THE RITZ-CARLTON®

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application

FIVE STAR DEVELOPMENT

Initial Submittal:	May 4, 2015
2nd Submittal:	May 19, 2015
Amendment:	July 30, 2015
Amendment:	August 28, 2015
Amendment:	September 11, 2015
3rd Submittal:	October 2, 2015
Amendment:	October 14, 2015
Amendment:	October 20, 2015
4th Submittal:	October 27, 2015
Amendment:	November 24, 2015
Amendment:	November 30, 2015

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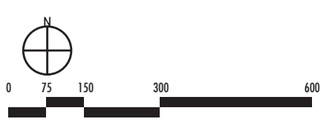
FIVE STAR DEVELOPMENT

MASTER PLAN

Area	Description
A | A1	Ritz-Carlton Hotel and Villas
B	Single Family Resort Related Residential
C	Single Family Ritz-Carlton Branded Residential
D	Resort Related Attached Residences
E1	Resort Related Retail
E2	Resort Related Mixed Use (Deferred –Final Site Plan to Follow)



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November 24, 2015

THE RITZ-CARLTON®

MASTER PLAN
Land Use Plan
D-1

2015 Proposed SUP Overview (Excluding Area E)

Area	Land Use Product	Gross Acreage	Proposed Residential Units	Residential Lot Sizes	Average Unit Size Conditioned, sf	Total Residential Floor Area, sf [4]	Total Resort Related Floor Area, sf [4]	Lot Coverage: Drip Line Area, sf	Area Coverage, Percentage [1]	Maximum Height, ft [2]
A	The Ritz-Carlton Resort Hotel	18.1	Public Spaces				352,000	234,000	29.7%	48'
			200 Hotel Rooms							24'
	Accessory & Service Structures						15,000			16'
A1	Resort Villas	11.1	94 Resort Villas				328,000	149,000	30.8%	36'
	- Food & Beverage						32,000			24'
	Subtotals - A & A1	29.2					727,000	383,000	30.1%	
B	Resort Related Detached Single Family	31.3	72	10,000 sf min	4,000	495,000		340,848	25.0%	20' /24' [3]
				12,092 sf avg						
				20,320 sf max						
C	Ritz-Carlton Detached Single Family	22.5	45	12,000 sf min	4,000	309,375		236,250	24.1%	20' /24' [3]
				14,191 sf avg						
				37,605 sf max						
D	Resort Related Attached Residences	8.8	62		2,400	209,700		96,950	25.2%	20'/24'/36' [5]
E1	Resort Related Retail	7.2					54,327	54,327	17.3%	30'
E2	Resort Related Mixed-Use (Defered)									
	Subtotals - B, C, D & E1	**69.8**				**1,014,075**	**54,327**	**728,375**	**23.9%**	
	Total All Parcels	**99.0**				**1,014,075**	**781,327**	**1,111,375**	**25.8%**	

Total Development Floor Area

Residential	1,014,075
Resort Related	781,327
Total Proposed	1,795,402 sf
25% (at 2 stories) SUP Guidelines	2,157,091 sf

Area Setbacks (from post dedication property lines)

North of Lincoln Drive:	50'
East of Mockingbird Lane:	50'
South of Indian Bend Road:	30'
North of St. Barnabas Church	10'

Single Family Dwelling Units per Acre

Parcel B	72	du
Parcel C	45	du
Total	117	du

Net Acres	53.8	ac [6]	2.17	du/ac
Gross Acres	54.5	ac [7]	2.15	du/ac
Improved Acres	56.5	ac [8]	2.07	du/ac

Notes:

(1) Area coverage is calculated using drip line of structures including trellises at 50% coverage

(2) The maximum heights indicated are measured from finish grade. Finish grade is no more than 2' above existing grade or as depicted on Page E-7.

(3) Residential lots adjacent to public roadway are limited to one story and a 20' maximum height. Specific lots are depicted on Page F-2 and F-3.

(4) Gross area including at-grade garages, patios, trellises, overhangs but excluding basements

(5) 36' (three story) height only occurs as a buffer along the eastern border. Third floor: interior area will not exceed 50%, exterior covered will not exceed 10%, exterior uncovered will not exceed 10% of the second floor area. One story units are limited to 20' in height, two story units are limited to 24' in height. See Page F-4 for specific unit height limitations.

