**TOWN OF WESTLAKE**

**RESOLUTION NO. 18-08**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, ADOPTING A BUILDING QUALITY MANUAL.**

**WHEREAS,** on March 2, 2015, the Town Council adopted a Comprehensive Plan (the Forging Westlake 2015 Comprehensive Plan); and

**WHEREAS,** on March 27, 2017 the Town Council adopted Section 62, Article III- Implementation of the Comprehensive Plan, Westlake Code of Ordinances; and

**WHEREAS,** on January 29, 2018 the Town Council amended Section 62, Article III by adding a new section (Section 62-58) which includes a requirement that applicable development proposals should include "detailed proposed design standards generally demonstrating compliance with all building standards of the Town, including the Building Quality Manual, adopted by separate resolution, along with any other adopted design policies and requirements applicable to the proposed development"; and

**WHEREAS,** pursuant to Section 62-58 of the Code of Ordinances, the Building Quality Manual shall serve as a compendium of guidelines applicable only to new development requests as further described in said section; and

**WHEREAS,** the Building Quality Manual provides to the Town an additional resource for ensuring development compliance and consistency with the Comprehensive Plan and other related development policies adopted by the Town; and

**WHEREAS,** the Town Council finds that the passage of this Resolution is in the best interest of the citizens of Westlake.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS:**

**SECTION 1:** That, all matters stated in the Recitals hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

**SECTION 2:** That the Town of Westlake Town Council does hereby approve The Building Quality Manual, attached as ***Exhibit "A"***.

**SECTION 3:** If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Resolution without the invalid provision.

**SECTION 4:** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED ON THIS 26th DAY OF FEBRUARY, 2018.**

ATTEST:

Laura L. Wheat, Mayor

Kelly Edwards, Town Secretary

Thomas E. Brymer, Town Manager

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney

TOWN OF WESTLAKE TEXAS

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# Westlake Building Quality Manual

**Standards and Guidelines for quality and endurance in the Design and Construction of Westlake's Built Fabric**

***JOHN RUSKIN: When we build, let us think we build forever. Let it not be for present delight nor for present use alone. Let it be such work as our descendants will thank us for; and let us think, as we lay stone on stone, that a time is to come when those stones will be held sacred because our hands have touched them, and that men will say, as they look upon the labor and see the wrought substance of them, "SEE THIS OUR FATHER DID FOR US."***

**MESA-Planning**

**February 26, 2018**

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**INTRODUCTION**

This manual is intended to provide measurable benchmarks that clearly present the Town of Westlake's expectations for the design, materials, and workmanship of both residential and non-residential construction. This Building Quality Manual is a guide only and is separate from applicable Building Codes, that address matters more directly related to life safety and is also separate from other existing building and development ordinances of the Town. Therefore, this manual is meant to supplement these other building and development codes and clearly present the Town's goals in regard to building quality.

Building Quality is defined to mean the integrity of design as well as the endurance of what is constructed and the expression of those visual qualities of construction that are consistent with an attractive community. Therefore, these standards describe a minimum quality of construction sought by the Town. However, these standards are not meant to limit, in any way, a contractor's employment of higher quality standards or an architect's creativity and ingenuity in design. More specifically, the goals for this Building Quality Manual are to:

- Maintain the quality and continuity of the visual environment of the Town, protect the general welfare, and ensure that the Town's appearance, character, and economic well- being are preserved through minimum design and building quality standards.
- Encourage creativity, imagination, innovation, variety in architectural design and building composition by challenging the design component of any project to greater compositional intent.
- Preserve the unique heritage, history, and architectural character that evolves over time and reflects the aggregate identity of Westlake within the highway 114 corridor.
- Reinforce and support the integration of design and development with the natural systems of Westlake's environment as well as with the pedestrian and vehicular movement of its citizens.
- Promote harmony in the physical relationship between the otherwise autonomous projects that constitute the built fabric of the Town.

Thus, this is a continually evolving document and may be expanded and/or amended as new issues are realized and deliberated.

This document is divided into 5 sections as described below which collectively address matters from design to construction. The sections are:

**Section 1: Principals of Design**

This Section addresses the general approach to architectural composition and internalization of natural relationships and character.

**Section 2: Principals of Development Planning**

This Section addresses the internalization of natural systems and recognition of natural features as well as accommodation of pedestrian movement, connection with the "Town", and the mitigation of building service intrusions.

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**Section 3: Residential Construction Quality Standards**

This Section addresses building materials, techniques, and workmanship related to residential construction.

**Section 4: Non-residential Construction Quality Standards**

This Section addresses building materials, techniques, and workmanship related to non-residential construction.

**Section 5: Landscaping**

This Section address basic aspects of landscape that moves landscaping toward more naturalistic forms and more indigenous plan materials and away from ornamentation generally.

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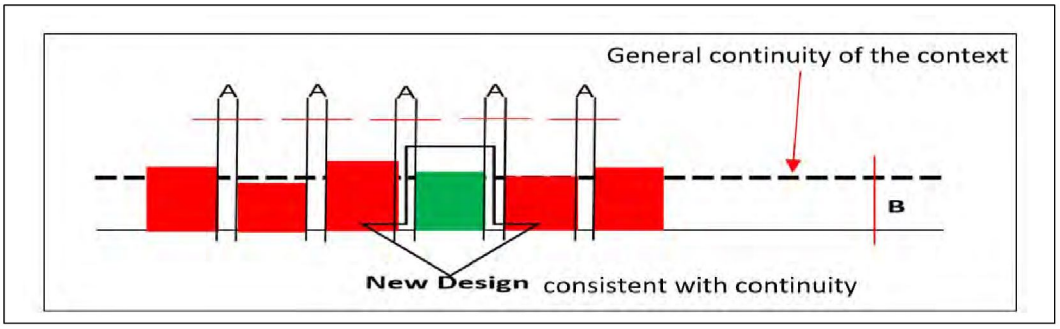
**SECTION 1: PRINCIPALS OF DESIGN**

This section sets forth the desired considerations that the Town would like to be taken into account during the design process and expresses the desired outcome of that process. The standards below address the scope of consideration as well as the object of consideration in the approach to building design. The purpose is to promote a compositional integrity, continuity with the Town identity, and integration of nature/ natural systems and/or features. More specifically, these standards are:

**Standard 1: Visual continuity with the Town**

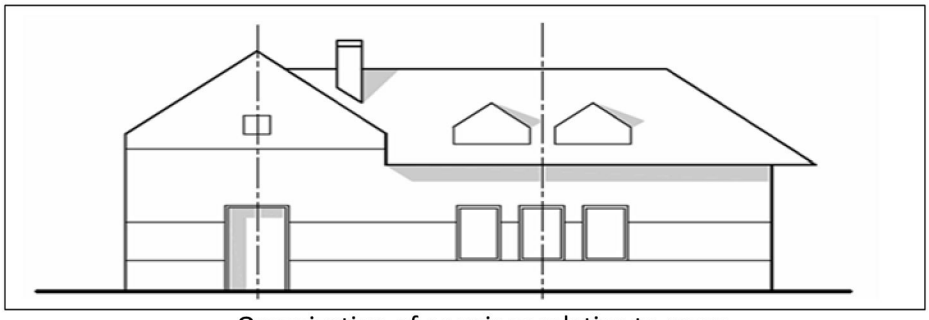
- The design of any structure within Westlake should further define the context in which the structure in conjunction with other associated structures, will reside, to establish key attributes of that context (which are characteristic of its appearance), and the manner in which the design being formulated will work to perpetuate or compliment those attributes. When the structure is a single-family residential structure style repetition in close proximity is discouraged. However, other attributes of continuity (such as massing, complexity, and proportion) are to be considered.




- The design of any structure within Westlake will maintain a relation to the public areas as established by other development of the Town context as well as maintain, as a minimum, the level of ground plane enrichment and amenity as is characteristic of the context. Such design should consider continuation of the ground plane enrichment/ amenity as a means of overcoming project segmentation of the Town fabric.

**Standard 2: Integrity of Holistic Composition**

- The exterior design of any structure in Westlake should, in its totality, comprise an overall visual pattern that expresses an intentional relationship between the elements of form.
- The elements of form that comprise a building design should derive from a common justification (e.g. function or proportion) that transcends ornamentation.



Organization of openings relative to mass

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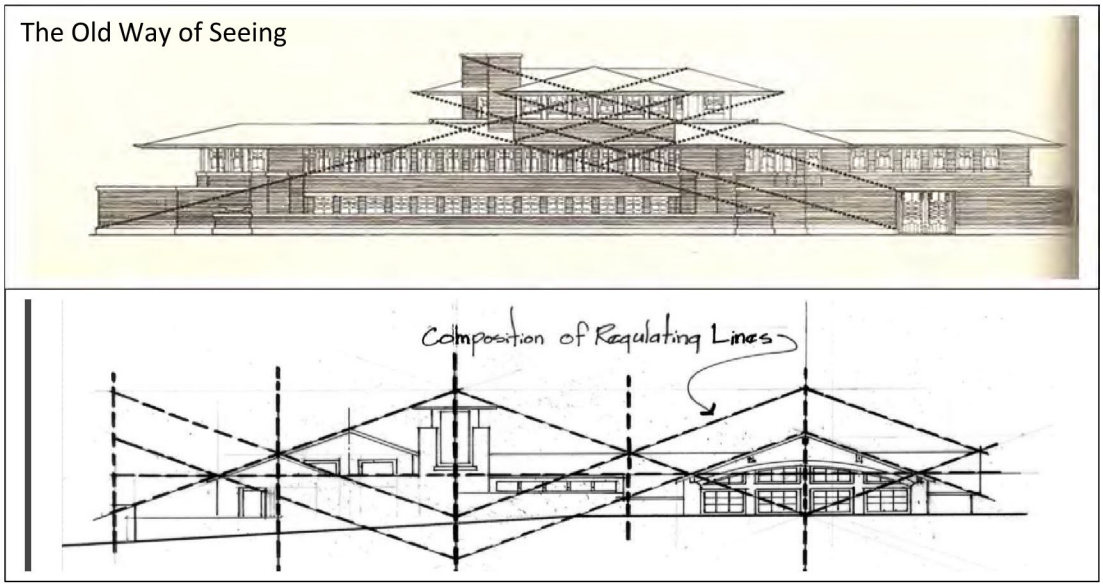
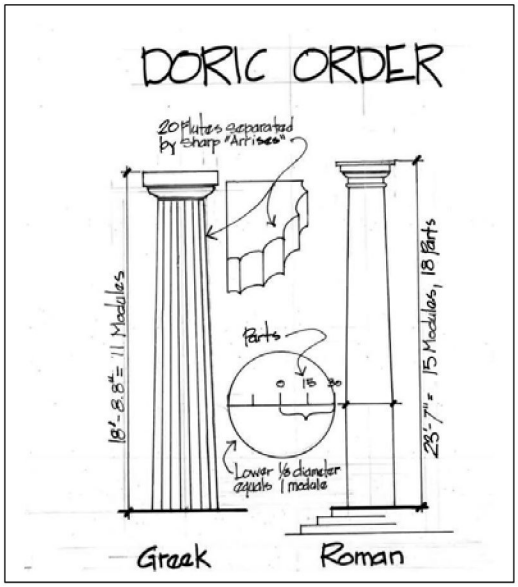
**Standard 3: Tension, Balance, Symmetry, and other Compositional Relationships**

- The visual pattern associated with the design of any structure in Westlake should allow the imposition of a compositional structure that lays across the design and touches its key elements of expression. This structure includes but is not limited to:
    - Regulating lines that organize the elements of the elevation in space. These connections in composition communicate the relationship of form elements intended by the architect. See Diagram 3 and 4 below.
    - Proportioning systems that establish an order of relationship. Proportion is the relationship between 2 ratios (window height to width in relation to building height to width). Proportion is often derived from natural relationships.
    - Hierarchies that place elements in their ascending or descending relationship expressed from dominant to subordinate.




**Standard 4: Integrity of Styling Derived from Tradition**




- Features of traditional style were typically derived from solutions to construction details that were ceremonially continued as style (and/or principals of style) in an effort to preserve the body of knowledge. Therefore, traditional styling, when used, should not be reduced to simple ornament, but derived in a manner consistent with tradition or interpreted in a manner that fully recognizes that tradition and its principles.
- Features of traditional style were, of necessity, structurally appropriate in their proportion and dimension. Therefore, traditional styling should comport with the historic proportional and dimensional characteristics of the stylistic feature.

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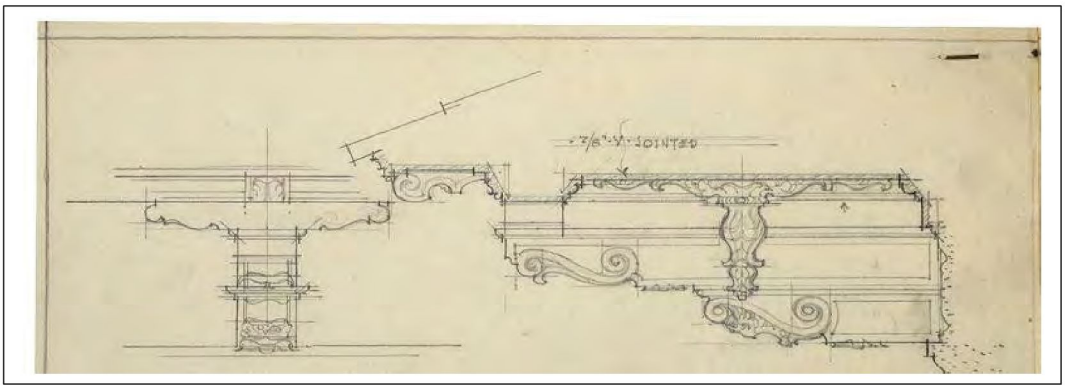
**Standard 5: Articulation of Closure Details**

- Closure details (at openings, corners, roof/wall junctures, and horizontal offsets) are areas where design solutions contribute to the detailed appearance of an elevation. Therefore, the design of buildings in Westlake should consider closure details as an opportunity for crafted articulation.



**Standard 6: Façade Integrity**

- The Town of Westlake seeks to promote architecture that expresses a relationship between plan and elevation. Therefore, design approaches which seek to decorate a space plan derived independent of the design in elevation is discouraged. A proper relationship of plan to elevation requires that internal functions influence and inform the form of the mass and articulation of that form in design. Where the style portrayed is characterized by aspects of form, that form should influence the internal arrangement of space.

**Standard 7: Holistic visual treatment of structure**

- The Town of Westlake seeks to eliminate the architectural phenomenon common to most suburban developments, wherein the street facing façade is recipient of the full investment in style articulation and the other facades are given much lesser treatment. The Town of Westlake discourages such “façade-ism” and promotes consistent treatment of style on all elevations of a structure. This is referred to a “4-sided architecture”.

**Standard 8: Integration and Expression of the Indigenous Landscape**

- Westlake is characterized by its complex and varied landscape. Therefore, the design of any building in Westlake should make every effort to accommodate the character, profile, and natural mosaic of the indigenous landscape. Such design will avoid massive grading and seek to accommodate grade change within the architectural skin of the structure, thereby establishing a stronger relationship between the building and the ground upon which it sits.
- Where possible, the building design should accommodate and preserve natural drainage patterns.
- Where reasonable, the building design should avoid retainage structures set apart from the architectural envelope or set apart from the extensions thereof (e.g. terraces) The intent is to

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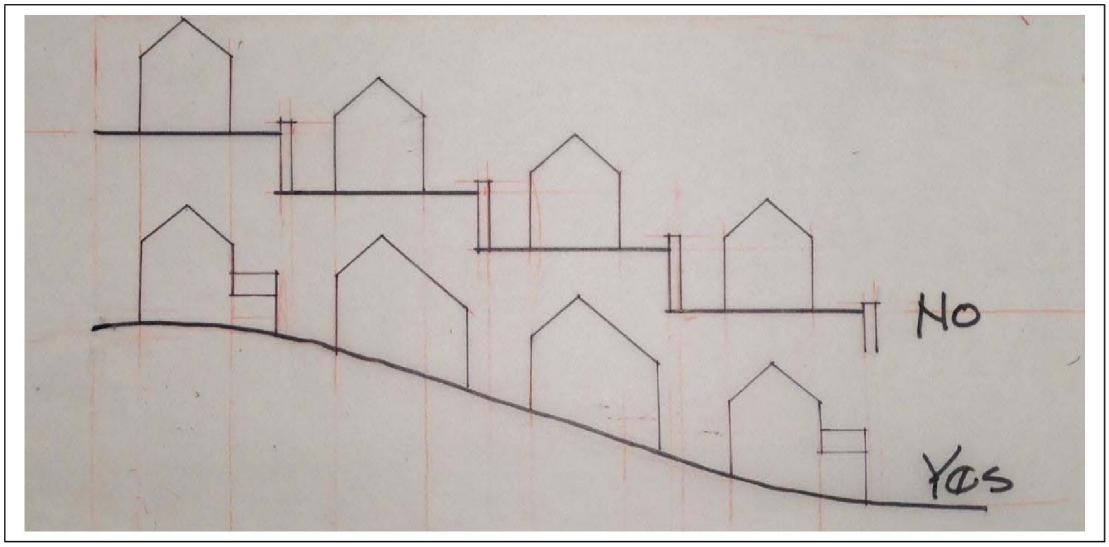
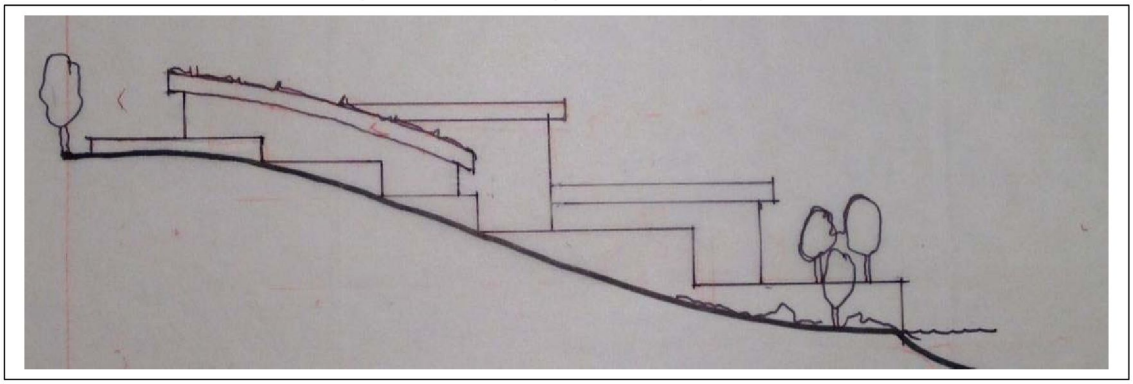
avoid excessive physical expression of “land development” and/or the preparation of “lot pads” independent of the architecture.




**Standard 7: Protection of Unique Landforms and Plant Communities**

- The Town of Westlake is distinguished by its land promontories (landmark landforms) that sit at the break between Westlake’s upland and lowland areas. In addition, the complex ground configuration has nurtured distinctive and mature Post Oak, Live Oak, and other protected tree species that thrive in dense plant communities. Therefore, the design of any building in Westlake permitted to build in close association with its landmark landforms should recognize this visual association in the character of design, the form of design, and the relationship of the structure to the landform itself. Key considerations include:
    - **Derived elements of form**: The form of the design and the form of the land bear similarities.
    - **Transparency**: The skin of the building seeks to dissipate so as not to be more conspicuous than the land form
    - **Subordination**: Attempt to avoid disruption of the profile of the landform



- The design of any building in Westlake permitted to build in close association with distinctive plant communities should recognize the associations with indigenous plant communities and potential for encroachment in the character of design, form of design, and relationship of structure to the plant community itself. Key considerations include:

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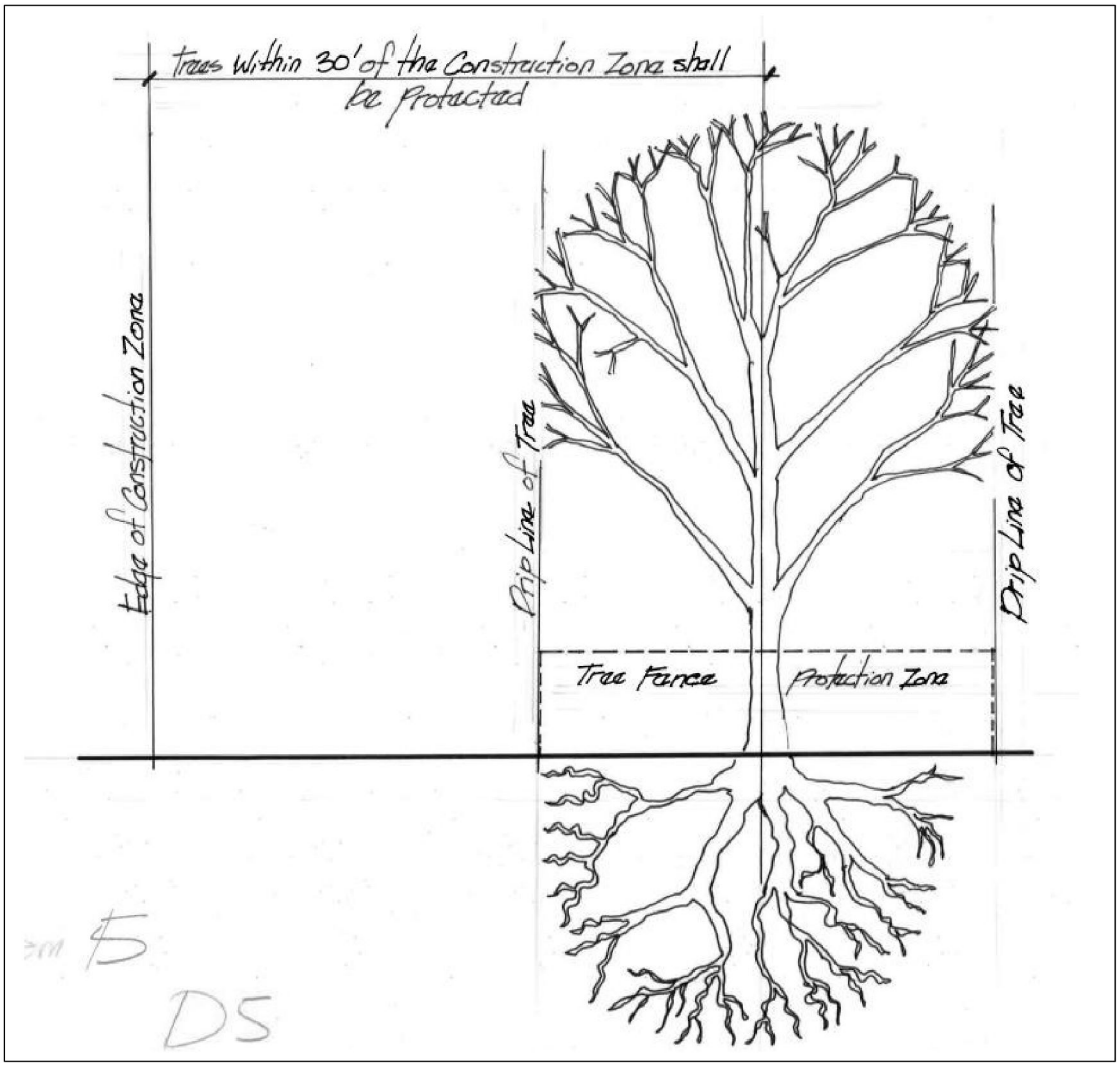
- **Tree Protection**: Protected trees within 30 feet of the construction area should be protected with proper barriers and avoidance of compacting root environments.
- **Tree Preservation**: To the extent reasonable, the configuration of the design should seek to avoid the destruction of protected indigenous trees of the plant community.
- **Tree Mitigation**: Where protected, indigenous trees of the plant community are destroyed, they should be replaced as set out in the Tree Ordinance. Mitigation should be within the plant community or a place designated by the Town asset out in the Tree Ordinance.
- **Low Impaction construction techniques**: To the extent possible, the construction techniques employed to build within a plant community should be those that have the least impact upon the environmental conditions supporting that plant community.
- **Preservation of natural systems serving the plant community**: Developers and Owners are encouraged to preserve the plant community.



