

# SMOKETREE RESORT

7101 E Lincoln Drive  
Paradise Valley , Arizona

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

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

# SMOKETREE RESORT

7101 E Lincoln Drive Paradise Valley, Arizona

## Special Use Permit: Major Amendment Application

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

original SUP

Allen + Philip Partners  
architects • interiors

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

# Project Team

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



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

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



**Architect**  
 Allen + Philp Partners  
 7154 East Stetson Drive  
 Fourth Floor  
 Scottsdale, AZ 85251

**Civil Engineer**  
 CVL Consultants  
 4550 N 12th Street  
 Phoenix, AZ 85014  
 Las Vegas, NV 89113



**Attorneys/Representative**  
 Withey Morris, PLC  
 2525 E. Arizona Biltmore Circle  
 Suite A-212  
 Phoenix, AZ 85016

**Acoustical Consultant**  
 MD Acoustics  
 4960 South Gilbert Road  
 Suite 1-461  
 Chandler, AZ 85249



**Public Relations**  
 Rose + Allyn PR  
 7144 E. Stetson Drive  
 Suite 400  
 Scottsdale, AZ 85251

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



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

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



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

## Project Team

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



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Suite 400  
Scottsdale, AZ 85251

Food Service Consultant  
Ricca Design Studios  
5613 DTC Parkway  
Suite 100  
Greenwood Village, CO 80111



Development Consultants  
High Mountain Consulting  
69730 Highway 111  
Suite 213  
Rancho Mirage, CA 92270

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



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



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

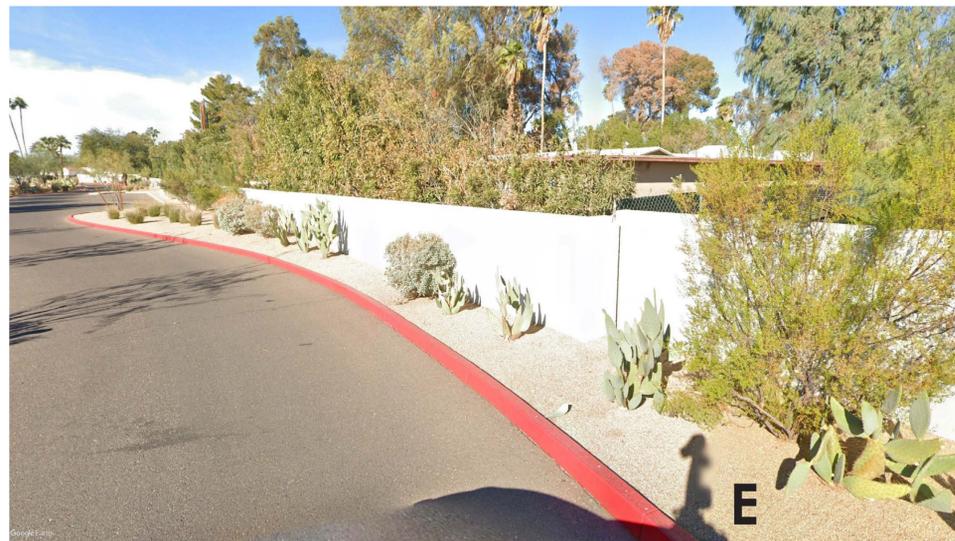
Aerial Photography:  
 Existing Conditions

**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 3 | Date: 2025.03.05  
 Amendment Application | Project#: AP2207

**Walton**

unchanged  
**Allen + Philp** Partners  
 architects · interiors  
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Resort  
Zoning: SUP-R

Residential  
Zoning: Scottsdale  
PUD

Commercial  
Zoning: Scottsdale  
C-2



Residential  
Zoning: R-43

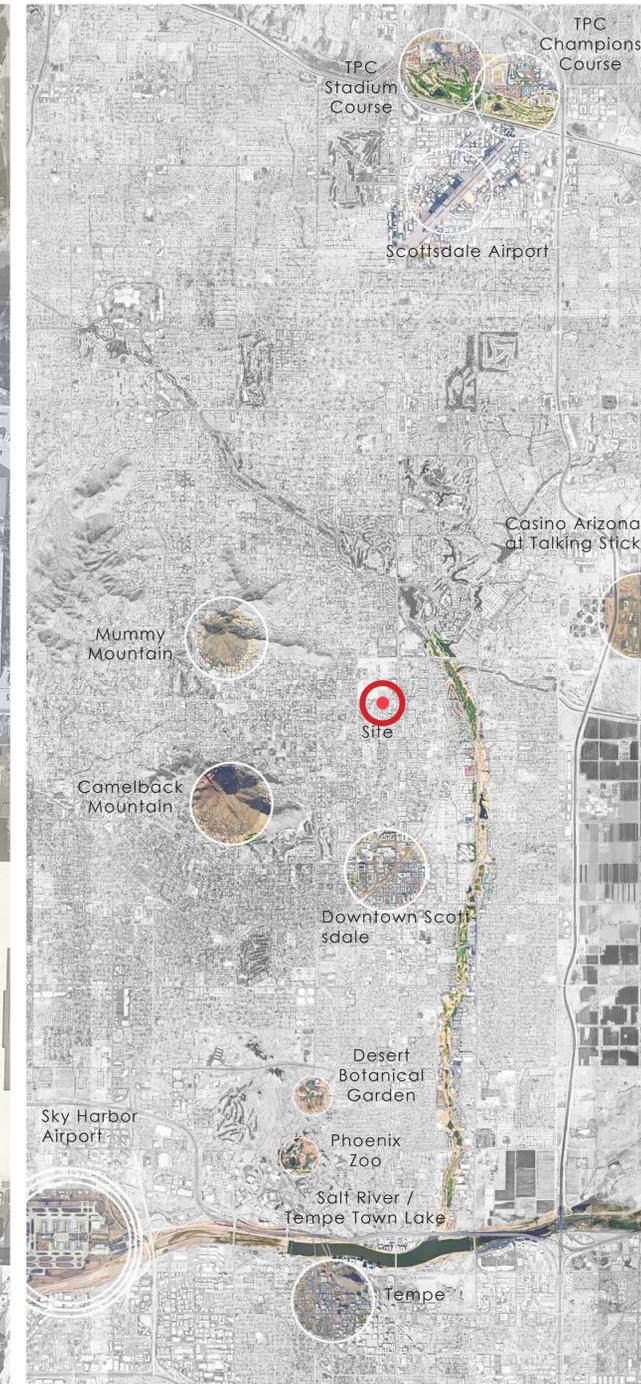
Resort  
Zoning: SUP-R

Commercial  
Zoning: Scottsdale C-2

Commercial  
Zoning: Scottsdale C-2

Town of Paradise Valley | Scottsdale

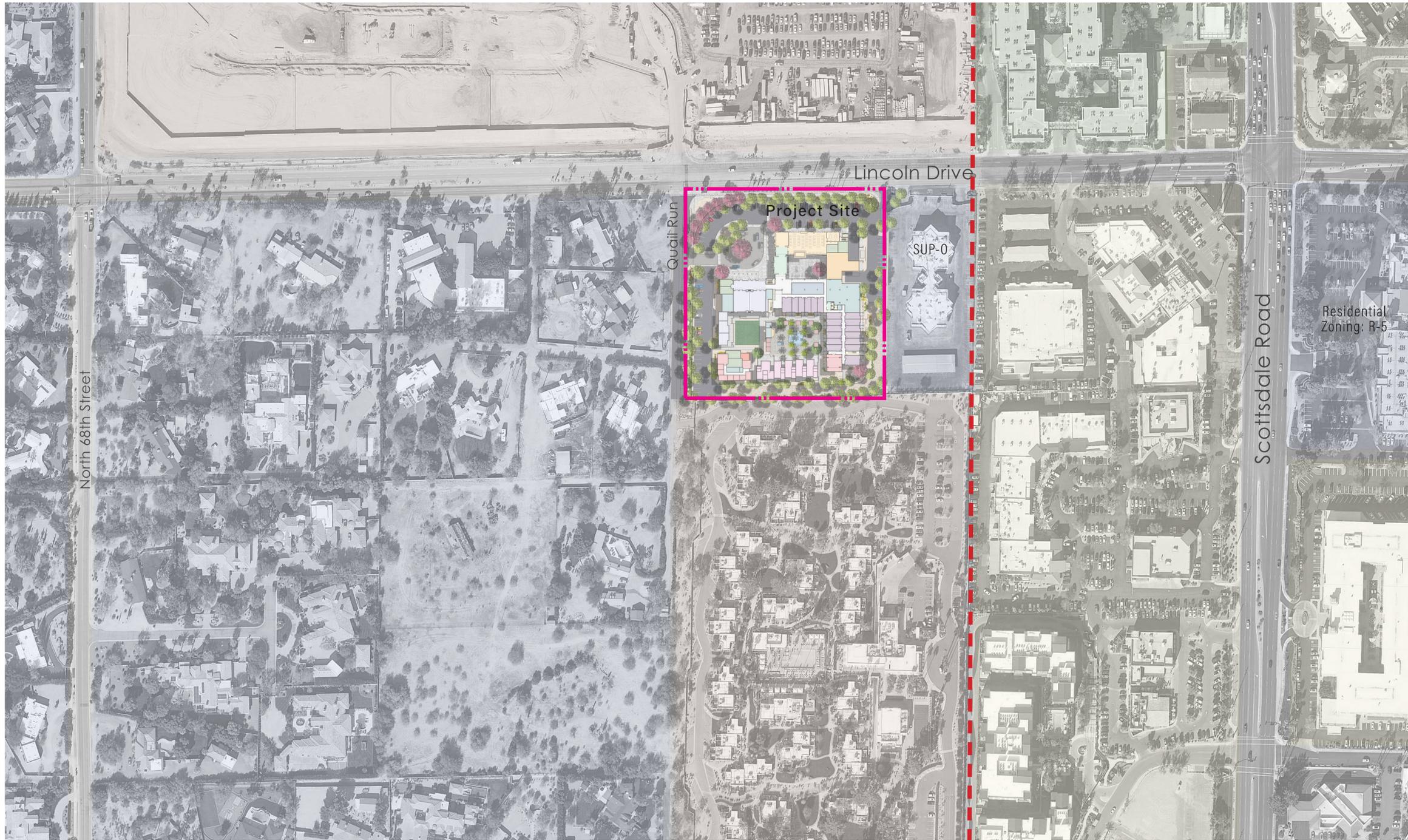
Regional Site Plan Location Plan



Resort  
Zoning: SUP-R

Residential  
Zoning: Scottsdale PUD

Commercial  
Zoning: Scottsdale C-2



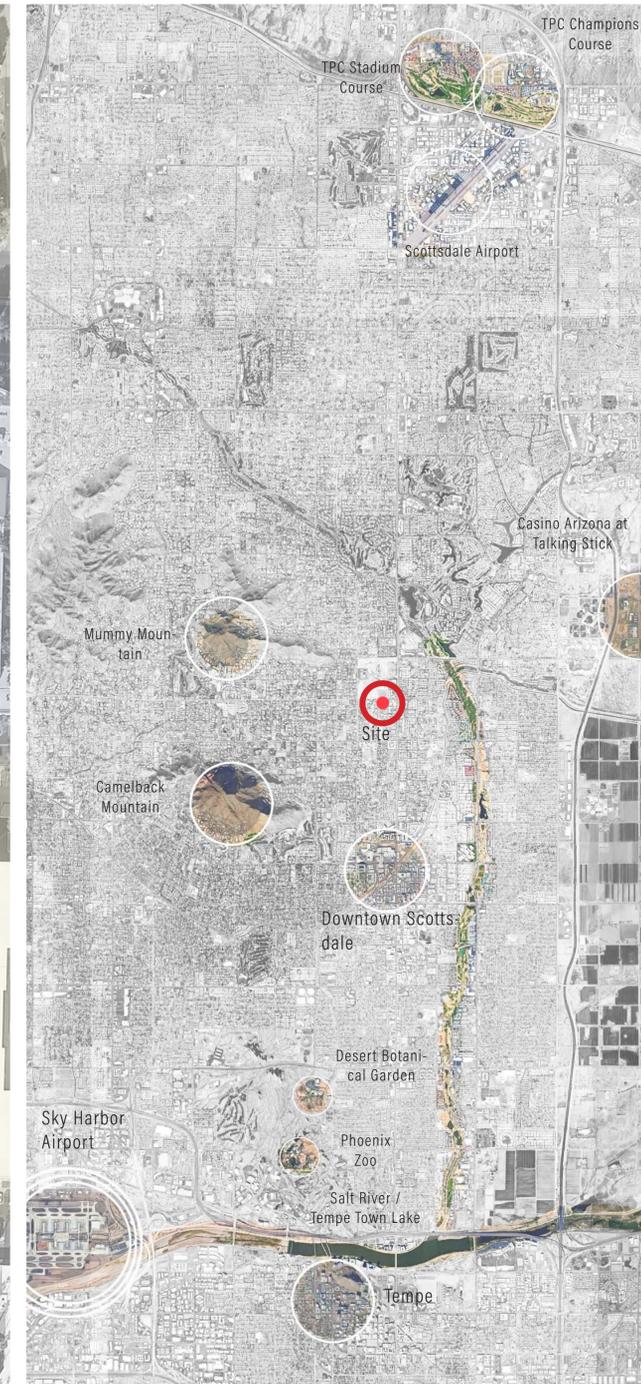
Residential  
Zoning: R-43

Resort  
Zoning: SUP-R

Commercial  
Zoning: Scottsdale C-2

Commercial  
Zoning: Scottsdale C-2

Town of Paradise Valley | Scottsdale



Regional Site Plan Location Plan





**Color Key**

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



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

Conceptual Illustrated  
 Site Plan / First Floor Plan

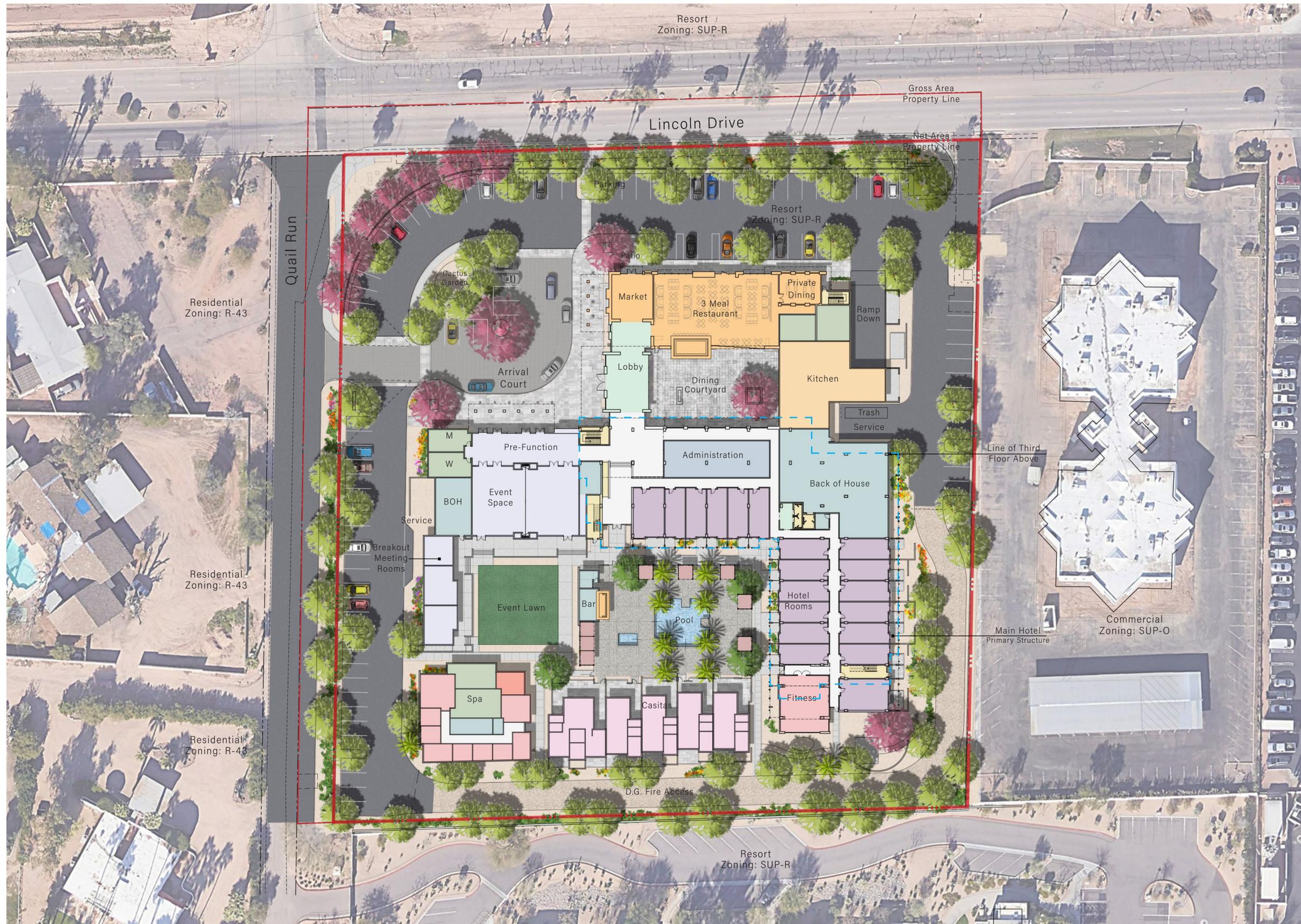
**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:  
 Amendment Application

6 | Date: 2025.03.05  
 Project#: AP2207

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Color Key

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



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



Conceptual Illustrated Site Plan

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

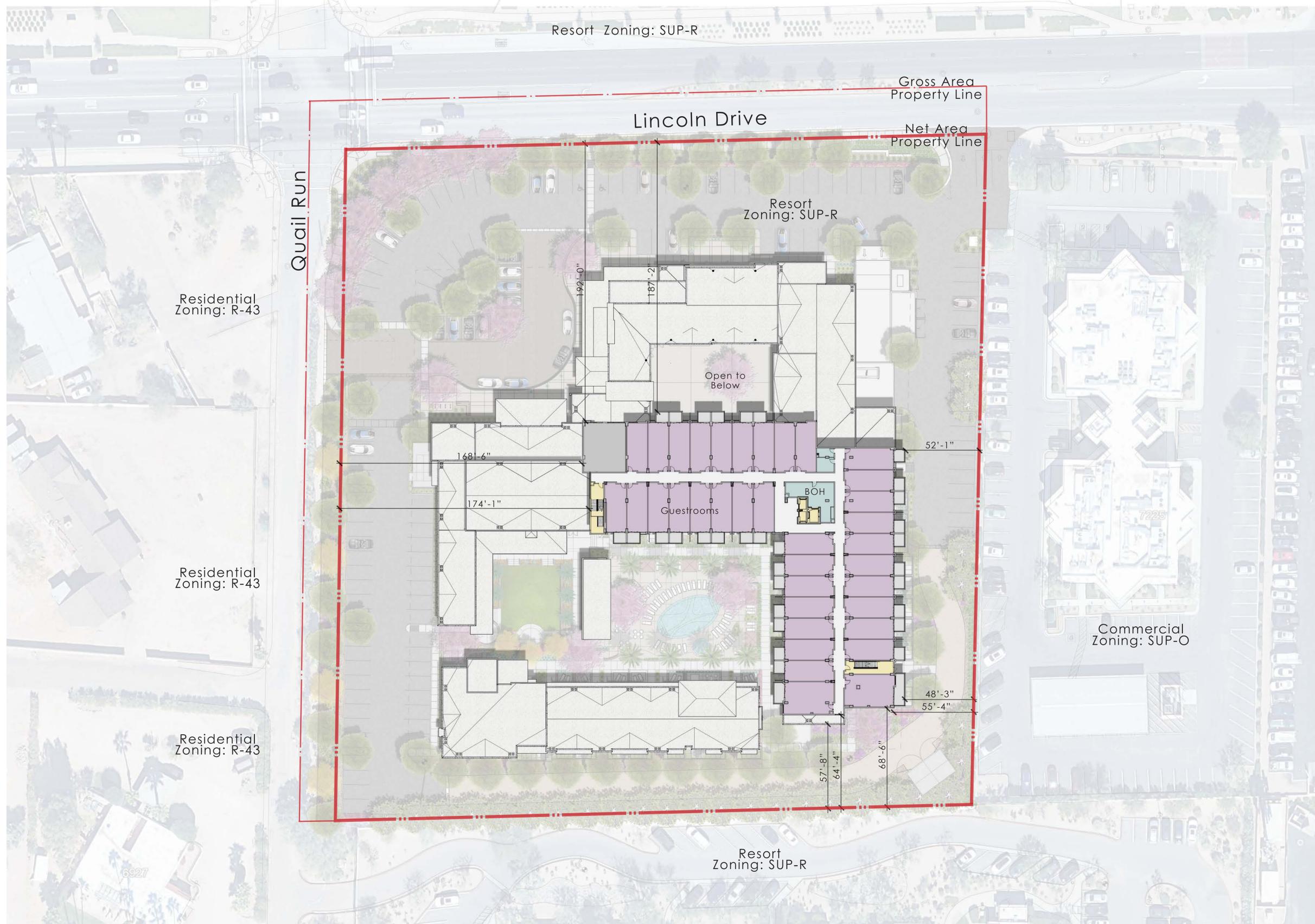
Special Use Permit:  
Amendment Application

