

SmokeTree



7101 E. Lincoln Drive
Major SUP Amendment

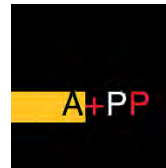
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Introduction

This pre-application is being submitted on behalf of Walton Global Holdings, LLC (“Walton”), the owner and proposed developer of approximately 5.36 gross acres located at 7101 E. Lincoln Drive in Paradise Valley, Arizona (the “Property”), as illustrated by the Aerial Map attached as **Exhibit 1**. The Property is currently zoned SUP-R (Special Use Permit - Resort) as shown in the Zoning Map at **Exhibit 2** and identified on the 2022 General Plan with a land use designation of Resort/Country Club, as shown in the General Plan Map at **Exhibit 3**.

The Property is currently improved with a bungalow-style resort known as SmokeTree Resort, originally constructed in 1954. The existing resort is currently vacant and has not undergone a meaningful update or redevelopment since its original inception. Walton seeks to amend the existing SmokeTree Special Use Permit to redevelop the site with a 82-key boutique luxury resort that is worthy of its prominent location at the eastern gateway to the Town of Paradise Valley, pays homage to the rich history of the site and the Town, and raises the bar for boutique luxury resort hospitality in the Valley.

General Site Information and SUP History

As noted above, SmokeTree Resort was originally constructed in 1954 - seven years prior to the Town of Paradise Valley’s incorporation. The resort was originally conceived as the Diamond Lazy K, consisting of 25 apartment bungalows, a restaurant, and a beauty salon. After a period of financial difficulty, the Property was purchased by Melinda and Curtis Williams in 1966.

The Property was rezoned to SUP-R in 1969, establishing a new Special Use Permit to allow for a resort hotel. In the early 1970s the SUP was amended twice (SUP 71-6 and 72-12) to accommodate improvements on-site and the Property was renamed SmokeTree Resort. SmokeTree operated successfully for several decades in the Town of Paradise Valley, with The Other Place restaurant on the Property becoming a local staple.

In recent years, modern resorts have established heightened guest expectations for what the Paradise Valley resort experience should be. SmokeTree was simply unable to keep pace with these expectations without a major redevelopment. Walton recognized an opportunity to not only build a boutique luxury resort, but to create something truly special that captures the essence of the Paradise Valley experience and honors the long and unique history of the SmokeTree Resort.

Surrounding Land Uses

The Property is unique within the Town of Paradise Valley in the sense that it is a commercial land use almost entirely surrounded by commercial land uses. The established land use pattern in the immediate area and the location of the Property at the eastern gateway to the Town provide an ideal setting for a boutique luxury resort.

North: Paradise Valley Ritz Carlton Resort (SUP-R)

East: Lincoln Plaza Medical Center (SUP-M)

South: ANdAZ Scottsdale Resort & Bungalows (SUP-R)

West: Single-Family Residential (R-43)

Proposed Amendment to SUP

Walton seeks to amend the existing SmokeTree Resort SUP for the development of a brand new 82-room boutique luxury resort on the Property. The foundational principle of this project is to create a unique, welcoming, and visually stunning resort environment that will have as much to offer the residents of Paradise Valley as it will visitors and guests. As the “Living Room of Paradise Valley”, the proposed resort will serve as a place for visitors and residents alike to gather, mingle, dine, and relax in casual yet refined and upscale surroundings.

With a developable area of 5 acres, efficient use of the site is at a premium, and both subterranean and vertical elements are necessary to maximize the usable area of the Property. Each component of the resort has been thoughtfully designed to provide a visually stunning, comfortable environment at a scale that is harmonious with surrounding development. Consequently, as outlined in the Development Plan section below and illustrated by the conceptual drawings enclosed with this narrative, only a minimal amount of relief from the SUP Guidelines is necessary.

The SmokeTree Resort site presents an enormous opportunity to create both a local gathering space and a destination resort experience in singular, truly unique setting. The proposed project will capture the spirit and rich legacy of the Property in a modern, culinary-centric luxury boutique resort. Designed at a scale and intensity befitting its prominent location at the eastern gateway to the Town, The Living Room of Paradise Valley will be as welcoming to the international traveler as it will be to the family around the corner.

Development Plan

Overview

The proposed resort is anchored by an 82-guestroom boutique hotel and two culinary concepts that will serve as the social center of gravity for the project - an all-day market bistro and a dinner-only fine dining restaurant known as the French Cowboy. See Conceptual Site Plan at **Exhibit 4**. Prominently located near the main entrance off Quail Run Road and oriented toward Lincoln Drive, the Market Bistro and stand-alone French Cowboy are conveniently located to serve the both the local community and guests, with adjacent surface parking equally accommodating both a 15-minute coffee stop and a 3-hour fine dining experience. A large north-facing Market Patio provides a comfortable space for patrons and visitors to enjoy a sandwich, catch up with friends over a glass of wine, and even find a quick respite with their favorite four-legged companion.

Context and scale are fundamental to the design of the proposed resort, and each element has been carefully planned to be harmonious with neighboring development. As illustrated by the Conceptual Site

Plan, the vast majority of the proposed structures are single story. The primary guestroom building is the only three-story structure on the Property and has been oriented and configured to mitigate visual impact and preserve view corridors on Lincoln Drive. Guestrooms surround a centralized pool and amenity area, flanked by an event lawn and indoor event space to the west. Five guest casitas with private plunge pools occupy the southwest corner of the site.

To maximize efficient use the site and minimize visible parking areas, approximately half of the total parking is located below grade. Approximately 74 spaces will be located below grade, with the remaining 69 surface parking spaces distributed between three parking areas on the north, west, and east sides of the Property. Minimizing the parking at grade allows significantly more of the site to be utilized for active uses and the buildings to be more evenly dispersed throughout the site. The site layout and building configuration are intended to not only be attractive, intuitive, and welcoming for residents and visitors, but for adjacent neighbors as well.

Site Standards	
Lot Area	5.36 acres (Gross) 5.007 (Net)
Bulk and Density Standards	
Maximum Building Height	
<ul style="list-style-type: none"> • Principal Structures • Accessory Structures • Service Structures 	<p>36 Feet</p> <p>24 Feet</p> <p>18 Feet</p>
Lot Coverage	
<ul style="list-style-type: none"> • Total of All Structures (Max) • Total of All Impervious Surfaces (Max) • Open Space (Min) 	<p>27.5%/64,350 SF (Gross)</p> <p>60%</p> <p>40%</p>
Guest Units (Max)	82
Perimeter Standards	
Principal Structure Minimum Building Setbacks	
<ul style="list-style-type: none"> • North (Lincoln Drive) • East (Lincoln Medical Center) • South (ANdAZ Resort) • West (Quail Run Road) 	<p>85 Feet</p> <p>50 Feet</p> <p>40 Feet</p> <p>55 Feet</p>
Accessory Structure Minimum Building Setbacks	
<ul style="list-style-type: none"> • North (Lincoln Drive) • East (Lincoln Medical Center) • South (ANdAZ Resort) • West (Quail Run Road) 	<p>25 Feet</p> <p>40 Feet</p> <p>40 Feet</p> <p>28 Feet</p>

Guest Pool Minimum Setbacks <ul style="list-style-type: none"> • North (Lincoln Drive) • East (Lincoln Medical Center) • South (ANdAZ Resort) • West (Quail Run Road) 	310 Feet 150 Feet 90 Feet 220 Feet
Parking Lots and Interior Drives <ul style="list-style-type: none"> • Adjacent to Public Streets and Non-Residential Uses 	Lincoln Drive: Average 20' Quail Run Road: 15'
Landscape Buffers <ul style="list-style-type: none"> • Adjacent to Non-Residential Use • Adjacent to Arterial Street • Adjacent to Collector Street 	30 Feet / 2' Adjacent Existing Non-Conforming Conditions 18' Average 30' North of site Access 15' South of Access
Parking Standards	
Total Parking Provided	143 Spaces

Minimum Lot Area

The Resort Special Use Permit guidelines prescribe a minimum lot size of twenty (20) acre for resort development, with the exception of properties that have existing Special Use Permits for resort uses. As noted above, the original SmokeTree resort SUP was approved in 1969, decades before the current SUP guidelines were created. The applicant is simply requesting to maintain the existing lot size for this SUP and nothing less. Despite being undersized, the Property is an ideal location for a boutique resort in the context of the surrounding land uses and the Property’s location at the eastern gateway to the Town of Paradise Valley. It is surrounded on three sides by commercial land uses - two of which are resorts also zoned SUP-R. The design guidelines and development standards detailed in this narrative are carefully tailored to provide the framework for an appropriately scaled boutique resort on the Property.

Lot Coverage

As indicated by the development standards table above, Walton is requesting minimal relief from the 25% lot coverage maximum noted in the SUP Guidelines for resorts. Despite the enormous constraints on the project due to the undersized site, Walton has been able to maintain a lot coverage percentage close to the SUP Guideline maximum by incorporating significant subterranean parking and a responsibly designed three-story guestroom building into the overall site design. The result is a site with ample open space and an open, unimposing feel despite its small size.

Building Height

The proposed resort will remain within the SUP-R height limitation of 36 feet.

Guest Unit Density

The guest unit density of 1 unit per 4,000 square feet of site area prescribed by the SUP guidelines contemplates a minimum site area of twenty (20) acres and would yield a maximum of 217 guest units. At five (5) acres, however, the Property would only yield 54 guest units if the SUP Guidelines are strictly adhered to. Quite simply, the fixed costs associated with this Property and its development cannot be sustained by a 54-unit resort. Although the Property could support significantly greater density - Walton has developed a site plan that balances the economic needs of the site with the Town's vision for the Lincoln Drive corridor and a sensitivity to the intensity of surrounding development. At 82 units, the proposed boutique hotel is significantly lower in intensity than previous proposals for the Property and is balanced by other accessory uses that collectively provide a substantial amenity to the residents of Paradise Valley.

As described above, Walton's vision is for SmokeTree to become the "living room" of Paradise Valley. The restaurants and market are envisioned as a social, communal place for residents, visitors, and guests to eat, drink, mingle, and relax. The proposed guest room density will support these operations while still remaining a balanced component of the overall development.

Building Setbacks and Open Space Criteria

The most challenging set of development standards for the Property are the building setbacks and Open Space Criteria. Because the SUP-R Guidelines were drafted and adopted with a minimum 20-acre site in mind, applying the setback requirements to a site a quarter of the size severely restricts the buildable area of the Property. See Setback Overlay Exhibit at **Exhibit 5**. As illustrated by the Setback Overlay Exhibit, the setbacks prescribed by the SUP Guidelines create a series of increasingly restrictive building envelopes that render the site effectively unbuildable if followed strictly.

These challenges are further compounded by the Open Space Criteria outlined in Section 3 of the SUP Guidelines, which require a 1-to-5 step-back from the property line, beginning from a building height of 16 feet and a building setback of 20 feet. Following these criteria would result in a requirement of a 150-foot setback for any 36-foot-tall structure on the Property. For a site that is only approximately 460 feet by 462 feet in total area, a strict application of the Open Space Criteria would push the tallest elements of the project exclusively into the center of the site - in conflict with the input received from staff and the community, as well as the intent of the criteria - and into an area too small for meaningful development.

To align with the intent of the Open Space Criteria and the SUP Guidelines - protecting view corridors and minimizing impacts on adjacent properties - the tallest elements of the proposed resort are pushed away from public rights-of-way and adjacent to areas of neighboring properties that are not frequented by visitors, guests, or customers where the visual impact will be minimal. As illustrated by the Height Exhibit at **Exhibit 6**, the three-story guest room building is largely reserved to the southeastern quarter of the Property and with a limited footprint as a percentage of the overall site.

As illustrated in the Site Section Exhibit at **Exhibit 7**, only a small portion of the three-story guest room building falls within the 1-to-5 step-back plane prescribed by the Open Space Criteria. The building was designed and configured to minimize both visual impact and the amount of necessary relief. Relative to the Lincoln Plaza Medical Center to the east, the guest room building was pushed as far south as possible

to align the massing with the medical office's surface parking area on the south side of the building, where the visual effect of the height is minimized.

In relation to the Andaz Scottsdale Resort & Spa to the south, the nearest portion of the guest room building is oriented with the long axis perpendicular to the resort, minimizing the massing of the building. Additionally, the southern end of the guest room building nearest to the ANdAZ property line will step back away from the property line. The first block of guest units on the south side of the building will only be two stories, with only patios for the third-story units above. See Third Floor Plan on the Conceptual Site Plan at **Exhibit 4**.

Permitted Uses

Primary and accessory uses shall be permitted in accordance with Section 1102.2.A of the Paradise Valley Zoning Ordinance.

Architectural Design

The design inspiration for the proposed resort was derived from French agrarian compounds. Historically, these courtyarded farmsteads consisted of utilitarian buildings housing various independent functions arranged around a central courtyard. This central space became an open workspace that provided protection from the elements and defended the nobility. In this context, SmokeTree is designed around a series of courtyards intended to activate the guest's experience, take advantage of microclimates, and screen activity, both visually and audibly from intruding into adjacent properties. See Elevations and Conceptual Renderings at **Exhibits 8 and 9**.

Arrival

Guests arrive on site from the west via Quail Run Road into the arrival court. This auto court is enclosed by the French Cowboy restaurant to the north, lobby to the east, and event space to the south. This space is further enclosed by an entry feature assembled from eight-foot-tall sandstone wall elements that act as a threshold to the project, monument signage, and a sound baffle to dampen any noise generated by arrival activity.

The arrival court is set with pavers similar in color and texture to the surrounding pedestrian paths, which continue through into the lobby and dining courtyard beyond. Delineation between pedestrian and vehicular traffic zones is provided by a flush stone gutter that encircles the auto court to reinforce the connection to its European influence. From arrival court, guests have four options: proceed east to be to the lobby, turn south into the event arrival space, turn north toward the French Cowboy, or proceed through the arrival court to the northern surface parking area serving the market bistro and lobby restaurant.

Resort

In general terms, the resort has three masses with complementary, but slightly different architectural expressions. The first is the amenity and support wing, which includes the lobby/arrival space, the hotel

restaurant, and the kitchen and supporting program. This section is dominated by a low, flat roof with deep overhangs to provide ample shade. The elevations of the amenity spaces are articulated with a composition of solid and void. The void is composed of large glass walls that allow views from the street and exterior through the restaurant and lobby into the dining courtyard beyond. The solid exhibits as sandstone-clad masses that break up the glass expanses. These masses enclose utilitarian programs like restrooms, stairs, and iconic eating experiences within the restaurant. These clad volumes are further articulated with slot windows and small punched openings to add depth.

The second mass is the hotel room wing, a three-story lightly-colored “L” shaped wing that rises from behind the restaurant and lobby. This volume is passively shaded from the Arizona sun by deep continuous balconies and a perimeter column arrangement meant to add verticality to the composition. This column configuration rings the pool area and is meant to reflect a cloistered abbey.

The last mass is an arrangement of four one-bedroom and one two-bedroom casitas to the southwest corner of the site. This group is a low residential scaled group of stucco-clad boxes with slightly pitched roofs. These structures have sandstone detailing to reinforce the character from the arrival. Living walls have also been added to soften the guest's arrival and provide passive cooling at the casita entrees. These upscale units open to the south to private yards each with its own splash pool.

Restaurant

The final component of the resort is the French Cowboy, the free-standing restaurant at the hard corner of Lincoln Drive and Quail Run Road. The French Cowboy will be a dinner-only experience that fuses a locally-sourced Southwestern menu elevated through French technique. This structure represents the most literal interpretation of the French agrarian design concept, acting as the “stable” of the compound. The building is organized as two low post and beam bays with exposed wood ceilings adjacent to a high bay with a cathedral ceiling of exposed beams terminating at the exhibition kitchen. The clerestory windows wrap the lower bays creating a romantic introspective space shielding guests from traffic noise while allowing the building to be a beacon from the exterior. The high bay space is more open with views to the west. Clad in brick, reclaimed wood, and board-formed concrete, the building speaks to its utilitarian inspiration.

Lighting

The lighting design for the proposed resort consists of four separate sub-areas tied together by a central theme. The four sub-areas are the Arrival Court/Parking/Site, French Cowboy/Lounge/Dining, Pool Deck/Event Lawn, and Guestrooms/Casitas as shown in the Lighting Plan at **Exhibit 10**:

Arrival Court/Parking/Site

Lighting throughout the site will adhere to Dark Sky requirements while evoking the atmosphere of a high-end resort. The arrival court will be illuminated using landscape lighting, low-level pathway luminaries, and linear accents at sandstone benches. Throughout the site, pathways will be illuminated at a

comfortable level using bollards, and pedestrian-scale poles with wood detailing will provide light at the parking areas.

French Cowboy/Lounge/Dining

The overall atmosphere of the lounge and dining spaces will be warm and inviting, with sophisticated lighting scenes to transition the areas from day into evening looks. Decorative pendants and sconces will be supplemented by architectural lighting that will highlight features of the buildings and provide task lighting for guests.

Pool Deck/Event Lawn

Shielded luminaries and landscape lighting will visually activate the pool deck and event lawn after sundown to provide a relaxing and enjoyable experience for guests. The pool bar will be illuminated with linear LED lighting and decorative pendants, while pathways throughout will be lit by bollards. The event lawn will feature catenary mounted string lights for general lighting and sparkle across the lawn.

Guestrooms/Casitas

To complement the high-end hospitality feel of the architecture and interior design, the guestrooms will be illuminated with decorative and architectural lights that enhance the design features and provide comfortable task lighting. The casitas will feature romantic lighting in the garden areas, including decorative exterior sconces, bollards, and linear lighting under the fire pits.

Screening, Fencing, and Walls

Parking areas, refuse enclosures, and equipment will be screened by materials and structures complementing the overall building form. All parking areas will be screened with a combination of decorative walls and landscape buffers along both Lincoln Drive and Quail Run Road. See Wall Plan at **Exhibit 11**.

Infrastructure, Grading & Drainage

The SmokeTree resort wastewater system will be a private system which will outlet to the Town of Paradise Valley system within Lincoln Drive. The system is maintained by the City of Scottsdale. The on-site system will consist of private gravity sewer lines which will convey wastewater to an on-site lift station. A force main will then be utilized to convey the wastewater to a public manhole which will then connect to the existing 8-inch sewer line in Lincoln Drive.

Domestic and fire protection water will be provided on-site through a 12-foot EPCOR water easement. An 8-inch water line will connect to the existing 16-inch water line in Lincoln Drive and an existing 12-inch water line stub in Quail Run Rd.

The site is designed to utilize underground storage tanks for storm water retention. These tanks are located along the perimeter of the site and will utilize drywells for ultimate dewatering of the site. Lincoln

Drive was previously improved by the Town and no alterations are anticipated beyond pavement cuts for utility connections. Half-street pavement improvements will be provided for Quail Run Road on the west edge of the property. Catch basins will be utilized to direct storm water to the underground retention tanks.

Roadway Standards & Circulation

At full build-out, the Property will have two access points - a primary entrance on Quail Run Road and a secondary shared access on Lincoln Drive. In its current form, the Property has two driveways on Lincoln Drive and no Quail Run Road access. Relocating the primary access from an arterial street (Lincoln Drive) to a collector roadway (Quail Run Road) allows SmokeTree guests and visitors to have a more intimate, enjoyable arrival experience that doesn't feel hurried or rushed. The Property's western Lincoln Drive access will be closed due to its proximity to Quail Run Road and conflict with the location of the French Cowboy restaurant.

Quail Run Road is currently a narrow local street that will be improved by both this project and adjacent residential development on the west side of the roadway. The developer will dedicate additional right-of-way and construct half-street improvements to bring Quail Run Road up to its ultimate collector street cross-section. Although Lincoln Drive is already built out to its ultimate arterial street pavement section, new curb, gutter, sidewalk, and landscape improvements will be constructed consistent with the Visually Significant Corridors Master Plan.

On-site vehicular circulation will be provided by a drive aisle that traverses the west, north, and east sides of the site, with access to the underground parking structure at the northeast corner of the Property. To provide full emergency access to all corners of the Property, an emergency access-only driveway will be provided along the south and east sides of the Property connecting the southwest corner of the main drive aisle and surface parking area to the eastern terminus of the drive aisle near the service area. The emergency access lane will be paved with decomposed granite matched to the landscape palette.

Parking

The proposed resort will provide a total of 143 parking spaces to serve the 82 guest rooms, market, restaurants, spa, and event space. As noted above, parking for the site is provided a series of surface lots on the north, east, and west sides of the Property along with a subterranean parking structure that accommodates just over half the total on-site parking.

Because of the interrelated nature of the land uses on site, the differences in peak demand among those uses, and the site's ability to take advantage of valet service and ridesharing, the anticipated parking demand is significantly lower than the number of parking spaces that would otherwise be required by the Zoning Ordinance. A full analysis of these factors was performed in the Parking Study prepared by CivTech that is enclosed with this application. The Parking Study concludes that the in-season peak

parking demand for the proposed resort is 140 spaces. The proposed site plan offers a total of 143 spaces, accommodating the peak anticipated parking demand for the site.

Landscaping

The landscape design for the proposed resort is intended to create shaded pedestrian-focused spaces that provide opportunities for gathering. The Lincoln Drive streetscape includes new native shade trees within a massing of deer grass and sculptural accents such as Agave and Desert Spoon to create a lush green environment. Large sculptural trees placed within raised steel planters serve as landmarks, highlighting entries and other points of interest. Low walls draped with bougainvillea to screen parking as well as provide a burst of color. The entry plaza is highlighted with stone walls and pavers creating a sense of arrival as well as serving to slow vehicles down as they enter this pedestrian focused space.

The various courtyard spaces provide opportunities for outdoor dining, gathering and small events. Each of these spaces will be crafted to provide shade, vertical green and color and year-round interest. Large shade trees line the property edges to knit into the existing palette of adjacent properties. The palette will be composed of low-maintenance and low-water-use desert plants and accents supported by drip irrigation to reflect local context and provide interpretive opportunities for visitors. See Landscape Plan at **Exhibit 12**.

