

**Neighborhood Notification  
Open House Information  
Citizen Comments  
Affidavit of Posting  
Site Sign  
Legal Protest**

**Citizen  
Review**



# TROON

COUNTRY CLUB

Certified Audubon Cooperative Sanctuary

May 12, 2016

Jesus Murillo  
City of Scottsdale  
7447 E. Indian School Road, Suite 105  
Scottsdale, AZ 85251

Pre-APP: 288-PA-2016

Jesus:

Attached please find the sign-in sheet from last night's Neighborhood Meeting that we hosted for our neighbor, Ballantrae Ridge. We had six (6) residents attend to learn more about the project and bring us any concerns. Doug Fredrikson shared in detail the proposed renovation, including the steps we have taken to minimize any impact to our neighbors.

I understand that one of the residents, Ms. Danielle Hampson, had already contacted you with her concerns and she raised those with us last night:

1. Loss of privacy with the addition of the 2<sup>nd</sup> floor that might provide a view of her backyard
2. Noise of the mechanical equipment on the new addition
3. View of mechanical equipment on the new addition

We appreciated Ms. Hampson expressing her concerns and feel strongly that we were able to provide remedies to each. I've attached a quick sketch that will help to reference the areas of concern and how we feel we will be able to alleviate her concerns:

1. To help protect her privacy, the Club will look to design the 3 proposed windows on the North side of the building at a higher height on the wall so light will still be achieved in the fitness center, but members using the fitness center will not be able to look down into the yard below
2. Noise will not be an issue with the new mechanical, as the new equipment will be placed on the other side of the addition behind the new sloped roof and down behind the parapet wall, in effect placing the new mechanical "behind the building" from the residential side.
3. Again, with the placement of the new mechanical on the south side of the new addition, they will be out of sight of the residents to the North. Their view will be vastly improved as now they will have a view of our beautiful copper roof as opposed to the current view which is a sea of mechanical equipment on our flat roof.

We indicated to Ms. Hampson that as we finalized plans, we would share the exact remedies to ease her concerns and would continue to communicate with all of the residents throughout the process.

One of the residents inquired about noise during construction and we indicated that we will work with our General Contractor to set construction hours that are in line with City of Scottsdale regulations and

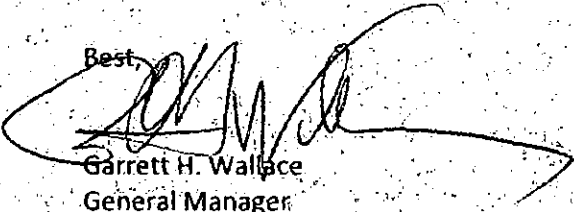
**28-DR-2016**  
**6/21/16**

all of our neighboring HOA regulations regarding construction activity to minimize construction noise during that phase of the project.

In all, I feel the meeting went extremely well and the residents who attended and that we have spoken with over the past several weeks are excited for the proposed improvements and recognize the positive impact to the entire Troon Village community.

Please feel free to contact me with any questions.  
Have a great weekend!

Best,

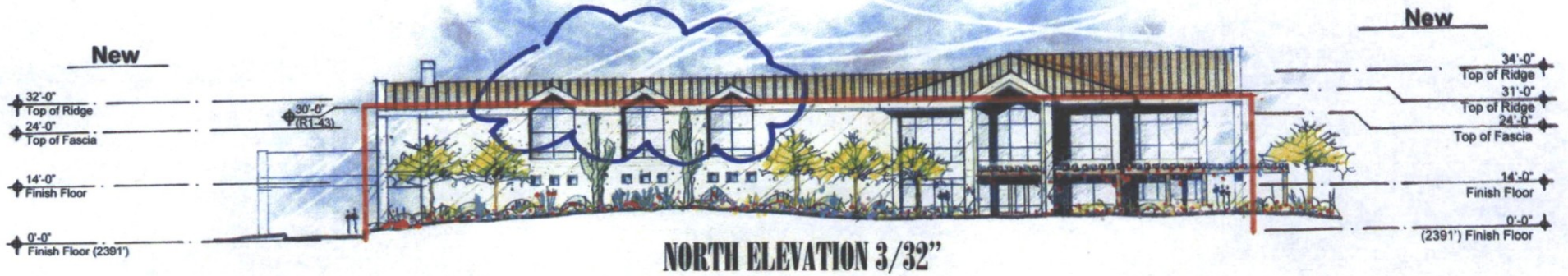


Garrett H. Wallace  
General Manager  
Troon Country Club

# PLACEMENT OF MECHANICAL



WINDOWS TO BE PLACED TO  
LIMIT VIEWS OF ADJACENT PROPERTY



# HOA Presentation on May 12th

Supporting Documents Attached:

