

TOWN OF WESTLAKE

RESOLUTION 22-56

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, APPROVING THE DESIGN GUIDELINES FOR WESTLAKE RANCH, LOCATED IN THE PLANNED DEVELOPMENT NUMBER 7 (PD7) ZONING DISTRICT.

WHEREAS, Ordinance 928, approved by the Town Council on May 24, 2021, requires Town Council approval of the Design Guidelines in the PD7 zoning district; and

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

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

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

SECTION 2: That, the Town Council of the Town of Westlake, Texas, hereby approves the Westlake Ranch Design Guidelines attached hereto as **Exhibit "A"**.

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

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

PASSED AND APPROVED ON THIS 29TH DAY OF AUGUST 2022.

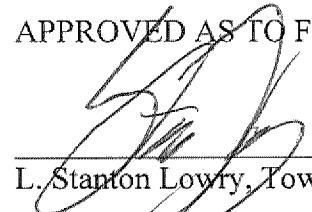
ATTEST:


Amy Piukana, Town Secretary


Sean Kilbride, Mayor

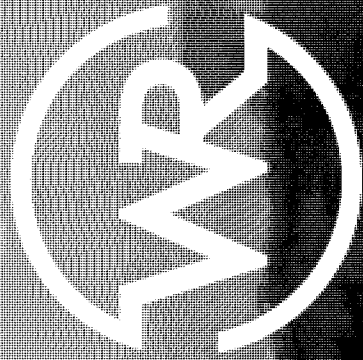

Jarrod Greenwood, Acting Town Manager

APPROVED AS TO FORM:


L. Stanton Lowry, Town Attorney

EXHIBITS

EXHIBIT A Westlake Ranch Design Guidelines

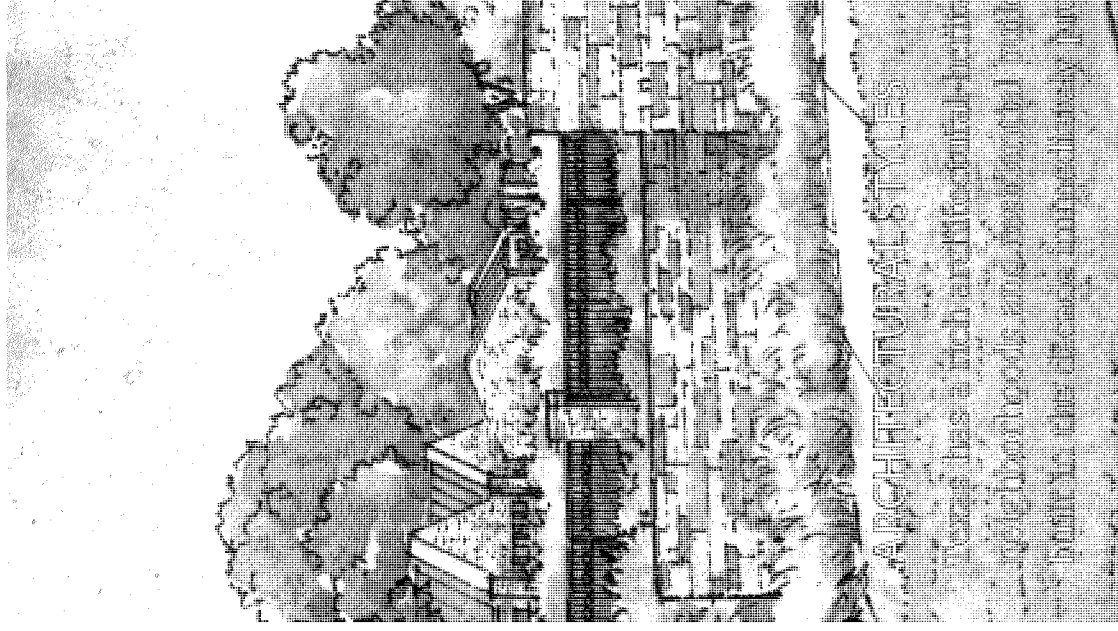


WESTLAKE RANCH

GENERAL
ARCHITECTURAL
PROVISIONS

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WESTLAKE RANCH

GENERAL
ARCHITECTURAL
PROVISIONS



WESTLAKE RANCH

page which is most exemplified in the wonderful collection of
buildings built in the early twentieth century, with the majority
preceding the Second World War. More info on page 13.

GENERAL ARCHITECTURAL PROVISION

The General Architectural Provisions constitute an overriding guide applicable to all lot types and architectural styles. The individual architectural style guidelines included here are supplemental to, and superseded by, these guidelines.

Intent

The Architecture Provisions and Design standards represented in this Pattern Book for Westlake Ranch are intended to direct new construction toward the highest quality of finish, craftsmanship, and materials. The Architectural Standards do not attempt to dictate a particular architectural style in a specific lot or number of lots, nor are they intended to restrict expression in architecture. Instead, these guidelines outline the elements significantly affecting the aesthetic character of a house to ensure a design is in harmony with the development as a whole. The decision regarding Style and building disposition (referred to in the regulation plan) remains with the homeowner and architect. In making these decisions, however, they will be guided by, and subject to, the approval of the ARB.

As the standards are concise, those involved in home design will find it simple to remain mindful of the provisions. All homes built in Westlake Ranch are to be a minimum of 4,500 square feet of air-conditioned space in the main structure, and the first floor to be at most 7,600 square feet under roof.

Variances may be granted (at the discretion of the ARB) for architectural merit.

Disclaimer:

These Architectural Standards are aesthetic in nature. There shall be no conflict with the Town of Westlake, State of Texas Building Code, Town of Westlake Zoning and Building Codes and/or the International Building Code for new Residential Construction. These Guidelines shall not supersede the Town of Westlake, State of Texas Building Code, Town of Westlake Building Codes and/or the International Building Code for new Residential Construction.



General Pattern Guidelines

1. Architectural Style

- A) The main house and all accessory structures shall be of the same architectural Style within any given lot. Mixing styles within a lot is not permitted.
- B) The rear yard may be screened from the side street by the house, garage, or fencing, as detailed in the Landscape Architecture section of this document
- C) The minimum floor to ceiling heights are 10 feet for the first floor, and 9 feet for the second floor.
- D) Add-On Elements: Smaller massed forms attached to the Main Body, such as porches or bedroom wings, we refer to as "add-on elements." Although add-on elements occur in many styles, the main body roof lines do not run continuously over the form. Each add-on form typically has an independent roof pitch appropriate to its chosen Style. The add-on element roof pitch never exceeds the Main Body roof pitch
- E) Side-by-side architectural styles or the same pattern are permitted as long as the house type, model, floor plan, etc., are not identical or provide identical architectural elements. All homes will be subject to approval by the ARB, and additional scrutiny will be shown when the same architectural Style or pattern appears in a side-by-side configuration.

2. Construction Finishes and Detailing

- A) Architectural details and exterior finish materials shall be the same on all elevations of the main body of the house so that the main body provides a consistent palette of materials, finishes, and colors for wall and roofing materials.
- B) Materials and finish changes may occur on appendages, add-on elements, ancillary structures, dormers, or gable accent elements that are consistent with the Architectural Style.
- C) Architectural detailing shall remain consistent on all elevations of the main body as viewed from the Front Street Elevation and Side Street Elevation.
- D) Patterned or frosted glazing is allowed in the private zone or when not visible from adjacent street.
- E) Chimneys and fireplace flue enclosures shall be constructed of non-combustible materials. Siding shall not be used as an exterior finish for these elements.
- F) The slab of every home must be raised at least 12 inches above grade, depending on the Style. Refer to the Massing & Composition page for each Style in the Architectural Patterns section for specific first-floor finished elevations.

Note: All framing construction must be 2" x 6" minimum

Exterior Materials must be appropriate to the architectural style of the house. Exterior finish materials may include brick, stone, stucco, IPE or certain types of cladding with roofing materials of slate, flat or barrel tile, metal seamed, as appropriate to the style. To provide character, combinations of cladding materials may be appropriate on a single house, and should be based on sound architectural precedent for the style. Care should be taken to give the appearance of wings or elements added over time, such as a wing added to a brick main body. In general, any change in materials must occur at an appropriate inside corner or horizontal transition point consistent with the style. The use of brick and brick colors must be appropriate to the architectural design of the house. Brick should be standard size, the use of "Queen" and other non-modular brick sizes are strongly discouraged. The use of natural stone, and the color and pattern of the stone must be appropriate to the architectural design of the home. Samples of brick or stone must be submitted to the ARB for review.

The use of white stone or stucco is strongly discouraged. All entry and window trim, soffits, fascias, cornices, and architectural trim elements shall be constructed of wood, or an alternative cladding material that has been approved. No vinyl or aluminum trim materials will be allowed.

3. Porches

- A) Front porches and street porches must be open. Screened or enclosed porches are not permitted outside the rear yard.
- B) Minimum porch depths shall be provided as required in the Architectural Style Section but in no case less than 6'-0".

4. Windows

- A) Window muntins shall be 1/2" to 7/8" wide and shall project out from the glass. Windows should be real divided lights with muntins properly projecting from the glass.
- B) Windows shall be of a size, proportion, and muntin configuration as defined for each Architectural Style.
- C) Clear glass shall be used in all windows and doors. Colored, reflective glass or tint is not permitted. Clear low-emissivity glass is allowed. Painting the inside face of the glass is not acceptable.

5. Shutters

- A) Shutter height shall be equal to the window sash height. Each flanking shutter shall be one-half the width of the window so the shutters can completely cover the 22 window if in a closed position.
- B) Shutters shall be installed operable or shall be mounted with the hardware to appear operable.
- C) Louvered shutters should be installed so as to shed water away from the house when shutters are in the "closed" position.
- D) Hinges and shutter dogs shall be provided on each shutter.

6. Dormers

- A) Dormers shall be no wider than the window or windows plus the required corner casing. Refer to Architectural Style.
- B) Dormer windows, when used on a non-habitable interior space, must have appropriate window treatment including, but not limited to, blinds or curtains on the inside of the window. Painting the inside face of the glass is not acceptable.

7. Roof Ventilation

- A) All roof vents shall be comprised of the following types:
 1. Off-ridge vents must be located on a rear lot side of ridge or side lot behind front elevation.
 2. Gable and vents that are not functional must appear to be functional.
 3. Perforated aluminum or vinyl soffit vents are not permitted.
 4. Decorative vent design shall be consistent with the Architectural Style.

8. Site Screening Criteria

- A) Retaining Walls and Fences: The "public" side of walls and fences may be softened and screened with the landscape. Plastic or PVC Fences are not allowed. Refer to the landscape section of this document.
- B) Structural support elements shall be located in the private zone (behind the fence) or centered along the

main axis with the infill material of the fence.

- C) Refer to the landscape section of this document.

9. Garage Doors

A) Front-facing doors are permitted only on those lots requiring front access as designated by the Regulating Plan.

- B) Street-facing two-car (or more) garages shall provide two (or more) single garage doors.
- C) Street-facing garage doors shall be no wider than 10'-1".
- D) Street-facing garage doors shall be recessed behind the face of the garage front elevation wall.
- E) Street-facing garages shall be located behind the Main Body of the house in a manner appropriate to the Architectural Style and scale of the house. See Regulating Plan and Building Placement sections of the document.
- F) All garage doors shall be a minimum of 8 feet in height.

10. Front Walkways

- A) Front walks are the walkways originating from the main entry point leading to the street or driveway.
- B) Front walks shall be a minimum width of 36"
- C) Refer to the Landscape section of this document

11. Front Driveways

- A) The maximum width on the front driveway shall not exceed the total width of the garage door openings.
- B) Gates are not permitted across driveways at the main front building set-back.
- C) Refer to the Landscape section of this document

12. Pool Enclosures

- A) Pool enclosures shall be located in the rear yard or the main house structure.
- B) A pool enclosure fence is required to comply with existing jurisdiction codes. The fence shall be constructed of materials consistent with the Architectural Style section
- C) The use of loggias, pergolas, arcades, or other architectural treatment around the pool enclosure is encouraged.
- D) Refer to the Landscape section of this document.

13. Equipment

- A) All miscellaneous equipment, including but not limited to trash receptacles, utility meters, condensing units, pool equipment, satellite dishes, irrigation controllers, solar panels, and plumbing stacks, shall be located in such a way that the equipment is not visible from adjacent streets. Hedges, low fence enclosures, or other landscape means of screening the equipment are required.

14. Lighting

- A) Exterior light fixture styles shall be an appropriate scale and character selected to match the architectural style of the house.
- B) Uplighting may be permitted in the landscape as allowed in the Landscape Criteria and by the Town of Westlake Code.
- C) Refer to the Landscape section of this document.

15. Signage

- A) Refer to the permitted font style as illustrated in the Architectural Style section
- B) Real Estate "For Sale" signs must be designed in the format shown on p. 14

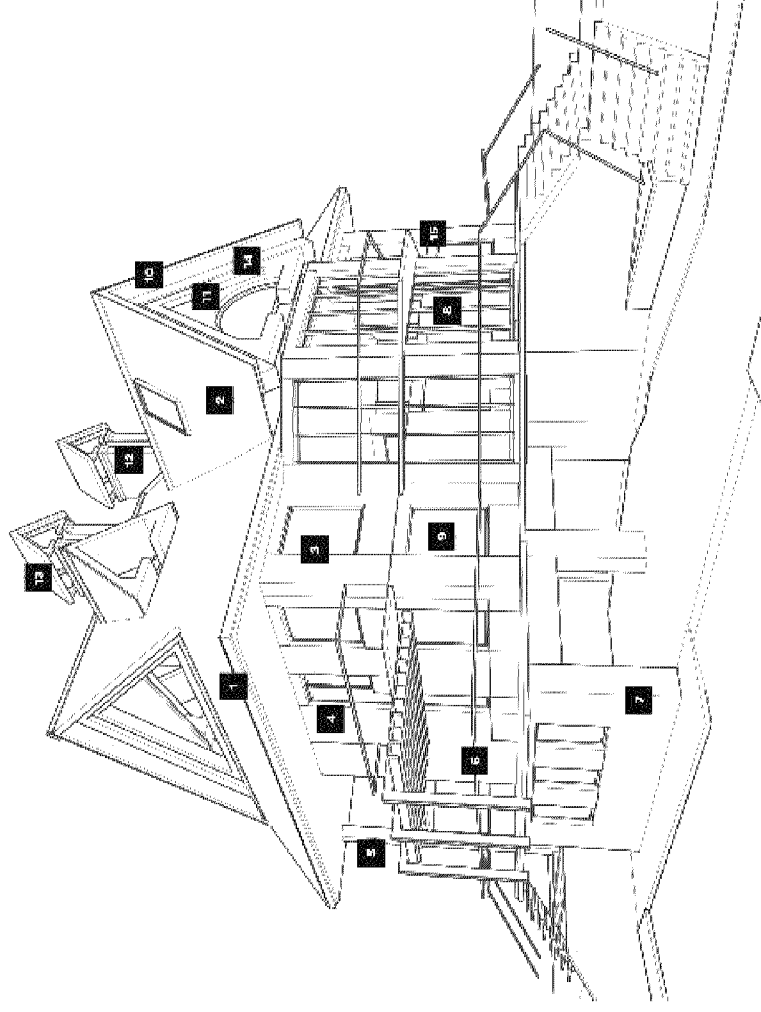
16. Residential Address Guidelines:

- A) Address signs are:
 - B) Not to be placed on an actual door.
 - C) To be placed in close proximity to the door in the location that is closest to a light source.
 - D) To be of high-value contrast to the background. i.e., light letters on a dark background, dark letters on a light background
 - E) Not to exceed 8 feet in height.
 - F) If house is located 40' or more from the street then the address may also be on the house, but is not mandatory.



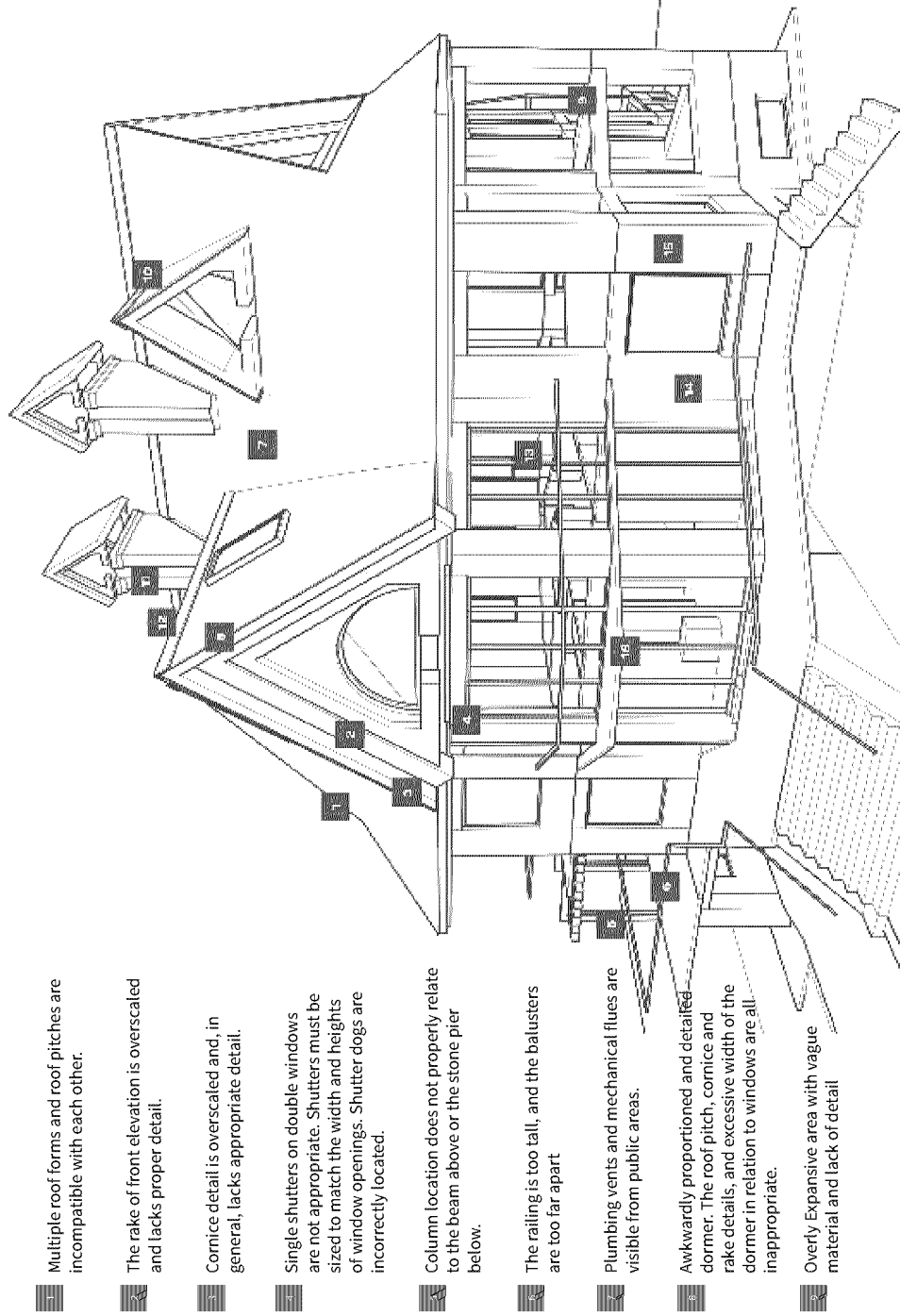
APPROPRIATE- FACADE DESIGN

- 1 Appropriately scaled and detailed cornice.
- 2 Straightforward, understandable roof forms with an appropriate pitch for the style of architecture (NOTE: No plumbing vents or mechanical flues are visible from a "public" area)
- 3 Window size and arrangement maintain a classic rhythm and vertical proportions.
- 4 Shutters are properly sized for each window opening and appear mounted with proper hardware and holdbacks (shutter dogs) located at the bottom rail.
- 5 Porch height, cornice details, column style, size and spacing are all appropriate.
- 6 The railing is appropriately scaled and detailed with balusters at 4" on center (4" max. open space)
- 5 A clearly defined base or water table is continuous around all visibly exposed sides of the building. Stone or masonry veneer continues around the entire base of the house, and starts/stops at appropriate inside corner locations.
- 8 The 8-foot tall entrance door is of appropriate style for the home's architecture, as is the wide casing and crown at the head that "closes" to the frieze board above.



- 9 Windows are vertically proportioned and appropriate for the style of architecture with true divided light or simulated divided light mullions in lieu of snap-ins.
- 10 Main gable rake details are well proportioned, and a "trown" or "bead" mold is used in lieu of a 1x2" drip edge.
- 11 All attic or gable vents shall be properly scaled and appropriate to the architectural style.
- 12 Tall chimney with narrow width facing the street and appropriate stone or brick veneer or hard coat stucco which extends from grade to top on all exterior surfaces
- 13 Appropriate clay tile terminator or pre-fabricated chimney/flue termination enclosed by an approved decorative chimney cap.
- 14 Roof pitch at cornice returns are very low and covered with metal (Roof surface is not to be visible from grade at its front).
- 13 Windows are vertically proportioned and appropriate for the style of architecture with true divided light or simulated divided light mullions in lieu of snap-ins.

INAPPROPRIATE- FACADE DESIGN



1 Multiple roof forms and roof pitches are incompatible with each other.

2 The rake of front elevation is overscaled and lacks proper detail.

3 Cornice detail is overscaled and, in general, lacks appropriate detail.

4 Single shutters on double windows are not appropriate. Shutters must be sized to match the width and heights of window openings. Shutter dogs are incorrectly located.

5 Column location does not properly relate to the beam above or the stone pier below.

6 The railing is too tall, and the balusters are too far apart

7 Plumbing vents and mechanical flues are visible from public areas.

8 Awkwardly proportioned and detailed dormer. The roof pitch, cornice and rake details, and excessive width of the dormer in relation to windows are all inappropriate.

9 Overly expansive area with vague material and lack of detail

10 Bay window with both upper and lower cornice, overly expressive roof form, unknown or unresolved details, and a mixture of window sizes and types.

11 The chimney chase is short, sheathed with siding, and has an overly projecting, pre-fabricated termination cap.

12 Chimney projections should be extended from foundation or grade. Cantilevers are not acceptable

13 Transom windows with a glass height less than 14 or sash height less than 16" are not acceptable.

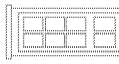
14 Inappropriate 'quin' details for overall style of home.

15 The 6'-8" tall, "trendy" door is not acceptable.

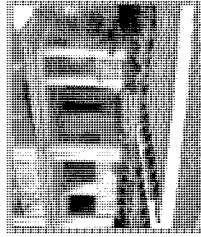
16 The cornice detail, oversized gable (with unknown infill material), relationship to column location, etc. are all inappropriate.

ENTRIES | PORCHES | DOORS, SIDELIGHTS & TRANSOMS

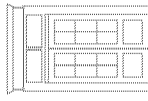
APPROPRIATE ENTRIES, PORCHES & DOORS



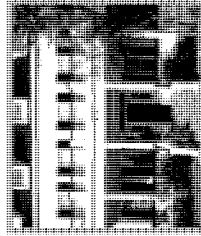
8-foot tall door with an appropriate entry surround



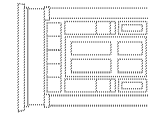
A wrap-around porch on a raised foundation with appropriate railing and use of job-built columns



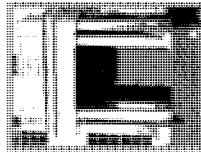
Standard height door, tall transom, appropriate casing, and head trim. Transom may be used where appropriate to the architectural design.



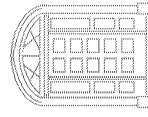
A full-width porch that embodies the fundamentals of appropriate scale, proportion, materials, and detail



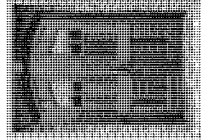
Standard height door with sidelights and properly sized transom with appropriate entry surround. The minimum glass height of such a transom is 12 inches, though 16 is preferred.



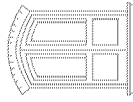
A classic entrance that is appropriate in all respects, scale, proportion, materials, and detail



A 6-panel door with sidelights, and above, an ellipse transom whose surround casing is of substantial width and which has a back band edge



Traditional plank wood doors are appropriate for use in French-style homes.



9-foot tall double door with segmented arch transom as well as appropriate brick and casing details

Entries

The Primary entrance (front door) to a home must, because of its visibility and prominence, embody the character, scale, proportion, and detail of the overall house and its style to a higher degree than almost any other element. The entry will be easily identifiable from the street. A walkway of approved material will extend from the street to the steps, stoop, or porch of the entry. Unless a porch design is utilized, the entry should provide at least minimal protection from the elements. Overscaled, out of proportion, over-bearing, or deeply recessed entries are inappropriate.

Porches

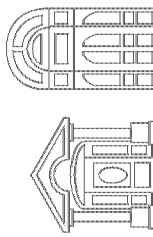
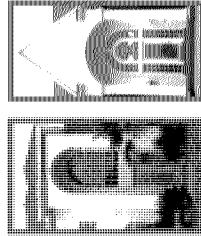
Porches are encouraged when appropriate to the overall architectural character and style of the home. Porches will serve as either a part of an entry element and/or as an outdoor living space.

Porches that visually appear "useable" (wider) will be designed as such with a minimum depth of 6'-0". The materials, scale, proportion, and details will complement the overall architectural character and style of the home. Side or rear porches in which the floor level is more than 3'-0" above the finished grade will have heavy timber or masonry posts or support columns. A solid masonry skirt wall alongside screening that is appropriate to the architectural character of the house is also acceptable.

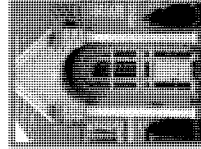
Doors, Sidelights and Transoms

Front entrance doors will be designed or selected to complement the design, style, and character of the entry and the overall architecture. Minimum 8'-0" tall entrance doors are required. Steel doors are encouraged for use as a front entrance door. If used, sidelights must match the design of the entrance door. Transoms must have a minimum glass height of 12 inches and will be incorporated as a single, combined door and transom unit with continuous casing trim.

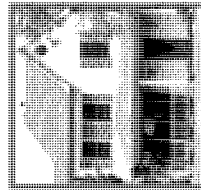
Sidelight and transom sizes are inappropriate to the scale of the door. Full French or full French style doors are inappropriate for use in French-style homes, but not primary. The overall massiveness and lack of attention to an appropriate scale, proportion, and details are inappropriate.



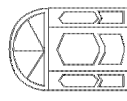
Inappropriately styled doors with oversized, arched transoms above



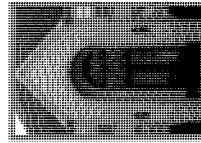
Every component of this assembly is inappropriate, particularly the column detail, cornice return, roof pitch, materials, and small door unit with separate over-arching transom above.



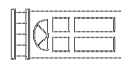
The porch and finished door level is too close to the grade, the front door and window head height is 6'-8" tall, the roof pitches are too steep, the porch beamline is too short, the railing is too tall in relation to the porch height, and if turned balusters are used they should be more massive in scale.



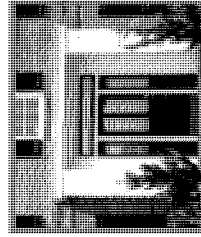
Overly decorative entry with an inappropriately sized and detailed entry surround and pediment



The full glass door with "trendy" leaded glass and the typical brick mold surround are both inappropriate.



Inappropriate door style with short transom above and a typical brick mold trim surround



The proportions of this entry surround are too wide on the sides and too narrow above. The door style, sidelights, transom, and surround are inappropriate.

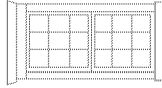
INAPPROPRIATE ENTRIES, PORCHES & DOORS

WINDOWS | SHUTTERS | EXTERIOR LIGHTING

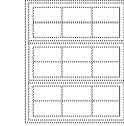
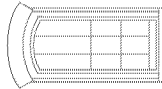
APPROPRIATE WINDOWS



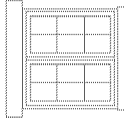
Appropriate vertical window proportions have a minimum ratio of 1x wide to 2x high.



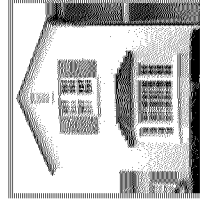
Windows will have true or simulated divided lights and 1/2" mullions appropriate to the architectural design of the home. All wood windows or wood windows with aluminum or vinyl cladding appropriate for the architectural style will be used.



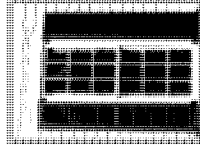
Grouped windows should be arranged to maintain a pattern of vertical proportion. Proportions of lights shall match, and all casing or trim shall be appropriate to the style.



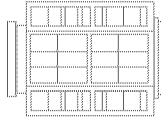
Casement windows are considered an appropriate option for windows below four feet in height.



This bay window successfully blends rich base and casing details with a simpler window treatment. The overall composition maintains time-tested proportions with appropriate



Shutter style and size appropriately match window style. Notice hinges and holdbacks along with appropriate window head trim.

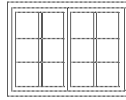


Shutters will be sized to match actual window sizes, mounted on hinges, and with holdbacks (shutter dogs) located at the bottom rail.

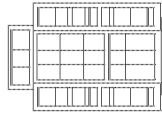
Windows

Window types, sizes, style, trim, and location will be appropriately designed and selected to be compatible with the home's overall design, style, and character. Window mullions should be true or simulated divided lights. Window mullions located between glass or inside of glass are highly discouraged. Windows will be vertical proportioned, and head heights will be of proper proportion to the scale and mass of the house. In general, the typical 6'-8" head height is not acceptable. Window size, style, and type should be consistent on all sides or facades. Typical brick mold casing will only be used when appropriate to the architecture. Wider casing head trim or special molding will be appropriately sized and detailed.

INAPPROPRIATE WINDOWS



Inappropriate window proportions, the case do not exceed a 1:2 ratio of width to height.



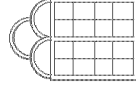
Shutter size does not match 1/2 of window width and shutter dogs located incorrectly. Transom is too short.



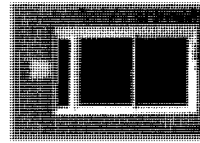
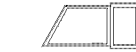
Short and wide double hung windows are inappropriate.



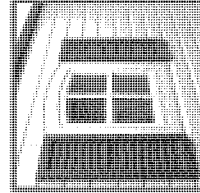
Full arched windows are acceptable only when used appropriately in a historically based architectural design.



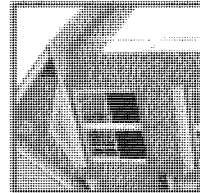
Multishaped, "trendy," window styles are inappropriate.



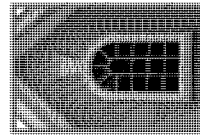
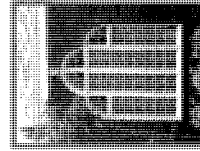
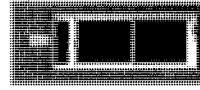
Keystone does not overcome the awkwardly proportioned, short transom.



"False" decorative shutters are mounted to the wall and do not match the width of the



False decorative window header trim that lacks a relationship to window.



Decorative brick surrounds, oversized or ill-proportioned keystones, casing, etc., and multi-shaped "trendy" windows are all inappropriate.

Shutters

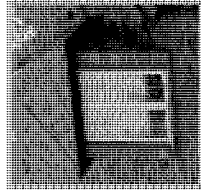
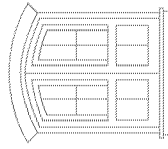
When shutters are used, they must be appropriate to the architectural design and style of the home. Shutters must be sized to match the window opening and will be mounted on hinges and held in place with holdbacks or shutter dogs located along the bottom rail. "False" decorative shutters mounted directly to the wall and shutters which do not match the height of 1/2 the width of the window opening are not acceptable. Shutters for double or grouped windows are not acceptable unless they are actually sized to match the total width of the opening.

Exterior Lighting

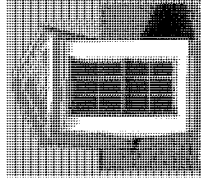
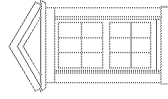
Exterior light fixtures viewed from the street will be of a style, size, and material that is appropriate to the home's architectural character. The quantity, lamp type, location, and mounting height will be reviewed and approved by the ARB. Security or floodlights will not be mounted or directed to shine onto the adjacent property or street.

DORMERS

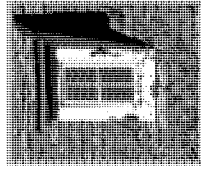
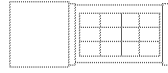
APPROPRIATE DORMERS



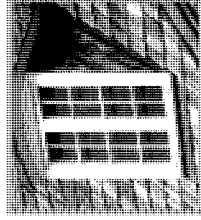
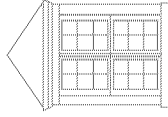
This hipped roof dormer is appropriately detailed with tight head, jamb, and sill details; the crown moldings add additional detail.



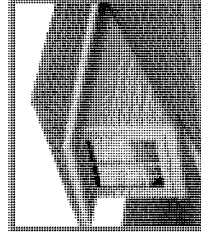
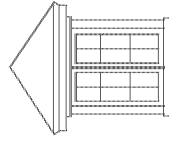
Appropriately detailed dormers have very minimum trim material to the sides of the window and the window's header, cornice,



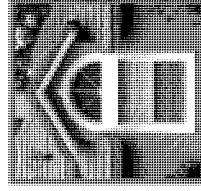
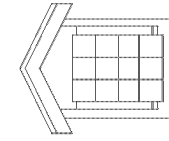
This simply detailed shed dormer is appropriate to many house designs.



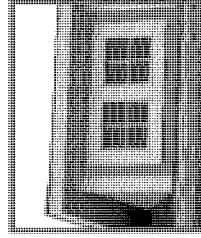
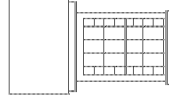
This elegantly detailed dormer would add character to a French-style house.



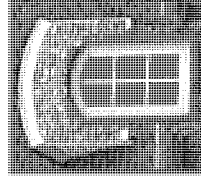
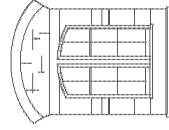
The deep overhang and lack of detail at the base of this dormer make it inappropriate.



Scale, proportion, details, roof pitch, cornice, windows, and materials are all inappropriate.



This shed dormer has oversized rake overhangs and oversized jambs; the proportion of window area to the dormer as a whole is inappropriate as well.



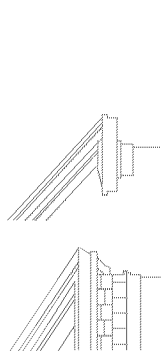
This arched top dormer with extensive space between the window head and the cornice is inappropriately proportioned and detailed.

Dormers

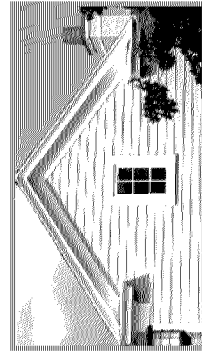
Dormers will generally be composed as a secondary architectural element used in a functional or non-functional fashion to complement the primary form of the main structure. The mass and composition will be composed in an understandable and straightforward manner and should maintain the character and style of the design. Overly complex or contrived forms, offsets, projections, and the resulting roof forms are unacceptable. Rafter bearing heights, overhead dimensions, cornice, and rake details should be carefully studied and crafted to comply with the appropriate style. Typically, dormer roofs will be hipped, gabled, shed, or arched, depending on the characteristics of the main house style.

In general, dormers will be vertically scaled and proportioned and should tightly frame an appropriately sized and styled window. Dormer overhangs and rakes should be tight to the main body of the dormer and should be consistent on all three sides.

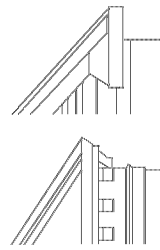
CORNICE AND RAKES



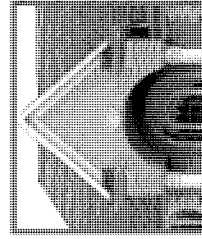
Where appropriate to the style, gable ends will have cornice returns. (NOTE: Roofing or flashing material above return will not be visible at ground level.)



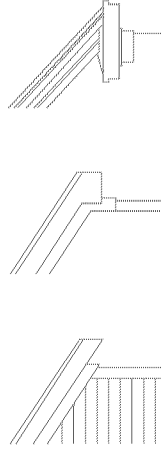
Classic cornice and rake detailing with cornice returns provide a timeless quality to this rather generic gable top. Crown mold is used at the edge of the roof, the frieze board at the well is properly scaled, and the flashing above the cornice returns is not obviously visible.



