



CITY OF MARICOPA
Planning and Zoning Division
APPROVED
11/15/2022
PAD22-11

PHX SURF PARK

Planned Area Development *Standards & Guidelines Report*



**A 71.21-acre destination water park located at the southwest corner
of State Route 238 & North Loma Road in the City of Maricopa**

City of Maricopa Case No: PAD22-11
First Submittal: June 2022
Final Submittal: August 2022

Development Team

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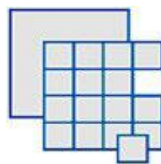
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1. PROJECT DESCRIPTION

PHX Surf is a world-class entertainment and lifestyle venue with a destination surf and water park, on-site hospitality, retail, restaurant, and outdoor entertainment. Active entertainment sits at the helm of PHX Surf, tying together retail, dining and hospitality experiences. A broad range of year-round experiences are planned for all ages, experience and skill levels. PHX Surf is highlighted by two approximately 5-acre surf lagoons integrated into an approximately 71-acre site featuring various water attractions including slides and a “lazy river”, pump track, a spa, and an outdoor concert stage. Various hospitality options exist, including upscale hotel, surf villas, and an RV Campground that will allow patrons the unique ability to bring their own recreational vehicle (RV) to the site¹, all of which the project to capitalize on various types of patron demand from throughout the world. PHX surf expects patrons from much more than just the State of Arizona or other nearby states, but internationally, who will come to “stay and play” with direct access to the surf, beach, aquatic experiences and more.

The array of proposed land uses ultimately center internally onto the wave lagoons followed by fully integrated recreational activities and landscaped areas that are both surrounded and traversed by landscaped pedestrian promenades. Each commercial component is carefully inter-connected and woven around both the excitement and the serenity of the various water features and pedestrian walkways.

PHX Surf includes day and night entertainment options. Surfing and many of the other amenities are sold in hourly slots and the synergistic restaurant, retail and hospitality uses, ensure a steady stream of patrons and effective pedestrian and vehicular movement.

This proposal will provide a unique, one of kind project that does not appear anywhere in the State of Arizona.

2. PROPOSED DEVELOPMENT PLAN

A. Conceptual Development Plan

PHX Surf is a large mixed-use development with a thoughtful development plan which balances the architectural and practical elements of the proposed uses.

Primary entrance to the site is accomplished from one (1) entry on State Route 238 and two (2) entries from Green Road, which are directly connected with a main drive aisle leading to enhanced plaza areas. Parking is located west of the entrance drive aisle and the destination amenities are to the east. A separate entrance into the RV Campsite area is provided from Green Road. Three (3) entrances from Loma Road provide access to the Tiny Home District and employee parking areas next to the “back of house” facilities.

The PHX Surf site layout places the surf lagoons as the star of the show and the most unique element on the property. The entertainment venue is central to the site with the surf lagoons located to the north. The premier hotel is located between the surf lagoons providing a truly unique aesthetic opportunity for guests with direct access to the beach and surf areas. The commercial areas of the park front onto the

¹ It should be noted that the RV District area is for patrons to utilize their own RV while onsite while participating at PHX Surf Park. It is not for RV storage.

parking lot providing direct pedestrian access to shopping. The water park is located at the southeast of the site with features and rides arranged around a looped system of walking paths.

Lodging options for the site anticipate a 4.5-star hotel with 80 rooms, food and beverage amenities, with spa and fitness areas. The hotel is raised up and sits between the two lagoons, providing excellent views from every guest room as well as from both sides of the lobby, creating a very special hotel experience. Additionally, there are 42 surf villas with 22, one-bedroom (600 SF) and 20, two-bedroom (900 SF) units. The surf villas community sits adjacent to the lagoon, with their clubhouse and beach providing commanding views of the action. An additional option for out-of-town travelers is the 30 RV campsites with a guesthouse for check-ins.

The retail district is composed of three (3) commercial buildings totaling approximately 31,000 SF of commercial space. The Surf Center and Surf Academy Village located in the heart of the development, maintains 26,100 SF for administration, ticketing and instruction areas.

The retail buildings are raised up above the surf beach and fronted with a boardwalk that not only recalls the iconic boardwalks of the world's famous surf beaches but provides an elevated viewing experience for the public and restaurant guests. The waterpark and event venue also provide views of the surfers, particularly while queuing for an event.

B. Design Setbacks

Ample setback areas will be maintained at the perimeter of the site with landscaped buffers (please refer to the *Exhibit A – Land Use Buffering Plan and Open Space Plan, Pages 19-20*).

C. Landscape & Open Space

Open space occupies approximately 40% of the proposal. The overall site envisions a unique open space plan which is accomplished through a combination of perimeter landscaping, large water features, and landscaped walkways and nodes. The active and passive recreation amenities include elements such as picnic areas, play areas, and walking trails. Pedestrian circulation and connectivity will be provided within and between each use district. Additionally, pathway lighting and rest stations will be provided at strategic locations throughout the open space areas.

As evidenced in *Exhibit A – Landscape, Pages 47-53*, there has been a focus on celebrating local species in high-quality landscaped areas. The landscape areas of the project are drawn from a desert palette of trees, succulents, cacti and palms to create a natural sense of place tied to its location, and expressive of the Maricopa lifestyle and environment. Natural slopes are employed wherever possible to minimize retaining wall faces, and provide natural landscaped berming to enhance the desert feel and provide a clean and simple backdrop for the activities.

D. Lighting

All outdoor artificial illuminating devices shall be installed in conformance with the provisions of the Maricopa Zoning Code with specific reference to Chapter 18.95, MCC Title 17, Subdivisions, and the International Green Building Code, when adopted by the City, and the International Energy Conservation Code, as adopted by the City, and all other applicable City ordinances and code requirements

3. PERMITTED USES

This entire Site is one, cohesive, mixed-use commercial development that focuses on commercial recreation, commercial entertainment, lodging, dining, and retail uses, with various accessory uses located throughout the Site. Not every specific accessory use is known at this time, but each accessory use shall support the primary uses allowed on the Site. The approximate development distribution of the PAD is conceptualized in *Exhibit A – Zone/District Diagram, Page 15*, but that District Diagram is provided only to illustrate the mixed-use intent and a conceptual layout for the Site and is not meant to limit the size of a specific use. The allowed uses can be seen in *Table C: Primary and Accessory Uses*, which lists the primary PHX Surf uses.

Table A – Primary and Accessory Uses

Primary Uses
Commercial Recreation
Commercial Entertainment
Lodging
Dining
Retail
Accessory Uses
Accessory uses are those uses customarily incidental to, related and clearly subordinate to a primary use(s).

The land uses on Site will conform with the directives of this PAD booklet and where ambiguous will be treated consistent with the intent of this project and under the Mixed Use District land use regulations of the City of Maricopa. For the avoidance of doubt, the uses listed below, while not exhaustive, would be considered some of the allowed and/or accessory uses for the project:

- Banks & Credit Unions (not freestanding – must be integrated into the Project)
- Banquet Facility & Conference Center (in connection with the hotel and gathering spaces)
- Business Services
- Clinic (Lifeguard)
- Commercial Entertainment and Recreation
- Communication Facilities (subject to a Conditional Use Permit)
- Community Assembly (in connection with outdoor entertainment venue, hotel and gathering spaces)
- Educational Facility (connected with the surfing and lifeguarding clinics)
- Food and Beverage Sales, including Alcoholic Beverage Sales
- Offices (not freestanding, must be in connection with the administration of the Project)
- Outdoor, Temporary and Seasonal Sales
- Recreational Vehicle Parks, Resorts, and Subdivisions (the RV District / Campground area is for patrons to utilize their own RV while onsite while participating at PHX Surf Park. It is not for RV storage and no long-term rental is allowed)

4. DEVELOPMENT STANDARDS

The development standards for the site will conform with the directives of this PAD booklet and where ambiguous will be treated under the Mixed Use District standards of the City of Maricopa. The modified standards will be tailored to this highly unique and attractive development. Envisioned are standards that will enable the project to succeed and provide an orderly flow of attractions and land uses. The proposed mix of commercial, retail, restaurant and recreational uses may result in tailored standards relating to building height and separation, to enable them to be effectively designed within the fabric of integrated open space amenities and a pedestrian-friendly environment.

The following Table B provides a breakdown of the proposed development standards as part of this PAD. These standards are to serve as a guide for this integrated and fluid development. The proposed development standards provided in Table B: *PAD Development Standards* are aimed at the specific uses and districts proposed in this mixed-use development. Where a standard is not listed under a specific use, the Overall Site Standard shall apply.

An example of the required and provided parking can be provided with reference to the conceptual site plan shown on *Exhibit A – District Plan, Page 14*. This plan shows 930 parking spaces provided. Applying the Table B Parking Standards, the required parking would be 911 parking spaces based on 654 spaces for 15 acres of Large-Scale Facility parked at 1 space per 1,000 SF of usable area (surf lagoons, water features, concert seating area, bike pump track and similar areas that are accessible to the public); 25 spaces for one 4,000 SF indoor/outdoor restaurant parked at 1 space per 100 SF indoor seating and 1 space per 400 SF outdoor seating; 104 spaces for 31,000 SF of retail space parked at 1 space per 300 SF; 64 spaces for an 80 room hotel parked at .8 spaces per room; 30 spaces for 30 RV spaces parked at 1 space RV space; and 34 spaces for 42 surf villas parked at .8 space per villas.

Table B - PAD Development Standards

	Hotel	RV Park District	Surf Villas District	Outdoor Recreation Areas	Retail Areas	Base Overall Site Standard
Open Space Standards						
Required Open Space						40%
Building Standards						
Maximum Building Height (ft.)	70			70		40
Minimum Building Separation (ft.)			5			20
Perimeter Landscape Buffer and Building Setback (ft.)						
Front						10
Interior Side						10
Street Side						10
Rear						20
Parking						
Large-Scale Facility (surf lagoons, water features, concert seating area, bike pump track and similar areas that are accessible to the public)				1 space per 1,000 s/f of usable area		

	Hotel	RV Park District	Surf Villas District	Outdoor Recreation Areas	Retail Areas	Base Overall Site Standard
Eating and Drinking Establishments (Bars and Lounges, Full, Limited & Take-Out Service)					1 space per 100 s/f customer seating area, and 1 space per 400 s/f for outdoor seating area	
Retail Sales					1 space per 300 s/f	
Mobile Dwellings (Recreational Vehicles)		1 space for each RV space				
Hotel	0.8 space per room or suite of rooms with individual exits plus ancillary use requirements					
Surf Villa			0.8 Spaces per Villa			

Note: Office spaces, such as administrative offices for Surf Villa or Surf Academy, do not trigger an additional parking requirement.
Note: Development standards defer to the Mixed Use District Standards where no standard is provided above.

5. DESIGN COMMENTARY & ELEMENTS

The commercial area of the project is envisioned to be a comfortable and thriving lifestyle area, combining indoor and outdoor space, great overviews of the surf action, natural materials, and subtle low-key architectural and landscape features. Designed to meet the current market’s tenants’ needs while providing a spectacular setting, this area will be a successful retail, entertainment and retail hub for the property and the community.

The design elements for this site will seek a desert oasis objective by providing dynamic experiences, connectivity, sense of discovery, intuitive and themed wayfinding, and active entertainment. Each district within PHX Surf is intended to maintain continuous theming although variation is appropriate given the variety of uses. Overall building, design and landscape features should be built in conformance with *Exhibit A – Architectural Building Materials, Solar Shading Devices, and Landscape Conceptual Imagery, Pages 44-50.*

Entry Design Elements

The entrance into the park is key to creating a sense of arrival and place. The main arrival area will replicate materials, colors and themes in line with those shown in *Exhibit A – Main Arrival Plaza District Imagery and Rendering, Pages 31-34.*

Surf Areas Design Elements

A primary focus of this development is the surf amenities. The surf areas will replicate materials, colors and themes in line with those shown in *Exhibit A – Surf Center & Surf Academy Village District Imagery and Rendering, Pages 35-38.*

Retail Design Elements

The retail areas of the site will replicate materials, colors and themes in line with those shown in *Exhibit A – Retail District Imagery and Rendering, Pages 22-25*.

Hotel Design Elements

The hotel area of the site will replicate materials, colors and themes in line with those shown in *Exhibit A – Hotel District Imagery and Rendering, Pages 26-30*.

Surf Villas Design Elements

The surf villas district will be constructed in conformance with the standards and themes of the overall site. *Exhibit A – Surf Villa Imagery, Pages 42-43*, illustrates an example of the surf villa district character.

Materials

Drawn from local traditions combined with clean modern materials, the project buildings will provide a subtle background to the exciting activity of the surf lagoons. Concrete, plaster, metal, tile and wood look materials, with ample shading, canopies, indoor-outdoor spaces, patios, and boardwalk areas, will generate the unique PHX Surf environment. A number of references to the proposed materiality for various amenities is provided in *Exhibit A – Entitlement Package Plans & Exhibits*.

Façade Treatments

Facades will utilize dependable materials, time tested throughout the desert, and will provide deep overhangs and shade structures to create shady patios, walkways, and gathering spaces throughout the project. Large windows, placed in strategic locations, will provide great surf views from all the buildings, and create successful retail spaces.

6. ADMINISTRATION

Changes to the provisions of the PHX Surf PAD may be made administratively by the City of Maricopa Planning Director, provided the changes are not in conflict with the overall intent set forth in the PHX Surf PAD.

Minor amendments to the approved PAD may be deemed necessary to respond to changes in site conditions, market conditions, and financing to meet requirements or preferences of the developer. Unless otherwise required by applicable law, any change or modification to the PHX Surf PAD shall be considered a minor change and will be processed by the administrative approval of the City's Planning Director. Such amendments and changes shall, upon approval, be attached to the PHX Surf PAD as an addendum and become part thereof. Minor changes do not require public notification or public hearings.

Revisions and amendments to the PHX Surf PAD that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively by the Planning Director, subject to appeal to the Planning & Zoning Commission and City Council. Significant changes, additions or omissions shall be submitted for review and approval by the Planning & Zoning Commission and City Council.

Categories of authorized minor administrative change and amendments to the PAD deemed shall include, but are not limited to:

- The addition of new information to the PHX Surf PAD maps or text that does not change the effect of any regulations, standards or guidelines established in the PAD.
- Changes to the community infrastructure planning and alignment, such as roads, drainage, water, and wastewater systems that do not increase the development impact in the PAD area.
- Changes to development standards that are in the interest of the development and do not affect public health, safety, or welfare issues.
- Changes due to location of SR238 improvements that will impact access to the development.
- Approval and updates in general conformance with the PAD, the PHX Surf Master Sign Plan, or Planning Area Sign Plans.
- Changes to the development plan boundaries due to platting. Minor adjustments to development plans areas, drainage areas, and other technical refinements to the PAD due to the adjustments in final road alignments, drainage areas and utility easements.
- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- Addition of development standards more restrictive than Development standards of the City of Maricopa or those established in the PHX Surf PAD.

Exhibit A - Entitlement Package Plans & Exhibits



PHX SURF

ENTITLEMENT PACKAGE



MAY 02, 2022



Architecture.
Design.
Relationships.



ARIZONA LIFESTYLE	02
ARIZONA VERNACULAR	03
SITE CONTEXT	04
RETAIL DISTRICT	17
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PHX SURF
Phoenix, AZ

