

ARCHITECTURAL GUIDELINES
AND
COMMUNITY DESIGN



Unique Estate Residential Subdivision

Pegasus Trails

ARCHITECTURAL CONTROLS/RESTRICTIONS

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1.0 INTRODUCTION

The architectural design for Pegasus Trails is protected by a comprehensive set of principles that will enhance property value without unduly restricting each Owner's personal use of their property.

1.1 THE PEGASUS TRAILS VISION

The design vision for Pegasus Trails is to create an exclusive, high quality Custom Home Site development. Residences will be encouraged to take full advantage of the natural attributes of the property and to exhibit variety, individual vision and expression. Homes will reflect qualities of a relaxed, casual elegance. A consistent palette of natural building materials and adherence to certain general architectural design principles will create a thematic and visual harmony from amongst the variety of individual homes.

1.2 INTENT OF THE GUIDELINES

The intent of these guidelines is to establish design objectives and architectural performance standards which promote a consistently high degree of quality for the exterior appearance for Pegasus Trails. Owners and their agents are required to comply with these guidelines throughout the design and building process.

The further intent of these guidelines is to:

- Provide attractive, harmonious, Custom Home site development through attention to built form, architectural detailing, compatibility among dwelling designs and the appropriate siting of buildings
- To encourage a variety of individual expression as befits the needs and desires of the owner.
- To establish the appropriate siting of buildings within the limitations of the lots and having regard to: proximity of neighbours, natural features, house size, appearance, setbacks, landscaping, tree retention plan and lot grading plan.

Innovative design solutions which do not strictly adhere to the performance standards prescribed in these guidelines may be considered by the Vendor based on their design merits and provided the spirit of the guidelines is maintained.

2.0 ARCHITECTURAL DESIGN GUIDELINES

2.1 THE DESIGN THEME

The style is characterized by use of natural stone, stained wood siding, round or square cut timber framing, large view windows, a picturesque massing of the building's parts, and varied, interesting roof lines. Homes to show a close connection to and affinity for the natural landscape. The architectural style incorporates open floor plans with high vaulted ceilings and 'great room' spaces with large windows.

The exterior appearance of housing and lot landscaping will have the greatest impact on the overall quality of the community. To promote an attractive, harmonious estate home landscape, the following guidelines will apply:

2.2 BUILDING SIZE – MINIMUM / MAXIMUM

The minimum building size is as follows:

- Single Storey – 2150 ft²
- Two Storey
 - Main Floor – 1800 ft²
 - Second Floor – 1000 ft²

Note: Excludes basement and garage.

The maximum building size as in accordance with Municipal By-Laws.

2.3 EXTERIOR PALETTE OF MATERIALS

Natural stone or cultured stone

Wood siding like board and batten sealed with earth tone stains will be considered

Authentic round or square cut log, post and beam wood framing features

Fieldstone or other stone accent walls

Wood windows or clad windows, with stained or painted finish
Large view windows

2.4 ELEVATIONS AND MASSING

A variety of traditional and modern massing forms are encouraged:

- A greater proportion of wall openings (windows, doors, porches) to solid will be encouraged on elevations exposed to public view.
- Main volumes of the residences are encouraged to be augmented with the appearance of smaller volumes added on.
- A composition with a variety of massing and different materials for different volumes is encouraged.
- Projections from the main volume are encouraged in order to add interest and character to the massing and roof lines of the residences.

2.5 ROOF LINES

Roofs lines will play a significant role in the massing of a dwelling and the overall built form of the community. A variety of traditional roof types and forms are encouraged. Roofs shall display the following design criteria:

- Main roofs are to have a minimum pitch of 6:12 for 2 storey dwellings, with a variety of steeper side slopes being encouraged.
- Bungalows are to have a minimum main roof pitch of 8:12 (both front to back and on sides) to assist in massing compatibility with 2 storey dwellings.
- Roof embellishments such as gables, dormers and towers are encouraged in order to diversify the roof-scape.
- Where possible, gables within the main roof should have pitches steeper than the main roof pitch. 10:12 pitch or steeper is encouraged.
- All vent stacks, gas flues and roof vents should be located on the rear slope of the roof wherever possible and must be painted out to match the roof colour.
- Skylights, if used, should be discreetly located on the rear or side slope of the roof and must have a flat profile.

2.6 MAIN ENTRANCES

The main entrance should be the focal point of the dwelling and given emphasis in the following manner:

- The main entrance should be directly visible from the street.
- Where entries are not directly visible, a strong entry element (portico, covered porch, etc) along with sufficient ground level fenestration, is required.
- A variety of front door styles is encouraged, including some with glazing.
- The use of 8' high front doors with sidelights and glass transoms is encouraged.