6

Date: 2023.12.12  
Project#: AP2207

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**Color Key**

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



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



Conceptual Illustrated  
Second Floor Plan

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:  
Amendment Application

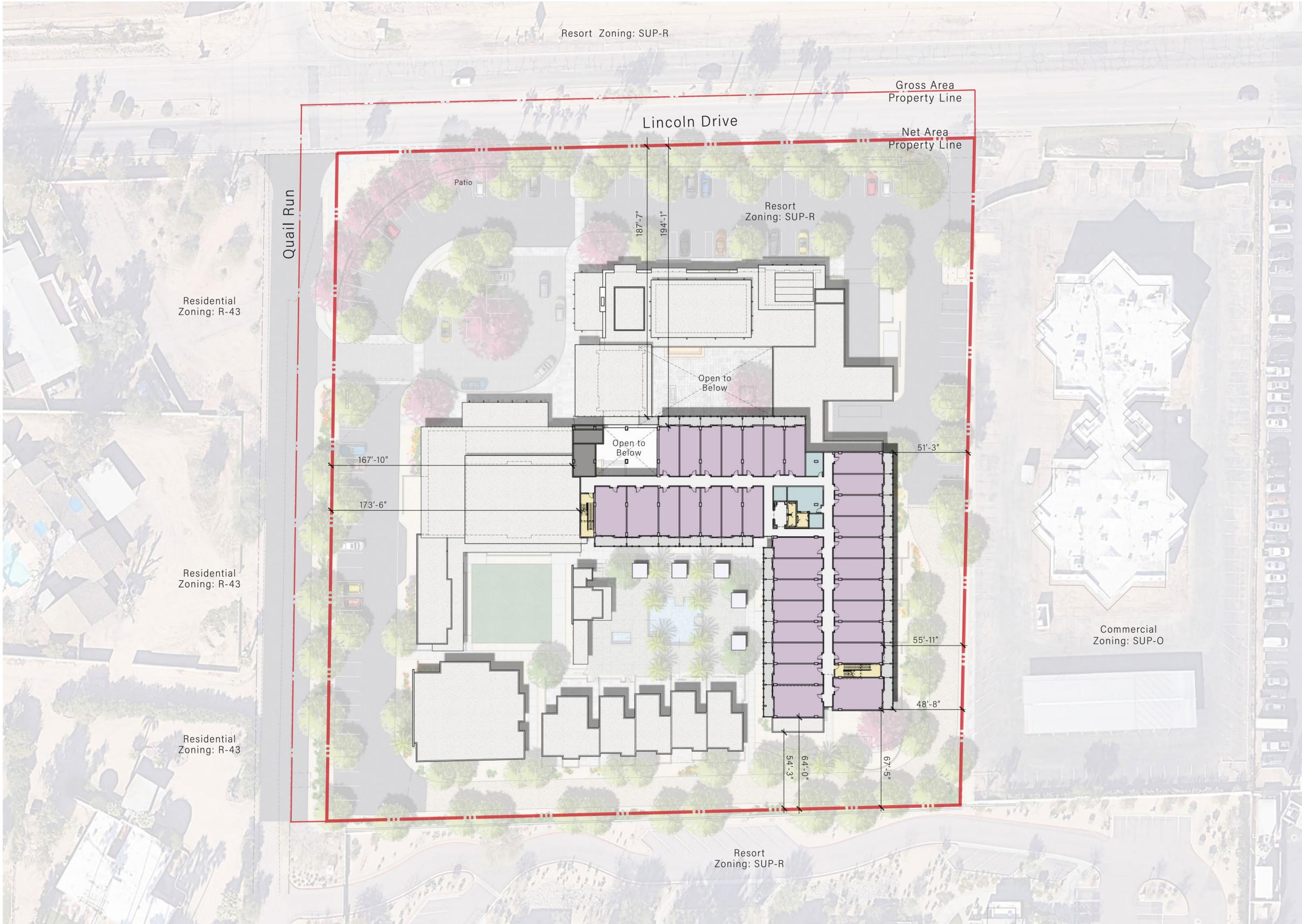
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Date: 2025.03.05  
Project#: AP2207

**Walton**

**changed**

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architects · interiors  
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**Color Key**

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



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



Conceptual Illustrated  
Second Floor Plan

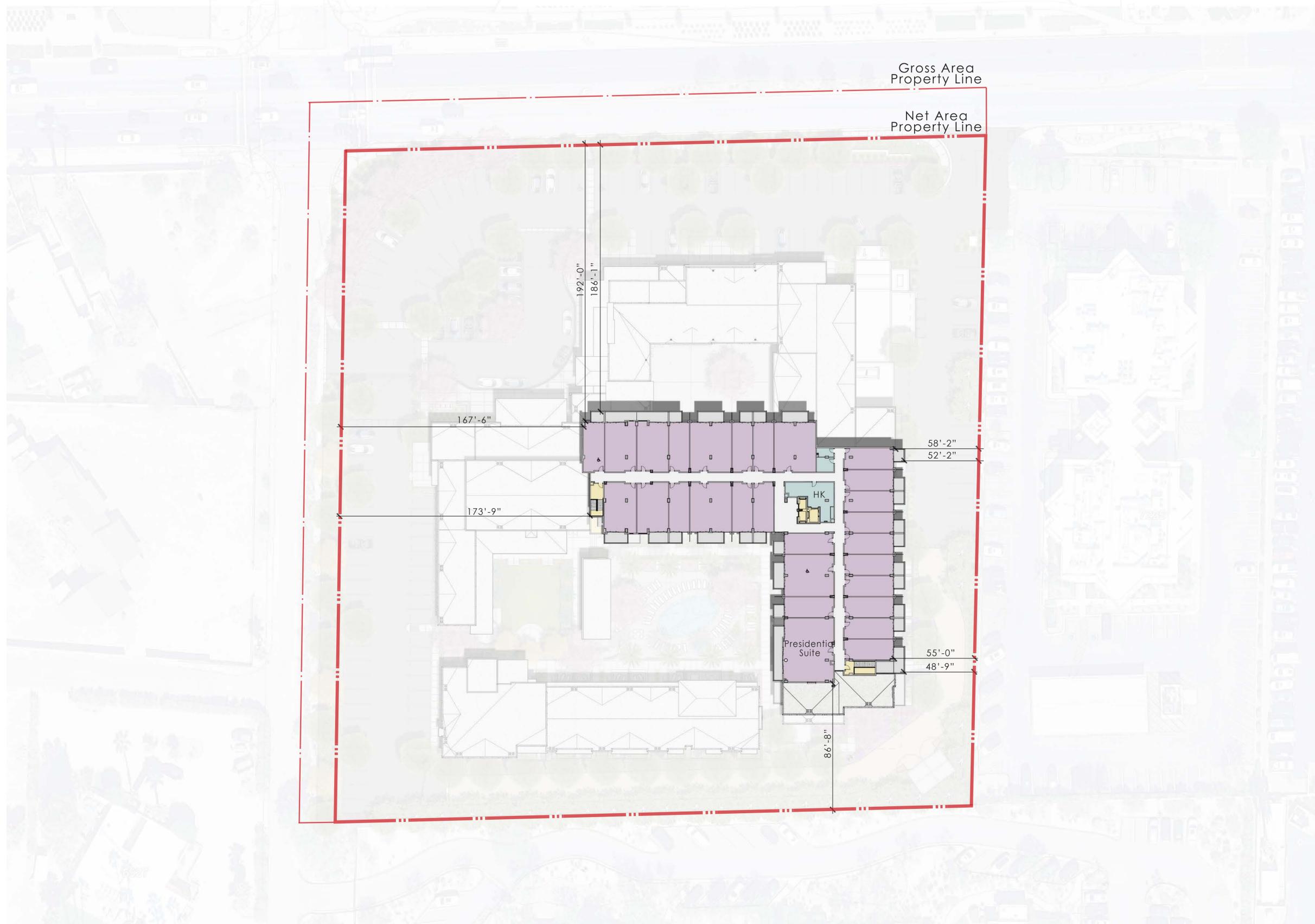
**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:  
Amendment Application

7 | Date: 2023.12.12  
Project#: AP2207

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**Color Key**

<span style="display:inline-block; width:15px; height:10px; background-color:purple;"></span>	Guestrooms
<span style="display:inline-block; width:15px; height:10px; background-color:teal;"></span>	Back of House
<span style="display:inline-block; width:15px; height:10px; background-color:yellow;"></span>	Vertical Circulation
<span style="display:inline-block; width:15px; height:10px; background-color:grey;"></span>	Corridor
<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey;"></span>	Balcony/Patio



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

Conceptual Illustrated  
 Third Floor Plan

**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:  
 Amendment Application

Date: 2025.03.05  
 Project#: AP2207

**Walton**

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



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

Conceptual Illustrated  
 Third Floor Plan

**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

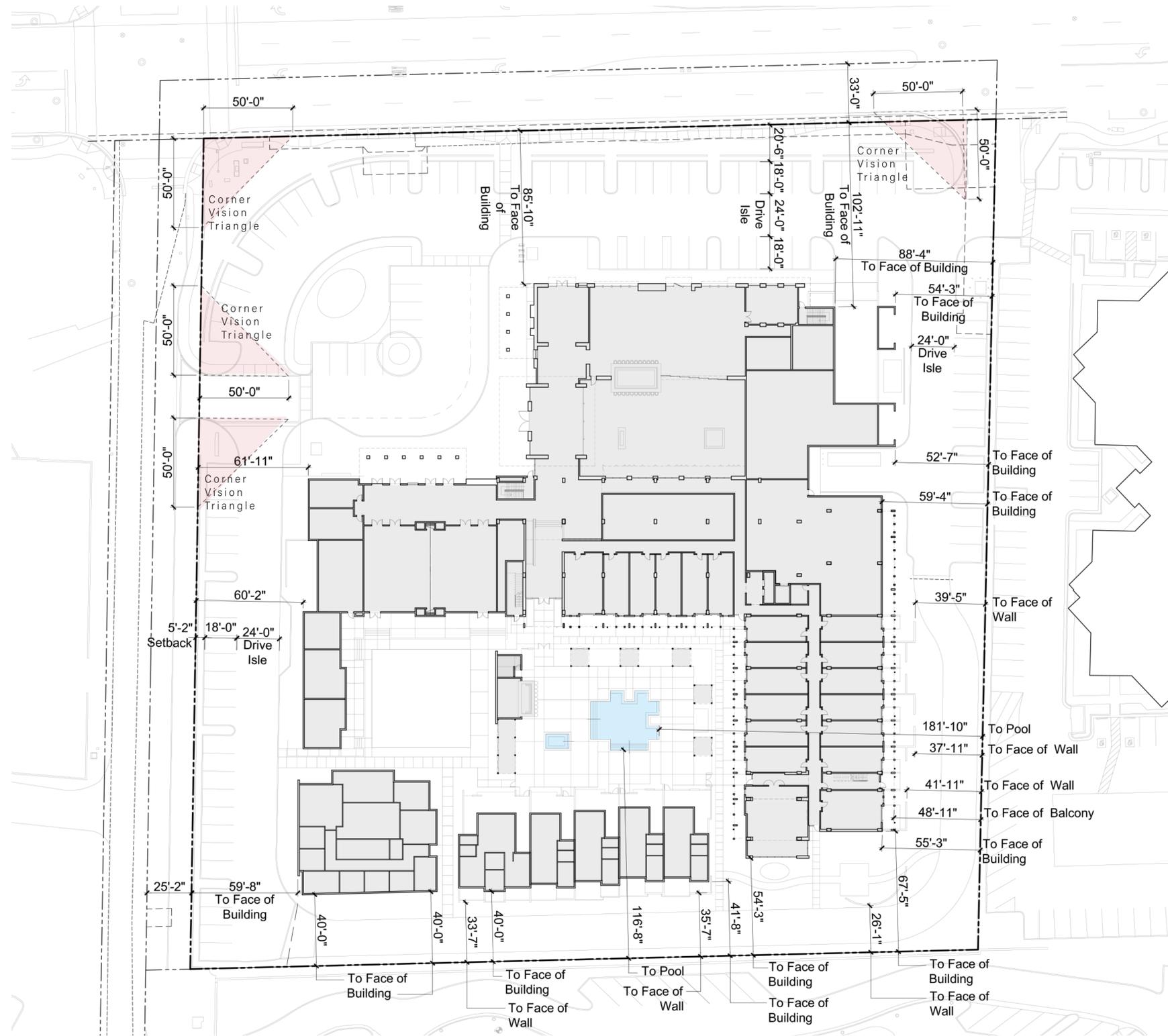
Special Use Permit:  
 Amendment Application

8 | Date: 2023.12.12  
 Project#: AP2207

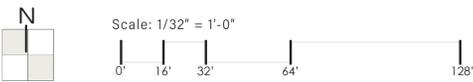
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Dimension Plan **A**  
 Scale: 1/32" = 1'-0"



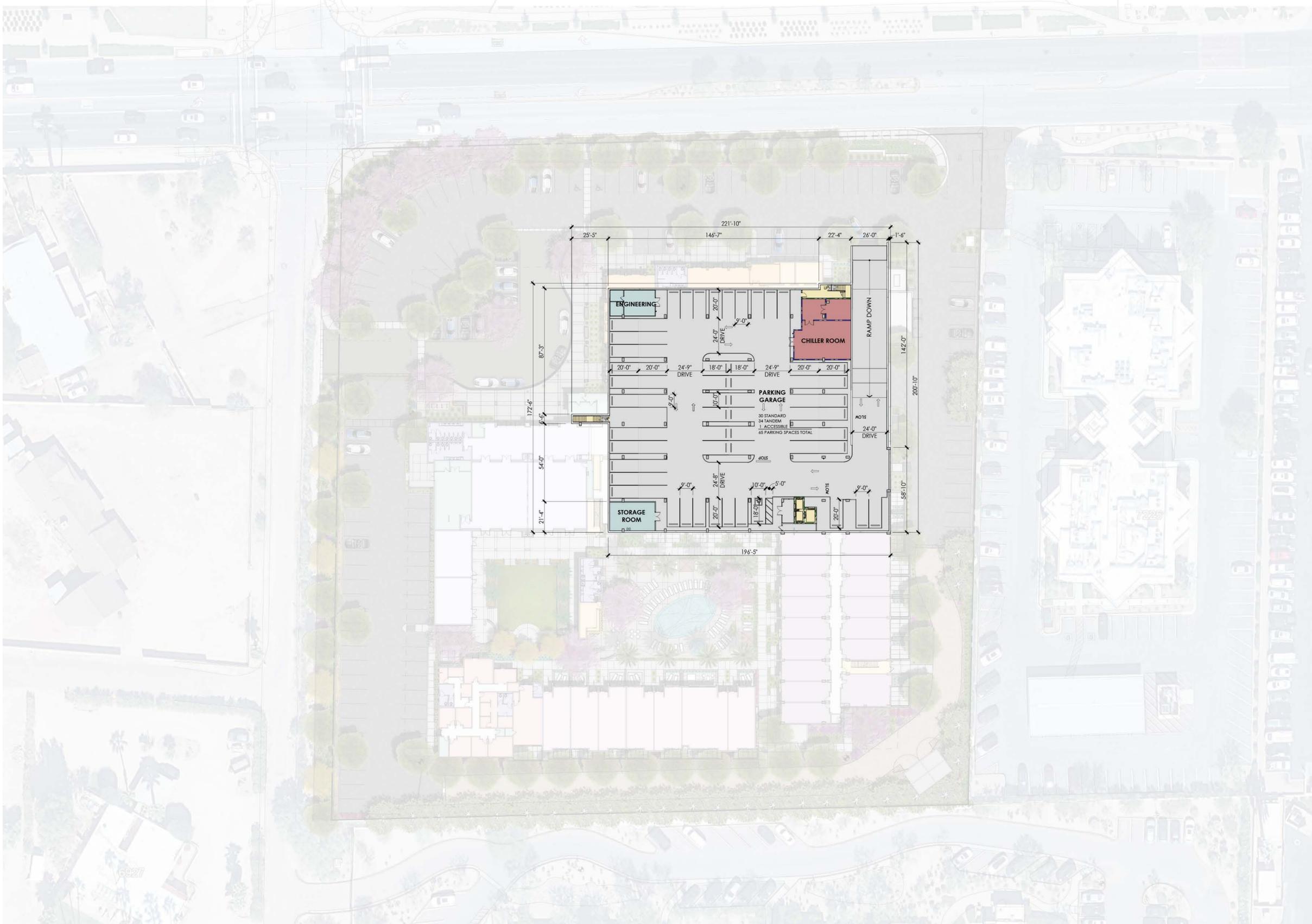
Conceptual Site  
 Dimension Plan

**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:  
 Amendment Application | 9 | Date: 2023.12.12  
 Project#: AP2207

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- Color Key**
- Parking
  - Mechanical
  - Vertical Circulation
  - Office/Storage



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

0' 16' 32' 64' 128'

Conceptual Illustrated  
Level B1 Floor Plan

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 10  
Amendment Application

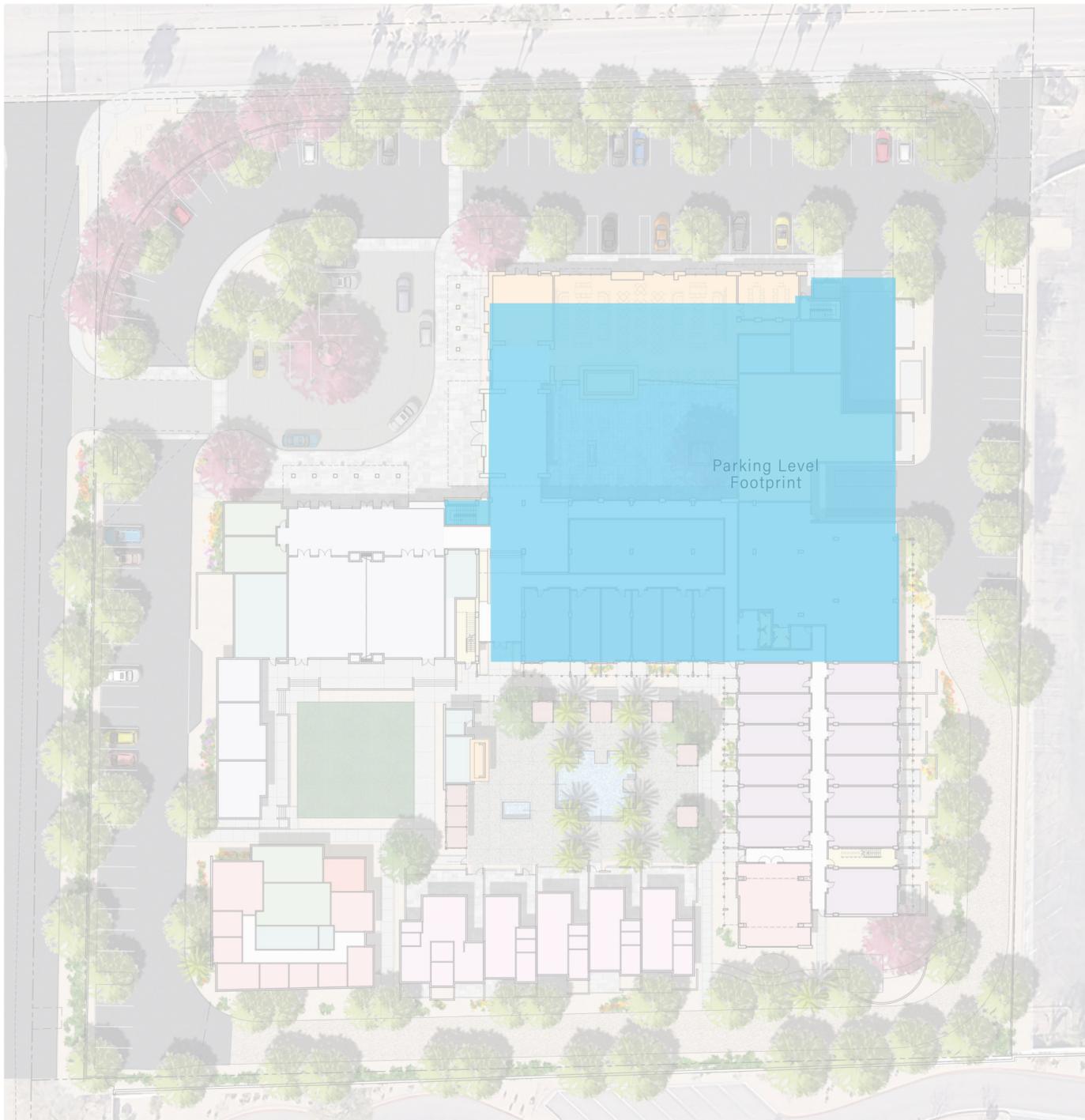
Date: 2025.03.05  
Project#: AP2207

**Walton**

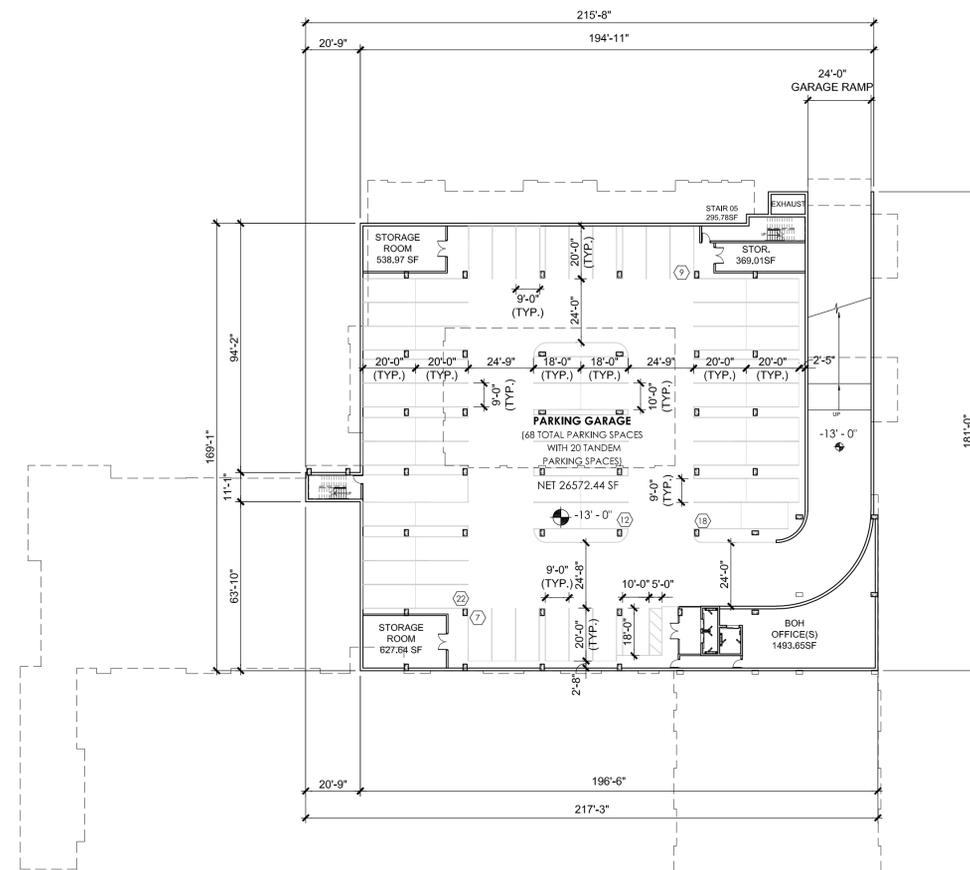
**changed**

**Allen + Philp** Partners  
architects · interiors

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Below Grade Location Plan

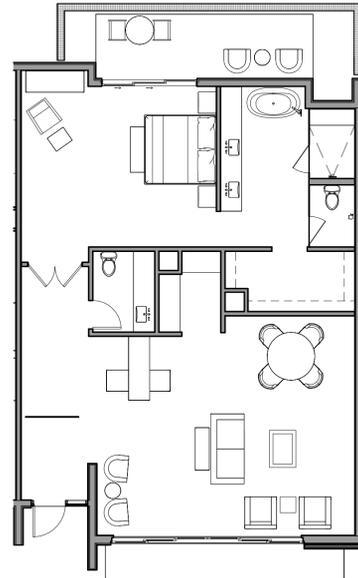


Conceptual Level B1



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

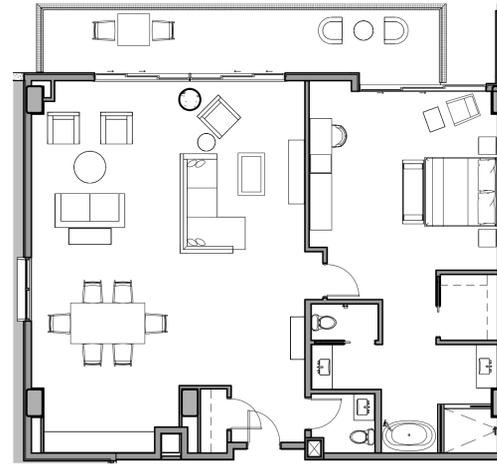




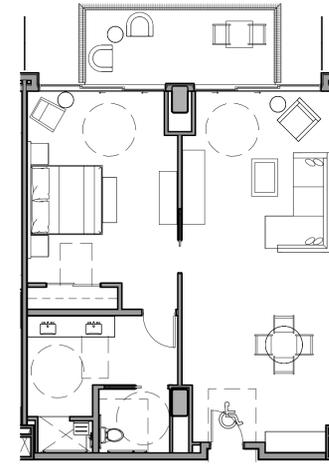
One Bedroom Casita  
1,305 sf +/- (1 key)