- Attendees at HOA Meeting (Sign-Up Sheet)
- Presentation Document

# Ballantrae Ridge Open House

Thursday, May 12th 5pm



**TROON**  
COUNTRY CLUB

Home Owner Name

Diane Goodman - Ballantrae 30

Cheryl Stokew Ballantrae 52

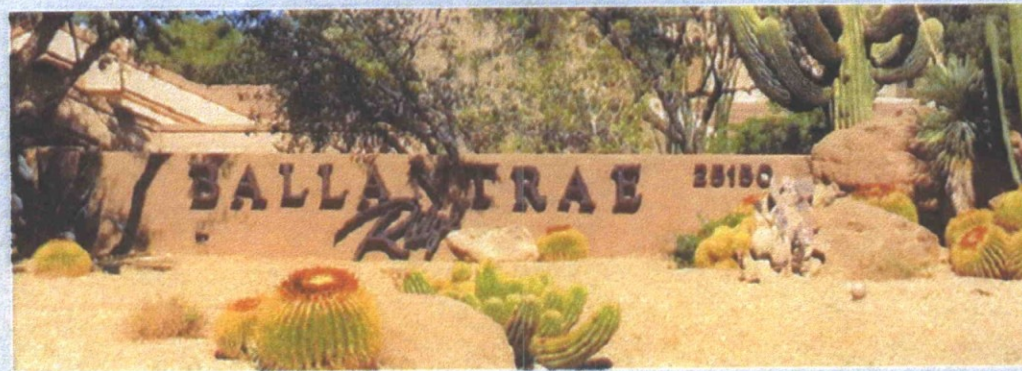
JANIEUE HAMPTON - Keldorranz Ballantrae 53

Vanphm Davis " #10

Charles Mollica Ballantrae #14

Theresa Krasner " #13

# Welcome



## BALLANTRAE RIDGE

May 12, 2016



# Agenda



1. Welcome – Murray Nelson, President, Troon Country Club
2. Project Overview – Garrett Wallace, General Manager
3. Architectural Concepts – Doug Fredrikson, DF Architects
4. Questions and Answers

# Why Now?

To create the Club that supports the way we live today...

From previous Member survey comments and the Strategic Planning Survey from last summer, the Strategic Planning Committee identified five (5) criteria to guide the conversation on the potential upgrade of our existing Clubhouse facilities:

1. What the Members have asked for
2. Compliance Requirements
3. Facility Sustainability
4. Competitiveness
5. The evolving needs of our current and future Members



...and in the future

# *Project Overview*



Garrett Wallace - General Manager

# Clubhouse Improvement Plans



Enhancements to the Members' arrival experience at the Porte Cochere

A new Library to serve as a multi-purpose Member activity/meeting room

A newly remodeled Quail's Nest including a larger bar that now faces views of the golf course and mountains

An enlarged outdoor dining addition, complete with a folding patio door system that will help open up the Quail's Nest to the patio. A new Men's Grille located inside the Men's Locker Room, with private patio and views of Pinnacle Peak.

A new, larger Women's Lounge relocated to the front of the Clubhouse featuring windows to capture natural light and spaces for card games and other activities

A relocated Golf Shop to increase current floor space from 968 sq ft to 1323 sq ft, plus add a dressing room

A new, casual Member's Grille added to the current Golf Shop space, including a patio, indoor/outdoor bar and seating both inside and out, for morning breakfast, lunch after golf or cocktails while you watch the sunset, or a game on one of multiple flat screen televisions

Addition of a second floor to the north side of the building to provide 8000+ sq ft of new, state of the art fitness space