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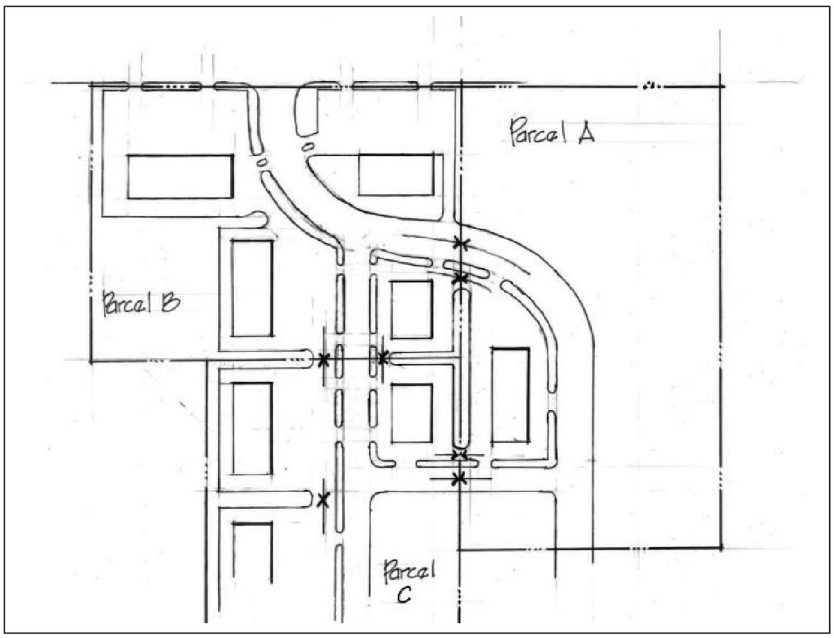
**SECTION 2: Principals of Development Planning**

This section sets forth the desired considerations that should be taken into account when planning a development project in Westlake or siting a building on a lot. These considerations are intended to strengthen the association between the development and the fabric of the Town, the mosaic of natural systems/plant communities/land form, and the vision of the Town's 2015 Comprehensive Plan. Each development project regulated with consideration of its individual land area and site specific standards is, by virtue of the standards contained herein, called to consider the development's place within, and impact upon, the larger Town fabric.

**Standard 2.1: Relationship to and connection with the Township fabric**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) portray the extent to which the following elements of the Town fabric are continued, or otherwise responded to, within the proposed Development Plan:

- **Roadways and drives**: As Westlake builds-out the large amount of non-residential square footage, it becomes increasingly essential to facilitate traffic flow. Therefore, where possible a Development Plan should seek to connect with, and extend flow between, projects; thereby providing route options for traffic flow. It is important that a development Plan does not interrupt flow by failing to make extensions anticipated by an adjacent project and where that extension was a consideration in the adjacent project TIA. Therefore, coordination of routing anticipated by an individual TIA is a desired consideration of a Development Plan under consideration by the Town.




- **Thoroughfares**: The Town Comprehensive Plan (discussed below) identifies three levels of roadway hierarchy. To the extent possible, a Development Plan that lays within the path of a Thoroughfare as planned and committed to by adjacent development or the alignment of which has been adjusted by an act of Council, should make provision for the extension of the ROW of such Thoroughfare so that the ROW is available for such Thoroughfare when required development TIA's substantiate the Thoroughfare necessity.

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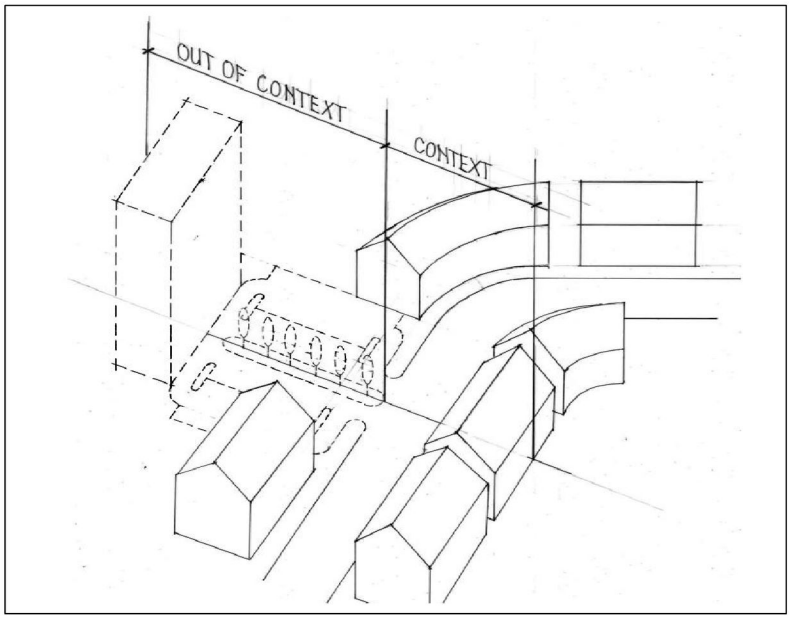
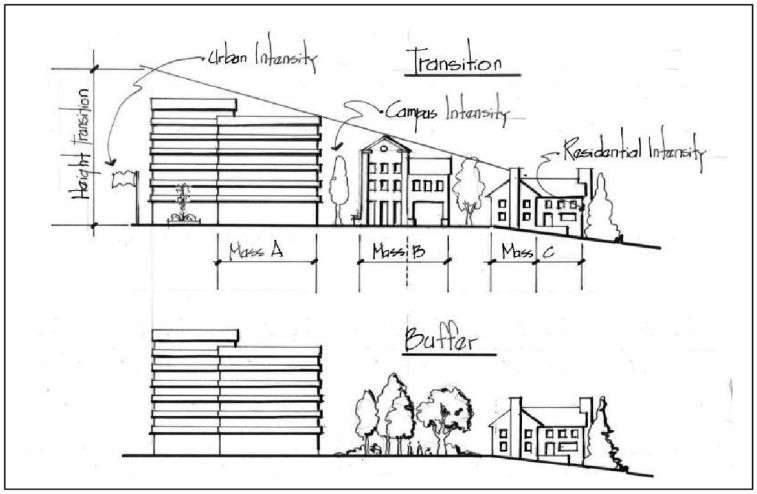
- **Trails**: Where provision has been made for trails within an adjacent development or a trail provided by the Town is ready for extension, the Development Plan should consider appropriate trail routing through the proposed development so that a cohesive trail network can evolve over time.
- **Open Spaces**: Where an adjacent development provides open space that abuts the property line of the Development Plan, or the open space of an adjacent development can be feasibly extended into the Development Plan under consideration; the Development Plan should consider the extension or expansion of the open space or consider how development portrayed by the Development Plan can relate to (and further define) the open space.
- **Contextual characteristic**: Any Development Plan formulated for a property located in a context of existing development should consider how various aspects of the context will also be manifest in the Development Plan. Key aspects of context can include:
    - Building to Street/ roadway relationships
    - Streetscape themes
    - Connection of open space
    - Continuity of water or water body
    - Extension of plan drifts and/ or patterns
    - Continuity of road section
    - Treatment of parking
    - Compatibility of adjacent land use




- **Transitional relationships**: Where a Development Plan shows development on a property located between land use zones where land use adjacency is an issue, the Development Plan should consider proper transitional treatments as they would appear in the plan. Proper transitional treatments include:
    - Buffer space
    - Lessening or increasing density
    - Lessening or increasing building height



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- Lessening or increasing land use (moving land use at the transition in the direction of the adjacent use)
- Creating activity spaces that are appropriate to both uses

**Standard 2.2: Implementation of the Comprehensive Plan**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) portray the extent to which the following elements of the Town Comprehensive Plan are implemented, or otherwise responded to, within the proposed Development Plan:

- **Traffic Management**: The Comprehensive Plan establishes threshold Levels of Service (LOS) for streets and intersections serving a Development Plan. Therefore, each Development Plan should demonstrate traffic management options that the plan will employ to minimize impact on the Thoroughfare System serving the Development Plan and thereby preserve as much of the LOS capacity as reasonably possible. Traffic management options to be considered include but are not limited to:
  - Multiple "trip assignment options"
  - Interconnection of development flows between projects
  - Distribution of parking
  - Intersection improvements (dedicated turn, acceleration, de-acceleration lanes, and access management)
- **Land Use Character District features**: The Forging Westlake 2015 Comprehensive Plan identifies 8 Land Use Character Districts which are spread across the land area of Westlake, engaging all lots, parcels, and/or tracts therein. Each land Use Character District has an associated identity derived from the intensity of development, the pattern of development, the relation of development to street, the coverage of development, and the form of development. Therefore, each Development Plan submitted to the Town for consideration should address the extent to which various aspects of the Comprehensive Plan Character Districts are considered by the Plan.
- **Parks and Open Space**: The Forging Westlake 2015 Comprehensive Plan identifies parks and open spaces necessary to serve the recreational needs of the Town population, provides transition from the residential to non-residential components of the Town, protects the views that characterize the Westlake landscape, preserves landmark landforms and other natural features/systems, and preserves historically significant open space contexts. Therefore, each Development Plan submitted for Town consideration should consider the relationship of the Development Plan location relative to the features of the Town Parks and Open Space Plan and the extent to which any aspect of the plan that is coterminous with the Development Plan is addressed by that Development Plan. Key aspects of consideration include:
  - Implementation of the Parks and Open Space Plan
  - Compatibility with the Parks and Open Space Plan
  - Extension of the Parks and Open Space Plan

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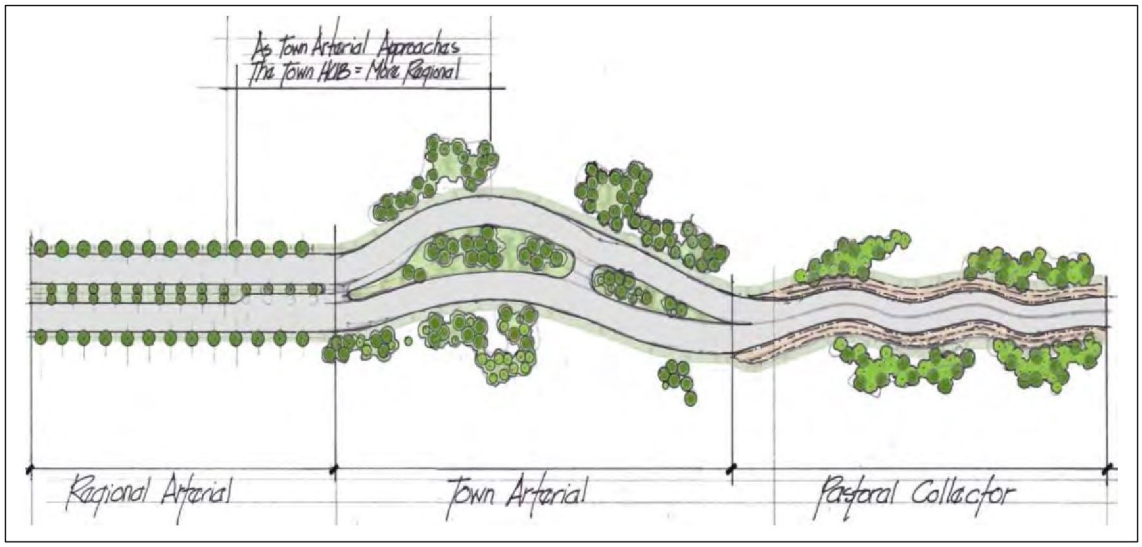
- Natural preservation initiatives consistent with the intent of the Parks and Open Space Plan

- **Thoroughfares**: The Forging Westlake 2015 Comprehensive Plan identifies three thoroughfare types that comprise the Thoroughfare System of Westlake. These thoroughfare types are:
  - **Regional Arterial Roadways**: Arterials that make connection between the Regional System serving Westlake from surrounding communities and the Town System of Westlake.
  - **The Town Arterial System**: Arterials that circumscribe the core areas of the Town and those land Use Character Districts that are scaled to serve as a Town core.
  - **The Pastoral Collector System**: The Collector Roadways that carry primarily residential traffic from residential communities and neighborhoods to the Town arterial System.




Each Development Plan submitted for consideration in Westlake should demonstrate the extent to which the Town's Thoroughfare Plan is being addressed within the plan design. Key aspects of consideration include:

  - Implementation of the Thoroughfare Plan through the extension of or provision of Thoroughfare System roadways as portrayed in the Plan or Council authorized adjustments thereto.
  - Compatibility with the Thoroughfare Plan
  - Extension of the Thoroughfare plan
  - Setting up development in anticipation of the Thoroughfare plan

- **Urban Design Structured**: The Forging Westlake 2015 Comprehensive Plan identifies an Urban Design Structure for Westlake that establishes a thematic treatment of:
  - Thoroughfare Types
  - Intersection Types
  - Portals
  - Landmarks
  - Trail Types and Trail intersections/ Trail heads

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- Focal spaces.

Each Development Plan submitted for consideration in Westlake should demonstrate the extent to which the Town's Urban Design Structure Plan is being addressed within the plan design. Key aspects of consideration include:

- Implementation of the Urban Design Structure by extending the thematic elements of the Comprehensive plan into the development plan.
- Compatibility with the Urban Design Structure by maintaining a compatibility with its visual palette and avoiding the creation of differing thematic directions that would dissipate the visual cohesion of the Town.
- Extension of the Urban Design Structure Plan in creative ways
- Setting up development in anticipation of its connection with the themes and aspects of the Urban Design Plan.

- **Trail Plan**: The Forging Westlake 2015 Comprehensive Plan identifies trail types that collectively comprise a coherent trail system for the Town. Each Development Plan submitted for consideration in Westlake should demonstrate the extent to which the Town's Trail Plan is being addressed within the plan design. Key aspects of consideration include:
  - Implementation of the Trail Plan by extending the components of the trail plan into the development and completing the pedestrian connections that the Trail plan seeks to make.
  - Compatibility with the Trail Plan by maintaining a compatibility with its connectivity intent and completing connections set up by adjacent properties or public ROW.
  - Extension of the Trail Plan in creative ways
  - Setting up development in anticipation of its connection with the connecting pedestrian system afforded by the Trail Plan.

**Standard 2.3: Natural fabric preservation**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) try to preserve the following:

- Significant plant communities or mitigate the loss of such communities as follows:
  - **Significant Plant Communities include**:
    - Oak Motts containing at least 10 Post Oak or Live Oak Trees with a caliper larger than 8 in. as measured 12 in. above the ground.
    - Any Live Oak or Post Oak with a caliper larger than 15 in. as measured 12 in. above the ground.

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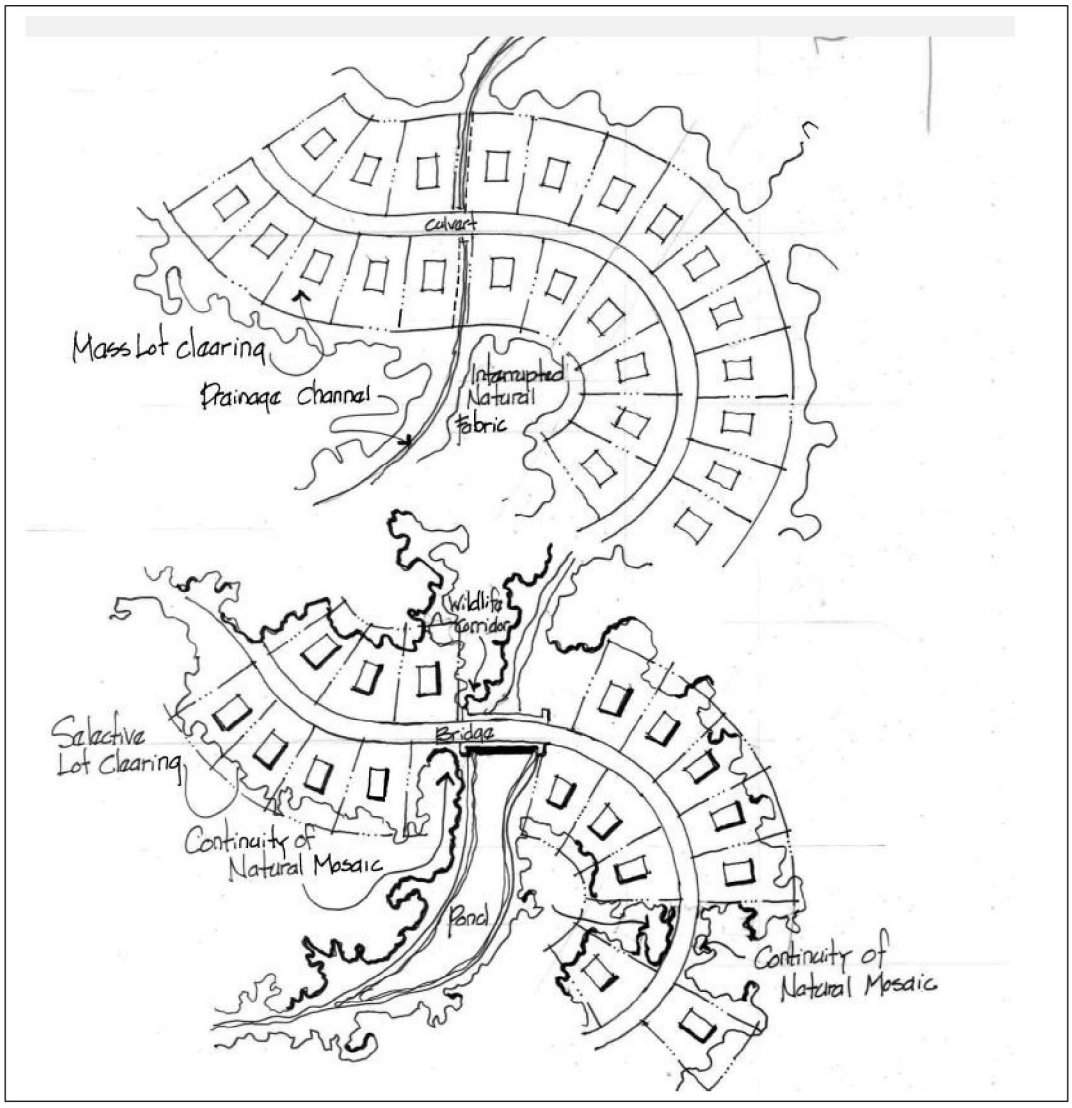


- **Mitigation may include**:
    - Caliper replacement by planting replacement trees contiguous with the remaining portions of the vegetative community being disturbed at a rate of 1 in caliper for each 1 in. caliper (caliper replacement rate) being disturbed. Replacement trees (planted at the above specified caliper replacement rate) may be planted at other locations on-site or off-site) determined by the Town as appropriate for mitigation
    - Cash in lieu of replacement paid to the Town in accordance with the Tree Ordinance.

