DECORATIVE MATERIALS ARE REQUIRED TO BE NONCOMBUSTIBLE OR FLAME-RETARDANT CONDITIONS. (CHAPTER 8 OF 2012 IBC)
7. AN "IN FIRE EMERGENCY" SIGN MUST BE DISPLAYED ABOVE EACH ELEVATOR CALL BUTTON AND INSIDE EACH ELEVATOR CAB. SEE THE ELEMENT SIGNAGE GUIDE FOR DESIGN SPECIFICATIONS.
8. DIRECTIONAL SIGNAGE - DISPLAY IN ALL HALWAYS AND HALLWAYS PROFESSIONALLY PRODUCED DIRECTIONAL SIGNAGE TO GUESTROOMS, MEETING ROOMS, SWIMMING POOL, PUBLIC RESTROOMS, GUEST LAUNDRY, FITNESS CENTER AND ELEVATORS ON THAT FLOOR.
9. REFER TO THE ELEMENT FRANCHISE DOCUMENTATION FOR ADDITIONAL INFORMATION
10. ALL WINDOW SILLS TO RECEIVE HARD SURFACE SILL MATERIAL - COORDINATE SELECTION WITH OWNER
11. CONTRACTOR TO VERIFY ALL OUTLET LOCATIONS PRIOR TO ELECTRICAL (M) & PLUMB PRIOR TO ELECTRICAL ROUGH IN.
12. COORDINATE WITH OWNER IN AGREED UPON MOCK UP ROOMS FOR BLUE TAPE ROUGH IN LAYOUT AND INSPECTION PRIOR TO INSTALLATION IN ADDITIONAL ROOMS.
13. SEE SHEET A5.30 FOR TYPICAL MOUNTING HEIGHTS FOR ACCESSORIES.
14. ALL FINISHES TO BE SELECTED BY OWNER / INTERIOR DESIGNER
15. ALL ACCESS DOORS/PANELS IN PUBLIC AREAS TO BE 24x24-PLUS 1' - 5/32 AS REQUIRED - SEE SPECIFICATIONS - VERIFY SUITABILITY OF PROPOSED LOCATION WITH BUILDING INSPECTOR
16. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE ALL NECESSARY MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS AND REQUIRED STRUCTURAL SUPPORT NECESSARY TO INSTALL AND OPERATE ANY AND ALL EQUIPMENT SHOWN INCLUDING ITEMS MARKED (N.I.C.)
17. ALL CONDENSATE LINES OR CONDUIT IS TO BE CONCEALED WITHIN WALL CAVITIES - NO EXPOSED PIPES OR CONDUIT WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER
18. IN PUBLIC AREAS PROVIDE CONTINUOUS FLOOR TO CEILING CORNER GUARDS @ ALL OUTSIDE CORNERS - MATT FINISHED IN A SOLID COLOR TO MATCH ADJACENT WALL COVERING - COORDINATE WITH OWNER / INTERIOR DESIGNER.
20. COORDINATE WITH INTERIOR DESIGNER TO PROVIDE ALL BACKING AS REQUIRED FOR WINDOW COVERINGS, FURNISHINGS, AND ACCESSORIES.

SYMBOL LEGEND:

SEE COVER SHEET FOR STANDARD SYMBOLS

- WALL MOUNTED LOW LEVEL EXIT SIGN - ARROW INDICATES DIRECTION
- CEILING MOUNTED EXIT SIGN - ARROW INDICATES DIRECTION
- CEILING MOUNTED DIRECTIONAL SIGNAGE
- CARD READER
- WALL MOUNTED FIRE EXTINGUISHER - BACK OF HOUSE AREA
- WALL MOUNTED FIRE EXTINGUISHER CABINET
- INTERIOR ELEVATION CALLOUT SEE SHEETS A4.X
- ASSEMBLY CALLOUT - SEE SHEETS A8.1 - A8.2
- DOOR TAG - SEE DOOR SCHEDULE ON SHEET A3.6
- WINDOW TAG - SEE WINDOW SCHEDULE ON SHEET A2.7
- INDICATES HANDICAP ACCESSIBLE GUESTROOM SEE SHEETS ENLARGED GUESTROOMS PLANS ON SHEETS A5.1 - A5.12 SEE TYPICAL ACCESSIBILITY DETAILS AND NOTES ON SHEETS A0.2 & A0.3
- INDICATES GUESTROOM WHEREIN THE FOLLOWING ITEMS ARE REQUIRED TO BE PROVIDED:
  1. DEAF TELEPHONE TTY/TTD
  2. NOTIFICATION SYSTEM
  3. TELEPHONE AMPLIFIER
  4. TV CLOSED CAPTION DECODER
  5. VISUAL SMOKE DETECTOR
  6. DOOR BELL

