

SMOKETREE RESORT

7101 E Lincoln Drive
Paradise Valley , Arizona

Special Use Permit : Minor Amendment Application
Submittal Date: March 5, 2025

**NOTE: ALL CHANGED SHEETS ARE
FOLLOWED BY THE ORIGINAL
SUP SHEET FOR REFERENCE**

SMOKETREE RESORT

7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Major Amendment Application

Submittal Date: 3.17.2023
Resubmittal Date: 6.16.2023
Resubmittal Date: 7.25.2023
Resubmittal Date: 8.23.2023
Partial Resubmittal Date: 11.29.2023
Partial Resubmittal Date: 12.08.2023
Resubmittal Date: 12.12.2023

original SUP

Allen + Philip Partners
architects • interiors

7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilip.com

Project Team

Landscape Design
 Floor Associates
 1425 North First Street
 Suite 200
 Phoenix, AZ 85004



Developer
 Walton Global
 8800 N. Gainey Center Drive
 Suite 345
 Scottsdale, AZ 85258

MPE & Lighting Consultants
 EXP
 7450 Arroyo Crossing Parkway
 Suite 180
 Las Vegas, NV 89113



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 Allen + Philp Partners
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 CVL Consultants
 4550 N 12th Street
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 2525 E. Arizona Biltmore Circle
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 MD Acoustics
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 Suite 1-461
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 Scottsdale, AZ 85251

Food Service Consultant
 Culinary Design Concepts, LLC
 2639 E Chambers Street
 Phoenix, AZ 85040



Development Consultants
 Tynan Group
 1215 W Rio Salado Parkway
 Suite 213
 Tempe, AZ 85281

Traffic/Parking Consultant
 CivTech
 10605 North Hayden Road Unit 140
 Scottsdale, AZ 85260



Structural Consultants
 PK Associates
 7434 East McDonald Drive
 Scottsdale, AZ 85250

Project Team

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Suite 200
Phoenix, AZ 85004



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Suite 345
Scottsdale, AZ 85258

MPE Consultants
EXP
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Suite 180
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High Mountain Consulting
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Suite 213
Rancho Mirage, CA 92270

Traffic/Parking Consultant
CivTech
10605 North Hayden Road
Unit 140
Scottsdale, AZ 85260



Structural Consultants
PK Associates
7434 East McDonald Drive
Scottsdale, AZ 85250



PROJECT SITE

The Ritz-Carlton
Resort
Zoning: SUP-R

Lincoln Drive

Medical Office Building

Residential
Zoning: R-43

Residential
Zoning: R-43

Residential
Zoning: R-43

Commercial
Zoning: SUP-O

Resort
Zoning: SUP-R
ANdAZ Scottsdale
Resort



Scale: 1/32" = 1'-0"
0' 16' 32' 64' 128'

Aerial Photography:
Existing Conditions

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

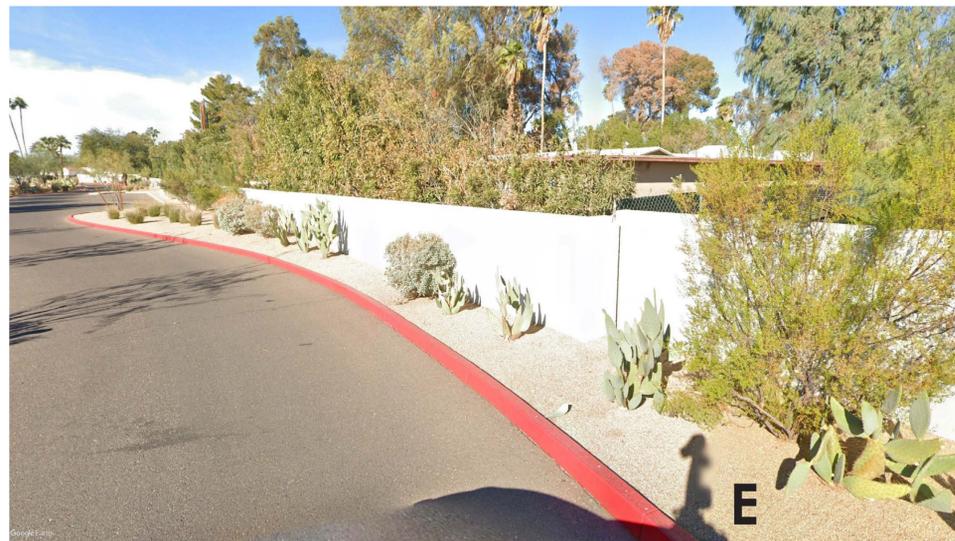
Special Use Permit:
Amendment Application

3

Date: 2025.03.05
Project#: AP2207

Walton

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Resort
Zoning: SUP-R

Residential
Zoning: Scottsdale
PUD

Commercial
Zoning: Scottsdale
C-2



Residential
Zoning: R-43

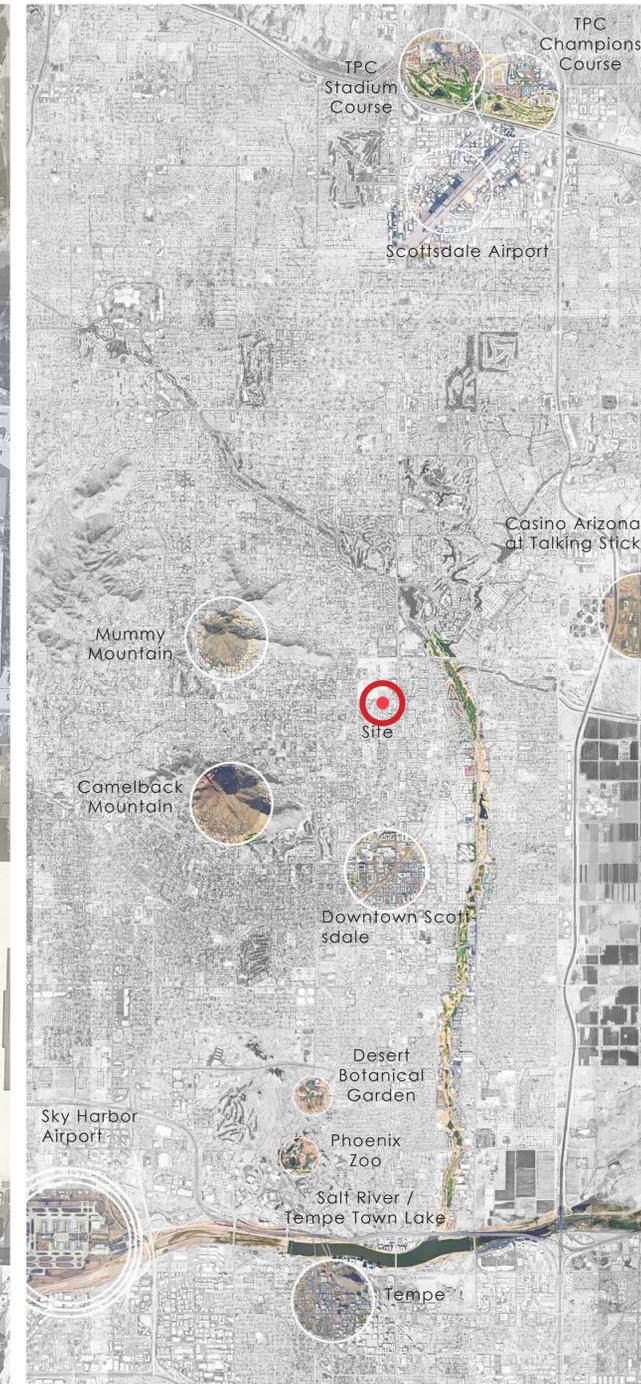
Resort
Zoning: SUP-R

Commercial
Zoning: Scottsdale C-2

Commercial
Zoning: Scottsdale C-2

Town of Paradise Valley | Scottsdale

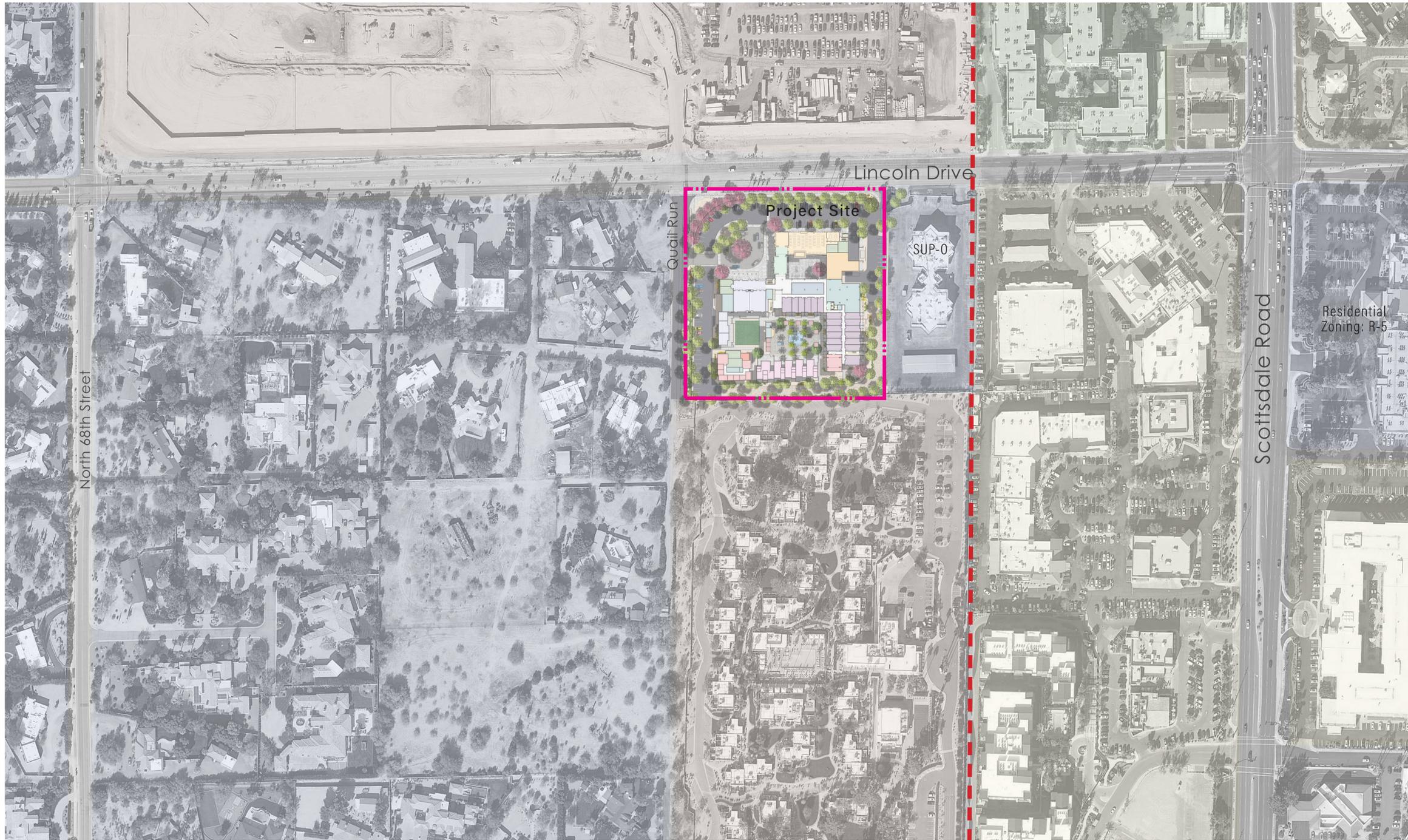
Regional Site Plan Location Plan



Resort
Zoning: SUP-R

Residential
Zoning: Scottsdale PUD

Commercial
Zoning: Scottsdale C-2



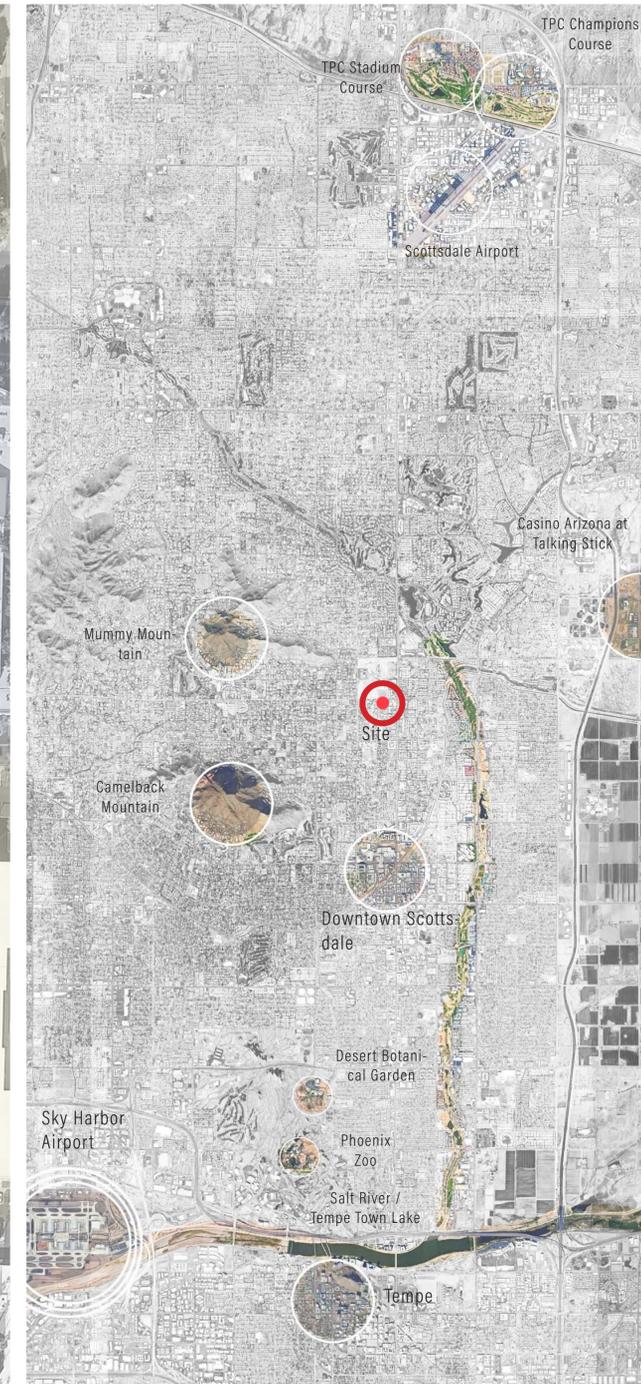
Residential
Zoning: R-43

Resort
Zoning: SUP-R

Commercial
Zoning: Scottsdale C-2

Commercial
Zoning: Scottsdale C-2

Town of Paradise Valley | Scottsdale



Regional Site Plan Location Plan





- Color Key**
- Guestrooms
 - Back of House
 - Vertical Circulation
 - Corridor
 - Balcony/Patio
 - Restaurant/Market
 - Kitchen
 - Lobby
 - Meeting/Event Space
 - Restrooms
 - Administration
 - Spa/Fitness
 - Casitas



Scale: 1/32" = 1'-0"

0' 16' 32' 64' 128'

Conceptual Illustrated
Site Plan / First Floor Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

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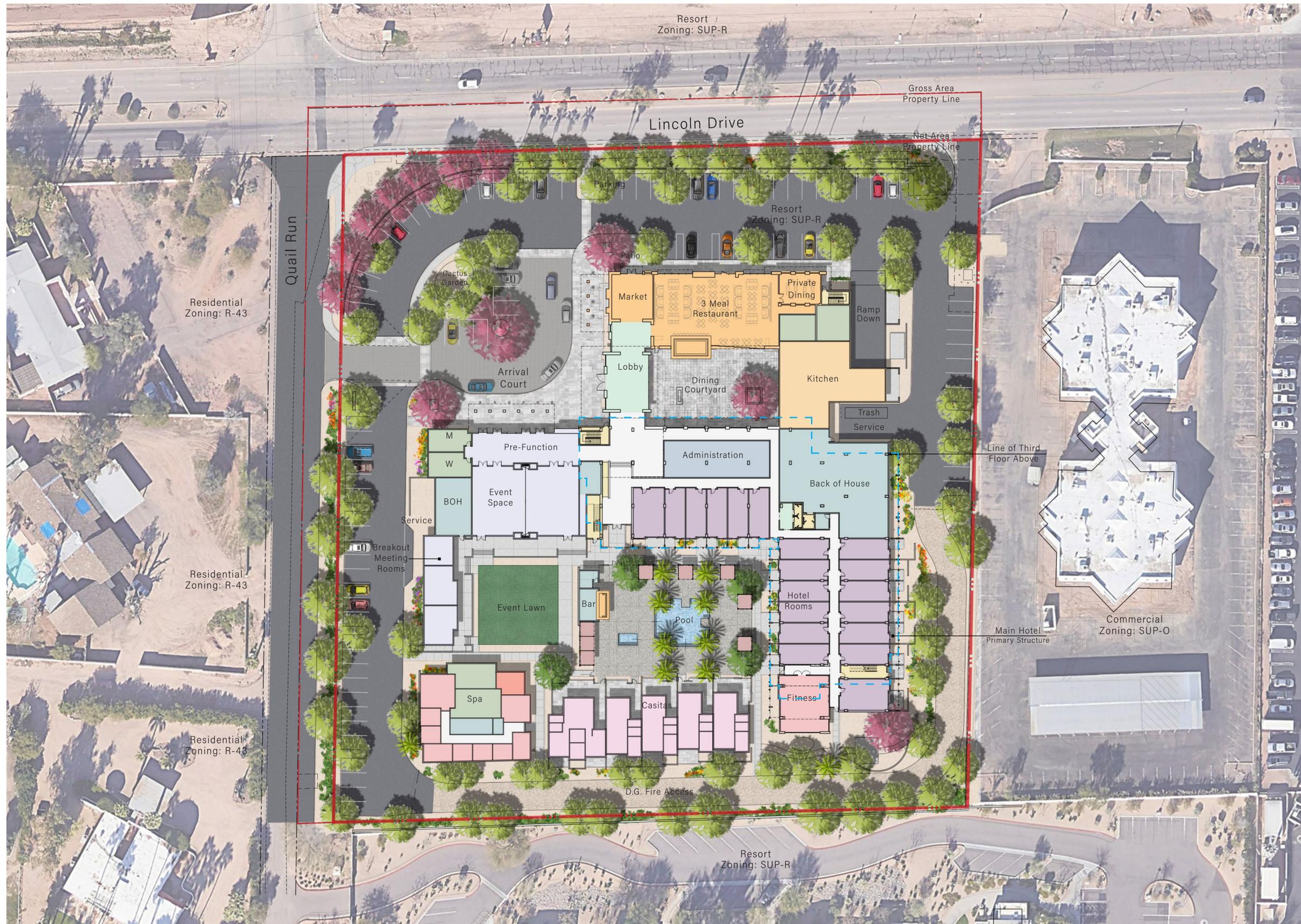
6 | Date: 2025.03.05
Project#: AP2207

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Color Key

- Vertical Circulation
- Lounge Seating
- Lobby
- BOH
- Food & Beverage
- Event Space
- Admin
- Kitchen
- Spa/Fitness
- Retail
- Pool
- Restrooms
- Casitas
- Guestrooms



Scale: 1/32" = 1'-0"



Conceptual Illustrated Site Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

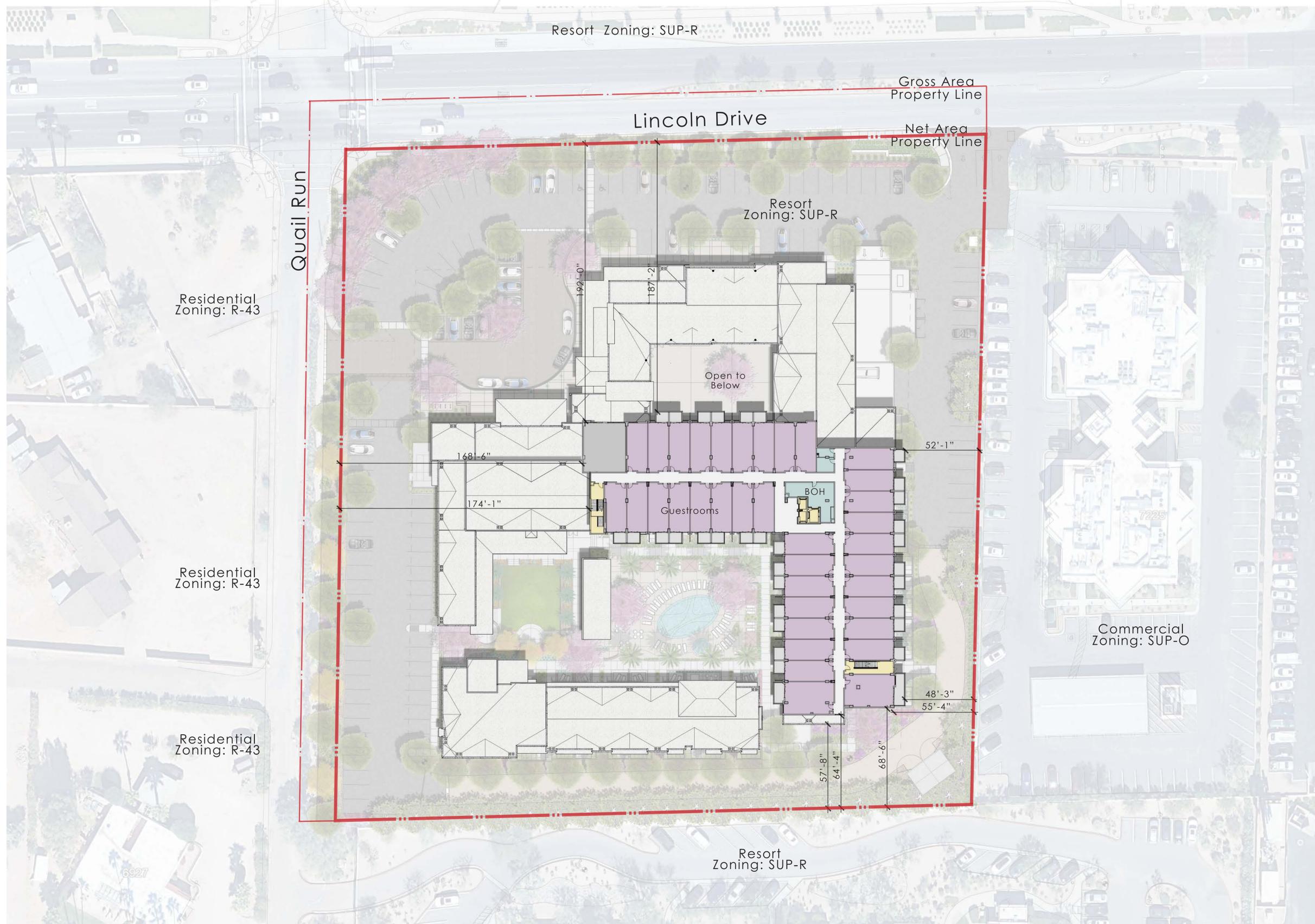
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Date: 2023.12.12
Project#: AP2207

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Color Key

- Guestrooms
- Back of House
- Vertical Circulation
- Corridor
- Balcony/Patio



Scale: 1/32" = 1'-0"



Conceptual Illustrated
Second Floor Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

