Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Planning & Zoning Commission

Agenda - Final

Tuesday, December 10, 2024 **5:00 PM** **Council Chamber**

In an effort of transparency, this meeting will be viewable to the public via Live Stream and recorded and available for playback. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form and provide to the Recording Secretary.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES

C.1. 24-381 Consider and act to approve the Planning and Zoning Commission October 8, 2024 Regular Meeting Minutes

D. CITIZEN COMMENTS

E. PUBLIC HEARING AND ACTION ITEMS

E.1. 24-384 Hold a public hearing, discuss, consider and act to make a recommendation regarding an ordinance for text amendments for development performance standards for approximately 222.6 acres of land in PD, Planned Development District No. 3-8 “PD 3-8”. The property is generally located at the Southeast corner of U.S. Highway 377 and State Highway 170.

F. NEW BUSINESS

F.1. 24-382 Discuss, consider and act on a request from Fox Brothers Holdings, LLC to deviate from permitted roofing materials in Entrada for a site known as Entrada Block M1, also known as La Cima de Entrada, which contains 18 townhomes generally located on the southeast corner of Girona Drive and Arta Drive.

F.2. 24-383 Discuss, consider and act on a request from Pearson 35 Opportunities, LLC to deviate from the required first floor square footage in Westlake Ranch.

G. SUMMARY OF TOWN COUNCIL ACTIONS

H. COMMISSION ANNOUNCEMENTS

I. STAFF ANNOUNCEMENTS

J. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

The next Planning and Zoning Commission is to be held Tuesday, January 7, 2025 at 5 P.M.

K. EXECUTIVE SESSION

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of the meeting to seek legal advice from its attorney regarding any agenda item listed herein as authorized by Section 551.071 of the Local Government Code.

L. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

M. ADJOURNMENT

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.



_____
Development Coordinator

Disabilities Notice: If you plan to attend the meeting and have a disability that requires special needs, please contact the Town Secretary's Office 48 hours in advance at Ph. 817-490-5711 and reasonable accommodations will be made to assist you.

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

File #: 24-381 **Agenda Date:** 12/10/2024 **Agenda #:** C.1.

TOWN STAFF REPORT RECOMMENDATION

Consider and act to approve the Planning and Zoning Commission October 8, 2024 Regular Meeting Minutes

STAFF: Dianna Buchanan, Town Secretary

BACKGROUND:

The Planning and Zoning Commission will review all meeting minutes for official meetings and consider them for approval. Meeting minutes become a part of the permanent records for the Town of Westlake and are available to the public for review.

STAFF RECOMMENDATION:

Approve the minutes.

ATTACHMENT(S):

October 8, 2024, Planning and Zoning Commission Meeting Minutes

TOWN COUNCIL ACTION/OPTIONS:

1) Motion to approve
2) Motion to approve with the following changes/stipulations (please state changes/stipulations in motion)

Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Planning & Zoning Commission

Committee Minutes - Draft

Tuesday, October 8, 2024 **5:00 PM** **Council Chamber**

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Adam Coffey called the meeting to order at 5:01 p.m. and announced a quorum present.

PRESENT:
Chair Adam Coffey
Vice Chair Terry Wilkinson
Commissioner Lanny Huggins
Commissioner Linda Bjorn
Commissioner Rachit Gupta
Commissioner David Ricci
Commissioner Nizar Didarali

STAFF PRESENT:
Jason Alexander, Deputy Town Manager
Dianna Buchanan, Town Secretary
Nick Ford, Development/GIS Manager
Jason Power, Director of IT

B. PLEDGES OF ALLEGIANCE

Chair Coffey led the pledges to the U.S. and Texas flags.

At 5:01 p.m., Chair Coffey recessed the Regular Meeting to Executive Session as authorized by Section 551.071 of the Local Government Code to seek legal advice from its attorney regarding any agenda item listed herein.

At 5:46 p.m., Chair Coffey reconvened the Regular Meeting from Executive Session. There was no action as a result of Executive Session.

C. APPROVAL OF MINUTES

C.1. 24-323 Consider and act to approve the Planning and Zoning Commission September 10, 2024 Regular Meeting Minutes

Motion by Vice Chair Wilkinson and Motion Second by Commissioner Ricci to approve the Planning and Zoning Commission September 10, 2024 Regular Meeting Minutes. Chair Coffey called for the vote. MOTION APPROVED UNANIMOUSLY.

D. CITIZEN COMMENTS

There was no one to speak at this time.

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1. 24-321 Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding an Ordinance of the Town of Westlake, Texas, Amending Chapter 102, "Zoning", Article VII, "Planned Development Regulations", Division 2, "Planned Development District Procedures", Section 102-269, "Amendment of Plans", Modifying Provisions for Minor Modifications to PD Site Plans; Providing a Penalty; Providing a Cumulative Clause; Providing a Severability Clause; Providing a Savings Clause; Authorizing Publication; and Establishing an Effective Date. (Deputy Town Manager Jason Alexander, AICP, CEcD)

Deputy Town Manager Jason Alexander presented the item. The proposed text amendments are intended to allow the Town Manager to delegate authority to the Town Planner and to improve flexibility with regards to site plan review and approval. Chair Coffey opened the public hearing at 5:51 p.m. There was no one to speak for the item. Chair Coffey closed the public hearing at 5:51:30 p.m. Motion by Commissioner Bjorn and Motion Second by Commissioner Gupta to recommend approval to Town Council an Ordinance Amending Chapter 102, "Zoning", Article VII, "Planned Development Regulations", Division 2, "Planned Development District Procedures", Section 102-269, "Amendment of Plans", Modifying Provisions for Minor Modifications to PD Site Plans. Chair Coffey called for the vote. MOTION APPROVED UNANIMOUSLY TO RECOMMEND TOWN COUNCIL APPROVAL OF THE ORDINANCE AS PRESENTED.

E.2. 24-322 Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding an Ordinance of the Town of Westlake, Texas, Amending Chapter 102, "Zoning", Article V, "Parking and Loading", Section 102-153, "General Provisions", Modifying Regulations Relating to Paving Materials and Providing New Regulations for Temporary Parking; Providing a Penalty; Providing a Cumulative Clause; Providing a Severability Clause; Providing a Savings Clause; Authorizing Publication; and Establishing an Effective Date. (Deputy Town Manager Jason Alexander, AICP, CEcD)

Deputy Town Manager Jason Alexander presented the item. The proposed text amendment is intended to introduce standards for temporary parking (e.g., Paving materials, time limitation, and compliance with applicable fire, erosion, and grading regulations). Chair Coffey opened the public hearing at 5:55 p.m. There was no one to speak regarding the item, and Chair Coffey closed the public hearing at 5:55:30 p.m. Motion by Commissioner Ricci and Motion Second by Commissioner Didarali to approve making a recommendation to Town Council to adopt an Ordinance Amending Chapter 102 "Zoning", Article V, "Parking And Loading", Section 102-153, "General Provisions", Modifying Regulations Relating to Paving Materials and Providing New Regulations for Temporary Parking. Chair Coffey called for the vote. MOTION TO RECOMMEND APPROVAL AS PRESENTED APPROVED UNANIMOUSLY.

F. NEW BUSINESS

F.1. **24-329** Discuss, consider, and act to make a recommendation to the Town Council regarding a request from Bernal Homes, Inc. to deviate from certain building aesthetic, design, and material standards contained within the Entrada Design Guidelines (Deputy Town Manager Jason Alexander, AICP, CEcD)

Deputy Town Manager Jason Alexander presented an overview of the item. The request is to deviate from exterior finish material requirements due to selected coursing and patterning which create structural concerns.Though the development agreement signed by the builder contains provision that the development will comply with the architectural, design, and building material provisions of Ordinance No.. 703, the thin stone used does not comply. Discussion held. Chair Coffey asked if there was anyone present that wanted to speak regarding the item, and there was no one. Motion by Commissioner Huggins and Motion Second by Vice Chair Wilkinson to recommend approval of the request for a deviation as presented, subject to plans being approved and stamped by the architect of record. Chair Coffey called for the vote. MOTION TO RECOMMEND CONDITIONAL APPROVAL TO TOWN COUNCIL APPROVED BY A VOTE OF 6 AYES AND 1 NAY. (NAY VOTE COMMISSIONER BJORN)

G. SUMMARY OF TOWN COUNCIL ACTIONS

Deputy Town Manager Jason Alexander provided a brief summary of recent Town Council actions. Town Council approved Ordinance 1009 delegating temporary plat approval authority and extension approval to the Town Planner.