**Standard 2.4: Natural fabric restoration**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) make effort to restore natural features, natural systems, natural pattern, and/or natural mosaic lost to, augmented by, or disturbed by previous use of the land. The

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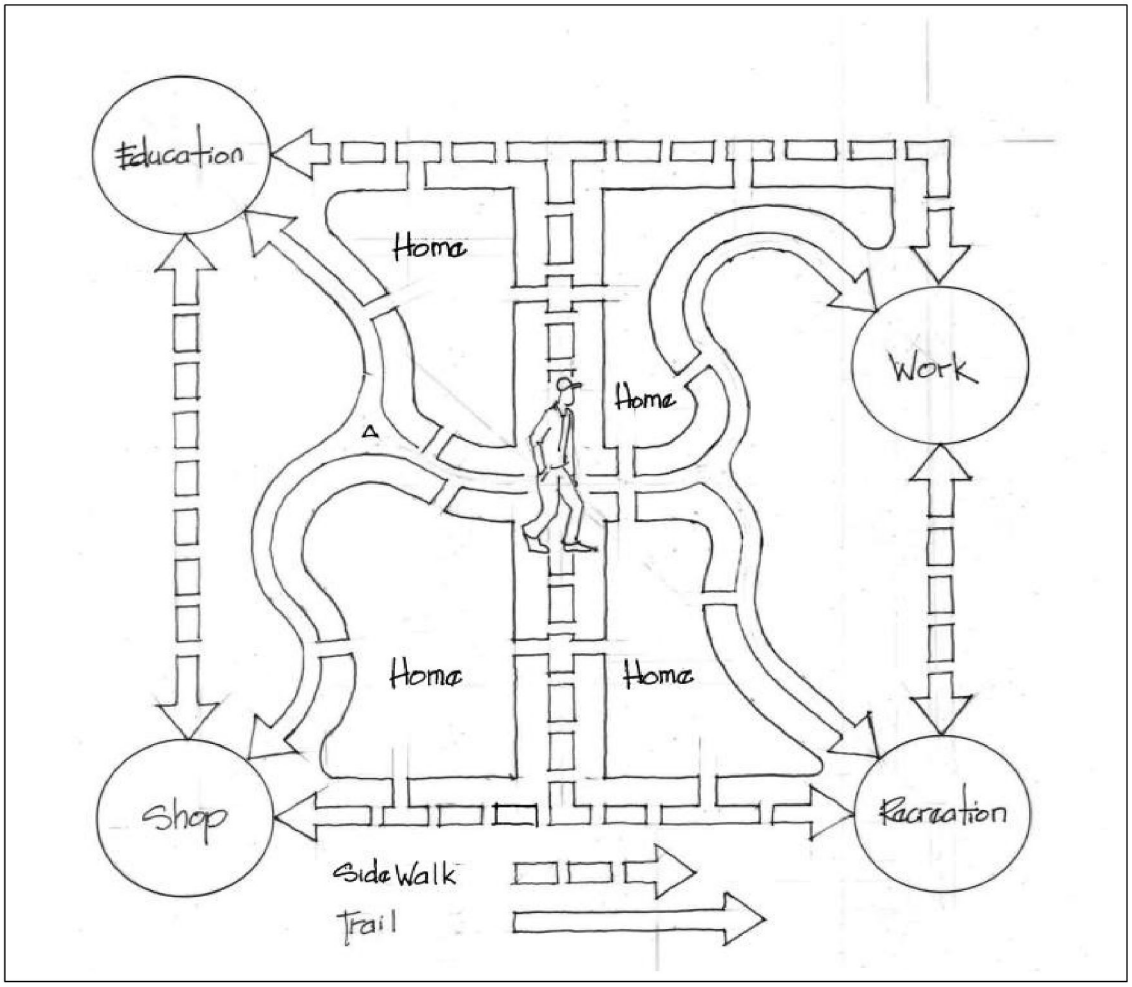
Development plan should consider the natural fabric, identify loss or degradation of the natural fabric incurred by a previous use and consider proposing restorative measures and/or designs which can restore such systems or their function.

**Standard 2.5: Pedestrian linkage**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) consider pedestrian movement adjacent to, interfacing with, or emanating from the subject lot, parcel, or tract (hereinafter the subject property) and provide design initiatives that will:

- Complete pedestrian pathways coming to the subject property that can be completed within or across the subject property.
- Provide connection from points of pedestrian origin within the subject to pedestrian facilities and trails serving the subject property.
- Anticipate the emergence of pedestrian pathways that can be extended by future development in close proximity to the subject property and provide the opportunity for such pathway.



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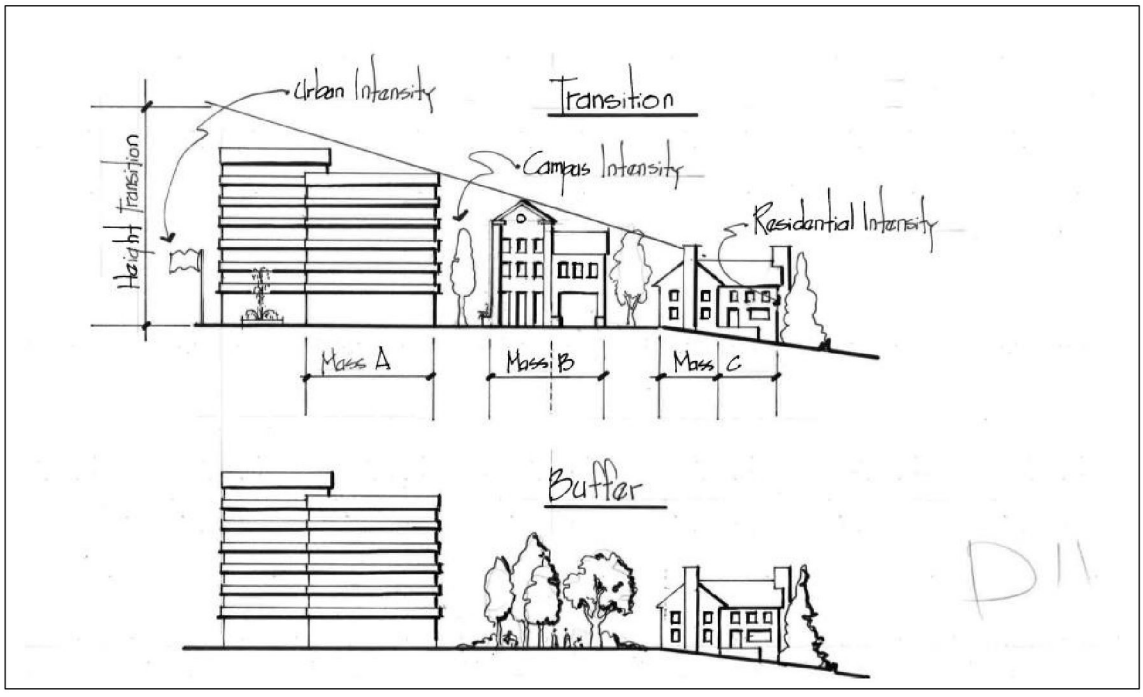
**Standard 2.6: Land Use adjacencies**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) consider the land use adjacencies affected by development within the subject lot, parcel, or tract (hereinafter the subject property) and provide design initiatives that will:

- **Accomplish transition**: The Development Plan should demonstrate how transition from a dissimilar and potential conflicting land to an affected land use is made. Such transitions should consider:
    - **Height transition**: Movement from higher to lesser height by a gradation of height in closer relationship to the affected land use. If height to setback ratios apply to this Development Plan, such ratios shall take precedence over this standard.
    - **Mass Transition**: Reduction of undifferentiated building mass in closer relationship to the affected land use.
    - **Intensity Transition**: Reduction in density in closer relationship to the affected use.
    - **Activity transition**: Reduction of activity intensity in closer relationship to the affected use or the creation of activities that can accommodate both uses.
    - **Creation of meaningful buffers**: The provision of open space, preservation of natural fabric, and/or the creation of water bodies that can adjoin adjacent uses. Where existing PD regulations require buffers and setbacks such PD regulations shall take precedence over this standard.




- Mitigate encroachments: The development plan should demonstrate measures taken to mitigate encroachments of a subject use on an affected use. Encroachments include:

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- Noise
- Light
- Traffic

**Standard 2.7: Utilities and their integration with the design concept** Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) consider utilities and utility services within the subject lot, parcel, or tract (hereinafter the subject property) and provide design initiatives that will:

- **Conceal**: Transmission lines and transmission ROW's should be concealed from view and recognition apart from the overall site design.
- **Screen**: Transmission facilities should be screened when such facilities are visible from the street or public way. Landscape screens which make use of native plant material and integrate with the indigenous mosaic area preferred.
- **Internalize**: To the extent possible transmission lines and facilities should be internalized to the architecture intended for the site, lot, parcel, or tract.

**Standard 2.8: Preservation of natural drainage** Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) consider natural drainage within the subject lot, parcel, or tract (hereinafter the subject property) and provide design initiatives that will preserve, restore, replicate natural drainage patterns where reasonably possible.

**Standard 2.9: Storm water management facilities**

Any PD Concept Plan, PD Development Plan, PD Site Plan, or Site Plan (hereinafter Development Plan) in Westlake that is required by any existing ordinance of the Town should (to the extent that the scope of the plan addresses this issue) consider Storm Water Management Facilities required to serve development within the subject lot, parcel, or tract (hereinafter the subject property) and provide design initiatives that will:

- **Minimize structured means of water management**: Use of structured stormwater facilities should be minimized. These include but are not limited to: use of cross drainage structures, armored channels, concrete flow ways, and other such structured solutions to storm water management. Exceptions may include structures utilized for the purpose of creating a pedestrian/urban activity at the water edge.
- **Maintain natural land shapes and forms in the creation of detention/ retention facilities and created drainage ways (hereinafter flow management facilities)**: Water collection points and/or

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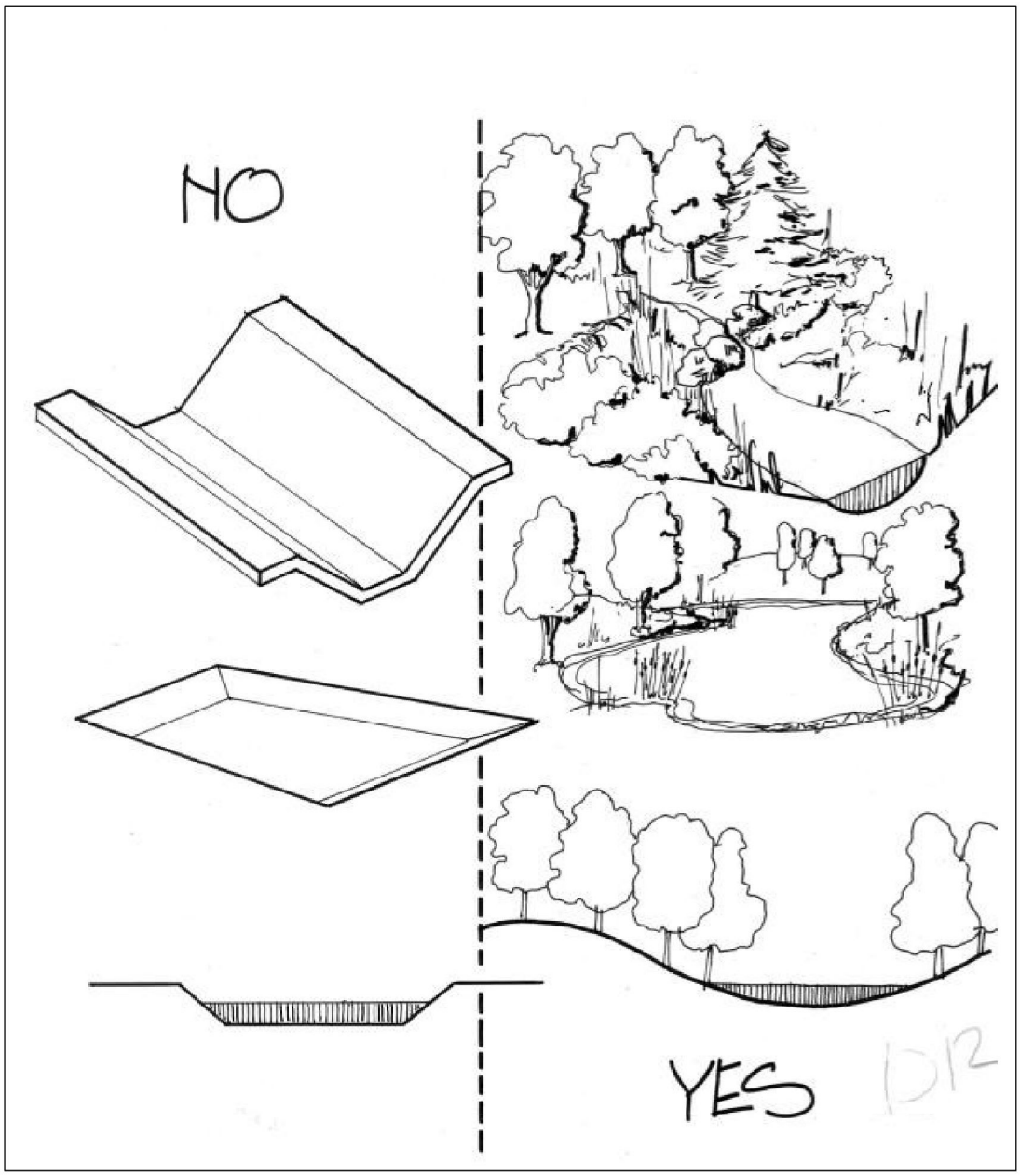
pools created by nature have shapes that are clearly organic. Therefore, avoid straight lines, hard angles, and regular geometric shapes in the creation of flow management facilities.

- **Restore and extend the natural fabric**: Where storm water management design creates conditions conducive to the support of plant communities of vegetative types, measures should be made to expand the natural fabric by expanding such vegetative communities.
- **Respect natural systems that flourish within natural systems**: Proper design of flow management facilities will include diverse ecological settings such as deeper water, shallow water, ephemeral flows, and greater hydration that can support natural systems associated with these conditions. Therefore, where such ecological settings are created, the attendant natural systems associated with that condition should also be created.



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**Section 3: Residential Construction Quality Standards**

This section sets forth the desired standards that should be implemented when designing a residential structure in Westlake. These standards are intended to:

- Establish uniformity in the enduring quality of Westlake's residential building stock;
- Preserve the general character of Westlake's residential fabric;
- Promote a consistent attention to detail;
- Yield a distinctive visual character wherein the particular dimensionality, relief, and/or visual texture that results from quality construction methods is apparent.

The design of each residential structure in Westlake should demonstrate conformance to the standards specified below prior to receipt of a building permit. The building official should determine if the standard has been met or the principal intent of the standard has been satisfied in a more creative construction approach. More specifically the standards applicable to residential construction are:

**Standard 3.1: Site-work**

a. **General**: Site-work includes all aspects of site preparation that are related to the creation of a building site within platted a lot, parcel or tract of land. It is the intent of these standards to create a greater interrelationship between building and site conditions, preserve natural features, preserve indigenous vegetation, and (to the extent reasonable) avoid the street road relationships commonly associated with suburban development patterns.
b. **Condition during construction**: Every lot, parcel, or tract which is the site of a residential construction should maintain the site in the following condition from the start of site-work to the completion of building construction thereon:
    i. Containment of all construction debris in the side yard space so that the ground plane is clean of all visible debris
    ii. Removal of all excavated material within 30 days of the excavation work unless the excavated material is being stockpiled for reuse on the subject site. In which case, excavated material should be stored in a location generally out of the public view and toward the rear of the lot, parcel, or tract. If the building plate configuration prohibits location of such storage at the rear of the lot, the building official should consider a proposed alternate location for approval.
    iii. Removal of all plant material and biomass within 2 days from any grubbing, tree removal, tree pruning, shredding, and/or other trimming activity.
    iv. Protection of all curbs where ingress or egress movement from a lot, parcel, or tracts takes place.
    v. No more than 1 temporary builder or sale sign
    vi. Display of building permit at a front yard location, within 10 ft. of the street ROW and mounted to a weather protected board or frame supported by a central stake, standing 40 inches high.

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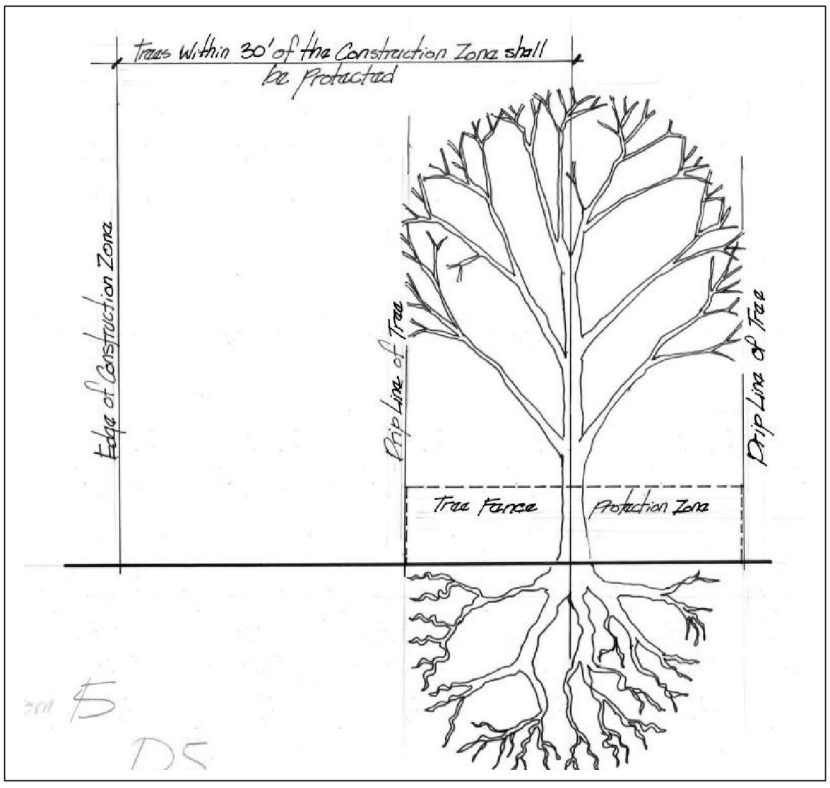
vii. Location of any temporary sanitary facility at the rear of the lot and sited so it is plumb and free from any standing water potential. All temporary sanitary facilities should be located on cleared and level ground. If the building plate configuration prohibits location of such storage at the rear of the lot, the building official should consider a proposed alternate location for approval.

viii. The building contractor should keep a set of permitted construction plans on-site so they may be viewed by a Town official when deemed necessary by that Town official. The on-site construction set should also show any change orders or "as built" conditions which are different than the permitted drawing show.

c. **Drainage**: All drainage swales and/or drainage ways should be created so as to create natural looking ground conditions. Therefore, artificial appearing side slopes, visible flow lines that are overly angular or straight, retention/ detention facilities that are square/angular/ or any regular geometric shape should be avoided.

d. **Tree protection**: All trees remaining on a lot, parcel, or tract and exposed to the building activity or within 30 feet of the building site (hereinafter regulated trees) should be protected as follows:

i. **Tree fencing**: Regulated/protected tree trunks should be protected with a visible "tree fence" at least 48 in. tall and protecting the tree and ground around the tree to a minimum 8 ft. distance from the trunk of the tree or the drip line, whichever is greater.



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ii. **Tree marking**: All Regulated/protected Trees should be marked with a sign stating "Protected Tree".

iii. **Ground compaction avoidance**: Measures should be taken to minimize ground compaction within the dripline of Regulated Trees as follows:

1. Prohibiting parking under the drip line of a Regulated Tree
2. Routing construction and equipment traffic so as to avoid the drip line of a Regulated Tree
3. Prohibiting the storage of any material, equipment, debris, or excavated material within the drip of any Regulated Tree
4. Avoiding, where possible, any grading within the drip line of a Regulated Tree. Grading within the ground protected by a Tree Fence is discouraged.

iv. **Maintenance of normal hydration**: Measures should be taken to maintain normal hydration for any Regulated Tree by:

1. Preventing the accumulation of storm water runoff within the ground plane area of any Tree Fence.
2. Avoiding increased levels of hydration from temporary irrigation system.
3. Restoring hydration where the source of hydration has been disrupted by the construction activity.

e. **Preserve Tree Communities**: Where a residential development plan or design should make every reasonable effort to preserve, protect, incorporate or rehabilitate indigenous plant communities.

f. **Grading**: Grading for residential construction and/ or the creation of a residential building site should:

i. **Avoid steep grades**: Grades equal to or greater than 18% are considered steep grades and should not be graded for lot pads or building sites. However, accommodation of such grades within the architectural envelope is encouraged where disturbance of such grades is necessary.

ii. **Take place within the "Building Area"**: Any construction grading within a lot, parcel, or tract should be limited to the Building Area identified on the permitted site plan page of the permit drawing set. Delineation of the Building Area should also identify where grading equipment should be stored, if stored on site. The building Area delineation should also identify where excavated material will be stored, if such material is to be stored on-site.

iii. **Conform to the standards for tree protection**: Such standard is set out in Design Standard 4.5 below.

g. **Building/Street relationships**: The siting and follow through design of residential structures on lots, parcels or tracts larger than 40,000 sf. should accomplish a relation to the fronting street that allows the front yard space to separate the street building association in a way that the building orientation is derived from the yard and not street. To accomplish this, the yard may:

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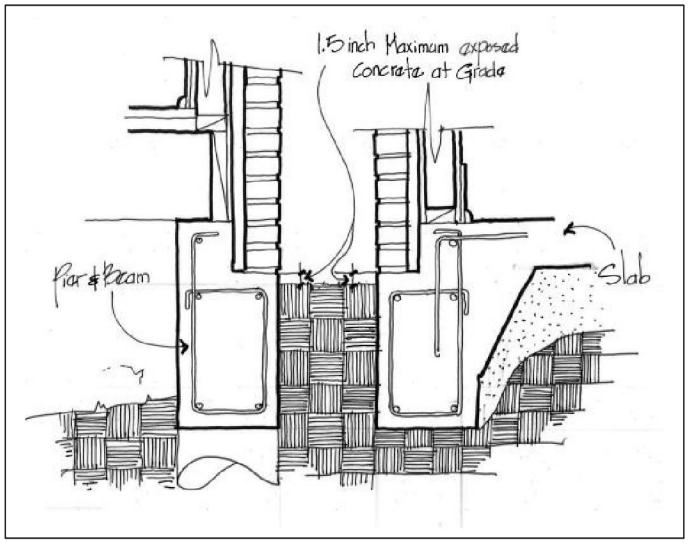
i. Elevate above the street, creating a yard plane that is separate from the street
ii. Establish a yard form wherein the edge defined by the structure and the edge defined by the street are not parallel
iii. Contain ground plane profile changes that visually complicate the structure/ street relationship.

