



NARRATIVE

45 New Keys, woven into the existing Mountain Casitas & Suites, at the Sanctuary Spa and Resort on Camelback Mountain in Paradise Valley

This project creates up to 45 new keys at the Sanctuary Spa and Resort. The project is designed to embrace the scale, existing site conditions and environmental sensitivities of the Mountain Casitas & Suites by selectively in-filling and appending to interstitial spatial opportunities offered throughout the existing keys. 13 new keys, "in-fill", slide in under the canopy of existing keys where the land fall allows. Another 32 new keys append or are adjacent to the stark, blank end walls of select Mountain Casitas & Suites.

The 32 new keys appended or adjacent to the end walls of the Mountain Casitas & Suites, referred to as the 'Bungalows', are 410 sqft luxury resort rooms with a private balcony or patio. The 13 new keys slide under the existing canopy of the Mountain Casitas & Suites, referred to as "in-fill", are either 550 sqft luxury resort one bedroom suites with private patios or 850 sqft two bedroom suites with private patios. The two bedroom suites have lock off options for the second bedroom. As a lock off the second bedroom may serve as a luxury resort room with a private entry and patio.

The majority of new keys are located along the canyon walk further enhancing pedestrian usage and the overall experience of this internalized nature trail. The remaining keys are strategically placed where interstitial spatial opportunities are present.

With this fresh look at interstitial opportunities additional remediation and improvement to this portion of the property became viable. These include but are not limited to;

- Adding a new family pool

- Adding parking spaces

- Pedestrian and ADA friendly path and trail improvements

- Internal road augmentations for improved safety and security without diminishing emergency access

- Elimination of the upper west pool and

- Refreshing the water storage enclosure

Materials will be of the same family and color palate currently employed throughout the property. Darker colors will match those existing and will comply with the 38% reflectivity standard. Entry lighting at new key doors will be a low level hooded and shielded fixture directing light downward only. Landscape lighting will be in keeping with the low level hooded fixtures currently located along the internal path and trail system for way finding, security and safety. Constructed heights of the new keys do not exceed the height of the existing keys.