TOWN OF WESTLAKE

ORDINANCE NO. 760

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, APPROVING AN AMENDMENT TO ORDINANCE 703 AS AMENDED, TO DATE ADDING DETAILED DESIGN GUIDELINES, APPLICABLE TO THE "ENTRADA" DEVELOPMENT LOCATED IN THE "PLANNING AREA 2" PORTION OF PLANNED DEVELOPMENT DISTRICT #1 (PD1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF HWY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR A SAVINGS CLAUSE.

WHEREAS, the Town of Westlake, Texas is a general law municipality; and

WHEREAS, the Town Council of the Town of Westlake finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

WHEREAS, there is located within the corporate limits of the Town of Westlake an approximately 85.9 acre tract of land known as PD1-2 zoning district being the portion of the PD1 zoning district bounded by Solana Boulevard to the south, FM 1938 "Davis Blvd." to the west, and SH 114 to the north **(Exhibit A)**, on which a mixed use development is underway; and

WHEREAS, because of the size, location, and natural features of the Planning Area and the Town's need for public infrastructure, amenities, and services, the Town has a critical interest in the development of the Planning Area 1-2 and is encouraging such development to the highest possible standards of quality consistent with the Town's long-term development vision; and

WHEREAS, because of improvements to FM 1938 (Davis Blvd.), further urban growth throughout the region, and other changed conditions that affect the region, the Town believes there are unique and significant opportunities for new and unique mixed-use development within the Planning Area that will be consistent with the Town's long-term development vision; and

WHEREAS, the Commission held a public hearing upon the application of developer Centurion American to amend the Comprehensive Plan to establish PD 1-2 and approve zoning for PD 1-2 on April 15, 2013, as well as the Town Council held a public hearing on this same application on April 22, 2013 after written notice of such hearing having been sent to owners of real property being within 200 feet of the property and notice being published in a newspaper of general circulation in the Town, all in accordance with law; and subsequently adopted Ordinance 703 establishing zoning regulations for PD1-2 now known as Entrada; and

WHEREAS, following provision of proper legal notice, a public hearing was held on December 1, 2015 by the Planning and Zoning Commission (Commission) whereby the Commission recommended with certain specific conditions detailed Design Guidelines to be added to the existing Design Guidelines contained in Exhibit 4 of Ordinance 703; and

WHEREAS, the Council believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town are best served by adopting this Ordinance, which the Council has determined to be consistent with the 2015 Comprehensive Plan and its Land Use Map, Thoroughfare Plan, and Open Space Plan, all as amended to date; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that this amendment **(Exhibit "B" attached)** to the Westlake Code of Ordinances should be approved and adopted; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that this ordinance amending Ordinance 703 by adding the detailed Design Guidelines **(Exhibit "B")** to the existing Exhibit 4 of Ordinance 703 be approved and adopted.

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

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Town Council of the Town of Westlake, Texas, does hereby approve this ordinance amendment to Ordinance 703 providing detailed Design Guidelines regulating construction of all permanent structures in PD1- 2, an approximately 85 acres parcel located on the south side of Hwy 114, east side of Davis Boulevard, and north of Solana Boulevard, as reflected in **Exhibit "A",** with said detailed Design Guidelines to be added to the existing Exhibit 4 in Ordinance 703, attached hereto.

SECTION 3: These detailed Design Guidelines, as shown in attached **Exhibit "B"**, are approved subject to the compliance with the following additional conditions:

a) Page 52: Wording to be added as first bullet point under "Articulation"..."it is the intent of this guideline to maintain the appearance of load bearing masonry construction by minimizing a traditional "masonry pocket" common to masonry veneer construction. The diagrammatic cornice/ eave detail on page 53 illustrates this intent. Traditional masonry pocket detail is prohibited and use of a detail consistent with the diagram in page 53 is encouraged.

b) Page 78: the words "and wrought iron fence with living hedge" under #2 should be changed to "and wrought Iron fence with living hedge, if it does not (in combination with other gates) exceed 30% of the side yard wall."

c) Transformer and compactor enclosures shall be addressed in the design guidelines as screening elements (i.e. the current design guidelines only address dumpster enclosures) utilizing the same design as dumpster screening enclosures (see page 69 of design guidelines).

d) Design guidelines shall specify that interior and exterior sides of screening enclosures must be finished out with full stone, however, interior enclosure walls may use thin-set stone cladding.

e) Page 54: a second bullet point to be added under the Materials heading that reads "Full Masonry shall mean the building of structures from individual units laid in and bound together by mortar. Materials installed by a mason as opposed to material that is spread onto, or adhered to, a supporting structure."

SECTION 4: It is hereby declared to be the intention of the Town Council of the Town of Westlake, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 5: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 6: Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor offense and upon conviction thereof shall be fined in a sum not to exceed Five Hundred Dollars ($500.00) for each separate offense. A separate offense shall be deemed committed upon each day, or part of a day, during which a violation occurs or continues.

SECTION 7: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER, 2015.

ATTEST:

Laura Wheat, Mayor

Kelly Edwards, Town Secretary

Thomas E. Brymer, Town Manager

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney

TOWN OF WESTLAKE TEXAS

ENTRADA DESIGN GUIDELINES

prepared by Merriman Associates Architects
11.23.2015
revised 12.18.2015

Ordinance 760

Introduction:

The following document presents those design and construction quality guidelines applicable to PD 1-2 (the Entrada Development). PD1-2 has both a residential and non-residential component. Those guidelines applicable exclusively to residential or non-residential uses are called out by land use. Those guidelines not specified as residential or non-residential are applicable to both land uses.
There are two primary purposes accomplished through this document. These purposes are:

1. Construction Quality: Modern construction technology is most adept at allowing / facilitating the delivery of traditional and historic architectural details and themes through cost effective and fast building methods/ systems. An industry of preformed shapes, plasticized material, faux materials, attachment systems, material unitization, etc. has arisen around replication of traditional and historic architectural details. However, visual replication often fails to also deliver the essence of craftsmanship that is so much a part of the traditions that the market reveres. The Town of Westlake seeks to preserve, in the creation of a Catalonian/European Village look, the evidence of artisanship and craftsmanship that is so essential to that look. Therefore, these guidelines establish material, dimension, and workmanship standards aimed at use of materials that can be crafted and engagement of construction techniques.

2. Capturing Essential Visual Qualities of the Catalonian/European Archetype: Overall planning and building arrangement should create a compact pedestrian-scaled environment mimicking the scale and livability of a small, Catalonian/European Village that has evolved organically over hundreds, if not thousands of years. Individual buildings should be designed to reinforce the pedestrian-orientation of the village, with an extreme focus on attention to detail and the inclusion of four-sided building design within the framework of the small Catalonian/European Village upon which this community is based. The delivery system will be built around construction details, methods, and systems based on modern veneer construction. Closure, edge/corner, portal, and base details associated with veneer construction will be designed to emulate the construction method of the medieval Catalonian/European Village. The present day architect, builder, and tradesman is faced with a need to translate the essence of the style through creative construction details that yield the similar appearance of Catalonian/European construction and detailing.

The following Guidelines are intended to address these two important outcomes and in so doing promote a project for Westlake that is truly unique in the Metroplex and an achievement for both the developer and the Town.

The term "APPROVAL" used herein means approval of the PD Site Plan as submitted in accordance with the governing PD1-2 ordinance and any other written approvals received from the Town Manager and/or their designee for any deviation from these Design Guidelines. Opportunities to appeal to the Town of Westlake Planning and Zoning Commission and Town Council are in place if approval is not provided by Town staff.

STREETSCAPE, COURTYARDS, AND WALLS

Exterior Paving

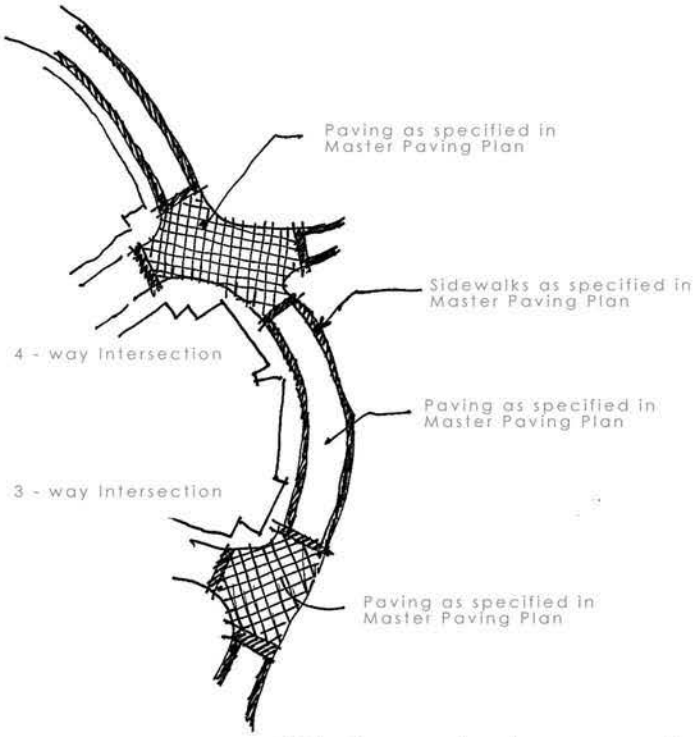
Exterior Paving is defined as the surface treatment of roadways, walkways, parking areas, and plazas.

Material:

- Public Roadways and Public Parking Areas: Integrally colored concrete pavers. The roadway and parking paving color for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations and pattern coordination with horizontal street alignment.
- Public Sidewalks and Trails: Cast in place concrete. The sidewalk and trail paving color and texture for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations.
- Private Roadway and Parking Areas: Integrally colored concrete pavers. The roadway and parking paving color for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations.
- Private Sidewalks: Cast in place concrete. The private sidewalk paving color and texture for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to the approved Master Paving Plan for locations.
- Accent Material within above Referenced Pavement Areas: Integrally colored concrete pavers in coordinating color or integrally colored cast in place concrete with coordinating color and texture. Refer to the approved Master Paving Plan for locations.

Dimensions:

- Joints in Public Roadways: Maximum joint in public roadways will not exceed minimum manufacturer's specification unless such wider joint is indicated on the approved paving plan. Joints as specified by the Civil Engineer of Record in the public roadway will be uniform within a small range of deviation normal to handwork.
- Concrete Joints in Sidewalks: If concrete is utilized, stamped concrete joints to be v shaped, 1/4 in. wide minimum and 1/4 in. deep minimum.
- Concrete Joints in Private Roadways and Parking Areas: If concrete is utilized, concrete joints to be v shaped, 1/4 in. wide minimum and 1/4 in. deep minimum.
- Private Sidewalks: Concrete thickness shall be determined by the recommendations of a geotechnical engineer.
- Joints in Private Sidewalks: If concrete is utilized, concrete joints to be v shaped, 1/4 in. wide minimum and 1/4 in. deep minimum.
- Pavement Accent Materials: Integrally colored concrete pavers in a coordinating color, exposed aggregate concrete, or integrally colored concrete in a coordinating color as specified in the Master Paving Plan.



*This diagram is only an example of what the paving could be. Refer to the approved Master Paving Plan for actual paving material and locations.

Fire Lane:

- Design: Continuous unit pavers with "Fire Lane" marked at code compliant intervals.
- Color: Allowable coloration as approved by the Westlake Fire Marshal.
- Prohibitions: Painted fire lane striping
- Final locations and details will be presented and approved during the Town's PD Site Plan submittal process.

Curbing:

- Application of Detail: The use of curbing should be kept to a minimum and typically only employed along public roadways. Curbs will be utilized anywhere concrete pavers are used.
- Integration of Curb: When employed, curbs are rollover in profile. The curb paving color and texture for Entrada will be determined based on field samples and one sample will be selected as the color standard against which the use of color throughout the project will be compared for consistency. Refer to approved Master Paving Plan for locations. Texturing of the curb must finish with a crafted detail at the curb edge. Slurring or distorting the stamped imprints, if utilized, at the beginning of the curb rake is prohibited.
- Back of Curb: If exposed, the vertical backside of the curb must be finished.
- All curb will conform to approved paving samples or as approved by the Town to accommodate future design revisions.

Parking Lots:

- Design: Integrally colored concrete pavers. The parking lot paving color for Entrada will be determined based on field samples.
- Color: Shall match or complement the adjacent roadway or parking drive aisle
- Final locations and details will be presented and approved during the Town's PD Site Plan submittal process.

Parking Striping:

- Detaining: Continuous unit pavers.
- Color: Allowable color paver is one that will appropriately contrast with but compliment the paving color as determined by on site mock-up.
- Prohibition: Painted parking striping
- Final locations and details will be presented and approved during the Town's PD Site Plan submittal process.

Bollards, Wheel Stops, and Control/Expansion Joints:

- Iron bollards: Decorative iron bollards must have a minimum diameter of 8 in. The style of the bollard will be approved by the Town of Westlake. A field trial of the bollard shall be provided for consideration.
- Wheel stops, if used, shall be integrally colored concrete to generally match paving.

Articulation:

- Control and Expansion Joints: If required, control and expansion joints should strive to be visually seamless with the surrounding paving pattern and horizontal pavement geometry.
- Prohibitions: Control and expansion joints should not cross over the paving pattern. Where possible, control and expansion joints should be placed perpendicular to the curb.
- Relationship to Building Grade Elevation: Exterior paving fields should embrace architectural and landscape elements with a minimum grade change or curbing.
- Manholes: Manholes and other access points located in public streets or public sidewalks are required, if possible, to accept a finish material that matches adjacent paving or be metal featuring the logo of Entrada.

The following guideline is intended to establish the qualities of appearance and construction that retaining walls within the Entrada project should have. The on-going additive system of village development over time is replaced by design which seeks to define key visual features that the one-time project construction must embody. This guideline addresses features related to the construction of retaining walls.

Aspects of Wall Appearance:

The appearance of retaining and foundation walls in Catalonia/Europe is a result of 2 conditions which influence construction. The first is construction technology, meaning that a lack of heavy equipment, concrete block, and concrete systems resulted in a wall that was not simply a veneer but a true structural section. Also, the total dependence on human labor to place and transport the stones set a range of feasible sizes that could be used for construction. The second is material which means that most stone was gathered close to the ground surface, giving the rock a mottled matrix of color. The fact that poured in place concrete was not generally employed means that the foundations were stone, making the entire wall a gravity wall. The larger foundation stones rose up from the ground, making the base course of the wall construction. The highly irregular nature of gathered stones (varying size and shape) meant that constant course leveling was necessary to maintain structural integrity. The level continuity of courses is essential to structural strength. More specifically, these aspects of wall appearance are:

- **Coursing Patterns**: Proper coursing is achieved with highly irregular stones. The constant use of smaller stones in between larger ones is helpful to maintain course leveling. The stones should be laid in a manner that sets the stone on its broader/ flatter face. Stones should not set vertically or at odd angles but lay within the wall just as they would lie on the ground. This gives the wall section a basic stability. Therefore the course pattern must be structural. A structural course pattern has the following qualities:
    i. Larger stones are laid within the wall just as they would lay on the ground.
    ii. Placement of a larger stone on another larger stone employs the use of smaller stones to level irregularities in the larger stone form, thereby creating a relatively level resting place for the larger stone being set.