**Standard 3.2: Foundation**

a. **General**: Foundation general standards regarding the appearance of constructing a foundation for residential construction within the Town of Westlake. It is the intent of these standards to mitigate the conspicuous visual differences between crawl space foundation (pier supported) and slab foundation (generally soil supported). It is viewed that lesser quality residential construction tends to address foundations without regard to a relationship with the general façade design. Therefore, these guidelines are intended to bring the foundation into the elevation design as a contributing element.

In addition, each foundation for residential construction should be engineered based upon a geotechnical report provided by a reputable geotechnical consultant than employs an appropriate number of boring samples. The geotechnical report should be provided with the permit drawing set.

b. **Slab Foundation**: Often construction of a slab foundation results in the creation of a concrete "platform" upon which the residential construction is placed. As a result there is an exposed thickness of concrete which lies along the entire baseline of the structure. To internalize this element into the elevation design, a 'dropped" masonry ledge should be provided. The "dropped" masonry ledge should be designed so that the distance between the elevation of the ledge and the finished grade is no greater than 1.5 inches above finished grade. For all veneer materials (masonry or stucco or other), there should be no more than 1.5 inches of exposed concrete at the foundation line.




c. **Crawl Spaces**: As with slab design (specified above) the intent of this standard is to conceal the expanse of concrete usually associated with exposed grade beams with a dropped masonry ledge or other means that allows no more than 1.5 in. of exposed concrete between the finished grade and the veneer material of the construction.

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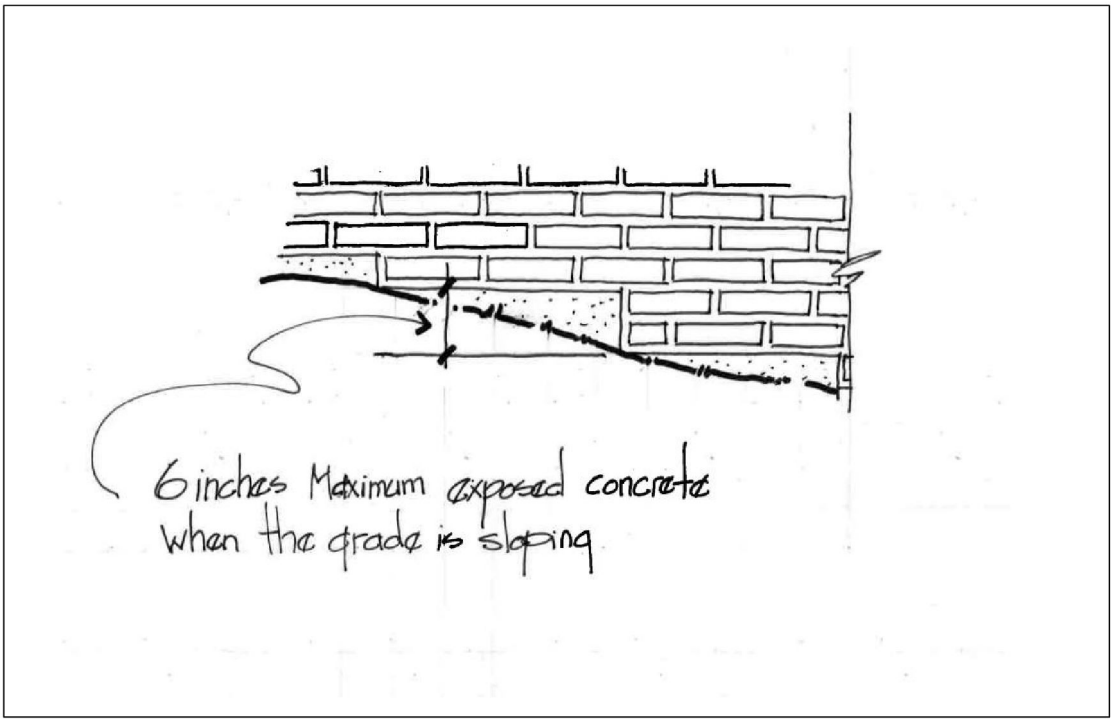
All crawl space venting should be accomplished with a decorative concrete or masonry vent that is appropriate to the style of the architecture. In addition, any exterior crawl space access panels or doors should be decorative in appearance and located so that such assess panels/ doors are not visible to the street.

d. **Foundation on slope**: Where the grade is sloping, the masonry ledge should be stepped so that no more than 6 inches of concrete is visible above the grade at any point along the grade.




**Standard 3.3: Walls**

a. **General**: Wall construction is considered a critical aspect of architectural integrity, endurance, safety and appearance. Therefore, this manual sets forth certain standards for wall construction that are meant to assure the above listed attributes.
b. **Framing**: For the purposes of energy rating, depth of offset at facade openings, and more enduring construction; all wood framed, exterior walls of residential buildings in Westlake should be constructed of a minimum 2 x 6 framing members or double 2 x 4 framing members. This standard does not apply to any wall which is a "common wall" with an attached structure.
c. **Vapor barrier**: All wood frame construction should have vapor barrier behind any façade veneer. Accepted vapor barriers include:
    i. 30# Bituminous Builder Felt

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ii. A building wrap moisture barrier/ wind barrier product that performs to a level equal to or exceeding a 30# Bituminous Builder Felt when installed in accordance with manufacturer's specification.

d. **Offset at façade openings**: The general sense of endurance is visually conveyed in the perceived durability and massiveness of the wall. Such durability and massiveness is detected at the return of the wall to any window or door. Therefore, a minimum window/door to wall plane offset is recommended as follows:

i. **Any stucco or siding over frame veneer:** 3.5-inch min.

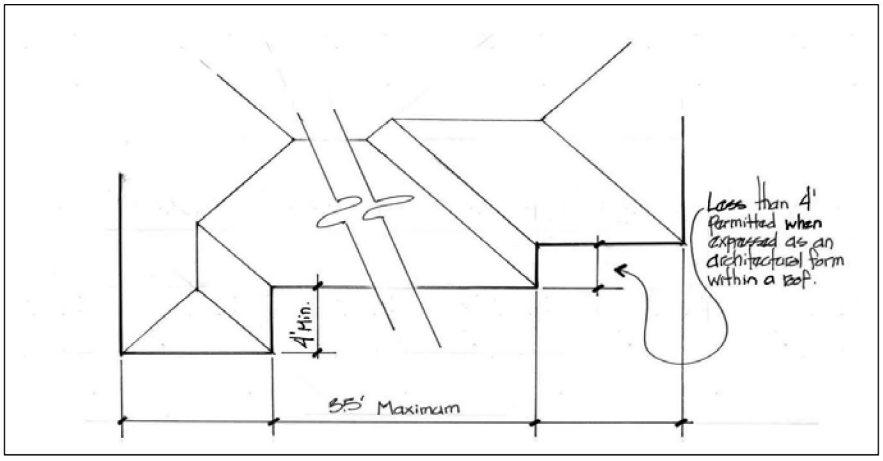
ii. **Any masonry or stucco over masonry veneer:** 5.0- inch min.

**Standard 3.4: Exterior offsets in building perimeter**:

a. **General**: In residential construction, it is essential that the visual presentation of building mass is consistent with a residential character. This sense of mass can be greatly influenced by the presence of exterior offsets in the perimeter building plane. Therefore, standards for building offsets include:

iii. **Single family Detached Homes**: The sense of mass is limited by the complexity of form characteristic with the style of the home. Therefore, the following are building plane offset standards for the various style categories of Westlake:

1. **Traditional Styles**: Most traditional styles derive from a construction technology where a large expanse of undifferentiated wall was not common. Therefore, residential structures designed in a traditional style should not have a lineal foot length of wall that is more than 35 feet without a wall offset that is expressed as either a horizontal off-set of at least 4 feet or may be less if expressed as a distinct architectural form that expresses itself with a roof.




2. **Contemporized Styles**: Horizontal expression is the essence of most residential, contemporary styles. Therefore, a lineal foot length of

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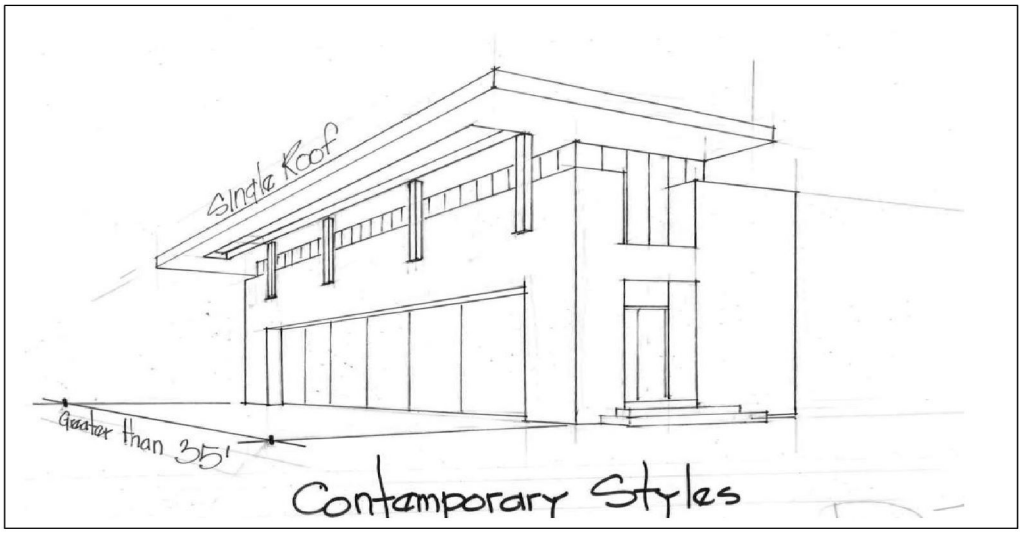
wall plane contained within a single roof form or other form that is compositionally integral to the overall design has no limit. Otherwise the same limitations applicable to traditional design (described above) should also apply to contemporized designs.




iv. **Single family Attached Homes**: Single family attached homes, typically constrained by narrower or otherwise more complicated lots tend to have elongated plan geometries running coterminous with the side lot line. Therefore, a single family attached structure should not have a lineal foot length of wall that is more than 45 feet without a wall offset that is expressed as either a horizontal off-set of at least 4 feet or expressed as a distinct architectural form that further expresses itself with a roof. This does not apply to common lot-line walls, hidden within the architectural envelope of adjoining buildings

**Residential building blocks**: Residential building blocks are generally limited to multiple-unit residential structures and are characterized by larger building forms that are generally closer in appearance to a commercial building mass. However, the residential use of the structure requires that a residential scale exist which is appropriate for residential living. Therefore, a Residential Block structure should not have a lineal foot length of wall that is more than 50 feet without a wall offset that is expressed as either a horizontal off-set of at least 4 feet (which can include balcony structures that are architecturally enclosed, or expressed as a distinct architectural form that further expresses itself with a roof.

**Standard 3.5: Material and Material Use**:

a. **General**: Essential to enduring building quality is the use of exterior materials. Therefore, the following standards apply to the permitted exterior materials for

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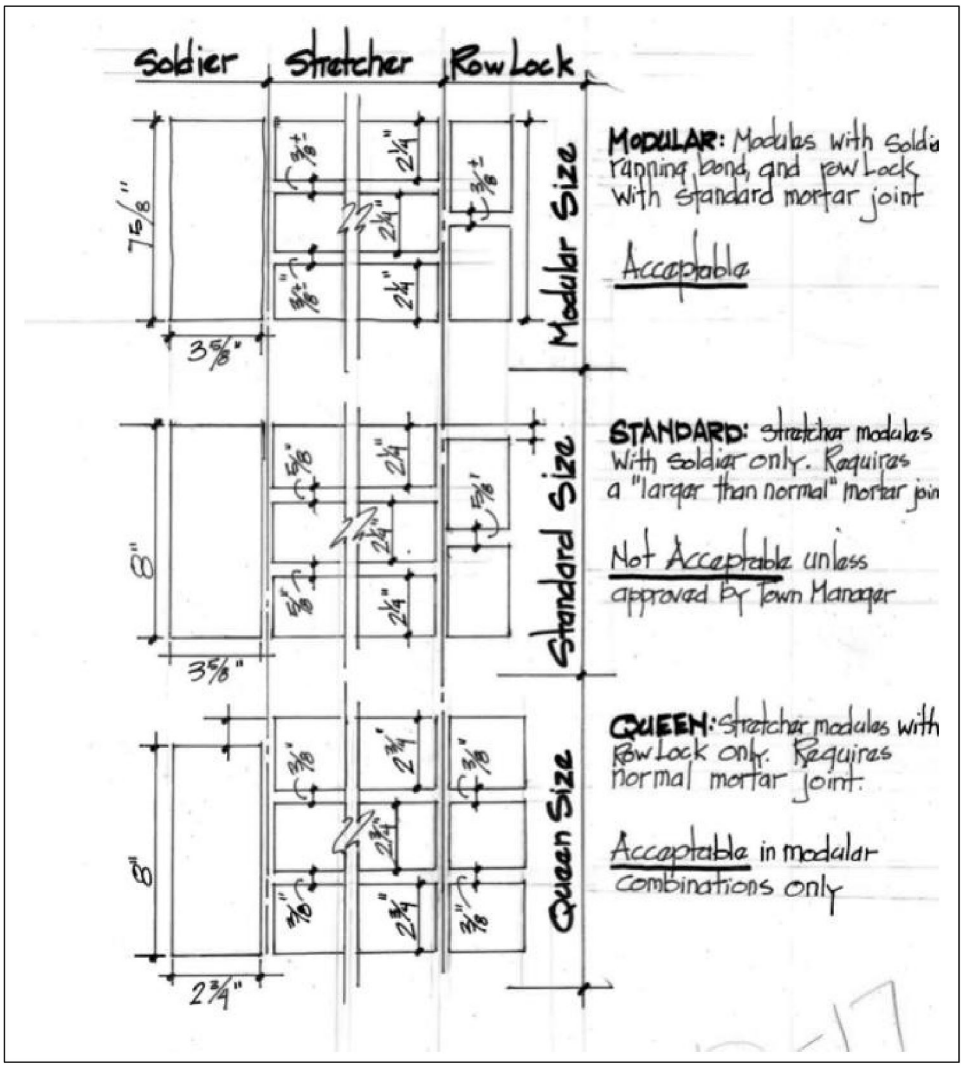
Westlake (unless the approved/ adopted PD zoning ordinance for a property allows a different material). These standards are:

i. **Brick Unit masonry**: All brick used in Westlake should be modular or allow modular applications without cutting the brick material. All brick should be a hard-fired brick, meeting a severe weather standard. Embossed or molded brick which seeks to create a sense of aged/ distressed brick material is generally discouraged unless approved by the Town Manager or Designee. All brick should be laid in such a manner as to avoid stacked joints. All building corners (inside and outside corners) should be executed in a "toothed" masonry fashion. Mortar joints in brick should not exceed what is specified in the diagram below. Weeping or slump joints are discouraged unless approved by the Town Manager or designee.



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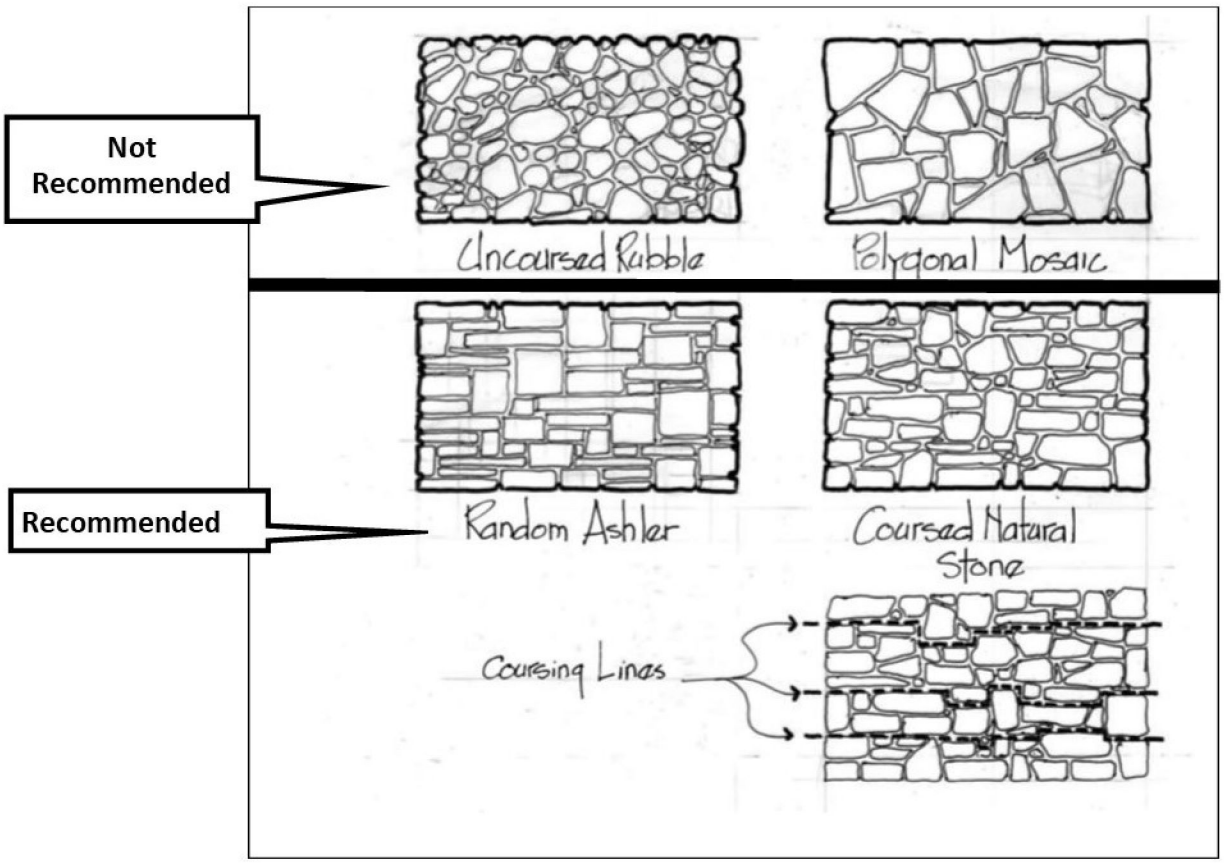
ii. **Natural Stone**: All Natural Stone used in Westlake should be laid in the veneer wall in a manner that replicates the coursing characteristics of load bearing stone work. "Coursing" means that the stones are:

1. Generally laid in the wall as they would lay on the ground
2. Consistently tight mortar joints where no more than 30% of the masonry joints in any wall are larger than 3/8 inch.
3. When the juncture of stones requires a large area of mortar, to maintain a level coursing pattern, smaller stones (called chinking stones) should be used.
4. Coursed stone patterns are generally acceptable, including Ashlar, Coursed Chopped Stone, and Coursed Rubble Stone. Mosaic and all un-coursed rubble stonework as an exterior veneer is generally not recommended but may be approved by the Town Manager or designee in unique circumstances.
5. Cultured stone or other faux stone products are discouraged.
6. All stonework should be laid in such a manner as to avoid stacked joints. All building corners (inside and outside corners) should be executed in a "toothed" masonry fashion.



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iii. **Finished Stone**: Finished stone includes all smooth-face stones trimmed to a regular shape. All use of Finished Stone in Westlake should be laid in a manner that uses a thin mortar joint (made possible because of the uniformity of material. All finished stone should be laid in such a manner as to avoid stacked joints. All building corners (inside and outside corners) should be executed in a "toothed" masonry fashion.

iv. **3 Coat Stucco**: 3 Coat Stucco is viewed as a material of enduring quality in Westlake if the manner of installation meets the following standards:

1. **Substrate**: The use of 3 Coat Stucco on the street facing wall of any residential structure except Residential Block structures should be laid over a unit masonry substrate. On all other walls, and all walls of Residential Block Structures, stucco may be laid over a cementitious substrate applied to metal lath. Styrofoam as a substrate is discouraged.
2. **Application**: Stucco applications should be a 3-coat stucco over lath or masonry technology. Dryvit/ EFS type systems are discouraged.
3. **Shaping**: Decorative details rendered in shaped stucco are discouraged. All window / door surrounds, cornice, belt courses, and base courses should be executed in a stone, brick, cast stone, terracotta, or tile material. Shaped stucco is permitted when it serves the purpose of allowing the wall plane to bend to achieve a detail derived from manipulation of the wall plane (such as rounded corner returns to windows and doors). Styrofoam as a substrate for shaping stucco is discouraged.
4. **Expression of expansion and control joints**: The visual character of stucco use in Westlake is that derived from stucco over masonry where expansion/ control joints are not required (except those for the masonry substrate). Therefore, where expansion/ control joints are required for Stucco over a substrate other than masonry, such expansion/ control joints should be concealed by filling the joint with an expandable filler that is troweled flat with the stucco, is the same color as the stucco, and matched the surface texture of the stucco.

