

**Pueblo del Sol Village One
Environmental Control Committee
Guidelines for Buildings and Structures**

Table of Content

Architectural and Building Guidelines	page #
General	2
Architectural and Building criteria	2
Definition of terms	3
Easement and set back	3
Fences and walls criteria	3
Building walls criteria	4
Roof criteria	4
Pre-construction requirements and instructions	
Plot plan	5
Building plans	5
For residences, garages, workshop, guest quarters	5
For fences	5
For other buildings/structures	5
RV shelters	6
ECC conditions	6

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PDSPOA VILLAGE ONE
ECC
Architectural and Building Guidelines

The following Architectural Guidelines are to promote and maintain the rural flavor and property values of the association and the individual member by promoting and/or controlling the variety of building styles, color schemes, finishing materials, building location and orientation.

The building requirements, installation, craftsmanship and materials must meet the relevant codes and regulations as determined by national, state, or local authority's area of jurisdiction.

General

Projects that **require** ECC approval:

- New residence and/or outbuildings
- Exterior remodeling of residence or out building
- Change of existing roofing material (i.e. shingles to metal panels)
- Fences with exceptions (see rear yard below)
- Other above ground structure such as patio covers, flag poles, gazebos, etc.

Projects that **do not** require ECC approval:

- Concrete or tile flatwork (i.e. driveway, sidewalks)
- Raised flower beds, and small trellises and/or gate type arbors
- Rear yard garden fences/screens less than 4 feet in height with a perimeter less than 100 feet and/or Children's non permanent play apparatus less than 7 feet in height
- Replacement of exterior mounted equipment at the same location such as coolers, air conditioning equipment, solar equipment.
- Reroofing with similar materials and colors.
- Approved septic system
- Approved swimming pools

Architectural and Building criteria

- Buildings and/or structures will be evaluated on a case by case basis.
- Metal framed building is acceptable.
- Quonset hut style or roof lines, metal clad commercial and industrial buildings **are not desirable**.
Note – Major Architectural or other remedies may be required to modify the style of the structure
- Metal clad exceptions-sheds, green houses, etc. less than 200sq/ft &7ft in height, with architecturally acceptable finishes and/or trim.
- The clustering of structures within close proximity of each other should be avoided.
- Manufactured homes as residence or guest houses etc. are not permitted.

Definition of terms

Type of construction

Wood frame, metal frame, block/masonry, post beam, concrete, other explains

Type of finish

Stucco, block/masonry, wood grained sheeting, clapboard, board/batten, textured panel, textured concrete, other explain.

Color schemes should be appropriate to the style and harmonious to the neighborhood. Bohemian color combination should be avoided

Specify colors in general terms:

Natural finish or *light/dark plus color or color plus shade*

Maximum Building Height

Residence 25 feet to Peak of the roof

Out buildings 15 feet to peak of the roof or parapet.

Easement and Set back

Easements

The street easement is a nominal sixty (60) feet wide.

Note

If property line markers are not available, front/side street easement may be determined by measuring 30 feet from the center of the pavement and add a minimum of two (2) feet. This should, approximately, establish the front/side street property line.

Side and rear lot (property) line easement is seven and one half (7 ½) feet for a utility company access

Setbacks for buildings

- Front lot line set back is thirty five (35) feet
- Rear lot line setback is twenty (20) feet
- Side and street side lot line setback is twenty (20) feet

Fences/Walls Criteria

Within front set back area:

- Maximum of four feet (4) in height, using masonry or wood only.
- Other materials to be determined on a case by case basis
- Pilaster height to be determined on a case by case basis
- Gates are not allowed

Lot line and front facing yard area

- Height not to exceed nominal six (6) feet
- Approved materials :Masonry, wood, chain link or other approve wire fabric, wrought iron, other explain
- Barbed or razor wire is not allowed

Building Walls Criteria

Residential exterior walls, Minimum height of must be nominal eight (8) feet as measured from floor.

Out building exterior walls, Maximum height is to be a nominal ten (10) feet as measured from the floor. (Exception parapet walls)

Materials **not acceptable or is undesirable** as exterior wall finishes for buildings

- Unprotected wood products
- Corrugated, and commercial/industrial metal sidings unless architecturally approved.
- Non durable man made products

Materials acceptable as exterior wall finishes for buildings

- Natural or imitation: Masonry, Decorative stone, textured plaster type panels
- Natural or imitation Wood grained sheeting, Clapboard siding, Board & batten,
- Glass, glass blocks or other approved transparent panels used for green houses or sun rooms.
- Stucco or other approved texturizing agents
- Textured concrete
- Other explain

Roof Criteria

Materials **not acceptable, or is undesirable**, for the visible portion of the roof.

- Corrugated metal sheeting painted or unpainted
- Glare producing metal roof panels
- Rolled roofing (exceptions low pitched roofs less than 1" in 12")
- Wood shingles or shakes

Materials acceptable for the visible portion of the roof

- Composition shingles
- Clay/cement tiles
- Non wood imitation shake/shingle
- Metal roofing with non-glare and/or painted finish is permitted on a case by case basis
- Slate or similar imitation products

Pre-construction
Requirements and Instructions
for
Main Residence, Accessory Buildings
and/or Structures
(Project)

Submission of three (3) copies of a plot plan by owner or his agent/contractor to the PDSPOA, ECC Chairman or Board of Directors noting:

- Project address
- Owner's address and contact phone number
- Note if Owner/Builder or Contractor
- Contractor name (if applicable), address and contact telephone number.
- Project type (fence, out building, new residence, remodel roofing etc.)
- Show the location, orientation and outline of the proposed project with dimensions, in feet, relative to the street, property lines, residence, and other structures.
- Estimated start and completion dates (i.e. month & year)

Submission of three (3) sets of plans or sketches **for each structure** of proposed project noting:

- 1) For residence, garage, workshop, guest quarters etc.
 - Square footage
 - Type of construction, floor plan(s) and exterior elevations with dimensions, exterior finish, roof material, color scheme
- 2) For fences:
 - Relevant dimensions to other structures
 - Each segment's linear footage (i.e. change of direction)
 - Total linear footage (including gated opening
 - Height.
 - Type of construction (i.e. wood, chain link, masonry, or other describe)
 - Note-masonry fence will require typical views, block type and dimensions, footing, and finish details
 - Applicable gate(s) construction & finish
 - Applicable color scheme
- 3) For other building structures such as sheds, green houses, etc (prefabricated, kit, or site built).
 - In lieu of building plans-vendor supplied sketches/pictures may be used.
 - Note type of construction, dimensions of structure, height, width, length, exterior finish, color scheme.
 - Location and orientation of the structure must not dominate the frontal view of the property.

(plans submission cont)

4) RV shelters

- Must be open at to the environment on all sides. No wall sheathing allowed below the five (5) foot level, as measures from the floor.
- In lieu of building plans, vendor supplied sketches/pictures may be used.
- Note type of construction, dimensions of structure, height, width, length, exterior finish, color scheme.
- Location and orientation of the shelter must not dominate the frontal view of the property.

ECC conditions-the proposed residence and/or structures must be of an acceptable location, construction, architectural style, finish and color scheme.