At this time Chair Coffey dispensed with the remainder of the agenda and adjourned the meeting.

H. COMMISSION ANNOUNCEMENTS

I. STAFF ANNOUNCEMENTS

J. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

K. EXECUTIVE SESSION

Executive Session was held earlier in the meeting.

L. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

There was no action as a result of Executive Session.

M. ADJOURNMENT

Chair Coffey adjourned the meeting at 6:04 p.m.

Adam Coffey, Chair

ATTEST:

Town Secretary Dianna Buchanan

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

File #: 24-384 **Agenda Date:** 12/10/2024 **Agenda #:** E.1.

TOWN STAFF REPORT RECOMMENDATIONS

Hold a public hearing, discuss, consider and act to make a recommendation regarding an ordinance for text amendments for development performance standards for approximately 222.6 acres of land in PD, Planned Development District No. 3-8 "PD 3-8". The property is generally located at the Southeast corner of U.S. Highway 377 and State Highway 170.

STAFF: Jason Alexander, AICP, CEcD, Deputy Town Manager

BACKGROUND:

On September 14, 1998, the Town Council approved Ordinance No. 307, that established rules and regulations to a PD, Planned Development District to direct development on Circle T Ranch. On September 14, 1998, too, the Town Council approved Ordinance No. 314 that created distinct rules and regulations for PD, Planned Development District 3-8 ("PD3-8"). There have been subsequent amendments to PD3-8.

Initially, the applicant contemplated text amendments to PD3-8 that may possibly necessitate a public hearing - hence the legal notice and public hearing - however, the applicant is only requesting text amendments to PD3-8 only.

Currently, as proposed, the applicant is requesting approval of several text amendments that emphasize certain land uses to be added or removed, the introduction of lot coverage to control density calculations, building height, and other aesthetic requirements.

DISCUSSION:

The various text amendments to PD3-8 section are summarized below:

Definitions

Lot coverage. A new definition would be provided - lot coverage - and it is intended to replace the existing definition for floor-to-area-ratio (FAR). The definition provided is as follows:

- Lot Coverage means the percentage of a lot that is covered by structures, parking areas, driveways, and roadways.

Land Use Schedule

The developer is proposing various amendments to the land use schedule. It is important to note that although the developer is requesting amendments to the land use schedule where some uses are amended to be permitted by right, a formal site plan submittal would still be required to be submitted that would proceed to the Planning and Zoning Commission for recommendation and subsequent consideration by the Town Council.

- Electrical Substations to be permitted by right in the Office and Office/Industrial sub-areas instead of by Specific Use Permit ("SUP").

- Utility Shop and Storage to be allowed as an accessory use in the Office sub-area instead of by SUP.

- Data Center to be permitted by right in the Office/Industrial sub-area and by an SUP in the Office sub-area.

- Art Gallery/Museums to be allowed as an accessory use in the Office sub-area. This use was not previously allowed in the office sub area of this zoning district.

- Motion Picture Theater to be permitted by right in the Office sub-area. This use was not previously allowed in the office sub-area of this zoning district.

- Warehouse/Storage (Inside) to be allowed as an accessory use in the Office sub-area. This use was not previously allowed in the office sub area of this zoning district.

- Warehouse/Storage (Outside) to be allowed as an accessory use in the Office sub-area. This use was not previously allowed in the office sub area of this zoning district.

- Light Manufacturing/Assembly to be allowed as an accessory use in the Office sub-area. This use was not previously allowed in the office sub area of this zoning district.

- Apparel Manufacturing to be allowed as an accessory use in the Office sub-area. This use was not previously allowed in the office sub area of this zoning district.

- Temporary Batch Plant to be permitted by right in the Office and Office/Industrial sub-area of this zoning district, but limited to periods of construction for the project it is used for. This use previously required an SUP in the sub-areas.

Density

Density. The applicant is proposing the method in which density is calculated using lot coverage rather than FAR. The new density calculations are as follows:

- The maximum lot coverage proposed for the Office and Retail sub-areas is to be 80 percent. The retail sub-area originally contains a 0.25:1 floor area ratio whereas the office sub-area contained 0.40:1 or 0.45:1 depending on the location within the zoning district.

- The maximum lot coverage proposed for the Office/Industrial area is to be 70 percent from the previous 0.30:1 floor area ratio.

Maximum Building Height

Building height. The developer is proposing various changes to the maximum building height requirements within the zoning district per the below:

- The maximum retail height is proposed at 120 feet from the previous two stories or 35 feet.
- The maximum office height is proposed at 120 feet from the previous lesser of five stories or 75 feet.
- The maximum office/industrial height is proposed at 80 feet from the previous two stories or 35 feet.

Landscape Requirements

Landscaping. The applicant is proposing an overall amendment to this section. The previous text is shown with a ~~strikethrough~~ and the new text is shown in *red italics* below.

SECTION 9 ~~SLOPE REQUIREMENTS~~ ***NON-COMPATIBLE USE SETBACK***

Section 9.1 ~~Residential Slope~~ ~~Except as provided below, non single family structures shall not exceed the height of a line drawn at a slope of 5: 1 (including streets and other rights of way) from any single family lot line. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum height shall increase or decrease by the difference in grade.~~ *A Minimum 150 foot setback required between a single family, detached residential use and non-commercial uses.*

Section 9.2 ~~Roadway Slope~~ ~~Except as provided below, non- single family structures shall not exceed the height of a line drawn at a slope of 2: 1 (including streets and other rights of way) from any right-of -way line of any roadway. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum height shall increase or decrease by the difference in grade.~~ *A landscaped buffer yard required between single family, detached residential use and non-commercial uses. A buffer yard shall consist of berming, trees, shrubs, landscaping, fencing or any combination of these as approved by the Town Council with the site plan approval.*

RECOMMENDATION:

The Department of Planning and Development recommends approval of the text amendments to PD3-8 with the following conditions:

1. That an additional note be added to the Permitted Uses Table to read as follows: “After site plans have been submitted for the first data center in the Office/Industrial Sub-district for review and approval; each successive data center thereafter shall require a SUP. This restriction shall only apply in the Office/Industrial Sub-district.”;

2. That, for the design and construction of the first data center in the Office/Industrial Sub-district only, the exterior finish material requirements and other architectural features contained in the building quality manual only apply to the building facades facing United States Highway 377 and residential properties;

3. That utility shop and storage, warehouse/storage (inside), warehouse/storage (outside), light manufacturing and apparel manufacturing only permitted as accessory uses to a movie studio only;

4. That a provision be added into the text of PD3-8 exempt movie studios from the building quality manual and that such architectural review and approval shall be subject to that of the town planner;

5. That Section 9 be titled: BUFFER; REQUIREMENTS
6. That Section 9.1 be entitled: Non-Compatible Use Setback; and
7. That Section 9.2 be entitled: Landscape Buffer.

ATTACHMENT(S):

1. Developer's Requested Amendments to Ordinance 314
2. Draft Amending Ordinance for PD3-8
3. Exhibit A - Legal Description
4. Exhibit B - Concept Plan
5. Exhibit C - Amended Development Standards

PLANNING AND ZONING COMMISSION ACTION/OPTIONS:

1) Motion to approve
2) Motion to amend with the following stipulations (please state stipulations in motion)
3) Motion to table
4) Motion to deny

ORDINANCE NO. 314

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS TO REZONE AN APPROXIMATELY 222.6-ACRE TRACT OF LAND GENERALLY LOCATED IN TARRANT COUNTY, TEXAS FROM "OI" OFFICE.INDUSTRIAL AND "R" RETAIL TO A "PD" PLANNED DEVELOPMENT DISTRICT AUTHORIZING OFFICE, OFFICE/INDUSTRIAL AND RETAIL USES; DEFINING CERTAIN TERMS; DESCRIBING AND INTERPRETING THE PD CONCEPT PLAN; REGULATING PERMITTED USES, HEIGHT, LOT SIZES AND BUILDING LINES, TOTAL FLOOR AREA, PARKING, LOADING AND OTHER DEVELOMENT STANDARDS, LANDSCAPING, FLOOD PLAIN, AND DRAINAGE; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, on August 24, 1992, the Board of Aldermen (the "Board") adopted a Comprehensive Plan (the "1992 Comprehensive Plan") for the Town of Westlake, Texas (the "Town"); and

