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Ponticello Design Guidelines





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1. Introduction

The Spirit of Ponticello. The new community of Ponticello is creating an old-world feeling in an energy-efficient way. Neither too baroque nor too rough-hewn, the Ponticello Style draws from the classical architectural traditions of Mediterranean Europe. It is broader in scope than the casually copied aspect of the recently popular "Tuscan" style. Looking far forward from its historical roots, the Ponticello way of designing and building adds 21st-century ecological wisdom about sustainable building practices. It creates gracious and interesting homes with an inviting and comfortable feeling. The spirit of Ponticello begins with a profound respect for the craftsmen of centuries past.



Place of these Design Guidelines. Since the community is being created as part of La Reserve, Ponticello's own guidelines are supplemental to La Reserve's CC & R's and Design Guidelines, and are administered by the Ponticello Architectural Review Committee ("PARC"), so that all of these together become the full guidelines to be used by designers and applied during Ponticello's design review process. After completing the Ponticello and La Reserve design review processes, a building design also needs a permit from the Town of Oro Valley, so that department should be consulted early in the design process for current codes and local modification which they require. (*See the Resources section for their phone number*). Oro Valley is limited to ONLY checking plans for code and public safety. They are NOT to approve design, grading, lighting, colors or any other non-public safety items. The La Reserve Planned Area Development ("PAD") Document gives this design control power to La Reserve.

Evolution of the guidelines. From time to time, the Ponticello Design Guidelines will be amended, and all building designers are expected to use the current version. A paper version of the Guidelines is obtainable in person from the Ponticello office, or by phone, at 520-575-1853. The current version can also be found online, at www.ponticello.org

Alternatives. The Design Guidelines do not pretend to cover every idea a designer may devise that might be compatible with the Ponticello style, so the "PARC" is receptive to new alternatives and has the ability to approve them, although new design ideas may have to pass the La Reserve master association review process.

2. Approach, Access, & Appearance

2.1 Mailboxes. Some homes are serviced with a common community mailbox. Mail is delivered to Estate lots individually and each home needs to be provided with its own mailbox, within 10 ft. of the pavement edge, and easily accessible by postal vehicle. It's a convenience to position mailboxes for ease of pickup from the driver's side when returning home. Because mailboxes are street features, they will be built to Ponticello standards. (See Section 7 at the back of this document for the design)

2.2 Entrance features. As with mailboxes, a gateway or other emphasis can be designed to mark the change from a public street to a private driveway, and should use similar materials. There may be columns, plantings, raised planters, or wall segments used as entrance features, but no overhead gateways.

2.3 Street numbers. From the street, fire, police and other emergency personnel need to see the street number of a home, letters approximately 2" high. Street numbers may also be on the mailbox or its support.

2.4 Other wording at the street. Family names or the nickname of a site (like "Casa Dolce") may be displayed at the same scale as street numbers.

2.5 Driveways.

a. **Surfaces.** Hard-surface paving is to be used, with a patterning such as cobblestone or fieldstone – stamped in concrete, concrete pavers, or made with real stone. Asphalt is prohibited. Any patterned concrete is to be stained or integrally colored, presented as part of the color palette for a proposed design. All forms of pavement should have sufficient porosity or penetrations to absorb surface flow rather than add to runoff.



b. **Orientation.** Where possible, driveways should bend enough to prevent a "straight-shot" view of buildings from the street.

2.6 Garages.

a. **Orientation.** In the spirit of lessening the domination of vehicles, garage door design should use one of these 3 strategies; (a) Not be visible from the street, (b) be on a face of the building which is oriented 40 or more degrees away from a line parallel with the adjacent street, or (c) be placed in a wall which is further from the street than the primary front wall of a home.

If a lot has very demanding topography and this requirement would cause significantly more grading, an exception may be made.

- b. **Lessening the presence of garage doors.** Where visible from the street, the building face, which contains the major garage door, should have a canopy, stepped wall, shaped parapet, or other architectural device to lessen its apparent size. The goal is to diminish the visual effect of any garage door. On a corner lot, garage door position should try to avoid facing either of the adjacent streets.
- c. **Extra-height garage doors.** If a garage door, higher than 8 feet, is added for a motorized home or other reason, it shall not be visible from the street.

