

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 15, 2007

ITEM NO. 4

**CASE NUMBER/
PROJECT NAME**

48-DR-2007
Monument Club

LOCATION

10200 E. Dynamite Blvd.

REQUEST

Approval of a site plan, landscape plan and building elevations for new resort timeshare units and associated amenities.

OWNER

Candlewood Development
38779 W. Summit View Tr.
Carefree, AZ 85377

ENGINEER

Graham Engineering &
Surveying
7406 E. Nonchalant Way
Carefree, AZ 85377

**ARCHITECT/
DESIGNER**

RD Architecture PLLC
7440 E. Karen Dr.
Suite 100
Scottsdale, AZ 85260

**APPLICANT/
CONTACT**

Raffik Quiroz
RD Architecture PLLC
480-607-3337

BACKGROUND

Zoning.

Zoned Resort/Townhouse Residential District (R-4R), this district provides residential development, having either party walls or walled courtyards, available for rent, lease or sale.

Context.

Currently vacant and located within the Troon North Community, the approximately 2.5 acre parcel is east of the Troon North Golf Clubhouse, north of Dynamite Boulevard.

Adjacent Uses:

- North: Resort/Townhouse residential zoned R4-R ESL (HD)
- South: Tract of vacant land zoned R4-R ESL (HD) and E. Dynamite Blvd.
- East: Troon North Golf Course zoned O-S ESL (HD/HC)
- West: Resort/Townhouse residential zoned R4-R ESL (HD)

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The applicant requests approval of a site plan, landscape plan and building elevations for a new resort timeshare development and amenities within the Troon North Community.

Development Information:

- Existing Use: Vacant Land
- Proposed Use: Condo/timeshare

- Parcel Size: 2.5 acres
- Building Size: 32,798 sq. ft. for both buildings
- Lot Coverage 29 percent
- Building Height Allowed: 35 feet
- Building Height Proposed: 35 feet
- Parking Required: 46
- Parking Provided: 59
- NAOS Required: 34,466 sq. ft.
- NAOS Provided: 38,593 sq. ft.
- Number of Units Allowed: 37
- Number of Units Provided: 24

DISCUSSION

This undeveloped site, within the Troon North Community, is being considered as the site for approval for a new resort timeshare development. Troon North Communities were originally zoned under the Hillside Ordinance (HD). In 1991 the Environmentally Sensitive Land (ESL) Ordinance was adopted, and by ESL provisions, undeveloped parcels were given an opportunity to administratively apply to develop under ESL standards. This property owner has applied and received approval to develop under ESL standards.

The architect has utilized a contemporary architectural style for this new timeshare resort. To capture the panoramic views of the boulder outcroppings and mountain views, development is centralized on the southern portion of the site, while the northern portion of the site will be dedicated as Natural Area Open Space and Conservation Open Space. The main structure will contain two levels of residential units and incorporate underground parking. Elevators and stairs provide access to each section of units through an open air corridor ~~located~~ *accessible from the* along the main parking floor. A two story clubhouse and pool area offer guests an arrival destination and an outdoor community space.

A variety of colors and materials have been used to enhance the design and desert theme. The main body will be a stucco finish painted Dunn-Edwards, DE 6131, Teddy Bear. Columns are proposed to be stucco finish painted Dunn-Edwards, DE 6215, Wooden Peg. Recessed areas will be a stucco finish painted Dunn Edwards, DE 6132, Big Stone beach and a base color is proposed as Dunn Edwards, DEC 756, Weathered Brown. Gun metal steel fascia painted Dunn Edwards, DEA 160, Hope Chest will be used on patio and ~~bans~~ *between* floors. Windows and doors will be aluminum clad with a bronze color. Ledge based stone wall veneer will be utilized on building columns, stairs and theme walls.

Each dwelling unit will incorporate interior rolled shade screens in the living areas and block out window coverings in the bedrooms. Additionally, low-E glass will be used in conjunction with the roof overhangs to provide sun protection. All of the exterior faces of the interior window coverings will be the same color when viewed from the outside. Roof top mechanical equipment will be screened from all views with stucco parapet walls. Proposed site and retaining walls will have a boulder appearance to accent the wrought iron

fencing around the pool area.

Landscape has been identified by the architect to follow the contemporary theme of the buildings. The design features native plant species in a natural design along the frontage that meets the intent of ESL, while the court yard area utilizes low water use desert plants in an ordered and textured theme of mass plantings, and features specimen plants as sculptured focal points. This year-round resort will be able to enjoy the seasonal color of native species. Minimal, low level lighting and landscape lighting will be used to accent plant material, pedestrian walks, and the pool area.


**STAFF
RECOMMENDATION**


Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY


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Report Author


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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Aerial Close-Up
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Landscape Plan
 - 6. Landscape Elements
 - 7. Building Elevations
 - 8. Perspective

**Stipulations for Case:
Monument Club
48-DR-2007**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Rick Daugherty Architecture with a date provided on the plans by City Staff of 10/30/2007.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Rick Daugherty Architecture with a date provided on the plans by City Staff of 10/30/07.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Aridscape Concepts Inc. with a date provided on the plans by City Staff of 10/30/07.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *The owner shall install the automatic sun screens as shown on sheet A-9 in detail 5 wall section A on all windows that do not access a patio.*
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials, with colors and textures, which are compatible with the building(s) on the site.
9. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:**Ordinance**

- A. Signs are by separate submittal, approval and permit.