# *Architectural Concepts*

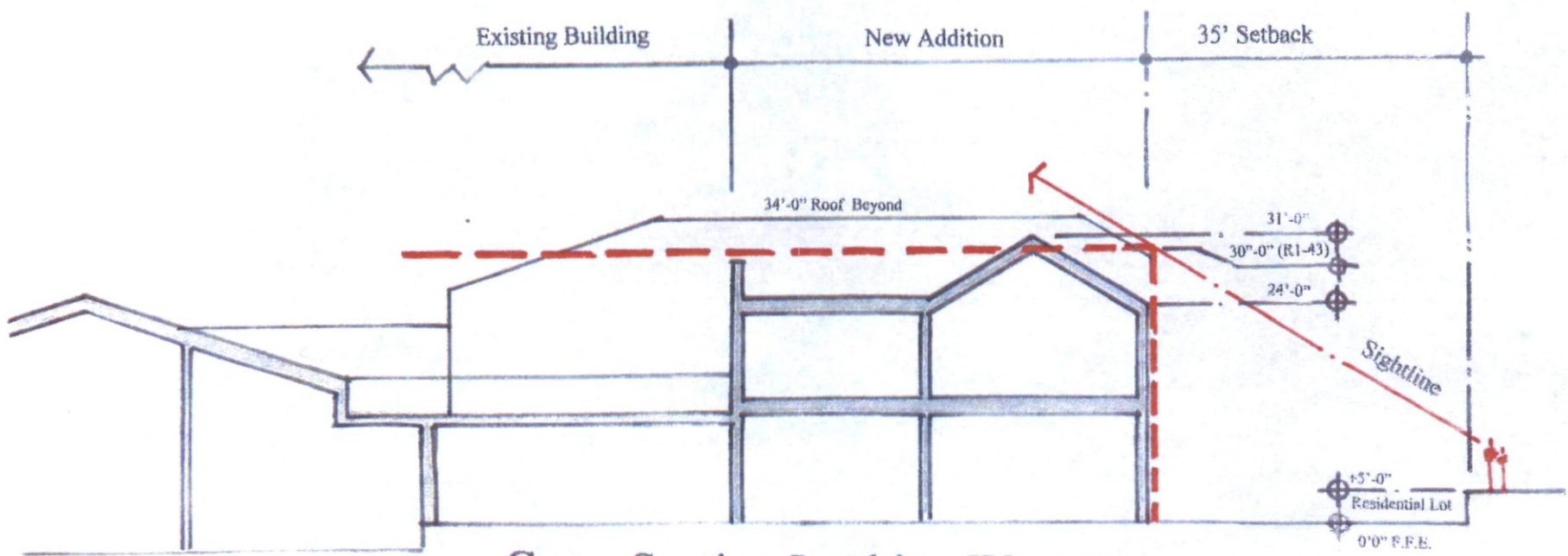


Doug Fredrikson



# Aerial View





Cross-Section Looking West

# East Elevation





# West Elevation



# North Elevation



Thank You





# Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

Neighborhood notification is necessary for all Conditional Use Permits, including Municipal Use Master Site Permits, Abandonments, Development Review Board, Board of Adjustment, and Hardship Exemption cases. You are required to return this form with checked items completed, and your Neighborhood notification Report with your application submittal.

If you have questions on these requirements, please contact Planning & Development Services at 480-312-2328.

**This application is for a:**

- Abandon of ROW/GLO
- Board of Adjustment
- Conditional Use Permit
- Historic Preservation Commission
- Development Review Board
- Hardship Exemption
- Municipal Use Master Site Plan

If you are submitting an application for Re-Zoning, Zoning Ordinance Text Amendments, Zoning Stipulation Amendments, Council Approved Amended Standards, and City Council Site Plan Approval this is not the correct checklist; please obtain a copy of the Citizen Review Checklist from your project coordinator. If you are applying for a General Plan Amendment, please obtain a copy of the Neighborhood Involvement Checklist from your project coordinator.

Complete the following marked items prior to submitting your application

**Step 1: Neighborhood Notification**

<p><b>Provide information by:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 1<sup>st</sup> Class Letter or Postcard</li> <li><input type="checkbox"/> In Person</li> <li><input type="checkbox"/> Phone call</li> <li><input type="checkbox"/> Certified Mail</li> <li><input type="checkbox"/> Door Hangers/Flyers</li> </ul>	<p><b>To:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <del>Property owners and</del> HOAs within 750' (required for all WCF)</li> <li><input checked="" type="checkbox"/> Adjacent property owners/ tenants/HOAs</li> <li><input type="checkbox"/> School District(s)</li> <li><input type="checkbox"/> Interested Party list (provided by Project Coordinator)</li> <li><input type="checkbox"/> Tenants, employees, and students (*required for all WCF)</li> </ul>
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\* WCF requirements for Notification shall be completed a minimum of 15 days prior to the application submittal.

**Project Notification shall include the following information:**

- Project request and description
- Location
- Size (e.g. Number of Acres of project, Square Footage of Lot)
- Zoning
- Site Plan
- Applicant and City contact names and phone numbers
- Any scheduled open house(s) - including time, date, and location

**Step 2: Project Under Consideration**

- Post sign 10 calendar days prior to your Open House Meeting. (See Sign posting requirements)
- Post sign 15 calendar days prior to your formal application submittal. (See WCF requirements)

## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

28-DR-2016  
6/21/16



# Neighborhood Notification Checklist

AB, BA, UP, DR, HE, HP, MUMSP, PP

## Step 3: Hold An Open House Meeting

You are required to hold a minimum of 1 Open House Meeting(s).