**Standard 3.6: Opening surrounds**:

a. **General**: All openings in the exterior skin of residential construction should have an architecturally appropriate header and sill with an optional jamb except where the style of architecture is associated with the absence of such detailing (such as more contemporized styles). When employed, all window / door surrounds, cornices, belt courses, and base courses should be executed in a stone, brick, cast stone, or terracotta material. For certain styles the surround material may be wood or timber

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when essential to the style (such as Tidewater Neo-Classical). When a decorative opening surround is not used, the minimum offset from exterior wall plane to the face of the window or door, should be as specified in Standard 3.3 d.
Shaped stucco is permitted for opening surrounds when it serves the purpose of allowing the wall plane to bend to achieve a detail derived from manipulation of the wall plane (such as rounded corner returns at windows and doors).

b. **Relief**: Relief is an essential visual characteristic of enduring quality, as it is typically the result of enduring materials and methods of construction. Materials with greater relief, such as wood and stone, are also materials which can be crafted. This relationship between quality material and the work of the artisan is less likely with many less quality construction materials. Therefore, Westlake seeks to promote relief and dimension in the execution of architectural details, motifs, and articulation of opening and form with the following standards:

   v. **Discouraged materials**: For the purpose of attaining relief that is associated with quality materials and construction, the following materials are discouraged when used for surrounds, cornice, and decorative features:

      1. Cementitious boards
      2. Fiber glass
      3. Styrofoam
      4. Plastic
      5. Aluminum (unless its application is characteristic of a style)
      6. Stucco applied to look like a projected atone, cast stone, or terracotta.

   vi. **Relief in architecture**: In addition to the earlier described off set between the exterior wall plane and the surface of any window or door (Standard 3.3d) and horizontal offsets (Standard 3.4 a & b), the Town views general dimensional relief in the treatment of cornices, overhangs, gable projections, bay windows, dormers, water tables, belt courses, sills, surrounds, timber components, and other expression of subordinate mass, opening, roof and wall, and vertical differentiation, or corner to be executed in ways that present depth and relief and produce shadow and texture.,

   vii. **Relief in articulation**: Relief in articulation means the dimensional aspects of the assembly. Therefore, the minimum projection built-up profiles and decorative assembly should be ¾ inch per element of the assembly as illustrated below. Decorative cap molds may be employed to attain this offset.

**Carpentered exterior trim**: All carpentered exterior trim should be high quality finish- grade wood stock. Composition Wood products are discouraged with the exception that exterior grade finished veneer plywood, other smooth finished soffit board, or Trimcraft may be used for soffits. If a trim installation is to be joined along any continuous rum of material, the joint should be a “spline joint” of material. All outside corners should be mitered and blocked, having sufficient closure that the joint is not visible from the street. Corners may not be closed by

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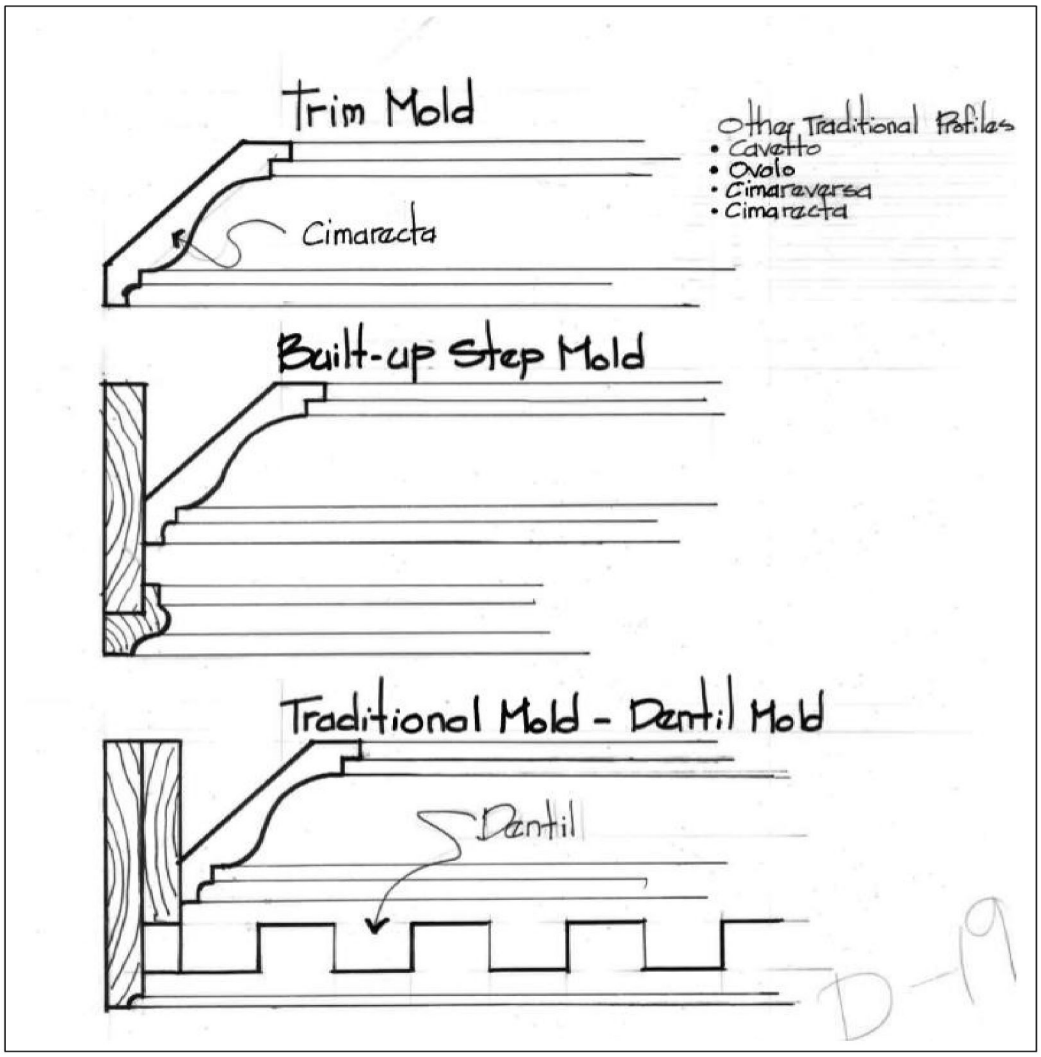
any means other than a carpentered joint. Trim clips are discouraged. Facia should be stepped at the drip mold. Carpentered Trim that forms the wall veneer pocket should have a complexity achieved in one of the following ways:

i. Trim mold
ii. Built-up step molding
iii. Other traditional detail such as dental mold.




**Standard 3.9: Material transitions**:

a. **General**: Material changes in any elevation of a residential structure should only occur under the following conditions:
    iv. Material changes at an inside corner

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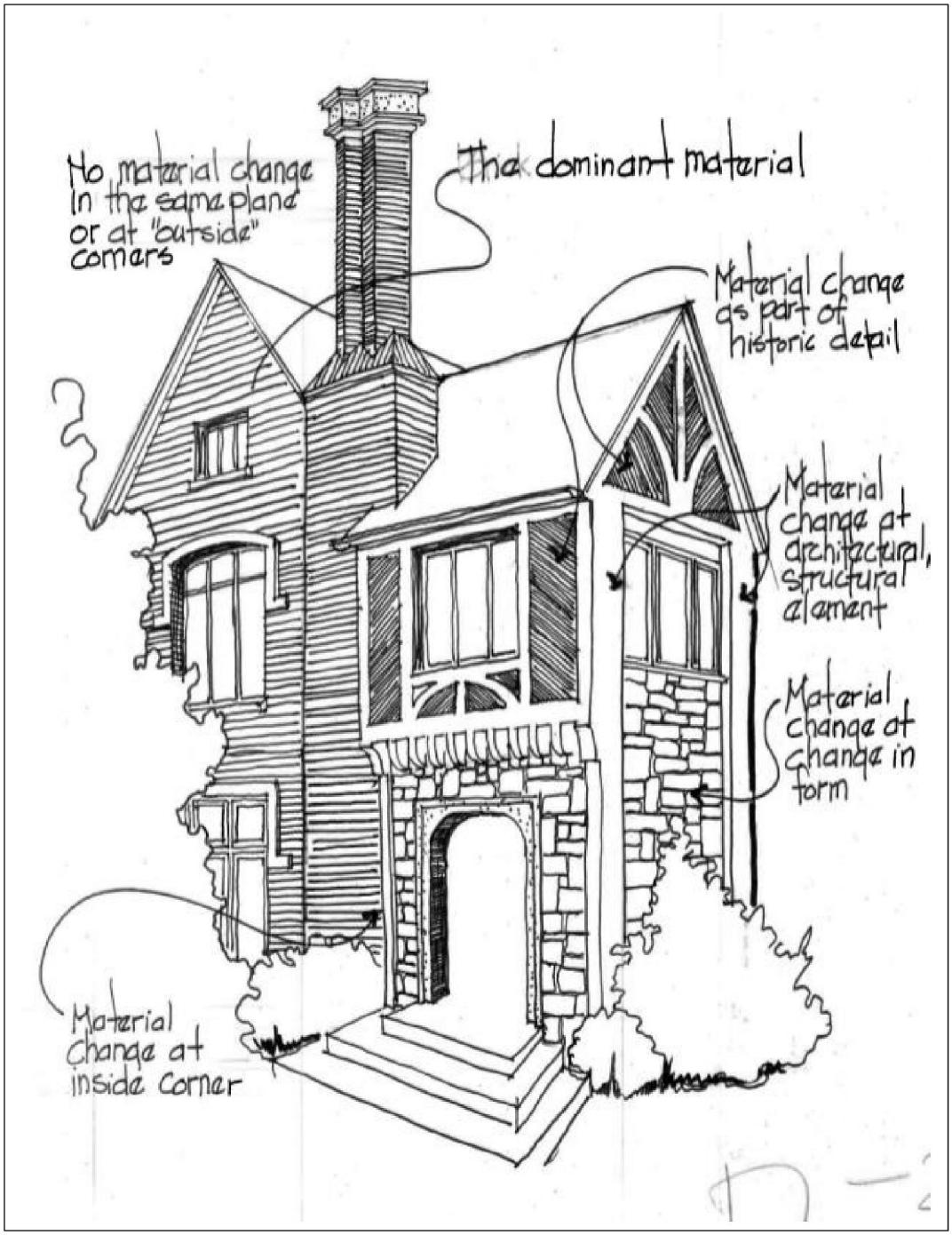
v. Material changes that addresses an outside corner should wrap the corner and change at a location at least 12 inches from that corner as termination of an architectural detail/ element (such as a corner pilaster)
vi. Material change wherein the different material is contained within a distinct architectural form that projects from the primary architectural mass.
vii. Material change reflecting an off-set between a lower floor and an upper floor where the offset is at least 6 in.

Material changes within the same architectural plane are discouraged.



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**Standard 3.10: Openings**

a. **General**: The articulation of openings is a key aspect of enduring quality and better design. Openings are a primary focus of architectural detail and the treatment thereof reveals consideration to detail and investment in craftsmanship of construction.

b. **Relation to composition and architectural forms**: The following standards apply to the positioning of and articulation of openings in the architectural façade:

i. All windows should be below the cornice detail. Windows may abut the cornice detail or be engaged with it if the design of the window surround modulates with the banding or detailing of the cornice.

ii. Street visible windows should be articulated with a projected surround or header unless the absence thereof is deemed by the Town to be characteristic of the style being proposed.

iii. To maintain a sense of purposeful design and compositional continuity, it is important that the openings within an elevation have a common reference line that engages the sill or head. Therefore, the random placement of windows is discouraged. Where internal functions require that the positioning of an opening deviate from the regulating line by which windows are positioned, those windows should be decorative or otherwise of a type that does not require a reference line (such as a round or square window).

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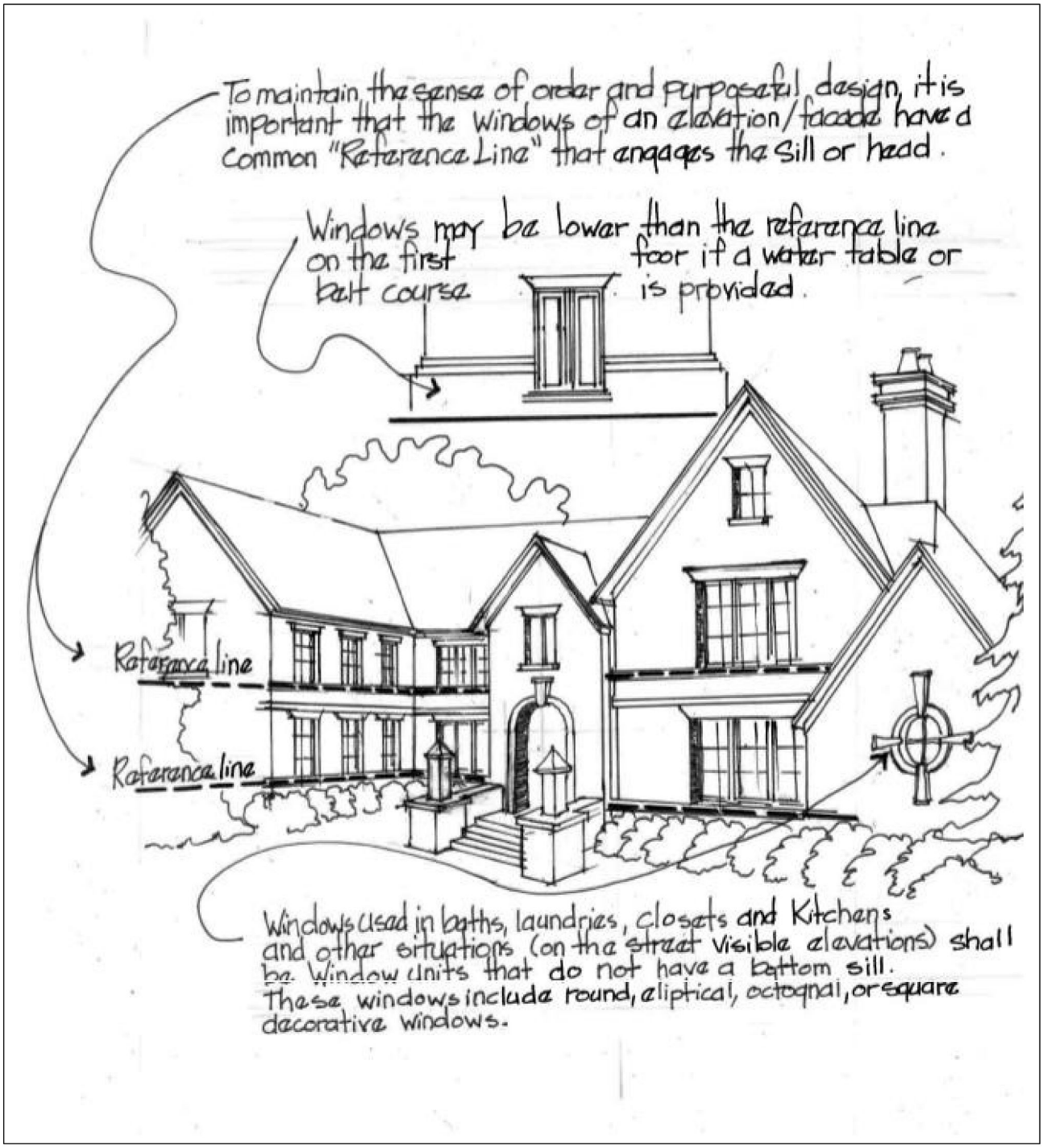


c. **Glazing**: Reflective glazing is discouraged. Tinted glass and dark adhesive films where the transmission coefficient exceeds 27% are discouraged. Stained glass is allowed provided the glass is crafted in accordance with one of the following techniques:

   iv. Soldered Caming

   v. "H" Caming

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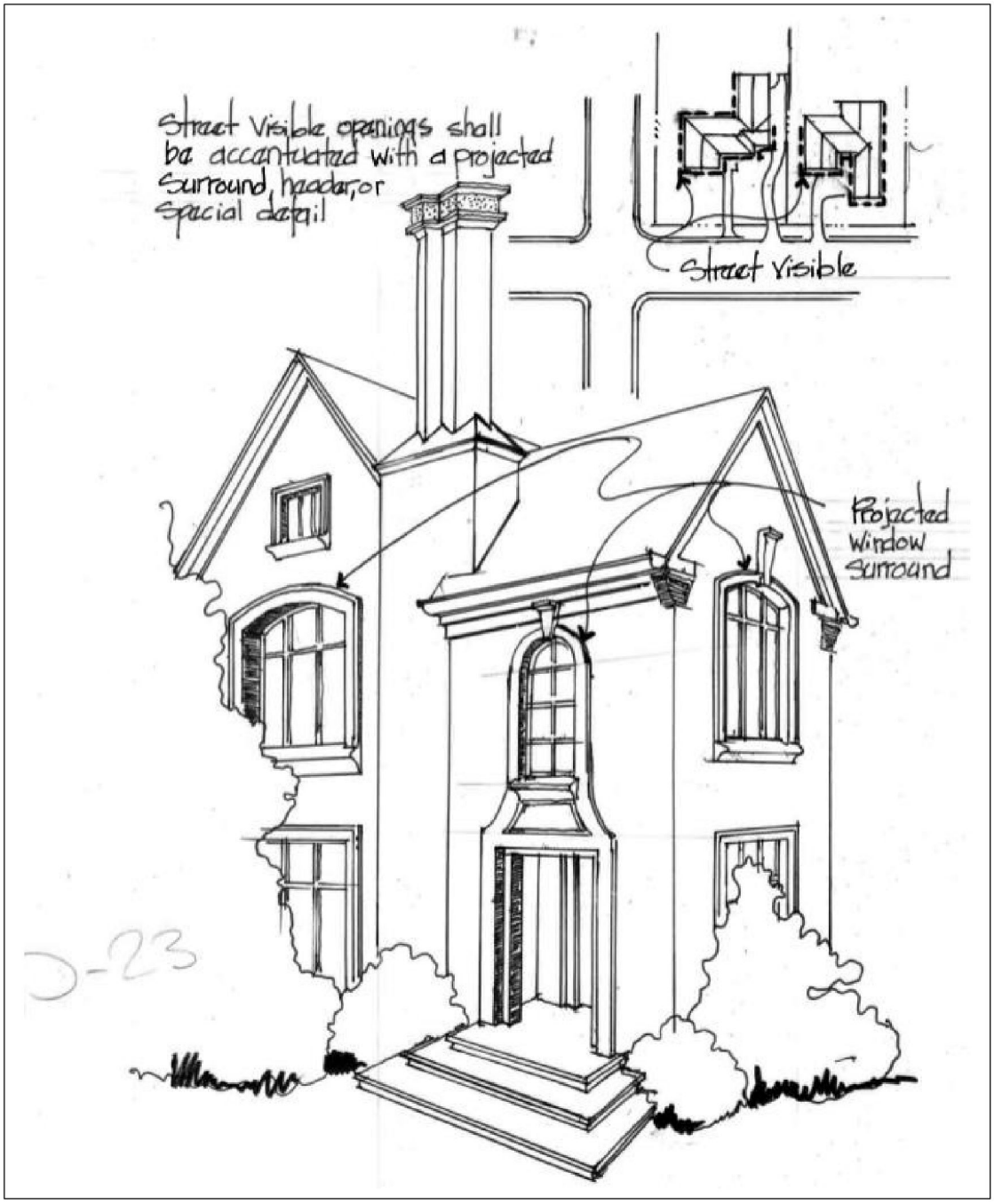
No acrylic or “pourable” techniques are allowed.

d. **Windows**: All windows on a street visible elevation should be wood or wood clad.