LANDSCAPE DESIGN:**DRB Stipulations**

10. *The landscape plan shall be revised at time of final plans to locate plant material that grows thorns or spiky leaves a minimum of three (3) feet from any pedestrian walkway.*
11. *The landscape plan shall be revised at final plans to eliminate the Nassella tenuissima, Mexican Thread Grass, and replace with a non-invasive native species.*
12. Upon removal of the salvageable native plants, the salvage contractor shall submit completed Native Plant Tracking Form, as well as a list identifying the tag numbers of the plants surviving salvage operations, to the City's Inspection Services Unit within three (3) months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed sixteen (16) feet.
17. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
18. No lighting shall be permitted in dedicated NAOS easements.
19. Incorporate into the project's design, the following:

Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed .3 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house-side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.

- i. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- j. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed forty (40) watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

20. Bike rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

21. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:**Ordinance**

- B. Case 3-ZN-94 is the associated rezoning request for the property.
- C. This application shall comply with the Environmentally Sensitive Land Ordinance as administratively approved with this application.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual (DS&PM).

APPLICABLE DOCUMENTS AND PLANS:

22. Architectural Site Plan for Monument Club, prepared by Rick Daugherty Architecture, with a submittal date of 10/30/07.
23. Entry Sign Detail/Sight View Triangles/Refuse Plan, prepared by Rick Daugherty Architecture, with a submittal date of 10/30/07.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

24. Submit a final drainage report that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
25. Basin Configuration:
 - a. Basin side slopes shall not be steeper than four-to-one (4:1), (ratio of four (4) feet horizontal to one (1) foot vertical), and basin depths shall not exceed three (3) feet, except as specifically approved by the Floodplain Administrator. A vertical wall may be acceptable to contain the downstream side of a basin subject to the approval of the Floodplain Administrator and the project coordinator.
 - b. A maximum of fifty percent (50%) of the front open space may be used as a retention/detention basin, unless approved by the project coordinator.

- c. Stormwater Storage on Paved Surfaces. Up to fifty percent (50%) of required stormwater storage may be provided in parking areas when the following conditions are met:
- d. Storage system shall be designed to store the first thirty percent (30%) of the required runoff volume from paved areas, in order to avoid formation of nuisance water ponds on the pavement.

Ordinance

- D. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than twenty-four (24) hours. Storage basins must drain completely within thirty-six (36) hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point of the site. Where an historic out-fall point does not exist (or metering is not possible), other methods of stormwater discharge from the site, such as pumps, etc., may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way. Exceptions may be granted with written approval from appropriate utility company.
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- E. A partial waiver may be considered due to the physical limitations of the site. Any application for one shall be accompanied by sufficient demonstration that there are no adverse off-site impacts due to the reduction in storage.
- F. With the final improvement plans submittal to the Planning and Development Services Department, the developer shall submit a final drainage report and plan, subject to City staff approval.
- G. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- H. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all residential properties by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1-foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:****DRB Stipulations**

- 26. The owner shall design and construct the driveway accessing White Feather Lane in general conformance with City of Scottsdale Standard Detail #2256, Type CL-1.
- 27. The owner shall design and construct a single speed hump per MAG Standard Detail 210 across both lanes of White Feather Lane as a speed control device. The speed hump shall be located between the proposed site driveway and the existing driveway located to the south. The developer shall address all drainage impacts on White Feather Lane related to the design and installation of the speed hump with the final improvement plans submittal.

28. The owner shall provide written approval for the installation of the speed hump from the appropriate legal entity that owns the private street with the final improvement plans submittal.
29. The owner shall design and construct either an object or an object marker adjacent to the speed hump to prevent drivers from maneuvering around the hump. This design shall be shown with the final improvement plans submittal per the City's design standards and policies and construction details.
30. The owner shall follow MUTCD requirements for signage and pavement marking for the speed hump and provide this information with the final improvement plans submittal.

INTERNAL CIRCULATION:**DRB Stipulations**

31. The owner shall provide a minimum parking-aisle width of twenty-four (24) feet.
32. The owner shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of forty-five (45) feet and inside turning radius of twenty-five (25) feet.

Ordinance

- I. Parking areas shall be improved with a minimum of two-point-five (2.5) inches of asphalt over four (4) inches of aggregate base.

EASEMENTS AND DEDICATIONS**DRB Stipulations****33. Sight Distance Easements:**

- a. Sight distance easements shall be dedicated over sight distance triangles.
- b. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between two (2) feet and seven (7) feet in height.
- c. Refer to the following figures: 5.3-26 and 5.3-27 of Section 5.3 of the DS&PM.

Ordinance**J. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate, to the City, all water easements necessary to serve the site. Water easements shall be in conformance with the Scottsdale Revised Code and Section 6-1.419 of the DS&PM.

REFUSE:**DRB Stipulations**

34. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards. Standard detail #2146-1 and 2 (2 is for grease containment) are for single enclosures, and #2147-1 and 2 (2 is for grease containment) are for double enclosures.
35. The owner shall provide an adequate number of refuse enclosures per the City's requirements that follow. The proposed site plan does not show an adequate number of refuse enclosures given the number of residential units and the clubhouse.

36. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than thirty-five (35) feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**L. Refuse enclosures are required as follows:**

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

M. Underground vault-type containers are not allowed.**N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.****O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.****WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Chapters 6 and 7 of the DS&PM.