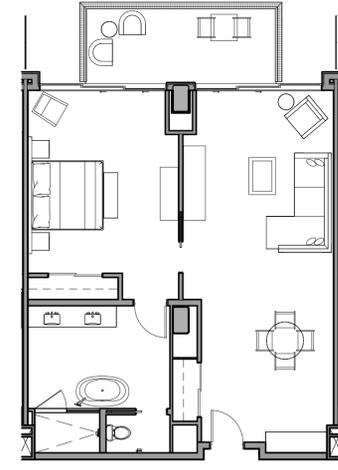
Standard Casita  
780 sf +/- (6 keys)



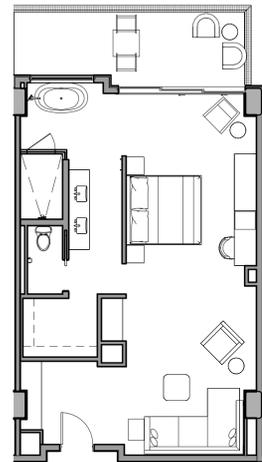
Presidential Suite  
1,512 sf +/- (1 key)



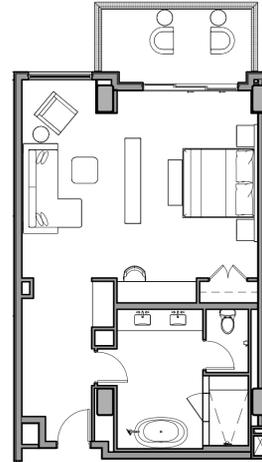
One Bedroom (ADA)  
980 sf +/- (1 key)



One Bedroom  
982 sf +/- (3 keys)



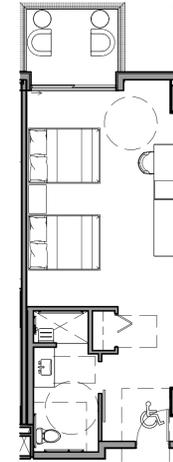
Signature Suite (Type 1)  
748 sf +/- (4 keys)



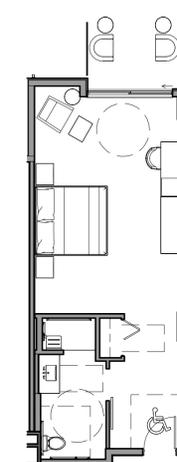
Signature Suite (Type 2)  
752 sf +/- (3 keys)



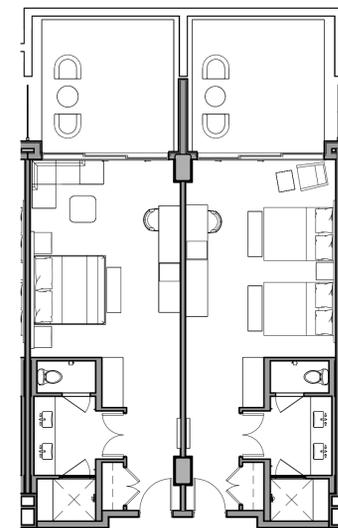
Signature Suite (ADA)  
750 sf +/- (1 key)



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

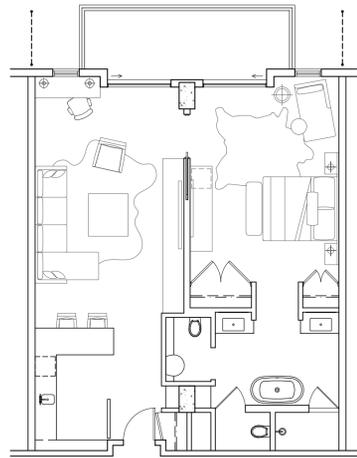


King (ADA)  
480 sf +/- (2 keys)

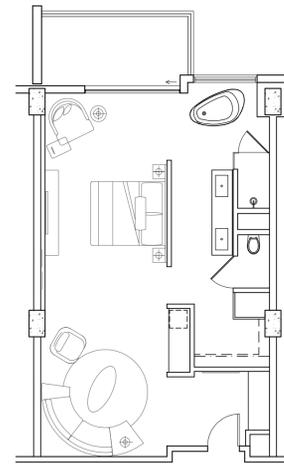


Standard Guestroom  
King or Double Queen  
478 sf +/- (72 keys)

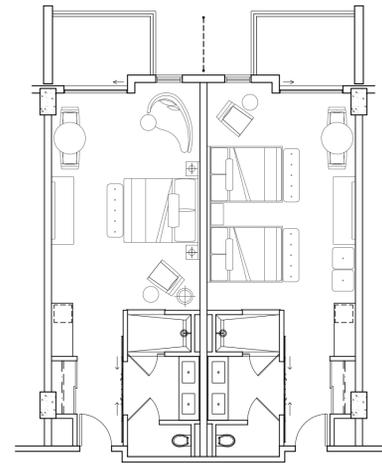




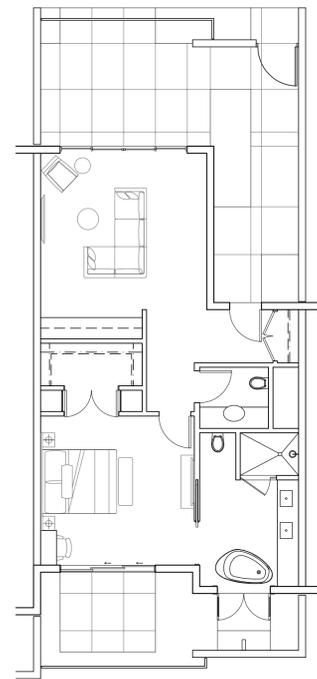
**F** One Bedroom Suite  
982 sf +/-  
7 Keys



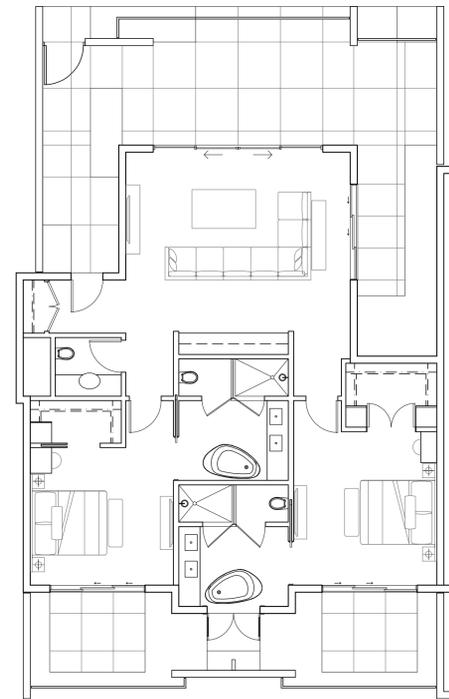
**E** Signature Suite  
735 sf +/-  
10 Keys



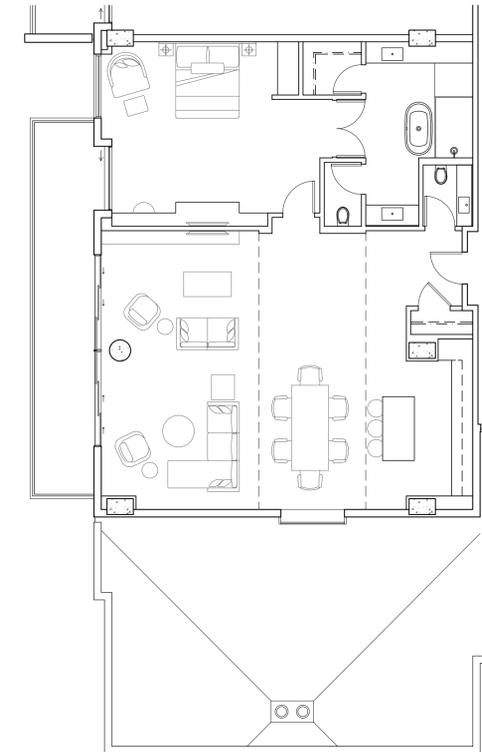
**D** Standard Room (King or Double Queen)  
475 sf +/-  
59 Keys



**C** One Bedroom Casita  
750 sf +/-  
4 Keys



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



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

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



# Program Areas (NSF)

Level	Floor-to-Floor	Building Height	Guestrooms							Hotel Program / BOH + Circulation									Food + Beverage Program			Parking	Net Area Totals			
			Standard	Suite	1Bd	Presidential	Std. Casita	LG Casita	Total Keys	Guestroom Total	Lobby / Public Space	Spa	Meeting Space	Meeting BOH / Support	Admin Offices	Hotel BOH / Storage	Circulation	RR	Bldg Services	Total	F+B NSF Public Areas	F+B NSF BOH / Support	Total NSF			
Roof		36																								
Guestrooms	3	10	32																							
Guestrooms	2	10	22																							
Arrival, Amenities & Guestrooms	1	12	12																							
Garage Level	B1	-12																								
<b>3 Levels</b>		<b>36 FT</b>																								
				75	8	4	1	6	1	95	53,275 NSF	2,787	3,946	5,386	1,241	6,308	3,040	11,720	1,561	4,814	<b>40,803</b>	4,606	3,450	<b>8,056 NSF</b>	<b>26,891 NSF</b>	<b>129,025 NSF</b>

1,358 NSF/Key

## Comparative Project Data

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

Coverage and Density	Approved SF	Proposed SF	%	Delta SF	Delta %
<b>Proposed Gross Building Area (Primary Building):</b>	<b>137,761</b>	<b>136,583</b>	99.1%	-1,178	-0.86%
Lodge Level P1	32,219	31,265	97.0%	-954	-2.96%
Lodge First Floor	49,145	48,861	99.4%	-284	-0.58%
Lodge Second Floor	23,098	23,242	100.6%	144	0.62%
Lodge Third Floor	23,222	22,540	97.1%	-682	-2.94%
Casitas	5,081	6,372	125.4%	1,291	25.41%
Spa/Fitness	4,996	4,303	86.1%	-693	-13.87%
<b>Proposed Gross Building Area (Accessory Building):</b>	<b>488</b>	<b>508</b>	104.1%	20	4.10%
Pool Bar	488	508	104.1%	20	4.10%
<b>Gross Project Area</b>	<b>138,249</b>	<b>137,091</b>	99.2%	-1,158	-0.84%
<b>Gross Building Area Above Grade:</b>	<b>106,030</b>	<b>105,826</b>	99.8%	-204	-0.19%
<b>Guest Unit Density (GSA)</b>	<b>82</b>	<b>95</b>	2,459 SF/Key	<b>13</b>	<b>15.85%</b>
<b>Lot Coverage</b>					
Primary Building Footprint Based on Gross Site Area	59,222	59,536	25.5%	314	25.48%
Primary Building Footprint Based on Net Site Area	59,222	59,536	28.8%	314	28.84%
Accessory Building Footprint Based on Gross Site Area	488	508	0.2%	20	0.22%
Accessory Building Footprint Based on Net Site Area	488	508	0.2%	20	0.22%
Total Building Footprint Based on Gross Site Area	59,710	60,044	25.7%	334	1.01%
Total Building Footprint Based on Net Site Area	59,710	60,044	29.1%	334	1.01%

CONTINUED ON NEXT COLUMN

Coverage and Density	Approved SF	Proposed SF	%	Delta SF	Delta %
Drip Line Site Coverage: All Buildings Based on Gross Site Area	73,940	72,184	30.9%	-1,756	30.90%
Drip Line Site Coverage: All Buildings Based on Net Site Area	73,940	72,184	35.0%	-1,756	34.96%
<b>Floor Area Ratio</b>					
FAR Gross	0.592	0.587			
FAR Gross w/o garage area	0.454	0.453			
FAR Net	0.670	0.664			
FAR Net w/o garage area	0.514	0.513			
<b>Open Space</b>					
Open Space Based on Gross Site Area	119,070	89,629	38.4%	29,441	24.7%
Open Space Based on Net Site Area	92,222	81,571	39.5%	10,651	11.5%
<b>Impervious Surfaces</b>					
Total of Impervious Surfaces (Includes Building Footprint, based on Gross)	140,178	153,937	65.9%	13,759	1.1%
Total of Impervious Surfaces (Includes Building Footprint, based on Net)	123,881	153,937	74.6%	30,056	1.2%
<b>Project Key Count:</b>					
First Floor:	19	24			
Second Floor:	33	36			
Third Floor:	25	28			
Casitas:	5	7			
<b>Total Project Keys:</b>	<b>82</b>	<b>95</b>			
<b>Parking</b>					
Level B1:	67	64			
Level B1 (HC Spaces):	1	1			
On Grade:	87	118			
On Grade (HC Spaces):	4	4			
<b>Total Parking Spaces Provided*:</b>	<b>159</b>	<b>187</b>			
Ratio (cars per key)	1.94	1.97			

Guestrooms, BOH + Circulation

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

Hotel Program

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

1,502 sf per Key

Allowable Coverage and Density

Allowable	Proposed	Delta
% #	# %	sf # %

Conceptual Project Data

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

Existing Conditions

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

Allowable Coverage and Density

Allowable	Proposed	Delta
% #	# %	sf # %

Proposed Gross Building Area (Primary Building):

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

Proposed Gross Building Area (Accessory Building):

Pool Bar	488 sf
----------	--------

Gross Project Area

<b>Gross Building Area Above Grade:</b>	<b>106,030 sf</b>
---	-------------------

Max. Density of Guest Units

1/4000sf	59 keys	82 k	2,849 per key	23	138.98%
----------	---------	------	---------------	----	---------

Lot Coverage

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

Allowable Coverage and Density

Allowable	Proposed	Delta
% #	# %	sf # %

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

Floor Area Ratio

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

Open Space

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

Impervious Surfaces

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

Project Key Count:

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

Total Project Keys:

82

Parking

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

Total Parking Spaces Provided\*:

159

1.94 spaces per key

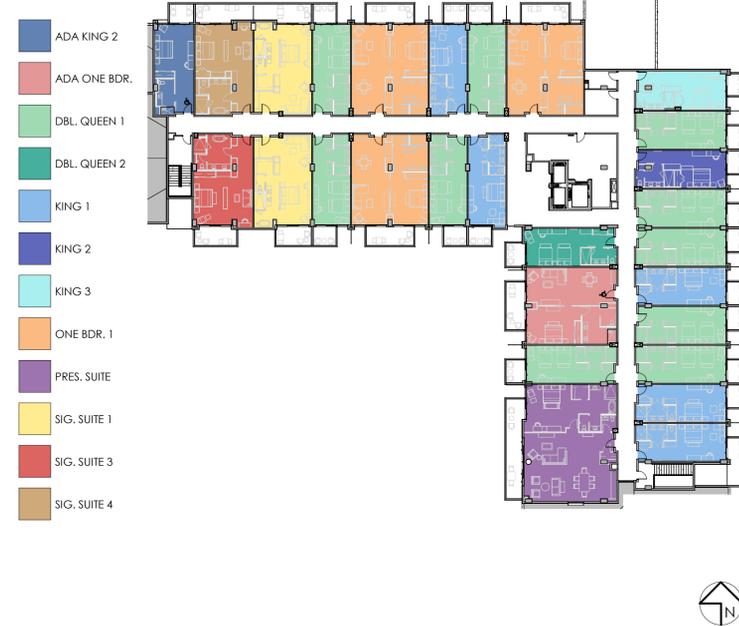
See Parking Engineering Study for required Parking

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

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

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

**ROOM MATRIX**



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

**ROOM MATRIX**



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

**ROOM MATRIX**



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

Main Building Room Matrix Chart

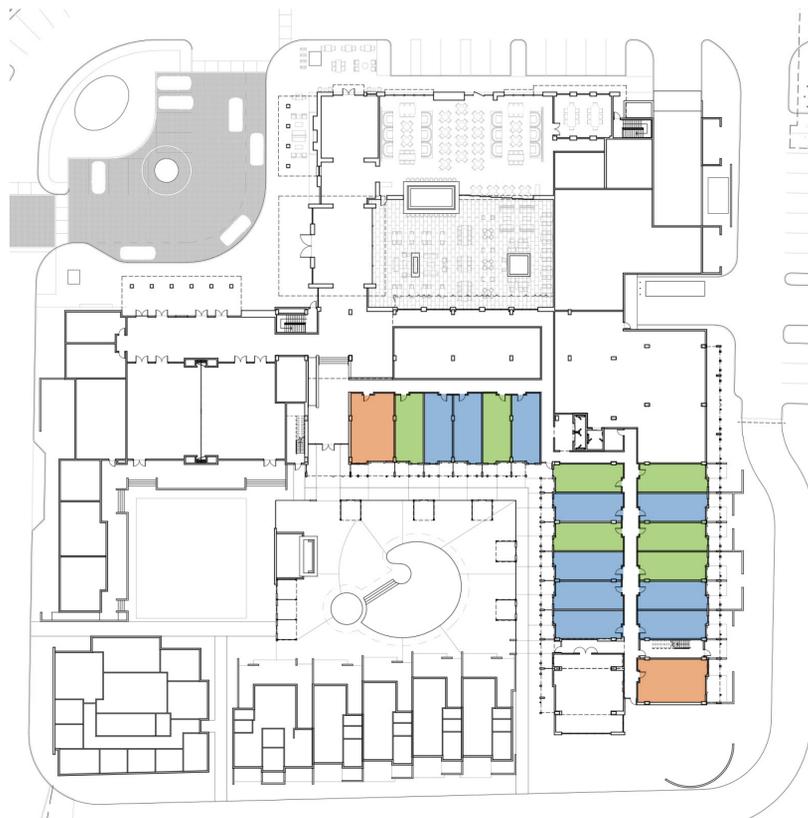
Level	Bay Number: North & East Side of Corridor																				Stair	21
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
3	K	SS	SS	DQ	1B	K	DQ	1B	K	DQ	1B	DQ	DQ	1B								Patio
2	Lobby										K	DQ	K	K	DQ	K	DQ	DQ	K	K		SS
1	Lobby										Back of House											SS

Standard		Suites			Casitas	Total Keys	Floor Totals	Connecting Rooms	Level
King (K)	Double Queen (DQ)	Signature Suite (SS)	One Bedroom (1B)	Presidential Suite (Pres)					
3	5	2	5	0		15	25	6	3
10	7	1	0	0		18	33	4	2
3	3	1	0	0	5	12	24	2	1

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

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

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



First Floor / Site Plan

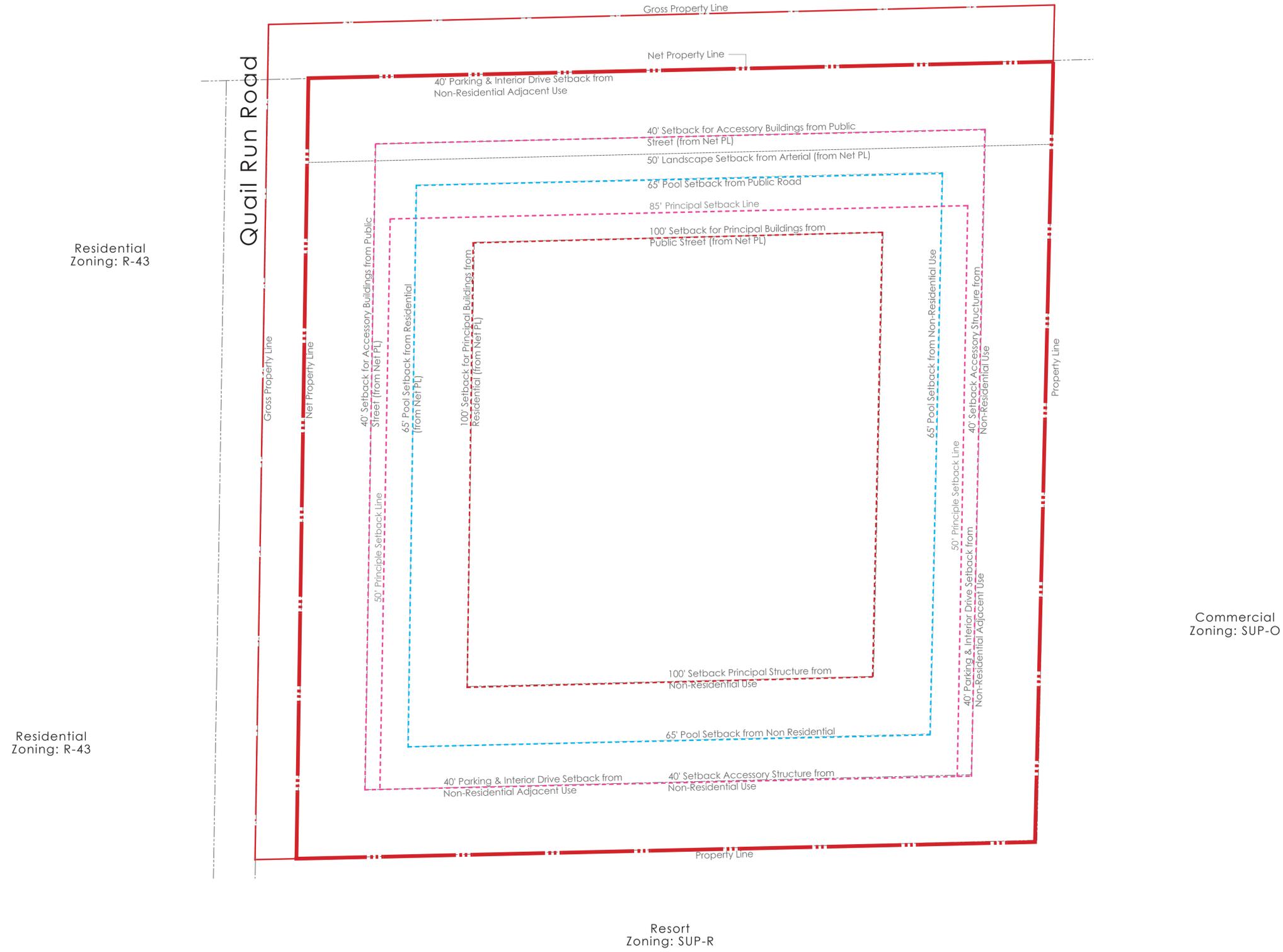


Second Floor Plan



Third Floor Plan

# Lincoln Drive



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



Site Plan Analysis |  
SUP Guideline Site Setbacks

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

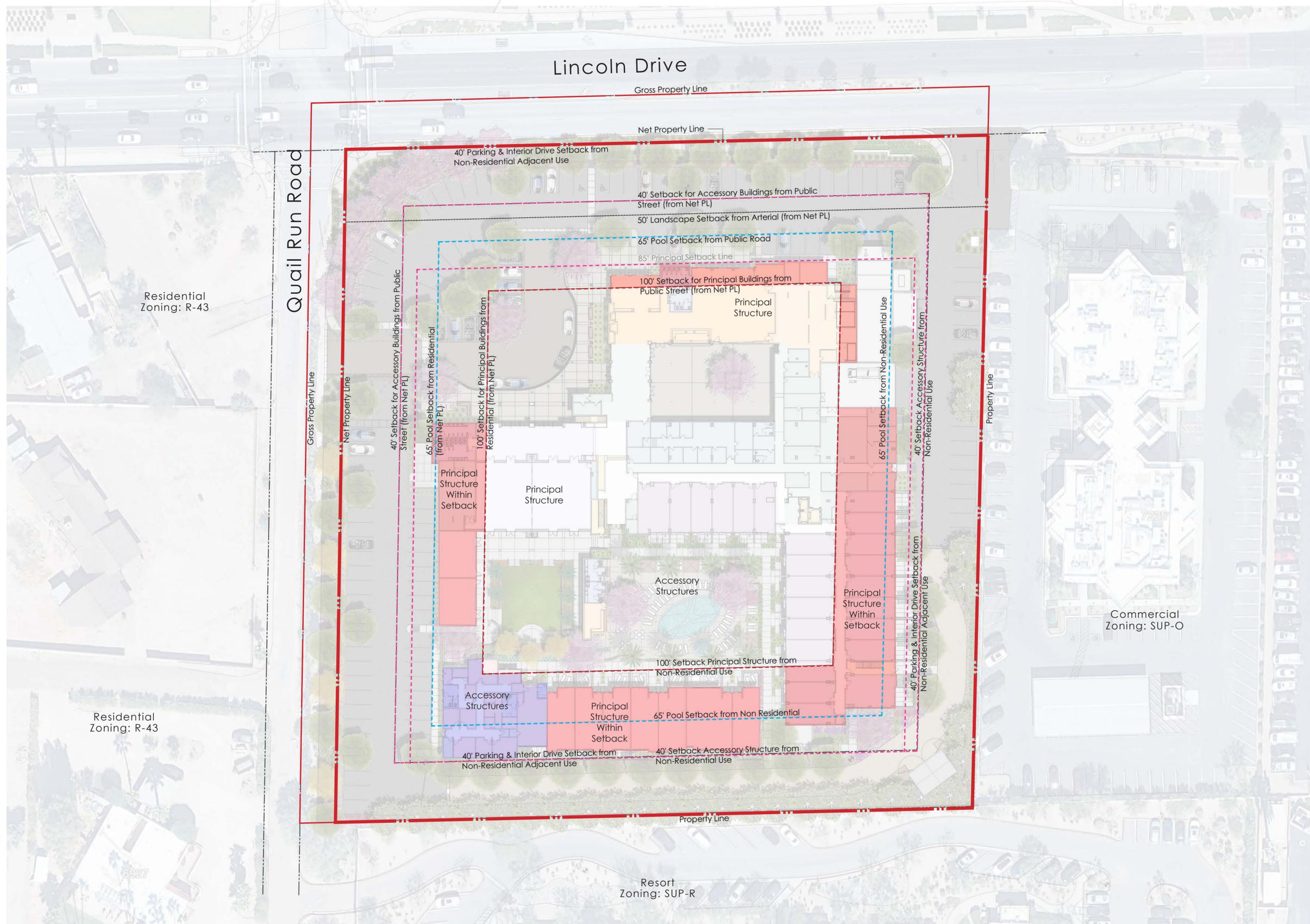
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Color Key