2.7 PORCHES

Large, usable porches help promote a unity of appearance. They should exhibit the following characteristics:

- A covered porch or portico is encouraged for all homes.
- Porches and porticos should be one storey in height.
- Porch depths shall be 6' minimum.
- Covered porches shall have an exposed beam / frieze at the top of the supporting columns.
- Columns shall be consistent with the character of the house (minimum width of 8").
- Main wall cladding or other acceptable finish material shall extend to within 8" of finished grade on front and sides of porch to avoid excessive exposed concrete.
- Porch railings shall be compatible in style, material and colour with the principal dwelling. The use of timber framing, stained wood, or stone in combination with wood is encouraged.
- Porch railings can be attached to the column or wrapped around the outside of the column.
- Large concentrations of stairs leading to the front or flanking porch should be avoided, subject to grading.

2.8 EXTERIOR WALL CLADDING

The majority of homes within this development will have a combination of stone veneer walls and wood siding. Dwellings clad in vinyl siding will not be permitted. The use of accent materials such as stone, siding or wood is encouraged provided they are compatible with the primary cladding material.

- Where stone is used, it should return a minimum of 16" at the corners from the front of the dwelling or to a logical stopping point such as an opening, downspout, or change in plane. Any transitions should be hidden by landscape plantings of an adequate size.
- It is preferred that wall cladding be consistent on all elevations of the house to avoid false facades.
- A minimum 4" continuous cornice board is used at all roof soffits abutting siding and a similar size trim board is provided where siding abuts any masonry (this creates a framing effect of the siding).
- A minimum 4" wide corner moulding and window /door surrounds in siding are used.
- To limit any exposed foundation, main wall cladding must extend downward close to finished grade in accordance with the requirements of these guidelines.
- Where a change in material occurs, it should be at a logical location such as a change in plane or wall opening, or building massing.
- Chimneys located on an exterior wall should be clad in the main cladding material or the stone accent material.
- Where siding is proposed on the upper storey of the front elevations, it should incorporate sufficient articulation through the use of boxed-out windows using an accent material such as wood.
- Colour compatibility amongst materials on the individual dwelling is required to avoid stark visual contrasts – siding colour should be closely blended with the stone colour.
- Panels of accent siding or wood are to be encased in 1" x 4" trim.
- Brick will be permitted, but stone is preferred. If brick is to be used it is to be of earth tone colours.
- Cultured stone is permitted, provided it is of the same type and style of natural stone as permitted in these guidelines.

2.9 WINDOWS

Ample fenestration consistent with the architectural style of the dwelling is required. Windows should display the following characteristics:

- Large ground floor windows to principal rooms in front and flanking elevations are encouraged.
- Vertical window proportions are preferred to reflect traditional architectural styles.
- A variety of bay window styles is encouraged, and large windows are encouraged at principal rooms or 'great rooms'
- Where windows and doors are set into siding, wood paneling, casings with a minimum width of 4" are necessary.
- Where shutters are used, they should be half the width of the window opening.
- Windows with muntin bars are to be true divided or simulated divided lites.

2.10 EXTERIOR COLOURS AND MATERIALS

A variety of colour packages shall be suggested by the Vendor. Owners are encouraged to observe the following criteria:

- The same colour package is discouraged on residences which are side by side or on directly opposite sides of the street. Identical colour packages shall be separated by at least two other lots. No more than 3 identical colour packages will be permitted within any group of 10 dwellings.
- Material colours within each individual colour package shall be compatible and jarring contrasts and strong primary colours shall be avoided. Soffit, eaves, fascia and frieze board should be the same colour within the individual colour package. Natural wood color is also encouraged.
- Where siding is used as a main cladding material, corner trim and window / door casings should be a complementary colour compatible with the main siding colour.
- Metal roof colour should complement the wall cladding colour.
- Garage door colours should be subdued allowing the front door and shutter colours to dominate.
- Flashing is to be painted out to match the roof or adjacent wall cladding colour.

2.11 RIM AND STONE DETAILING

- A variety of trim detailing characteristic to the architectural style of the dwelling will be encouraged, including door and window surrounds, post and beam detailing, gable posts, brackets, etc.
- A frieze board is encouraged underneath all roof soffits for exposed elevations. It shall return a minimum of 4' along side elevations.
- A diversity of stone detailing treatments characteristic to the architectural style of the dwelling will be encouraged. These include splayed and arched lintels / headers, pilasters, decorative banding, belt coursing, soldier coursing, base corbelling.
- Pre-cast accents such as keystones, lintels and sills will be discouraged.