DRB Stipulations**37. Where walls cross, or run parallel with, public water mains, public sewer mains, or public fire lines the following shall apply:**

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across, or perpendicular to, these pipes, the walls shall be constructed with gates, or removable wall panels, for maintenance and emergency access.

WATER:**DRB Stipulations****38. Basis of Design Report (Water):**

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance**P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.**

WASTEWATER:

DRB Stipulations

39. Basis of Design Report (Wastewater):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

40. On-site sanitary sewer shall be privately owned and maintained.

41. Existing water and sewer service lines to this site shall be utilized, or shall be abandoned by disconnection at the main.

Ordinance

- Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

42. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division:

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by City staff.

Ordinance

- R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

**MONUMENT CLUB
10200 E. DYNAMITE BL
SCOTTSDALE, AZ**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
WITHIN 300 FEET OF GROUND FLOOR WALLS

- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS PER SRC FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x PER CALCS (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: PER OCCUPANCY/USE/HAZARD SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. RESIDENCE FIRE SPRINKLER SYSTEM TO BE DETERMINED IN CONJUNCTION WITH APPLICABLE CONSTRUCTION CODE REQUIREMENTS, ACCESS, EXITING, ETC.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Monument Club

Narrative: August 1, 2007

Monument Club Fractional Ownership Resort is the new wave of high end luxury resort time shares usually affiliated with some exclusive amenity, in this case Troon North Golf Club. Each of these 24 (two and three bedroom) units built will be sold in 5 week blocks (10 per year.) Each unit will receive parking passes to the units underground parking, good for the time block that resident is at the resort. A key pass card will be issued at the beginning of each stay for up to two owner's cars. Club house staff parking spaces is also underground under the club house building along with any sales and maintenance vehicles (golf carts)

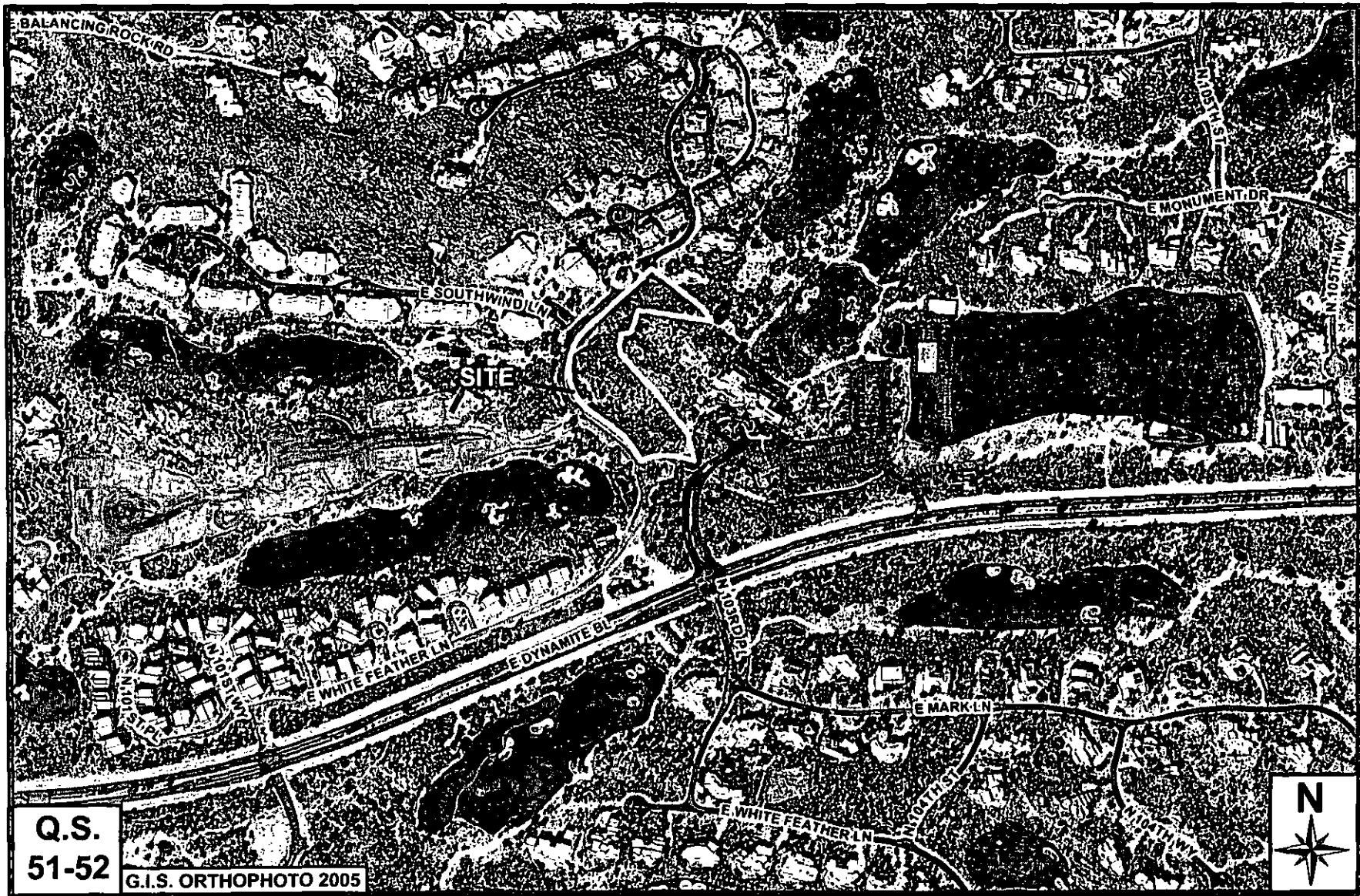
The Site: this existing site is zoned R4R resort this narrow and gently sloping site abuts the golf courses NAOS and natural boulder-ed backdrop.