Setback Encroachment



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



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

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Special Use Permit: 15 | Amendment Application

Date: 2025.03.05 | Project#: AP2207

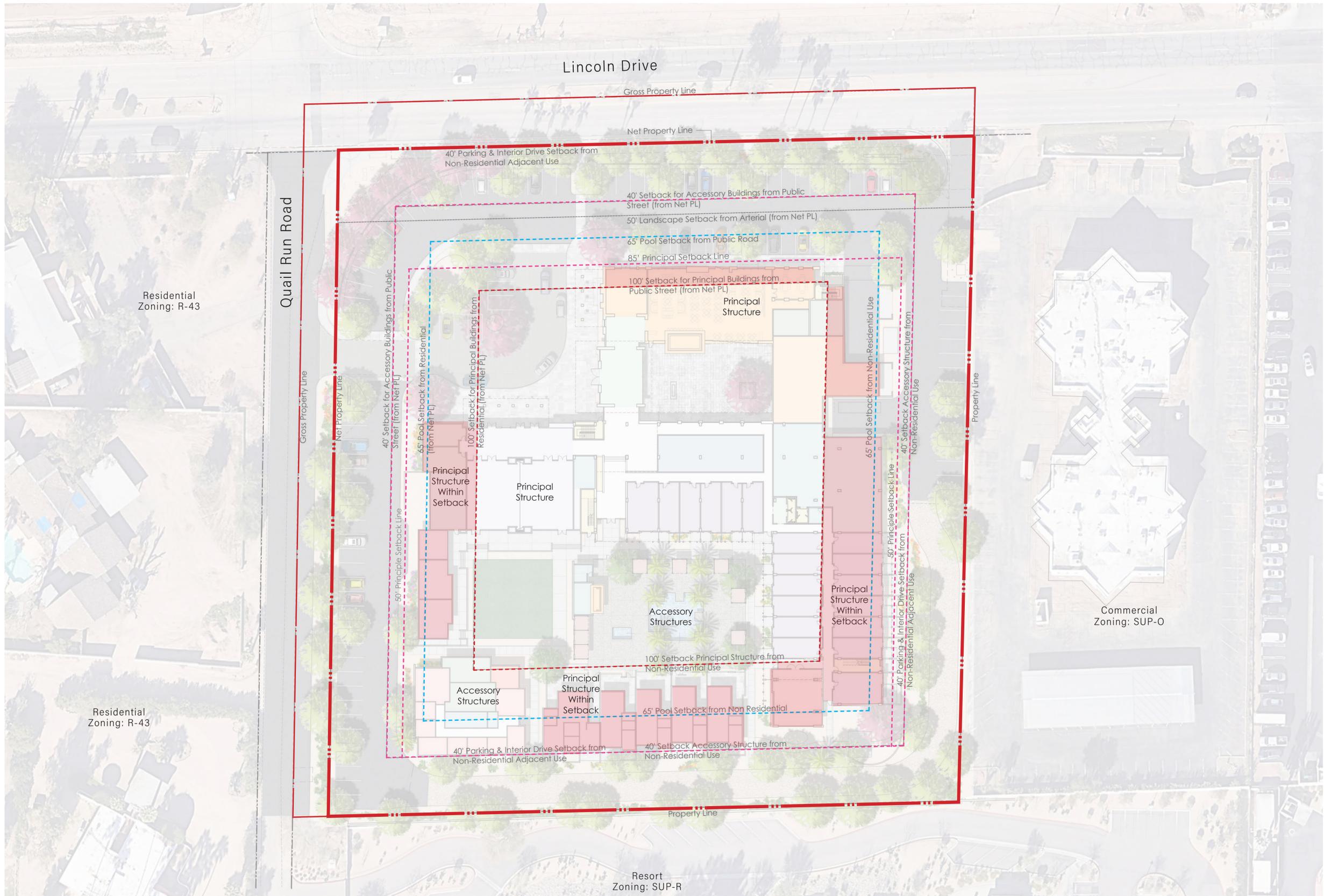
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**Color Key**  
 Setback Encroachment



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

Site Plan Analysis: Overlay  
 Site Setbacks from Net Property Lines

**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

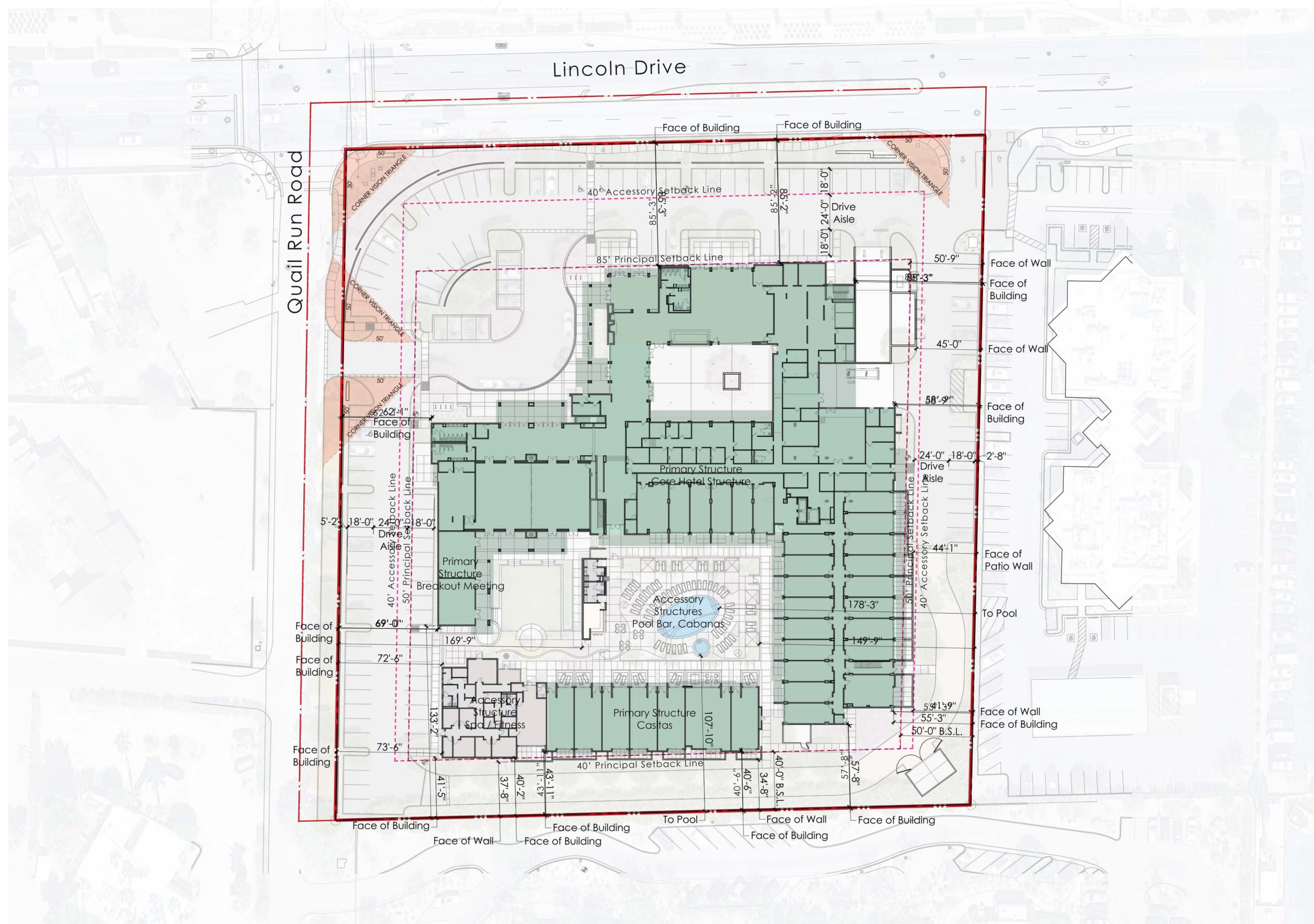
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**Color Key**

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



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

0' 16' 32' 64' 128'

Primary Structure | Dimension Plan

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7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 16  
Amendment Application

Date: 2025.03.05  
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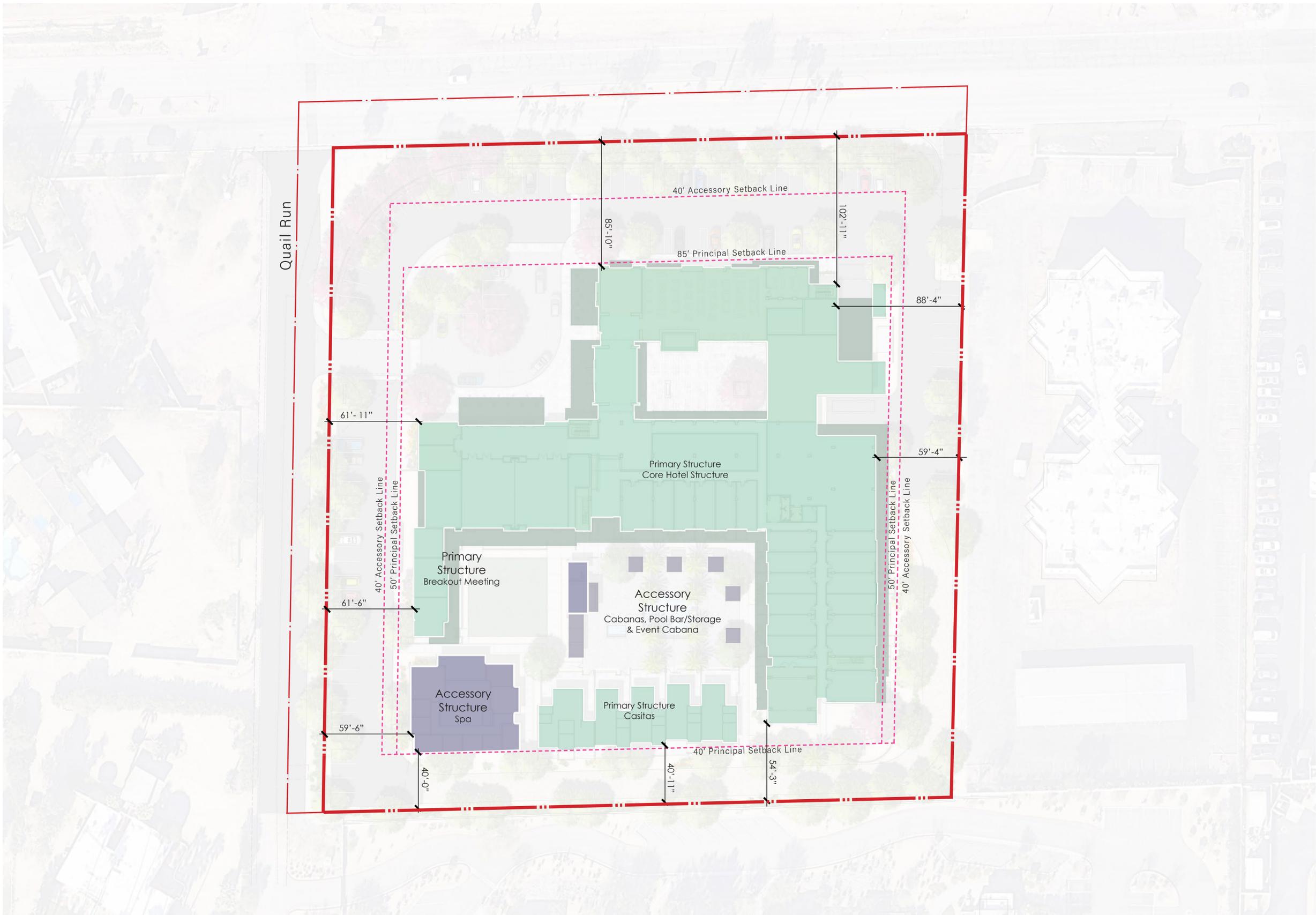
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**Color Key**

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



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

0' 16' 32' 64' 128'

Primary Structure  
Dimension Plan

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

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

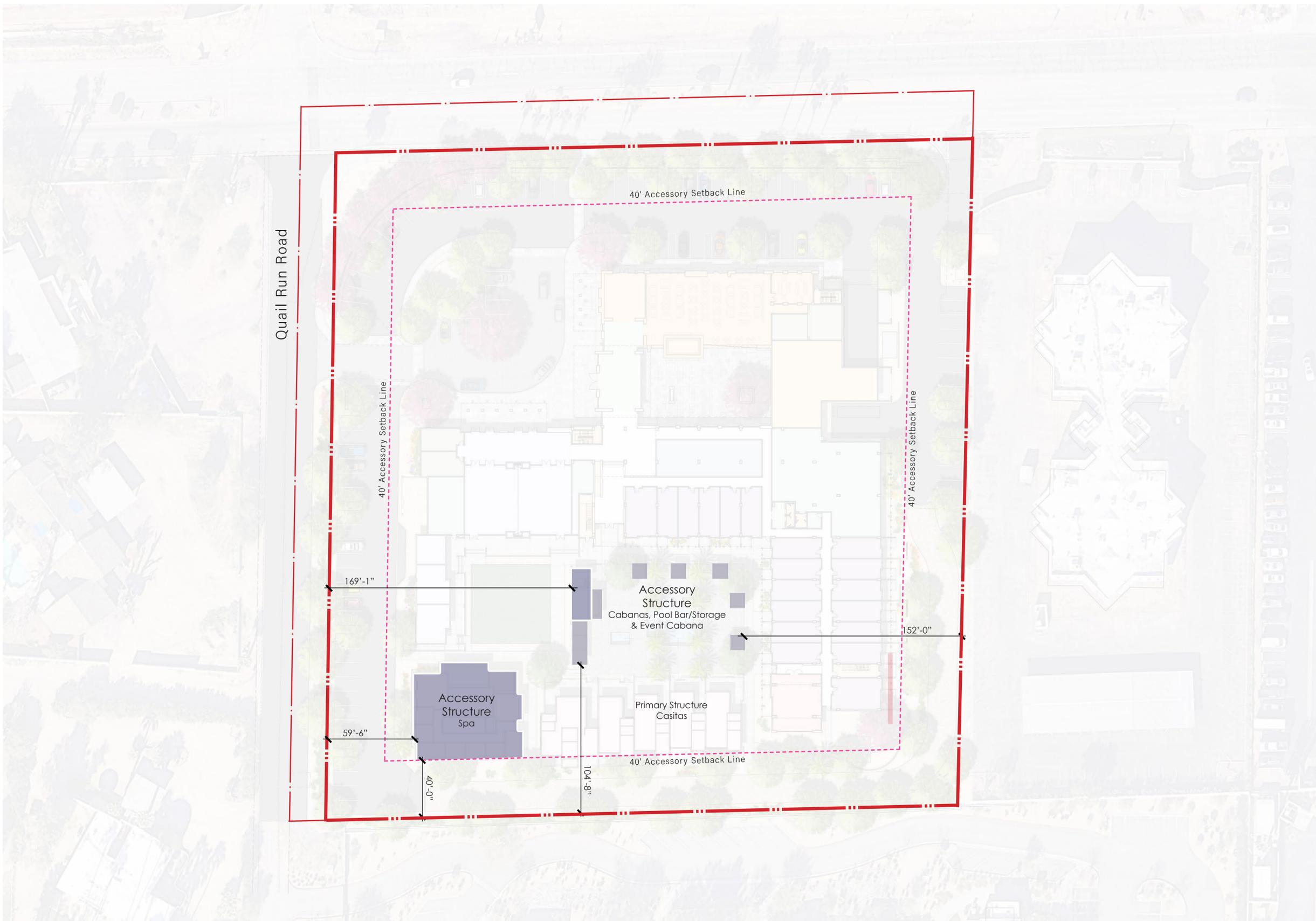
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- Color Key**
- Primary Structure
  - Primary Structure Overhang
  - Accessory Structure
  - Accessory Structure Overhang



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



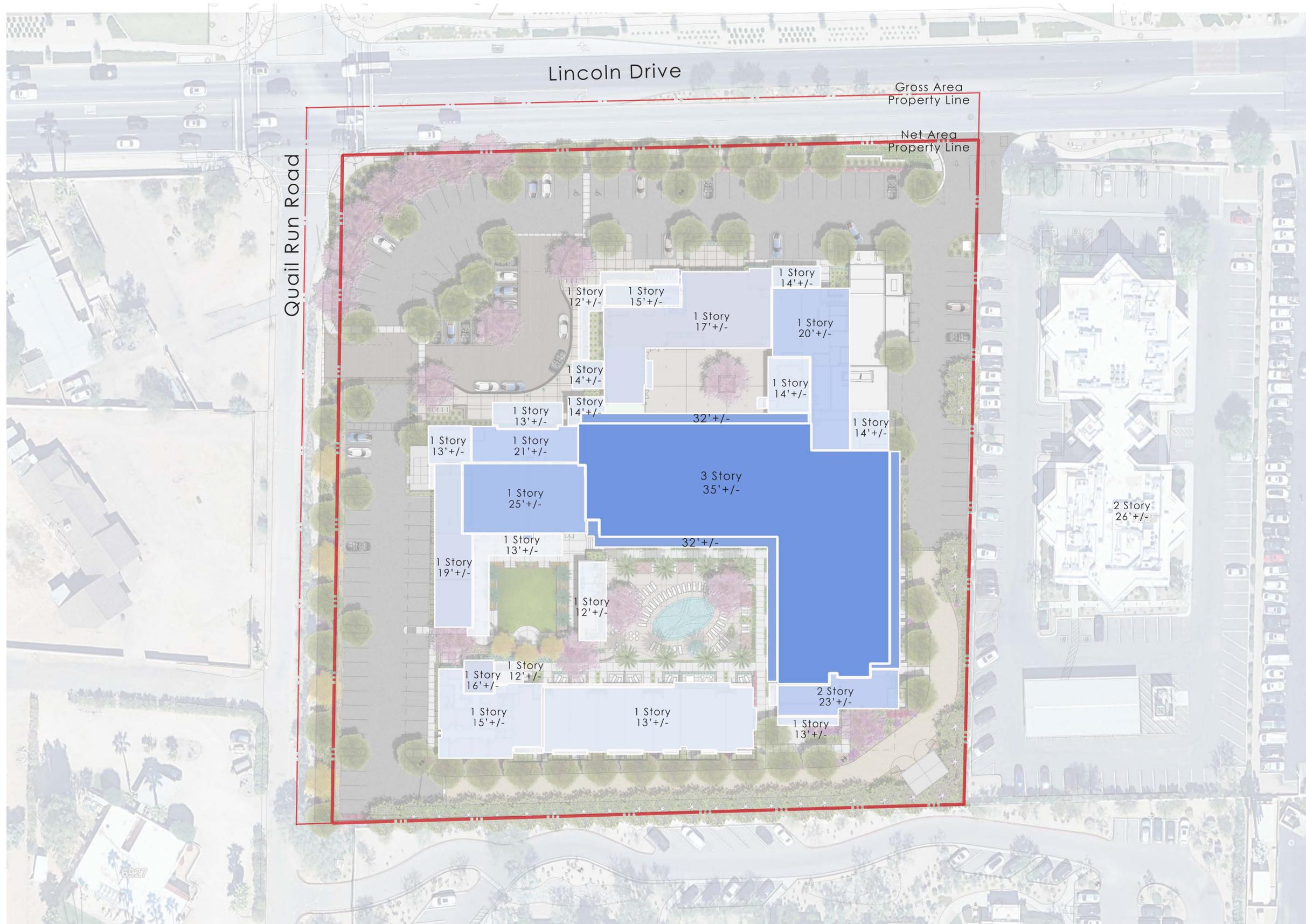
Accessory Structure  
Dimension Plan

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Amendment Application | Project#: AP2207

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



Conceptual Building  
Height Diagram

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Special Use Permit: 18  
Amendment Application

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



Conceptual Building  
Height Diagram

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 18 | Date: 2023.12.12  
Amendment Application | Project#: AP2207

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North Elevation A



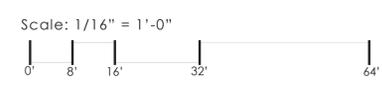
East Elevation B



West Elevation C



South Elevation D



Conceptual Building Elevations

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7101 E Lincoln Drive Paradise Valley, Arizona

