

SRCA ARCHITECTURAL APPLICATION CHECKLIST

Shared or Privacy Wall Modifications

Please be sure your project meets any guidelines before submitting for approval.

This information is provided for modifications to shared or privacy walls. Prior to the construction, modification or removal of any fence, wall or gate, plans indicating the location, materials, design, height, and color to be used must be submitted to the Architectural Committee for review.

The standard height of party walls or fences shall be measured from the higher of the two grade levels on each side of the wall are six feet, plus or minus two inches. Heights varying from this may be approved on a case-by- case basis. Walls and fences must be constructed of concrete masonry material with exterior stucco finish, slump block, split face block, decorative block, wrought iron, or a similar material.

This checklist is for guidance ONLY-please refer to the SRCA Architectural Guidelines for the specific requirements relating to your project. You may require additional checklists, dependent upon the type of project proposed. Please see *plan my project* at www.scottsdaleranch.org for more information, full guidelines, and applicable architectural rules.

In order to create and maintain harmony and consistency within a property, when choosing materials and finishes (for walls, fences, gates, landscaping, driveways, walkways, and hardscape elements), having a large number of different materials, textures, or designs is to be avoided. The Architectural Committee reserves the right to deny applications which would result in too many different materials, textures, or designs being visible.

Please submit the following information , in your Architectural submittal packet for SRCA review:

- A filled out (complete with description) and signed application.
- A picture of the front of the house and a picture of the entire existing wall that will be raised including connecting wall locations.
- A drawing showing the existing height of the wall with current height listed. Include any and all step downs and/or up currently in existence where this wall meets another wall.
- On this drawing show where your wall(s) will be raised, how many courses it will be raised and list finished height.
- Include how the wall will be completed.....stucco, paint to match etc.
- If the newly raised area will meet another wall that is lower, a step down is required to meet the other wall at the same height. Include any step downs in your drawing.
- If the area where the wall is being raised is not the entire length of the wall, include how the wall will step back down after the adjusted area.
- If the new wall height is over 6' you will need structural engineered drawings signed off by the city in your packet.

(continued on the other side)

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- The neighbor on the other side of the shared wall is required to submit an application as the wall is the shared property of both owners.
- If you are completing the project of building the wall up and finishing both sides of the new area with stucco and paint to match the existing, this is to be stated in your submittal.
- If there is an agreement between the neighbors that both neighbors will share the entire project or just finish their own side of the raised wall with stucco and paint to match the existing, the agreed upon details are to be stated in both submittals.

If you have any questions, please contact Diane Botica the Architectural Liaison at 480-860-2022 or dbotica@scottsdaleranch.org.