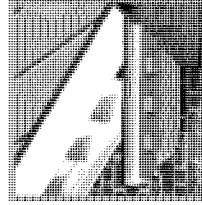
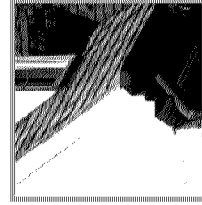
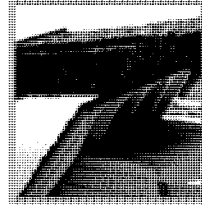
Steep or visible roof pitches above cornice returns are inappropriate and will not be approved by the ARB.



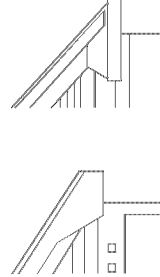
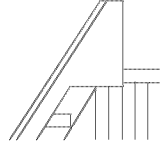
This steep gable with inappropriate rake details and oversized cornice returns would not be approved.



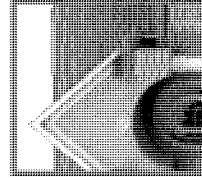
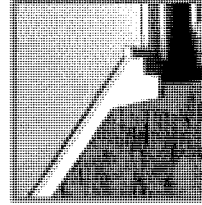
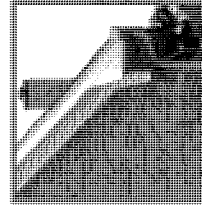
This steep gable with inappropriate rake details and oversized cornice returns would not be approved. Traditionally scaled and detailed cornices will follow time-tested scale and proportions. On many historically based traditional designs, the rake detail should incorporate a crown or bead mold trim at the roof edge instead of a typical 1 x 2 board.



Examples of appropriate cornice details with traditional scale and detail. Each of these details is appropriate to the overall architectural character and style of each individual house.



Inappropriately scaled and detailed cornices. Do not terminate deep overhangs with an oversized box cornice detail or large cornice return.



Examples of inappropriate cornice details that are associated with "ranch" homes, a type designed to minimize the money, time, and talent required of the builder in their construction.

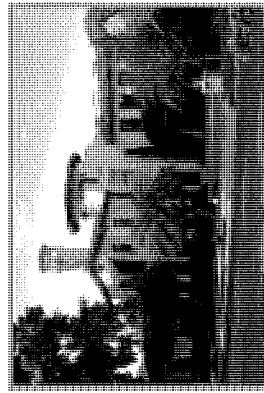
Cornice and Rakes

The appropriate selection, detailing, and implementation of cornices and rakes are critical for an appropriate house design.

The construction documents must contain details and sections which clearly illustrate the style, components, sizes, and location of any cornice and rake.

Care should be taken to assure the details proposed are appropriate for the style, materials, and overall design of a home.

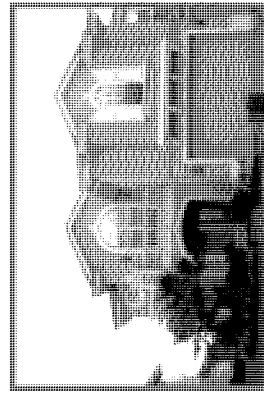
GARAGE DESIGN



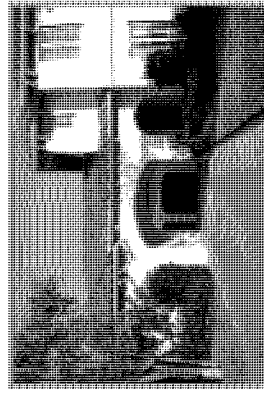
These garage doors are recessed from the facade and positioned in a way that they are not the focal point when viewed from the street.



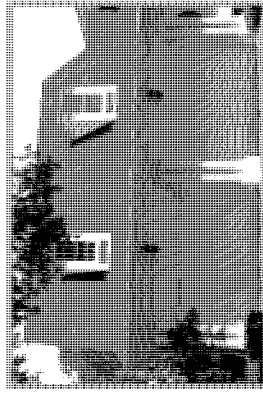
Example of "carriage-style" doors that are required in the design if a garage is to be easily visible from the street.



The front-facing garage and overall roof form totally overpower the more modest size home.



An appropriate design with a garage that is located behind the main body of the house



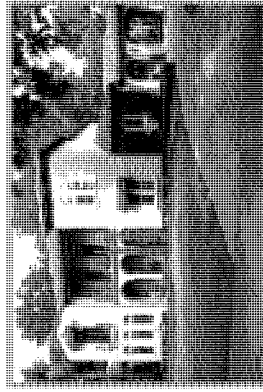
An appropriate design with garage doors recessed and columns are here used to create more depth and design to the facade.



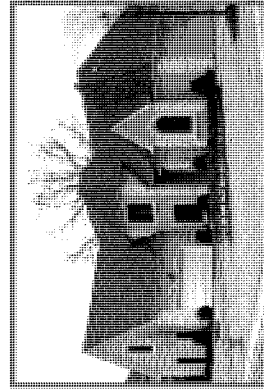
A front-facing garage is too close and competes with the primary house. Recessed garage doors are preferred. Double-width steel garage door, which is painted the trim color, overpowers



A front motor court design with garage doors complement the primary house



This garage maintains the home's details and is set back from the front entrance and connected to the house via a breezeway.

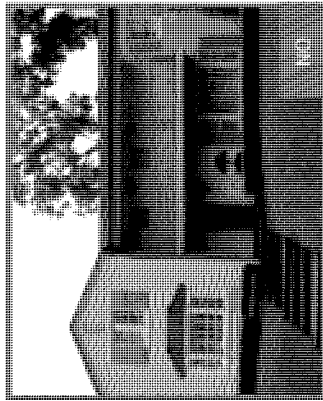
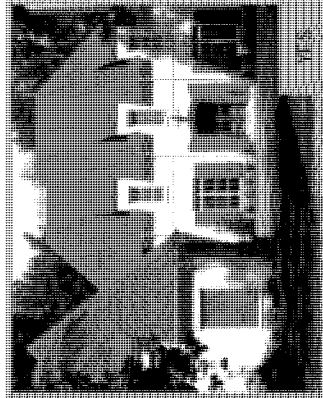
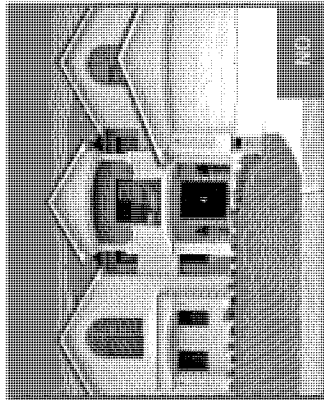
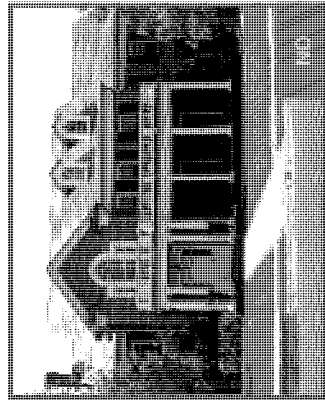
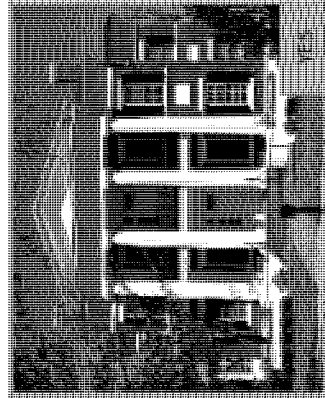


The garage in this front motor court design is located too close to the primary facade, and the scale and mass compete with the primary house.

The location, massing, and scale of a garage will not compete with or overwhelm the primary body of the house. Garage forms, design, materials, and detailing should be similar in quality to the house. Contemporary examples of garage doors on the front of homes are not historically correct for some designs. In Westlake Ranch, a garage that is visible from the street or public view will receive careful design scrutiny and should complement the primary facade. Aside from the roof, the garage doors, in many designs, are the single largest visible element.

Typically, "false panel" steel doors are not appropriate when the door is visible from the street or public way. Flush plank metal embossed doors are acceptable in all non-carriage-house garages. Garage doors will be single bay in width and a minimum of 8'-0" tall. Garage doors can be recessed within the wall plane, or a pergola or porch-type roof can be extended above to minimize the impact. Garage doors can also be painted a dark or "recessive" color in lieu of typical lighter trim color to minimize the scale and impact. Glass garage doors are acceptable. Other stylized garage doors may be approved as exceptions in particular designs reviewed by the ARB at its discretion.

ARCHITECTURAL CHARACTER COMPARISON



APPROPRIATE ARCHITECTURAL CHARACTER

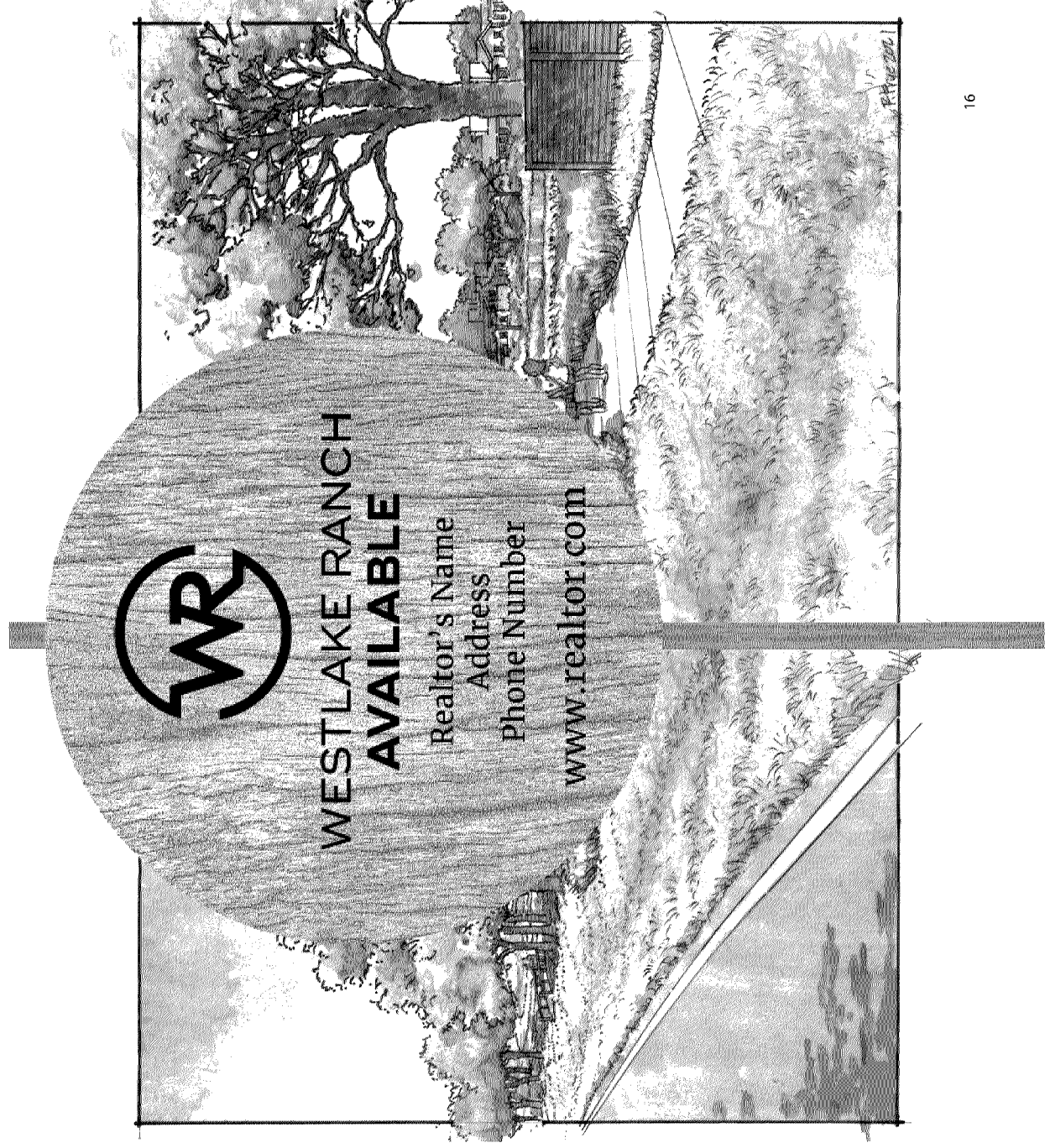
INAPPROPRIATE ARCH. CHARACTER

RESIDENTIAL GRAPHICS

All lots are required to have pre-purchase and post-purchase signage.

Post-purchase signs must feature the names of the owner and architect.

All signage must be purchased through the developer's sign vendor.



ARCHITECTURAL STYLES

Introduction to the Architectural Styles

Weslake has a rich architectural heritage which is most exemplified in the wonderful collection of neighborhoods and residential buildings built in the early twentieth century, the majority being from the decade immediately preceding the Second World War. Their legacy of style-driven architecture resulted in an elegantly simple conception of neighborhood topology, provide a strong collection from which to find examples.

Our design vision has deep roots in such works from the past and also takes cues from the surrounding region more broadly. We have recognized these varied influences into the two preferred architectural styles of Weslake Ranch. The program will now go on to detail the aesthetic character and character elements of each. We would like to emphasize our attention to keep the development and its homes in harmony with the context and region. A complementary relation between the styles of one home to its neighbor, each home to the neighborhood as a whole, and the neighborhood to the main area region it exists within are each indispensable in achieving excellence. Once achieved, that excellence, when seen, will make Weslake Ranch the new standard for developments of its type.

Texas Hill Country & Derivatives

Influenced by the Prairie Bungalow and Modern styles, this style became widely used by the late 20th century in the search to revive regional architecture.

Contemporary/Desert Modern

The Contemporary style allows latitude for an abstract interpretation of the more historically grounded Modern style upon which it is based.



TEXAS HILL COUNTRY STYLE

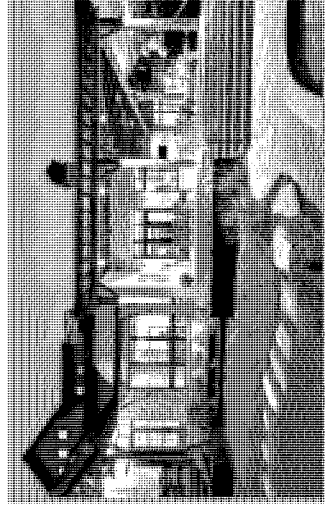
The Texas Hill Country Style is characterized with wide porches mostly wrapping around the main body of the house and large roof overhangs that are well adapted to the warm climate.

Homes of the type feature minimal ornamentation and embellishments are used sparingly; they often place an emphasis on outdoor living. A Texas Hill Country home is narrow (typically one room deep) to allow for thorough ventilation and are one or two stories in height with the majority having only one.

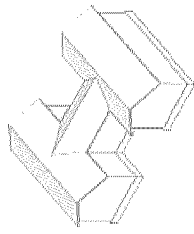
It was influenced by the Prairie Bungalow and Modern styles (a combination of Vernacular and High Tech), and became widely popular in the late 20th century during a wider search by architects and builders for a more

regionally suited architecture for locations where climate, local traditions, and materials made the design's characteristics valuable. The predominant cladding material utilized in the façade and other masonry is Texas limestone which can be seen combined with standing seam metal roofs, granite, and solid masonry.

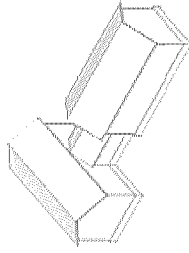
The use of large windows blended with natural cladding materials such as wood, stone, and metal in organic palettes create a warm, relaxed, and welcoming. When executed properly, the homes will appear to blend into



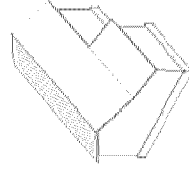
Massing & Facade Composition



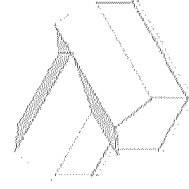
Front gable frontage



Side and front gable

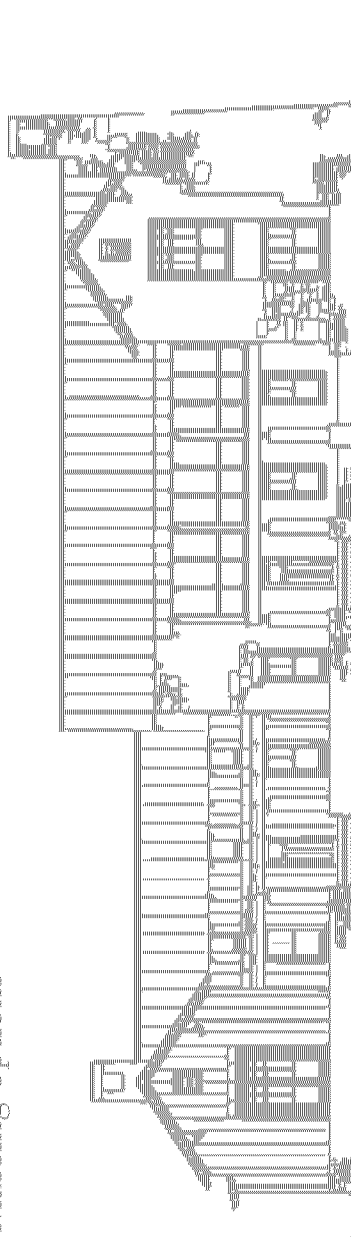


Side gable extended

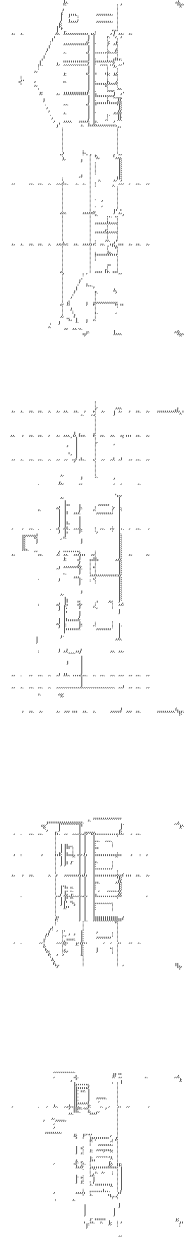


Front gable frontage
with a side gable extension

Massing Options



Elevation options



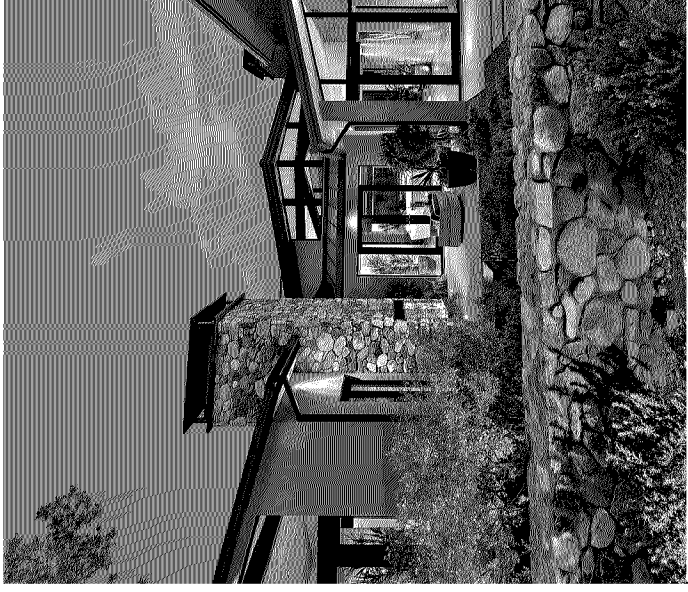
The Texas Hill Country Style accommodates both symmetrical and especially asymmetrical facades in a well-balanced composition. Basic rectangular building forms in either "L" or "U" or zigzag shapes create a composition of volumes.

Homes of this style are typically one story with deep porches and large overhangs.

Low roof pitch with standing-seam metal roofing is typical, but also flat and shed roofs are used.

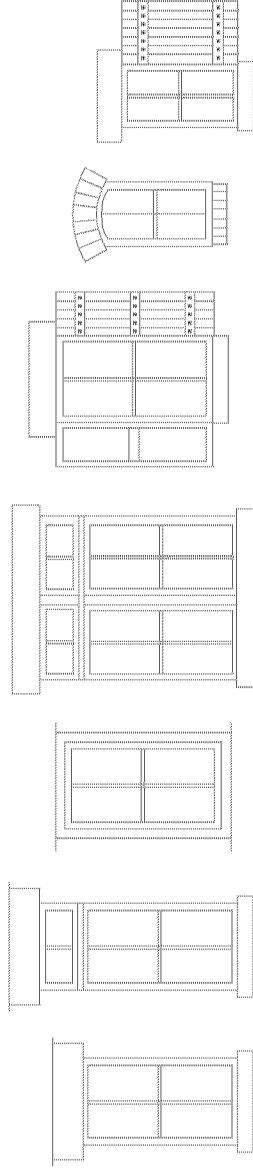
The elevation shows the symmetrical and thoughtfully asymmetrical placement of windows and doors in a well-balanced composition. Large windows are common.

The typical cladding material is colorful Texas limestone. Brick and Stucco over concrete block are also used.

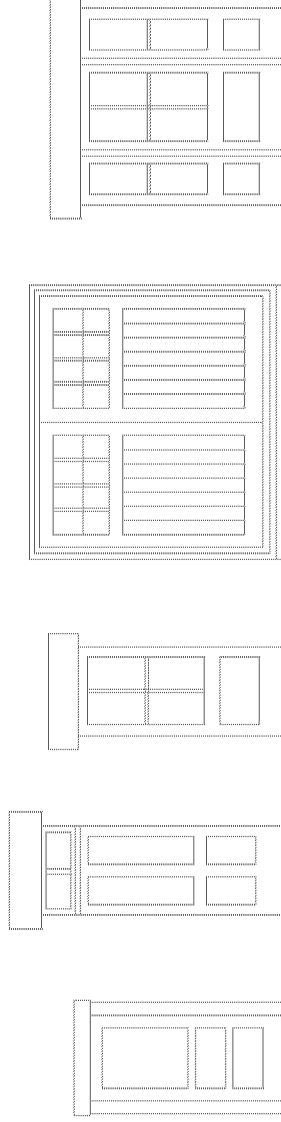


TEXAS HILL COUNTRY STYLE

Window Options / Samples



Door Options / Samples



Details: Windows & Doors

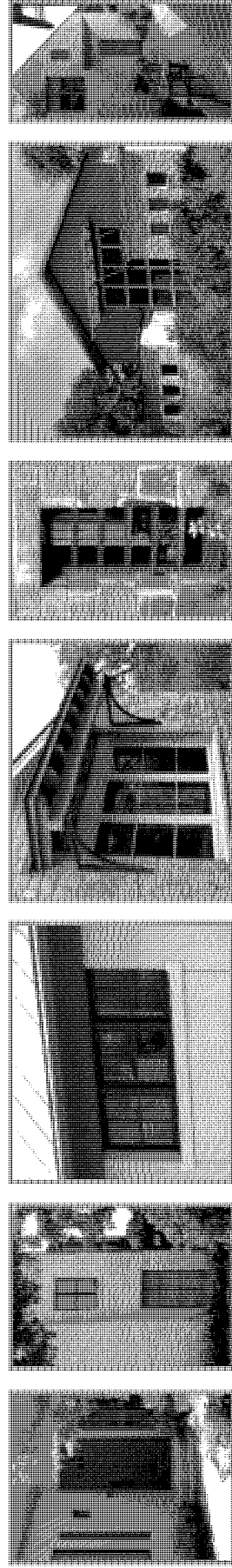
Windows

Windows are typically single pane, and their surrounds are not overly elaborate and will often be very simple. They are typically steel fixed sash or casements. Wood frame windows occur occasionally and usually have only horizontal muntins with no vertical members.

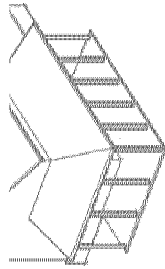
As in many Mid-Century Modern and Prairie style homes, windows are often arranged in single horizontal rows, sometimes called "ribbons," and set in simple frames; these rows of windows may wrap around the corner of a building. Glass walls extending from the floor to ceiling are commonly utilized in this style as well. Elements such as these stretch perceptions of light and outdoor vistas well into a home's interior.

Doors

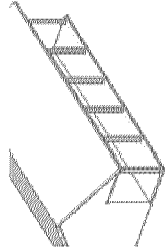
Doors are typically simple and are made of metal or wood and disregard any decorative elements like paneling. In some cases, simple decorative elements are applied to the doors, such as shutters or simple geometric patterns, but are usually disguised.



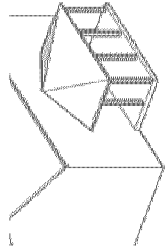
Porch Massing Options



Front-side Porch



Side Porch



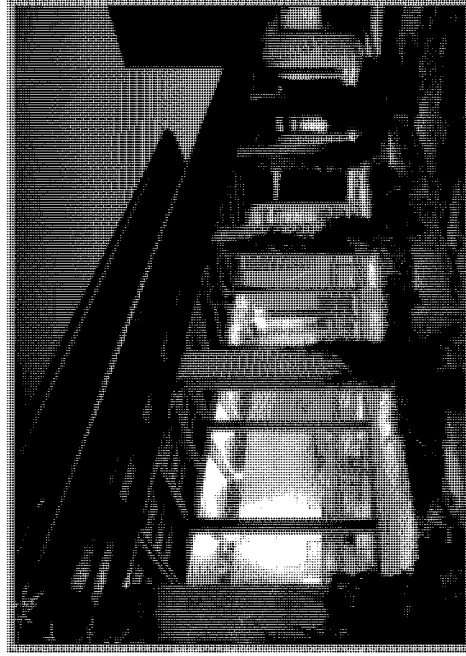
Side Porch Extension

TEXAS HILL COUNTRY STYLE

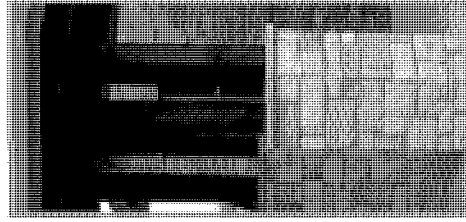
Porches & Balconies; Columns & Entablatures

Deep porches are characteristic of the Hill Country style. These must be paired with large overhanging roofs, which increase the usability of these spaces. In a two-story house of this style, balconies are recessed into or are part of the overall volume.

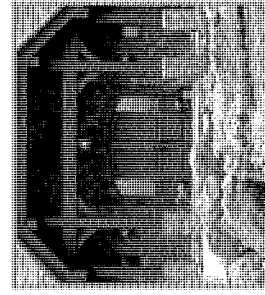
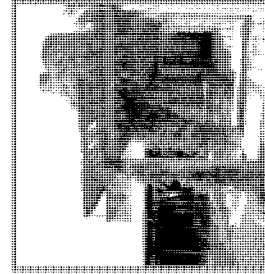
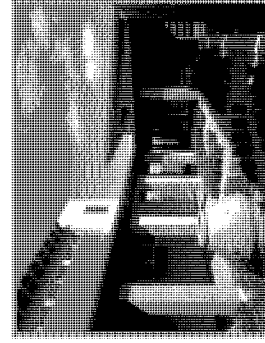
Other typical characteristics of the style are private terraces and gardens, which along with the typical windows, help meld the indoor with the outdoor. While square wood posts are common, columns with metal or stone cladding are also appropriate.



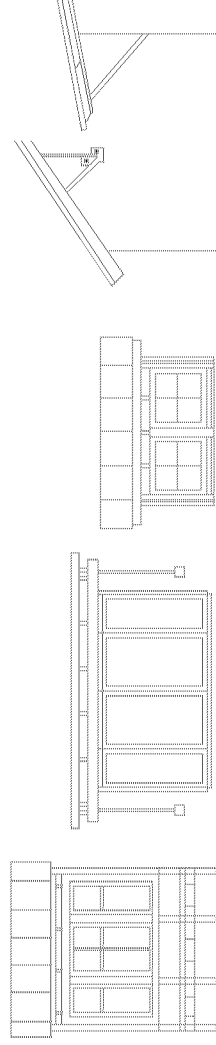
Typical Porch



Typical Columns

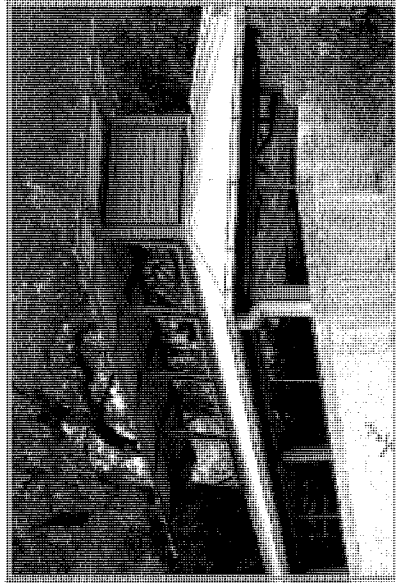


TEXAS HILL COUNTRY STYLE



Dormers and Cornices

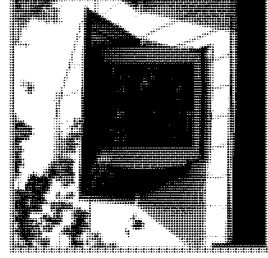
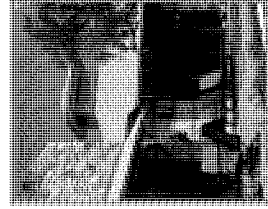
Dormers and cornices are not common elements of the Texas Hill Country style. Cornices, when present, are typically add-on elements to the roof included for the purpose of natural light. Cornices are not typically used because of the necessary elaboration of the roof overhangs.



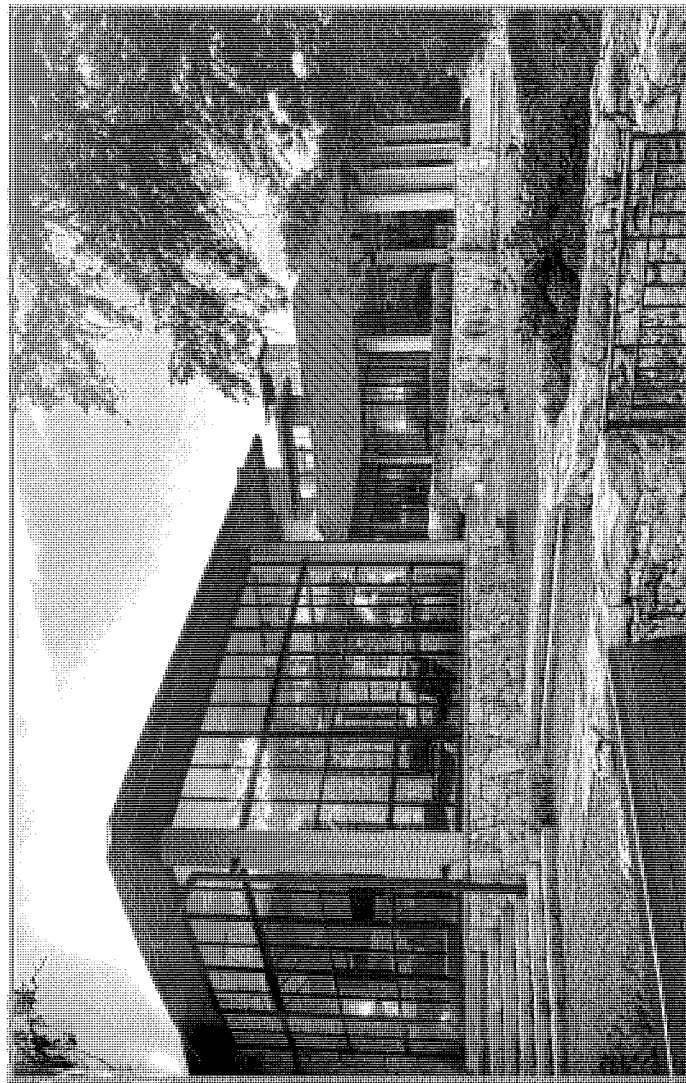
Typical Dormer



Typical Cornice



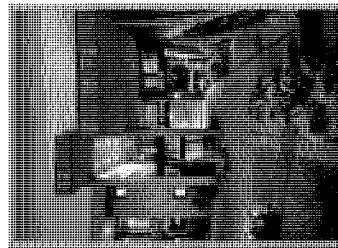
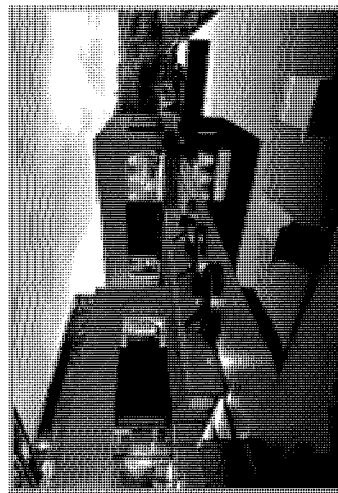
CONTEMPORARY/DESERT MODERN STYLE



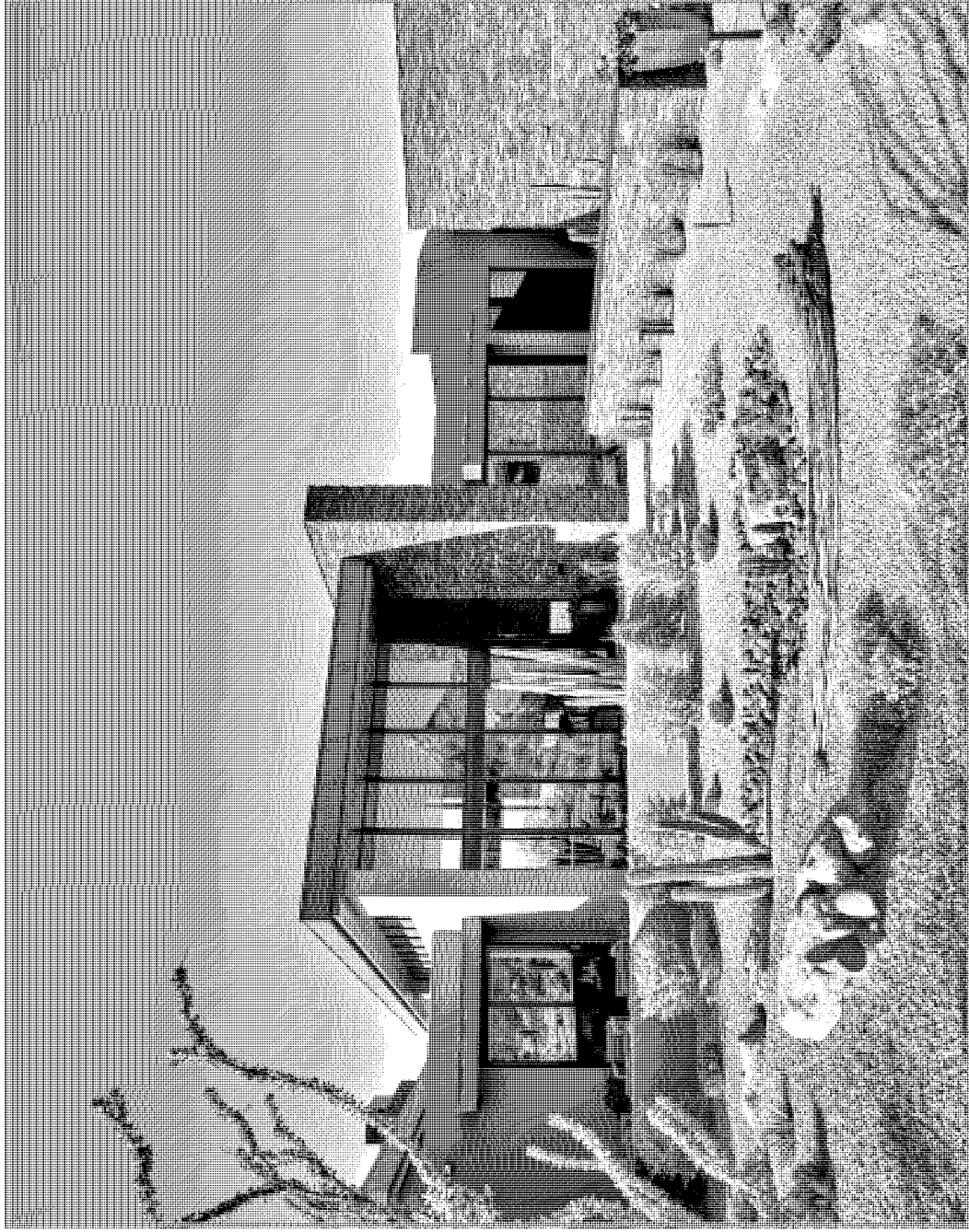
The contemporary or desert modern style is open to interpretation and therefore difficult to define. However, it is the intent of this document to outline acceptable practices while preempting non-appropriate architectural designs. A contemporary interpretation of the style is an attempt to allow a more abstract interpretation of historically grounded modern styles.