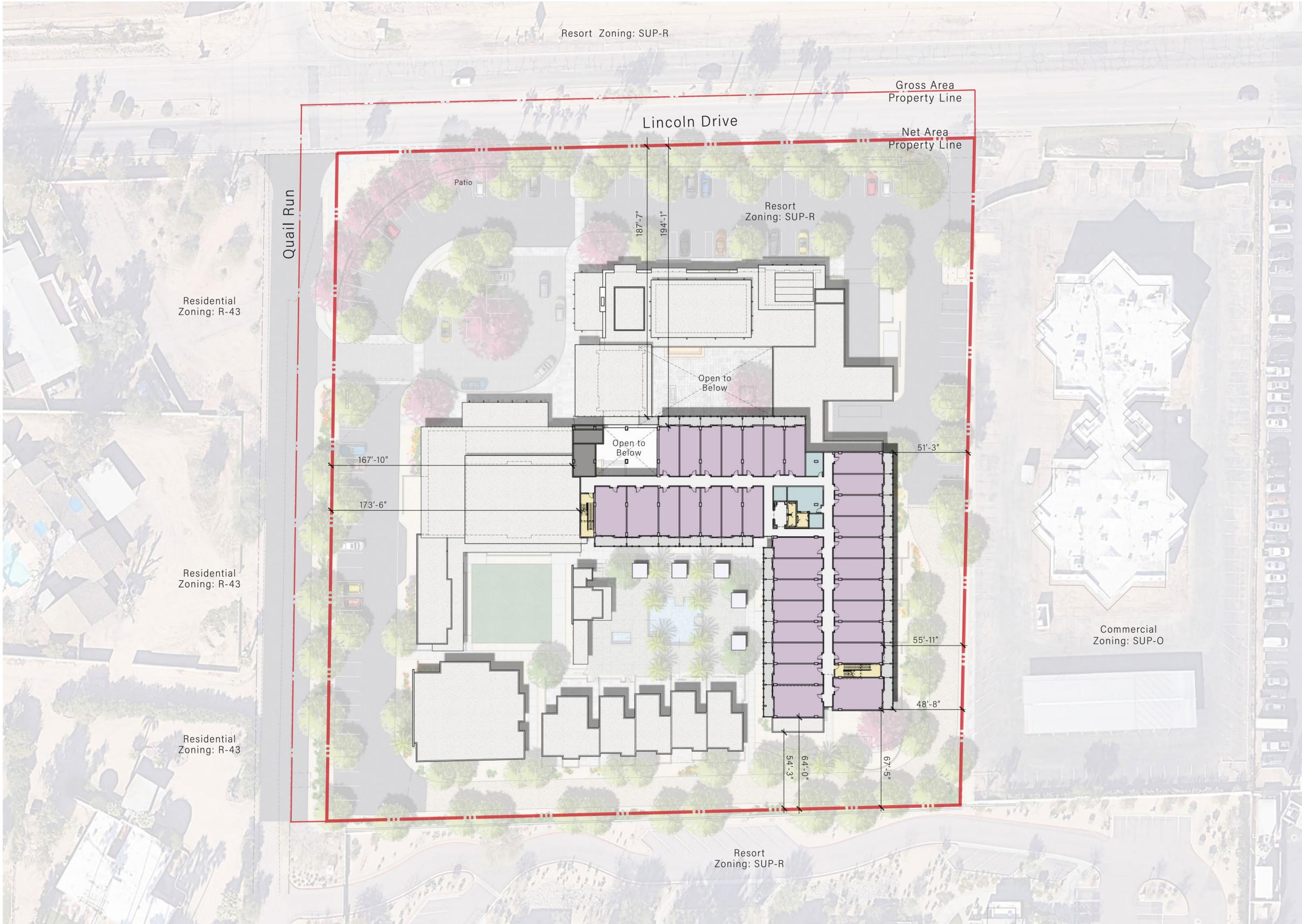
Special Use Permit:
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Date: 2025.03.05
Project#: AP2207

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Color Key

Vertical Circulation
Lounge Seating
Lobby
BOH
Food & Beverage
Event Space
Admin
Kitchen
Spa/Fitness
Retail
Pool
Restrooms
Casitas
Guestrooms



Scale: 1/32" = 1'-0"

0' 16' 32' 64' 128'

Conceptual Illustrated
Second Floor Plan

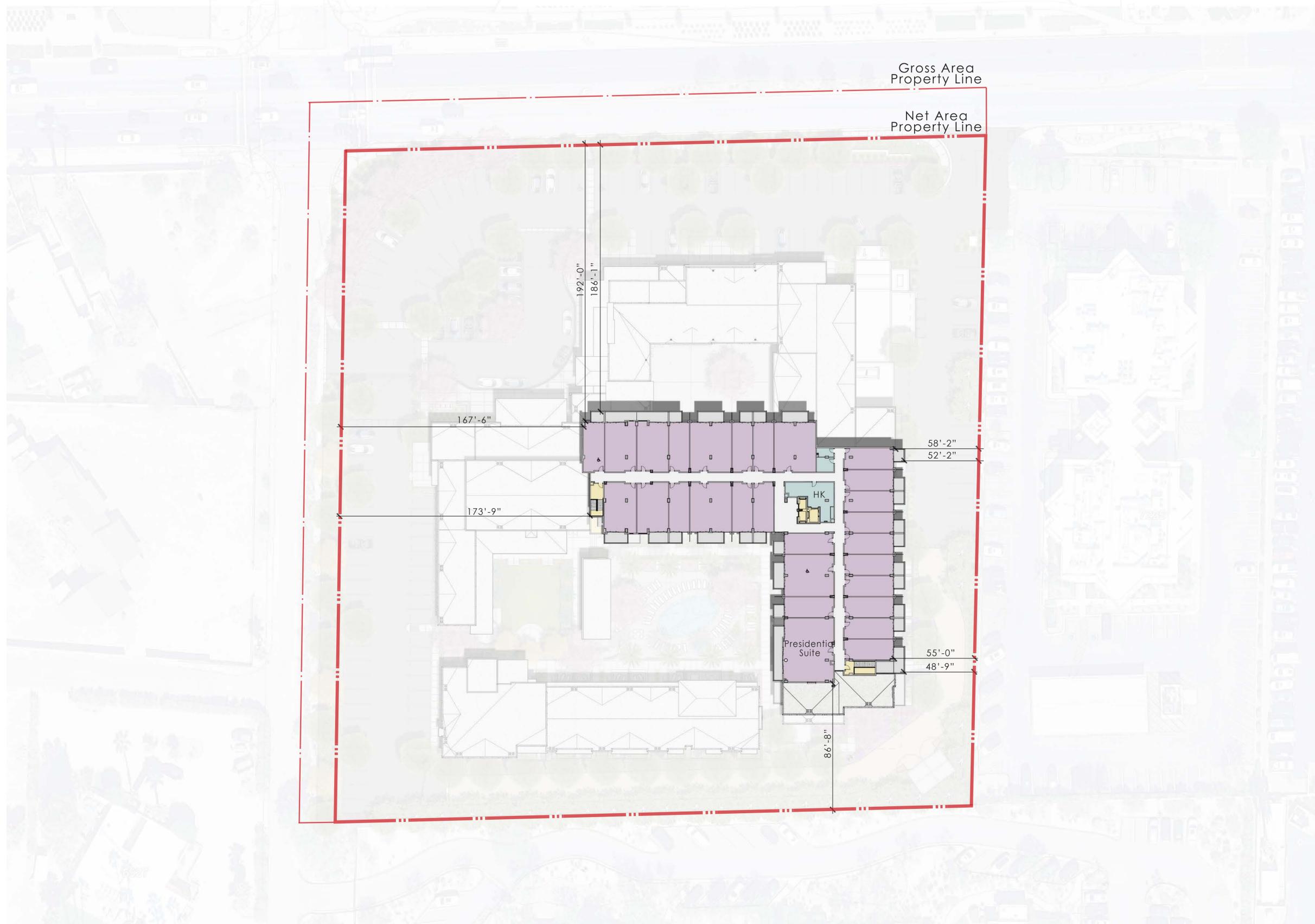
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Color Key

- Guestrooms
- Back of House
- Vertical Circulation
- Corridor
- Balcony/Patio



Scale: 1/32" = 1'-0"

Conceptual Illustrated
Third Floor Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
Amendment Application

Date: 2025.03.05
Project#: AP2207

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- Color Key**
- Vertical Cicalation
 - Lounge Seating
 - Lobby
 - BOH
 - Food & Beverage
 - Event Space
 - Admin
 - Kitchen
 - Spa/Fitness
 - Retail
 - Pool
 - Restrooms
 - Casitas
 - Guestrooms



Scale: 1/32" = 1'-0"



Conceptual Illustrated
Third Floor Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

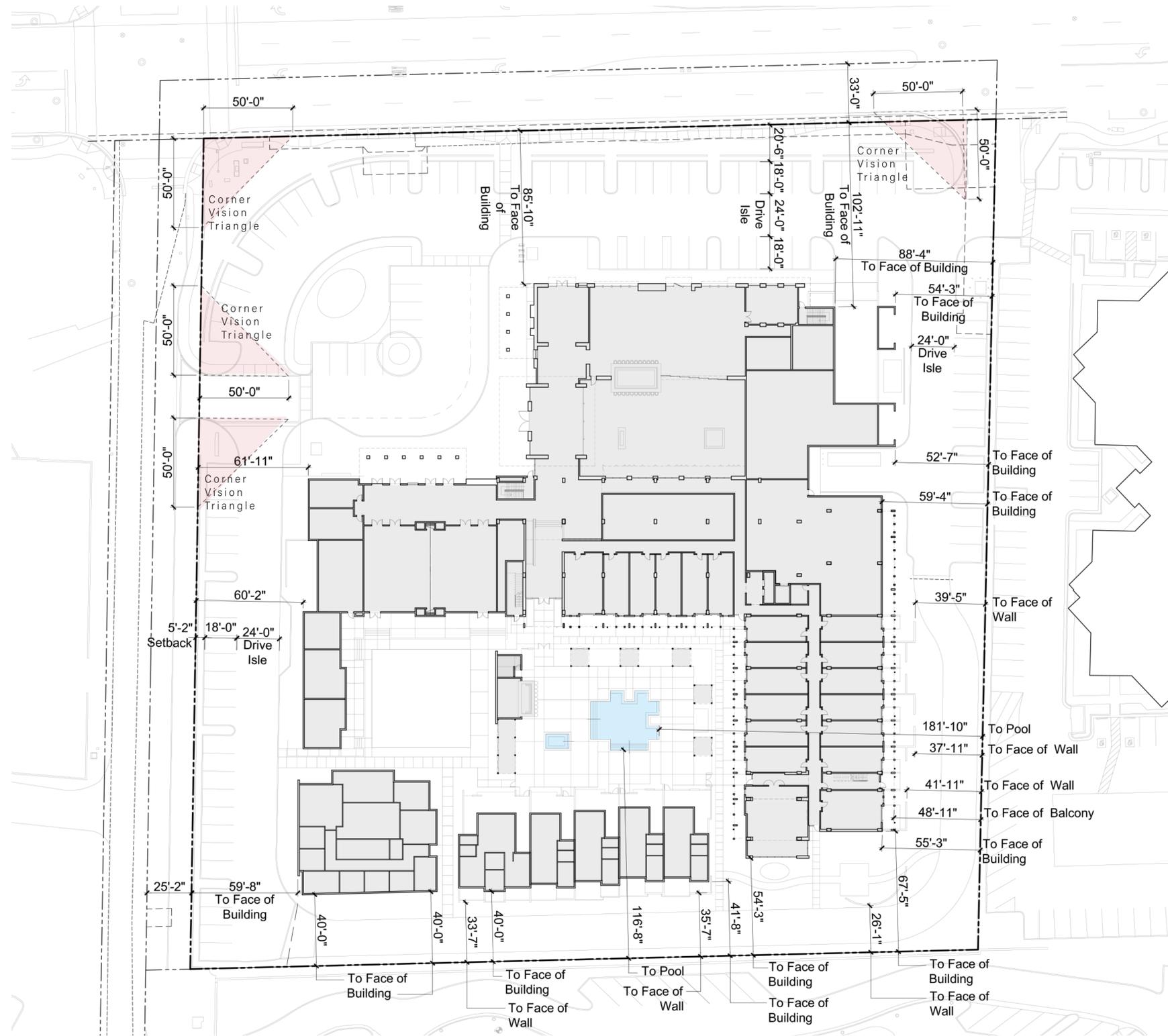
Special Use Permit:
Amendment Application



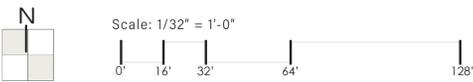
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Dimension Plan **A**
 Scale: 1/32" = 1'-0"



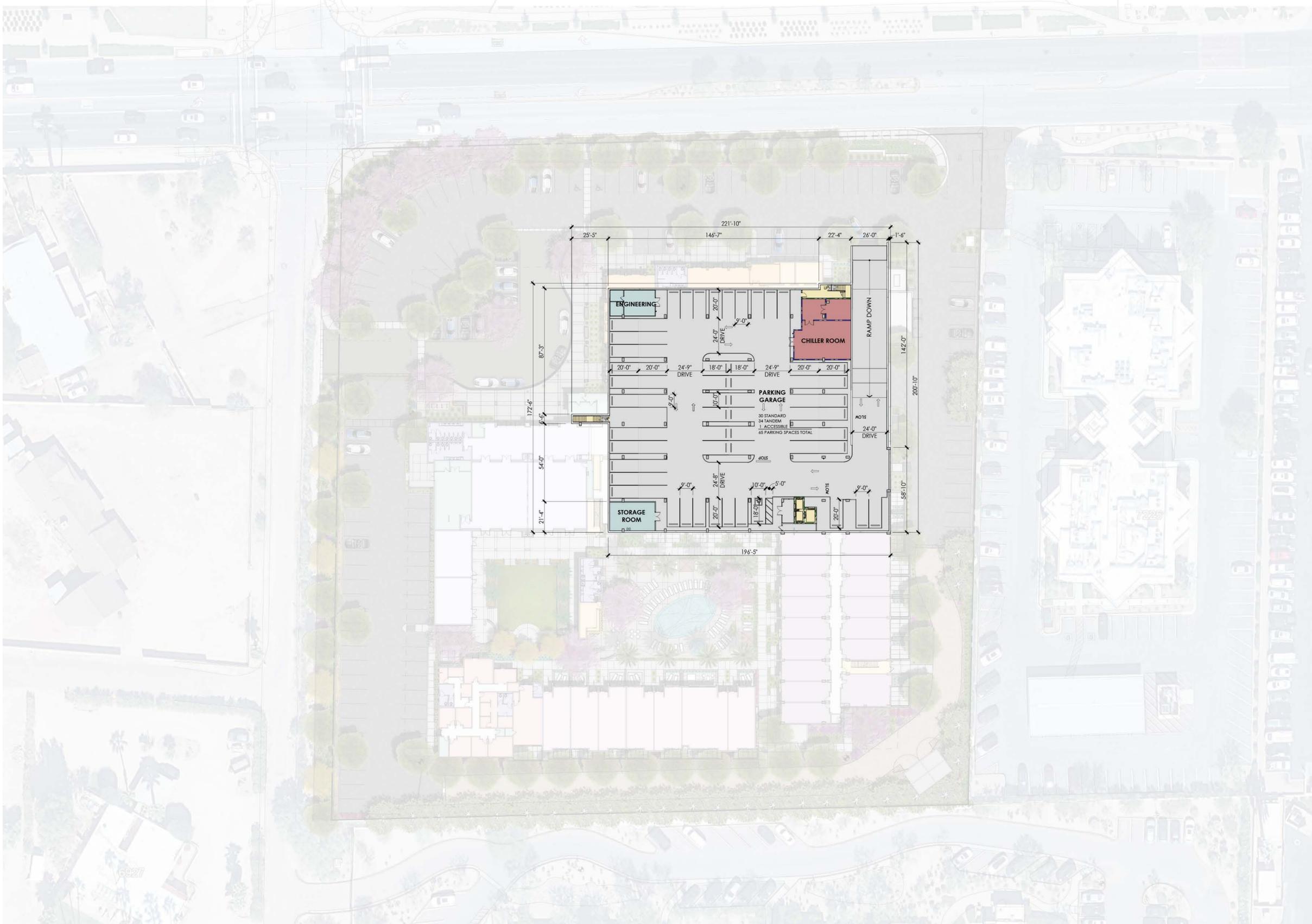
Conceptual Site
 Dimension Plan

SMOKETREE RESORT
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Special Use Permit:
 Amendment Application | 9 | Date: 2023.12.12
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- Color Key**
- Parking
 - Mechanical
 - Vertical Circulation
 - Office/Storage



Scale: 1/32" = 1'-0"

0' 16' 32' 64' 128'

Conceptual Illustrated
Level B1 Floor Plan

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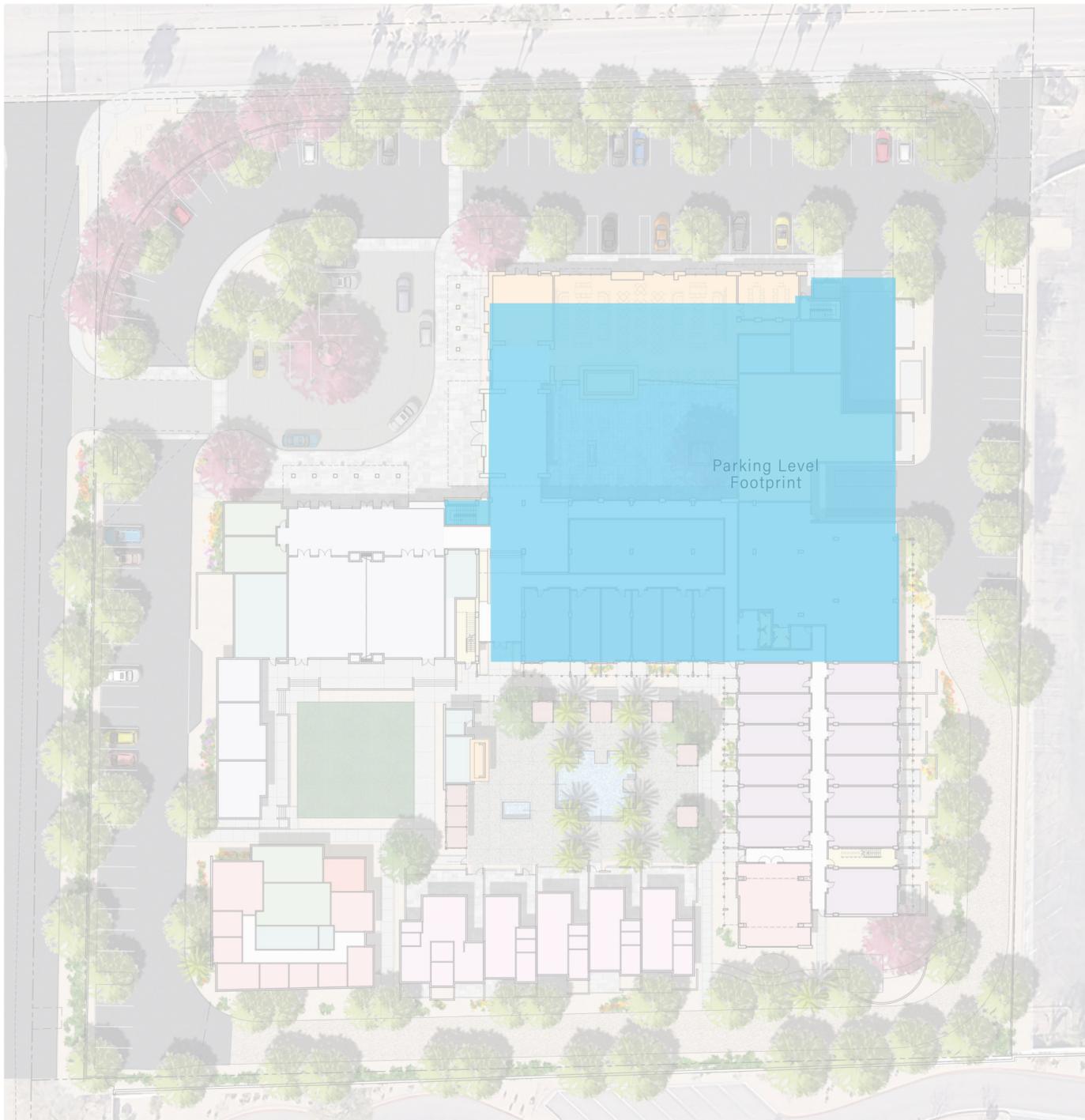
Special Use Permit: 10 | Date: 2025.03.05
Amendment Application | Project#: AP2207

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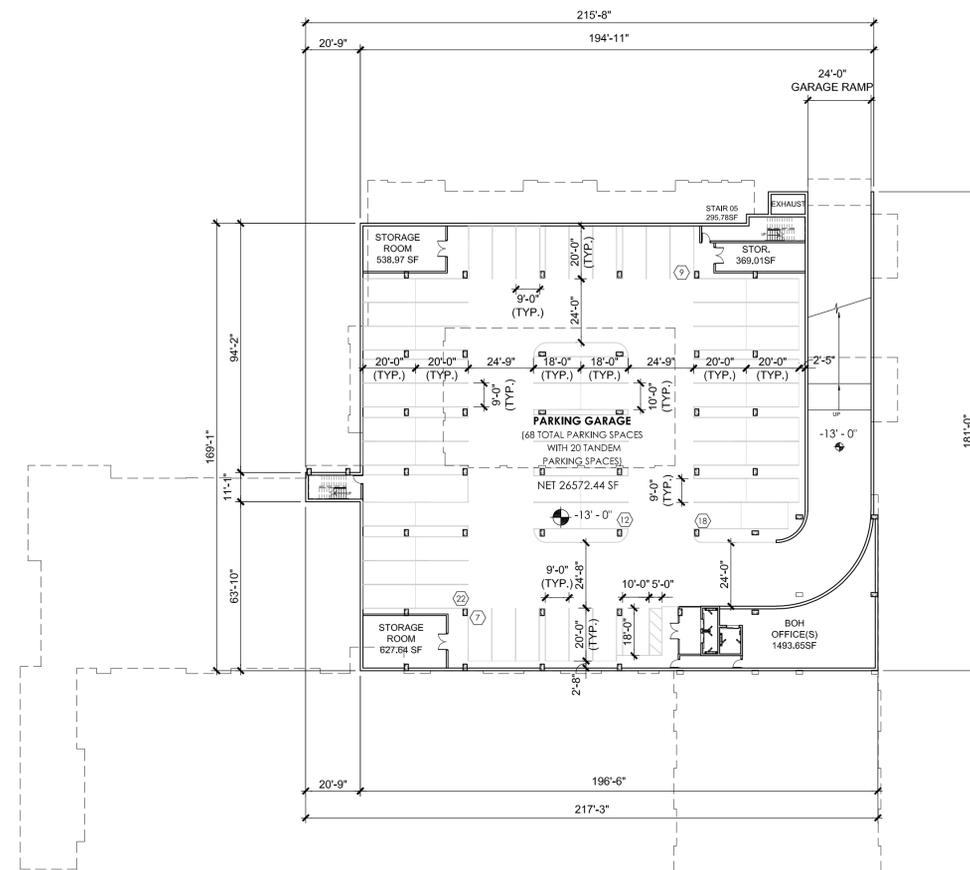
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Below Grade Location Plan

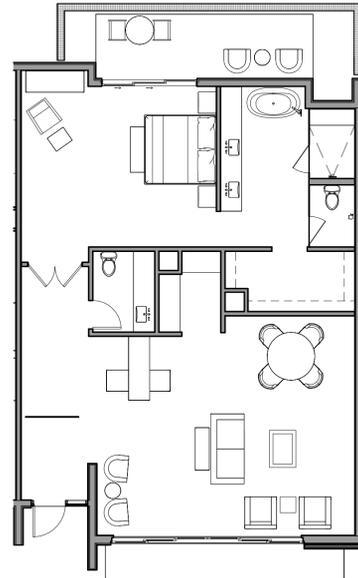


Conceptual Level B1



Scale: 1/32" = 1'-0"

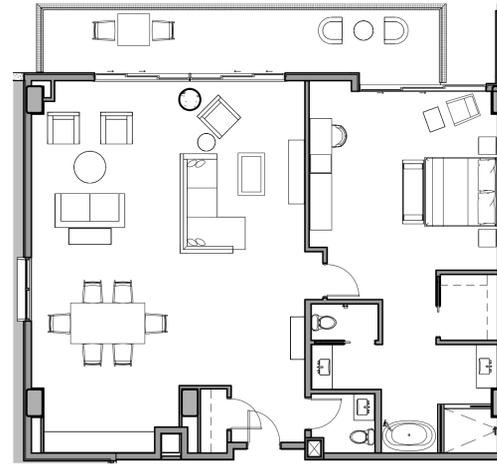




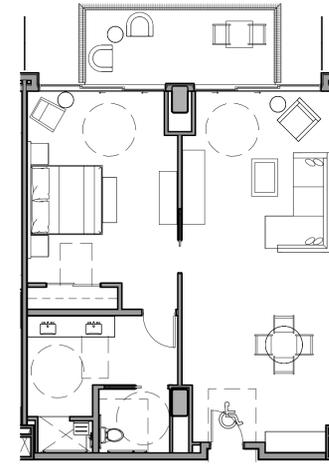
One Bedroom Casita
1,305 sf +/- (1 key)



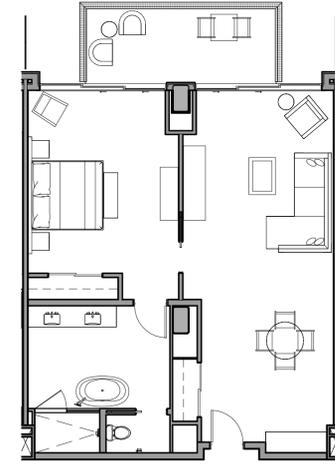
Standard Casita
780 sf +/- (6 keys)