ARIZONA LIFESTYLE



02

Scale
Job No. 2021-574
Date 2022-05-02



PHX SURF
Phoenix, AZ

ARIZONA VERNACULAR



03

Scale
Job No. 2021-574
Date 2022-05-02



SITE CONTEXT



PHX SURF
Phoenix, AZ

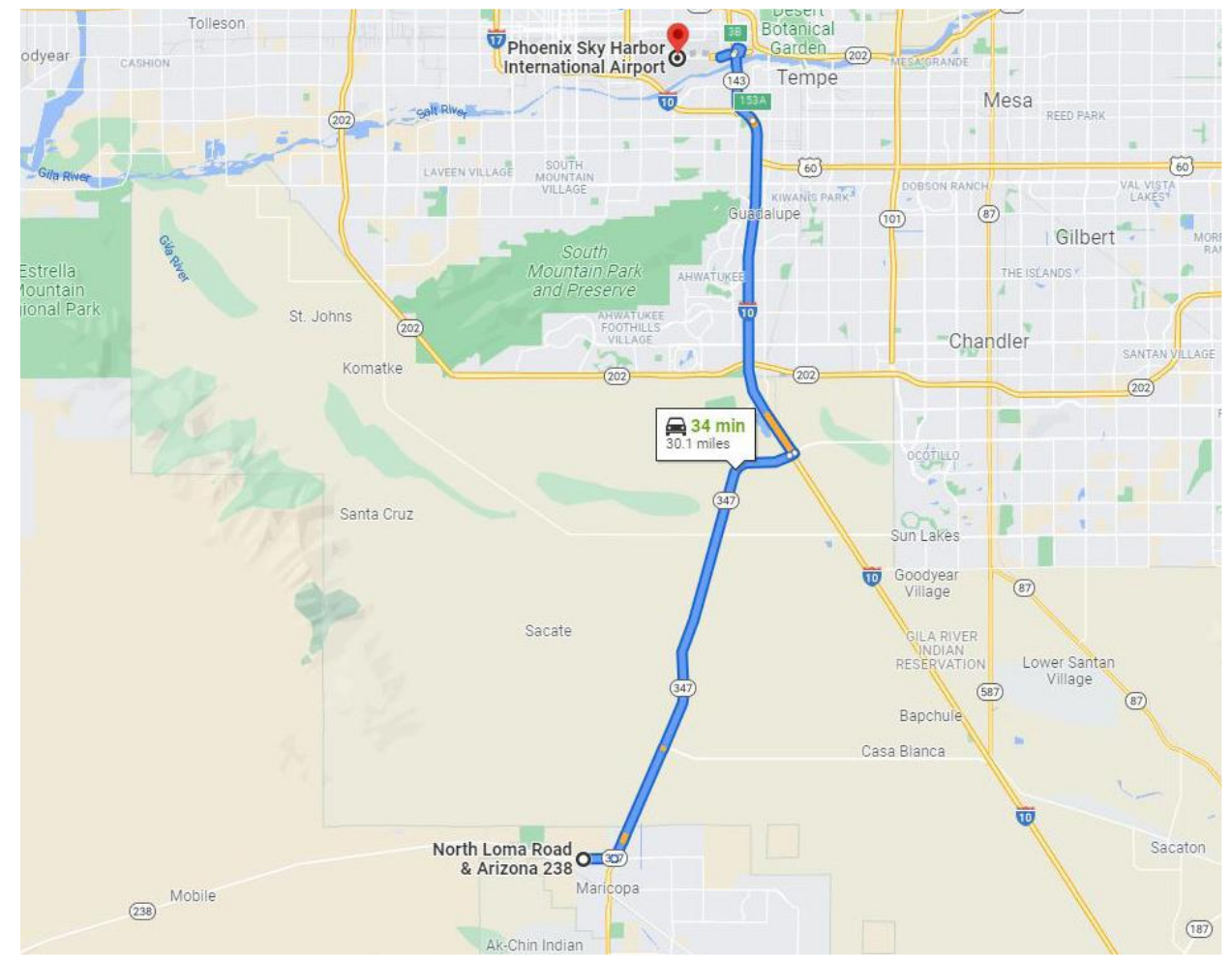


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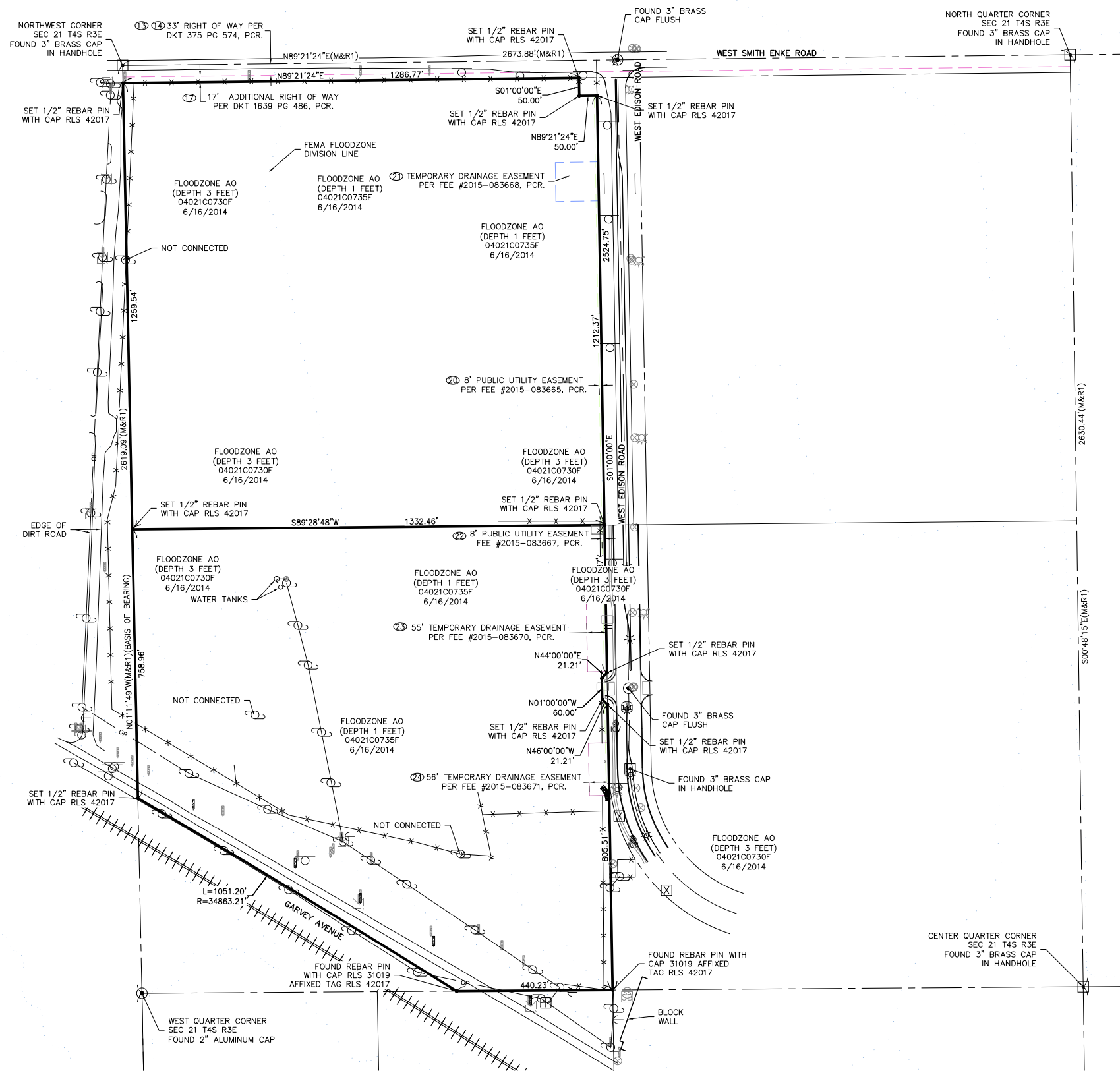
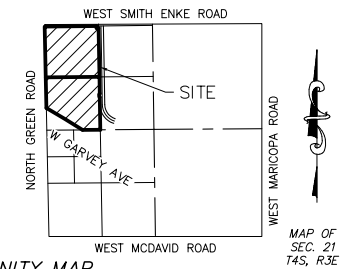
MAIN ENTRANCE



VICINITY MAP

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



- LEGEND**
- SECTION LINE
 - MONUMENT LINE
 - PROPERTY LINE
 - OTHERS PROPERTY
 - - - - - EXISTING EASEMENT
 - x x x x x FENCING
 - ▭ BLOCK WALL
 - ▭ CONCRETE
 - OP OVERHEAD LINE
 - FEMA
 - BRASS CAP IN HANDHOLE
 - BRASS CAP (AS NOTED)
 - CATCH BASIN
 - ⊖ DOWN GUY WIRE
 - ⊖ FIBER OPTICS MARKER
 - ⊖ FIRE HYDRANT
 - ⊖ GAS LINE MARKER
 - ⊖ IRRIGATION CONTROL VALVE
 - ⊖ JUNCTION BOX
 - ⊖ LIGHT POLE
 - REBAR PIN (AS NOTED)
 - ⊖ SEWER MANHOLE
 - ⊖ STREET SIGN
 - ⊖ TRANSFORMER
 - ⊖ UTILITY POLE
 - ⊖ WATER METER
 - ⊖ WATER VALVE
 - ⊖ WELL
 - PCR PINAL COUNTY RECORDER
 - (M) MEASURED BEARINGS/DISTANCES
 - (R#) RECORDED BEARINGS/DISTANCES



HARVEY LAND SURVEYING, INC. P.O. BOX 10772 CASA GRANDE, AZ 85130 PHONE: (520) 876-4786 E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM	DRAWN BY: JH	CHECKED BY: CDH
	SCALE: 1" = 150'	
	DATE: JUNE 18, 2021	
	JOB NUMBER	SHEET
AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY		2021-65
		2 OF 4

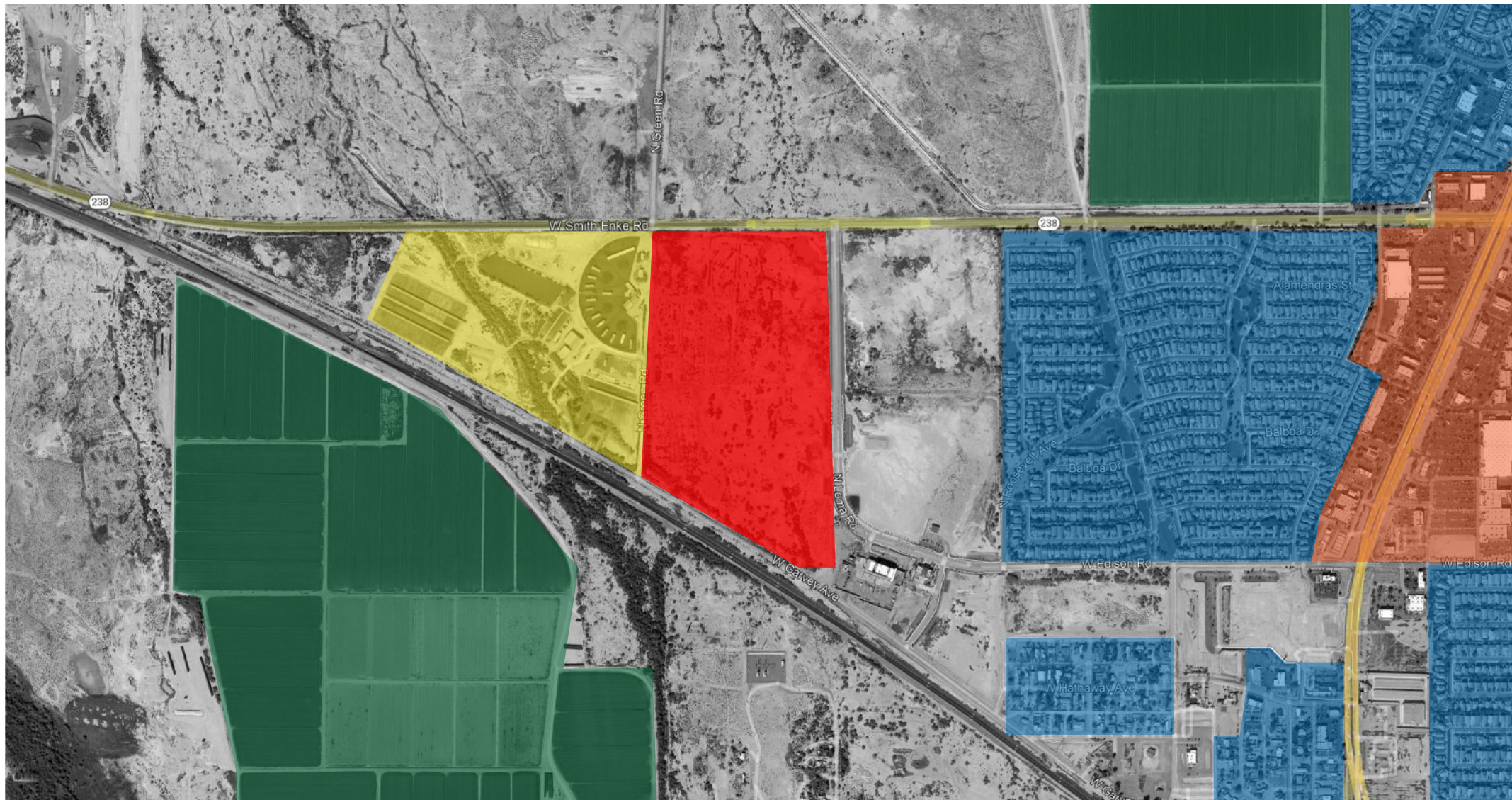


SITE INFORMATION
ALTA SURVEY

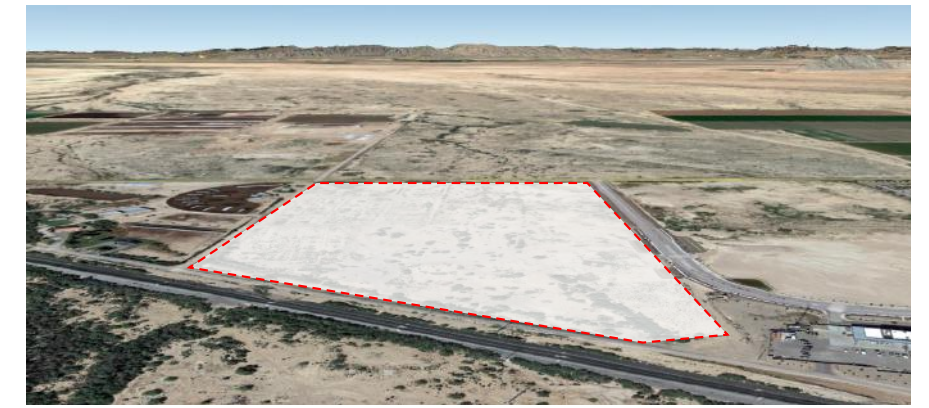


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Date 2022-05-02



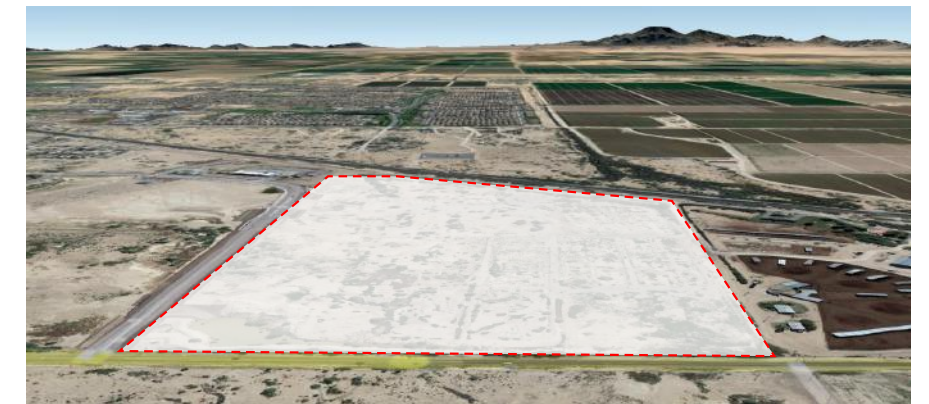
■ Agriculture
 ■ Cattle Farm
 ■ Site
 ■ Residential
 ■ Commercial



NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW



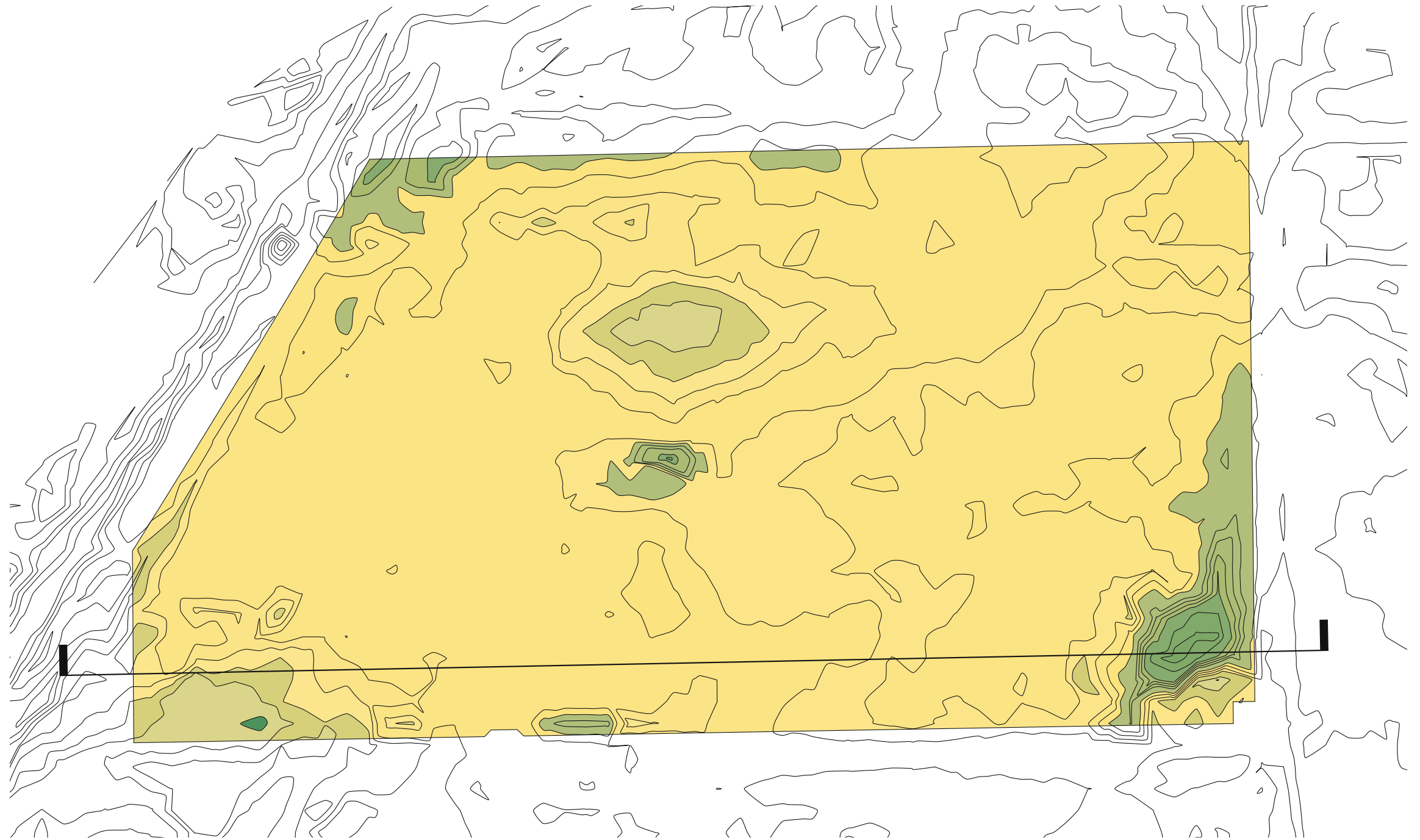
PHX SURF
Phoenix, AZ

SITE EXPOSURE, VISTAS, AND CONFLICTS

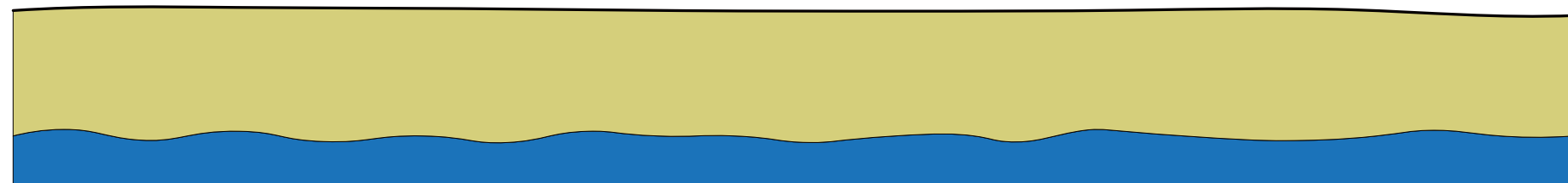


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Scale
Job No. 2021-574
Date 2022-05-02



SUBSURFACE GROUNDWATER NOT DETECTED BY GEOTECH SURVEY. GROUNDWATER IS NOT EXPECTED TO BE A FACTOR IN THE DESIGN OR CONSTRUCTION OF SHALLOW FOUNDATIONS AND UTILITIES.