EXHIBIT 1

Aerial Map

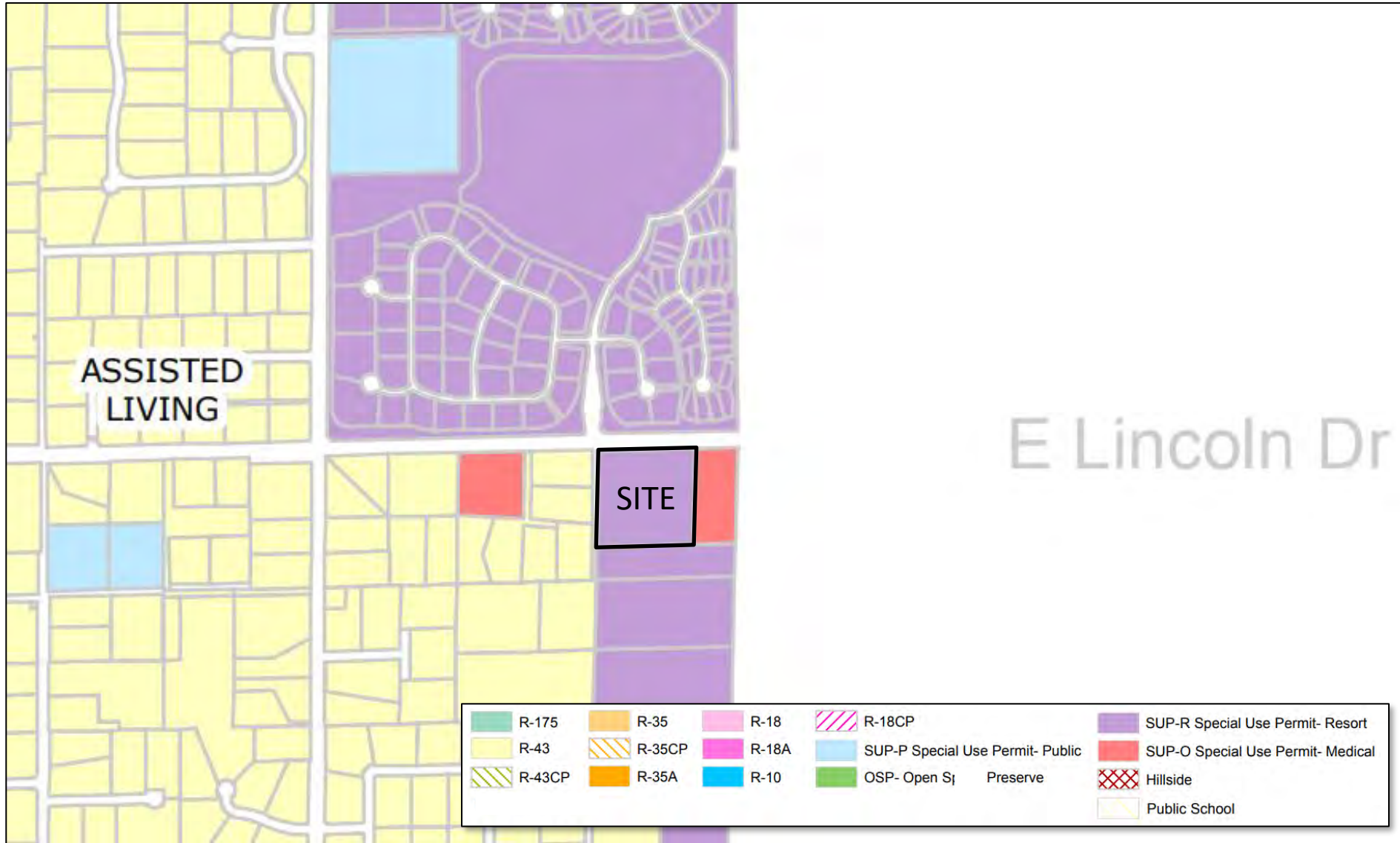


SEC Lincoln Drive & Quail Run Road – Paradise Valley, AZ



EXHIBIT 2

Zoning Map

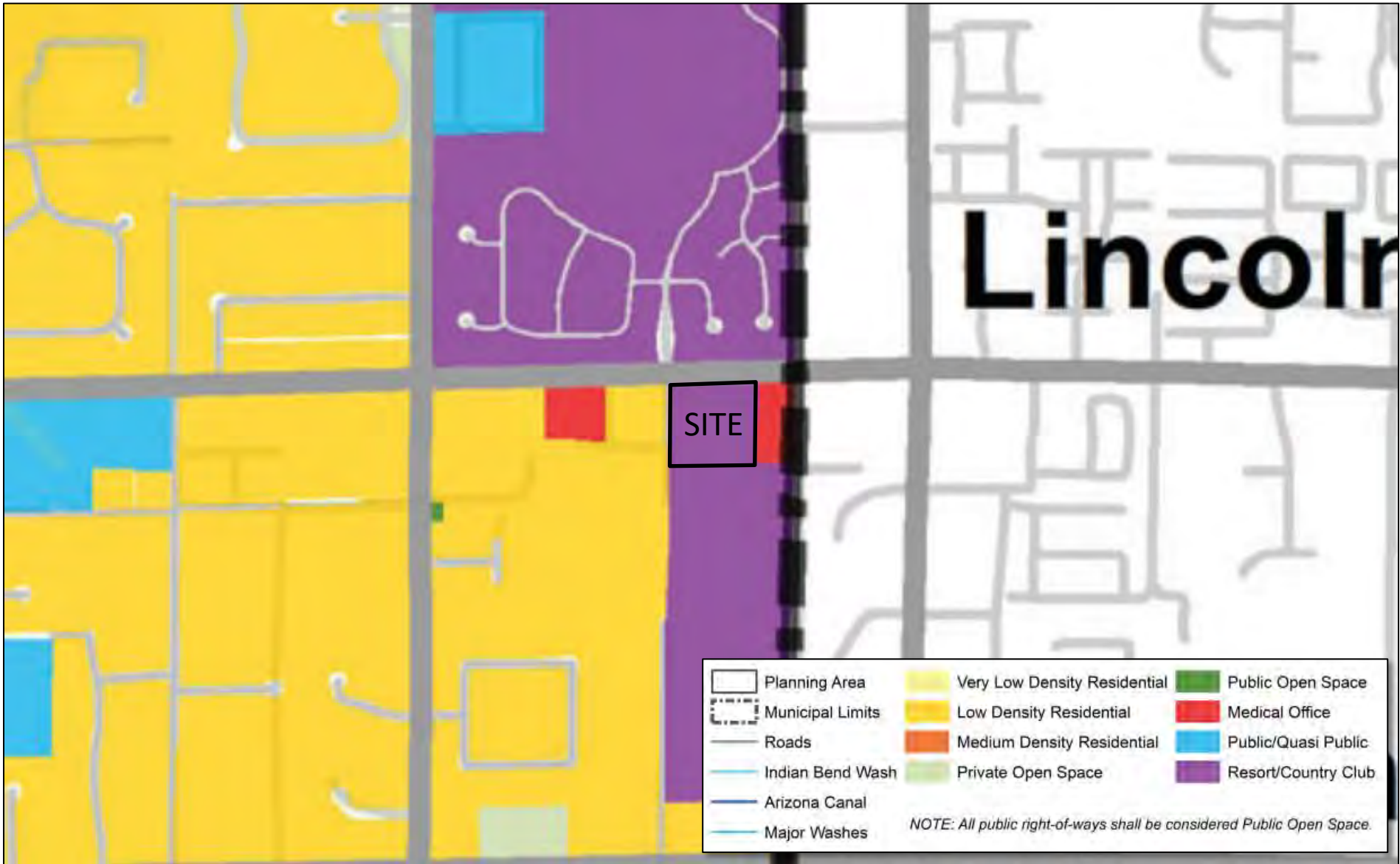


SEC Lincoln Drive & Quail Run Road – Paradise Valley, AZ



EXHIBIT 3

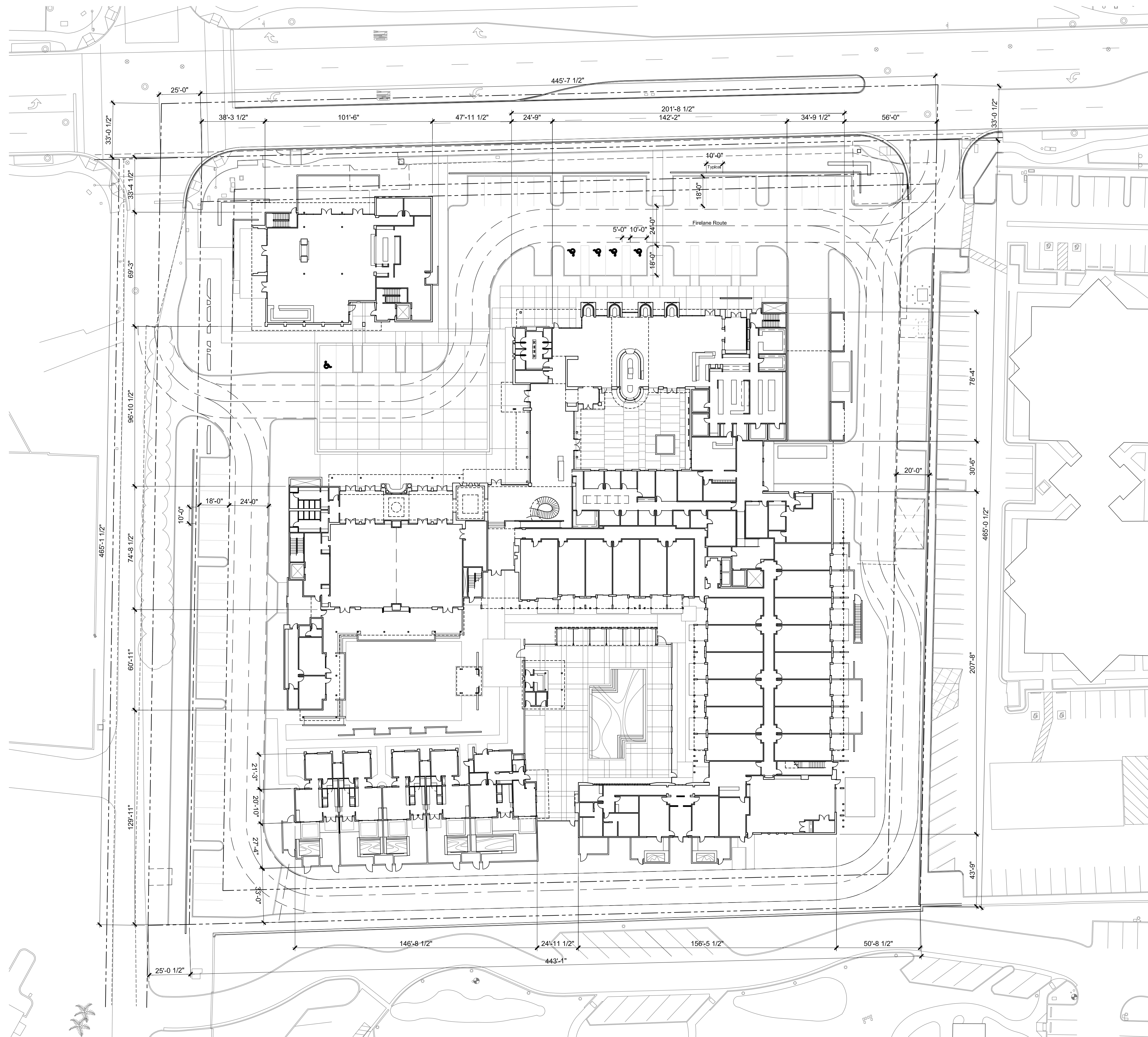
General Plan Map



SEC Lincoln Drive & Quail Run Road – Paradise Valley, AZ



EXHIBIT 4



Conceptual Project Data

Gross Site Area: 5.363 ac
 233,630 sf
 Net Site Area: 5.007 ac
 218,096 sf

Gross Area
 Level B1: 51,010 sf
 First Floor: 64,350 sf
 Second Floor: 26,120 sf
 Third Floor: 26,100 sf

Total Gross Area:
 167,580 sf

Total Gross Area Above Grade:
 116,570 sf

Lot Coverage: (Gross Area)
 Allowable: 25% 58,408 sf
 Proposed: 27.5% 64,350 sf

Open Space: (Gross Area)
 Required Min 40%: 93,452 sf
 Provided: 41.2% 96,271 sf

Impervious Surfaces:
 Allowable: 60% 140,178sf
 Proposed: 58.8% 137,360sf

Room Count
 First Floor: 20 keys
 Second Floor: 32 keys
 Third Floor: 25 keys
 Casitas: 5 keys

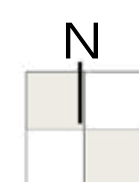
Total Project Keys : 82 keys

Parking
 Level B1: 74 spaces
 First Floor: 69 spaces

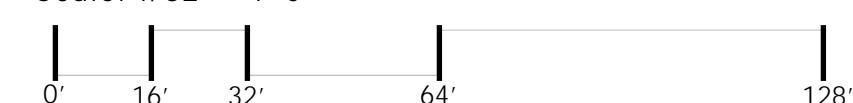
Total Spaces Provided:
 143 spaces
 1.74 spaces per key

Color Key

- RESTROOMS
- FOOD & BEVERAGE
- KITCHEN
- BOH CIRCULATION
- BOH
- LOBBY/FOH CIRCULATION
- GUEST ROOMS
- BALLROOM
- SPA / FITNESS



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



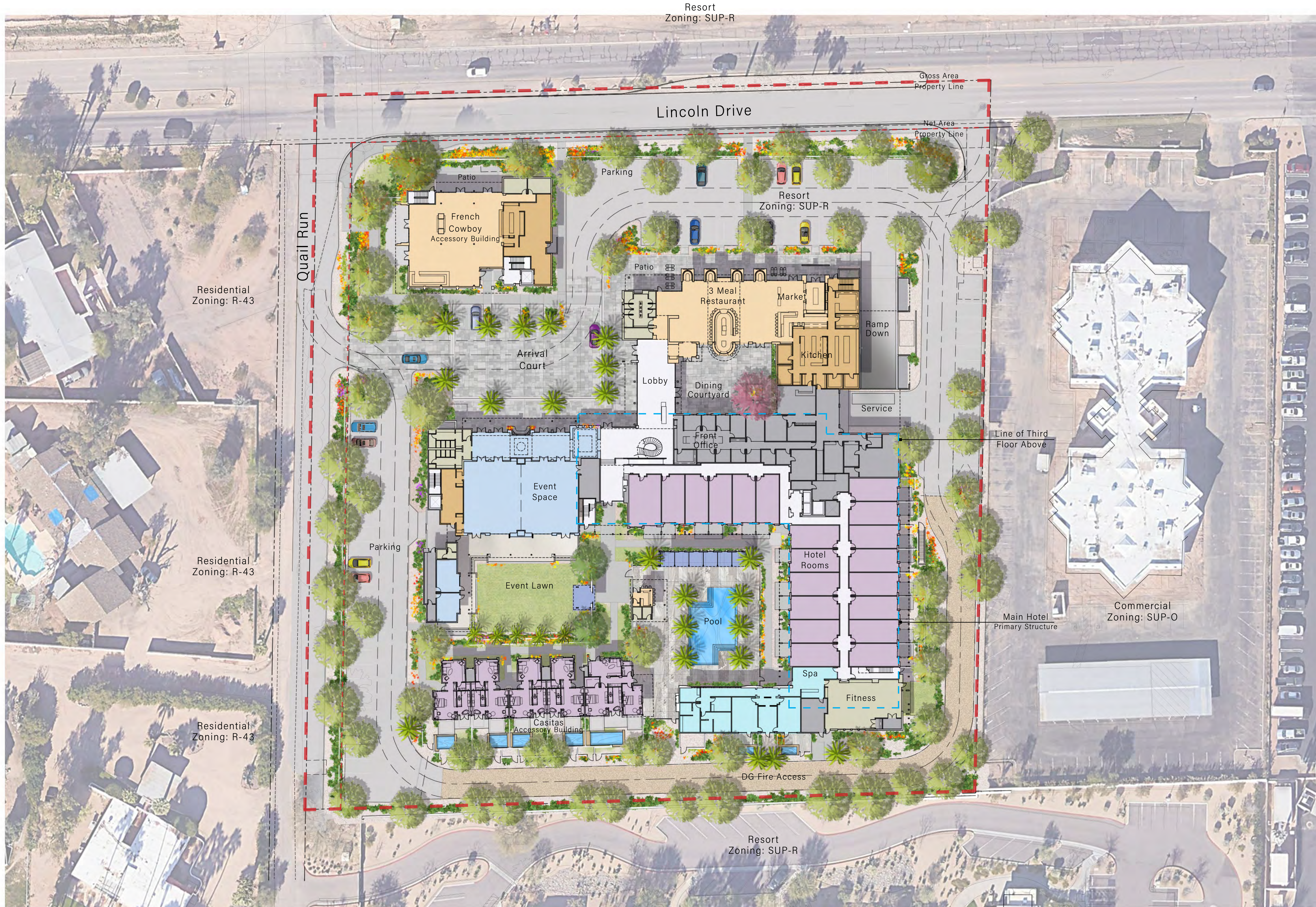
Conceptual Site Dimension
 Plan & Area Data

SMOKETREE RESORT
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:
 Amendment Application

Date: 2023.02.15
 Project#: AP2207





Conceptual Project Data

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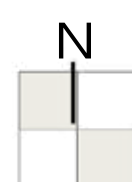
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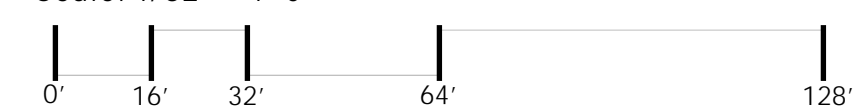
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Color Key

- RESTROOMS
- FOOD & BEVERAGE
- KITCHEN
- BOH CIRCULATION
- BOH
- LOBBY/FOH CIRCULATION
- GUEST ROOMS
- BALLROOM
- SPA / FITNESS



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



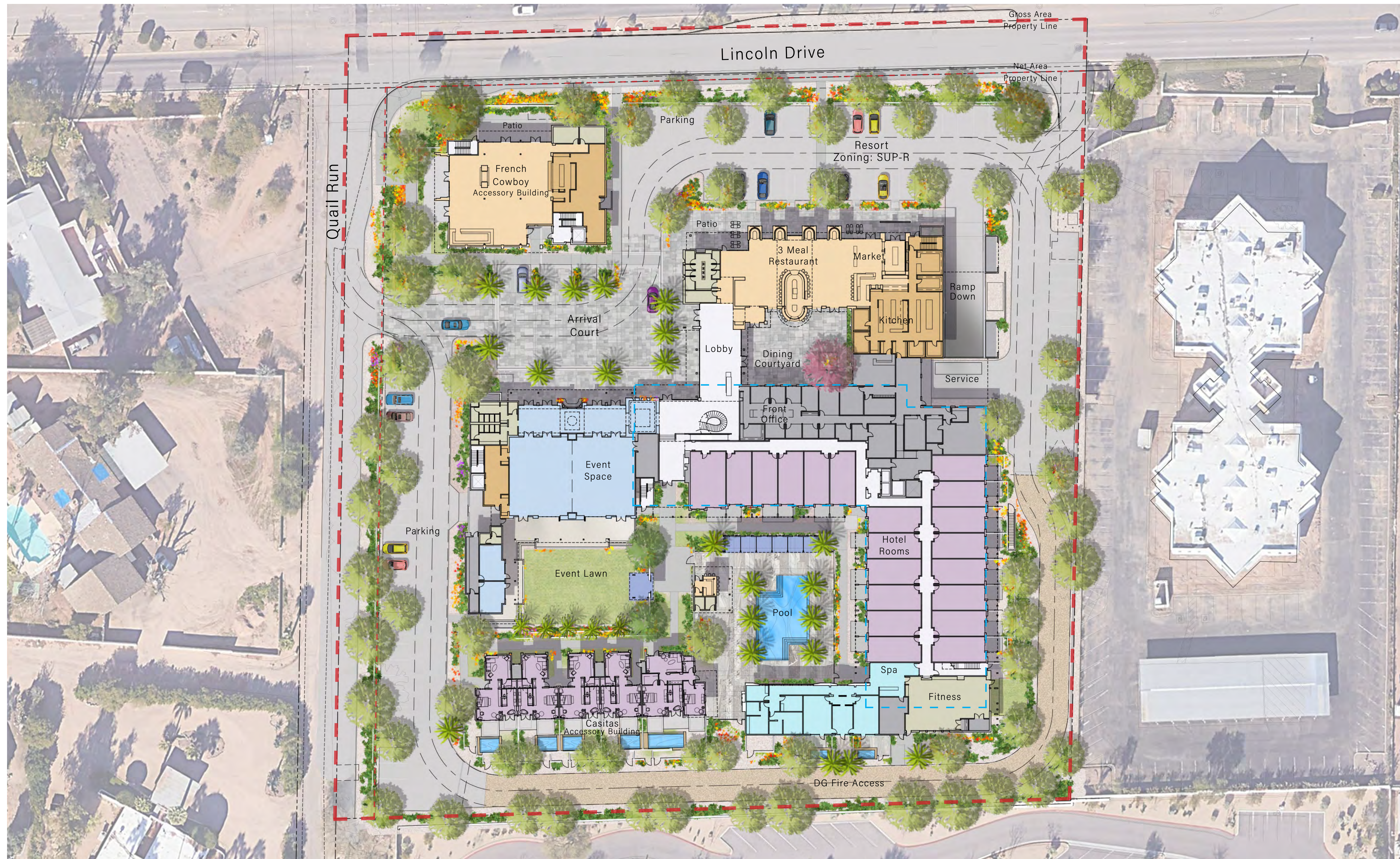
Conceptual Illustrated
 Site Plan

SMOKETREE RESORT
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Date: 2023.02.15
 Amendment Application