Architectural concept: Urban contemporary desert architectural style incorporated the maximum use of glass capturing the panorama of the distant views southwest and mountain views north east. A boulder-ed look of site walls define the entry , become the north site retaining walls and in combination of "sticks in the desert" wrought iron and these boulder-ed walls become the required pool barrier. Preliminary reviews by the Troon North HOA have come with rave reviews and blessings. Due to the large amounts of glass, southern low E glass will be used and most glass has patio and planter overhangs over it. All residence units will incorporate interior rolled shade screens in living areas and block out window coverings in bedroom areas. All exterior faces of interior window coverings shall be the same color when viewed from outside. Air conditioning split system unit compressors will be located on the roof and screened from view with stucco-ed parapet walls. Sight lines from sunset point patio at the Troon North Golf Club House will not see these units (see view image in architectural page A12)

Civil drainage concept: this site is a gently sloping site draining across the lot in a sheet flow method originally calculated in the Troon North master drainage plan of "natural drainage". While the new buildings and paving potentially alter the concentration of water prior to its out flow into the street and adjacent wash to the north, it is the design intent to capture and re route flow into the wash area where it would have always gone. Excessive runoff water in the landscape areas will sheet flow into the wash. For more information, ref. drainage report. NAOS has been achieved totally on site and no additional NAOS purchase from Troon North is necessary. Use the architectural site sections for the site section requirements of the civil section.

Landscape preliminary concept: following the contemporary theme of the architecture this stunning design features desert plants in an ordered and textured theme of mass plantings and features specimen plants like sculptured focal points. This year round resort will enjoy year round color of a native and indigenous xeriscape.

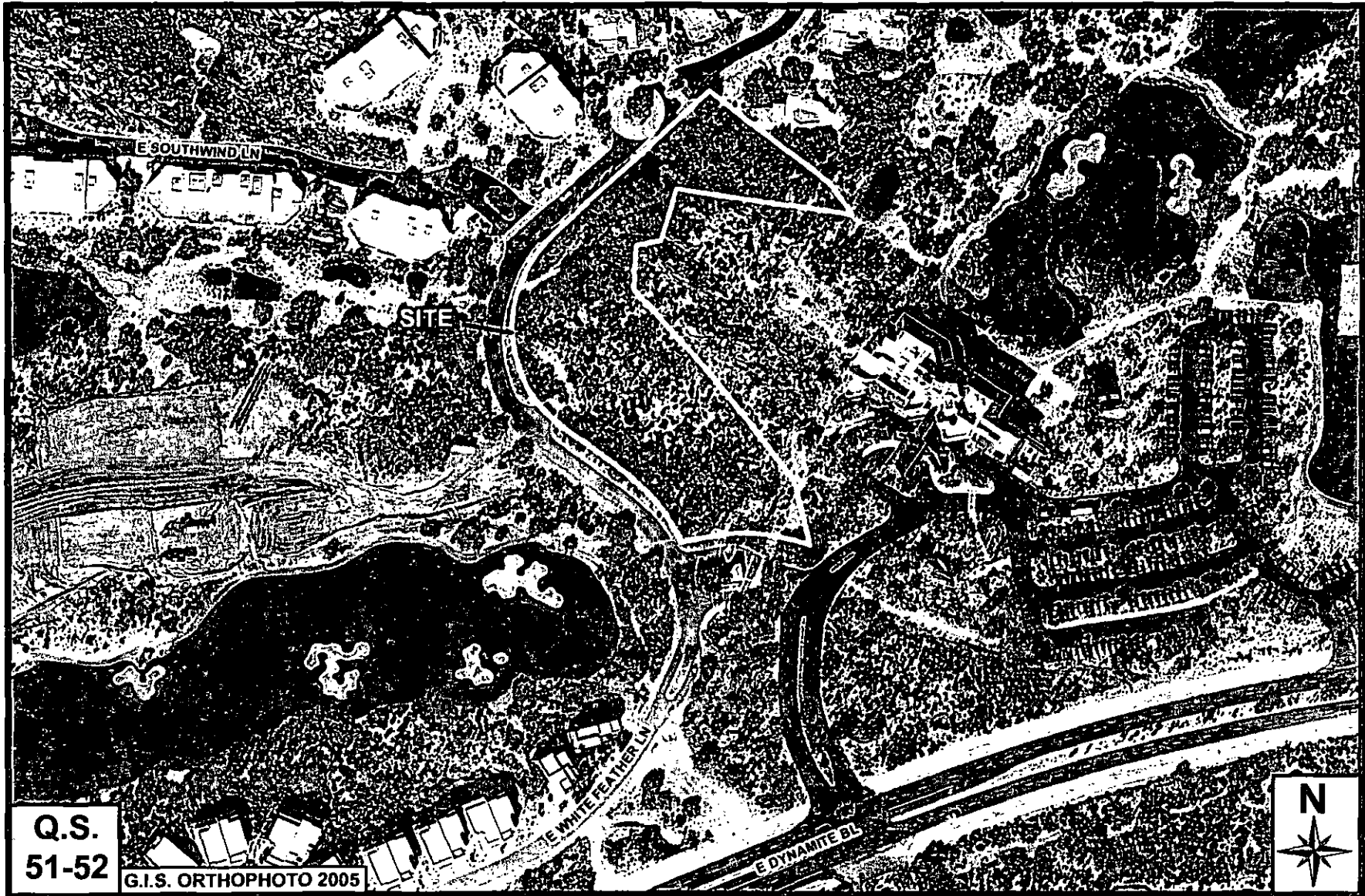
Miscellaneous: No sewer or water taps were found in the Blue Staking of the property. Located sewage pipe sizes will be determined by plumbing engineers at time of final submittal. Electrical service location is anticipated on the east end of residence building. Only one electric and gas meter will be implemented on this project.