2.7 Roof features. In addition to the La Reserve provisions for concealing roof-mounted equipment, skylights are to be invisible from the street. Rooftop equipment should be placed if possible so those nearby homes, which may be higher in elevation, do not look down on such equipment. Screened courtyards are one way to do this, as are sunken flat roofs within parapets. In addition, the number of plumbing vents, roof caps, and other roof penetrations should be minimized.

2.8 Settled-in look. Many of the other guidelines are designed to help integrate the new structures with their site in a way that gives an old-world feel to the community. To give the landscape a running start in feeling settled-in, every home will plant at least 1 boxed tree, with provisions for two years of supportive care to get them established after planting. The "Ponticello Plant List" can be obtained by contacting the Ponticello HOA at 520-575-1853. This list is a subset of the La Reserve comprehensive plant list. The trees shall be boxed trees, locally grown, of at least 3 feet square in box size.

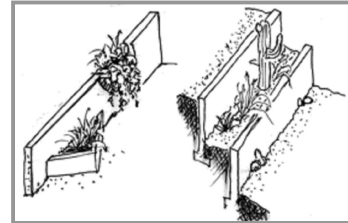
2.9 Site-built buildings. No prefabricated or mobile housing units are allowed, whether for permanent or temporary use. RV's, trailers and motor homes must be parked within a closed garage or stored offsite. All homes, garages and outbuildings must be built onsite. **Exceptions:** (a) Prefabricated outbuildings or other structures may be allowed if fully concealed by other structures meeting these guidelines; (b) Certain kits for gazebos, greenhouses, conservatories or shade structures may be approved by the PARC if they are deemed to be in the spirit of Ponticello.

3. Site Provisions

3.1 Basic placement criterion. New homes are to be positioned on their lots in a way that creates zero or the minimum amount of interference to all neighbors' Views and solar access between 10 am and 2pm. For solar access in the winter, the minimum elevation angle of the sun above the southern horizon is considered to be 25 degrees.



3.2 Retaining walls. For material, all cast concrete retaining walls are to be stained, integrally colored, or otherwise patterned. Reinforced concrete block walls may be used for retaining walls if all visible surfaces are stuccoed to match the adjacent house materials. To avoid large vertical retaining walls, (a) shape the house to the site in a way that minimizes the need for retaining walls, (b) place plants to screen any horizontal expanse of retaining wall greater than 15



ft in length. In addition, if a retaining wall must be higher than 6 feet, step back two or more feet before continuing upwards then the terraces resulting from stepping back a high retaining wall should be planted.

3.3 Landscape walls. Sections of landscape wall up to 6 feet in height are permitted for purposes of privacy and enclosure of courtyards. No more than 25% of a single segment of a property line (whether curved or straight) may have a landscape wall. Landscape walls are to be the primary wall materials of a house, unless Catalina granite is used by itself. All stuccoed or plastered landscaped walls will be capped with brick to match existing Ponticello landscape walls, unless another form of decorative wall cap is approved by the PARC.

3.4 Planting pockets. Landscape walls, retaining walls, and stone rip-rap, are encouraged to be varied by adding planting pockets, including the possibility of pockets large enough for trees.

3.5 Approved and prohibited plants. Landscape plans at Ponticello should use existing plant types as a basis for the site design. Introduced plants will follow the permitted and prescribed lists that are part of the Ponticello Plant List available in a separate document.

3.6 Plant preservation. When the maximum grading area is determined, a plant set-aside area should be planned as a “parking place” for plants to be reused after construction and a temporary source of water provided. The plant set-aside area should be indicated on the Landscape Plan. For a list of protected species, see the [Pima County Native Plant Preservation Ordinance](#).

3.7 Building follows terrain. For Ponticello’s steeper lots, building design steps a building down the slope rather than ending up with a single very tall end wall.



3.8 Excavation philosophy. Elevations at all cleared and excavation areas shall be engineered to balance cut and fill, such that no major volumes of soil are imported or exported from a given site.

- 3.9 Limits of grading.** On the ridges and slopes, grading and home design should avoid unnecessary flatness around a home, through such design strategies as (a) earth sheltering of high sides, (b) orientation and shape, (c) changes in exterior level and (d) a general approach of “shoe-horning” the house into its site with minimal disruption. Ten feet is a reasonable maximum for flatness around the perimeter of a home. No grading is to be done for a vaguely conceived “future construction”. (Note: Designers are encouraged to pay particular attention to the Pima County grading ordinance within chapter 18.61 of the county’s zoning code, whose provisions are not repeated in these documents. “Development areas” greater than 14,000 SF for a residential project require a type I grading permit, and compliance with the grading standards of this section).