Walton

Allen + Philp Partners
 architects • interiors
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Guestrooms, BOH + Circulation

level #	flr / flr	bldg ft	Guestrooms						total keys	Guestroom nsf	BOH & sf	Total sf	
			Standard	Suite	1Bd	Presidential	Casita 1Bd	Casita 2Bd					
		ht	533 nsf	807 nsf	1066 nsf	1486 nsf	815 nsf	1345 nsf					
Roof	0.00	35.50											
Guestrooms	3	14.50	21.00	14	3	7	1	0	0	25	18,831	5,386	24,217
Guestrooms	2	10.00	11.00	27	5	0	0	0	0	32	18,426	5,786	24,212
Arrival, Amenities & Guestrooms	1	12.00	-1.00	19	1	0	0	4	1	25	15,539	4,113	19,652
Garage Level	B1	-14.00	0.00									1,600	1,600
3 lvls	35.50 ft			60 keys	9 keys	7 keys	1 keys	4 keys	1 keys	82 keys	52,796 nsf	16,885 sf	69,681 sf

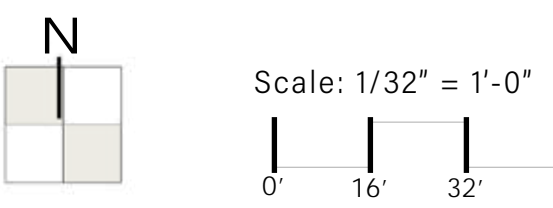
Hotel Program

Lobby / Public Space	Spa	Meeting Space	Meeting BOH / Support	Admin Offices	Hotel BOH / Storage	Circulation	est. 5% of floor area	Bldg Services	Total sf	MEP	
										est. 5% of floor area	Bldg Services
4,798	5,361	4,654	1,635	4,830	537	450	1,264	23,529	0	0	
160			2,970	4,805	2,970	890	368	16,801	530	800	
4,958 sf	5,361 sf	4,654 sf	4,605 sf	4,830 sf	5,342 sf	2,970 sf	2,670 sf	41,660 sf	530	800	

Food + Beverage Program

F+B Public Areas	F+B BOH / Support	Total sf	Parking Total sf	Totals
8,112	6,592	14,704		57,885
3,548	2,366	5,914	31,301	55,616
11,660 sf	8,958 sf	20,618 sf	31,301 sf	163,260 sf

- RESTROOMS
- FOOD & BEVERAGE
- KITCHEN
- BOH CIRCULATION
- BOH
- LOBBY/FOH CIRCULATION
- GUEST ROOMS
- BALLROOM
- SPA / FITNESS



Preliminary Area Calculations

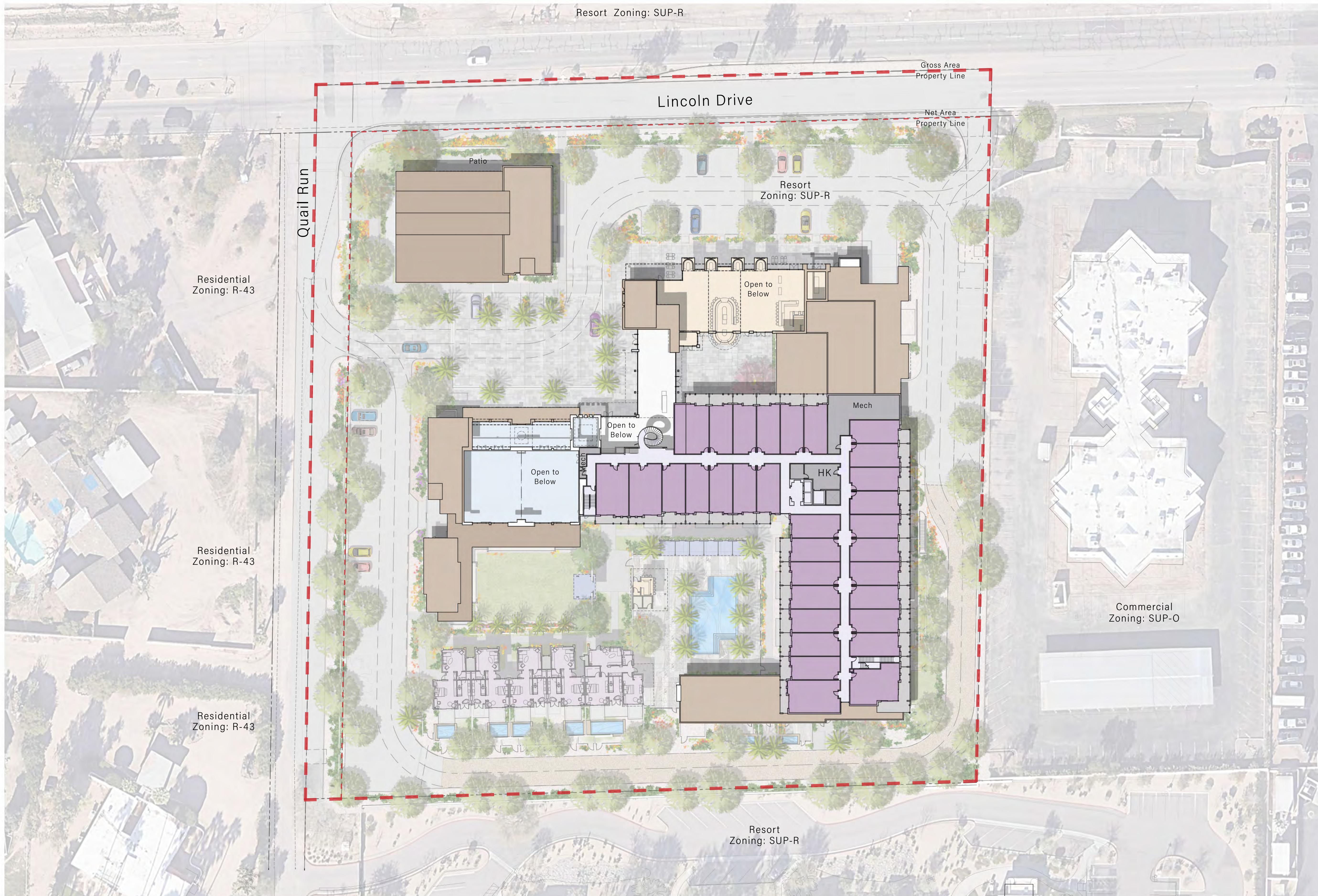
SMOKETREE RESORT

7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Amendment Application
Date: 2023.02.15

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Resort Zoning: SUP-R

Gross Area Property Line

Lincoln Drive

Net Area Property Line

Patio

Resort Zoning: SUP-R

Residential Zoning: R-43

Open to Below

Residential Zoning: R-43

Open to Below

Mech

Open to Below

HK

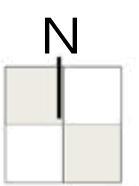
Residential Zoning: R-43

Commercial Zoning: SUP-O

Resort Zoning: SUP-R

Color Key

- RESTROOMS
- FOOD & BEVERAGE
- KITCHEN
- BOH CIRCULATION
- BOH
- LOBBY/FOH CIRCULATION
- GUEST ROOMS
- BALLROOM
- SPA / FITNESS



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

Conceptual Illustrated
 Second Floor Plan

SMOKETREE RESORT
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Date: 2023.02.15
 Amendment Application

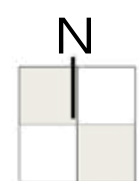
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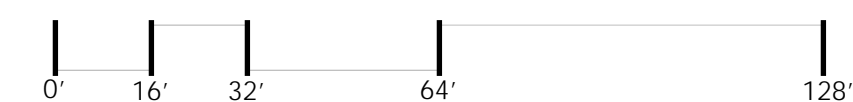


Color Key

- RESTROOMS
- FOOD & BEVERAGE
- KITCHEN
- BOH CIRCULATION
- BOH
- LOBBY/FOH CIRCULATION
- GUEST ROOMS
- BALLROOM
- SPA / FITNESS



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



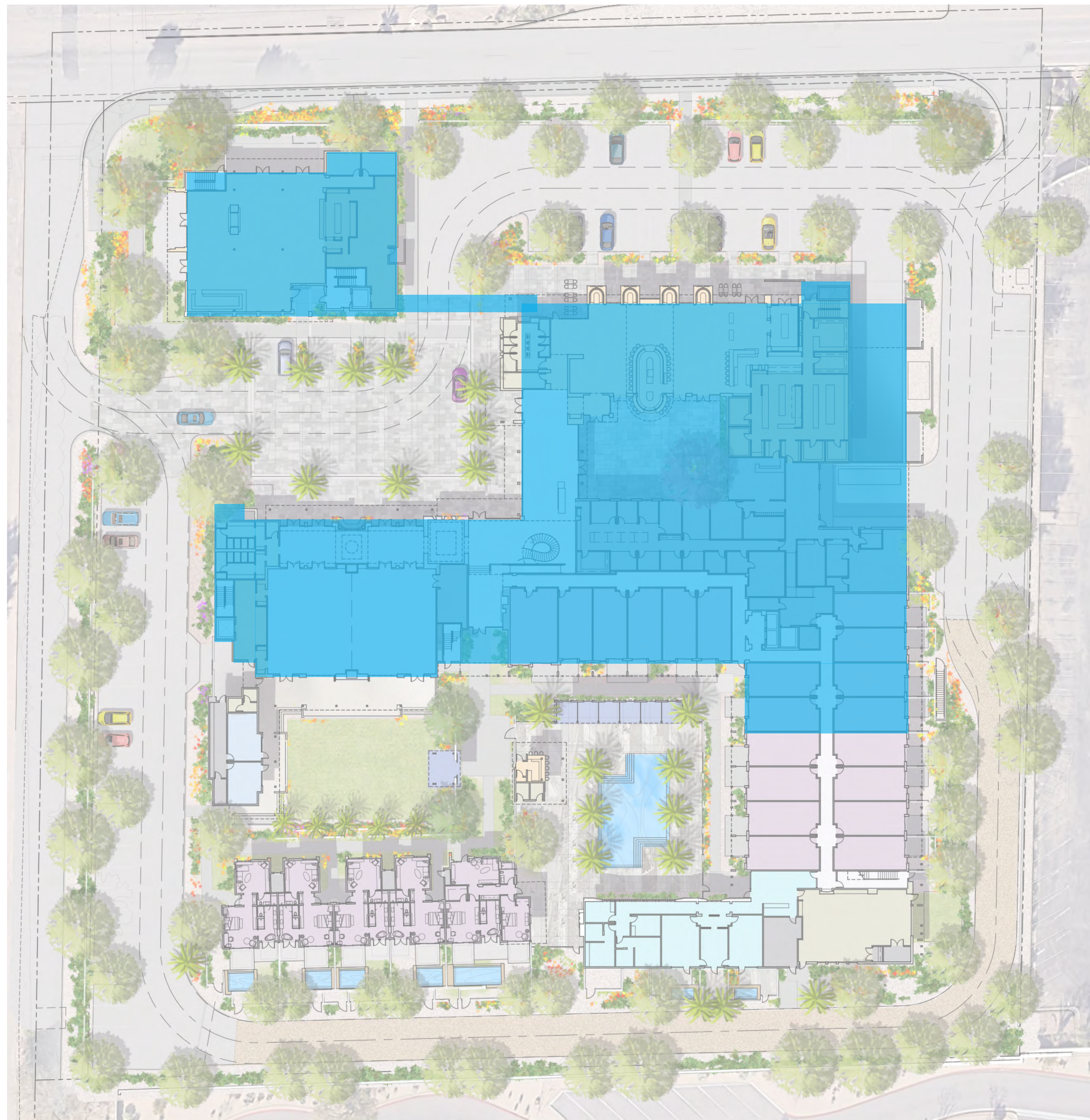
Conceptual Illustrated
Third Floor Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

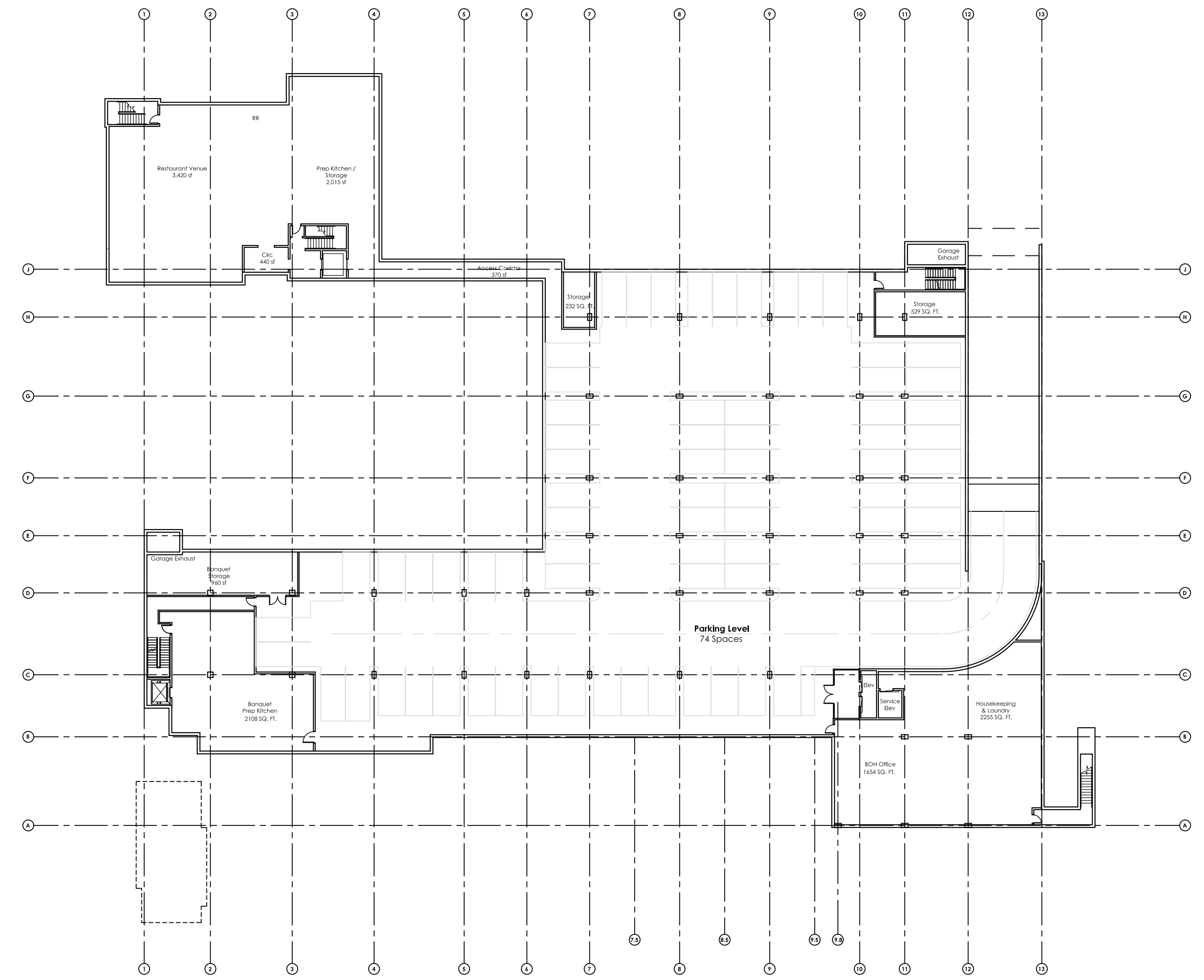
Special Use Permit: Date: 2023.02.15
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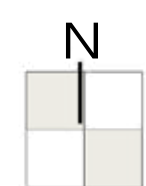
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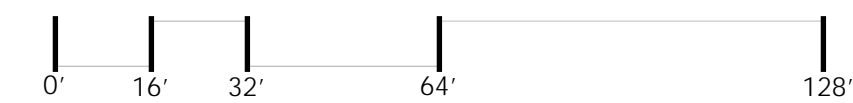
Below Grade Location Plan Conceptual Level B1



Level B1
 Gross Area: 50,950 sf
 Parking Spaces: 74 spaces



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



Conceptual Level B1
 & Location Plan

SMOKETREE RESORT
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Date: 2023.02.15
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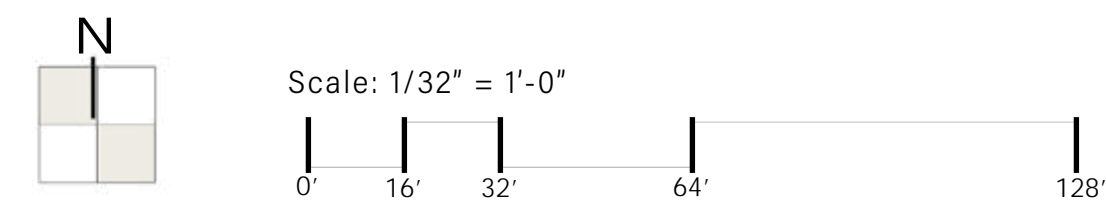
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EXHIBIT 5



Setback Encroachment



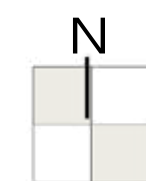
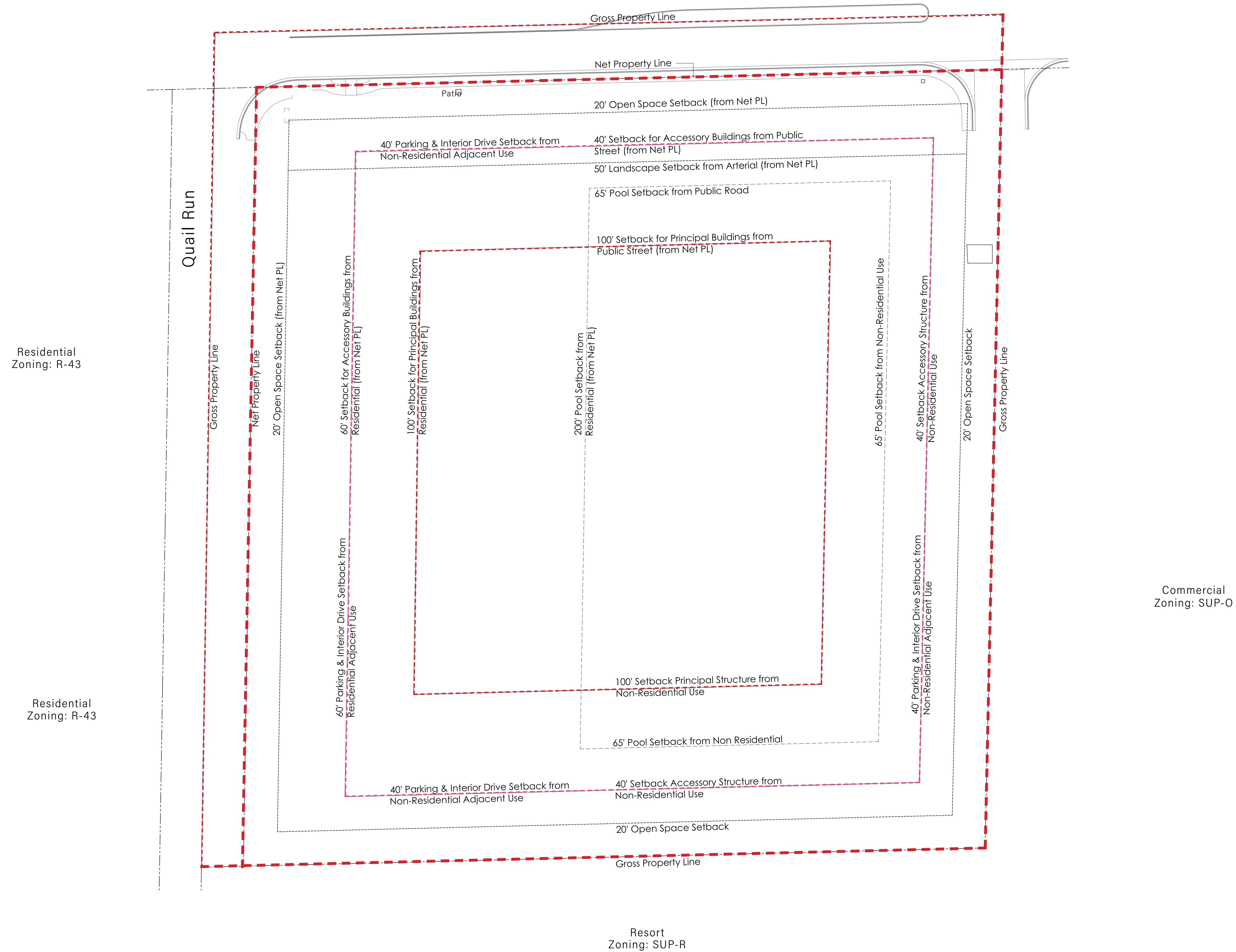
Site Plan Analysis: Overlay
Town Defined Minimum Principal Setbacks

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

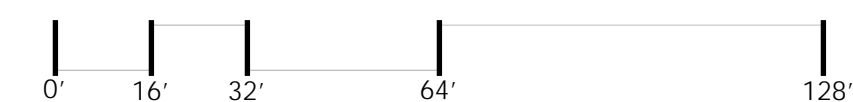
Special Use Permit: Date: 2023.02.15
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Lincoln Drive



