

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
ARCHITECTURAL COMMITTEE MEETING**

**December 20, 2023**

**Held in person and via Zoom**

Scottsdale Ranch Community Association  
10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Michele Holzman	Chair
	Matt Metz	Vice Chair
	Carolyn Wheelock	Member
	Tom Mitchell	Member

**Members**

<b>Absent:</b>	Dr. Pamela Chambers	Member
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<b>Staff Present:</b>	Kathe Barnes	Executive Director
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**Others**

<b>Present:</b>	John and Paula Price	10348 N. 99 <sup>th</sup> St.
	Sam and Anna Arikat	10318 N. 99 <sup>th</sup> St.
	Bill Bell	Architect for the Arikats
	Ellen Blum	10353 N. 99 <sup>th</sup> St.
	Paul MacDougall	10080 E. Mtnview Lake Dr. #166

<b>Call to Order:</b>	Michele Holzman called the meeting to order at 3:34 p.m. The roll of the Committee members was called, and a quorum of the members were present.
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<b>Approval of</b>	<b>MOTION:</b> It was moved and seconded to approve December 13, 2023 meeting minutes.
	Motion passed.

**Review of Submittals:**

**Resubmittal #485172 – 2 additions, redesigned entry, first floor, patios, full windows, smooth stucco, paint, entry door, garage door, roof, and lighting – Haciendas Del Lago**

10318 N. 99th St. – Mahmoud/Arikat

The homeowners are *approved* for the revised drawings for the remodel of the ground floor level and a second-floor addition.

During this revision, the front revisions have the garage flipped to the left side of the house and the living space flipped to the right side of the house.

First floor front of the house changes.

There will be a flat roof on both sides of the house at the garage and the living space.

Approved: \_\_\_\_\_

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These flat roofs on the garage on the left and living space on the right, they will have a cornice at the top with a total height of 15'.

The new living space on the right has a 2' high spark arrestor for the interior fireplaces.

The main entrance has been moved to the right of the staircase and the front balcony has been removed.

The covered entry/foyer has been moved to the right side of the house.

#### Second floor

The mass of the second floor will be in the center of the house.

The pitched roof line of the second floor will be 28.2' high.

The south/back of the second floor will have 3 windows evenly spaced across the back wall.

The east/right side (from street position) of the addition will have 2 windows on the second floor.

The west/left side (from street position) of the addition will have 1 window.

A window has been added to the second floor above the existing window on the first floor.

The main entrance will have a pitched roof measuring 18.6' at the highest point.

All window details and roof line details match.

The remodel will involve essentially flipping the home so that the garage will be on the east side of the home vs how it currently stands with the garage on the west. The new home will involve the brand-new construction of a lower and level and a partial second story. The lower level will include 3,889 square footage to new construction and 1,398 additional square footage on the 2nd floor. The lot size is 9,992 sq feet and the total lot coverage will be 38.92%, 40% is the Lot coverage permitted by the City of Scottsdale.

The lower-level entry way will include a tower like entry way with a tile gabled roof.

The exterior walls will have smooth finish to the stucco. The paint palette that will be selected is the Scheme 11-15, Body of the home being painted with SW7570 EGRET WHITE, the trim being accented with Homestead Brown SW7515 a Flat Concrete roof style in the brown blend color.

The rear will include no covered patios. The roof style on the lower level will be primarily a flat style roof with a banded cornice decorative trim. The upper-level roof will include a pitched roof and the transition from the wall to the sloped roof will feature roof line corbels that are painted in the Homestead Brown SW7515.

The south elevation (rear of the home) will include 2 large sliders and 1 smaller slider off the formal dining area in the kitchen. There will be a pitched roof style on the lower level.

#### Set Back Breakdowns:

2nd story to neighboring home on west side = 33'9"

2nd story to neighboring home on south side = 71'3"

2nd story to neighboring home on east side = 39'11"

2nd story to lower-level house wall on west side = 12'6"

2nd story to lower-level house wall on furthest south side 39'9"

2nd story to lower level to house wall on east side = 9'1"

Total Lot Coverage Breakdown

3,290 s.f. lower level

1398 s.f. upper level

526 s.f. garage

73 s.f. covered entry

4,688 s.f. livable

3,889 s.f. under covered area

9,992 s.f. lot

3,889/9,992 - 38.92% lot coverage of the 40% lot coverage allowed

Motion passed.

**Adjournment:** The meeting was adjourned at 4:20 p.m.

Approved: \_\_\_\_\_

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