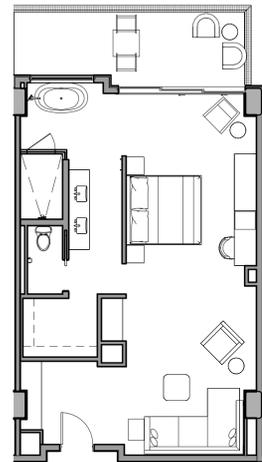
Presidential Suite
1,512 sf +/- (1 key)



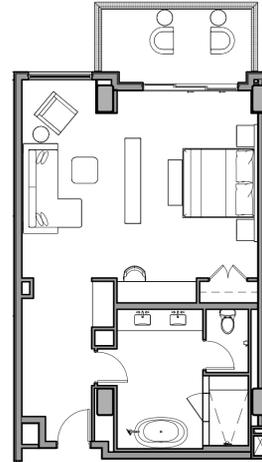
One Bedroom (ADA)
980 sf +/- (1 key)



One Bedroom
982 sf +/- (3 keys)



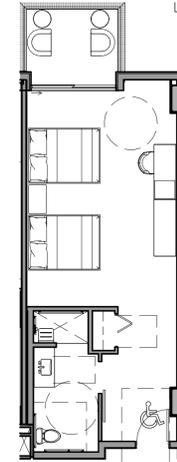
Signature Suite (Type 1)
748 sf +/- (4 keys)



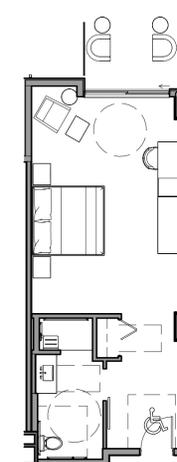
Signature Suite (Type 2)
752 sf +/- (3 keys)



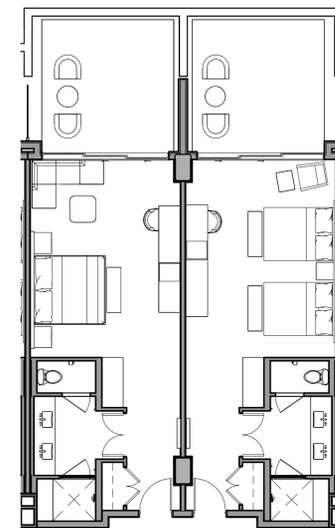
Signature Suite (ADA)
750 sf +/- (1 key)



Double Queen (ADA)
478 sf +/- (1 key)

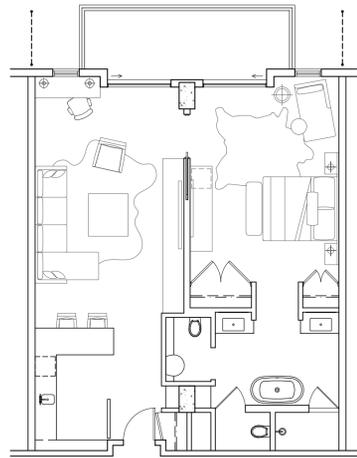


King (ADA)
480 sf +/- (2 keys)

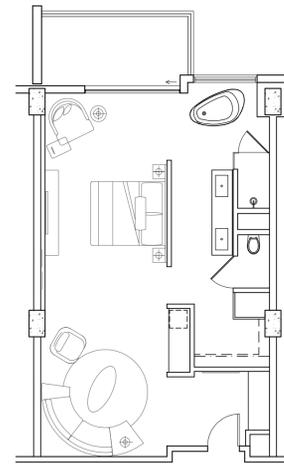


Standard Guestroom
King or Double Queen
478 sf +/- (72 keys)

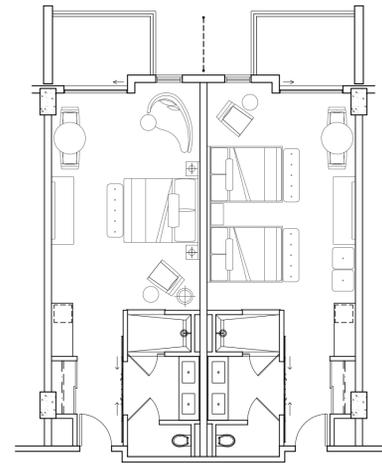




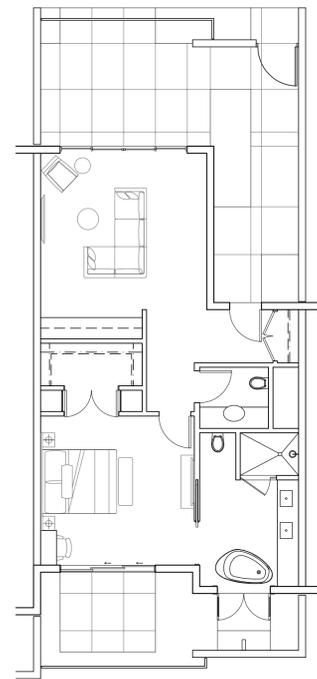
F One Bedroom Suite
982 sf +/-
7 Keys



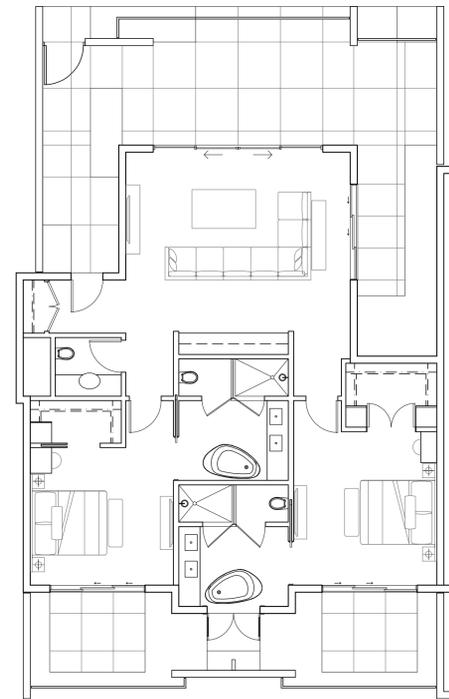
E Signature Suite
735 sf +/-
10 Keys



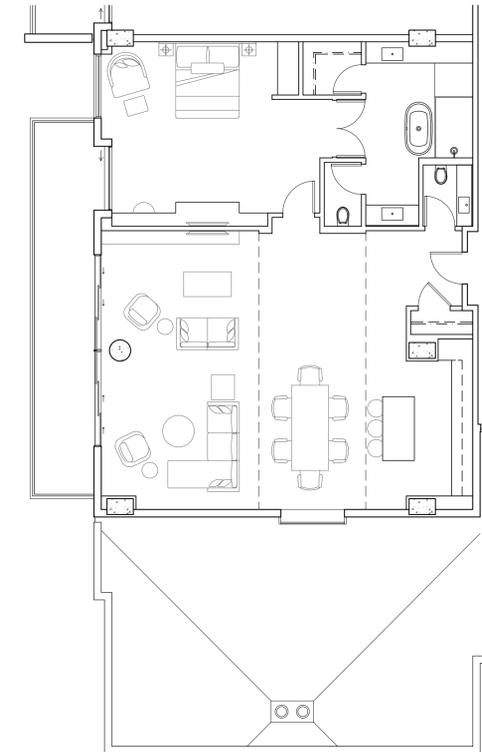
D Standard Room (King or Double Queen)
475 sf +/-
59 Keys



C One Bedroom Casita
750 sf +/-
4 Keys



B Two Bedroom Casita
1,301 sf +/-
1 Key



A Presidential Suite
1,472sf +/-
1 Key

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



Guestrooms, BOH + Circulation

level #	flr / flr ht	blgd ft ht	Standard	Suite	1Bd	Presidential	Casita 1Bd	Casita 2Bd	total keys	Guestroom nsf	BOH & Circulation sf	Total sf	
			475 nsf	735 nsf	982 nsf	1,472 nsf	750 nsf	1,301 nsf		Total			
Roof (Max. Bldg. Ht)	0.00	36.00											
Guestrooms	3	15.00	21.00	13	4	7	1	0	0	25	17,461	3,140	20,601
Guestrooms	2	10.00	11.00	29	4	0	0	0	0	33	16,715	3,597	20,312
Arrival, Amenities & Guestrooms	1	12.00	-1.00 NG	17	2	0	0	4	1	24	13,846	2,978	16,824
Garage Level	B1	-14.00	0.00								0	0	
3 lvls	36.00 ft			59 keys	10 keys	7 keys	1 keys	4 keys	1 keys	82 keys	48,022 nsf	9,715 sf	57,737 sf

Hotel Program

Lobby / Public Space	Spa	Meeting Space	Meeting BOH / Support	Admin Offices	Hotel BOH / Storage	Circulation	RR	Bldg Services	Total sf	F+B Public Areas	F+B BOH / Support	Total sf	Parking Total sf	Net Area Totals
									0					0
									0					20,601
									0					20,312
4,243	4,765	5,082	2,382	1,868	5,233	1,674	1,013	0	26,260	6,137	3,254	9,391		52,475
143			0	1,494	1,536	0	0	0	3,173	0	0	0	26,572	29,745
4,386 sf	4,765 sf	5,082 sf	2,382 sf	3,362 sf	6,769 sf	1,674 sf	1,013 sf	0 sf	29,433 sf	6,137 sf	3,254 sf	9,391 sf	26,572 sf	123,133 sf

1,502 sf per Key

Allowable Coverage and Density

Allowable	Proposed	Delta
% #	# %	sf # %

Conceptual Project Data

Gross Site Area:	233,630 sf	5.36 acres
Net Site Area:	206,468 sf	4.74 acres

Existing Conditions

Existing Building Area:	31,720 sf
Existing Key Count:	28
Existing Parking Spaces:	72
Existing Lot Coverage:	14% 31,720 sf

Allowable Coverage and Density

Allowable	Proposed	Delta
% #	# %	sf # %

Proposed Gross Building Area (Primary Building):

Lodge Level B1	32,219 sf
Lodge First Floor	49,145 sf
Lodge Second Floor	23,098 sf
Lodge Third Floor	23,222 sf
Casitas	5,081 sf
Spa	4,996 sf

Proposed Gross Building Area (Accessory Building):

Pool Bar	488 sf
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Gross Project Area

Gross Building Area Above Grade:	137,761 sf
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Max. Density of Guest Units	1/4000sf	59 keys	82 k	2,849 per key	23	138.98%
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Lot Coverage

Primary Building Footprint Based on Gross Site Area	25%	58,408 sf	59,222 sf	25.3%	815 sf	0.3%
Primary Building Footprint Based on Net Site Area	25%	51,617 sf	59,222 sf	28.7%	7,605 sf	3.7%
Accessory Building Footprint Based on Gross Site Area	25%	58,408 sf	488 sf	0.2%	-57,920 sf	-24.8%
Accessory Building Footprint Based on Net Site Area	25%	51,617 sf	488 sf	1.5%	-51,129 sf	-23.5%
Total Building Footprint Based on Gross Site Area	25%	58,408 sf	59,710 sf	25.6%	1,303 sf	0.6%
Total Building Footprint Based on Net Site Area	25%	51,617 sf	59,710 sf	28.9%	8,093 sf	3.9%

Allowable Coverage and Density

Allowable	Proposed	Delta
% #	# %	sf # %

Accessory Building Footprint Based on Gross Site Area	25%	58,408 sf	488 sf	0.2%	-57,920 sf	-24.8%
Accessory Building Footprint Based on Net Site Area	25%	51,617 sf	488 sf	1.5%	-51,129 sf	-23.5%
Total Building Footprint Based on Gross Site Area	25%	58,408 sf	59,710 sf	25.6%	1,303 sf	0.6%
Total Building Footprint Based on Net Site Area	25%	51,617 sf	59,710 sf	28.9%	8,093 sf	3.9%
Drip Line Site Coverage: All Buildings Based on Gross Site Area	25%	58,408 sf	73,940 sf	31.6%	15,533 sf	6.6%
Drip Line Site Coverage: All Buildings Based on Net Site Area	25%	51,617 sf	73,940 sf	35.8%	22,323 sf	10.8%

Floor Area Ratio

FAR Gross	NA	NA	0.592	NA	NA
FAR Gross w/o garage area	NA	NA	0.454	NA	NA
FAR Net	NA	NA	0.670	NA	NA
FAR Net w/o garage area	NA	NA	0.514	NA	NA

Open Space

Open Space (Min 40%) Based on Gross	40%	93,452 sf	119,384 sf	51.1%	25,932 sf	11.1%
Open Space (Min 40%) Based on Net	40%	82,587 sf	92,222 sf	44.7%	9,635 sf	4.7%

Impervious Surfaces

Total of Impervious Surfaces (Includes Building Footprint, based on Gross)	60%	140,178 sf	147,145 sf	63.0%	6,967 sf	3.0%
Total of Impervious Surfaces (Includes Building Footprint, based on Net)	60%	123,881 sf	147,145 sf	71.3%	23,264 sf	11.3%

Project Key Count:

First Floor:	19
Second Floor:	33
Third Floor:	25
Casitas:	5

Total Project Keys:

82

Parking

Level B1:	68
On Grade :	87
On Grade (Accessible Spaces) :	4

Total Parking Spaces Provided*:

159

1.94 spaces per key

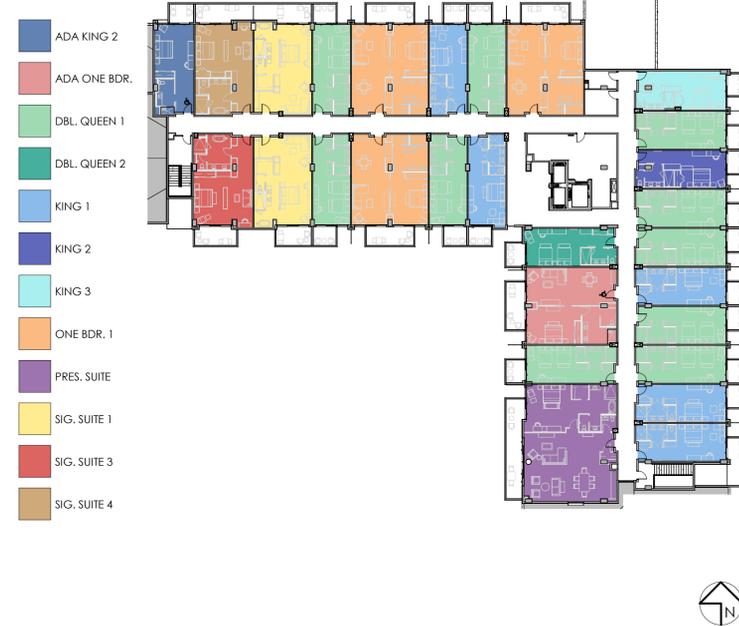
See Parking Engineering Study for required Parking

GUEST ROOM COUNT			
ROOM CODE	ROOM NAME	DESCRIPTION	COUNT
1B1	ONE BDR. 1	ONE BEDROOM TYPE 1	3
1BA	ADA ONE BDR.	ADA ONE BEDROOM	1
K1	KING 1	KING 1	32
K1A	ADA KING 1	ADA KING TYPE 1	1
K2	KING 2	KING 2	3
K2A	ADA KING 2	ADA KING TYPE 2	1
K3	KING 3	KING 3	2
PS	PRES. SUITE	PRESIDENTIAL SUITE	1
QQ1	DBL. QUEEN 1	DOUBLE QUEEN TYPE 1	33
QQ2	DBL. QUEEN 2	DOUBLE QUEEN TYPE 2	2
QQA	ADA DBL. QUEEN	ADA DOUBLE QUEEN	1
SS1	SIG. SUITE 1	SIGNATURE SUITE TYPE 1	4
SS2	SIG. SUITE 2	SIGNATURE SUITE TYPE 2	1
SS3	SIG. SUITE 3	SIGNATURE SUITE TYPE 3	1
SS4	SIG. SUITE 4	SIGNATURE SUITE TYPE 4	1
SSA	ADA SIG. SUITE	ADA SIGNATURE SUITE	1
TOTAL ROOMS: 88			

CASITA COUNT			
ROOM CODE	ROOM NAME	DESCRIPTION	COUNT
CA	ADA CASITA	ADA CASITA	1
C1	CASITA	CASITA	5
C1B	CASITA ONE BDR.	CASITA ONE BEDROOM	1
TOTAL: 7			

GUEST ROOM TYPE & COUNT PER LEVEL			
ROOM CODE	ROOM NAME	DESCRIPTION	COUNT
LEVEL 1			
CA	ADA CASITA	ADA CASITA	1
K1A	ADA KING 1	ADA KING TYPE 1	1
SSA	ADA SIG. SUITE	ADA SIGNATURE SUITE	1
C1	CASITA	CASITA	5
C1B	CASITA ONE BDR.	CASITA ONE BEDROOM	1
QQ1	DBL. QUEEN 1	DOUBLE QUEEN TYPE 1	9
QQ2	DBL. QUEEN 2	DOUBLE QUEEN TYPE 2	1
K1	KING 1	KING 1	10
K2	KING 2	KING 2	1
SS1	SIG. SUITE 1	SIGNATURE SUITE TYPE 1	1
LEVEL 1: 31			
LEVEL 2			
QQA	ADA DBL. QUEEN	ADA DOUBLE QUEEN	1
QQ1	DBL. QUEEN 1	DOUBLE QUEEN TYPE 1	14
K1	KING 1	KING 1	17
K2	KING 2	KING 2	1
K3	KING 3	KING 3	1
SS1	SIG. SUITE 1	SIGNATURE SUITE TYPE 1	1
SS2	SIG. SUITE 2	SIGNATURE SUITE TYPE 2	1
LEVEL 2: 36			
LEVEL 3			
K2A	ADA KING 2	ADA KING TYPE 2	1
1BA	ADA ONE BDR.	ADA ONE BEDROOM	1
QQ1	DBL. QUEEN 1	DOUBLE QUEEN TYPE 1	10
QQ2	DBL. QUEEN 2	DOUBLE QUEEN TYPE 2	1
K1	KING 1	KING 1	5
K2	KING 2	KING 2	1
K3	KING 3	KING 3	1
1B1	ONE BDR. 1	ONE BEDROOM TYPE 1	3
PS	PRES. SUITE	PRESIDENTIAL SUITE	1
SS1	SIG. SUITE 1	SIGNATURE SUITE TYPE 1	2
SS3	SIG. SUITE 3	SIGNATURE SUITE TYPE 3	1
SS4	SIG. SUITE 4	SIGNATURE SUITE TYPE 4	1
LEVEL 3: 28			

ROOM MATRIX



3 LEVEL 3 - HOTEL ROOM MATRIX
SCALE: NOT TO SCALE

ROOM MATRIX



2 LEVEL 2 - HOTEL ROOM MATRIX
SCALE: NOT TO SCALE

ROOM MATRIX



1 LEVEL 1 - HOTEL ROOM MATRIX
SCALE: NOT TO SCALE

Main Building Room Matrix Chart

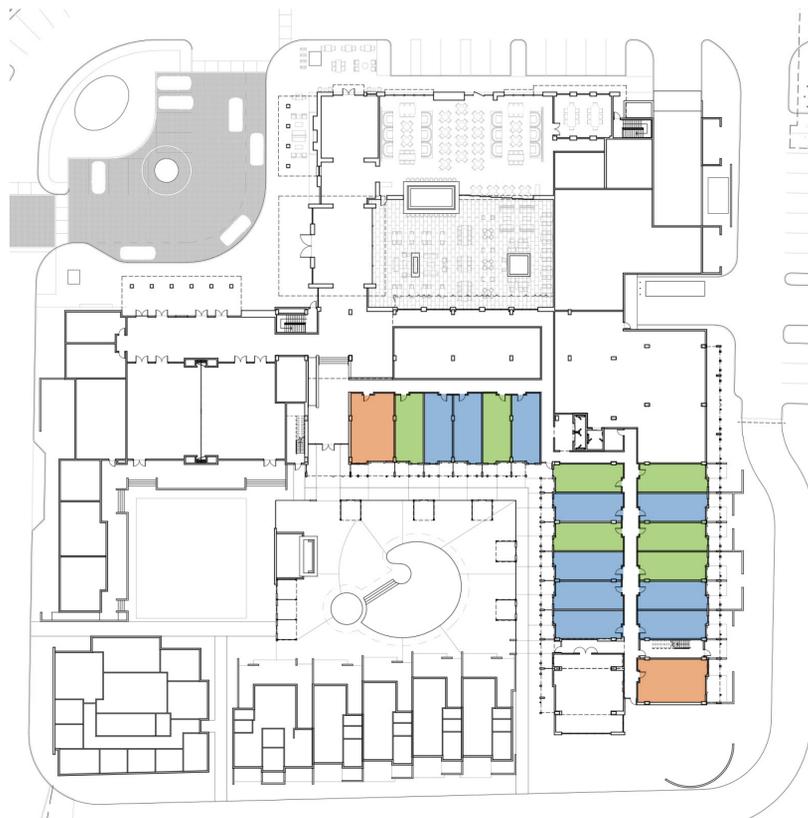
Level	Bay Number: North & East Side of Corridor																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Stair	21
3	K	SS	SS	DQ	1B	K	DQ	1B	K	DQ	1B	DQ	DQ	1B								Patio
2	Lobby										K	DQ	K	K	DQ	K	DQ	DQ	K	K		SS
1	Lobby										Back of House											SS

Standard		Suites			Casitas	Total Keys	Floor Totals	Connecting Rooms	Level
King (K)	Double Queen (DQ)	Signature Suite (SS)	One Bedroom (1B)	Presidential Suite (Pres)					
3	5	2	5	0		15		6	3
2	10	7	1	0		18		4	2
1	3	3	1	0	5	12		2	1

Level	Stair	Bay Number: South & West Side of Corridor																
		1	2	3	4	5	6	7	Core	Core	8	9	10	11	12	13	14	15
3		SS	SS	DQ	1B	DQ	K			DQ	1B	DQ	PRES					
2		SS	SS	DQ	K	K	DQ	K		DQ	K	DQ	K	K	DQ	SS		
1		Lobby	SS	DQ	K	K	DQ	K		DQ	K	DQ	K	K		Spa		

Standard		Suites			Casitas	Total Keys	Floor Totals	Connecting Rooms	Level
King (K)	Double Queen (DQ)	Signature Suite (SS)	One Bedroom (1B)	Presidential Suite (Pres)					
1	4	2	2	1		10		3	3
7	5	3	0	0		15		5	2
7	4	1	0	0		12		5	1
31	28	10	7	1	5	82		25	
37.80%	34.15%	12.20%	8.54%	1.22%	6.10%	100.00%			

*Total keys in Main Structure: Total Property count includes 5 freestanding Casita Keys in the southwest corner of the site.