WHEREAS, on November 16, 1992, the Board of the Town, adopted a Comprehensive Zoning Ordinance (the "Zoning Ordinance"); and

WHEREAS, the Zoning Ordinance has been amended by the Board after receiving recommendations from the Planning and Zoning Commission (the "Commission"); and

WHEREAS, on September 15, 1997, based on the recommendations of the Commission, the Board amended the Zoning Ordinance and the subdivision regulations by the adopting of a Unified Development Code (the "UDC") for the Town; and

WHEREAS, the UDC has been amended, with the most recent amendments being adopted on July 27, 1998; and

WHEREAS, there is located within the corporate limits of the Town an approximately 222.6-acre tract of land (commonly known as Planning Area 8 - West Commercial and hereinafter sometimes referred to as the "Planning Area"); and

WHEREAS, the public infrastructure, amenities, and services necessary to develop the Town, including the Planning Area, are not available and will not be available without a long-term commitment of both public and private funds to finance infrastructure, amenities, and services; and

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

WHEREAS, because of improvements to State Highway 114, further urban growth throughout the region, and other changed conditions that affect the region, the Town believes there are unique and significant opportunities for single family, golf and office uses within the Planning Area that will be consistent with the Town's long-term development vision; and

WHEREAS, the suitability of the Planning Area for such planned uses can be enhanced through modifications to the development regulations governing the planning Area, including modification to the zoning, floodplain, subdivision and other standards otherwise applicable under the UDC; and

WHEREAS, the economic development and land use planning objectives of the Town will be furthered by the establishment of such planned development district; and

WHEREAS, on July 27, 1998, after receiving recommendations from the Commission, the Board approved and adopted an amendment to the Thoroughfare Plan, and an amended Conceptual Open Space Plan to the 1992 Comprehensive Plan; all of which amended plans are approved and adopted by the Board to enable the Town to maximize the opportunities and benefits to the Town and all of its citizens that will result from the Planning Area; and

WHEREAS, the Commission and Board held a public hearing upon the application of AIL Investments, L.P. to rezone the approximately 222.6-acre tract of land to a "PD" Planned Development District on July 27, 1998, after written notice of such hearing having been sent to owners of real property being within 200 feet of the property and notice being published in a newspaper of general circulation in the Town, all in accordance with law; and

WHEREAS, the Commission has recommended to the Board that the hereinafter described property be rezoned to "PD" Planned Development District; and

WHEREAS, the Board believes that the interests of the Town, the present and future residents and citizens of the Town, and developers of land within the Town are best served by adopting this Ordinance, which the Board has determined to be consistent with the 1992 Comprehensive Plan, the Thoroughfare Plan, and Open Space Plan, all as amended;

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

SECTION 1: That the recitals set forth above are hereby incorporated herein, adopted by the Town and declared to be true and correct.

SECTION 2: That the Comprehensive Zoning Ordinance of the Town of Westlake, Texas, Ordinance No. 200, is hereby amended by this PD Ordinance, by adding Planned Development District No. 3-8 within the property described in Exhibit 1 attached hereto by reference for all purposes. This PD will be subject to the concept plan, development standards, and other regulations attached hereto.

SECTION 3: Upon the adoption of this PD, the Town Secretary shall promptly enter the new Planned Development on the Town's Official Zoning Map, which entry shall include the abbreviated designation "PD No. 3-8" and the date that this Ordinance was adopted by the Board.

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

SECTION 5: This ordinance shall be in full force and effect from and after the date of its passage.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF WESTLAKE, TEXAS ON THE 14TH DAY OF SEPTEMBER, 1998.

Scott, Bradley, Mayor

ATTEST:

Ginger Crosswy, Town Secretary

APPROVED AS TO FORM:

Paul C. Isham, Town Attorney

Exhibit 1

LEGAL DESCRIPTION

AREA 8 (THREE TRACTS)

REPLACE WITH NEW LEGAL

BEING THREE TRACKS OF LAND SITUATED IN THE WILLIAM HUFF SURVEY, ABSTRACT NUMBER 648, TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS AND BEING PORTIONS OF THAT TRACT OF LAND CONVEYED TO LAKEWAY LAND, LTD., RECORDED IN VOLUME 12625, PAGE 504 OF DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING ALL OF THE TRACT OF LAND DESCRIBED IN VOLUME 8094, PAGE 2011 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AREA 8A

BEGINNING AT A 1/2 INCH IRON ROD, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID LAKEWAY TRACT AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 377 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 25°03'34"E, 1756.21 FEET, WITH SAID EASTERLY RIGHT-OF-WAY;

THENCE S 83°38'49"E, 1524.50 FEET, DEPARTING SAID RIGHT-OF-WAY;

THENCE S 39°55'40"E, 296.15 FEET;

THENCE S 12°37'02"W, 566.65 FEET;

THENCE S 15°25'43"W, 664.02 FEET;

THENCE S 89°56'43"W, 2148.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,950,263 SQUARE FEET OR 67.7 ACRES OF LAND MORE OR LESS.

AREA 8B

COMMENCING AT A 1/2 INCH IRON ROD, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID LAKEWAY TRACT AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 377 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 25°03'34"E, 2298.16 FEET, WITH SAID EASTERLY RIGHT-OF-WAY, TO THE POINT OF BEGINNING;

THENCE WITH SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES;

N 25°03'34"E, 475.56 FEET;

N 28°32'06"E, 329.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°29'55", HAVING A RADIUS OF 3744.72 FEET, THE LONG CHORD OF WHICH BEARS N 30°48'30"E, 750.26 FEET, AN ARC DISTANCE OF 751.52 FEET;

N 36°33'28"E, 1457.65 FEET;

N 32°18'09"E, 304.26 FEET; **REPLACE WITH NEW LEGAL**

N 29°14'15"E, 264.09 FEET, TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 170 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES;

N 89°59'11"E, 532.10 FEET;

N 76°08'01"E, 518.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°58'10", HAVING A RADIUS OF 4603.66 FEET, THE LONG CHORD OF WHICH BEARS N 77°29'40"E, 318.88 FEET, AN ARC DISTANCE OF 318.94 FEET;

THENCE S 13°24'25"E, 1063.24 FEET, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°42'19", HAVING A RADIUS OF 2390.00 FEET, THE LONG CHORD OF WHICH BEARS S 72°08'59"W, 112.84 FEET, AN ARC DISTANCE OF 112.85 FEET;

THENCE S 14°17'50"W, 1177.29 FEET;

THENCE S 50°17'30"W, 1470.56 FEET;

THENCE S 88°01'30"W, 1968.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,498,735 SQUARE FEET OR 149.2 ACRES OF LAND MORE OR LESS.

AREA 8C

COMMENCING AT A 1/2 INCH IRON ROD, FOUND AT THE INTERSECTION OF THE SOUTH LINE OF SAID LAKEWAY TRACT AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 377 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 25°03'34"E, 4134.14 FEET TO THE POINT OF BEGINNING.

THENCE N 25°03'34"E, 1524.99 FEET;