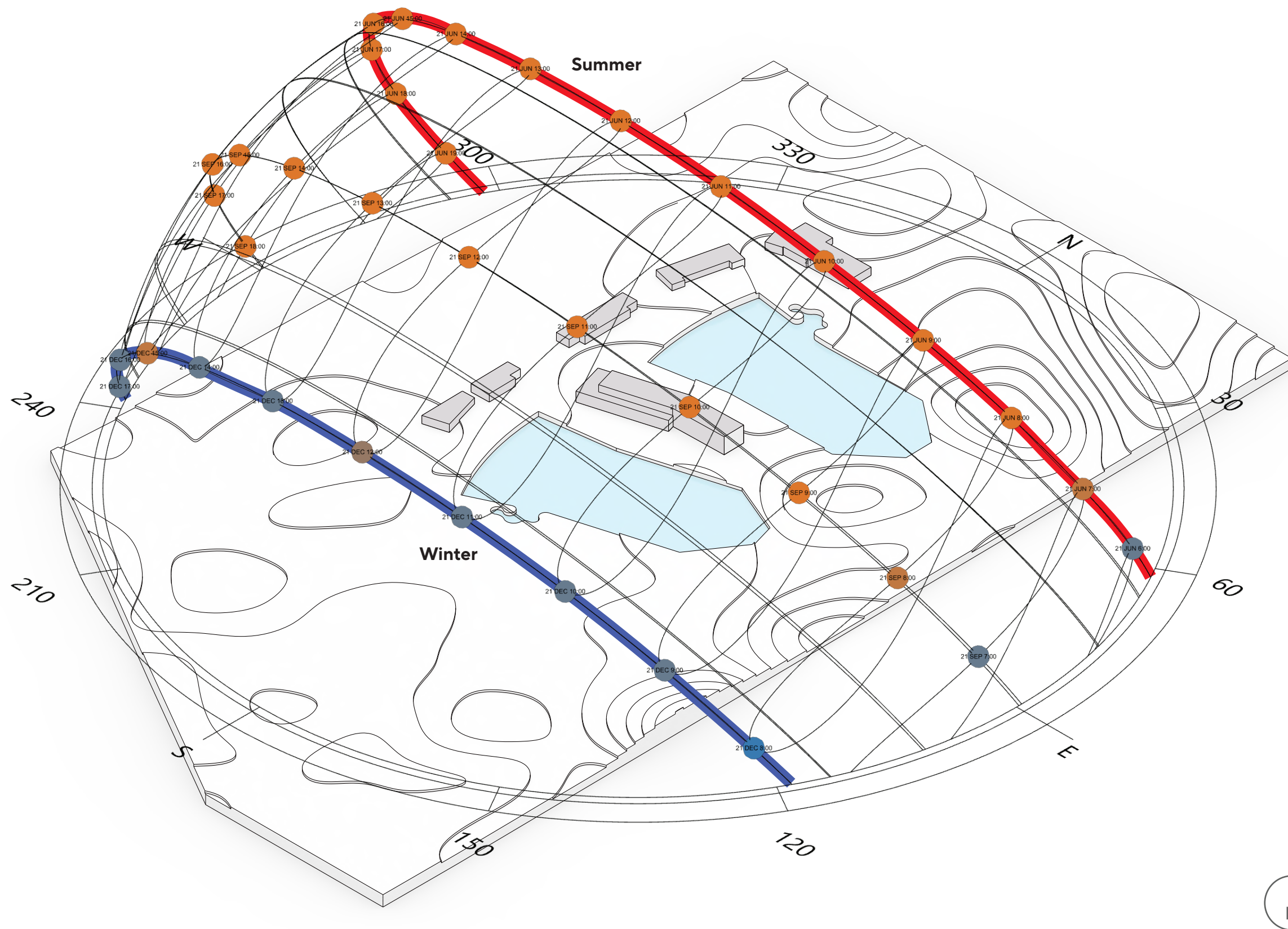
PHX SURF
Phoenix, AZ

SITE TOPOGRAPHY & WATER LEVEL

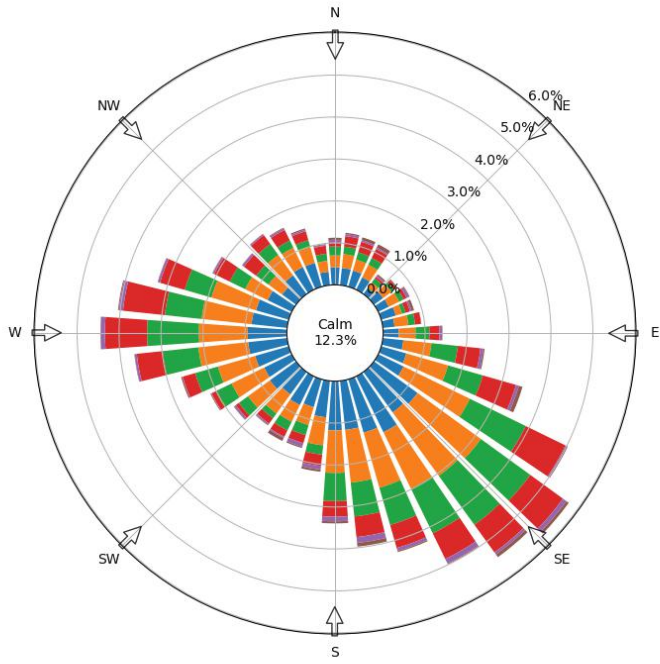


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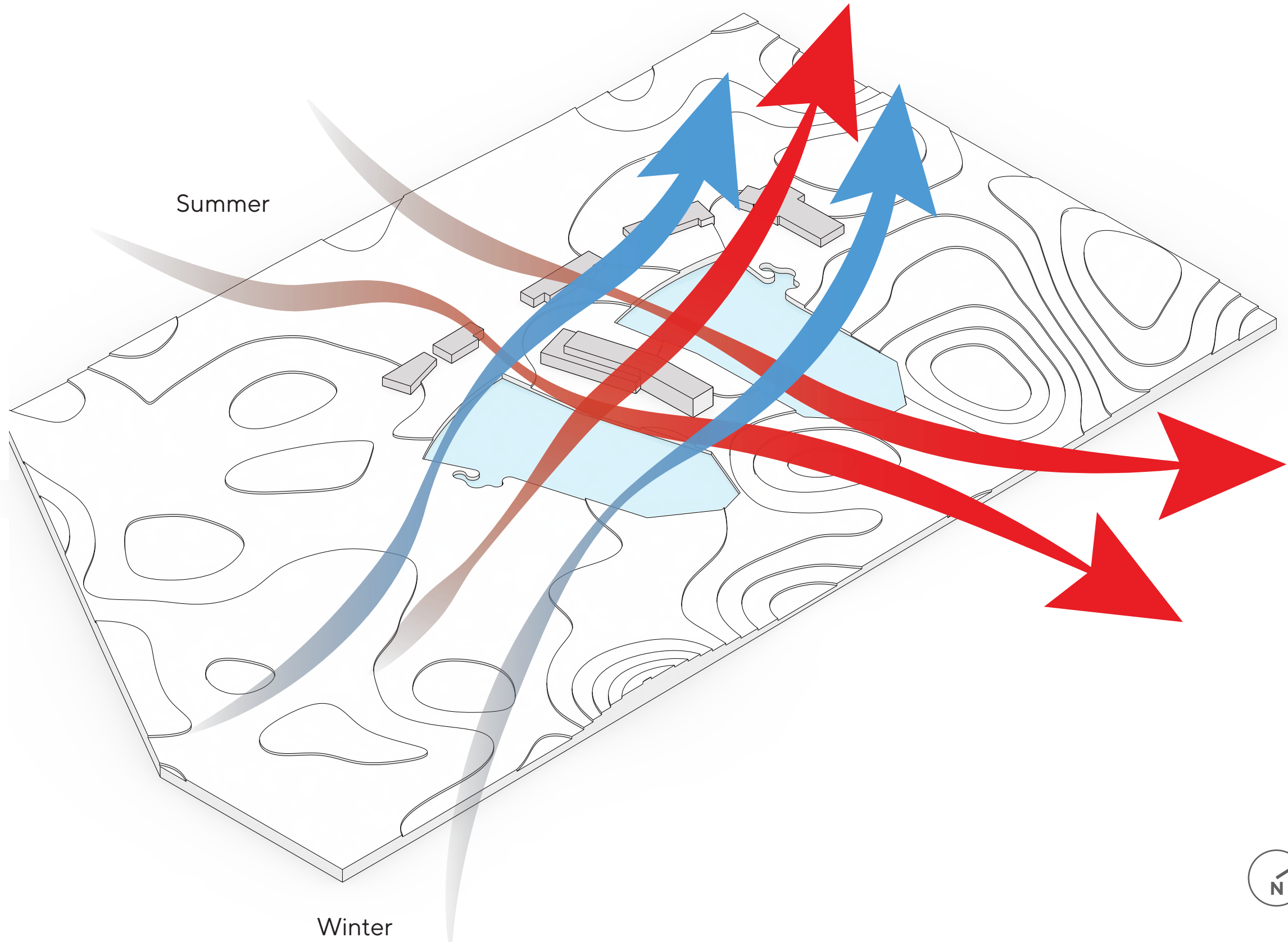
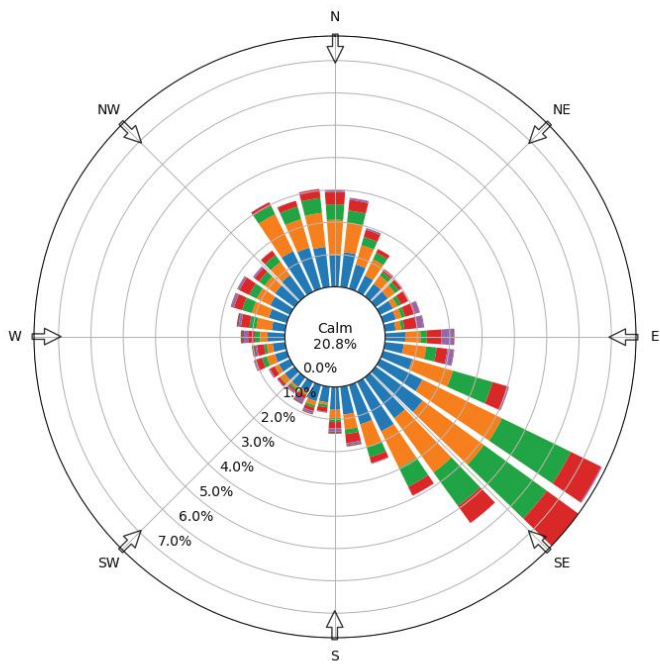
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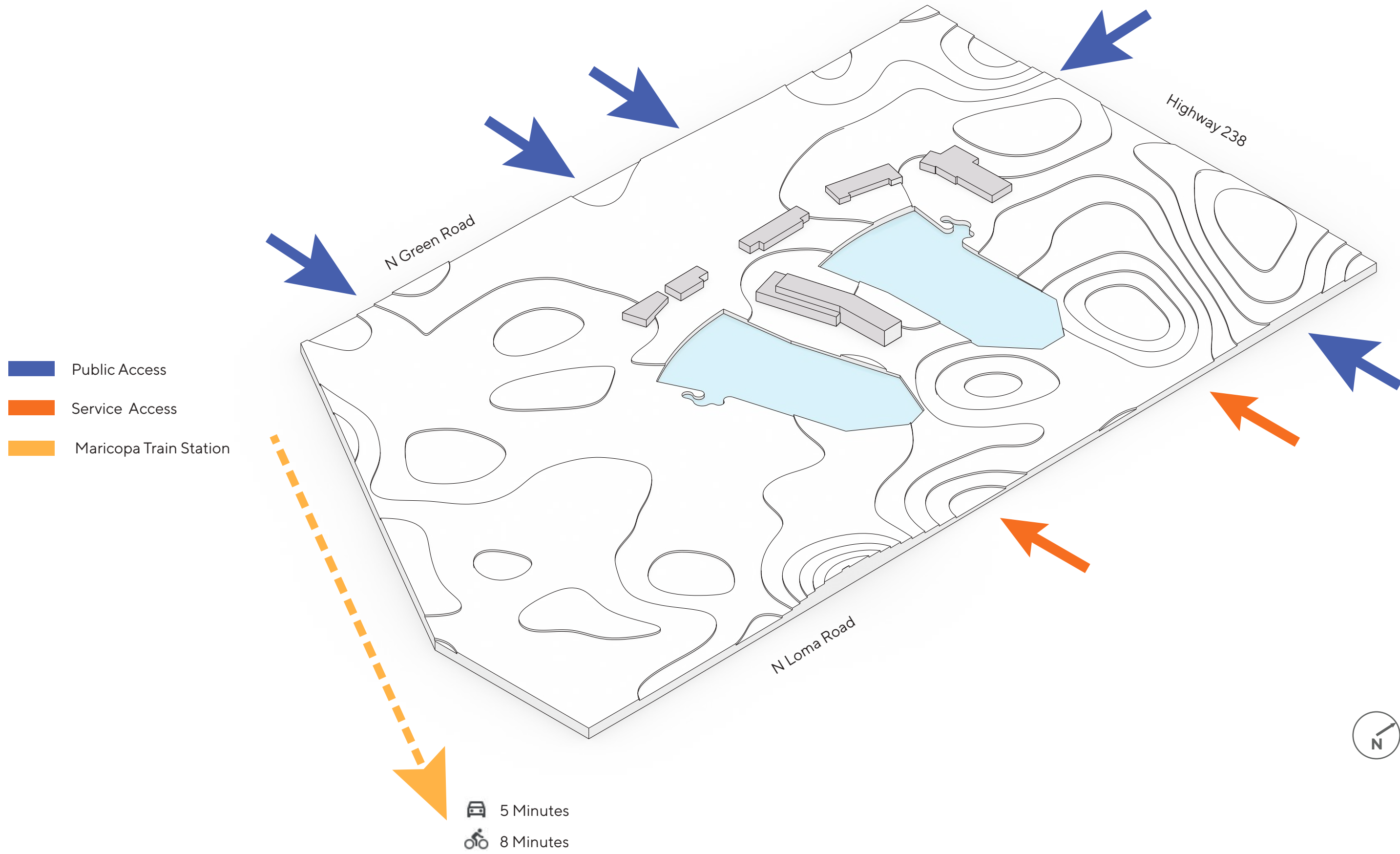


Summer



Winter







PROJECT SUMMARY

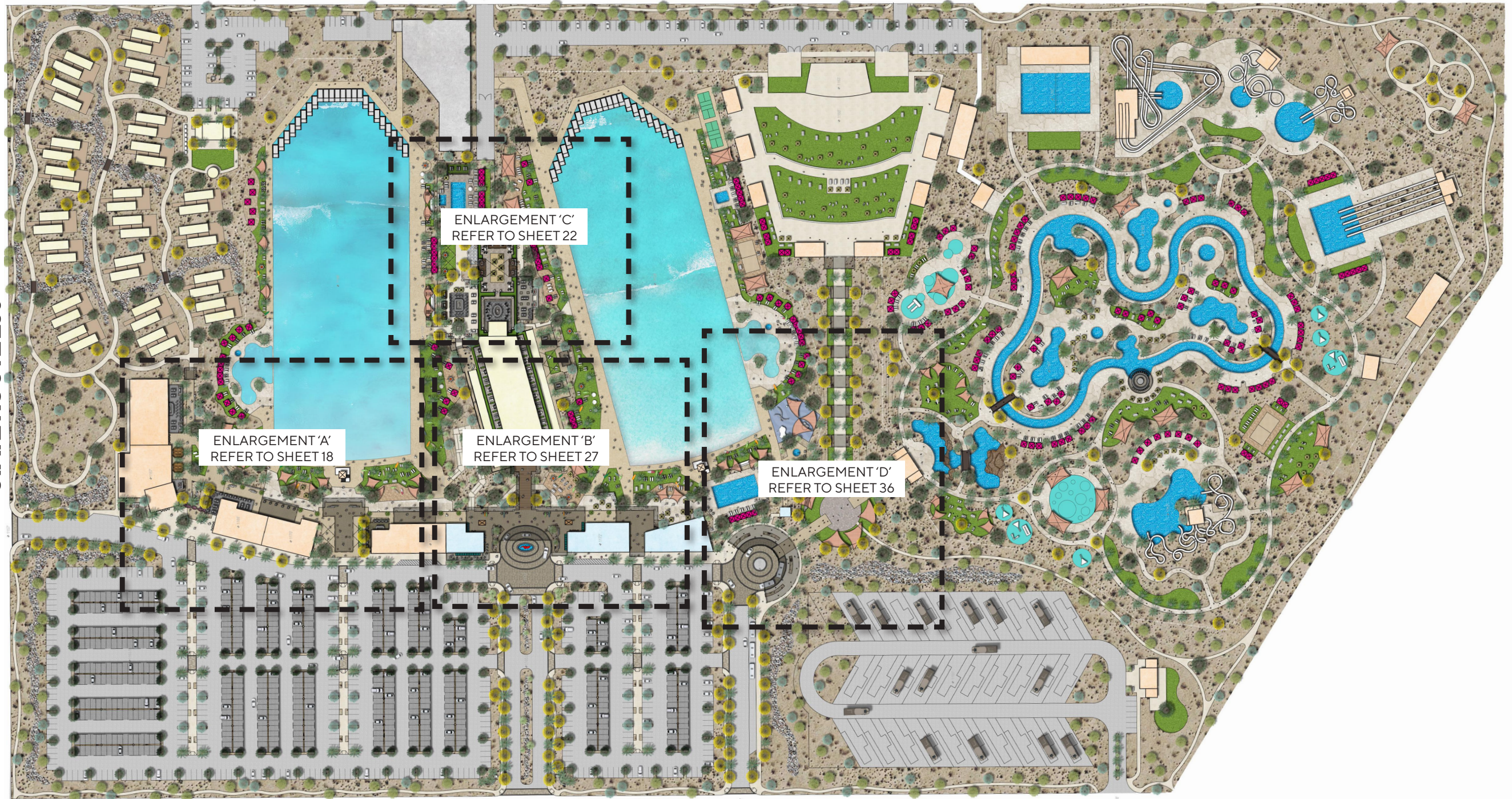
Lot Size: 64.4 AC

1 RETAIL DISTRICT		31,000 sf
	Building A Commercial	16,000 sf
	Building B Commercial	9,000 sf
	Building C1 Upper Level Commercial	6,000 sf
2 SURF CENTER AND SURF ACADEMY VILLAGE		26,100 sf
	Building C2 Upper Level - Administration and Ticketing	2,700 sf
	Building C2 Lower Level - Meeting Facility	8,700 sf
	Building D - Upper Level Surf Center	4,800 sf
	Building D - Lower Level Surf Center	4,800 sf
	Building E - Surf Academy	5,100 sf
3 SURF LAGOONS		
	Surf Lagoon 1	137,000 sf
	Surf Lagoon 2	137,000 sf
	Mechanical / Water Treatment Plant Room	18,000 sf
	Power Substation	300 sf
	Maintenance Workshop	1,000 sf
4 HOTEL DISTRICT		70,000 sf
	80 GUESTROOM 4.5 STAR HOTEL	
	King (68) 280 sf ea	19,040 sf
	Queen/Queen Suite (12) 650 sf ea	7,800 sf
	Meeting Rooms and Prefunction	6,500 sf
	Food and Beverage	8,500 sf
	Spa and Fitness	6,000 sf
	Public Space and Circulation	12,000 sf
	Back of House	10,000 sf
5 SURF VILLAS - 42 UNITS	6.03 AC	32,700 sf
	1 Bedroom Units (22) 600 sf ea	13,200 sf
	2 Bedroom Units (20) 900 sf ea	18,000 sf
	Surf Villas Club House	1,500 sf
6 EVENT / ENTERTAINMENT VENUE	3.73 AC	
7 WATERPARK	17.81 AC	
8 PUMP TRACK	1.2 AC	



