

**Full Size or Largest Size
(site plan, landscape, elevations)**

City of Scottsdale Notes

- A. Sight distance triangles shall be shown on final plans for driveways from commercial sites 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 brings at 8 feet in height upon installation. All heights are measured from nearest street line 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' Inspection 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 conical tapered.
- H. No exterior public address or speaker system shall be allowed.
- I. Patio umbrella, 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 unit 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 appurtenances attached to the building shall be an integral part of the building design in terms of form, color and textures.
- L. No exterior visible ladders shall be allowed.
- M. All pole-mounted lighting shall be a maximum of 20 feet in height.
- N. No chain link fencing shall be allowed.
- O. No turf areas shall be provided.
- P. No native plants shall be removed or destroyed during the duration of construction.

Project Data

Tron Golf and Country Club - Renovation
 25000 N. Windy Walk Drive
 Scottsdale, Arizona 85255
 Contact: Garrett Wallace (gwallace@tron.com)

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

Parcel Information:
 R-1 43 ESL (H/D)
 217-02-012T
 Lot Size: 300,608 sqft

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

Existing Building Area
 Main Floor: 33,017 SF
 (8,146 SF of demo and new rebuild incl.)
 Lower Level Basement: 14,132 SF
 Subtotal: 47,149 SF

Proposed New Building Addition:
 Main Floor Expansion (A2): 951 SF net gain
 Upper Floor Addition (A3): 8,385 SF
 Subtotal: 9,336 SF

New Total Building SQFT: 56,485 SF

Building Height Summary:
 Existing Max Building Height: 37'-0" (2-Story)
 (under previous approval)
 Proposed Building Height of Addition: 30'-0" (2-Story)
 (above original undeveloped grade)

Parking Calculations Summary:
 C.O.S. Table 9.103.A Parking Requirements
 Original Parking Permitted per Case No. 96-BA-85:
 Main Building/Tennis/Pool: 139 Spaces
 1/ every 2 Tees Practice ranges, 45 Spaces
 4/ every/each green x 18 Holes => 72 Spaces
 Total = 193 Spaces

New Construction Parking Required:
 1 per 200 SF Gross Floor Area
 9,336 SF/200 SF = 47 Spaces

Grand Total Required Spaces = 240 Spaces
 Existing Parking: 244 Spaces
 ADA Existing: 7 Spaces
 Parking Required: 240 Spaces
 ADA Parking Required (4%): 10 Spaces
 Parking Provided: 242 Spaces
 ADA Parking Provided: 10 Spaces

Bicycle Parking Required: 240/10
 (1 per 10 required parking) 24 spaces
 Bicycle Parking Provided: 24 spaces
 (dispersed throughout at different uses)

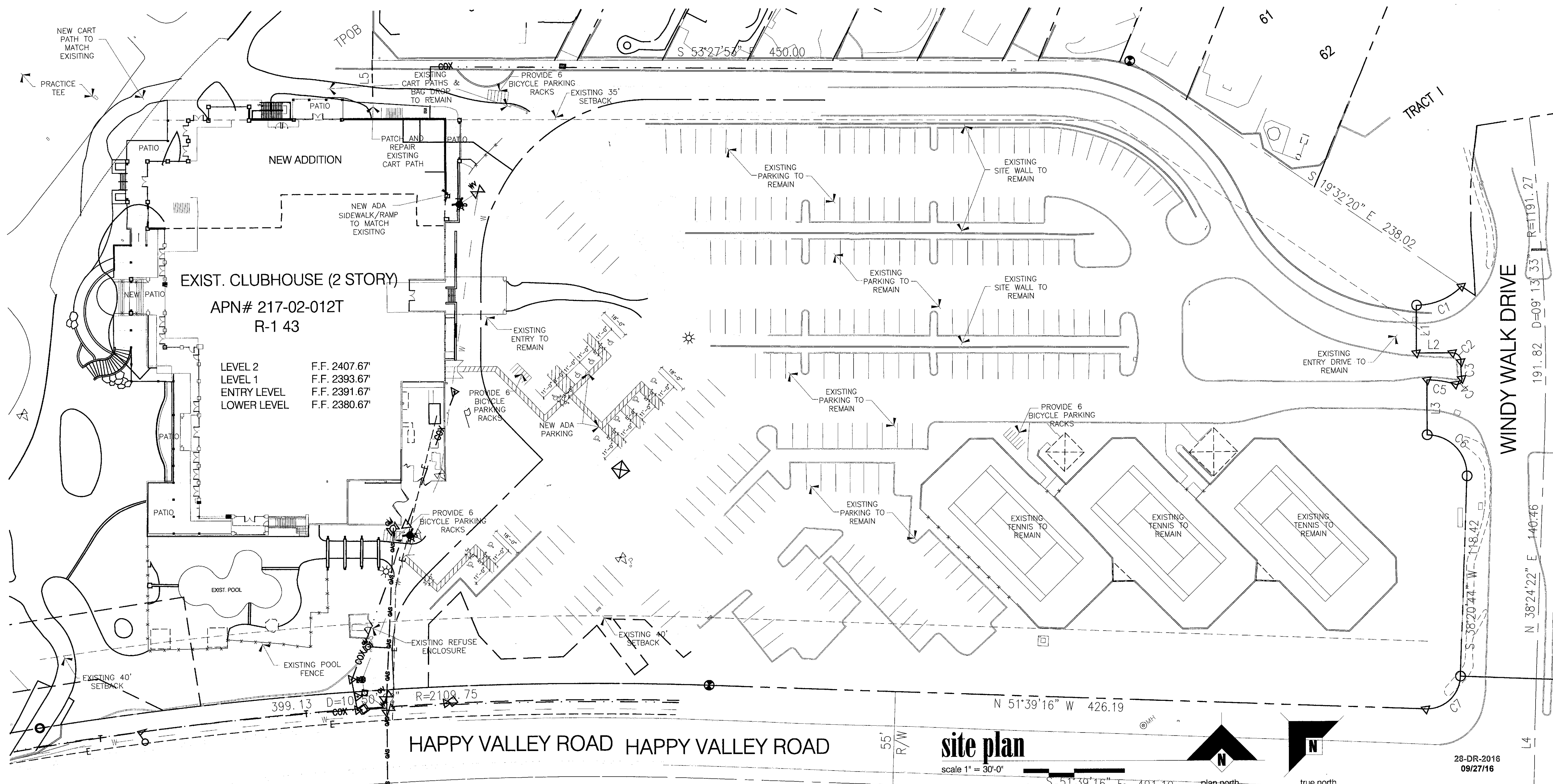
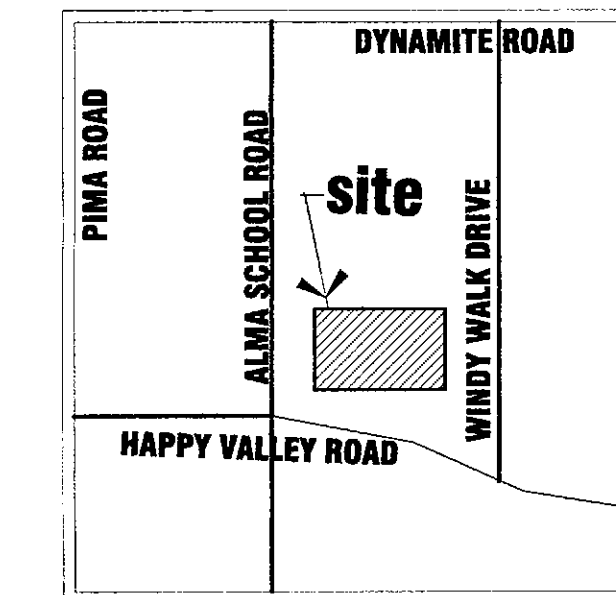
Proposed Uses: Golf, Pro Shop, Dining, Locker Room, Fitness