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## Standard 3.11: Roof

a. **General**: The roof and roof lines it creates are among the most important features of a structure. Most identifiable architectural styles are recognized, in large part, by the distinctive features of the roof. Therefore, enduring quality of residential construction is significantly related to the form, material, and treatment of the roof.

b. **Legibility of Roof form**: To the extent possible, roofs should be massed with an orderly sequence of subordinate roofs extending from a dominant roof mass or the roof should be specific to an architectural form which, expressed as individually roofed components of the design, come together in a total composition.

c. **Roof Materials**: Roof materials facing the weather should be of high and enduring quality. Permitted roof materials include:
   i. High quality clay or concrete tile (with a thickness similar to clay)
   ii. Natural Slate
   iii. Metal: Traditional standing seam with standing folded and soldered seams
   iv. Composition: High profile composition shingles equal to or better than 40-year warranty roofing products. Three-tab shingles are discouraged
   v. All composition shingle roofs should have closed valleys.

d. **Roof projections**: No plumbing stacks, venting stacks, skylights, or attic ventilators should penetrate the roof surfaces facing the street or be visually dominant in the street view. All such roof penetrations should be mounted straight and perpendicular to the ground (except for skylights and attic ventilators) and be painted to blend with the roof color. All venting stacks should have lead jacks. Turbine vents are discouraged.

e. **Gutters, downspouts, scuppers, and collection boxes**: Gutters, downspouts, scuppers, and collection boxes should be copper or an enduring prefinished metal with minimum 20 -gauge thickness (e.g. Kynar 500 or Hylar 500). Gutters should be a minimum 6 in., half round profile attached with gutter straps. Downspouts should be 4 in. minimum, round. Elbows and bends should be 4 in. minimum plain and round. Fascia mounted gutter systems are discouraged unless they are a custom designed gutter detail, integral to the architecture.

f. **Pitch relationships and form balance**: Within the total roof composition, a single pitch will be used except where a change of pitch achieves greater order in the ridgeline presented to the street. In such cases, the change of pitch should not be visible to the street unless the pitch change is used to cover a projected architectural form. Different roof pitches for Turrets and/or Towers are exempt

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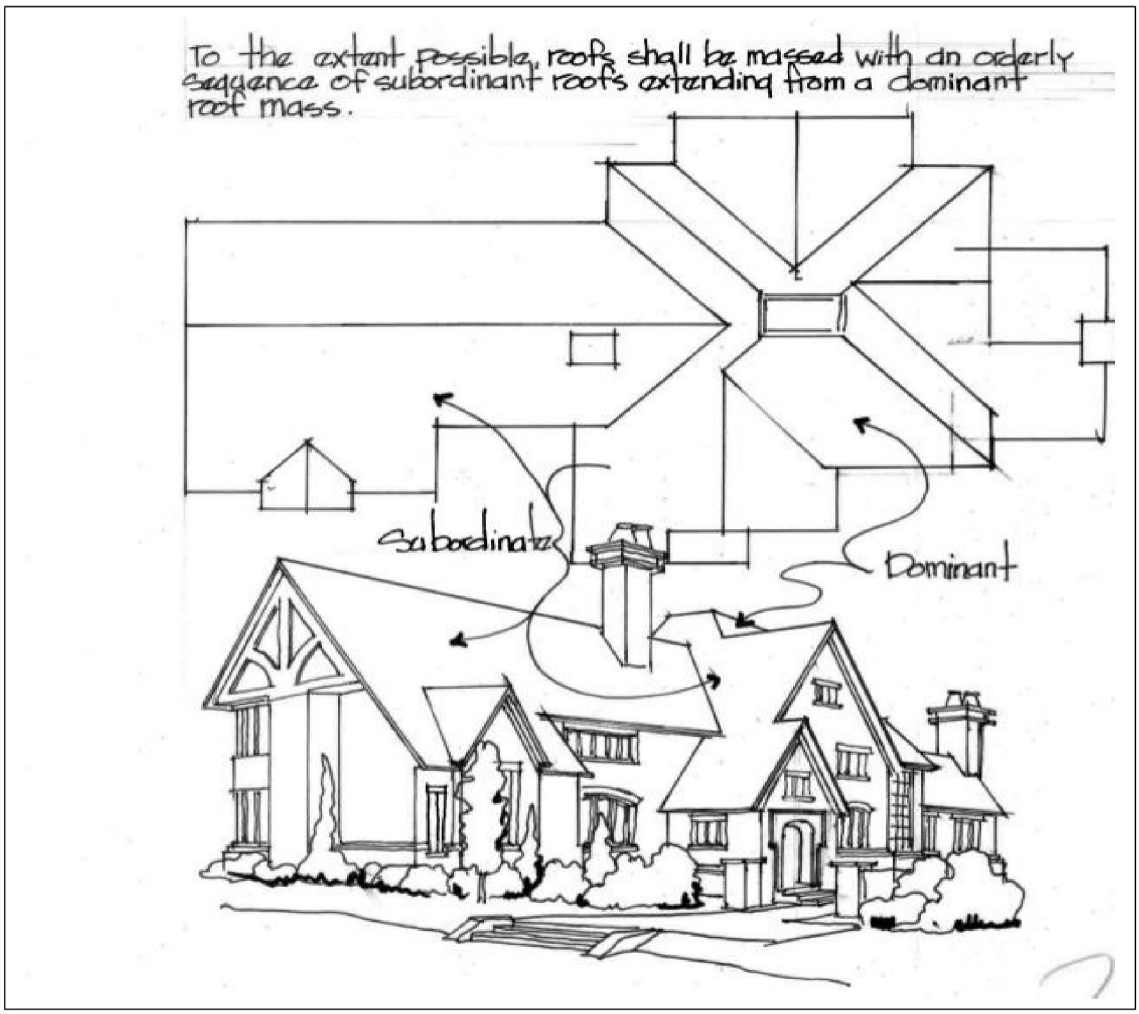
from this standard. In addition, the compositional form of the roof as a "design" should reflect an orderly relationship of dominant mass to subordinate mass wherein the dominant mass organizes the subordinate masses and "members" with the subordinate masses in a total design.




**Standard 3.12: Style Specific Details**

a. **General**: The proper execution of style specific is characteristic of enduring quality and residential areas which retain their attractiveness over time. The key aspects of employing style specific details include:
b. **Material**: Most styles whether the style is traditional or contemporary employ materials by which crafted construction (a key aspect of architectural design) can be executed. Therefore, construction details which are traditionally derived from work of the stone mason, the carpenter, the metal crafter, the glass artisan, etc. should use a material that the characteristic craftsman can work in. The employment of systems or materials that replicate the work of a trade or artisan are discouraged. **Relation to composition and architectural forms**: Most style specific details are associated with the roof, the edges (e.g. corners and openings), and the closure to

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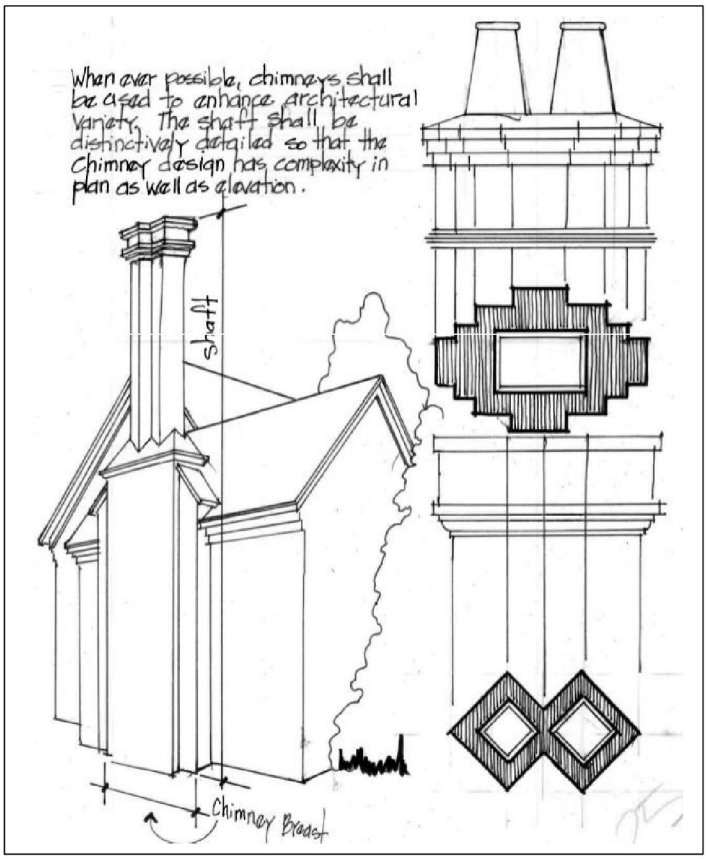
weather (e.g. cornice). Therefore, the employment of architectural detailing associated with a style should use the characteristic detailing of that style in ways authentic to the style.

**Standard 3.13: Fireplaces**

a. **General**: Fire places are significant components of the interior and exterior architectural identity. However, in more recent times fireplace systems have transformed the external importance of the chimney into a utilitarian concession to the mechanics of venting. It is the intent of this standard to restore the architectural importance of fireplaces as an enduring aspect of quality.

b. **Systems**: Traditional tile construction or Isokern systems are recommended for Westlake. Metal fireplace systems may be used if the external expression of the flu and its associated spark arrestor is visually undisguisable from Traditional or Isokern systems.




c. **Chimneys**: All fire place chimneys should be brick, stone, or stucco. Attention should be given to the complexity and form of the cap detailing. All chimneys should have a distinctive cap detail executed in brick or stone. Metal fireplace caps may be used if approved by the town. In addition, the street visible rise of shaft should be detailed so that the chimney has complexity in plan as well as elevation. Prefabricated metal fireplaces and metal flues may be used but their chimneys should be masonry or stucco clad supporting a masonry cap and present the appearance of full masonry construction.

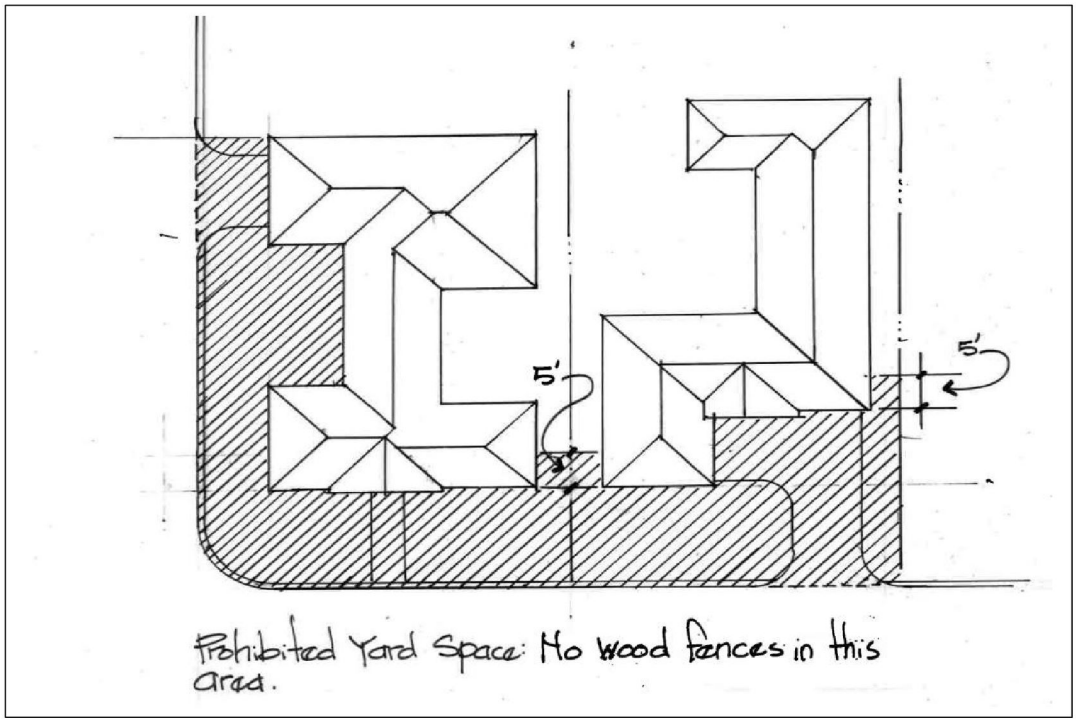
d. **Chimney caps**: All chimney caps should be masonry (stone, brick or tile) and fully conceal the spark arrestor or any other features associated with a non-masonry fire place construction.

**Standard 3.14: Gates, Walls, and Fences**

a. **General**: Gates, fence walls, and fences are aspects of the construction most often

neglected in terms of their enduring quality and have significant influence on the visual quality of a community over time. Therefore, Westlake sets forth standards which are meant to improve the enduring quality of gates, walls, and fences within the town.

b. **Relationship to the lot**: Fences are discouraged in the yard space shown below (see diagram below) of any lot smaller than 30,000 sf. when it is part of a development of similarly sized (or smaller) lots. Larger lots or lots not part of a development of similar size lots, may have entry gates in the front yard space and masonry or wrought iron walls extending from that gate. However, wood fences in the yard of any residence are discouraged unless the property is an agricultural landscape and the wood fence is an agricultural form.




c. **Fence Materials**: Residential fences may be any of the following:
   i. Masonry
   ii. Wrought Iron with masonry corner columns
   iii. Masonry corner columns and a masonry knee-wall supporting a wood or wrought iron infill.
   iv. Wood along property lines that are not in the discouraged yard space. Where wood fences are used, they should be supported by vertical tubular steel supports with at least 3 2x4 stringers supporting a wood fence design with a decorative wood cap detail. The finished face of the wood fence should face to the outside of

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the lot, if only 1 face is finished. Wood face members of the fence should be a minimum of ¾ inches thick.

v. 5 strand barbed wire or welded tubular agricultural fences, where the property is greater than 30,000 sf., not located in a development where such a fence presents a contrast other fences of the development, and hosts an agricultural use or the fence is part of an agricultural theme is allowed.

d. **Gate Materials**: Gates in residential fences may be any of the following:
   i. Wood with frame members measuring a minimum of 1.5 inches thick and infill planks measuring a minimum of 1.5 inches thick.
   ii. Wrought Iron with the frame measuring a minimum of 1.5 inches square with pickets of at least ¾ in. square with welded connections. Such fences may be made of solid stock or thick wall tubular steel (sufficient thickness to not burn through when welded but no thinner than 3/32nd inch) with any finials or other decorative detailing being made of solid stock and welded to the fence construction or wrought as part of the iron making process.

e. **Corners and expression of support structure**: All property corners of a property line fence should be supported by a column that is at least 8 in. square. For wood fences that are not visible to the street, the decorative corner post may be wood. In all other applications, the decorative corner post should be masonry.

f. **Discouraged materials and wall types**: The following fence materials and wall types are discouraged:
   i. Thin wall construction
   ii. Cast or embossed concrete walls
   iii. Picket materials less than ¾ inches thick
   iv. Iron fences with mechanical connection assemblies
   v. Prefabricated decorative elements that are designed to slip over stock tubular steel shapes.
   vi. Plastic or Vinyl fence components or systems

**Standard 3.15: Entries**

a. **General**: In residential design, the entry function is the focus of architectural emphasis. Perpetuation of this importance into the future residential development of Westlake, is a feature of enduring quality that assures Westlake's place relative to its own history. Therefore the entries are an important component of enduring quality in Westlake.

b. **Materials**: All entry doors should be solid wood or steel. However, pressed steel doors which are manufactured to look like wood doors are discouraged in single family or single family attached buildings.

c. **Articulation**: The architectural form which embodies the entry should be: (A) the dominant roof mass; or (B) engaged by the dominant roof mass.

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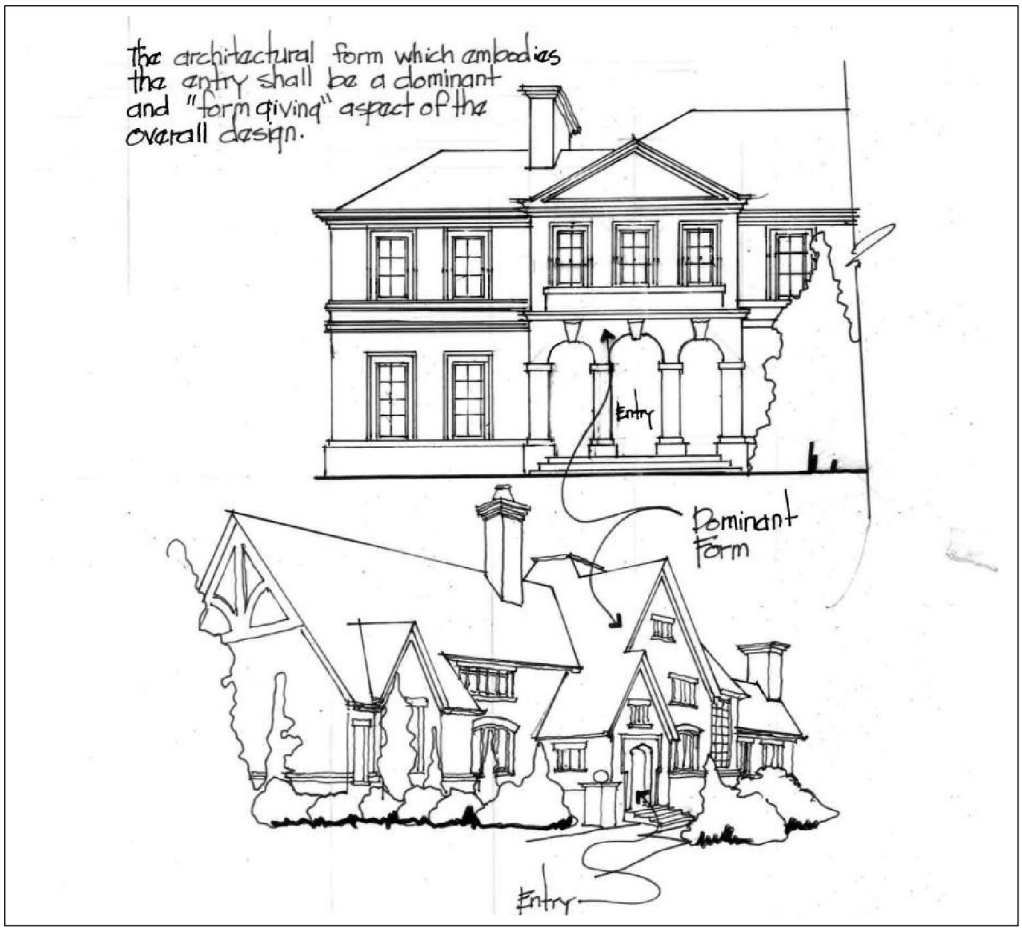


**Standard 3.16: Garage Doors**

a. **General**: Garage doors are an important investment in enduring quality, as the utilitarian purpose of the garage is often used as an opportunity to introduce less enduring door types and/or materials. Therefore, garage doors are viewed an aspect of enduring quality.
b. **Styling**: When garage doors are facing a street, double width doors (greater than 9 ft.) are discouraged and paired single doors are permitted. Therefore, where garage doors face a street, garage doors should not exceed a width of 9 feet. All garage doors should have masonry, stone or stucco over the header of garage door up to the soffit. Cornice details should continue uninterrupted over the garage door. All garage doors visible to the street should be recessed a minimum of 12 inches. Adjacent doors in the same building plane should be separated by at least 12 inches of building veneer.
c. **Materials**: All garage doors should be solid wood on a metal door frame.

**Standard 3.17: Exterior light fixtures**

a. **General**: The means and method of lighting is an enduring feature of quality for Westlake. Proper lighting is a designed effect which is as important to the architectural quality of the Town as the buildings themselves.

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b. **Types Lighting**: Pole-mounted lighting or building mounted high intensity lighting, or foundation mounted up-lighting is discouraged on any lot smaller than 1 acre. Or any lot in a development of lots as the continuity of light treatment is an important feature of the broader visual character. Landscape lighting is encouraged.
c. **Size**: Exterior wall or plinth mounted light fixtures should be at least 12 inches tall, exclusive of decorative finials or brackets.
d. **Light**: The light source (regardless of type) should emit a soft or warm white light (2700 degrees Kelvin or higher)
e. **Materials**: Exterior wall mounted or plinth mounted lights should be crafted of metal with soldered or welded connections. Cast aluminum or cast iron light fixtures are discouraged.

**Standard 3.18: Street visible Wrought Iron**

a. General: Wrought Iron is one of the few areas in the elevation of a residence where qualities of craftsmanship can be displayed. Because craftsmanship is an important aspect of enduring quality, wrought iron railings, fences, gates, and/or other wrought iron elements are also an important aspect of enduring quality.
b. Dimensions: Minimum dimensions for wrought iron are:
c. Frames and other structural support of the pickets should not be less than 1.5 inches in either width measurement or 1.5 inches in diameter if round.
d. Pickets should not be less than ¾ inch in width or diameter.
e. Panels should be made of metal plate material with a minimum thickness of 3/16 inch.
f. The wall thickness of any tubular steel should not be less than 3/32 inches.
g. Visual treatments and decorative elements: Decorative elements (such as finials, rings, etc.) should be made of solid stock and welded to the pickets or frame as per the design or wrought from solid stock material as party of the iron crafting process. Attachment of pickets to frame and all other components of the wrought iron construction should be welded, mechanical connections are discouraged.

**Section 4: Non-residential Construction Quality Standards**

This Section sets forth the desired standards that should be implemented when designing a non-residential structure in Westlake. These standards are intended to:

- Establish a recognizable enduring quality of Westlake's non-residential building stock.
- Maintain and perpetuate the distinctiveness of Westlake that derives from existing and exemplary Westlake projects such as Deloitte and Solana.
- Promote new development that has:

    - Dimensional relief
    - High craftsmanship and workmanship
    - Quality materials and construction methods

The design of each non-residential structure in Westlake should demonstrate conformance to the standards specified below at time of review. "As equal" substitutions amy be offered or proposed. More specifically, the standards applicable to non-residential are:

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**Standard 4.1: Site-work and Site Design**

a. **General**: Site-work includes all aspects of site preparation that are related to the creation of a building site within a platted lot, parcel, or tract of land. It is the intent of these standards to create more distinctive non-residential fabric that avoids characteristics common to commercial strip development or speculative office projects.

b. **Relationship to adjacent developments**: Although most non-residential projects are contained within projects specific to a particular lot, tract or parcel; Westlake seeks to avoid the segmentation of its non-residential fabric commonly associated with project autonomy by promoting project interconnectivity. Key features of interconnectivity include:
    i. **Vehicular Connectivity**: Where an adjacent property provides circulation stub-outs, such stub-outs should be extended to and connected with the vehicular movement patterns of the subject site.
    ii. **Pedestrian Connectivity**: Where an adjacent property provides Trail and Pedestrian-way stub-outs, such stub-outs should be extended to and connected with the vehicular movement patterns of the subject site.
    iii. **Landscape Connectivity**: Where an adjacent property provides open space or streetscaping along a major arterial required by the Westlake 2015 Comprehensive plan, such open space or streetscaping should be extended to and connected with the open space and streetscaping patterns of the subject site.
    iv. **Natural Feature Connectivity**: Where an adjacent property preserves a plant community, landmark landform, or other natural feature that extends into the subject property such natural preservation should be extended to and connected with a reserved continuation of the plant community or natural feature into the subject site.