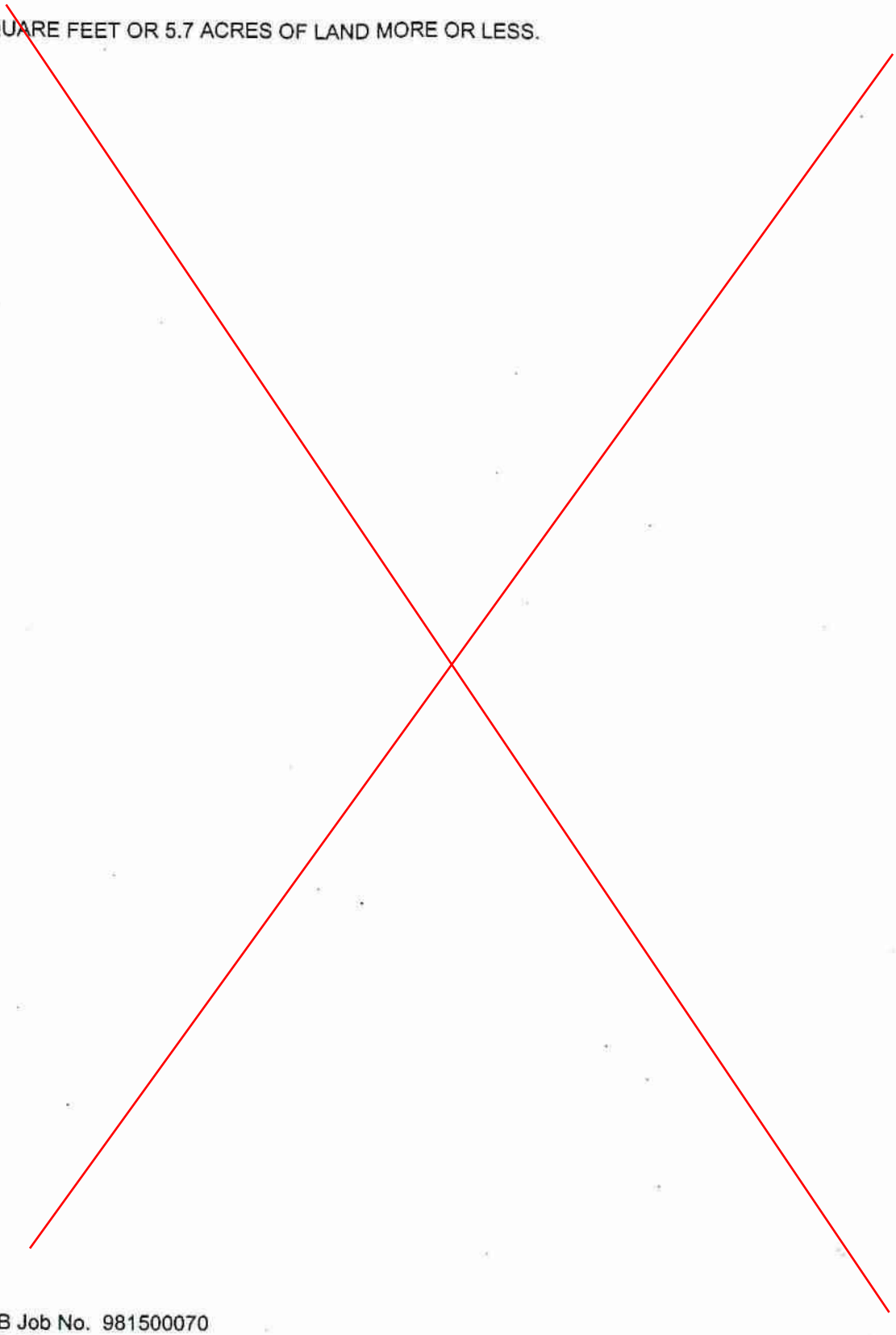
THENCE N 84°16'24"E, 263.36 FEET;

THENCE S 35°13'45"E, 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°47'16", HAVING A RADIUS OF 5654.58 FEET, THE LONG CHORD OF WHICH BEARS S 32°39'49"W, 768.00 FEET, AN ARC DISTANCE OF 768.59 FEET;

THENCE S 36°33'25"W, 886.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 248,927

SQUARE FEET OR 5.7 ACRES OF LAND MORE OR LESS.



C&B Job No. 981500070
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July 9, 1998
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WEST COMMERCIAL

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EXHIBIT 5 PD Concept Plan - Thoroughfares

EXHIBIT 6 Circle T Ranch - Planning Areas
(for informational purposes only)

EXHIBIT 7 Circle T Ranch - Land Uses
(for informational purposes only)

EXHIBIT 8 Circle T Ranch - Open Space & Trail System
(for informational purposes only)

EXHIBIT 9 Circle T Ranch - Thoroughfares
(for informational purposes only)

ARTICLE I. GENERAL PROVISIONS

SECTION 1 SHORT TITLE

This ordinance shall be known and may be cited as the "Circle T Planning Area No. 8 - West Commercial Planned Development Zoning District Ordinance", or simply as the "PD Ordinance".

SECTION 2 PURPOSES

This PD Ordinance is adopted to provide for a superior design of lots or buildings; to provide for increased recreation and/or open space opportunities for public use; to provide rural amenities or features that would be of special benefit to the property users or community; to protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewscapes; to protect or preserve existing historical buildings, structures, features or places; and to provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

SECTION 3 GENERAL DEFINITIONS

Section 3.1 Usage For purposes of this PD Ordinance, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this Section. Other terms and words are defined elsewhere in this PD Ordinance. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word "shall" will be interpreted as mandatory, and the word "may" as permissive.

Section 3.2 Words and Terms Defined

Applicable Town Ordinances means the UDC and all other ordinances, rules, and regulations that are adopted by the Board and that are applicable to development within the PD District.

Board means the Board of Aldermen of the Town of Westlake, Texas.

Circle T Planning Area means any one of the planning areas into which the Circle T Ranch has been divided for purposes of establishing planned development zoning districts.

Circle T Ranch means the approximately 2,525-acre property commonly known as the Circle T Ranch and generally located in Tarrant and Denton Counties (i) east of U.S. 377, (ii) west of Precinct Line Road, and (iii) adjacent to and in the vicinity of the intersection of S.H. 114 and S.H. 170.

Commission means the Planning and Zoning Commission of the Town of Westlake, Texas.

Lot Coverage means the percentage of a lot that is covered by structures, parking areas, driveways, and roadways.

~~Floor area ratio~~ (FAR) means the ratio of floor area to lot area. Floor area means the ~~total area~~ of all floors of all ~~buildings~~ on a lot or unified development site ~~measured~~ between the outer perimeter walls of the buildings ~~excluding~~ (i) area ~~in a building~~ or in a separate structure (whether below- or above-grade) used ~~for the parking~~ of motor vehicles, (ii) courts or balconies open to the sky, and (iii) ~~roof~~ area used for recreation. ~~Lot~~ area means the gross site area excluding only ~~(a)~~ public roadways shown on the PD Concept Plans, ~~(b) public~~ hike, bike, and ~~equestrian~~ trails shown on the PD Concept Plans; and (c) the Town edge landscape zone.

Masonry means brick, stone, cast stone, concrete, glass block, split-face concrete masonry unit, or other masonry materials approved by the Board.

PD Concept Plan means any one or more of the drawings attached to this PD Ordinance and labeled "PD Concept Plan - Planning Area"; "PD Concept Plan - Land Uses"; "PD Concept Plan - Open Space & Trail System"; and "PD Concept Plan - Thoroughfares" (all of which plans are deemed part of the PD Concept Plan and this PD Ordinance).

PD District means the planned development zoning district established by this PD Ordinance.

PD Ordinance means this planned development zoning district ordinance, including the PD Concept Plan.

PD Supplement means that certain Circle T Planned Development Zoning District Supplement adopted by the Board concurrently with this PD Ordinance.

Sub-area means any of the sub-areas shown on the "PD Concept Plan - Land Uses" exhibits, which areas are color-coded to identify permitted land use categories.

Town means the Town of Westlake, Texas.

UDC means the Town's Unified Development Code, as amended.

SECTION 4 PD SUPPLEMENT

Concurrently with the adoption of this PD Ordinance, the Board adopted the PD Supplement. The PD Supplement includes additional standards that are applicable within this PD District. The PD Supplement establishes additional standards for the following: (i) concept, informational, development and site plans; (ii) signs; (iii) landscaping; (iv) roadway construction, parking and loading; (v) fencing; (vi) lighting; (vii) other special standards; and (viii) illustrations.

SECTION 5 APPLICABILITY OF EXISTING REGULATIONS

Section 5.1 Applicable Town Ordinances Except to the extent provided by the PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by the following UDC standards:

A. With respect to the retail sub-area, by the "R-Retail" zoning district standards;

B. With respect to the office sub-area, by the "O-Office Park" zoning district standards; and

C. With respect to the office/industrial sub-area, by the "O-I Office/Industrial Park" zoning district standards.

Except to the extent provided by the PD Concept Plan, this PD Ordinance, and the PD Supplement, development within the PD District shall also be governed by the Applicable Town Ordinances. In the event of any conflict between (i) the PD Concept Plan, this PD Ordinance and the PD Supplement and (ii) the Applicable Town Ordinances, the terms, provisions and intent of the PD Concept Plan, this PD Ordinance and the PD Supplement shall control. Except as provided below, in the event of any conflict between the UDC and the Applicable Town Ordinances, the terms, provisions and intent of the UDC shall control.