Natural materials, quality construction, proper proportion, scale, and layout are all needed for the successful execution of this style. Floor plans may be open in concept but may not be box-like. One and two-story volumes are allowed, with single-story masses preferred around courtyards or outdoor spaces.

Covered walkways or corridors connect separate building structures or outdoor spaces. Water features, fountains, pools, fire elements, and similar accents are encouraged. Exterior surfaces are usually stucco, tile, or stone with deeply recessed openings. Balconies, deep overhanging rooflines, and abstracted detailing are encouraged. The articulation of building forms with asymmetrical massing, punctuated planes in space, and large openings to outdoor living spaces is typical of this style.



CONTEMPORARY/DESERT MODERN STYLE



Building Form, Massing and Plan Geometry

Homes may be long, rectangular, two and three-story structures.

The maximum building height allowed is 35 feet.

The overall house massing should incorporate outdoor rooms or courtyards.

Bedrooms and service spaces may extend into wings to capture rear views.

Expansive floor plans with large outdoor living spaces are a key characteristic of this style.

Floor plan geometry is typically a simplified rectangular 'bar' shape or juxtaposed curvilinear in form. A consistent roof material should unify the broken plan forms, outdoor spaces, and connecting passageways.

Little or no decorative ornamentation is used in this style. Ornamentation consists of abstract material usage, lighting, patterns, and composition.

Expressing the nature of the building materials, exposed steel, concrete, natural stone, wood, and the interplay of light, shadow transparency, and opacity is encouraged.

Heavy wood panels, sheet steel, stone patterns, abstract metal light fixtures, and glazing systems are typical details of this style.

CONTEMPORARY/DESERT MODERN STYLE

Columns & Exterior Elements

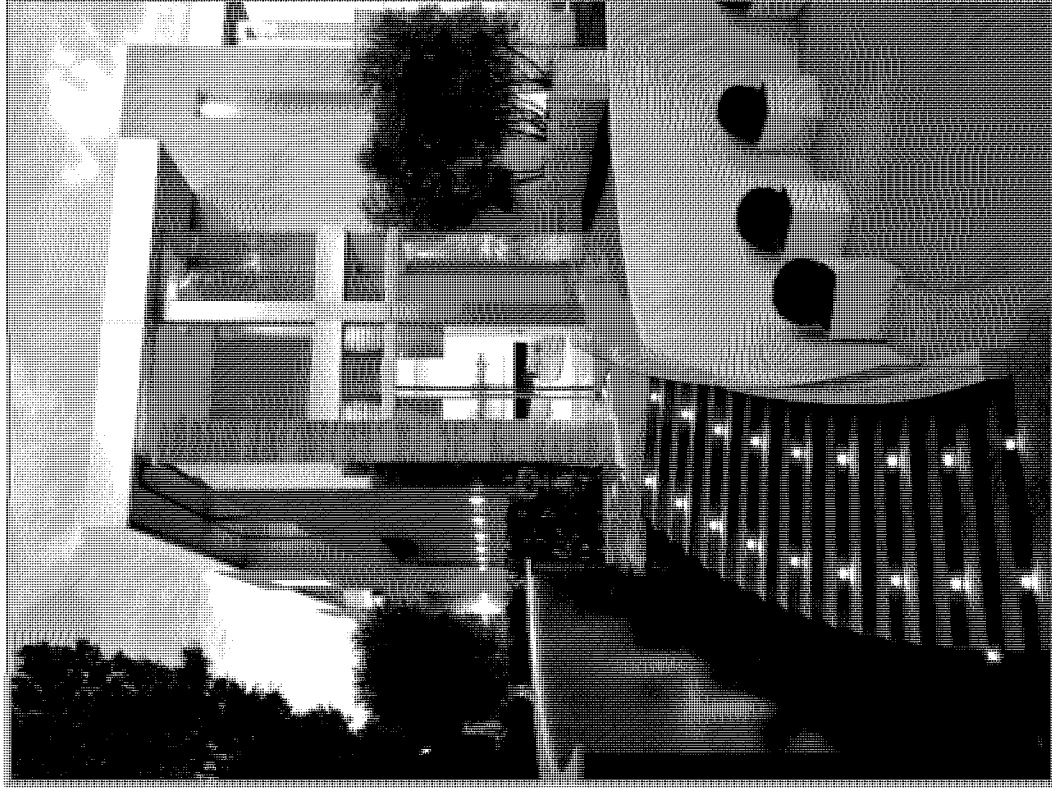
Columns

Columns may be stucco, cut stone, steel, or cast concrete with expressed connections at the caps and bases. Simple rectangular piers may be used in arcades and loggias. They are typically steel, stone, pre-cast, masonry, or stucco.

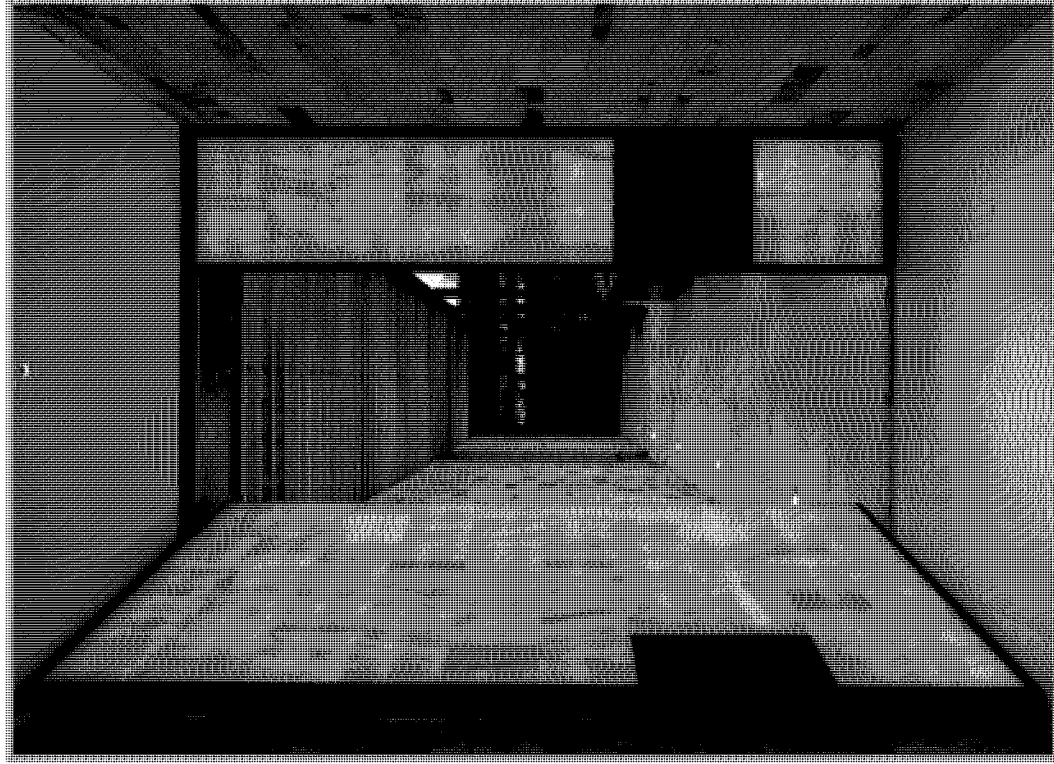
Exterior Spaces

Individual spaces of varying volumes may be grouped together around a primary central court. Corridors or open-air halls that surround courtyards or patios are encouraged. Roofed corridors and high walls may surround bedroom patios to provide protection from the weather, as well as provide visual privacy from neighbors. Trellises of wood or metal are commonly used in this style. Pools, fountains, waterfalls, fire elements, and other outdoor amenities are encouraged.

Exterior elevations should express a sense of deep wall mass with deep openings. Walls may be metal clad, stone, or stucco finished with expansive earth-tone surfaces. Large openings with expansive glass windows or door systems are typical on courtyards and rear elevations.



CONTEMPORARY/DESERT MODERN STYLE



Windows & Doors

Windows

Window placement in the façade may be informal as dictated by the floor plan.

Windows may be deeply recessed in thick walls with sloping sills and may have no surrounds.

Window shutters are discouraged.

Window sizes may vary and be framed on both sides by thin structural frames

Stucco grilles may not be used.

Steel windows are encouraged

Doors

Entry doors may be pivot doors.

Doors to patios, gardens, courtyards, or balconies may be sliding, bi-fold, or paired.

Door hardware may be simple iron, bronze, or stainless steel to complement the architectural style.

Cladding & Roofs

Roof

Primary roof type should be the shed, hip, or flat roof with a horizontal eave line dominating the front elevation.

Gable roofs are not typical for this style unless in abstract form.

Roof pitches are encouraged to be shallow with a maximum of 4:12 except for barrel or abstractly shaped roofs.

Roofs over exterior spaces may be extensions of the main roof and should be supported on stucco, stone, masonry, or steel columns.

Provide roofs or trellises on exterior connecting passageways to unify the building forms.

Simple Chimney shafts may penetrate the roof as required.

Asymmetrical chimneys flush with exterior walls are encouraged.

Chimney shroud should be recessed or hidden within the chimney mass.

Rafter tails are not typically used in this style.

Rakes may be either flush or built out over a metal-clad structure.

Eaves should have very deep overhangs typically. Often roof overhangs may exceed four feet at loggias and arcades.

Simplified eave profiles, wood soffits, and metal-clad fascia are common.

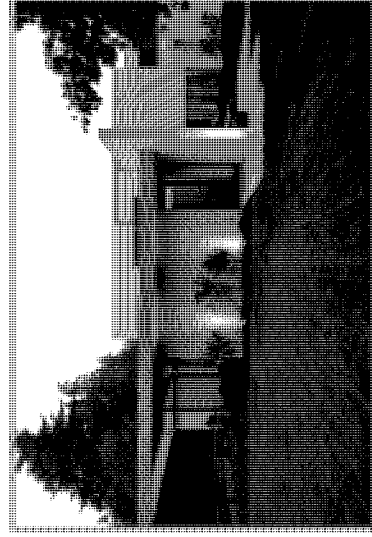
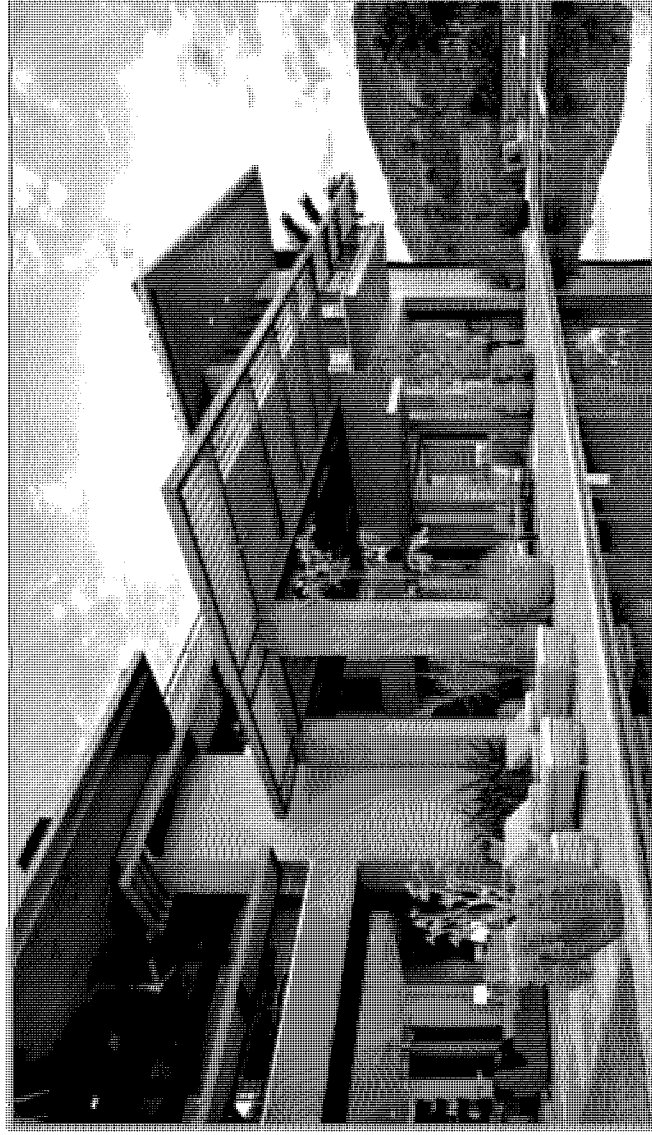
Roofing may be metal, a natural tile, or other material subject to approval.

Roofing patterns may be non-uniform if appropriate to the design.

High reflective materials, glossy ceramic finishes, and painted metal roofs are not acceptable.

Simple, stucco detailing with little or no trim should be used with this style.

Window and door selection along with accent lighting are paramount to the successful execution of this style.



LANDSCAPE PATTERNS



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Zones

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Entrywalk and Stairs

Terraces, Courts and Palios

Side Yard and Rear Yard

Driveways and Auto Courts

Low Walls

Landscape Development

Plant Materials

TERRACES, COURTS & PATIOS



Terraces, Courts & Patios

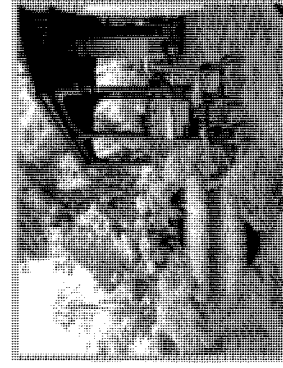
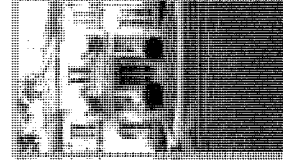
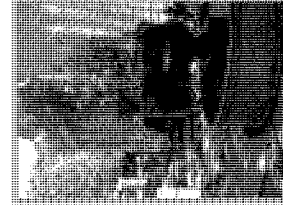
Terraces, courts, and patios may be attached to the home or detached from the house within the garden. When attached to the home, the material must be complementary to the architecture.

Acknowledgment and enhancement of the relationship between the exterior and interior are encouraged for paving materials and patterns.

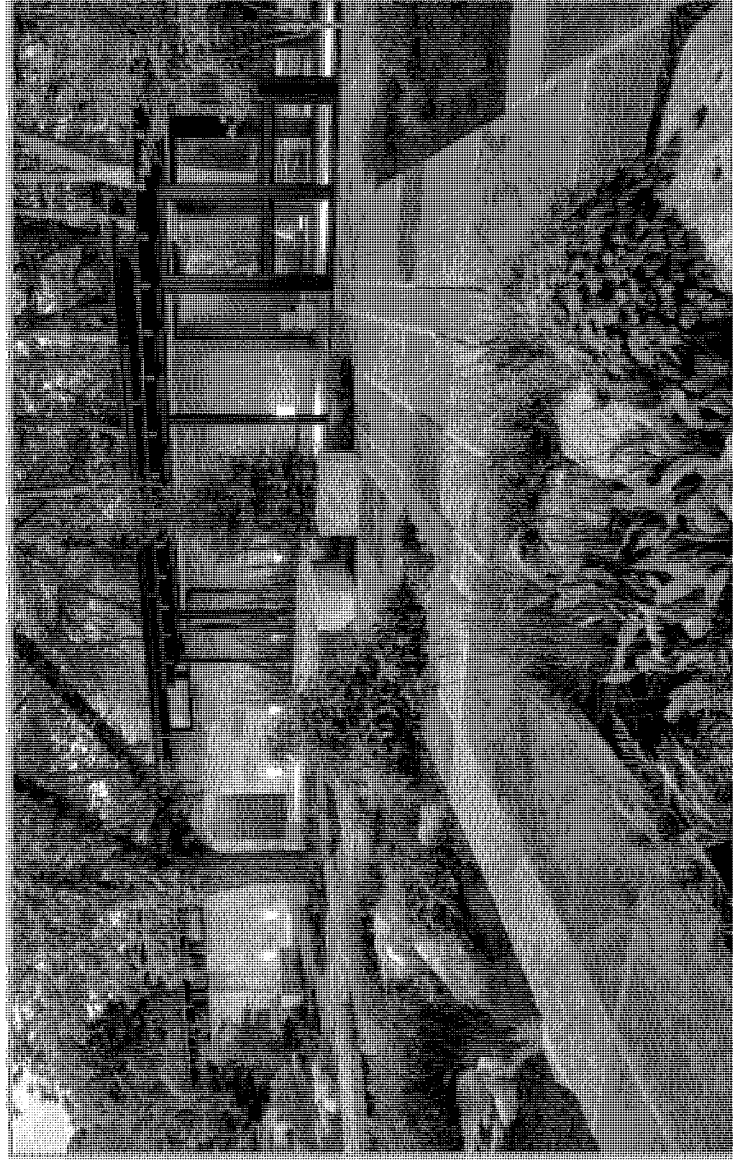
It is important that the public space (front yard) and private space (side and rear yard) be totally integrated into the landscape design of the gardens for the residence.

Paving materials should consist of the following approved materials:

- Concrete (if colored concrete is used, it must be textured and patterned)
- Brick set on concrete sub-slab
- Stone, cut or natural, set on concrete sub-slab
- Gravel/decorative rock layered with fine, compacted decomposed granite
- Decorative tile in character with the architecture



LANDSCAPE ELEMENTS



Fences

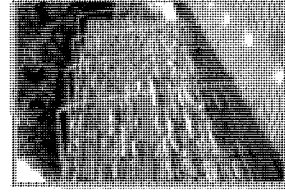
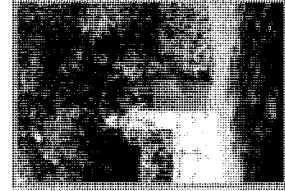
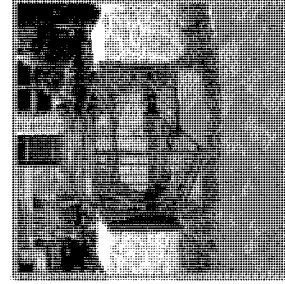
If fences are used for lots not backing up to a perimeter public street, the rear fence shall be 4'-6" consistent in design with the exterior iron fence. No masonry columns are allowed for interior fences.

Terraces, Courts and Patio Walls

If walls are utilized to create a sense of enclosure and intimacy and are not associated with the property line, they may be no higher than 3'-0" in the front yard and 5'-0" in the rear yard. Variations in height may be considered by the ARB when enclosing patios in the rear of home if they are attached to the home.

Side Yard Gates and Archways

All side yard gates are to be decorative iron or wood. These gates should be designed to complement the architecture of the residence. Gates may be no taller than 6'-0". Stem walls extending from the house, incorporating the gate and terminating into the stone wall that follows the side yard property line must be an extension of the house. The wood or iron gate will be located within the wall façade.



DRIVEWAYS AND AUTO COURTS

Driveways & Auto Courts

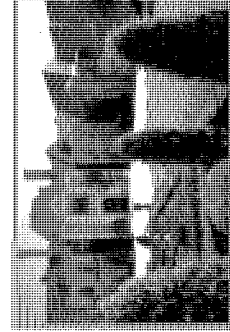
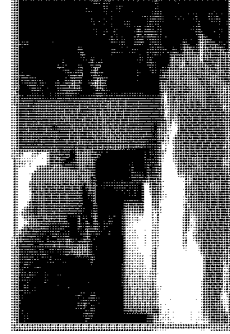
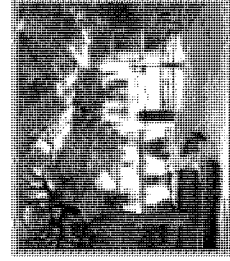
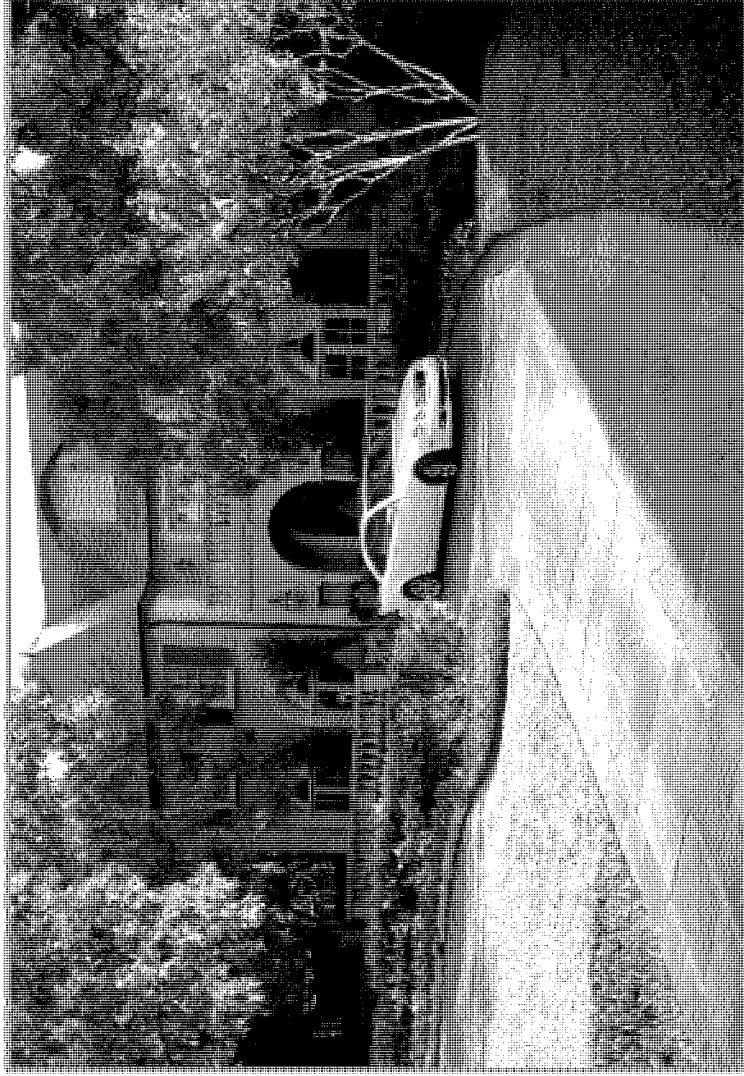
Driveways must be sited to minimize the impact on existing grades and trees. The driveway and auto courts must complement the paving materials utilized in the entry walks, terraces, and patios in the front yard and accentuate the character of the house. The following materials may be used:

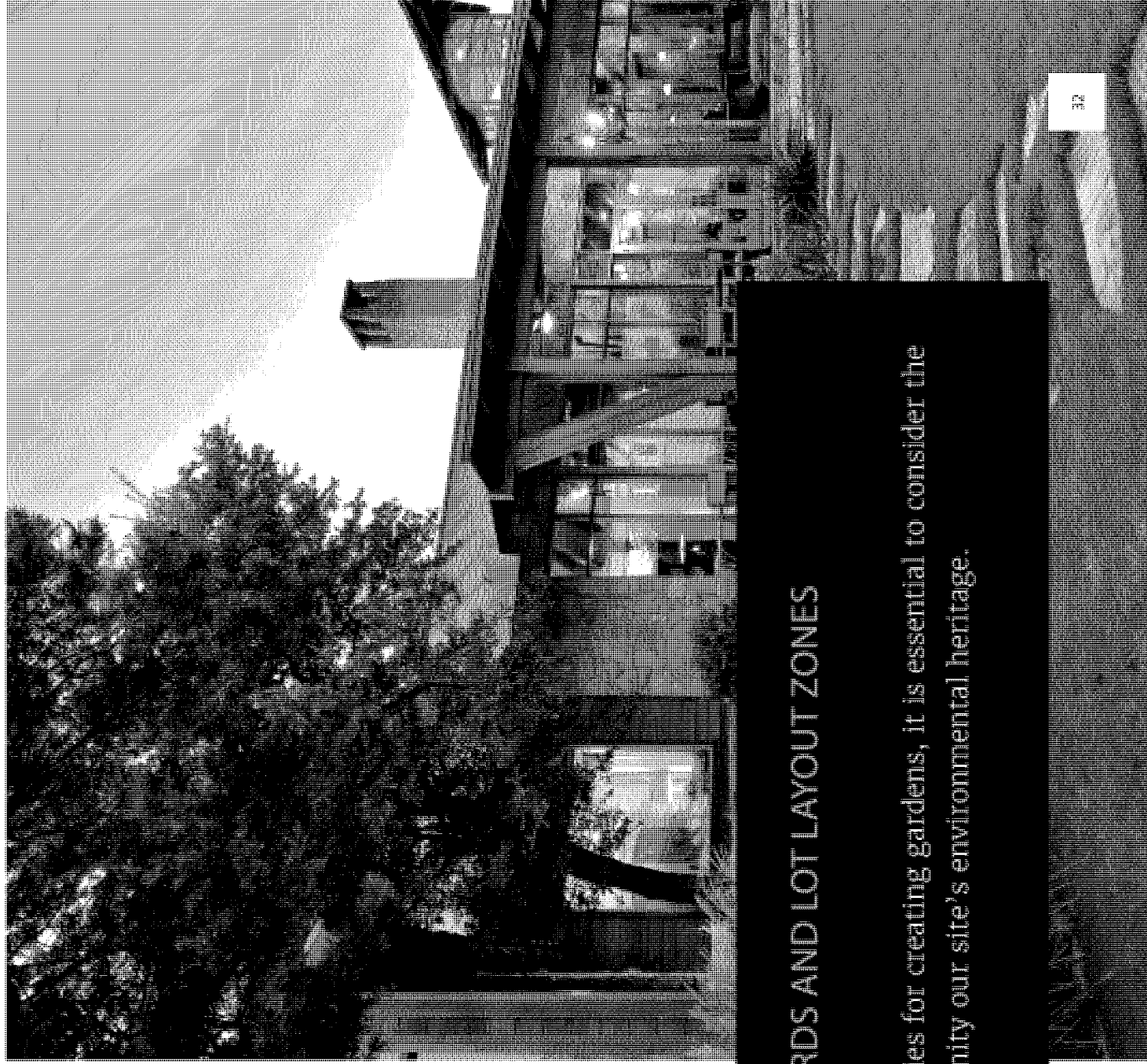
- *Concrete must be colored concrete and be textured and patterned*
- *Brick set on concrete sub-slab*
- *Stone, cut or natural, set on concrete sub-slab*
- *Gravel/decorative rock layered with fine, compacted decomposed granite*
- *Pre-cast concrete pavers*
- *Decorative tile in character with the architecture*

Auto courts must be screened with landscaping and/or a low 3'-0" wall. If the landscape is utilized for screening, plant material must reach the 5'-0" height at the time of planting and create an instant uniform dense hedge. The hedge may be natural or clipped but must block visibility up to 5'-0". Paving materials within the courts must be accentuated paving beyond grey concrete typical to the character of the house. Enhanced material must compliment entry walks, terraces, courts, and patios.

Any methods used to break up the impact of the driveway in the front yard are encouraged through the utilization of paving patterns and textures, mixing materials, and inserting landscape center stripes within the drive. If the lawn is inserted, it must be St. Augustine, Bermuda, or Zoysia to extend and complement the lawn in the front yard.

Note: Most lots are required to install street parking that is recessed into the lot. The standard size is 44 feet wide and 8 feet deep, and this parking will be covered in a material designated by the ARB.





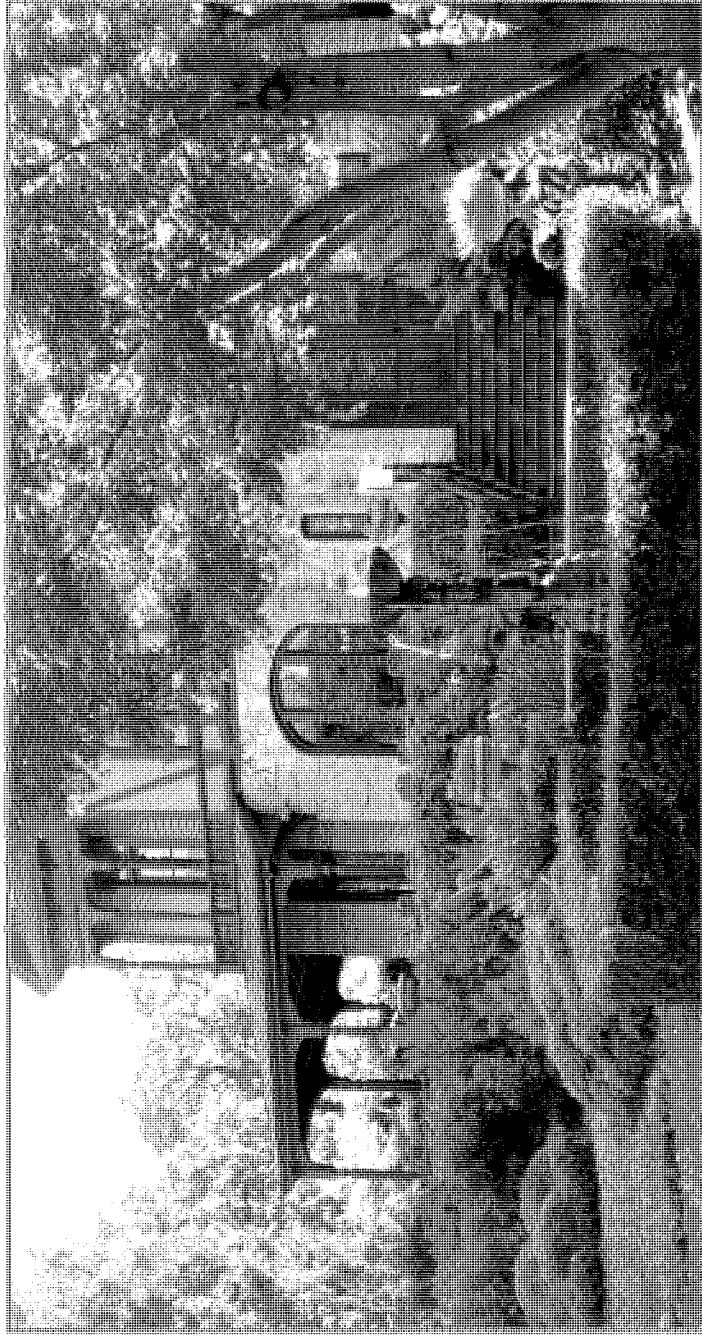
COMMUNITY STANDARDS AND LOT LAYOUT ZONES

When reviewing opportunities for creating gardens, it is essential to consider the overall goals of the community our site's environmental heritage.

- Homes should enhance the unique environmental character of each home site within Westlake Ranch and compliment the existing lot environment
- Designers should view each individual lot as an integral component of the neighborhood in which it is placed. The internal garden spaces must reflect and complement the site conditions and architectural character of the residence.
- The location and orientation of residences must be positioned to minimize grading and impact on existing trees
- Westlake Ranch is committed to a xeriscape philosophy
- Blending the public open space, private open space, and residence landscaping to create a holistic aesthetic character for the community is our foremost aim in setting out these guidelines.



FRONT YARDS



Front Yards

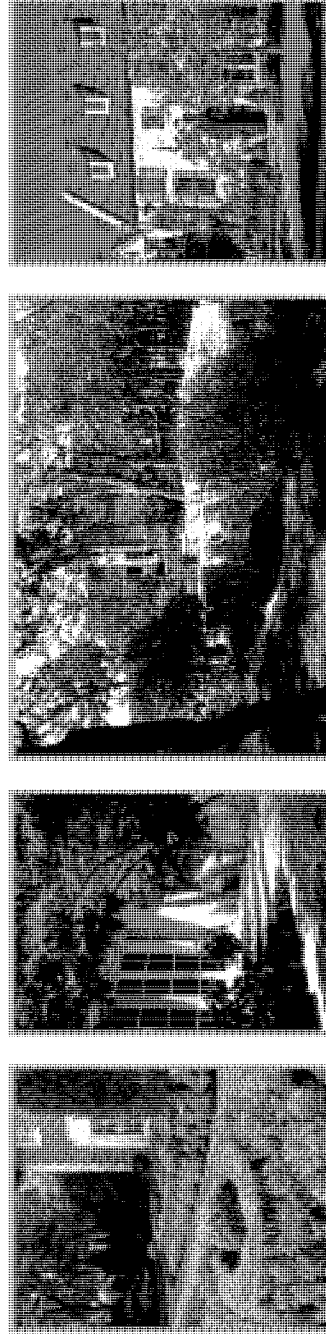
The right-of-way landscape in front of each lot must be installed by the homeowner.

St. Augustine, Bermuda, or Zoysia lawn sod
Automated irrigation system connected to the house

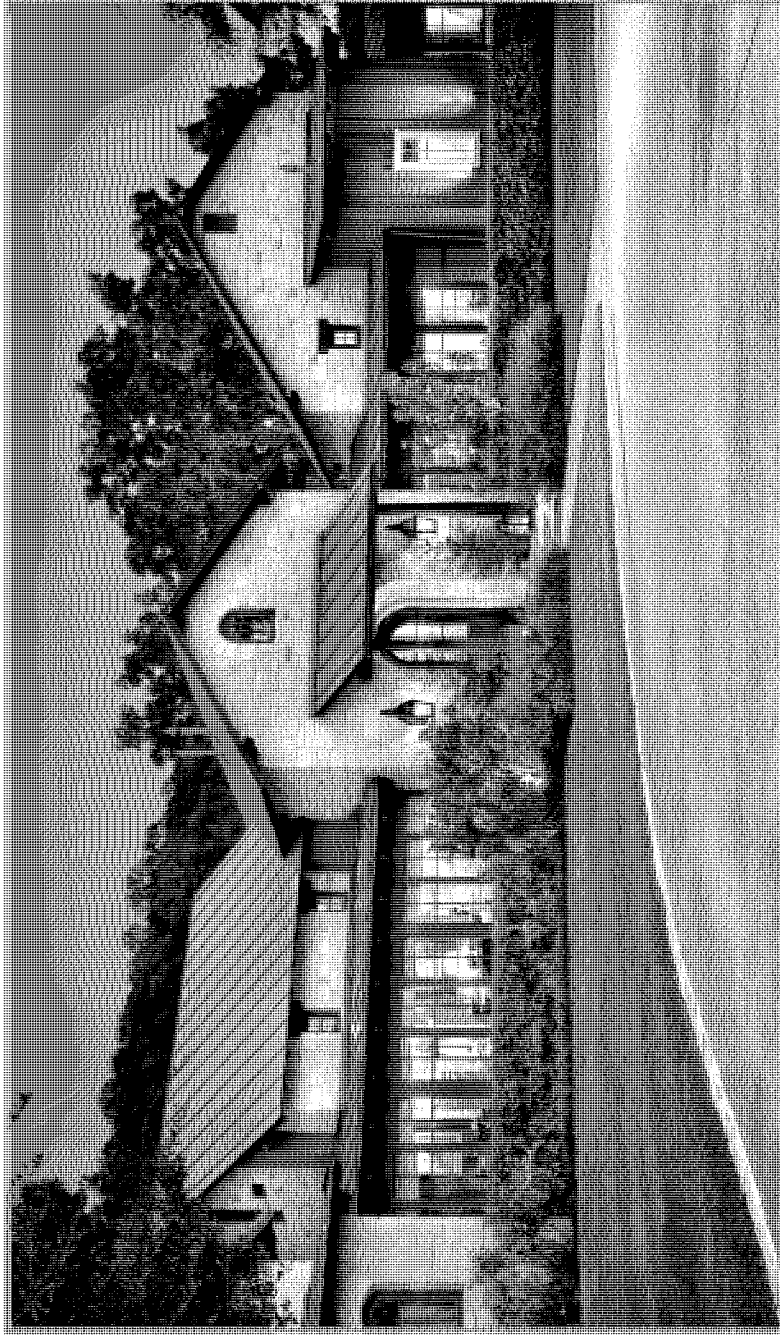
30 foot Front Yard set-back

Minimum of three canopy trees of more than five caliper inches planted within the landscape
40% of the front yard setback should be St. Augustine, Bermuda, or Zoysia lawn-sod

60% of the front yard should be designated as landscape other than sod.