- **Straightness**:

Vertical Straightness:

The constant course leveling and the capacity of the wall to somewhat move with the movement of the earth, means that the vertical wall was highly irregular in most instances. However, this irregularity was not a product of poor workmanship but the varied use of stone. The face of a larger stone would slightly project or recede because the face is not flat or square. Therefore, the wall can be reasonably plumb but not flat straight. This level of vertical irregularity will have to be imposed by the mason where stone is a veneer over concrete block or cast in place concrete. This can be done by varying the thickness of mortar between the structural wall and the veneer and having a larger masonry ledge.

Horizontal Straightness:

Lacking heavy equipment and having to rely upon the wall to do most of the grade accommodation work instead of people, retaining walls often had slight irregularities in horizontal alignment. The job of the retaining wall was to level the ground for the building construction. Therefore, the wall appears to rise up from an undulating ground line to create a level top course at the building. In a contemporary development condition where the project seeks to use all land within the legal property lines, retaining walls tend

to become a reflection of those property lines. Thereby, the wall ceases to support the building and now supports the site. While property line articulation is unavoidable, the horizontal alignment should take every opportunity to be determined by grade condition. The extent to which natural grade informs wall alignment, the more it will reflect the spirit of the village setting.

Texture: Retaining walls exhibit a great deal of texture because the mortar is deep set, giving the wall open voids between stones and courses which amplify the visual texture of the large stones and small leveling stones. These voids should not be filled with mortar although deep set mortar may be used.

Corners: Corners tell whether a wall is truly structural or simply a veneer over a structural substrate. The following picture illustrates a structural corner. Note the interlocking of the coursed stones, called toothing. Note that the stone laid in the wall as it would lay on the ground allows the length of the stone to "lock" the corner. This makes the corner structural.

Cap: The wall cap is an important statement of the mason's craft. Many of the wall samples provided do not have a cap detail. It is important that a cap detail be employed. It is possible that the wall can have a layer of earth over its top. However, concrete poured over the top of the wall should be avoided. A cast stone cap is allowed for more formal applications.

Dimensions: The sense that the retaining wall is related to the earth, i.e. tectonic connection, is influenced by its massiveness and dimension. When the thickness of a retaining wall can be perceived, such as at the cap detail, the depth from front to back should be no less than 1 ft.

Aspects of Wall Construction: As discussed above, the lack of modern construction technology and dependence on human labor gave birth to the construction techniques by which retaining and foundation walls in Catalonia/Europe were built. Instead of concrete, medieval wall builders used a lime mortar. The hardening of this material was dependent upon the reaction of the lime with atmospheric carbon dioxide, forming calcium carbonate. The drying process in combination with low strength allows a building constructed with lime mortar to shift and move slowly over time and thereby accommodates differential movements and distortions within the structure. This contributes to the organic and picturesque quality of building walls and edges. Present day use of higher strength, hydraulic mortars and concrete necessitates that the wall or building be built so as not to move or shift. Even though mortar was used, the structural integrity of the wall section was a result of coursing. Therefore, the appearance of a Catalonian/European wall is largely a function of executing structurally sound coursing with highly varied and uneven stone material. This portion of the retaining and foundation wall guideline addresses aspects of construction necessary to maintain the visual character resulting from the execution of coursing and use of lime mortar. More specifically these qualities of construction are:

- **Veneer over structural substrate:** When the stone of a retaining wall is actually a veneer over concrete block or poured in place concrete, filling a variable cavity space between structure and veneer should be used to give the wall a more handmade appearance. In addition, the masonry ledge must be wide enough to accommodate larger stones laid in the wall as these stones would normally lay on the ground.

- **Lift Wall:** Where possible, lift wall construction should be used as it will naturally yield a more handcrafted look. The cavity space between courses should be large enough to allow large stones to lay in the wall in the same manner that they would lay on the ground.

Approved Mock-up Wall

Courtyards and Patios:

Courtyards and patios are defined as an unroofed area mostly enclosed by building walls in combination with freestanding walls which provide privacy or simply define the edge of the activity area.

History:

- Spanish: Spanish courtyards are designed like an outdoor room to create a restful, relaxing atmosphere.
- Influences: The Roman and Moorish civilizations were significant influences in the development of the Spanish courtyard garden in the first through the twelve centuries.
- Atrium as a Precedent: The Roman atrium was the model for the Spanish patio which became the central feature of Spanish Courtyard Gardens.
- Medieval Use and variations: The medieval cloister gardens of the Middle Ages continued the courtyard tradition in cathedral and monasteries where monks often grew medicinal herbs and flowers.

Location:

- Enclosure: A courtyard or patio is either fully or partially closed by building walls in combination with free standing walls. This differs from the courtyard and/or patio from a typical yard space which sits to the front, rear, or side of the primary structure and is almost completely enclosed by wall or fence.
- Affected Courtyards and/or Patios: Courtyards visible from the street are required to meet all the requirements of these guidelines. These include Entry Courtyards, Motor Courtyards and Patio Terraces.
- Entry Courtyards: Courtyards transition between public and private space and are typically located on the front side of the architecture. At least 2 sides of an entry courtyard are defined by building walls.
- Motor Courtyards: An expanded area for maneuvering a vehicle, located behind an entry portal and fully enclosed by garage wall and free standing wall. A 16'-0" wide gate is allowed at shared drives and motor courts for more than five garages. A maximum 12'-0" wide gate shall be used in locations with four or less garages.
- Terrace Patios: Terrace patios are defined on one or more sides by building walls and the remainder is defined by low perimeter boundary walls. Patio terraces are often slightly elevated above the ground plane.

Elements:

- Visual Effect: Courtyards are an important part of the streetscape and provide a great visual enhancement to both the street and the architecture hidden behind their walls.
- Enclosure: Stone walls or building facades create a sense of enclosure. At least 2 sides of the courtyard or patio terrace must be defined by building walls.
- Gates: Gates (conforming to the Gate Guideline) provide a visual connection into semi-private transition space. This is a community relationship more than a defensive relationship between building and street.
- Paving:
  - Muse: Lateral expansion of street pavers
  - Motor Court: Lateral expansion of street pavers or decorative paving with threshold
  - Small Motor Court: Allowed to be saw cut concrete pattern
  - Entry Courts Visible to Street: Enhanced landscaping, paving, art or combination thereof
- Artistic Features: Fountain, bird bath, sculpture, or simple basin of water may be included
- Decorative Planting: Containers and raised beds containing ornamental plants. Bed areas often limited requiring careful selection of plants for the limited planting area.
- Secondary Structures: Loggias, trellises, awnings and roofed arcades provide shade and a sense of enclosure.
- Fire Place or Fire Pit: Exterior fireplaces emphasize the idea of an outdoor room.

Courtyard Walls

Material:

- Stone: Full width natural quarried stone, selected from the approved stone material for Entrada. All freestanding walls must be stone unless approved by Town for desired variety. Stone veneer backed with CMU or concrete is acceptable. Wall accents are acceptable.
- Stucco: Limited to 40% of street visible courtyard wall area
- Brick Accents
- Prohibitions: The use of thin-set stone veneer, the use of scored stucco meant to look like stone, exposed CMU.

Articulation:

- Wall Section, Lift Wall: Two wythe natural quarried stone veneer laid in a coursed pattern with grout infill. Stones laid in a course pattern are lain into the wall as they would otherwise lay on the ground. The frequent use of smaller leveling stones (chinking material) is permitted and encouraged.
- Wall Section, Veneer Wall: Single wythe natural quarried stone or brick veneer with concrete masonry unit (CMU) inner wall, natural quarried stone or stucco must cover CMU at all faces. The stone veneer must maintain the irregular surface pattern of a lift wall.
- Streetscape Contribution: Where employed, walls must make a strong edge with the streetscape. Walls along the front or rear property lines must lay within the Build-To-Zone as specified in the Fee Simple Residential Guideline.
- Wall Surface: Planar, flat with visual expression of natural quarried or cut stone, cast stone, or brick surrounds at openings. Stones employed in the wall construction must be varied in width, height, and form. The frequent use of smaller leveling stones (chinking) is encouraged.
- Prohibitions: The use of thin-set stone veneer products and stone laid in a pattern that is not a load bearing coursed pattern (such as mosaic stone patterns)

Dimensions:

- Thickness: 8 in. minimum (except for the use of leveling stones where needed to maintain level coursing).
- Height: 6 ft. minimum, measured from the base of the wall at the intersection of the ground plane; First 6 ft. of walls shall be solid exclusive of allowable opacity listed on the following page.
- Prohibitions: The use of a uniform size or cut of stone.

Wall Cap:

- Material: Full width natural quarried stone. Random width natural quarried stone. Cut or dressed, full width natural quarried stone. Cut or dressed, random width natural quarried stone. Clay, half-round roof tile. A thin natural slate. Cast stone
- Articulation: The wall cap must be laid in a manner that engages the full width of the wall
- Prohibitions: The use of thin-set stone veneer products or concrete

Stone Patterns and Coursing:

- Wall Face: Refer to "Retaining Wall Guideline" for approved coursing patterns. All stones laid in a course must be laid in the wall as they would lay on the ground. The frequent use of leveling stones (chinking) is encouraged.
- Wall Corner: Wall corner must be laid so that the vertical courses interlock (Toothing), thereby showing the full dimension of the stones used. See Retaining Wall Guideline for a more detailed explanation of corners. Corners are required to reflect the full depth of the stone and give the appearance of load bearing masonry.
- Prohibitions: Stacked mortar joints at any inside or outside corner or at the surround of an opening

Opacity:

- Void to solid ratio: No more than 40% of the wall area may be an opening. This percentage may be modified for special conditions pursuant to design review.

Wall Openings:

- Definition: Openings are defined as Pedestrian, allowing for walking traffic, Automotive, allowing for garage access and Decorative, which do not allow the passage of man or car but provide visual relief on the wall run.
- Width of Opening: The maximum width of a Pedestrian opening is 6 ft. The maximum width of an automotive opening is 16 ft. if opening serves five or more garages. If opening serves four or less garages, the opening is limited to 12 ft. wide. Pedestrian and automotive openings may be gated with a wood or iron gate. However, when a garage is within the Build-To-Zone (see residential development guideline) the wall opening may be the width of the driveway serving the garage door opening. All other motor entries shall be to a motor court which serves the garage.

Articulation:

- All wall openings shall have full natural quarried or cut stone, cast stone, or brick returns at openings.
- The incorporation of decorative natural stone shelves, niches and carvings into the wall facade is highly encouraged.
- All walls designed taller than 4 ft. in height are required to be approved and stamped by an engineer. All gravity walls must be designed or specified by a registered engineer.

Arches

Arches are defined as openings with headers. Arches may be a full round arch, segmented arch, elliptical arch, or a flat arch. An arch is composed of interlocking masonry units which structurally hold the arch shape in a compression assembly. Arches in Catalonia/Europe are generally not supported by a shaped metal angle unless the arch is of such a width that the public safety is served by inclusion of steel support. The Town may require steel support.

Material:

- Material General: All components that make up an arch shaped opening, including supporting walls or abutments, decorative columns, ring stones and keystones, can be natural quarried stone, cast stone, brick, timber, or iron.
- Prohibitions: The use of EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels.

Dimensions:

- Thickness: 6 in. minimum as viewed from the underside of the arch.
- Height: Height may vary with the use of natural stone. However, chopped stones are permitted and the use of such stones would generally lead to bigger stones at the spring point and the key. Joints between uncut masonry units used in the construction of an arch must be reasonably uniform. Wedge shaped joints are discouraged.

Coursing and Patterning:

- Below the Arch Spring: Cut, level, horizontally coursed stone, cast stone, or brick is required at all wall openings below arch spring lines and must continue the entire depth of the visible arch assembly.
- The Arch: Cut/ chopped, appropriately visually scaled, structural ring stones or, in flat arches, brick are required to make arched openings and must continue the entire depth of the visible arch assembly.

Articulation:

- Shape: Acceptable arch shapes are true or half round, segmental, flat and elliptical.
- Structural Integrity: Where employed, arches and arched openings, are required to be capable of supporting a structural load unless the Town requires steel support or the project engineer determines that a true structural arch is a threat to public safety in a particular design or use.
- Arch Ring: The arch ring may be segmented or carved from a single piece of stone.
- Masonry Units: For rounded arches made of unit masonry, individual stones can be site selected for natural wedge shape or be cut to wedge shape.
- Scale Compatibility: The actual scale of the arched supporting stones should be visually in tune with the perceived weight the actual arch is supporting and embody the character of the Catalonian/European archetype.
- Returns: All arched openings shall have full natural quarried stone, cut stone, cast stone, or brick returns at openings.
- Archway Decorations: The incorporation of decorative niches and carvings into the arch assembly is highly encouraged.
- Corners: Archway corners should be laid so that the courses interlock with wall coursing (Toothing), thereby showing the full dimension of the stones used. See Retaining

Wall Guideline for a more detailed explanation of corners. Corners are required to reflect the full depth of the stone and give the appearance of load bearing masonry.

Ornamental Metalwork

Ornamental metal is defined as metal stock used for the construction of gates, grills, handrails, guardrails, finials, roof ornamentation, shutter or door restraint, or other purposes where the workmanship of the metal is visible to the street.

Material:

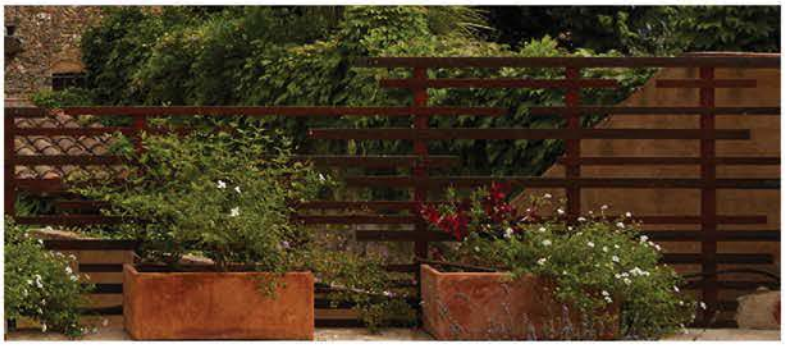
- Material general: Rustic, wrought iron appearance
- Material: Frames, grates, pickets, and structural components must appear to be Solid Bar Ferrous Metal (square, round, or other section). Structural tubular steel greater than 1/2" in diameter is allowed in areas visible to the street above the ground level.
- Panels: Panels must be metal plate.
- Finish: All metalwork finishes will be shop-applied oil rubbed, dark bronze, black iron, approved powder coating, or will give the appearance of another natural patina finish.
- Prohibitions: Brass or bronze unless approved prior to installation; polished brass and stainless steel finishes.