(6) Post-dedication acreage

(7) Pre-dedication acreage

(8) Improved Acres include landscaped right-of-way (to the back of curb) in addition to the perimeter Area Setbacks

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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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THE RITZ-CARLTON®

MASTER PLAN
Land Density Table
D-3

LEGEND

One Story Building:	14' - 20' above finish grade
Two Story Building:	20' - 28' above finish grade
Three Story Building	28' - 36' above finish grade
Hotel Lobby Roof	48' above finish grade
Single Story with a	30' maximum height

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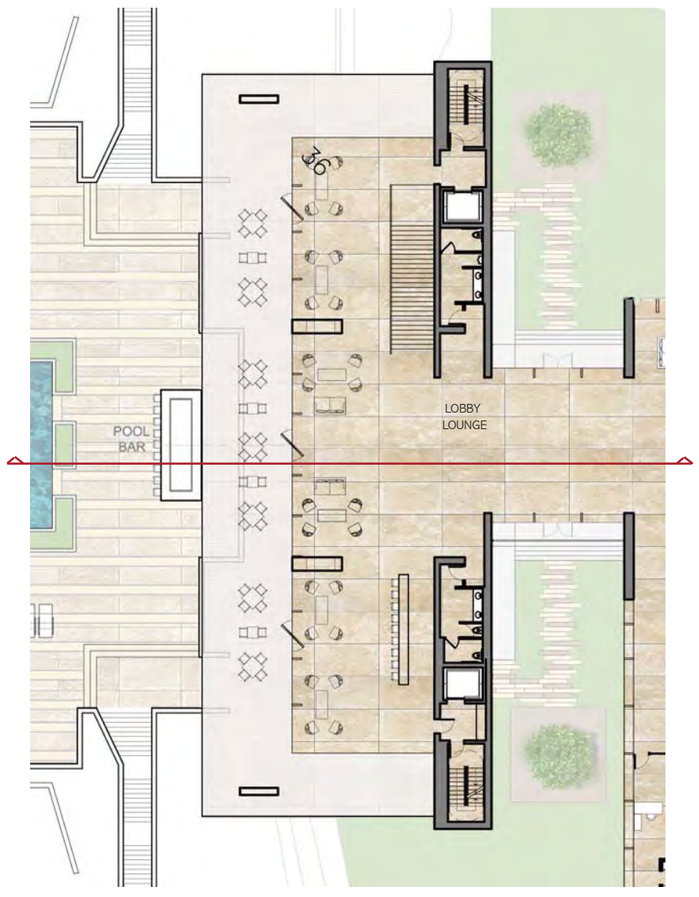
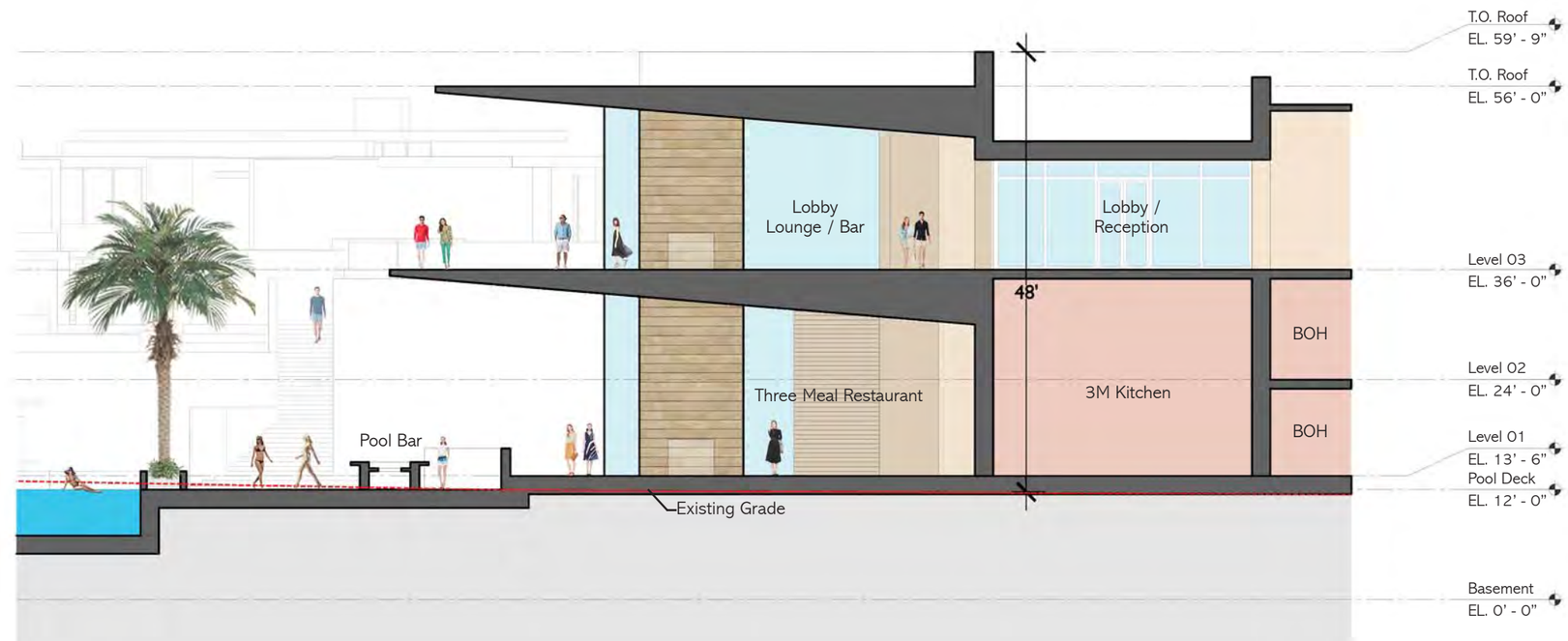
PROJECT HEIGHTS