Section 5.2 General Approval Criteria To the extent, if any, that the Applicable Town Ordinances (and, in particular, the subdivision regulations of the UDC) grant to the Board, the Commission, the Town Planner, or any other Town employee or consultant, the authority to approve any aspect of development within the PD District (including, but not limited to, preliminary or final plats or any aspect thereof or any agreements or permits related thereto) based on conformity with the Town's Comprehensive Plan, Open Space Plan or Thoroughfare Plan (or with the objectives, goals or policies of such plans), then such authority shall be exercised to the extent necessary to determine whether the aspect of development being approved is consistent with the PD Concept Plan, this PD Ordinance, the PD Supplement and the objectives, goals, and policies of such plan, ordinance and supplement.

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS.

Section 6.1 PD Concept Plan The PD Concept Plan attached to this PD Ordinance consists of drawings generally labeled as follows: (1) "PD Concept Plan - Planning Area"; (2) "PD Concept Plan - Land Uses"; (3) "PD Concept Plan - Open Space & Trail System"; and (4) "PD Concept Plan - Thoroughfares". Except as otherwise provided by this PD Ordinance or the PD Supplement, each of these drawings is a part of this PD Ordinance, and all graphic depictions contained on such drawings are considered "regulatory" standards.

A. **PD Concept Plan - Planning Area** The drawing labeled "PD Concept Plan - Planning Area" identifies the general boundaries of the PD District for the "Circle T Planning Area No. 8 - West Commercial". The exact boundaries of the PD District are

shown on the metes and bounds description attached hereto as Exhibit 1. Any information shown on this drawing that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District.

B. PD Concept Plan - Land Uses The drawing labeled "PD Concept Plan - Land Uses" identifies the general categories of land uses that are permitted within the PD District sub-areas. This drawing also includes an estimate of the size of such sub-areas. For non-residential sub-areas, the drawings indicate the applicable floor area ratios and an estimate of total floor area. The estimates of total floor area, however, are provided for informational purposes only and are not "regulatory" standards, and to the extent, if any, that the actual total floor areas differ from the estimates, such differences shall not require an amendment to the PD Concept Plan. For single family sub-areas, the drawings also identify minimum lot sizes. These drawings also identify open space areas; however, such open space areas are more specifically discussed in Subsection C below. Any information shown on these drawings that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District. To the extent, if any, that the drawings illustrate the detailed layout of golf course features (such as tee boxes, fairways, and greens) or detailed building "footprints", such detailed illustrations are not considered part of the PD Concept Plan or this PD Ordinance and do not bind or otherwise affect development within the PD District.

C. PD Concept Plan - Open Space & Trail System The drawing labeled "PD Concept Plan - Open Space & Trail System" identifies public open space, private open space, and public and private golf (together with an estimate of the size of such areas). This drawing also identifies the general location of public hike and bike trails and public equestrian trails (which locations are not to scale). Any information shown on these drawings that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District.

D. PD Concept Plan - Thoroughfares The drawing labeled "PD Concept Plan - Thoroughfares" identifies major thoroughfares proposed for both development alternatives within the PD District.

Section 6.2 PD Development Plans Because of the level of detail contained in the PD Concept Plan, the Board (at the time this PD District was established) waived the requirement for development plans. Based on such development plans shall not be required within this PD District.

Section 6.3 PD Site Plans PD site plans are required for development within the PD District. Article I, Section 3.4, of the PD Supplement governs the process by which PD site plans are submitted and approved (including, but not limited to, the submittal requirements, approval criteria, and conditions).

Section 6.4 PD "Informational" Plans There are also attached to this PD Ordinance for informational purposes only: (1) a drawing labeled "Circle T Ranch - Planning Areas" which illustrates the general boundaries of all Circle T Planning Areas; (2) a drawing labeled "Circle T Ranch - Land Uses" which illustrates the general land use categories for all Circle T Planning Areas; (3) a drawing labeled "Circle T Ranch - Open Space & Trail System" which illustrates the open space and trail system for all Circle T Planning Areas; and (4) a drawing labeled "Circle T Ranch - Thoroughfares" which illustrates the thoroughfares for all Circle T Planning Areas. These "informational" drawings are not part of the PD Concept Plan or this PD Ordinance, and nothing contained on any of these drawings shall bind or otherwise affect the development of this PD District.

ARTICLE II. USES

SECTION 1 LAND USE SCHEDULE

Buildings, structures, and land within the sub-areas identified on the PD Concept Plan shall be used only in accordance with the uses permitted in the following "Land Use Schedule". The symbol "X" shall mean that the use is permitted as a principal use by right. The symbol "S" shall mean that the principal use is permitted only after first obtaining a "Specific Use Permit" as set forth in the UDC. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use (this does not exclude other land uses which are generally considered accessory to the primary use). A blank square shall mean that the use is not allowed as a principal use.

CIRCLE T PLANNING AREA 8 - WEST COMMERCIAL LAND USE SCHEDULE

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS			
	Retail[1]	Office	Off/Ind	Public Use
AGRICULTURAL USES				
Orchard	X	X	X	X
Plant Nursery (Growing)	X	X	X	X
Plant Nursery (Retail Sales)	X		X	X
Farms General (Crops)	X	X	X	X
Farms General (Livestock, Ranch)	X	X	X	X
Veterinarian (Indoor Kennels)	X			
Veterinarian (Outdoor Kennels)				
Stables (Private Use)		S		
Stables (As a Business)	S			
RESIDENTIAL USES				
Single Family Detached				
Single Family Zero Lot Line				
Single Family Attached				
Duplex				
Home Occupation				
Servants/Caretakers Quarters	A	A		
Temporary Accommodation for Employees/Customers/Visitors	A	A		
Swimming Pool (Private)				
Detached Garage (Private)				
Sport/Tennis Courts (Private)				

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS			
	Retail[1]	Office	Off/Ind	Public Use
INSTITUTIONAL and GOVERNMENTAL USES				
Emergency Ambulance Service	X			
Post Office (Governmental)	X	X		
Mailing Service (Private)	X	X		
Heliport				
Helistop/Verti-stop	X	X		
Telephone, Electric, Cable, and Fiber Optic Switching Station	X	X	X	
Electrical Substation	S	~~S~~ **X**	~~S~~ **X**	
Utility Distribution Lines[2]	X	X	X	
Utility Shop and Storage	S	~~S~~ **A**	S	
Water and Sewage Pumping Station (below grade)	X	X	X	
Water and Sewage Pumping Station (above grade)	X	X	S	
Water Storage Tank and Pumping System (Elevated or Above Grade)	X	X	S	
Water, Sewer, Electric, and Gas Meters	X	X	X	
Electric Transformers	X	X	X	
Private Streets/Alleys/Drives	X	X	X	X
Retirement Home	X	X		
Nursing/Convalescent Home		X		
Hospice		X	X	
Hospital		X	X	
Psychiatric Hospital		X	X	
Clinic	X	X	X	
Child Daycare (Public; 7 or more)	X	X	X	
Child Daycare (Private; 7 or more)		A		
School, K-12 (Public or Private)	S	S	S	
School (Vocational)	X	X	X	
College or University	X	X	X	
Community Center (Public)	X	X	X	
Civic Club	X	X	X	
Church or Place of Worship	X	X	X	
Use Associated to a Religious Inst.	X	X	X	
Government Building	X	X	X	X
Police Station	X	X	X	X
Fire Station	X	X	X	X
Library	X	X	X	X
Data Center		**S**	**X**	
COMMERCIAL USES				
Multifamily (Apartments)				