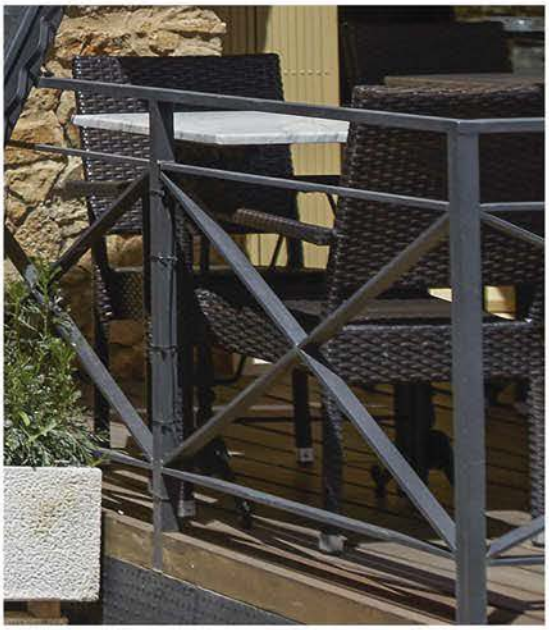
Dimensions

- Dimensions of all metalwork shall be appropriately scaled.
- Frames: Flat bar plate with 1/4 in thickness minimum
- Infill bars/ pickets: 1/2 in. minimum
- Panels: 1/4 in. min thickness

Articulation:

- Jointing: Welded or forged joints only. All welded joints are to be ground smooth.
- Other Decorative Treatment of Bar Stock: Twists or other manipulation of the bar stock, rosettes, circles, and other shapes which are employed to strengthen the metal fabrication are permitted.
- Mechanical fasteners are discouraged. Welded connections are preferred.





Gates

Gates are defined as opaque or see through passage doors at portal entries to activity or motor courts where such entry separates the court from a public way.

Wood Gates

Material:

- Approved Woods: Western Red Cedar, Spanish Cedar, Cypress, Alder or Mahogany
- Panels: All panels are milled lumber
- Trim: All trim is milled lumber or rough cut cedar.
- Prohibitions: The use of sheet lumber (such as plywood, composite board or Masonite) for gate construction

Dimensions:

- Frame Material Thickness: 1 1/2 in. minimum (includes all structural members and facing/ planking except where a panel design is used)
- Panel Material Thickness: 3/4 in. minimum set in with an authentic sticking detail (no applied panels with offset applied trim). Panels can be butted boards set in a wood channel.

Hardware:

- Handles: Rustic, wrought iron in appearance with or without embellishment
- Hinges: Exposed strap hinges or pin hinges with oil rubbed or black iron finish.
- Finish: Oil rubbed or black iron finish
- Prohibitions: Hidden leaf hinges, bright brass or bronze finishes.

Articulation:

- Edges: All edges are routed, carved, or rough sawn. No use of applied molding to create edge details.
- Surface Construction: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Visual Expression of Structure: Clear visual expression of gate leaf and the structure supporting it (such as cross bucks or frame).

Metal Gates

Material:

- Frame and Structure: Solid Bar (square or round section), Iron or Ferris Wrought Iron, or structural tubular steel.
- Panels: Metal plate.
- Prohibitions: Aluminum, vinyl, or polymer

Dimensions:

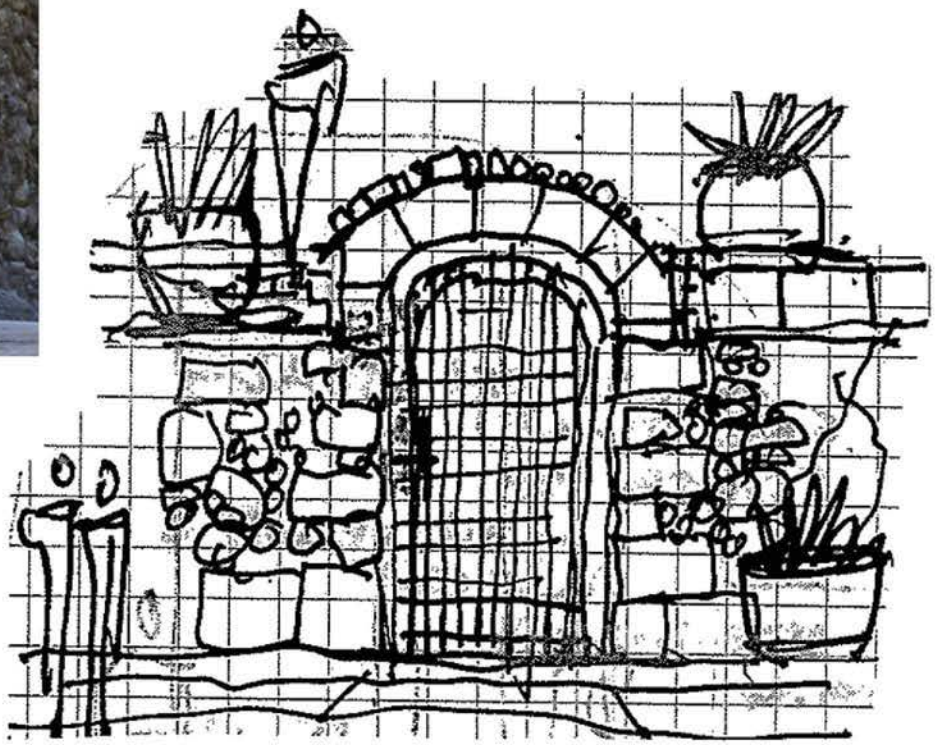
- Frames: 1/4 in. thickness minimum flat plate or structural tubular steel with a minimum dimension of 1-1/2 in.
- Infill bars/ pickets: 1/2 in. minimum.
- Panels: 1/4 in. minimum.

Hardware:

- Handles: Rustic wrought iron with or without embellishment
- Hinges: Rustic, wrought iron exposed strap hinges or pin hinges. Integral welded hinges constructed as part of gate construction (such as tubular sleeves and pins) is also permitted.
- Finishes: Oil rubbed bronze or black iron finish.
- Prohibitions: Hidden leaf hinges, bright brass, bright bronze, or aluminum.

Articulation:

- Jointing: Welded or forged joints only.
- Finials: Finials from solid stock and welded to solid or tube material
- Finish: Oil finished iron or black painted iron (painted over a durable primer)
- Weld Joints: All welded joints are to be ground smooth.



Landscape:

- The approved Master Concept Landscape Plan and these guidelines should be used in developing all landscape design. It is preferred the landscape design uses drifted plant clusters instead of ornamental beds and/or agricultural forms such as orchards or vineyards.
- Trees: Mission Olive, Live Oak, Lacebark Elm, Chinquapin Oak, Red Oak, Vitex, Redbud, Possumhaw Holly, Desert Willow, Texas Sabal Palm, Windmill Palms, Italian Cypress, Yaupon Holly, Eastern Red Cedar, Caddo, Big Tooth Maples, and Eastern Red Cedar Burkii, Brodie, and Taylor in confined areas.
- Shrubs and Lower Plants: Dwarf Sabal Palm, Bottle Brush, Dwarf Wax Myrtle, Dwarf Yaupon Holly, Compact Texas Sage, Salvia greggi, Cephalotaxus, Podocarpus, Coralberry
- Xeric Plant Material: Red Yucca, Sotol, Softleaf Yucca, Color Guard Yucca, Agaves, Mexican Feathergrass, Pink Muhlygrass.
- Tropical Perennials for Pots: Brugmansia, Hibiscus, Bougainvillea, Geraniums, Esperanza, Plumeria, Datura


Mission Olive


Live Oak


Lacebark Elm


Possumhaw Holly


Compact Texas Sage


Salvia Greggi


Feathergrass


Italian Cypress


Red Yucca


Softleaf Yucca

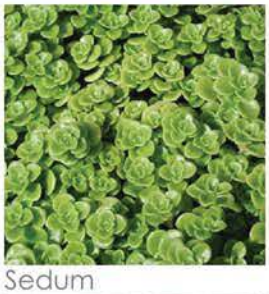

Pink Mulygrass


Agaves


Sotol


Color Guard Yucca

- Creeping Filler Plants: Sedums, Pink Skullcap, Pigeonberry, Trailing Rosemary, Oregano, Thyme, Trailing Lantana, Dwarf Katy Ruellia
- Vines: Crossvine, Confederate Jasmine, Evergreen Wisteria, Fig Ivy
- Perennials: Salvia species, Penstemon, Rudbeckia, Veronica, Blackfoot Daisy, Pavonia, Lantana, Turk's Cap
- Turf Grass: Buffalo grass, Thunder Turf, Bermuda grass, Lindheimer muhly grass, Little Bluestem, Sideoats Grama, and Indian grass


Sedum


Trailing Lantana


Fig Ivy


Lantana


Pink Skullcap


Dwarf Katy Ruellia


Salvia Species


Turk's Cap


Pigeonberry


Crossvine


Penstemon


Buffalo Grass


Trialing Rosemary


Confederate Jasmine


Rudbeckia


Thunder Turf


Oregano


Trumpet Vine


Blackfoot Daisy


Bermuda Grass


Thyme


Evergreen Wisteria


Pavonia


Veronica

Exterior Lighting:




Materials:

- Materials General: Rustic, wrought iron appearance
- Materials: Ferrous metal (square or round section) or structural tubular steel for all structural frames where a structural frame is required. Otherwise the approved materials are: steel, copper or brass, zinc in structural sections or sheet forms as necessary to craft the light fixture. Pole type light standards may be cast or wrought iron. All light standards and fixtures placed in association with (or visible from) a public way must be approved by the Town. Wall or ceiling mounted lighting must be mounted with a wrought iron attachment.
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Prohibitions: Polished brass and stainless steel finishes.

Mounting:

- Exterior Lighting: Exterior lighting may be pole mounted, column mounted, wall mounted, ceiling mounted, hanging, or bollards.

Location:

- Facades: All building entry facades and connecting side facade at corner conditions must have a minimum of one dark sky compliant exterior lighting fixture.

Dimensions:

- Residential: Pole mounted, column mounted, wall mounted and hanging residential lighting fixtures are required to have a minimum of height of 16 in. and a minimum width of 8 in. excluding the ornamental top, bottom extension and mounting device.
- Residential Surface: Ceiling surface mounted residential lighting fixtures are required to have a minimum height of 12 in. and width of 8 in. excluding ornamental top and bottom extension and mounting device.
- Commercial: Pole mounted, column mounted, wall mounted and hanging commercial lighting fixtures are required to have a minimum height of 24 in. and a minimum width of 12 in. excluding the ornamental top, bottom extension and mounting device.
- Commercial Surface: Ceiling surface mounted commercial lighting fixtures are required to have a minimum height of 12 in. and a minimum width of 8 in. excluding the ornamental top, bottom extension, and mounting device.

Articulation:

- Light Source: Exterior lighting may be electrified or gas fueled. Gas fueled lights are normally required to be larger than electrified lighting. The above referenced dimensions are for electrified lighting. Therefore, gas lights will have to be larger in each residential and commercial condition unless otherwise UL certified for gas use.
- Entries: Residential and commercial exterior doors are required to be illuminated.
- Brackets: The use of decorative metal brackets for wall hung fixtures in a compatible design style and finish is encouraged at entrances. The use of decorative side scrolls is encouraged for wall mounted light fixtures.
- Dark-Sky: All exterior lighting must comply with local dark-sky policy requirements with the exception of tower or water feature illumination which are approved on a case by case basis.
- Glazing: Approved glass options are Clear or Seedy. Frosted glass is prohibited. However, street lighting may have frosted glazing to obscure energy efficient light source.
- Electric Light Source: Visible electric source must be decorative. Mini -fluorescent light sources that are visible from the public way are prohibited.

Public Art:

The Public Art For Entrada and other areas of Westlake should apply a consistent set of criteria in evaluating works of public art—whether sited permanently or temporarily—that are offered to the town, as well as works that the Town or its units proactively seek to add to the public environment. Essential to these criteria are the following:

- Relevance of the piece to the building or city, its values, culture, and people
- The aesthetic significance of an individual work of public art. Aesthetic significance refers to the extent to which the proposed piece manifests the distinctive qualities of historical, emerging, or developing trends in the media/ venue represented.
- The significance of the artist or artists.
- The relative uniqueness of the work of art, including factors of originality and authenticity.
- The ethical position occupied by the work of art, including consideration of provenance.
- The contribution an individual work of art can be expected to make to Town's developing collection of public art.
- Appropriateness to site, including (for outdoor sites) appropriateness to the site's adjacent architecture, hardscaping, and landscaping. Public art in the public domain should interpret the Public space by making its scale and form a more tangible experience.
- Appear to have influenced the architecture that defines public space, or possess sufficient presence to influence the defining infill development.
- The appropriate use of public resources, including funding, staffing, etc.
- The Town's ability to assure the proper long-term care of the individual work of public art, including security, conservation, and maintenance.
- The safety of the work of public art, as well as the safety of users interacting with it.
- Where works of art come as donations, the Town's ability to manage effectively the long-term stewardship of donor relationships.

VILLAGE CORE

Exterior Walls:
Exterior walls are defined as exterior building walls, courtyard walls, retaining walls, decorative and screening walls throughout Entrada.

Material:
- Material General: All building facade vertical walls are required to be natural, quarried stone, three-coat stucco, cast stone, or brick in limited quantities. Use of stucco in the building elevation is limited to 40% of the street visible elevations within any commercial project, any residential block where homes have a common wall, or any detached residence. A residential block is a cluster of five lots or block of contiguous residential units.
- Prohibitions: The use of EIFS, fiberglass, and/or metal panels
- Conditional Material Variances: The use of plaster, wood siding, Hardiboard siding, textured concrete masonry units, marble, granite, and/ or tile may be considered on a case by base basis.




Dimensions:
- Refer to Retaining Walls: See guideline for Retaining Walls to address this issue.

Coursing and Patterning:
- Refer to Retaining Walls: Refer to Retaining Wall Guideline for approved coursing patterns. All stones laid in a course must be laid in the wall as they would lay on the ground. All stone should be coursed with chinking material used as course leveling where required.
- Patterning: Stone patterns shall vary to a certain extent to mimic the generational mason changes that would naturally occur in a village.
- Prohibitions: River rock rubble and overly regulated ashlar patterns as well as mosaic patterns

Opacity:
- Void to solid ratio:
  - Residential: 40% void
  - Commercial (upper stories and non-retail first floor): 50% void
  - Mixed-use above the first floor: 40% void
  - Retail first floor: 65% void

Articulation:
- Relation to the Street: Where employed, walls must make a strong edge with the street scape. Building Walls along the front or rear property lines must lay within the Build-To-Zone as specified in the Residential Development Guideline.
- Surface: Planar, flat with visual expression of natural quarried stone, cast stone, brick, or cut stone surrounds at openings.

- Openings: All wall openings shall have full natural quarried stone, cast stone, brick, or cut stone returns at openings. In stucco walls, stucco returns are acceptable.
- Decorative Applications: The incorporation of decorative natural stone shelves, niches and carvings into the wall facade is highly encouraged.
- Corners: When using stone, wall corners must be laid so that the vertical courses interlock (Toothing), thereby showing the full dimension of the stones used.
- Prohibitions: Stacked joints at inside corners, outside corners, and intersection with wall openings

Ordinance 760

Painted or integrally colored surfaces should complement the selected color palette.

Restrained Gold SW 6129

Svelte Sage SW 6164

Avid Apricot SW 6639

Library Pewter SW 0038

Sierra Redwood SW 7598

Enduring Bronze SW 7055

Basil SW 6194

Towers

Location:

- Architectural Engagement: Towers or other vertical architectural elements are recommended to be engaged with another structure.

