

SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING

April 28, 2021

Held via Zoom

Scottsdale Ranch Community Association
10585 N. 100th Street, Scottsdale, AZ 85258

Members

Present:	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Richard Graff	Member
	Tom Mitchell	Member

Members Absent:	Lee Pagnan	Member
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Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Chadi & Kalthoum Majed	11106 E. Del Timbre Dr.
	Avi & Wanda Peretz	10227 E. Gold Dust Ave.
	Carl Strunk	
	Harry Gross	10142 N. 105th Way
	Jack Hooper	10435 N. 98th St.
	Lori & Roger Brownell	10270 E. Gold Dust Ave.
	Marco Mitrione	10552 E. Bella Vista Dr.
	Mark Myers	9451 N. 106th Pl.
	Matt Sharp	For Homeowners Brownell
	Paul MacDougall	10080 E. MtnView Lake Dr. #166
	Phillip & Jennifer Hess	9806 E. Ironwood Dr.
	Steve Meder	10490 E .San Salvador Dr.

Call to Order:	Michele Holzman called the meeting to order at 3:32 p.m. The roll of the Committee members was called, and a quorum of the members were present.
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Approval of Minutes:	MOTION: It was moved and seconded to approve the April 14, 2021 meeting minutes. Motion passed.
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Review of Submittals:

Submittal #346060– Move entry wall forward, full windows – Hillcrest

11106 E. Del Timbre Dr. – Majed

MOTION: It was moved and seconded to *approve* the front entry door wall being made flush with the front wall of the house and a full window replacement.

1. The existing front door entry wall will be moved forward 8' and made flush with the front wall of the house. The area around the new entry doors will be filled in, stucco and painted to match existing. Filling in, stuccoing, painting the side opening arches is not approved and requires applicant to submit additional detail to staff.

Approved: _____

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2. All the windows on the house will be replaced with Milgard Anodized bronze aluminum frames to match the new front door which has been approved. The visible glass to frame edge measurement for the new windows is 1.375". No change in sizes or locations.

Motion passed.

Submittal #343094 – House paint, pavers, columns, doors - Haciendas Del Lago

10435 N. 98th St. – Hooper

MOTION: It was moved and seconded to *approve* this submittal for house paint, pavers, columns, and doors as follows.

1. Paint - The house will be painted the same color using Dunn - Edwards Palette 01-15. The body, pop outs, columns in front and back and privacy wall will be painted Dunn - Edwards DE6123 Trail Dust. The wood trim only will be repainted Dunn - Edwards Optional Wood Trim Color DEA161 Wild Mustang.

2. Pavers - Replacing all brickwork in the front of the home. The existing concrete driveway, walkway and courtyard will all be changed to pavers. The existing driveway, walkway and courtyard will be removed. Phoenix Territorial brown pavers will be laid in the same footprint.

A. The homeowner will not be changing the size or dimensions of the walkway or driveway area, simply replacing the existing concrete and bricks with pavers for a more uniform look.

B. The walkway dimensions are 19' from sidewalk to gate and 4' wide.

C. The courtyard area is 21' x 20'.

D. Driveway area is 28' x 28' and had existing concrete/brick pavers over the entire surface, which will be replacing with pavers.

3. Column Reconstruction – The 2 support columns for the front awning and 2 support pillars in the back of the house have been replaced.

A. The 2 support columns in the front of the house have been replaced with wood posts that will be made the same size as the previous columns 16" x 16" using stucco to build them up. The capital support at the top of the columns will be rebuilt to model the pop outs on the posts of the entry gate. These will be stucco and painted to match the house.

B. The 2 support columns in the back of the house have been furred out to be square in shape. These will be stucco and painted to match the house.

4. Doors - A total of 4 sets of doors will be replaced. The Avanti Hacienda black vinyl doors are being approved because of the difference in scale to the windows. The 3 French doors and 1 patio slider door in the back of the house will be replaced with new patio slider doors. The 10' and 12' long doors will have panels that open to the sides.

A. The leftmost door has a 6' opening and is currently a French door that is being replaced with a same size patio door.

B. The center left door has a 10' opening and is currently a French door that is being replaced with a same size patio door.

C. The center right door has a 12' opening and is currently a French door that is being replaced with a same size patio door.

D. The right door has a 6' opening and is currently a patio door that has been painted over. This door is being replaced with a same size new patio door.

Motion passed.

Submittal #342446 – Edison Lights – Heritage Terrace II

10645 E. Turquoise Ave. – Ellison

MOTION: It was moved and seconded to *approve* this submittal to reinstall Edison lights that were installed under the covered patio. The 12 clear incandescent bulb lighting is 24' long. The lights will be 8' off the ground and the wire color is black. The lumens per bulb is 75. The lights will be reinstalled along a header beam that sits back from the edge of the covered patio. The cord runs down the corner of the house is painted to match the house. The setback measurements are 67' to the back wall, 40' to the east wall, 30' to the west wall.

Motion passed.

MOTION: It was moved and seconded to approve the review of Edison lights to be done on the staff level with the stipulation that they meet the guidelines.

