



TRAILS
OF LAKE LBJ

Architectural Review Checklist
Rev. July 2009

Lot #

Owner:

Builder:

Architect:

Submittal Date:

Reviewed By:

Date:

Preliminary Design Submittal- Submit all required items together

- Site Plan
- Existing Trees
- diagram areas of cut & fill on site plan
- Exterior elevations
- HVAC Location & Utilities
- Architectural Review Fee \$1250
- Proposed grades (grading & drainage plan)
- Existing grades in 2' min increments
- Average Grade Noted
- Finish Floor Elevations
- Samples: pdf document of cutsheets or pictures of materials showing specifications
 - Materials and Exterior Colors
 - Roof – brand, type, color
 - Paint – brand, type, color
 - Exterior Lighting Fixtures
 - Exterior Door specs
 - Garage Door specs
 - Windows – brand & colors
- Architect/Designer Approved by TDRC

Final Submittal – Submit all required items together

- Construction Documents
- Grading & Draining Plans
- Construction Schedule
- Landscape & Exterior Lighting Plan that follows Guidelines
- Clean up Deposit \$500
- Compliance Deposit \$500

Acceptable
Unacceptable

General

- Character befitting the Texas Hill Country and subdivision
- Architecture/building compatible with site
- Structures nestled into land, remaining low, part of site rather than perched on it

Building Envelopes

- A. Natural (undisturbed) area noted:: no irrigation allowed
- B. Transitional Area- non-indigenous plants permitted, must be restored
- C. Private area- screened from view
- D. Construction Fence must be placed within building envelope, not on property line

Comments: _____

Site Grading & Drainage

- No condition causing off site soil erosion
- No grading outside of building envelope
- No wash may change point it naturally leaves site
- No exposed cut &fill
- No change in natural or existing drainage patterns that adversely affect another owner

Comments: _____

Site Plan

- Total square footage of conditioned area, calculation of 1st and 2nd floors ratio (3.3)
- Show all property lines
- Show Building Setback Lines and/or Inclusive Building Area (2.1)
- Show existing and proposed topography (2.2) 65% cut, 35% fill
- Utility lines and connections to meters and panel (2.12)
- Mechanical equipment location (3.13)
- Garage and driveway locations, materials and size (2.4 &2.5)

Comments: _____

Building Heights/Massing

- 2 masses minimum (3.5)
- No excessive height (3.4)
- Building does not adversely affect adjacent property views
- Chimneys NTE 4' above any roof or mass within 10'
- Chimney should have decorative cap or feature (2.11)
- In compliance with sq. ft livable area (3.3)
- Second story livable space does not exceed 35% livable area (3.3)
- Open basements are discouraged- Verify no excessive height when viewed from adjacent lot.
- Average graded noted

Comments: _____

Roofs (3.8)

- 12/12 Max. pitch
- No wood shakes or red tile
- Roof vents generally on rear of roof
- Skylights must be darker tones that blend with roof
- Skylights not visible from adjacent lots
- Scuppers must be integral part of architecture

Comments: _____

Wall/ Fences (3.10)

- Min 5' Max 7' walls in height measured on side of wall with highest grade
- No exposed foundation walls
- No retaining walls exceed 6' from lowest natural grade adjacent to wall
- Finished fencing on both sides

Comments: _____

Fire pits/ fireplaces/barbeques

- Wood burning, gas, electric or propane only
- Integral part of design
- If built into patio walls must avoid obstructing views from adjacent properties

Comments: _____

Screenings/ Sun shades/Trellises

- Integral part of design
- Exterior roll downs must be part of fascia
- No awnings, brightly colored window shading, steel or plastic shutters; or wall mounted shading devices inside or out

Comments: _____

Mechanical/ Misc Equipment (3.13)

- All ground mounted HVAC screened behind solid masonry walls (3.13)
- High enough to completely screen equipment
- No roof mounted equipment
- No antennas or satellite equipment without written permission (2.6)
- All trash containers appropriately concealed

Comments: _____

Lighting (2.10) (Final Review Only)

- All site lighting directed onto vegetation or prominent site feature and be low voltage
- Building mounted lighting directed downward and away from adjacent lots, streets, open spaces
- Cannot be used to light walls or building elements for decorative purposes
- All exterior lighting must provide for significant shielding
- No lighting in Natural Areas or outside areas enclosed by patio or building walls. Site lighting confined to areas enclosed by walls or in vicinity of main entrance
- Incandescent lamps with max wattage of 75 watts or LED

Comments: _____

Exterior surface materials & windows (3.12 and 3.7)

- 75% masonry
- All concrete colored with approved color additive or exposed aggregate
- No reflective glass
- All windows recessed or bordered by projections to provide shadowed pattern
- Consistent window style on all sides of home

Comments: _____

Colors

- Muted tones to blend with natural colors of the hill country and it's vegetation
- Light Reflectance Value NTE 50%

Comments: _____

Guest House (3.11)

- Visually connected to main house

Comments: _____

Garages (2.4)

- Side entry if possible
- Special pattern design for doors (submit cut sheet)
- All doors recessed 12"

Comments: _____

Entrance Drives/ Parking (2.5)

- Maximum 14' wide at property line and 10' adjacent to street being textured concrete apron
- Intersect street at maximum 60 degrees
- Only one entrance except upon special approval of second entrance
- Brick pavers, Bomanite, exposed aggregate, decomposed granite, stained and scored concrete, or colored concrete used
- Minimum 2 automobile parking spaces in garage
- Minimum 2 automobile guest parking spaces
- Guest parking screened by walls and/or landscaping
- Screen walls between 36" and 48" high, stuccoed and/or finished to match building

Comments: _____

Patios/Courtyards

- All elements of patio/courtyards- flooring materials, landscaping, fountains, lighting, etc properly screened from adjacent property

Comments: _____

Pools/Spas

- Designed for privacy of adjacent lots, streets. and natural areas
- All pools, patios, perimeter walls, fences, gates must be an integral part of building elevations

Comments: _____

Address Identification (2.9)

- In accordance with guidelines provided by TDRC

Comments: _____

Misc. (2.8)

- Freestanding backboards screened from other lots, parcels, streets or common areas (within inclusive building area at rear of lot.)

Comments: _____

Landscaping (Final Review Only)

- All protected plants relocated
- No large areas of grass turf allowed in front yard
- Fencing location, type and height within inclusive building area (3.10)
- Landscape Plan complies with guidelines

Comments: _____

This Preliminary Final Review is:

- Approved as submitted**
- Approved with comments:**
- Not approved with comments:**