2.12 GARAGES

Minimizing the impact of the garage on the streetscape is fundamental to achieving the primary design objectives of these guidelines. The following will apply:

- Garages should not dominate the massing of the dwelling. They should be complementary in character and quality to the principal dwelling.
- Where 2 or 3 car garages are built the use of garage doors separated by a pier will be strongly encouraged.
- Garage doors shall be sectional (roll up) and panelled and have a variety of glazed top panels. Wooden garage doors are encouraged.
- A variety of lintel treatments above the garage doors is encouraged.
- Extending stone, siding or wood above the garage doors to the soffit is encouraged on predominantly stone clad dwellings.
- Windows and landscaping may be required on the street side of a side projecting garage.

2.13 LONG-TERM STORAGE - VEHICLES

- No vehicles including cars, trucks, motor homes, etc. are to be stored outside on a long-term basis (i.e. greater than one week).

2.14 ACCESSORY BUILDINGS

Accessory buildings or other free standing structures are to be designed and constructed using the same materials and trims utilized in the house design and construction.

2.15 FOUNDATION WALLS

Exposed foundation walls are to be avoided. In order to limit unsightly foundation wall exposure to public view, main wall cladding must extend downward in the following manner:

- The height of exposed foundation wall shall be within 8" maximum of finished grade on any front, flanking and / or garage wall or any exposed porch wall face.
- The height of exposed foundation wall on low exposure sides and rear elevations shall not exceed 2'.
- The height of exposed foundation wall shall be within 8" of finished grade for the first horizontal 36" of low exposure interior side walls behind the front wall. The transition should be concealed by landscaping.
- Veneer along sloping grade must be check-stepped to within the maximum criteria set out above. Special attention to this is required particularly on front and flanking elevations, porches and verandas, and on the sides of garages which project from the dwelling.

2.16 DECKS

- Grade level stone terraces are preferred to decks.
- Where decks are constructed, all exposed material used must be cedar.

2.17 UTILITY AND SERVICE ELEMENTS

- Hydro/Gas meters and telephone/CATV boxes shall be located discreetly on wall faces perpendicular to the street facing the interior side yard wherever possible.

- Other solutions which achieve the intent of making service and utility elements less visible in the streetscape will be considered on their merits.
- Air conditioning units shall not be located in the front yard of any dwelling. If an air conditioning unit is located on the flanking wall it should be screened with landscaping.

3.0 GUIDELINES FOR SITING AND LOT DESIGN

3.1 SETBACKS – FRONT YARD AND SIDE YARD
Variety in dwelling setback from the street is encouraged wherever feasible to provide visual relief in the streetscape. Refer to the Town of Saugeen Shores Zoning By-Law for minimum and maximum lines of setback.

- Rear yard setback = 10' for ancillary structures, such as cabanas.
- No ancillary structures are allowed in front yards.

3.2 LANDSCAPING

- Soft landscaping materials will be a variety of indigenous plants.
- Preferred materials for hard landscaping will be natural stone.
- Surface drainage off of the property will be reviewed to take the neighbours' properties into consideration and will be in accordance with the approved Lot Grading Plan.

3.3 LANDSCAPE LIGHTING

- Landscape lighting should comprise a mixture of up-lighting, down-lighting, and accent lighting. The use of low voltage, hooded fixtures is encouraged.
- The intent of landscape lighting is to provide for safety and convenience; aesthetic enhancement of property and residence, and consideration of neighbours.
- All exterior lighting is to be 'dark sky' compliant.

3.4 FENCING

- Fences are not permitted with the exception of pool enclosures or side yard gates. No frost or wire fencing is allowed.
- Properties may be divided with natural / living landscape materials
- Pool enclosures must comply with municipal standards and shall be decorative iron fencing materials. The intention is to make the fences recede visually.

3.5 DRIVEWAYS

- The preferred materials are paved asphalt with stone edging or rolled edge curbs and exposed aggregate concrete. Paving stones will be considered provided they have a stone-like appearance.
- The slope of the driveway between the garage and the street is to be kept to a minimum wherever possible and in accordance with municipal standards.

3.6 MAIL BOXES

- Individual mail boxes at street are not permitted.
- Community mail box is available within the Subdivision.

3.7 RETAINING WALL

- It is anticipated that retaining walls will not be required for site grading.
- If retaining walls are proposed, shall be approved by the Vendor.
- Preferably, any retaining walls are to be natural stone walls.

3.8 CLOTHES LINES

- No exterior clothes lines will be permitted.

3.9 SIGNAGE

- All street signage (i.e. name of owner), shall be approved by the Vendor.
- Owners are discouraged to have individual street signs of any sort.

3.10 SATELLITE DISHES

- No larger diameter (i.e. greater than 0.5 m radius), satellite dishes will be permitted.
- Smaller satellite dishes are to be mounted at rear of house preferably on the roof and not visible from the street.