Provide open house date, time, and location to Project Coordinator *at least* 14 calendar days prior to the meeting. E-mail open house information to project coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov).

## Step 4: Complete a Neighborhood Notification Report

Provide all of the checked items, in a report, with your submittal

You are required to submit a Neighborhood Notification Report with your application.

Submit either the original, or a copy of this marked Neighborhood Notification Packet.

Document your Project Notification efforts as follows:

- Provide a list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOA's).
- Provide a map showing where notified neighbors are located.
- Provide the dates contacted, and the number of times contacted.
- Indicate how they were contacted (e.g. letter, phone call). If certified mail was used, provide receipts of delivery.
- Provide copies of letters or other means used to contact neighbors, the school district, and HOA's.
- Provide originals of all comments, letters, and correspondence received.

Verify the "Project Under Review" Sign Posting or Newspaper listing as follows:

- Provide affidavit of posting, and pictures of sign, which are date and time stamped.
- Copy of Newspaper listings with date of publication.

Document the Open House Meeting(s) as follows:

- List dates, times, and locations of open house meeting(s).
- Provide the sign-in sheets, list of people attended the meeting(s), comment sheets, and written summary of the comments, issues and concerns provided at the open house meeting(s).
- List the method by which the applicant has addressed, or intends to address, the issues, concerns, and problems identified during the process.
- List dates, times, and locations of any follow-up with interested parties.

List any other neighborhood, citizen involvement.

### Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements

## Planning and Development Services

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# Neighbor Notification

## Supporting Documents Attached:

- (2) Mailing Lists
  - Alternate Addresses
  - On-Site Address
- Map Reflecting Where the Notified Neighbors are Located
- April 26<sup>th</sup> Mailing to HOA
  - Letter to Residents of HOA
  - Elevation Renderings
  - Site Plan

Cornerstone Realty Partners LLC  
25150 N. Windy Walk Dr. #1  
Scottsdale, AZ 85255

Leon & Lena Vinyard  
2201 Rio Grande Pl  
Los Ranchos, NM 87107

OpenDoor Homes  
116 New Montgomery St #820  
San Francisco, CA 94105

Vaughn Davis  
25150 N. Windy Walk Dr. 10  
Scottsdale, AZ 85255

Lori Berkman  
25150 N. Windy Walk Dr. 12  
Scottsdale, AZ 85255

Charles Moss  
25150 N Windy Walk 15  
Scottsdale, AZ 85255

William & Susanna Riley  
103 Kenneth Dr  
Aptos, CA 95003

Wanda Pemberton  
25150 N Windy Walk Dr Unit 20  
Scottsdale, AZ 85255

Douglas & Roberta Metz  
25150 N. Windy Walk Dr. 23  
Scottsdale, AZ 85255

Suzanne Marlin  
2808 Lymington Rd  
Columbus, OH 43220

Michael & Sheila Falbo  
7401 W Morningside Ct  
Franklin, WI 53132

Leo & Ann Pusateri  
6406 Woodberry Ct  
East Amherst, NY 14051

Josef and Ilona Hildenbrandt  
10756 E La Junta Rd  
Scottsdale, AZ 85255

Janet Jackim & Jeffrey Pearson  
25150 N. Windy Walk Dr. 11  
Scottsdale, AZ 85255