Material:

- Tower Walls: All tower facade vertical walls can be natural quarried stone, cast stone, or cut stone. Other materials may be allowed above the second story upon review and approval of proposed design. Wood may be used as accents on the tower walls.
- Prohibitions: The use of wood siding, Hardiboard siding, visible concrete masonry units, marble, granite, fiberglass and metal panels
- Tower Roof: Genuine, natural clay, color fast, 2-piece Mission barrel tile
- Allowable color blends: See Roof Guideline
- Maximum roof slope: unlimited
- Roof Form: Roof shapes may be hipped, domed or flat.
- Prohibitions: The use of dormers and metal roofing panels.

Dimensions:

- Thickness: 4 in. minimum for stone veneer. Other thicknesses may be allowed above the second story upon review and approval of proposed design. See Stone Wall Guidelines.

Wall Coursing and Patterning:

- Cut Stone Coursing Patterns: Cut, level, horizontally coursed stone, cast stone, or brick is required at all wall openings, door surrounds, window surrounds and building corners. In stucco walls, stucco returns may be allowed upon review and approval of proposed design.
- Natural Stone Coursing Pattern: See Stone Wall Guidelines.
- Corners: See Stone Wall Guidelines.
- Prohibition: Mosaic stone patterns or other non-load bearing masonry patterns

Opacity:

- Void to solid ratio: No more than 40% of one face of wall area may be void.

Articulation:

- Landmark Status: The Tower(s) at Entrada are landmarks for the Town of Westlake as well as the development. As such, an attenuated proportion and decorative conclusion at the top is essential. The profile of the Tower, as well as its close up elevation, should be recognizable. Tower walls should emphasize a vertical composition.
- Surface: Planar, flat with visual expression of natural quarried stone, cut stone, cast stone, or brick surrounds at openings. In stucco walls, stucco returns may be allowed upon review and approval of proposed design.
- Openings: All wall openings shall have full natural quarried stone, cut stone, cast stone, or brick returns at openings. In stucco walls, stucco returns are acceptable.
- Decoration: The incorporation of decorative natural stone shelves, niches and carvings into the wall facade is highly encouraged. The incorporation of statuary is encouraged.
- Corners: Corners of the first two stories of the tower are required to reflect the full depth of the stone and give the appearance of load bearing masonry. Cut stone corners

must be toothed into (coursed with) natural stone masonry in a manner that makes a structural and decorative edge.

- Bells: Bells may be placed in all towers but the use of amplified speaker systems is prohibited.
- Finials: Decorative metal finials are allowed at all tower roof peaks and, if used, are required to meet the requirements outlined in the Ornamental Ironwork.
- Hip Ridges: Hip ridges are required to have a mortar build up, of sufficient height, to allow field tile to butt into the mortar yet allowing ridge tiles to be vertically separated from the field tiles. Ends of hip ridges are required to use layers of tiles to match mortar build up.

 Screening: Mechanical equipment is required to be screened and must not be visible from public right of ways.

 Roof penetrations: Plumbing roof penetrations should be limited. All plumbing vent piping must be painted to match roof color and have a low profile.

 Prohibitions: Visible cell phone relays

 Concealment of cell phone relays must not create additional architectural forms or devices that are not normally part of a tower design that did not require such screening.

Door Surrounds

Door surrounds are defined as the decorative articulation of a door opening. The door surrounds are the decorative frame which define the portal and presents the door or gate.

Materials:

- Lentil Material: Door lintels must be structural and are required to be single piece full width natural quarried stone, single piece full width heavy timber, cast stone, or brick that appears to be structural. Brick is allowed only when used in arches. Arches, including segmented arches and flat or jack arches, are allowed over openings. In stucco walls, expressed lentils may not be required upon review and approval of proposed design.
- Lentil Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, plaster, EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels. The use of exposed steel angle lintels is prohibited unless required by the project engineer for life safety purposes and approved by the Town.
- Jamb Material: All door surround jambs are required to be natural, quarried stone, cast stone, or brick. In stucco walls, stucco jambs may be acceptable upon review and approval of proposed design.
- Jamb Prohibitions: The use of natural thin set stone veneer products, man-made thin set stone, stucco, plaster, EIFS, brick, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels

Dimensions:

- Primary Entrance Recess: Door must be recessed a minimum of 8 inches from face of door to face of door surround. A minimum of one Primary Entrance is required per building.
- Stone Lentil Dimension: Stone lintels are required to be 8 in. tall minimum.
- Wood Lentil Dimension: Wood lintels are required to be 8 in. tall minimum.
- Stone Lentil Bearing Support: Stone lintels are required to overlap the supporting jamb by a minimum of 6 in.
- Wood Lentil Bearing Support: Wood lintels are required to overlap the supporting jamb by a minimum of 6 in.
- Brick Lentil Bearing Support: Brick lintels are required to overlap the supporting jamb by a minimum of 6 in.

Coursing and Patterning:

- Stone: Stone lintels may be cut square or be more free form in their shape.
- Wood: Wood lintels are required to be level and interlocked with horizontally coursed stone or brick.
- Jamb: Cut, level, horizontally coursed natural stone or brick is required at all door jamb openings. In stucco walls, stucco jambs are acceptable upon review and approval of the proposed design.

Articulation:

- Styling: Door surround designs should be compatible with the design of the building the entrance serves.
- Relation to Structural Purpose: Door lintels are required to be capable of supporting a structural load.

- Arched Lentils: Arched door lintels may be segmented or carved from a single piece of stone.
- Scale of the Surround: The actual scale of the door surround should be visually in tune with the perceived weight the actual surround is supporting. There should be a clear visual sense that the weight of masonry over the opening and can be structurally supported by the surround.
- Decoration: The incorporation of decorative niches and carvings into the door surround is highly encouraged.

Window Surrounds

Materials:

- Window Lentil: Window lintels may be single piece full width natural quarried stone, single piece full width heavy timber, cast stone, terra cotta, or brick that appears to be structural. Brick is allowed only when used in arches. Arches, including segmented arches and flat or jack arches, are allowed over openings. In stucco walls, expressed lentils may not be required upon review and approval of proposed design.
- Lentil Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels; the use of exposed steel angle lintels unless required by the project engineer for life safety purposes and approved by the Town.
- Window Jambs: All window surround jambs, are required to be natural, quarried stone, cast stone, or brick. In stucco walls, stucco jambs may be acceptable upon review and approval of proposed design.
- Jamb Prohibitions: The use of natural thin set stone veneer products, man-made thin set stone, EIFS, wood siding, Hardiboard siding, and fiberglass
- Window Sills: All window sills are required to be natural quarried stone, cast stone, terra cotta, or brick.
- Sill Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, EIFS, wood siding, Hardiboard siding, concrete masonry units, marble, granite, fiberglass and metal panels

Dimensions:

- Window Recess: Windows must be recessed a minimum of 6 in. from face of window sash to face of exterior surround.
- Stone Lentil: Stone lintels are required to be 8 in. tall minimum.
- Wood Lentil: Wood lintels are required to be 8 in. tall minimum.
- Brick Lentil: Brick lintels are required to be 8 in. tall minimum.
- Cast stone Lentil: Cast stone lintels are required to be 8 in. tall minimum.

Coursing and Patterning:

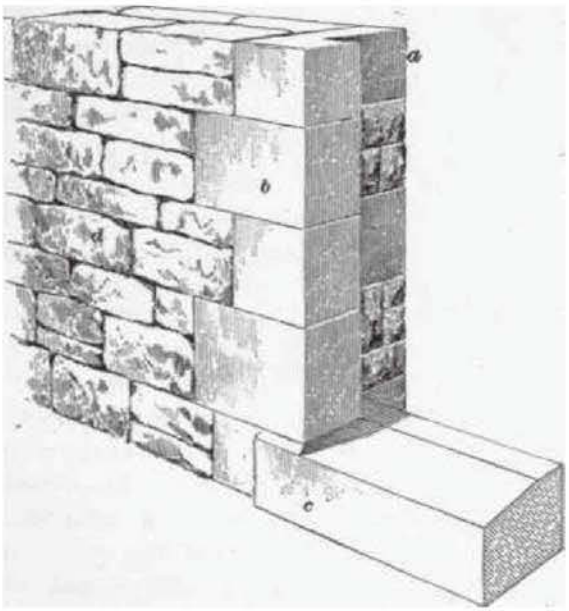
- Stone Lentils: Stone lintels may be cut square or be more free form in their shape.
- Wood Lentils: Wood lintels are required to be level and interlocked with horizontally coursed stone

Jambs:

Cut, level, horizontally coursed stone, carved natural stone, cast stone, stucco, or brick is required at all window jamb openings. Full window surrounds are encouraged but not required based upon review and approval of proposed design.

Articulation:

- Surrounds: Window surround designs should be compatible with the design of the building the window serves.
- Wood Lentils: Window lintels are required to appear to be capable of supporting a structural load.
- Arched Lentils: Arched window lintels may be segmented or carved from a single piece of stone or be made of cast stone.
- Scale: The actual scale of the window surround should be visually in tune with the perceived weight the actual surround is supporting.
- Decoration: The incorporation of decorative niches and carvings into a window surround is highly encouraged.



Exterior Doors

Exterior Doors are defined as passage between the exterior and interior of any residential or non-residential space (conditioned or unconditioned).

Commercial Exterior Entrances

Material:

- General: All primary, exterior entrance doors and frames are required to be wood, iron, or pre-finished black or dark bronze aluminum. All aluminum storefront frames are required to have a stepped profile trim. Commercial exterior entrances are allowed to be frameless glass upon review and approval of proposed design.
- Wood: Approved woods are Oak, Alder, Poplar, Cypress, Clear Pine, Clear Cedar, Cherry, Teak or Walnut.
- Wood Production: All units are milled or rough cut lumber
- Wood Trim: All trim is milled lumber or aluminum clad milled lumber.
- Prohibitions: Plywood, composite board, vinyl, stamped or formed metal, or fiberglass.
- Iron: Rustic, wrought iron appearance
- Iron Production: Frames constructed with structural tubular steel. All panels must be iron plate. All ironwork finishes will be oil rubbed bronze, dark bronze, or black iron.
- Iron Prohibitions: Polished brass and stainless steel finishes and stamped or formed steel/ iron.

Dimensions:

- Wood Door Thickness: 1 3/4 in. minimum.
- Wood Panels: 3/4 in. minimum set in with an authentic sticking detail. Panels can be butted boards set in a wood channel.
- Wood Stiles: 4 1/2 in. minimum
- Wood Top Rail: 4 1/2 in. minimum.
- Wood Bottom Rail: 7 1/2 in. minimum.
- Iron Frames: Flat bar plate with 1/4 in thickness minimum or structural tubular steel
- Iron Infill bars/ pickets: 3/8 in. minimum
- Iron Panels: 3/16 in. min thickness

Opacity

- Void to solid ratio: None specified
- Glazing: Glazing is preferred to be 1/2 and 3/4 light panel styles.

Articulation

- Wood Edges: All edges are routed, carved, or rough cut.
- Frames: Frames and doors are required to be recessed a minimum of 8 in., from face of frame to face of door surround in primary entrances only.
- Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Glazing: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2" deep and 1" wide at both the interior and exterior. Glazed openings in the door are not required to have an approved decorative iron grille. Glazing is limited to clear or seeded finish.


RESTAURANT
BONAY


STARBUCKS
COFFEE

Commercial Exterior Service Doors

Material:

- General: Exterior, service and back-of-house doors and frames, are defined as Commercial Exterior Service Doors.
- Material for Qualifying Doors: Exterior, service and back-of-house doors may be hollow metal, heavy gauge aluminum or steel, or wood. Other materials may be allowed on a case by case basis.
- Frames: Frames for service doors may be dark bronze or black metal.

Dimensions:

- Door Thickness: 1 3/4 in. minimum.
- Frame Thickness: 2 in. minimum.
- Gauge: 20 ga.
- Door Height: 8 ft. maximum.
- Door Width: 10 ft. maximum per opening.

Opacity:

- Void to solid ratio: Glazing is prohibited in exterior service doors, except where used as a security window.

Articulation:

- Surface: All exterior service and back-of-house doors that are not visible to the street may be flush front doors with welded connections. Doors visible to the street must have an articulation that is similar to other doors that are visible to the street (panel, etc.) per photos on the following page.
- Mechanical Grilles: Mechanical grilles mounted within the door are allowed but must be painted to match door finish. Mechanical grille sizes are limited to 40% of the surface area of each door.
- Prohibitions: Wrap-around frames on exterior walls.

Commercial Exterior Door Hardware

Exterior Door Hardware is defined as passage sets, lock sets, locks, kick plates, pull handles, emergency exit bars, hinges, and sills associated with residential or commercial entrances as well as garage doors and commercial exterior service doors.

Materials:

- General: Ferrous metal (square or round section) or heavy gauge formed steel with welded joints
- Surface: Rustic wrought iron appearance
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Finish: All hardware finishes will be oil rubbed, dark bronze or black iron or other natural patina finish.
- Thresholds: Thresholds are milled timber, natural stone, cast stone, or dark bronze or black anodized metal.
- Prohibitions: Brass or bronze material; polished brass and stainless steel finishes

Door Entry Sets:

- Handle: Doors must have a lever or large handle pull operating system.
- Back Plates: Minimum 8" high back plates are required with the operating system of choice.
- Prohibitions: Round knobs

Hinges:

- Hinge Type: The use of H-shaped hinges, butt hinges with decorative finials, or strap hinges is required if seen on the exterior.
- Prohibitions: If visible from the exterior, the use of butt hinges without decorative finials

Accessories:

- Metal Strapping: The use of decorative wrought iron strapping in a compatible design style and finish is encouraged at the primary commercial entrance.
- Decorative Elements: Decorative studs, antique nails and door buttons in a compatible design style and finish are appropriate and permitted.
- Kick Plates: Wrought iron or plate steel kick plates in a compatible design style and finish are permitted.

Exterior Windows

Exterior Windows are defined as the frame, casement, sash, sill, jamb, head, and glazed lites of glazed openings in an exterior wall separating in interior space from the exterior.

Residential and Commercial (commercial windows are any glazed opening in commercial structure that is not designated as "store front")

Material:

- General Material: All residential window frames are required to be wood or prefinished aluminum clad wood units. Commercial windows are allowed to be dark bronze or black anodized aluminum with an edge dimension similar to residential windows.
- Wood Material: Approved woods are Alder, Oak, Poplar, Cypress, Clear Pine, Clear Cedar, Cherry, or Walnut.
- Prohibitions: Plywood, composite board, vinyl and fiberglass

Glazing:

- Divided Lites: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2" deep and 1" wide at both the interior and exterior.
- Finish: Glazing is limited to a clear or seeded finish.

Articulation

- Edges: All edges are routed or carved, or applied prefinished aluminum trim with stepped profile.
- Divided Lites: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2" deep and 1" wide at both the interior and exterior.

Retail Storefronts

Retail Storefronts are defined as the glazed retail display windows associated with retail establishments.

Location:

- Within Building: Ground level retail storefronts or second floor balconies or colonnades

Material:

- Frames: All window frames are required to be wood, aluminum clad wood units or prefinished aluminum.
- Wood Material: Approved woods are Alder, Oak, Poplar, Cypress, Clear Pine, Clear Cedar, Cherry, or Walnut.
- Wood Production: All wood units are milled lumber or aluminum covered milled lumber.
- Trim Production: All trim is milled lumber, aluminum clad milled lumber or prefinished aluminum with stepped profile.
- Prohibitions: Plywood, composite board, vinyl, or fiberglass
- Glazing: Clear or seeded glass is allowed or tinted glass upon approval. Spandrel glazing is allowed in appropriate locations.

