PLANNED AREA DEVELOPMENT OVERLAY
FOR PLAYA DEL NORTE LOT 6

A PORTION OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

REC 07029

PAD 07017

DS 070325

ACKNOWLEDGMENT

STATE OF ~~ARIZONA~~ CALIFORNIA

COUNTY OF ~~MARICOPA~~ LOS Angeles

ON THIS 26 DAY OF NOVEMBER, 2007 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED MICHAEL MAHONEY, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF TRIYAR HOSPITALITY TEMPE LLC, AN ARIZONA CORPORATION, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: P. GERSH

MY COMMISSION EXPIRES: 10/4/2008

LEGAL DESCRIPTION

Lot 6, PLAYA DEL NORTE, according to Book 685 of Maps, Page 32, records of Maricopa County, Arizona.

ASSESSOR'S PARCEL NUMBER

Assessor's Parcel 132-31-014

BASIS OF BEARING

The bearing of N 82° 25' 53" along the monumented centerline of Playa Del Norte Drive as shown on R-1

OWNER/DEVELOPER

TRIYAR HOSPITALITY TEMPE, LLC
2800 N. 44th STREET
SUITE # 150
PHOENIX, AZ 85008
TEL (602) 748-8888 FAX (602) 748-8889
CONTACT: BOB AGAHI

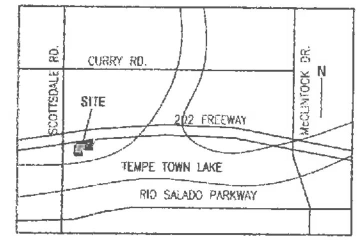
PROJECT DATA

GROSS/NET SITE AREA:	4.45 AC / 193,744 S.F.
ZONING:	MU-4/ P.A.D./ R.S.O.D.
GENERAL PLAN 2030	
PROJECTED LAND USE:	MIXED USE
HOTEL BUILDING AREA:	68,243 S.F.
OFFICE BUILDING AREA:	28,232 S.F.
COMBINED GROUND LEVEL BUILDING AREA:	30,107 S.F.
LOT COVERAGE	
30,107S.F./ 193,744 S.F:	16%
SETBACKS (HOTEL):	
BUILDING FRONT:	65'-4"
BUILDING STREET SIDE:	90'-5"
BUILDING SIDE:	75'-5"
BUILDING REAR:	105'-0"
PARKING FRONT & STREET SIDE:	7'-0"
SETBACKS (OFFICE):	
BUILDING FRONT:	134'-0"
BUILDING STREET SIDE:	20'-2"
BUILDING SIDE:	38'-0"
BUILDING REAR:	34'-0"
PARKING FRONT & STREET SIDE:	7'-0"
BUILDING HEIGHT	
(MEASURE FROM TOP OF CURB IN CENTER FRONT OF LOT 6):	75'-0"
LANDSCAPE ISLAND TREES	
WITHIN ELECTRICAL LINE EASEMENT:	WAIVED
STREET FRONTAGE TREES	
WITHIN ELECTRICAL LINE EASEMENT:	WAIVED
PARKING SCREEN WALL	
WITHIN ELECTRICAL LINE EASEMENT:	WAIVED
LANDSCAPE AREA ON SITE (TOTAL):	47,887 S.F.
LANDSCAPE COVERAGE	
47,887 S.F./ 193,744 S.F:	25%
REQUIRED VEHICLE PARKING (HOTEL)	
136 GUEST ROOMS:	136 SPACES
291 S.F. OFFICE/ WORK AREA @ 1/300 S.F:	1 SPACE
529 S.F. CONFERENCE ROOM @ 1/125 S.F:	5 SPACES
TOTAL PARKING SPACES REQUIRED:	142 SPACES
PROVIDED VEHICLE PARKING:	142 SPACES
REQUIRED VEHICLE PARKING (OFFICE)	
28,232 S.F. @ 1/300 S.F:	95 SPACES
PROVIDED VEHICLE PARKING:	111 SPACES