NORTH LOMA ROAD

STATE ROUTE 238



ENLARGEMENT 'C'
REFER TO SHEET 22

ENLARGEMENT 'A'
REFER TO SHEET 18

ENLARGEMENT 'B'
REFER TO SHEET 27

ENLARGEMENT 'D'
REFER TO SHEET 36

NORTH GREEN ROAD



PHX SURF
Phoenix, AZ

COLORED DISTRICT PLAN



0 180' 360'
SCALE: 1" = 180'

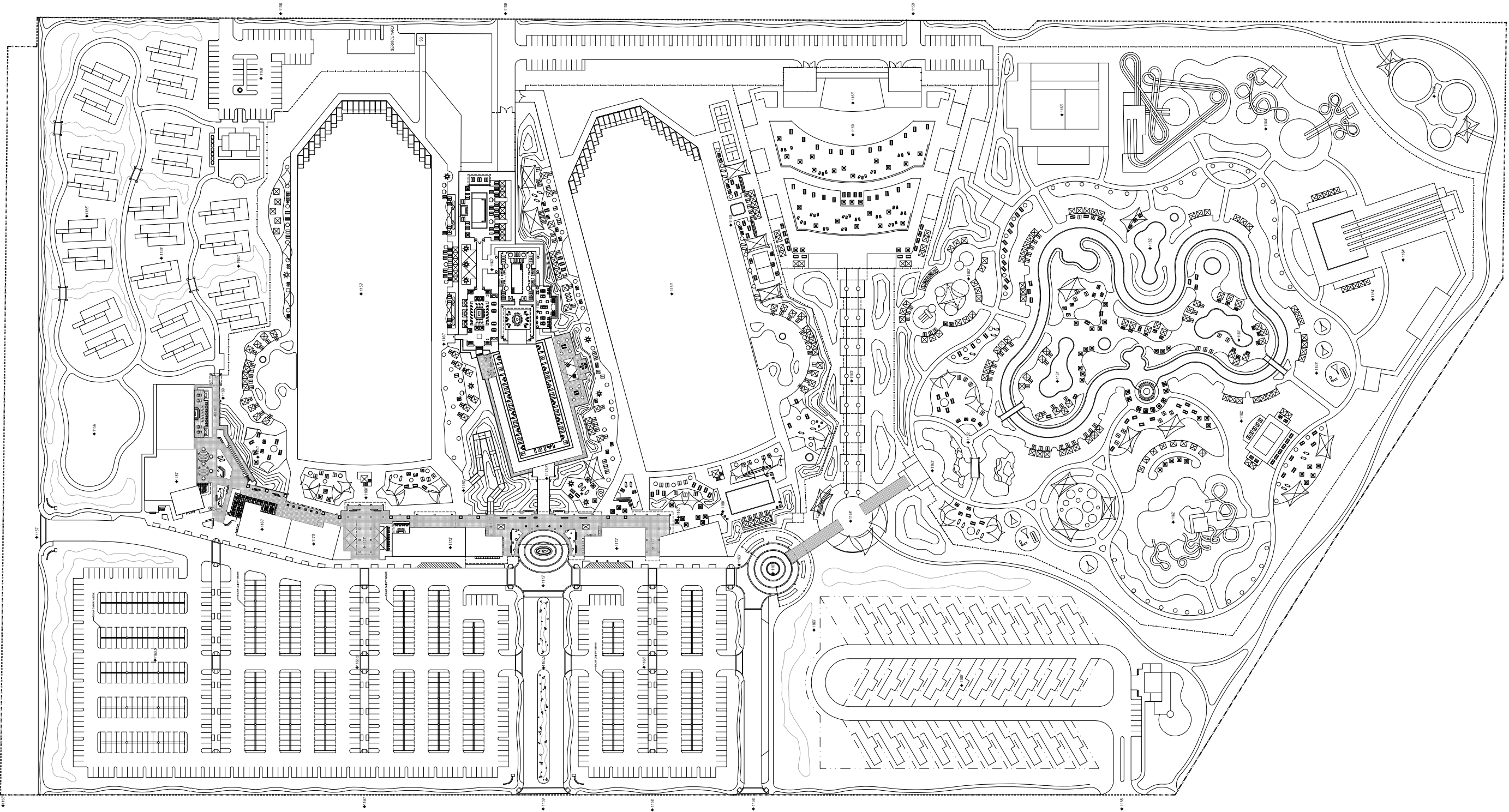


13

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Job No. 2021-574
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NORTH LOMA ROAD

STATE ROUTE 238

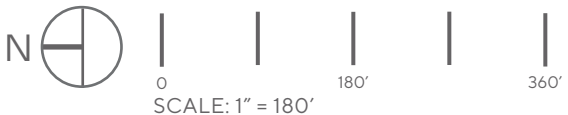


NORTH GREEN ROAD



PHX SURF
Phoenix, AZ

DISTRICT PLAN



Scale
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NORTH LOMA ROAD

STATE ROUTE 238



NORTH GREEN ROAD

DISTRICT SUMMARY		AC.
	PARKING	11.2
	R.V. PARK DISTRICT	4.37
	SURF VILLAGE	3.1
	SURF VILLAS DISTRICT	6.03
	RETAIL DISTRICT & BOARDWALK	1.7
	NORTH SURF LAGOON	5.86
	HOTEL	3.6
	SOUTH SURF LAGOON	5
	EVENT / ENTERTAINMENT VENUE	3.73
	WATER PARK	17.81
	PUMP TRACK	1.2
	B.O.H. MAINTENANCE	2.2