First Floor / Site Plan

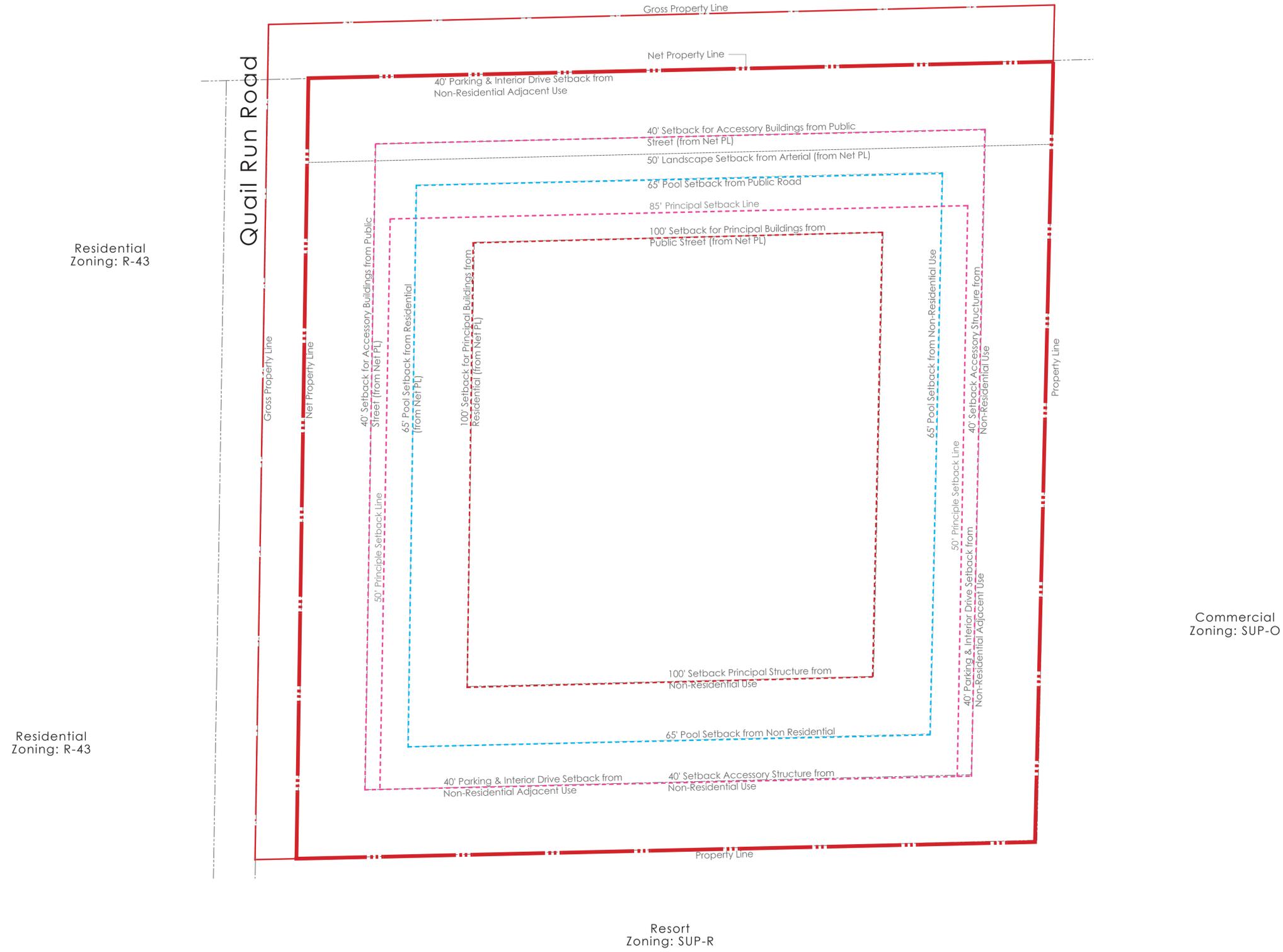


Second Floor Plan



Third Floor Plan

Lincoln Drive



Scale: 1/32" = 1'-0"



Site Plan Analysis |
SUP Guideline Site Setbacks

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

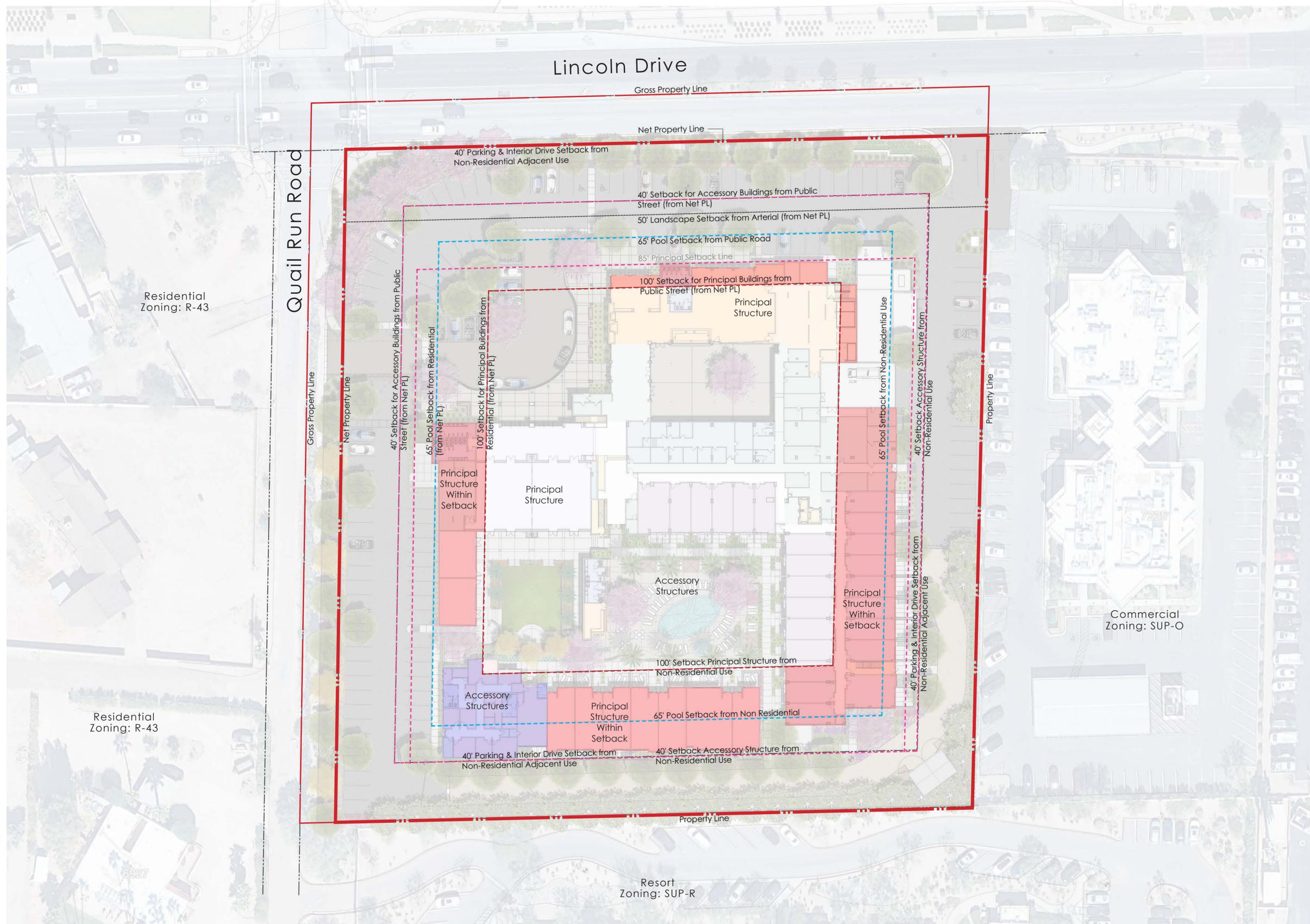
Special Use Permit: 14 | Date: 2025.03.05
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Color Key

Setback Encroachment



Scale: 1/32" = 1'-0"



Site Plan Analysis: Overlay | Site Setbacks from Net Property Lines

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 15 | Amendment Application

Date: 2025.03.05 | Project#: AP2207

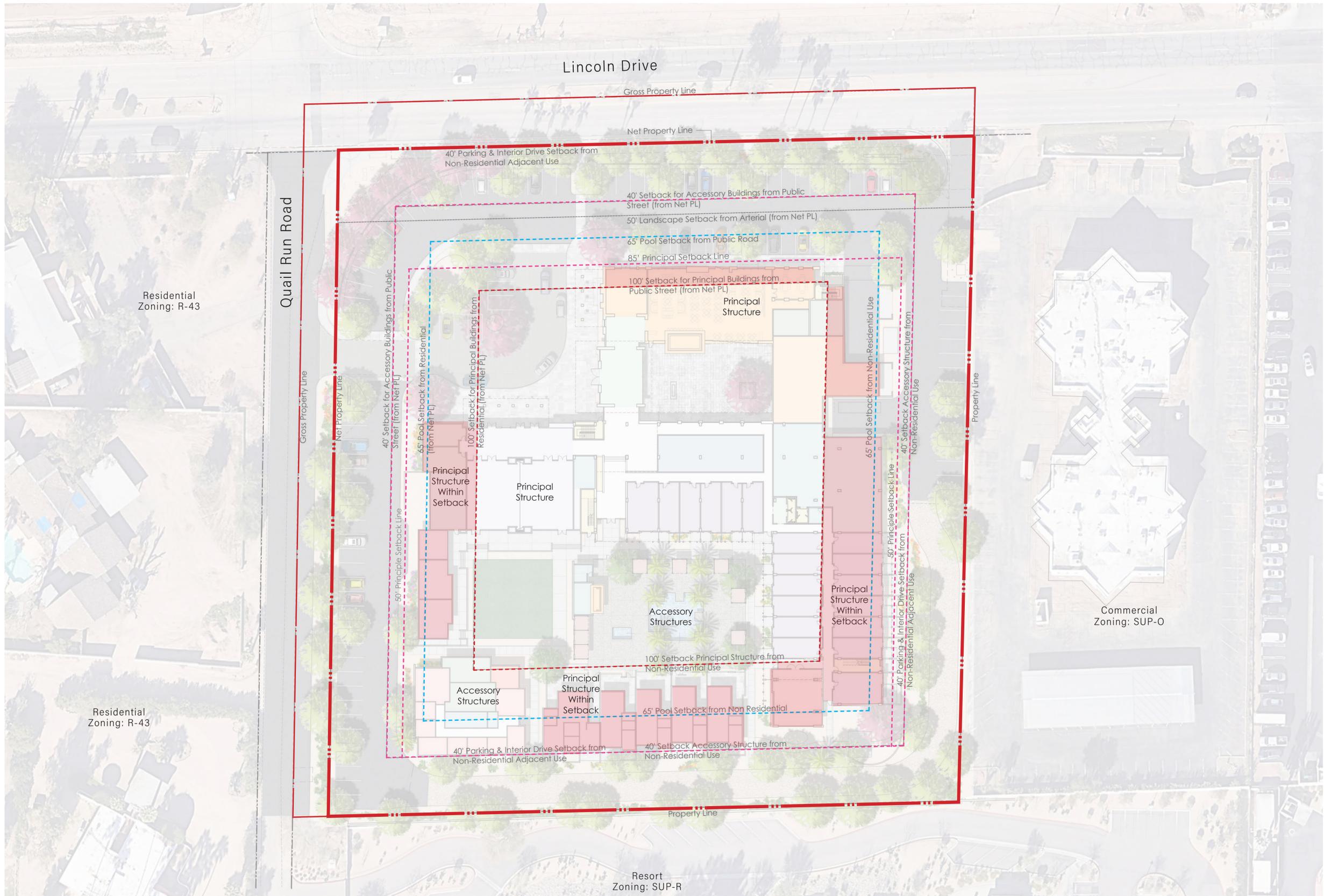
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Color Key
 Setback Encroachment



Scale: 1/32" = 1'-0"
 0' 16' 32' 64' 128'

Site Plan Analysis: Overlay
 Site Setbacks from Net Property Lines

SMOKETREE RESORT
 7101 E Lincoln Drive Paradise Valley, Arizona

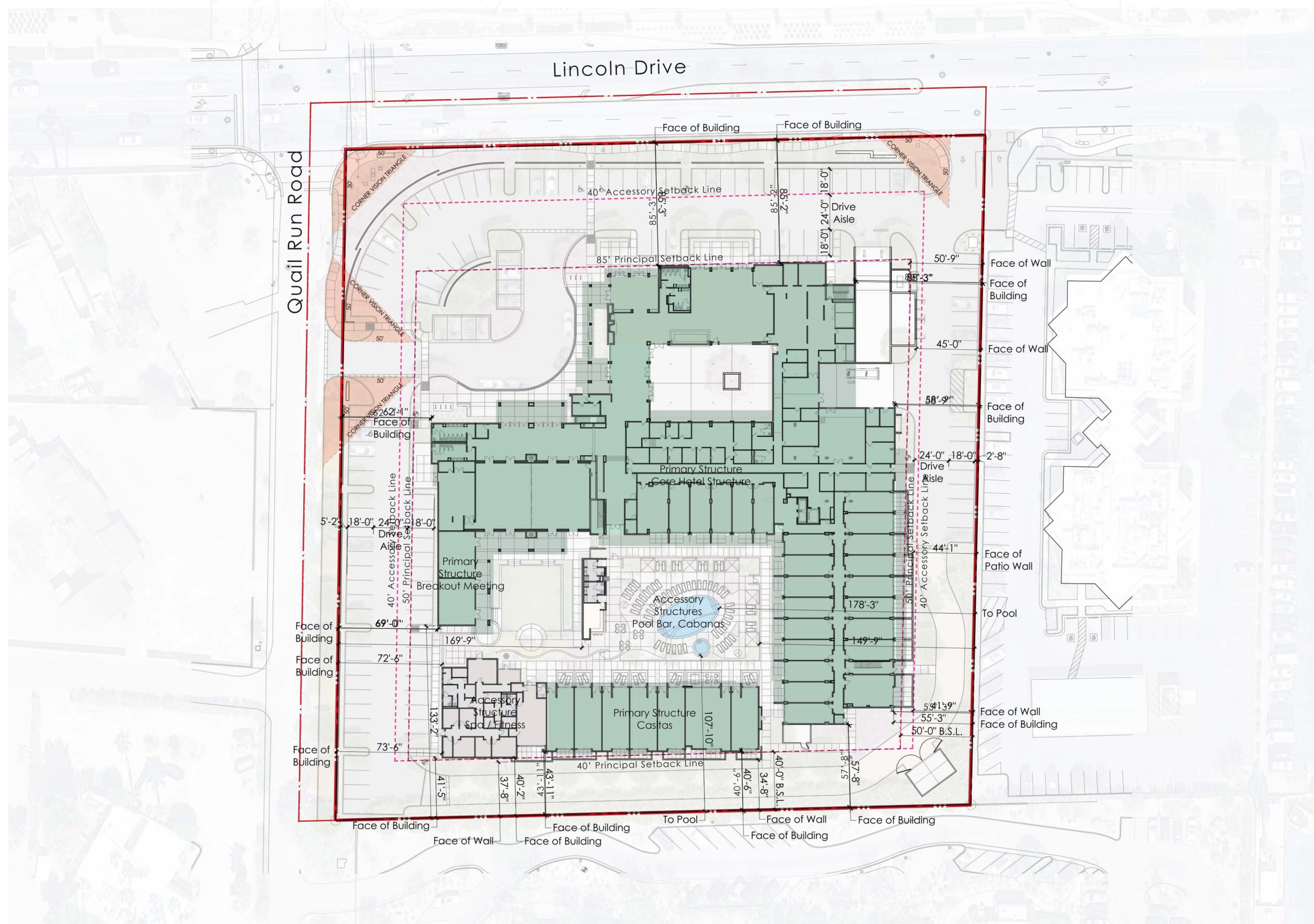
Special Use Permit: 15 | Date: 2023.12.12
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Color Key

- Primary Structure
- Primary Structure Overhang
- Accessory Structure
- Accessory Structure Overhang



Scale: 1/32" = 1'-0"

0' 16' 32' 64' 128'

Primary Structure | Dimension Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 16
Amendment Application

Date: 2025.03.05
Project#: AP2207

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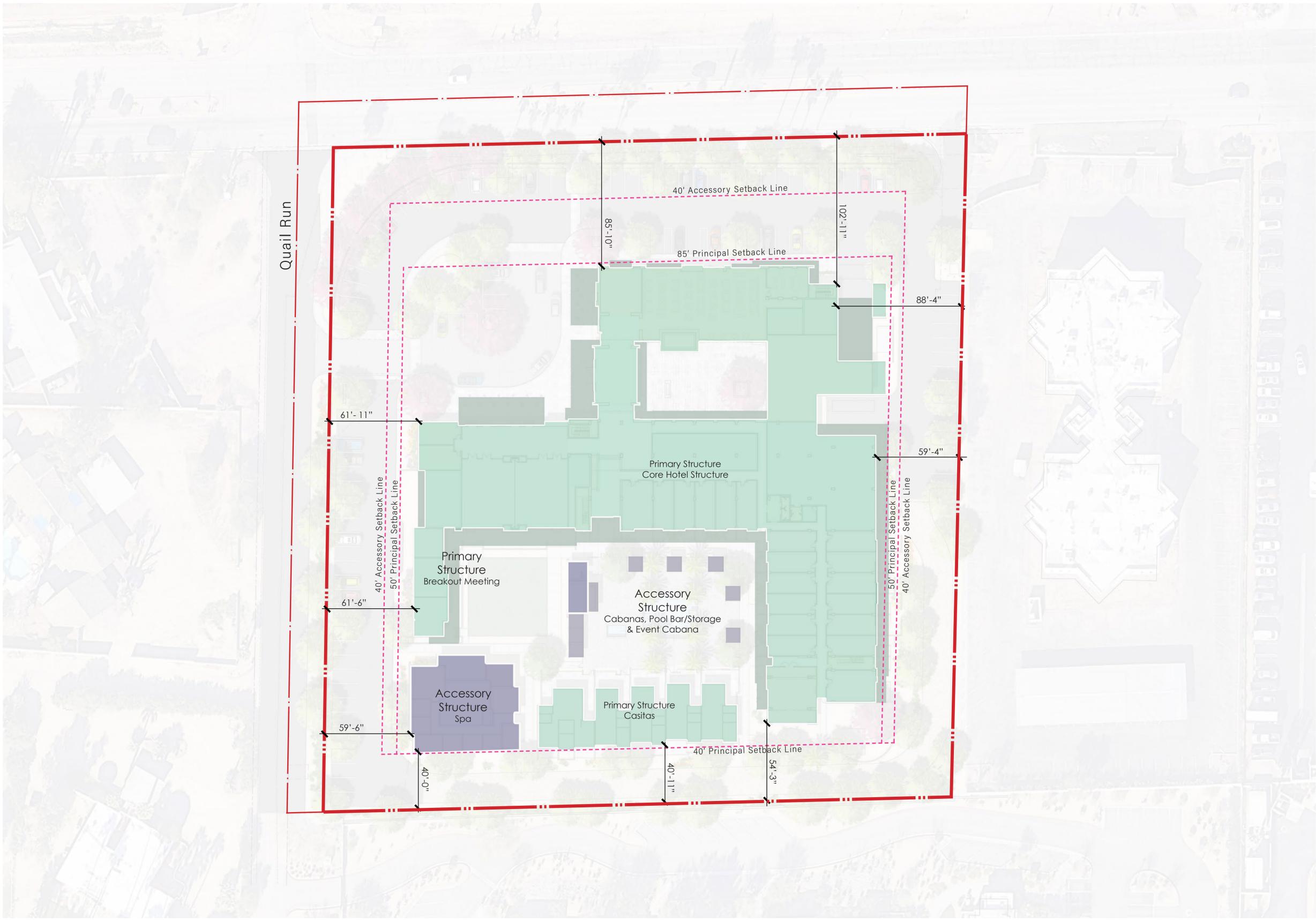
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Color Key

- Primary Structure
- Primary Structure Overhang
- Accessory Structure
- Accessory Structure Overhang



Scale: 1/32" = 1'-0"

0' 16' 32' 64' 128'

Primary Structure
Dimension Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 16 | Date: 2023.12.12
Amendment Application | Project#: AP2207

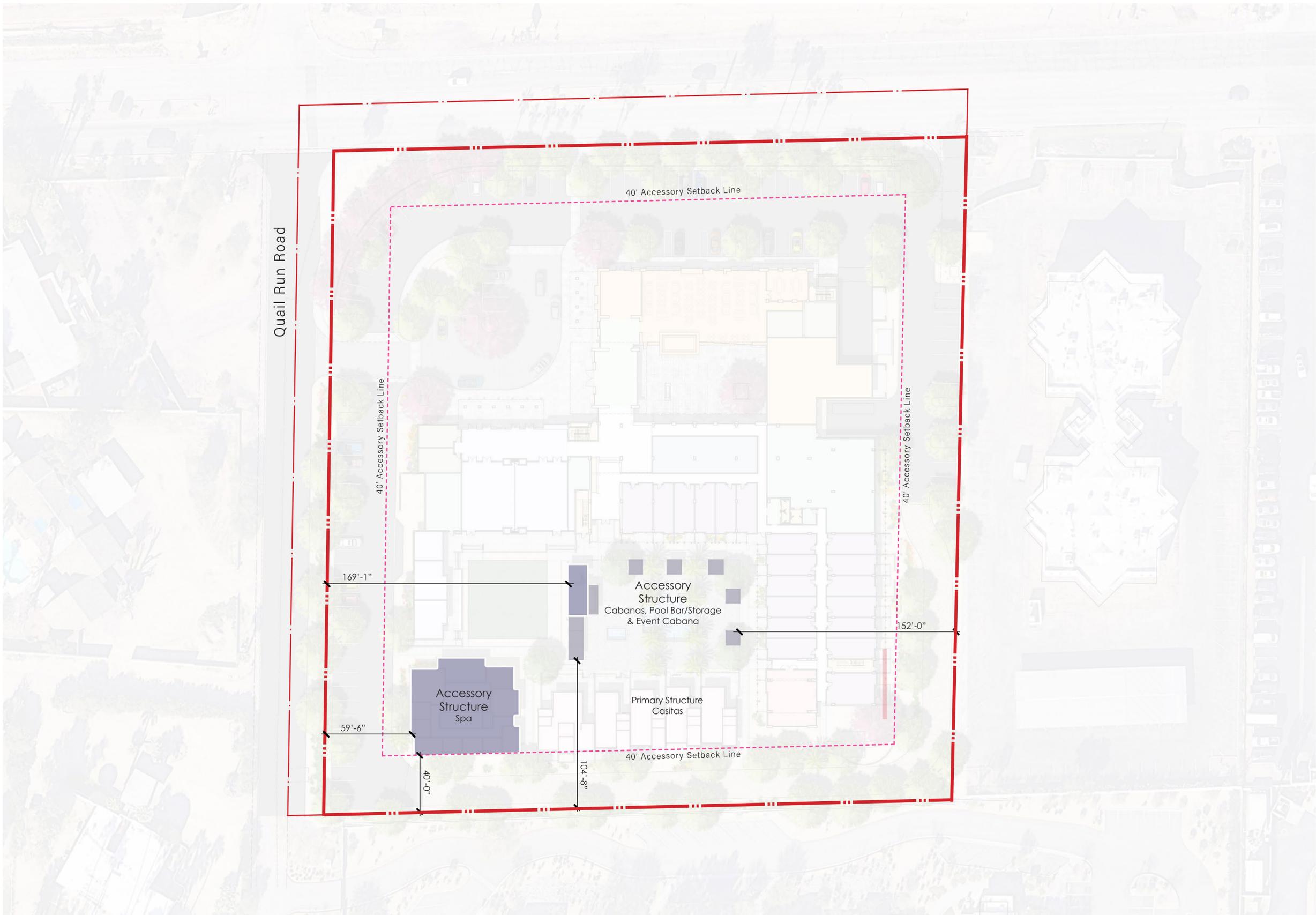
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Color Key

- Primary Structure
- Primary Structure Overhang
- Accessory Structure
- Accessory Structure Overhang



Scale: 1/32" = 1'-0"



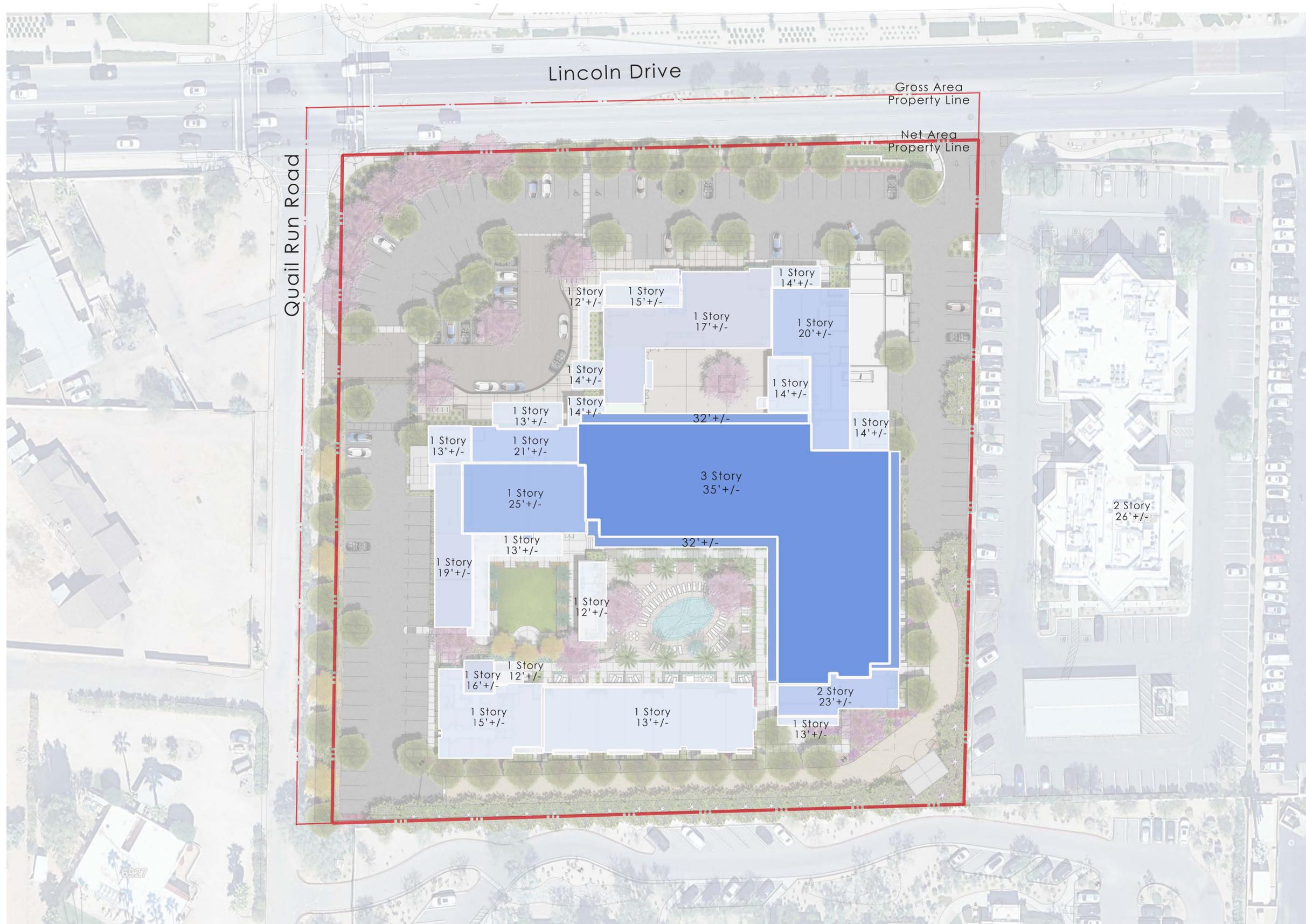
Accessory Structure
Dimension Plan

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Scale: 1/32" = 1'-0"