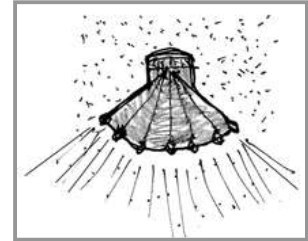
Note on the sequence of grading. For purposes of driveway extension and utility extension, the PARC may approve limited grading, but no housepad clearing or grading is to be done prior to the approval of a house design.

- 3.10 Fences.** Prohibited types include: un-stuccoed or un-textured concrete block, chain-link fencing, horizontal board fences, split-rail wood fences, barbed wire, electrified fences, fiberglass, vinyl or other plastics, or composite materials. **Exception:** Wire fences are permitted only for dog runs of up to 1,000 sq ft and posts should visually integrate into the landscape.
- 3.11 Stone rip-rap.** As material for erosion control, Catalina granite (the local rock) is the preferred material, used in well-fitted and site-placed rip-rap. Slopes greater than 1:1 rise are grouted with concrete, with as little concrete grout visible as possible, consistent with structural requirements, per Pima County grading requirements. Larger stones are to be handled and placed in a way that does not create fresh gouges in their visible faces. Salt River rock, while common in the Tucson area landscaping, is not used in Ponticello unless on the interior of homes or other buildings, or in minor quantities for decorative purposes.
- 3.12 Existing exposed stones.** Where natural stone boulders or ledges exist on a site, these are to be preserved in place as much as possible, and left undisturbed during construction. Foundations may be designed to be pinned into existing stones or ledges if this allows portions of the stone to be enjoyed either inside or outside.
- 3.13 Placement of new stones.** Where stones are added as compositional elements in the landscape, their placement should be carefully considered and not have a “dumped-off-the-truck” look. Where two or more stones are placed in each other’s vicinity, they should be composed together as an integral group. All stones in the permanent landscape of a Ponticello home shall be buried in dirt to a depth of at least 1/3 of their volume, in order to look like they live there, so to speak. The goal is for added stones to look as natural as possible, rather than appearing freshly excavated or capable of being rolled around. Stone cairns are permitted as a yard item if they are made of larger rocks that are placed in a very stable and safe stack.

3.14 Fire smarts. Being conscious of fire danger, landscape design plans should not cluster a great deal of “fuel” around buildings, nor should they create a stark empty surround. Native grasses should generally not be used near buildings. It is suggested to pre-treat exposed wood with a borate-based fire retardant, or equivalent, but this is not required.

3.15 More fire safety. All wood burning fireplaces or woodstoves are equipped with spark arrestors. Open fire pits and charcoal grilles may be used, with a 15-foot clearance to combustibles, and fire pits should be no larger than 36” diameter to discourage large fires. A hose bib near an open fire is a good idea and mandatory for Ponticello.

3.16 Night lighting. Since the nighttime darkness is cherished, night lighting should be minimized and kept to shielded or indirect lighting minimally necessary for walking around at night. Ponticello’s outdoor lighting will more than meet the requirements of the Tucson-Pima Lighting Ordinance. Design submissions will included a schedule of outdoor lighting fixtures, and manufacturer’s cut sheets or other illustrations and explanation of bulb sizes, shielding of fixtures, etc. In addition, residential designs must present outdoor lighting calculations, in lumens. See La Reserve Design Guidelines for requirements for outside lighting.



4. Major Features of the Ponticello Style

4.1 Minimum Square Footage. The minimum square footage allowed is;

- a. Della Roccia Ct. = 2,000 sq ft minimum. Only one-story homes are allowed.
- b. Del Sole Ct. = 2,500 sq ft minimum for lot sizes smaller than .50 acres. All other lots on Del Sole have a minimum of 2,900 sq ft. Two-story homes are allowed.
- c. Della Cresta Ct. = 3,000 sq ft minimum. Two-story homes are allowed.
- d. Ponticello Blvd = 2,500 sq ft minimum. Two-story homes are allowed.