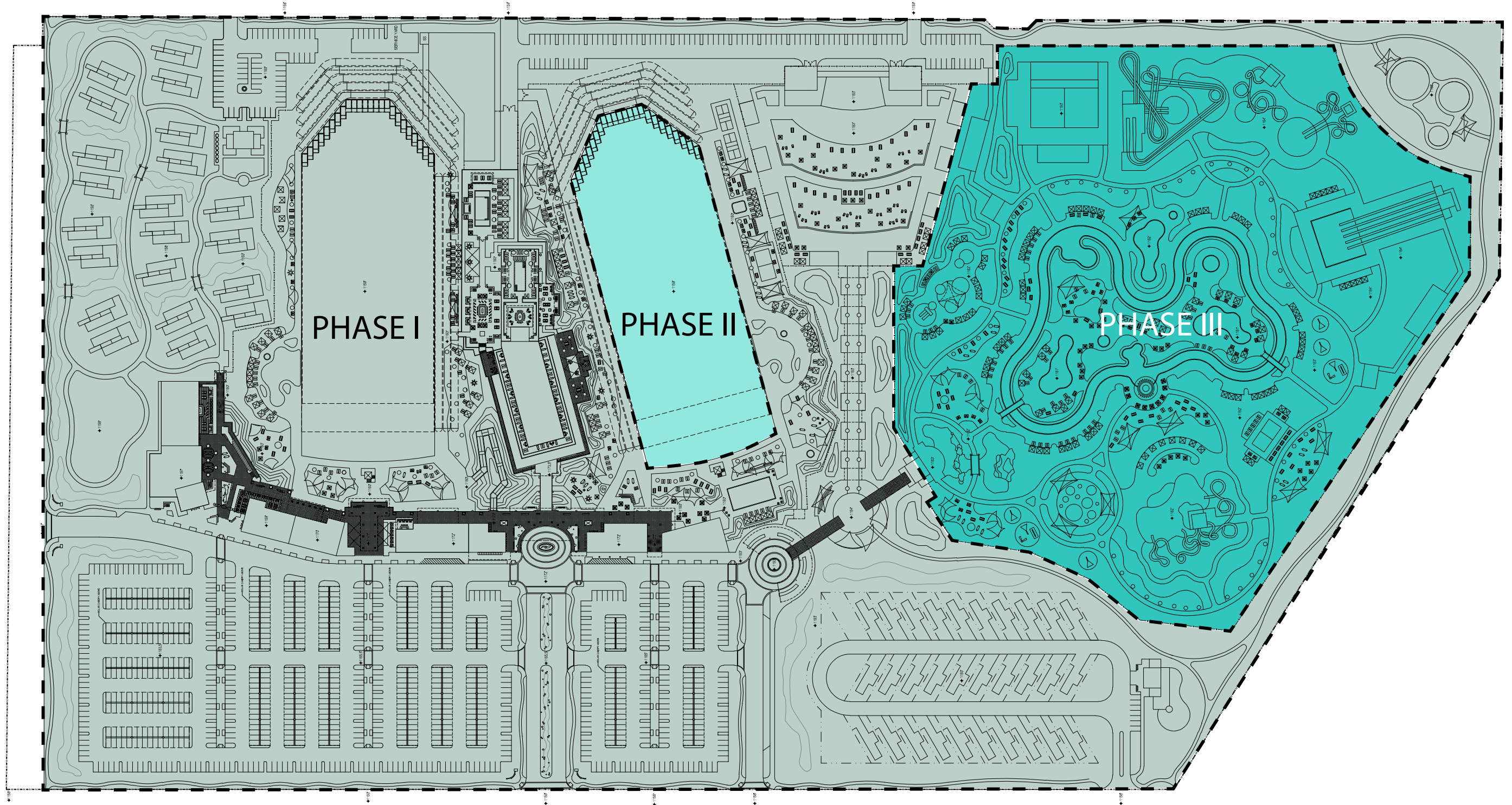
PHX SURF
Phoenix, AZ

ZONE / DISTRICT DIAGRAM
N



NORTH LOMA ROAD

STATE ROUTE 238

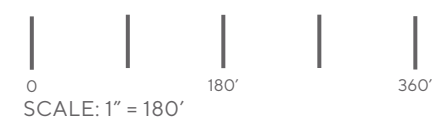


NORTH GREEN ROAD



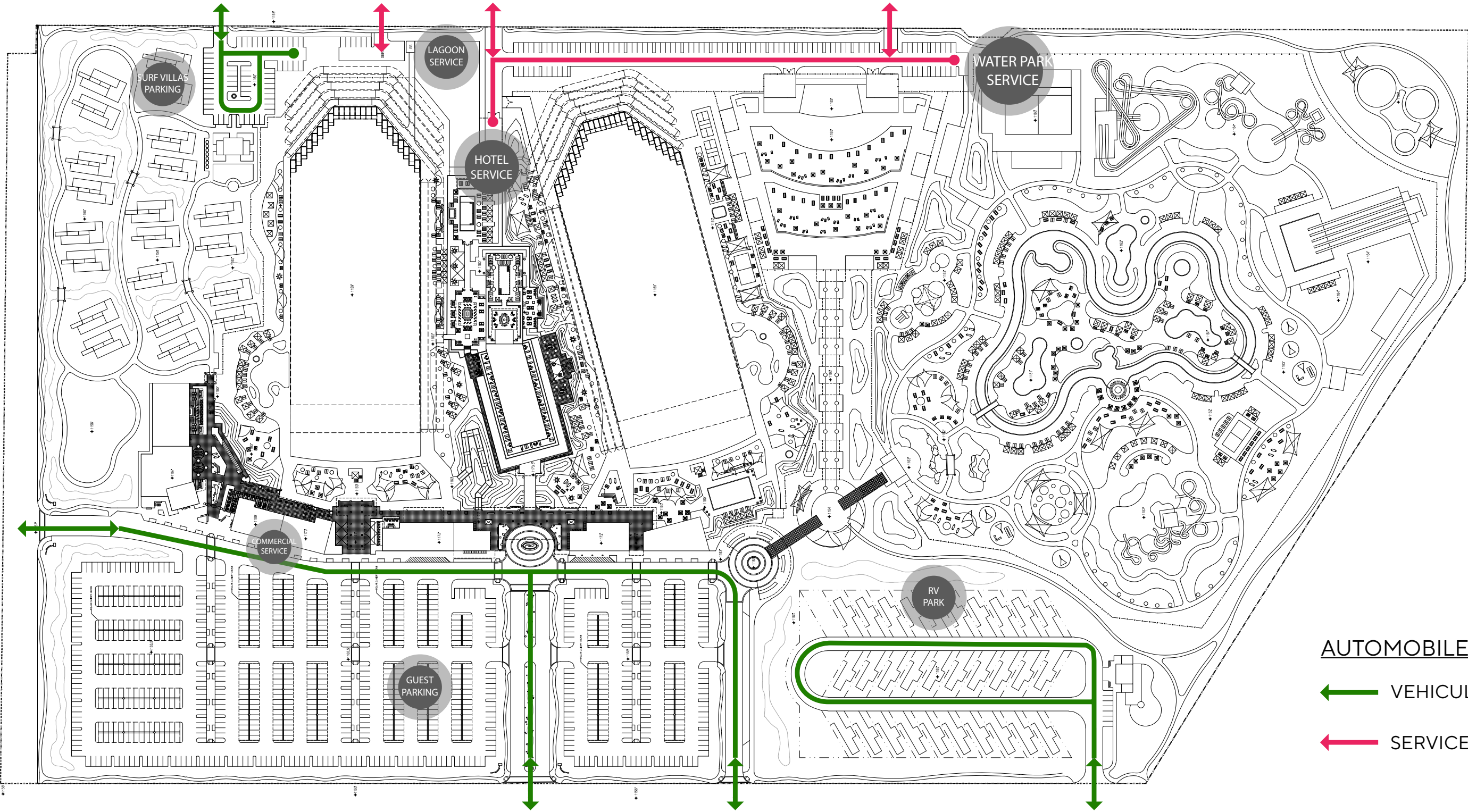
PHX SURF
Phoenix, AZ

PROPOSED DEVELOPMENT AND PHASING PLAN



NORTH LOMA ROAD

STATE ROUTE 238



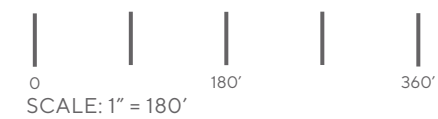
- AUTOMOBILE CIRCULATION
- ← VEHICULAR CIRCULATION
- ← SERVICE CIRCULATION

NORTH GREEN ROAD



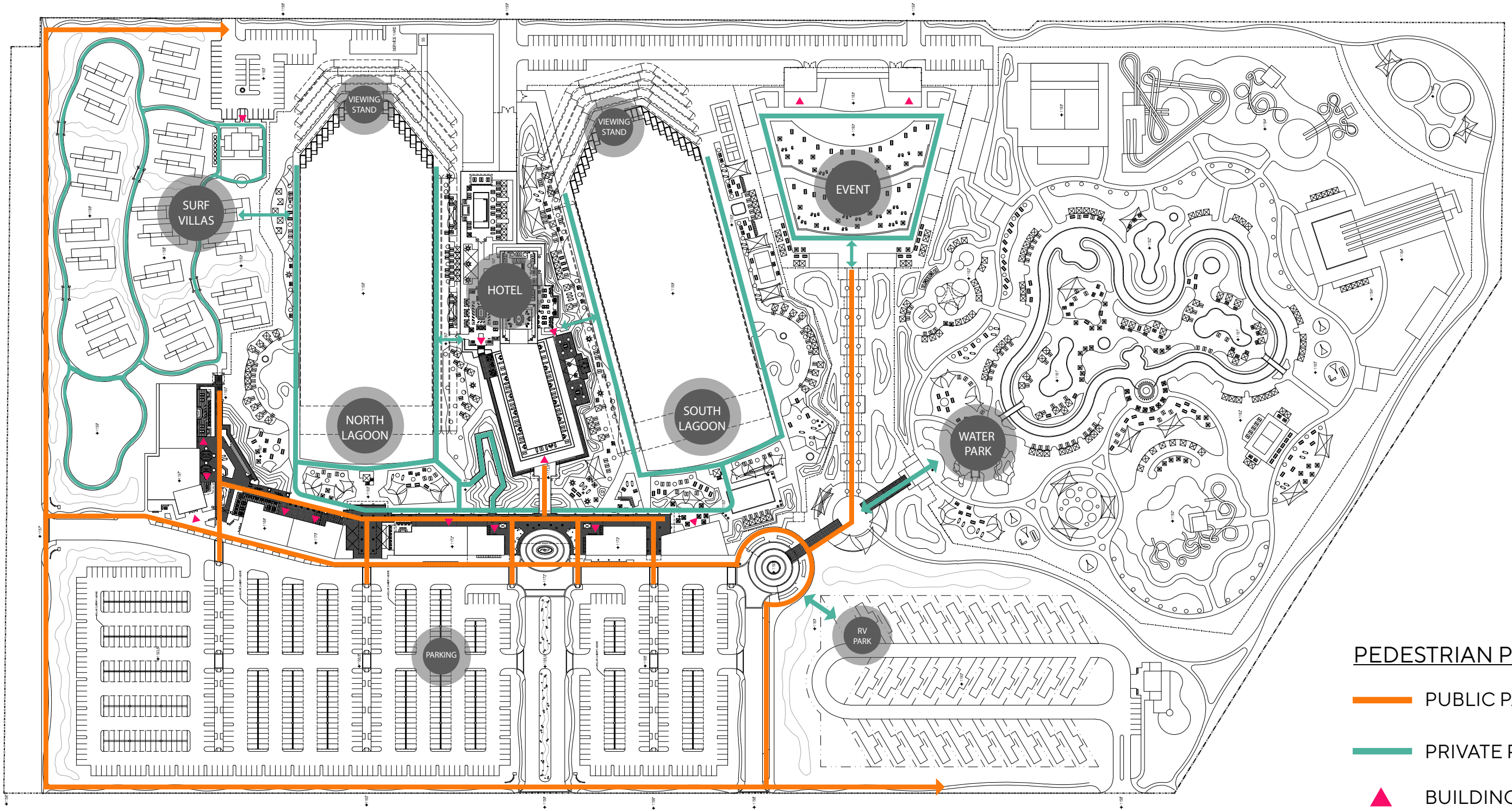
PHX SURF
Phoenix, AZ

VEHICULAR CIRCULATION PLAN



NORTH LOMA ROAD

STATE ROUTE 238



PEDESTRIAN PATH

— PUBLIC PATH

— PRIVATE PATH

▲ BUILDING ENTRY

NORTH GREEN ROAD



PHX SURF
Phoenix, AZ

PEDESTRIAN CIRCULATION PLAN

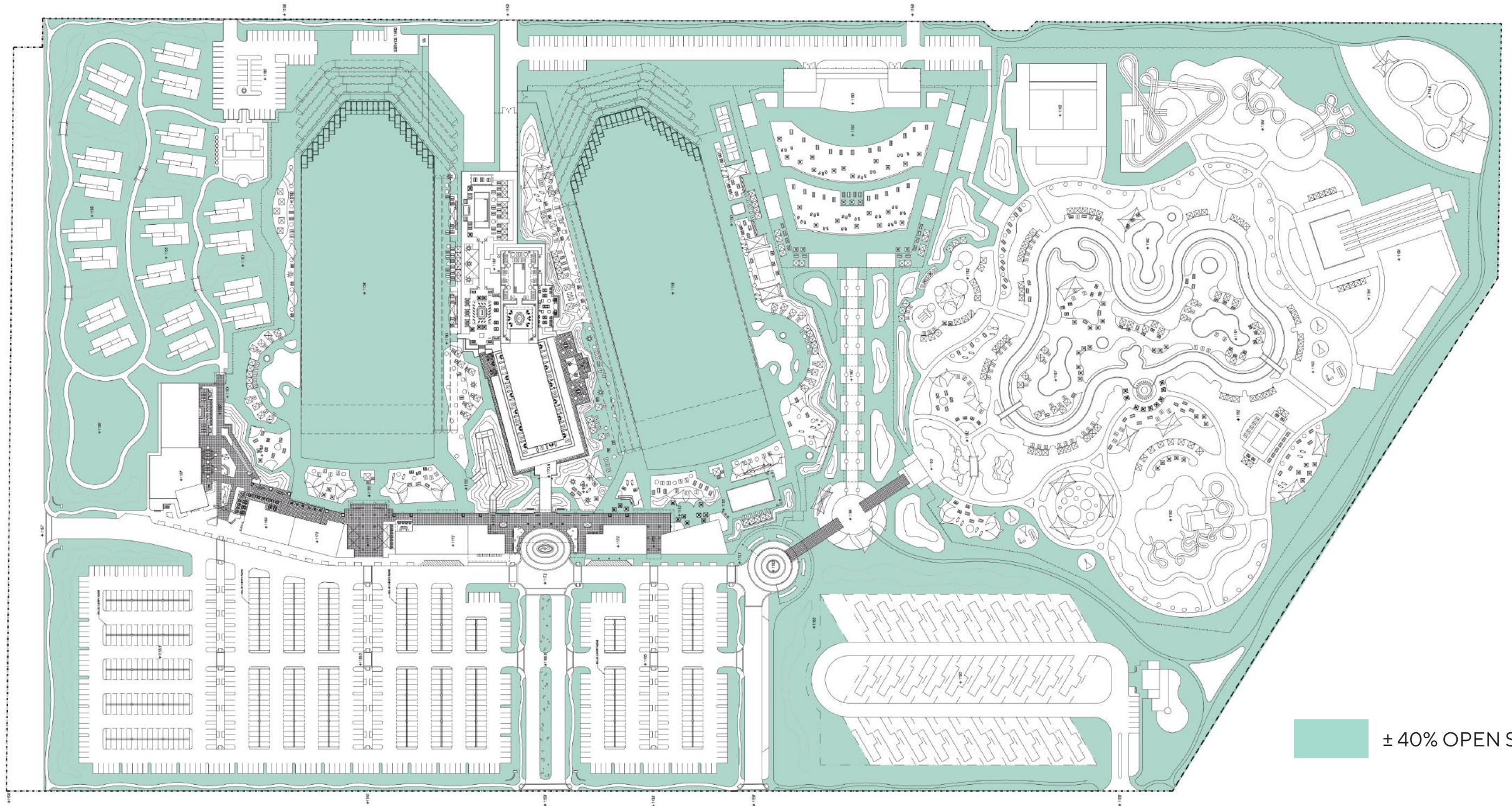


0 180' 360'
SCALE: 1" = 180'



NORTH LOMA ROAD

STATE ROUTE 238



± 40% OPEN SPACE

NORTH GREEN ROAD



PHX SURF
Phoenix, AZ

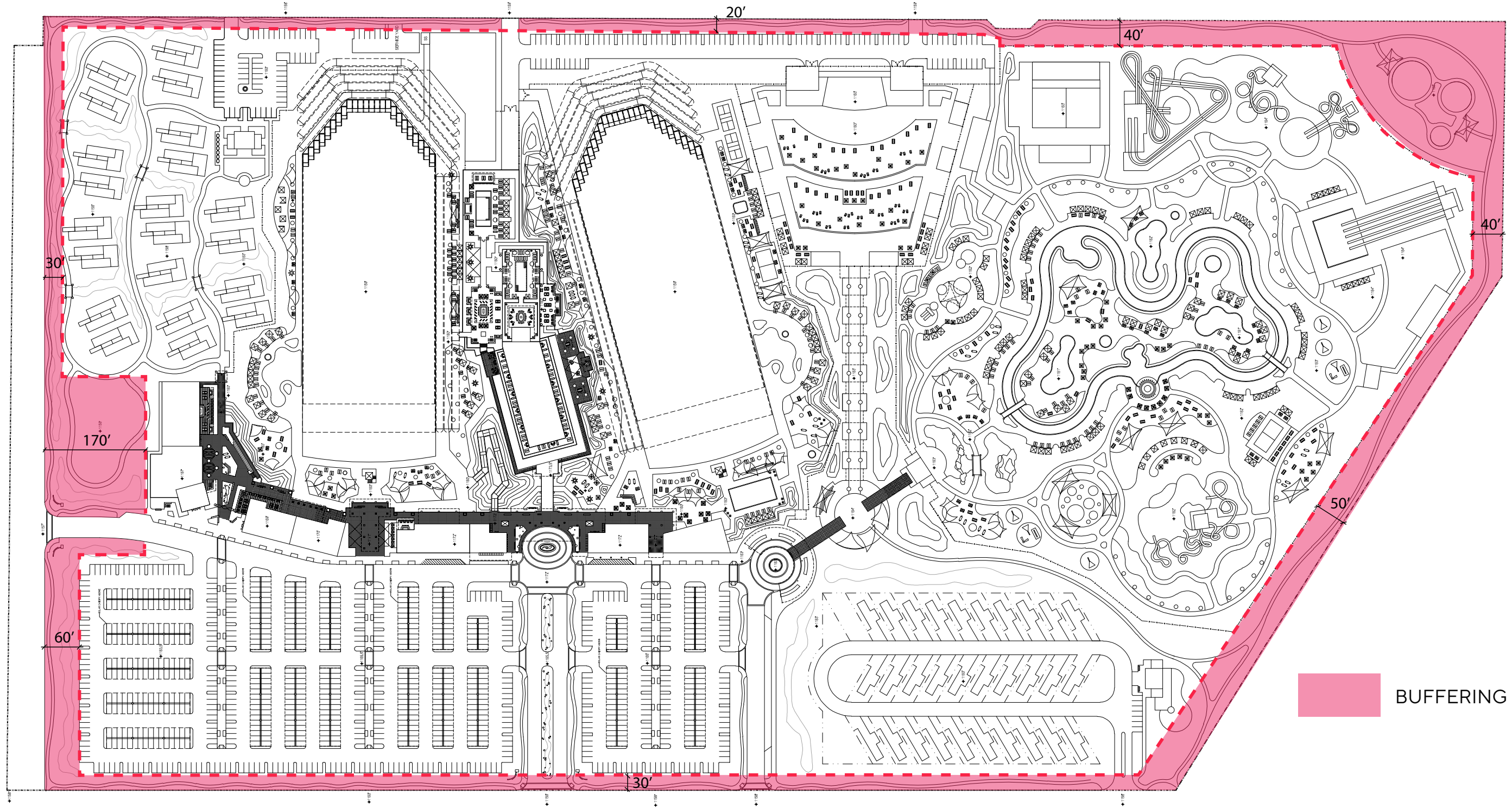


OPEN SPACE PLAN



NORTH LOMA ROAD

STATE ROUTE 238



NORTH GREEN ROAD

 BUFFERING SPACE



PHX SURF
Phoenix, AZ

LAND USE BUFFERING PLAN



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PHX SURF
Phoenix, AZ

AERIAL SITE MASSING



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Date 2022-05-02



RETAIL DISTRICT



PHX SURF
Phoenix, AZ



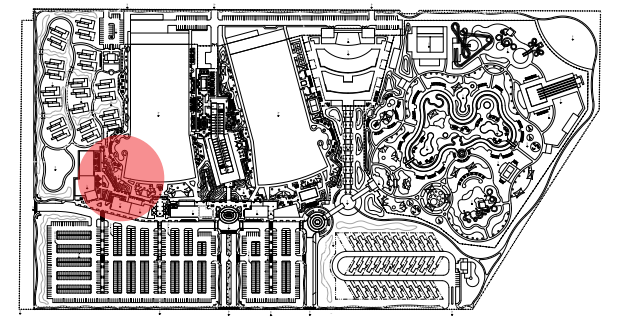
22

Scale
Job No. 2021-574
Date 2022-05-02



KEYNOTE LEGEND	
1	CONCRETE PAVING
2	PLANTING AREA - TYP.
3	ENHANCED PAVING AT RESTAURANT PATIOS
4	ENHANCED PAVING AT BOARDWALK
5	ENHANCED CROSSWALKS WITH COLOR CONCRETE BANDING
6	ARTIFICIAL TURF OR RUBBERIZED SURFACE
7	STADIUM SEATING
8	LOUNGE FURNITURE - TYP.
9	SHADED LOUNGE AREA
10	ENTRY PORTAL
11	FABRIC SHADE SAILS
12	FIRE PIT WITH BANQUETTE SEATING
13	VIEWING TERRACE
14	LIFE GUARD HOUSE
15	LARGE SHADE STRUCTURES
16	FESTOON LIGHTING
17	DECORATIVE POTTERY - TYP.
18	SAND
19	NORTH LAGOON
20	COVE POOL
21	CABANAS
22	DECORATIVE CONCRETE - STAMPED OR SAW CUT
23	BENCH SEATING
24	STAIRS WITH HANDRAILS
25	DRAINAGE RETENTION AREA - TYP.