Hotel | Residential | Mixed Use



LOBBY LOUNGE - LEVEL 03



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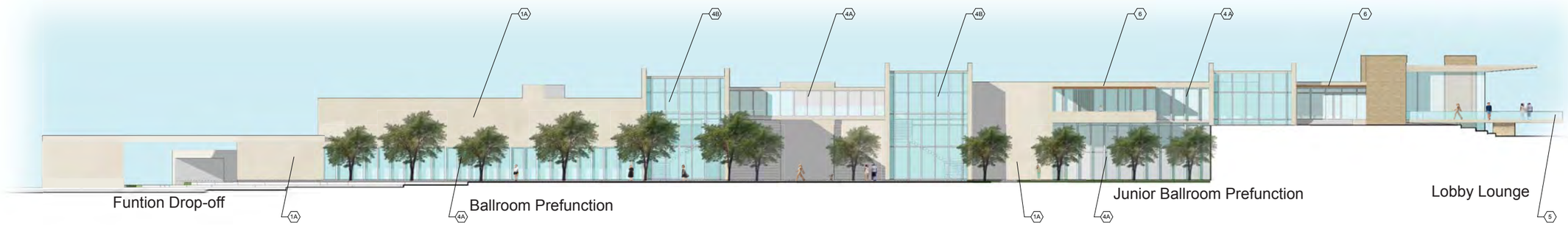
THE RITZ-CARLTON®

RESORT HOTEL

Enlarged Lobby Building Section

E-14

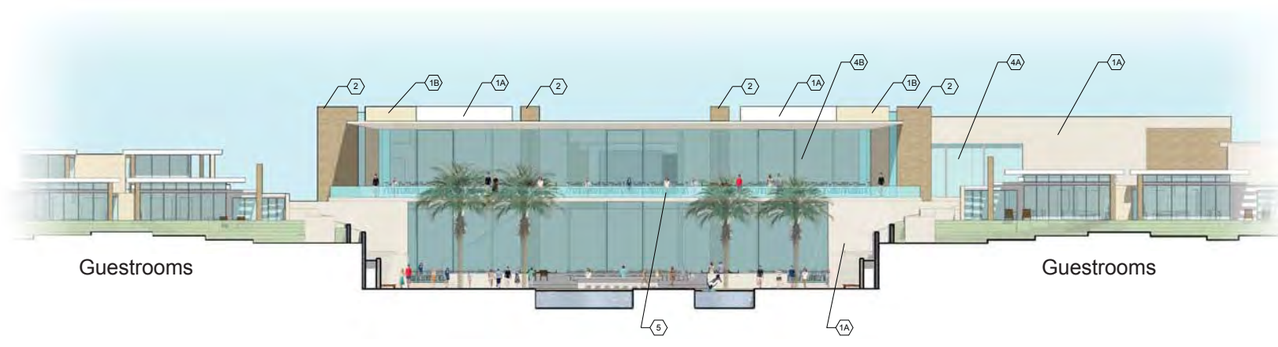


MAIN BUILDING - NORTHWEST ELEVATION (FUNTION LAWN)

MAIN BUILDING - EAST ELEVATION (PALM COURT)

KEYNOTES

- 1A STUCCO A — 3/4"TH INTERGRAL COLOR SMOOTH STUCCO, LIGHT BEIGE
- 1B STUCCO B — 3/4"TH INTERGRAL COLOR SMOOTH STUCCO, TAN
- 2 STONE — DARK HONED LIMESTONE
- 3 STONE PAVERS
- 4A GLAZING WITH DEEP MULLION CAPS
- 4B GLAZING WITH GLASS FINS
- 5 GLASS RAILING



MAIN BUILDING - NORTHEAST ELEVATION (LOBBY LOUNGE)

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THE RITZ-CARLTON®

RESORT HOTEL

Main Building Elevations

	Use	# Levels	Total
A	Retail	1.0	9,600 sf
B	Gourmet Foods	1.0	9,793 sf
C	Retail	1.0	17,349 sf
	Retail	1.0	17,585 sf