Stand-alone guest home/art studios are approved only when the main home is above 3,500 sq ft. The maximum stand-alone guest home/studio size is 1,500 sq ft.

- 4.2 A cluster, not an object.** Massing and arrangement of spaces should suggest a multiplicity of enclosed forms rather than a single boxy volume. A Ponticello house thus can look like a mini-village or perhaps a small farm, but not like a warehouse, institution or barn.
- 4.3 Bulk broken up.** To prevent an overbearing or dominant appearance, a single plane of wall surface may only extend horizontally for 28 feet, before turning at an angle of 20 degrees or more in plan – or otherwise stepping back or forward for 3 feet or more.
- 4.4 Angle of exterior corners.** In plan view, an exterior corner may not be any more acute than 70 degrees.
- 4.5 Softened edges.** For exposed corners, both inside and out, use at least a 1-1/2" radius corner, whether in drywall or masonry walls. This softening includes headers above windows and doors, unless timbered, or made of cut stone.
- 4.6 Arches.** Arched openings are a graceful addition to much of the architecture from which the Ponticello style is descended, and may be freely used, in masonry or stone walls, as well as in window and door openings. In comparison to the horizontal span of an arch (the chord), the rise should be between 1/6 and 1/2 of the span. Gothic arches are not permitted, nor are arches with compound curvature, or using elliptical, catenary, or parabolic curves.
- 4.7 Roofs.**
- a. Barrel tiles are the primary roof material for visible pitched roofs in Ponticello. They may be true terra cotta, or similar-looking fiberglass-reinforced concrete (FGRC).
Exception: With approval of the PARC, certain colors and variegated shapes of FGRC concrete roof tiles may be used.
 - b. No wood shingles, asphalt shingles, 3-tab asphalt shingles, or metal roofing is to be used.
 - c. Non-visible flat roofs in the center of buildings – or opening into courtyards – may have light-reflecting elastomeric or similar materials.
 - d. Flat roofs may be used to the extent of 1/3 of the gross floor area of the plan, and shall be positioned within the building so as little as possible is visible to the building areas of nearby home sites at a higher elevation.

4.8 Roof geometry.

- a. Maximum pitch of roof planes is 4:12 or 6:12 for smaller roof planes – less than 6 ft. in downslope distance.
- b. Hipped corners are preferred, but gable ends are allowed if the basic wall material below is continue up to the peak.
- c. Overhangs of 30" – 36" are preferred for solar screening on south-facing walls. Alternative protection of south-facing walls.

4.9 Overhangs and soffits.

- a. All exterior walls are topped with roof planes and there are no visible parapet walls.
- b. All roofs project at least 12" beyond the outside walls they protect.
- c. Generous roof overhangs or porch roofs are encouraged for south exposures and secondarily for west and east exposures.
- d. Closed soffits are not permitted so the wooden structure of overhangs and porches are to be visible from below and treated as an important finish element.
- e. The basic elements of the finished overhang are shaped rafters and beams or projecting masonry course. Darker finishes are given preference over lighter colors.
- f. Roof beams or eaves may be bracketed with suitably styled wooden members, or may be corbelled. Secondary roofs – as over a balcony or porch – shall be designed in the same spirit.

4.10 Window size and other criteria.

- a. The ratio of one dimension of a glazed unit to the other may not exceed 3:1.
- b. To avoid "modern monster" glazing and help preserve the historical sense of Ponticello, we require no greater than 20 square feet for front facing windows whether an operable window or a fixed unit.
- c. However, sashes may be grouped together horizontally.
- d. Windows may not be closer to a wall corner than 18", measure horizontally.

- e. Minimum sill height for all windows is no less than 18" above the finished floor, and the maximum suggested head height is 8" below the finished ceiling.
- f. Windows may use operable exterior shutters, securable to their walls, and closable for sun screening or monsoon rain protection. Shutters should not look tacked on to a wall and should be very durable, and are considered part of the palette of the exterior colors for PARC review purposes.
- g. Exception to window requirements: windows that are hidden from any lot – such as those within an interior courtyard, or those facing only the Pusch Ridge Wilderness Area.

4.11 Depth of windows and doors in walls. From the outside surface of the adjacent walls, windows and doors are to be set back at least 4". Window sills shall be capped on the outside with a durable material, sloped, overhanging the wall for a drip edge, and be visually integrated with other exterior elements.