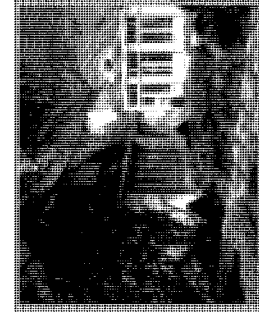
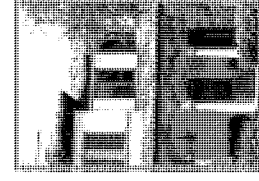


FRONT YARDS



Notes

- The Town of Westlake Landscape and Tree Mitigation Ordinances (list) supplement these guidelines and must be completed and approved prior to a landscape permit.
- Those lots with electrical transformers shall manipulate the landscape design to screen transformers. Transformers that are located on the property line require adjacent residents to develop their front yards in unison to screen the transformers from view. No transformers are to be located within the lawn.
- If landscape work is completed in the fall or winter, the lawn should be overseeded with rye.



SIDE & REAR YARDS



Side Yard

The side yard landscape is to enhance the foundation of the residence and soften the side yard fences. Landscape areas between houses and side yard fences should include:

- Continual shrub foundation planting along the sides of the house and a fence with a minimum density of five 5-gallon shrubs (of a variety included in Landscape Guidelines) for every 12 feet
- If a side yard fence or yard is not used, hedges up to 5'-0" can be installed with a minimum height of 3'-0" at the time of planting. Hedge density must create a continual barrier upon planting

Rear Yard

All rear yards must have a minimum setback of 40 feet.



ENTRY WALK & STAIRS

Entry Walk

Entry walks leading from the street or driveway to the house should:

- Reflect the architectural style and character of the residence. The material must be compatible and an extension of the house leading to the street
- Respond to the topography of the lot
- Reflect and enhance the character and design intent for the front garden and compliment terraces, patios, and parking courts

And be made from the following, approved paving:

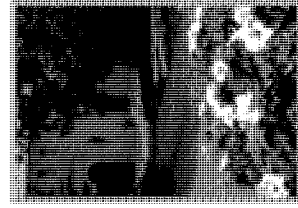
- Concrete must be colored concrete and be textured and patterned
- Brick set on concrete sub-slab
- Stone, cut or natural, set on a concrete sub-slab
- Gravel/decorative rock layered with fine, compacted decomposed granite
- Pre-cast concrete pavers
- Decorative tile in character with the architecture

Stairs

All stairs are to be blended with, and complementary to, the contours of the topography. Stairs are to be constructed of the same material as the walkways.

Side walls for stairs may only be utilized to finish the grade and must be limited to a maximum height of 6" above the sidewalk if the stairs are in the middle of the yard.

Stairs may also be integrated into the terraced retaining walls in the front yard and wall pediment may be used to create a gateway for the



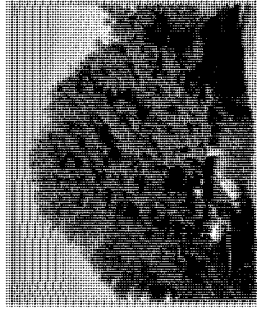
CANOPY TREES



Bur Oak



Chinquapin Oak



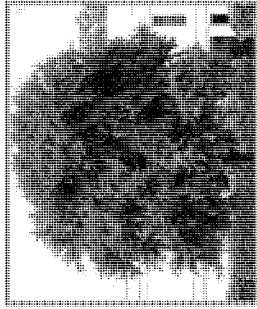
Texas Red Oak



Shumard Oak



Live Oak



Cedar Elm



Honey Locust



Bald Cypress



Pecan Tree



Lacebark Elm



Deodar Cedar

Plant Materials

All plant material is to conform to American Standard for Nursery Stock ANSI Z60.1
All plants shall conform to quantity and quality standards as set forth in USDA Standard for Nursery Stock, Publication No. 260.01

- Canopy trees
- Ornamental trees
- Large evergreen shrubs
- Smnentaliasnd intermediate shrubs and ornamentals
- Grasses
- Vines
- Groundcover
- Approved Sod: St. Augustine, Zoysia or Bermuda sod, overseed winter months with rye grass.

Canopy Trees

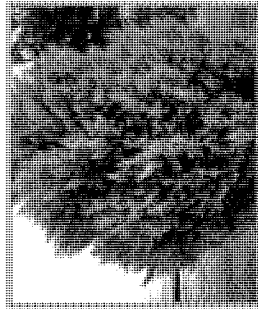
Minimum size: 5" can or 100 gal

- Bald Cypress
- Bur Oak
- Cedar Elm
- Chinquapin Oak
- Deodar Cedar
- Honey Locust
- Lace Bark Elm
- Live Oak
- Pecan
- Shumard Oak
- Texas Red Oak

LARGE SHRUBS



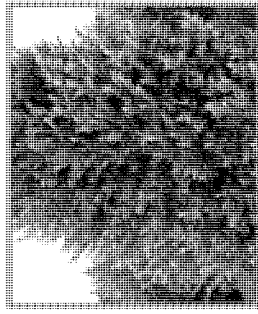
Oleander



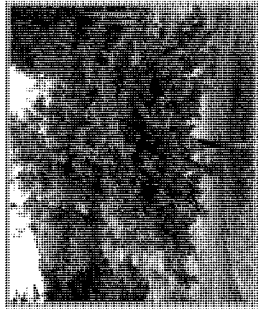
Arizona Cypress



Vitex



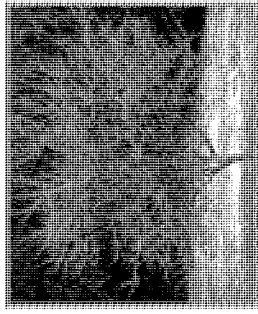
Cherry Laurel



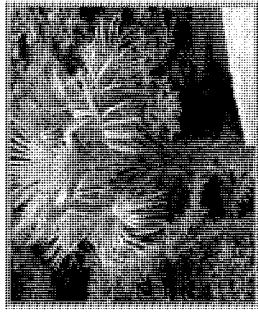
Yaupon Holly



Chinese Photinia



Possum Haw



Windmill Palm



Texas Mountain Laurel



Grape Myrtle



Russian olive

Large Evergreen Shrubs

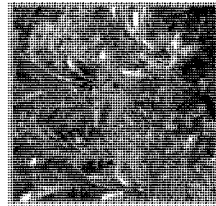
Minimum size: 25 to 35 gal.

- Arizona cypress
- Cherry laurel
- Chinese photinia
- Grape myrtle
- Oleander
- Possumhaw
- Russian Olive
- Texas Mountain Laurel
- Vitex
- Windmill Palm
- Yaupon Holly

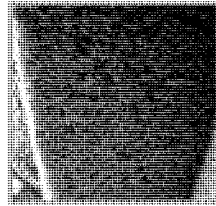
Plant Material Substitutions

When a specific type of plant material ceases to become generally available, then the ARB shall have the right, in its sole discretion, to recommend appropriate substitutions. Alternate recommendations of plant material not appearing above can be made, yet must be approved by the ARB.

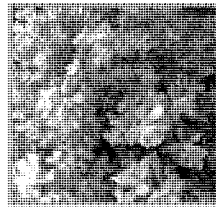
MEDIUM SHRUBS



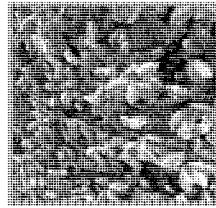
Fraser Photinia



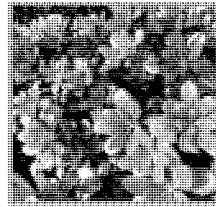
Burford Holly



Central Texas Sage



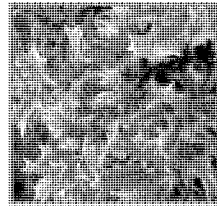
Elaeagnus



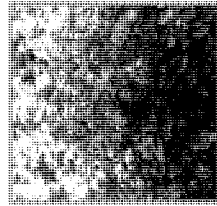
Green Pittosporum



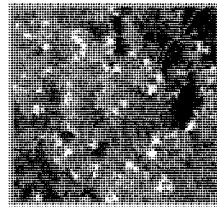
Italian Jasmine



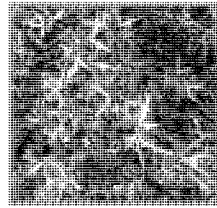
Chinese Horned Holly



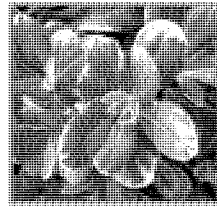
Althea



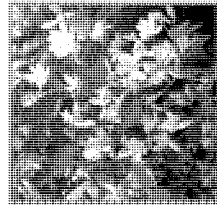
Glossy Abelia



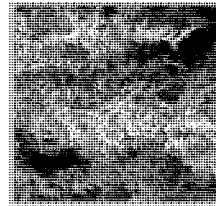
Agarita



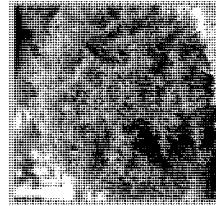
Variegated Pittosporum



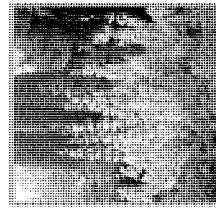
Winter Honeysuckle



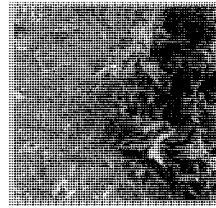
Juniper



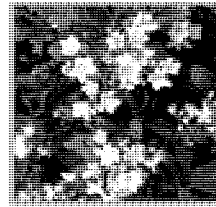
Pomegranate



Forsythia



Nandina



Indian Hawthorn

Medium, Small and Dwarf Shrubs

Minimum size: 5 to 15 gal.

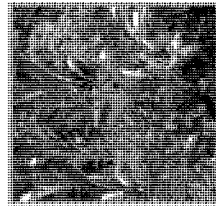
Dwarf Shrubs

- Dwarf burford holly
- Dwarf Chinese holly
- Dwarf yaupon holly
- Nandina: harbour dwarf, gulf stream,
- Red yucca
- Rosemary
- Tea Rose

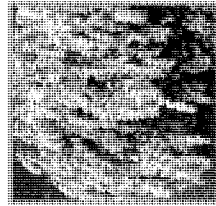
Plant Material Substitutions

When a specific type of plant material ceases to become generally available, then the ARB shall have the right, in its sole discretion, to recommend appropriate substitutions. Alter-nate recommendations of plant material not appearing above can be made, yet must be approved by the ARB.

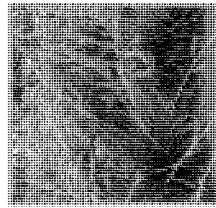
SMALL & DWARF SHRUBS



Fraser Photinia



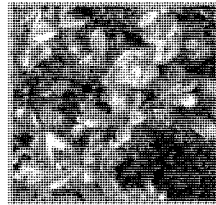
Bridalwreath Spirea



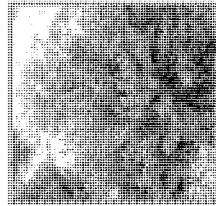
Red Yucca



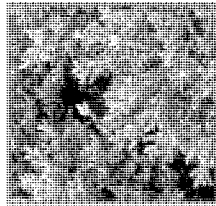
Indian Hawthorn



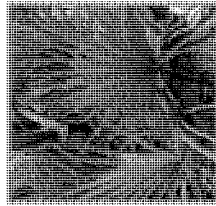
Flowering Quince



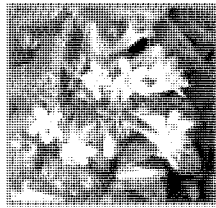
Barberry



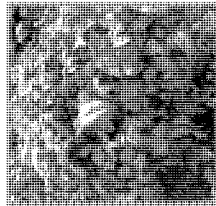
Dwarf Burford Holly



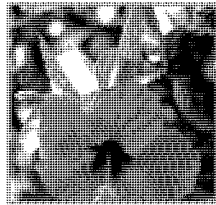
Dwarf Palmetto



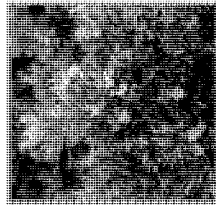
Glossy Abelia



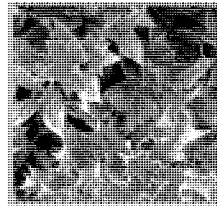
Nandina



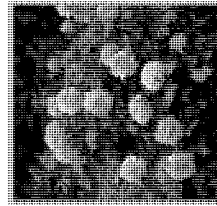
China Rose



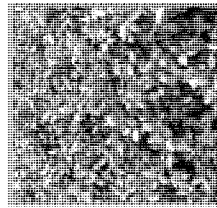
Rosemary Shrub



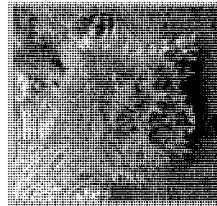
Dwarf Chinese Holly



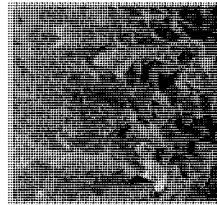
Tea Rose



Dwarf Yaupon Holly



Nandina Compact



Japanes Boxwood

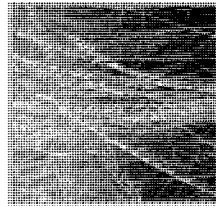
Small Shrubs

- Barberry
- Bridal Wreath Spirea
- China Rose
- Dwarf Burford Holly
- Dwarf Palmetto
- Flowering Quince
- Glossy Abelia
- Graleaf Cotoneaster
- Indian Hawthorne
- Japanese Boxwood
- Juniper
- Nandina Compact
- Tea Rose

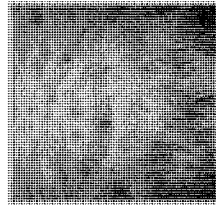
Plant Material Substitutions

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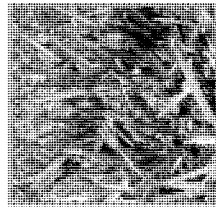
GRASSES & GROUNDCOVERS



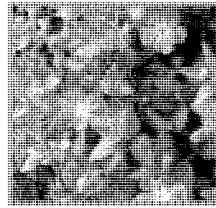
Sideots Gramma



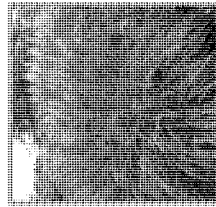
Buffalograss



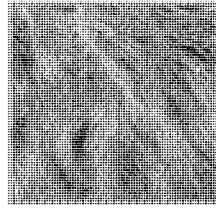
St. Augustine Grass



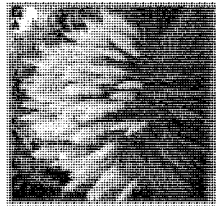
Vinca



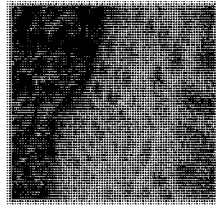
Purple Autumn Grass



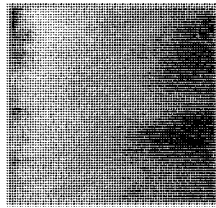
Tall Fescue



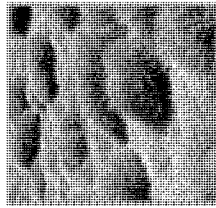
Pampas Grass



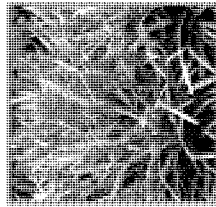
Monkey Grass



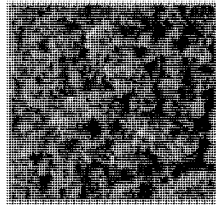
Big Bluestem



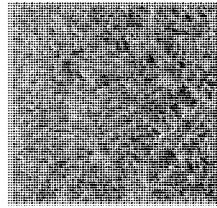
Zoysiagrass



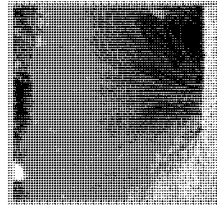
Liriope



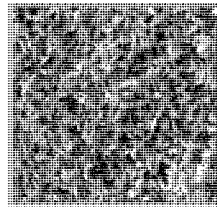
Ajuga



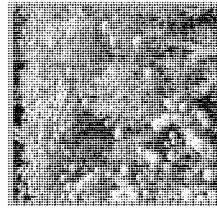
Bermuda Grass



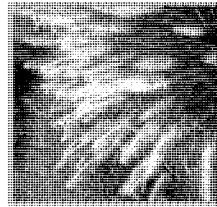
Muhly Grass



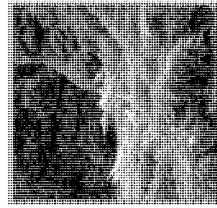
Asiatic Jasmine



Santolina



Fountain Grass



Trailing Juniper

Grasses

Minimum size 1 to 5 gal.

- Bermuda grass
- Buffalo grass
- St. Augustine grass
- Tall fescue
- Zoysia grass

Vines and Ground Covers:

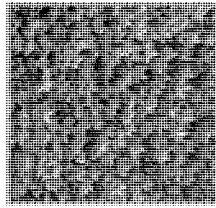
Minimum size 4" pots

Ground Cover

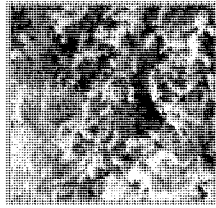
Minimum size 4" pots

- Ajuga
- Asiatic jasmine
- English ivy
- Liriope
- Monkey grass
- Santolina
- Trailing juniper
- Vinca

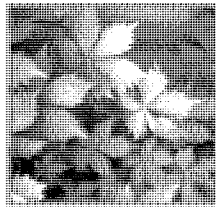
VINES



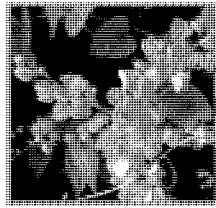
Boston Ivy



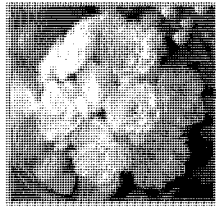
Silverlace Vine



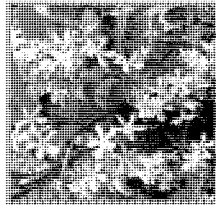
Virginia Creeper



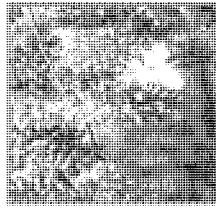
Coralvine



Lady Banksia



Confederate Jasmine



Wisteria

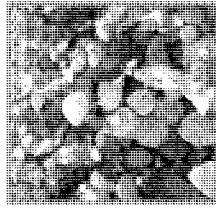
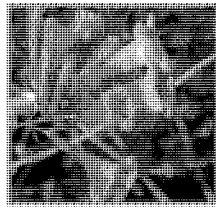
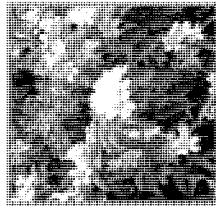


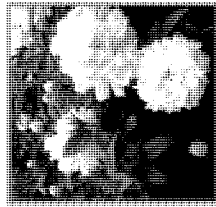
Fig Ivy



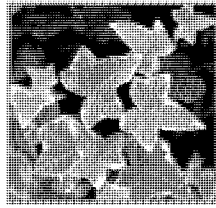
Improved Trumpet Vine



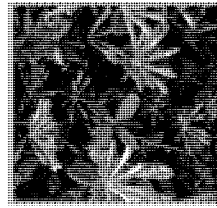
Carolina Jessamine



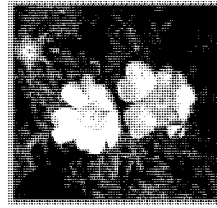
Rosa x Fortuniana



English Ivy



Coral Honeysuckle



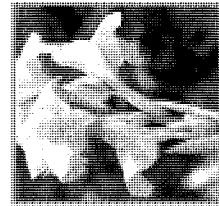
Mermaid Rose

Vines

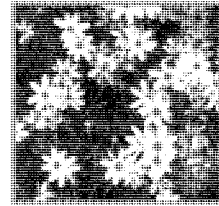
Minimum size 15 gal.

- Boston ivy
- Carolina jessamine
- Confederate jasmine
- Coral honeysuckle
- Coralvine
- English ivy
- Fig ivy
- Improved trumpet vine
- Lady banksia
- Mermaid rose
- Rosa x fortuniana
- Silverlace vine
- Virginia creeper
- Wisteria

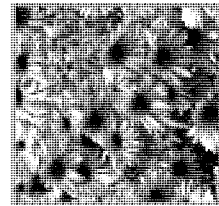
PERENNIALS



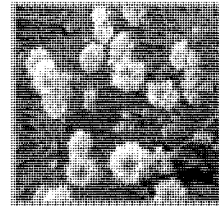
Gardenia Canna



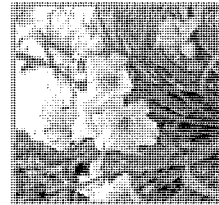
Moonbeam



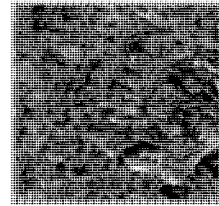
Purple Coneflower



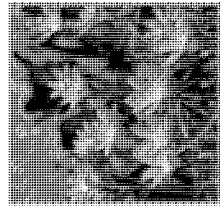
Baby Sun



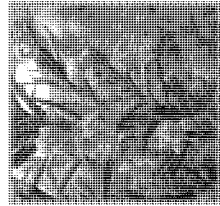
Daylily



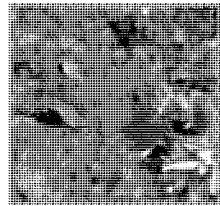
Perennial Verbena



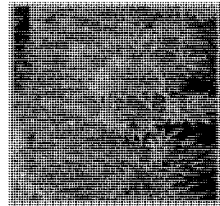
Pink Rain Lily



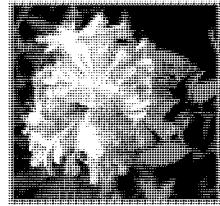
Rosemary



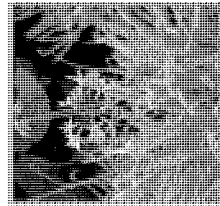
Autumn Sage



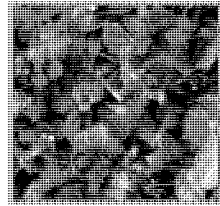
Mealy Cup Sage



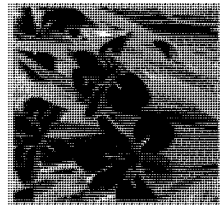
Bouncing Bet



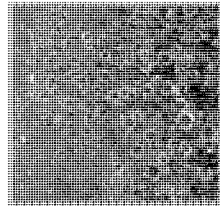
Society Garlic



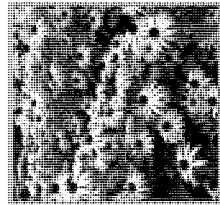
Sweet Violet



Louisiana Iris



Indian Blanket



Goldsturm Rudbeckia

Perennials

- Autumn sage
- Baby sun/sunray coreopsis
- Beardid iris
- Bouncing bet
- Daylily
- Garden canna
- Goldsturm rudbeckia
- Indian blanket
- Louisiana iris
- Mealy cup sage
- Moonbeam
- Perennial verbena
- Pink rain lily
- Purple coneflower
- Rosemary
- Society garlic
- Sweet violet
- White rain lily

Plant Material Substitutions

When a specific type of plant material ceases to be- come generally available, then the ARB shall have the right, in its sole discretion, to recommend appro- priate substitutions. Alternate recommendations of plant material not appearing above can be made, yet must be approved by the ARB.

Landscape Development Plans

Plans for any installed landscape or major alterations to existing gardens in or upon any site must be approved by the ARB. Submitted plans must include all aspects outside the residence including utilities, hardscape, structures, pools and fountains, planting and irrigation per the design of a registered landscape architect and licensed irrigator.

Site Line Requirements

Landscape treatment shall not interfere with sight line requirements at street or driveway intersections. It is the responsibility of the owners and the owner's consultants to make sure that all such requirements are provided for. Site line requirements and visibility triangles must be delineated on the landscape plans.

Regulatory Requirements

- 1) Contractors are responsible for pulling all applicable permits with governing municipalities and notifying appropriate agencies prior to work and receive certification of approval and completion at the termination of work.
- 2) Give adequate and required legal notice to owner, utility organizations and governing authorities prior to commencing work.
- 3) Coordinate operations with other trades, utility firms, and affected police departments to assure continuity of access and service in conformance with the applicable requirements of these organizations.
- 4) Insurance shall be written for not less than any limit of liability specified as part of the Contract. Certification of such insurance shall be filed with the Owner.
- 5) Location of the irrigation must be coordinated with planting prior to the installation of plant materials. Any damage to known utility lines during landscape and irrigation construction must be repaired by the landscape subcontractor at their cost.

Warranties/Guarantees

Warranty: included coverage for one continuous growing season; replace dead or unhealthy plants.

Replacements: plants of the same size and species, planted in the next growing season, will have a new warranty commencing on date of replacement. Any plant material that is not healthy, dies, is dying, or the design value of which has been so injured or damaged as to render it unsuitable for the purpose intended shall be replaced immediately by the Contractor at no cost to the Owner. The removal of plant material, additional fertilizer and topsoil necessary for replacement shall be at the contractors' expense.

Soil compaction for all on grade and over structure planters shall be guaranteed for 1.5 years against improper compaction, excessive settling, and rapid decomposition of soil.

Materials other than Plants

Top Soil

- 1) All existing topsoil stripped for this work and suitable for re-use must be stored on site and reused.
- 2) If the quality or existing topsoil is inadequate to complete the work, furnish sufficient topsoil of approved quality to properly install all work as specified.

Mulch

- 1) Organic-Commercial grade shredded hardwood mulch.
- 2) Inorganic—decorative rock gravel, pea gravel, etc.

Mulch planting beds and individual tree and shrub planting pits should be at a uniform depth of 1.5". Mulch shall be kept out of the crown of shrubs and off buildings, sidewalks, lighting standards, and other structures. Mulch elevation needs to match adjacent finished grade and paving surface.

Erosion Control

Terradyne Group, LLC, P.O. Box 867251, Plano, Texas 75086, 214-878-7392, or compatible.

Guying and Wrapping

- 1) Wire stays for tree support shall be pliable, number 12-14 gauge galvanized wire.
- 2) 12"x12" long non-stretch fabric with grommets.
- 3) Cable for guying trees shall be 3/16 inch diameter, 77 strand, cadmium-plated steel.
- 4) Cable clamp and turnbuckles shall be heavy galvanized or stainless, strong forged steel. Turn-buckles shall be 3/8 inch eye with 6 inch minimum opening.
- 5) Flags for marking guys shall be 18 inch sections of white one inch diameter PVC pipes.
- 6) All guys are to be positioned in same direction pattern of wires must be symmetrical and uniform.
- 7) Tree paint shall be waterproof, asphalt base paint with antiseptic properties for use on tree wounds and shall be Toch Bros. R.I.W. Tree Surgery Paint, Sherwin Williams Pruning Control Compound, or approved substitute.
- 8) Tree guys and stakes shall be removed within one year of planting.

Edging

Commercial steel edging 1/8" thick by 4" fabricated in sections with loops welded to face of sections 2'-6" O.C. to receive stakes. Provided tapered steel stakes 12" long. Finish edging, sections and stakes with manufacturer's standard green-black paint; manufactured V.T. Ryerson or approved substitute. Edging may also be made of brick, limestone and other approved materials to match hardscape designs.

Irrigation Requirements

An automatic underground irrigation system approved by the ARB shall be installed in all landscaped areas on site by a licensed irrigator registered by the State of Texas, and shall be designed to insure that all landscape vegetation is watered as necessary to sustain its design intent. Controllers shall be located on the plans and verified in the field. Controllers must be screened and not visible to the public, yet readily accessible.

Full Coverage

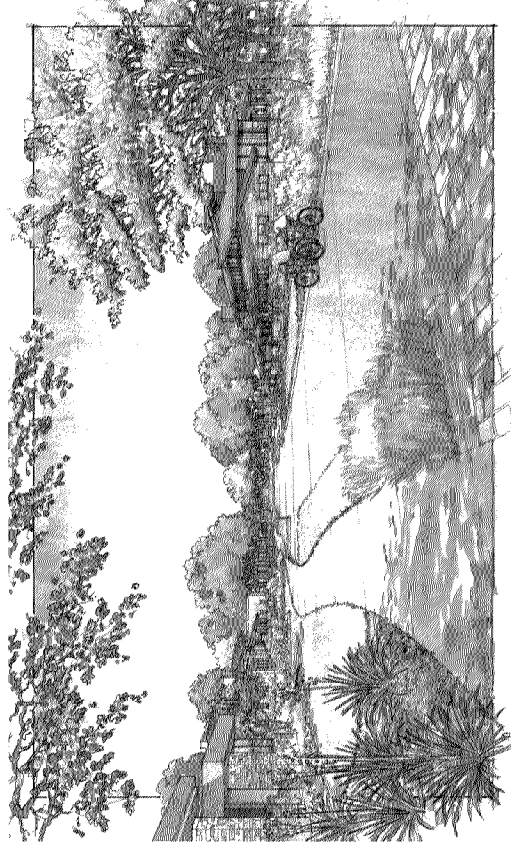
- 1) Adjust heads for 100% coverage
- 2) No over throw onto streets
- 3) Consideration given to not overwatering natural post oak trees

Controllers/Automatic

Adjust control system to achieve time cycles required

Underground Pipe

- 1) Minimum trench size: 4 inches
- 2) Minimum cover over branch and outlet piping: 12 inches
- 3) Minimum cover over main line and control wiring: 18 inches



Pruning

1) NAA –Pruning Standards for Shade Trees

- 2) Clean, sharp tools
- 3) Thin out/remove crossing, damaged, diseased or dead wood
- 4) Paint all cuts over 1" diameter with tree paint
- 5) Prune trees annually in January using only experienced tree pruning person-nel.
- 6) Remove all suckers on a continuous basis
- 7) Make cuts clean and flush, leaving no stub
- 8) Prune shrubs/groundcover as needed to create design intent
- 9) After each cut, disinfect with alcohol all tools used to cut trees where there is a known danger of transmitting disease on tools

Disposal of Debris

- 1) After completion of planting operations
- 2) Remove all excess planting materials
- 3) Legally dispose of excess materials Weeding
- 4) Remove all weeds
- 5) Application of all weed control materials by licensed Professionals Cleaning
- 6) Paved areas to be free of planting materials
- 7) Remove accumulated debris in planting beds/lawn areas
- 8) Remove from site all litter, leaves, clippings—do not blow onto other areas/ property

Weeding

- 1) Remove all weeds
- 2) Application of all weed control materials by licensed Professionals

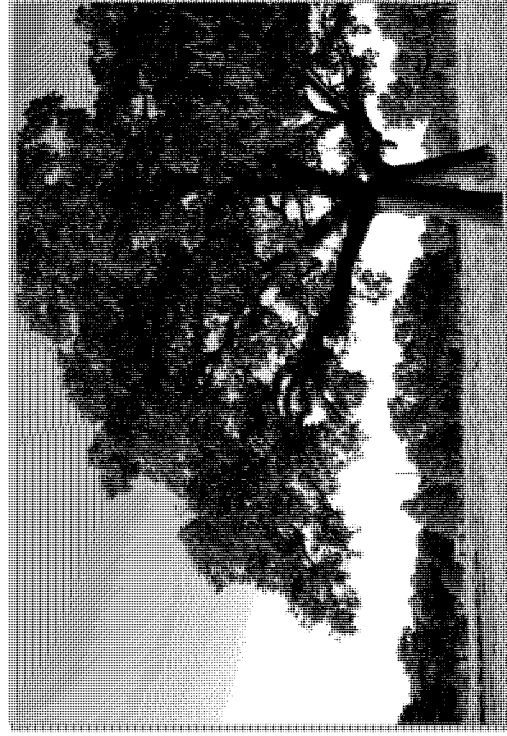
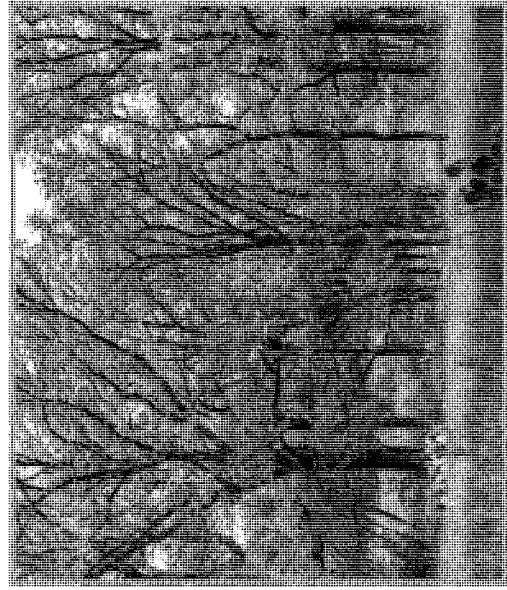
Cleaning

- 1) Paved areas to be free of planting materials
- 2) Remove accumulated debris in planting beds/lawn areas
- 3) Remove from site all litter, leaves, clippings—do not blow onto other areas/ property

Replacements

- 1) Promptly replace all damaged plant material
- 2) Match existing size and original species
- 3) Substitution of plant material allowed per ARB recommendation

LANDSCAPE PATTERNS



COMMUNITY STANDARDS AND LOT LAYOUT ZONES

When designing the landscape and gardens of each residence, it is essential to consider the overall goals of the community and the environmental heritage of the site. Westlake Ranch is located in the Cross Timbers eco-region, a mosaic of woodlands, savannahs, and prairies. Garden designs should reference these natural environments and the site's history as a ranch and homestead.

It is also important to consider the unique conditions of each site. Each residence must be positioned to complement the lot's existing topography and minimize impact on existing trees. The internal garden spaces must reflect and complement the site conditions and architectural character of the residence.

FRONT YARDS

The Roadway landscape zone in front of each lot must be landscaped by the homeowner, including construction of sidewalks if applicable. The roadway landscape zone is defined as the space between the edge of street pavement and the building setback line.

Gates and fencing in the front yard are not permitted

30' Front yard building setback

WESTLAKE CITY CODE - Six trees are required per 100 linear feet of lot frontage. The trees must be planted in the roadway landscape zone. Credit will be given by the town for maintaining existing trees on the town's approved plant list. There shall be a minimum of 60% large trees, with the remainder being small trees. Large trees must have a minimum caliper of three inches and a minimum height of 10 feet. Small trees must have a minimum caliper of two inches and minimum height of eight feet. Trees in should be placed so that they create seemingly natural clusters.

Front yards must have at least two 6" caliper canopy trees of an approved species.

No more than 40% of the front yard should be traditional lawn. Lawns should be well defined, relatively flat areas.

No less than 60% of the front yard should be landscape other than traditional lawn, including groundcover, perennials, and shrubs.

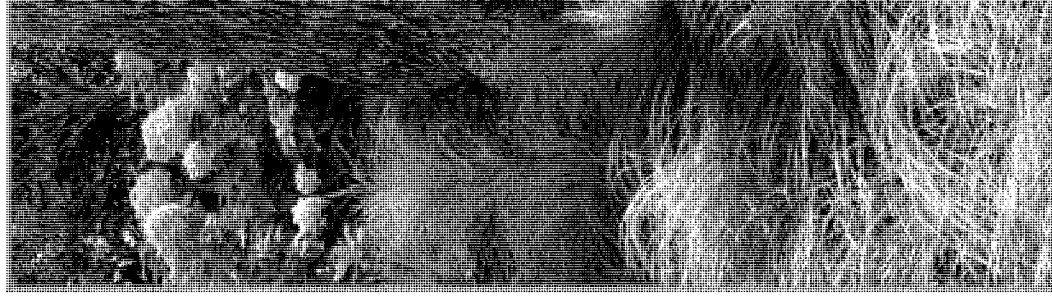
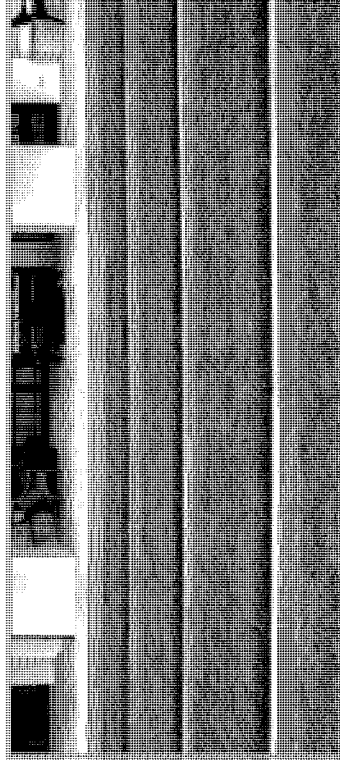
Rotating annual plant beds with non-hardy species such as pansies are discouraged in the front yard and should be located in back or in containers if desired.