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS			
	Retail[1]	Office	Off/Ind	Public Use
Offices (General)	X	X	X	
Studio	X	X	X	
Banks and Financial Institutions	X	X	X	
Information Processing		X	X	
Hotel/Motel	X	X	X	
Hotel/Motel with Conferencing Facility	X	X	X	
Laundry/Dry Cleaning (<3,000 S.F.)	X	A		
Laundry/Dry Cleaning (Drop/Pick)	X	A		
Shoe Repair	X	A	A	
Beauty Parlor/Barbershop	X			
Clothing Store	X			
Quick Copy/Duplicating Services	X	A	X	
Personal Services	X	X	X	
Liquor Store	X			
Micro-brewery and Wine Production and Sales (<30,000 S.F.)			X	
Grocery	X			
Convenience Store	X	A		
Service Station	X			
Drug Store	X	A		
Variety Store	X			
Bakery Sales	X			
Stationery and/or Book Store	X			
Antique Shop	X			
Art Gallery/Museums	X	A		
Hardware Store	X			
Sporting Goods	X			
Paint and Wallpaper	X			
Cloth Store	X			
Retail Stores - General (Excluding Second Hand Goods)	X			
Restaurant, Cafe or Dining Facility	X	A	A	
Auto/Truck Parts and Accessories	S			
Household Furniture/Appliances (including Sales and Service)	X			
Farmer's Market	X			
Feed Store	X			
Parking Structure	A	A	A	
Cafeteria (Private)	A	X		
Job Printing, Lithography, Printing, or Blueprinting	X	X	X	
Vehicle Display and Sales (inside)				
Medical Laboratory		S		

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS			
	Retail[1]	Office	Off/Ind	Public Use
R&D Laboratory		S		
Conference Center				
Live Theater	X	X		X[4]
Motion Picture Theater	X	X		
Custom Business Services				
Electronic Appliances Store and Computer Sales and Service				
Tavern, Bar or Lounge				
Dance Halls/Nightclubs				
AMUSEMENT/RECREATION				
Golf Course (Public or Private)	X	X	X	
Park or Playground (Public or Private)	X	X	X	
Satellite Dish	X	X	X	
Non-Commercial Radio Tower	S	S	S	
Race Track Operation		S	S	
Recreation Facility, Health Studio (Public)	X	X	X	
Country Club (Private Membership)	X	X	X	
Golf Clubhouse (Public or Private)		X	X	
Community Center (Private)				
Recreation Center (Private)	X	X		
Hike, Bike, and Equestrian Trails (Public or Private)	X	X	X	X
Golf Maintenance Facility				
Golf Pro Shop				
Health/Spa Facilities (Private)	X	X	X	
Athletic Fields (Private)				
Athletic Courts (Private)		A		
Equestrian Center				
Athletic Courts (Public)		A		
Commercial Amusement (Inside)				
Lake Cruise/Water Taxi				
AUTO SERVICES				
Truck/Trailer Rental				
Auto Body Repair	S		S	
Auto Mechanical Repair	S		S	
Quick Lube/Oil Change	S		S	
Vehicle Maintenance (Private)	S		S	
Vehicle Fueling (Private)				

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	SUB-AREAS			
	Retail[1]	Office	Off/Ind	Public Use
WHOLESALE TRADE				
Warehouse/Storage (Inside)		A	X	
Warehouse/Storage (Outside)		A	S	
Scrap/Waste Recycling Collection and/or Storage			S	
Gas/Chemical Bulk Storage			S	
Light Manufacturing/Assembly		A	X	
Apparel Manufacturing		A	X	
Packaging and/or Distribution			X	
Printing, Engraving and related Reproductive Services			X	
Distribution of Books/Other Printed Material			X	
Machine Shop			S	
Welding Shop			S	
Temporary Batching Plant	S	~~S~~ X[3]	~~S~~ X[3]	S
Temporary Construction Office	X[3]	X[3]	X[3]	X[5]
Temporary Construction Materials Storage	X[3]	X[3]	X[3]	X[5]
Temporary Sales Office		S	S	

NOTES:

1. Individual retail occupants (except grocery store and drug store) cannot exceed 25,000 square feet.
2. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution ~~lines~~. **and transmission lines.**
3. Limited to period of construction.

SECTION 2 ACCESSORY USES AND STRUCTURES

An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract of land, shall be permitted as an accessory use without being separately listed as a permitted use.

ARTICLE III. DEVELOPMENT STANDARDS

SECTION 1 DENSITY

Section 1.1 Retail ~~The maximum floor area ratio for the retail sub-areas shall be 0.25:1 for Tracts 8-1 and 8-2.~~ **The maximum lot coverage shall be 80%.**

Section 1.2 Office ~~The maximum floor area ratio for the office sub-areas shall be as follows:~~

The maximum lot coverage shall be 80%.

~~A. 0.45:1 for Tract 8-3; and~~

~~B. 0.40:1 for Tracts 8-4 and 8-5.~~

Section 1.3 Office/Industrial ~~The maximum floor area ratio for the office/industrial sub-areas shall be 0.30:1 for Tracts 8-6, 8-7 and 8-8.~~ **The maximum lot coverage shall be 70%.**

SECTION 2 MINIMUM LOT SIZE

Section 2.1 Retail The minimum lot size for the retail sub-areas shall be 40,000 square feet.

Section 2.2 Office The minimum lot size for the office sub-areas shall be 100,000 square feet.

Section 2.3 Office/Industrial The minimum lot size for the office/industrial sub-areas shall be 100,000 square feet.

SECTION 3 MINIMUM LOT WIDTH

Section 3.1 Retail The minimum lot width for the retail sub-areas shall be 200 feet.

Section 3.2 Office The minimum lot width for the office sub-areas shall be 200 feet.

Section 3.3 Office/Industrial The minimum lot width for the office/industrial sub-areas shall be 175 feet.

SECTION 4 MAXIMUM BUILDING HEIGHT

Section 4.1 Retail Except as provided below, the maximum height for all structures within the retail sub-areas shall be ~~two stories or 35 feet.~~ **120 feet.**

Section 4.2 Office Except as provided below, the maximum height for all structures within the office sub-areas shall be ~~the lesser of five stories or 75 feet.~~ **120 feet.**

Section 4.3 Office/Industrial Except as provided below, the maximum height for all structures within the office/industrial sub-areas shall be ~~two stories or 35 feet.~~ **80 feet.**

Section 4.4 Exceptions to Height Requirements The height limits imposed above shall not apply to (a) chimneys and vent stacks, church spires, elevator shafts, penthouses, cupolas, entry features, skylights, or other architectural features that are not intended for occupancy or storage; (b) flag poles and similar devices; or (c) heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices provided such equipment, fixtures, and devices are screened from view with a solid wall that is architecturally consistent with the design of the building to which they are attached.

SECTION 5 MINIMUM BUILDING SIZE

Section 5.1 Retail The minimum building size within the retail sub-areas shall be 2,000 square feet.

Section 5.2 Office The minimum building size within the office sub-areas shall be 3,000 square feet.

Section 5.3 Office/Industrial The minimum building size within the office/industrial sub-areas shall be 3,000 square feet.

SECTION 6 FRONT YARD SETBACKS

Section 6.1 Retail The minimum front yard for the retail sub-areas shall be 50 feet.

Section 6.2 Office The minimum front yard for the office sub-areas shall be 50 feet.

Section 6.3 Office/Industrial The minimum front yard for the office/industrial sub-areas shall be 75 feet.

SECTION 7 REAR YARD SETBACKS

Section 7.1 Retail The minimum rear yard for the retail sub-areas shall be 50 feet.

Section 7.2 Office The minimum rear yard for the office sub-areas shall be 50 feet.

Section 7.3 Office/Industrial The minimum rear yard for the office/industrial sub-areas shall be 50 feet.

SECTION 8 SIDE YARD SETBACKS

Section 8.1 Retail The minimum side yard for the retail sub-areas shall be 10 feet.

Section 8.2 Office The minimum side yard for the office sub-areas shall be 45 feet.

Section 8.3 Office Industrial. The minimum side yard for the office/industrial sub-areas shall be 50 feet.

SECTION 9 ~~SLOPE REQUIREMENTS~~ Non-compatible Use Setback

~~**Section 9.1 Residential Slope** Except as provided below, non single family structures shall not exceed the height of a line drawn at a slope of 5:1 (including streets and other rights of way) from any single family lot line. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum height shall increase or decrease by the difference in grade.~~

~~**Section 9.2 Roadway Slope** Except as provided below, non-single family structures shall not exceed the height of a line drawn at a slope of 2:1 (including streets and other rights of way) from any right-of-way line of any roadway. If the grade of the ground rises or falls from the point of origin of the slope line, the maximum height shall increase or decrease by the difference in grade.~~

Section 9.1 A Minimum 150 foot setback required between a single family, detached residential use and non-commercial uses.

Section 9.2 A landscaped buffer yard required between single family, detached residential use and non-commercial uses. A buffer yard shall consist of berming, trees, shrubs, landscaping, fencing or any combination of these as approved by the Town Council with the site plan approval.