One Level Retail

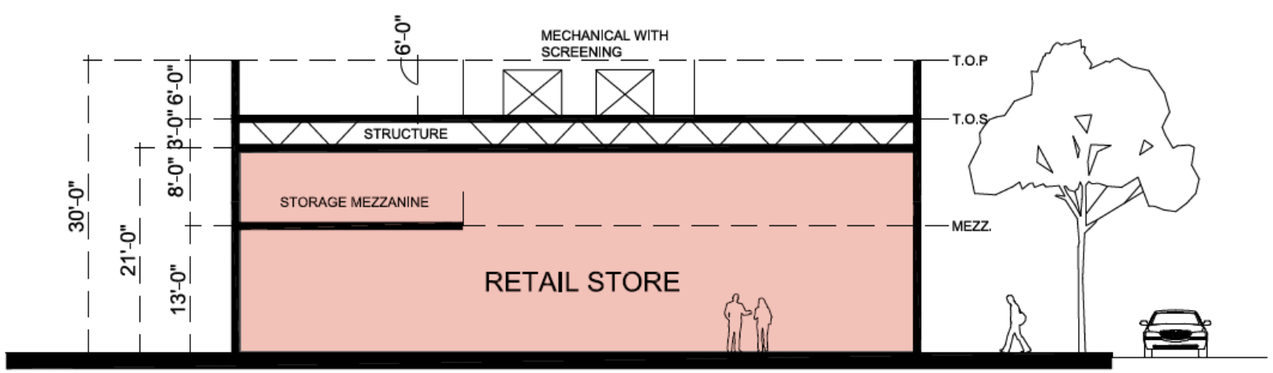
Gourmet Foods

Tabulations	
Retail	37,854 sf
Food & Beverage	6,680 sf
Gourmet Foods	9,793 sf
Total Building SF	**54,327 sf**

Parking Required	
Comm Reqd code@ 1/300gsf	**182 cars**

Parking Provided	
Surface Off-Street Parking	222 cars
Surface On-Street Parking	77 cars
Total Parking Provided	**299 cars**

Parking Required	
Parcel E1 Area (7.2 acres)	314,790 sf
Total Building Area	54,327 sf
Coverage	**17%**



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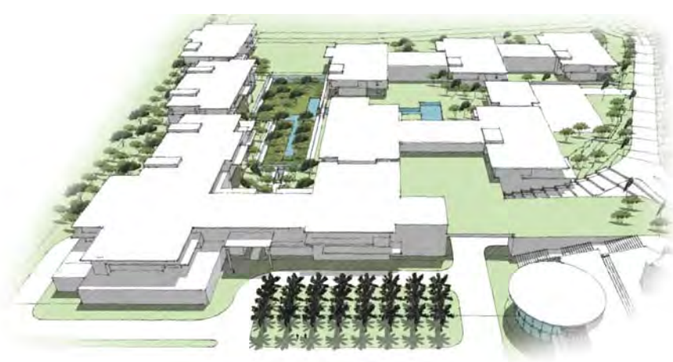
THE RITZ-CARLTON®

RESORT RELATED RETAIL

Area E2

AERIAL VIEW TOWARD NORTHWEST

AERIAL VIEW TOWARD NORTHEAST



AERIAL VIEW TOWARD LINCOLN DRIVE - From Palm Court

RITZ-CARLTON RESIDENTIAL VILLAS

Adjacent to the Hotel, the branded Ritz-Carlton Residential Villas will offer whole ownership luxury attached residences. There will be 120 residential units within the two and three story buildings. In addition to the hotel staff, the property will have staff dedicated to serving only the guests of the Villas.

The architecture of the Residential Villas follows the general direction of the Ritz-Carlton Hotel with simple forms and natural materials. Each unit is oriented toward the views of Camelback and Mummy Mountains, and will have expansive outdoor patios, expansive balconies and plunge pools. The units will have high open ceilings with expansive windows overlooking the views. Deep overhangs and sun shades will add to the interest of the exterior facades.

The building massing steps back from Lincoln Drive and off the resort entry drive. This will create expansive balconies for each unit as well as break down the building massing.

In addition to having access to the Hotel amenities and services, the Residential Villas will have additional Ritz-Carlton managed amenities and services, including a separate resort style swimming pool, lobby, concierge and underground valet parking where semi-private elevators take residents and hotel guests directly to their villa. Residential Villa guests will check-in and use the valet services at the Hotel. Residential Villa owners will have the option to self-park in either of their two designated parking spaces located adjacent to the semi-private elevator access from the garage level to their villa.