Articulation

- Edges: All edges are routed or carved, or applied prefinished aluminum trim with stepped profile.
- Divided Lites: Glazed areas must have divided lites. Divided lites may be achieved by surface applied muntins at least 1/2" deep and 1" wide at both the interior and exterior.


STARBUCKS
COFFEE


BAR
BAR

Gallery and Porch Soffits

Gallery and porch soffits are the closure of the underside of a flat or arched cover or projected overhang. The soffit includes any beaming or bracketing that supports the closure.

Materials:

- General: Approved materials include natural, quarried stone, two layer stucco on solid masonry, three layer stucco on lath, plaster on solid masonry, plaster on lath, or heavy timber beams with milled tongue and groove decking.
- Wood Material: Approved woods are Alder, Western Red Cedar, Spanish Cedar, Cypress, or Mahogany.
- Prohibitions: The use of natural thin set stone veneer products and man-made thin set stone, brick, Hardiboard, concrete masonry units, marble, granite, fiberglass and metal panels.

Dimensions:

- Wood Beams: 4 in. x 6 in. minimum. The 6 in. dimension listed is the width of the beam, not the visible depth.
- Wood Decking: 1 x 4 tongue and groove.

Articulation:

- Design: Soffit designs may be flat, arched, vaulted, groin vaulted, or combinations of approved designs.
- Structural Integrity: Where employed, wood beams and decking are required to be capable of supporting a structural load.
- Decoration: The incorporation of decorative elements, painted designs, reliefs or carvings in the soffit assembly is highly encouraged.
- Coordination of Control and Expansion Joints: In assemblies that require control or expansion joints, care should be used to align joints with structural elements and other significant architectural interactions. The placement of control joints should visually reflect the scale of the height and width the soffit area. Control joints may be incorporated to create decorative patterns including diagonal or diamond shapes on the soffit plane.
- Venting: Requirements for soffit venting, where possible, should be located in inconspicuous areas such as reveals, coves or material intersections

Pitched Roofing

Materials:

- Material general: Genuine, natural clay, color fast, 2-piece Mission barrel tile
- Allowable color blends: Allowable color blends shall be those which substantially match the sample roof assembly approved by the Town. Deviations from the approved sample(s) must be approved by the Town.

Location:

- All pitched roofs.

Dimensions/ Slope:

- Maximum roof slope: 6:12, unless otherwise approved

Roof Shapes:

- Gable: The preferred roof shape is gabled. Hip style roofs are discouraged and only allowed in situations where a hip is necessary to mechanically execute the roof in an efficient manner. Multi-level complex roof line profiles should be used when possible. The objective is to have discrete roof forms and clearly articulated, simple roof planes.
- Prohibitions: The use of dormers, unless otherwise approved; and wild pitches, sloping ridges, and cut off hips as a means of solving roof closure designs.

Articulation:

- Mortar Build Up: Gable and hip ridges are required to have a mortar build up of sufficient height to allow field tile to butt into the mortar yet allowing ridge tiles to be vertically separated from the field tiles.
- Ridges and Gable Ends: Ends of gable and hip ridges are required to use layers of tiles to match mortar build up.
- Field Tiles: Field tiles can have random mortar boosts.
- Closure: If acceptable to roof manufacturer and able to be warrantied, the closure of barrel tile at the eave is allowed to be mortar in lieu of matching bird stop.
- Screening: Mechanical equipment is required to be screened and must not be visible from public right of ways.
- Roof Penetrations: Plumbing roof penetrations should be limited and should not be visible from public right of ways. All plumbing vent piping must be painted to match roof color.

Flat Roofing

Materials:

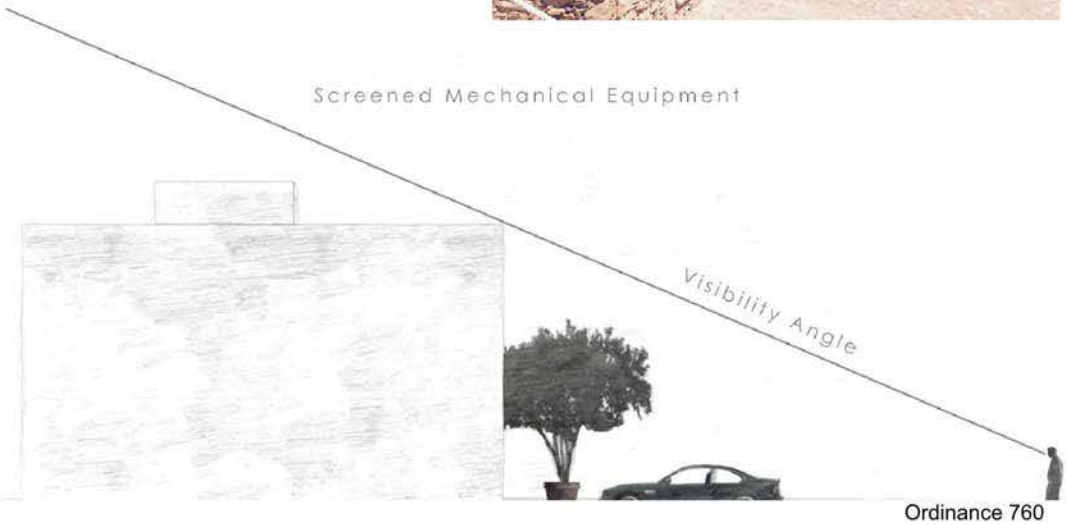
- Materials General: Flat Roofs may be a built up bituminous roof or a membrane roof system installed. Installation shall conform to manufacturer's specification and qualify for manufacturer's warranty. A minimum pitch, flat seam metal roof may be used where a flat roof is desired.

Location:

- Non-residential Structures: Flat roofs may be employed in larger non-residential structures where such roofs allow execution of a pitched roof elevation that is more typical of the Catalonian/European archetype. In such cases, the flat roof segment of the construction must be concealed behind pitch roof forms that act as a type of parapet.
- Residential Structures: Flat roofs may be used on accent and subordinate architectural forms.

Articulation:

- Parapet: All flat roof conditions, not screened by pitched roof forms, are required to have parapet with a minimum height of 12 in.
- Parapet Cap: All parapet walls are required to be capped with natural or cast stone and appropriate flashing and counter flashing. Mechanical equipment located on flat roofed areas is required to be screened and must not be visible from public right of ways.
- Roof Penetrations: Plumbing roof penetrations should be limited. All plumbing vent piping must be painted to match roof color.



Building Cornices

A building cornice is defined as a horizontal decorative molding that closes the connection between the vertical exterior wall and roof edge or roof edge cap.

Materials:

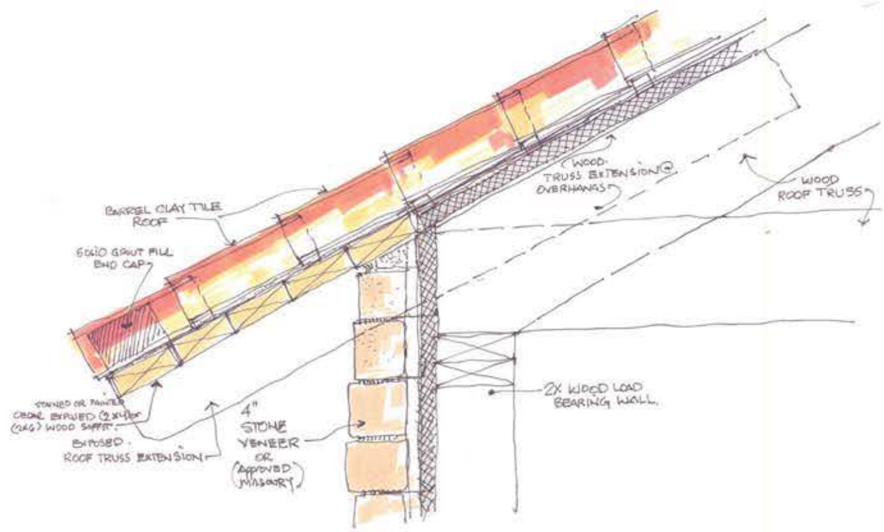
- Cornices without a Roof Overhang: Approved materials include natural quarried stone, cast stone, natural clay tile and barrel mission natural clay roof tile. This cornice is accomplished with minimal use of a fascia board.
- No Roof Overhang Condition Prohibitions: The use of Hardiboard, concrete masonry units, marble, granite, fiberglass and metal panels and the use of enclosed or boxed cornices
- Cornice with a Roof Overhang: Heavy timber beams with milled tongue and groove decking. Approved woods are Alder, Western Red Cedar, Spanish Cedar, Cypress, or Mahogany.
- Roof Overhang Condition Prohibitions: The use of concrete masonry units, marble, granite, fiberglass and metal panels; flat soffits, visible masonry pockets.

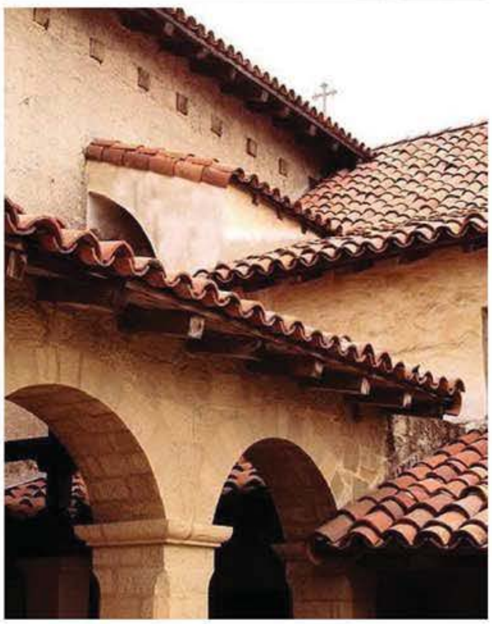
Dimensions:

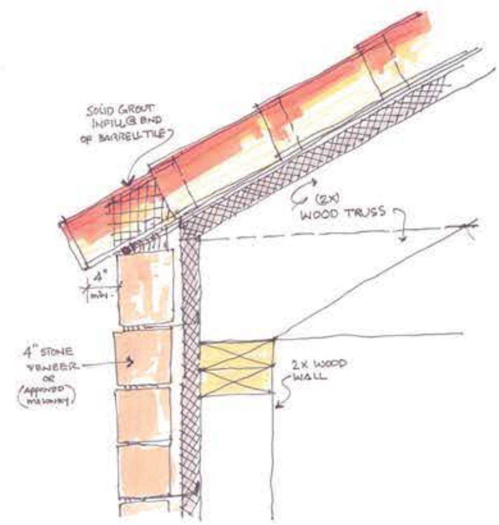
- Wood Beams: Beams: 4 in. x 6 in. minimum.
- Wood Decking: 1 in. x 4 in. x 3/4 in. tongue and groove.

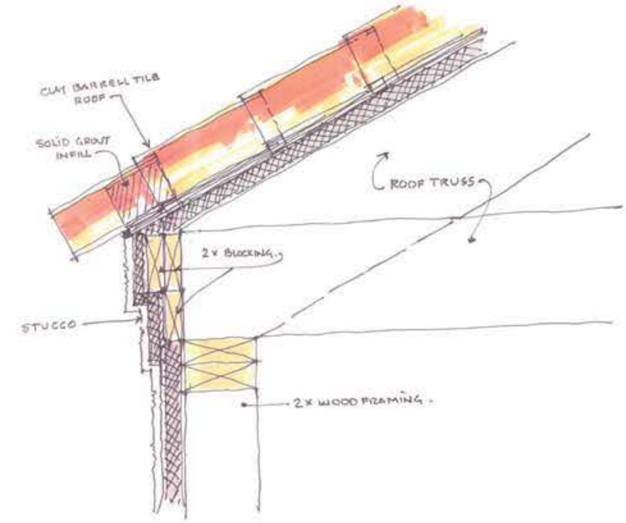
Articulation:

- Styling: It is the intent of this guideline to maintain the appearance of load bearing masonry construction by minimizing a traditional "masonry pocket" common to masonry veneer construction. The diagrammatic cornice/eave details on page 53 illustrate this intent. A traditional masonry pocket detail is prohibited and use of a detail consistent with the diagrams on page 53 is encouraged.
- Projected Detail: Traditional stone cornices often featured projecting coursed stone, clay tile, brick, and/or clay roofing tile accents. Cast stone is also allowed.
- Wood Timbers: The use of decorative heavy timber wood rafter tails and corresponding milled wood decking is another design option. Wood rafters allows for larger overhangs. Where employed, wood rafters and decking are required to be capable of supporting a structural load.
- Scale of Wood Rafters: The actual scale of the wood rafters should be visually in tune with the perceived weight the actual assembly is supporting.
- Full stone cornices: Natural quarried stone and cast stone assemblies are required to be capable of supporting a structural load.
- Roof Tile Cornice: The use of roof tile in the cornice design is highly encouraged.
- Decoration: The incorporation of decorative elements, painted designs, reliefs or carvings in the soffit assembly is highly encouraged.
- Coordination of Expansion and Control Joints: In assemblies that require control or expansion joints, care should be used to align joints with structural elements and other significant architectural interactions.
- Incorporation of soffit venting: Requirements for soffit venting, where possible, must be located in inconspicuous areas such as reveals, coves or material intersections.
- Intent: Load-bearing masonry wall appearance through construction details which yield a masonry closure similar in visual effect to that indicated in the images on the following page. Conventional masonry pocket details are prohibited.
- Roof tile closure at the soffit edge shall be mortar filled. Plastic bird stops are prohibited.


BARREL CLAY TILE ROOF
SOLID GROUT FILL END CAP
WOOD TRUSS EXTENSION @ OVERHANGS
WOOD ROOF TRUSS
4" STONE VENEER OR (APPROVED MASONRY)
2X WOOD LOAD BEARING WALL.
EXPOSED ROOF TRUSS EXTENSION




SOLID GROUT INFILL @ END OF BARRELL TILE
(2X) WOOD TRUSS
4" MIN.
4" STONE VENEER OR (APPROVED MASONRY)
2X WOOD WALL


CLAY BARRELL TILE ROOF
SOLID GROUT INFILL
ROOF TRUSS
2X BLOCKING.
STUCCO
2X WOOD FRAMING.

Fireplaces and Chimneys

A chimney is defined as any externally visible portion of the firebox and flue assembly of a fireplace.

Materials:

- Materials General: Fireplaces or flue containments must be full masonry construction or Isokern modular masonry fireplace systems. Metal inserts are allowed where fireplaces must be built over or above any wood-frame structural component such as a basement span or upper floor wood framing member. Exterior chimneys are required to be full masonry.
  - Full masonry shall mean the building of structures from individual units laid in and bound together by mortar. Full masonry is installed by a mason as opposed to material that is spread onto or adhered to a supporting structure.

Fireplace and Chimney Locations:

- Chimney: While a fireplace is not required, each residential unit or commercial building is required to have a minimum of one chimney. All chimney exterior facades are required to be full masonry.
  - Prohibitions: The use of man-made products at chimney exterior assemblies. Cast stone is allowed.
  - Chimney Cap: Spark arrestors are required to be contained within full masonry construction. All chimneys are required to have a decorative chimney cap.