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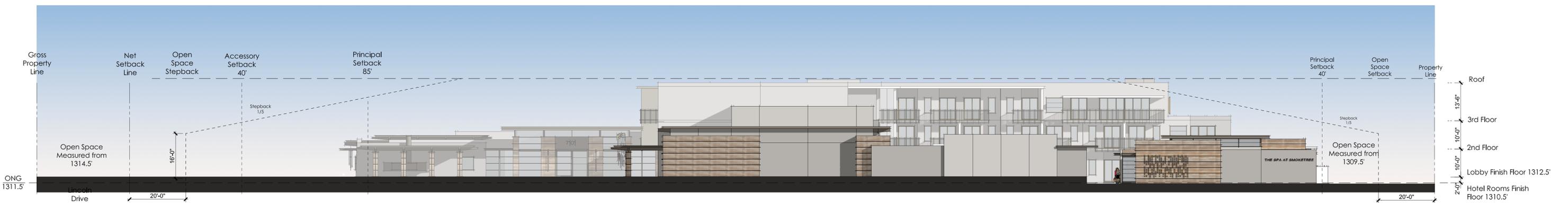
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North Elevation A



East Elevation B



West Elevation C



South Elevation D

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



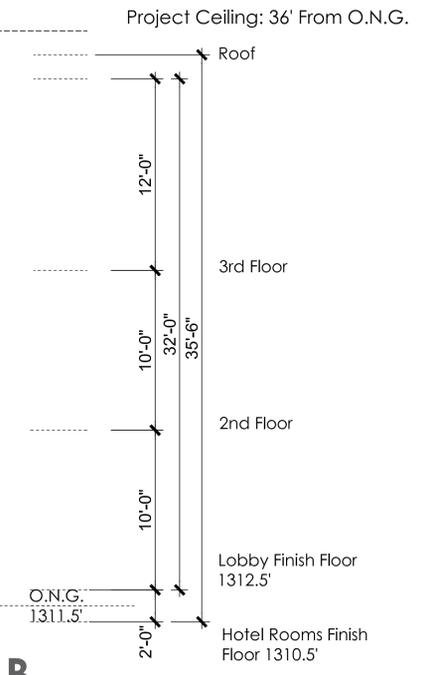
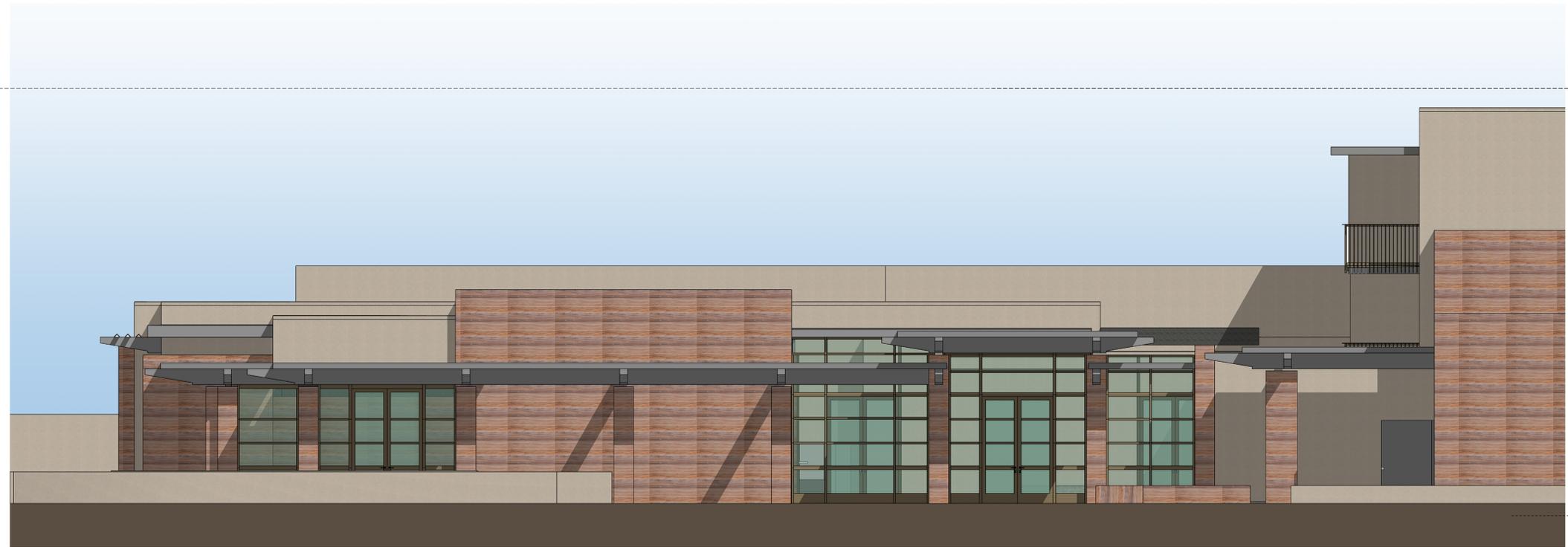
Conceptual  
Building Elevations

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

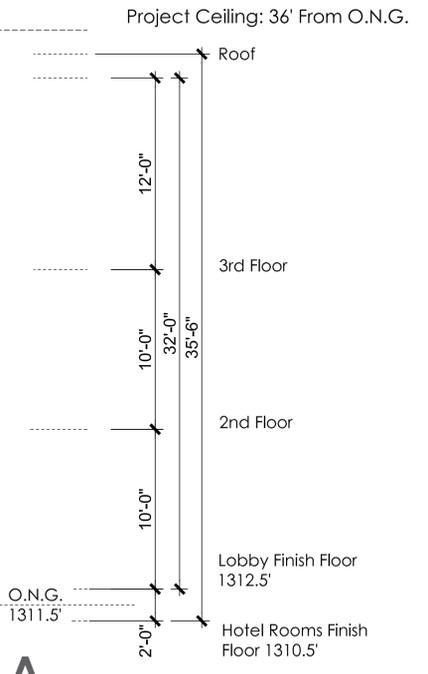
Special Use Permit:  
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Project#: AP2207

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Enlarged West Elevation: Lobby Entry **B**



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

Scale: NTS

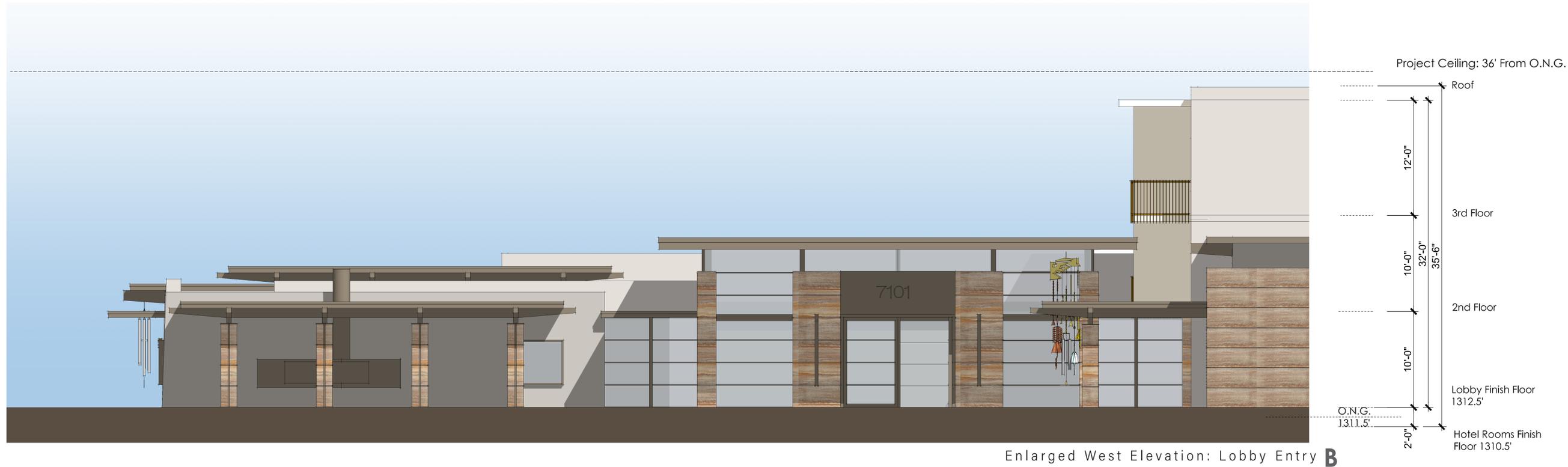
Conceptual |  
Enlarged Elevations

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Enlarged West Elevation: Lobby Entry **B**



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

Scale: N.T.S.

Conceptual  
 Enlarged Elevations

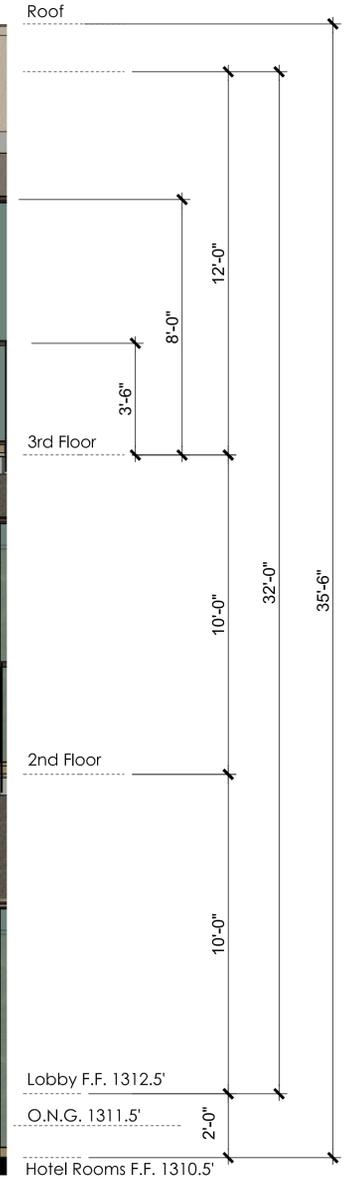
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Project Ceiling:  
36' From O.N.G.



Conceptual Building Elevations:  
Typical Hotel Bay

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 21 | Date: 2025.03.05  
Amendment Application | Project#: AP2207

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

Roof

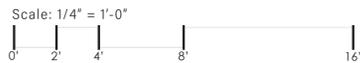
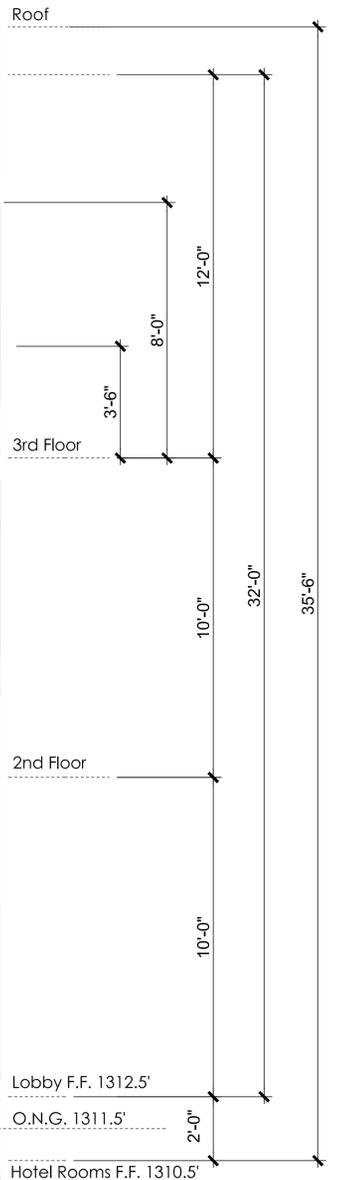
3rd Floor

2nd Floor

Lobby F.F. 1312.5'

O.N.G. 1311.5'

Hotel Rooms F.F. 1310.5'



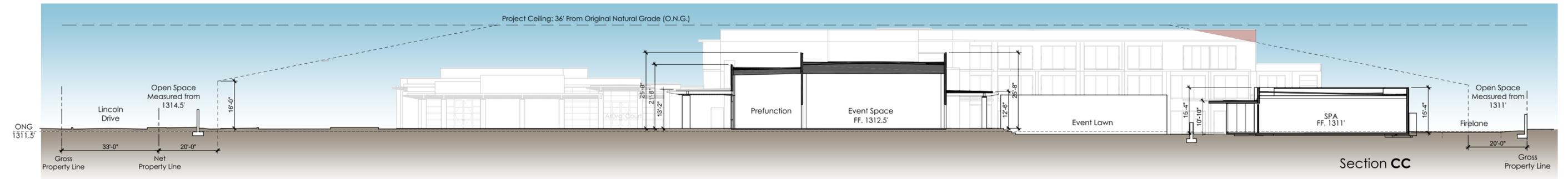
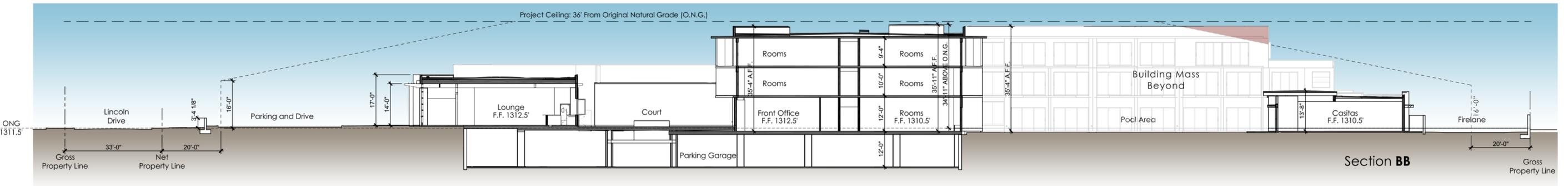
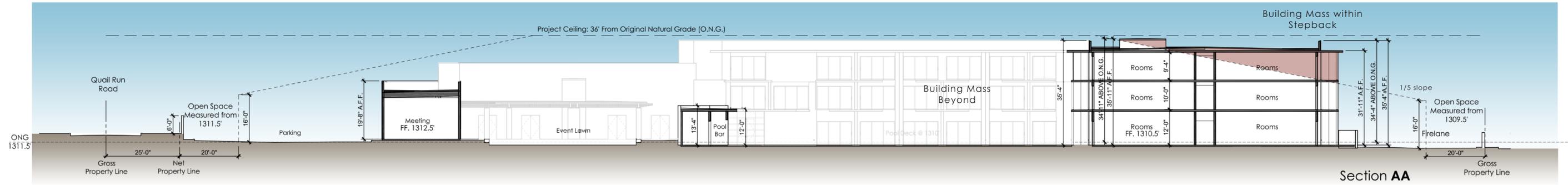
Conceptual Building Elevations:  
Typical Hotel Bay

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 21 | Date: 2023.12.12  
Amendment Application | Project#: AP2207

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**Setback Encroachment Calculations**

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



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

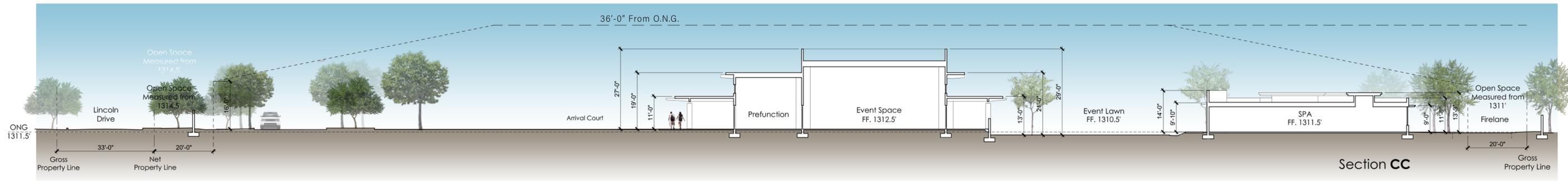
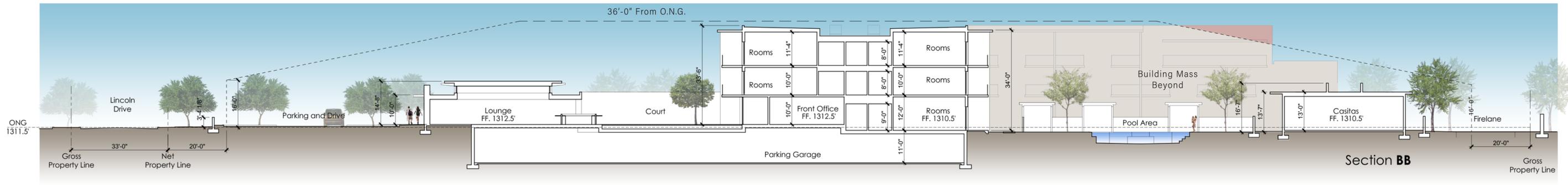
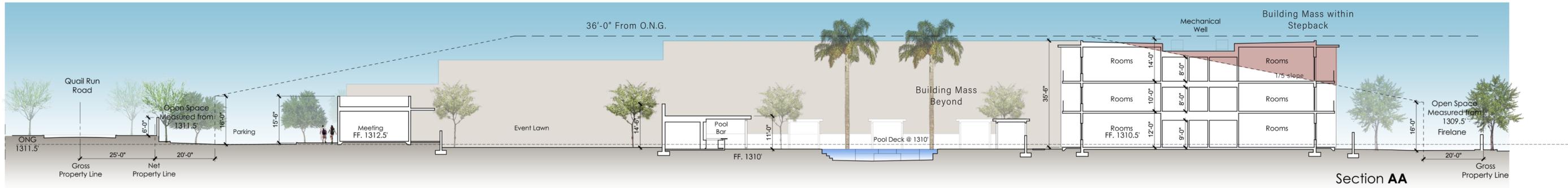
Conceptual Site Sections

**SMOKETREE RESORT**  
 7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 22 | Date: 2025.03.05  
 Amendment Application | Project#: AP2207

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**Setback Encroachment Calculations**

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

**Setback Encroachment**

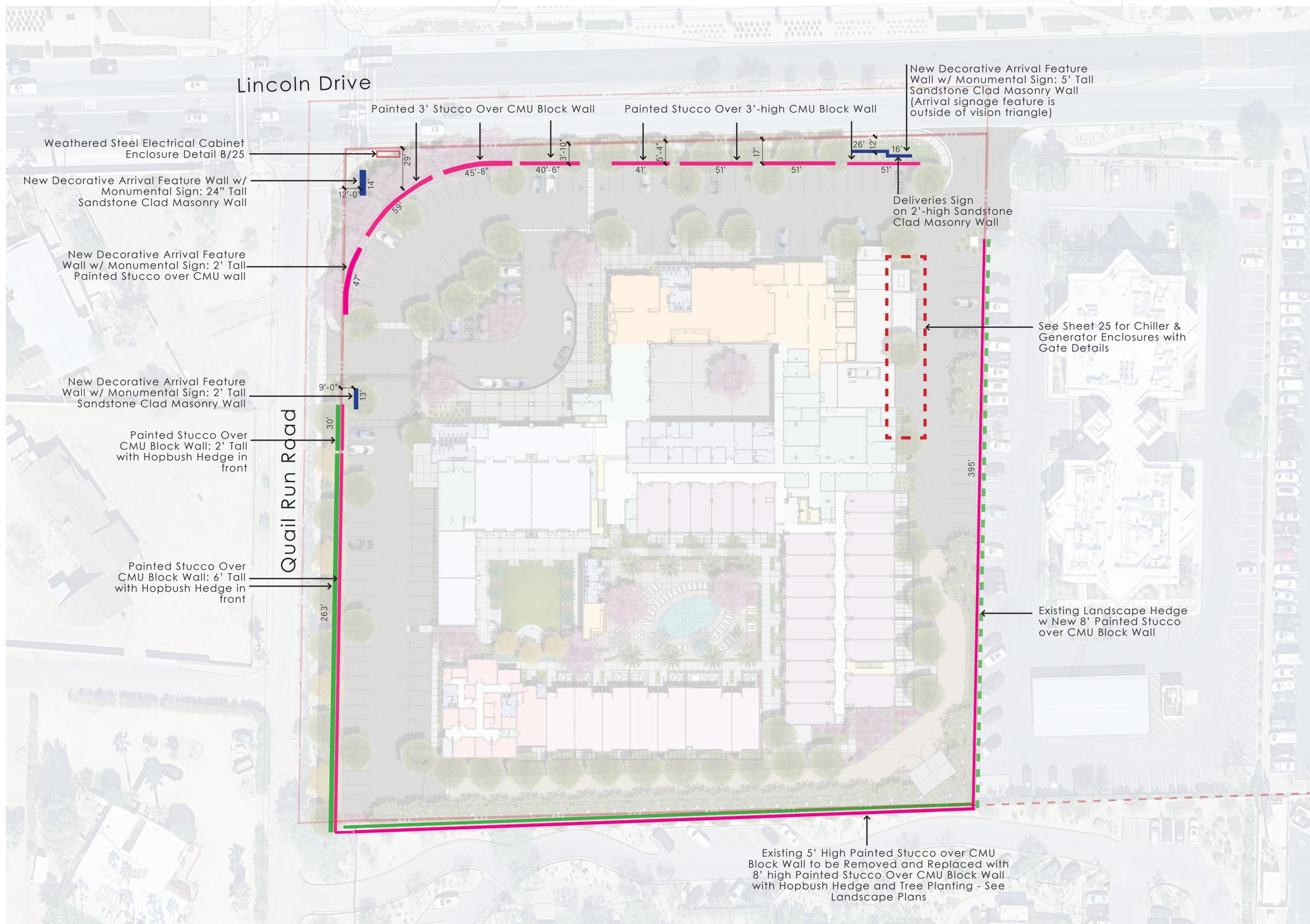


Conceptual Site Sections

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 22 | Date: 2023.12.12  
Amendment Application | Project#: AP2207