Notes

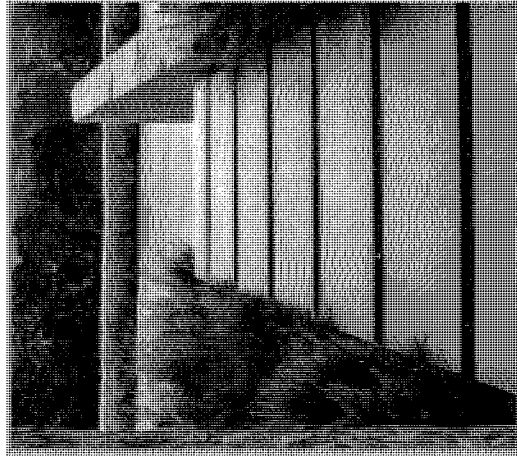
City of Westlake Landscape and Tree Mitigation Ordinances (list) supplement these guidelines and must be complete and approved prior to landscape permit.

- Saving specimen trees during construction may eliminate the requirements for adding 6" canopy trees. This shall be evaluated on a case by case basis, and the number of actual trees saved will determine how many canopy trees are required.
- Those lots with electrical transformers shall manipulate the landscape design to screen transformers. Transformers that are located on the property line require adjacent residences to develop the front yards in unison to accomplish the screening. No transformers are to be located in lawn.

LANDSCAPE PATTERNS



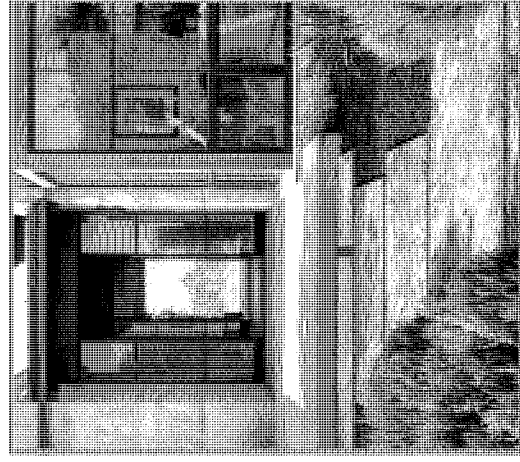
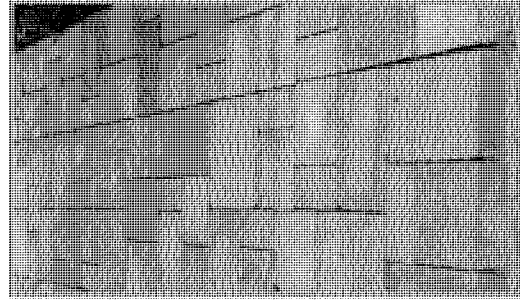
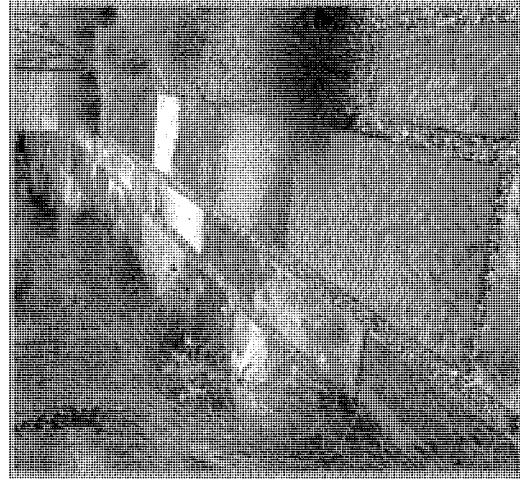
LANDSCAPE PATTERNS



ENTRY WALK

Entry walks leading from the street or driveway to the house should:

- Reflect the architectural style and character of the residence. Material must be compatible and an extension of the house leading to the street.
- Respond to the topography of the lot.
- Reflect and enhance the character and design intent for the front garden and complement terraces, patios and auto courts.
- Approved paving:
 - Concrete (if colored concrete is used, it must be textured and patterned)
 - Stone, cut or natural, set on concrete sub-slab
 - Gravel/decorative rock layered with fine and compacted/ decomposed granite
 - Pre-cast concrete pavers.
 - Decorative tile in character with the architecture
 - Interlocking pavers and unit concrete pavers



STAIRS

All stairs are to be blended into and reflect the contours of the topography. Stairs are to be constructed of the same material as the walkways. Side walls for stairs may only be utilized to finish the grade and must be limited to a maximum height of 6" above the sidewalk, if the stairs are in the middle of the yard. Stairs may be integrated into the terraced retaining walls in the front yard. Wall pediments may be used to create a gateway for the front walk leading to the residence.

TERRACES AND PATIOS

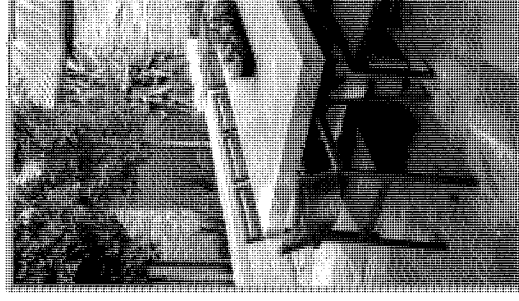
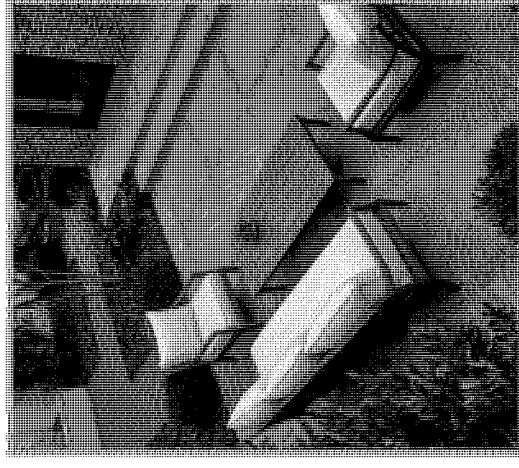
It is important that terraces and patios be integrated into the landscape design of the residence. They may be attached to the house or detached, within the garden. If attached to the home, materials should be complimentary to the architecture. Emphasis should be placed on the relationship between interior and exterior spaces.

Paving should consist of the following approved materials or match/compliment materials in the architecture.

Approved Materials:

- Concrete
- Stone, cut or natural, set on concrete sub slab
- Brick set on concrete sub slab
- Gravel or crushed stone layered with decomposed granite as a base
- Pre-cast concrete pavers

LANDSCAPE PATTERNS



LANDSCAPE PATTERNS



SIDE YARDS

Side yards offer an opportunity to create a smaller scale space in each residence's landscape. They should connect the back yard to the front and create a pleasing transition from property to property by softening fence lines with plantings.

Side yard gates and fences must terminate into the house at least five feet behind the corner where the front and side facades meet. Fence height must not exceed 54" in the front yard. Wall pediments may be used to create a gateway for the front walk leading to the residence.

BACKYARD

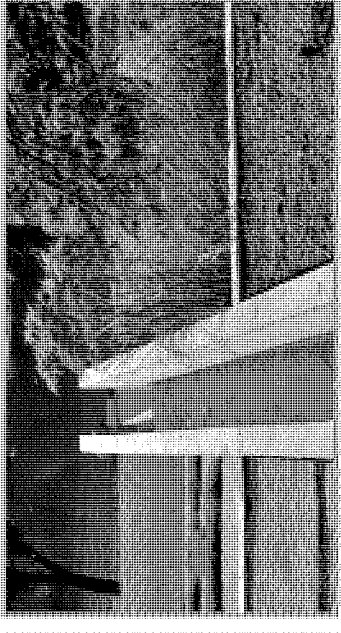
Backyards are to serve as the main private outdoor space of each residence. They should consist of patios/terraces, gardens, pools, and lawn.

Backyards provide an opportunity to create a visual connection between the lot and what lies beyond, whether that be a pond, golf course, adjacent residence, or an area of preserved natural habitat.

If facing a public right of way, there must have a 40 foot building setback.

Backyards must have at least three 6" caliper canopy trees of an approved species.

LANDSCAPE PATTERNS



LANDSCAPE PATTERNS

DRIVEWAYS AND AUTO COURTS

Driveways must be laid out to minimize impact on existing trees and topography. Materials must compliment those used in entry walks, terraces, and patios.

Approved Materials:

- Concrete
- Stone, cut or natural, set on concrete sub slab
- Brick set on concrete sub slab
- Pre-cast concrete pavers
- Large format porcelain

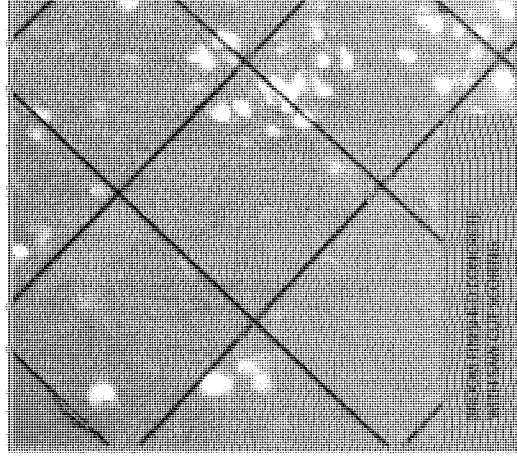
Acid washed concrete is permitted.

Circular drives are discouraged. Any methods to break up the impact of the driveway in the front yard are encouraged through the utilization of paving patterns and textures, mixing materials, and inserting landscaped median strips within the drive. If lawn is used in the median, it must be bermuda, zoysia, or buffalo grass to compliment the lawn in the front yard.

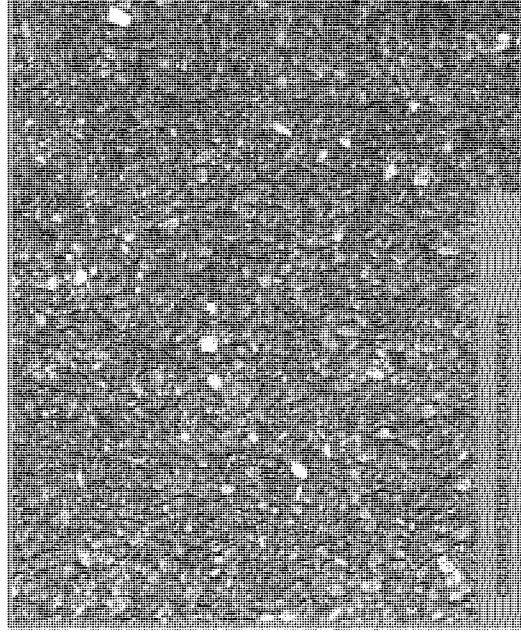
On street parking spot materials should be distinct from the roadway material and be consistent throughout Westlake Ranch.



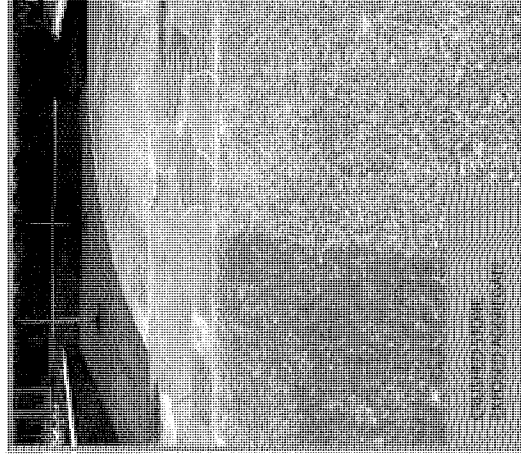
ACID WASHED CONCRETE WITH NO GRIND



FROM SIMPLE DIVISIONS TO
WITHIN OF A GRIND

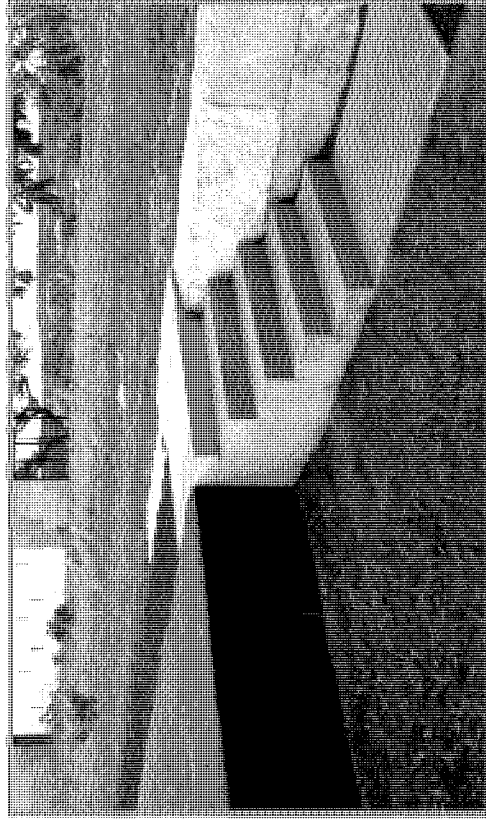


CONCRETE WITH STONE AGGREGATE



SMOOTH CONCRETE
WITH NO AGGREGATE

LANDSCAPE PATTERNS



Low Walls

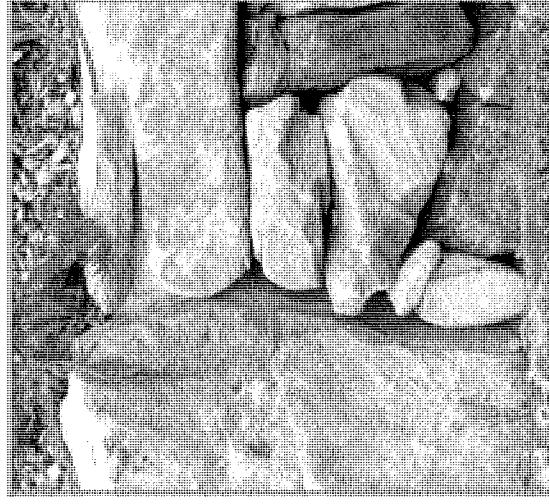
Retaining walls over 30" tall are not permitted, but some variances will be allowed. Use of retaining walls is to be limited through the use of drop ledges.

Retaining walls should be used to create relatively flat and well-defined lawn areas, especially in front yards. They should create a terraced lawn effect in areas with steep slopes.

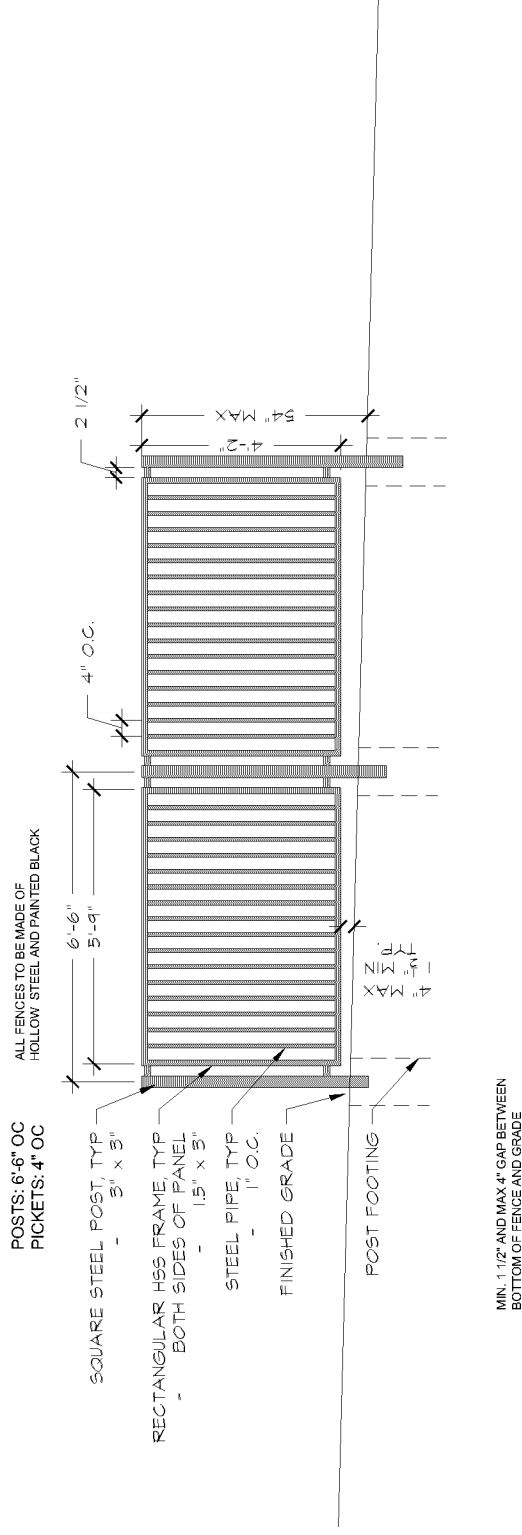
If free standing walls are utilized to create a sense of enclosure and intimacy in terraces and patios, they may not be taller than 42". Variations in height may be considered when enclosing patios in backyard if they are attached to the house.

Walls should consist of the following approved materials:

- Corten Steel
- Stone
- Concrete
- Existing sandstone boulders harvested from the site or ones that match or match (compliment) materials used in the architecture and paving.



LANDSCAPE PATTERNS



Fences gates

All fences must be metal and match the approved design for the community. Fences should not stand out in the landscape, but rather blend in through the use of screening plants. All fences must be black on the exterior.

Bottom of fence must be a maximum of 4" and a minimum of 1.5" above grade.

Interior fences are to have a maximum height of 54".

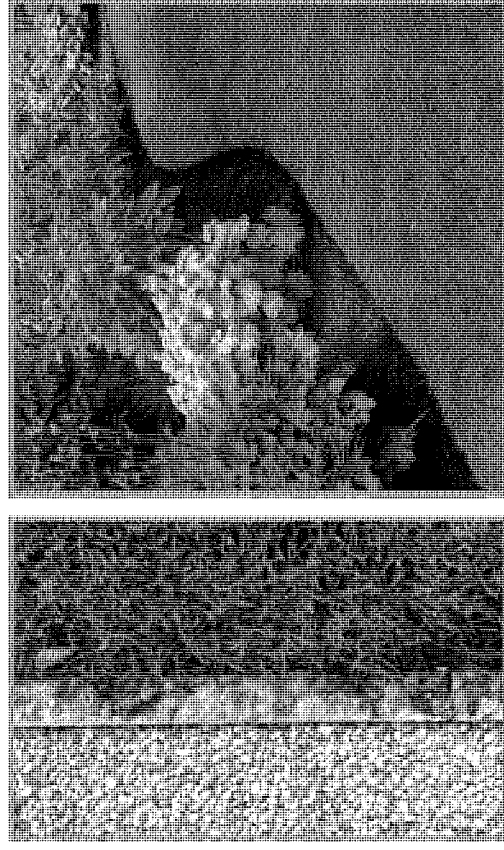
Pools must be surrounded by a fence of at least four feet in height with vertical pickets that cannot be easily climbed (see municipal pool code).

Gates not permitted in the front yard

Side yard gates are to be decorative metal. These gates should be designed to compliment the architecture of the residence. Gates may be no smaller than 3'-0" wide and no taller than 6'-0". Stem walls extending from the house, incorporating the gate and terminating into the stone wall that follows the side yard property line must be an extension of the house. The metal gate will be located within the wall facade.

Edging

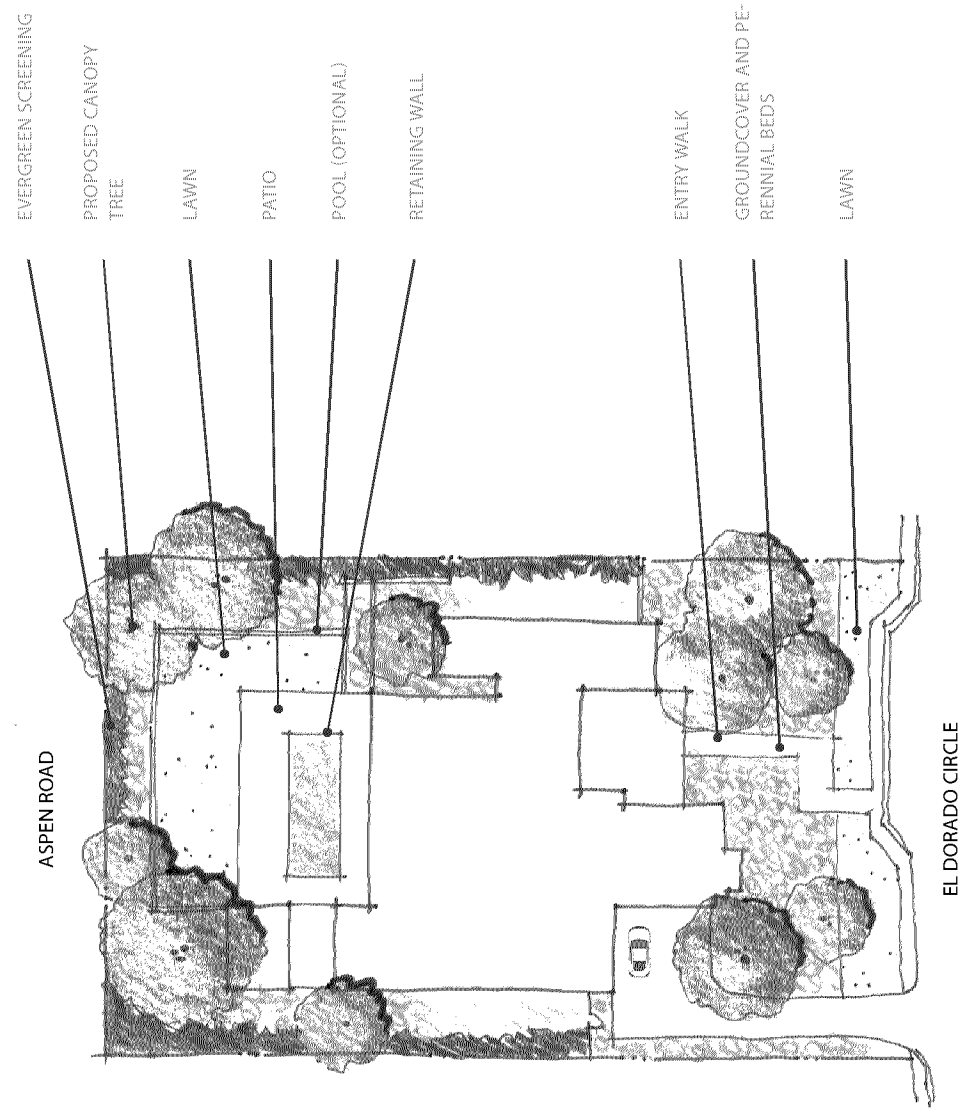
All edging is to be stone or spaded. Steel edging is not permitted.



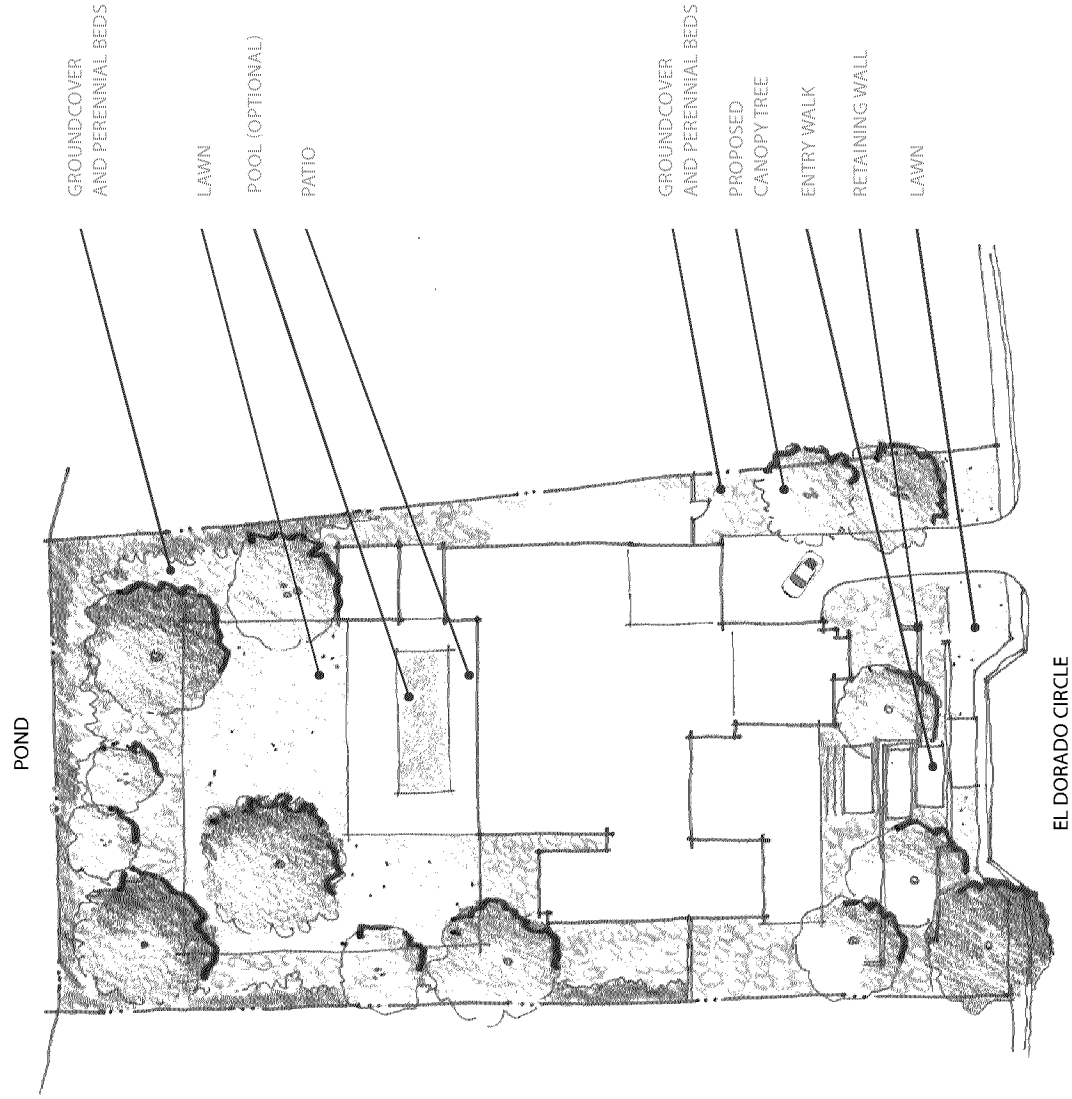
PROTOTYPE 3 - STANDARD LOT - BLOCK A LOT 2

Design goals

- Create evergreen privacy screen along Aspen Road
- Create well-defined lawn surrounding the backyard pool
- Maximum 40% lawn coverage in the front yard
- Provide sightlines to the residence from the street through clustering trees on either side of the entry walk

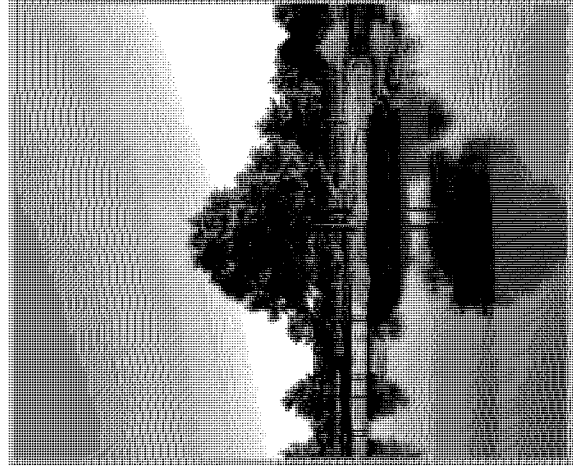


PROTOTYPE 1 - POND LOT - BLOCK B LOT 3



Design goals

- Plant pond edge with water-loving species like bald cypress and bushy bluestem to create a natural edge
- Frame and embellish views to the pond with canopy and ornamental trees
- Create well-defined lawn surrounding the backyard pool
- Maximum 40% lawn coverage in the front yard
- Provide sightlines to the residence from the street through clustering trees on either side of the entry walk

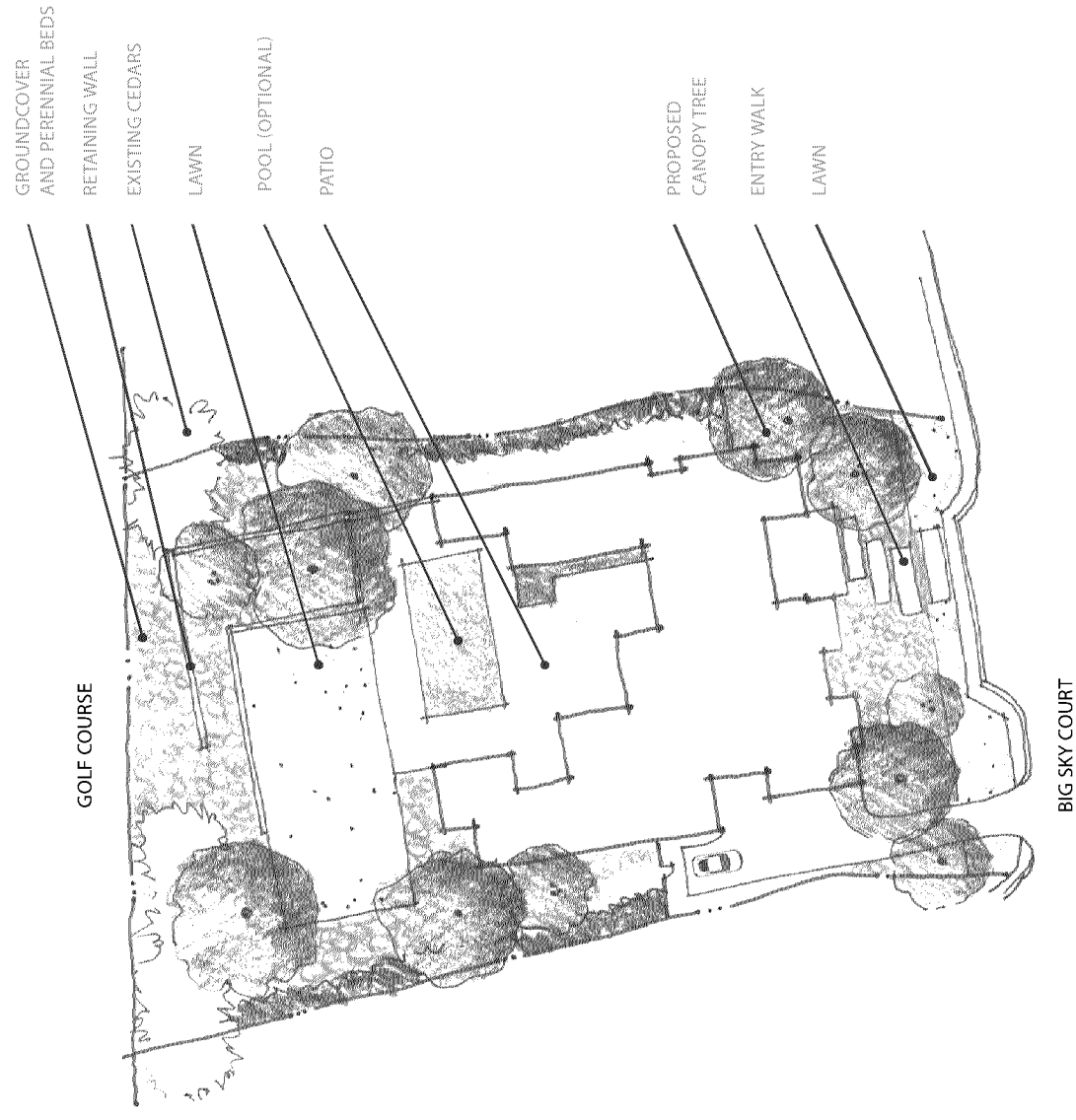


Design goals

- Create view shed to the adjacent golf course by carefully removing select trees from the existing stand of cedar trees
- Expand upon the tree canopy of the existing cedar trees towards the residence to help frame the view to the golf course
- Create well-defined lawn surrounding the backyard pool
- Maximum 40% lawn coverage in the front yard
- Provide sightlines to the residence from the street through clustering trees on either side of the entry walk



PROTOTYPE 3 - STANDARD LOT - BLOCK A LOT 2



BIG SKY COURT

PROTOTYPE KEY MAP



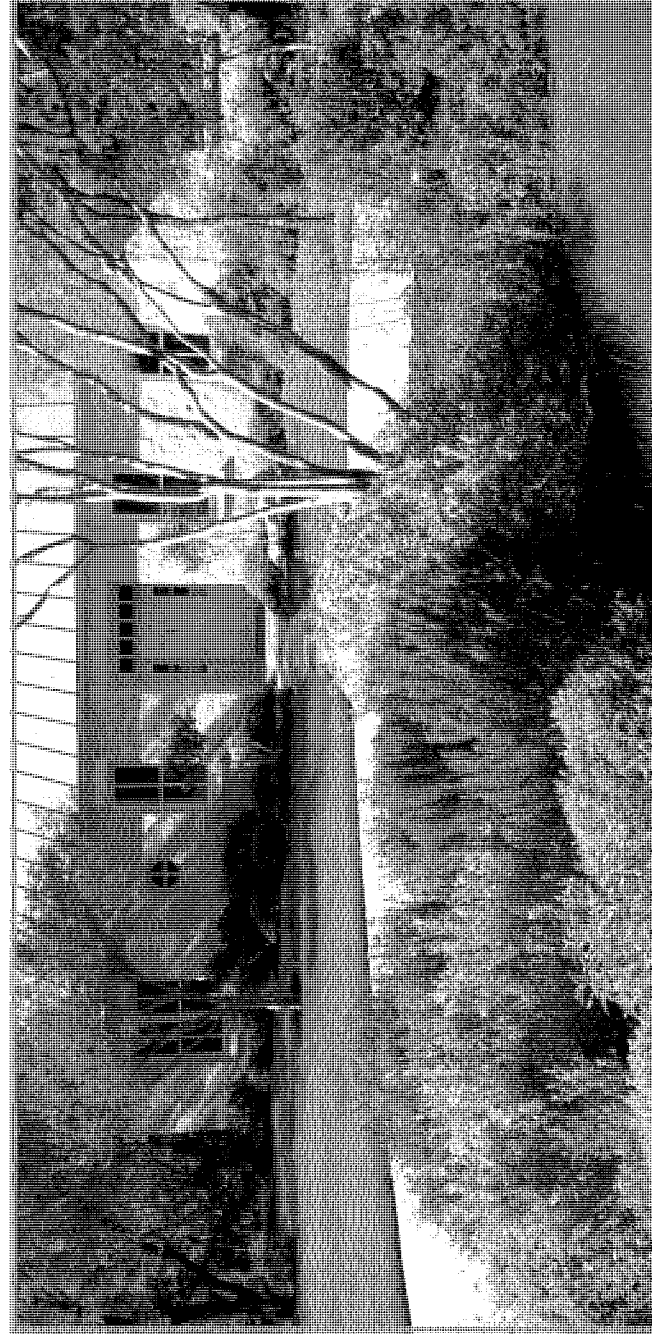
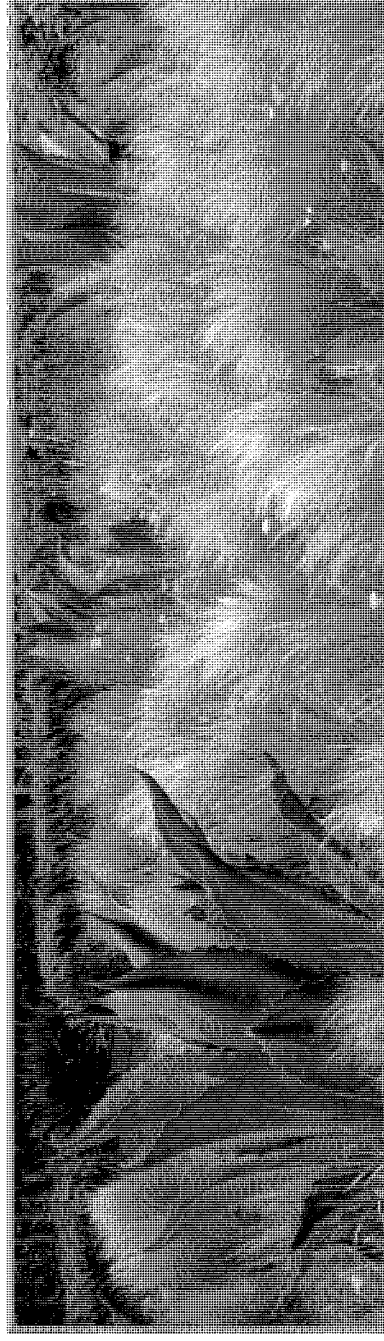
The Native Texas and low water use Landscape Palette

Texas' varied ecosystems are home to drought tolerant plant species that perform well in residential garden settings. Within minimal maintenance, native plants can look tidy enough to fit into residential landscapes. The right combinations can provide year-round interest with minimal watering and maintenance. Native plants are adapted to North Texas' dramatic weather patterns, ensuring a long-lasting home landscape that will outperform landscapes comprised of poorly adapted exotic species.