4.12 Shape of windows.

- a. Each face of a building may have one or at most two round windows, provided the diameter is no greater than 80% of a typical window height for that face.
- b. Trapezoidal and parallelogram windows are prohibited, but other ornamental shapes, such as diamond, octagon or quatrefoil may also be used as an occasional accent window, with the same restriction as was mentioned for round windows.
- c. For all the exterior surfaces, more windows are tall than are wide.
- d. Windows may be arch-topped, whether by single sashes or a 2-sash composition, where a curve-topped window is placed over a square or rectangular unit of the same width.
- e. Following traditional forms, a rectangular window unit may be placed within an arch-shaped opening, which is recessed from the wall plane.

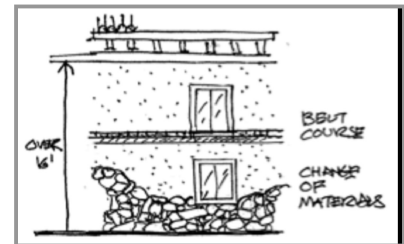
4.13 Window composition. Where 2 or more windows are in the same wall, the majority is to be the same size on each floor and have the same sill and head levels. Groups of windows on the same wall are arranged symmetrically around a central vertical axis. The grouping arrangement for one floor does not have to be duplicated on any other floor level. **Exceptions** include windows at stairwells and "bumpouts" and where, in the floor plan, there are utility spaces or other kinds of spaces not needing much outdoor light. Exterior features, like raised planters and wall-mounted water features, can also disrupt the regularity of window composition.

4.14 Upper windows. Clerestory windows may be used to bring light into the center of a volume of a house, or to provide accent lighting, with the qualification that the roof over them does create a 1980's California-modern shape. As types of "lanterns", a raised cupola, monitor roof, oculus, or ventilation tower can add interest to the overall form of the house.



4.15 Protective canopies for openings. Any windows or doors may be shielded elements by a protective canopy, which is bracketed or corbelled off the wall, and with roofing to match the main roof planes.

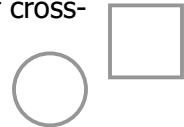
4.16 Wall height. No single wall plane may rise more than 16 feet without a full-width horizontal interruption of some kind, such as a "belt course", or a change of materials.



4.17 Buttresses at exterior walls. This form of wall enhancement may be selectively used, and a buttress should have its width at their base be no greater than 1/5 of its height where it contacts the wall.

4.18 Cantilevered portions of a structure. Except for balconies, porches, and arcades, no portion of a conditioned space may project beyond a foundation and over unfinished areas, except in the case of porticos or porches. "Bridges" connecting two separate portions of a structure may cross over an open or unfinished space.

4.19 Columns. Exposed exterior columns, or half columns, are subject to the same visual considerations as other exterior materials. Masonry columns, regardless of cross-sectional shape, have no dimension smaller than 12", and wood columns have no dimension smaller than 8". All columns shall have bases at least 2" wider than the column itself, and the bases rise at least 12" more than the finished grade.



4.20 Arcades. Columns may be combined with arches or beams, and a covering roof, to create a walkable and gracious arcade.

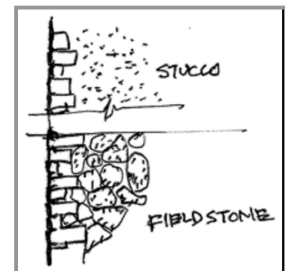
5. Materials and Details of the Ponticello Style

5.1 Wall materials & Construction. Stone and integrally colored cement stucco or other exterior wall plasters are the primary materials creating the look of Ponticello homes. Bare cement is not allowed, whether grey or white Portland. Stucco textures are to be somewhat rough rather than sleekly troweled. Where both stone and stucco are used on the same wall plane, the stone is generally placed lower than the stucco portion, and the line between them may be irregular, by following the stones. Where stone is used on exterior walls, it should start below the finished grade, in order to give a feeling of solidity. 2 x 4 exterior walls are not allowed.



5.2 Alternatives to cement stucco. In well-protected exterior locations, like porches and covered entries, earthen plasters (such as the clay mixes offered by American Clay – see Resources) may be used on walls.