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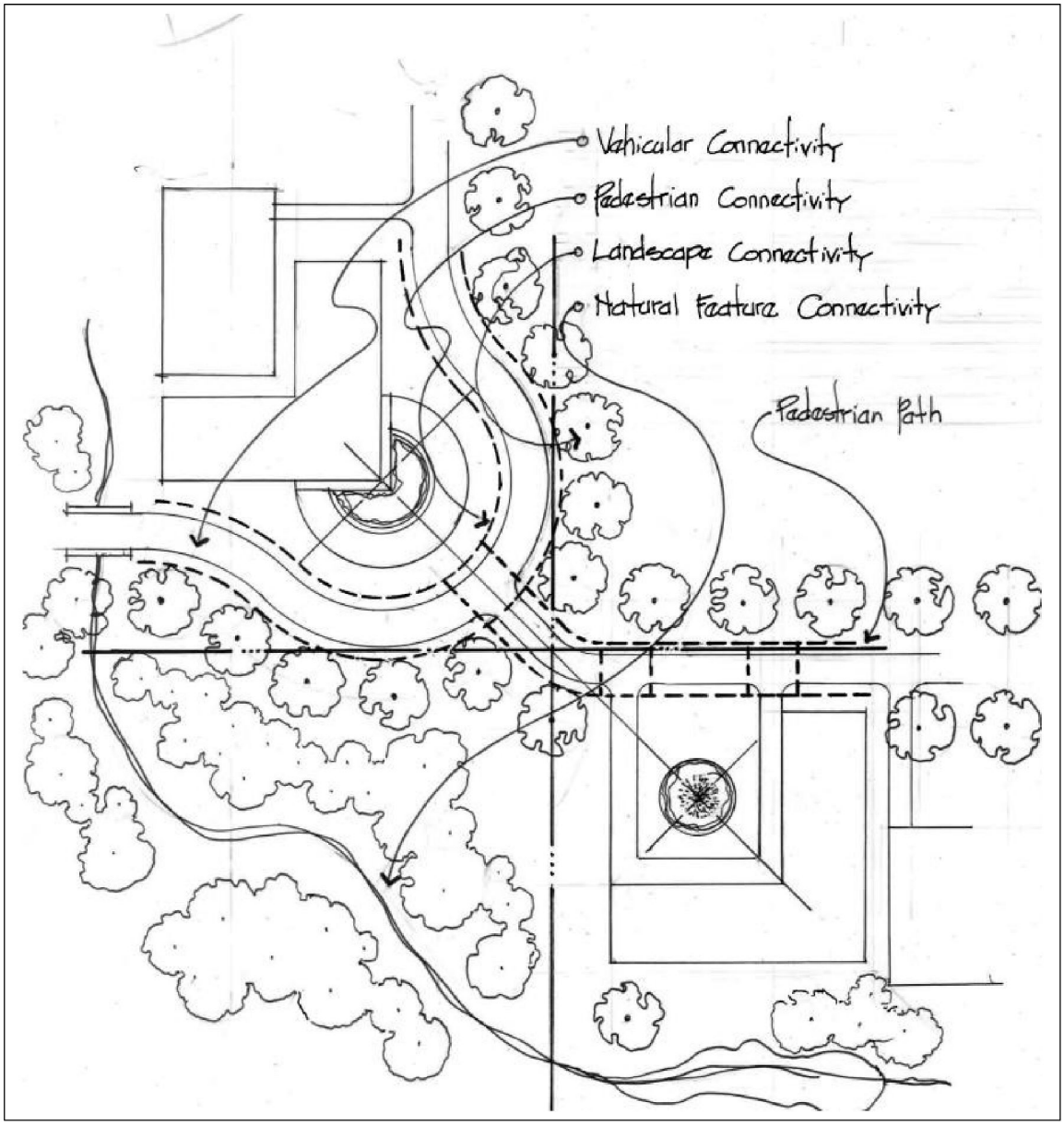


a. **Site Condition during construction**: Every lot, parcel, or tract which is the site of non-residential construction should maintain the site in the following condition from the start of site-work to the completion of building construction thereon:
    i. Containment of all construction debris in locations generally screened from public view by a built or natural screen.
    ii. Removal of all excavated material within 45 calendar days of the excavation work unless the excavated material is being stockpiled for reuse on the subject site. In which case, excavated material should be stored in a location on the site most concealed from public view. If the building plate configuration prohibits such location, then the Town Building Official may consider and approve an alternate site location.

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iii. Removal of all plant material and biomass within 2 days from any grubbing, tree removal, tree pruning, shredding, and/or other trimming/ selective cutting activity.
iv. No more than 1 temporary builder/developer sign per major street frontage.
v. No more 1 premise.
vi. Location of any temporary sanitary facilities at a place within the site that is not visible to the street. If street visibility is unavoidable, then the temporary sanitary facility should be screened with an earthen berm, temporary landscape screen, or a decorative wood screen. Location of any temporary sanitary facility so it is visible to the street should require approval of the location and the method of screening by the Town Building Official. The building and site-work contractor should keep a set of permitted construction plans on-site so they may be viewed by a Town official when deemed necessary by that Town Official. The on-site construction set should also show any change orders or "as built" conditions
which are different than the permitted drawing set.

b. **Drainage**: All drainage swales and/or drainage ways should be designed and constructed so as to create natural looking ground conditions. Therefore, artificial appearing side slopes, detention/ pool geometries, and/or visible flow lines that are overly angular or straight, retention/detention facilities that are square/ angular/or any regular geometric shape should be avoided.

**Standard 4.2: Integration of water**

a. **General**: The commercial areas of Westlake (such as the Regional Commercial District or the Community Commercial 1 District) are currently located toward State Highway 114, in places where the lower elevations of Westlake exist. Such areas also become the general repository of Drainage flows as such flow makes its way to lake Grapevine. These areas possess a greater potential to integrate water with site design so that a more organic relationship between development and water exists. Therefore, site work in Westlake should accommodate natural flows in natural or natural like conditions that have influence on the form of development.

**Standard 4.3: Parking during development phase**:

a. **General**: Due to the higher parking demand rate associated with non-residential construction, construction parking is often a problem unless it is coordinated by a parking management plan which prevents random parking at tree lines, within drip lines, and amidst native vegetation, etc. which normally exists at the edge of the construction zone. Therefore, non-residential site work in Westlake should require determination of designated parking areas which avoid tree drip lines, edges of wooded

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areas, and patches of native vegetation so that the native fabric is not further displaced beyond the construction zone by random parking.

**Standard 4.4: Tree protection during construction and development**:

a. **General**: Tree protection: All trees remaining on a lot, parcel, or tract and exposed to the building activity or within 30 feet of the building site (hereinafter regulated trees) should be protected as follows:
    i. **Tree fencing**: Regulated/protected tree trunks should be protected with a visible "tree fence" at least 48 in. tall and protecting the tree and ground around the tree to a minimum 10 ft. distance from the trunk of the tree.
    ii. **Tree marking**: All Regulated/protected Trees should be marked with a sign stating "Protected Tree".
    iii. **Ground compaction avoidance**: Measures should be taken to minimize ground compaction within the dripline of Regulated/protected Trees as follows:
        1. Prohibiting parking under the drip line of a Regulated Tree
        2. Routing construction and equipment traffic so as to avoid the drip line of a Regulated/protected Tree
        3. Prohibiting the storage of any material, equipment, debris, or excavated material within the drip of any Regulated/protected Tree
        4. Avoiding, where possible, any grading within the drip line of a Regulated/protected Tree. Grading within the ground protected by a Tree Fence is discouraged.
    iv. **Maintenance of normal hydration**: Measures should be taken to maintain normal hydration for any Regulated/protected Tree by:
        5. Preventing the accumulation of storm water runoff within the ground plane area of any Tree Fence.
        6. Avoiding increased levels of hydration from temporary irrigation system.
        7. Restoring hydration where the source of hydration has been disrupted by the construction activity.
    v. **Preserve Tree Communities**: A non-residential development plan or design should make every reasonable effort to preserve, protect, and rehabilitate indigenous plant communities.

**Standard 4.5: Grading**:

a. **General**: Grading for non-residential construction and/ or the creation of a building site should:
    i. **Avoid steep grades**: Westlake is distinguished by its dramatic and varied topography. Further, it is the intent of Westlake to preserve the

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distinctiveness of this ground plane as much as is reasonably possible. To that end, non-residential site work in Westlake should:

1. Submit a grading plan for Town approval that identifies the existing topography and proposed topography after grading as well as any proposed grade retaining structures.
2. Any proposed grading which engages a natural slope of 18% or greater should acquire Town approval.
3. To the extent reasonably possible, Westlake encourages that grade changes across a site be accommodated with architectural solutions that are integral to the primary development and not with independent retaining structures meant to create lot pads where vertical development occurs independent of natural grade.

ii. **Take place within the "Building Area"**: Any construction grading within a lot, parcel, or tract should be limited to the Building Area identified on the permitted grading plan page of the permit drawing set. Delineation of the Building Area should also identify where grading equipment should be stored, if stored on site. The building Area delineation should also identify where excavated material will be stored, if such material is to be stored on-site.

iii. **Conform to the standards for tree protection**: All grading should confirm to the standards for tree protection specified above. Tree preservation zones should be delineated with a tree protection fence prior to the start of grading.

**Standard 4.6: Screening**:

a. Westlake seeks to create a view of development both in-process and completed that is not cluttered by the presence of storage, temporary facilities, or utility services. Therefore, every reasonable effort should be made to screen such aspects of the site work as follows:

i. Storage: Storage of excavated material, construction debris, and construction materials should be accommodated in an orderly way so that standing storage
areas which remain on-site for more than 10 days are effectively screened from street view by:

1. Temporary earthen berm
2. Wood fence
3. Natural/ native landscape

Each building site is encouraged to designate a storage area that will serve the project.

ii. **Temporary Facilities**: Temporary facilities such as construction trailers and sanitary

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facilities should be located as follows:

1. Construction Trailers may be located in convenient and accessible locations fronting a street provided that such trailers are in good condition, with visibly designated parking, provide foundation screening, and have a porch and stair entry with entry door cover. Construction trailers not having these features should be located toward the rear of the property in less visible locations.
2. Sanitary Facilities should be located toward the rear of the construction site in places less visible to the street. Sanitary facilities should be grouped and not spread out. Facility groups should be screened with a 6ft. privacy fence that provides concealment but still allows access by service vehicles.

iii. **Utility and trash Services for the vertical development**: Typically, non-residential construction requires large electric transformers which are typically located in proximity to electric ROW's along major arterials. Where such transformer facilities are necessary to serve development or where trash facilities are necessary to serve development, they should be screened in one or a combination of the following ways:

1. **Landscape Screen**: Electricity Transformers may be screened with native grasses attaining a height of 4 ft. in combination with native trees and shrub materials planted in natural drifted forms or other forms that are part of a Master Landscape Plan.
2. **Built Screen**: Both Electricity Transformers and Trash facilities may be screened with a masonry screen that is an extension of on-site retaining walls, decorative walls, or other screening walls
3. **Architectural Screen**: Both Electricity Transformers and Trash facilities may be screened with an architectural feature that is an extension of the development architecture or an accessory structure with visual qualities of the development architecture.

iv. **Loading**: Loading areas for non-residential development generally require sufficient maneuvering area for larger service vehicles. Therefore, loading facilities should be sufficiently screened or more integral with the development architecture, thereby making such facilities less apparent. Loading facilities in non-residential construction should be either:

i. **Screened**: All loading facilities meant to accommodate trucks with 3 axles or more should be so located that such facilities do not front a public street. In addition, street views of such facilities should be screened with one of the following:

1. A landscape screen comprised of evergreen screening trees and shrubs that effectively screens at least 70% of the facilities street visibility (excluding and driveways).
2. A built masonry screen that is at least 8 ft. and is an extension of the architectural plane of the primary building.

ii. **Architecturally Integrated**: Loading facilities may be architecturally screened, meaning that the loading bays and drives are components of:

3. A parking structure
4. A building extension which encases the loading facility

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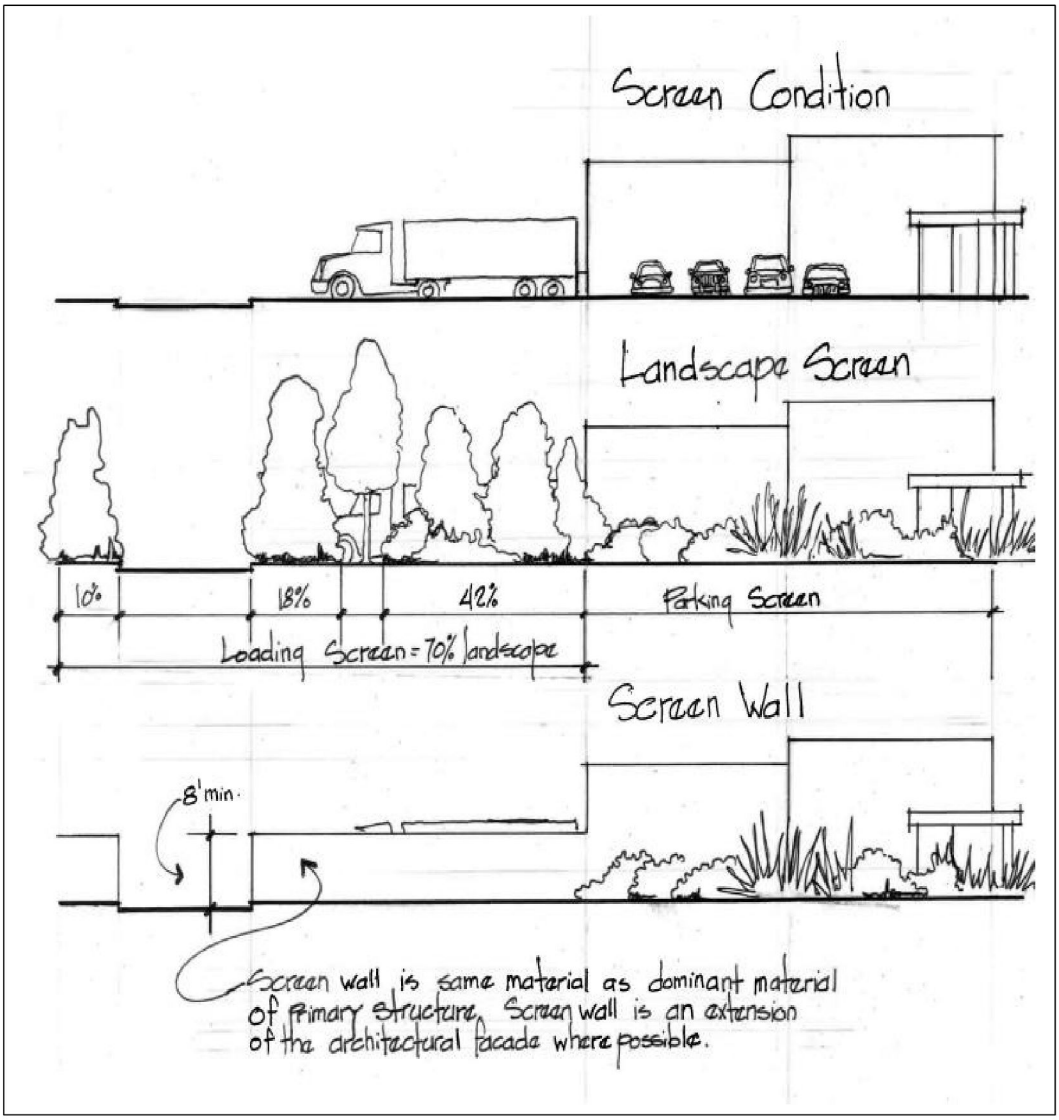
5. A lower floor covered by an upper floor that is supported so that the loading facility is subordinated to the upper floor.




vii **Building mechanical Services**: Mechanical services mounted to any building should be screen from street view by an architecturally integrated and detailed, physical screen.

**Standard 4.7: Walls**

a. **General**: Walls express the mass of the structure and convey its sense of permanence. Where there is greater relief in the wall, there is a greater sense of mass conveyed through the deeper inset of void areas and the consequent shadow. This conveyance of mass is most dramatically seen in the Legoretta's design of Solana. Westlake views the sense of greater mass as characteristic of the Town and indicative of enduring quality. Therefore, the walls of non-residential construction in Westlake should demonstrate the following features:

b. **Wall systems**: Generally, veneer walls over frame construction are discouraged in non-residential development unless the frame adds dimension to the wall to replicate the

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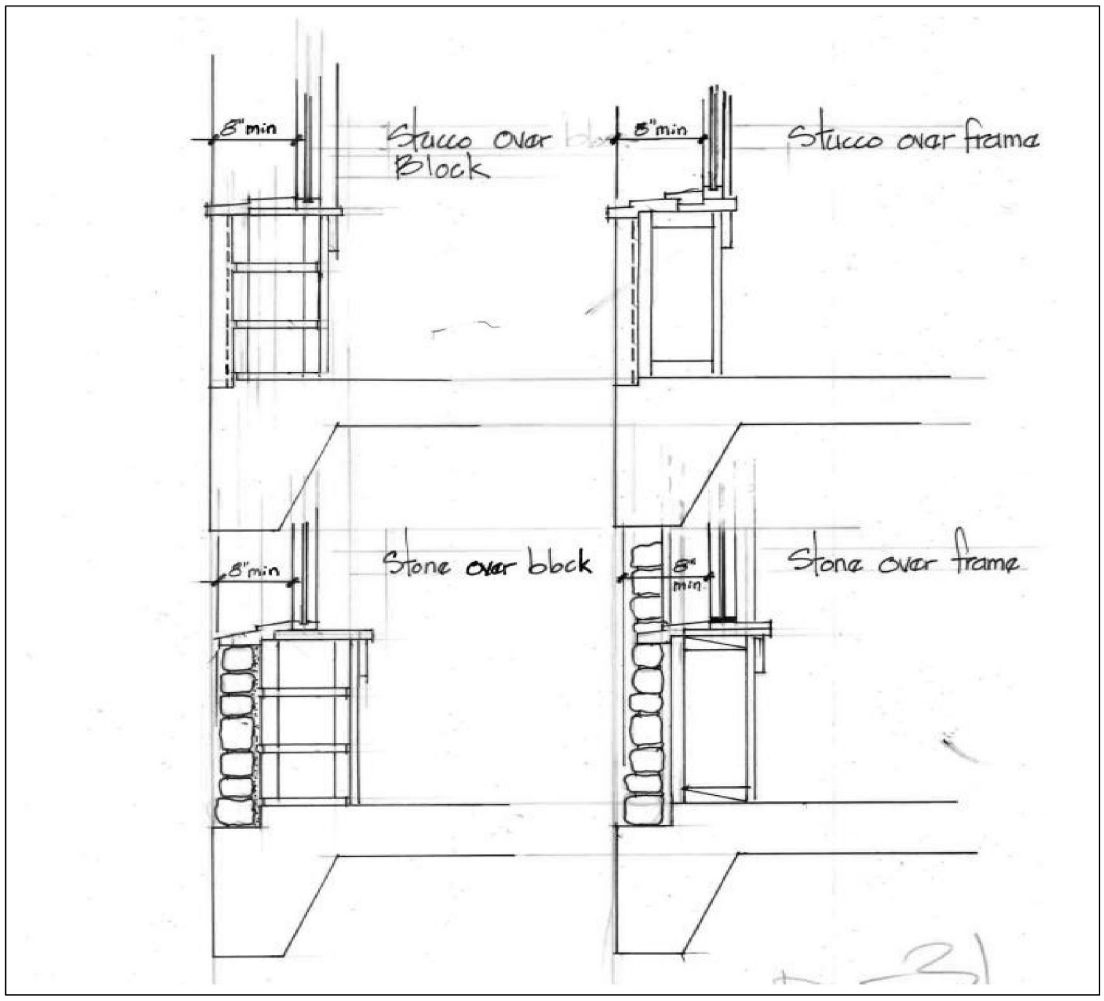
relief of a load-bearing masonry construction. Whether a modified frame or a load bearing masonry wall the offset between the exterior wall plane and the surface of any window or door should be a minimum of__8 inches. Where masonry spandrel systems are employed for taller buildings, such systems should provide the same relief.



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c. **Wall finishes**: All non-residential construction in Westlake should be a predominantly masonry finish. The percent of masonry on the exterior of any non-residential building, excluding the areas of fenestration, should be as follows:
    i. 1 story: 100 % masonry
    ii. 2-3 story should be no less than 60% masonry
    iii. 3-5 story should be no less than 50% masonry
    iv. Over 5 story to be approved by the Town

    Where the masonry system or technology used requires control joints or expansion joints, such joints should be concealed as follows:
    i. Hidden by a finish detail that covers the joint
    ii. Concealed with an architectural detail (such as the inside corner of intersecting forms or pilaster or the line of a projected belt course or sill course, etc.)

d. **Accepted masonry**: The accepted Masonry materials include:
    i. Brick that is laid in running bond or other structural stone bond patterns (e.g. Flemish bond) and brick spandrel panel systems that use full dimension brick and has the appearance of structural bond application.
    ii. Natural Stone that is coursed in a load bearing patterns (Mosaic patterns are discouraged unless specifically approved by the Town).
    iii. Smooth face Stone or cut stone that is coursed or attached with stone veneer systems which use true stone cut for such applications.
    iv. Unit Concrete Masonry that is rough face or split face
    v. Stucco that is applied to a unit masonry substrate. When not applied to a unit masonry substrate, the stucco application may be considered an accent material and is permitted to be used as a non-masonry material to the percentage of total wall specified above.

e. **Accepted non-masonry materials**: Non-masonry materials may be used in combination with masonry as specified in "c" above. Accepted non-masonry materials include:
    i. Stucco over a substrate other than unit masonry
    ii. Commercial metal panel systems or steel plate with a minimum ¼ in. thickness (including Corten)
    iii. Special glass or other fabricated panel of a fired material that is an intrinsic aspect of the architecture and approved by the Town.

f. **Horizontal relationships within the wall**: Unless there is a specific compositional intent to an arrangement of openings within the wall plane, such openings should generally align horizontally and vertically. However, the use of ribbon glass is discouraged.

g. **100% glass structures**: In accordance with item "c" above, non-residential buildings sheathed in glass or glass systems are discouraged unless approved by the Town.