This palette includes a mix of dependable perennials that provide color all growing season, even in times of summer drought. Their flowers get daily visits from hummingbirds, butterflies, and other colorful insects. Evergreen shrubs typically found on escarpments combined with prairie grasses and succulents provide structure and contrast in winter. Sedges and groundcovers offer a more satisfying alternative to traditional lawn that requires little to no mowing.

By carefully selecting combinations of native and adapted species, it is possible to approximate the traditional suburban landscape. With minimal irrigation and little to no need for fertilization or pesticides, this planting palette presents less costs to homeowners after installation and more regular irrigation for the first year. Once established, native plant gardens only need to be watered in the summer months and times of drought to look their best. Maintenance of garden beds requires pruning once to twice per year, usually in July and February.

LANDSCAPE PATTERNS



PLANT CONDITIONS

FULL SUN, LOW WATER

Pecan
Cedar Elm
Live Oak
Bur Oak
Ginko
Chinese Pistache
Mexican Plum
Desert Willow
Thornless Mesquite
Prairie Flameleaf Sumac
Spineless Prickly Pear
Hollywood Juniper
Pfizer Juniper
Eastern Red Cedar
Dwarf Yaupon
Blue Point Juniper
Taylor Juniper
Texas Sage
Creeping Rosemary
Blue Grama
Little Bluestem
Lindheimer's Muhly
Weeping Lovegrass
Webberville Sedge
Blue fescue
Mexican Feathergrass
Autumn Sage
Wright's Skullcap
Four Nerve Daisy
Liatris
Black Eyed Susan
Echinacea
Gaillardia
Hardy Ice Plant
Aromatic Sumac
Frogruit
Wooly Stenodia
Creeping Juniper
Sedum
Pale Leaf Yucca
Texas Sotol
Red Yucca
Agave

FULL SUN, MEDIUM WATER

Bald Cypress
Chinquapin Oak
Redbud
Possum haw Holly
Button Bush
Bushy Bluestem

SHADE, MEDIUM WATER

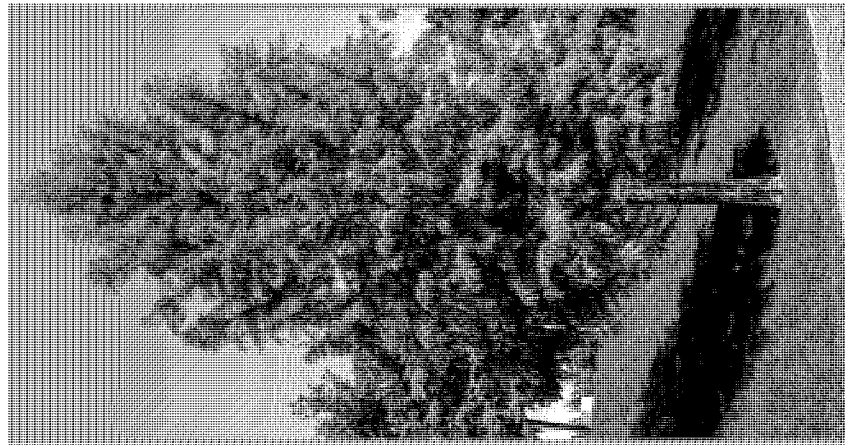
Yaupon Holly
Dwarf Palmetto
Texas Buckeye
Roughleaf Dogwood
Coralberry
American Beautyberry
Inland Sea Oats
Berkely Sedge
Mahonia
Giant Leopard Plant

SHADE, LOW WATER

Redbud
Mexican Buckeye
Eve's Necklace
Heart Leaf Skullcap
Turk's Cap
Frogruit
Horse Herb
Virginia Creeper



SHED TREES



BALD CYPRESS

Taxodium distichum

SEASONALITY:

WATER:

SUN:

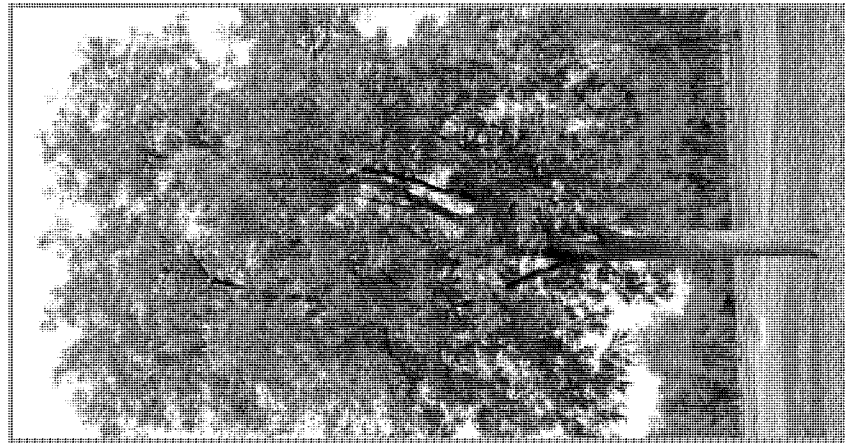
MAINTENANCE:

Rust Fall Color

Medium

Full

Minimal



PECAN TREE

Carya illinoensis

SEASONALITY:

WATER:

SUN:

Deciduous

Medium

Full



CEDAR ELM

Ulmus crassifolia

SEASONALITY:

WATER:

SUN:

MAINTENANCE:

Golden Fall Color

Low

Full

Minimal



BUR OAK

Quercus macrocarpa

SEASONALITY:

WATER:

SUN:

Deciduous, Large Acorns

Medium

Full

SHADE TREES



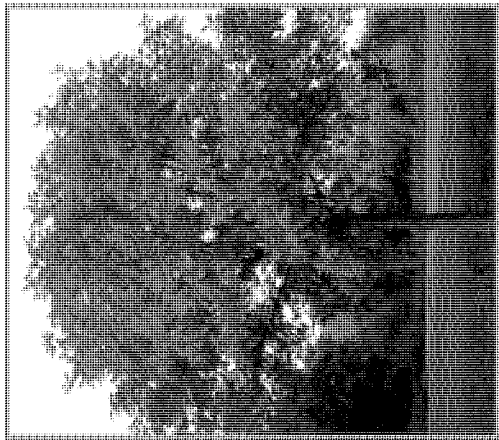
GINKO
Ginkgo biloba
SEASONALITY:
WATER:
SUN:
MAINTENANCE:

Brilliant Yellow Fall Color
Medium
Full
No Pruning



CHINQUAPIN OAK
Quercus muehlenbergii
SEASONALITY:
WATER:
SUN:

Deciduous
Medium
Full



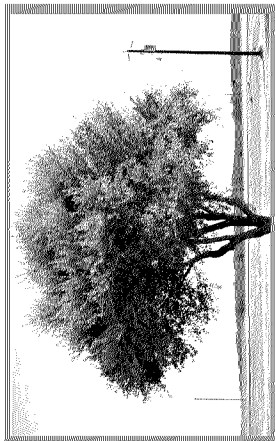
CHINESE PISTACHE
Pistacia chinensis
SEASONALITY:
WATER:
SUN:

Brilliant Red and Yellow Fall Color
Low
Full



RED OAK
Quercus shumardii
SEASONALITY:
WATER:
SUN:

Fall Color
Medium
Full



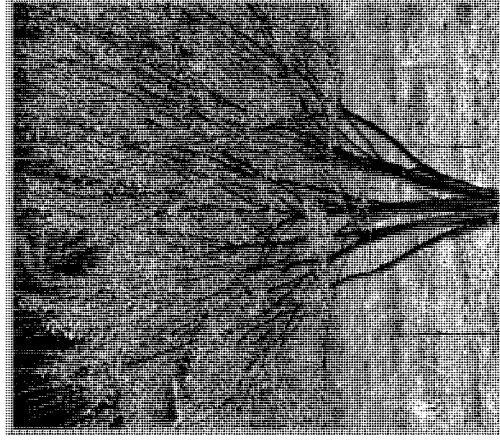
LIVE OAK
Quercus virginiana
SEASONALITY:
WATER:
SUN:

Evergreen
Medium
Full

ORNAMENTAL TREES



MEXICAN PLUM
Prunus mexicana
 SEASONALITY: Low
 WATER: Full
 SUN:



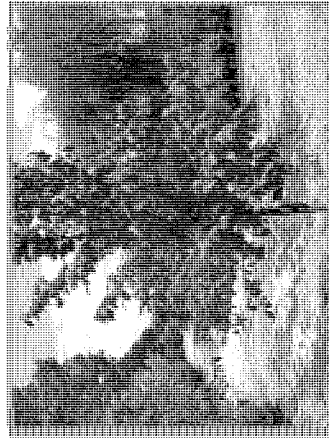
REDBUD
Cercis canadensis
 SEASONALITY: Low
 WATER: Full / Part
 SUN:



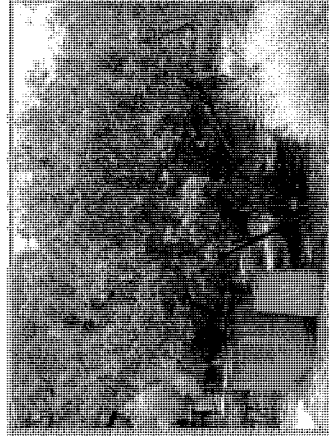
MEXICAN BUCKEYE
Ungnadia Speciosa
 SEASONALITY: Low
 WATER: Full
 SUN:



TEXAS MOUNTAIN LAUREL
Seophora Secundiflora
 SEASONALITY: Low
 WATER: Full
 SUN:



DESERT WILLOW
 SEASONALITY: Low
 WATER: Full
 SUN:

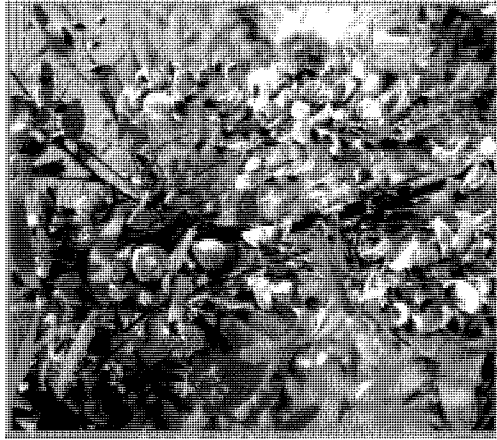


MEXICAN BUCKEYE
Ungnadia Speciosa
 SEASONALITY: Low
 WATER: Full
 SUN:



DESERT WILLOW
 SEASONALITY: Low
 WATER: Full
 SUN:

SHADE TREES



EVE'S NECKLACE
Syphnolobium affinis

SEASONALITY: Deciduous, Winter seed pods
WATER: Low
SUN: Full / part shade



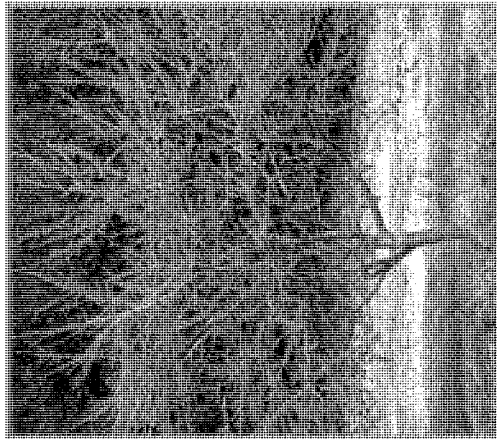
THORNLESS MESQUITE
Prosopis glandulosa

SEASONALITY: Deciduous
WATER: Low
SUN: Full



PRAIRIE FLAMELEAF SUMAC
Rhus lanceolata

SEASONALITY: Brilliant Fall Color
WATER: Low
SUN: Full



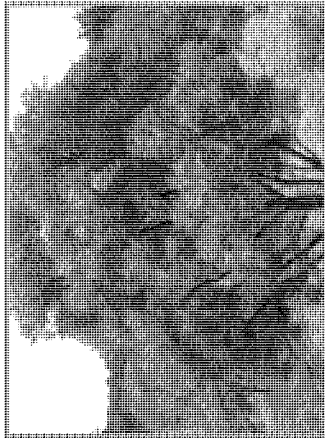
POSSUM HAW HOLLY
Ilex decidua

SEASONALITY: Winter Berries, deciduous
WATER: Low
SUN: Full



PRAIRIE FLAMELEAF SUMAC
Rhus lanceolata

SEASONALITY: Brilliant Fall Color
WATER: Low
SUN: Full



PRAIRIE FLAMELEAF SUMAC
Rhus lanceolata

SEASONALITY: Brilliant Fall Color
WATER: Low
SUN: Full



POSSUM HAW HOLLY
Ilex decidua

SEASONALITY: Winter Berries, deciduous
WATER: Low
SUN: Full

ORNAMENTAL TREES



SPINELESS PRICKLY PEAR

Opuntia coccinifera

SEASONALITY:

WATER:

SUN:

MAINTENANCE:

PLANT SPACING

Evergreen, spring blooms

none

Full

Groom

3 ft.



PFITZER JUNIPER

Juniperus virginiana 'Pfitzer'

SEASONALITY:

WATER:

SUN:

MAINTENANCE:

PLANT SPACING

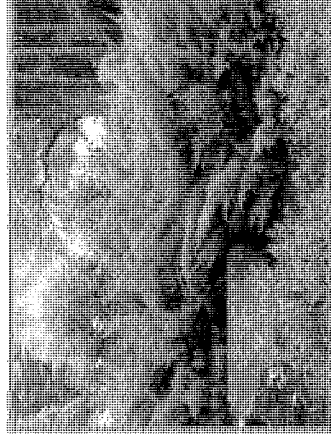
Evergreen

Low

Full

Groom

4 ft.



HOLLYWOOD JUNIPER

Juniperus chinensis 'Torulosa'

SEASONALITY:

WATER:

SUN:

Evergreen

Low

Full



EASTERN RED CEDAR

Latin name

SEASONALITY:

WATER:

SUN:

MAINTENANCE:

PLANT SPACING

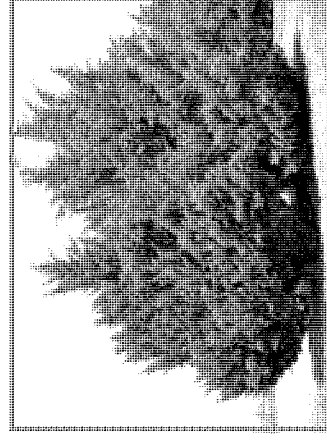
Evergreen

Low

Full

None

15 ft.



YAUPOON HOLLY

Ilex vomitoria

SEASONALITY:

WATER:

SUN:

MAINTENANCE:

PLANT SPACING

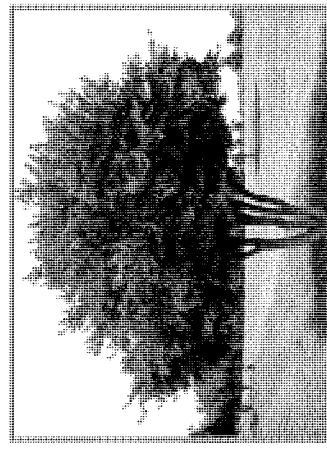
Evergreen

Low

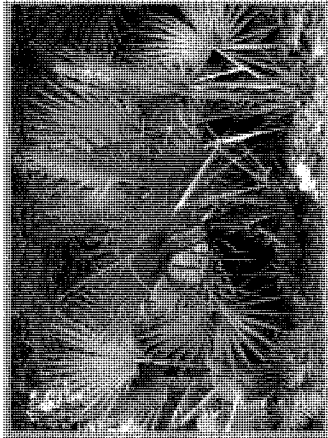
Full

None

12 ft.



SHADE TREES



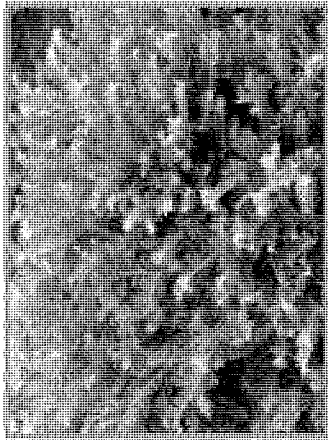
DWARF PALMETTO

Sabal minor
SEASONALITY: Evergreen
WATER: Medium
SUN: Sun / Shade
MAINTENANCE: None
PLANT SPACING: 3 ft.



DWARF YAUPON

Ilex vomitoria 'Nana'
SEASONALITY: Evergreen
WATER: Low
SUN: Full
MAINTENANCE: Shape / Desired
PLANT SPACING: 30 in.



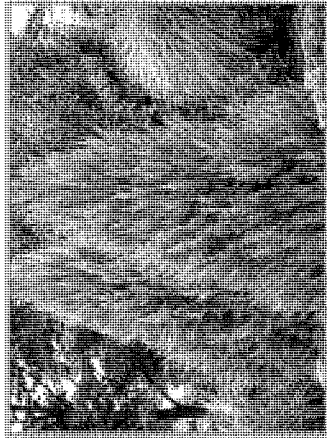
SPREADING YEW

Taxus cuspidata
SEASONALITY: Evergreen
WATER: Medium
SUN: Shade
MAINTENANCE: None
PLANT SPACING: 30 in.



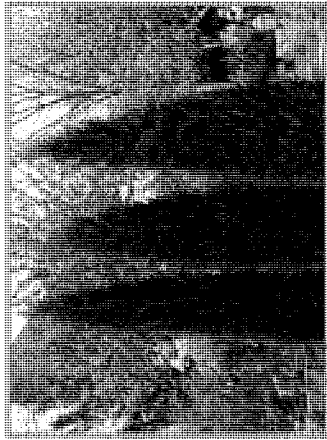
CREeping ROSEMARY

Rosmarinus officinalis 'Prostratus'
SEASONALITY: Evergreen
WATER: Low
SUN: Full
MAINTENANCE: None
PLANT SPACING: 30 in.



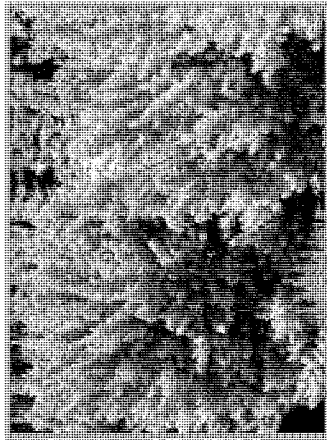
BLUE POINT JUNIPER

Juniperus chinensis 'Blue Point'
SEASONALITY: Evergreen
WATER: Low
SUN: Full
MAINTENANCE: None
PLANT SPACING: 1 ft.



TAYLOR JUNIPER

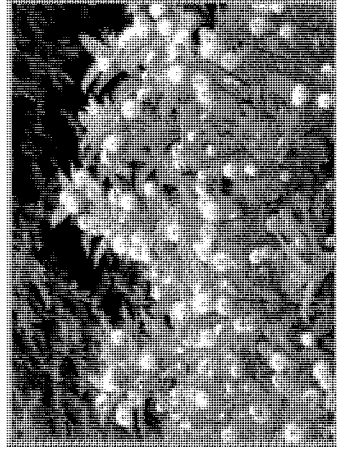
Juniperus virginiana 'Taylor'
SEASONALITY: Evergreen
WATER: Low
SUN: Full
MAINTENANCE: None



TEXAS SAGE

Leucophyllum frutescens
SEASONALITY: Evergreen, blooms during seasonal changes
WATER: Low
SUN: Full
MAINTENANCE: Trim to keep full
PLANT SPACING: 3 ft.

ORNAMENTAL TREES



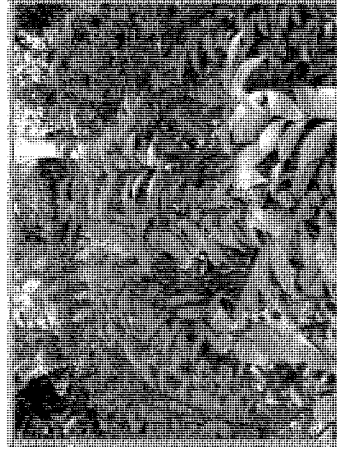
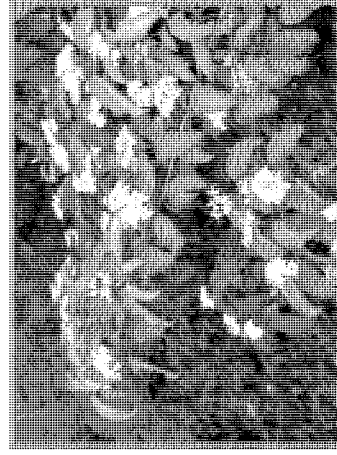
BUTTON BUSH
Cephalanthus occidentalis

SEASONALITY: Deciduous
WATER: Medium
SUN: Full / Part Shade



ROUGHLEAF DOGWOOD
Cornus drummondii

SEASONALITY: Deciduous
WATER: Medium
SUN: Full / Part Shade



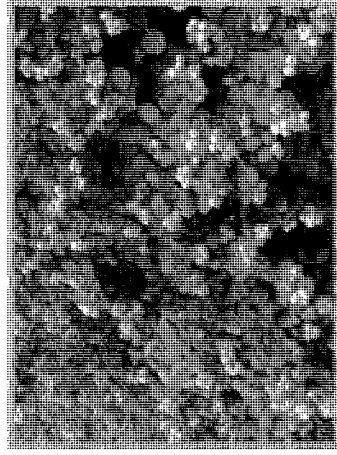
AMERICAN BEAUTYBERRY
Callicarpa americana

SEASONALITY: Bright berries in fall, deciduous
WATER: Medium
SUN: Full / Shade
PLANT SPACING: 3 ft.



TEXAS BUCKEYE
Aesculus glabra

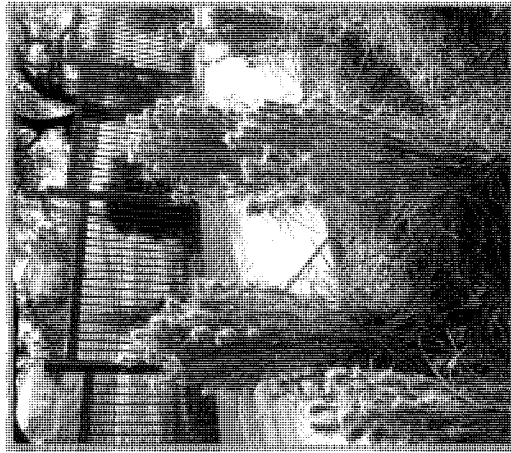
SEASONALITY: Deciduous
WATER: Medium
SUN: Full / Part Shade
MAINTENANCE: None



CORALBERRY
Symphoricarpos sp.

SEASONALITY: Bright berries in winter, deciduous
WATER: Medium
SUN: Part sun / Shade
MAINTENANCE: None
PLANT SPACING: 30 in.

SHADE TREES



BUSHY BLUESTEM

Andropogon glomeratus

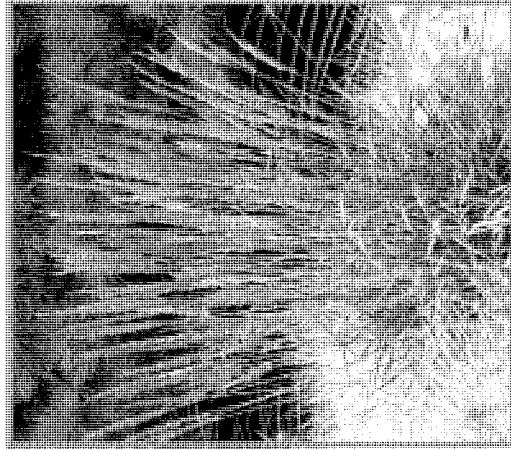
SEASONALITY: Summer through Winter
WATER: Medium-High (plant in low-lying areas)
SUN: Full Sun
MAINTENANCE: Trim down in February
PLANT SPACING: 2' - 3'



LINDHEIMER'S MUHLY

Muhlenbergia lindheimeri

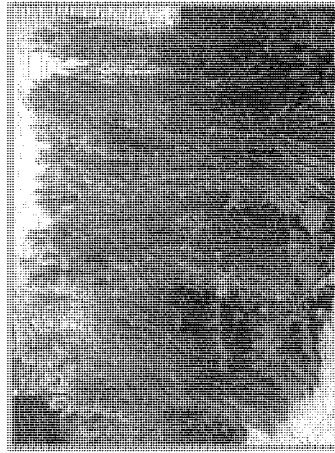
SEASONALITY: Summer through Winter
WATER: Low - Medium
SUN: Full
MAINTENANCE: Trim down in February



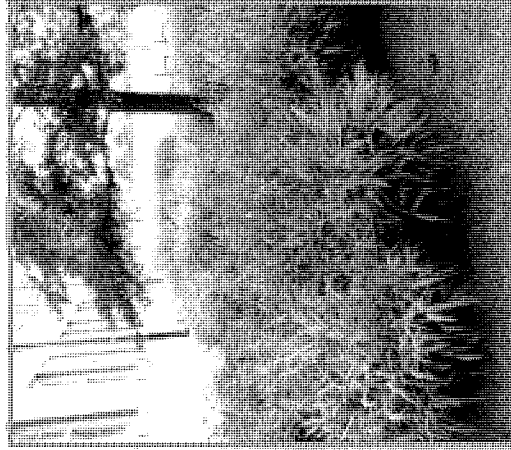
INDIAN GRASS

Sorghastrum nutans

SEASONALITY: Summer through Winter
WATER: Low - Medium
SUN: Full
MAINTENANCE: Trim down in February



ORNAMENTAL TREES



INLAND SEA OATS

Chasmanthium latifolium

SEASONALITY:

WATER:

SUN:

MAINTENANCE:

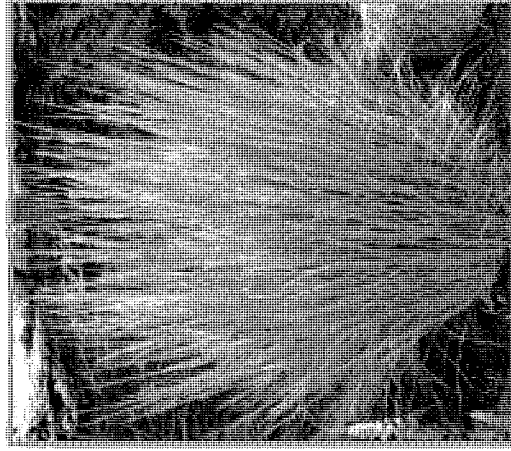
PLANT SPACING: 18 in.

Summer through Winter

Medium

Shade - Part Sun

Trim down in February



LITTLE BLUESTEM

Schizachyrium scoparium

SEASONALITY:

WATER:

SUN:

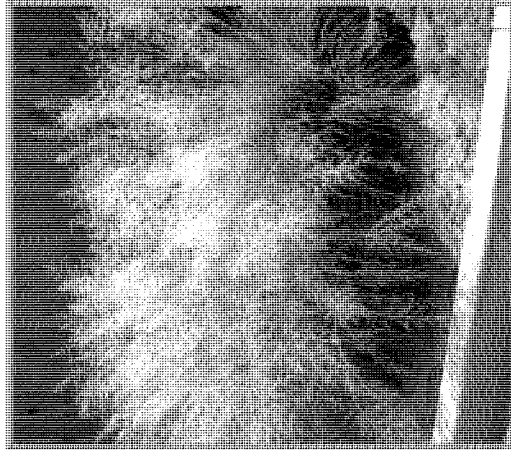
MAINTENANCE:

Summer through Winter

Low - Medium

Full

Trim down in February



WEeping LOVEGRASS

Eragrostis curvula

SEASONALITY:

WATER:

SUN:

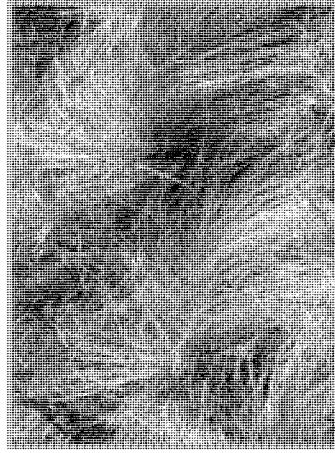
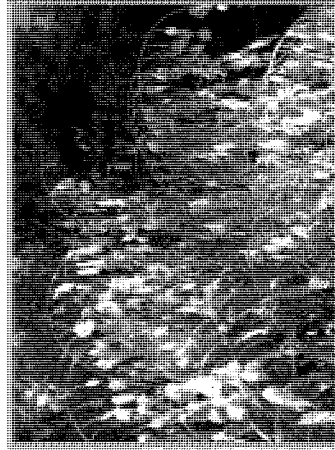
MAINTENANCE:

Summer through Winter

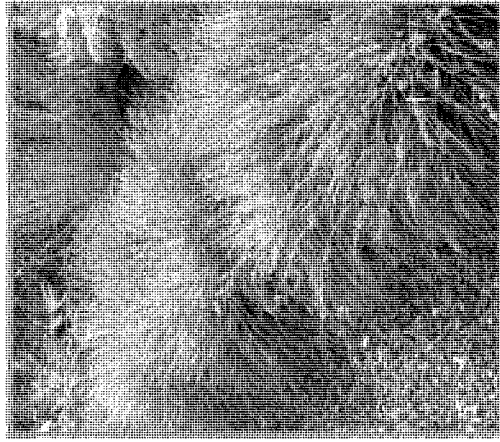
Low

Full

Trim down in February



SHADE TREES



BEKELEY SEDGE - 4" POTS

Carex tumulicola

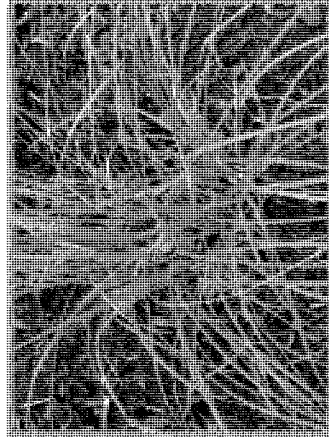
SEASONALITY: Evergreen
WATER: Low - Medium
SUN: Full
MAINTENANCE: Groom seed heads in summer
PLANT SPACING: 10 in.



WEBBVILLE SEDGE

Carex peridentata

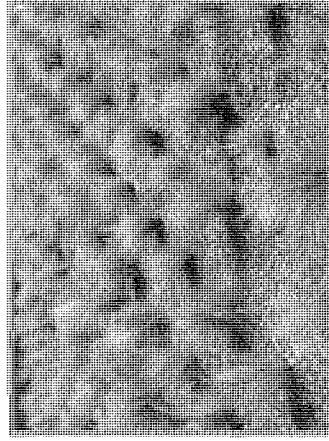
SEASONALITY: Evergreen
WATER: Low - Medium
SUN: Full / Part Shade
MAINTENANCE: None
PLANT SPACING: 10 in.



MEXICAN FEATHERGRASS

Nassella tenuissima

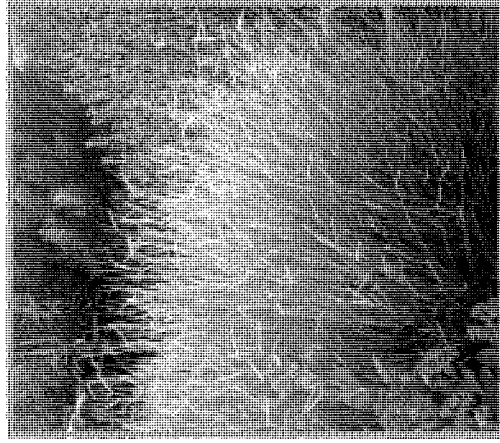
SEASONALITY: Golden in Fall
WATER: Low
SUN: Full
MAINTENANCE: Groom in Winter
PLANT SPACING: 14 in.



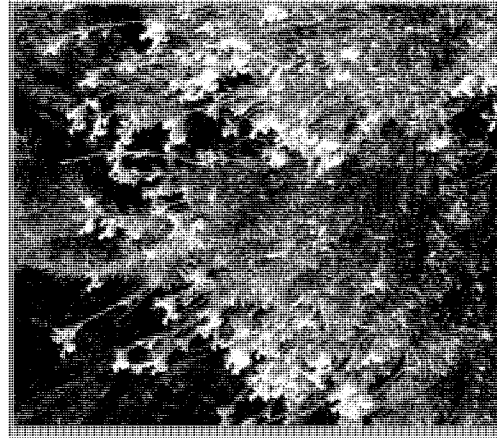
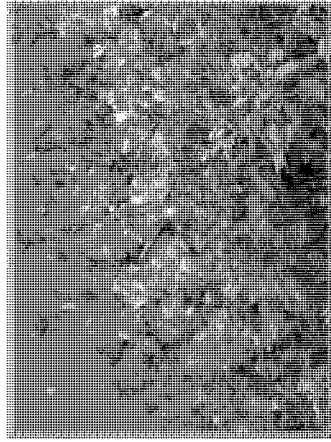
BLUE GRAMA

bouteloua gracilis 'Blonde Ambition'

SEASONALITY: Summer through Winter
WATER: Lowest
SUN: Full
MAINTENANCE: Trim down in February
PLANT SPACING: 16 in.



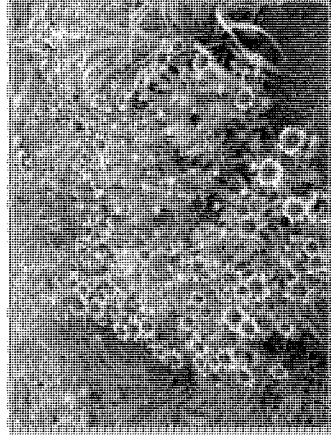
ORNAMENTAL TREES



BLANKET FLOWER

Gaillardia sp.
SEASONALITY:
WATER:
SUN:

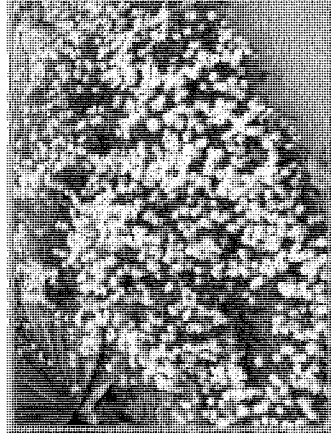
Spring and summer flowers
Low
Full



BLACKFOOT DAISY

Melampodium leucanthum
SEASONALITY:
WATER:
SUN:

Deciduous
Low
Full



FOUR NERVE DAISY

Terraneuris scaposa
SEASONALITY:
WATER:
SUN:

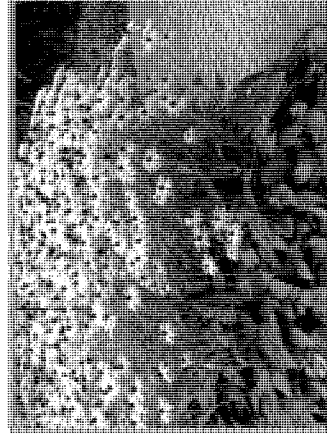
Evergreen
Low
Full



GAYFEATHER

Liatris sp.
SEASONALITY:
WATER:
SUN:
MAINTENANCE:

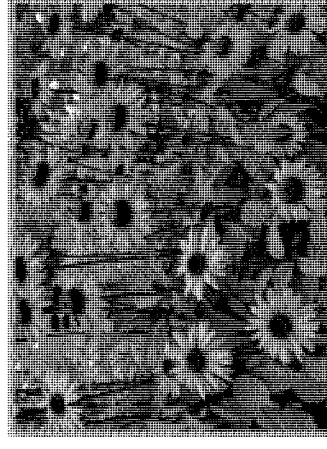
Tall purple bloom in autumn
Medium
Full
Groom dead bloom



BLACK EYED SUSAN

Rudbeckia hirta
SEASONALITY:
WATER:
SUN:
MAINTENANCE:

Deciduous, blooms in summer
Low - Medium
Full
None



LEMON MINT

Monarda citrodora
SEASONALITY:
WATER:
SUN:

Deciduous
Low - Medium
Full

AUTUMN SAGE

Salvia greggi
SEASONALITY:
WATER:
SUN:
MAINTENANCE:
PLANT SPACING

Semi-evergreen, blooms continually
Low
Full
Trim in July to prevent legginess
2 ft.