Conceptual Building
Height Diagram

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 18
Amendment Application

Date: 2025.03.05
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Scale: 1/32" = 1'-0"



Conceptual Building
Height Diagram

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7101 E Lincoln Drive Paradise Valley, Arizona

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North Elevation A



East Elevation B



West Elevation C



South Elevation D

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



Conceptual
Building Elevations

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

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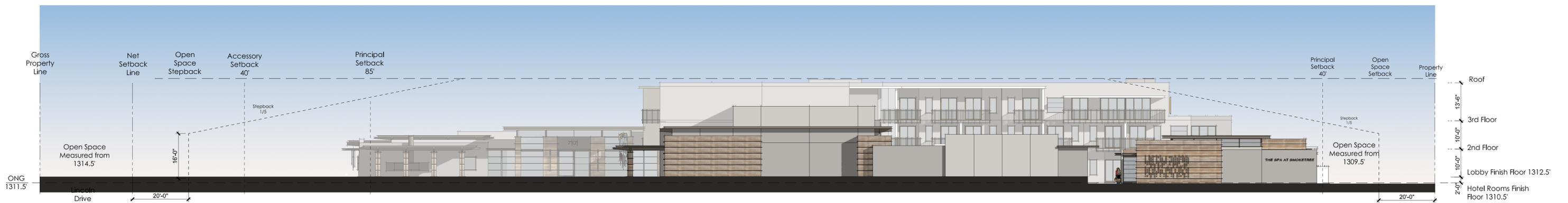
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North Elevation A



East Elevation B



West Elevation C



South Elevation D

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



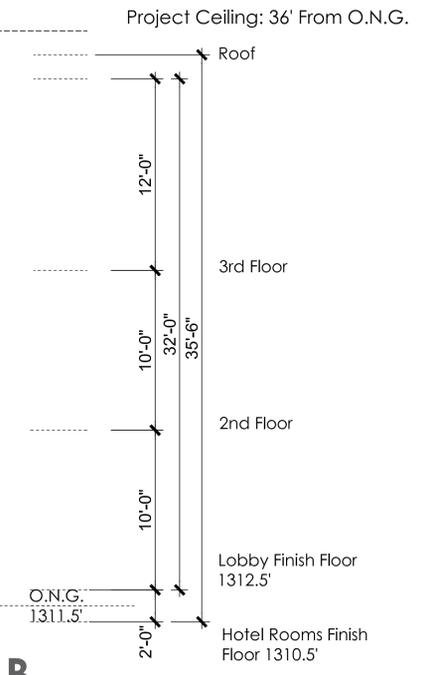
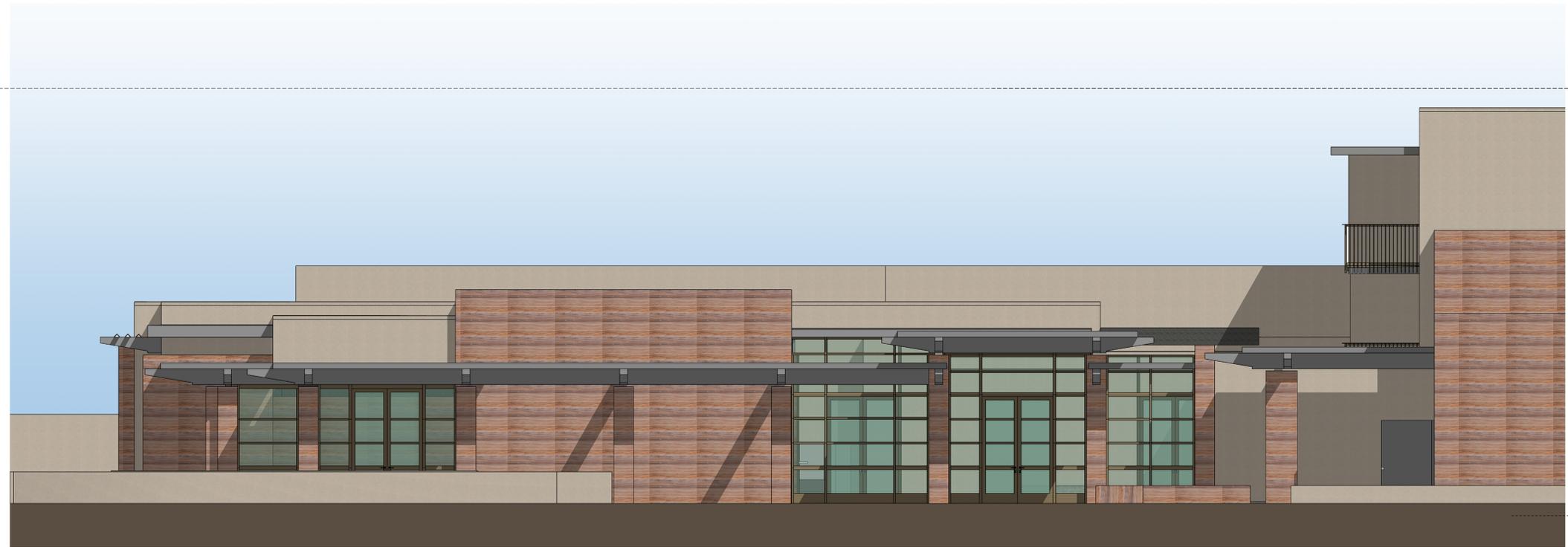
Conceptual
Building Elevations

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

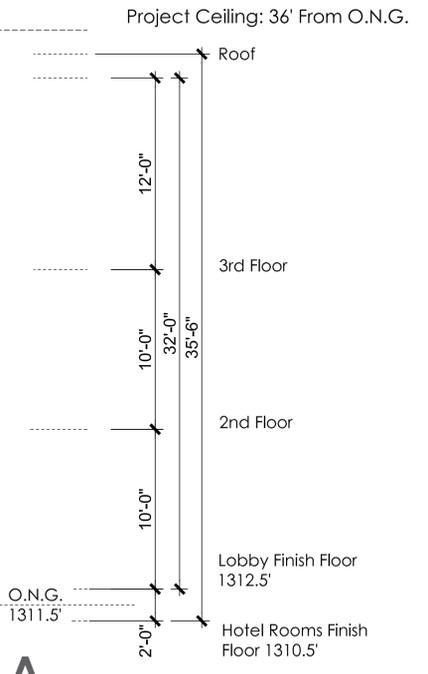
Special Use Permit:
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Enlarged West Elevation: Lobby Entry **B**



Enlarged North Elevation: Streetside Market Patio **A**

Scale: NTS

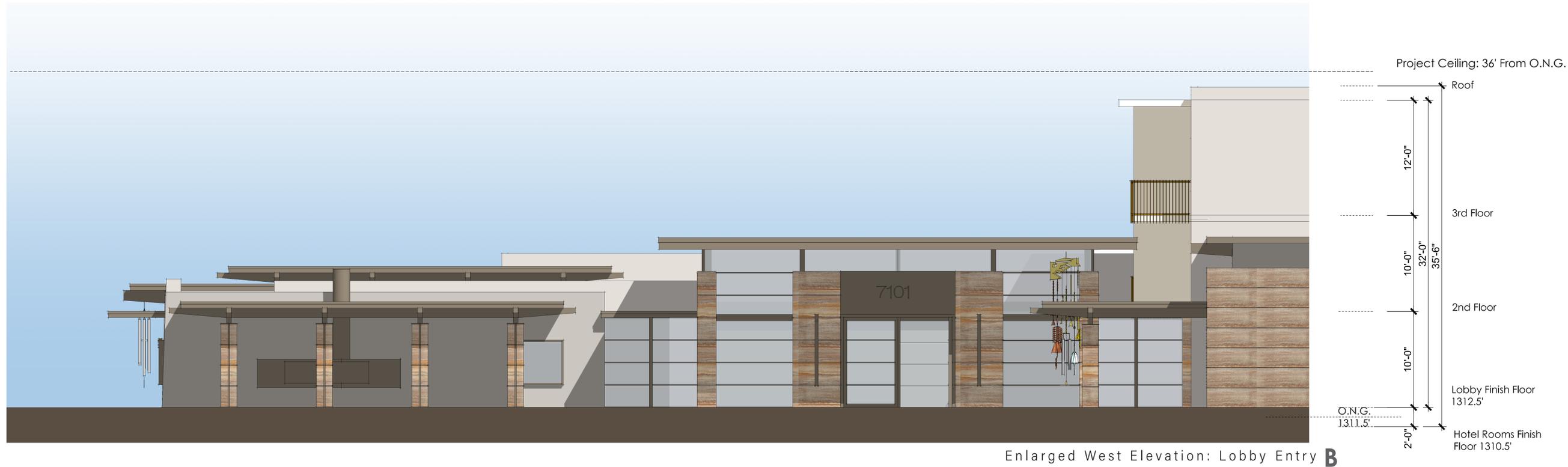
Conceptual |
Enlarged Elevations

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Enlarged West Elevation: Lobby Entry **B**



Enlarged North Elevation: Streetside Market Patio **A**

Scale: N.T.S.

Conceptual
 Enlarged Elevations

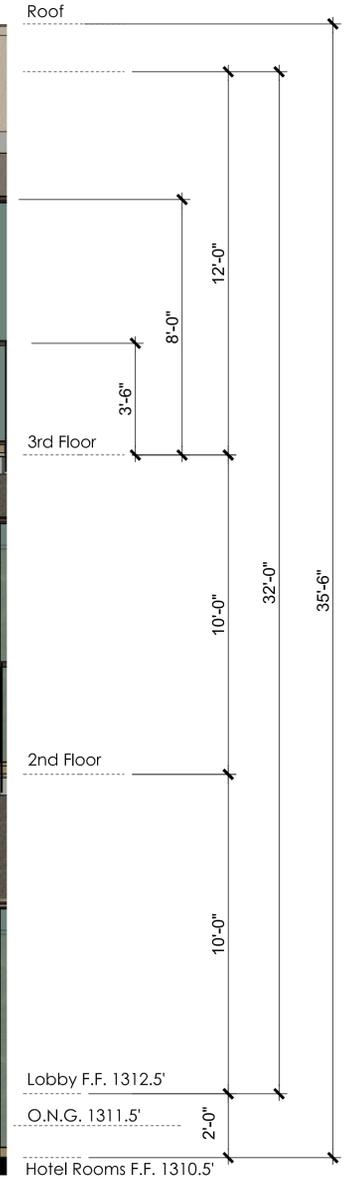
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Project Ceiling:
36' From O.N.G.



Conceptual Building Elevations:
Typical Hotel Bay

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7101 E Lincoln Drive Paradise Valley, Arizona

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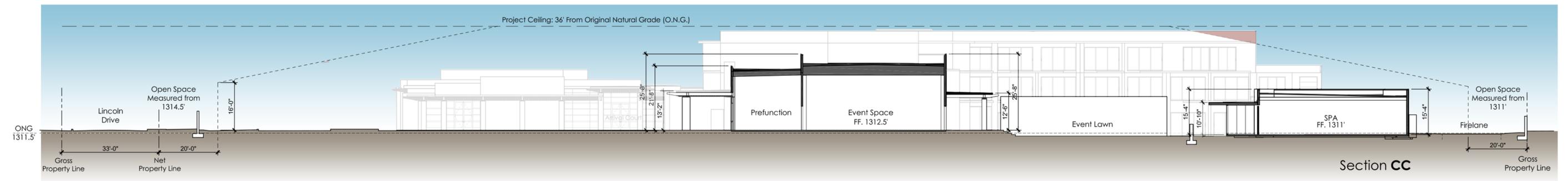
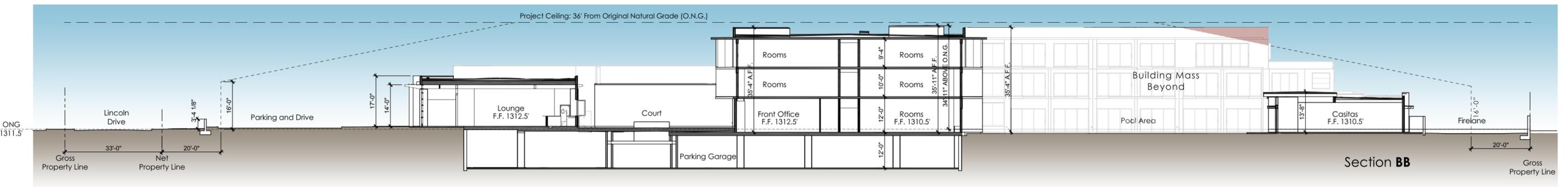
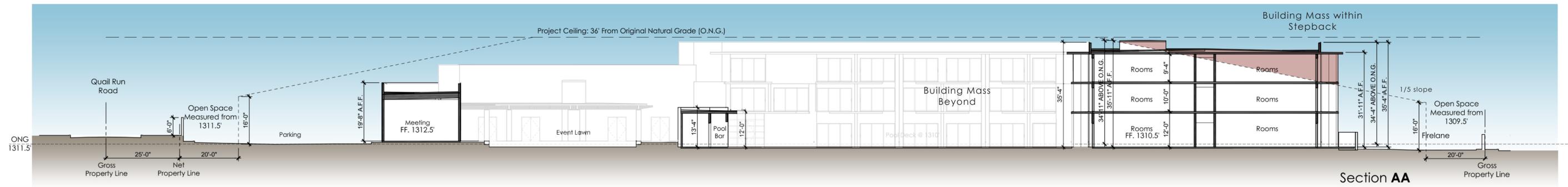
Conceptual Building Elevations:
Typical Hotel Bay

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Setback Encroachment Calculations

Proposed Building Volume:	1,362,397 CF
Encroachment Volume:	37,487 CF
Percentage of Encroachment:	2.75 %

Setback Encroachment

Section Key



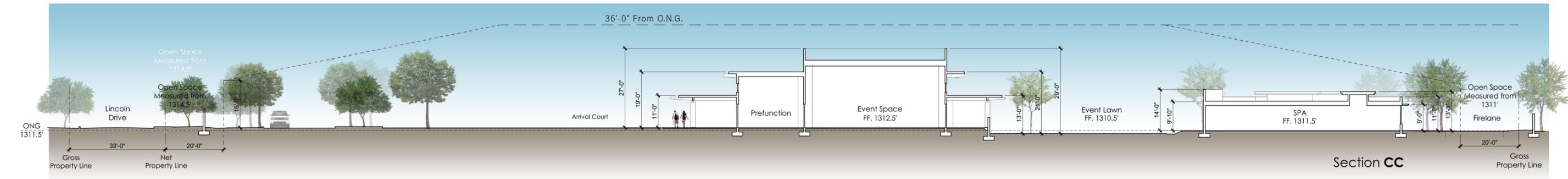
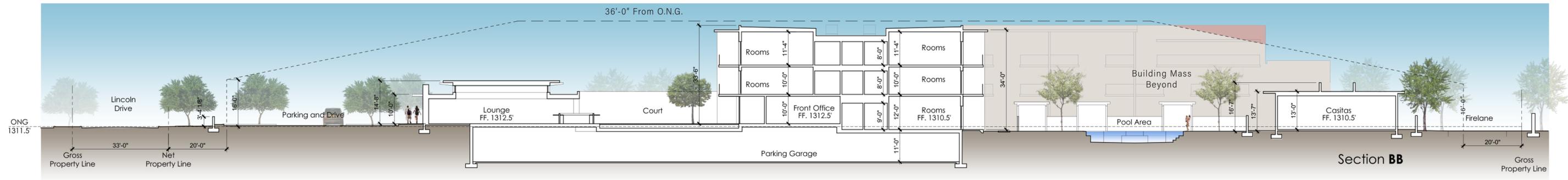
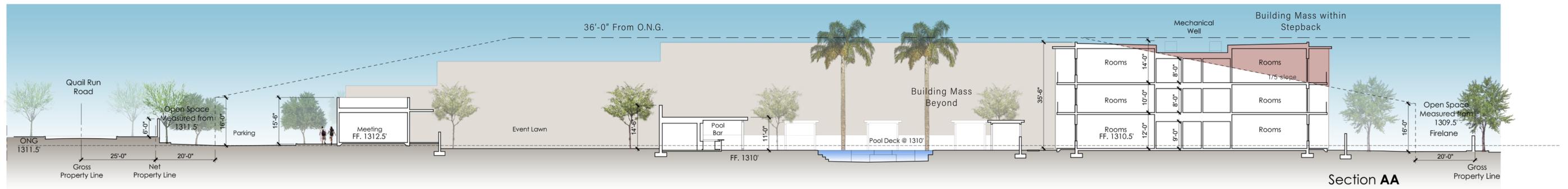
Conceptual Site Sections

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Setback Encroachment Calculations

Proposed Build Volume:	1,458,955 cf
Encroachment Volume:	60,905 cf
Percentage of Encroachment:	4.17 %

Setback Encroachment



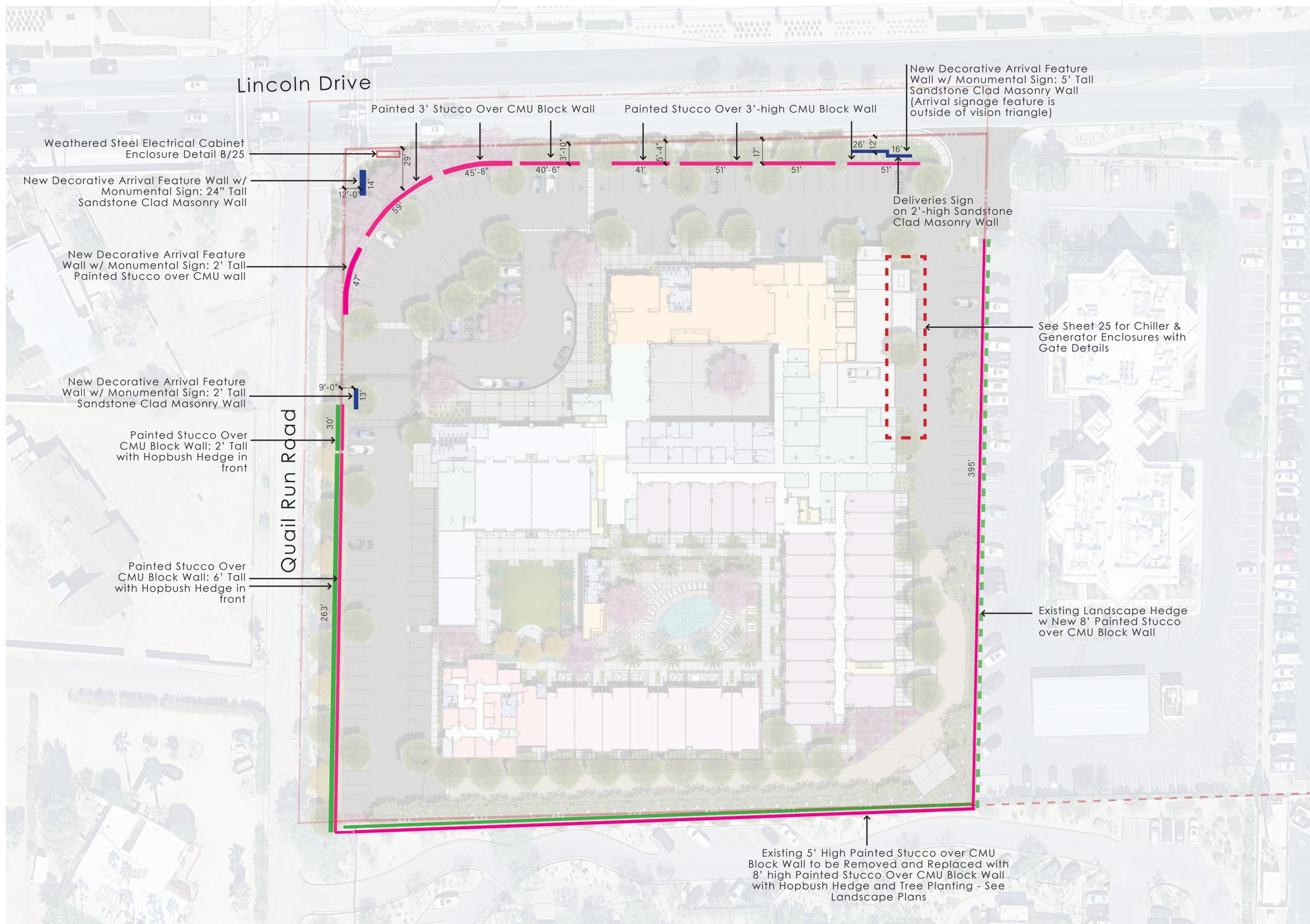
Conceptual Site Sections

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Scale: 1/32" = 1'-0"