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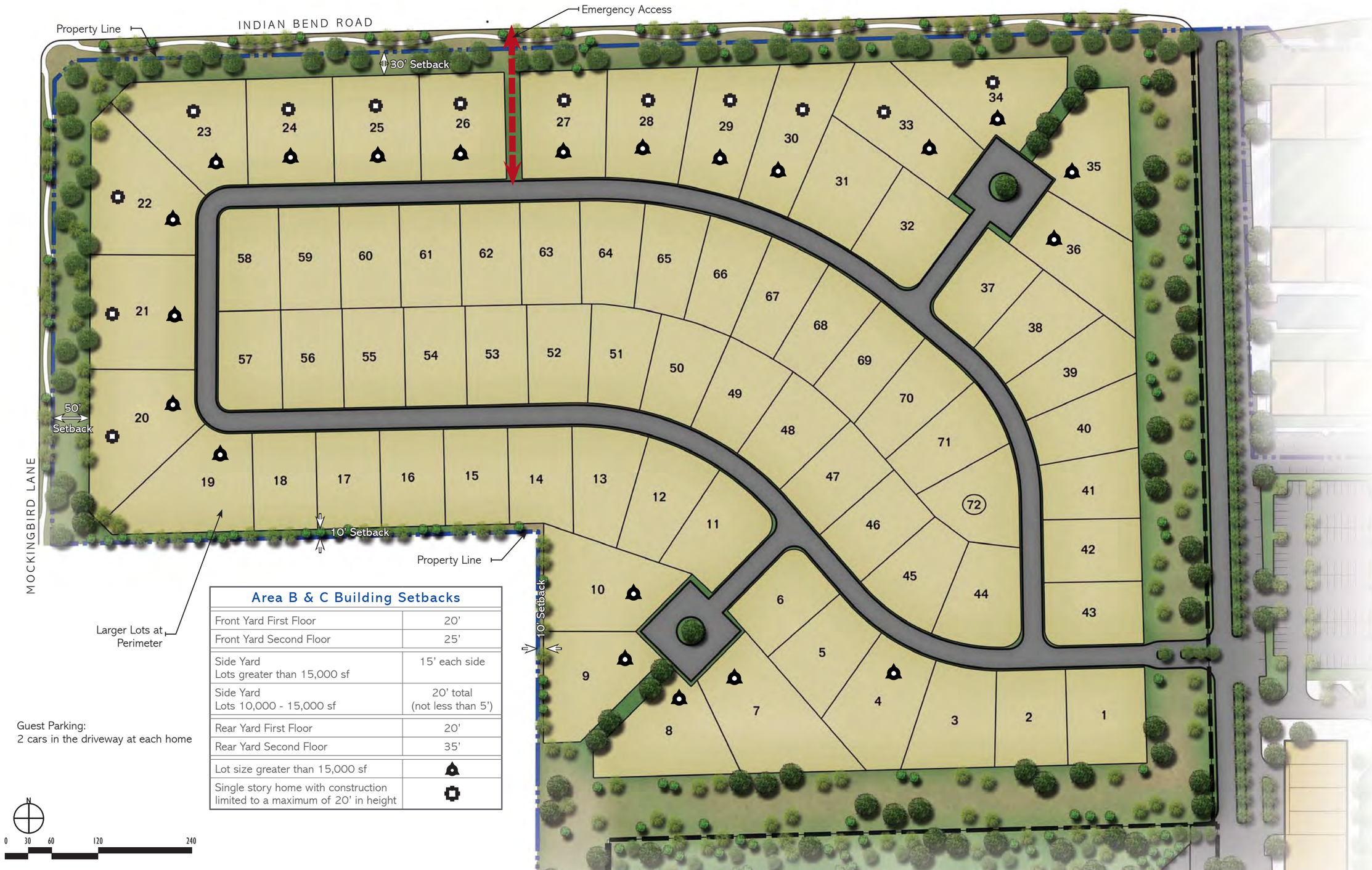
THE RITZ-CARLTON®

AREA A1
Ritz-Carlton Residential Villages
F-1



Guest Parking:
2 cars in the driveway at each home

Area B & C Building Setbacks

Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	▲
Single story home with construction limited to a maximum of 20' in height	⬡