Fire Resistive Requirements Type IIIB		
Structural Frame	0 HR	IBC Table 601
Exterior Bearing Walls	2 HR	IBC Table 601
Interior Bearing Walls	0 HR	IBC Table 601
Exterior Non-Bearing Walls X>30	0 HR	IBC Table 601, 602
Interior Non-Bearing Walls	0 HR	IBC Table 601
Floor Construction (Cart Level)	0 HR	IBC Table 601
Floor Construction (Lower Level)	0 HR	IBC Table 601
Floor Construction (Main Level)	0 HR	IBC Table 601
Roof Construction	0 HR	IBC Table 601

Project Narrative

Tron Golf & Country Club is an existing Club in North Scottsdale. Scope of work includes demolition of the north section of the existing club. In this same location, a new 2 story structure will be built with minor additional square footage added and will connect to the existing Club to remain. The new addition will replace men's locker rooms (bringing up to current ADA standards), Member's Grill and Pro Shop. A Fitness Room will be located on the second floor. Other Areas of the Club will receive new interior finishes, renovated dining rooms and administrative areas as tenant improvement work. The plumbing loads for the overall building will not be impacted with this addition and renovation and will not require a new or larger water meter. Bicycle parking has been distributed through the site to provide bicycle parking to each of the various activity centers of the Club including: main entry, pool entry, fitness entry and tennis courts.

Vicinity Map

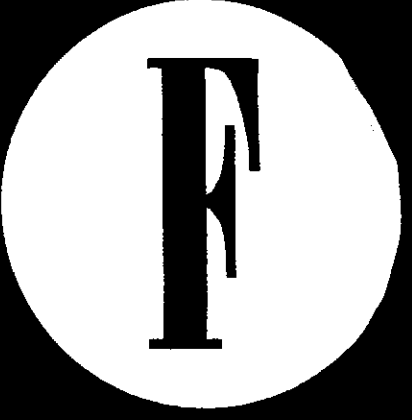


APN# 217-02-012T
 R-1 43

LEVEL 2 F.F. 2407.67'
 LEVEL 1 F.F. 2393.67'
 ENTRY LEVEL F.F. 2391.67'
 LOWER LEVEL F.F. 2380.67'


site plan
 scale 1" = 30'-0"

28-DR-2016
 09/27/16



TRON GOLF & COUNTRY CLUB RENOVATION

25000 NORTH WINDY WALK DRIVE
 SCOTTSDALE, ARIZONA

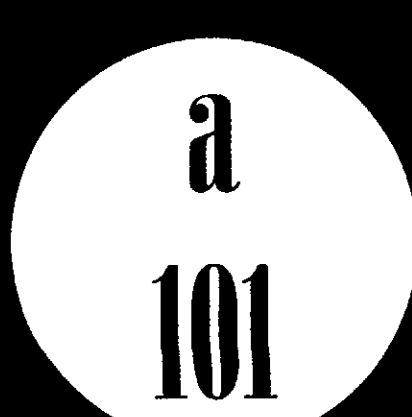


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15117
 site plan
 issue date
 03.07.16
 revisions

Plan Review By:
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C.O.S. DR Submittal-2nd
 09/19/2016