Articulation:

- Variety in Appearance: Chimney design may vary from utilitarian to highly ornate.
- Use of Roof Tiles: Chimneys topped with tile roofs are encouraged.
- Chimney Pots: The use of natural clay chimney pots topping the chimney is allowed.
- Decorative Openings in the Cap: Clay tile framed chimney openings or decorative portals, both decorative and practical, are desired. Stone arched openings are encouraged at chimney crowns.

Gutters, Downspouts, Collection Boxes and Scuppers

Material:

- Material General: All gutters, gutter hangers, downspouts, downspout wall clips, scuppers and collection boxes are required to be prefinished galvanized Kynar 500 or Hylar 500 aluminum, minimum 20 gauge, in dark bronze or metallic copper or authentic copper.

Dimensions and Shape

- Gutters, if provided: 6 in. minimum half-round profile.
- Downspouts: 4 in. minimum plain round.
- Elbows and Bends: 4 in. minimum plain round.

Articulation:

- Gutter Jointing: All horizontal joints are required to be soldered, or mechanically fastened and concealed with similar metal straps, except for expansion joints.
- Downspout Jointing: Vertical downspout sections, elbows and bends may be slip jointed and/or riveted if rivets are concealed. Collection boxes are permitted in the vertical downspout assembly.
- Gutter End: All joints must be soldered or mechanically fastened and concealed with similar metal straps.
- Gutter Hangers: All gutters are required to be supported by compatible roof mounted strap hangers. The use of fascia hangers is prohibited.
- Concealed Gutters: In lieu of exposed gutters and downspouts, gutters may be built into the eave assembly provided that the resulting eave/cornice detail is compatible with the Catalonian/European archetype.
- Scuppers: Thru wall parapet scuppers are required to be covered by decorative collection boxes. Overflow scuppers are exempted from this requirement.
- Fasteners: All visible screws, nails or bolts used to connect downspouts or collection boxes to their surrounding substrate must be of compatible style, finish and appearance.

Balconies

Balconies are defined exterior platforms enclosed by a wall or balustrade which extends from the upper floor of a building. Juliet balconies do not protrude from the building, but include a balustrade only at the front.

Assemblies:

- Concrete Section: Concrete slab with or without stone, steel or wood support brackets. Exposed concrete, tile or other approved materials are acceptable as the floor finish
- Steel Section: Steel grate or plate floor with stone, steel or wood support brackets. Steel decked balconies may also incorporate a concrete topping slab as a finished surface or as a supporting substrate for tile or other approved material.
- Wood Section: Wood decking floor with stone, steel or wood support brackets. Wood decked balconies may also incorporate a concrete topping slab as a finished surface or as a supporting substrate for tile or other approved material.
- Period Structural Support: Any balcony with a projection over 1 ft. requires a functional or ornamental support structure made of wood, stone, or wrought iron.

Materials and Finishes:

- Approved Finish Floor Material: Concrete, tile, stone, or wood are approved balcony floor finish materials. Naturally finished concrete, integrally colored concrete or acid stained concrete are acceptable concrete finishes. Approved tile includes natural quarried stone, terracotta, hand painted ceramics, glass mosiacs, Mexican saltillo and natural material inspired porcelain.
- Use of Stone: Approved balcony stone supports and stone balustrades are required to be natural, quarried stone or cast stone.
- Use of Steel: Steel grates, plate, balcony frames and supports are required to be of rustic, wrought iron appearance. All metal components are required to be ferrous metal (square or round section) or structural tubular steel. Panels must be iron plate.
- Iron Work Finish: All ironwork finishes will be oil rubbed, dark bronze, black iron, or shop applied natural patina finish.
- Use of Wood: Heavy solid timber beams with milled tongue and groove decking are approved. Approved woods are Alder, Western Red Cedar, Spanish Cedar, Cypress, or Mahogany.
- Prohibitions: The use of Hardiboard, concrete masonry units, and fiberglass; and polished brass and stainless steel finishes

Guardrails:

- Iron: Ornamental iron work as defined under the "Ornamental Ironwork".
- Stone: Natural, quarried carved stone balustrade and railing or cast stone
- Wood: Crafted wood with heavy corner posts, a top rail and thinner vertical balusters. Balusters and corner posts may be carved.

Dimensions:

- Projecting balconies are required to have a minimum perimeter edge depth of 3".

Articulation:

- Concrete: Projecting concrete balcony edge designs may be square edged in combination with an enhanced decorative edge, reveal or carving. If not carved, all other design must be cast in place.
- Stone Supports: Where employed, stone balcony supports are required to be capable of supporting a structural load. The actual scale of the stone balcony support should be visually in tune with the perceived weight the actual assembly is supporting and substantially consistent with the Catalonian/European Archetype.
- Iron Balcony Supports: Where employed, steel balcony supports are required to be capable of supporting a structural load with a 2 in. minimum thickness/depth of structural members. The actual scale of the steel balcony support should be visually in tune with the perceived weight the actual assembly is supporting and substantially consistent with the Catalonian/European Archetype.
- Wood Balcony Supports: Where employed, wood beams and decking, are required to be capable of supporting a structural load. The actual scale of the wood beams should be visually in tune with the perceived weight the actual assembly is supporting and substantially consistent with the Catalonian/European Archetype.
- Decoration: The incorporation of decorative elements, painted designs, reliefs or carvings in the balcony assembly is highly encouraged.
- Coordination of Control and Expansion Joints: In assemblies that require control or expansion joints, care should be used to align joints with structural elements and other significant architectural interactions. Control joints may be incorporated to create decorative patterns including diagonal or diamond shapes on the balcony floor plane.

Awnings

Material:

- Canvas: Commercial grade, weather resistant, integral color canvas. Canvas may be solid colors, stripes or patterned. Supported by a wrought iron frame. Canvas awnings may be retractable provided they are commercial grade and have integral enclosure and if approved by the Town.
- Wood: Approved woods are Alder, Western Red Cedar, Cypress, Spanish Cedar or Mahogany.
- Metal: Metal awnings are permitted. Colors to be approved by the Town at Site Plan submittal.
- Wood Production: All components are milled lumber or rough cut cedar.
- Trim Production: All trim is milled or rough cut lumber or rough cut cedar.
- Prohibitions: Plywood, composite board, polymer fabric, and Masonite

Hardware:

- Supporting Structure: Rustic, wrought iron, tubular steel, or aluminum with or without welded embellishment, with oil rubbed dark bronze, black iron, or shop applied natural patina finish.
- Decorative Iron Wall Mounted Supports: The use of rustic, wrought iron spear shaped arms, in a bronze or black finish, projecting from the stone wall to the awning is the preferred method of support for all awnings. Decorative rustic, wrought iron scrolls are an acceptable support.

Articulation:

- Valances: Awning valances may be straight, scalloped or other decorative device.
- Relationship to opening served: Awning size must be compatible with the opening size served by the awning.
- Signage: Awnings may include signage, advertising, logos and other informational graphics when in a commercial use.
- Prohibitions: Internally back lit awnings

Shutters

Material:

- Material: Approved woods are Alder, Western Red Cedar, Cypress, Spanish Cedar or Mahogany.
- Material Production: All components are milled or rough cut lumber
- Trim Production: All trim is milled or rough cut lumber.
- Prohibitions: Sheet lumber, composite wood products, cementitious trim products, and Masonite

Dimensions:

- Frame Thickness: 1 1/2 in. minimum (includes all structural members used for "panel type shutters" and planks used for "board type shutters")
- Panels: 3/4 in. minimum set in with an authentic sticking detail (no applied panels with offset applied trim). Panels can be butted boards set in a wood channel.

Hardware:

- Pull Rings: Rustic, wrought iron or cast construction with or without welded embellishment and oil rubbed, dark bronze or black iron finish or other shop applied natural patina finish; Provide one per shutter, mounted directly to shutter
- Hinges: Rustic, wrought iron, exposed strap hinges or pin hinges, oil rubbed, dark bronze, black iron finish, or other shop applied natural patina finish; mounted directly to stone surround or window frame. Provide two per shutter minimum.
- Tie-Backs: Rustic, wrought iron with or without welded embellishment and oil rubbed, dark bronze, black iron finish, or shop applied natural patina finish. Tie-backs options include propeller style, mounted directly to the stone wall by lag or plate; propeller style sill mount that are connected directly to the window sill stone or hook and staple, mounted from the window sill stone; and hooked at the shutter. Provide one tie-back per shutter.
- Shutter Locks: Rustic, wrought iron, exposed sliding bar lock, oil rubbed, dark bronze, black iron, or shop applied natural patina finish; Provide one lock per pair of shutters mounted directly to shutters.

Articulation:

- Styling: Shutter designs are limited to multi-panelled or board and batten assemblies.
- Operation: Shutters are not required to be operable, but they must appear as such.
- Edges: All edges are to be routed, rough cut, or carved, or applied molding shall be used to create the edge detail.
- Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Relationship to Window Size: If shutters are used, window width openings of 18 in. and smaller may use only one shutter leaf to cover the window. Window width openings over 18 in. are required to have a pair of shutters cover the window. Shutter size must be compatible with window size or opening size.
- Prohibitions: Bermuda style shutters, louver style shutters

Signage

Signage is defined as detached or building mounted presentation of a message which identifies a commercial tenant, development project, assists with wayfinding, or informs the reader.

Types:

- Site Signage: Site signage announcing the project and tenants located within the boundaries of the project. Monument signage with a larger height than width that is able to be seen from surrounding roadways, including Highway 114, is allowed. Business monument signage is allowed as provided in Ordinance 703, Section 12. Actual locations and design of site signage to be approved by the Town prior to erection of any sign.
- Street Signage: Signage identifying the streets throughout the development
- Tenant Signage: Individual retail tenant signage identifying the tenant, products and/or presenting a business logo.
- Building Identification Signage: Buildings with single or multiple tenants.

Materials:

- Stone: Natural quarried stone or cast stone with carved lettering, numbering and/ or logos. The carving may be back painted for additional contrast.
- Metal: Cut metal, dimensional individual letters, numbers or logos displaying hand crafted qualities. Acceptable materials are brass, bronze, copper, or ferrous metal. Acceptable material finishes include oil rubbed dark bronze, black iron, or a shop applied natural patina finish. Additional colors may be allowed on a case by case basis. Metal signage is allowed to be back- or halo-lit.
- Letters: Channel letters, pierced or laser cut metal displaying lettering, number or logos. Acceptable materials are brass, bronze, copper, or ferrous metal. Plastic is allowed upon review and approval of proposed design. Acceptable metal finishes include oil rubbed, dark bronze, black iron or a shop applied natural patina finish. Internally lit or back lit plastic channel letters may be allowed on a case by case basis. Colors and design to be approved by the Town or their designee.
- Painted Signage: Hand painted lettering, numbers and/or logos on building facades, or hand painted lettering, numbers and/or logos on wood, metal, or fired ceramic tile background material.
- Window and Awning Signage: Hand painting of letters, numbers and/ or logos on window or storefront glazing or awnings is encouraged.

Refer to the Town of Westlake Ordinance 703, Section 12 for further information on signage in PD1-2.

Ordinance 760

Flags and Banners

Material:

- Material General: All material must be commercial grade, weather resistant and integral color nylon.
- Prohibitions: Non-commercial, hand painted flags, art work or banners

Dimensions:

- Relationship to the structure: Flag poles may not exceed the building height by more than 15 feet in a commercial use or 5 feet in a non-commercial use. A flag pole may not be taller than 45 feet. If a flag pole is mounted on a roof it may be 20 feet tall.
- Flag Size: Permitted flag sizes are as specified below determined by flag pole heights:

15' 3'x5'
20' 3'x5'- 4'x6'
25' 4'x6' – 5'x8'
30' 5'x8' – 6'x10'
35' 6'x10' - 8'x12'
40' 6'x10' – 10'x15'
45' 8'x12' – 10'x15'

- Banner Size: Generally banners are limited to a maximum size of 3 ft. wide X 5 ft. tall unless a larger size is approved by the Town. A banner may be no taller than 40% of the length of the pole structure upon which it is mounted unless approved by the Town.

Hardware:

- Building Mounted Vertical Poles: Ferrous Metal, in a finish permitted for decorative iron work, with external halyard system, mounted on a building roof or parapet, attachment hardware to compliment design and provide wind tested attachment mechanism.
- Grade Mounted Vertical Poles: Ferrous Metal, in a finish permitted for decorative metal work, external halyard system, engineered foundation design, accessory hardware to compliment design and provide wind tested attachment mechanism.
- Wall Mounted Poles: Ferrous Metal, in a finish permitted for decorative metal work, projecting from the wall, with wall attachment hardware to compliment design and provide wind tested attachment mechanism.
- Metal Frames: Rustic, wrought iron, tubular steel or aluminum, with or without welded or forged embellishment, bronze or black finish.
- Prohibitions: Aluminum, spun aluminum, concrete, or fiberglass poles are prohibited unless approved by the Town Manager or their designee for properties that are compatible with the intent of this guideline.

Articulation:

- Themes: Flags and banners may represent countries, sports teams, holiday traditions, community celebrations, special exhibitions, or other community supported activities.
- Placement: Flags and banners may be displayed by traditional Ferrous Metal, vertical flag poles at grade, mounted to non-residential buildings, or on non-residential building tops.
- Display Options: Flags and banners may be displayed by wall mounted diagonal or horizontal flag poles attached to building facades.

- Attachment to Poles: Flags and banners may be displayed from fixed pole or lighting elements by means of metal brackets or metal frames.
- Flat Banners: Flat wall mounted flags and banners must be displayed in a decorative metal frame.
- Prohibitions: Banners and flags that cover windows, doors or other wall openings. The display of banners and flags temporarily hung from balcony or stair rails. Flags and banners nailed or screwed directly to a building facade.

Address Numbers

Materials:

- Materials General: Ceramic tile with painted numbers or cast stone to be approved on a case by case basis.
- Durability: Tiles are required to be frost proof.

Location:

- Residential Visibility: Residential properties are required to have their address number visible from the street. Address tiles may be located on the structure or in the case of a home with a walled courtyard on the street, the address tiles may be mounted on the wall near the main entrance gate or on the mailbox or as directed by the fire marshal.
- Commercial Placement: Commercial structures address locations are at the discretion of the town fire marshal.

Mounting:

- Flush Mounting: Address number tiles are to be flush mounted into the surrounding wall.
- Mounting heights: Mounting height can vary from a minimum of 3 ft. above grade to a maximum of 8 ft. above grade or as proposed and approved by the fire marshal.

Dimensions:

- Height/ Width: Address tiles are required to be a minimum width of 3 in. and a minimum height of 6 in. per number or letter.
- Address numbers or letters are required to be 3.5 in. minimum in height.

Articulation:

- Contrast: Address number color and tile background color must be highly contrasting.
- Illumination: The illumination of residential and commercial addresses is encouraged. Internal and/or external illumination is allowed.
- Embellish: The inclusion of decorative painted borders on the tile in a compatible design style and finish is encouraged.