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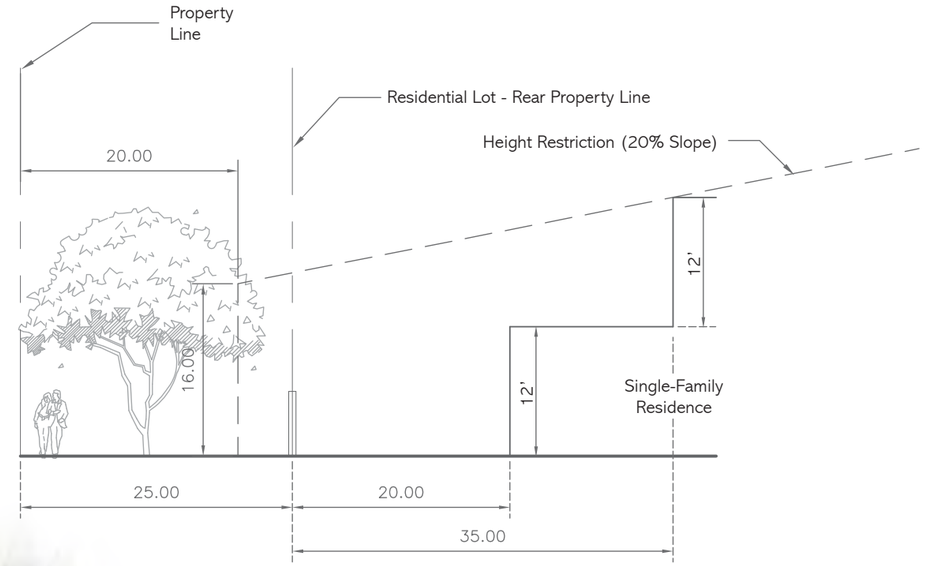
THE RITZ-CARLTON®

AREA B

Resort Branded Residential Lots
F-2

Guest Parking:
2 cars in the driveway at each home



Open Space Criteria

Area B & C Building Setbacks	
Front Yard First Floor	20'
Front Yard Second Floor	25'
Side Yard Lots greater than 15,000 sf	15' each side
Side Yard Lots 10,000 - 15,000 sf	20' total (not less than 5')
Rear Yard First Floor	20'
Rear Yard Second Floor	35'
Lot size greater than 15,000 sf	●
Single story home with construction limited to a maximum of 20' in height	○

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THE RITZ-CARLTON®

AREA C

Ritz-Carlton Residential Lots

F-3

LEGEND

RITZ CARLTON HOTEL
- 1 PORTE COCHERE
- 2 RECEPTION
- 3 HOTEL LOBBY
- 4 LOBBY LOUNGE
- 5 SPECIALTY RESTAURANT
- 6 THREE MEAL RESTAURANT
- 7 POOL BAR AND GRILL
- 8 BALLROOM
- 9 JUNIOR BALLROOM
- 10 MEETING | BOARD ROOM
- 11 PREFUNCTION
- 12 HOTEL PARKING (VALET)
- 13 MECHANICAL | ELECTRICAL
- 14 ADMINISTRATIVE OFFICES
- 15 BACK OF HOUSE
- 16 LAUNDRY | EMPLOYEE FACILITIES
- 17 CART STAGING
- 18 REMOTE SERVICE BUILDING
- 19 KITCHEN

RITZ CARLTON HOTEL - AMENITIES
- 20 SPA
- 21 FAMILY POOL
- 22 ADULT POOL
- 23 OUTDOOR FUNCTION
- 24 CLUB LOUNGE

RITZ CARLTON VILLAS
- 30 VILLA UNITS
- 31 VILLAS LOBBY
- 32 RESIDENT'S POOL
- 33 RESIDENT'S PARKING
- 34 AMENITIES SPACE
- 35 RESIDENT'S STORAGE
- 36 BACK OF HOUSE | MEP
- 37 RETAIL PARKING
- 38 RETAIL STORAGE
- 39 SUNKEN GARDEN | ENTRY COURT

PALM COURT (TOWN SQUARE)
- 40 CENTRAL PLAZA | PARK
- 41 RETAIL | RESTAURANTS
- 42 RESIDENTIAL UNITS
- 43 RITZ CARLTON FUNCTION DROP-OFF

RESORT RELATED ATTACHED RESIDENCE VILLAGE
- 51 AMENITIES | ADMINISTRATIVE OFFICE
- 53 GUEST PARKING
- 54 RESIDENT'S POOL
- 55 ATTACHED RESIDENTIAL UNITS

LEGEND

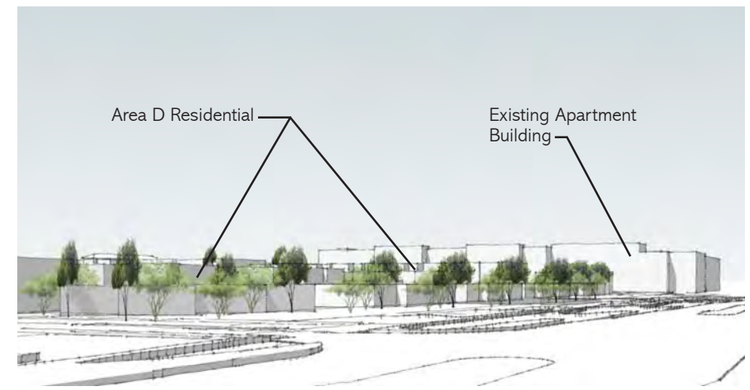
- One Story Building
- Two Story Building
- Three Story Building

