

PEGASUS AIRPARK

ARCHITECTURAL POLICIES, PROCEDURES AND STANDARDS

Adopted September 24, 2019

ARCHITECTURAL INTENT

The challenge is to add elements of architectural richness and variety without exceeding budget parameters. Great neighborhoods enjoy a patina of diversity which we strive to have by not limiting our neighborhoods to just a few styles. Even with this freedom we must develop some basic standards for design to help these neighborhoods develop as harmonious as possible.

HEIGHTS AND MASSING

Allowable heights are limited by city and county ordinance. The Design Review Committee will review all designs in response to everything from neighboring properties to specific areas of the master plan. Excessive height is especially bothersome in the desert where the landscape tends to exaggerate the vertical element. At the same time, height can be desirable where used to add sculptural form. While the building restrictions may help protect views, that is not their primary purpose. The Design Review Committee intends to discourage and has the right to prohibit, the construction of any other structure which would appear excessive in height when viewed from the street or other Lots or Parcels. Height shall be measured from natural grade on the highest side of the improvement to the highest point of the roof or any projection therefrom. The purpose of the height criteria is to avoid the occurrence of any too flat or too high profiles.

Runway lots must comply with a height restriction for the runway clearance zone which is defined as starting at the surface at a point 125 feet either side of the runway center line and thereafter extending upward at a 7:1 slope.

COLOR

The color of exterior materials must generally be subdued to enhance the colors of the natural landscape. Muted earth tones are recommended, although accent colors which are used with restraint may be permitted. Darker accents rather than lighter colors are preferred. Colors with a Light Reflectance Value below 50 are recommended. Colors should not match that of the adjacent properties and should vary enough so as to provide a visual difference between neighboring properties. Color samples for all project elements must be submitted for approval by the Committee. The intent of the project is to allow the natural and varied colors of the desert to flourish without being overpowered by the residences.

No highly reflective finishes other than glass, which may not be mirrored shall be used on exterior surfaces. This includes without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, and other equipment.

ELEVATIONS

In addition to the provisions of Height and Color, is the three-dimensional elevations of each dwelling which contribute greatly to creating friendly, lively, neighborhoods. All elements should be well-proportioned and designed to take advantage of the interplay of light and shade. Designs are expected to capture those qualities of richness which are often associated with an earlier, hand-crafted time. Every element of the elevations must convey a thoroughly considered sense of pattern. The balance between light and shade must be clearly evident in the submission. It must be assumed that every house will be seen from all directions, thus all roofs, walls, and windows will be considered in terms of "front elevation" quality. Grading, berming and landscaping are inseparable elements of the elevations.

ROOF DESIGN

The roof line of each house must create its own pleasing relationship to the street and to its adjacent structures when viewed from all directions. The overall profile and articulation of the roof should be sufficiently irregular to break up anything which would otherwise appear too boxy.

Flat and pitched roofs may be combined with great variety. All flat roofs may be utilized on a single house. Flat roofs must be hidden behind a parapet. All pitched roofs may be used as long as they clearly include roof groupings at varying heights. Except in cases where a specific concept is approved to the contrary, all roof pitches will be a minimum of 5:12. Steeper pitches may be considered for special features which animate the design without adding excessive height to the overall structure. In the desert, asymmetrical roofs are preferable to those which are obviously symmetrical. Covered terraces or porches must be fully integrated with the design, including either pitched roofs, or flat roofs with parapets of equal quality to those on the main structure. The roof line of all two-story residences should include single-story elements. For both one and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size in plan and elevation to convey the desired result. The higher masses would generally occur toward the center, with the lower profiles occurring toward the outer portions of the house.

ENTRANCES

Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. Any grandeur should be experienced upon entering the house, not worn on its exterior facade. The clean lines of restrained and understated entries are more appropriate. Entries which are too ornate, monumental or imposing will not be approved. Trellised entries can be used as a welcoming transition between indoor and outdoor space. The intense desert sun makes this an especially attractive feature. Entrances can also be made a part of a covered front terrace.

CHIMNEY FORMS

Well proportioned fireplace masses can be used as sculptural features to ornament the house. The masses should be integrated with the materials and character of the main structure. Except if approved for highly specific reasons relating to extraordinary design, exposed metal flues will not be approved. Chimneys lend themselves to a variety of angular and rounded forms which can enliven the three-dimensional quality and profile of the overall design. Spark arresters or any other appendage should be screened from view.

WINDOWS

Both for the play of light and shade, as well as to reduce unnecessary energy loss, all window openings should be shaded as much as possible. Windows should not appear as holes cut into the side of a box, but rather as architectural features either recessed or boarded by projections which provide a shadow pattern and reduce reflectivity. While the elevations will differ on various sides of the house, only those windows visible from the street are required to have special attention given to style and detail.

EXTERIOR MATERIALS

The Design Review Committee will review all exterior materials, not only with respect to their use, but also in terms of their appropriateness in relationship to their specific settings.

Exterior wall materials may be stucco, stone or a variety of masonry units. Smooth, sand finish or textured stucco are all acceptable. When a second material is used as an accent, all such uses must be three-dimensional. For example, stone piers or a band of stone on the front elevation which wraps around the side elevations must continue to a point of intersection at an inside corner. This is also true for any form of protruding bands. No material, detailing, or color ever occur at an outside corner. Acceptable sloped roofing materials include a range of earth-tone clay tile and through-color flat concrete tile. No painted tile will be permitted.

GARAGES AND DRIVEWAYS

Effective measures for minimizing the dominance of the garage include, side entries out of direct view from the street and overhangs or piers which add the softness of shade and shadow by way of recessing the doors. Where windows occur in garage walls, they should be equipped with shutters to screen the interior lighting. Single bay doors are preferred over double-width doors because they present a smaller scale appearance. This issue can also be addressed by separating the garage into more than one location. Hangars attached to the house must have the entrances in the rear. A driveway going back to a hangar in the rear must be concealed from the street view behind a gate in the front wall.

SITE WALLS AND FENCES

Approved metal view fences may be combined with masonry materials. In general, all masonry and stucco walls must be of the same material and finish as the adjacent house, unless a theme wall is required for the specific Parcel.

EQUESTRIAN TRAIL VIEW FENCE AND GATES WITHIN UNITS 3 & 4

In order to maintain the aesthetic appeal of the equestrian trail system within units 3 and 4, view fence construction must conform to common standards. View fences constructed within units 3 and 4 shall be constructed to an overall height of 6 feet. The fence should be constructed of 16" masonry block to a height of 4 feet with masonry columns rising to 6 feet at appropriate intervals. 2 feet (nominal) of steel view fence should be constructed above the masonry and fastened between the columns. Steel panels shall be painted or powder coated black unless a different color is approved prior to construction by the ACC. Gates must match color and material of other gates on the property.

HANGAR DESIGN

Hangars can be designed into the house to balance the garage or can be constructed as a separate building. All hangar entrances must be located to the rear. Flat metal roofs are permitted if concealed by a parapet. Walls must be constructed of a similar material as the house, for example, stucco of a similar finish and color.

SECONDARY STRUCTURE DESIGN

Secondary structures constructed to the rear of the main home must be designed to minimize the impact to the views of surrounding properties. Total width of any secondary structure may not exceed 30% of the overall width of the lot. This standard is not applicable to hangars on aviation lots, but will apply to additional structures or non-hangar structures on an aviation lot.