Motion passed.

Resubmittal #343976 – Widen the driveway with pavers - Sierra Linda

10584 E. Bella Vista Dr. – Horst

MOTION: It was moved and seconded to *approve* this submittal to:

1. RumbleStone mini 7" x 3" X 1.75" and RumbleStone 7" x 7" x 1,75" Greystone concrete pavers will be added in the area to the east of the driveway in a 2 - piece pattern. The area measures 25' along the street to the RV gate and 12' from the edge of the driveway at the house corner to the RV gate. The distance along the front of the RV gate is 13'.
2. The red paver border used in the landscape will remain as is and not be painted.

Motion passed. Matt Metz opposed.

Submittal # 346091– Rebuild shared mailbox, Installed 2 new motion lights, replaced one light, full windows- Sierra Linda

10552 E. Bella Vista Dr.– Mitrione

MOTION: It was moved and seconded to *approve* this submittal for a shared mailbox structure, replacing, and adding light fixtures and a full window replacement. The black painted vinyl window frames are approved as the installation and painting was done before the decision to not allow vinyl painted window frames any longer. Scottsdale Ranch plans to update our language so that going forward, painted vinyl frames will not be approved until such time as a manufacturer-approved paint is developed.

1. Shared Mailbox structure

The homeowners at 10552 and 10556 E. Bella Vista are requesting approval for the shared mailbox structure changes.

- A. The post mailbox system was removed and a 27.125" wide base 29.25" wide block column is topped with a 30.75" wide by 16.75" high pop out where the mailboxes are located.
- B. The structure is 45.75" total in height and 30.75" total width.
- C. The structure has been stuccoed and painted Dunn - Edwards Pearl Necklace to match the 10552 residence.

2. Lighting

- A. The front door light fixture was replaced with a matt black aluminum and glass dusk to dawn

15.83" x 7.56" x 7.52" motion sensor outdoor wall lantern. The fixture will use bulbs that total 800 lumens for the total in the fixture.

B. The same matt black aluminum and glass dusk to dawn 15.83" x 7.56" x 7.52" motion sensor outdoor wall lantern fixture (total of 2) has been installed on each side of the garage.

3. Windows

A full window replacement was done installing Avanti 10 series vinyl windows that have been painted black. The new windows have a visible glass to frame edge measurement of 3".

Motion passed.

Submittal # 346102– Rebuild shared mailbox - Sierra Linda

10556 E. Bella Vista Dr.– Hirschfeld

MOTION: It was moved and seconded to *approve* this submittal for a shared mailbox structure.

The homeowners at 10552 and 10556 E. Bella Vista are requesting approval for the shared mailbox structure changes.

A. The post mailbox system was removed and a 27.125" wide base 29.25" wide block column is topped with a 30.75" wide by 16.75" high pop out where the mailboxes are located.

B. The structure is 45.75" total in height and 30.75" total width.

C. The structure has been stuccoed and painted Dunn - Edwards Pearl Necklace to match the 10552 residence.

Motion passed.

10. Submittal #346202– Extend the existing patio cover- Waterfront

10227 E. Gold Dust Ave.– Peretz

MOTION: It was moved and seconded to *disapprove* this submittal extending the existing patio cover because builds up the shared property wall. The homeowners are invited to come back with new drawings showing an increased full opening to the east side of the property. An additional drawing showing the neighbor's perspective is also requested.

Motion passed.

Submittal #346332– Replace 2 rear patio doors- Suntree East

9451 N. 106th Pl.– Myers

MOTION: It was moved and seconded to *disapprove* the installation of tan patio doors. The homeowner is invited to resubmit with sliding doors that are the same color as the existing windows in the house.

Motion passed.

Submittal #346341 – Add door front of house - Heritage Village IV

10142 N. 105th Way– Gross

MOTION: It was moved and seconded to *approve* the installation of an additional door to the front of the house using a door that matches the existing main front door.

The new small panel solid door will be installed on the east wall of the entryway and will face the west wall not the street. The door will be painted to match the front door of the house.

Motion passed.

Submittal #346344 –Pool remodel, fireplace, pavers, lighting - Waterfront

10270 E. Gold Dust Ave.– Brownell

MOTION: It was moved and seconded to *approve* the Pool remodel, fireplace with seating area and pavers. The lighting can be reviewed on the staff level.

1. Demolition

A. Remove and Haul Away existing beehive masonry fireplace, sitting benches, BBQ island and grill, as well as existing faux rock waterfall.

B. Demo 28 square feet of concrete at lower landing pad between upper patio steps to boat dock.

2. Pool tiles

A. Install 55 lineal feet of 4” x 4” travertine fascia tile to face of cantilever pool deck to match travertine paver selection for pool deck.

B. Add 1” x 1” glass step accent tile in row of (2) to edges of all pool steps and benches, 24 lineal feet total.

3. Pool Deck

A. Saw cut back patio concrete and install 54 lineal feet of Zurn brand 2.5” removable top channel drain. New Channel drain running east and west between house and new fireplace sitting bench. Also running north and south near back house patio.