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



Site Plan Analysis: Site Setbacks from Net Property Lines

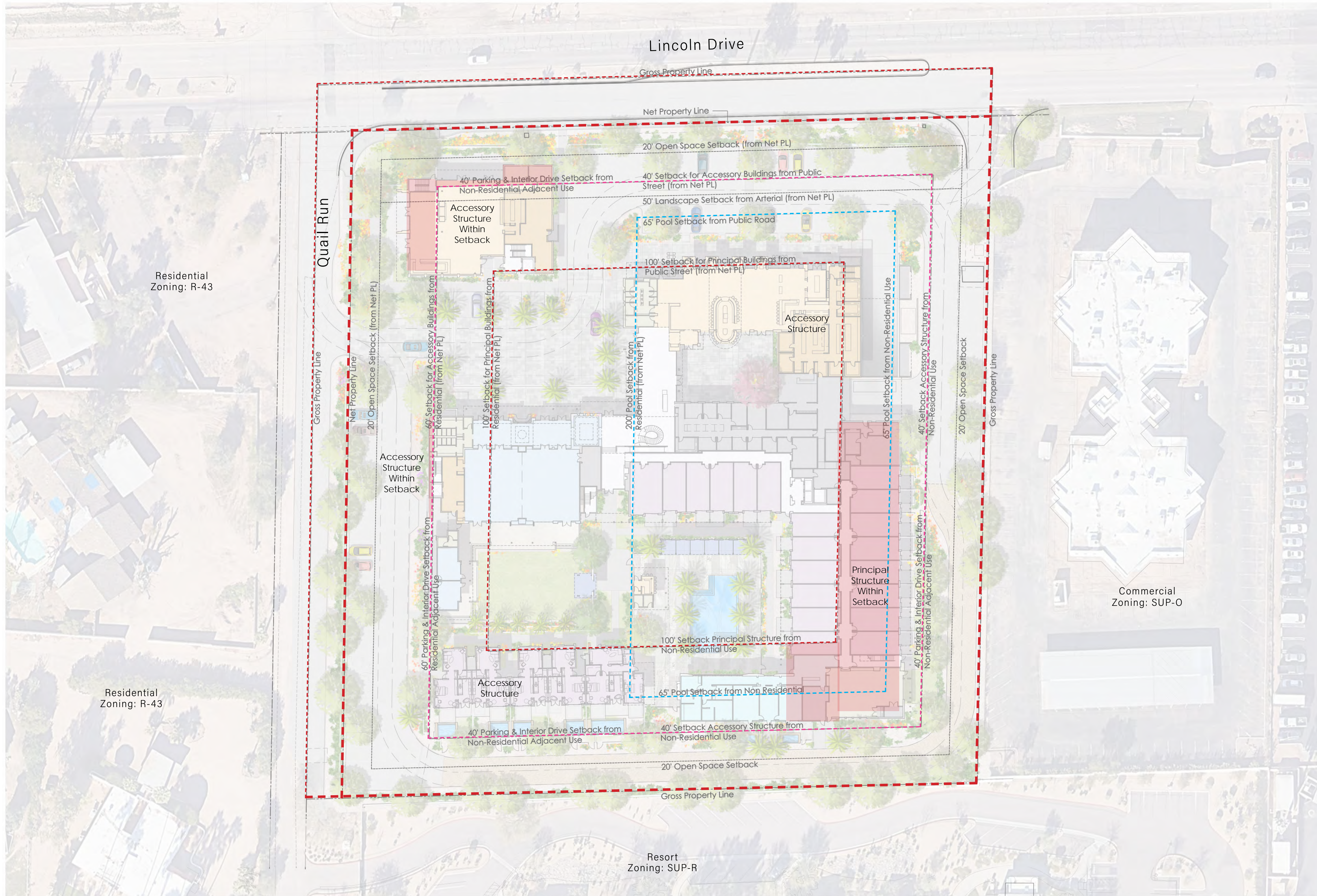
SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Amendment Application

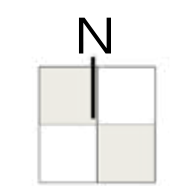
Date: 2023.02.15

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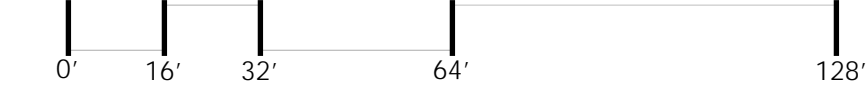
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Setback Encroachment



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



Site Plan Analysis: Overlay
Site Setbacks from Net Property Lines

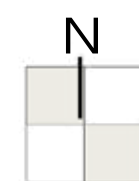
SMOKETREE RESORT
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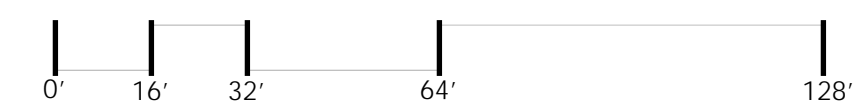


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EXHIBIT 6



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



Conceptual Building
Height Diagram

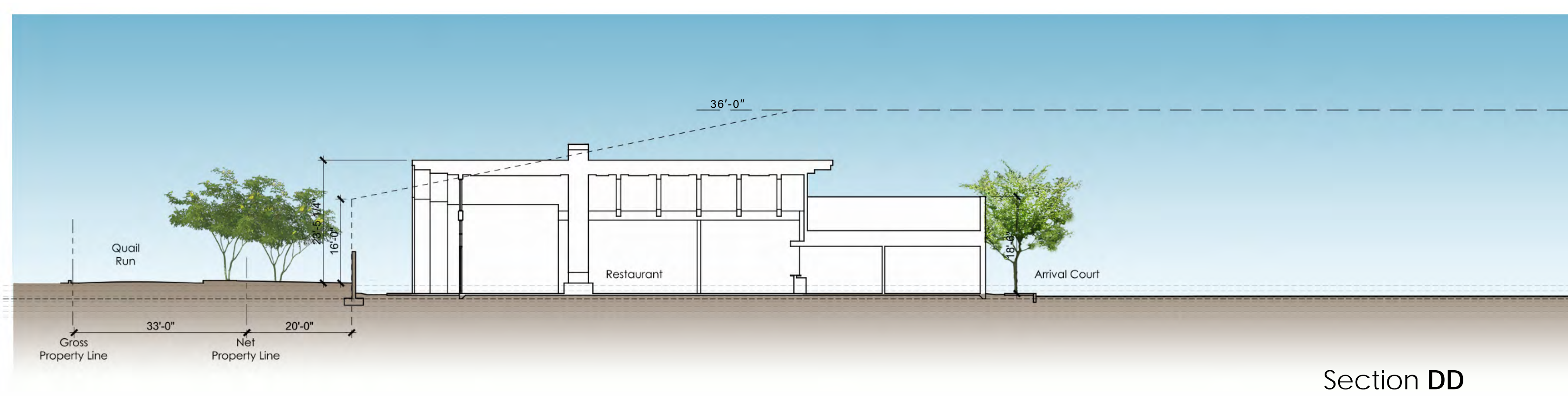
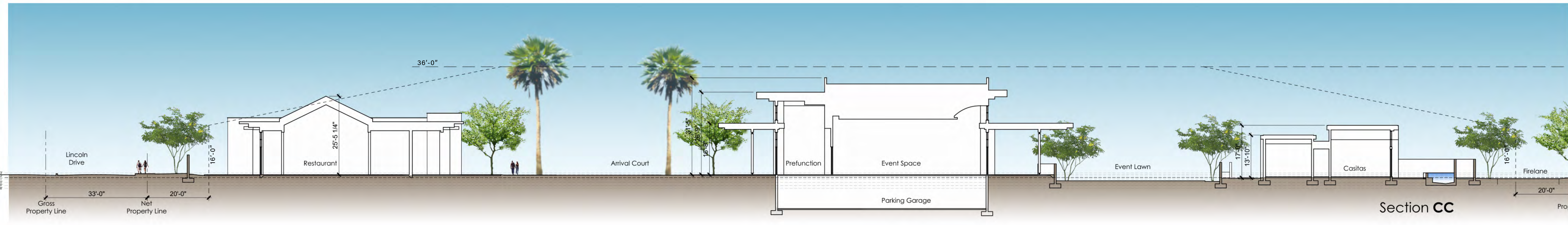
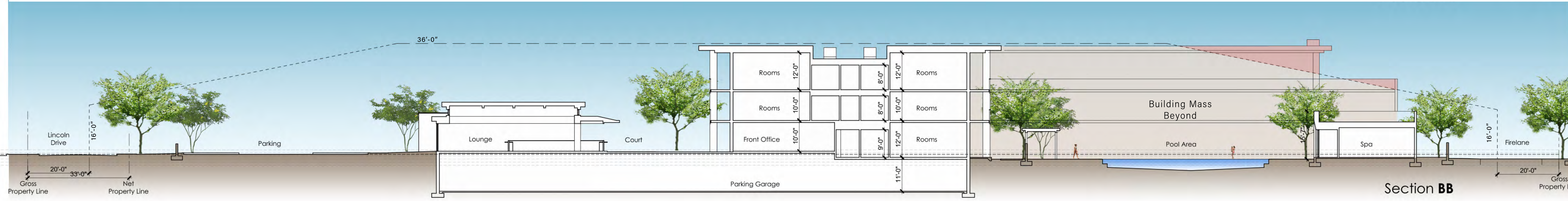
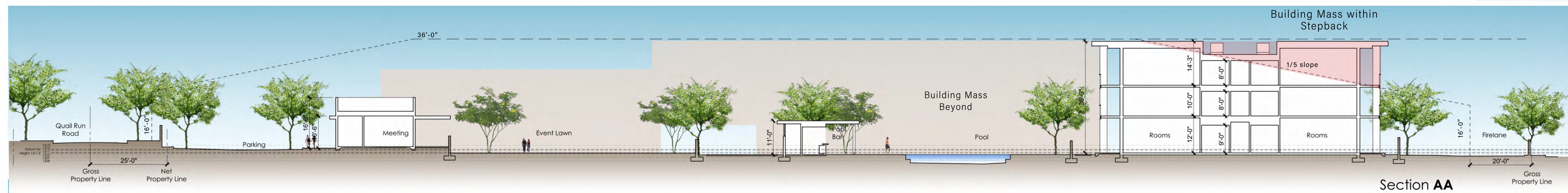
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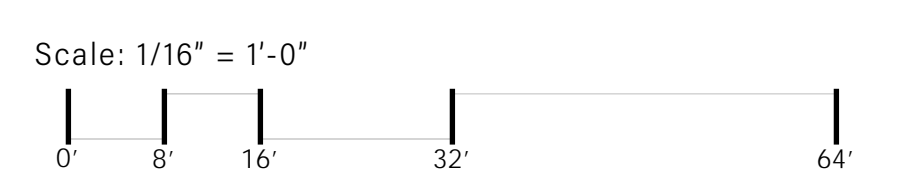
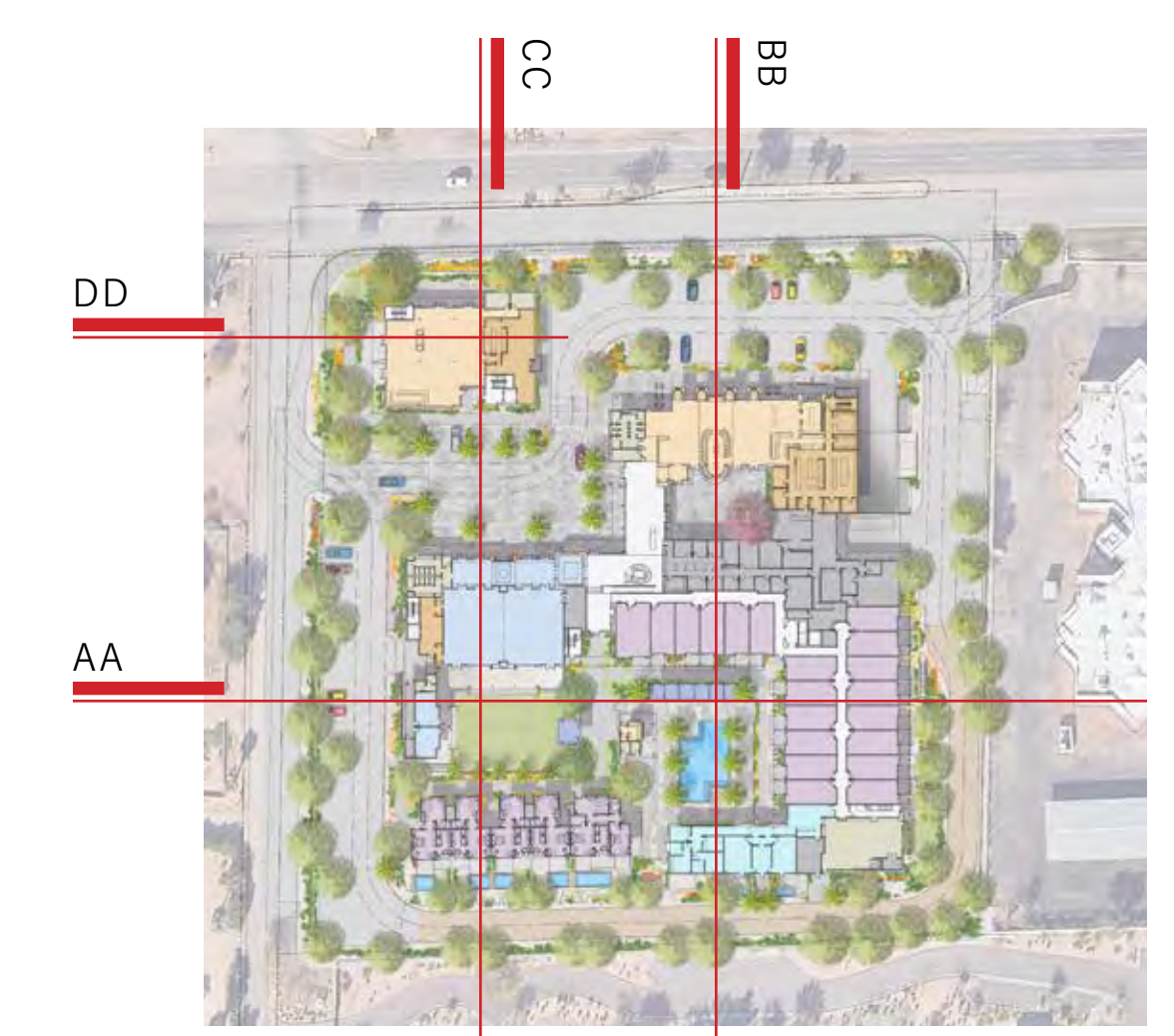
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EXHIBIT 7



Setback Encroachment



Conceptual Site Sections

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Special Use Permit: Amendment Application | Date: 2023.02.15

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EXHIBIT 8



North Elevation



East Elevation



West Elevation



South Elevation

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

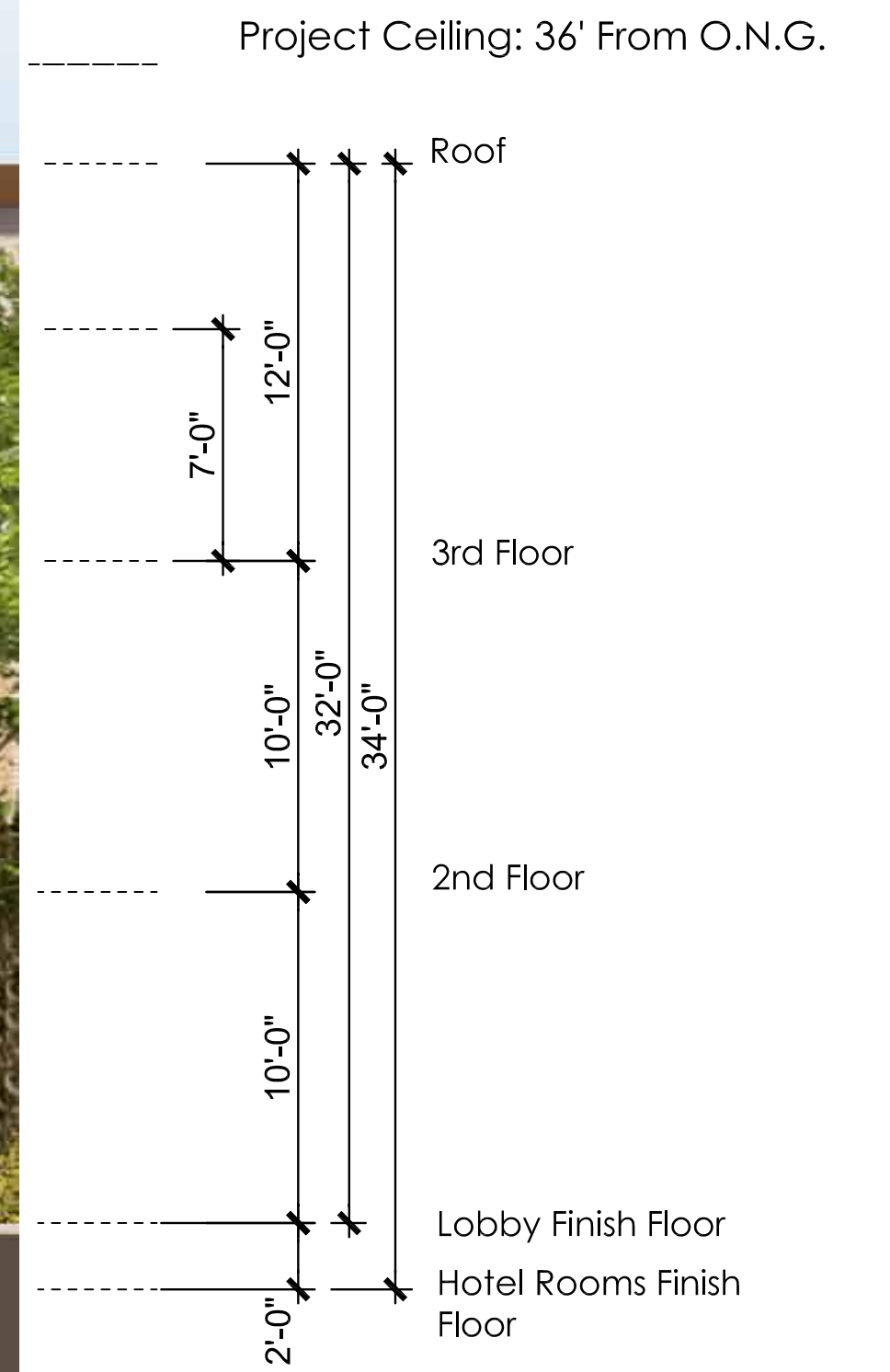


Conceptual Building Elevations

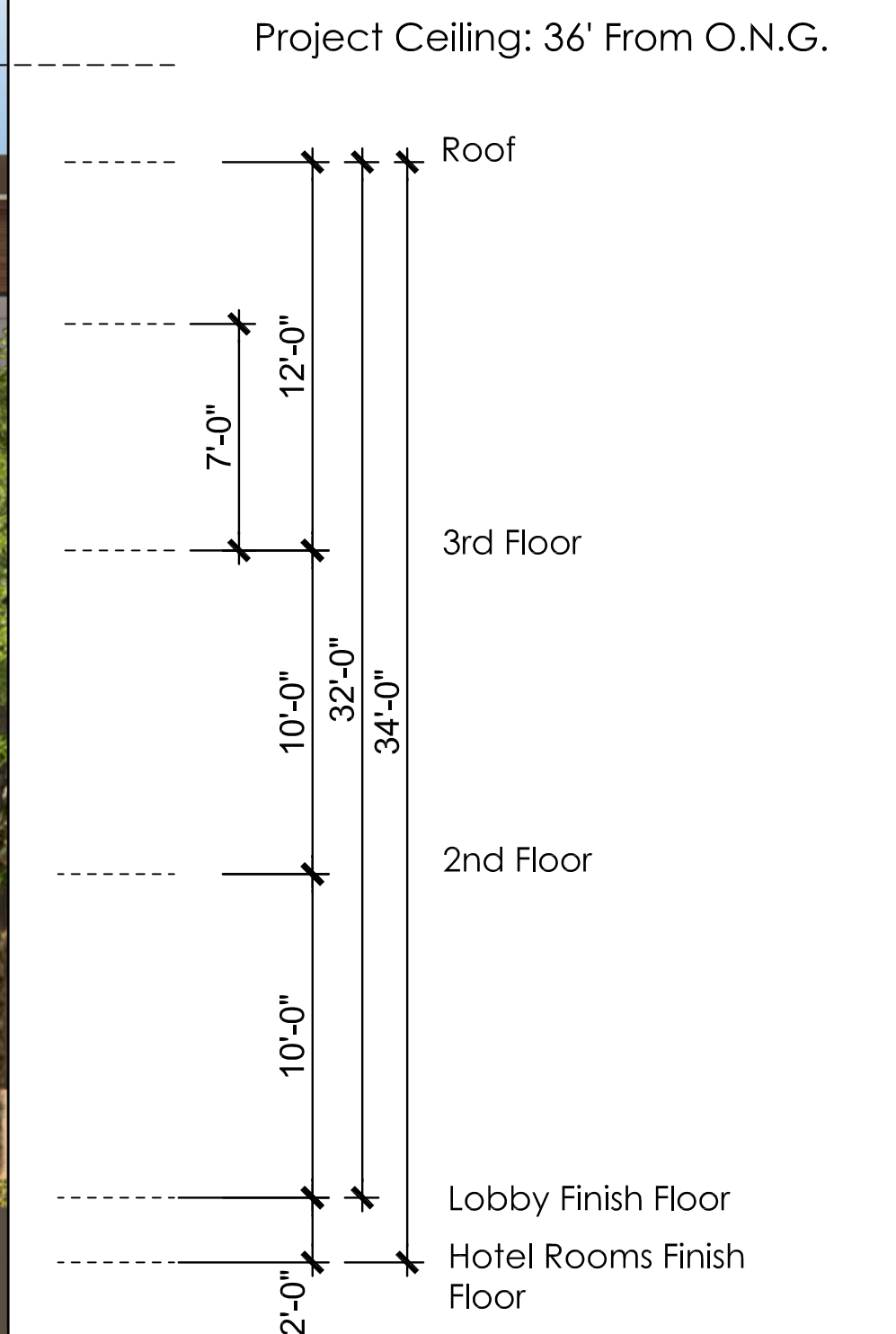
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Enlarged West Elevation: Lobby Entry



Enlarged North Elevation: Restaurant Street-side Patio

Scale: N.T.S.