Monument Club

48-DR-2007

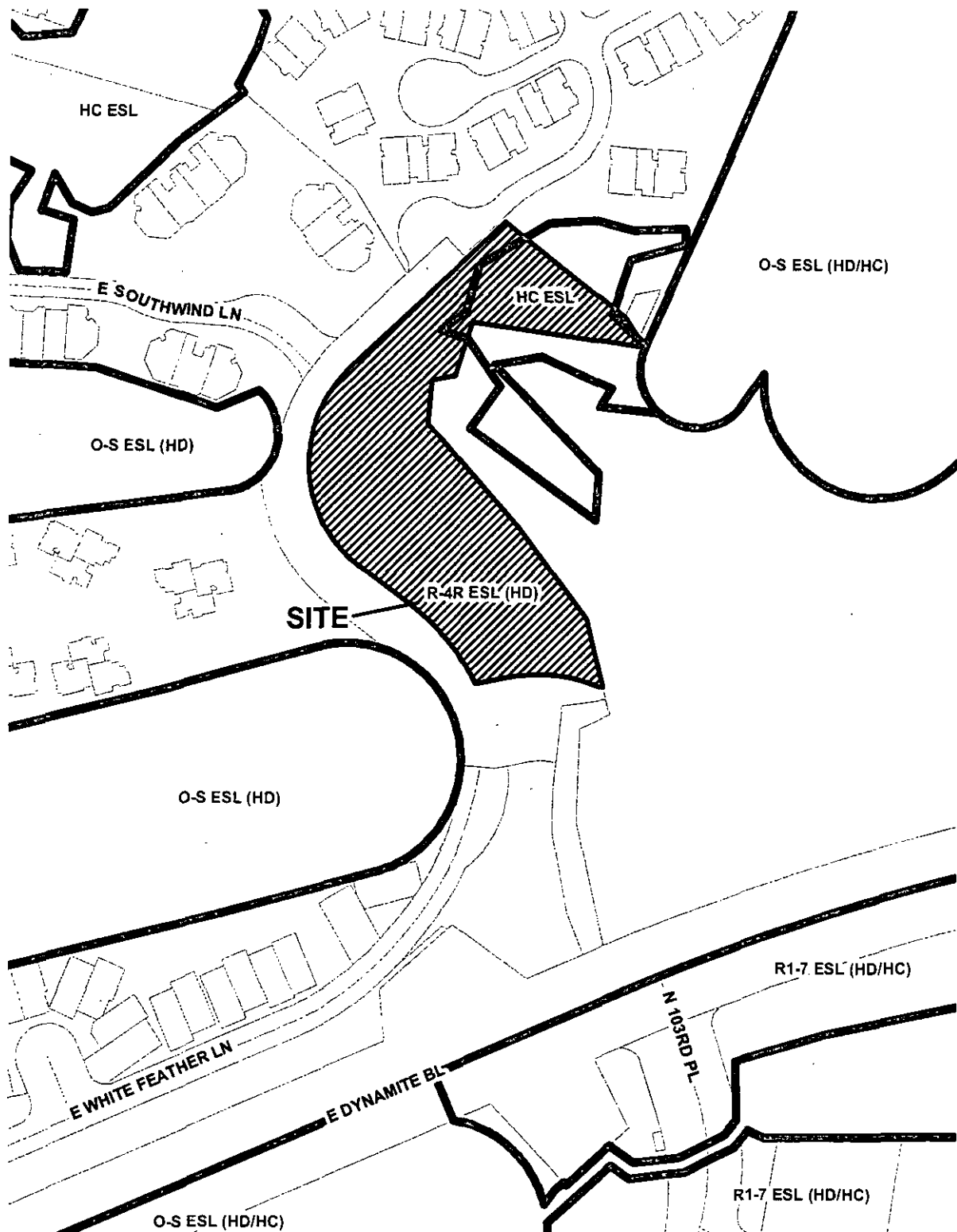
ATTACHMENT #2



Monument Club

48-DR-2007