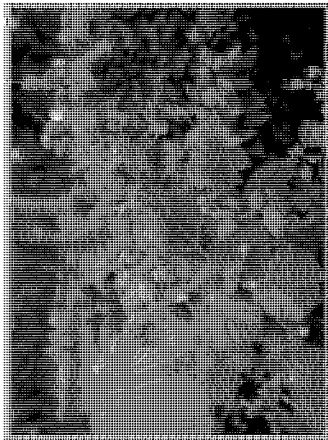
SHADE TREES



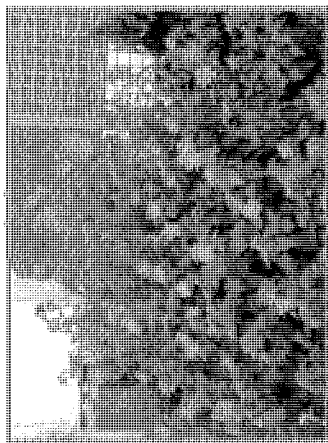
MEXICAN HAT
Ratibida columnifera
SEASONALITY: Continually blooms, winter rosette
WATER: Low
SUN: Full / Part Sun



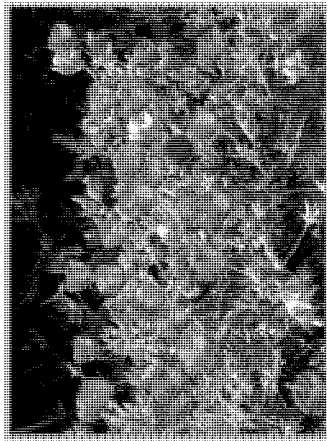
GREGG'S MISTFLOWER
Conoclinium greggii
SEASONALITY: Blooms all summer and autumn
WATER: Low - Med
SUN: Full / Part Sun
MAINTENANCE: Trim back in late summer



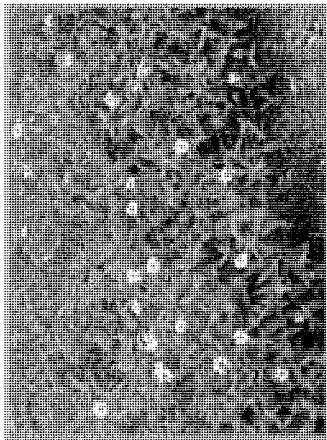
TURK'S CAP
Malaviscus drummondii
SEASONALITY: Deciduous, blooms continually
WATER: Low - Medium
SUN: Sun / Shade



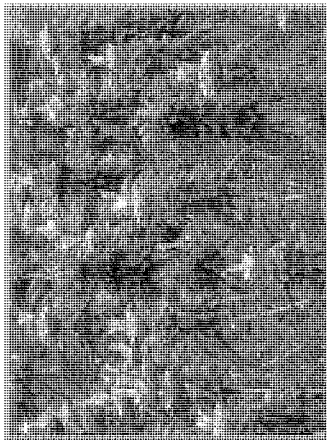
ROCK ROSE
Pavonia laspoetala
SEASONALITY: Deciduous
WATER: Low
SUN: Full / Part Sun



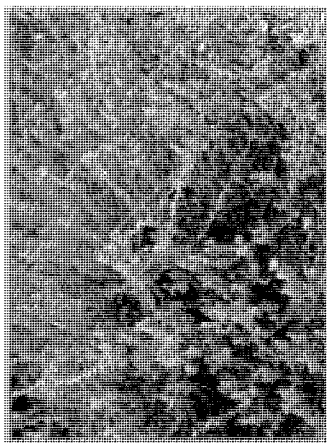
WINECUP
Callirhoe involucrata
SEASONALITY: Spring flowers
WATER: Low
SUN: Full / Part Sun



ORANGE ZEXMENIA
Zexmenia hispida
SEASONALITY: Deciduous, continually blooms
WATER: Low
SUN: Full / Part Sun



PURPLE CONEFLOWER
Echinacea sp.
SEASONALITY: Deciduous
WATER: Medium
SUN: Full / Part Sun
MAINTENANCE: Groom



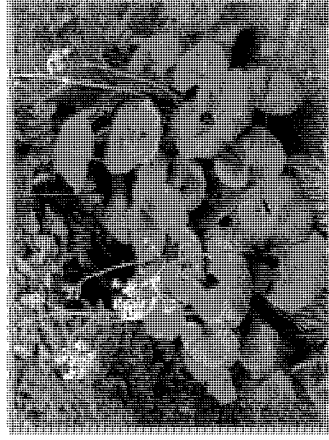
WRIGHT'S SKULLCAP
Scutellaria wrightii
SEASONALITY: Blooms in summer
WATER: Low
SUN: Full / Part Sun
MAINTENANCE: Trim in late summer
PLANT SPACING: 1 ft.

ORNAMENTAL TREES



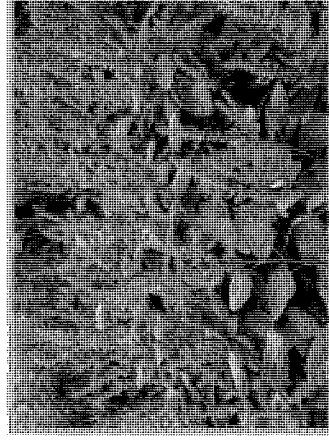
MAHONIA
Mahonia napulensis
SEASONALITY:
WATER:
SUN:

Evergreen, winter blooms
Low
Shade



GIANT LEOPARD PLANT
Farfugium japonicum
SEASONALITY:
WATER:
SUN:

Mostly evergreen, winter blooms
Medium
Shade



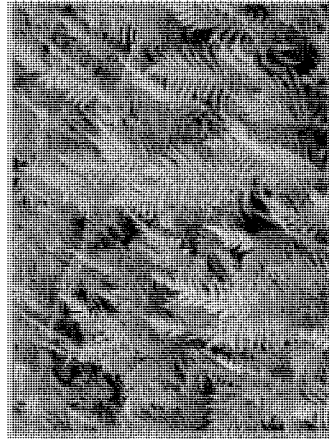
HEART LEAF SKULLCAP
Scutellaria ovata
SEASONALITY:
WATER:
SUN:
MAINTENANCE:

Evergreen
Low
Shade
Groom spent blooms



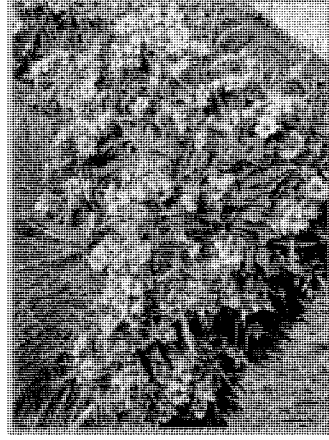
WOOD FERN
Dryopteris ludoviciana
SEASONALITY:
WATER:
SUN:
MAINTENANCE:
PLANT SPACING

Dormant in winter
Low - Medium
Shade / part sun
Trim dead fronds in early spring
16 in.



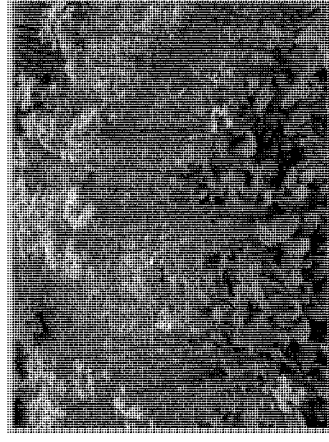
DWARF MEXICAN PETUNIA
Ruellia brittoniana
SEASONALITY:
WATER:
SUN:

Continually blooms
Medium
Shade / part sun



GOLDEN GROUNDSEL
Packera obovata
SEASONALITY:
WATER:
SUN:

Green in winter, dormant in summer
Medium
Shade



TURK'S CAP
Malviscus drummondii
SEASONALITY:
WATER:
SUN:

Deciduous
Low - Medium
Shade / Sun

SHADE TREES



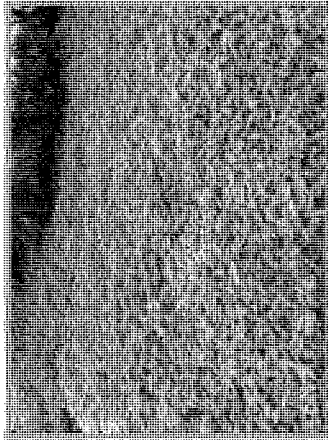
FROGFRUIT
Phyla nodiflora

SEASONALITY: Deciduous
WATER: Low - Med
SUN: Full / Part Sun



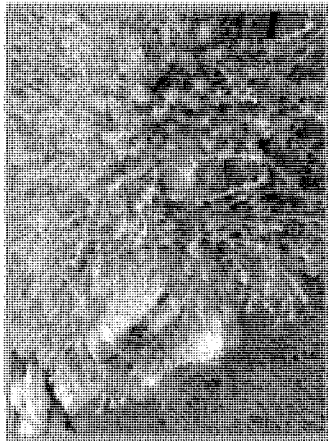
HORSE HERB
Calypocarpus vialis

SEASONALITY: Deciduous
WATER: Low - Medium
SUN: Sun / Shade



WOOLY STEMODIA
Stemodia lanata

SEASONALITY: Deciduous
WATER: Low
SUN: Full
MAINTENANCE: None
PLANT SPACING: 30 in.



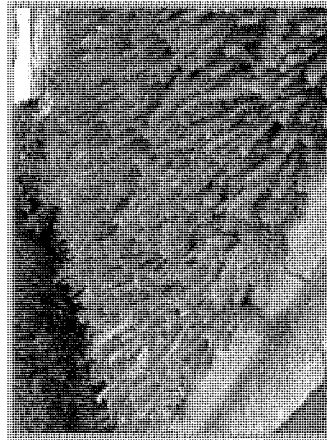
AROMATIC SUMAC
Rhus aromatica

SEASONALITY: Brilliant Fall Color
WATER: Low
SUN: Sun / Shade
MAINTENANCE: None



CREeping JUNIPER
Juniperus horizontalis

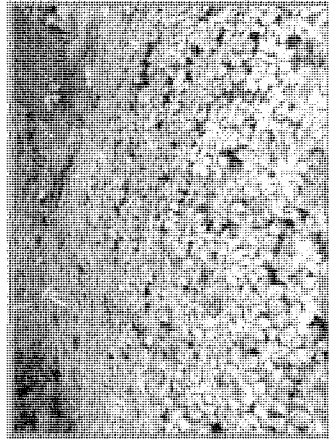
SEASONALITY: Evergreen
WATER: Low
SUN: Full
MAINTENANCE: Minimal
PLANT SPACING: 30 in.



SEDUM
Sedum reflexum 'Blue Spruce'

SEASONALITY: Evergreen
WATER: Low
SUN: Sun / Shade
MAINTENANCE: None
PLANT SPACING: 1 ft.

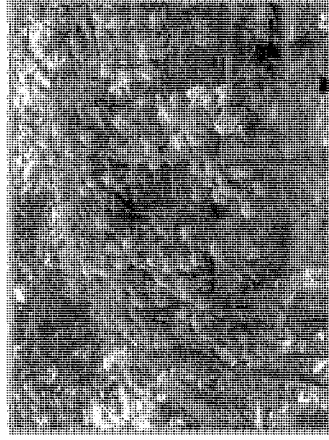
ORNAMENTAL TREES



VIRGINIA CREEPER

Parthenocissus quinquefolia

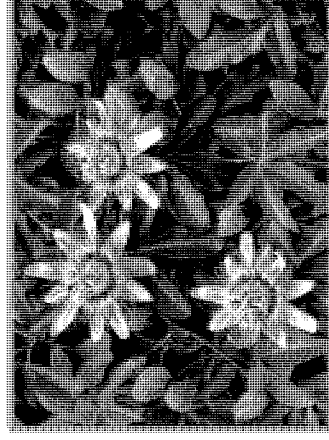
SEASONALITY: Red or purple leaves in fall
 WATER: Low to Medium
 SUN: Sun / Shade
 MAINTENANCE: Prune to stop from climbing trees if desired
 PLANT SPACING: 1 ft. for groundcover, 6 ft. for a fence or trellis



WISTERIA

Wisteria frutescens 'Amethyst Falls'

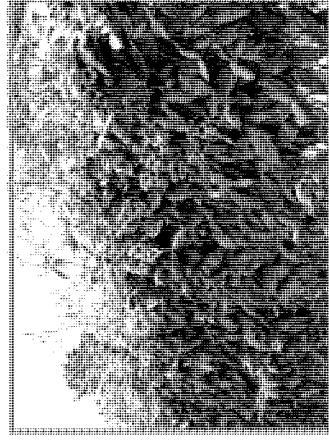
SEASONALITY: May Blooms, deciduous
 WATER: Medium
 SUN: Sun / Shade
 PLANT SPACING: 3 - 6 ft.



BLUE PASSION VINE

Passiflora caerulea

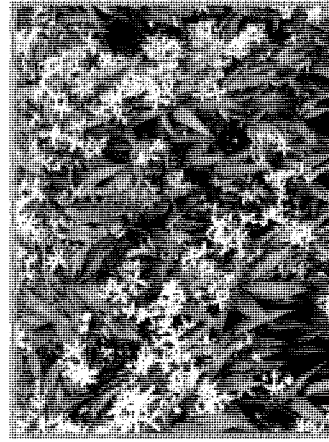
SEASONALITY: Semi Evergreen
 WATER: Low
 SUN: Full / Part Sun (prefers afternoon shade)
 MAINTENANCE: Prune in Early Spring



CROSSVINE

Bigonia capreolata

SEASONALITY: Almost Evergreen
 WATER: Low - Medium
 SUN: Shade / Sun

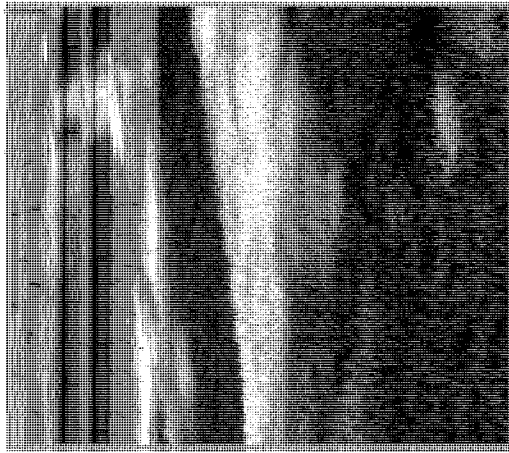


EVERGREEN CLEMATIS

Clematis armandi 'Snowdrift'

SEASONALITY: Fragrant blooms
 WATER: Medium
 SUN: Part Sun

SHADE TREES

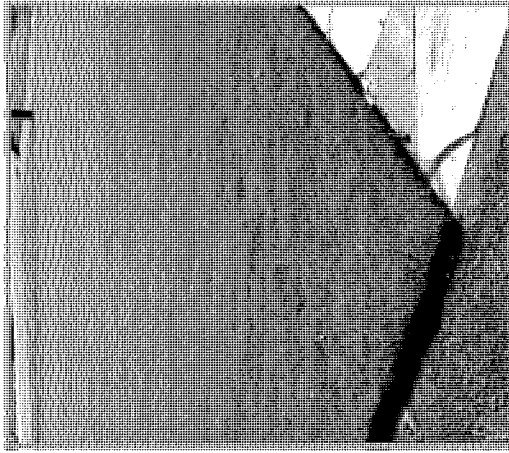
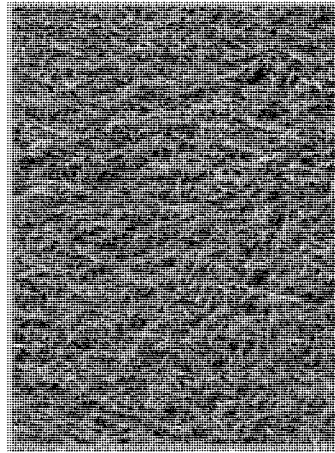


ZOYSIA

Zoysia

SEASONALITY:
WATER:
SUN:

Dormant in winter
Medium
Shade / Sun

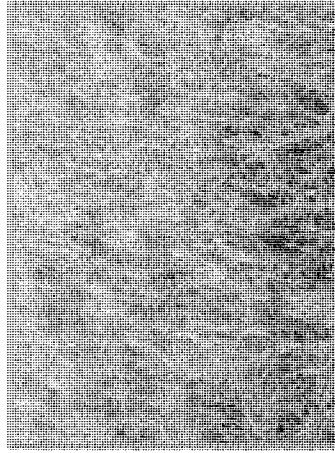


BERMUDA GRASS

Cynodon dactylon

SEASONALITY:
WATER:
SUN:

Dormant in winter
Low
Full



BUFFALO GRASS

Bouteloua dactyloides

SEASONALITY:
WATER:
SUN:
MAINTENANCE:

Soft, golden brown in winter if dormant
Low
Full
Mow once a month or let grow naturally



ORNAMENTAL TREES



PALE LEAF YUCCA

Yucca pallida

SEASONALITY:

WATER:

SUN:

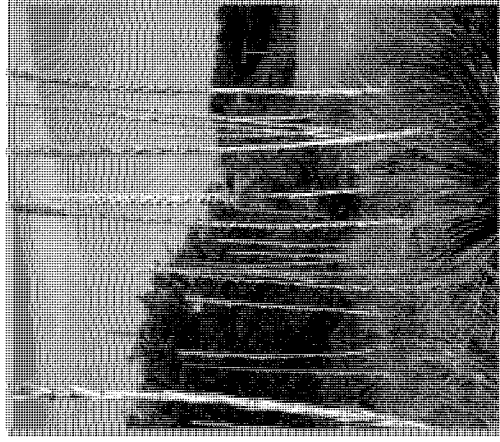
MAINTENANCE:

Late spring bloom, evergreen

None

Full / Part Sun

Trim spent bloom stalks



TEXAS SOTOL

Dasylirion wheeleri

SEASONALITY:

WATER:

SUN:

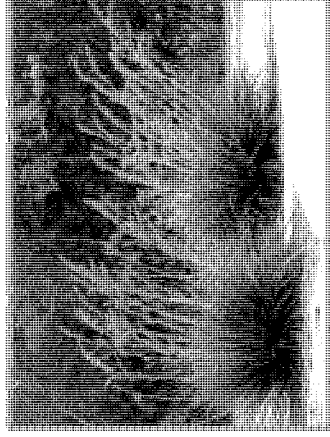
MAINTENANCE:

Spring or summer bloom, evergreen

None

Full

Trim spent bloom stalks



RED YUCCA

Hesperaloe parviflora

SEASONALITY:

WATER:

SUN:

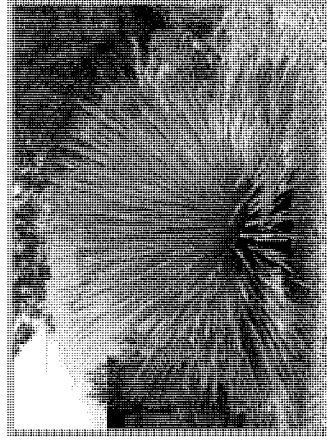
MAINTENANCE:

Continually blooms, evergreen

None

Full / Part Sun

Trim spent bloom stalks



YELLOW RED YUCCA

Hesperaloe parviflora 'Yellow'

SEASONALITY:

WATER:

SUN:

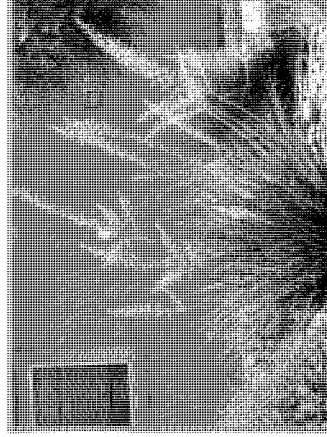
MAINTENANCE:

Continually blooms, evergreen

None

Full / Part Sun

Trim spent bloom stalks



WHALE'S TONGUE AGAVE

Agave ovatifolia

SEASONALITY:

WATER:

SUN:

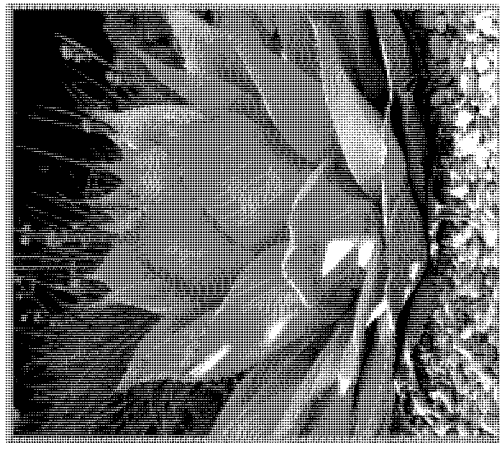
MAINTENANCE:

Evergreen

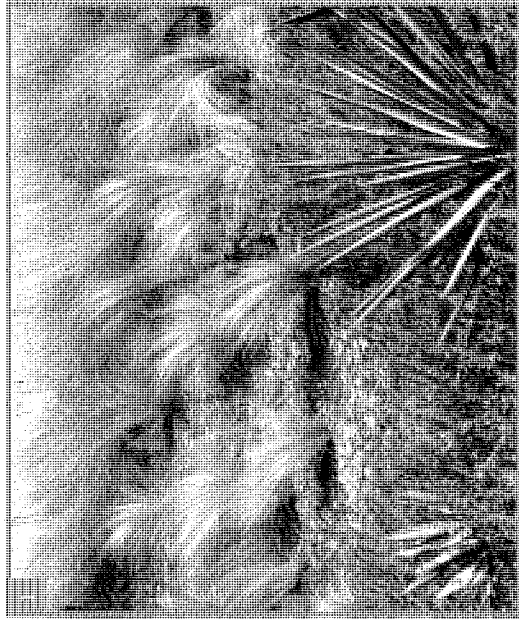
None

Full / Part Sun

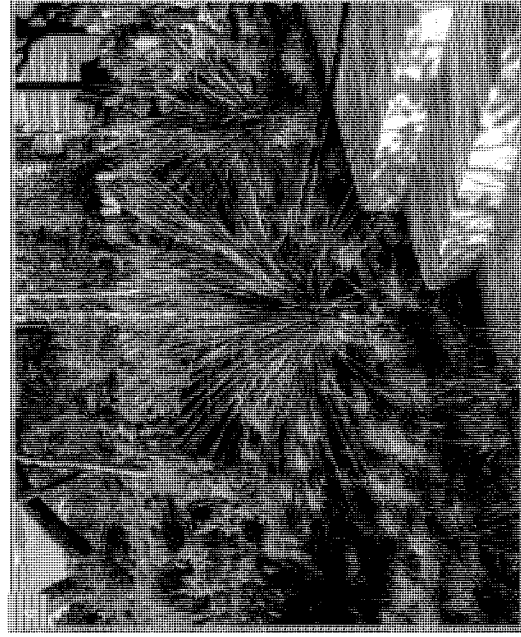
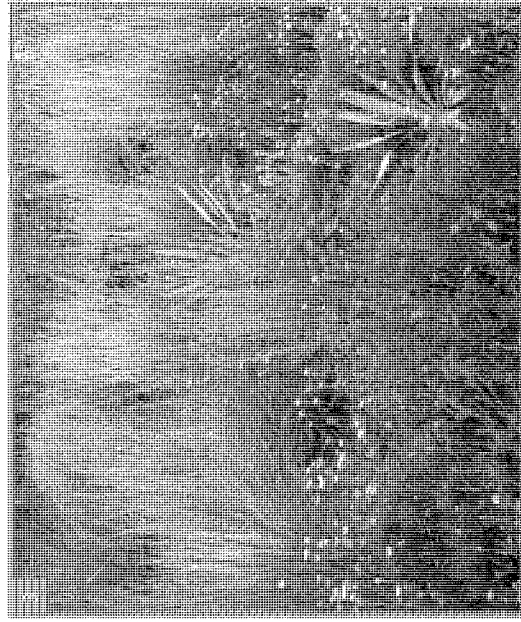
Trim lower leaves if desired



SHADE TREES



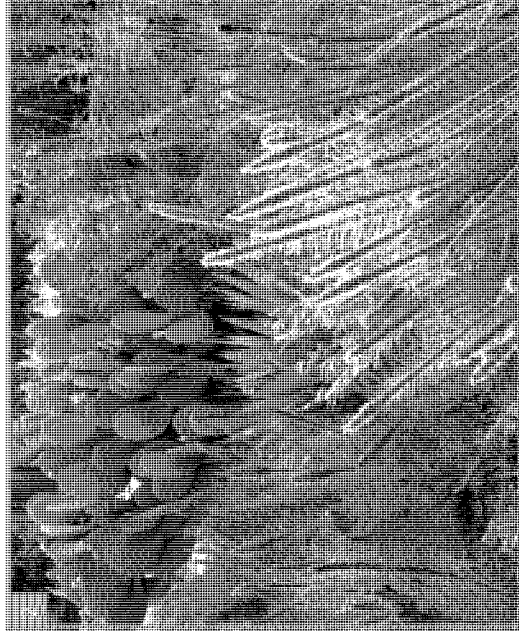
1. Mexican Feather Grass
Skullcap
Pale Leaf Yucca
Four Nerve Daisy, Echinacea sp.
2. Little Bluestem
Four Nerve Daisy
Zexmenia
Pale Leave Yucca



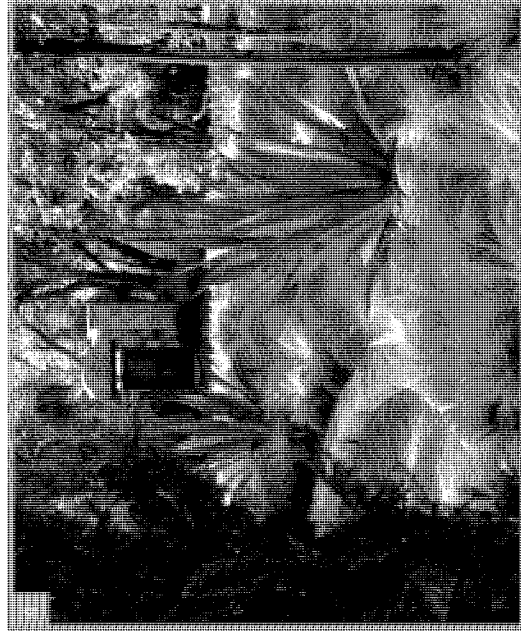
3. Whale's Tongue Agave
Red Yucca
Autumn Sage
4. Texas Sotol
Spineless Prickly Pear
Berkeley Sedge

ORNAMENTAL TREES

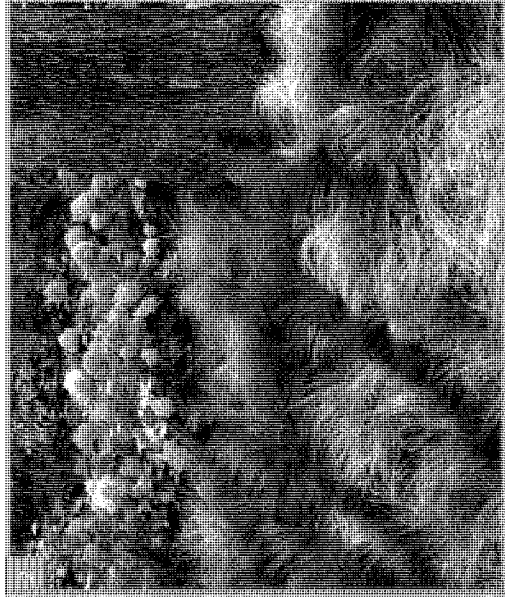
1. Woolly Stemodia
Whale's Tongue Agave
Love Grass
Spineless Prickly Pear
2. Lindheimer's Muhly
Rosemary



3. Spineless Prickly Pear
Agave
Liatris
4. Mexican Feathergrass
Agave
Eastern Red Cedar



SHADE TREES



1.
Dwarf Palmetto
Wood Fern

2.
Wood Fern
Berkeley Sedge
Inland Sea Oats



3.
Berkeley Sedge
Lime Light Hydrangea

4.
Giant Leopard Plant
Berkeley Sedge

Landscape development

Plan

Plans for any installed landscape or major alterations to existing gardens in or upon any site must be approved by the ARC. Submitted plans must include all aspects outside the residence including utilities, hardscape, structures, pools and fountains, planting and irrigation per the design of a registered landscape architect and licensed irrigator.

Site Line Requirements

Landscape treatment shall not interfere with sight line requirements at street or driveway intersections. It is the responsibility of the owners and the owner's consultants to make sure that all such requirements are provided for. Site line requirements and visibility triangles must be delineated on the landscape plans.

REGULATORY REQUIREMENTS

- 1) Contractors are responsible for pulling all applicable permits with governing municipalities and notifying appropriate agencies prior to work and receive certification of approval and completion at the termination of work.
- 2) Give adequate and required legal notice to owner, utility organizations and governing authorities prior to commencing work.
- 3) Coordinate operations with other trades, utility firms, and affected public departments to assure continuity of access and service in conformance with the applicable requirements of these organizations.
- 4) Insurance shall be written for not less than any limit of liability specified as part of the Contract. Certification of such insurance shall be filed with the Owner.
- 5) Location of the irrigation must be coordinated with planting prior to the installation of plant materials. Any damage to known utility lines during landscape and irrigation construction must be repaired by the landscape subcontractor at their cost.

WARRANTIES/ GUARANTEES

Warranty: include coverage for one continuous growing season; replace dead or unhealthy plants.

Replacements: plants of the same size and species, planted in the next growing season, will have a new warranty commencing on date of replacement. Any plant material that is not healthy, dies, is dying, or the design value of which has been so injured or damaged as to render it unsuitable for the purpose intended shall be replaced immediately by the Contractor at no cost to Owner. The removal of plant material, additional fertilizer and topsoil necessary for replacement shall be at the Contractors expense.

Soil compaction for all on grade and over structure planters shall be guaranteed for 1.5 years against improper compaction, excessive settling, and rapid decomposition of soil.

LANDSCAPE PATTERNS

MATERIALS OTHER THAN PLANTS

Topsoil

- 1) All existing topsoil stripped for this work and suitable for reuse must be stored on site and reused.
- 2) If the quality of existing topsoil is inadequate to complete the work, furnish sufficient topsoil of approved quality to properly install all work as specified.

Mulch

- 1) Organic- Commercial grade shredded hardwood mulch
- 2) Inorganic- Decorative rock gravel, pea gravel, crushed stone, etc.

Mulch planting beds and individual tree and shrub planting pits should be at a uniform depth of 1.5".

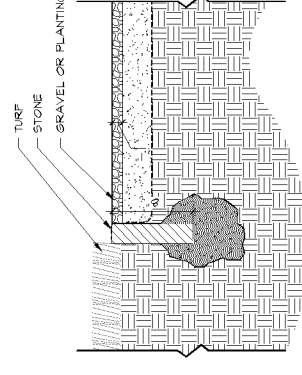
Mulch shall be kept out of the crown of shrubs and off buildings, sidewalks, lighting standards, and other structures. Mulch elevation needs to match adjacent finished grade and paving surface.

Guying and Wrapping

- 1) Wire stays for tree support shall be pliable, number 12-14 gage galvanized wire
- 2) 12"x12" long non-stretch fabric with grommets
- 3) Cable for guying trees shall be 3/16 inch diameter, 7 strand, cadmium-plated steel
- 4) Cable clamp and turnbuckles shall be heavy galvanized or stainless, strong forged steel. Turnbuckles shall be 3/8 inch eye with 6 inch minimum opening.
- 5) Flags for marking guys shall be 18 inch sections of white one inch diameter PVC pipe.
- 6) All guys are to be positioned in same direction pattern of wires must be symmetrical and uniform.
- 7) Tree paint shall be waterproof, asphalt base paint with antiseptic properties for use on tree wounds and shall be Toch Bros. R.I.W. Tree Surgery Paint, Sherwin Williams Pruning Control Compound, or approved substitute
- 8) Tree guys and stakes shall be removed within one year of planting.

EDGING

All edges between planting types must be stone or spaded. Steel edging is not permitted. See stone edge detail below.



LANDSCAPE PATTERNS

INSTALLATION PROCEDURE/ EXECUTION

Installation

Landscaping in accordance with the plans submitted and approved by the ARC must be installed on site within 30 days following the completion of the building or as soon as possible. This should ideally take place in the spring or fall for plant materials other than trees and in the fall or winter for trees. In no event shall plant materials be installed later than 180 days following completion of the building. If plant materials are installed in the summer, extra irrigation will be needed for plants to become established.

Installer Qualifications

The company specializing in installing and planting the plants needs at least ten (10) years documented experience. Contractor shall keep on the project during its progress a competent superintendent and any necessary assistants, all satisfactory to the Landscape Architect and Owner's Representative unless the Superintendent proves to be unsatisfactory. The Superintendent must have a minimum of ten years experience with similar projects and a degree or certificate with horticulture qualifications.

Environmental Requirements

- 1) Do not install plant material when ambient temperatures may drop below 35 degrees Fahrenheit or rise above 100 degrees Fahrenheit.
- 2) Do not install plant material when wind velocity exceeds 30 mph or 48 k/hr
- 3) Do not install plant material when soil is saturated and plant pits do not drain.
- 4) Do not install plant materials without water available on site to water plants directly after installation.
- 5) Contractor is responsible to review site environmental discrepancies or concerns of the landscape subcontractor between environmental site conditions (i.e. soil, water, climate, etc) and plant material specified in the plans shall be brought to the attention of the landscape architect in writing. Conditions shall be reviewed and alternatives recommended.

Soil Testing

A minimum of two (2) soil tests are to be taken throughout the site. Soil test results are to identify existing site soil composition and recommended soil amendments and fertilizer specifically addressing site soil and the plant material on the drawings. When submitting soil samples, provide a list of plant material to the testing lab. The soil sample will identify application rates and frequency. Over structure soil to have amendments and fertilizers thoroughly incorporated into the soil. Analyze to ascertain percentage of nitrogen, phosphorus, potash, soluble salt content, organic matter content, and pH value.

Weed, Fungus and Insect Control

- 1) No material or method shall affect the landscape planting and must conform to Federal, State and Local regulation.
- 2) Application: The applicator of all weed control materials shall be licensed by the State of Texas as a Herbicide and Insecticide Control Operator and Advisor in addition to any contractor licenses that are required.
- 3) Submittals: Prior to the installation of any chemical weed control materials, the Herbicide and Insecticide Control Advisor shall submit to the Landscape Architect a list of the weed and pest control materials and quantities per acre intended for use in controlling the weed and pest types prevalent and expected on the site. Control Advisor shall furnish data to demonstrate the compatibility of the weed control materials and methods with the intended planting and seed varieties.

Soil Compaction for Landscaping and Drainage

- 1) Saturate soil with water to test drainage. Insure all landscape areas drain through the sub-surface horizons and over surface to drainage structures. If plant pits do not drain within 24 hours, notify Landscape Architect.
- 2) Imported soil shall be compacted to a minimum of 80% and a maximum of 85% prior to soil preparation. (The soil shall not be worked with the moisture content so great that excessive compaction will occur, nor when it is so dry that clods will not break readily). Water shall be applied, if necessary, to provide ideal moisture for back filling and for planting as herein specified.
- 3) All areas: Make entire area smooth and even to finish grade. Cultivate all areas so that there are no humps or hollows, so that areas drain as indicated. Grade to allow free flow of surface water away from the building to catch basin (yard drains) and/or away from the areas without it puddling or ponding and or channeling such that undue erosion could occur. No planting shall occur until site drains as intended.
- 4) Drainage testing of plant pits: Fill excavations for trees and shrubs with water and allow to percolate out before planting. Notify Landscape Architect if water does not percolate out after 24 hours. Preliminary solutions for tree pits that do not drain is to dig a 12" diameter sump at bottom, fill with gravel and cover gravel with filter fabric per planting detail sheet. Install vent pipes. No tree shall be planted prior to testing of pits.