5.3 Presence of stone. Stone selected for exterior walls must be of a type, which visually integrates with the surroundings, and samples must be submitted for the design review process. For larger boulders, designers and builders will be given access to some of the Ponticello surplus stone found during the installation of roads and utilities, which is a form of "Catalina granite". Also, stone is encouraged as bases of exposed columns, for planters, landscape walls, and other smaller features, like fountain bases, entry features and trash enclosures. Stone may be laid dry for landscape walls if flatness allows for great stability, or mortar may be used in a concealed or visible way.



5.4 Synthetic stone. Cement based stone-like products may be used as an exterior veneer material if approved by the PARC upon submission of samples.

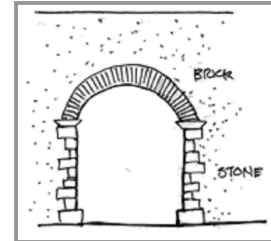
5.5 Mortar. For stone, brick or other masonry units, mortar should be tinted enough to differentiate it from the raw grey of Portland cement. Colors for visible mortar and grout are to be considered a part of the exterior palette subject to design review.

5.6 Ornamental plaques and recesses. Shallow recesses may be created in walls, as visual relief of the surface, or as a place for an ornamental surface, such as bas-relief, tile, or a ceramic mosaic. In addition, decorative castings may be tastefully applied to walls, columns, landscape walls, or other vertical surfaces.

5.7 Wall thickness. As wall systems provide at least a 10" wall thickness for exterior building walls and for landscape walls, and there is no maximum wall thickness, with the provision that a window in a very thick wall may not be recessed more than 10" from the plane of the exterior wall.

5.8 Exposed wood. No wood siding, shingles or exterior sheathing is used at Ponticello, but wood rafters beams and columns can be exposed. All exterior wood members should be artfully finished to look older, by such techniques as adzing, sandblasting, wire-brushing, hand-distressing, and staining. Proposed finishing methods are considered an important visual element of the Ponticello style, and are part of the submission for design review.

5.9 Exterior trim. There are many opportunities for exterior trim materials: doors, windows, archways, decorative inserts, water features, column bases and heads, horizontal course at any height on a wall, bases and caps of railings, and stair nosings, for example. Masonry materials usable in these locations include (but are not limited to): precast concrete components, brick, burnt adobe, formed stucco, cut stone, and stone, as both fieldstone and cut stone.



5.10 Ornamental iron. Wrought iron and cast iron are encouraged as an accent material, for such items as handrails, fences, gates, lamp posts, wall brackets, window or door canopies, framing connectors for wood members, or door hardware. For finishing ornamental iron, paint, rustable surfaces, and other methods of antiquing should be considered. The finish of ornamental iron is considered to be part of the palette of exterior materials for a Ponticello home.

5.11 Other metals. Bronze and copper are allowed – with or without patina treatments – as is bronze-anodized aluminum. Mill finish aluminum, chromed surfaces (except on vehicles), galvanized sheet metal, and glass mirrors are not allowed where visible from the street or from adjacent lots.

5.12 Antiquing of exposed surfaces. To help Ponticello homes have an aged-in-place feeling, walls and other materials may be varied and subtly antiqued by various means, such as:

- a. More than one integral masonry pigment added to concrete or stucco mixes;
- b. Variations in texture on stucco walls via texturing tools; machine control, aggregate use, or hand trowel technique variation;
- c. Concrete stains or wash coats; and
- d. Ferrous sulfate added to cement stucco

5.13 Measuring building height. The maximum building height is measured as the greatest vertical difference between a finished grade and the closest high point of a roof plane. Since this method does not look at the total difference between highest point of the structure and lowest finish grade at the building, it allows a stepped home to exceed the 30-foot height limit if it is well molded to its slope.

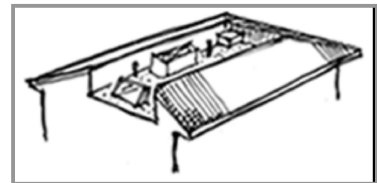
5.14 Chimneys. All chimneys will utilize – or be housed within a structure that connects integrally to the building, and is visually compatible with the other materials of the building.

5.15 Chimney caps. All chimneys are protected by a solid cap & screen, removable for cleaning. Chimney caps are an important visual element, and are to be sculpturally related to the other elements of a home.