Phyllis Krasner  
25150 N. Windy Walk Dr. 13  
Scottsdale, AZ 85255

Sarah Hlavay  
94 Willow Park Dr SE  
Calgary , AB T2J 3L1

Claudie Desecco  
25150 N. Windy Walk Dr. 18  
Scottsdale, AZ 85255

Randall & Laurel Hutchison  
8150 N 86th Pl  
Scottsdale, AZ 85258

Jeffrey M Ryan  
1475 Lawrence Rd  
Danville, CA 94506

Chad Kemmerling  
24554 N 117th St  
Scottsdale, AZ 85255

Richard & Christine Fretland  
25150 N. Windy Walk Dr. 03  
Scottsdale, AZ 85255

Lee & Lois Williams  
25150 N. Windy Walk Dr. 06  
Scottsdale, AZ 85255

Gregory Cheskin  
50 Popham Rd 3 F  
Scarsdale, NY 10583

Lynn R Biggs  
31 Antibes  
Laguna Niguel, CA 92677

Charles Mollica  
25150 N. Windy Walk Dr. 14  
Scottsdale, AZ 85255

John & Geraldine Angelone  
25150 N. Windy Walk Dr. 17  
Scottsdale, AZ 85255

John & Judy Dixon  
53201 Range Rd 214  
Arorssan Alberta, Canada T8E 2B8

Jeffery & Kathryn Heist  
15 Culzean Ln  
Inverness, IL 60067

Barbara Brown  
28990 N White Feather Ln #183  
Scottsdale, AZ 85262

James & Donna Keene  
17112 SE 45th St  
Bellevue, WA 98006

Brendon & Maureen Ross  
2912 Black Walnut Ln  
St Charles, IL 60174

Patrick & Patricia Bouslog  
1440 Northwoods Cir.  
Deerfield, IL 60015

Richard & Debra Tompeck  
25150 N Windy Walk Dr Unit 35  
Scottsdale, AZ 85255

William & Darlene Casey  
140 Saddlebrook Dr  
Oakbrook, IL 60521

John & Brenda Berry  
25150 N. Windy Walk Dr. 41  
Scottsdale, AZ 85255

Mary Price  
1660 N Prospect Ave  
Milwaukee, WI 83202

John Clark  
9 Canon Pl  
Greenwood Villa, Co 80111

James & Sandra Spielmann  
3200 Island Club N  
Racine, WI 53405

Scott & Carolyn Weiner  
6500 N Lincoln Ave  
Lincolnwood, IL 60712

Royal Dornich Holdings  
5155-28 Spectrum Way  
Mississauga Ontario, Canada L4W 5A1

Sharon Goodman  
8711 E Pinnacle Peak Rd 335  
Scottsdale, AZ 85255

Randall & Jane Reese  
2204 Jonquil Pl  
Rockford, IL 61107

Anne Burge c/o Susan Rothwell  
10046 N 23rd St  
Phoenix, AZ 85028

Frederick & Karen Alexander  
10 W 66th #10G  
New York, NY 10023

Charles & Sue Boyd  
25150 N. Windy Walk Dr. 42  
Scottsdale, AZ 85255

Barry & Cheryl Lakritz  
1159 Greensted Way  
Bloomfield Hill, MI 48302

Thomas Gray  
635 S Pathfinder Trl  
Anaheim, CA 92807

Danielle Hampson  
25150 N. Windy Walk Dr. 53  
Scottsdale, AZ 85255

Gary W Van Spronsen  
1400 Greenly St  
Hudsonville, MI 49426

Kevin & Deborah Pshebnski  
7334 N Clearwater Prkwy  
Paradise Valley, AZ 85253

Robert & Sondra Adams  
25150 N. Windy Walk Dr. 31  
Scottsdale, AZ 85255

Tumbling Tumbleweed LLC  
7613 E Culver St  
Mesa, AZ 85206

Edward & Jane Gibson  
25150 N. Windy Walk Dr. 37  
Scottsdale, AZ 85255

Jack Offenbach  
537 N Neville St  
Pittsburgh, PA 15213

Michael & Shawn O'Connor  
7230 Montagne Cir  
Anchorage, AK 99507

Wausau Coated Enterprises 3 LLP  
707 Gary Pl  
Wausau, WI 54403

Nancy Lucas & Leon Chusid  
25150 N. Windy Walk Dr. 49  
Scottsdale, AZ 85255

Jonathan Honecke  
4002 W Marseilles Dr  
Maquon, WI 53092

Carole Read & Edwin Read III  
640 Winnetka Mews #108  
Winnetka, IL 60093

Robert & Karen Miller  
1303 Crest View Dr  
Hudson, WI 54016



Sue Lim  
8912 E Pinnacle Peak Rd box401  
Scottsdale, AZ 85255

Lawrence & Sandra Golden  
25150 N. Windy Walk Dr. 62  
Scottsdale, AZ 85255

William & Anita Lane  
25150 N. Windy Walk Dr. 63  
Scottsdale, AZ 85255

Dennis & Lorraine Page  
80 Club Cottage Dr  
Cordillera, CO 81632

George Valkuchak  
25150 N. Windy Walk Dr. 65  
Scottsdale, AZ 85255

Nathan & Paula Smigel  
25150 N. Windy Walk Dr. 66  
Scottsdale, AZ 85255

Denis & Barbara Nickolas  
25150 N. Windy Walk Dr. 67  
Scottsdale, AZ 85255

Gerry Bayer  
2799 Antrim Ct  
Oakland Townshi, MI 48306

Susan Stern & Arthur Stern III  
25150 N Windy Walk  
Scottsdale , AZ 85255

Frederick & Karen Alexander  
25150 N. Windy Walk Dr. #39  
Scottsdale, AZ 85255

Josef and Ilona Hildenbrandt  
25150 N. Windy Walk Dr. #08  
Scottsdale, AZ 85255