Site Enclosures

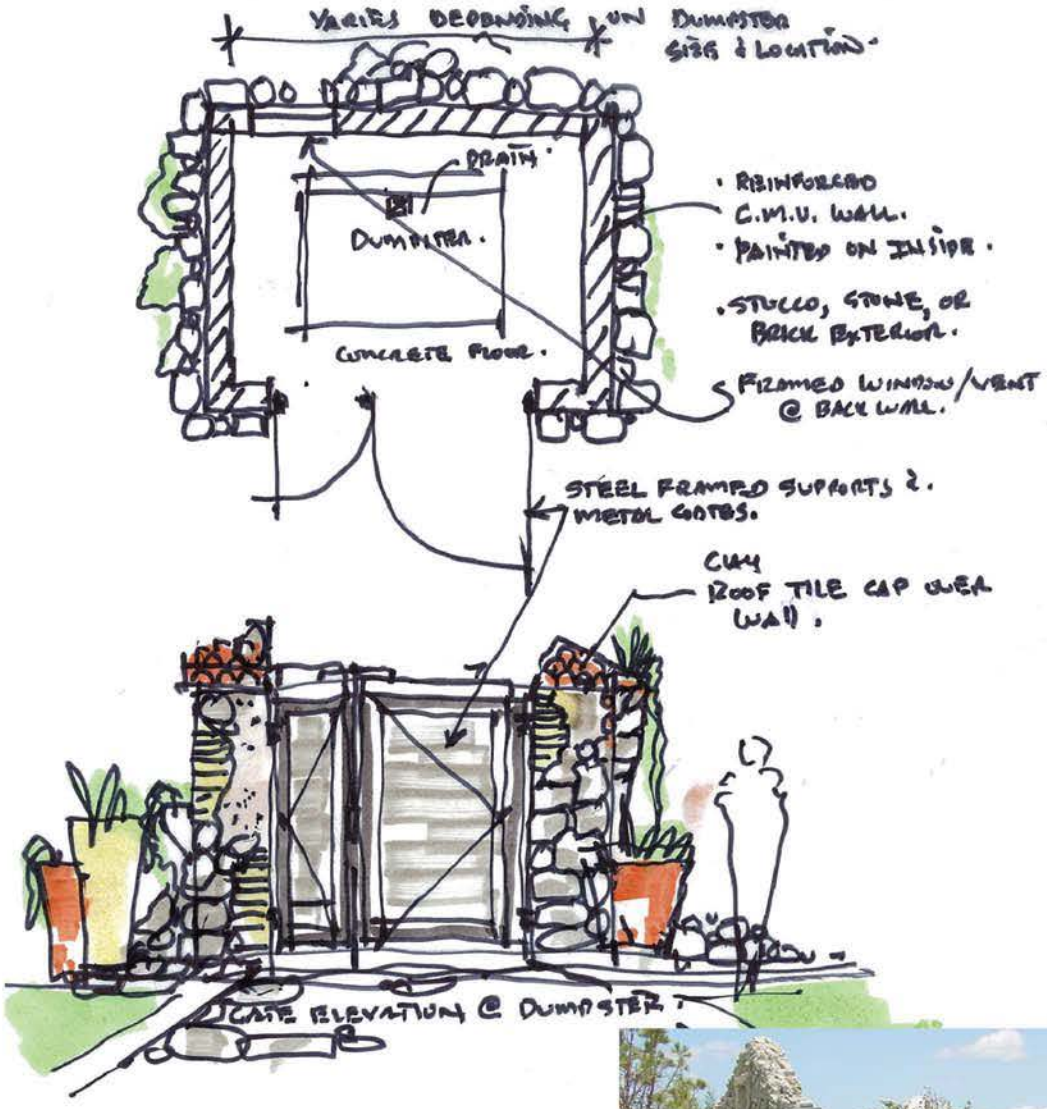
Site enclosures include all transformer, compactor, and dumpster enclosures. Dumpster enclosures will vary depending on the container size and company associated with trash pick up.

Materials:

- Site enclosures should resemble a composition of site and/or building remnants. Both the interior and exterior sides of site enclosures must be finished out with full natural stone. The interior of the enclosures are permitted to be thin set natural stone cladding.

Location:

- All site enclosures should be located to ensure proper drainage.



Ordinance 760

FEE - SIMPLE RESIDENTIAL

Single Family Residences

Residential expansion in the Catalonian/European Village was not a "Land Development" led undertaking. Instead, it was a familial pursuit with each succeeding generation adding and building as necessary to house the expanding family unit. In architectural terms this is called "additive construction" and is particularly characteristic of Spanish culture where large families were more commonplace and a vertical family organization the norm. Therefore, the intricate village look with continuous residential structures defining a continuous frontage along narrow, winding streets is manifestation of a social structure and village community. Entrada, which aspires to deliver this same intricacy, is faced with the challenge of delivering it through a land development process where fee simple lots are created and sold. The Town has the authority to issue a permit for a design that meets standards and guidelines contained in Entrada's zoning and any mutual agreements with the Land Developer. Therefore, Residential Development Guidelines are created herein for the purposes of directing the residential delivery system toward implementation of Entrada's "European Village" vision. More specifically, these guidelines are:

Single Family Residences:

As stated above, the typical single family home in a Catalonian/European Village was not like the single family home one sees in Southlake or even Westlake. It was more like a town house but the familial structure was stronger than the lot structure. As a result different houses may have shared common spaces (such as a courtyard) and thereby add a level of intricacy and complexity to the built fabric that containment within a fee simple lot will likely not give. However, viewing the individual home as part of a block and not simply as part of a lot provides a basis upon which to direct home design in a direction more compatible with the Catalonian/European archetype. Therefore, the guidelines of this section seek to describe the individual home in terms related to its contribution to the block.

General Definition and Conditions of a Single Family Land Use:

1. A single family home in Entrada may be attached, zero lot line, detached or a combination thereof as required to meet the Lot Occupancy and Block group requirements specified below.

2. Single family homes can share yard, courtyard, entry court, motor court space, or a mews across a property line or property lines.

Refer to the Town of Westlake Ordinance 703 for more information on Single Family Land Use.

Features of Lot Occupancy:

In the Catalonian/European Village, the residential structure is established relative to the street, the necessities of drainage, or other more utilitarian considerations more than being established relative to legal lot lines. In fact, the land was likely owned by the nobility and grants for use were given (usually at a high price) forcing more verticality in the structure form. This system of "land rents" still exists today, even in US cities like Baltimore, Maryland. Here land once owned by Lord Calvert eventually went to people who did not reside on the property. Today, every mortgage pays a ground rent to another person. The result was density, verticality, and continuity along the street.

This all important relation between structure and street over the relation between structure and lot makes it necessary to advance guidelines which promote street fabric and complexity. This is called "Lot Occupancy", meaning placement of the structure within the lot to establish a meaningful contribution to the street. There are three important street qualities to accomplish through this guideline. These are:

- Street Complexity: The suburban street is characterized by lot-to-lot repetition of dimensional zones (front yard, side yard, etc.). The result is a prevailing sameness that has become so characteristic of "suburban sprawl". Further, house design serving speculative market needs tends to deliver an overall sameness to the distribution and architectural expression of house functions (such as the repetitive garage location). The guideline must promote a complexity that is typical of the Catalonian/European Village-scape.
- Street Continuity: A continuous street wall is an important element of the village street.
- Street Interaction: The communal nature of the village celebrates the street as a communal space. This is accomplished by occasional residential functions which come out to and/or are visible from the street.

Street Frontage: Bringing the structure to the street (the referenced Build-to Line) will contribute to a more continuous street wall. Treatments of the Street Wall include:

1. Setback: No minimum but 35% of structure frontage shall be in the Front Yard "Build-to-Zone" as specified in the following section.

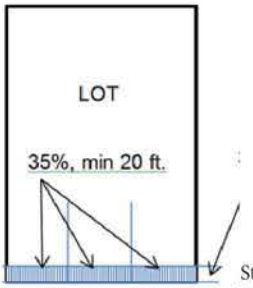
2. Streetscape: 90% of the lot frontage must be residence (minimum 35%), or 6 ft. tall, minimum natural stone wall, including pedestrian and drive gate if applicable.

3. Penetrations in the Street Wall: One gated pedestrian access is allowed on the street lot frontage and if said access is located within a freestanding wall, the width of the pedestrian opening shall not exceed the height of the wall in which the opening is located. In addition one gated drive court entry is permitted provided that the width of the entrance does not exceed 16 ft.

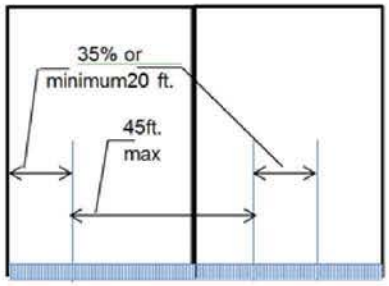
4. Driveway Placement: Driveways must not abutt at a common property line unless the drive is a shared driveway and does not exceed a combined 14 feet in width. Shared driveways are encouraged, but where not possible, driveways should be separated by 18". Where shared driveways serving interior motor courts are employed, the frontage wall and entry gate may be eliminated for the width of the drive.

5. Automotive Access: One 20 ft. wide driveway for direct drive in garages with two carriage style doors, All other drives are limited to 12 feet wide from curb to entry gate.

1. Build-to-Zone: Typical front yards are comprised of passive land that usually stands between the street and house for purpose of protecting the home from street intrusions. The suburban front yard is a buffer not a connection. Therefore, it is desirable to bring the residential structure to the street. Each lot shall have a Front Yard Build-to-Zone, defined as the yard adjacent to the street the building is addressed. A minimum of 35% of any structure frontage built on a lot (but no less than 20 frontage feet) must be located within the Front Yard Build-to-Zone. The Build-to-Zone begins at a distance of 7.5' feet from the front property line. The distance between building frontage occupancy within the Front Yard Build-To Zone must not be greater than 45 feet. If a lot is sufficiently wide that this distance is exceeded within the lot, the length of frontage must be increased or additional structural frontage within the Front Yard Build-To Zone must be provided.

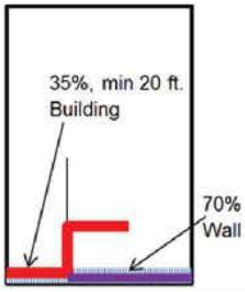


Start of Build-to-Zone is located 7.5' from property line

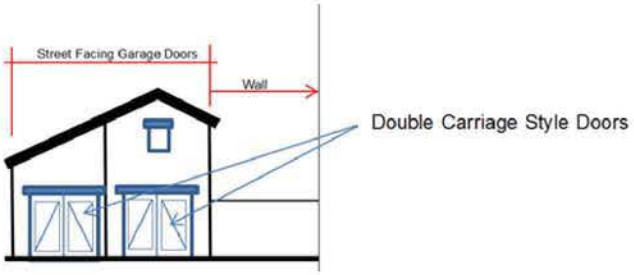


*All Build-to-Zones shall comply with the distances listed or as determined by utility easements.

2. Walls in the Front Yard Build-to-Zone:
The remainder of any lot frontage that is not occupied by residence structure within the Front Yard Build-to-Zone must be finished with a stone frontage wall that is at least 6 feet tall. Such frontage walls may be eliminated for any portion of the residence structure frontage located within 3 feet of the wall.

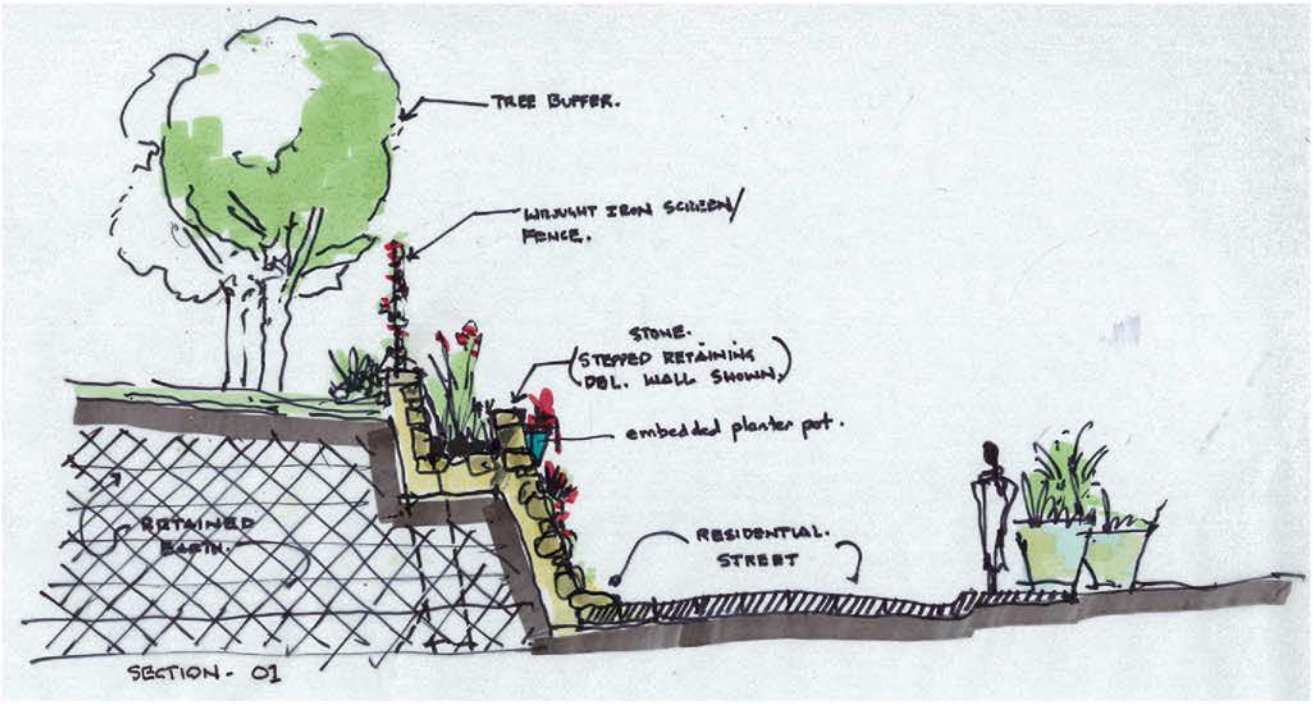


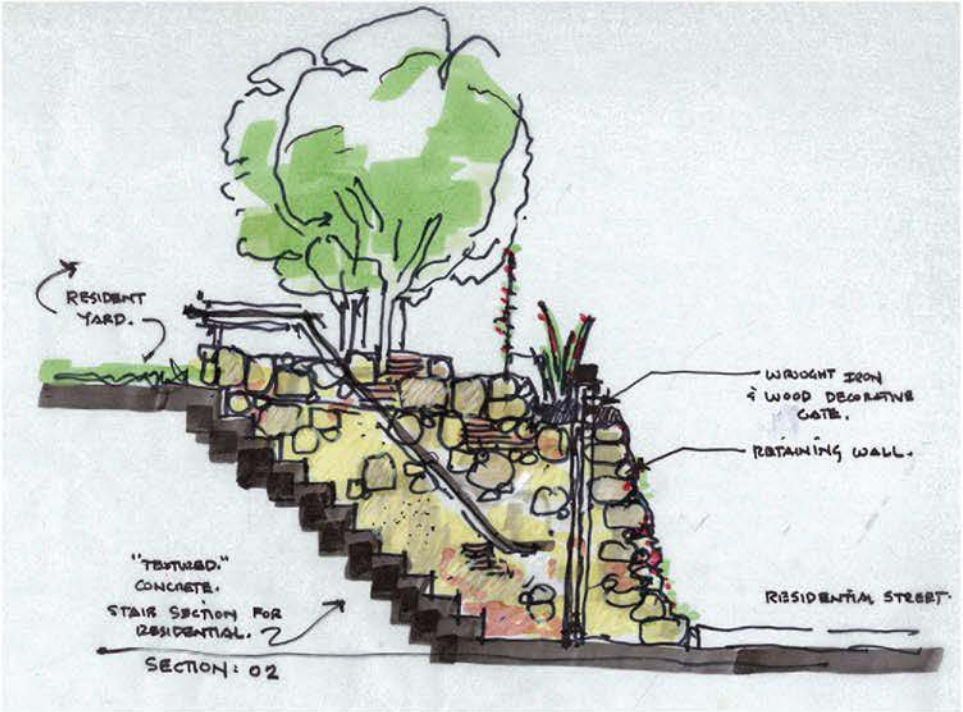
3. Garages in the Front Yard Build-to-Zone: Any garage located within the Front Yard Build-to-Zone with garage doors that are not screened by the frontage wall shall have two carriage style doors instead of a single double door. Double wide, single garage doors are prohibited in street view unless behind a wall or gate structure. J-swing garages are allowed and not required to be screened as they are not visible from the street.



