

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING**

October 11, 2023

Held in person and via Zoom

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

Members

| | | |
|-----------------|---------------------|-------------------|
| Present: | Michele Holzman | Chair |
| | Matt Metz | Vice Chair |
| | Dr. Pamela Chambers | Member (via Zoom) |
| | Carolyn Wheelock | Member (via Zoom) |

Members

| | | |
|----------------|--------------|--------|
| Absent: | Tom Mitchell | Member |
|----------------|--------------|--------|

Staff Present:

| | |
|--------------|--------------------|
| Kathe Barnes | Executive Director |
| Kathy Diab | Homeowner Liaison |

Others

| | | |
|-----------------|----------------------------|-------------------------------------|
| Present: | The Mannings (via Zoom) | 10567 E. Terra Dr. |
| | Tricia Siegel (via Zoom) | 9442 N. 105th St. |
| | Joel Broder | 10185 E. Bella Vista Dr. |
| | Dallas Harting | 9939 E. Bayview Dr. |
| | Mark & Avy Drum | 10645 E. Fanfol Ln. |
| | The Palazzolos (via Zoom) | 10299 N. 107th St. |
| | The Ormsbys | 9989 E. Island Circle |
| | Phillip & Diane Hall | 10573 E. Terra Dr. |
| | Paul MacDougall (via Zoom) | 10080 E. Mountainview Lake Dr. #166 |

Call to

Order: Michele Holzman called the meeting to order at 3:29 p.m. The roll of the Committee members was called, and a quorum of the members were present.

Approval of

Previous Minutes: It was moved and seconded to approve the minutes of the September 27, 2023, meeting with the correction as stated. Motion passed.

Review of

Submittals:

Resubmittal #503656 – Addition, pergola, awnings, French doors – Tierra Vista

10185 E. Bella Vista Dr. – Broder

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

- The existing lot coverage is 2,341 square feet.
- The new addition will add 195 square feet of living space.
- The ending lot coverage will be 2536 square feet, 30.4%.
- The existing patio cover and built in BBQ island will be demolished.
- The back southwest setback measurement is 45' to the shared wall from the new pergola and addition.
- The southeast setback measurement from the new addition is 29'.

Addition

1. A 12' x 16' addition will be constructed on the back of the house.
2. The addition will have a flat roof with a pop out detail and a parapet height at completion in the range of 11' – 12.5'.

Approved: _____

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3. Three (3) 23" x 48" skylights will be installed in the new roof.
4. They will be in line with the 3 new windows that will be installed in this addition to match the existing windows on the home.
5. The new structure will be stucco and painted to match the existing.
6. The windows will have recessed sills to match the house and no pop out as the house does not have pop outs.

Pergola

1. An aluminum pergola with retractable fabric shades measuring 12' deep x 17' 3.5" wide will be installed next to the new addition, over a set of new French doors.
2. The color will be dark bronze.
3. An existing kitchen window will be converted to a set of black frame French doors.
4. The west setback measurement from the new pergola and addition is 10'.
5. The back southwest setback measurement is 45' to the shared wall from the new pergola and addition.

Awnings

1. Dark bronze solid frame awnings with a straight edge will be installed over the new French doors and rear windows.

Resubmittal #507759 – Unapproved changes made during construction – Sierra Linda 10567 E. Terra Dr. – Manning

MOTION: It was moved and seconded to *disapprove* the request for a variance to allow the 57" setback to the property wall vs. the required 60" for the addition as built as the three variance criteria were not met. Motion passed.

MOTION: It was moved and seconded to *approve* the revised front courtyard wall with the side entry gate with the stipulation that the wall be setback 8"- 12" from the front of the addition and the front door color of Shaggy Barked.

Motion passed.

Submittal #488674– Addition, paint, windows, doors, lighting – Suntree East 10645 E. Fanfol Ln. – Corgeos, LLC/Sahd-Drum

MOTION: It was moved and seconded to *approve* an addition on the south side of the house, paint, windows, doors, and lighting.

The existing livable space is 1,473 square feet. The addition will add 917 square feet of livable space. After the addition, the total livable space will be 2,390 square feet, 50% of lot coverage.

Addition

1. The addition will have 4 walls of different lengths.
2. The addition will be constructed in the area behind the existing privacy wall which will be removed.
3. The addition will be 15.4' tall, taller than the existing 14.1' height of the flat roof section of the house where it connects.
4. The homeowner must change the height of the front of the existing parapet to match the height of the addition parapet to make it consistent.
5. The addition will be 38.3' long from front to back and it will be setback 4.2" from the front corner of the existing.
6. Part of the existing 42.5' long south wall of the house will have an adjoining doorway installed.
7. The 2 scuppers will be relocated.

Approved: _____

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8. The front/street facing wall will be 13.8' long.
9. The side/south wall will be 38.9' long.
10. There will be a short 4.1' long wall that connects the south and west/rear walls.
11. The rear/east wall will be 32' long.
12. The pop out detail will be the same as the existing.
13. A skylight and a solar tube will be installed.
14. No awnings will be installed at the time.
15. The setback from the back of the addition to the rear/east shared wall will be 15', the same as the existing house.
16. The setback from the south wall of the addition to the south shared wall will be 5'.
17. The setback from the front/west of the addition to the inside edge of the sidewalk is 61.2'.

