

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION
ARCHITECTURAL COMMITTEE MEETING**

November 8, 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
	Carolyn Wheelock	Member
	Dr. Pamela Chambers	Member (late – via Zoom)
	Tom Mitchell	Member

Staff Present:	Kathe Barnes	Executive Director
	Diane Botica	Architectural Liaison

Others

Present:	Paul & Jeanne Staron	10475 E. Bella Vista Dr.
	Sharman Luby	9451 N. 105th St.
	Dennis Leong	10667 E. Fanfol Ln.
	Tom Mooney	Architect for Lubin
	Jon Armstrong	Builder for Lubin (via Zoom)
	Meg & Jeff Cain	9765 N. 107th St. (via Zoom)

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

Previous Minutes: It was moved and seconded to approve the minutes of the October 25, 2023, meeting with the correction as stated. Motion passed.

Review of

Submittals:

Subm. #516171 – View deck railing, staircase – Catalina

10475 E. Bella Vista Dr. – Staron

MOTION: It was moved and seconded to *approve* this submittal for a view deck, railing, and staircase as there did not appear to be any more impact to neighboring properties than there already is at ground level and also based on the location of the deck

The view deck, railing and stairs will be added to the southwest rear of the house at the covered patio.

Staircase

1. This staircase and view deck were previously approved in 2002. As it was never installed.
2. A wrought iron spiral staircase will be installed at the back of the house. It will be 5' wide and 10.33' high.
3. It will be painted dark brown to match the window and door trim.
4. The structure will be secured with rebar and concrete footings.

Approved: _____

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View deck and railing

1. A view deck will be created on the existing covered patio.
2. The 2 - 42" high metal guardrails will be installed horizontally and will be painted dark brown to match the windows, door trim and new spiral staircase.

Motion passed.

Subm. #517309 – Pergola patio cover – Suntree East

9451 N. 105th St. – Luby

MOTION: It was moved and seconded to *approve* the patio cover and variance only if verification from the city that the 5' setback does not apply to attached patio covers in for R4 zoning in Suntree East.

The 12' deep x 17' long x 8' high Duralum color pergola will have miter cut edges and will be attached to the back southeast wall of the house.

1. The pergola will be 16' to the northeast shared wall and 6' from the southwest privacy wall. The rear setback will be 2' from the privacy wall. These measurements are from the edge of the overhang.
2. The patio cover will be attached to the header beam and the ends will be supported by steel posts.
3. A Sandalwood sample color chip has been provided.

Motion passed.

Resubm. # 510735 – Driveway, walkways, granite – The Estates

10667 E. Fanfol Ln.– Leong

MOTION: It was moved and seconded to *approve* the driveway, walkways and granite as submitted.

Driveway and existing walkway

1. The sections of pink concrete in the driveway will be replaced with beige colored stamped concrete.
2. The existing front pink walkway will be replaced with beige colored stamped concrete.

New walkway

1. A new 4' wide walkway of beige colored stamped concrete will be added to the west side of the driveway, connecting the driveway to the side gate.
2. The new walkway will connect to the driveway near an approximately 2' wide section of new beige colored stamped concrete.

Granite

1. The existing granite will be replaced with beige granite.

Motion passed.

(Dr. Pamela Chambers joined the meeting)

Subm. #513143 – Courtyard, stone fascia, 5 additions, garage addition, view deck, ramada...– The Estates

9841 N 107th St. – Lubin

MOTION: It was moved and seconded to *disapprove* the metal roof area, view deck, sport court, sport court and landscape lighting at this time.

The homeowner is invited to come back with the following for another review.

- More information on the requested roof and/or alternatives.
- Roof finishing information without the view deck.
- Landscape lighting must be submitted with the full landscape application.
- Full details for the sport court usages such as a basketball submittal packet.
- More information on the sport court lighting being installed including pictures of the products.

Approved: _____

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Motion passed. Tom Mitchell opposed.

MOTION: It was moved and seconded to approve the following.

The current lot coverage is 25.5%

At completion the lot coverage will be 30%.

The stone veneer will be Solstice Stone 3D silver Travertine hones and filled.

AC units will be located at the southwest corner and the east side of the residence.

Electric and gas meters will be located on the side of the garage.

Paint

1. The entire house will be Painted Dunn – Edwards Palette 12-15.
2. The body and courtyard walls will be painted Dunn – Edwards DE6213 Fine Grain.
3. There will not be any pop outs.
4. The garage doors will be black steel frames with frosted glass.
5. The Gates will be steel frames with sheet metal inserts all in a dark bronze finish.
6. The front door will be black steel frame with clear glass.
7. The roof fascia will be dark bronze metal.

Roofs

1. The highest roof section is 24.4' from ground level.
2. The new addition areas will have the same Boral Saxony Slate Black Canyon roof tiles added to match the existing.
3. The roof overhang at the east and south areas in the back of the house will be a minimum of 14.3' from the privacy walls.
4. Steel scuppers will be installed.
5. A standing seam sheet metal Dark Bronze roof will be used on the left/east roof section of the house.
6. Dark Bronze 12" high metal profile fascia will be added 18' from ground at roof section where chimney is located.
7. The foam roofing will be elastomeric coated to match the stucco paint color
8. The new chimney will be 26.2' off the ground with a custom metal blade chimney shroud.

Courtyard

1. 6' long x 2.4' wide x 4' high CMU columns will be wrapped in stone veneer with a stone cap and will connect to 3' high courtyard walls to frame the front of the property.
2. The courtyard walls will be 5.8' from the shared wall.
3. A 2' high stone planter will be at the front of the property with the courtyard wall connecting to the left of the planter. The planter will be 9.1' from the front property line.

