

## Project Narrative

For  
Sanctuary at Camelback Mountain  
Women's Spa Addition  
5700 East McDonald Drive  
Paradise Valley, AZ 85253

Parcel No. 172-02-009B

Request:

Women's Spa Addition - Our proposal requests to add a building addition to the current women's spa facility at the Sanctuary at Camelback Mountain Resort. The building addition would occur on the existing northern face of the women's spa building as shown on the attached documentation. Functionally, the new building addition will help support the women's spa amenity spaces by adding a post treatment quiet room space and additional shower and toilet facilities. This new addition will be on the same floor level as the current spa and is proposed to be 1,339 sq. ft. in size. As part of the addition, one of the tennis courts will be abandoned and converted into a synthetic grass lawn for quiet spa related activities such as yoga. No amplified noise activities will be allowed on this lawn. The new and existing mechanical units will be housed to the west of the addition above the existing pool equipment behind a solid stucco wall. This wall will be 12 ft tall from the adjacent tennis court level and as such encloses an additional 365 sf. The total sf for the proposal therefore, comes to 1,704 sf. Also a storage room will be provided below the new addition accessed from the underneath the mechanical platform. The overall disturbed area for the property will be reduced by the 1,339 sf credit for enclosed sf.

The raised diamond-shaped planter will be demolished and replaced with an at-grade planter. Another at-grade planter will be provided just to the north of the new addition before the new Spa lawn. The additions occur over current existing hardscape features and a tennis court. The modified and new planter areas will only decrease the amount of hardscape.

The primary material of the addition is smooth stucco to match the existing Spa building. There is a Core-ten clad volume at the northeast corner and an accent wall of exposed CMU on the west side. The Mechanical yard is screened by a smooth stucco wall to the north and a painted metal panel to the west. The metal panel will be the same color as the stucco.