5.16 Gutters and downspouts. These elements are to be concealed as much as possible, and where exposed, colored to match the closest background material, including variation. Integral gutters are preferred over hand-attached ones.

5.17 Exterior sheet metal and plastic. Design should use invisible routing of smaller lines and hardware where possible. When necessary to expose such elements as flashing, conduits, dish antennae and attachment hardware – as well as plastic elements like vent pipes and cable insulation – they should be painted with a color matching the basic adjacent wall color. If a factory-applied finish is proposed for a visible exterior element, it should be included in the “color and material” portion of the submission to the Ponticello Architectural Review Committee.



5.18 Concealing rooftop equipment. Rooftop items such as vents and HVAC units should be concealed as much as possible, as stressed in the La Reserve Design Guidelines. However, it is recognized that because of the steepness of the Ponticello terrain, some homes may look down on the rooftops of others, so that complete concealment may not be possible on all lots. Any visible components should follow the guideline for “Exterior sheet metal and plastic”, above.

5.19 Water features. Fountains of moderate size are strongly encouraged, as are other types of water features. To avoid excessive water use, however, water features should be limited to a pump size of 1.5 gallons per minute. Water lost from water features to evaporation may be replaced by rooftop-harvested water, and mosquito prevention is required.

5.20 Outdoor furnishings. Items like table-and-chair sets, swing sets, and play equipment, shall be of site-appropriate colors of Ponticello.

5.21 Plants in close integration with buildings. Besides direct growth of vines on exterior walls, there are many ways to have plants closely integrate with buildings. These design ideas include raised planters, planter boxes, window boxes, plants on trellises, arbors with vines, and exterior container plants.

5.22 Edible landscaping is also encouraged, as a step toward sustainability. Pomegranates and citrus trees are permitted as part of a landscape plan.

- 5.23 Spas and pools.** Spas and in-ground pools are allowed, with the fencing provision of the local codes. The major provisions are 5' high wall or fence that is unclimbable from the outside, and self-closing and self-latching gates. Pool equipment is to be concealed, and pool covers and shade structure shall meet the other visual requirements of Ponticello, i.e. present compatible colors, no light or reflective materials.
- 5.24 Game courts.** Courts for tennis, basketball or other outdoor games are permitted provided that (a) there is no night lighting and (b) materials and surfaces meet the visual requirements of Ponticello. In addition, runoff impervious playing surfaces are to be considered in the drainage plan.
- 5.25 Private Pressure Sewer System.** Homes in the upper area of Ponticello are served by a private pressure sewer system. Pressure sewer systems are used throughout Pima County in hilled developments where gravity systems would be unsightly (exposed pipes) or highly expensive. Ponticello's system requires the use of a home grinder pump feeding common high-pressure lines. The main pressure line terminates at the Public Sewer system just above where the split road divides heading downward on Ponticello Blvd. Pumps are either single grinder systems or dual grinder systems. Ponticello HOA recommends a dual grinder system for backup in case of clogs or pump motor failures.