Windows and Doors

1. The new Almond windows and Desert Sand sliding doors will match the existing color.
2. The sliding doors will have the same 2.75" visible glass to frame edge measurement.
3. All doors will have full-size windows.
4. The new regular size window will match the existing visible glass to frame edge measurement of 3.0625".
5. On the back/east wall the following glass doors will be installed, 2 – 6' wide x 6'8" tall doors and a 48" wide x 12" tall window.
6. In the 4'1" wide wall, a 2'8" wide x 5' tall, fixed window will be installed.
7. On the new south wall, the following will be installed, 5 – 30" wide x 18" tall, fixed windows, and a 36' wide x 6'8" tall door with a 3' x 3' stoop.
8. On the west/front wall of the addition, an 8' wide x 6'8" tall glass door with a 3' deep stoop will be added.

Light fixtures

1. All the new light fixtures Jamestown 7" wide x 20.25" tall carriage style light sconces with 4 full glass sides and black metal will be installed 7' from grade and will match the existing fixtures.
2. Four will be installed on the back of the addition.
3. Three will be installed on the south side of the addition.
4. Two will be installed on the front of the addition, one is existing on garage will be replaced to match.

Motion passed.

(Pamela Chambers left the meeting.)

Submittal #508950 – Landscape etc. – Lakeview Estates

9939 E. Bayview Dr. – Harting

MOTION: It was moved and seconded to ***approve*** a new negative edge pool spillover and Baja shelf, in-ground spa, covered patio, new railing, paint, steps, retaining walls, ADA ramp to the boat, landscape, lighting, and fire table. The upper deck flooring will be replaced and will not be visible. New gas lines and irrigation lines will be installed. The dock, media wall and outdoor kitchen will be addressed in a later submittal.

Paint

1. The entire house and walls will be painted Dunn – Edwards Palette 17-15.
2. The body, walls and any pop outs will be painted Dunn – Edwards DEW325 Vanilla Shake.
3. The wood trim and garage doors will be painted Dunn – Edwards Optional Wood Trim Color DET629 Fade to Black.
4. Fade to Black is not to be used on any stucco surfaces of the home.

Railing & Columns

Approved: _____

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1. The existing railing will be replaced with new black powder coated cable railing.
2. No locations nor dimensions will change.
3. The columns will be redone. There will be 2 – 24” x 24”, 15’ tall and 2 – 24” x 24”, 10’ tall. They will be Santa Fe stucco, painted Vanilla Shake to match the house with a Limestone cap.

Covered patio

1. A 9’ tall x 27.2’ long covered patio will be attached to the lakeside on the west side of the house at the pool.
2. The covered patio will be 3.8’ deep at the northwest end and 10.8’ deep at the southeast end.
3. It will be a minimum of 22.8’ from the lake edge.
4. The structure will have 1.6’ high black fascia, and 6” x 6” x 10.8’ support posts secured with bolts and screws.
5. The posts will be painted black.
6. The roof surface will be sealed with elastomeric.
7. Marble pavers will be laid under the covered patio.

ADA Ramp

1. A new walkway ramp measuring 4.4’ wide and 22’ for the north section and 34.10’ long for the west section will be created.
2. The walkway ramp will extend from the northwest end of house down to the boat dock.
3. At the closest point this ramp walkway will be less than 9.1’ from the lake edge and against the northwest shared wall.
4. The ramp walls will be constructed of 8” x 8” x 16” CMU block and will be 12 courses high.
5. The concrete ramp that will be painted Vanilla Shake to match the house.

Retaining walls

1. New retaining walls will be built using 8” x 8” x 16” CMU block.
continued
2. All retaining walls will have weep holes, be waterproofed, sand finished stucco and painted Pearl Necklace to match the house and have a Limestone cap.
3. L1 - retaining wall for the ADA ramp will be 12 courses high and 50 linear feet long. It will be the north exterior wall of the L shaped ADA ramp and landscape area at the property line. This retaining wall will be less than 9.1’ from the lake edge.
4. L2 – retaining wall will be the interior side of the ADA ramp and continue along the new artificial turf area on the northwest of the property. It will be 95 linear feet and 12 courses high.
5. L3 – retaining wall will be on the southeast of the property and will be 15 linear feet at 12 courses high. This retaining wall will be a minimum of 9.6’ from the lake edge.
6. L4- retaining wall will be on the far southeast of the property and frame the new set of stairs being added. It will be 20 linear feet and 12 courses high. This wall will be 2.9’ from the lake edge at the closest point.

Stairs

1. An additional set of stairs measuring 6.9’ at the widest point and will be 16.3’ long will be added to the far southeast corner of the property.