EXPIRES 12/31/2016

PK ARCHITECTS

PK ARCHITECTS, PC
4343 S. McCLINTOCK DRIVE, #208
TEMPE, ARIZONA 85282
PHONE (602) 269-1420
FAX (602) 269-1621

element BY WESTIN

AS 01 10/30/2015
AS 02 11/17/2015

44 S. Chandler Village Drive
Chandler, Az
85226

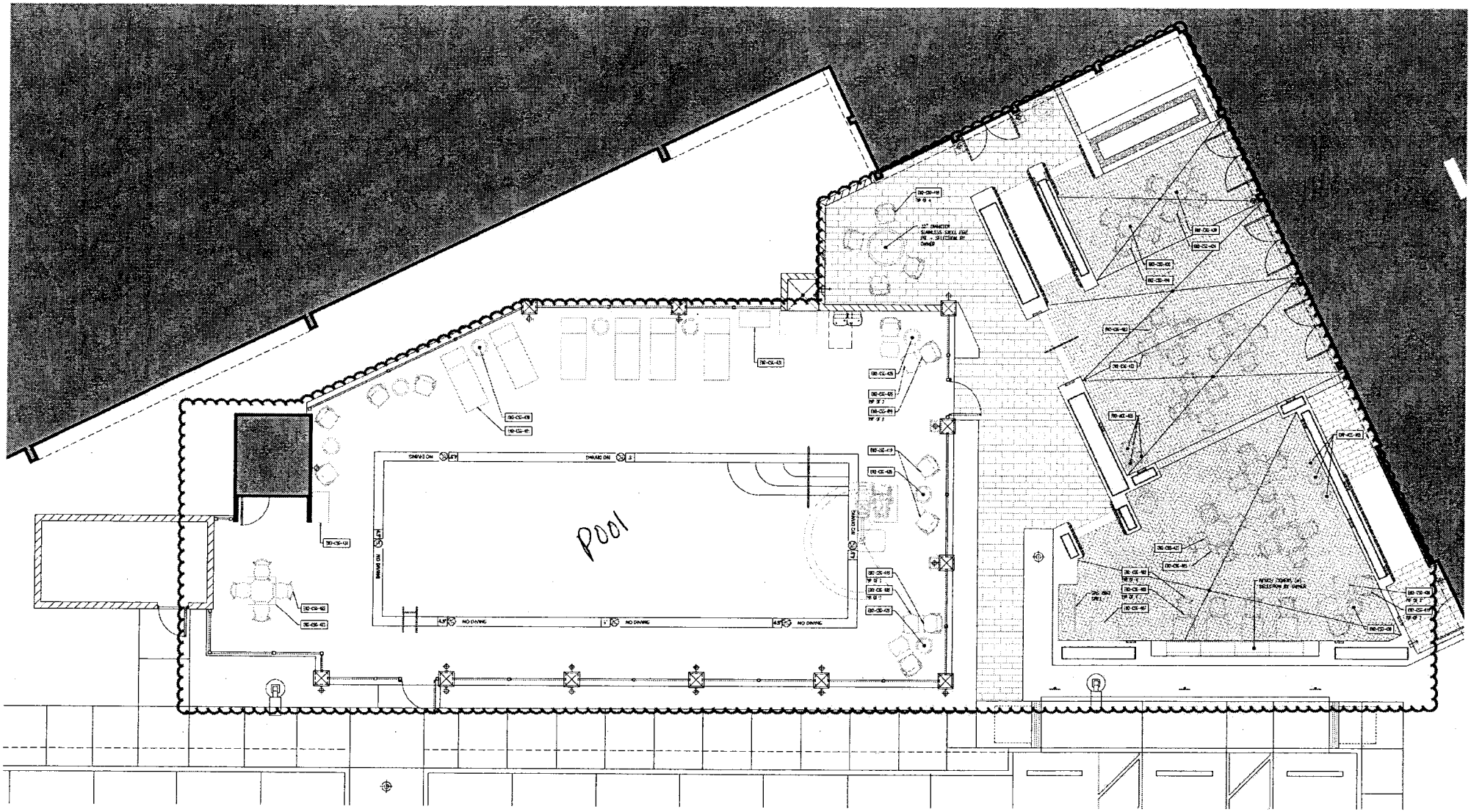
REVISION:	DATE:	COMMENTS
1	7/13/15	1ST ROUND CITY COMMENTS
2	-	SEAO FRAMEWORK & COORDINATION
3		SEE IAC CONSTRUCTION SET'S 40% IND REVISIONS

PROJECT NO: 14-309
DATE: 11/23/2015
DRAWN BY: -
CHECKED BY: -

SHEET TITLE
1ST FLOOR FLOOR PLAN

SHEET NUMBER
A2.1

THESE DRAWINGS AND INSTRUMENTS OF SERVICE ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS HAVE 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 VARIATIONS FROM THE DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK. DRAWINGS SHALL NOT BE SCALED. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK. DRAWINGS SHALL NOT BE SCALED. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF PK ARCHITECTS, P.C. AND MUST BE RETURNED UPON REQUEST.


Pool
NO DIVING
NO DIVING
NO DIVING
NO DIVING
NO DIVING
NO DIVING