ARTICLE IV. EXHIBITS

EXHIBIT 1 Legal Description of PD District

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EXHIBIT 4 PD Concept Plan - Open Space & Trail System

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(for informational purposes only)

TOWN OF WESTLAKE

ORDINANCE NO. ___

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 3, PLANNING AREA 8 (PD3-8) CONDITIONS AND BOUNDARIES. PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

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

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

WHEREAS, On September 14, 1998 the Board of Aldermen of the Town of Westlake, Texas approved Ordinance 307, which approved and adopted the Circle T Ranch Planned Development Zoning District Number 3 (PD3) Supplement providing for various development provisions within the Circle T Ranch; and

WHEREAS, on September 14, 1998 the Board of Alderman of the Town of Westlake, Texas and approved Ordinance 314, which created the PD3-8 zoning district and related regulations; and

WHEREAS, On December 14, 1998 the Board of Aldermen of the Town of Westlake, Texas approved Ordinance 322, amending the PD3-8 zoning district; and

WHEREAS, On June 9, 2003 the Board of Aldermen of the Town of Westlake, Texas approved Ordinance 438, amending the PD3-8 zoning district; and

WHEREAS, On April 24, 2008 the Board of Aldermen of the Town of Westlake, approved Ordinance 592. amending the PD3-8 zoning district and creating the PD3-10 zoning district; and

WHEREAS, the Planning and Zoning Commission recommended to the Town Council approval of the amendments contained herein, on December 10, 2024.

WHEREAS, following provision of proper legal notice, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on January 6, 2025 by the Town Council; and

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

WHEREAS, upon the recommendation of the Planning and Zoning Commission and after a public hearing, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that the amendments contained herein, should be approved and adopted.

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

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

SECTION 2: That the Town Council of the Town of Westlake, Texas does hereby approve amendments to the PD3-8 zoning district provisions and boundaries as follows:

1. The PD3-8 zoning district boundary is hereby amended to contain all that land as described and depicted in the attached Exhibit "A" and Exhibit "B"; and

2. The development provisions contained in Exhibit "C" shall govern the rules and regulations of the PD3-8 zoning district; and

3. That all other provisions of Ordinance xxx shall remain in full force and effect, except as amended herein.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5: It is hereby declared to be the intention of the Town Council of the Town of Westlake, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

PASSED AND APPROVED ON THIS 6th DAY OF JANUARY 2025.

ATTEST: _____
Kim Greaves, Mayor

_____
Dianna Buchannan, Town Secretary

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

EXHIBITS

EXHIBIT A Legal Description of PD3-8

EXHIBIT B Concept Plan of PD3-8

EXHIBIT C PD3-8 Development Standards

EXHIBIT A – LEGAL DESCRIPTION

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE F. CUELLA SURVEY, ABSTRACT NUMBER 267, AND THE WM. HUFF SURVEY, ABSTRACT NUMBER 648, TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO HW 2421, L.P., RECORDED IN INSTRUMENT NUMBER D209181336, SAID COUNTY RECORDS, ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, LP., RECORDED IN INSTRUMENT NUMBER D209326475, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND ALL OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO HW 164 LAND L.P., RECORDED IN INSTRUMENT NUMBER D209181335, SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE STATE HIGHWAY 170 (A VARIABLE WIDTH RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 377 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 170 THE FOLLOWING COURSES AND DISTANCES;

N 89°23’15”E, 530.97 FEET;

N 75°27’16”E, 519.78 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 346.40 FEET, THROUGH A CENTRAL ANGLE OF 04°18’40”, HAVING A RADIUS OF 4603.66 FEET, THE LONG CHORD WHICH BEARS N 76°50’40”E, 346.32 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, OVER AND ACROSS SAID HW 2421 TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

S 14°08’26”E, 1097.78 FEET;

S 09°21’16”W, 1509.31 FEET;

S 40°36’45”W, 1650.82 FEET;

S 14°06’59”W, 1546.81 FEET, TO THE SOUTH LINE OF SAID HW 2421 TRACT;

THENCE S 89°37’31”W, 2736.81 FEET, WITH SAID SOUTH LINE, TO THE EAST RIGHT-OF-WAY OF AFOREMENTIONED STATE HIGHWAY 377;

THENCE WITH SAID EAST RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES;

N 24°31’28”E, 74.90 FEET;

N 18°22’51”E, 20.12 FEET;

N 24°33’06”E, 1988.78 FEET, TO THE SOUTH LINE OF LOT 1, BLOCK 1, WESTLAKE WATER SUPPLY ADDITION, AN ADDITION TO THE TOWN OF WESTLAKE RECORDED IN CABINET “A”, SLIDE 8429 SAID COUNTY RECORDS;

THENCE WITH THE SOUTH, EAST AND NORTH LINE OF SAID WESTLAKE WATER SUPPLY ADDITION THE FOLLOWING BEARINGS AND DISTANCES;

S 85°07’29”E, 494.71 FEET;

N 04°52’31”E, 211.29 FEET;

N 85°07’29”W, 422.12 FEET, RETURNING TO AFORESAID EAST RIGHT-OF-WAY OF STATE HIGHWAY 377;

THENCE CONTINUING WITH SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES;

N 24°31’07”E, 514.72 FEET;

N 25°11’14”E, 246.87 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

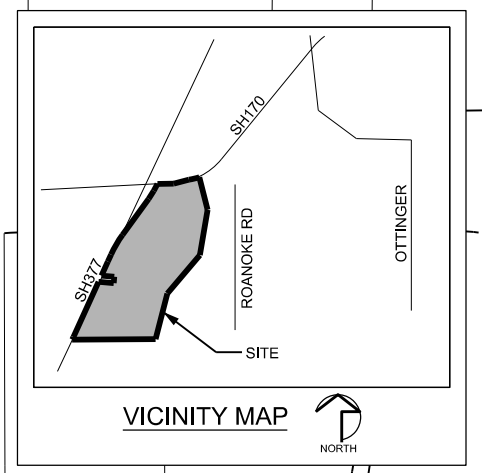
WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 751.50 FEET, THROUGH A CENTRAL ANGLE OF 11°29’54”, HAVING A RADIUS OF 3744.72 FEET, THE LONG CHORD WHICH BEARS N 30°17’56”E, 750.24 FEET;

N 35°58’37”E, 1458.06 FEET;

N 31°57’15”E, 304.58 FEET;

THENCE N28°26’51”E, 263.31 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 12,624,674 SQUARE FEET OR 289.82 ACRES OF LAND MORE OR LESS.

EXHIBIT B - CONECPT PLAN



STATE HIGHWAY 170

VRE N. MAIN STREET WESTLAKE, LLC D222207596 LOT 1, BLOCK 1 2.388 AC

ADL DEVELOPMENT LP D218054122

RETAIL
± 42.9 ACRES

PD 3-6

PD 3-8

HW 2421 LAND, LP DC 2009-55584 TC D209181336

±169.4 AC W/In Existing PD 3-8

ALLIANCE GATEWAY-PHASE 1 ASSOCIATION VOL 14335 PG 80

OFFICE
± 128.6 ACRES

CT WEST PARK NO 1 LTD D221003911 LOT 1, BLOCK 1 CIRCLE T RANCH OFFICE CAMPUS CAB A, SLIDE 7782 13.175 ACRES

ALLIANCE GATEWAY-PHASE 1 ASSOCIATION VOL 14335 PG 80 D206240552

AIL INVESTMENT, L.P. TC D209326475 35.803 ACRES

US 377

TOWN OF WESTLAKE NATURAL OPEN SPACE LOT 1 & 2 CAB A, SLIDE 7791

TOWN OF WESTLAKE VOL 15922 PG 264 LOT 1, BLK 1 WESTLAKE WATER SUPPLY ADDITION TC CAB A SLIDE 8429

PD 3-7

ALLIANCE GATEWAY-PHASE 1 ASSOCIATION VOL 14335 PG 80

±57.7 AC W/In Existing PD 3-7

PD 3-8

HW 164 LAND, LP DC 2009-55585 TC D209181335

OFFICE/INDUSTRIAL
± 118.3 ACRES

ALLIANCE GATEWAY-PHASE 1 ASSOCIATION VOL 14335 PG 80

HW 2421 LAND, LP DC 2009-55584 TC D209181336

±67.7 AC W/In Existing PD 3-8

PD 3-7

THE LAKES AT MARSHALL RIDGE INST. # D216157576 C.R.T.C.T.