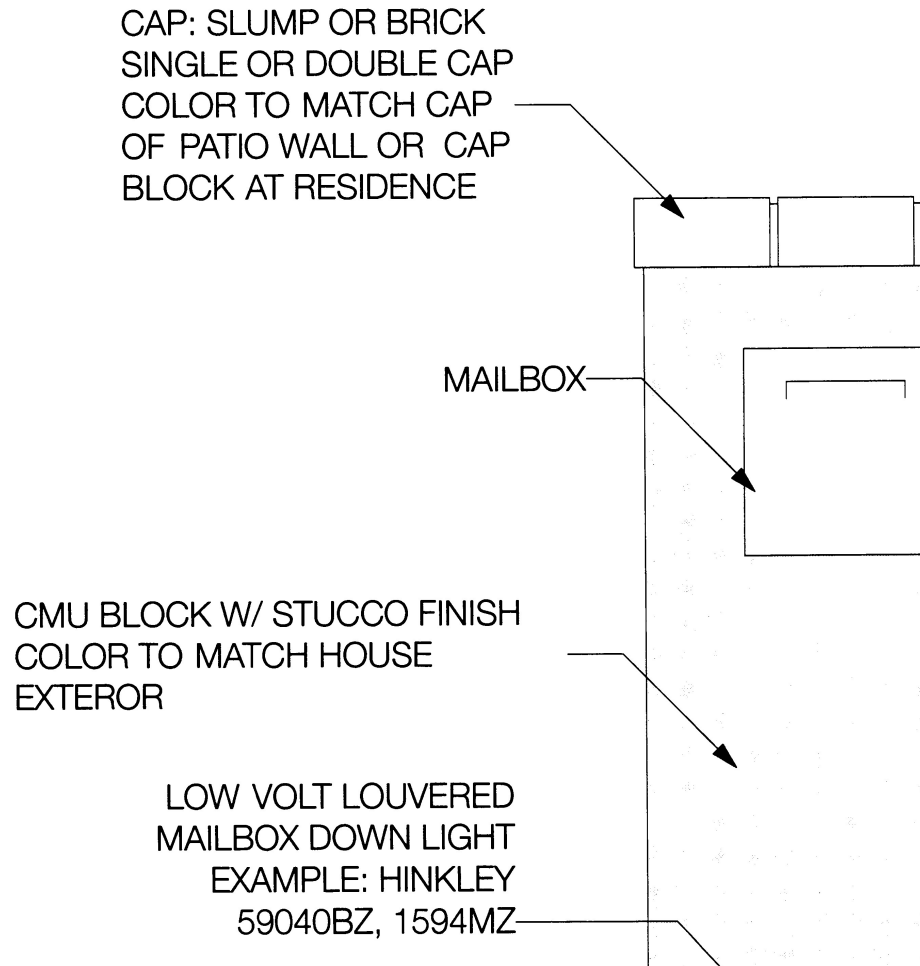
Each home's connection to the pressure sewer has a check valve allowing the pressured effluent generated by each home to flow into the system and not reversed into the homes. This check valve is typically in the street at/near the lot line and is part of the common system. In fact, this is the only moving part in the entire system. A failure in a check valve would be the responsibility of the HOA unless there was a poor contractor connection or excessive homeowner dumping of unsupported materials such as sand, gritty, or caustic chemicals into the system.

The high-pressure lines throughout Ponticello are designed to last the lifetime of the system, a minimum of 50+ years. The super thick, heat sealed PVC pipes are designed to not break down for hundreds of years. Ponticello HOA does not anticipate maintenance required for many, many years to come, if ever. Once the sewer system has been turned over to Ponticello HOA by the Declarant, then the Ponticello HOA would place a minor amount of the Annual Assessment per year into reserves for any contingencies such as valve replacements.

6. Miscellaneous Considerations

- 6.1 Boulders and earthquakes.** If designing for large stones in the landscape, place them in a way to prevent moderate ground shaking from dislodging them and causing downslope damage to structures.
- 6.2 Noise.** Because of the peacefulness of the Ponticello lands, design of a home should minimize and baffle equipment noise, from exterior HVAC units and pool or spa pumps particularly. No internal-combustion recreational vehicles, such as dirt bikes or quads, may be driven on any lot or roadway, except for loading or unloading.
- 6.3 Flagpoles.** A yard may have a flagpole 20 ft. high or less provided the PARC gives approval to its position on its lot.
- 6.4 Roof ornaments.** Such things as weathervanes, roof ornaments, lightning rods and finials may be added to ridges or chimneys, if their longest dimension is less than 30", and the materials are approved by the PARC.
- 6.5 Electronic insect killing equipment.** So called "bug-zappers" are prohibited, but biological means of pest control are acceptable.
- 6.6 Outdoor clothes drying.** Only permitted within private enclosures or courtyards within the backyard of a residence and not visible to neighbors.

7. Mailbox Design





8. Resources and Extra Information

8.1 Important Phone Numbers

- ❖ Oro Valley Water (520) 229-5029
- ❖ Pima County Wastewater (520) 724-6609
- ❖ Southwest Gas (877) 860-6020
- ❖ Town of Oro Valley (520) 229-4800
- ❖ Tucson Electric Power (520) 623-7711 or (520) 918-8300

8.2 Ponticello Plant List (see also the La Reserve approved plant list)

- ❖ See separate "Ponticello Approved Plant List"

8.3 Websites

- ❖ Pima County Development Services
 - www.webcms.pima.gov/development/
- ❖ Town of Oro Valley – Economic Development – Residents
 - <https://www.orovalleyaz.gov/Government/Departments/Community-and-Economic-Development/Residents>