William & Darlene Casey  
25150 N. Windy Walk Dr.#38  
Scottsdale, AZ 85255

Jeffrey M Ryan  
25150 N. Windy Walk Dr #24  
Scottsdale, AZ 85255

James & Donna Keene  
25150 N. Windy Walk Dr. #28  
Scottsdale, AZ 85255

Chad Kemmerling  
25150 N. Windy Walk Dr. #27  
Scottsdale, AZ 85255

Barbara Brown  
25150 N. Windy Walk Dr. #25  
Scottsdale, AZ 85255

James & Sandra Spielmann  
25150 N. Windy Walk Dr. #50  
Scottsdale, AZ 85255

Royal Dornich Holdings  
25150 N. Windy Walk Dr.#58  
Scottsdale, AZ 85255

Thomas Gray  
25150 N. Windy Walk Dr. #48  
Scottsdale, AZ 85255

Anne Burge  
25150 N. Windy Walk Dr. #36  
Scottsdale, AZ 85255

Barry & Cheryl Lakritz  
25150 N. Windy Walk Dr. #45  
Scottsdale, AZ 85255

Gary W Van Spronsen  
25150 N. Windy Walk Dr. #56  
Scottsdale, AZ 85255

Jeffery & Kathryn Heist  
25150 N. Windy Walk Dr.#22  
Scottsdale, AZ 85255

Leon & Lena Vinyard  
25150 N. Windy Walk Dr. #04  
Scottsdale, AZ 85255

Gerry Bayer  
25150 N. Windy Walk Dr.#68  
Scottsdale, AZ 85255

Brendon & Maureen Ross  
25150 N. Windy Walk Dr.#29  
Scottsdale, AZ 85255

Jonathan Honecke  
25150 N. Windy Walk Dr. #54  
Scottsdale, AZ 85255

John & Judy Dixon  
25150 N. Windy Walk Dr. #19  
Scottsdale, AZ 85255

Carole Read & Edwin Read III  
25150 N. Windy Walk Dr.#57  
Scottsdale, AZ 85255

William & Susanna Riley  
25150 N. Windy Walk Dr. #18  
Scottsdale, AZ 85255

Robert & Karen Miller  
25150 N. Windy Walk Dr. #60  
Scottsdale, AZ 85255

Patrick & Patricia Bouslog  
25150 N. Windy Walk Dr. #32  
Scottsdale, AZ 85255

Mary Price  
25150 N. Windy Walk Dr. #44  
Scottsdale, AZ 85255

Randall & Jane Reese  
25150 N. Windy Walk Dr. #33  
Scottsdale, AZ 85255

Suzanne Marlin  
25150 N. Windy Walk Dr. #26  
Scottsdale, AZ 85255

Lynn R Biggs  
25150 N. Windy Walk Dr. #12  
Scottsdale, AZ 85255

Gregory Cheskin  
25150 N. Windy Walk Dr. #09  
Scottsdale, AZ 85255

Jack Offenbach  
25150 N. Windy Walk Dr.#40  
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Leo & Ann Pusateri  
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Scott & Carolyn Weiner  
25150 N. Windy Walk Dr. #55  
Scottsdale, AZ 85255

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25150 N. Windy Walk Dr. #46  
Scottsdale, AZ 85255

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25150 N. Windy Walk Dr. #59  
Scottsdale, AZ 85255

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25150 N. Windy Walk Dr. #02  
Scottsdale, AZ 85255

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25150 N. Windy Walk Dr. #34  
Scottsdale, AZ 85255

Dennis & Lorraine Page  
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Scottsdale, AZ 85255

Randall & Laurel Hutchison  
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Scottsdale, AZ 85255

Sharon Goodman  
25150 N. Windy Walk Dr. #30  
Scottsdale, AZ 85255

Sue & Paul Lim  
25150 N. Windy Walk Dr. #61  
Scottsdale, AZ 85255

John Clark  
25150 N. Windy Walk Dr. #47  
Scottsdale, AZ 85255

Sarah Hlavay  
25150 N. Windy Walk Dr. #16  
Scottsdale, AZ 85255

OpenDoor Homes Phoenix LLC  
25150 N. Windy Walk Dr. #07  
Scottsdale, AZ 85255

James & Donna Keene  
25150 N. Windy Walk Dr. #28  
Scottsdale, AZ 85255



Ballantrae HOA  
Neighborhood  
Notification Area

  
**TROON**  
COUNTRY CLUB  
PRE-APP: 288-PA-2016



# TROON

COUNTRY CLUB

April 26, 2016

Certified Audubon Cooperative Sanctuary

**Applicant and Project:**

Troon Country Club  
25000 North Windy Walk Drive  
Scottsdale, AZ 85255  
Contact: Garrett Wallace  
Phone: 480.585.4310

**City of Scottsdale:**

7447 East Indian School Road, Suite 105  
Scottsdale, AZ 85251  
Contact: Jesus Murillo  
Phone: 480.312.2500  
Pre-APP: 288-PA-2016

Troon Country Club has a rich history of dedication to our Members and neighbors. The Club's golf course, grounds, and clubhouse have all served our past and present Members well. Since the clubhouse was built in 1986, there have been two partial renovations, one in 1997 and the other in 2003. Although these renovations took care of the needs of the Club, we are at a point where Troon must protect our assets and remain competitive in the marketplace.