REQUIRED BICYCLE PARKING
(1/20 GUEST ROOMS + 1/8000 S.F. OFFICE):
(7 + 4) = 11 BICYCLE PARKING SPACES REQUIRED TOTAL

PROVIDED BICYCLE PARKING
HOTEL = 8 BICYCLE PARKING SPACES PROVIDED
OFFICE = 4 BICYCLE PARKING SPACES PROVIDED

LOCATION MAP



NOT TO SCALE

CONDITIONS OF APPROVAL : PAD - 07017

1. A BUILDING PERMIT SHALL BE OBTAINED AND SUBSTANTIAL CONSTRUCTION COMMENCED ON OR BEFORE JUNE 26, 2009 OR THE AMENDED PLANNED AREA DEVELOPMENT APPROVAL WILL EXPIRE.
2. THE AMENDED PLANNED AREA DEVELOPMENT FOR PLAYA DEL NORTE, LOT 6 SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS PRIOR TO ISSUANCE OF BUILDING PERMITS. THE AMENDED PLANNED AREA DEVELOPMENT SHALL BE KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES/PLANNING DEPARTMENT. THE AMENDED P.A.D. DOES NOT REQUIRE RECORDATION AT MARICOPA COUNTY.

APPROVAL

BY: ____ DATE: 12/13/07
DEVELOPMENT SERVICES MANAGER

DS 070325 PAD 07017 REC 07029

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Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona

Project For
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Project Address
LOT 6 OF PLAYA DEL NORTE
851 E. Playa del Norte Drive
TEMPE, AZ 85281

Project No.	1878.00.200
Drawn By	JWH/DJC
Checked By	JM/SL
Date	10-05-07

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

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Mark	Date	Description

Playa del Norte - Lot 6 PAD

Schmatic Design

COVER SHEET

14N

PLANNED AREA DEVELOPMENT OVERLAY
FOR PLAYA DEL NORTE LOT 6

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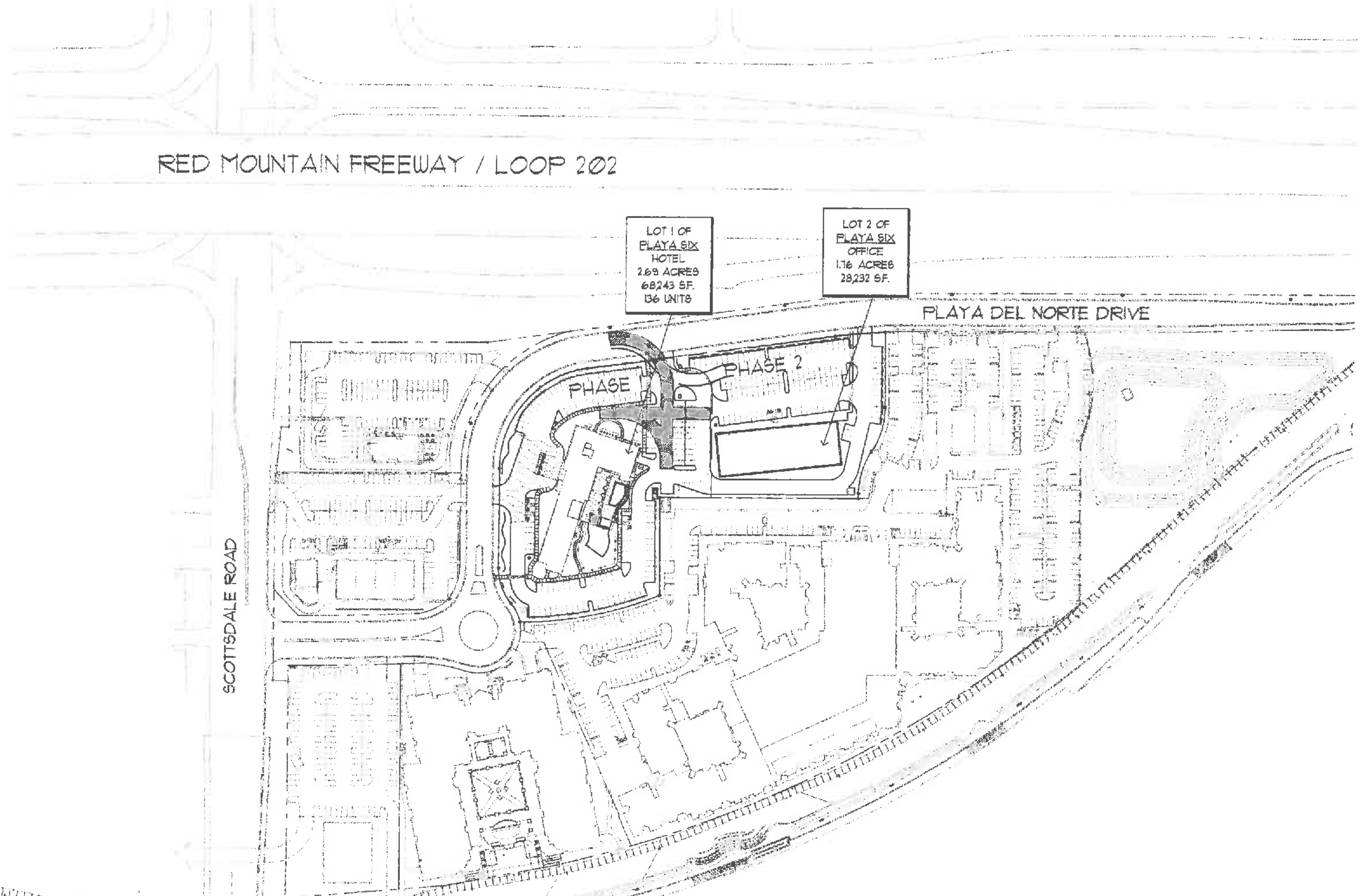