Walkways

1. New exposed and seeded concrete walkways will be created.
2. A 7' x 7' custom tile pattern area will mark the entrance.
3. A 4' wide walkway will connect to the driveway.
4. A 5' wide walkway will connect to the main entrance. The front walkway will be 16.9' from the inside edge of the sidewalk.
5. All pavers will be Tile Tech Porcelain pavers 24" x 48" sandstone running bond pattern.

Driveway

1. Concrete pavers Belgard Melville Plank 5" Cotswold and Hand seeded colored concrete Cohills River Sand will be installed as the existing footprint of the driveway.
2. The new driveway will be 12.2' from the west shared property line and will extend to the privacy wall.
3. They will be separated by periodic 4' wide exposed seeded concrete sections.

Refuse screen wall

1. An 11' long screen wall with stone fascia on the front facing the street, will be added in front of the existing garage.
2. A walkway will be built behind the refuse screen wall connecting to the house and driveway.

Ramada

Approved: _____

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1. A 16' wide x 17.8' long x 9' high cantilevered ramada with exposed steel beams and a metal fascia will be constructed in the rear of the house at the south end of the pool area. The steel posts will be grouted.
2. A fan and lighting with a 12' tall brick wall with a 72' wide x 24' high gas operated fireplace and TV above the fireplace will be installed in this wall under the cantilevered roof of the ramada.
3. The Ramada will be 30.1' from the back property line.

Pool waterfall, Baja shelf and spa

1. A new pool and spa will be constructed. It will be 14.6' from the east privacy wall and 42.4' from the south privacy wall.
2. A 1.6' high at the deck end raised stone planter with a fire feature and spillway will be added to the pool at the water edge. A Baja shelf and in-pool seating will be within the pool.

Entry doors

1. A set of 10' tall x 8.9' wide custom black steel doors with a steel header and 6' tall x 8.9' wide custom steel transom windows will be installed.
2. Both sections will have full grid rectangular clear windows.

Doors

1. The glass doors all have horizontal rectangular divided lights
2. All the doors will be black Arcadia T225 series Aluminum frames.
3. Garage man doors – 2- 8' tall x 3' wide with no windows
4. Guest bath -3' wide x 8' tall single door divided lights with privacy glass
5. Guest bedroom 10' wide x 8' tall sliding glass doors with divided lights
6. Great room 18' wide x 10' high 4 panel sliding pocket doors with divided lights
7. Nook 3' wide x 8' tall with a transom above 3' wide x 2' tall with divided lights door.
8. Primary bedroom 10080 sliding glass doors with divided lights
9. Mechanical closet 3' wide x 8' tall primed solid door will be painted to match the body of the house.

Windows

1. Arcadia T225 series Aluminum frame windows in the color AB8 black will be installed.
2. The windows all have horizontal rectangular divided lights and a visible glass to frame edge measurement of 1.25".
3. Entry towers – both sets of windows are 9.8' long x 2.4' wide
4. Bedroom 2 & 3 have a stack of 3 high 3.6' wide x 6' high, with bedroom 2 having an additional 3.6' wide x 2' window immediately next to the first window.
5. Garage 1 - An 8' wide x 2' high full glass vertical window and also 3 – 2' wide x 6' high full glass windows.
6. Garage 2 – An 8' wide x 1.6' high full glass vertical window.
7. Guest bath WC and SHR have each a 2' wide x 3' high full glass windows.
8. Guest bedroom has a set of 3 – 2.8' wide x 6' high windows.

2 front additions

1. The front center addition behind the new planter to the right of the entrance will add a 7.5' wide x 5.6' deep section of living space.
2. The setback to the front property line is 25.8'.
3. The walls will be finished to match the existing.
4. Front north addition will add 4' deep along the 17.9' length at the section on the front right of the house.
5. The setback will be more than 25.8' from the front property line.

East addition

1. A 31.9' long x 18.6' deep addition will be constructed on the east side of the house.
2. The addition will be comprised of 3 bump outs that start longer at the section that attaches to the house.
3. The final/3rd bump out will be 34.1' wide. This addition will be 19.7' from the east shared wall.

2 South additions

Approved: _____

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1. The roof has been lifted in the back of the house to allow higher ceilings with Clearview windows installed for more light.
2. The larger back addition will incorporate a stretch of the covered patio with a total of 15.11' long x 8' deep.
3. This addition will be approximately 72' from the back privacy wall.
4. A smaller addition will be on the southeast back of the property.
5. This will add a section that measures 24.1' deep x 2.4' wide then recess 5.7' and continue 13.5' long.
6. This addition will be 17.5' from the south privacy wall.

Garage addition

1. The existing garage door will be removed.
2. A 6.4' deep x 16.8' wide area will be added to the existing garage.
3. A new door will be added that will face the west.
4. The garage addition will be 10' high to fascia.
5. An 18' wide x 8' tall aluminum frame garage door with frosted glass grid pattern will be installed.
6. The garage addition will be 22.89' from the west shared wall.

Gates

1. The gates will be solid steel with horizontal sheet metal inserts creating vertical frames in a dark bronze finish.
2. A new 3' wide x 6' high service gate will be added at the service meters near corner of the rear garage.
3. A new 3' wide x 6' high service gate will be added to the rear of the property next to an equipment screen wall.
4. A new 10' wide x 6' high RV gate will be installed in the approximately 20' long privacy wall.

Motion passed.

Adjournment: The meeting was adjourned at 5:22 p.m.