This past week, in a resounding vote (190-59), the Members of the Club approved concept plans and financing for a major renovation to the clubhouse. The completion of this plan will make improvements to nearly every aspect of our club life, including dining, banquet facilities, fitness, golf shop, locker rooms, and day-to-day operations. In addition, the plan provides enhancements required for the safe and efficient maintenance of our facility, and of equal importance, brings us into compliance with City, State and National code requirements (specifically the numerous ADA enhancements that are needed throughout the clubhouse).

I would like to invite you to an Open House on **Thursday, May 12<sup>th</sup> at 5:00 pm** to learn more about the project. We are currently working with the City of Scottsdale on the necessary approvals and permits and plan to begin construction later this year. We look forward to answering any of your questions and will continue to keep you up to date on the project as we move forward.

Best,

Garrett H. Wallace  
General Manager  
Troon Country Club

# CONCEPT ELEVATIONS



East Elevation 3/32"



West Elevation 3/32"



**TROON**  
COUNTRY CLUB

**City of Scottsdale Notes**

- A. Sight distance triangles shall be shown on final plans for overpasses from corner streets and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street to elevation.
- B. Temporary/Security fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policy Manual.
- C. The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services/Inspector Services Division.
- D. All rights of way adjacent to this property shall be landscaped and maintained by the property owner.
- E. All signs require separate permits and approvals.
- F. No exterior vending or display shall be allowed.
- G. Flagpoles, if provided, shall be one piece central support.
- H. No exterior public address or speaker system shall be allowed.
- I. Paved umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.
- J. All exterior mechanical, utility and communication equipment shall be screened to the height of the tallest sign by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building which is a minimum of 1'0" higher than the highest point of tallest unit.
- K. All equipment, utilities or other accessories attached to the building shall be an integral part of the building design in terms of form, color and finishes.
- L. No exterior visible ladders shall be allowed.
- M. All pole-mounted lighting shall be a maximum of 70 feet in height.
- N. No chain link fencing shall be allowed.
- O. No turf areas shall be provided.
- P. No new plants shall be removed or destroyed during the duration of construction.

**Project Data**

Troon Golf and Country Club - Renovation  
 25000 N. Windy Walk Drive  
 Scottsdale, AZ 85255  
 Contact: Garet Wilkins (gwilkins@troon.com)

Applicant:  
 Douglas Fredrikson Architects  
 727 E. Bethany Home Road, Suite D-123  
 Phoenix, Arizona 85014  
 Phone: 602.277.1625  
 Contact: Justin Paulsen (jpaulsen@douglasfredrikson.com)

Parcel Information:  
 R-14 (3.5), (4.2)  
 217-02-012T  
 Lot Size: 300,008 sqft

Building Data:  
 Construction Type: VB  
 Occupancy Type: Mixed Occupancy - Non-Separated, Fully-Spinnable  
 A-2, A-3, A-5, B, M, S-1, S-2

Proposed Building Addition:  
 Main Floor: 10,560 sqft  
 Second Floor: 8,195 sqft  
 Subtotal: 18,755 sqft

Existing Building Area to remain:  
 Lower Floor: 15,266 sqft  
 Main Floor: 23,112 sqft  
 Subtotal: 38,380 sqft

Total Building SQFT: 57,135 sqft

Building Height Summary:  
 Existing Max Building Height: 37'-0" (2-Story)  
 Proposed Building Height of Addition: 37'-0" (2-Story)

Parking Calculations Summary:  
 C.O.S. Table 9.103A Parking Requirements

Golf Course: 1200 Gross Floor Area in any Main Building: 23,850 (1630+671+6530) = 130 Spaces  
 1/2 every 2 Trees, Practice range = 6 Spaces  
 4/ every 600 green x 18 Holes = 1044 = 210 Spaces

Tennis Court: 3 spaces per court (x 3 courts) = 9 spaces  
 Swimming Pool: = 538'height (1/1000 sqft) = 6 spaces