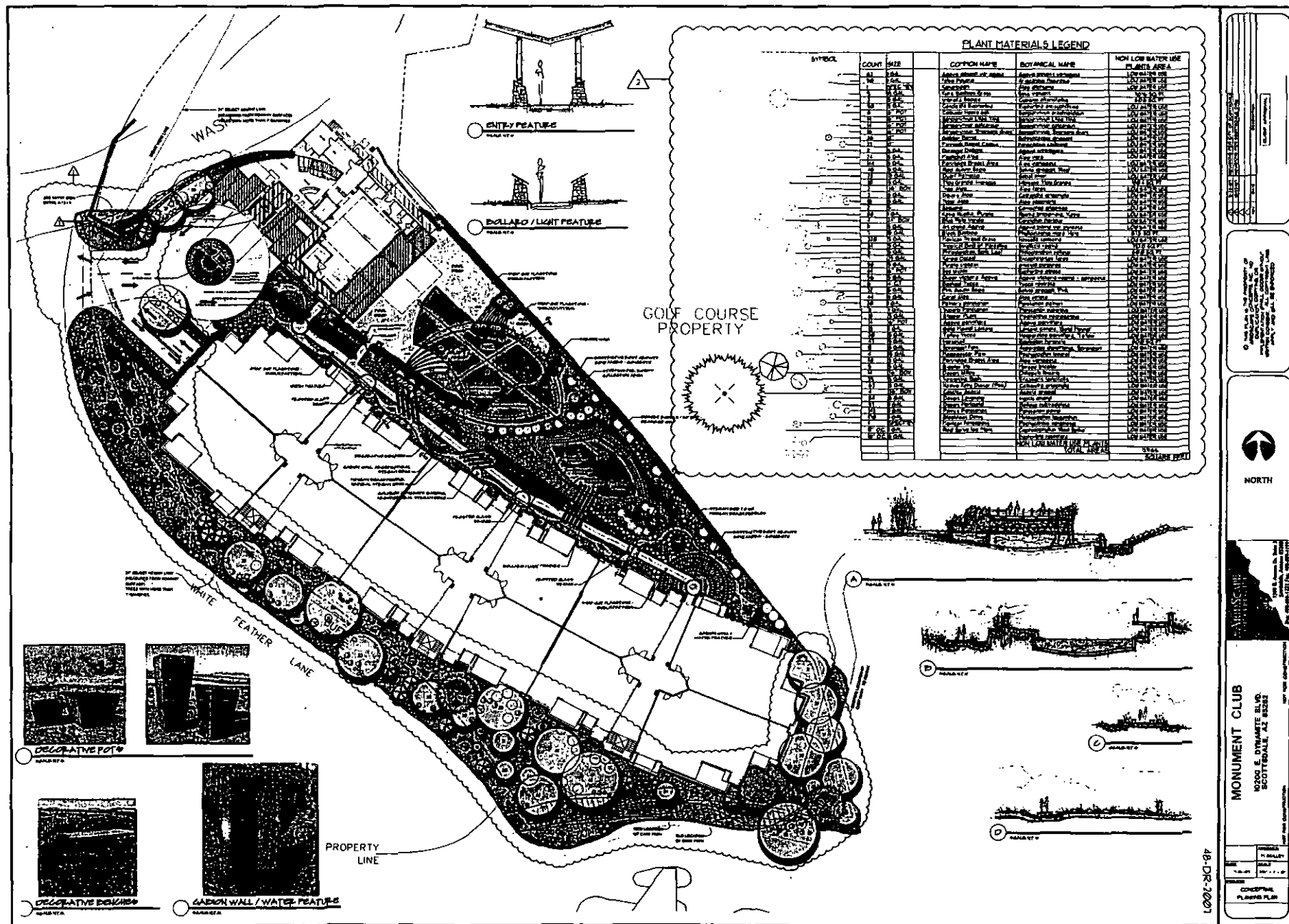
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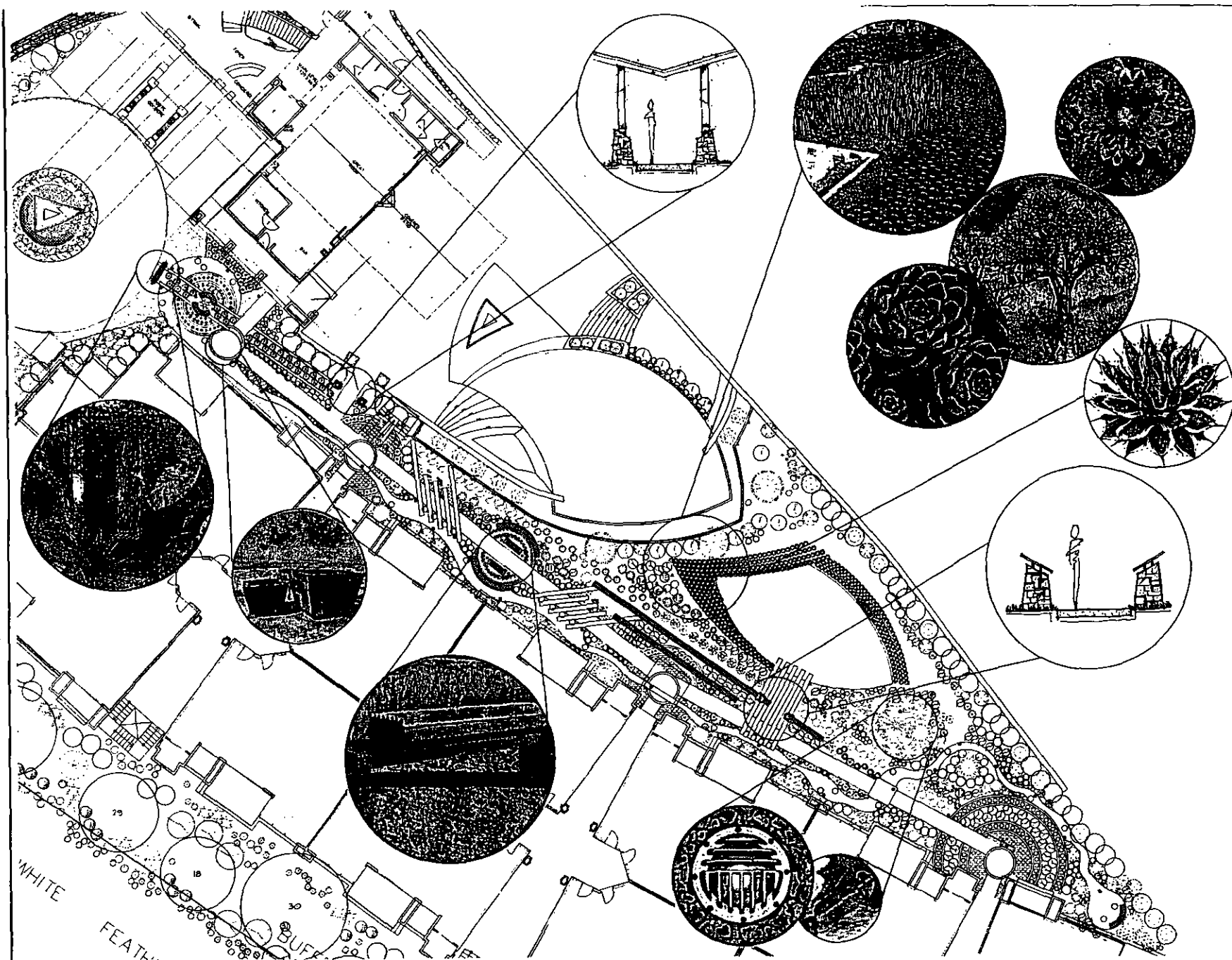