LOT #	PLAYA SIX SUBDIVISION SBD 07017	PROJECT NAME	NET SITE AREA (ACRES)	F.A.R.	LOT COVERAGE	LAND USE	BLDG. AREA/# OF UNITS	HEIGHT (STORIES)	PARKING REQUIRED	PARKING PROVIDED	BICYCLES REQUIRED	BICYCLES PROVIDED	LSCAPE REQUIRED	LSCAPE PROVIDED
LOT 1	-	HOTEL	2.69	58%	13%	HOTEL	68,243 SF	5	142	142	7	7	0%	27%
LOT 2	-	OFFICE	1.76	38%	19%	OFFICE	28,232 SF	2	95	111	4	4	0%	23%
TOTAL			4.45											

1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

NORTH

DS 070325 PAD 07017 REC 07029

0 50' 100' 200'
SCALE: 1" = 100'-0"

REC 07029

PAD 07017

DS 070325

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Certification

REGISTERED ARCHITECT
CERTIFICATE NO.
13470
JOSEPH A.
TYNDALL
ARIZONA, U.S.A.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Arizona

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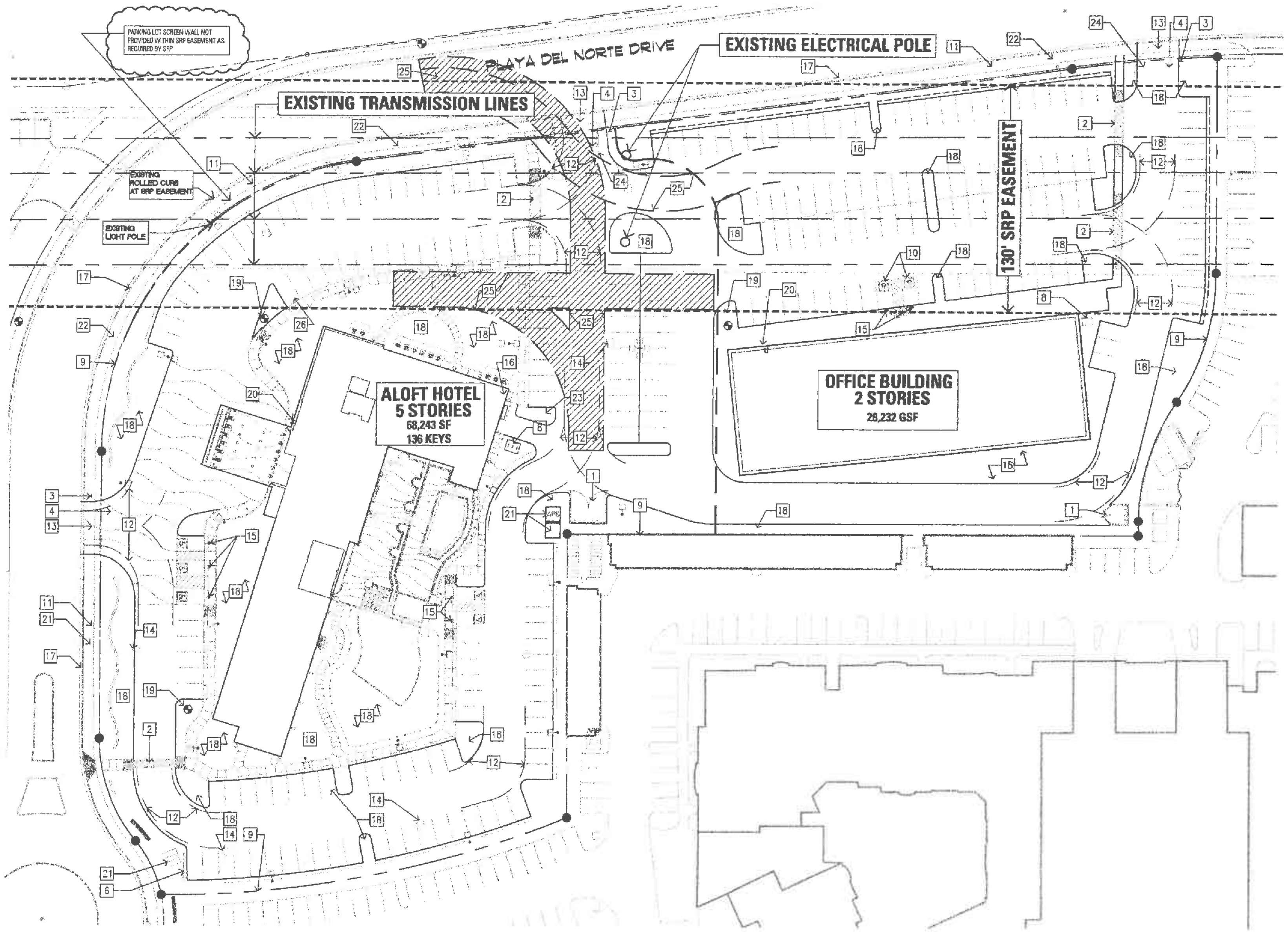
Playa del Norte - Lot 6 PAD