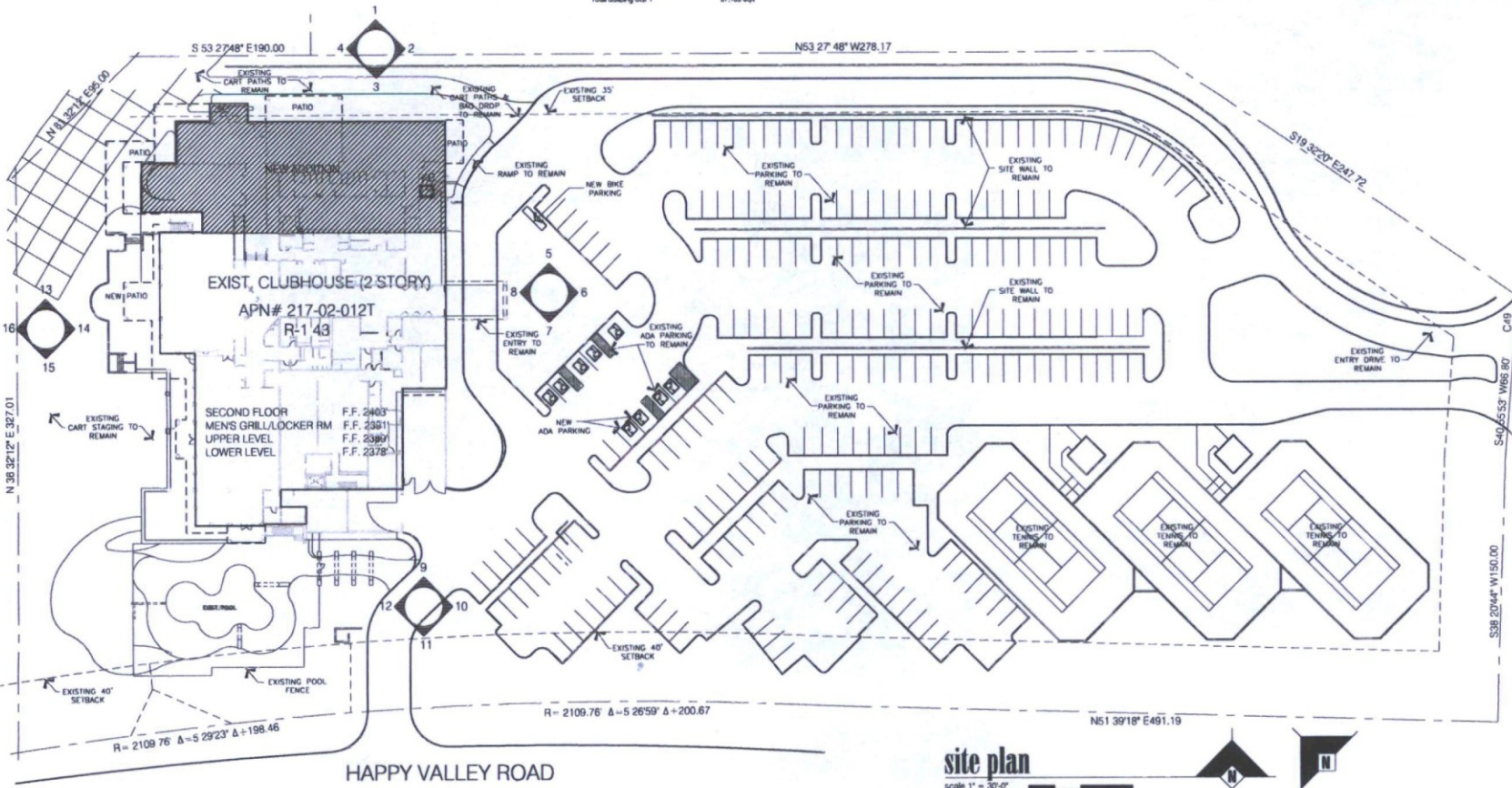
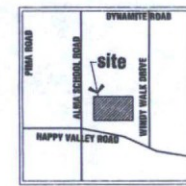
Grand total = 229 spaces

Parking Required: 229 Spaces  
 ADA Parking Required: 9 Spaces  
 Parking Existing: 244 Spaces  
 ADA Parking Existing: 7 Spaces

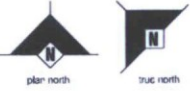
Bicycle Parking Required: 225/10 = 22.5 spaces (1 per 10 required parking)  
 Bicycle Parking Provided: 23 spaces

Proposed Uses: Golf Pro Shop, Dining, Locker Room, Fitness

**Vicinity Map**



**site plan**  
 scale 1" = 30'-0"



**TROON GOLF & COUNTRY CLUB  
 RENOVATION**  
 25000 NORTH WINDY WALK DRIVE  
 SCOTTSDALE, ARIZONA



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Issue date

03 of 16 revisions



C.O.S. Pre App  
 03/16/2016