Hardscape

1. The existing hardscape patio areas will be covered with 24” x 24’ marble in the color Nully sandblasted.

Pool

1. The new pool area will be 38.’5 long with the addition of a Baja shelf adding 7.1’ on the southeast end.
2. It will connect to existing retaining walls at both ends that are 5.8’ high.
3. The negative edge basin will be 3.6’ from the lake edge at the closest point.

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4. The negative edge basin is 2.8' deep, the pool is 6.8' deep.
5. It will have 24" x 24" Nully white marble tile installed at the water line.
6. A Limestone cap will be incorporated to match the new hardscape materials.
7. The negative edge will be tile will be Porcelain 18" x 36" Athens white and will be 3.6' from the lake edge at the closest point.
8. The wall tiles will be Athens white veneer. The lake side of the basin will be stucco and painted to match the house.
9. The pool equipment will remain in the same location.

Spa

1. The in-ground spa will be 10' wide x 3.6' deep.
2. The spa will be 7.5' from the lake edge at the closest point.

Artificial turf

1. SGW Diamond Pro artificial turf will be installed in an area covering 1,400 square ft.
2. The artificial turf has 2 color with thatch and a face weight of 75 oz.
3. The existing artificial turf area to the southeast will be replace

Misters

1. The mister system will be updated with new lines in the existing location.

Lighting

1. Pillar, landscape, path and well lighting will be installed.

Pillar lights

1. 20 Pro-Trade black aluminum pillar lights will be installed on both sets of stairs and lining the new ADA ramp.
2. Each fixture is 75 lumens.

Landscape lighting:

Path lights

1. 14 Hampton Bay #1002670574 15" high 6.5" wide aluminum black path lights will be installed.
2. Each fixture is 175 lumens with a textured glass lens.

Spotlights

1. 15 Best Pro Low Voltage Brass #308135571 directional bullet spotlights will be installed.
2. These fixtures are 15" long x 2.5" wide and approximately 120 lumens each.

Well lights

1. Composite black Sollos black well lights #WP0055-CB.
2. Each well light is 620 lumens.
3. Count not known.

Landscape

1. Mineral Gray .5" screened decomposed granite will be installed.
2. No sand along the lake edge will be installed without prior approval.
3. 30 Dwarf Myrtle, 30 Texas sage, 5 Bougainvillea, 15 Myoporum standard ground cover, 20 hopseed, 20 regal mist plants and 2 Date palms will be installed. The date palms will be 8.2' and 8.6' from the lake edge.

Hardscape walkways

1. A 1250 sq. foot marble extension walkway will be added along the northwest side of the house on the interior side of the artificial grass area next to the existing walkway.
2. It will be 24" x 24" Nully sandblasted marble.

Grill area existing

1. The existing grill area countertop will be Steel Gray color granite.

Fire table

1. An EcoSmart Fire Gin low height fire table will be installed, 17' from the lake edge.
2. 19.4" high x 43.2" wide x 89.4" long.
3. The table will be natural colors.

Motion passed.

(Pamela Chambers rejoined the meeting.)

Submittal #512644 – Entry door, side gate, farmhouse light fixtures – Suntree East 9442 N. 105th St. – Siegel

MOTION: It was moved and seconded to *approve* the lights, front door and side gate as installed with the stipulation that the front door and side gate be painted or stained a dark color in the approved palette. Homeowner will submit the color choice for approval.

Door

A Craftsman style door with 6 square windows in the upper section.

Gate

A thin wood slat gate with thin with equal gaps.

Light fixtures

2 black Farmhouse style light fixtures on the front of the house. Lumens per fixture not to exceed 800 lumens.

Motion passed.

Submittal #513550– Railing– Lakeview Estates 9989 E. Island Circle– Ormsby

MOTION: It was moved and seconded to *approve* the replacement of the existing railing on the balcony.

1. Gray metal cable railing measuring 4' tall x 13' wide will be installed to match the house, the front door and interior handrails that have already been replaced.
2. The new exterior railing will be the same size as the exterior railing it is replacing and will be installed in the same location.

Motion passed.

Submittal #514333 – Paint – The Estates 10299 N. 107th St. – Palazzolo

Approved: _____

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MOTION: It was moved and seconded to *approve* the request to paint the garage doors Black Pool even though the house does not have wood trim. The approval is based on the fact that the homeowners have agreed to paint the wood slats on both side gates Black Pool and that there is a dark brown front door to complement the garage doors. The metal roof fascia and stone mount around the stained glass is not approved to be painted Black Pool.

Motion passed.

Submittal #512919 – Courtyard wall– Andalusia III

10656 E. Mission Ln.– Gilligan

MOTION: It was moved and seconded to *approve* the addition of a short courtyard wall in the front of the house. They are creating the same courtyard wall that they have at their other home at 10673 E. Terra Dr.

1. There will be approximately 52' long and 30" tall wall build with 8" x 8" x 16" masonry block.
The wall will be reinforced with rebar and filled.
2. There will be 2 – 2' x 2' x 32" masonry columns, one on each side of the walkway. There will be a 2" masonry pop out on the top of each column with a 1.5" overhang.
3. The wall will be sand stucco and finished to match the house.

Motion passed.

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