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



Conceptual  
Site Wall Diagram

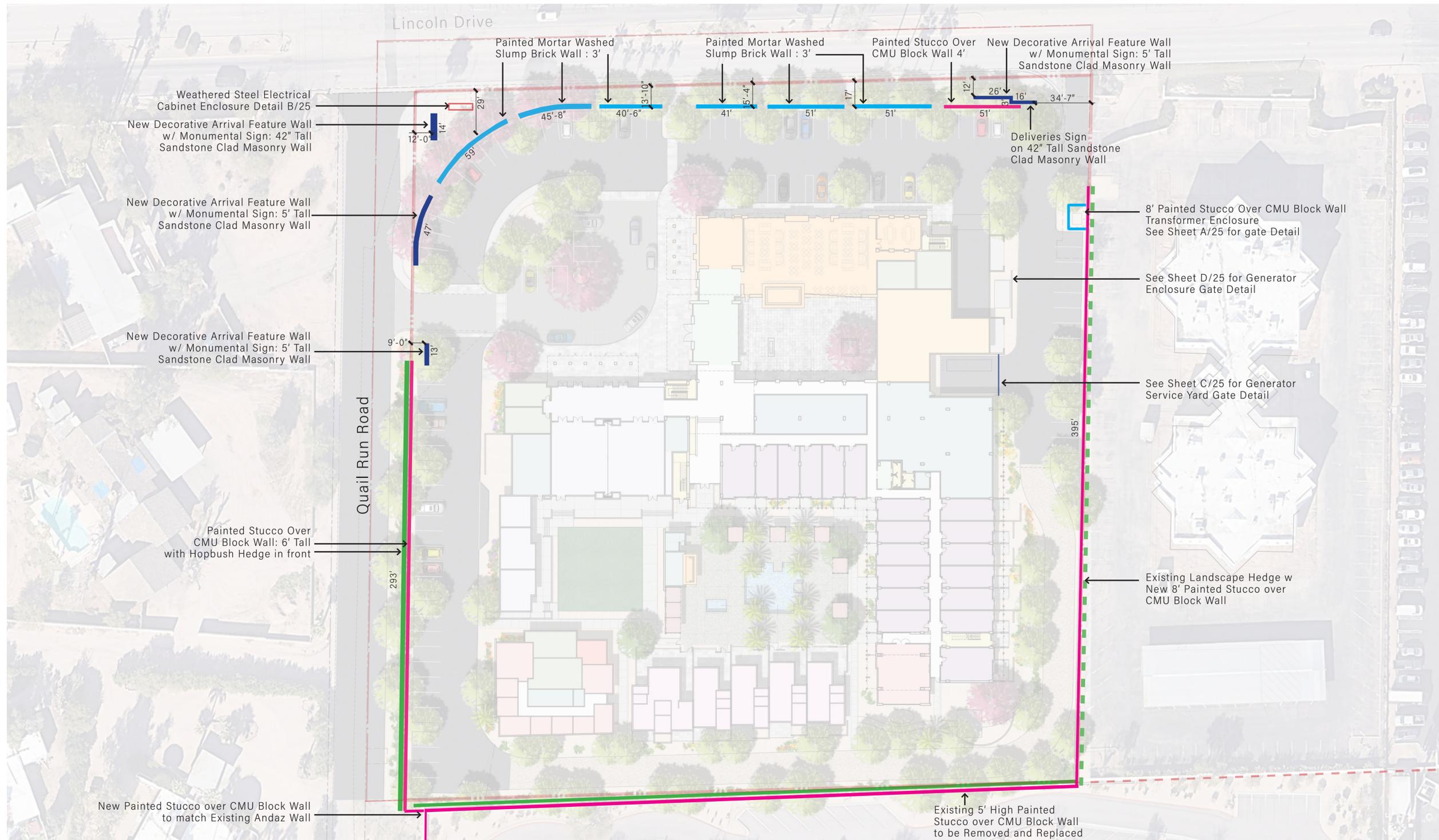
**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

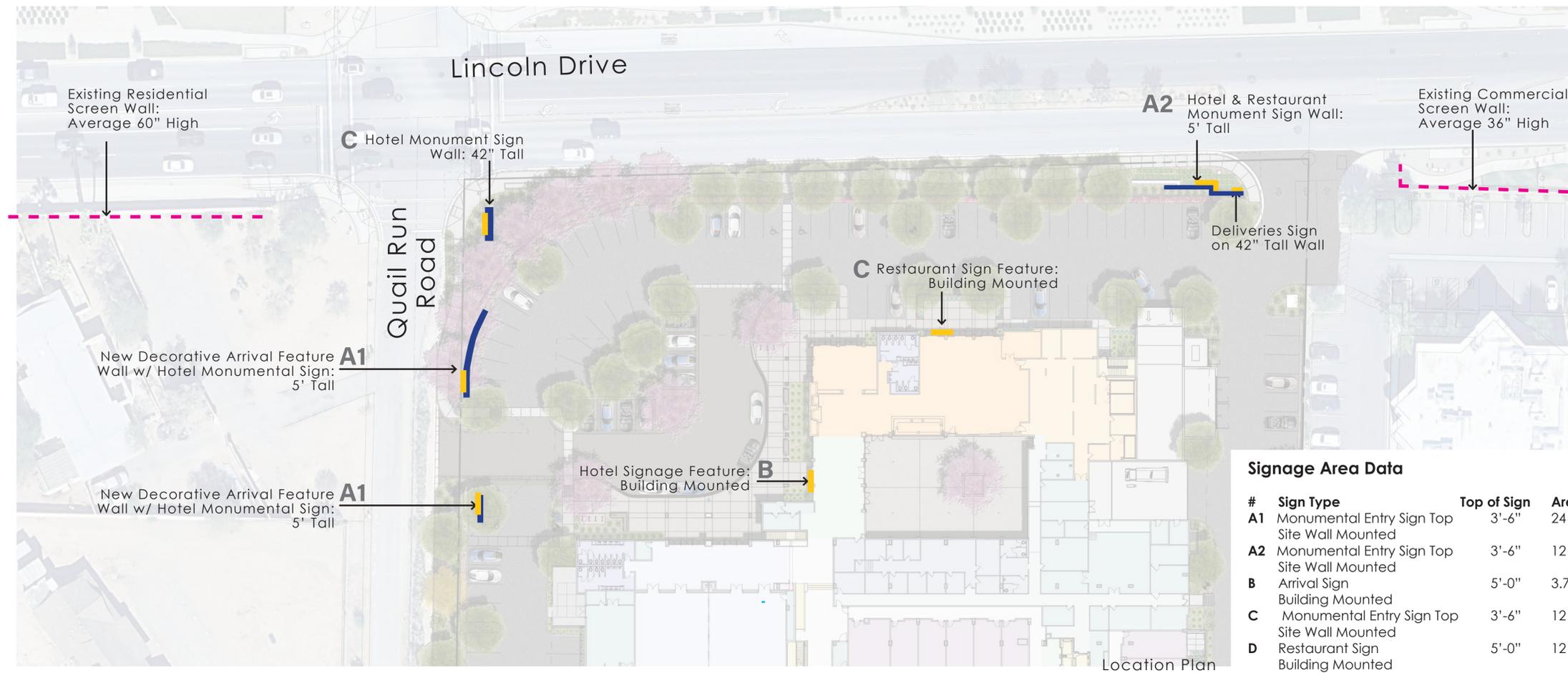
Special Use Permit: 23 | Date: 2025.03.05  
Amendment Application | Project#: AP2207

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Conceptual Signage Type A-C



Conceptual Signage Type D

**Signage Area Data**

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

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

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

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

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

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



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



Conceptual Signage Diagram

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 24 | Date: 2025.03.05  
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Location Plan

**Signage Area Data**

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



Conceptual Signage Type A-C



Conceptual Signage Type D

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

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

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

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

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



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



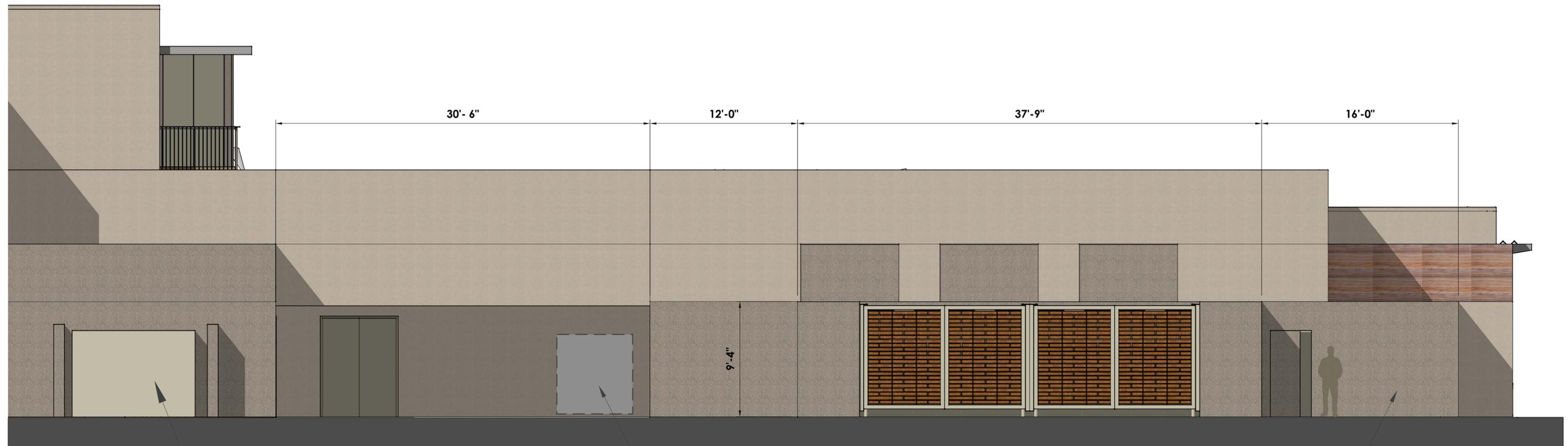
Conceptual Signage Diagram

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 24 | Date: 2023.12.12  
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**A**

RECEIVING & REFUSE

CHILLER ENCLOSURE WITH DECORATIVE METAL GATES  
(LIFT STATION GATES IDENTICAL)

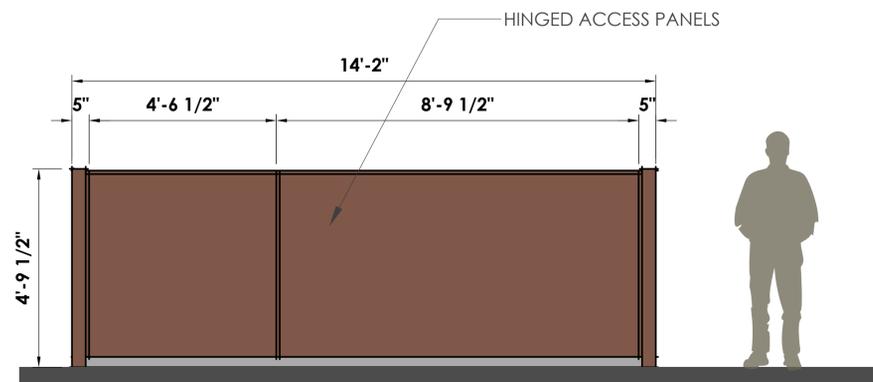
COMPACTOR

EMERGENCY GENERATOR ENCLOSURE

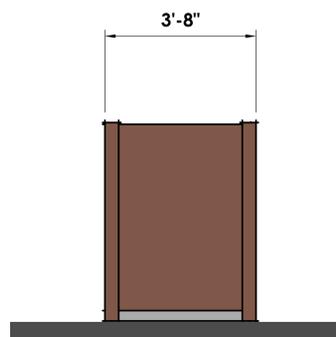
SERVICE ENTRANCE SECTION

SERVICE & BACK OF HOUSE DETAIL

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



NORTH ELEVATION



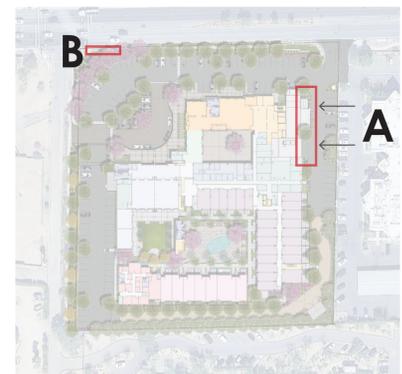
WEST ELEVATION

**B**

DECORATIVE ELECTRICAL CABINET ENCLOSURE

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

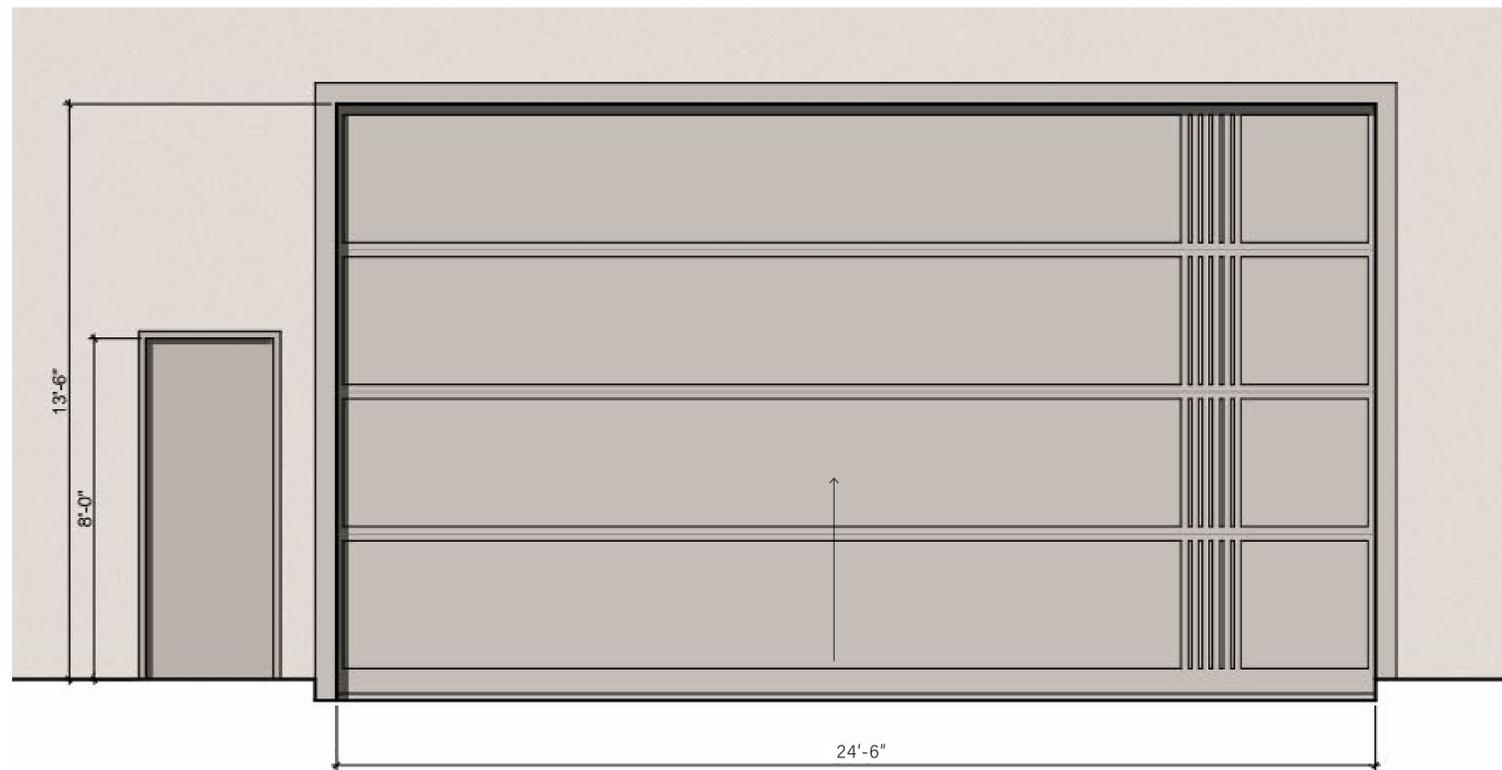
**NOTE:**  
THE DECORATIVE ELECTRICAL CABINET ENCLOSURE SHOWN ABOVE WILL COMPLY WITH STIPULATION 25 OF THE VISUALLY SIGNIFICANT CORRIDORS PLAN (ORD. NO. 2023-05)



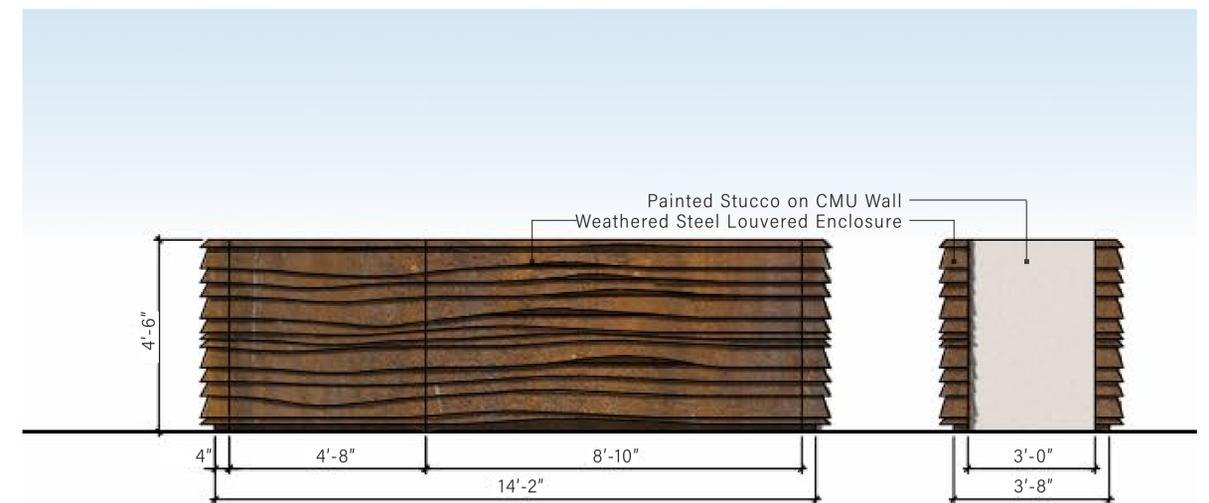
changed



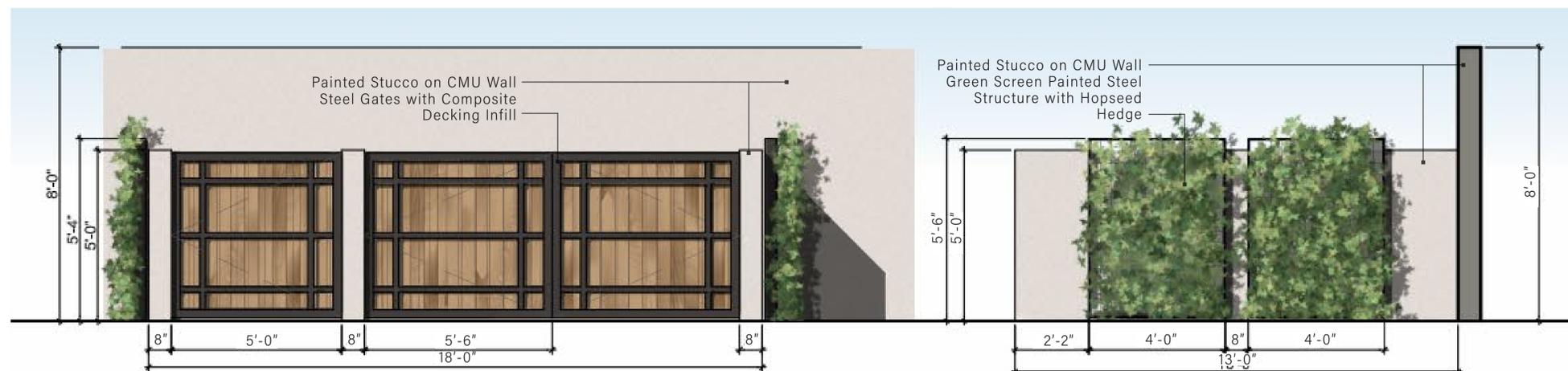
Conceptual Detail : Generator Enclosure  
Scale: 1/8" = 1'-0" **D**



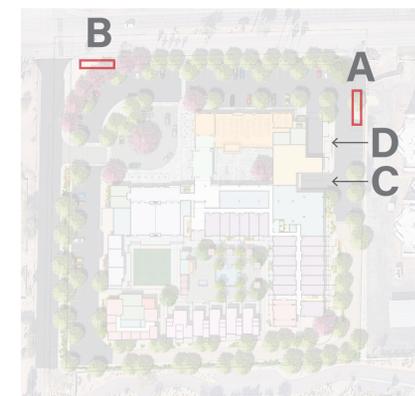
Conceptual Detail @ Service Area Overhead Door  
Scale: 1/4" = 1'-0" **C**



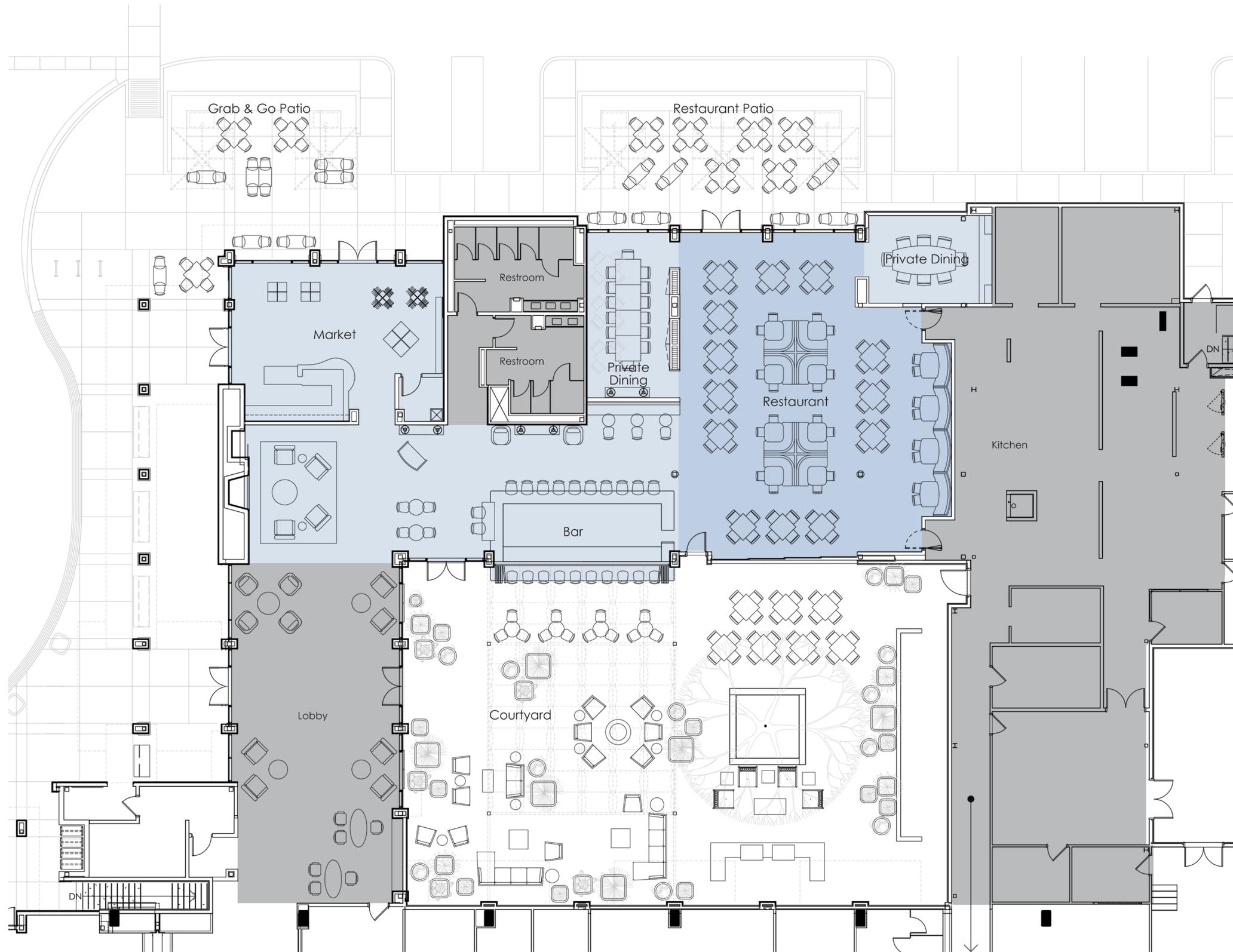
Conceptual Detail : Decorative Electrical Cabinet Enclosure  
Scale: 1/4" = 1'-0" **B**