3.11 LOT GRADING

- All site plans must adhere to the subdivisions Lot Grading Plan as prepared by Pryde Schropp McComb Inc., (Drawing No. C7, Revision 3, Dated July 3, 2007).

3.12 TREE RETENTION PLAN

- All site plans must adhere to the subdivisions Tree Retention Plan as prepared by Pryde Schropp McComb Inc., (Drawing No. C10, Revision 1, Dated July 3, 2007).

3.13 SEPTIC TANK SYSTEM

- Details are to be shown on the Site Plan, including grading details.
- Approval is required from the Grey Bruce Health Unit.

3.14 CO-ORDINATION OF HOUSE SITING WITH STREETSCAPE ELEMENTS

Co-ordination of house siting with streetscape elements such as community mailboxes, transformers, light standards, street trees and other street furniture is required by the Owner. Individual lot plans are to be coordinated with the site plan information provided by the Vendor.

4.0 DESIGN REVIEW AND APPROVAL PROCESS

4.1 PRELIMINARY REVIEW

Preliminary design drawings will be submitted to the Vendor. The Vendor will review the submission and within 7 working days, return it to the Owner with comments. Drawings are to be marked 'for preliminary review'. Submissions are to show the following:

Site Plan: at minimum scale 1:250

- Property lines
- Buildings on adjacent lot sitings
- Preliminary site grading
- Proposed landscape design
- Tree Retention Plan
- Lot Grades

Floor plans: at minimum scale 1:100

- Showing all floor plans

Elevations: at minimum scale 1:100

- Showing all proposed front and flanking elevations

Materials and Colours: written form or coloured and noted elevation drawings.

4.2 FINAL REVIEW AND APPROVAL

Working drawings will be submitted to the Vendor. The Vendor will review the submission and within 7 working days, return it to the Owner with comments.

Working drawings must depict exactly what the owner intends to construct. Drawings are to be marked 'for final review and approval'. Submissions are to include:

- Site plan
- Landscape plan and details
- Floor plans
- All elevations
- Exterior colour package consisting of typed colour schedules and sample boards which include the colour, type and manufacturer of all exterior materials.

The Owner is required to submit to the Vendor for final review and approval, the following:

- 2 site plans
- 2 sets of working drawings
- 2 sets of colour schedules
- 1 set of colour sample boards (to be returned to the owner)

The Vendor will retain one set of the foregoing (other than the colour samples). The applicant should allow up to 7 working days for final review and approval. All revisions made by the Vendor to site plans, working drawings, streetscapes and colour schedules must be incorporated on the originals by the Owner's design architect.

It is the Owner's complete responsibility to ensure that all plans submitted for approval fully comply with these guidelines and all applicable regulations and requirements. Further, it is the responsibility of the Owner to ensure that all construction complies with the approved documentation. Any proposed exterior changes to the residence or to the landscaping must be approved by the Vendor prior to their implementation on site.

4.3 MUNICIPAL APPROVALS

All site plans, working drawings, streetscapes and color packages must be submitted for review and approved by the Vendor as required, prior to submission to the Town of Saugeen Shores for Building Permit approval. Building Permit applications will be made by the Owner.

4.4 SITE INSPECTIONS / COMPLIANCE

The Vendor may conduct periodic site inspections to monitor development. Any visible deficiencies or deviations in construction from the approved plans, which are considered by the Vendor to be not in compliance with these Architectural Guidelines, will be reported in writing to the Owner. The Owner will respond to the Vendor in writing, within 5 days of notification of their intention to rectify the problem, and the Owner shall effect the changes set forth in the Vendors report. The Vendor shall have the right at any time to add, delete or modify this schedule.

4.5 DISPUTE RESOLUTION

In the case of a dispute between the Vendor and the Owner, concerning the interpretation or application of these guidelines, the following resolution procedure shall apply:

- The Owner shall promptly notify the Vendor of the specific reasons and basis for the disputed design item.
- The Vendor shall promptly respond in writing to the Owner with details and reasons for all rulings of the Vendor, and following a final dispute review, the Vendors decision shall be considered final and binding upon the Owner.

4.6 COVENANT AND CONSTRUCTION OBLIGATIONS

These controls shall remain with the land and subsequent purchasers of the land shall be ceased by these controls so as to protect the quality of the community.

As used in this Agreement, "Commencement of Construction of an Approved Single Family Residence" shall mean the receipt by Purchaser of:

- Written approval of the Owner of Purchaser's Plans and Specifications
- Building Permit from the Town of Saugeen Shores for such Approved Single Family Residence

Substantial commencement of construction of the Approved Single Family Residence.

- Purchaser shall diligently and in good faith undertake and continue construction so as to complete the Approved Single Family Residences in accordance with the Approved Plans and Specifications.