KEY MAP

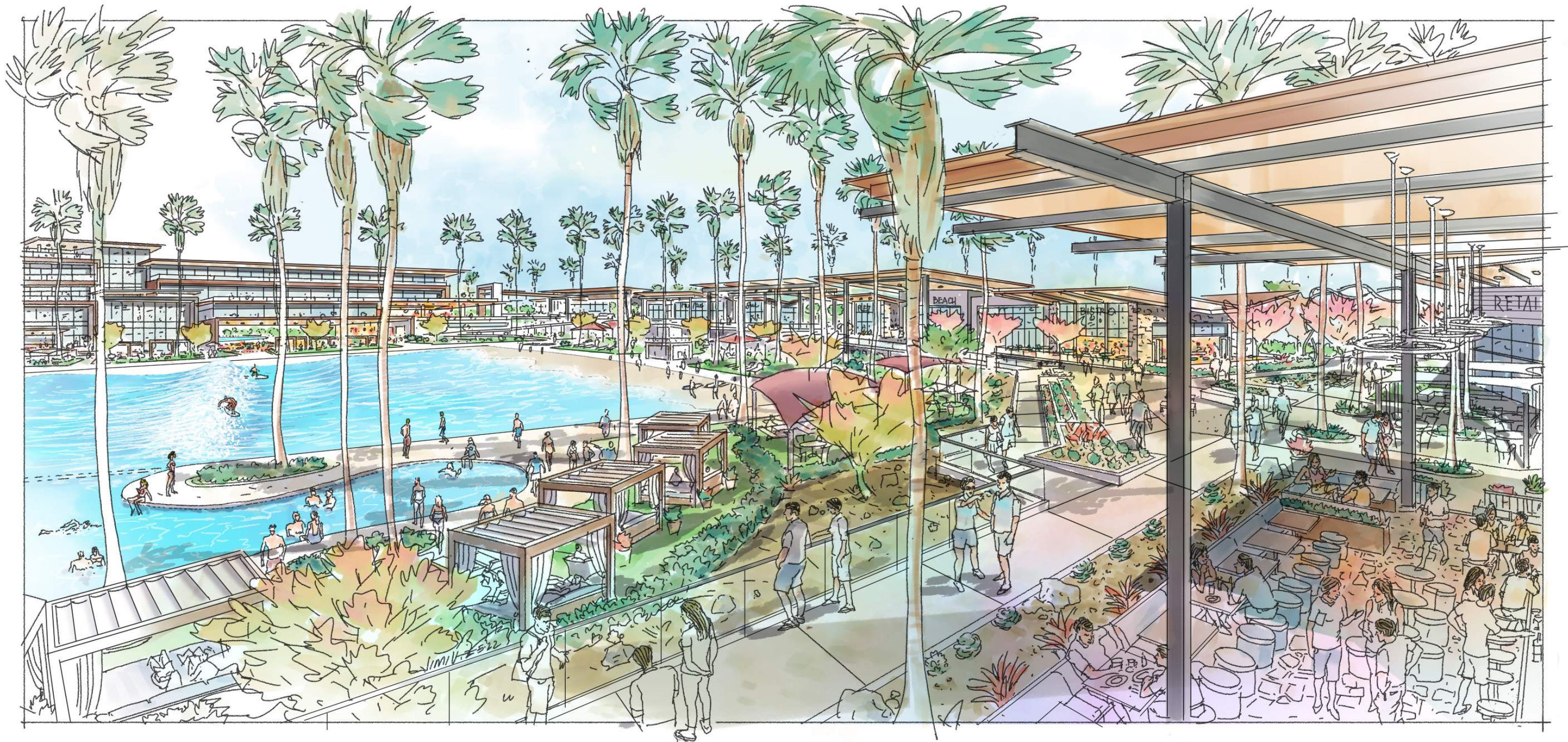




PHX SURF
Phoenix, AZ

RETAIL DISTRICT IMAGERY





PHX SURF
Phoenix, AZ

RETAIL DISTRICT RENDERING



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HOTEL DISTRICT

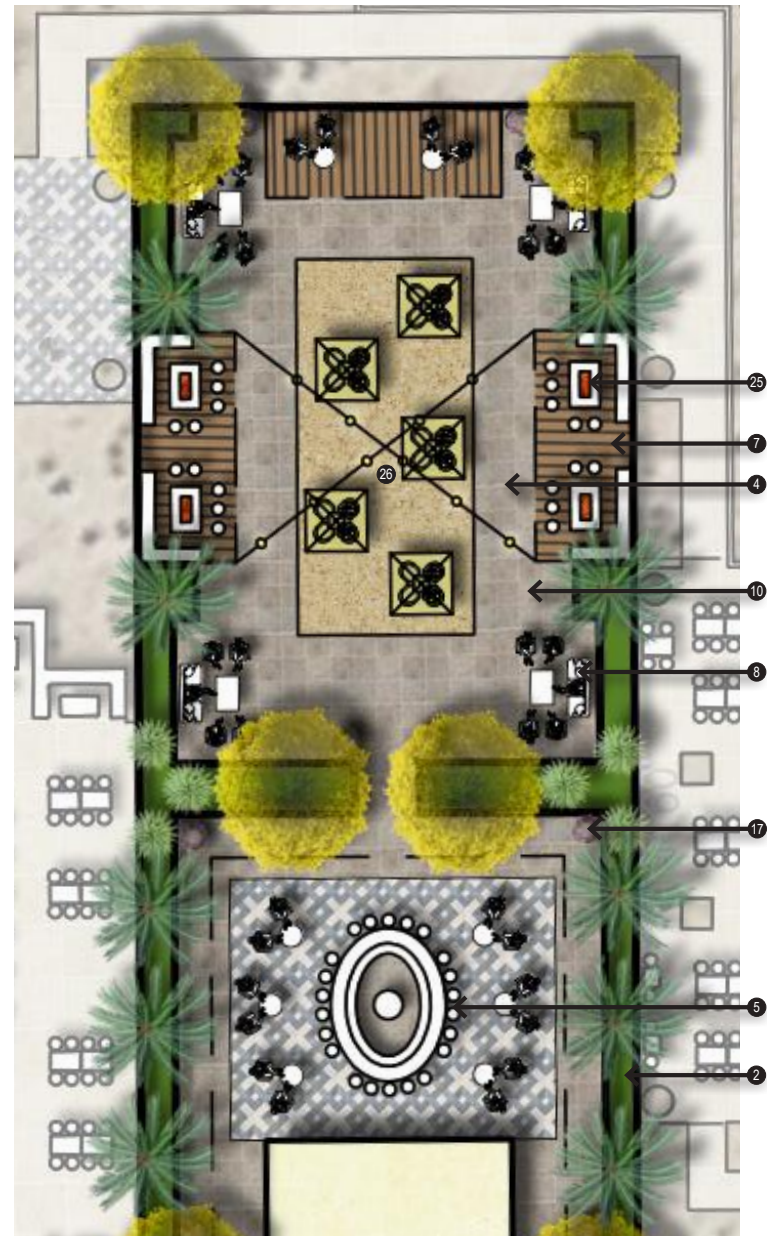
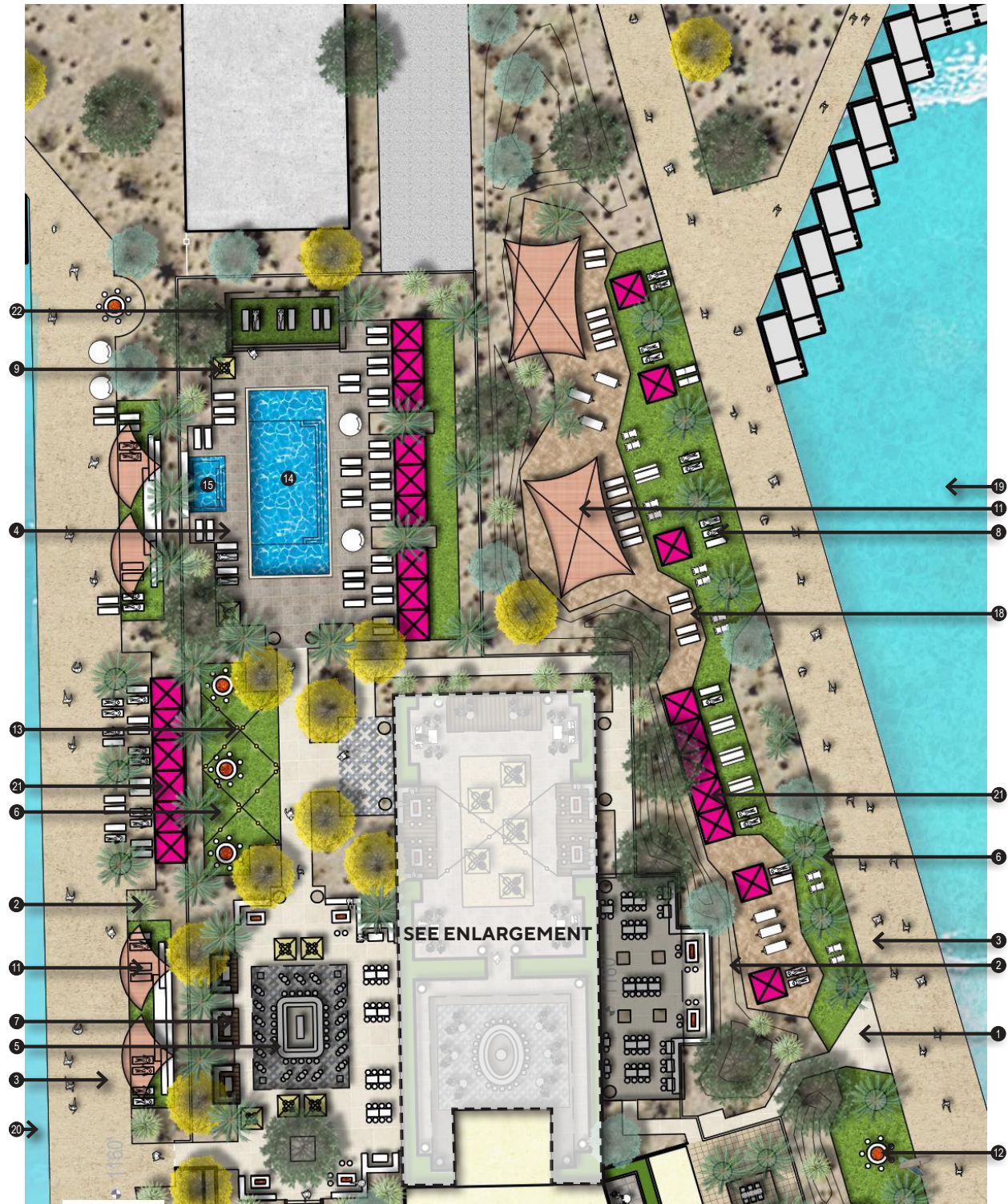


PHX SURF
Phoenix, AZ



26

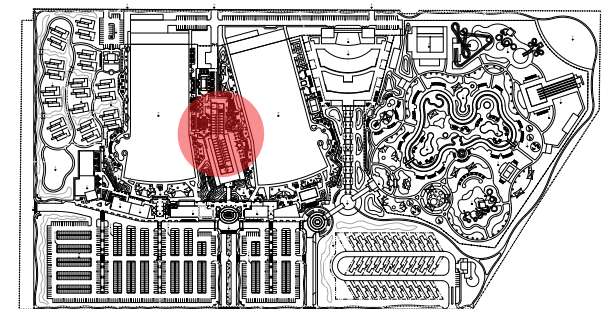
Scale
Job No. 2021-574
Date 2022-05-02



HOTEL EVENT DECK
SCALE: 1" = 20'

KEYNOTE LEGEND	
1	CONCRETE PAVING
2	PLANTING AREA - TYP.
3	DECORATIVE CONCRETE - STAMPED OR SAW CUT
4	ENHANCED PAVING AT EVENT DECK
5	COVERED BAR WITH ENHANCED PAVING
6	ARTIFICIAL TURF OR RUBBERIZED SURFACE
7	WOOD DECK PAVING
8	LOUNGE FURNITURE - TYP.
9	SHADED SEATING
10	DAYBEDS
11	FABRIC SHADE SAILS
12	ROUND FIRE PITS
13	FESTOON LIGHTING
14	POOL
15	SPA
16	POOL AND GATE ENCLOSURE
17	DECORATIVE POTTERY - TYP.
18	SAND
19	SOUTH LAGOON
20	NORTH LAGOON
21	CABANAS
22	LARGE SHADE STRUCTURES
23	BENCH SEATING
24	HOTEL SERVICE YARD
25	FIRE PIT WITH BANQUETTE SEATING
26	EVENT SPACE

KEY MAP



PHX SURF
Phoenix, AZ

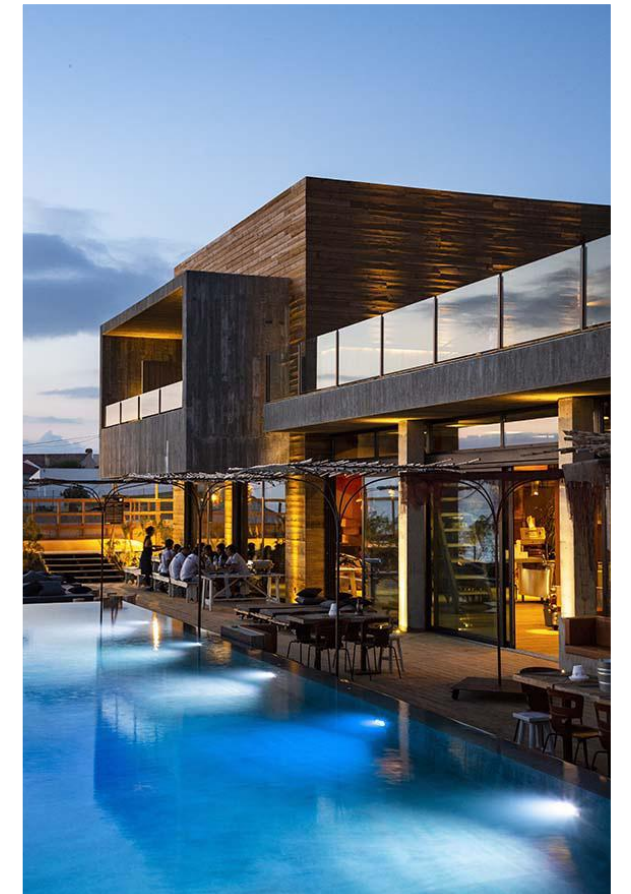
HOTEL DISTRICT PLAN ENLARGEMENT



SCALE: 1" = 50'



HOTEL DISTRICT
ARCHITECTURE & DESIGN



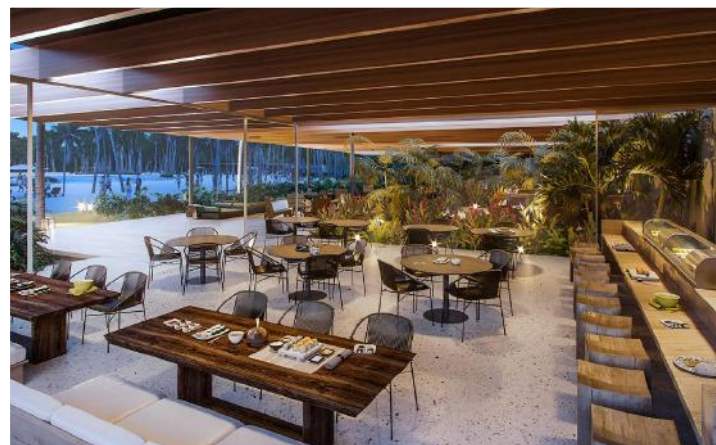
PHX SURF
Phoenix, AZ

HOTEL DISTRICT IMAGERY





HOTEL DISTRICT AMENITIES



PHX SURF
Phoenix, AZ

HOTEL DISTRICT IMAGERY





PHX SURF
Phoenix, AZ

HOTEL DISTRICT RENDERING



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MAIN ARRIVAL PLAZA



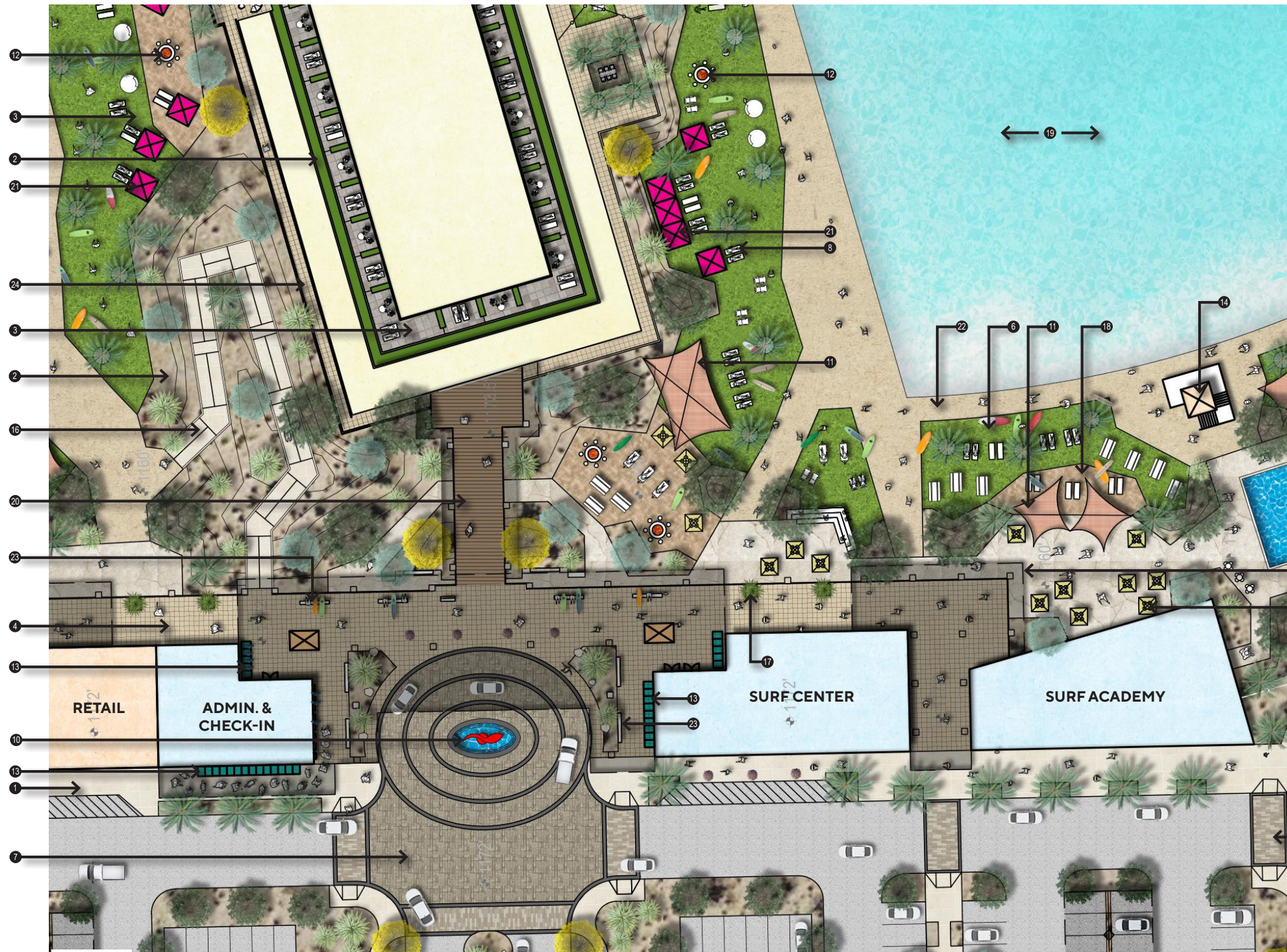
PHX SURF
Phoenix, AZ



Scale
Job No.
Date

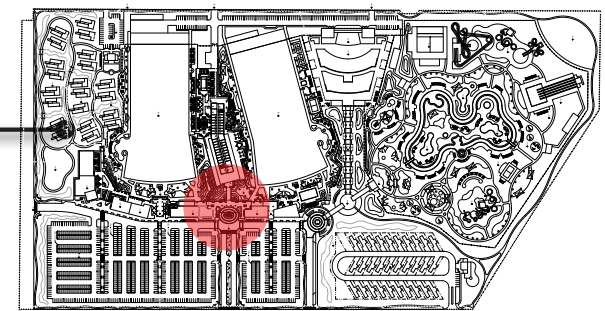
31

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2022-05-02



KEYNOTE LEGEND	
1	CONCRETE PAVING
2	PLANTING AREA - TYP.
3	ENHANCE PAVING AT HOTEL PATIOS
4	ENHANCED PAVING AT BOARDWALK
5	ENHANCED CROSSWALKS WITH COLOR CONCRETE BANDING
6	ARTIFICIAL TURF OR RUBBERIZED SURFACE
7	ENHANCED PAVING AT PORTE COCHERE
8	LOUNGE FURNITURE - TYP.
9	SHADED SEATING
10	PROPOSED ART INSTALLATION IN WATER FEATURE
11	FABRIC SHADE SAILS
12	ROUND FIRE PITS
13	SURFBOARD RACKS
14	LIFE GUARD HOUSE
15	LARGE SHADE STRUCTURES
16	ADA ACCESS TRAIL
17	DECORATIVE POTTERY - TYP.
18	SAND
19	SOUTH LAGOON
20	COVERED HOTEL BRIDGE
21	CABANAS
22	DECORATIVE CONCRETE - STAMPED OR SAW CUT
23	BENCH SEATING
24	ENHANCED PAVING AT HOTEL