Rear Yards That Face a Street:

Due to grade differences, rear yards may be elevated above the street they face. Therefore, the retaining wall, if necessary, at the rear property line may become a significant street element.





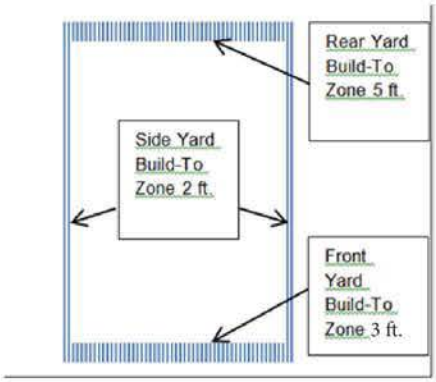
1. Rear Yard Build-To Zone: Each lot shall have a Rear Yard Build-to-Zone and a minimum of 35% (But no less than 20 Rear Yard Frontage Feet) of any structure built on a lot must be located within the Rear Yard Build-to-Zone. The Build-to-Zone lays between the Rear property line and distance 5 feet from the rear property line.

2. Walls in the Rear Yard Build-to-Zone: The remainder of any lot frontage that is not occupied by residence structure within the Rear Yard Build-to-zone must be finished with a stone frontage wall or iron fence with living hedge that is at least 42 inches tall where there is a retaining wall separating the lot from the street or 6 feet where there is no retaining wall. The wall shall not be set back from the rear property line or the top of retaining wall more than 1.5 feet or a distance determined by utility easements. Such frontage walls may be eliminated for any portion of the residence structure frontage located within 5 feet of the wall.

3. Landscape in lieu of wall at the rear yard: Up to 30% of the rear yard may be screened with landscape in lieu of an opaque wall. Landscape materials shall be evergreen and used in combination with evergreen understory to provide an effective screen.

4. Pedestrian Access: One gated pedestrian access is allowed on the rear street lot frontage and if said access is located within a freestanding wall, the width of the pedestrian opening shall not exceed the height of the wall in which the opening is located.

5. Basement Garages: Rear entry garages may be built at street grade in lieu of a continuous rear lot line retaining wall. If a garage is so located, it shall have two carriage style doors instead of a single double door. Double wide, single garage doors are prohibited in street view unless provided in a J-swing configuration.



*All Build-to-Zones shall comply with the distances listed or as determined by utility easements.

Side Yards

1. Setback: No minimum. Subject to the block group standards.

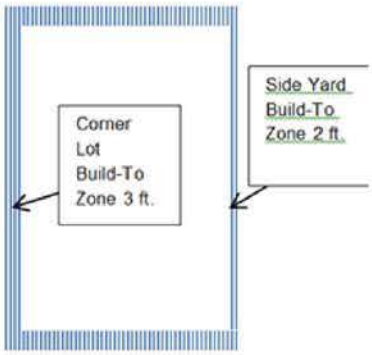
2. Streetscape: Subject to the Block Corner standard stated below under Block Group, 100% of the side lot frontage must be residence in combination with a 6' tall minimum, natural stone wall and wrought iron fence with living hedge if it does not (in combination with other gates) exceed 30% of the side yard wall.

3. Corner Lot Build-To-Zone: Each lot shall have a Corner Side Yard Build-to-Zone and a minimum of 50% of any structure built on a lot must be located within the Corner Side Yard Build-to-Zone. The Build-to-Zone lays between the front property line and distance from the front property line determined by utility easements.

4. Side Yard Build-To Zone: Each lot shall have a Side Yard Build-To Zone at each side lot line and structural occupancy of this zone shall conform to the Block Group Standards specified below. Where side yards are directly adjacent to a neighboring structure, an additional wall in the Side Yard Build-to Zone is not required.

5. Automotive Access: Garages located within a Corner Side Yard Build-to-Zone with garage doors that are not screened by the side yard frontage wall shall have two carriage style doors instead of a single double wide single garage door. Single double wide garage doors are prohibited in street view unless behind a wall or gate structure.

6. Pedestrian Access: Any pedestrian access gate located in the corner side yard frontage may replace the need for such a gate in the front yard.



*All Build-to-Zones shall comply with the distances listed or as determined by utility easements.

Block Group Continuity:

1. **Block Group Unit:** A Block Group is any set of 5 residences along a residential street. The street may have more than one Block Group. If the length of the street has more than one Block Group and the number of houses in the last group is less than 5, then the last homes are not governed by Block Group standards contained herein and are considered Villa lots.

2. **Block Corner:** Any lot of a Block Group located at a street corner may have a zero side yard at the corner and the 25% lot Front Yard occupancy standard (stated above) may be accomplished at the frontage corner.

3. **Building Mass Continuity:** At least 2 of the 6 side lot lines in a Block Group shall be a common wall line for attached residences or at least 3 of the 6 side lot lines in a Block Group shall be a zero lot line. This standard is satisfied if a minimum of 25% of the residence facing the side lot line shall be built to this zero or common lot line standard and such 25% must be located at the street frontage.

4. **Side Yard Build-to-Zone:** At least 45% of a residence facing any side yard, not built to a zero lot line or common lot line shall be built within the Side Yard Build-to-Zone. A residence which already is building to the zero or common lot line standard only has to have 25% of the structure, facing the non-zero or non-common lot line, in conformance with this standard. The Side Yard Build-to-Zone lies from the side yard lot line to a distance 2 ft., or as determined by utility easements, from the side yard lot line.

Residential Exterior Entrances

Material:

- General: All entrance doors and frames are required to be wood or rustic wrought iron.
- Wood: Approved woods are Oak, Poplar, Alder, Cypress, Clear Pine, Clear Cedar, Cherry, Teak or Walnut.
- Wood Production: All units are milled lumber. All trim is milled lumber.
- Wood Prohibitions: Plywood, composite board, stamped metal, vinyl, or fiberglass
- Iron: Rustic, wrought iron appearance
- Iron Production: Frames constructed with structural tubular steel. All panels must be iron plate. All ironwork finishes will be oil rubbed bronze, dark bronze, or black iron.
- Iron Prohibitions: Polished brass and stainless steel finishes and pressed or formed steel doors that are meant to look like wood doors.

Dimensions

- Wood Frame Thickness: 1 3/4 in. minimum.
- Wood Panels: 3/4 in. minimum set in with an authentic sticking detail (no applied panels with offset applied trim). Panels can be butted boards set in a wood channel.
- Wood Stiles: 4 1/2 in. minimum
- Wood Top Rail: 4 1/2 in. minimum.
- Wood Bottom Rail: 7 1/2 in. minimum.
- Iron Frames: Flat bar plate with 1/4 in thickness minimum or structural tubular steel
- Iron Infill bars/ pickets: 1/2 in. minimum
- Iron Panels: 3/16 in. min thickness

Opacity

- Void to solid ratio: None specified

Articulation

- Wood Edges: All edges are routed or carved
- Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).
- Joints: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet.
- Glazing: Glazing is limited to clear or seeded finish.

Residential- Exterior Garage Doors

Material:

- Visible Face: All visible faces of garage doors, in the closed position, are required to be wood. Approved woods are Western Red Cedar, Alder, Spanish Cedar, Cypress, Teak or Mahogany.
- Face Production: All units are milled or rough cut lumber, not plywood, composite board, vinyl or fiberglass. All trim is milled or rough cut lumber.
- Prohibitions: Composite wood, plywood, fiberglass and steel doors are prohibited unless employed as a structural carrier for the approved woods listed above.

Dimensions:

- Thickness: 1 3/8 in. minimum.
- Panels: 5/8 in. minimum set in with an authentic sticking detail. Panels can be butted boards set in a wood channel.
- Stiles: 3 1/2 in. minimum
- Top Rail: 3 1/2 in. minimum.
- Bottom Rail: 3 1/2 in. minimum.
- Door Height: 8 ft. minimum. If the door is arched, it may be 9 feet to the spring line of the arch.
- Door Width: 10 ft. maximum when the door is parallel to the public street.

Opacity:

- Void to solid ratio: Glazing is prohibited in garage doors when parallel to the public street.

Articulation:

Edges: All edges are routed or carved or rough cut

Surface: Planar, flat with visual expression of composing lumber units (such as butted vertical boards).

- Jointing: Clear indication of connection such as visual expression of mortise and tendon and or mechanical/ wrought fastener/ rivet. Clear visual expression of gate leaf and the structure supporting it (such as cross bucks or frame).

Residential Exterior Door Hardware

Exterior Door Hardware is defined as passage sets, lock sets, locks, kick plates, pull handles, emergency exit bars, hinges, and sills associated with residential or commercial entrances as well as garage doors and commercial exterior service doors.

Materials:

- General Material: Ferrous metal (square or round section) cut to shape or cast metal.
- Surface: Rustic, wrought iron appearance
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Finish: All hardware finishes will be oil rubbed, dark bronze or black iron or other natural patina finish.
- Thresholds: Thresholds are milled lumber, natural stone, cast stone, or dark bronze or black anodized metal.
- Prohibitions: Brass or bronze material; polished brass and stainless steel finishes.

Door Entry Sets:

- Handle: Doors must have a lever, large pulls or thumb latch operating systems.
- Back Plates: Minimum 8" high back plates are required with the operating system of choice.
- Prohibitions: Round knobs

Hinges:

- Hinge Type: The use of H-shaped hinges, butt hinges with decorative finials, or strap hinges is required if seen on the exterior.
- Prohibitions: If visible from the exterior, the use of butt hinges without decorative finials

Accessories:

- Door Knocker: Not required, but if installed it must be wrought iron in a compatible design style
- Grills: Not required, but if installed they must be a wrought iron "speakeasy"-type grille in a compatible design style and finish that protects the glazed opening.
- Metal Strapping: The use of decorative metal strapping, in a compatible design style and finish, is encouraged at the primary residential entrance.
- Decorative Elements: Decorative studs, antique nails, and door buttons in a compatible design style and finish are appropriate and permitted.
- Kick plates: Plates in a compatible design style and finish are permitted.

Residential Exterior Garage Door Hardware

Materials:

- General: Ferrous metal (square or round section) cut to shape or cast metal.
- Surface: Rustic, wrought iron appearance
- Styling: Spanish and Arts and Crafts are appropriate design styles.
- Finish: All hardware finishes will be oil rubbed, dark bronze or black iron or other natural patina finish.
- Prohibitions: Brass or bronze material; polished brass and stainless steel finishes

Accessories:

- Placement of Door Pulls: At a minimum, one decorative, wrought iron door pull in a compatible design style is required at each garage door. If the styling of the door appears as two leafs, one pull for each leaf is required. Refer to Ornamental Ironwork for additional information.
- Metal Strapping: Wrought iron decorative metal strapping in a compatible design style and finish is required at all garage doors. At a minimum, four 18 in. straps are required per door.
- Decorative Elements: Decorative studs, antique nails, and door buttons in a compatible design style and finish are appropriate and permitted but not required.
- Kick Plates: Kick plates in a compatible design style and finish are permitted but not required

INVOICE

Star-Telegram
808 Throckmorton St.
FORT WORTH, TX 76102
(817) 390-7761
Federal Tax ID 26-2674582

RECEIVED
JAN 05 2015

Bill To:
TOWN OF WESTLAKE
3 VILLAGE CIR STE 202
WESTLAKE, TX 76262-7940

Customer ID: TOW27
Invoice Number: 336359111
Invoice Date: 12/17/2015
Terms: Net due in 21 days
Due Date: 12/31/2015
PO Number:
Order Number: 33635911
Sales Rep: 047
Description: TOWN OF WESTLA
Publication Dates: 12/16/2015 - 12/17/201

Description	Location	Col	Depth	Linage	MU	Rate	Amount
TOWN OF WESTLAKE ORDINANCE NO.	I3580	1	35	35	LINE	$6.13	$429.20
Misc Fee							$10.00
					Net Amount:		**$439.20**

TOWN OF WESTLAKE
ORDINANCE NO. 760
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, APPROVING AN AMENDMENT TO ORDINANCE 703 AS AMENDED, TO DATE ADDING DETAILED DESIGN GUIDELINES, APPLICABLE TO THE "ENTRADA" DEVELOPMENT LOCATED IN THE "PLANNING AREA 2" PORTION OF PLANNED DEVELOPMENT DISTRICT #1 (PD1-2), ESTABLISHED BY ORDINANCE 703 FOR THE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF HWY 114, EAST OF DAVIS BOULEVARD, AND NORTH OF SOLANA BOULEVARD; PROVIDING AN EFFECTIVE DATE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR A SAVINGS CLAUSE. SECTION 6: Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor offense and upon conviction thereof shall be fined in a sum not to exceed Five Hundred Dollars ($500.00) for each separate offense. A separate offense shall be deemed committed upon each day, or part of a day, during which a violation occurs or continues. PASSED AND APPROVED ON THIS 14th DAY OF DECEMBER, 2015.

DEBORAH JEAN BAYLOR
Notary Public, State of Texas
My Commission Expires
October 29, 2019

THE STAT... County of T...

Before me, a ...ounty and State, this day personally appeared Christy Holland, Bids & Legal Coordinator for the Star-... Telegram, Inc. at Fort Worth, in Tarrant County, Texas : and who after being duly sworn, did depose a... of advertisement was published in the above named paper on the listed dates:

BIDS & LEGALS DEPT. Star-Telegram. (817) 390-7037

SUBSCRIBED AND SWORN TO BEFORE ME,

THIS DAY OF DECEMBER 8th, 2015

Signed Christy Holland

NOTARY PUBLIC Deborah Baylor

Thank You For Your Payment

Remit To: Star-Telegram
P.O. BOX 901051
FORT WORTH, TX 76101-2051

Customer ID: TOW27
Customer Name: TOWN OF WESTLAKE
Invoice Number: 336359111
Invoice Amount: $439.20
PO Number:
Amount Enclosed: $