Waterproofing Inspection/ Testing

Prior to the installation of any imported soil, backfill, gravel fill or sub-base, the Contractor shall observe the integrity of all water proofing and damp-proofing membranes. All over structure planters shall be flood tested for leaks for a minimum of 24 hours prior to installation of landscape.

Planting

- 1) Sod: Bermuda, Zoysia, Buffalo grass minimum age of 18 months, with established root development. Sod shall be weed free.
- 2) Submit sod certification for grass species and location of sod source, supplier must guarantee replacement if sod fails to root out sufficiently or has weeds.
- 3) If using Buffalo grass, it may only be available in 4 inch pots. If this is the case, time will be needed for the lawn to fill in after planting.
- 4) Laying sod:
- 5) Moisten prepared surface immediately prior to laying sod.
- 6) Lay sod within 24 hours after harvesting to prevent deterioration.
- 7) Lay sod tight with no open joints visible, and no overlapping; stagger end joints 12" minimum. Do not stretch or overlap sod pieces.
- 8) Lay smooth. Align with adjoining grass areas.
- 9) Place top elevation of sod 1 inch below adjoining edging and paving curbs.
- 10) Water sodded areas immediately after installation. Saturate sod to 4 inch depth.
- 11) After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.
- 12) Sod Producer: Company specializing in sod production and harvesting with minimum ten years experience, and certified by the State of Texas.
- 13) Remove foreign materials, weeds and undesirable plants and their roots. Remove contaminated subsoil.
- 14) Scarify subsoil to a depth of 12 inches in areas to be planted. Repeat cultivation in areas where equipment used for hauling and spreading materials on site has compacted subsoil.
- 15) Perform drainage testing on site in tree well pits to insure positive drainage.
- 16) All soil polluted by gasoline, oil, plaster, construction debris, or other substances which would render it unsuitable for a proper plant growth medium shall be removed from the premises.
- 17) Spread organic soil amendment to a minimum depth of 4 inches in all planting beds. Tilled to 8" deeper to integrate topsoil to existing soil.
- 18) Plant pits for container grown plants larger the 15 gallon size shall have vertical sides and widths 2 times wider than root ball width.
- 19) Layout: Stake locations and outline bed areas and secure Landscape Architect's acceptance before start of planting work.

Watering

Water plants immediately after planting. Do not allow plants to dry out before or while being planted. Keep exposed roots wet with sawdust, peat moss or burlap at all times during planting operations.

Westlake Ranch's plant palette uses species that do not require the amount of water typically used to irrigate home landscapes. Low water plants only require frequent watering for a year or until established. Once established, reduce irrigation frequency. Watering infrequently but deeply is better for the plants than watering frequently but lightly. Irrigation systems should not be set to water with the same frequency year-round. Adjusting the irrigation system to respond to seasonal rainfall patterns will result in healthier plants and a much lower water bill. Irrigation should be reduced in the winter and the cool and rainy months of spring and fall (typically late October through early May).

LANDSCAPE PATTERNS

IRRIGATION REQUIREMENTS

An automatic underground irrigation system approved by the ARC shall be installed in all landscaped areas on site by a licensed irrigator registered by the State of Texas, and shall be designed to insure that all landscape vegetation is watered as necessary to sustain its design intent. Controllers shall be located on the plans and verified in the field. Controllers must be screened and not visible to the public, yet readily accessible.

Drip irrigation is strongly discouraged.

Full Coverage

- 1) Adjust heads for 100% coverage, except for areas under existing post oak trees
- 2) No over throw onto streets
- 3) Do not irrigate within five feet of existing post oak trees

Controllers/ Automatic

Adjust control system to achieve time cycles required
Once Plants are established, reduce watering.

Underground Pipe

- 1) Minimum trench size: 4 inches
- 2) Minimum cover over branch and outlet piping: 12 inches
- 3) Minimum cover over main line and control wiring: 18 inches

LANDSCAPE PATTERNS

MAINTENANCE PRACTICES

All landscaping shall be designed for reasonable maintenance and all landscaped areas shall be maintained in a high quality but loose manner in order to uphold the natural aesthetic of Westlake Ranch.

Quality Control

Maintenance program shall include watering, fertilization, pruning, weeding, flower rotation, herbicide applications, pest and disease control, bed cultivation trimming and litter removal in landscaped areas and adjacent paved areas.

Procedures

Maintenance to include:

- 1) Cultivation and weeding of all planting areas.
- 2) Minimal use of herbicides and insecticides in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides and insecticides.
- 3) Irrigation sufficient to saturate root system. Test soil moisture level on weekly basis.
- 4) Maintaining wrapping, guys, turnbuckles, and stakes: Adjust turnbuckles to keep guy wires tight. Repair or replace accessories when required.
- 5) Replacement of mulch
- 6) Fertilizer per soil test reports
- 7) Sod Maintenance:
 - a. Mow grass at regular intervals to maintain a maximum height of 3-4 inches. Do not cut more than 1/3 of the grass blade at any one mowing.
 - b. Neatly trim edges and hand clip where necessary.
 - c. Immediately remove clippings after mowing and trimming
 - d. Water to prevent grass and soil from drying out.
 - e. Roll surface to remove minor depressions or irregularities
- 8) Removal of site trash
- 9) Promptly replace all plant material and other property damage beyond recovery or repair as a result of maintenance activities. Replacement plants shall match existing size and original specifications of similar plants on the site.
- 10) Clean up, haul away from the Owner's property, and legally dispose of all debris resulting from maintenance operations, plus all debris which may have accumulated in the planting beds and immediately adjacent lawn areas and paved surfaces. Remove from the site all litter, leaves, and clippings. Do not blow onto streets, parking areas, or other property.
- 11) Trim native grass in late February (see image below)

Pruning

- 1) NAA- Pruning Standards for Shade Trees
- 2) Clean, sharp tools
- 3) Thin out/ remove crossing, damaged, diseased or dead wood
- 4) Paint all cuts over 1" diameter with tree paint

- 5) Prune trees when needed in winter to maintain a natural look, using only experienced tree pruning personnel.
- 6) Use only experienced tree pruning personnel (proof of Arborist certification)
- 7) Remove all suckers on a continuous basis
- 8) Make cuts clean and flush, leaving no stub.
- 9) Prune shrubs/groundcover as needed to maintain the design intent.
- 10) After each cut, disinfect with alcohol all tools used to cut trees where there is a known danger of transmitting disease on tools.

Disposal of Debris

- 1) After completion of planting operations
- 2) Remove all excess planting materials
- 3) Legally dispose of excess materials or compost on site

Weeding

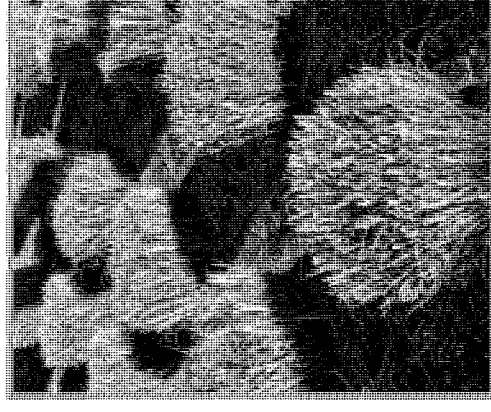
- 1) Remove all weeds
- 2) Application of all weed control materials by a licensed Pest Control Operator
- 3) Do not spray weed killer near trees
- 4) Only spray weed killer when absolutely necessary.

Cleaning

- 1) Paved areas to be free of planting material
- 2) Remove accumulated debris in planting beds/ lawn areas
- 3) Remove from site all litter, leaves, clippings- do not blow onto other areas/property

Replacements

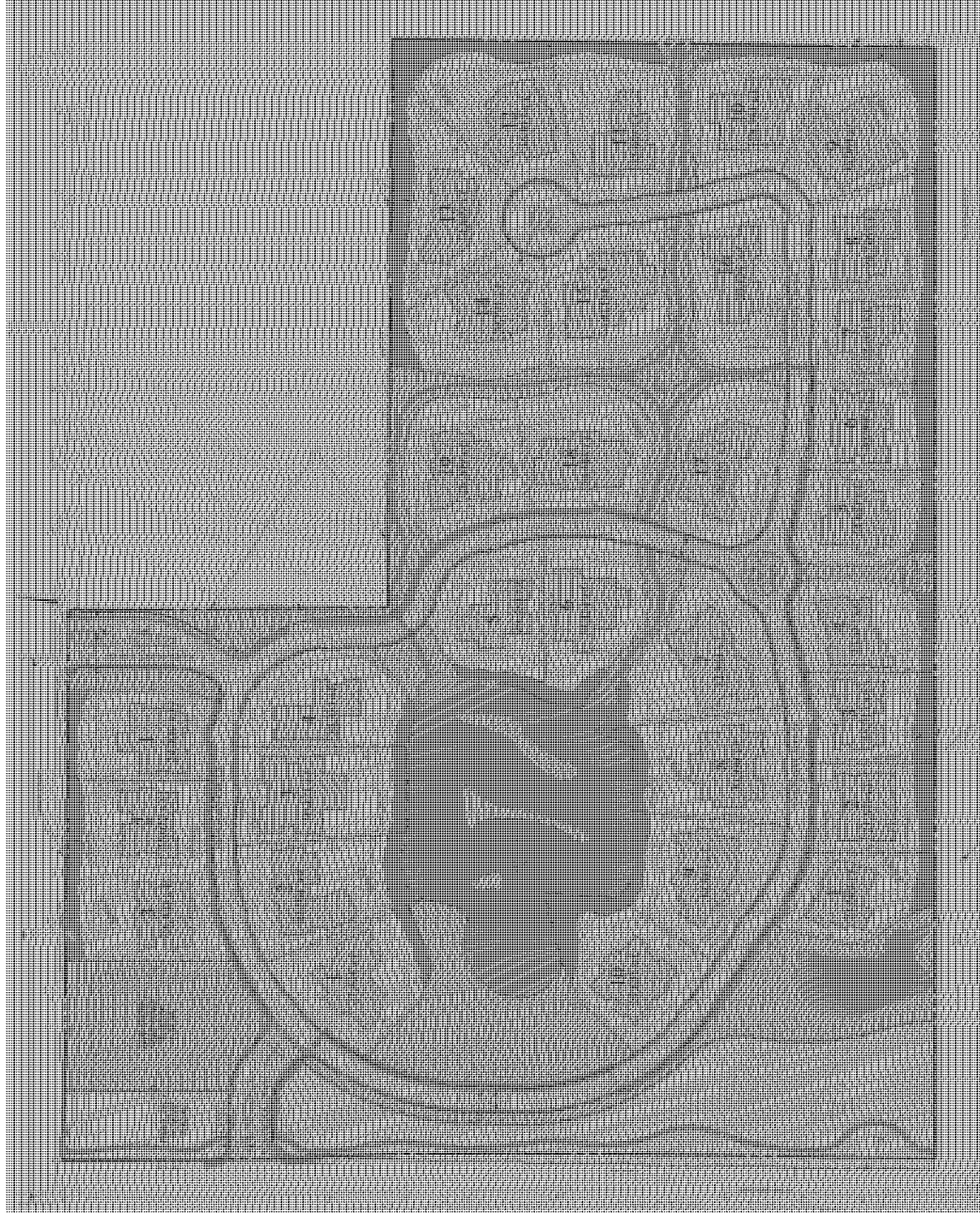
- 1) Promptly replace all damaged plant material
- 2) Match plant category to maintain the design intent
- 3) Substitution of plant material allowed per ARC recommendation.



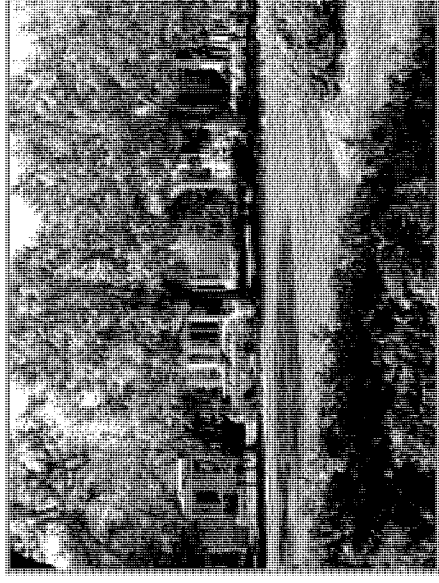
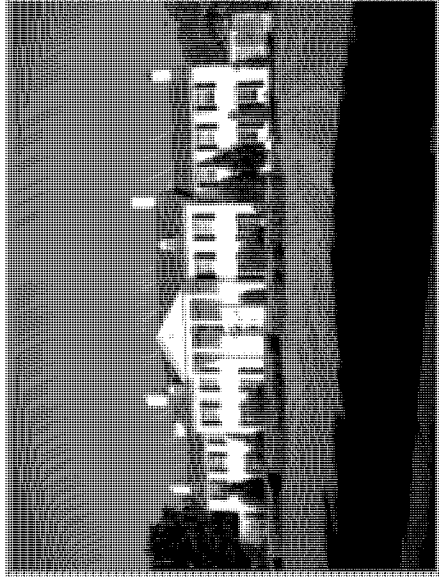
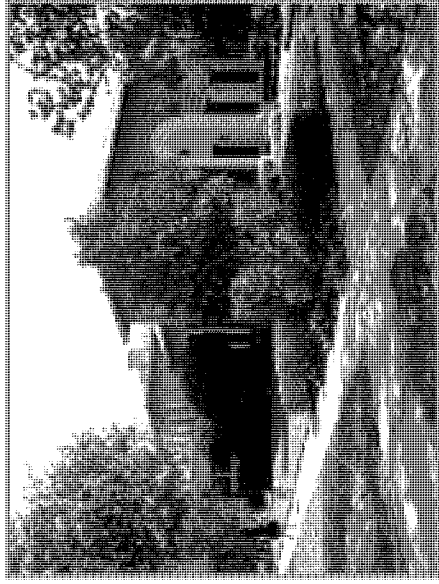
LOT REGULATIONS

Regulating Plan

The regulating plan shows building placement requirements for every lot in regards to lot size, lot disposition and any special conditions that may be applied depending on the location or visibility of the homes. Its purpose is to assure a consistent look and feel for all lots of the project, as well as, controlling the way the architecture will sit in the site, provided that it will be designed by different designers.



LOT REGULATIONS



Special Focus Homes

Special Focus Homes are typically located at street and lane intersections, at the end of a street intersection or view corridor. Special Focus Homes and all homes in which the proposed improvement will or may have a greater impact upon the character of the community will receive more intense review in all aspects.

The following are examples of Special Focus Home conditions:

Corner and Multiple Frontage Homes

Homes on lots where two or more facades will be visibly exposed to the street or common open space, as identified on site diagram, shall be designated specifically to respond to these more predominate locations. These homes will have appropriate massing and/or other treatments on all publicly visible facades. All exposed facades will be treated with the same architectural quality and detail. The primary orientation of the buildings for the purpose of establishing front entries will be determined by the ARB.

Homes Terminating Views

Homes on lots that are located at the termination of a view corridor, vista or street axis as identified on the site diagram, shall be considered a Special Focus Home. Appropriate design and consideration will be required for building form and architectural treatment to enhance and emphasize the focal point of the streetscape.

BUILDING PLACEMENT

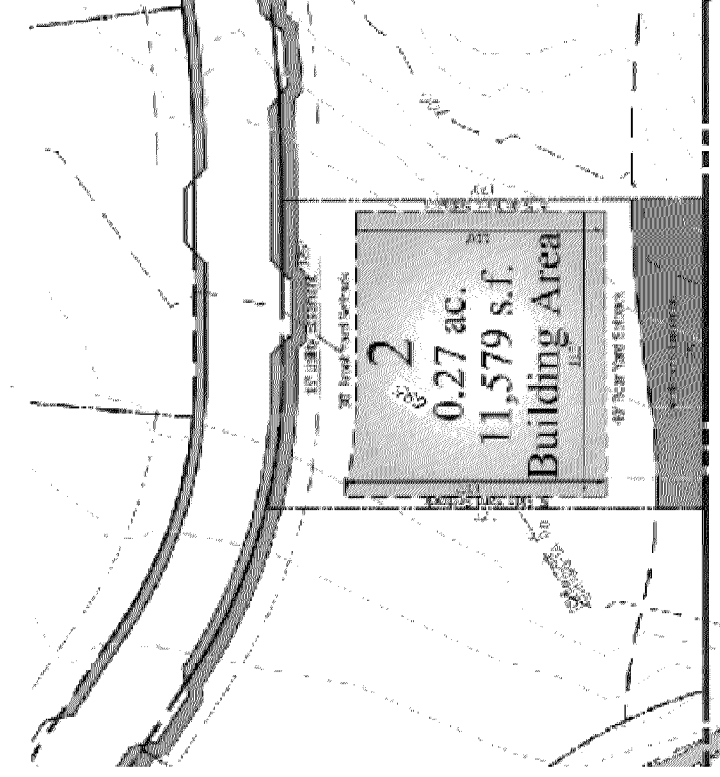
Typical Lot Conditions

Definitions:

- Main House Setback/Build-to Line: the line which a facade of a building or structure must be placed.
- Front Setback: the distance between the front lot line (front property line) and the front elevation of a building.
- Side Setback: the distance between the side lot lines (side property lines) and the side elevation of a building.
- Side street Setback: the distance between the side lot line and the elevation of a building, on corner lots only.
- Rear Setback: the distance between the rear lot line (rear property line) and the rear elevation of a building.
- Building Frontage: the minimum distance of a front elevation a building might cover in relationship to the width of the lot.
- Encroachment: a building element that is attached to a building volume and is permitted to exist within a yard, front setback or side street setback. Typical building elements for encroachment include balconies, porches, arcades, and other architectural elements that are intended to bring the public realm closer to the building.
- Encroachment Frontage: the width of the permitted encroachments in relationship to the overall facade width.

Requirements:

- Building Setbacks:
- Front Setback: 30' Min. as illustrated on Regulating Plan
- Side Setback: 5' Minimum as approved by the ARB
- Rear Setback: 40' Min.





In certain circumstances variances can be granted by the

GENERAL CONSTRUCTION REQUIREMENTS

- All residential design must be done by an architect licensed by the State of Texas.
- All landscape design must be done by landscape architect licensed by the State of Texas
- All residential construction project systems must be engineered. The plans must be stamped by an engineer licensed in the State of Texas.
- Geo-tech reports for each individual lot are required prior to the commencement of construction.
- Civil Engineering must be completed for each residential project.
- Full house structural engineering and foundation engineering is required for each residential construction project.

ARCHITECTURAL REVIEW BOARD

For the purpose of establishing and maintaining a distinctive, and homogeneous residential environment for the benefit and enjoyment of the Owners and residents of Westlake Ranch, The Association shall have an Architectural Review Board. The Architectural Review Board (or "ARB") shall function as the representative of the Association and the Owners of the Lots for the purposes herein set forth, as well as for all other purposes consistent with the creation and preservation of a first-class residential development. The ARB shall use its best efforts to promote and ensure a high level of quality, harmony and cohesiveness throughout the Neighborhood.

Design Review Process

Improvement plans and Architectural plans will be carefully reviewed by the ARB to ensure that any proposed design is compatible with the design objectives and intent of the General Architectural Provisions. This design review process must be followed for any of the following improvements:

- A) Construction of all new buildings and all outbuildings;
- B) The renovation, expansion or refinishing of the exterior of an existing building;
- C) Major site and/or landscape improvements (including pools, athletic facilities, driveways, fountain, sculptures, or landscape features); and
- D) Construction of, or additions to, walls, fences or enclosed structures;

Any improvements as described above will require and be preceded by the submission of plans and specifications to the ARB describing the proposed improvements accompanied by an application fee as outlined below. The ARB shall evaluate all development proposals on the basis of the criteria outlined in these General Architectural Provisions. The interpretation of the General Architectural Provisions is left up to the sole discretion of the ARB. It is the intention of this design review process that all improvements comply with the General Architectural Provisions and all applicable Town and State building and zoning code requirements.

Preliminary Design Review Submission

The owner shall submit to the ARB a Design Development Submission that will include the following:

- A) An application form is available in Section 6. each submission must be accompanied by the required information, as specified in the application package instructions, in order to be scheduled for review.
- B) In order to defray the expense of reviewing the plans, monitoring construction and related data, and to compensate consulting architects, landscape architects and other professionals, the General Architectural Provisions establishes a fee of Four Thousand Seven Hundred and Fifty Dollars (\$4750) ("Design Review Fee") Payable to Westlake Ranch HOA upon submittal of the application for the Preliminary Design Review Submission. At the discretion of the ARB, the Design Review Fee may be reduced for projects other than the construction of a primary residence.
- C) The Lot Owner, or the designated representative, shall submit to the ARB for review and approval a set of Design Development Drawings which should adequately convey existing site conditions, constraints, building orientation, architectural design, vehicular and pedestrian access with proposed exterior materials, colors, and a conceptual landscape design. Two (2) full size sets (24" x 36" or bigger), two (2) half sets (11" x 17") and PDF's of all architectural and engineering drawings including the following are required:

Site Plan—1" = 20' minimum scale, showing existing topography and proposed grading and drainage (1' contour interval), building foot- print with finished floor grades, driveway, parking area, turnarounds, drainage, fences/walls, patios, decks, pools, and any other site amenities. If possible, show how this plan relates to improvements on adjoining lots. Max under roof 1st floor of 7600 square feet.

Floor and Roof Plans—minimum scale 1/8" = 1'-0", showing all floor plan layouts of the first and second floors, including any proposed attics, basements, garages, guest quarter and accessory structures, include both gross building square footage and airconditioned square footage.

Elevations – minimum scale 1/8" = 1'-0", including roof heights, existing and finish grades, building heights and notation of exterior materials.

Site Sections—minimum scale 1" = 20'-0", showing proposed building, building heights, elevations and existing and finished grades in relation to surrounding site, including adjacent Residences and roads as may be required by ARB

- D) Upon submission of preliminary Design Review documents, the ARB will review and return to the Owner one set of drawings with any comments made during the process. If requested by the ARB, the owner will stake the location of corners of the proposed buildings and all other major improvements upon submittal of Preliminary Design Review Drawings. In those instances, where exceptions are requested, the ARB may require the ridge line flagging be erected to indicate proposed heights of buildings.

Final Design Review Submission

After approval of Preliminary Design Submission and before construction can commence, the Owner shall submit to the ARB the final plans for the "Final Design Submission" for review.

- A) The Applicant shall provide all information necessary to reflect the design of the proposed building landscape or other features requiring the approval of the ARB. Final design documents shall generally conform with the approved Design Development Drawings. In addition to the architectural and landscape plans the submission should include all necessary civil, structural, mechanical and electrical drawings. All architectural, engineering and landscape plans submitted are to be prepared by a design professional bearing their seal, name and contact information.

Submission shall include two (2) full size sets (24" x 36" or bigger, two (2) half size sets (11" x 17") and PDFs of all architectural and engineering drawings including the following are required:

Specification—Complete set of materials specifications.

Site Plan—1" = 2'-0" minimum scale, indicating address, lot size property lines with building setbacks, building envelope, existing topography with proposed grading at one (1) foot contours, drainage flows, building footprint with finished floor grades, percentage of building envelope area covered, driveway parking area, turnarounds, fences/walls, screen walls, gates, stairs, planters and other site features. Show the locations of all HVAC, electrical and pool or spa equipment. If possible show how this plan relates to improvements on adjoining lots, if deemed necessary the ARB in its sole discretion, may require a drainage plan prepared by a certified civil engineer.

Floor Plans—3/16" = 1'-0", indicate all room dimensions, door/window locations and sizes, location of mechanical and electrical systems, fire sprinkler and monitoring systems. Such plans should indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchen appliances. Provide floor plans of all accessory structures. Include both total gross square footage and total air-conditioned square footage for all floors including attics or basements.

Roof Plans—3/16" = 1'-0" illustrating roof slopes, materials, gutters and downspouts, vents, chimneys and all dormers, roof windows and skylights.

Elevations—3/16" = 1'-0" illustrate the exterior appearances of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, elevation of the mid-span of roof, all other ridge heights, eave heights, depths and overhangs, and indicate all roof slopes. Indicate the elevation of each floor, and existing and finished grades of each facade or building elevation. Describe all exterior materials, colors, and finishes, (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures.

Sections—3/16" = 1'-0" indicate building walls, floors and interior relationships. Finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building's relationship to the site and adjoining walls.

Details—1" = 1'-0" (or larger), indicate exterior window and door details, cornice and eave details, gutters and collector heads, exterior stairs and balusters. Masonry details including chimney caps and other exterior details as may be requested by the ARB. Landscape Plans—1" = 20' minimum, including an irrigation plan. Proposed plant materials, and sizes as provided by the Landscape Architect. Civil, Structural, Mechanical and electrical Plans as required by ARB in its sole discretion to illustrate any of the exterior design features of the house. These will be reviewed for compliance with the Architectural General Architectural Provisions only and are required to be reviewed by the applicable building authorities. Sample Board - Roof material and color; wall materials, colors, and

ARCHITECTURAL REVIEW BOARD

textures; exterior window trim material and color; window material and color; exterior door material and color; stone/rock materials including mortar, exterior rails and paving materials.

On Site Mock Up During construction the Owner will provide for the ARB a mock up of proposed materials. The mock up shall be at full scale and a minimum of five (5') feet wide by ten (10') feet high which accurately conveys all proposed exterior materials, colors, and detailing, including window, corner and trim details and/or details of areas where one material changes to another and/or roofing material. (The Mock Up is to house the portable toilet if that is located within public view.) The Mock Up shall be completely finished with no exposed plywood or building wrap.

- B) After review of the required documents, the ARB will review and comment on the Final Design Submission, allowing time for discussion with the Owner and/or design professional(s) and subsequently provide the Owner with an approval or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new materials. The ARB may request a final staking of the location of all corners of proposed buildings.

- C) The ARB will issue Final Design Approval in writing within twenty one (21) working days after the Final Design Review meeting. If the decision of the ARB is to completely disapprove the proposal, the ARB shall provide the Owner with a written statement of the basis for such disapproval to assist the owner in redesigning the project so as to obtain the approval of the ARB.

- D) The ARB recognizes that each Lot has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the ARB has the authority to approve deviations from any of the General Architectural Provisions contained within this document. It should be understood, however, that any request to deviate from the General Architectural provisions will be evaluated at the sole discretion of the ARB and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the ARB approving any deviation from the General Architectural Provisions, it must be demonstrated that the proposal is consistent with the overall objectives of the General Architectural provisions and that the deviation will not adversely affect adjoining properties.

- E) In the event the final submittals are not approved by the ARB, the Owner will follow the same procedures for a resubmission as for original submittals. An additional Design Review Fee must accompany each resubmission as required by the ARB. Fees for resubmission shall be established by the ARB on a case-by-case basis but in no case shall it be less than Two Thousand Dollars (\$2000). This fee is subject to revision annually.

- F) The Owner shall apply for all applicable building permits from the Town of Westlake after receiving final Design approval from the ARB. Any adjustments to ARB approved plans required by Town of Westlake must be resubmitted to the ARB for review and approval prior to commencing construction.

- G) Construction shall commence within six (6) months of Final Design Approval. Failure to commence construction within the stipulated six months period may require resubmission of the Final Design Plans and specifications with an additional Design Review Fee.

- H) Subsequent construction, landscaping or other changes in the intended improvements that differ from approved Final Design Submission must be submitted in writing to the ARB for review and approval prior to making changes. Additional Design Review Fees will be determined by the ARB, in its sole discretion, based upon the scope of the subsequent construction.

ARCHITECTURAL REVIEW BOARD

Construction Monitoring

- A) Any member of the ARB, or his authorized representative, may at any reasonable time enter the Lot to ascertain that such improvements are being built in compliance with the General Architectural Provisions and approved submission. If changes or alterations are observed that have not been approved by the ARB, the ARB will issue a Notice to Comply. Observations and inspections by the ARB do not certify compliance with building codes or approve construction techniques, which shall remain the responsibility of the Owner and his contractor.
- B) When as a result of a construction observation or inspection the ARB finds changes and/or alterations that have not been approved, the ARB will issue a Notice to Comply within five (5) working days of the observation. The ARB will describe the specific instances of non-compliance and will require the Owner to comply with the General Architectural Provisions and resolve the discrepancies.
- C) If an Owner fails to correct any non compliance with the general Architectural Provisions and approved submission within a reasonable amount of time after receiving a Notice to Comply, the ARB may enter the Lot and correct the violation at the expense of the Owner. The ARB may request the Board to place a lien upon the Lot owned by the noncomplying Owner pursuant to the provisions of Article 6 of the CCR's. The ARB, or the Board, may also pursue any and all other available legal remedies including, but not limited to injunctive relief and/or monetary damages.
- D) Upon completion of the improvements, the Owner shall provide to the ARB a written request for a final inspection of the Lot and the improvements for compliance with the General Architectural Provisions.

APPROVAL NOT A GUARANTEE

No approval of any plans, specifications or other submittal by the ARB shall be construed as representing implying or covenanting that (i) improvements will be built in accordance with the approved plans and specifications, (ii) improvements built in accordance with the approved plans and specifications will be built in a good and workman-like manner or will be free from defects or problems, or (iii) approved plans and specifications wherever submittals are complete, accurate, or adequate or satisfy applicable requirements of the Town of Westlake (the "Town"). The Association, the Architectural Review Board, and Declarant, and their officers, directors, agents, employees and members, shall not be responsible or liable to anyone submitting plans and specifications or other matters to the ARB for approvals, hereunder or to any member, Owner, or any other person for any defects or inadequacies in the plans and specifications, the failure of the plans and specification to comply with the applicable requirements of the Town, or any defect in or problems with any improvements constructed pursuant to any approved plans and specifications, including, without limitation, any drainage or foundation problems.

Preliminary Design Submittal Fee

- please provide the following information with the Design Review Fee of Four Thousand Seven Hundred Fifty (\$4750) for this Preliminary Design Sub-mission for Westlake Ranch
- ___ Two (2) Full-size copies of Architectural and Engineering drawings
- ___ Two (2) Half-size copies of Architectural and Engineering drawings.
- ___ Electronic Set submitted on CD (PDF Format)

OWNER'S ADDRESS & CONTACT INFORMATION WITH LOCATION MAP

- ___ 1. SITE PLAN (min. scale 1" = 20'-0" (3/32" is recommended)
- ___ 2. Existing topography and proposed grading and drainage (1' contour interval)
- ___ 3. Building footprints with finished floor grades.
- ___ 4. Proposed driveway, turnarounds, fences, walls, patio, decks, porches, pools, utility meters and any other site amenities
- ___ 5. Preliminary Landscape planting plan

PLANS—SCHEMATIC FLOOR AND ROOF (min 3/16" = 1'-0")

- ___ 6. All floor plan layouts of the first and second floors, including any proposed attics, basements and accessory structures.
- ___ 7. Gross building square footage and Air-conditioned square footage
- ___ 8. Roof plan with notations indicating roof slopes and materials

ELEVATIONS -S CHEMATIC (min. scale 3/16" = 1'-0")

- ___ 9. Architectural elevations of all four sides of the proposed structures
- ___ 10. Maximum height dimension of each facade
- ___ 11. Existing and finish grades
- ___ 12. Notation of exterior materials

Final Design Submittal

APPROVAL—APPROVED PRELIMINARY DESIGN REVIEW

- ___ One (1) Copy (11" x 17") of the Approved Preliminary Design Review submission; to include comments or suggested corrections.

SUBMITTED DRAWINGS

- ___ Four (4) Full-size copies of Architectural and Engineering drawings
- ___ Electronic Set submitted on CD (PDF Format)

SITE PLAN (min. scale 1" = 20'-0" 3/32" is recommended)

- ___ 1. Legal description of lot number, street address and lot square footage
- ___ 2. Dimensioned property lines and building setbacks
- ___ 3. Existing topography and proposed grading and drainage (1' contour interval)
- ___ 4. Building footprints with finished floor grades.
- ___ 5. Driveway, parking areas and turnarounds with surface materials noted
- ___ 6. Site amenities: fences/walls, patios, decks, pool/spa, recreational facilities, etc. to include height and materials section.
- ___ 7. Indicate location of all mechanical, electrical, pool/spa equipment and utility meters
- ___ 8. If available, show how this plan relates to improvements on adjoining lots
- ___ FLOOR PLANS (min 3/16" = 1'-0")
- ___ 9. All rooms noted with dimensions, door/window location and sizes
- ___ 10. Mechanical, electrical, fire sprinkler and monitoring systems
- ___ 11. Exterior lighting fixtures, fireplaces and kitchen appliances
- ___ 12. Floor plans of all accessory buildings.
- ___ 13. Total square footage (gross and Air-conditioned square footage (net) for all floor levels, basement and useable attic spaces.
- ___ 14. Square footage of all accessory buildings, patios, decks porches ROOF PLANS (min 3/16" = 1'-0")
- ___ 15. Roof plan noted to indicate roof slopes, gutters/downspouts, plumbing/mechanical vents, satellite equipment, fireplaces chimneys dormers, roof windows and skylights
- ___ 16. roofing materials and color selection

ELEVATIONS (min scale 3/16" = 1'-0")

- ___ 17. Architectural elevations of all four sides of the proposed structure with elevations of final grades, finish floors and ceilings

ARCHITECTURAL REVIEW BOARD

- ___ 18. the vertical dimensions of the highest roof ridge, midspan of roof, all other ridge heights, roof slopes and roof overhangs
- ___ 19. Exterior materials, colors and finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures

SECTIONS (min scale 3/16" = 1'-0")

- ___ 20. Building sections as required to illustrate the building interior/exterior
- ___ 21. Vertical dimensions indicating final grade, floors, ceilings and ridge of roofs
- ___ 22. Site section as required to describe the building's relationship to adjoining lots

LANDSCAPE PLANS (min scale 1/8" = 20'-0")

- ___ 23. Prepared by the Landscape Architect with plant identification and sizes
- ___ 24. Landscaping plan to include; irrigation, site lighting, plant materials and sizes

CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS

- ___ 25. Drawings that may be required to illustrate the exterior design features of the main dwelling and accessory building. Drawings necessary for review of compliance with the General Architectural Provisions.

MOCK UP SAMPLE MATERIALS BOARD

- ___ 26. Exterior building materials that are not on the Westlake Ranch approved materials list. A Sample of the materials and colors for roofing, walls door, trim etc.. that allow a clear understanding of the final product
- ___ 27. During construction the Owner will provide for the ARB a mock up of proposed materials. The mock up shall be at full scale and a min- im of five (5') feet wide by (10') feet high which accurately conveys all proposed exterior materials, colors, and detailing, including widow, corner and trim details and/or details of areas where one material changes to another and /or roofing material. (the Mock Up is to house the Portable Toilet if that is located within public view.) The Mock Up shall be completely finished with no exposed plywood or building wrap.

APPROVED EXTERIOR BUILDING MATERIALS

Exterior Walls

Brick (where applicable to architectural style)
Stucco over concrete block

- Stucco over board is only allowed on unsupported sections above roof structure
 - EFIS is not allowed on any exterior elevation
- Stone

Roofing Materials

Flat Clay Tiles
Metal Seamed
Copper
Wood Shake
TPO (for flat roof installations)
Slate

Windows

Metal Clad Wood Windows
Solid Wood Windows
Steel Windows

Cornice Material (where applicable)

- Stone
Cast Stone
Real Wood
- No Hardy Board, EFIS or Masonite is Allowed

Soffit Materials

Metal (material must be approved by ARB)
Real Wood

Window Headers and Sills

Cut Stone
Cast Stone
Cut or Slivered Brick
Wood (material and design must be approved by ARB)

Chimney Caps

Metal
Clay Pots
Stone
Cast Stone

Flat Work

Stone Slabs
Cut Stone
Pavestone
Crushed Granite

Cladding Materials

Metal (with ARB approval of material)
Real Wood
Stone Tile
Ceramic or Porcelain Tile (with ARB approval of material)



LANDSCAPE PATTERNS





WESTLAKE RANCH

GENERAL
ARCHITECTURAL
PROVISIONS

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