KEY MAP



PHX SURF
Phoenix, AZ

MAIN ARRIVAL PLAZA PLAN ENLARGEMENT





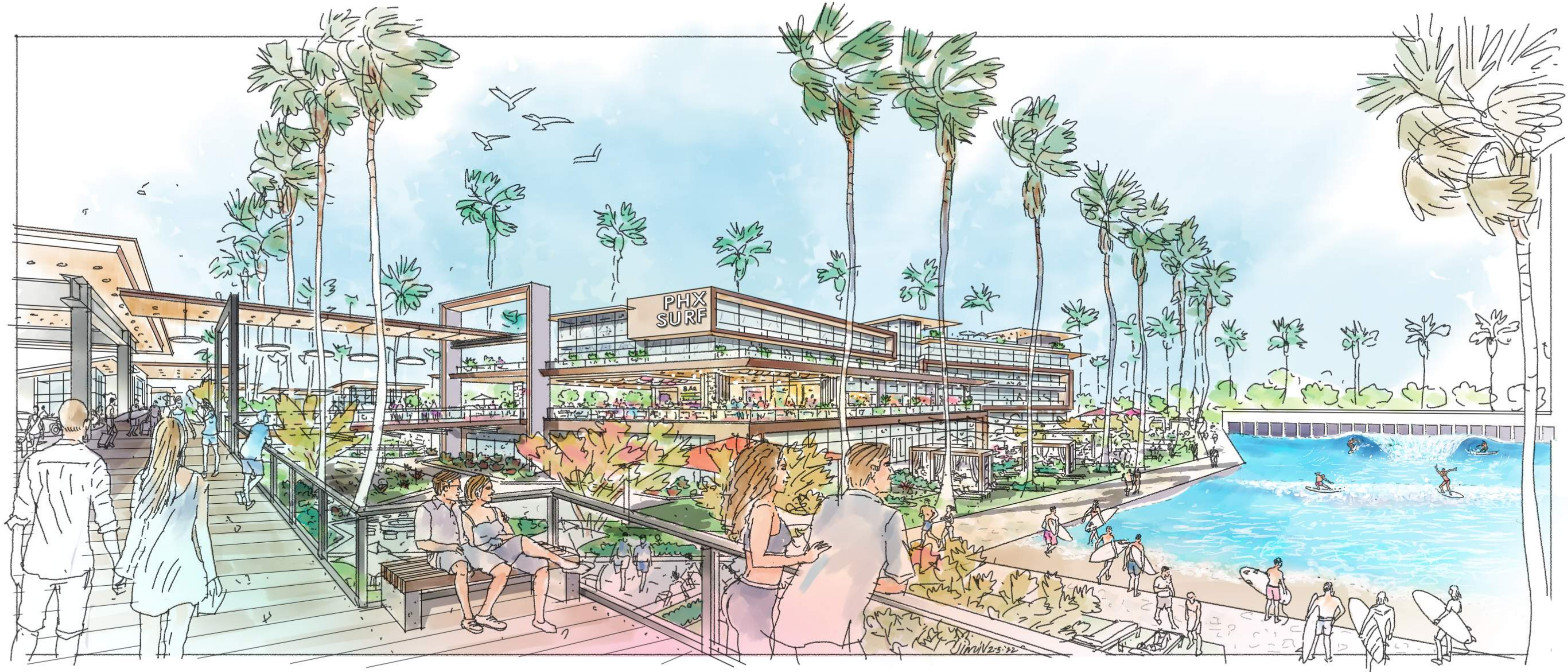
MAIN ARRIVAL PLAZA



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Phoenix, AZ

MAIN ARRIVAL PLAZA IMAGERY





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Phoenix, AZ

MAIN ARRIVAL PLAZA RENDERING



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SURF VILLAGE

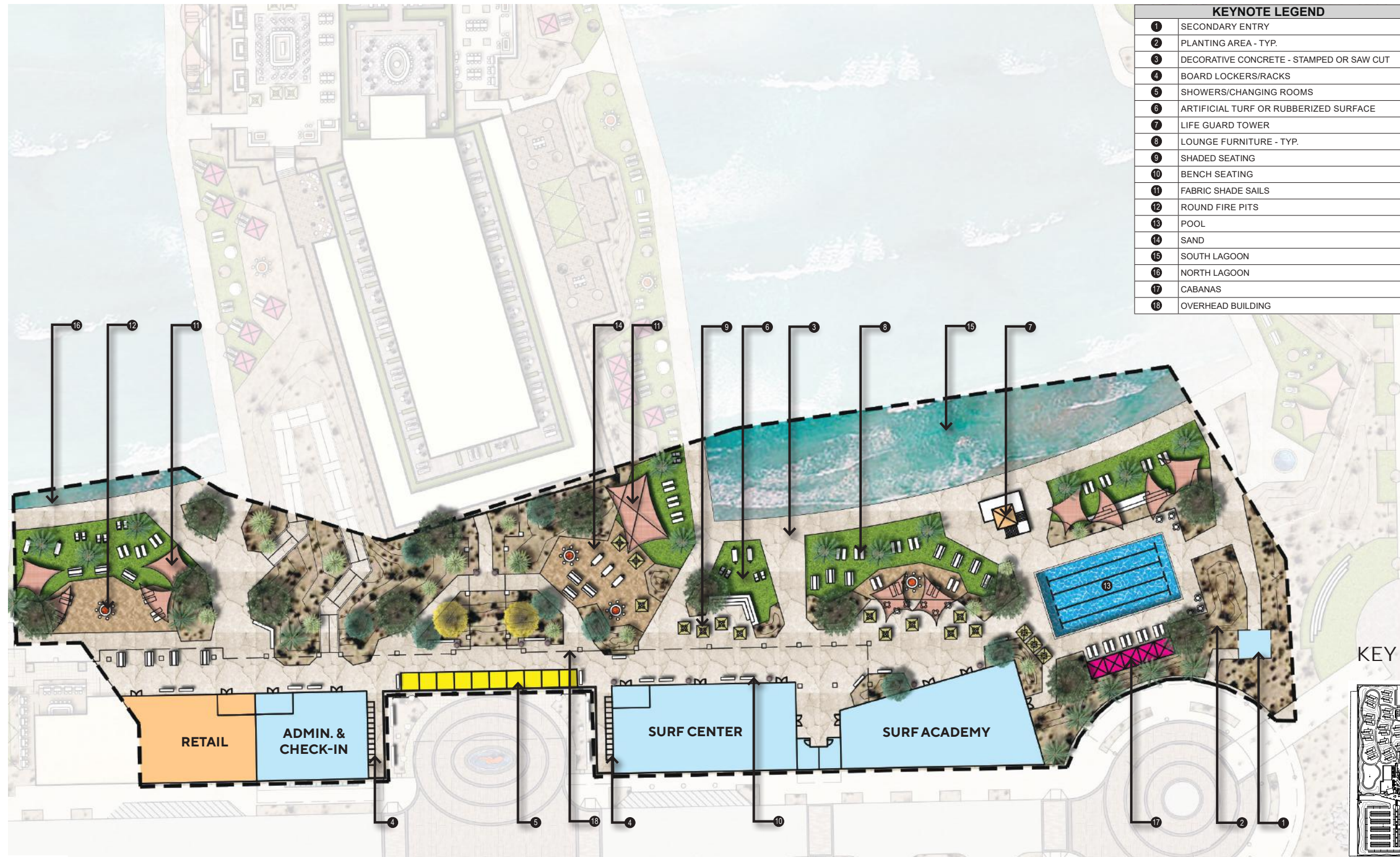


PHX SURF
Phoenix, AZ



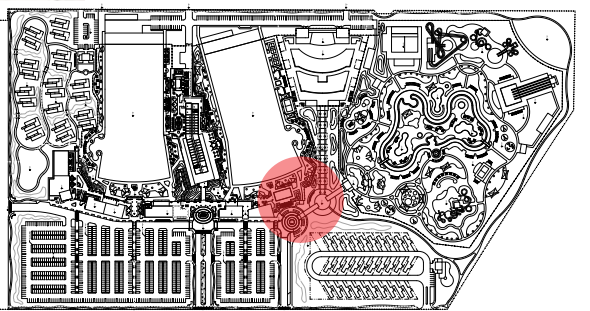
35

Scale
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KEYNOTE LEGEND	
1	SECONDARY ENTRY
2	PLANTING AREA - TYP.
3	DECORATIVE CONCRETE - STAMPED OR SAW CUT
4	BOARD LOCKERS/RACKS
5	SHOWERS/CHANGING ROOMS
6	ARTIFICIAL TURF OR RUBBERIZED SURFACE
7	LIFE GUARD TOWER
8	LOUNGE FURNITURE - TYP.
9	SHADED SEATING
10	BENCH SEATING
11	FABRIC SHADE SAILS
12	ROUND FIRE PITS
13	POOL
14	SAND
15	SOUTH LAGOON
16	NORTH LAGOON
17	CABANAS
18	OVERHEAD BUILDING

KEY MAP





SURF CENTER & SURF ACADEMY
ARCHITECTURE & DESIGN



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Phoenix, AZ

SURF VILLAGE IMAGERY





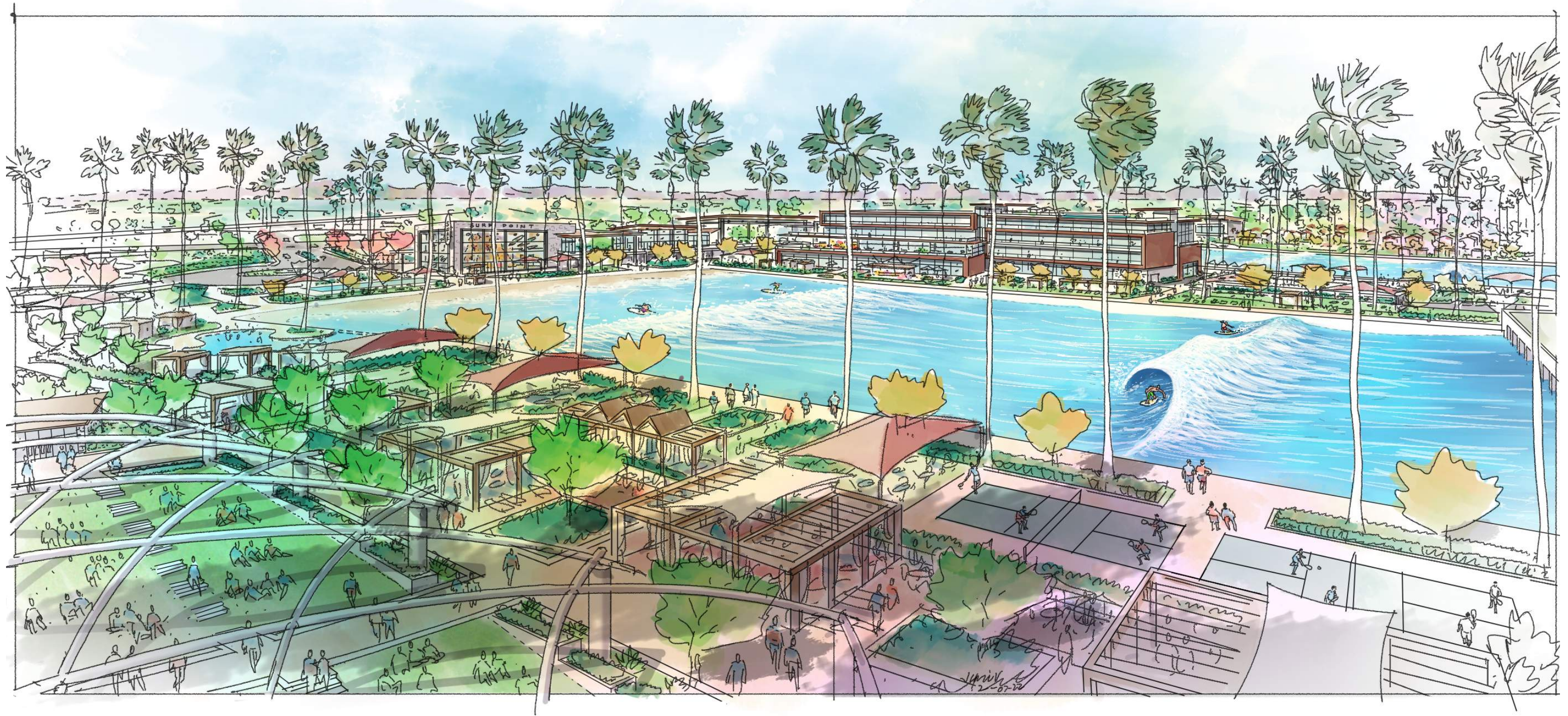
SURF CENTER & SURF ACADEMY
ARCHITECTURE & DESIGN



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Phoenix, AZ

SURF VILLAGE IMAGERY





PHX SURF
Phoenix, AZ

SURF VILLAGE RENDERING



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Scale
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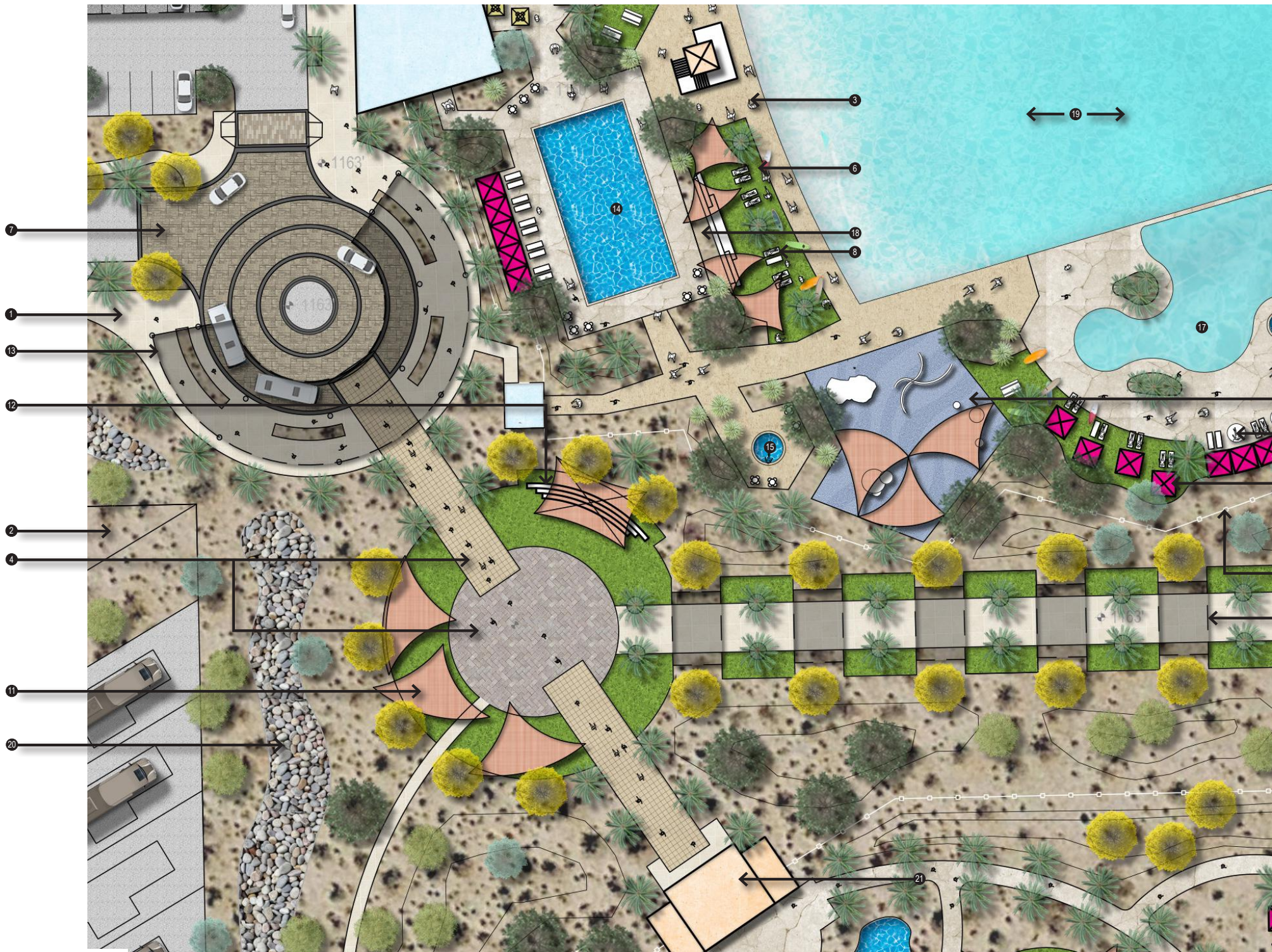
PHX SURF
Phoenix, AZ

BEACHFRONT IMAGERY



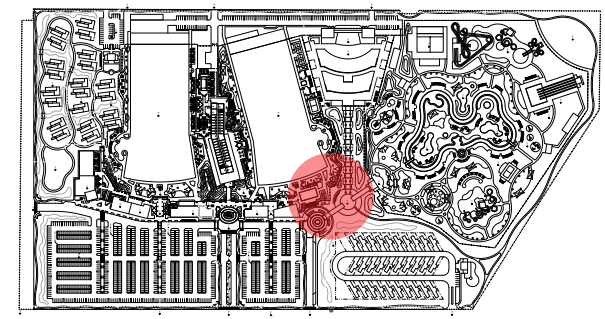
40

Scale
Job No. 2021-574
Date 2022-05-02



KEYNOTE LEGEND	
1	CONCRETE PAVING
2	PLANTING AREA - TYP.
3	DECORATIVE CONCRETE - STAMPED OR SAW CUT
4	ENHANCED PAVING
5	COVERED ENTRY PORTAL
6	ARTIFICIAL TURF OR RUBBERIZED SURFACE
7	ENHANCED VEHICULAR PAVING AT PORTE COCHERE
8	LOUNGE FURNITURE - TYP.
9	FENCE ENCLOSURE
10	DAYBEDS
11	FABRIC SHADE SAILS
12	STADIUM SEATING
13	LARGE SHADE STRUCTURES
14	POOL
15	SPA
16	CABANAS
17	COVE POOL
18	SAND
19	SOUTH LAGOON
20	DRAINAGE RETENTION REA - TYP.
21	WATER PARK ADMIN BUILDING
22	KIDS PLAY AREA

