

SCOTTSDALE RANCH COMMUNITY ASSOCIATION

ARCHITECTURAL COMMITTEE MEETING

February 23, 2022

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

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Donna Hunter	9816 E. Cinnabar Ave.
	Mike & Anna Thorlin	10575 E. Arabian Park Dr.
	Larry Swanson	10547 E. Cochise Ave.
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166

Call to Order: Michele Holzman called the meeting to order at 3:30 p.m. The roll of the Committee members was called, and a quorum of the members were present.

Approval of **MOTION:** It was moved and seconded to approve the February 9, 2022 meeting minutes.

Motion passed.

Review of Submittals:

Submittal #400089– smooth stucco, paint, add a new wall and gate, replace 2 gates, roof, windows, front door, garage door, house numbers. landscape, artificial turf, landscape lighting
9816 E. Cinnabar Ave. – Hunter

MOTION: It was moved and seconded to approve Boral Saxony 900 slate in the color Desert Sage as the roof tiles. If the Boral Saxony 900 Slate in Desert Sage is not available, the homeowner will resubmit for approval of the changes. This is an introduction of slate roof tiles to the community as this color of the roof tiles are consistent within the neighborhood. A full roof replacement will be done.

Motion passed. Carolyn Wheelock and Richard Graff opposed.

MOTION: It was moved and seconded to *approve* the smooth stucco, paint, add a new wall and gate, replace 2 gates, roof, windows, front door, garage door, house numbers. landscape, artificial turf, landscape lighting.

The 2 walkways and the step lights have been removed from this agenda. The homeowner will

resubmit for those at a later date.

Approved: _____

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Stucco

1. All of the pop out bricks and wall cap bricks will be removed including the bricks on the side/shared walls.
2. The pop out above the arched windows and on the tops of the entry columns will be removed.
3. The entire house and walls will be sand smooth stucco.
4. The stucco bands/pop outs on the wall tops will all be the same height.
5. The circular clay elements in the front wall cutout will remain.

Paint

1. The entire house and walls will be painted Sherwin – Williams Scheme 12-15.
2. The body and pony wall will be Sherwin – Williams Realist Beige SW6078.
3. The pop outs will be Sherwin – Williams Perfect Greige SW6073.
4. Wood trim and garage door will be Sherwin – Williams Black Fox SW7020.

Add a new wall and gate

1. A new wall will be added in the front entrance.
2. It will be created between the 2 columns.
3. The wall on the west side of the walkway measures 6.66' wide x 6' tall.
4. A 48" wide x 6' tall gate will be installed in the center to match the new side gates.
5. The Teza black aluminum gate will have a solid frame with horizontal black aluminum slats.

Replace 2 Gates

1. The existing 42" x 65" side gates will be replaced with a Teza aluminum gate.
2. These black aluminum gates have a solid frame with horizontal black aluminum slats.

Windows

1. A full window replacement will be done.
2. All arched windows will be replaced with vertical rectangular windows.
3. Milgard bronze non grid aluminum windows will be installed. The lower ¼ of the window will have a slide to side opening.
4. The visible glass to frame edge measurement is 1.125."

Front door

1. The arched transom window above the existing front door will be removed, filled, stucco and painted to match.
2. A 4.45' (same width) x 10' tall full glass pivot door with a black frame and narrow transom built in will be installed.

Garage door

1. An Amar steel long panel garage door will be installed.
2. The door will have frosted narrow rectangular windows down the left side.

House numbers

1. House numbers will be installed on the right/east front column vertically.
2. The 7" matte black surface mounted numbers will be installed.

Landscape

1. All the existing trees will be removed.

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2. 2 Anacho orchid trees will be planted.

3. One Anacho orchid tree will be planted in the southeast front corner of the garden. The tree will be 15' from the east/right and 15' from the south/front. Mature Size: 6-12' high and 6-10' wide.
4. The second Anacho orchid tree will be planted in the southeast front corner of the garden. The tree will be 12' from the east/right and 12' from the south/front. Mature Size: 6-12' high and 6-10' wide.
5. A yucca tree will be planted on the west/left side of the driveway a minimum of 3' from the neighboring property. This is 2-4' at maturity. The depth of the west/left landscaping area is 7.95.'
6. Agave- blue glow, Americana, aloe, barrel cactus and desert milkweed will be planted.
7. The granite in the front of the house will all be changed to Table Mesa brown .75".
8. Holand Old town blend concrete pavers 7.75" x 4" x 1.75" will create the borders.