**Standard 4.8: Openings**

a. **General**: Openings in the architectural wall plane and the treatment thereof is important to Westlake as an enduring aspect of both quality and identity. Legoretta's

deep set piercings (for openings) of the massive wall planes of Solana illustrate that the sculptural qualities of this design are, to a significant extent, visually conveyed by the articulation of openings. Similarly, the horizontally and vertically aligned placement of openings in the Deloitte elevation allows material changes in the wall plane separating windows to create graphic patterns. Westlake views the innovative and articulate treatment of openings to be a significant aspect of enduring identity and building quality for the Town.

b. **Glazing and glazing systems**: Reflective glass is discouraged. Glazing systems may be used only if the final installation has the visual qualities of a window. Buildings exteriors that are comprised of glazing and a glazing system are discouraged unless special approval, of such use of glass, is authorized by the Town in recognition of architectural excellence.

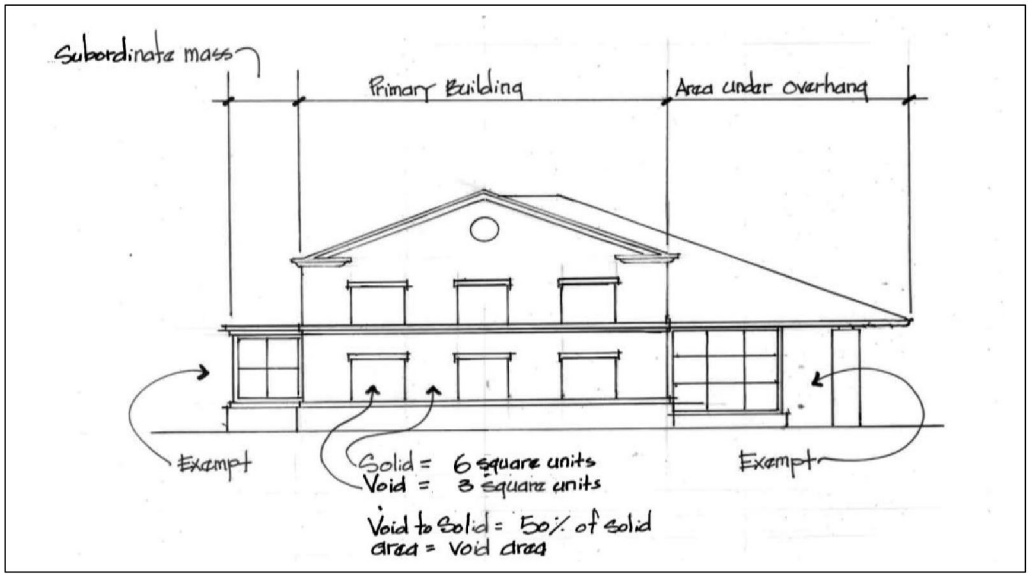
c. **Off set at the wall**: It is the intent that openings be deeply set into the mass of the wall. Therefore, an 8-in. offset is recommended between the plane of the opening and the plane of the wall.

d. **Articulation**: Non-residential buildings in Westlake will express window openings as voids in a contiguous wall plane. Therefore, ribbon glass and totally glass buildings are discouraged unless special approval of such use of glass is authorized by the Town Council. The relationship of void to solid should not be greater than 50% void meaning that the area of void cannot amount to more than 50% of the solid wall area unless special approval, of a greater ratio, is authorized by the Town Council . However, areas of solid glazing are permitted, provided that they:

   i. Are associated with, and limited to, an articulated sub-mass of the building design.

   ii. Are limited to an area beneath a projecting roof that defines the area of glass apart from the rest of the wall

   iii. Where transparency of the ground floor is a key feature in the “ground level” interaction as described below.



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**Standard 4.9: The Ground level**

a. **General**: The relationship between the ground plane and a non-residential structure is key to the structure's participation in the aspect of Westlake common to all development. The Town desires that a building's interaction with the ground is one that participates in human activity (where such activity is prevalent) or responsive to natural setting. Therefore, the ground floor of any non-residential structure is an enduring aspect of building quality in Westlake.
b. **Pedestrian accommodations**: The visual message of any non-residential structure, as it interacts with pedestrian use of the ground plane is "come-in" instead of "stay out". To have such an inviting message, the portions of the structure interacting with the ground plane should embody such feature as:
    i. More transparent
    ii. Barrier free
    iii. Highly amenitized for the comfort and pleasure of pedestrians
    iv. Create favorable micro-climate conditions
    v. Externally express internal building activities.
c. **Natural accommodations**: The visual message of any non-residential structure that located in a special relationship with a natural feature should embody such features as:
    i. Allow a blending if interior and exterior that is not defined by the building wall
    ii. Allow the pedestrian to stand in a special relationship to a natural feature or natural system such as a pedestrian overlook at a lake edge.
    iii. Limit all intrusions into the natural feature or system to the architectural plane of the structure. Creation of a building pad apart from the walls of the structure is discouraged where such pad encroached on special natural features or systems.

**Standard 4.10: The roof**

a. **General**: For the most part, Westlake non-residential design employs a pitched roof form with a few exceptions. Westlake seeks to maintain a general continuity throughout its non-residential fabric while encouraging the innovative use of roof forms as a major architectural feature. Therefore, the roof as an architectural feature is an important design element that sets Westlake apart from other cities and Townships in the Highway 114 corridor.
d. **Roof forms**: Permitted roof forms are either:
    i. Gable form
    ii. Hip form
    iii. Barrel form
    iv. Shed form
    v. Flat

It is essential that the roof design is simple with clean and uninterrupted ridge lines and that

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multiple roof forms are not intermingled unless differing forms are used on subordinate architectural features as part of a complete composition concept. Therefore, while gable and hip forms can be combined, the combination of other roof forms is generally discouraged except where specific architectural purpose is served. A flat roof may be combined with any roof form. Roof forms other than those listed above are discouraged unless specifically approved by the Town.

e. **Roof materials**: Non- residential roofs should employ only quality roof materials. Approved roof materials include:
    i. **Metal Roof**: Including commercial metal systems that create uniform seams that run parallel to the rake or perpendicular with the rake. However, such commercial systems should have closure details and closure fabricated trim that is low profile. Where a commercial system is employed, the roof form should be simple so that the mechanics of the system are not consistently compromised to accommodate unusual roof intersections, crickets, complex valleys, short hips.
    ii. **Tile**: Where the relief of the tile (if a cementitious product) is consistent with the relief normally associated with a clay tile product. Where a barrel tile is used, the architecture of the structure should be appropriate for the employment of such a style specific roof material.
    iii. **Slate**: Includes a natural slate and manufactured slate that provides the appearance of a natural slate. Man-made slate products should be guaranteed against fading. Hips should be mitered.
    iv. **Built-up or membrane roofs**: Acceptable for flat roof applications when installed in accordance with the manufacturer's specification and qualifies for a warranty and where a flat roof is concealed behind a minimum 10 in. parapet.

    Composition roof products are discouraged in non-residential applications.

f. **Legibility**: In non-residential applications, it is essential that the roof have a clear and legible composition. Therefore, a roof should be associated with a clear architectural mass from which it derives its form.
g. **Skyline relationship**: It is anticipated that Westlake, at some point in its build out will have a "skyline". Skyline can be defined as the collective image of taller buildings as they are viewed above other buildings and against the sky. For some cities, the skyline is an iconic expression of place. Therefore, taller buildings are called upon to establish a meaningful contribution of Westlake as follows:
    i. **Buildings taller than elevation 700**: Buildings in Westlake that are located within the Regional Commercial Districts, or those Community Commercial Districts fronting Highway 114 and have a height exceeding 700 feet above sea

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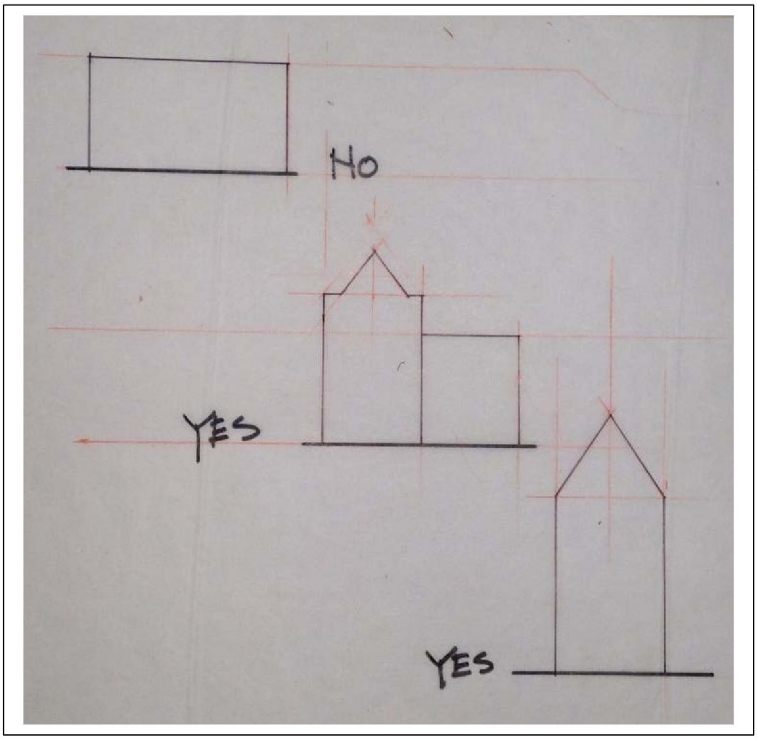
level are considered “skyline contributing buildings” and are subject to the following design considerations.

ii. **Vertical gesturing components rather than horizontal**: Skyline contributing buildings should have a vertical gesturing component as follows:

1. **Buildings that are more horizontal than vertical**: Such buildings should have a significant form component which is vertically gesturing, meaning that the significant form is more vertical than horizontal. In addition, the vertical completion of the form should present a “capping” form or complexity.
2. **Buildings that are more vertical than horizontal**: Such buildings should present a “capping” form or other complexity contributes to the skyline.




iii. **Complexity of profile**: In the aggregate, the buildings which contribute to the skyline of Westlake should present a varied profile against the sky.

**Standard 4.11: Parking**:

a. **General**: The generally greater parking demand of non-residential development produces large expanses of parking apron that tend to isolate the development structure within a zone of parking, thereby detaching the primary structure from a desired relationship with the landscape. To avoid the visual dominance of parking areas that isolate buildings, non-residential parking in Westlake should meet the following standards in addition to any parking landscape requirements contained in the Westlake Code of Ordinances or an individual PD Ordinance.

b. **Form and expanse**: Where surface parking areas engage natural water or land features, the parking geometries should avoid straight lines and introduce curvilinear parking edges that are more associated with the natural landscape they engage. In addition, surface parking areas should avoid large single expanses where any single expanse of

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uninterrupted parking apron exceeds 10% of the land area, exclusive of the building footprint.

c. **Relationship to street**: Surface parking areas should avoid creating edges that parallel street pavement and abut the street parkway with a curvilinear edge.

d. **Ruralization or urbanization of the parking facility**: There are 4 Character Districts ascribed to Westlake in the 2015 Comprehensive Plan which describe settings that are more urban (e.g. The Regional Commercial District) and settings that are more rural (e.g. Community Commercial 3 District). In each of these settings, when surface parking is associated with non-residential development, the parking itself is a significant component of the visible landscape and should embody features consistent with the nature of the Land Use Character District in which such surface parking is located. Therefore, surface parking related to non-residential development in Westlake should embody qualities of layout and landscaping that contribute to implementation of the Land Use Character District in which such surface parking is located and include the following:

   iv. **Layout**: Surface Parking areas located in Regional Commercial and Community Commercial 1 Districts should compliment the more urban character of such districts by maintaining regular geometries in layout and parallel arrangement of parking rows. However, in more pastoral areas (e.g. Community Commercial 2 and 3 Districts and certain Town Community Districts in closer proximity to Dove Road) should employ a curvilinear layout wherein the undulating rows open up areas of landscaping which further breakdown the normal expanse of parking.

   v. **Landscaping**: The dominance of landscaping becomes more important as the surface parking areas are located in more pastoral Land Use Character Districts. Therefore, surface parking areas located in Community Commercial 2 and 3 Districts and certain Town Community Districts located in close proximity to Dove Road should provide landscape areas within the parking layout that permit the drifted clustering of native trees. These landscape areas, in aggregate, for and single parking layout should permit at least 1, 3.5 in caliper tree (measured 12 in. above the root flair) for every 10 parking spaces and comprise a planting space no smaller than 20% of the total surface parking lot.

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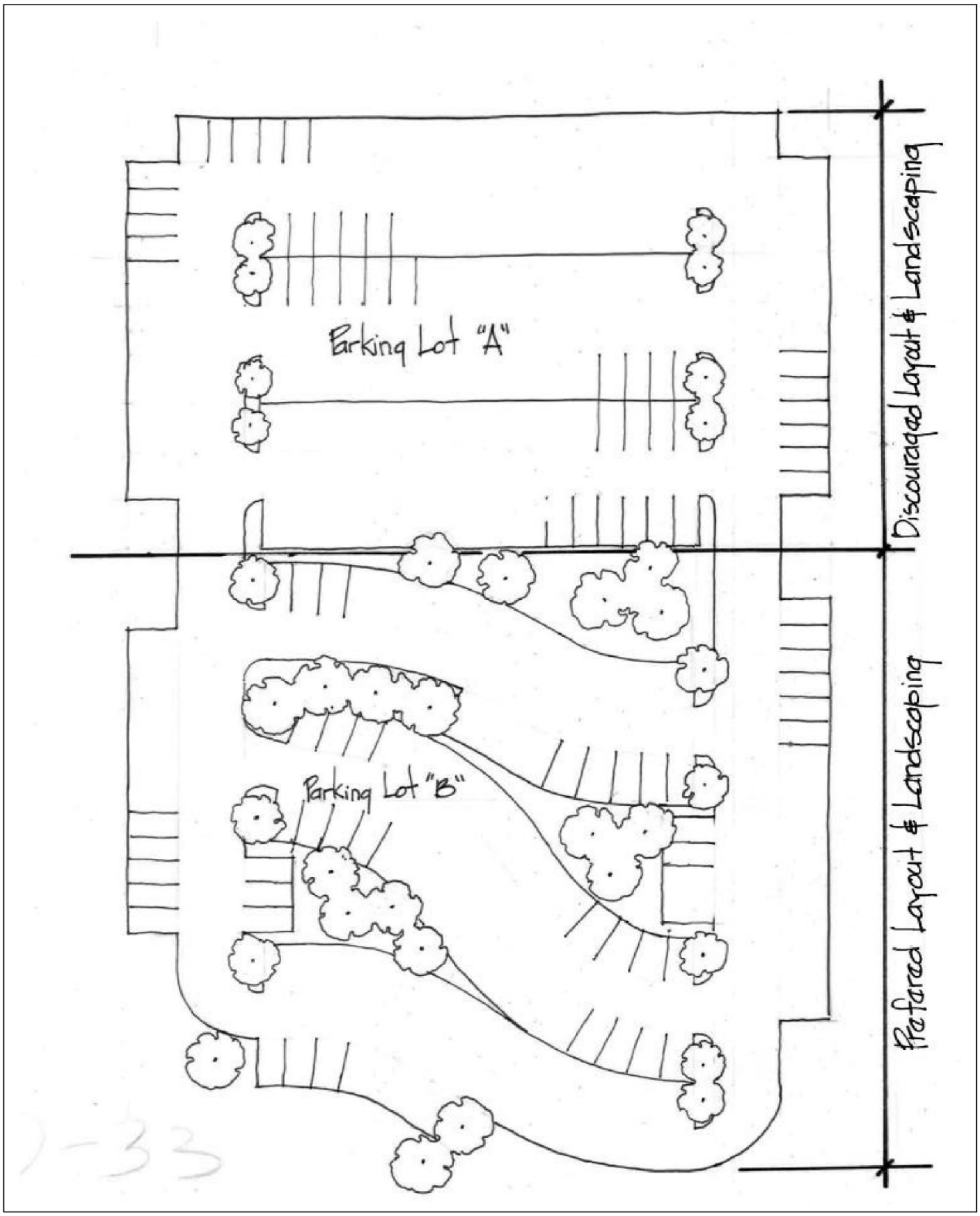
Parking Lot "A"
Parking Lot "B"
Discouraged Layout & Landscaping
Preferred Layout & Landscaping

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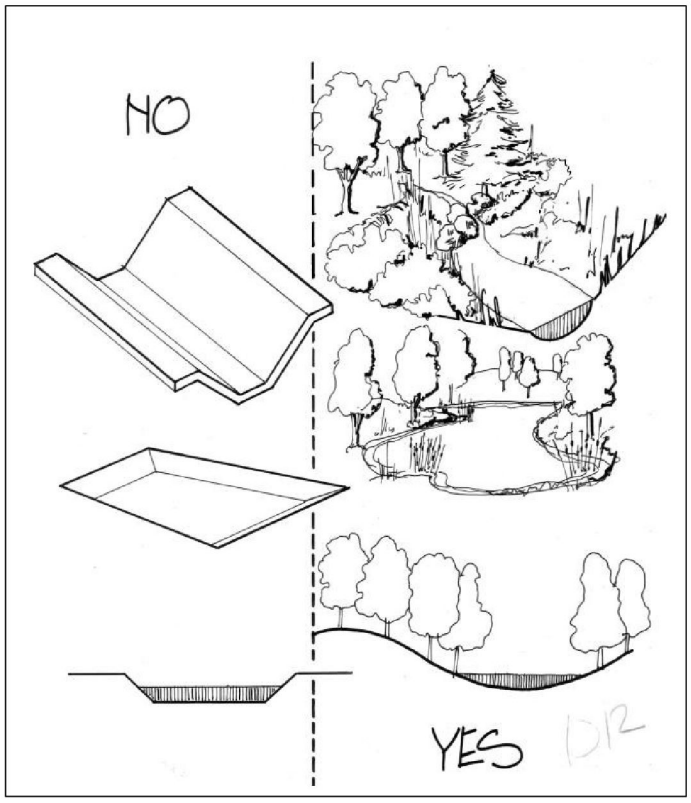
**Section 5: Landscaping**

**Standard 5.1: Design**

a. **General**: Landscape design is essential to establishing the relationship of building to land that manifest the importance of Westlake's place within its indigenous landscape and its special features. From the time a landscape design is installed and through its maturity, that design continues to reflect, in ever more powerful ways, the extent to which the natural form of Westlake influences and shapes its built form. Therefore, landscape Design is an essential aspect of enduring quality. The Town of Westlake determines that the following are important considerations that any landscape design for residential developments and non-residential sites should embody.

   i. **Extension of and integration with the indigenous natural fabric**: When a development and/or a non-residential construction displaces a significant amount of natural mosaic, it is essential that the Landscape design which infills the disturbed area re-knits the disturbed natural fabric together. To the extent reasonable when accommodating the new construction, re-knitting the natural mosaic may be accomplished by replacement of disturbed vegetative communities, use of an indigenous plant palette, preservation of (and continuation of) natural water courses, preservation of (as well as restoration of) steep slopes over 20%, and preservation of land mark landforms.

   ii. **Natural forms over ornamental**: When detention and/or retention facilities are installed, natural water courses are reconfigured, or flood plain is reclaimed, the configuration of such facilities, flow-ways, modified flood plain, creating wetlands, or creating earthen berms should be executed in forms and configurations that are natural and organic.




Therefore, regular geometries, uniformly parallel containment, and other orthogonal articulations of the land when accommodating water and/or creating land forms are discouraged.

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iii. **Rural and urban treatments**: The great magnitude of entitlement square footage permitted by the existing zoning of Westlake, means that portions of the Town will be more Urban while other portions will remain rural. Each of these settings justifies an appropriate landscape design response. In the more rural portions of the Town (pastoral District, Community Commercial 2 and 3 Districts, and Town Districts exclusive of the Town Core) landscape design for residential development and non-residential projects, bed and plant massing geometries should be more organic, plant groups more drifted, greater bio-diversity with a dominance of native materials. In the more urban portions of the Town (The Regional Commercial District, the Community Commercial 1 District, and the Town Core District) more formally arranged landscape design with more species dominant installations are permitted.

iv. **Tree preservation and native plant community preservation**: See tree preservation ordinance and the tree preservation component of the Site Work Standard in both the residential and non-residential portions of this document.

**Standard 5.2: Residential landscaping**:

a. **General**: The above specified landscape standards for residential use apply to the Residential Development as well as those specified below as applicable
b. **Foundation Planting**: Landscape Design for a residential lot should be appropriate to the architecture of the home. Where foundation landscaping is used, it should be "layered" along any street facing elevation. Layered means that the foundation landscape edge should be comprised of at least 3 layers: one upper layer of medium evergreen shrub approximately 30-36 in. high and 2 layers of shorter shrubs, or 1 shrub and an ornamental grass, planted in beds having a minimum width of 72 inches. Upper layer shrubs should be 5-gallon container plants planted 30 in. on center, triangular spacing. Lower layer shrubs should be a minimum 3-gallon container plants, planted at 24 in. on center, triangular spacing.
c. **Floating Beds**: Free floating beds in front yard lawn areas of lots that are 30,000 sf. or less are discouraged.

**Standard 5.3: Non-residential landscaping**:

a. **General**: Non-residential landscaping should be approved on a case-by-case basis. However, non- residential landscaping along any of the Town's arterials should extend the "borrowed" streetscape established by other non-residential development along that arterial. Borrowed streetscape is that portion of the site landscaping that extends from the ROW to a point 20 feet into the property.