

Troon Ridge Community Association

High Level Summary - Review of Design Submittals

This summary is offered to clarify initial expectations of the design and procedure path to achieve design approval. Additional information will be requested and topics will emerge as the review process unfolds.

Note: Design submittals will not be reviewed until Review Fee and Construction Deposit are paid and the Orientation Meeting has taken place.

I. Orientation Meeting

This meeting is fundamental and a critical step for a successful design, and is conducted in person.

- Required Participants: Owner's Architect or Home Designer, Troon Ridge's Architect or two Architecture Committee Members.
- Encouraged Participants: Lot Owner and Owner's Builder.

Key Expectations

Site Survey

A Site Survey showing property lines, building set backs, topography contour lines, and large vegetation will be very helpful to get the most of this meeting. If a Survey is not available, a plot plan showing property lines, and edge of street will be required. The orientation meeting will not be scheduled without one of these plans.

Information Sharing

The Owner's Architect or Home Designer may be aware of the following design considerations; Troon Ridge would like to help keep the following design values top of mind:

- **Importance of Design:** The ARC architect shall share ideas/methods to design a home with minimal disruption to the site or hillside where applicable. The exchange of ideas will touch on building in union and harmony with the site. Review design culture to design within the Troon area, which is a part of Scottsdale's Environmental Sensitive Lands (ESL).
- **Efficient Design:** Generally, efficient design solutions are less expensive and less disruptive to the site, ideas/methods shared.
- **Native plant flora:** Best practice for preservation of native plant flora is outlined. Restoration requirements for native plant flora.
- **Construction impacts:** The normal process of building a home often creates the need for Native Plant revegetation. Experience has shown far better to protect and preserve than to do extensive revegetation. Generally 25% of the revegetation plant material does not adapt, requiring replacement of plant material.

Planning and consideration for locating the following can contribute to greater site preservation: dumpster, j-john, construction parking, materials staging, and cement truck clean up.

II. Conceptual Plans Submittal

Note: This is not final computer generated plans. Rather, they are generally hand drawn sketches over the survey, conceptual floor plan and primary elevation.

- Conceptual Plans consist of the following: Site plan, Floor plan, and Primary Elevation. Lots (other than flat) shall show overall building and site section drawing. The drawing shall show the relationship of structure to native and adjusted grades. Plans will not be reviewed if those plans appear to be Final Plans, including engineering and drawing sheets in addition to the above list.
- Approval of the Conceptual Plans is required before moving on to the Final Plans.
- After receipt of Approval of Conceptual Plans, refer to Appendix A of the Design Review Check list for the Final Plans and remaining process.