Artificial turf

1. 200 square foot of Synthetic grass store Sonoma 80 oz face weight artificial turf will be installed in the front of the house.
2. Holand Old town blend concrete pavers 7.75" x 4" x 1.75" will create the borders.

Landscape lighting

1. 6 – Low voltage 2.70" x 4.25" x 3." solid brass Led spotlights will be installed. One will be on the yucca tree, 5 will be placed along the front courtyard wall's new plantings. Low voltage 2.70" x 4.25" x 3." solid brass Led spotlights.
2. 8-10 Eyebrow directional path lights will be installed along the new walkway on the west/left side of the garage from the driveway to the gate. Approximately 120 lumens each.

Motion passed.

Submittal # 401456 – Awning– Heritage Village IV

10547 E. Cochise Ave. – Swanson

MOTION: It was moved and seconded to *approve* the homeowner's request to install an awning. A 20 long Sunsetter motorized awning with sensors and a hood will be installed on the south/back of the house.

1. At full extension, the awning will be 4' from the back wall.
2. The awning will be 9.5' off the ground.
3. The color is Nutmeg Tweed #7957.
4. The awning will have a straight edge in the same color.

Motion passed.

Submittal #402022 – Solar Water Heater and Solar Panels – Heritage Terrace II

10575 E. Arabian Park Dr. – Thorlin

MOTION: It was moved and seconded to *approve* solar water heater and solar panels with the receipt of the solar affidavit and that the tank be painted to match the surface on which it has been installed upon.

Solar water heater

1. A solar water heating system will be installed on the roof.
 2. The Installation will be comprised of two components.
 3. 20 panel, 7.9kW Photovoltaic system (5 arrays of 4 panels each)
 4. a 40-gallon passive, evacuator tube based solar water heater
 5. The photovoltaic (PV) system is planned to be placed on the flat roof segments of the home in three different locations
 6. The solar water heater (SWH) system will be installed on the pitched tile roof, facing southwest
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7. The parapet walls are 18" tall.

Solar Panels

1. The panels will be 16” at full tilt. PV panels will not exceed more than 30 inches above the finished roof surface, per City of Scottsdale code.
2. There will be 4 panels installed on the northwest/front right section of roof.
3. There will be 4 panels installed on the southeast/front left section of roof.
4. There will be 4 panels installed on the southwest/back right section of roof.
5. There will be 4 panels installed on the southeast/back right section of roof.
6. There will be 4 panels installed on the patio cover on the south rear center section of roof.

Solar Tank

1. The stainless tank and frame will be painted matt red tile to match the roof.
2. The solar water heater will be installed on the south/back center of the house facing the back.
3. The tank will be mounted 2” off the roof tile surface.
4. The tank is 18” tall.
5. The total height off the roof is 20”.
6. The juncture box will be located on the left/east side of the house where the service panel is located.
7. The conduit will be running inside the structure and under the roof eaves. It will be painted to match the house.

Motion passed.

Submittal #400700– Cover over front entrance, lattice over garage– The Estates

10656 E. Carol Ave. – Ross & Sahlen

MOTION: It was moved and seconded to *approve* the cover over the front entrance. The lattice over the garage is also *approved*. However, the lattice must be covered by plant material. If the plant material dies, it will need to be replaced as to not have an exposed lattice without plantings.

Porch cover

1. Extending from the front door roughly four feet to provide cover for rain and sun for the front door.
2. The cover will be a rough-sawn trellis front patio cover to match existing home in color and scale and will measure 4 1/2 feet x 6 1/2 feet.
3. It will mostly be obscured from the street by the trees in the front courtyard and front yard.
4. The porch cover will be installed between the existing home and existing exterior walls and will be appropriate to the architectural style of the house.
5. The building set back is not affected as it is in the original building scale and setbacks.
6. The materials being used are rough sawn Douglas fir wood, copper flashing, oil stain to match the house’s existing color.
7. The patio cover will be constructed of a single sheet of copper flashing with four rough-sawn Douglas Fir beams underneath supporting the copper sheet. The beams will run parallel with the front door. The cover will be mounted roughly 6 “below the existing roof line and will measure roughly 6.5 feet wide, by 4.5 feet deep, by 4.5 inches high.

Lattice on garage

1. Decorative wrought iron lattice has been installed over both of the garage doors and down the front of the garage for vines.
2. If the plant material expires it will need to be replaced as to not have an exposed lattice without plantings.

Motion passed.

Approved: _____

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Submittal #398968– Modify shutters– The Estates

10492 N. 106th Pl. – Spencer

This submittal is being denied as the installed shutters have been denied by The Estates.

Adjournment: The meeting was adjourned at 4:46 p.m.

Approved: _____

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