Conceptual
Enlarged Elevations

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Amendment Application

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

Roof

12'-0"

3rd Floor

10'-0"

36'-3"

2nd Floor

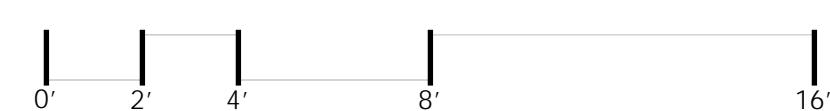
10'-0"

Lobby F.F.

O.N.G. 1311.5'

Guestroom F.F.

Scale: 1/4" = 1'-0"



Conceptual Building Elevations:
Typical Hotel Bay

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

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Amendment Application

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EXHIBIT 9



Concept Rendering |
Arrival

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: | Date: 2023.02.15
Amendment Application

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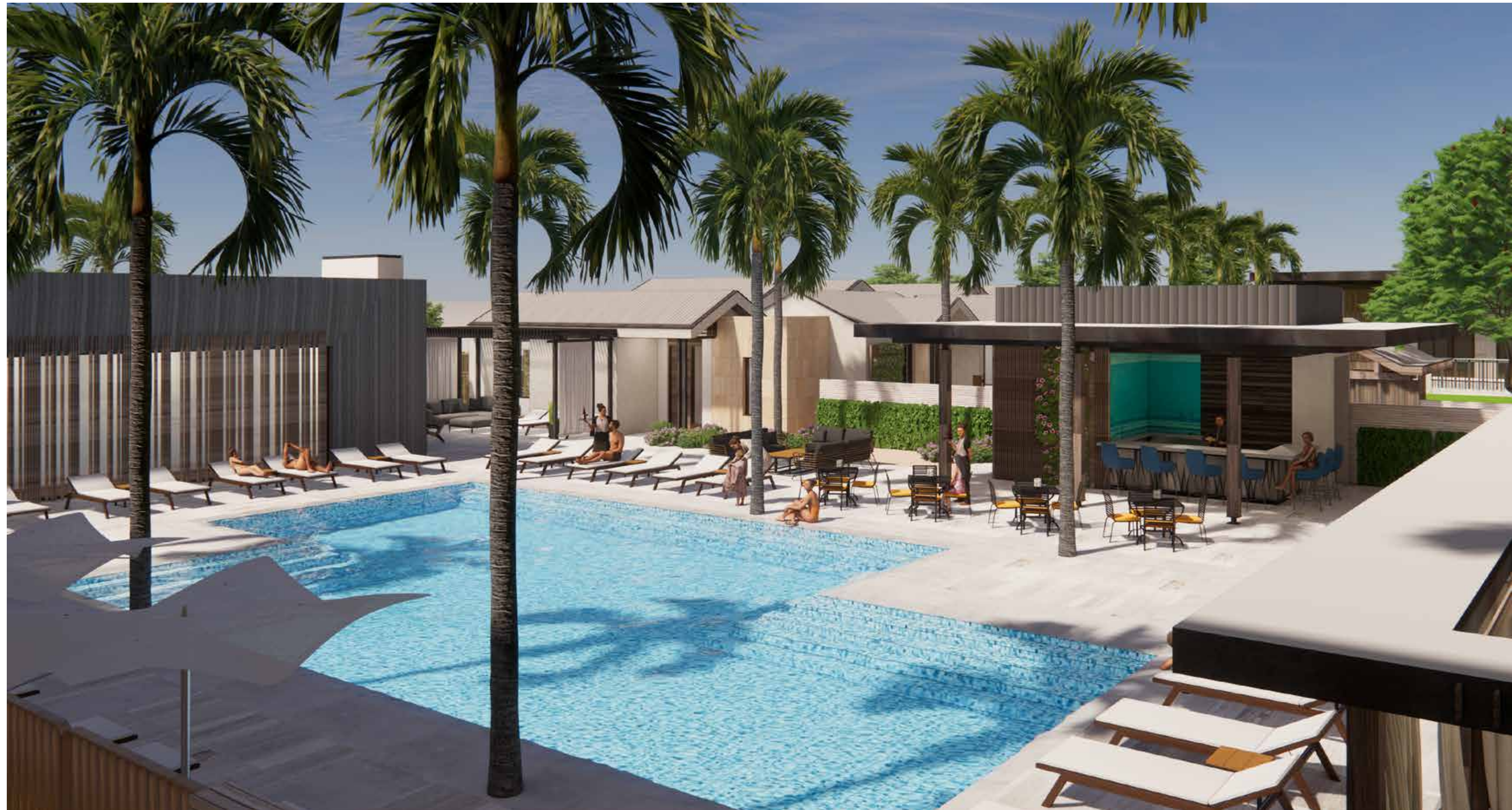
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Site Entry At Quail Run Arrival Court



Arrival Court Lounge Street Front

Pool From Above Fitness Pool Looking East



Pool and Fitness Pool Bar



Conceptual Lobby View



Conceptual Courtyard Bar

THE SMOKETREE RESORT

7101 E Lincoln Drive Paradise Valley, Arizona



Special Use Permit:
Major Amendment Application
Submittal Date: 3.17.2023

EXHIBIT 10

LIGHTING BASIS OF DESIGN



SMOKETREE RESORT

FEBRUARY 13, 2023

22018820-00

1. Executive Summary

- 1.1. The project is a hotel tower with a mix of guestroom types. The building includes a lobby with retail, restaurant, fitness room, meeting room, and exterior amenities including an event lawn. Lighting will meet all local codes and standards and will have a quality lighting design that is warm and inviting.
- 1.2. Significant project features include:
- Lobby, Elevator Lobby
 - Guest Accessible Common Areas
 - Restaurant and Bar
 - Guestrooms, including Suites
 - Fitness
 - Meeting Room
 - Outdoor Pool Decks & Cabanas
 - Event Lawn

2. Applicable Codes, Guidelines & Standards

- 2.1. Design will be in accordance with all applicable codes, guidelines, and standards as noted below. Where differences arise between any Code, Standard or Guideline, Codes shall prevail. In all cases, where an edition number is not indicated, the current accepted edition will be used.
- 2.1.1. 2021 International Building Code
- 2.1.2. Applicable NFPA codes
- 2.1.3. IESNA The Lighting Library
- 2.1.4. Maricopa County Environmental Health Code (Chapter 6, Section 6, Regulation 4 – Lighting for Public Swimming Pools)
- 2.2. Equipment selections will be from manufacturers whose products comply will current industry accepted design and testing standards.
- 2.3. Equipment selection, specification and installation practices will reflect a commitment to long-term longevity of system, ease of maintenance and energy efficiency.
- 2.4. The intended level of quality of all wiring devices will be specification grade.
- 2.5. The intended level of quality of all luminaires will be specification grade.
- 2.6. Proposed manufacturers of major equipment will be as indicated below.

Equipment	Manufacturer(s)
Lighting Control – Public Spaces	Lutron, ETC
Lighting Control - Guestrooms	Lutron

3. Lighting System

- 3.1. Lighting system is comprised of luminaires, controls and emergency lighting equipment. This basis of design covers front-of-house lighting only. All back-of-house lighting will be as selected by the electrical engineer.
- 3.2. Emergency and exit/egress lighting will be provided in accordance with NFPA 101, local codes, and IESNA guidelines.
- 3.3. Front-of-house luminaires will be as indicated below with a common CCT of 2700K and a CRI of at least 90 (unless otherwise noted), and listing per Underwriter's Laboratory (UL) or equivalent.

Area	Luminaire Type
Lobby, Elevator Lobby, Meeting Rooms (Front of House)	Recessed LED downlights, decorative sconces & pendants, Linear LED
Restaurant, Lounge/Bar, Kitchen	Recessed LED downlights, linear LED product displays, decorative sconces & pendants, linear LED accents
Guest Accessible Common Areas	Recessed LED downlights, decorative sconces & pendants, linear LED cove lights
Fitness Center/Spa	Recessed LED downlights, recessed LED linears, linear LED cove lights, decorative sconces & pendants
Guestrooms, including Casitas	Recessed LED downlights, decorative sconces & pendants, linear LED coves
Outdoor Pool Decks, Cabanas, and Event Lawn	Fully shielded luminaires, pole lights, low mounted light sources, LED step lights
Site Lighting, including building facades, pathways, and landscape lighting	Fully shielded, low mounted light sources, LED step lights, landscape lighting

3.4. Lighting Illumination Levels:

Illumination levels shall be in accordance with recommendations of the Illuminating Engineering Society (IES), and the minimum levels as specified herein, along with the Special Use Permit Guidelines of the Town of Paradise Valley. Per the NFPA 101, all paths of egress should have a minimum of 1 footcandle of illumination during normal power and 0.1 footcandle of illumination during emergency protocol.

Recommended Ranges of Illumination in Foot Candles:

Public Areas

Porte-Cochere	15 fc
Front Desk	20 fc
Lounges	5-15 fc
Guest Elevator & Foyer	10-20 fc
Food and Beverage Outlet	
• Restaurant	1.5-10 fc
Meeting Room	3-30 fc
Fitness Center	15-40 fc
Locker Room	10-20 fc
Restrooms	5-20 fc
Guest Corridors	1-10 fc

Guestrooms	2-40 fc
• General & Entry	2 fc
• Kitchenette	40 fc
• Casual chair & Headboard	15-20 fc
Guest Baths	5-20 fc
• Lavatory	5-10 fc
• Shower & Bath	10-15 fc
• Vanity	15-20 fc
Exterior Paths & Walkways	0.5-1 fc
Parking Lots	max of 1.6 fc
Exterior Driveways	0.8-1.5 fc, max of 5fc
Pool Deck Areas & Outdoor Function Areas	max of 5 fc
Outdoor Dining Areas	max of 10 fc

- 3.4.1. Continuous, even illumination is neither required nor desirable. Shadow is as important in defining the quality of space as light.
- 3.4.2. From a safety standpoint, in areas where illumination is lower, the following requirements shall be met:
- All walking areas should have no obstructions that could cause tripping.
 - All changes of elevation including beginning and end of ramps are illuminated to a minimum of 1 footcandle.
 - All changes of elevation including stairs are illuminated to a minimum of 10 footcandles.
 - All obstructions are either illuminated to define their shape or have some type of restraining device to prevent direct approach. Defining a shape by illumination does not necessarily mean that it needs to be lit directly. For example, a lit area behind a unit obstruction could define the edges of the obstruction enough to provide a safe level of illumination.

3.5. Light Quality

- 3.5.1. Quality of light is as important, if not more so, than quantity. Our eyes are stimulated not only by the amount of light, but also by the color. Generally, we feel safer in environments lit by warm, bright light where colors are vibrant and easily identifiable. Recent advances in lamp technology now offer light sources with long life, dim ability, and high color rendering ability. LEDs will be the principle start of this project. Wherever possible, this source will be used.
- 3.5.2. Quality Level Definitions ranging from the highest expected quality level down to cost competitive quality levels:
- Commercial – High level of quality for equipment and materials, reflecting heavy daytime use and light nighttime use. This quality level reflects the expectation of the contractors to provide competitively priced equipment and systems which meet the intent of the specifications. The installation approach should be focused on balancing cost-competitiveness with ease of maintenance.

- Light Commercial – Cost competitiveness of equipment and materials is encouraged by the Owner since the duty of the systems will be light. The expectation of installation quality and workmanship shall be high. Cost competitive equipment and material substitutions will be entertained as long as minimum code standards are maintained.
- Hospitality – Guestroom spaces may include some residential grade equipment, but common spaces shall reflect Commercial grade.

3.5.3. The intended level of quality of all lighting luminaires will be commercial grade.

3.6. Concept and Design Approach

3.6.1. The overall approach will be warm and inviting hospitality lighting. To compliment the architectural and interior design of natural elegance, we will highlight selected areas and expose shadows in others. As the user progresses through the property, the lighting will provide balance while activating certain elevations.

3.7. Lighting control will be as indicated below.

Area	Control Type
General Circulation, Lobby, Elevator Lobby	Local dimming, automated dimming control with central tie in.
Restaurant, Bar, Cafe, Retail	Local dimming, automated dimming control with central tie in.
Meeting Room	Local dimming, automated dimming control with central tie in.
Fitness Center	Local dimming, automated dimming control with central tie in.
Restrooms	Ceiling mounted occupancy sensors
Guest rooms	Master switch with individual switches/dimmers
Exterior Lighting	Lighting control relay panel

3.8. Lighting Control – Project Wide

It is desirable to integrate new lighting controls into the project-wide, distributed lighting control system of controlled dimming devices. The control system should be of a type that allows subdivision into control zones that can operate autonomously. Localized dimming and switching racks shall be linked through a project wide communications loop that offers centralized control with local access as needed. This would apply to all lighting within scope and may include all remaining general lighting project-wide. This system would also have an internal astronomical time clock to allow automatic changes due to variations in events keyed to rising or setting of the sun. A system such as this has the following advantages:

- Maintenance of design aesthetic
- Energy conservation / energy code compliance
- Conservation of maintenance personnel resources
- Repeatability
- Flexibility in providing global changes for special events or season variations in operations

3.8.1. Occupancy sensors are used in locations where occupancy is deemed intermittent. Occupancy sensors will dim or turn lights off at a predetermined amount of time. Where



- occupancy sensing switches are used, the occupant will be given the ability to turn the lights off upon exiting the room.
- 3.8.2. Exterior lighting will be phased; landscape lighting will come on at dusk. Landscape lighting will turn off at a predetermined time. Photosensors shall be used to reduce or eliminate artificial lighting when daylight is available.
- 3.8.3. Lighting control equipment will be comparable to a Lutron or ETC distributed system, with an integrated digital controller.
- 3.8.4. For emergency lighting controlled by a wall switch, an ELCU will be provided to automatically turn emergency lighting on in the event of loss of normal power.
- 3.9. Lighting and Room Device Control for Guestrooms
- 3.9.1. The control system will be intuitive, simple, and easy to use for all levels of guests. Several types of lighting control devices may be used include:
- Standard switches and circuits.
 - Smart switches with built-in dimmer. Each light switch shall be capable to have up to 8 customized touch buttons in a single backbox installation.
 - Advanced lighting control systems based on intelligent programmable control panels to microprocessor units, which in turn control associated lighting relays and dimmer modules.
- 3.10. Emergency Lighting
- 3.10.1. Under normal conditions, lighting will be provided by the normal lighting luminaires. Upon loss of normal power, the emergency generator will start and restore power to the normal luminaires.
- 3.11. Lighting Fixtures (Luminaires)
- 3.11.1. Luminaires located exterior to the building and/or in unconditioned damp spaces, in direct contact with the weather or washdown areas, or under cover from direct weather exposure shall be UL listed as "Suitable for Wet Locations" unless noted otherwise.
- 3.11.2. Luminaires installed with direct contact with insulation shall have an "IC" rating for direct contact with insulation.
- 3.11.3. All front of house luminaires shall be integral LED wherever possible and shall be a minimum of 90 CRI and a standard CCT of 2700K. Some specialty areas may include warm-dim or color changing LEDs. Where integral LED is not possible, retrofit LED lamps shall be used.
- 3.11.4. Refer to Section 4, *Building Lighting*, for descriptions of proposed light luminaires for all front of house areas and their respective considerations.

4. Building Lighting

- 4.1. Interior Public Spaces

- 4.1.1. The general illumination will be achieved by using small aperture, dimmable, warm white (2700K) LED recessed downlights. In specialty areas, such as bars and restaurants, warm dim (2400K-2700K) LEDs will be used
- 4.1.2. Decorative sconces and pendants may be added throughout to add sparkle and additional soft indirect illumination, specified by the interior designer.
- 4.1.3. Adjustable accents may be incorporated to highlight any areas of architectural interest such as exposed wood beams on the ceiling.
- 4.1.4. Warm white linear LED tape light incorporated into millwork under cabinets or under shelving may be used to provide light to counters and retail displays. Luminaires may also be mounted under countertops to wash face of cabinetry beneath.
- 4.1.5. Special artwork and featured displays will be highlighted by adjustable accents or individual art lights.
- 4.1.6. Warm white linear LED luminaires incorporated into ceiling cove pockets may be used to provide indirect cove lighting.
- 4.1.7. Decorative sconces may be used between mirrors over restroom sinks to provide lighting at face level, specified by interior designer.
- 4.2. Interior Guest Units
- 4.2.1. The general illumination in the space will be achieved by varying sources including decorative sconces, floor lamps, table lamps and recessed downlights. All sources shall utilize warm white (2700K) LED.
- 4.2.2. Bathroom illumination will be achieved by using small aperture, warm white (2700K) LED recessed downlights, beam optics vary by condition.
- 4.2.3. Decorative sconces may be used between mirrors over sinks to provide lighting at face level, specified by interior designer.
- 4.2.4. Decorative pendants may be incorporated in living areas, specified by the interior designer.

5. Exterior Public Spaces

- 5.1. General Exterior Approach
- 5.1.1. All exterior light sources shall be shielded and have BUG ratings compliant with Dark Sky, unless they meet the Special Use Permit guidelines for up lighting (300 lumens or less).
- 5.1.2. Porte Cochere areas may be lit by fixed or adjustable downlights – beam optics and output vary by condition.
- 5.1.3. Low level pathway or bollards may be used to provide lighting on sidewalks for proper egress levels as well as general aesthetic appeal. Luminaire heights may be 16" – 39", varying based on conditions.
- 5.1.4. LED step lights may be used to provide illumination on stairs or ramps.

- 5.1.5. Linear handrail LED lights may be used to provide egress illumination on stairs or ramps, beam optics vary by condition.
- 5.1.6. LED wall sconces may be used to illuminate secondary building entrances and BOH entries.
- 5.1.7. Landscape lighting will be coordinated with the landscape designer. Adjustable warm white LED luminaires will highlight trees, plants, and design features for pathway and ambience lighting. Luminaires may be ground mounted or tree strap mounted.
- 5.1.8. Area lighting will be provided for event areas as required by ownership.
- 5.1.9. Non-egress paths will be illuminated for safety, comfort, and aesthetic appeal. Obstructions will be illuminated to define their shape. For example, a lit area behind an unit obstruction could define the edges of the obstruction enough to provide a safe level of illumination. In a similar way, planters could be defined by providing LED tree uplights to define the space instead of additional lamp posts or bollards.
- 5.1.10. Parking areas will be lit with pedestrian scale light poles that do not exceed 16'-0" in height. Such poles will be set back from the nearest property line a distance equal to or greater than the height of the device above natural ground level.
- 5.2. Pool Deck & Bar
- 5.2.1. Pool deck areas shall be illuminated by a mix of illumination sources, which may include pedestrian height decorative posts, flush mounted ingrade fixtures or decorative fixtures.
- 5.2.2. Submersible-grade LED floodlights specified by the pool designer may be used to provide underwater lighting. The location of the underwater luminaires shall be such that the underwater illumination is as uniform as possible.
- 5.2.3. Non-egress paths will be illuminated for safety, comfort, and aesthetic appeal. Obstructions will be illuminated to define their shape. For example, a lit area behind an unit obstruction could define the edges of the obstruction enough to provide a safe level of illumination. In a similar way, planters could be defined by providing LED tree uplights to define the space instead of additional lamp posts or bollards.
- 5.2.4. LED step lights or illuminated handrails will provide illumination on stairs or ramps.
- 5.2.5. The general pool bar illumination will be achieved by using small, warm white (2700K) LED downlights or accent lights, beam optics vary by condition.
- 5.2.6. Warm white linear LED tape light located under the bar top will provide vertical illumination for the bar face. Luminaires may also be mounted under countertops to wash face of cabinetry beneath.
- 5.2.7. Warm white linear LED tape light located under the counter of the back of the bar will provide bar height task lighting for bartenders.
- 5.2.8. Decorative sconces and pendants may be added throughout to add sparkle and additional soft indirect illumination.



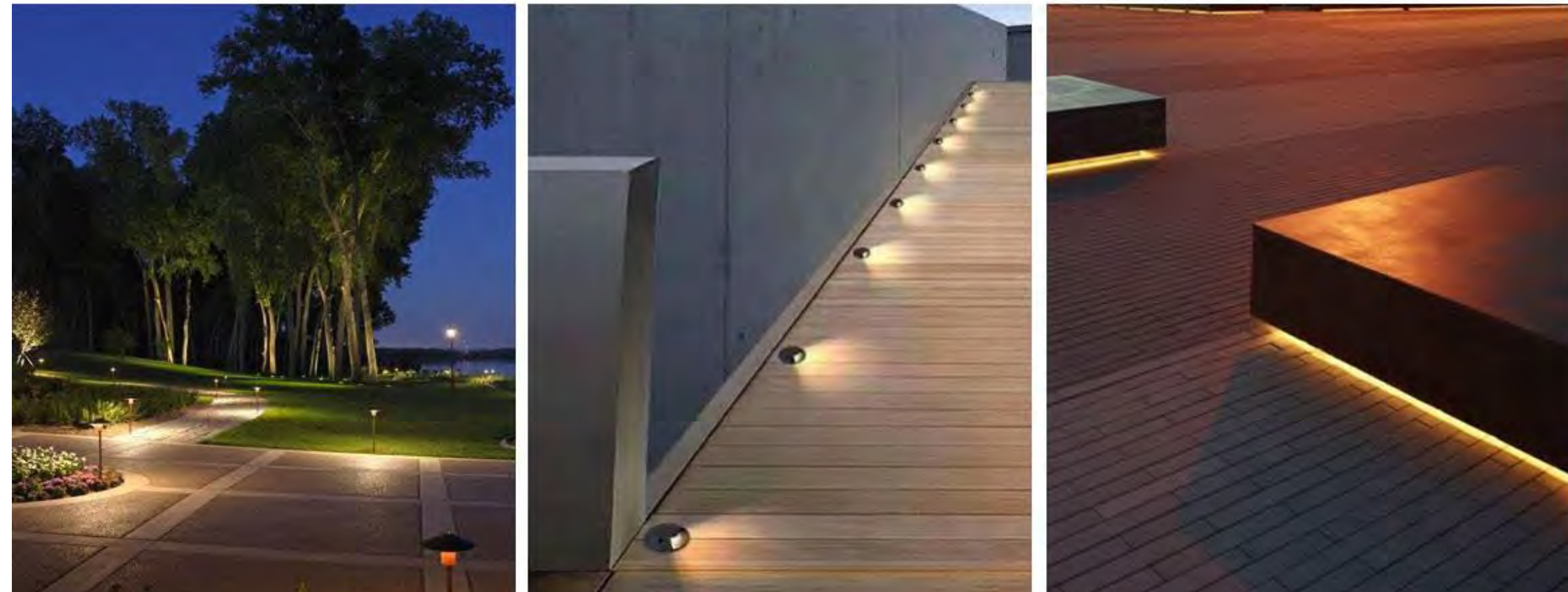


FIXTURE AND APPLICATION CONCEPT IMAGERY – ARRIVAL COURT/PARKING/ SITE

Lighting throughout the site will adhere to Dark Sky requirements while evoking the atmosphere of a high-end resort. The arrival court will be illuminated using landscape lighting, low level pathway luminaires, and linear accents at sandstone benches. Throughout the site, pathways will be illuminated at a comfortable level using bollards, and pedestrian scale poles with wood detailing will provide light at the parking areas.