B. Install 42 lineal feet of 12” x 12” bullnose edge travertine coping to all steps from upper patio area to lower boat dock landing.

C. Install 42 lineal feet of 6”x 6” travertine fascia tile to the face of the steps leading from upper patio area to lower boat landing area.

D. Install 55 lineal feet of travertine coping around perimeter of pool. 3cm or 1 ¼” thick material.

E. Install 913 square feet of 3-piece travertine pavers patio, pool and step pad areas using light and dark noche, and Cream / Ivory selections.

4. Hardscape

A. Construct 8’ perimeter front fireplace with 4’ long backside with 55” height per design rendering. Includes all masonry, firebrick, coping on hearth, stone veneer to outside of fireplace etc.

B. Construct (1) 4’ long x 18” high x 18” deep bench at east side of fireplace per 3d design rendering. Construct (1) 5.5’ long bench x 18” high x 18” deep at west side of fireplace per 3d design renderings.

C. Construct 20 lineal foot x 6” high planter masonry border between pool and east side fireplace bench per design renderings. Includes travertine coping at top of planter border.

D. Construct Raised masonry water feature wall at north side of pool to be 8 lineal feet long x 20” high. Use existing 2” plumbing line for existing waterfall to feed (1) 24” or 36” copper of stainless-steel scupper from Pebble Tec or Scottsdale fire and Water. Includes glass tile accent under scupper and stone veneer at face of wall per 3d renderings as well as travertine coping cap at top of wall.

E. Pebble Tec Brand Hammered Copper Planter Bowl. Cone shape bowl per rendering. Comes with 4” drainage hole for irrigation drainage.

F. The shared property wall with the neighbors will not be increased in length or height.

Motion passed.

14. Submittal #344751 –Rear yard 2 pergolas, Shower wall, Screening wall and lighting - Mirador

9806 E. Ironwood Dr.– Hess

MOTION: It was moved and seconded to *approve* this submittal for 2 pergolas, a shower wall, screening wall and lighting in the back yard. An .8’ variance has been approved for the dining pergola as the west wall is next to 98th Street and not a residence.

1. Pergola 1 – An 8.5' x 23' dining pergola will be constructed on the southwest corner of the pool horizontal to the house.

A. A 196 square foot gray cantilever lattice Alumawood pergola will have 7.5’ block pillars. The pillars will be smooth sand stucco and painted Sherwin - Williams Scheme SW7562 Roman Columns to match the body of the house.

B. This structure will be built horizontally to the house with a 9.2’ measurement from the west wall and 3.5’ from the house.

C. The actual top of the structure is 19" tall (two stacked 3" x 8" beams and a single 2" x 3" lattice).

D. A 36” tall x 13’ long countertop with grill will be built vertically connecting to the house and will have a 42" tall seating counter at the north end. This will be smooth sand stucco and painted Sherwin - Williams Scheme SW7562 Roman Columns to match the body of the house.

E. Basket pendant lights will be installed under the dining pergola. The fixture will not exceed 800 lumens.

2. Pergola 2 – An entertainment 16’ wide x 10’ deep x 7.5’ tall 160 square foot pergola with lighting will be constructed in the back yard at the north end of the pool.

A. The setback measurement to the north/back wall is 13.7', 27' to the West wall and 42.3' to the East wall.

B. The gray cantilever lattice Alumawood pergola will have 7.5’ block pillars that will be smooth sand stucco and painted Sherwin - Williams Scheme SW7562 Roman Columns to match the body of the house.

C. An 11’ wide x 7.5’ tall entertainment wall will be constructed under the north end of the pergola.

3. A shower wall will intersect with the back/north wall of pergola 2 and will be vertical to the north wall.

A. The shower wall is 6’ long x 6’ tall and 8.5' from the north wall.

B. The back of the shower wall will be smooth sand stucco and painted Sherwin - Williams Scheme SW7562 Roman Columns to match the body of the house. The interior shower wall will be tiled.

C. A percolator pit will be made for the shower. It will be between the shower and the north wall.

4. There will be a 11’ long x 5’ tall screen wall that will run horizontally to the back wall and built partially behind the entertainment wall of pergola 2 that will be smooth sand stucco and painted Sherwin - Williams Scheme SW7562 Roman Columns to match the body of the house.

The west wall is 5.3’ high. The north wall is 5.11’ high. The east wall is 6.4’ high.

Motion passed.

Submittal #349668 –Installed garage doors - Hillcrest

11107 E. Palomino Rd.– Barber

This submittal will be held over to the next meeting agenda allowing the committee members a chance to visit the property in person.

Open

Discussion:

Reid/Meder Casita

The homeowners are invited to return to the committee with representational drawings showing the true setbacks after inquiring with the city.

Heritage Village IV

The committee would like the landscape language in the Architectural Rules updated to represent a 1 tree minimum for cluster communities. This verbiage will be presented at the next meeting.

Adjournment: The meeting was adjourned at 5:43 p.m.

Approved: _____

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