48-DR-2007

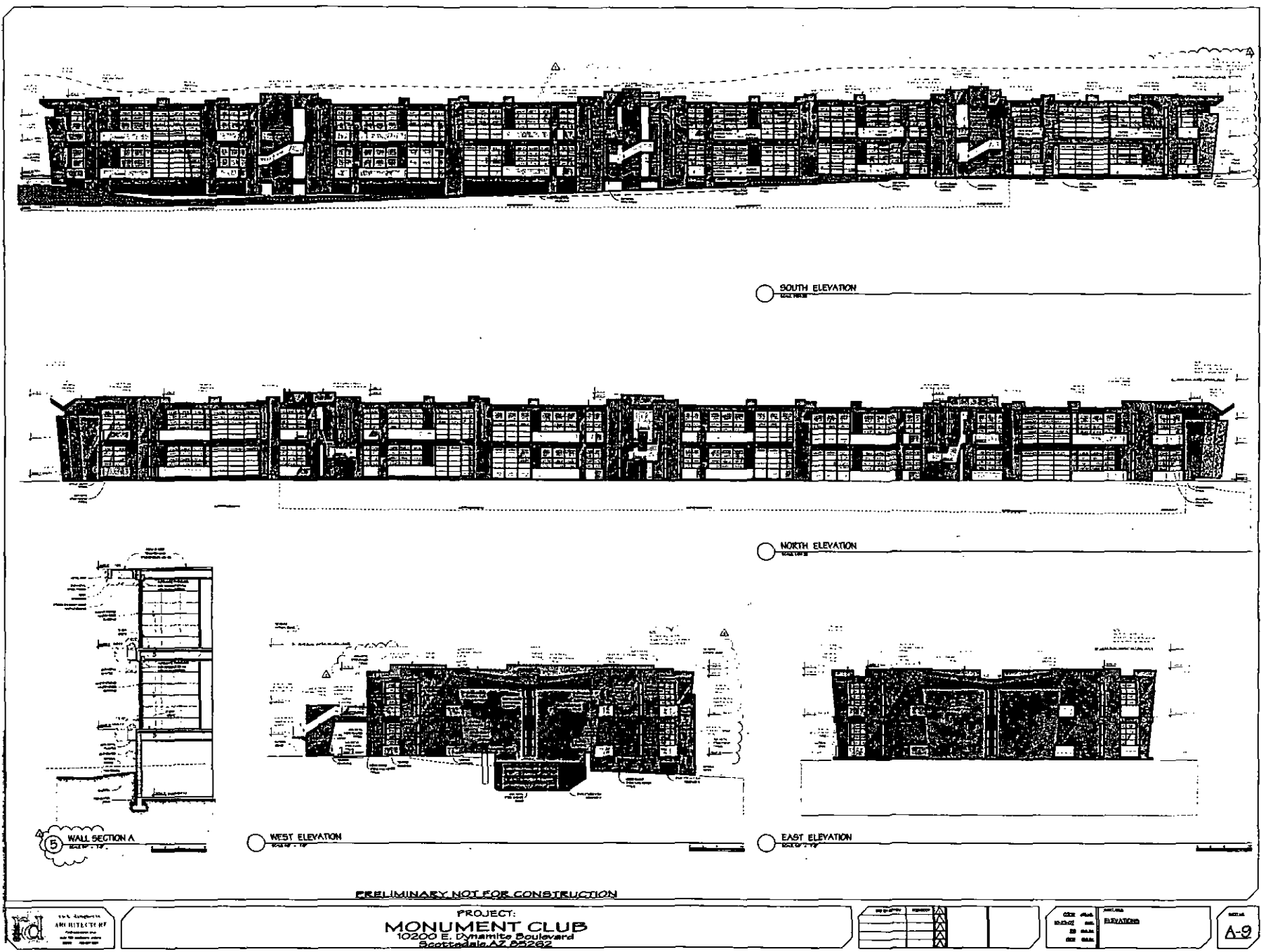
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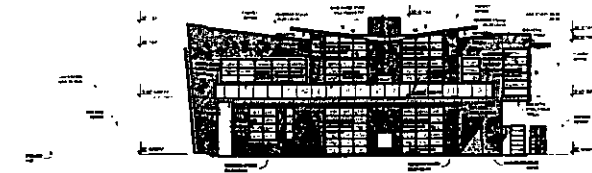