FIXTURE AND APPLICATION CONCEPT IMAGERY – FRENCH COWBOY/ LOUNGE/ DINNING

The overall atmosphere of the lounge and dining spaces will be warm and inviting, with sophisticated lighting scenes to transition the areas from day into evening looks. Decorative pendants and sconces will be supplemented by architectural lighting that will highlight features of the building and provide task lighting for guests.

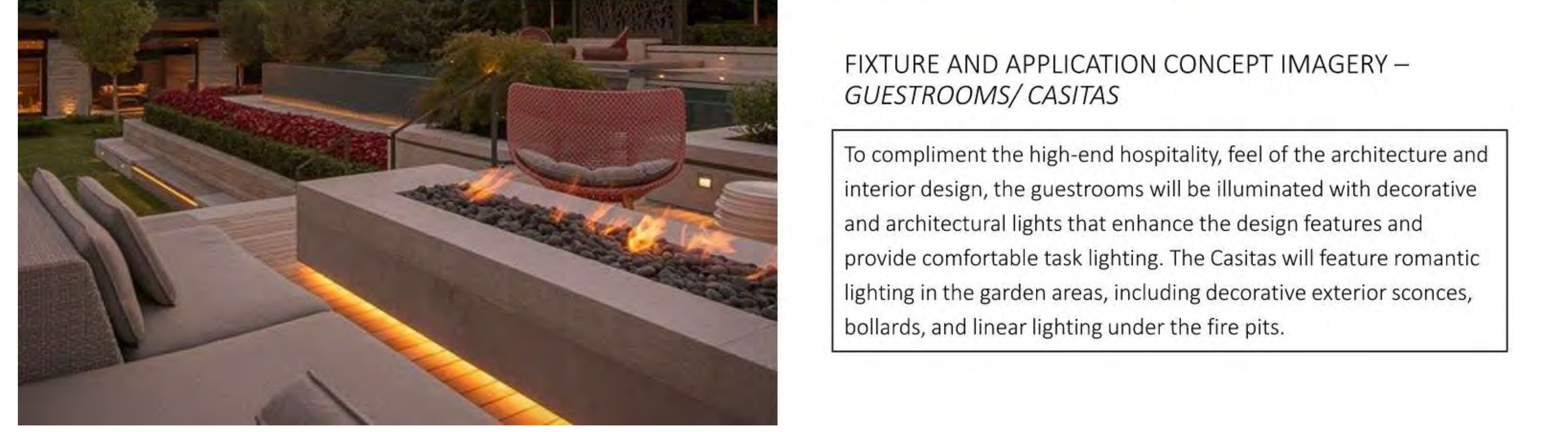
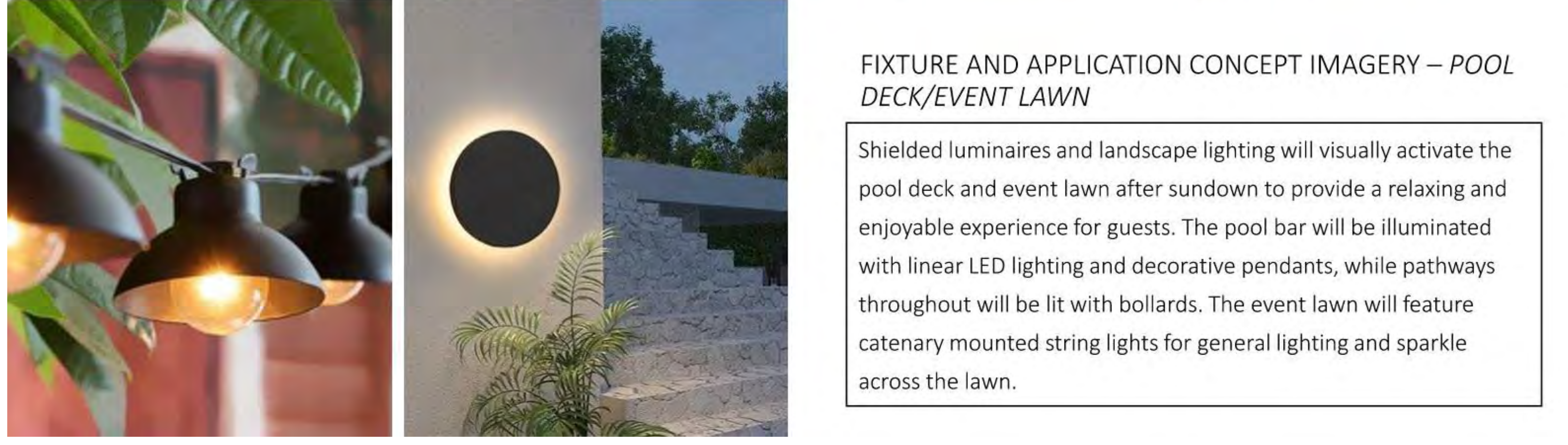


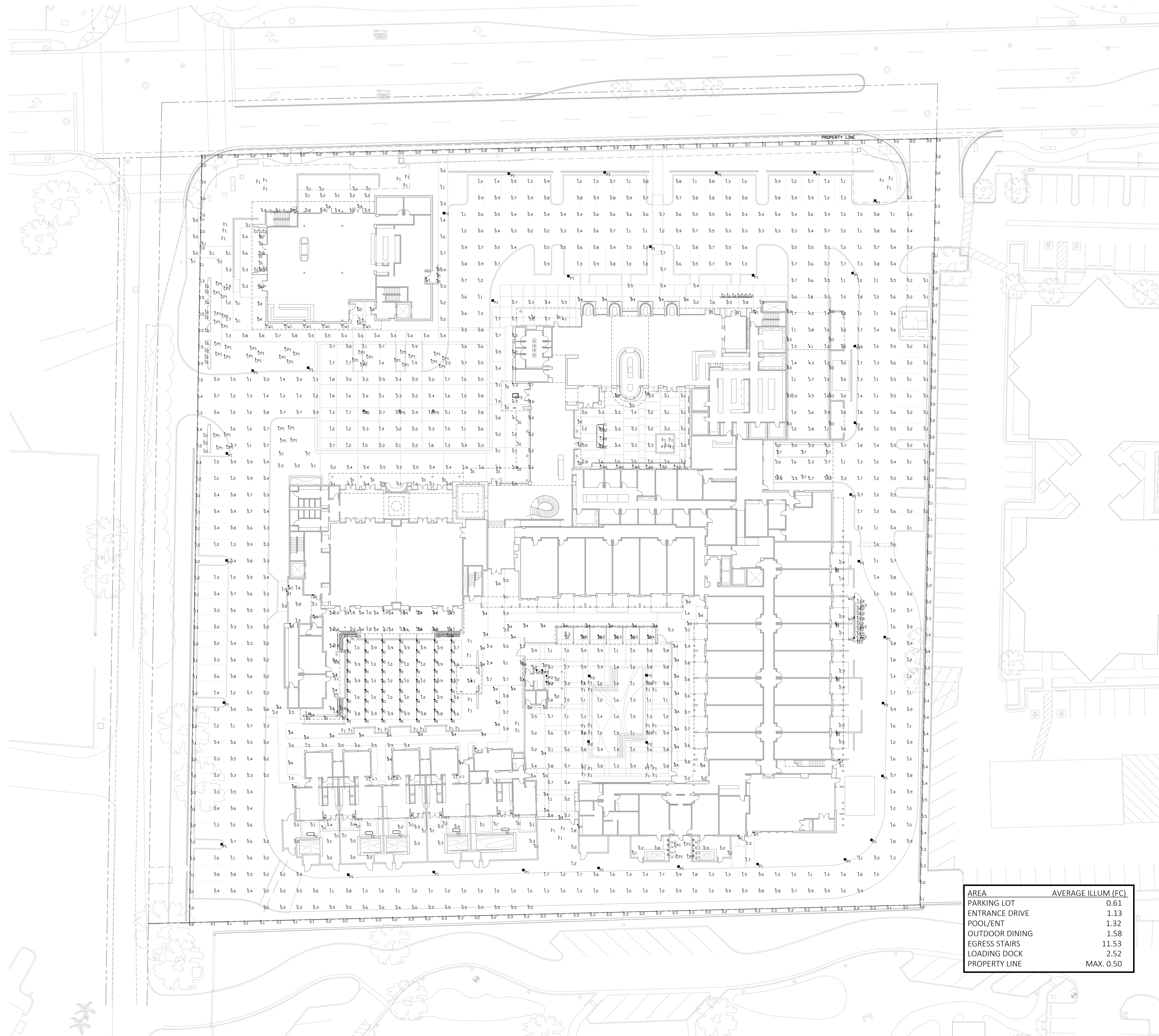
FIXTURE AND APPLICATION CONCEPT IMAGERY – POOL DECK/EVENT LAWN

Shielded luminaires and landscape lighting will visually activate the pool deck and event lawn after sundown to provide a relaxing and enjoyable experience for guests. The pool bar will be illuminated with linear LED lighting and decorative pendants, while pathways throughout will be lit with bollards. The event lawn will feature catenary mounted string lights for general lighting and sparkle across the lawn.

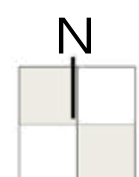
FIXTURE AND APPLICATION CONCEPT IMAGERY – GUESTROOMS/ CASITAS

To compliment the high-end hospitality, feel of the architecture and interior design, the guestrooms will be illuminated with decorative and architectural lights that enhance the design features and provide comfortable task lighting. The Casitas will feature romantic lighting in the garden areas, including decorative exterior sconces, bollards, and linear lighting under the fire pits.

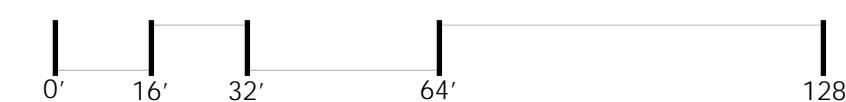




AREA	AVERAGE ILLUM (FC)
PARKING LOT	0.61
ENTRANCE DRIVE	1.13
POOL/ENT	1.32
OUTDOOR DINING	1.58
EGRESS STAIRS	11.53
LOADING DOCK	2.52
PROPERTY LINE	MAX. 0.50



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



Photometric Site
Lighting Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Date: 2023.02.15
Amendment Application

Walton

Allen+Phil Partners
architects • interiors
7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilp.com



Recessed wall luminaire - directed light

Application
Recessed wall luminaires with forward throw light distribution for the illumination of ground surfaces, stairs and pathways.

Materials
Luminaire housing and bezel constructed of die-cast marine grade copper free 60/30 copper content A5052 aluminum alloy.
Clear safety glass.
Silicone applied robotically to casting, plasma treated for increased adhesion.
High temperature silicone gasket.
Mechanically casted stainless steel fasteners.
Stainless steel screw caps.
Composite modulation housing.

MTL listed to North American Standards, suitable for wet locations.
Protection class IP65.
Weight: 3.1 lbs

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -30°C
LED module wattage: 4.8W
System wattage: 7.0W
Color rendering index: Ra > 90
Luminaire lumens: 546 lumens (4000K)
LED service life L70: 50,000 hours


LED color temperature
□ 4000K - Product number + **K4**
□ 5000K - Product number + **K5**
□ 3000K - Product number + **K3**
□ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are multi-layered powder coat with minimum 3 mil thickness. BEGA Limited Finish, a fluoropolymer technology, provides superior body protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a 4-layer powder.

Available colors: □ Black (BLK) □ White (WHT) □ RAL
□ Bronze (BRZ) □ Silver (SLV) □ GUS

546 LUMENS
2700K
80CRI



2421 4.8 W

BEGA 1000 BEGA Way, Capetown, CA 92013 (800)684-0533 info@bega-us.com
Bega has the right to use of rights in the past or present trademarks, luminaires used in this sheet is subject to design and the decision of BEGA North America. For the most current technical data, please refer to the website.

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE B1**
330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110 1 of 1 Release: 13 FEB 23

LED garden and pathway bollard

Post construction Made from two aluminum extrusions, mechanically fastened to a one-piece die cast base. Bottom and one-piece die cast end housing. All aluminum in the construction is marine grade and copper free.

Lamp enclosure Clear polycarbonate aluminum lens housing. Marine tempered safety glass. Fully gasketed using three pieces molded acrylic glass for weather tight seal.

Electrical 4.2W LED luminaire, 5.8 total system watts, -30°C start temperature. Integral 12V AC driver provided. Must be connected using temperature compensated constant current LED color temperature is 3000K with 4 -> 0 CRI.

Note: LEDs included with luminaires. Due to the dynamic nature of LED technology, LED luminaires often do not adjust to change of the location of BEGA US. For the most current technical data, please refer to the website.

Anchor base: Anchor post provided made of galvanized steel. Bolts are secured to post using two (2) stainless steel lock screws.

Finish: Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors subject to special order.

Please note: BEGA approach to product design is to provide a product that is architecturally or interior surroundings. The Home and Garden Collection is designed specifically for use in Residential and Light Commercial applications. Please reference our standard BEGA website when requesting pressure for the specific demands of high-use commercial and/or outdoor areas. Settings are required. CSA certified in U.S. and Canada. Standards: suitable for wet locations. Protection class IP65.

Weight: 0.2 lbs.
Luminaire Lumens: 156
B-0 U-1 G-0
156 LUMENS
3000K
90 CRI



7720 4.2W LED

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exp. **Smoke Tree** Paradise Valley, Arizona **TYPE B2, CB1**
330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110 1 of 1 Release: 13 FEB 23

LED recessed wall luminaires - asymmetrical forward throw

Application
LED recessed wall luminaires with asymmetrical forward throw distribution for exterior illumination of ground surfaces from an inherently low mounting height. The optimal mounting height between 1 and 1.5 above finished grade.

Materials
Luminaire housing constructed of die-cast aluminum marine grade copper free 60/30 copper content A5052 aluminum alloy.
Clear safety glass.
Reflector made of pure anodized aluminum.
Silicone applied robotically to casting, plasma treated for increased adhesion.
High temperature silicone gasket.
Mechanically casted stainless steel fasteners.
Stainless steel screw caps.
Composite modulation housing.

MTL listed to North American Standards, suitable for wet locations.
Protection class IP65.
Weight: 4.4 lbs

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -30°C
LED module wattage: 12.2W
System wattage: 15.0W
Color rendering index: Ra > 90
Luminaire lumens: 848 lumens (3000K)
LED service life L70: 67,000 h L70
50,000 h L70


LED color temperature
□ 2700K - Product number + **K27**
□ 3000K - Product number + **K3**
□ 5000K - Product number + **K5**
□ 4000K - Product number + **K4**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are multi-layered powder coat with minimum 3 mil thickness.

Available colors: □ Black (BLK) □ White (WHT) □ RAL
□ Bronze (BRZ) □ Silver (SLV) □ GUS

848 LUMENS
2700K
80CRI



2490 12.2 W

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exp. **Smoke Tree** Paradise Valley, Arizona **TYPE B3**
330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110 1 of 1 Release: 13 FEB 23

Shielded LED bollard - asymmetric

Application
An LED bollard with directed asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces. The fully shielded design provides direct, ambient lighting ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast and anodized marine grade copper free 60/30 copper content A5052 aluminum alloy.
Clear safety glass.
Reflector made of pure anodized aluminum.
High temperature silicone gasket.
Mechanically casted stainless steel fasteners.
Mounting plate constructed of heavy cast aluminum.

MTL listed to North American Standards, suitable for wet locations.
Protection class IP65.
Weight: 1.6 lbs

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -30°C
LED module wattage: 11.8W
System wattage: 14.5W
Color rendering index: Ra > 90
Luminaire lumens: 1475 lumens (4000K)
LED service life L70: 60,000 hours

LED color temperature
□ 4000K - Product number + **K4 (EXPRESS)**
□ 5000K - Product number + **K5**
□ 3000K - Product number + **K3 (EXPRESS)**
□ 2700K - Product number + **K27**

White-tinted amber LED - Optional
Luminaires is optionally available with a narrow bandwidth, amber LED source (6000nm) approved by the FCC. This light output is suggested for use within close proximity to sea turtle nesting and halting habitats. Electrical and control information may vary from standard luminaires.


LED module wattage: 17.6W (Amber)
System wattage: 22.0W (Amber)
Luminaire lumens: 313 Lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are multi-layered powder coat with minimum 3 mil thickness.

Available colors: □ Black (BLK) □ White (WHT) □ RAL
□ Bronze (BRZ) □ Silver (SLV) □ GUS

1475 LUMENS
2700K
80CRI



9908 11.8 W

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exp. **Smoke Tree** Paradise Valley, Arizona **TYPE B4**
330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110 1 of 1 Release: 13 FEB 23

LITESTICK LED

B-0 U-1 G-0
114 LUMENS
4000 K
CR180

IP66 RATED

SK No.	LM79 DATA			L70 DATA		OPTICAL DATA	
	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Lumen (L70, % of initial lumens)	Capacity	Beam Class	Beam Rating
470	2700K	80	3	50,000	A-1	Type IV, Very Long	80 L70 G0
	2700K	80	3	50,000	B-1	Type I, Short	80 L70 G0
	2700K	80	3	50,000	C-1	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	D-1	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	E-1	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	F-1	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	A-2	Type VLS, Very Long	80 L70 G0
	2700K	80	3	50,000	B-2	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	C-2	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	D-2	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	E-2	Type I, Very Short	80 L70 G0
	2700K	80	3	50,000	F-2	Type I, Very Short	80 L70 G0
471	3000K	80	3	50,000	A-1	Type IV, Very Long	80 L70 G0
	3000K	80	3	50,000	B-1	Type I, Short	80 L70 G0
	3000K	80	3	50,000	C-1	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	D-1	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	E-1	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	F-1	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	A-2	Type VLS, Very Long	80 L70 G0
	3000K	80	3	50,000	B-2	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	C-2	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	D-2	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	E-2	Type I, Very Short	80 L70 G0
	3000K	80	3	50,000	F-2	Type I, Very Short	80 L70 G0
472	4000K	80	3	50,000	A-1	Type IV, Very Long	80 L70 G0
	4000K	80	3	50,000	B-1	Type I, Short	80 L70 G0
	4000K	80	3	50,000	C-1	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	D-1	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	E-1	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	F-1	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	A-2	Type VLS, Very Long	80 L70 G0
	4000K	80	3	50,000	B-2	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	C-2	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	D-2	Type I, Very Short	80 L70 G0
	4000K	80	3	50,000	E-2	Type I, Very Short	80 L70 G0

B-K LIGHTING **MADE IN THE USA** 938.438.8800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE CB2**
330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110 1 of 1 Release: 13 FEB 23

FLOS
Bon Jour Unplugged, Copper - Specification Sheet
by Philippe Starck, 2015

Mounting: Table Top
Lamp (Bulb) Description: EDGE LIGHTING 2700K 150mm CR180 2.5W
Environment: Indoor - Dry Location
Finish: Copper

Technical and Product Description: The smaller table version of the Bon Jour table lamp, the Bon Jour Unplugged truly moves with the user and can be used in any environment. This base features a micro-USB connector which recharges the battery in three hours and then the light lasts for up to 7.5 hours. Like the other members of the Bon Jour family, this model combines maximum performance and efficiency with visual comfort. Users are able to effortlessly control the intensity of the direct light with just one click.


This sleek and pure light can be customized according to personal tastes and styles by "dressing" it with a transparent, yellow, amber, lumina, natural rattan and plaided fabric covers. Additionally, the body is available in four simple finishes: white, chrome, matte chrome and copper.

Integration behind the design:
"Bon Jour is a constant collection of light, exploring the timeless elegance of high-technology dematerialization combined with the freedom of expressing your own creativity." Philippe Starck

Electrical:
Voltage: 100-240V
Switching: Optical switch sensor on the base that provides 4-step dimming function.

Physical:
Construction Material: ABS, Aluminum, PMMA
Weight: 1.2 lbs

136 LUMENS
2700K
90CRI



10.5"
4.1"
3.6"

11037015 Copper

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE CB3**
330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110 1 of 1 Release: 13 FEB 23

Garota Hang

Design / Designer:
Alex Fernandez Camps - Gonzalo Mila / 2015

Typology: Pendant lamp
Typologie: Suspension

Environment: Outdoor
Ambiance: Exterior

Technical description / Descripción técnica:
Net Weight: 3.42 lbs
Peso Neto: 3.42 lbs

Lamps description / Descripción lámpara:
120V 200W IP-64 9.4 W LED - CRI 90 2700K 1122 lm light source / fuente de luz

B-0 U-3 G-0
246 LUMENS
2700K
90CRI

exp. Smoke Tree Paradise Valley, Arizona **TYPE CP1**
330 N Brand Blvd, Suite 1290 Glendale, CA 91203 818.539.1110 1 of 1 Release: 13 FEB 23

Arne S Dornus

Santa & Cole Team, 2018
Pendant lamps

General description:
Originally designed for Santa & Cole's urban lighting catalogue and now produced by the subsidiary Utildoms, Arne S Dornus is the domestic, smaller version of the traditional industrial spotlight, made according to 21st century standards. Simple and very efficient, it is perfectly adequate to its function, its high resistance makes it suitable for both indoor and outdoor spaces.