Schmatic Design

OVERALL SITE PLAN

14N

PLANNED AREA DEVELOPMENT OVERLAY FOR PLAYA DEL NORTE LOT 6



1 P.A.D. SITE PLAN
SCALE: 1" = 30'-0"

NORTH

KEYNOTES

1. REFUSE ENCLOSURE
2. PEDESTRIAN CROSSING - REFERENCE CIVIL DWG FOR SLOPES
3. STOP SIGN PER CITY STANDARD
4. TEXTURED DRIVEWAY FINISH
5. SITE VISIBILITY TRIANGLE PER C.O.T. CODE.
6. 3 FT CONCRETE PARKING SCREEN WALL (8" MIN. WIDTH). REFERENCE 9/A002
7. 4 FT CONCRETE PARKING SCREEN WALL (8" MIN. WIDTH). REFERENCE 9/A002
8. BICYCLE PARKING PER C.O.T. STANDARD DETAIL.
9. PROPERTY LINE
10. DESIGNATED PARKING SPACE (A.D.A.)
11. ACCESS PATH - PUBLIC TO/FROM ADJACENT PROPERTIES - REFERENCE CIVIL DWG's FOR SLOPES
12. FIRE ACCESS ROUTE.
13. DRIVE WAY ENTRANCE - REFERENCE CIVIL DWG
14. CATCH BASIN - REFERENCE CIVIL DWG.
15. ACCESSIBLE PARKING SIGN - REFERENCE 3/A002.
16. SERVICE ENTRANCE SECTION
17. CONCRETE CURB - REFERENCE CIVIL DWG.
18. LANDSCAPING - REFERENCE LANDSCAPING DWG.
19. FIRE HYDRANT
20. FIRE DEPARTMENT CONNECTION - REFERENCE CIVIL DWG.
21. EXISTING APS TRANSFORMER
22. EXISTING MINIMUM 6' WIDE SIDEWALK
23. 127 S.F. LANDSCAPE ISLAND
24. RE-CONSTRUCT NEW DRIVE PER T-320
25. SRP CONDOR PATH
26. DEDICATED HYBRID CAR PARKING SPACE

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DS 070325 PAD 07017 REC 07029

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JOSEPH A. TYNDALL 18470 ARIZONA, U.S.A.

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Playa del Norte - Lot 6 PAD

Schematic Design

SITE PLAN

14N