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



Key Plan



Three Meal Restaurant

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



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



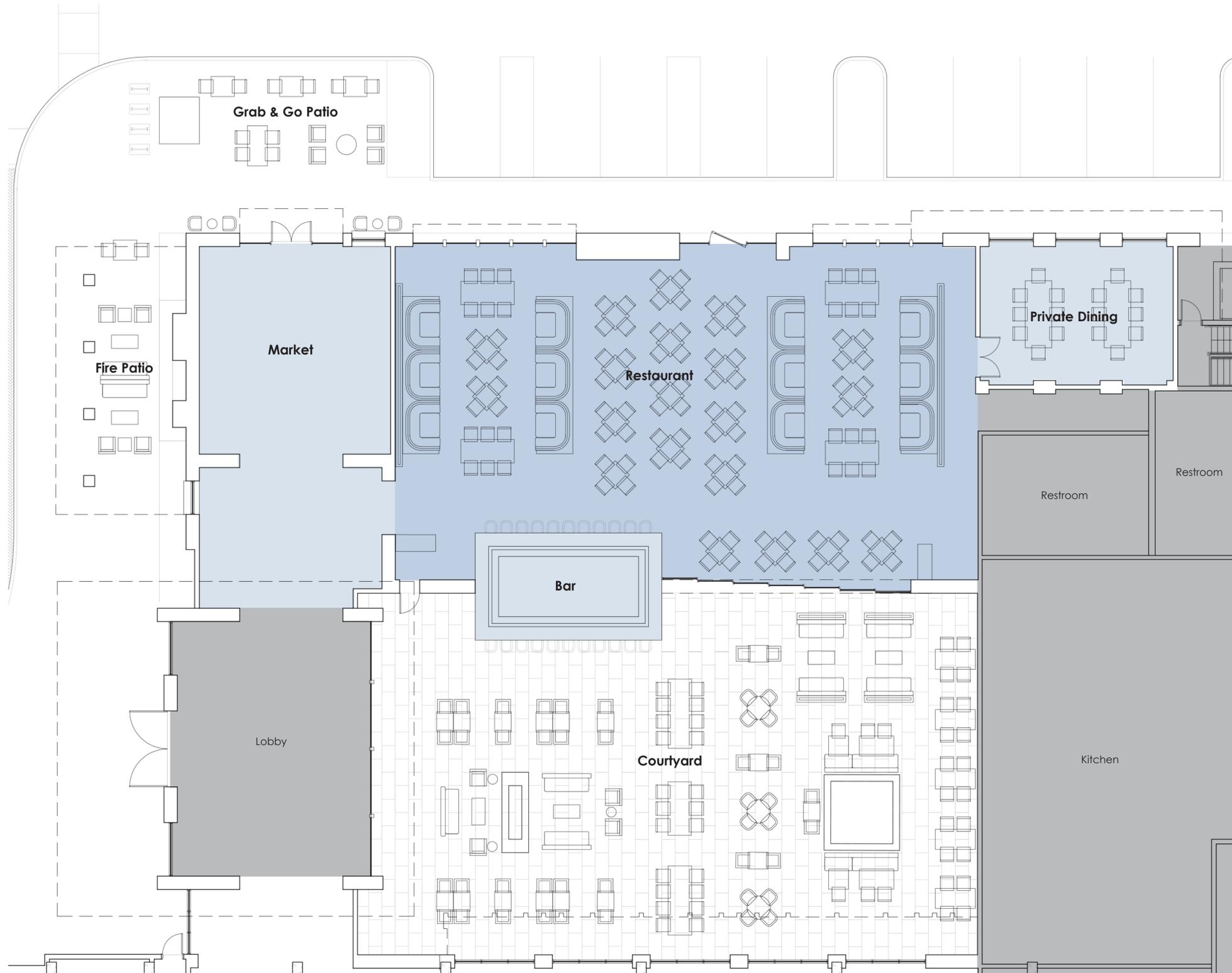
Conceptual Restaurant  
Seating Layouts

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: 26 | Date: 2025.03.05  
Amendment Application | Project#: AP2207

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**Three Meal Restaurant**

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



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



Conceptual Restaurant  
Seating Layouts

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

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Concept Rendering |  
Arrival

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Concept Rendering | Arrival

**SMOKETREE RESORT**  
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Concept Renderings |  
Arrival

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Concept Renderings |  
Pool Area & Hotel Room Wing

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Lincoln Drive Looking Southwest Parking Garage Entry



3' Radiused Screen wall

3' Radiused Screen wall



Quail Run Looking Southeast Quail Run Looking Northeast

Lincoln Drive Looking Southwest Parking Garage Entry



3' Radiused Screen wall

3' Radiused Screen wall



Quail Run Looking Southeast Quail Run Looking Northeast



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

View From Andaz Property at Eye  
level



Elevated View From Andaz Property



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

View From Andaz Property at Eye level



Elevated View From Andaz Property

Proposed Transformer Location



Shared Entry Drive Looking Southeast



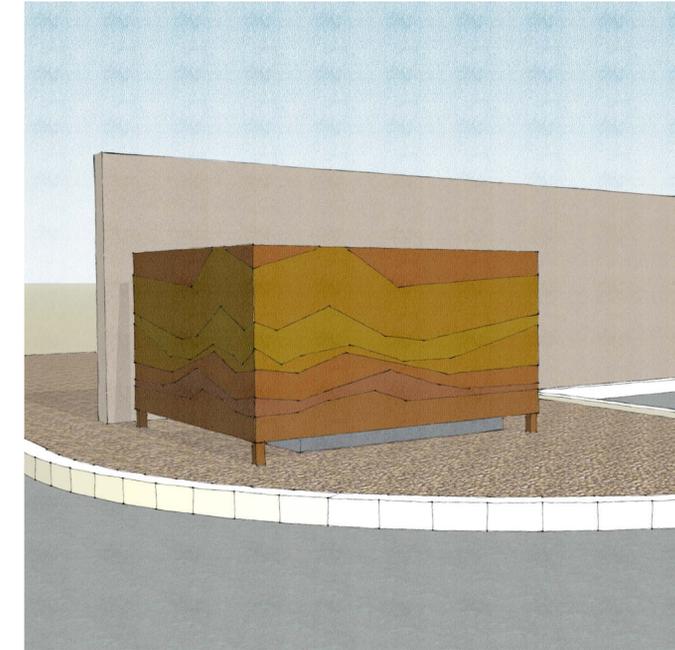
Additional Detail & Color Variation at Service Area



Increased Architectural Articulation at West Elevation



Additional Building Steps and Color Variations at Southeast Corner



Decorative Screen at Shared Drive Transformer

**Additional Sketches for Design Clarification**

# SMOKETREE RESORT

## TOWN OF PARADISE VALLEY, ARIZONA

02.17.2025 | SPECIAL USE APPLICATION PACKAGE

### PROJECT TEAM

#### WALTON GLOBAL HOLDINGS

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

#### ALLEN+PHILP PARTNERS

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

#### FLOOR ASSOCIATES

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

changed

# SMOKETREE RESORT

TOWN OF PARADISE VALLEY, ARIZONA

12.15.2023 | SPECIAL USE APPLICATION PACKAGE

## PROJECT TEAM

### WALTON GLOBAL HOLDINGS

[www.walton.com](http://www.walton.com)  
8800 N. Gainey Center Drive - Suite 345  
Scottsdale, AZ 85258

### ALLEN+PHILP PARTNERS

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### FLOOR ASSOCIATES

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

# OVERALL SITE PLAN



Scale: 1/20" = 1'-0"



Landscape Design |  
Overall Site Plan

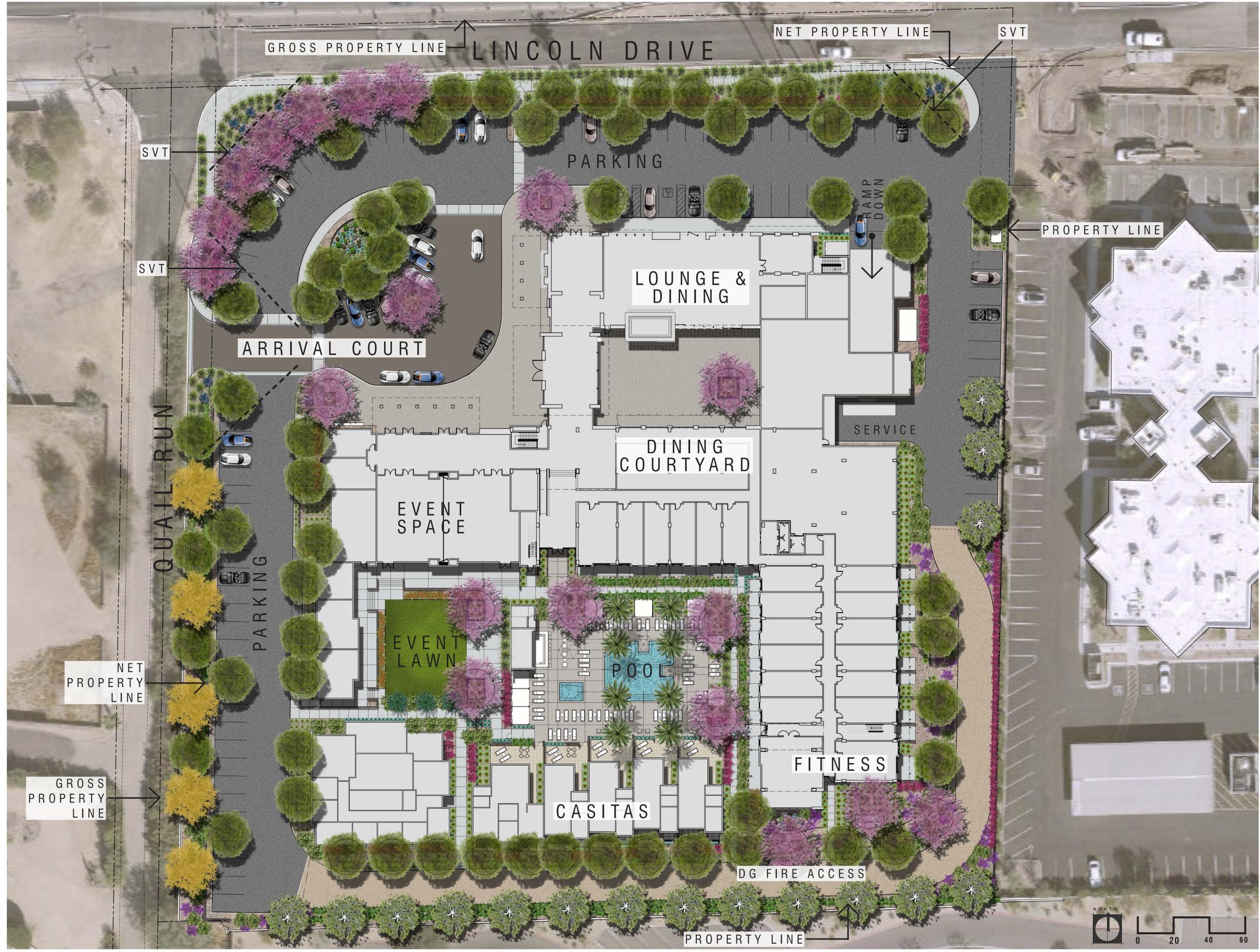
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# SITE PLAN - NORTH



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



Landscape Design |  
Enlarged Conceptual Plan : North

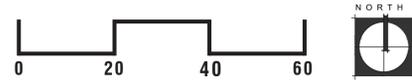
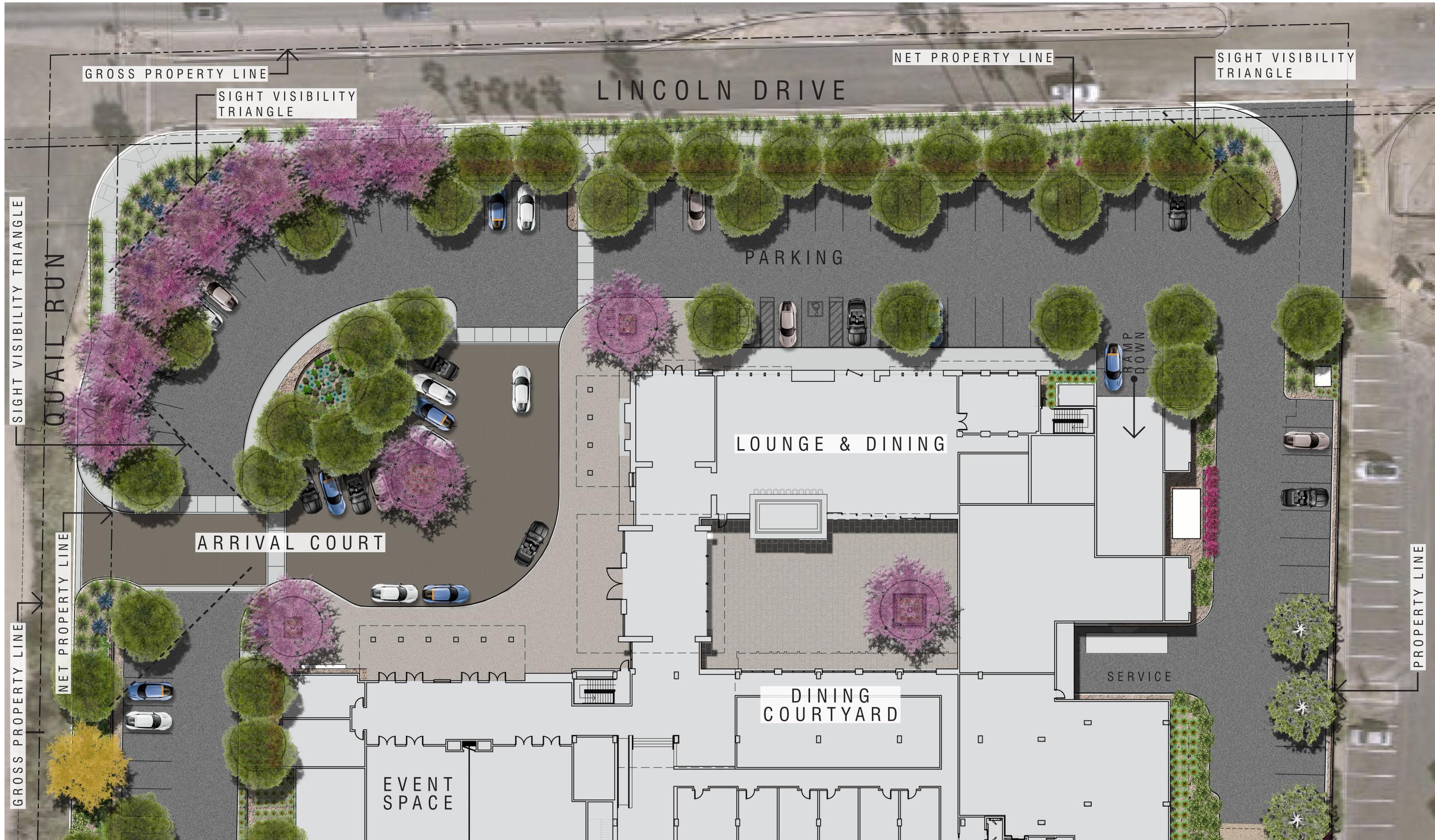
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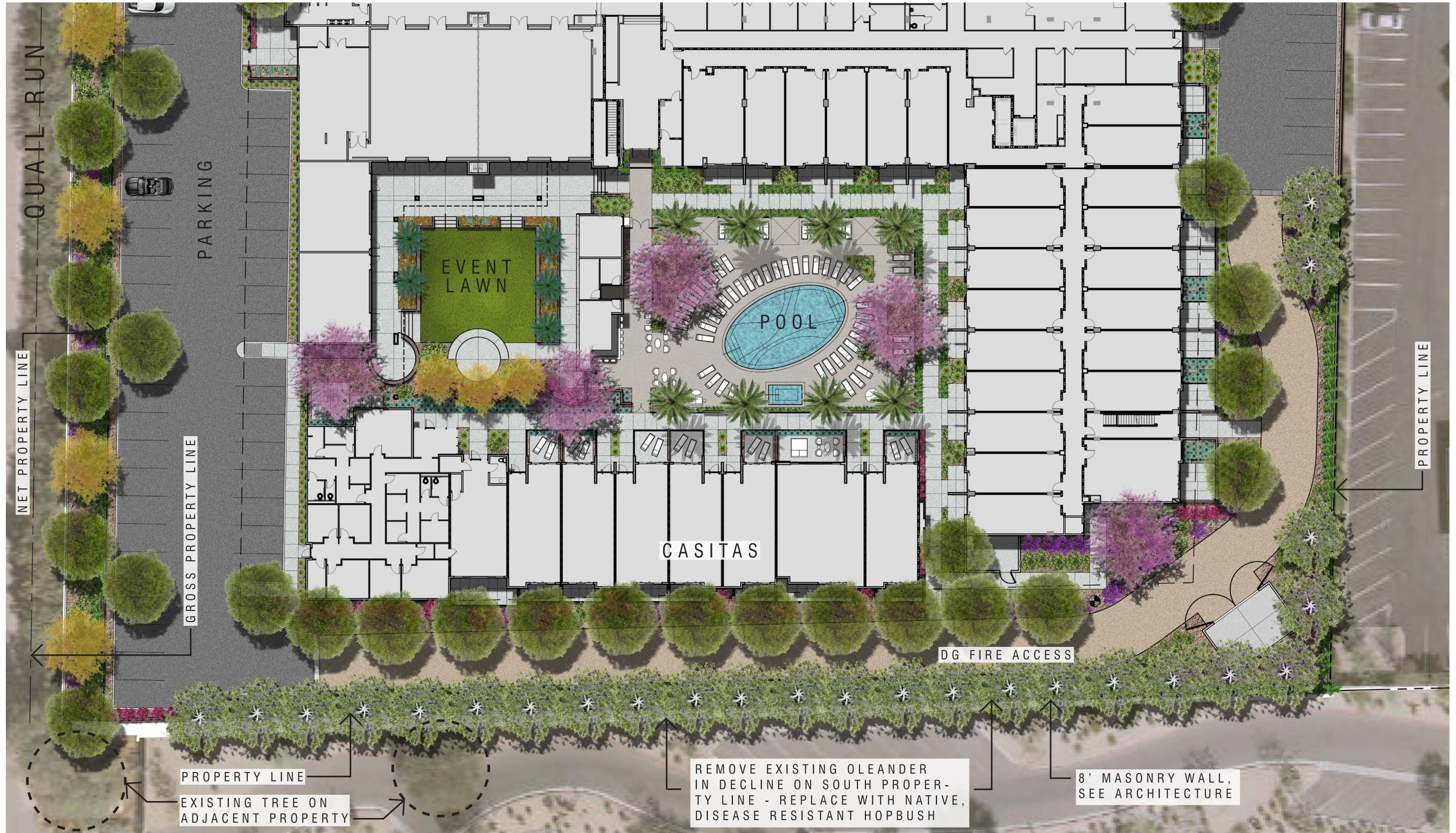
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# SITE PLAN - SOUTH



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



Landscape Design |  
Enlarged Conceptual Plan : South

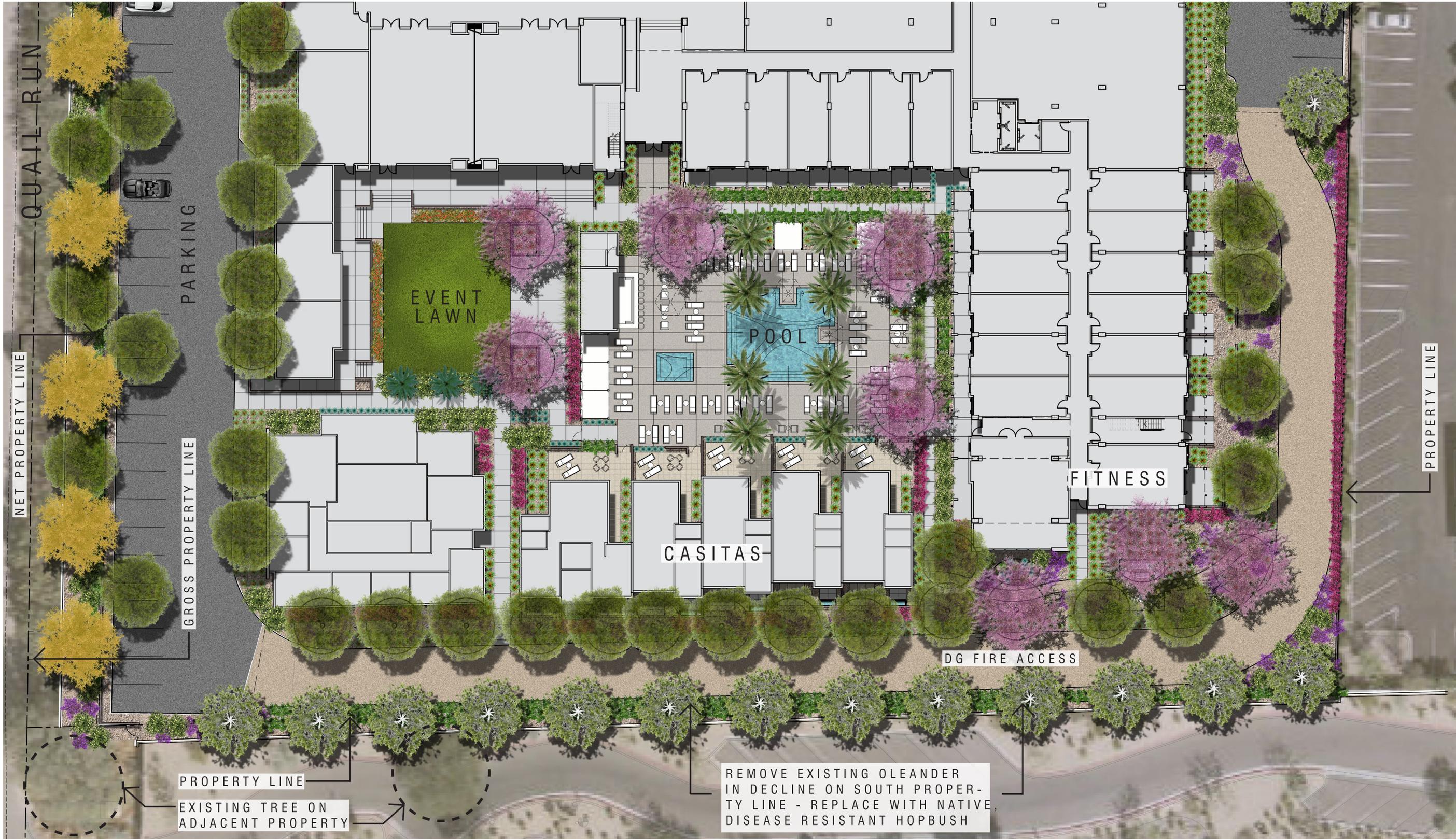
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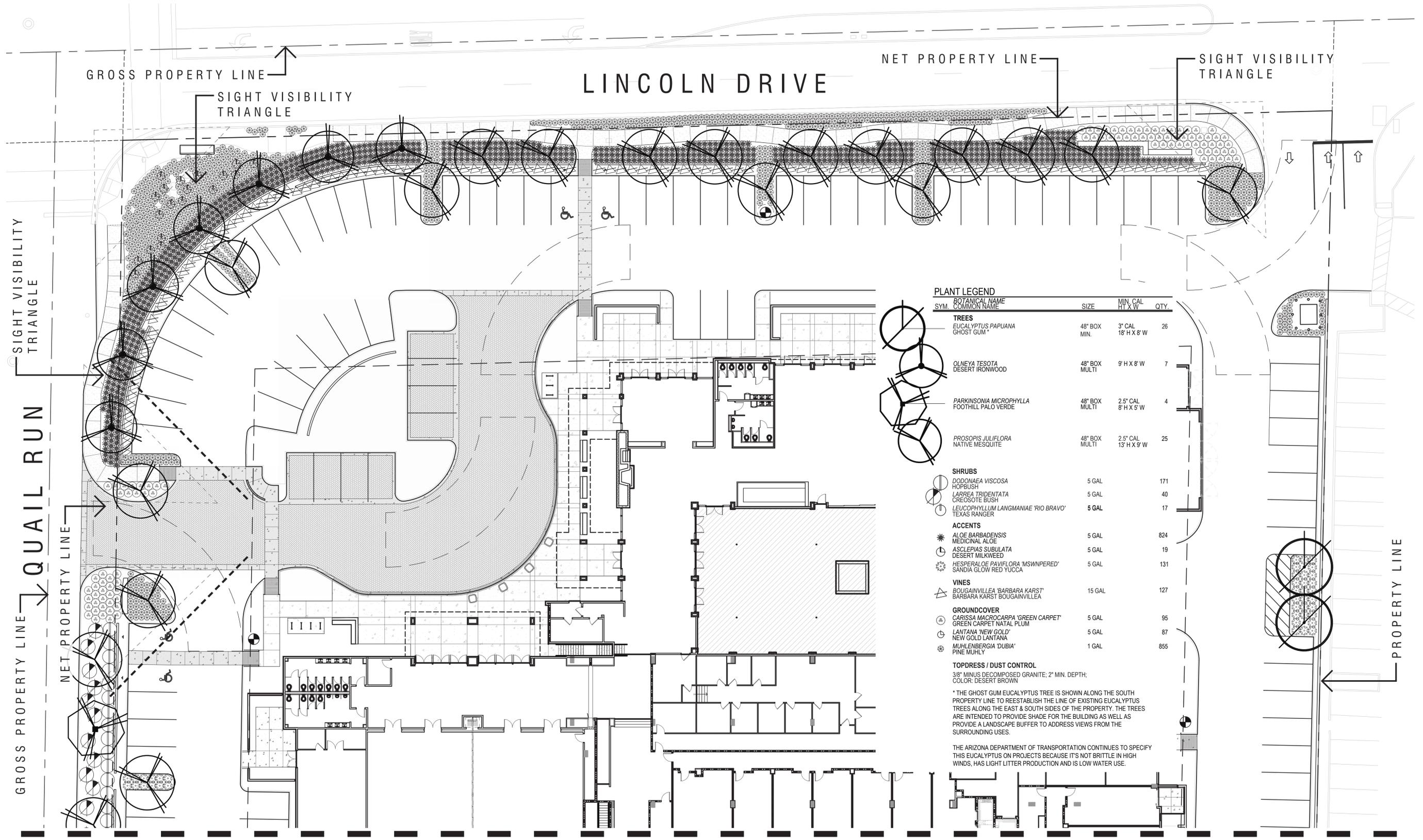
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# LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - NORTH