AREA D - RESORT RELATED ATTACHED RESIDENCE VILLAGE

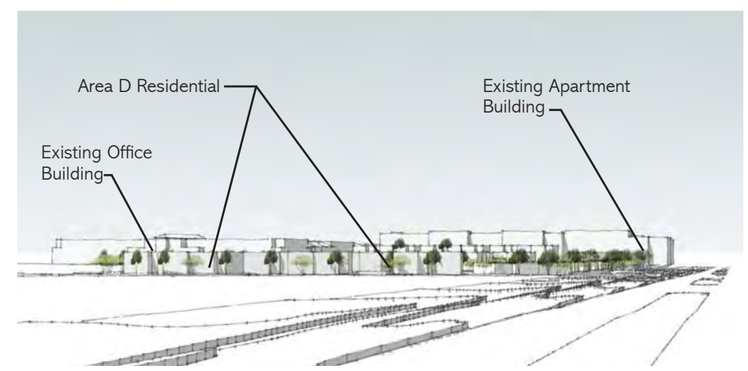
Area D residential is a critical zone for softening and quieting the adjacent Scottsdale intensity. Given its location on Lincoln Drive, a large setback has been designed to provide a substantial buffer between the residences and traffic on Lincoln Drive. The attached units are whole ownership, resort-related attached residential of one, two and three stories. The concept for the residential neighborhood is a more European street – where the attached residences form narrow streets and common open space courtyards for the residential amenities – pool, paths and gardens.

Guest Parking: 2 cars in the driveway at each home

Setbacks: Front and Rear Yard Setbacks = 10' each



VIEW TOWARD SCOTTSDALE ROAD - at Ritz Carlton Entry



VIEW TOWARD SCOTTSDALE ROAD - Near Mockingbird Intersection

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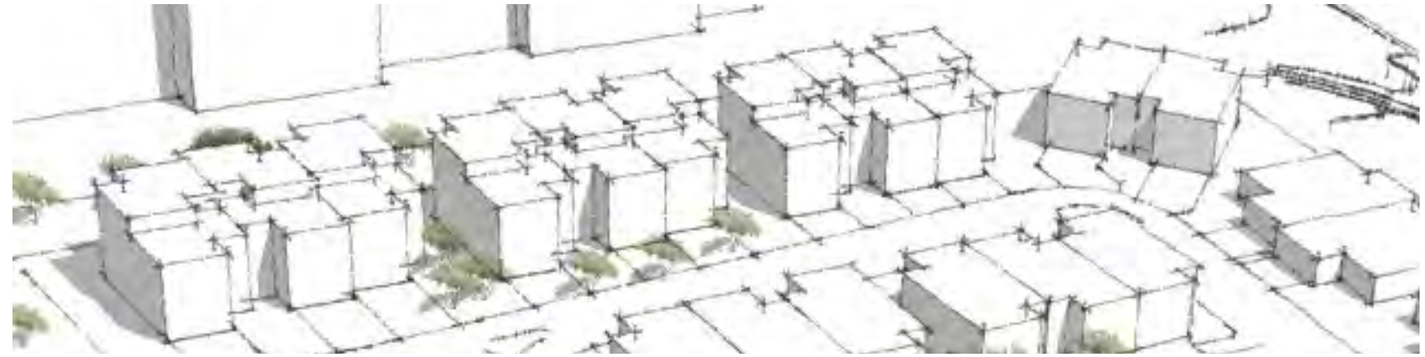
FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

Paradise Valley Special Use Permit Application
November 30, 2015

THE RITZ-CARLTON®

AREA D
Attached Residence Village
F-4



ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES

Massing illustrations do not depict the required 50% reduction of enclosed floor area at the three story units

ENLARGED VIEW OF THREE STORY ATTACHED RESIDENCES MASSING

AERIAL VIEW TOWARD LINCOLN DRIVE

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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort

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November 24, 2015

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AREA D

Attached Residence Village

F-5

RESORT WALL MASTER PLAN

Initial locations of site walls have been identified in the exhibit to the right. The design intent of the walls will be to provide both security for residents and guests, while also respecting view corridors and a sense of open space. As such, view fences have been used where possible, and solid walls and screen walls are limited to areas that require enhanced privacy or security, or to shield resident views to utility or back of house uses.

Perimeter walls have been identified on this exhibit. The Hotel area will contain additional landscape walls of varying heights to define open space areas and uses.