Conceptual
Site Wall Diagram

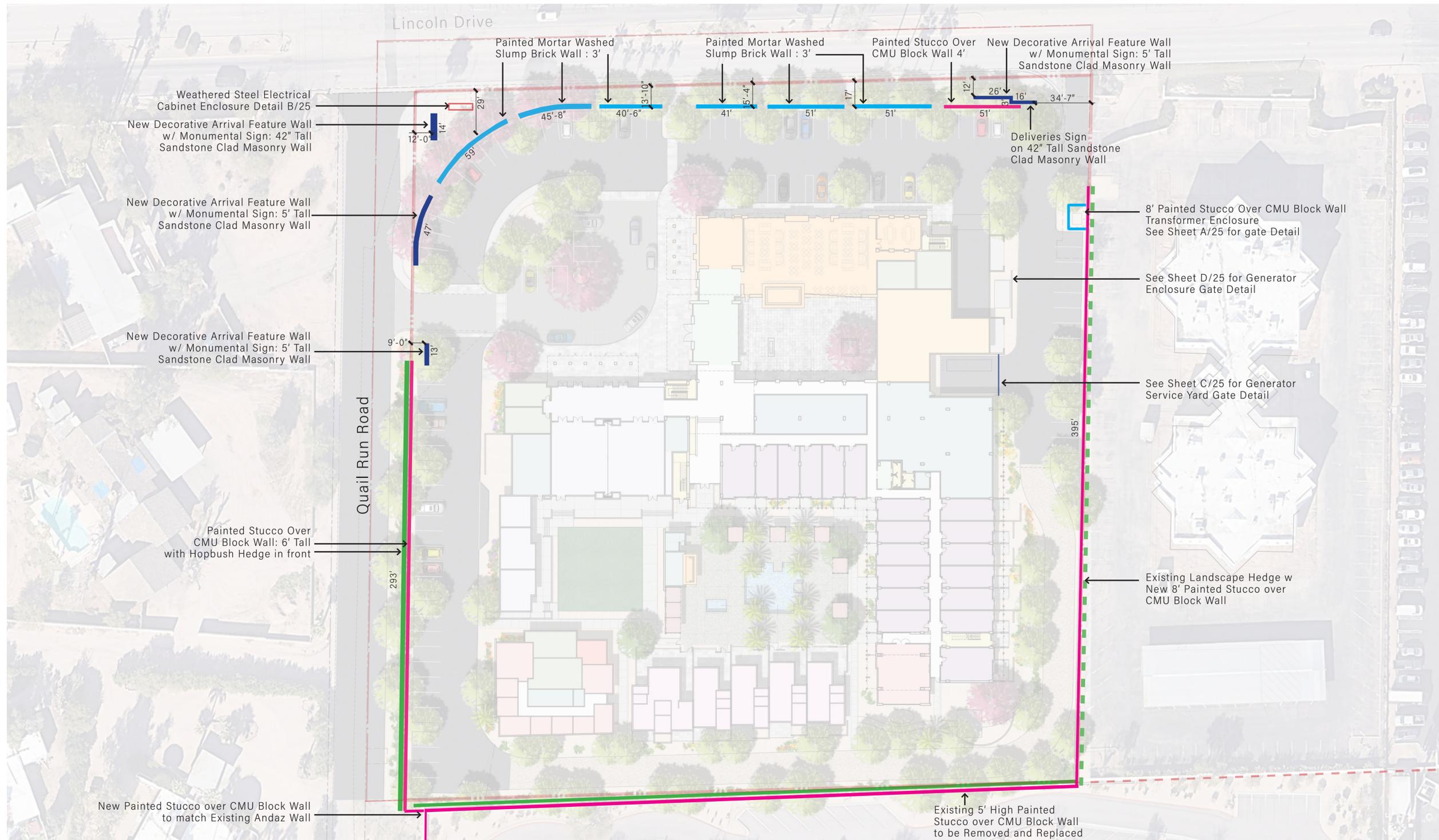
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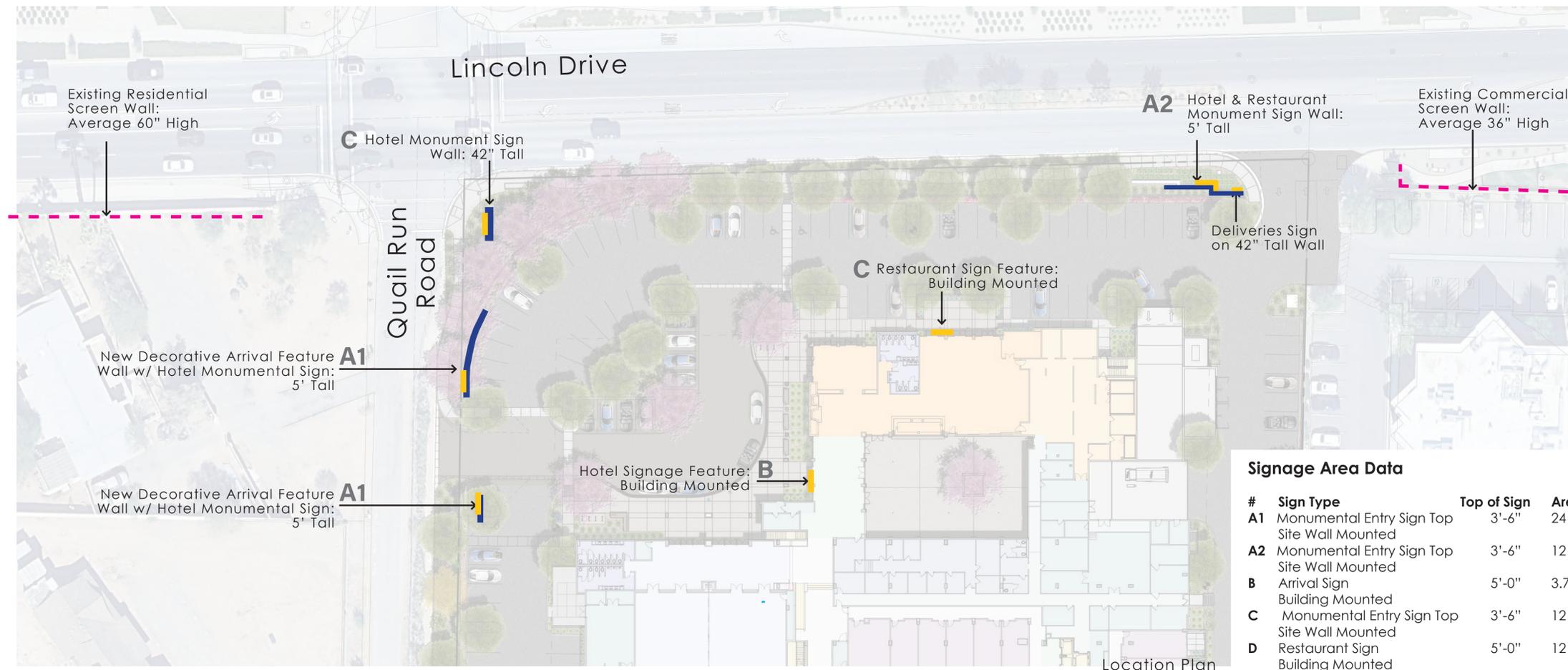
Conceptual Site Wall Diagram

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Conceptual Signage Type A-C



Conceptual Signage Type D

Signage Area Data

#	Sign Type	Top of Sign	Area	Content	Lighting Strategy	# of Signs
A1	Monumental Entry Sign Top Site Wall Mounted	3'-6"	24 sf	Resort Name & Symbol	Back Lit	2
A2	Monumental Entry Sign Top Site Wall Mounted	3'-6"	12 sf	Resort Name & Symbol	Back Lit	2
B	Arrival Sign Building Mounted	5'-0"	3.7 sf	Resort Name & Symbol	Back Lit	1
C	Monumental Entry Sign Top Site Wall Mounted	3'-6"	12 sf	Resort Name & Symbol	Back Lit	1
D	Restaurant Sign Building Mounted	5'-0"	12 sf	Restaurant Name & Symbol	Reverse Lit Channel Letter Sign	1

A1 : Hotel Monumental Sign (2' AFG) Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

B : Hotel Sign Feature (Building Mounted) 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A1 : Hotel Monumental Sign (2' AFG) Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A2 : Delivery Sign (2' AFG) Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A1 : Hotel Monumental Sign (2' AFG) Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)



Scale: 1/32" = 1'-0"



Conceptual Signage Diagram

SMOKETREE RESORT
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Conceptual Signage Type A-C



Conceptual Signage Type D

Signage Area Data

#	Sign Type	Top of Sign	Area	Content	Lighting Strategy	# of Signs
A1	Monumental Entry Sign Top Site Wall Mounted	3'-6"	24 sf	Resort Name & Symbol	Back Lit	2
A2	Monumental Entry Sign Top Site Wall Mounted	3'-6"	12 sf	Resort Name & Symbol	Back Lit	2
B	Arrival Sign Building Mounted	5'-0"	3.7 sf	Resort Name & Symbol	Back Lit	1
C	Monumental Entry Sign Top Site Wall Mounted	3'-6"	12 sf	Resort Name & Symbol	Back Lit	1
D	Restaurant Sign Building Mounted	5'-0"	12 sf	Restaurant Name & Symbol	Reverse Lit Channel Letter Sign	1

Location Plan

B : Hotel Sign Feature (Building Mounted)
1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A1 : Hotel Monumental Sign (5' AFG)
Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A1 : Hotel Monumental Sign (5' AFG)
Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A2 : Delivery Sign (42" AFG)
Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)

A1 : Hotel Monumental Sign (5' AFG)
Sandstone Veneer over 8" CMU w/ 1/2" Corten Sign Face w/ Raised, Backlit Letters & Logo (Type Face Undetermined)



Scale: 1/32" = 1'-0"



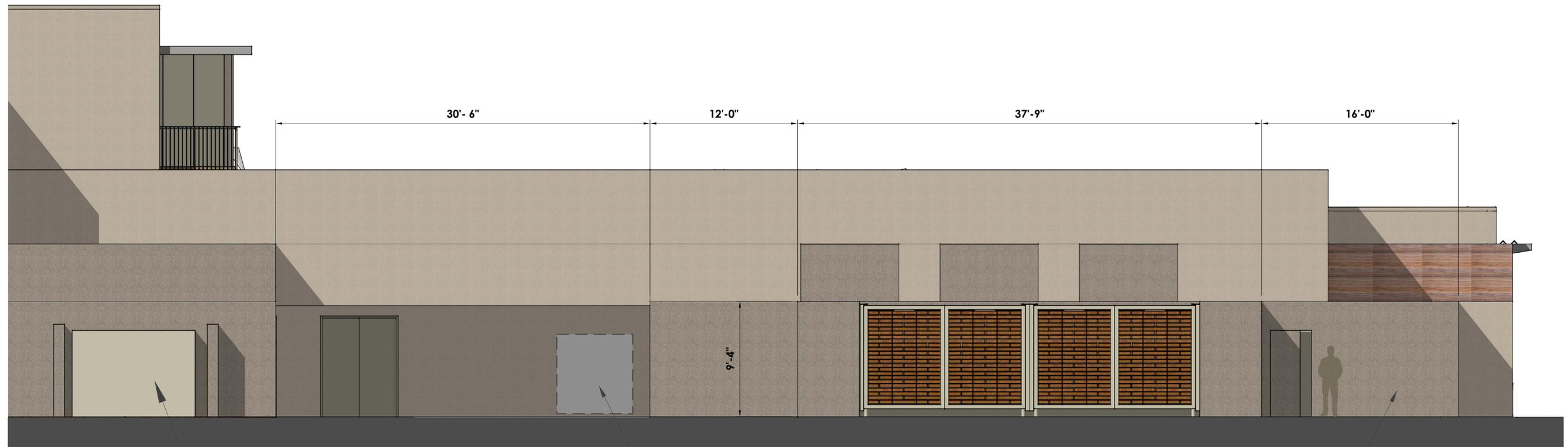
Conceptual Signage Diagram

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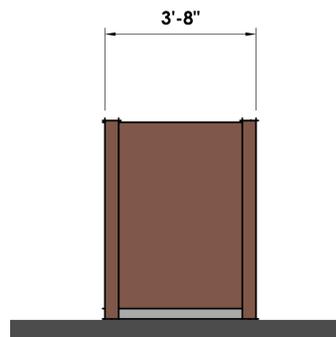
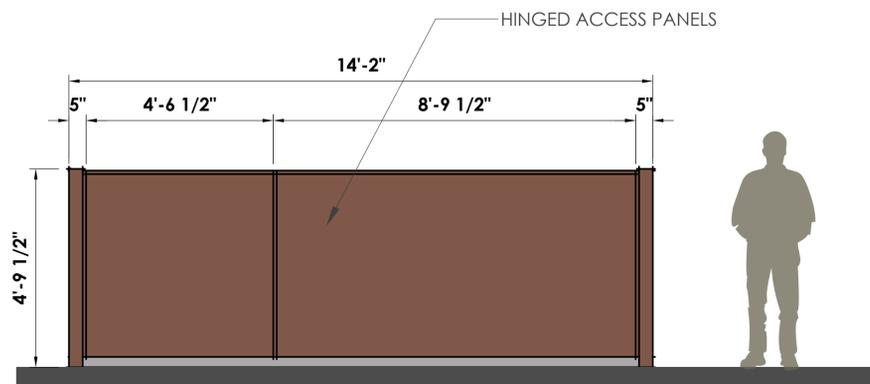


A

SERVICE ENTRANCE SECTION

SERVICE & BACK OF HOUSE DETAIL

(SCALE: 1/4" = 1'-0")



NORTH ELEVATION

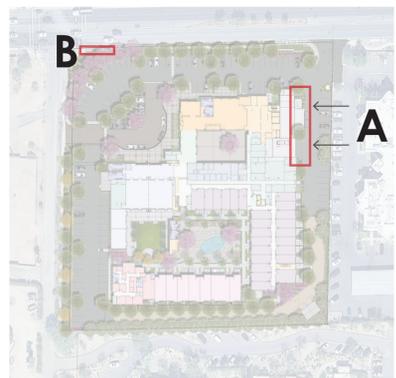
WEST ELEVATION

B

DECORATIVE ELECTRICAL CABINET ENCLOSURE

COR-TEN METAL MATERIAL (SCALE: 1/2" = 1'-0")

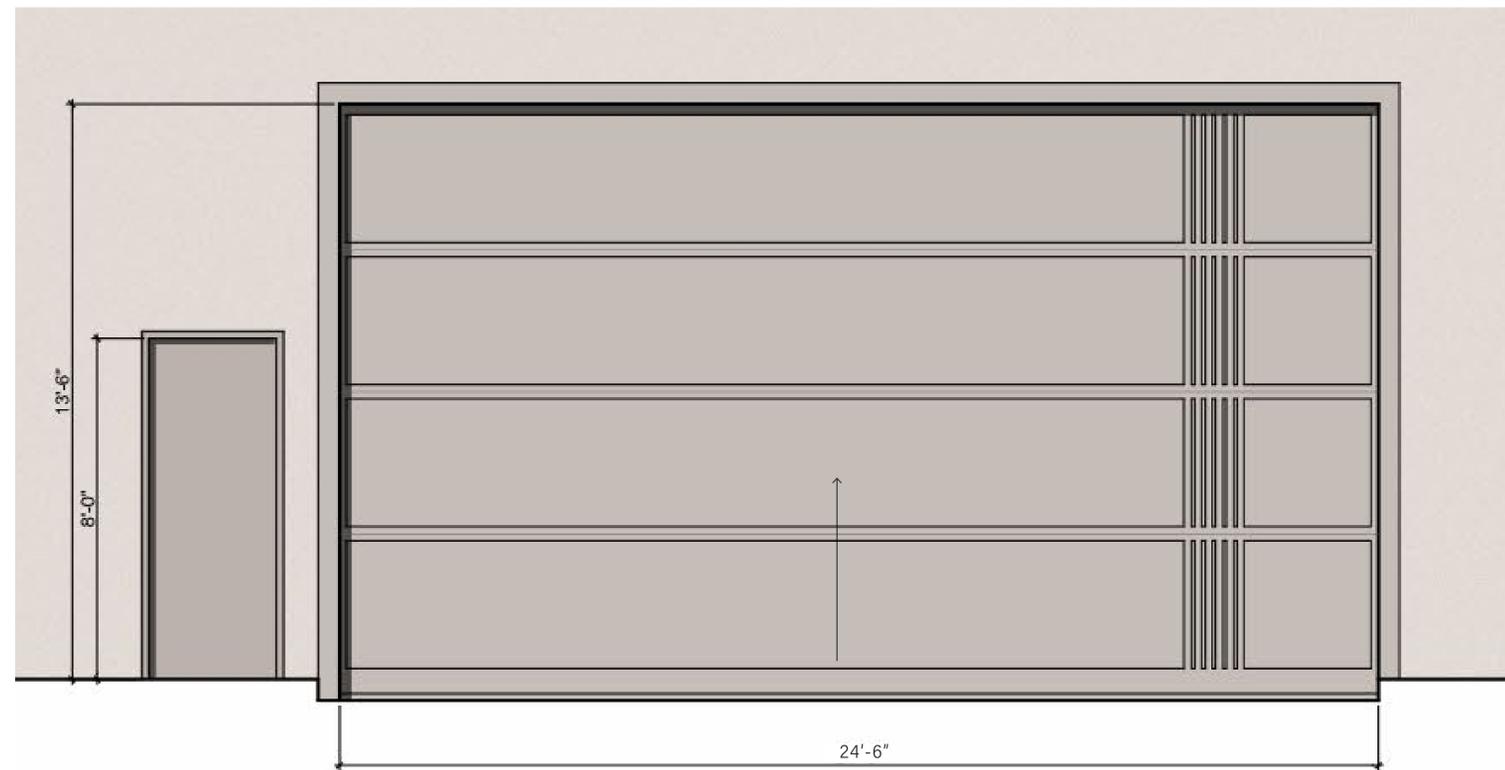
NOTE:
 THE DECORATIVE ELECTRICAL CABINET ENCLOSURE SHOWN ABOVE WILL COMPLY WITH STIPULATION 25 OF THE VISUALLY SIGNIFICANT CORRIDORS PLAN (ORD. NO. 2023-05)



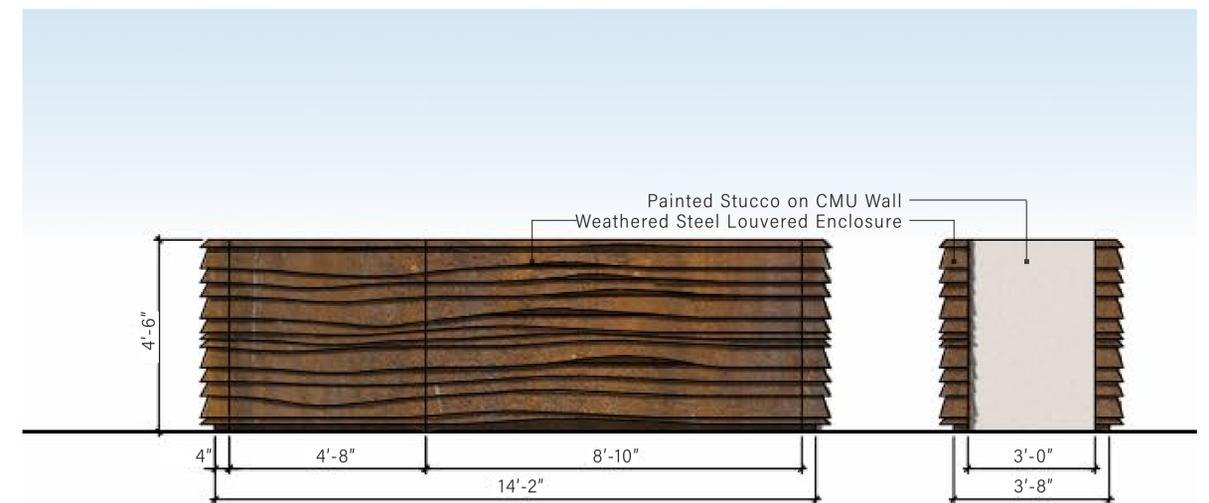
changed



Conceptual Detail : Generator Enclosure
Scale: 1/8" = 1'-0" **D**



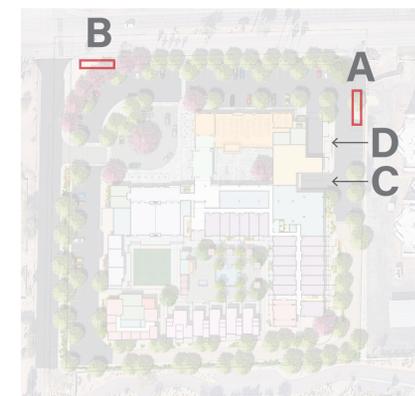
Conceptual Detail @ Service Area Overhead Door
Scale: 1/4" = 1'-0" **C**



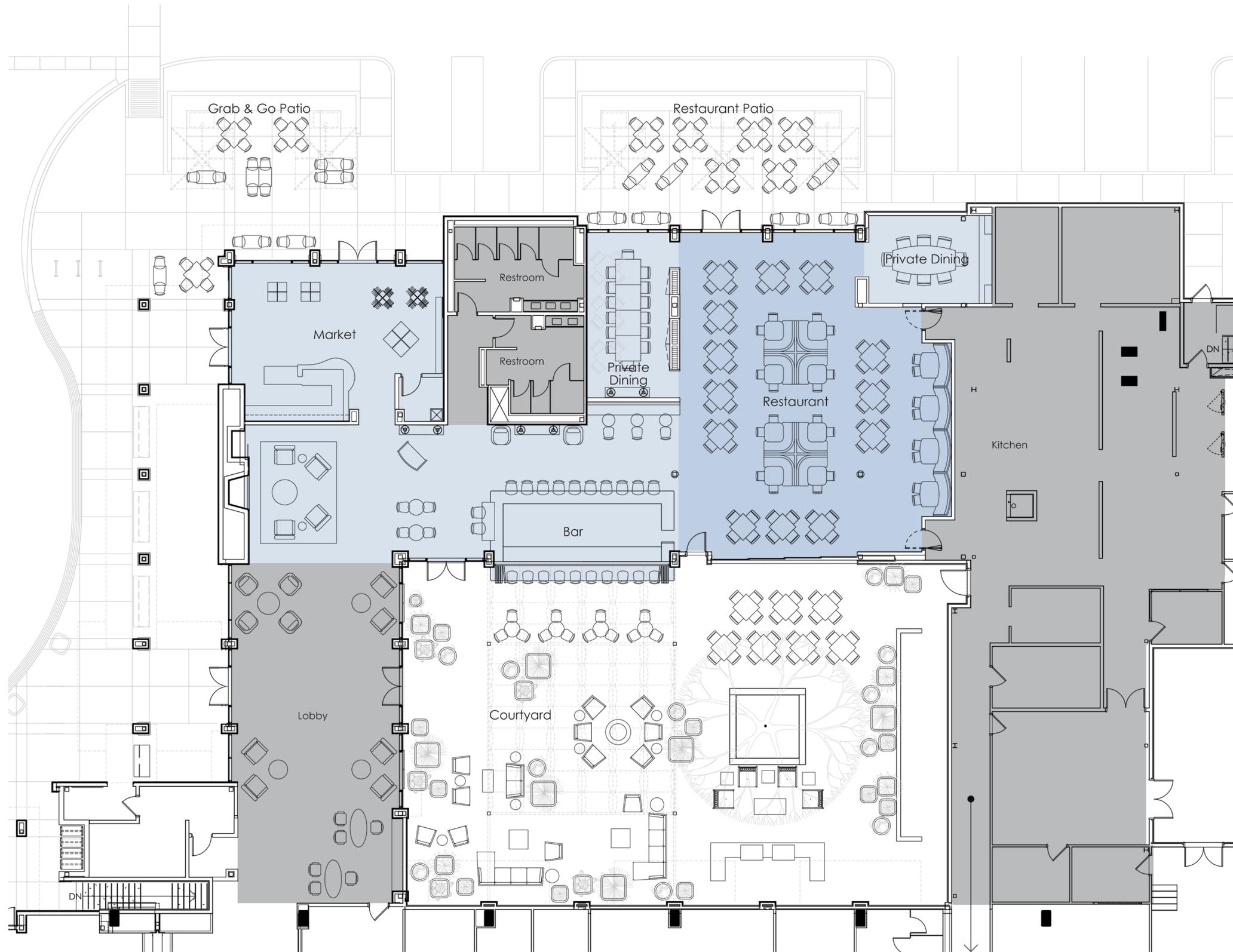
Conceptual Detail : Decorative Electrical Cabinet Enclosure
Scale: 1/4" = 1'-0" **B**



Conceptual Detail: Transformer Enclosure
Scale: 1/4" = 1'-0" **A**



Key Plan



Three Meal Restaurant

Restaurant :	100
Bar :	32
Private Dining :	22
Courtyard :	66
Grab & Go Patio :	28
Restaurant Patio :	38
 Total :	 286