General description:
Matta aluminium injection structure with integrated driver in 3 colour options: SAC white, aluminium grey and dark green. Primary optics with tempered glass cover. Circular metal canopy. Suitable for indoor and outdoor use (ICE market). Electric cable length: 4 m / 13'2". Suitable for Junction Box (UL market).

Approximate weight (unpacked):
3.3 Kg / 7.2 lb

Technical information:
Light source (included): COB LED
Rated input voltage: 28 V
Operating current: 700 mA
Colour Temp.: 2700 K
CRI: 90
Lifetime: 40,000 h
Luminous flux: 2471 lm

**2471 LUMENS
2700K
90CRI**

exp. Smoke Tree Paradise Valley, Arizona **TYPE CP2**
330 N Brand Blvd, Suite 1290 Glendale, CA 91203 818.539.1110 1 of 1 Release: 13 FEB 23

Cubix LED Chandelier Spec Sheet

SKU: 24200015 Learn more at <https://sonnemlight.com/cubix-led-chandelier>

Description: Cubix LED Chandelier brings volume and constructive interest to Modern space. Arranged in precisely interconnected relationships, these suspended cubes are joined to each other by a shared leg on each frame. With each cube set at one of four vertical positions to the track, the construction allows for expansive horizontal and vertical arrays across the plane and height of a space. If a minimal height is desired, learn how low profile expands the utility and aesthetic application of the Cubix family.

Dimensions:
Height: 28.5"
Width: 48.5"
Length: 36.5"
Size: 4.1gpa
Canopy Backplate Base Width: 4.5
Canopy Backplate Base Depth: 4.5
Canopy Backplate Base Height: 0.5

Installation:
Installation: Staged Ceiling Compatible
Licensed electrician required
Adapter Available
Minimum Hanging Height: 29.5"
Maximum Hanging Height: 149.5"

Electrical Specs:
Buttons Included?: Yes
Bulb Type: Integral LED
Bulb Quantity: 4
Input Voltage: 100-277VAC
Wattage: 50
Initial Lumens: 4600
Delivered Lumens: 2000
Color Temperature: 3000K
CRI: 90
Power Supply Type: 1
Power Supply Quantity: 1
Power Supply Location: Remote
Dimming Type: TRIAC/ELV
Bulb Max Wattage: 50

**2000 LUMENS
3000K
90CRI**

exp. Smoke Tree Paradise Valley, Arizona **TYPE CP3**
330 N Brand Blvd, Suite 1290 Glendale, CA 91203 818.539.1110 1 of 1 Release: 13 FEB 23

Wall luminaire - Two 15" ports

Application: Designed for accent lighting of walls and facades. Two narrow beams of light produce a striking pattern on the radiation surface in any orientation.

Materials:
Luminaire housing constructed of die-cast marine grade, copper free (0.3% copper content) A307 aluminum alloy
Clear safety glass with critical beamers
Silicone optics
Silicone applied capseals to casting, silicone treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NFL: listed to North American Standards, suitable for wet locations
Infrared class: IP65
Weight: 3 lbs

Electrical:
Operating voltage: 120-277VAC
Maximum lead temperature: 200°C
LED module voltage: 4.0V
System wattage: 6.0W
Controllability: 0-100% Triac, ELV dimmable
Color rendering index: Ra > 90
Luminaire lumens: 192 lumens @3000K
LED lifetime (L70): 60,000 hours

LED color temperature:
□ 4000K - Product number: **K4**
□ 5000K - Product number: **K5**
□ 3000K - Product number: **K3**
□ 2700K - Product number: **K2**

Finish:
All BEGA standard finishes are matte, feature a color coat with minimum 3 mil thickness. BEGA standard finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver BEGA standard finish, as well as optionally available RAL and custom colors, are a powder coat finish.

Available colors: □ Black (BK) □ White (WH) □ RAL
□ Bronze BR0 □ Silver (SL) □ GUS

**B-0 U-3 G-0
192 LUMENS
2700K
80CRI**

exp. Smoke Tree Paradise Valley, Arizona **TYPE CW1**
330 N Brand Blvd, Suite 1290 Glendale, CA 91203 818.539.1110 1 of 1 Release: 13 FEB 23

EMBLEM INTEGRATED LED SIGN LIGHT

BARN LIGHT ELECTRIC CO. **EMBLEM INTEGRATED LED SIGN LIGHT**

MOUNTING STYLE: OPTIONAL SWIVEL KNUCKLE

LUMINAIRE DIMENSIONS:

SHADE CODE	HEIGHT (A)	DIAMETER (B)
ASE10	7"	10"
ASE12	8.5"	12"
ASE14	9.5"	14"

J - COLOR TEMPERATURE:
2700K 2700K, Warm White
3000K 3000K, Neutral White
3500K 3500K, Bright White
4000K 4000K, Cool White

**1250 LUMENS
2700K
90 CRI**

exp. Smoke Tree Paradise Valley, Arizona **TYPE CW2**
330 N Brand Blvd, Suite 1290 Glendale, CA 91203 818.539.1110 1 of 1 Release: 13 FEB 23

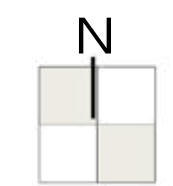
Ginger Joan Gaspar

marsat

Ginger 32A IP65 **Ginger 20A IP65**

**139 LUMENS
2700K
90CRI**

exp. Smoke Tree Paradise Valley, Arizona **TYPE CW3, CW4**
330 N Brand Blvd, Suite 1290 Glendale, CA 91203 818.539.1110 1 of 1 Release: 13 FEB 23



Proposed Site Lighting
Product Cut Sheets

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Date: 2023.02.15
Amendment Application

Walton architects + interiors
7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilp.com

MINIMALIST™
Standard LED

Our Minimalist range of low glare, micro downlights combine miniaturized luminaires with superior performance in an incredibly small, sleek package. Glare is kept extremely low by recessing the LED 1" deep.

LISTINGS

- Damp Location
- Wet Location
- California Title 24 JAB (Pending)

9002 90 CRI 180lm

888 LUMENS
2700K
90CRI

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE D1**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

BeveLED Mini™ Basic - B3SD-L2
3" Square Downlight

USA! Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed Trimless Millwork

(Above Shown with Beveled Trim Option)

(Above Shown with Cross Baffle Trim Option)

CORRELATED COLOR TEMPERATURE MULTIPLIER

2700K	3000K	3500K	4000K
-------	-------	-------	-------

Color Rendering Index: 80+ 90+ 80+ 90+ 80+ 90+ 80+ 90+

950 LUMENS
2700K
80CRI

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE D2, D5**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

BeveLED Mini™ Infinite Color+™ - B3SD-FC1
3" Square Downlight

USA! Lighting

Field Convertible from Trimless or Millwork to Trimmed

Trimmed - B3SDF-FC1

Trimless - B3SDL-FC1

Millwork - B3SDM-FC1

620 LUMENS
3000K
90CRI

BeveLED Mini Infinite Color+™ - the smallest member of our iconic BeveLED family to offer full color + tunable white light flexibility. Access to a wide variety of perfect architectural whites, saturated colors, neutrals, and pastels are possible with DMX controls. Infinite opportunities abound for residential, hospitality and retail lighting applications, and any project requiring full color and white light flexibility.

FEATURES

- Full color and white light flexibility
- Dry/damp/wet location rated for showers
- Field convertible from trimless or millwork to trimmed

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE D3**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

Surface mounted downlight - wide beam

BEGA

Application
Compact ceiling mounted downlights designed for open lighting situations, corridors, passages and other interior and exterior locations.

Materials
Mimic grade copper free (4.0% copper content) A380.0 aluminum alloy
Class A tempered safety glass
Pure anodized aluminum reflector surface
Silicone optic with excellent high temperature and UV stability
Silicone applied robotically to casting, plasma treated for increased adhesion

NRTL listed for North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.05 lbs

Electrical
Operating voltage: 120-277VAC
Minimum inlet temperature: 30°C
LED module wattage: 8.0W
System wattage: 12.0W
Dimmability: 0-10V dimmable
Color rendering index: Ra > 80
Luminaire lifetime: 50,000 hours (L70)
LED lifetime: 80,000 hours

LED color temperature
3000K - Product number: **K4**
3500K - Product number: **K3**
4000K - Product number: **K2**
5000K - Product number: **K1**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, surface powder coat with minimum 0.1 mil thickness. BEGA standard finish, a NanoShield technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard finishes, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors: Black (BK) White (WH) RAL Bronze (BR) Silver (SL) GUS

Available options:
 FBC Raising

880 LUMENS
2700K
80CRI

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE D4**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

BeveLED Mini™ Basic - B3SA-L2
3" Square Adjustable

USA! Lighting

Field changeable between Trimmed / Trimless / Millwork

Trimmed - B3SAP

Trimless - B3SAL

Millwork - B3SAM

699 LUMENS
2700K
90CRI

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE D6**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.

ID+ 3.5"
OVERLAP & TRIMLESS LED DOWNLIGHTS

Q **RED** **FOCAL POINT**

1000 LUMENS
2700K
90CRI

DIMENSIONAL DATA

Very Shallow Housing - 60° and 75° cut-off reflectors

Shallow Housing - 50° cut-off reflector

Overlap Trim Trimless

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE D7**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23

CUT SHEET FOR REFERENCE ONLY. REFER TO FIXTURE SCHEDULE FOR PART NUMBER AND ADDITIONAL INFORMATION.



MINI-MICRO LED IP68 RATED

CATALOG NUMBER LOGIC
 Example: B-MM-LED-476-SP-8LP-12-11-C-360SL

MATERIAL:
 B-Brass S-Stainless Steel

SOURCE:
 LED - with Non-Dimming Integral Driver*

LED TYPE:
 476-1W LED/2700K 472-3W LED/4000K
 471-3W LED/3000K 473-3W LED/Amber

OPTICS:
 NFP - Narrow Spot (17°) MFL - Medium Flood (28°)
 SP - Spot (27°) ADY - Asymmetrical (17x27°)

FINISH (See page 2 for full-color swatches)
 Standard Finishes (BZP, BZM, BLP, BLV, WHF, WHA, SAP, VER)
 Premium Finish (NRP, AMB, AZN, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUL, MCL, MSP, OCP, PMS, SCS, SMC, TAT, WCT, WED)

LENS TYPE:
 12 - Soft Focus 13 - Rectilinear

SHIELDING:
 11 - Honeycomb Baffle

CAP STYLE:
 A - 40°
 B - 90°
 C - Flush
 D - 40° Lens Wapohole (Interior use only)
 E - 90° Lens Wapohole (Interior use only)

OPTIONS:
 360SL - Rotational Knuckle Mounting System**

B-K LIGHTING MADE IN THE USA

Smoke Tree
 Paradise Valley, Arizona

TYPE F1, F2

330 N Brand Blvd, Suite 1290
 Glendale, CA 91203
 818.539.1110

1 of 1 Release: 13 FEB 23

ERCO Tesis In-ground luminaire
 Lens wallwasher

39974.000
 LED module: 2.8W 3 (3x) 3000K warm white

Product description:
 Housing: stainless steel, stainless steel with lamellar, polycarbonate
 Connection cable: 2x 0.75mm²
 LED module: high power LEDs, reflective epoxy, aluminum support, clear, highly specular
 Cover: with protective glass, stainless steel, protector glass, lens, clear coat
 ERCO regulator unit required (before use)

Min Illuminance E_v (lux)

Wall height (m)	2	1	1
Other floor use (m)	1	1	1
Luminaire spacing (m)	120	76	57

B-0 U-3 G-0
 127 LUMENS
 3000 K
 92CRI

Technical data:

Luminaire flux of the luminaire	127lm
Corrected lead	2.1W
Luminaire efficacy	42lm/W
Cover direction	15-52.5°
Cable installation cable	CS-32
Luminaire maintenance (L70 maintenance specification)	L80: 100,000h
LED lifespan (L70 maintenance specification)	L80: 100,000h
Dimming range	—
Dimming method	—
ULP	E
Switching power per control gear	—
Luminaires per circuit breaker	18

Smoke Tree
 Paradise Valley, Arizona

TYPE G1

330 N Brand Blvd, Suite 1290
 Glendale, CA 91203
 818.539.1110

1 of 1 Release: 13 FEB 23

Drive-over surface-mounted luminaires to illuminate ground surfaces

Type: BEGA
Project:
Voltage:
Color:
Options:
Modified:

Outer Housing: Constructed of high tensile strength, copper free die-cast aluminum alloy with two (2) light openings. Diffused, stainless steel inner glass allows for cooling to reduce any overheating. The castings are marine grade, copper free (4.0% copper content) A306L stainless alloy.

Enclosure: One piece heavy duty die cast aluminum body with outer stainless steel lens. Reflector of pure anodized aluminum. All aluminum used in the construction of main body and copper free. All hardware are stainless steel. Two (2) mounted, one piece, high temperature silicone gaskets on top and bottom of the lens.

Electrical: 6-TW LED luminaires, 3 total system watts, -40°C start temperature. Integrate 120V through 277V systems. LED driver, 10W dimming. LED modules are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K, 85 CRI, and white led to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to our website.

Mounting: Luminaire mounts directly to ground mounted waterproof wiring box, by BEGA. Mount holes in stainless steel luminaire base allow allow for up to 30° of base plate rotation. BEGA wiring box suitable for 1/2" cable or custom conduit entry.

Note: The luminaire must not be installed in traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction. A function must be supplied by the contractor designed to clear the static pressure loads from vehicles with pneumatic tires. The luminaire are designed to withstand a static load of 3,200 lbs.

Finish: All BEGA standard finishes are polyester powder coat with minimum 2 mil thickness. Available in standard BEGA Black (B-3). Custom colors not available.

CSA: Certified to U.S. and Canadian standards for best locations. Production class III.

Weight: 0.4 lbs.

B-0 U-2 G-1
 177 LUMENS
 3000 K
 85CRI

Smoke Tree
 Paradise Valley, Arizona

TYPE G2

330 N Brand Blvd, Suite 1290
 Glendale, CA 91203
 818.539.1110

1 of 1 Release: 13 FEB 23

PRIMUS LED - DECOSTRING SERIES
 SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

PERFORMANCE

LED COLOR	WATTS	LUMENS	INCANDESCENT EQUIVALENT
WHITE 2400K	3.6	300	40 WATT
WHITE 2700K	3.6	300	40 WATT
WHITE 2400K	2	200	20 WATT
WHITE 2700K	2	200	20 WATT

B-0 U-0 G-0
 200 LUMENS
 2700 K
 85CRI

Smoke Tree
 Paradise Valley, Arizona

TYPE M1

330 N Brand Blvd, Suite 1290
 Glendale, CA 91203
 818.539.1110

1 of 1 Release: 13 FEB 23

Florence LED Tapelight Specifications **BEULUX**

Technical Information

Product	CCT	Output (lm/ft)	LEDs/ft	Consump. (watt/ft)	Efficacy (lm/watt)	CRI	Voltage	Max run length	Cut increment
L200	2700K	174	36	1.68	102	>90	24	55'	1.96"
	3000K	180	36	1.68	110	>90	24	55'	1.96"
	3500K	188	36	1.68	112	>90	24	55'	1.96"
	4000K	204	36	1.68	120	>90	24	55'	1.96"
L360	2700K	307	36	3.12	100	>90	24	42'	1.96"
	3000K	342	36	3.12	111	>90	24	42'	1.96"
	3500K	350	36	3.12	111	>90	24	42'	1.96"
	4000K	361	36	3.12	117	>90	24	42'	1.96"
L500	2700K	431	36	4.32	97	>90	24	32'	1.96"
	3000K	486	36	4.32	110	>90	24	32'	1.96"
	3500K	500	36	4.32	111	>90	24	32'	1.96"
	4000K	505	36	4.32	114	>90	24	32'	1.96"

This hydrophobic, plasma-enhanced and super-thin coating enhances the durability of this tape light without the problems that Silicone or Polyurethane coatings bear. Applied under vacuum condition in condensation method.

Outdoor

- Moisture resistance:** water and many other organic substances have no effect on this coating
- No light loss:** same lumen output as the IP00 tape
- No shift in color temperature:** CCTs stay the same as with IP00 tape
- No temperature increase:** no heat build-up as in encapsulated products guarantees longer lifetime and quality stability

174, 307, 431 LUMENS
 2700 K
 90CRI

Smoke Tree
 Paradise Valley, Arizona

TYPE N1

330 N Brand Blvd, Suite 1290
 Glendale, CA 91203
 818.539.1110

1 of 1 Release: 13 FEB 23

BEGA

Pole-top luminaires - symmetric

LED	A	B
84 401 23.4 W	30%	14 1/2"
84 402 47.4 W	30%	14 1/2"

Pole-top luminaires - asymmetric wide beam

LED	A	B
84 403 23.6 W	30%	14 1/2"
84 404 51.6 W	30%	14 1/2"

B-1 U-0 G-0
 2,096 LUMENS
 2700 K
 80CRI

Wooden pole - Round tapered

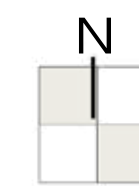
H	a	b	c	d	d ₁	Anchorage	Mph	70	80	90	100	120	
98 502	160%	3	45%	15	3	5%	79 826	EPA	31.0	23.7	18.3	14.5	9.4

Smoke Tree
 Paradise Valley, Arizona

TYPE P1,P2,P3

330 N Brand Blvd, Suite 1290
 Glendale, CA 91203
 818.539.1110

1 of 1 Release: 13 FEB 23



BEGA

LED pole-top luminaires - symmetrical light distribution

Application
LED pole-top luminaires with symmetrical light distribution ideal for illuminating square, plaza and other open spaces. Provided with slip floor to meet ADA codes.

Materials
Luminaire housing and construction of die cast and pour marine grade copper free (6.0-3% copper content) A306.0 aluminum alloy.
Clear safety glass.
Reflector made of pure anodized aluminum.
High temperature silicone gasket.
Mechanically captive stainless steel fasteners.

NRTL listed to North American Standards, suitable for wet locations.
Protection class: IP65.
Effective projection area: 1.3 sq. ft.
Weight: 32.2 lbs.


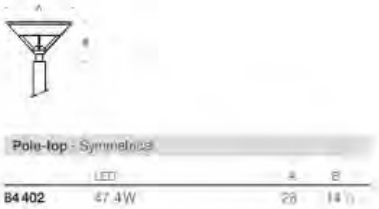
Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -30° C
LED module wattage: 47.4W
System wattage: 56.0W
Compatibility: 0-10V dimmable
Color rendering index: Ra > 90
Luminaire output: 3,695 lumens (3000K)
Lifetime at Ta = 15° C: >500,000 h (L70)
Lifetime at Ta = 45° C: 198,000 h (L70)

LED color temperature
4500K - Product number - **K4**
3000K - Product number - **K3**
3500K - Product number - **K2**
2700K - Product number - **K1**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are matte, baked polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BLK) White (WHT)RAL
Bronze (BRZ) Silver (SLV) C102

B-2 U-0 G-1
3695 LUMENS
2700K
80CRI

84402 47.4W 29 14 1/2

(Not recommended for use below 10' to 20' below)

BEGA 1000 BEGA Way, Coppertino, CA 95013 800-884-0532 info@bega-us.com

Due to the complex nature of lighting products and the associated technologies, complete color and finish specifications are subject to change at the discretion of BEGA North America. For the latest current technical data, please refer to page 44 of our website (www.bega-us.com).

exp. **Smoke Tree** Paradise Valley, Arizona **TYPE P5**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

1 of 1 Release: 13 FEB 23
Revision:

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BEGA

LED wall luminaires - directed

Application
LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glass free illumination when below eye level.

Materials
Luminaire housing constructed of die cast marine grade copper free (6.0-3% copper content) A306.0 aluminum alloy.
Clear safety glass.
Silicone gasket robotically to casting, pinpoints treated for increased adhesion.
High temperature silicone gasket.
Mechanically captive stainless steel fasteners.

NRTL listed to North American Standards, suitable for wet locations.
Protection class: IP65.
Weight: 3.6 lbs.


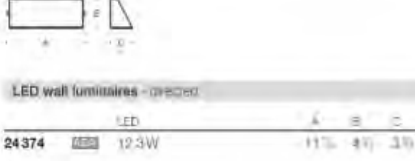
Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -40° C
LED module wattage: 12.3W
System wattage: 15.0W
Compatibility: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 90
Luminaire output: 1,077 lumens (3000K)
Lifetime at Ta = 15° C: >500,000 h (L70)
Lifetime at Ta = 45° C: 198,000 h (L70)

LED color temperature
4500K - Product number - **K4**
3000K - Product number - **K3**
3500K - Product number - **K2**
2700K - Product number - **K1**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are matte, baked polyester powder coat with minimum 3 mil thickness.
Available colors: Black (BLK) White (WHT)RAL
Bronze (BRZ) Silver (SLV) C102

1077 LUMENS
2700K
80CRI

24374 12.3W 11 1/2 4 1/2 3 1/2

(Not recommended for use below 10' to 20' below)

BEGA 1000 BEGA Way, Coppertino, CA 95013 800-884-0532 info@bega-us.com

Due to the complex nature of lighting products and the associated technologies, complete color and finish specifications are subject to change at the discretion of BEGA North America. For the latest current technical data, please refer to page 44 of our website (www.bega-us.com).