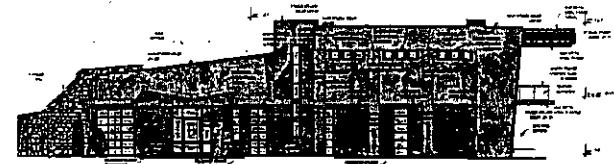


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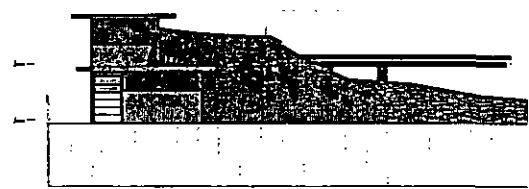




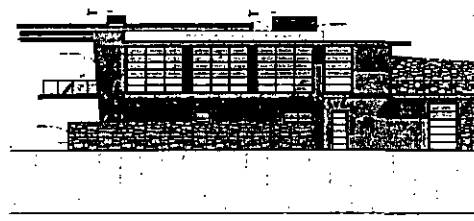
CLUB HOUSE SOUTH EAST ELEVATION



CLUB HOUSE SOUTH WEST ELEVATION



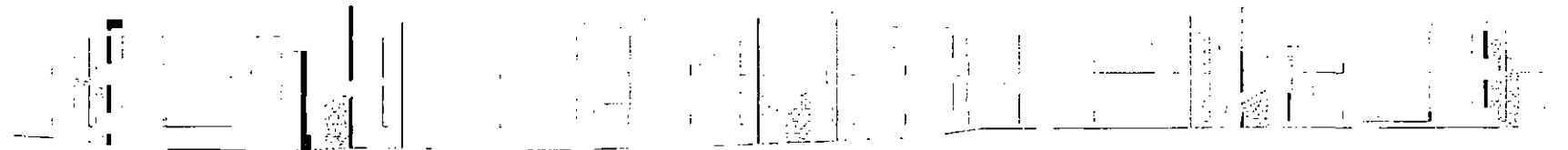
CLUB HOUSE NORTH WEST ELEVATION



CLUB HOUSE NORTH EAST ELEVATION



WEST ELEVATION - SUN STUDY - SUMMER SOLSTICE 3PM



SOUTH ELEVATION - SUN STUDY - SUMMER SOLSTICE 3PM



STREETSCAPE ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT:
MONUMENT CLUB
10200 E. Dynamite Boulevard
Scottsdale, AZ 85262

NO.	DATE	DESCRIPTION
1	10/30/07	1ST SET

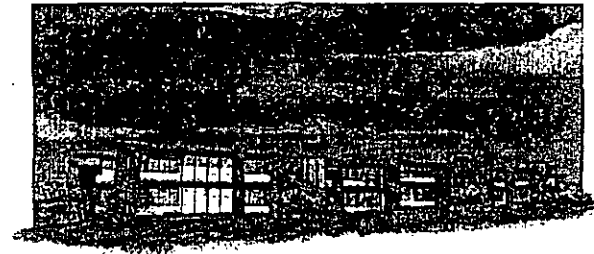
DATE: 10/30/07
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

SHEET
A-10

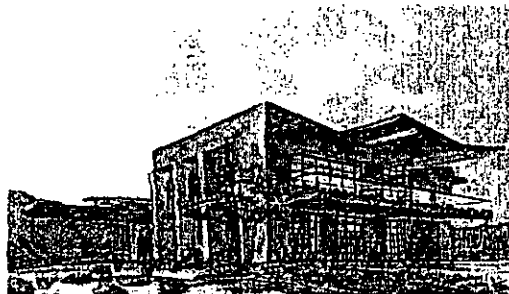
48-DR-2007
1ST: 10/30/07



VIEW OF UNITS FROM CLUB HOUSE
SCALE: 1/8" = 1'-0"



STREET VIEW OF UNITS
SCALE: 1/8" = 1'-0"

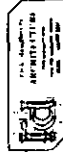


CLUB HOUSE VIEW FROM UNITS
SCALE: 1/8" = 1'-0"



STREET VIEW NEAR ENTRY
SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT:
MONUMENT CLUB
10500 E. DYNAMITE BOULEVARD
DORRISVILLE, CALIF. 94532

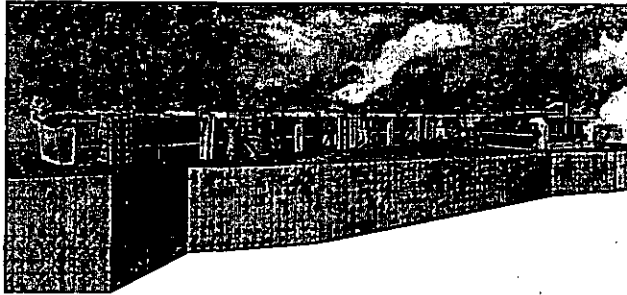
DATE	BY	REVISION



DATE: 10/30/07
BY: [Signature]
REVISION: 01

CONTRACT NO.

A-11



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT:
MONUMENT CLUB
10200 E. Dynamite Boulevard
Scottsdale, AZ 85262

YOU'VE GOT IT.
RENTAL EARNING \$

A-12