**PLANT LEGEND**

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

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

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

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



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



Landscape Design | Conceptual Streetscape Plan : North

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit: Amendment Application

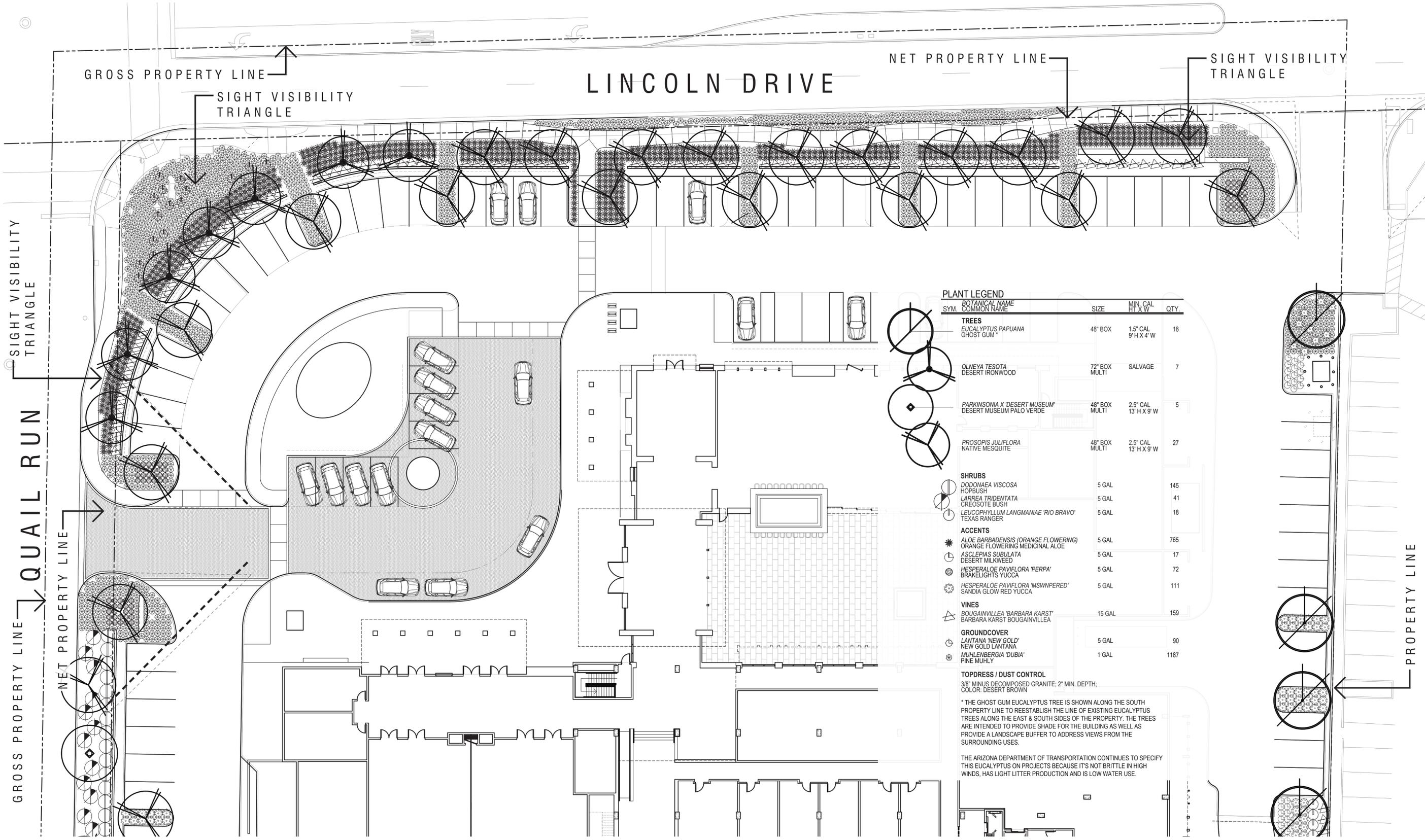
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**Allen + Philp** Partners  
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# LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - NORTH

original SUP



### PLANT LEGEND

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

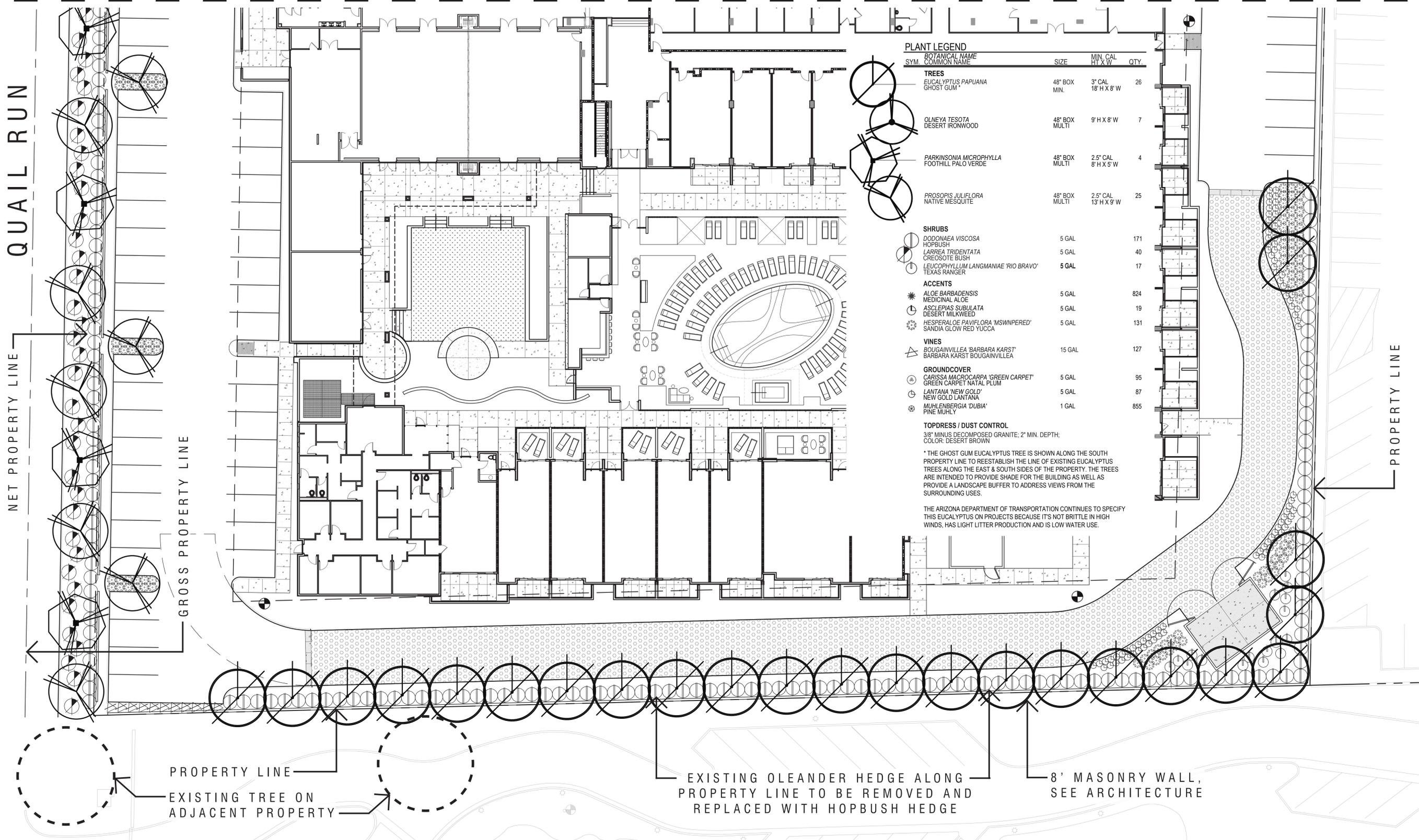
**TOPDRESS / DUST CONTROL**  
3/8" MINUS DECOMPOSED GRANITE; 2" MIN. DEPTH;  
COLOR: DESERT BROWN

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

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



# LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - SOUTH



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



Landscape Design  
Conceptual Streetscape Plan : South

**SMOKETREE RESORT**  
7101 E Lincoln Drive Paradise Valley, Arizona

Special Use Permit:  
Amendment Application

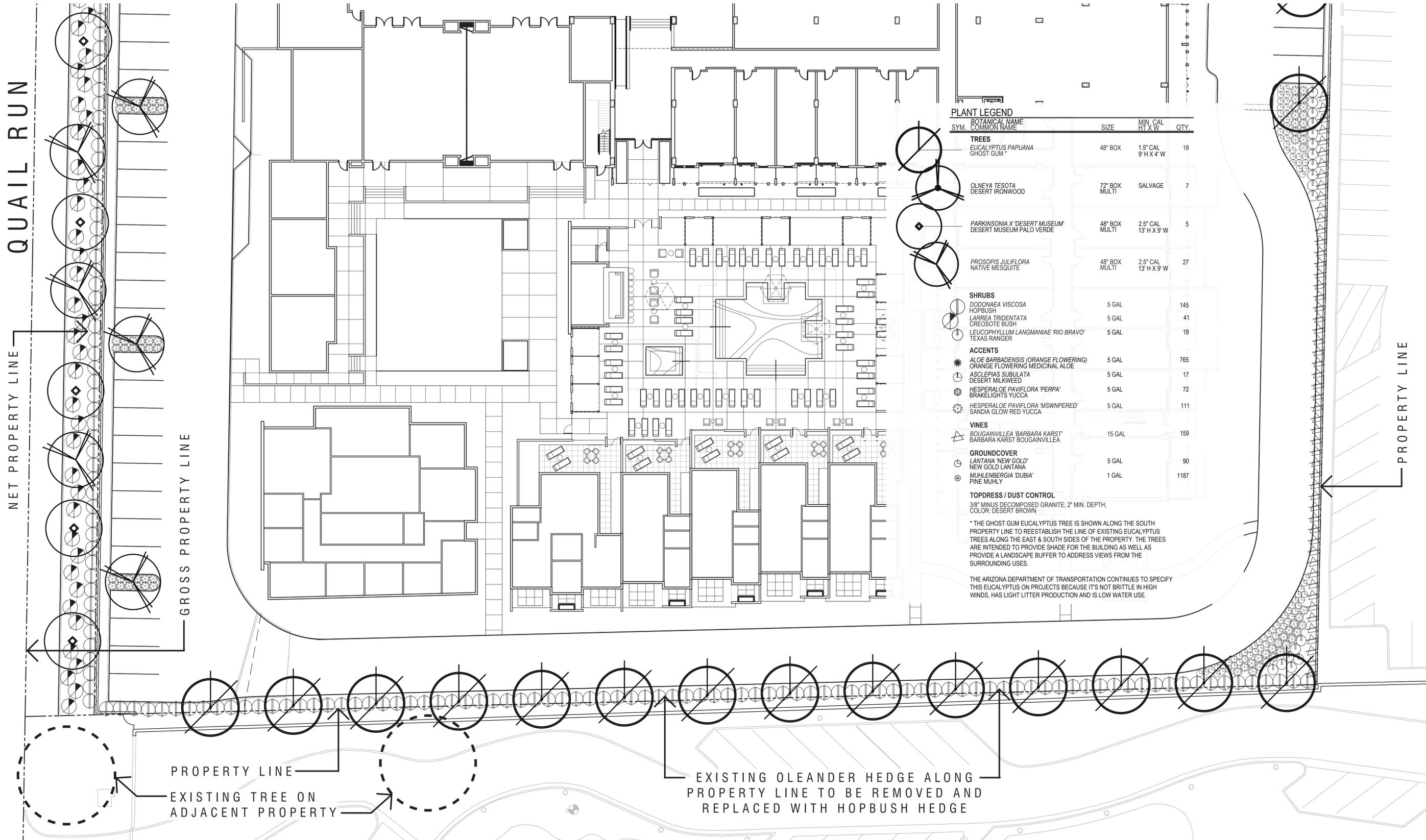
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# LANDSCAPE PERIMETER STREETScape & BUFFER PLAN - SOUTH

original SUP



**PLANT LEGEND**

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

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

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

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

PROPERTY LINE  
EXISTING TREE ON ADJACENT PROPERTY

EXISTING OLEANDER HEDGE ALONG PROPERTY LINE TO BE REMOVED AND REPLACED WITH HOPBUSH HEDGE



# LINCOLN DRIVE STREETScape CHARACTER

## TREES



IRONWOOD



NATIVE MESQUITE

## SHRUBS, ACCENTS, GROUND COVER, & VINES



BOUGAINVILLEA



MEDICINAL ALOE



DESERT MILKWEED



PINE MUHLY



DESERT BROWN TOPDRESS

TREES



IRONWOOD



NATIVE MESQUITE

SHRUBS, ACCENTS, GROUNDCOVER, & VINES



INDIAN FIG PRICKLY PEAR



BOUGAINVILLEA



BRAKELIGHTS YUCCA



DESERT MILKWEED



MEDICINAL ALOE



SANDIA GLOW RED YUCCA



PINE MUHLY



DESERT BROWN TOPDRESS

# QUAIL RUN STREETScape CHARACTER

## TREES



NATIVE MESQUITE



FOOTHILL PALO VERDE

## SHRUBS, ACCENTS, & GROUND COVER



CREOSOTE



HOP BUSH



DESERT MILKWEED



PINE MUHLY



MEDICINAL ALOE



SANDIA GLOW RED YUCCA



DESERT BROWN TOPDRESS

TREES



NATIVE MESQUITE



DESERT MUSEUM PALO VERDE

SHRUBS, ACCENTS, & GROUND COVER



CREOSOTE



HOP BUSH



BRAKELIGHTS YUCCA



INDIAN FIG PRICKLY PEAR



PINE MUHLY



DESERT MILKWEED



SANDIA GLOW RED YUCCA



MEDICINAL ALOE



DESERT BROWN TOPDRESS

# SOUTH & EAST BUFFER CHARACTER TREES



GHOST GUM EUCALYPTUS

# SHRUBS, ACCENTS, GROUNDCOVER, & VINES



RIO BRAVO SAGE



BOUGAINVILLEA



HOP BUSH



DESERT BROWN TOPDRESS



PINE MUHLY



SANDIA GLOW RED YUCCA



NEW GOLD LANTANA

# SOUTH & EAST BUFFER CHARACTER TREES



GHOST GUM EUCALYPTUS

# SHRUBS, ACCENTS, GROUNDCOVER, & VINES



RIO BRAVO SAGE



BOUGAINVILLEA



HOP BUSH



DESERT BROWN TOPDRESS



PINE MUHLY



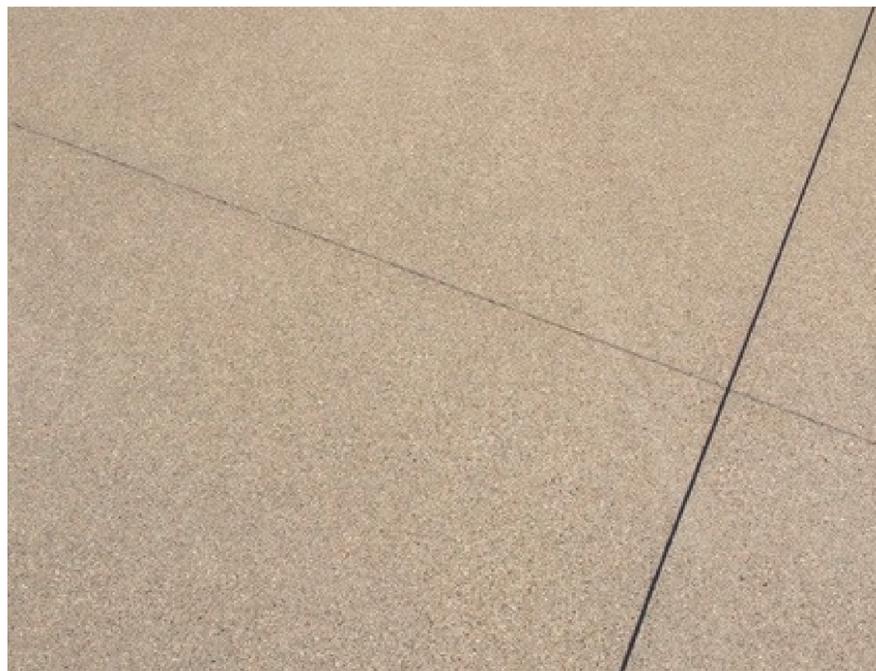
SANDIA GLOW RED YUCCA



NEW GOLD LANTANA

**PROPOSED HARDSCAPE CONCEPTS**

**STREETSCAPE**



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

**ARRIVAL COURT**



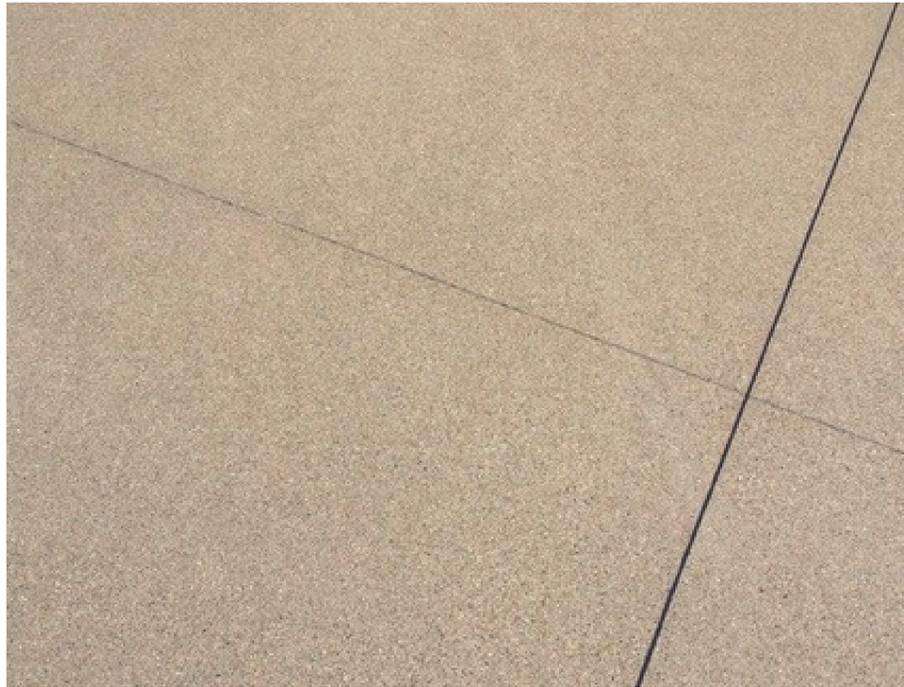
4 X 12 CONCRETE VEHICULAR PAVER W/ MICRO CHAMFER  
COLOR: CHARCOAL  
FINISH: SHOTBLAST (NOT SHOWN)

**PEDESTRIAN CONNECTIONS**



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

STREETSCAPE

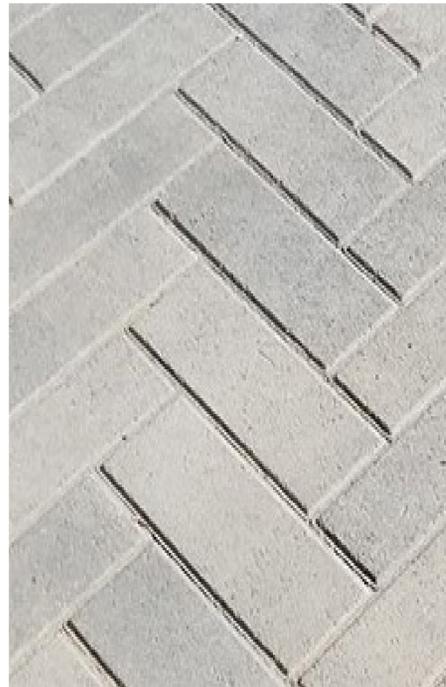


CONCRETE  
COLOR: DAVIS SAN DIEGO BUFF  
FINISH: DAYTON 03 TOPCAST

ARRIVAL COURT



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



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

PEDESTRIAN CONNECTIONS



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