Notes:

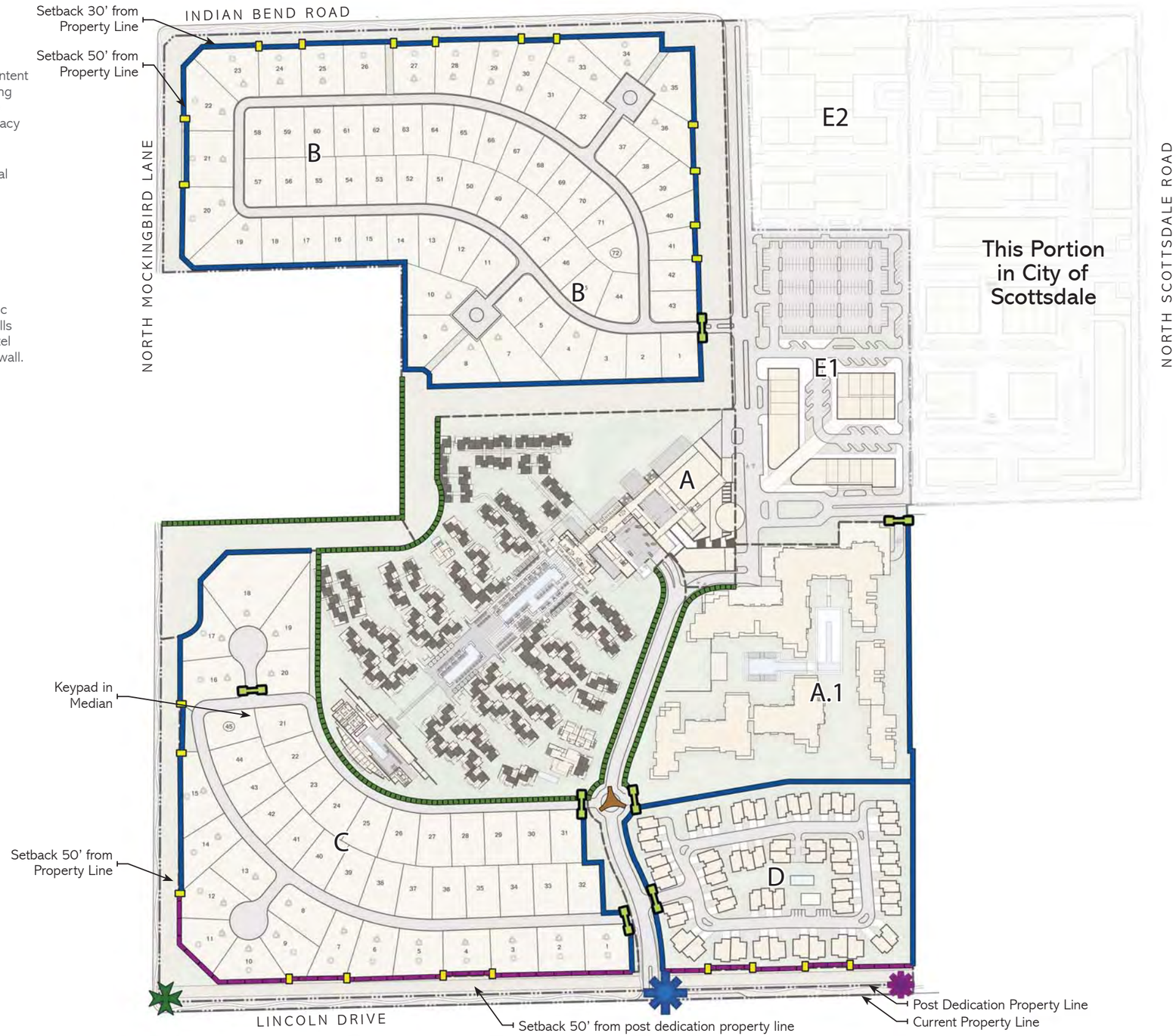
- Private yard walls provided by owner.
- Screen wall and fence guidelines: Screen walls are used to shield delivery areas, service areas, truck courts, mechanical, electrical, plumbing, and fire protection equipment, storage areas, recycling containers, dumpsters, and the like, from public view. Screen walls must respond in form to architecture. The height of screen walls should be as low as possible, but are limited to fifteen feet (15') limited to the hotel loading dock and central plant, as measured from the grade of the outside of the wall.

LEGEND

- 8' Solid (6' Wall + 2' Berm)
- 6' Solid
- 6' View
- Wall Jog Locations
- Primary Resort Entry Monument
- Town Entry Monument
- Resort Branding Sign
- Guardhouse
  Manned Access control point. Not to exceed 16' in height, 250sf in size with a gate not to exceed 8' in height
- Electric Gate
  Access control point with visitor call box. Adequate vehicular turn around to be provided per Town standards. Adjacent residential lots may need modification or deleted to accommodate required turn around and emergency access. not to exceed 8' in height.

N

0 75 150 300 600



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FIVE STAR DEVELOPMENT

The Ritz-Carlton Resort
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RESORT LANDSCAPE
Resort Wall Master Plan
G-3

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MCDOWELL MOUNTAIN

Views

G-9