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



Conceptual Restaurant
Seating Layouts

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

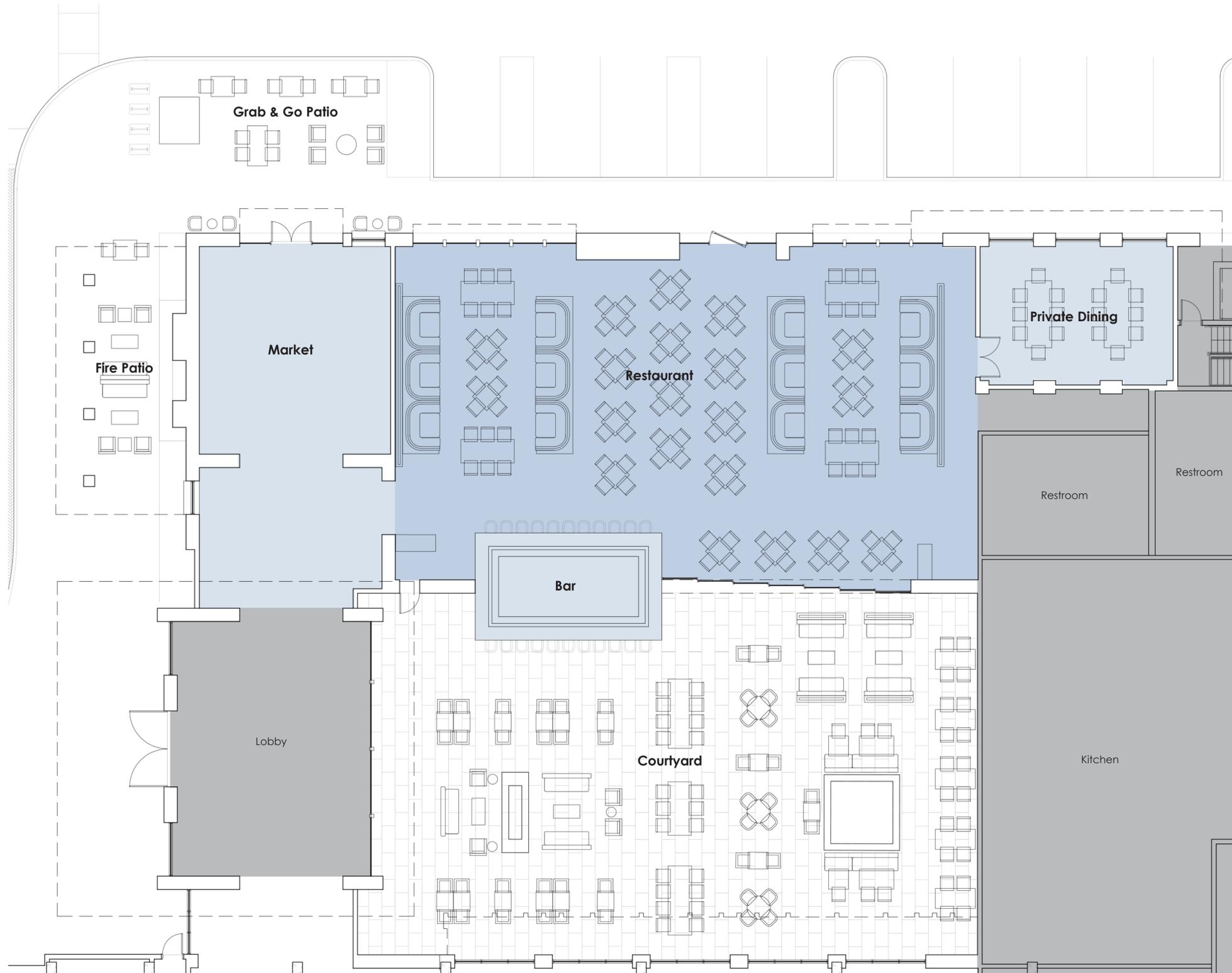
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Three Meal Restaurant

Restaurant :	180
Bar :	22
Private Dining :	16
Courtyard :	116
Grab & Go Patio :	24
Fire Patio :	10
Total :	368



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



Conceptual Restaurant
Seating Layouts

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 26 | Date: 2023.12.12
Amendment Application | Project#: AP2207

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original SUP
Allen + Philp Partners
architects · interiors
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Concept Rendering |
Arrival

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 27 | Date: 2025.03.05
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Allen + Philp Partners
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7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilp.com



Concept Rendering |
Arrival

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 27 | Date: 2023.12.12
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Walton

original SUP
Allen + Philp Partners
architects · interiors
7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilp.com









Concept Renderings |
Pool Area & Hotel Room Wing

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Lincoln Drive Looking Southwest Parking Garage Entry



3' Radiused Screen wall

3' Radiused Screen wall



Quail Run Looking Southeast Quail Run Looking Northeast

Lincoln Drive Looking Southwest Parking Garage Entry



3' Radiused Screen wall

3' Radiused Screen wall



Quail Run Looking Southeast Quail Run Looking Northeast



Painted Stucco Over
8x8x16 CMU Block Wall
with Hopbush Hedge
and/or Tree Planting on
North Side of Wall

View From Andaz Property at Eye
level



Elevated View From Andaz Property



Painted Stucco Over 8x8x16
CMU Block Wall with Hopbush
Hedge and/or Tree Planting
on North Side of Wall

View From Andaz Property at Eye level



Elevated View From Andaz Property

Proposed Transformer Location



Shared Entry Drive Looking Southeast



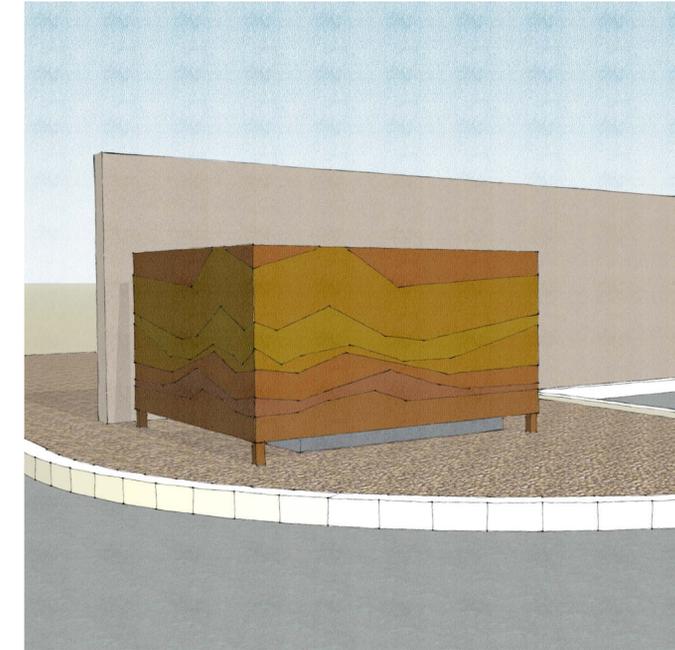
Additional Detail & Color Variation at Service Area



Increased Architectural Articulation at West Elevation



Additional Building Steps and Color Variations at Southeast Corner



Decorative Screen at Shared Drive Transformer

Additional Sketches for Design Clarification

SMOKETREE RESORT

TOWN OF PARADISE VALLEY, ARIZONA

02.17.2025 | SPECIAL USE APPLICATION PACKAGE

PROJECT TEAM

WALTON GLOBAL HOLDINGS

www.walton.com
8800 N. Gainey Center Drive - Suite 345
Scottsdale, AZ 85258

ALLEN+PHILP PARTNERS

www.allenphilp.com
7154 E. Stetson Drive - 4th Floor
Scottsdale, AZ 85251

FLOOR ASSOCIATES

www.floorassociates.com
1425 N. 1st Street, STE 200
Phoenix, AZ 85004 -1632

changed

SMOKETREE RESORT

TOWN OF PARADISE VALLEY, ARIZONA

12.15.2023 | SPECIAL USE APPLICATION PACKAGE

PROJECT TEAM

WALTON GLOBAL HOLDINGS

www.walton.com
8800 N. Gainey Center Drive - Suite 345
Scottsdale, AZ 85258

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Scottsdale, AZ 85251

FLOOR ASSOCIATES

www.floorassociates.com
1425 N. 1st Street, STE 200
Phoenix, AZ 85004 -1632

OVERALL SITE PLAN



Scale: 1/20" = 1'-0"
0' 10' 20' 40' 80'

Landscape Design |
Overall Site Plan

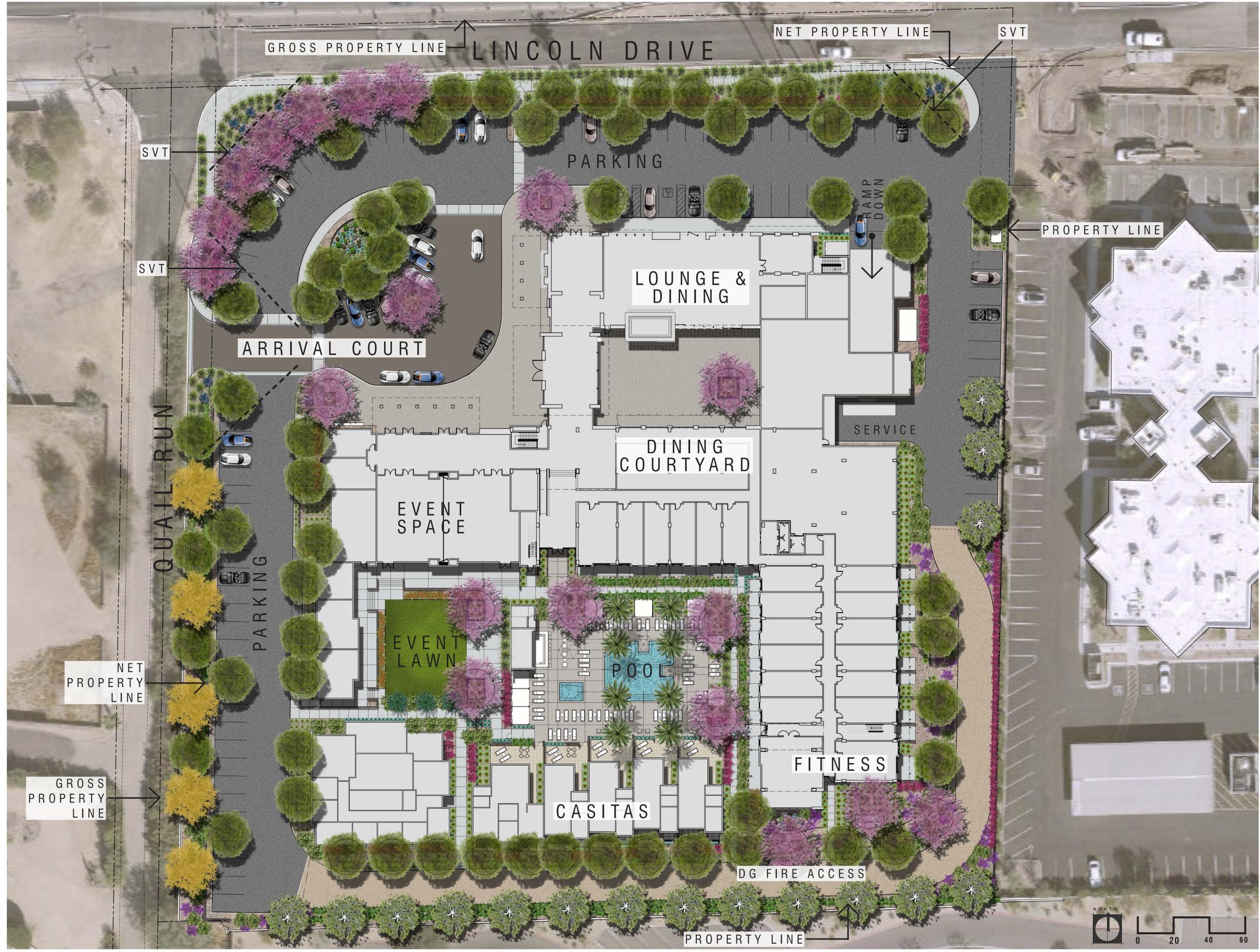
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SITE PLAN - NORTH



Scale: 1/10" = 1'-0"



Landscape Design |
Enlarged Conceptual Plan : North

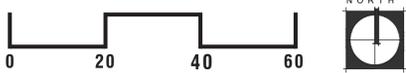
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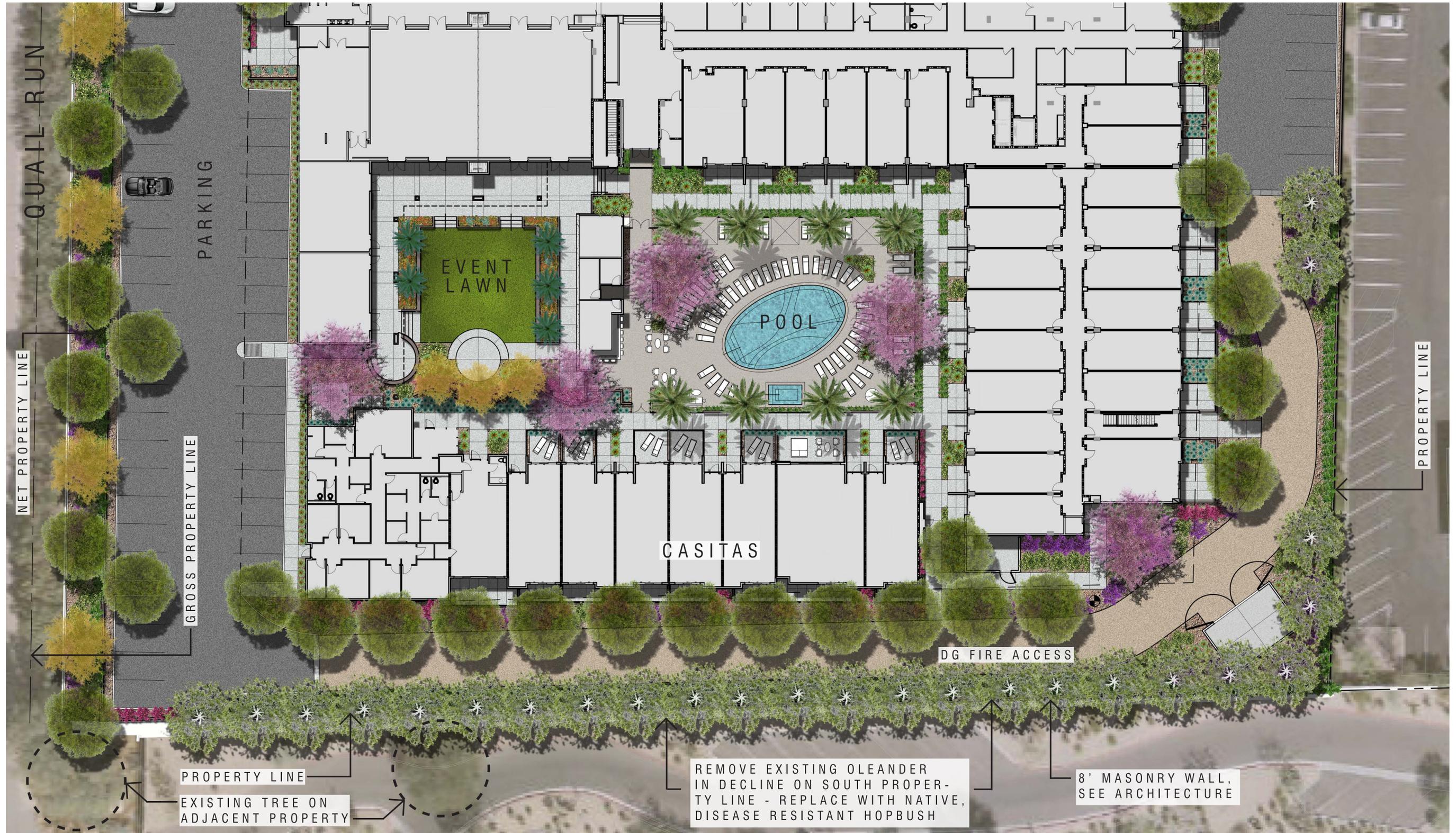
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SITE PLAN - SOUTH



Scale: 1/10" = 1'-0"



Landscape Design |
Enlarged Conceptual Plan : South

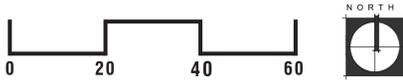
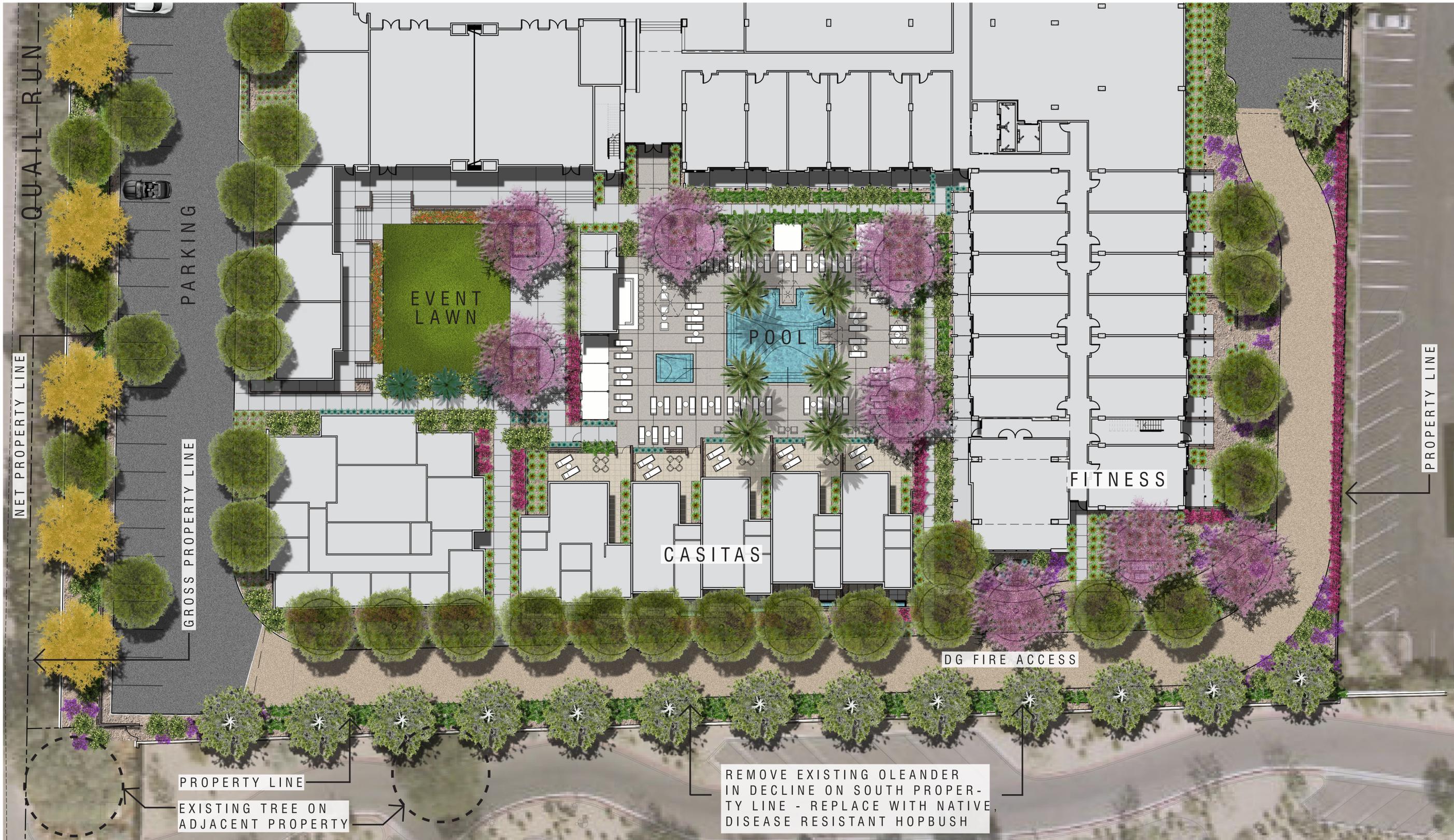
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7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
Amendment Application

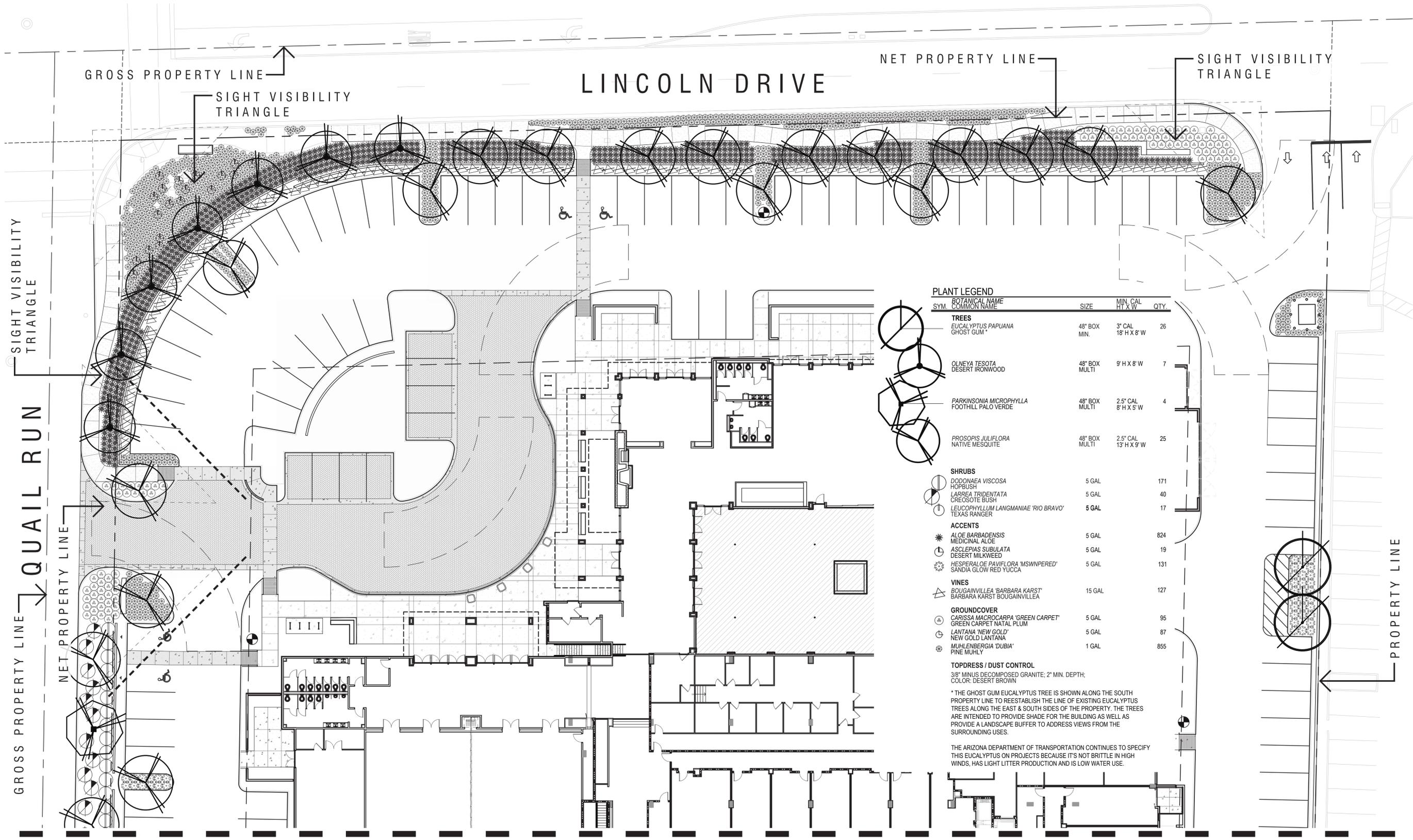
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LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - NORTH



PLANT LEGEND

SYM	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
○	EUCALYPTUS PAPUANA GHOST GUM*	48" BOX MIN.	3" CAL 18' H X 8' W	26
○	OLNEYA TESOTA DESERT IRONWOOD	48" BOX MULTI	9' H X 8' W	7
○	PARKINSONIA MICROPHYLLA FOOTHILL PALO VERDE	48" BOX MULTI	2.5" CAL 8' H X 5' W	4
○	PROSOPIS JULIFLORA NATIVE MESQUITE	48" BOX MULTI	2.5" CAL 15' H X 9' W	25
SHRUBS				
○	DODONAEA VISCOSA HOPBUSH	5 GAL		171
○	LARREA TRIDENTATA CREOSOTE BUSH	5 GAL		40
○	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL		17
ACCENTS				
✱	ALOE BARBADENSIS MEDICINAL ALOE	5 GAL		824
○	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		19
○	HESPERALOE PAVIFLORA 'MSWPERED' SANDIA GLOW RED YUCCA	5 GAL		131
VINES				
△	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL		127
GROUNDCOVER				
○	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL		95
○	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL		87
○	MUHLENBERGIA 'DUBIA' PINE MUHLY	1 GAL		855

TOPDRESS / DUST CONTROL
3/8" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH;
COLOR: DESERT BROWN

* THE GHOST GUM EUCALYPTUS TREE IS SHOWN ALONG THE SOUTH PROPERTY LINE TO REESTABLISH THE LINE OF EXISTING EUCALYPTUS TREES ALONG THE EAST & SOUTH SIDES OF THE PROPERTY. THE TREES ARE INTENDED TO PROVIDE SHADE FOR THE BUILDING AS WELL AS PROVIDE A LANDSCAPE BUFFER TO ADDRESS VIEWS FROM THE SURROUNDING USES.

THE ARIZONA DEPARTMENT OF TRANSPORTATION CONTINUES TO SPECIFY THIS EUCALYPTUS ON PROJECTS BECAUSE IT'S NOT BRITTLE IN HIGH WINDS, HAS LIGHT LITTER PRODUCTION AND IS LOW WATER USE.