KEY MAP





SURF VILLAS DISTRICT



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Phoenix, AZ



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PHX SURF
Phoenix, AZ



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Job No.
Date

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LOCALLY SOURCED STONE



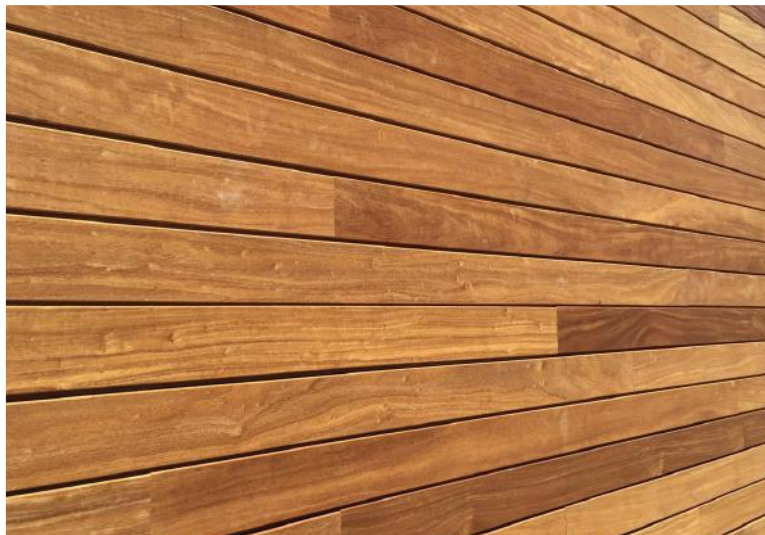
SANTA BARBARA STUCCO FINISH



SMOOTH FACED CONCRETE BLOCK



GABION WALL



COMPOSITE WOOD LOOK SIDING



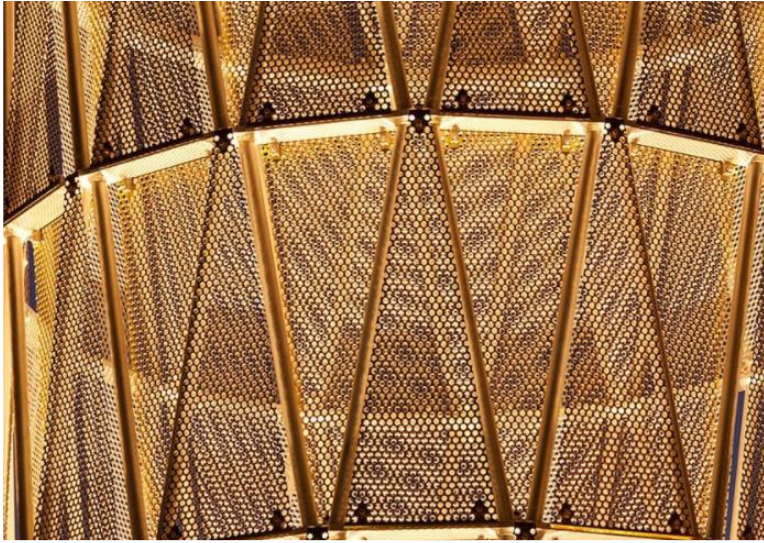
BOARD CONCRETE FORM



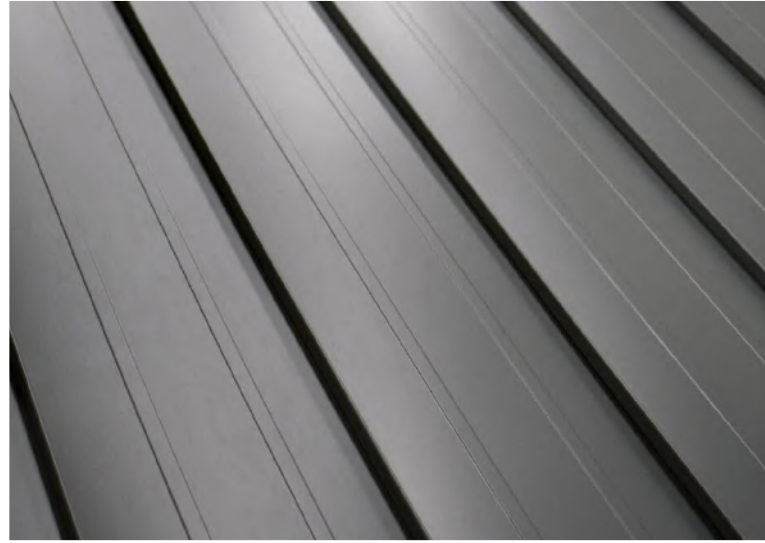
METAL PANEL WITH CORTEN STEEL FINISH



CEMENT BREEZE BLOCK



PERFORATED METAL SCREEN



STANDING SEAM METAL ROOF



SPECIALTY GARAGE DOOR



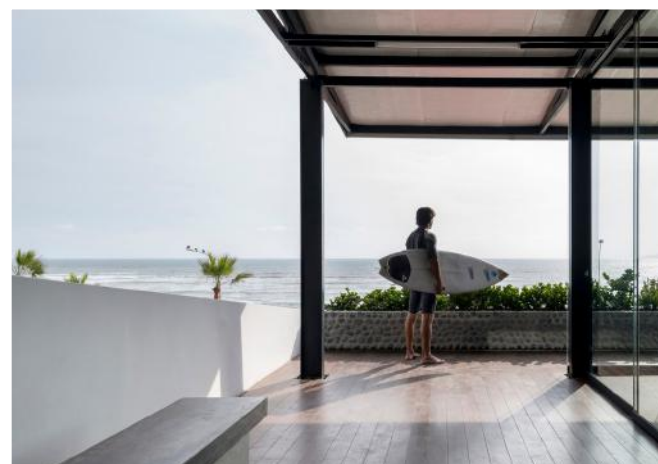
INDUSTRIAL LOOK STOREFRONT SYSTEM



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Phoenix, AZ

ARCHITECTURAL BUILDING MATERIALS





PHX SURF
Phoenix, AZ

SOLAR SHADING DEVICES





LANDSCAPE

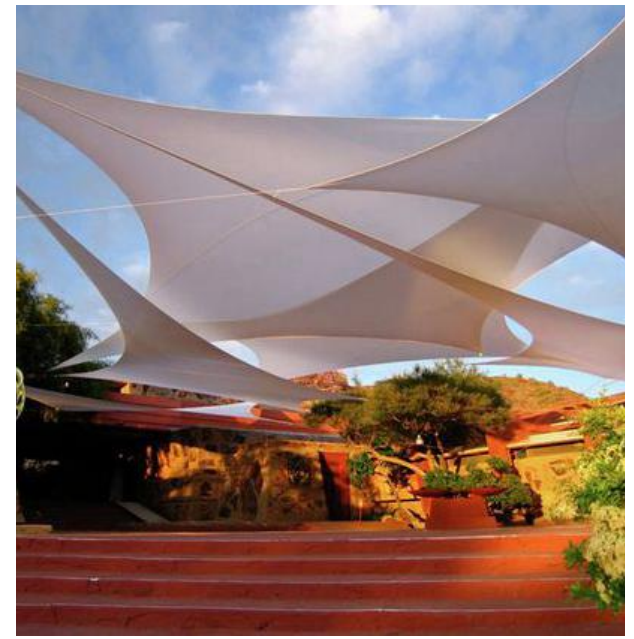
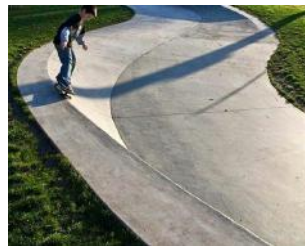


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Phoenix, AZ



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Scale
Job No. 2021-574
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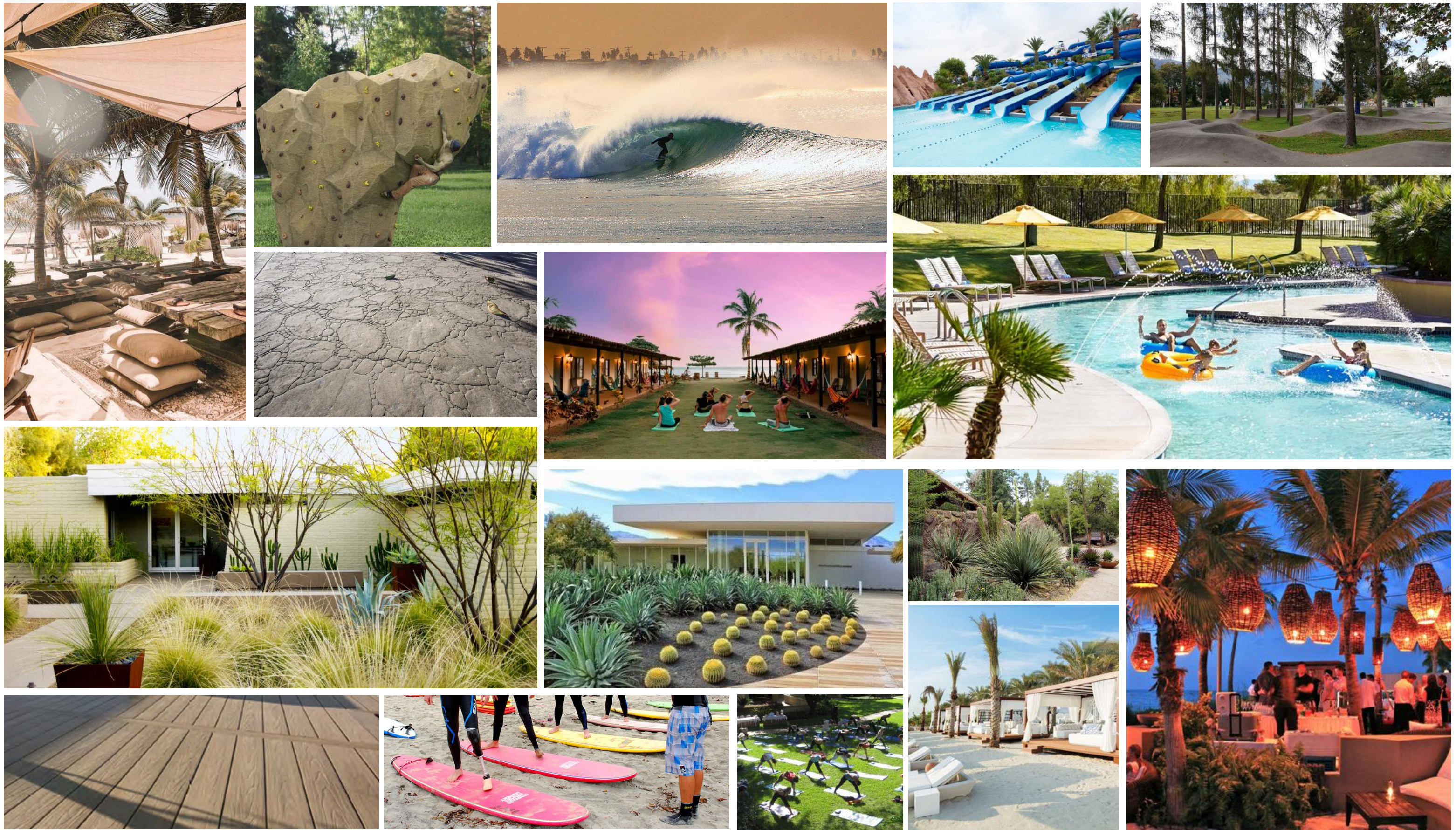
PHX SURF
Phoenix, AZ

CONCEPTUAL IMAGERY



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PHX SURF
Phoenix, AZ

CONCEPTUAL IMAGERY



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NORTH LOMA ROAD

STATE ROUTE 238



NORTH GREEN ROAD

NOTE: PLEASE SEE SHEETS "11" AND "12" FOR PLANTING LEGENDS AND IMAGERY









PHX SURF
Phoenix, AZ

LANDSCAPE TREE PLAN



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Scale
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TREE LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	DESCRIPTION
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	SPECIMEN TREE
	POPULUS FREMONTII	POPULUS FREMONTII	
	FRAXINUS VELUTINA	ARIZONA ASH	
	FRAXINUS UHDEI 'MAJESTIC'	MAJESTIC ASH	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	CANOPY TREE
	RHUS LANCEA	AFRICAN SUMAC	
	OLNEYA TESOTA	IRONWOOD	
	TIPUANA TIPU	TIPU TREE	
	PINUS ELДАРICA	AFGHAN PINE	SCREEN TREE
	PINUS HALEPENSIS	ALEPPO PINE	
	CUPRESSUS ARIZONICA	ARIZONA CYPRESS	
	ACACIA SPP.	ACACIA, WATTLE	ACCENT TREE
	CHILOPSIS LINEARIS	DESERT WILLOW	
	LYSILOMA SPP.	DESERT FERNZ	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL, MESCAL BEAN	
	CERCIS CANADENSIS VAR. MEXICANA	MEXICAN REDBUD	ACCENT TREE
	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	
	BAUHINIA LUNARIOIDES	ANACACHO ORCHID TREE	
	PHOENIX DACTYLIFERA	DATE PALM	PALM TREE
	WASHINGTONIA SPP.	DESERT FAN PALM	
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	
	BRAHEA SPP.	FAN PALM	
	BUTIA CAPITATA	JELLY PALM	
	BRAHEA SPP.	FAN PALM	



POPULUS FREMONTII (POPULUS FREMONTII) PISTACIA X 'RED PUSH' (RED PUSH PISTACHE) FRAXINUS VELUTINA (ARIZONA ASH) FRAXINUS UHDEI 'MAJESTIC' (MAJESTIC ASH)



TIPUANA TIPU TIPU TREE OLNEYA TESOTA IRONWOOD GEIJERA PARVIFLORA AUSTRALIAN WILLOW RHUS LANCEA AFRICAN SUMAC



PINUS ELДАРICA AFGHAN PINE PINUS HALEPENSIS ALEPPO PINE CUPRESSUS ARIZONICA ARIZONA CYPRESS



ACACIA SPP. ACACIA, WATTLE CHILOPSIS LINEARIS DESERT WILLOW LYSILOMA SPP. DESERT FERNZ SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL CERCIS CANADENSIS VAR. MEXICANA MEXICAN REDBUD CERCIS CANADENSIS VAR. TEXENSIS TEXAS REDBUD BAUHINIA LUNARIOIDES ANACACHO ORCHID TREE



PHOENIX DACTYLIFERA DATE PALM WASHINGTONIA SPP. DESERT FAN PALM CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM BRAHEA SPP. PALM FAN PALM BUTIA CAPITATA JELLY PALM CYCAS REVOLUTA (SAGO PALM)

SHRUB LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
GRASSES		
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
	MUHLENBERGIA RIGIDA	PURPLE MUHLY
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	PENNISETUM SETACEUM CV. 'CUPREUM'	PURPLE FOUNTAIN GRASS
	SCHISMUS BARBATUS	MEDITERRANEAN GRASS
PERENNIAL WILDFLOWER		
	ANIGONZANTHOS 'YELLOW GEM'	YELLOW KANGAROO PAW
	ARCTOTIS SPP.	AFRICAN DAISY
	BAHIA ABSINTHIFOLIA	BAHIA
	BAILEYA MULTIRADIATA	DESERT MARIGOLD
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY
	IPOMOPSIS LONGIFLORA	PALE BLUE TRUMPETS
	LINUM LEWISII	BLUE FLAX
	PENSTEMON SPP.	PENSTEMON
SHRUBS		
	ACACIA REDOLENS 'PROSTATA'	PROSTATE ACACIA
	ANISACANTHUS THURBERI	DESERT HONEYSUCKLE
	BACCHARIS PILULARIS	COYOTE BUSH
	CAESALPINIA SPP.	BIRD-OF-PARADISE
	CISTUS SPP.	ROCKROSE
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY, SILVERBUSH
	CORDIA PARVIFOLIA	LITTLE LEAF CORDIA
	DALEA SPP.	SMOKETREE, INDIGO BUSH
	DODONAEA VISCOSA	HOPBUSH
	LANTANA SPP.	TRAILING LANTANA
	LEUCOPHYLLUM SPP.	TEXAS SAGE, TEXAS RANGER
	MYRTUS COMMUNIS	MYRTLE
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
	ROSMARINUS OFFICINALIS	BUSH ROSEMARY
	TECOMA SPP.	TACOMA
	TEUCRIUM FRUTICANS	BUSH GERMANDER
	WESTRINGIA ROSMARINIFORMIS	WESTRINGIA
ACCENT SUCCULENTS		
	AGAVE SPP.	CENTURY PLANT, AGAVE
	ALOE SPP.	ALOE
	DASYLIRION SPP.	DESERT SPOON
	FOUQUIERIA SPP.	OCOTILLO
	HESPERALOE SPP.	HESPERALOE
	YUCCA SPP.	YUCCA
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT
	YUCCA BACCATA	BANANA YUCCA
	YUCCA RIGIDA	BLUE YUCCA
	EUPHORBIA ANTISYPHILITICA	CANDELLILLA
	ALOE FEROX	CAPE ALOE
	PORTULACARIA AFRA	ELEPHANT'S FOOD
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	DASYLIRION LONGISSIMUM	GRASS TREE
	AGAVE BOVICORNUTA	LECHUGILLA VERDE
	ALOE VERA	MEDICINAL ALOE
	AGAVE COLORATA	MESCAL CENIZA
	AGAVE VILMORINIANA	OCTOPUS AGAVE
	YUCCA PALLIDA	PALELEAF YUCCA
	AGAVE PARRYI	PARRY'S AGAVE
	AGAVE DESMETTIANA	SMOOTH AGAVE
	AGAVE WEBERI	WEBER'S AGAVE
	BULBINE FRUTESCENS	YELLOW BULBINE
	APTENIA CORDIFOLIA	HEARTS AND FLOWERS

SHRUBS



ACACIA REDOLENS 'PROSTATA' (PROSTATE ACACIA) ANISACANTHUS THURBERI (DESERT HONEYSUCKLE) BACCHARIS PILULARIS (COYOTE BUSH) CAESALPINIA SPP. (BIRD-OF-PARADISE) CALLIANDRA PENINSULARIS (FAIRY DUSTER) CISTUS SPP. (ROCKROSE) NANDINA DOMESTICA (HEAVENLY-BAMBOO) CORDIA PARVIFOLIA (LITTLE LEAF CORDIA) DALEA SPP. (INDIGO BUSH) DODONAEA VISCOSA (HOPBUSH)



LANTANA SPP. (TRAILING LANTANA) LEUCOPHYLLUM SPP. (TEXAS SAGE, TEXAS RANGER) MYRTUS COMMUNIS (MYRTLE) PENSTEMON SPP. (PENSTEMON) PEROVSKIA ATRIPLICIFOLIA 'HEAVENLY BLUE' (RUSSIAN SAGE) ROSMARINUS OFFICINALIS (BUSH ROSEMARY) TECOMA SPP. (TACOMA) TEUCRIUM FRUTICANS (BUSH GERMANDER) ASCLEPIAS SUBULATA (DESERT MILKWEED)



CARRISSA MACROCARPA 'BOXWOOD BEAUTY' (BOXWOOD BEAUTY) MYOPORUM PARVIFOLIUM 'WHITE' (WHITE MYOPORUM) WESTRINGIA ROSMARINIFORMIS (WESTRINGIA)

GRASSES



BOUTELOUA GRACILIS (BLUE GRAMA GRASS) MUHLENBERGIA RIGENS (DEER GRASS) MUHLENBERGIA RIGIDA (PURPLE MUHLY) NASSELLA TENUISSIMA (MEXICAN FEATHER GRASS) PENNISETUM SETACEUM CV. 'CUPREUM' (PURPLE FOUNTAIN GRASS) SCHISMUS BARBATUS (MEDITERRANEAN GRASS) MUHLENBERGIA CAPILLARIS (PINK MUHLY) MUHLENBERGIA DUMOSA (BAMBOO MUHLY GRASS) NOLINA MICROCARPA (BEARGRASS)

SUCCULENTS / ACCENTS



AGAVE SPP.
(CENTURY PLANT, AGAVE)

ALOE SPP.
(ALOE)

DASYLIRION SPP.
(DESERT SPOON)

FOQUIERIA SPP.
(OCOTILLO)

HESPERALOE PARVIFLORA
(RED YUCCA)

YUCCA SPP.
(YUCCA)

PEDILANTHUS MACROCARPUS
(SLIPPER PLANT)

YUCCA BACCATA
(BANANA YUCCA)

YUCCA RIGIDA
(BLUE YUCCA)

EUPHORBIA ANTISYPHILITICA
(CANDELILLA)

ALOE FEROX
(CAPE ALOE)

PORTULACARIA AFRA
(ELEPHANT'S FOOD)

HESPERALOE FUNIFERA
(GIANT HESPERALOE)

DASYLIRION LONGISSIMUM
(GRASS TREE)

AGAVE BOVICORNUTA
(LECHUGUILLA VERDE)

ALOE VERA
(MEDICINAL ALOE)

AGAVE COLORATA
(MESCAL CENIZA)

AGAVE VILMORINIANA
(OCTOPUS AGAVE)

YUCCA PALLIDA
(PALELEAF YUCCA)

AGAVE PARRYI
(PARRY'S AGAVE)

AGAVE DESMETTIANA
(SMOOTH AGAVE)

AGAVE WEBERI
(WEBER'S AGAVE)

BULBINE FRUTESCENS
(YELLOW BULBINE)

APTENIA CORDIFOLIA
(HEARTS AND FLOWERS)



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CONCEPTUAL PLANTING IMAGERY





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SURF LOCH TECHNOLOGY



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Scale
Job No. 2021-574
Date 2022-05-02

THANK YOU.