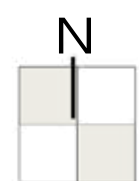
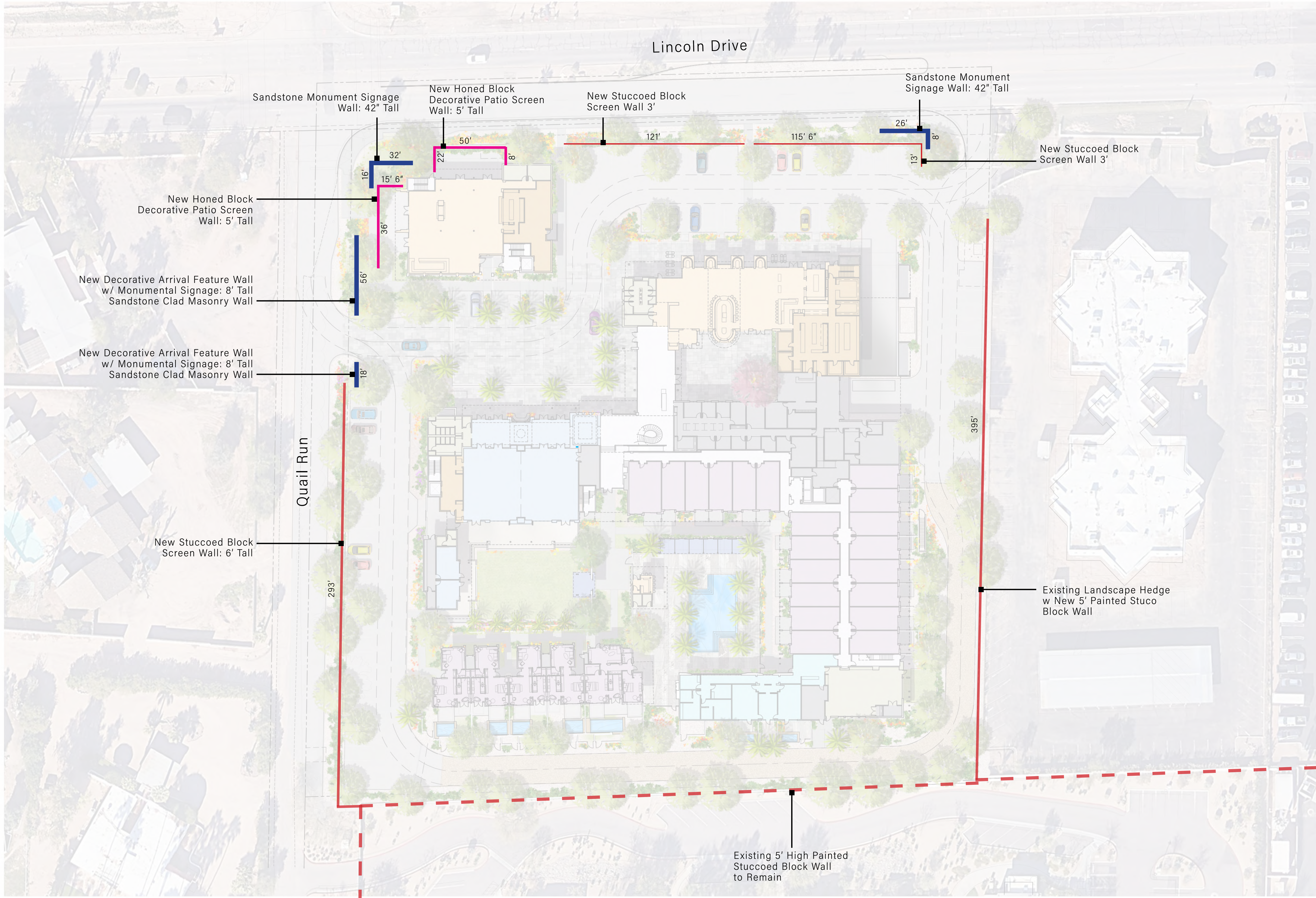
exp. **Smoke Tree** Paradise Valley, Arizona **TYPE W2**

330 N Brand Blvd, Suite 1290
Glendale, CA 91203
818.539.1110

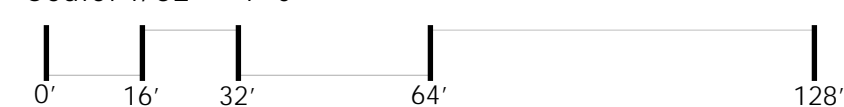
1 of 1 Release: 13 FEB 23
Revision:

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EXHIBIT 11



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



Conceptual
Site Wall Diagram

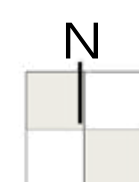
SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

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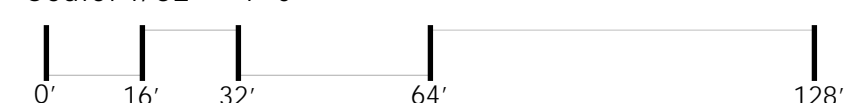
Walton

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

EXHIBIT 12



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



Landscape Design
Overall Site Plan

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

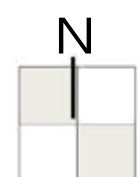
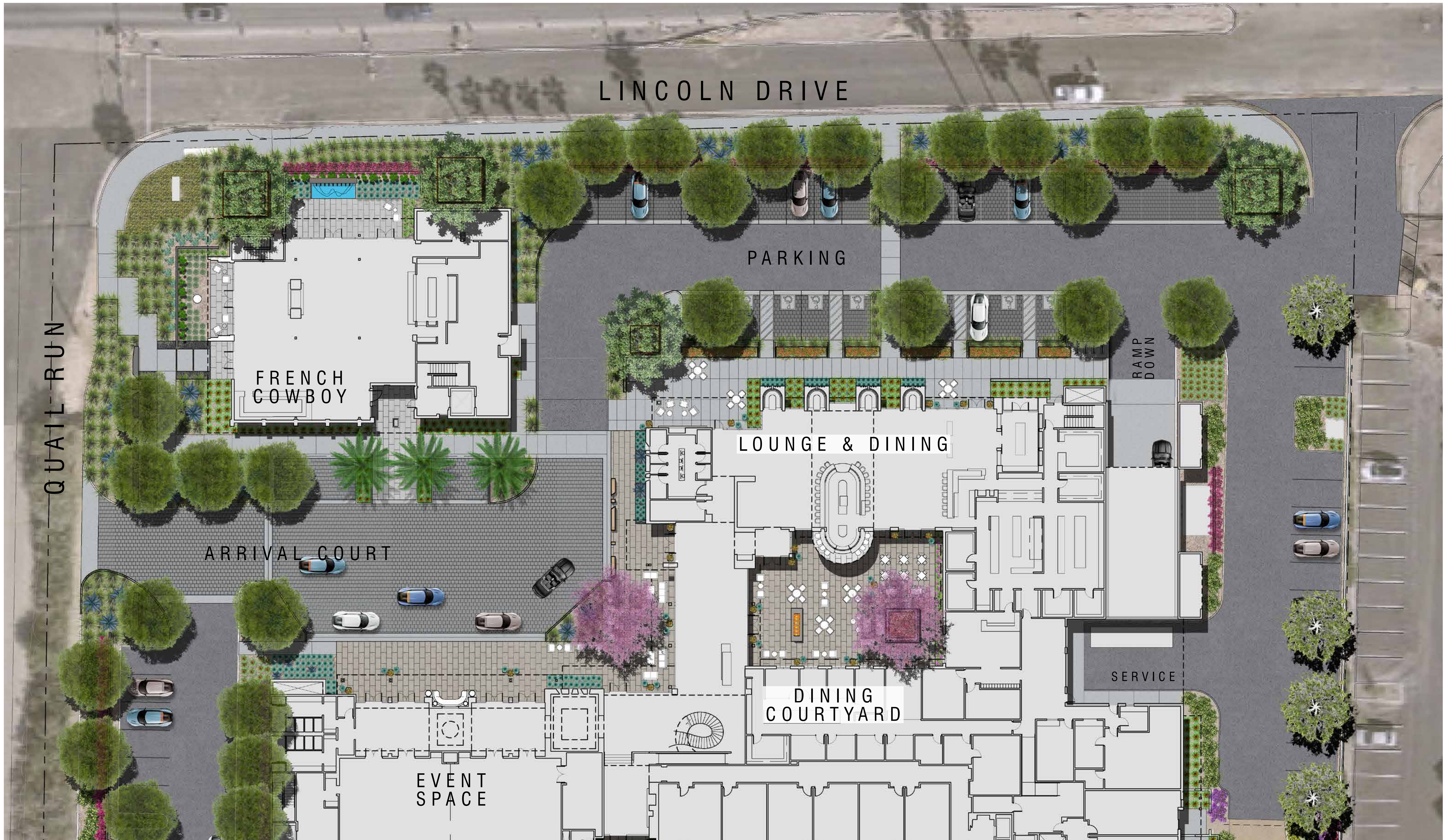
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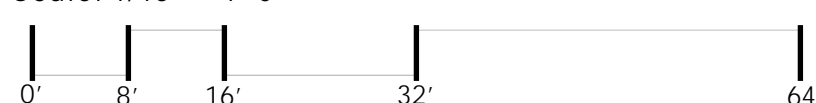
FLOOR
associates

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

SITE PLAN - NORTH



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



Landscape Design
Enlarged Conceptual Plan : North

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

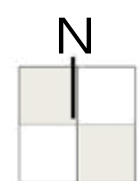
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Amendment Application

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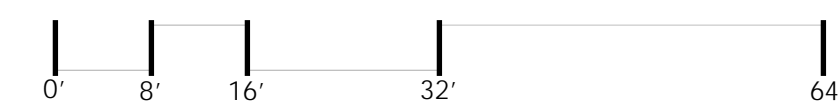
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SITE PLAN - SOUTH



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



Landscape Design
Enlarged Conceptual Plan : South

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

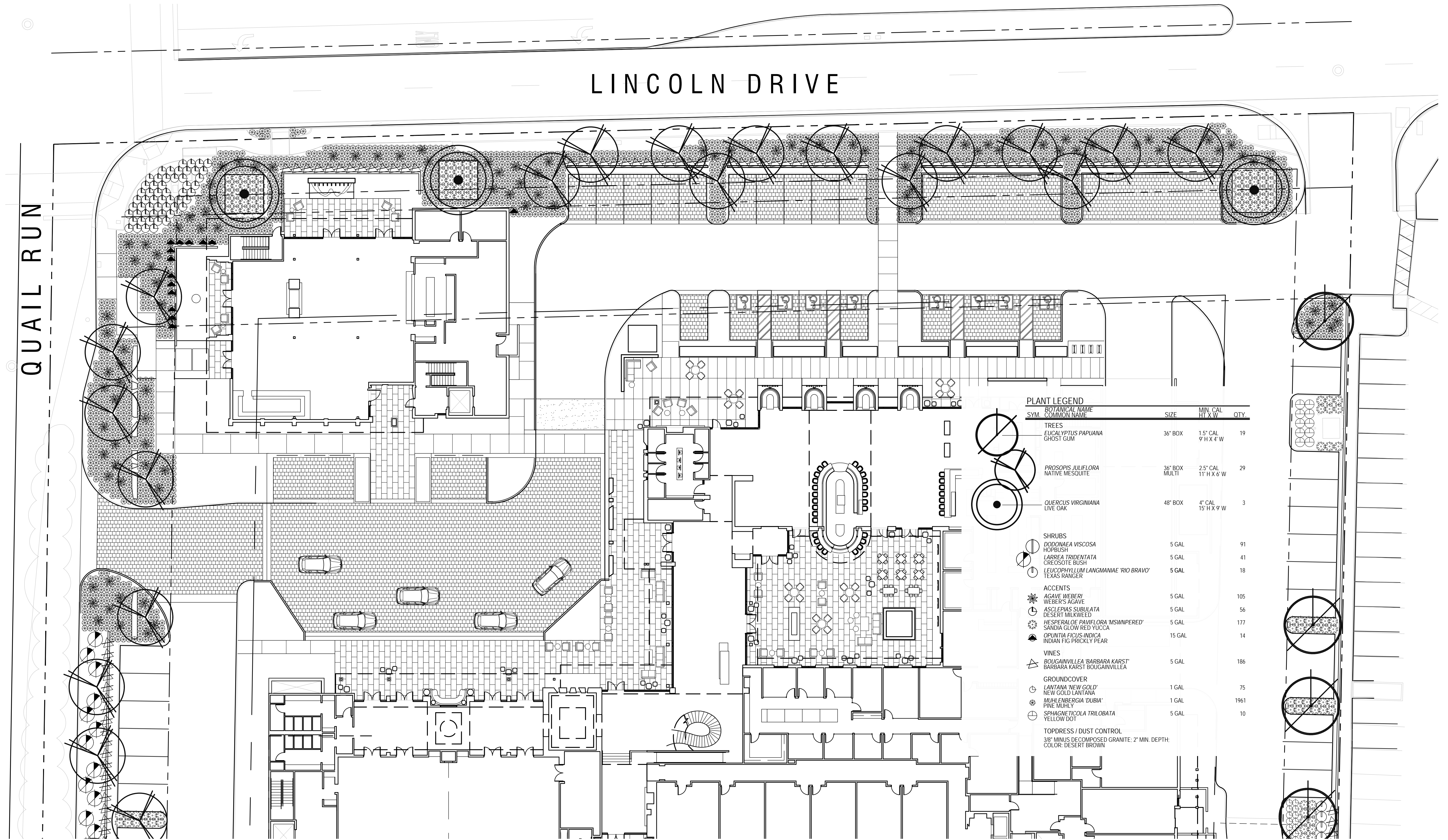
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Amendment Application

Walton

FLOOR
associates

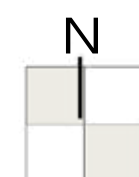
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LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - NORTH

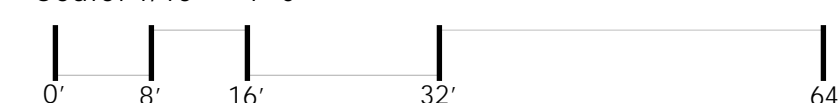


PLANT LEGEND

SYM	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY
TREES				
⊙	EUCALYPTUS PAPUANA GHOST GUM	36" BOX	1.5' CAL 9' H X 4' W	19
⊙	PROSOPIS JULIFLORA NATIVE MESQUITE	36" BOX MULTI	2.5' CAL 11' H X 6' W	29
⊙	QUERCUS VIRGINIANA LIVE OAK	48" BOX	4" CAL 15' H X 9' W	3
SHRUBS				
⊙	DODONAEA VISCOSA HOPBUSH	5 GAL		91
⊙	ARBEA TRIDENTATA CREOSOTE BUSH	5 GAL		41
⊙	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL		18
ACCENTS				
⊙	AGAVE WEBERI WEBER'S AGAVE	5 GAL		105
⊙	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		56
⊙	HEPERALOE PAVIFLORA 'MSWPERED' SANDIA GLOW RED YUCCA	5 GAL		177
⊙	OPUNTIA FICUS-INDICA INDIAN FIG FRICKLY PEAR	15 GAL		14
VINES				
⊙	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL		186
GROUNDCOVER				
⊙	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL		75
⊙	MUHLENBERGIA 'DUBIA' PINE MUHLY	1 GAL		1961
⊙	SPHAGNETICOLA TRILOBATA YELLOW DOT	5 GAL		10
TOPDRESS / DUST CONTROL 3/8" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH; COLOR: DESERT BROWN				



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



Landscape Design
Conceptual Streetscape Plan : North

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

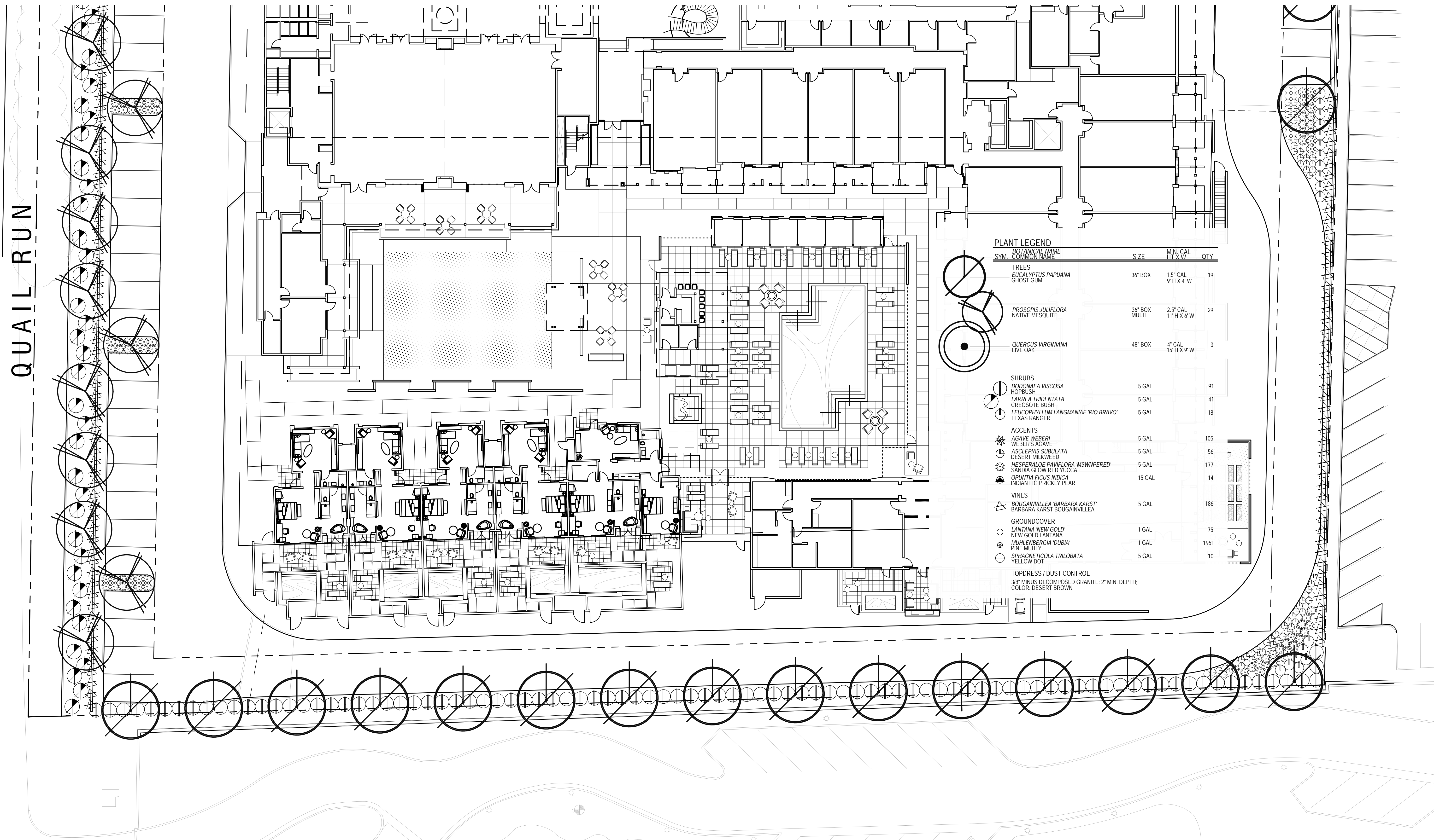
Special Use Permit: Date: 2023.02.15
Amendment Application

Walton

FLOOR
associates

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

LANDSCAPE PERIMETER STREETSCAPE & BUFFER PLAN - SOUTH

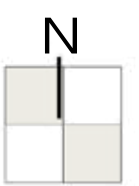


QUAIL RUN

PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MIN. GAL HT X W	QTY
TREES				
	EUCALYPTUS PAPUANA GHOST GUM	36" BOX	1.5" CAL 9'H X 4' W	19
	PROSOPIS JULIFLORA NATIVE MESQUITE	36" BOX MULTI	2.5" CAL 11'H X 6' W	29
	QUERCUS VIRGINIANA LIVE OAK	48" BOX	4" CAL 15'H X 9' W	3
SHRUBS				
	DODONAEA VISCOSA HOPBUSH	5 GAL		91
	LARREA TRIDENTATA CREOSOTE BUSH	5 GAL		41
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER	5 GAL		18
ACCENTS				
	AGAVE WEBERI WEBER'S AGAVE	5 GAL		105
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		56
	HESPERALOE PAVIFLORA 'MSWNERED' SANDIA GLOW RED YUCCA	5 GAL		177
	OPUNTIA FICUS-INDICA INDIAN FIG PRICKLY PEAR	15 GAL		14
VINES				
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL		186
GROUNDCOVER				
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL		75
	MUHLENBERGIA 'DUBIA' PINE MUHLY	1 GAL		1961
	SPHAGNETICOLA TRILOBATA YELLOW DOT	5 GAL		10

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



Scale: 1/16" = 1'-0"
0' 8' 16' 32' 64'

Landscape Design |
Conceptual Streetscape Plan : South

SMOKETREE RESORT
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: | Date: 2023.02.15
Amendment Application

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architects · interiors
7154 East Stetson Drive | 4th Floor | Scottsdale, AZ 85251 | 480.990.2800 | allenphilp.com

TREES



HERITAFÉ LIVE OAK TREE



NATIVE MESQUITE

SHRUBS, ACCENTS, GROUNDcover, & VINES



INDIAN FIG PRICKLY PEAR



BOUGAINVILLEA



WEBER'S AGAVE



DESERT MILKWEED



SANDIA GLOW RED YUCCA



DUBIA DEERGRASS



DESERT BROWN TOPDRESS

TREES



NATIVE MESQUITE

SHRUBS, ACCENTS, & GROUND COVER



CREOSOTE



WEBER'S AGAVE



INDIAN FIG PRICKLY PEAR



DUBIA DEERGRASS



DESERT MILKWEED



SANDIA GLOW RED YUCCA



DESERT BROWN TOPDRESS

SOUTH & EAST BUFFER CHARACTER TREES



GHOST GUM EUCALYPTUS

SHRUBS, ACCENTS, GROUNDCOVER, & VINES



HOPBUSH



RIO BRAVO SAGE



BOUGAINVILLEA



DUBIA DEERGRASS



WEBER'S AGAVE



SANDIA GLOW RED YUCCA



DESERT BROWN TOPDRESS