Scale: 1/10" = 1'-0"
0' 5' 10' 20' 40'

Landscape Design | Conceptual Streetscape Plan : North

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Amendment Application

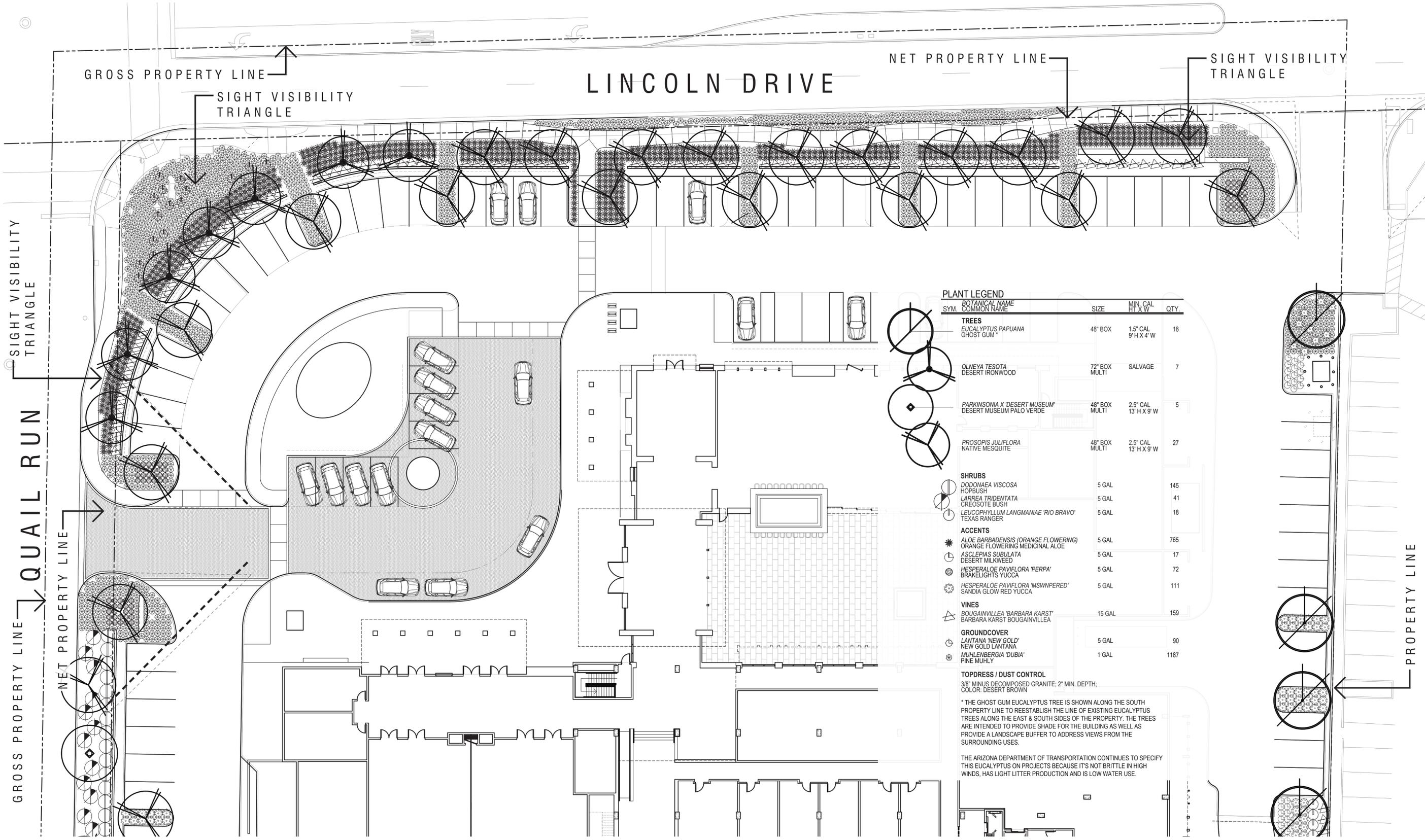
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LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - NORTH

original SUP



PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. GAL HT X W	QTY.
TREES				
	EUCALYPTUS PAPUANA GHOST GUM*	48" BOX	1.5" CAL 9' H X 4' W	18
	OLNEYA TESOTA DESERT IRONWOOD	72" BOX MULTI	SALVAGE	7
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX MULTI	2.5" CAL 13' H X 9' W	5
	PROSOPIS JULIFLORA NATIVE MESQUITE	48" BOX MULTI	2.5" CAL 13' H X 9' W	27
SHRUBS				
	DODONAEA VISCOSA HOPBUSH	5 GAL		145
	LARREA TRIDENTATA 'CREOSOTE BUSH	5 GAL		41
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL		18
ACCENTS				
	ALOE BARBADENSIS (ORANGE FLOWERING) ORANGE FLOWERING MEDICINAL ALOE	5 GAL		765
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		17
	HESPERALOE PAVIFLORA 'PERPA' BRAKELIGHTS YUCCA	5 GAL		72
	HESPERALOE PAVIFLORA 'MSWINPERED' SANDIA GLOW RED YUCCA	5 GAL		111
VINES				
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL		159
GROUND COVER				
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL		90
	MUHLENBERGIA 'DUBIA' PINE MUHLY	1 GAL		1187

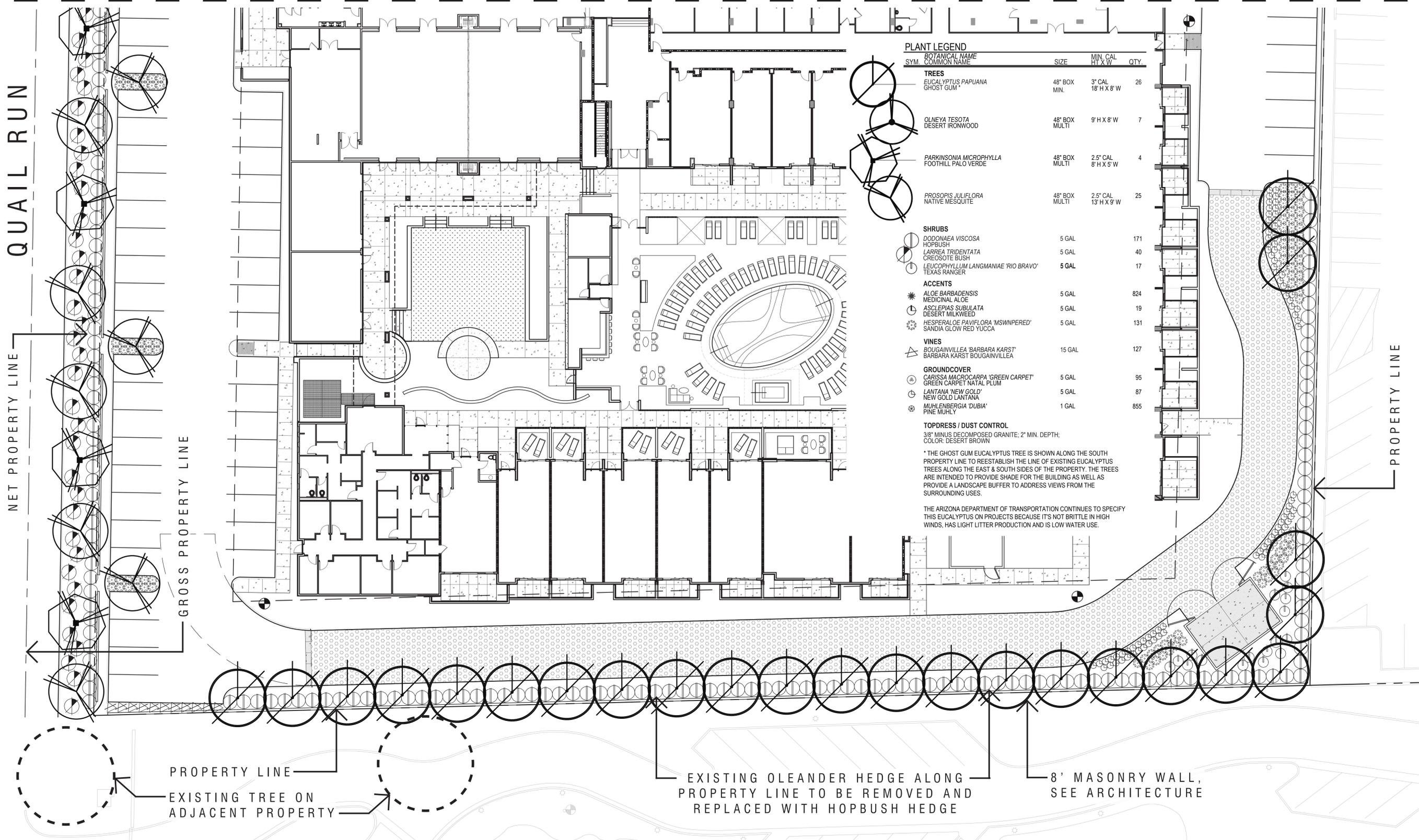
TOPDRESS / DUST CONTROL
3/8" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH;
COLOR: DESERT BROWN

* THE GHOST GUM EUCALYPTUS TREE IS SHOWN ALONG THE SOUTH PROPERTY LINE TO REESTABLISH THE LINE OF EXISTING EUCALYPTUS TREES ALONG THE EAST & SOUTH SIDES OF THE PROPERTY. THE TREES ARE INTENDED TO PROVIDE SHADE FOR THE BUILDING AS WELL AS PROVIDE A LANDSCAPE BUFFER TO ADDRESS VIEWS FROM THE SURROUNDING USES.

THE ARIZONA DEPARTMENT OF TRANSPORTATION CONTINUES TO SPECIFY THIS EUCALYPTUS ON PROJECTS BECAUSE IT'S NOT BRITTLE IN HIGH WINDS, HAS LIGHT LITTER PRODUCTION AND IS LOW WATER USE.



LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - SOUTH



PLANT LEGEND

SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
○	<i>EUCALYPTUS PAPUANA</i> GHOST GUM*	48" BOX MIN.	3" CAL 18" H X 8" W	26
○	<i>OLNEYA TESOTA</i> DESERT IRONWOOD	48" BOX MULTI	9" H X 8" W	7
○	<i>PARKINSONIA MICROPHYLLA</i> FOOTHILL PALO VERDE	48" BOX MULTI	2.5" CAL 8" H X 5" W	4
○	<i>PROSOPIS JULIFLORA</i> NATIVE MESQUITE	48" BOX MULTI	2.5" CAL 13" H X 9" W	25
SHRUBS				
○	<i>DODONAEA VISCOSA</i> HOPBUSH	5 GAL		171
○	<i>LARREA TRIDENTATA</i> CREOSOTE BUSH	5 GAL		40
○	<i>LEUCOPHYLLUM LANGMANIAE</i> 'RIO BRAVO' TEXAS RANGER	5 GAL		17
ACCENTS				
○	<i>ALOE BARBADENSIS</i> MEDICINAL ALOE	5 GAL		824
○	<i>ASCLEPIAS SUBULATA</i> DESERT MILKWEED	5 GAL		19
○	<i>HESPERALOE PAVIFLORA</i> 'MSWNPRED' SANDIA GLOW RED YUCCA	5 GAL		131
VINES				
○	<i>BOUGAINVILLEA</i> 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	15 GAL		127
GROUNDCOVER				
○	<i>CARISSA MACROCARPA</i> 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GAL		95
○	<i>LANTANA</i> 'NEW GOLD' NEW GOLD LANTANA	5 GAL		87
○	<i>MUHLENBERGIA</i> 'DUBIA' PINE MUHLY	1 GAL		855
TOPDRESS / DUST CONTROL				
3/8" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH; COLOR: DESERT BROWN				
* THE GHOST GUM EUCALYPTUS TREE IS SHOWN ALONG THE SOUTH PROPERTY LINE TO REESTABLISH THE LINE OF EXISTING EUCALYPTUS TREES ALONG THE EAST & SOUTH SIDES OF THE PROPERTY. THE TREES ARE INTENDED TO PROVIDE SHADE FOR THE BUILDING AS WELL AS PROVIDE A LANDSCAPE BUFFER TO ADDRESS VIEWS FROM THE SURROUNDING USES.				
THE ARIZONA DEPARTMENT OF TRANSPORTATION CONTINUES TO SPECIFY THIS EUCALYPTUS ON PROJECTS BECAUSE IT'S NOT BRITTLE IN HIGH WINDS, HAS LIGHT LITTER PRODUCTION AND IS LOW WATER USE.				



Scale: 1/10" = 1'-0"



Landscape Design
Conceptual Streetscape Plan : South

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
Amendment Application

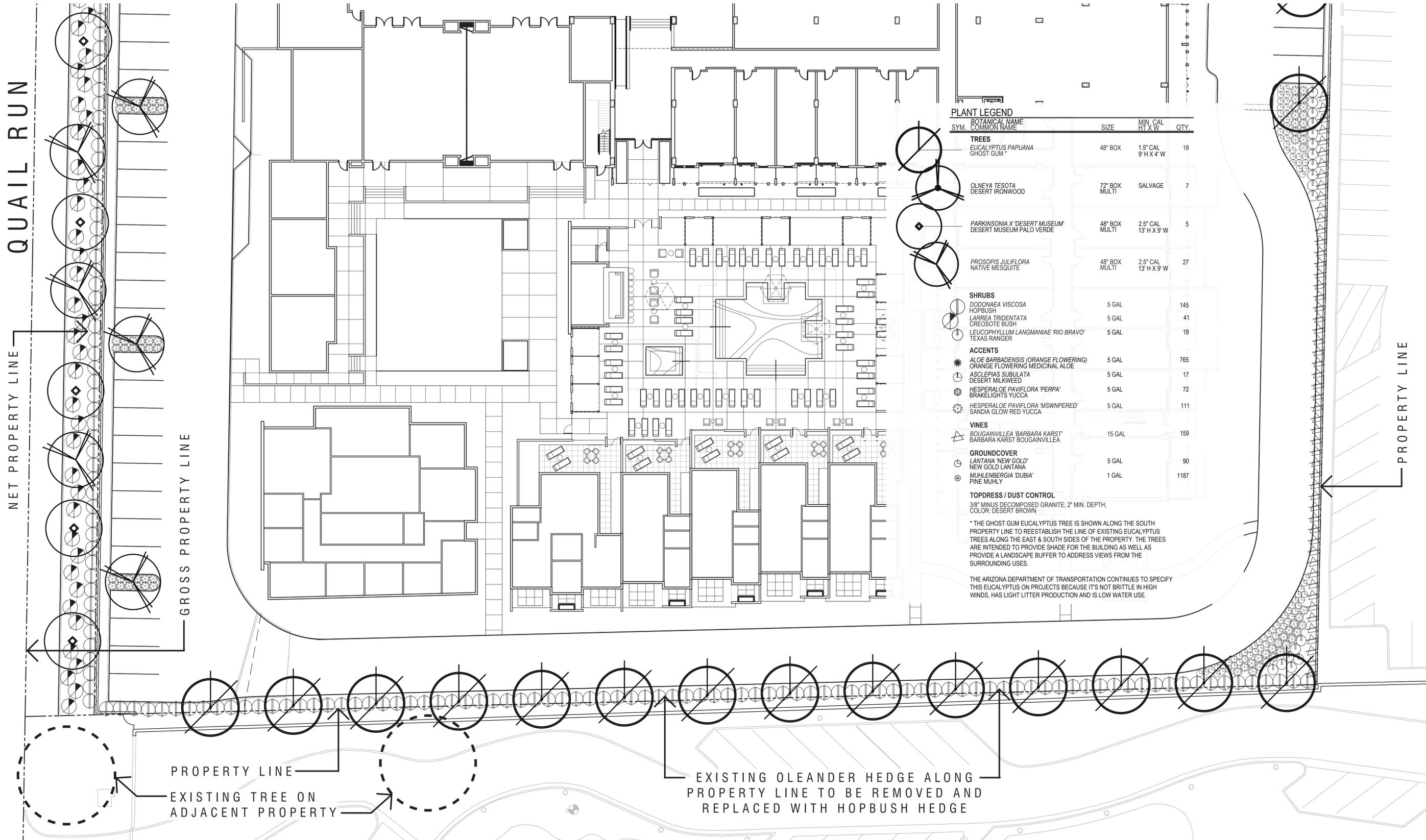
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LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - SOUTH

original SUP



LINCOLN DRIVE STREETScape CHARACTER

TREES



IRONWOOD



NATIVE MESQUITE

SHRUBS, ACCENTS, GROUND COVER, & VINES



BOUGAINVILLEA



MEDICINAL ALOE



DESERT MILKWEED



PINE MUHLY



DESERT BROWN TOPDRESS

TREES



IRONWOOD



NATIVE MESQUITE

SHRUBS, ACCENTS, GROUNDCOVER, & VINES



INDIAN FIG PRICKLY PEAR



BOUGAINVILLEA



BRAKELIGHTS YUCCA



DESERT MILKWEED



MEDICINAL ALOE



SANDIA GLOW RED YUCCA



PINE MUHLY



DESERT BROWN TOPDRESS

QUAIL RUN STREETScape CHARACTER

TREES



NATIVE MESQUITE



FOOTHILL PALO VERDE

SHRUBS, ACCENTS, & GROUND COVER



CREOSOTE



HOP BUSH



DESERT MILKWEED



PINE MUHLY



MEDICINAL ALOE



SANDIA GLOW RED YUCCA



DESERT BROWN TOPDRESS

TREES



NATIVE MESQUITE



DESERT MUSEUM PALO VERDE

SHRUBS, ACCENTS, & GROUND COVER



CREOSOTE



HOP BUSH



BRAKELIGHTS YUCCA



INDIAN FIG PRICKLY PEAR



PINE MUHLY



DESERT MILKWEED



SANDIA GLOW RED YUCCA



MEDICINAL ALOE



DESERT BROWN TOPDRESS

SOUTH & EAST BUFFER CHARACTER TREES



GHOST GUM EUCALYPTUS

SHRUBS, ACCENTS, GROUNDCOVER, & VINES



RIO BRAVO SAGE



BOUGAINVILLEA



HOP BUSH



DESERT BROWN TOPDRESS



PINE MUHLY



SANDIA GLOW RED YUCCA



NEW GOLD LANTANA

SOUTH & EAST BUFFER CHARACTER

TREES



GHOST GUM EUCALYPTUS

SHRUBS, ACCENTS, GROUNDCOVER, & VINES



RIO BRAVO SAGE



BOUGAINVILLEA



HOP BUSH



DESERT BROWN TOPDRESS



PINE MUHLY



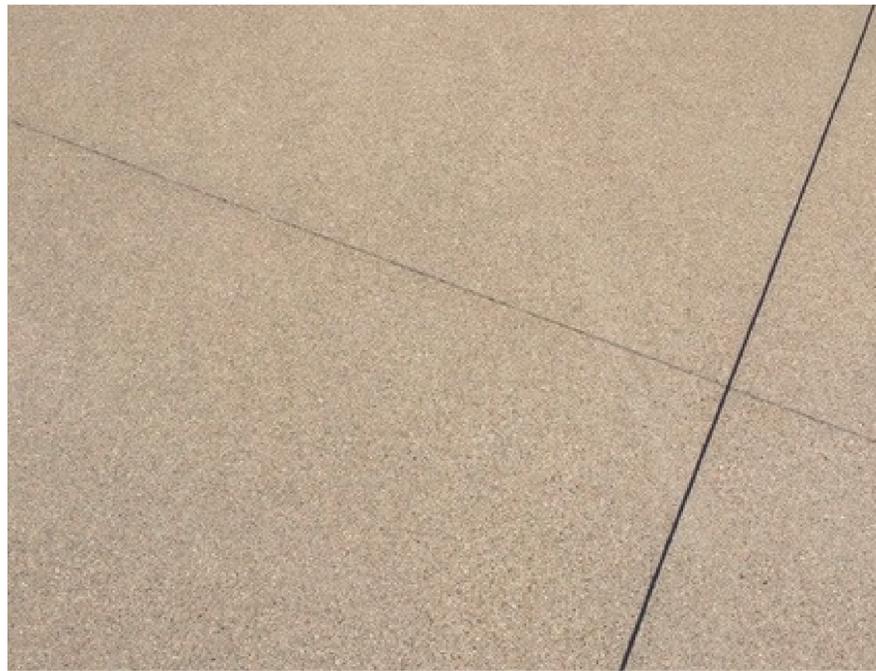
SANDIA GLOW RED YUCCA



NEW GOLD LANTANA

PROPOSED HARDSCAPE CONCEPTS

STREETSCAPE



CONCRETE
COLOR: DAVIS SAN DIEGO BUFF
FINISH: DAYTON 03 TOPCAST

ARRIVAL COURT



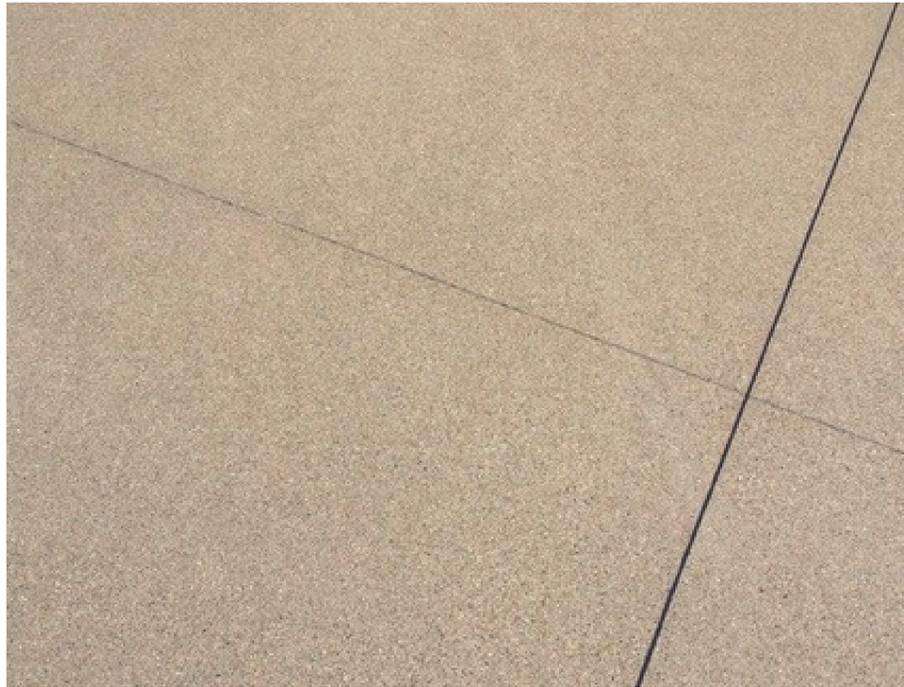
4 X 12 CONCRETE VEHICULAR PAVER W/ MICRO CHAMFER
COLOR: CHARCOAL
FINISH: SHOTBLAST (NOT SHOWN)

PEDESTRIAN CONNECTIONS



CONCRETE
COLOR: NATURAL GRAY
FINISH: DAYTON 03 TOPCAST
SAWCUT JOINTS

STREETSCAPE

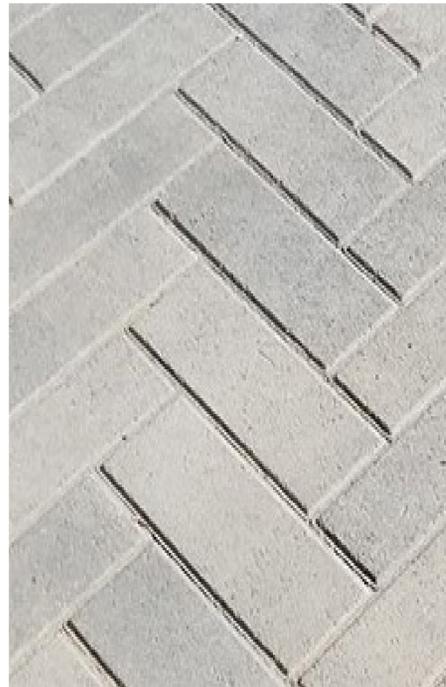


CONCRETE
COLOR: DAVIS SAN DIEGO BUFF
FINISH: DAYTON 03 TOPCAST

ARRIVAL COURT



4 X 12 CONCRETE PAVER W/ MICRO CHAMFER
COLOR: CHARCOAL
FINISH: SHOTBLAST (NOT SHOWN)



PATTERN:HERRINGBONE
(SHOWN FOR PATTERN ONLY)
W/ MORTARED SOLDIER COURSE EDGES
PARKING STALLS:
PATTERN: RUNNING BOND (NOT SHOWN)

PEDESTRIAN CONNECTIONS



CONCRETE
COLOR: NATURAL GRAY
FINISH: DAYTON 03 TOPCAST
SAWCUT JOINTS