NORTH

0 700'

GRAPHIC SCALE

SHEET NO. 1 OF 1

SHEET CONTENT

Circle T Ranch
PD 3-8

ALLIANCE TEXAS
Hillwood
9800 Hillwood Pkwy. Suite 300
Fort Worth, TX 76177
817.224.6000
www.AllianceTexas.com

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

N:\00578960\00\05 Service Groups\Planning\Entitlements\Zoning\00578960_PD3-8_Contract_Ex.dgn

EXHIBIT C – DEVELOPMENT STANDARDS

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ARTICLE I. GENERAL PROVISIONS

SECTION 1 SHORT TITLE

This ordinance shall be known and may be cited as the "Circle T Planning Area No. 8 - West Commercial Planned Development Zoning District Ordinance", or simply as the "PD Ordinance".

SECTION 2 PURPOSES

This PD Ordinance is adopted to provide for a superior design of lots or buildings; to provide for increased recreation and/or open space opportunities for public use; to provide rural amenities or features that would be of special benefit to the property users or community; to protect or preserve natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes or hills and viewscapes; to protect or preserve existing historical buildings, structures, features or places; and to provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services.

SECTION 3 GENERAL DEFINITIONS

Section 3.1 Usage

For purposes of this PD Ordinance, certain numbers, abbreviations, terms, and words shall be used, interpreted and defined as set forth in this Section. Other terms and words are defined elsewhere in this PD Ordinance. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense, and words used in the plural include the singular. The word "shall" will be interpreted as mandatory, and the word "may" as permissive.

Section 3.2 Words and Terms Defined

Applicable Town Ordinances means the UDC and all other ordinances, rules, and regulations that are adopted by the Board and that are applicable to development within the PD District.

Board means the Board of Aldermen of the Town of Westlake, Texas.

Circle T Planning Area means any one of the planning areas into which the Circle T Ranch has been divided for purposes of establishing planned development zoning districts.

Circle T Ranch means the 2,525-acre property commonly known as the Circle T Ranch and generally located in Tarrant and Denton Counties (i) east of U.S. 377, (ii) west of Precinct Line Road, and (iii) adjacent to and in the vicinity of the intersection of S.H. 114 and S.H. 170.

Commission means the Planning and Zoning Commission of the Town of Westlake, Texas.

Lot Coverage means the percentage of a lot that is covered by structures, parking areas, driveways, and roadways.

Masonry means brick, stone, cast stone, concrete, glass block, split-face concrete masonry unit, or other masonry materials approved by the Board.

PD Concept Plan means any one or more of the drawings attached to this PD Ordinance and labeled "PD Concept Plan - Planning Area"; "PD Concept Plan - Land Uses"; "PD Concept Plan - Open Space & Trail System"; and "PD Concept Plan - Thoroughfares" (all of which plans are deemed part of the PD Concept Plan and this PD Ordinance).

PD District means the planned development zoning district established by this PD Ordinance.

PD Ordinance means this planned development zoning district ordinance, including the PD Concept Plan.

PD Supplement means that certain Circle T Planned Development Zoning District Supplement adopted by the Board concurrently with this PD Ordinance.

Sub-area means any of the sub-areas shown on the "PD Concept Plan - Land Uses" exhibits, which areas are color-coded to identify permitted land use categories.

Town means the Town of Westlake, Texas.

UDC means the Town's Unified Development Code, as amended.

SECTION 4 PD SUPPLEMENT

Concurrently with the adoption of this PD Ordinance, the Board adopted the PD Supplement. The PD Supplement includes additional standards that are applicable within this PD District. The PD Supplement establishes additional standards for the following: (i) concept, informational, development and site plans; (ii) signs; (iii) landscaping; (iv) roadway construction, parking and loading; (v) fencing; (vi) lighting; (vii) other special standards; and (viii) illustrations.

SECTION 5 APPLICABILITY OF EXISTING REGULATIONS

Section 5.1 Applicable Town Ordinances

Except to the extent provided by the PD Concept Plan, this PD Ordinance and the PD Supplement, development within the PD District shall be governed by the following UDC standards:

A. With respect to the retail sub-area, by the "LR - Local Retail" zoning district standards.

B. With respect to the office sub-area, by the "O - Office Park" zoning district

standards; and

C. With respect to the office/industrial sub-area, by the "O-I - Office/Industrial Park" zoning district standards.

Except to the extent provided by the PD Concept Plan, this PD Ordinance, and the PD Supplement, development within the PD District shall also be governed by the Applicable Town Ordinances. In the event of any conflict between (i) the PD Concept Plan, this PD Ordinance and the PD Supplement and (ii) the Applicable Town Ordinances, the terms, provisions and intent of the PD Concept Plan, this PD Ordinance and the PD Supplement shall control. Except as provided below, in the event of any conflict between the UDC and the Applicable Town Ordinances, the terms, provisions and intent of the UDC shall control.

Section 5.2 General Approval Criteria

To the extent, if any, that the Applicable Town Ordinances (and, in particular, the subdivision regulations of the UDC) grant to the Board, the Commission, the Town Planner, or any other Town employee or consultant, the authority to approve any aspect of development within the PD District (including, but not limited to, preliminary or final plats or any aspect thereof or any agreements or permits related thereto) based on conformity with the Town's Comprehensive Plan, Open Space Plan or Thoroughfare Plan (or with the objectives, goals or policies of such plans), then such authority shall be exercised to the extent necessary to determine whether the aspect of development being approved is consistent with the PD Concept Plan, this PD Ordinance, the PD Supplement and the objectives, goals, and policies of such plan, ordinance and supplement.

SECTION 6 CONCEPT PLAN, DEVELOPMENT PLANS, AND SITE PLANS.

Section 6.1 PD Concept Plan

The PD Concept Plan attached to this PD Ordinance consists of drawings generally labeled as follows: (1) "PD Concept Plan - Planning Area"; (2) "PD Concept Plan - Land Uses"; (3) "PD Concept Plan - Open Space & Trail System"; and (4) "PD Concept Plan - Thoroughfares". Except as otherwise provided by this PD Ordinance or the PD Supplement, each of these drawings is a part of this PD Ordinance, and all graphic depictions contained on such drawings are considered "regulatory" standards.

A. PD Concept Plan - Planning Area The drawing labeled "PD Concept Plan - Planning Area" identifies the general boundaries of the PD District for the "Circle T Planning Area No. 8 - West Commercial". The exact boundaries of the PD District are shown on the metes and bounds description attached hereto as Exhibit 1. Any information shown on this drawing that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District.

B. PD Concept Plan - Land Uses The drawing labeled "PD Concept Plan - Land

Uses" identifies the general categories of land uses that are permitted within the PD District sub-areas. This drawing also includes an estimate of the size of such sub-areas. For non-residential sub-areas, the drawings indicate the applicable floor area ratios and an estimate of total floor area. The estimates of total floor area, however, are provided for informational purposes only and are not "regulatory" standards, and to the extent, if any, that the actual total floor areas differ from the estimates, such differences shall not require an amendment to the PD Concept Plan. For single family sub-areas, the drawings also identify minimum lot sizes. These drawings also identify open space areas; however, such open space areas are more specifically discussed in Subsection C below. Any information shown on these drawings that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District. To the extent, if any, that the drawings illustrate the detailed layout of golf course features (such as tee boxes, fairways, and greens) or detailed building "footprints", such detailed illustrations are not considered part of the PD Concept Plan or this PD Ordinance and do not bind or otherwise affect development within the PD District.

C. PD Concept Plan - Open Space & Trail System The drawing labeled "PD Concept Plan - Open Space & Trail System" identifies public open space, private open space, and public and private golf (together with an estimate of the size of such areas). This drawing also identifies the general location of public hike and bike trails and public equestrian trails (which locations are not to scale). Any information shown on these drawings that is outside the boundaries of the PD District is not considered part of the PD Concept Plan or this PD Ordinance and does not bind or otherwise affect development within the PD District.

D. PD Concept Plan - Thoroughfares The drawing labeled "PD Concept Plan - Thoroughfares" identifies major thoroughfares proposed for both development alternatives within the PD District.

Section 6.2 PD Development Plans

Because of the level of detail contained in the PD Concept Plan, the Board (at the time this PD District was established) waived the requirement for development plans. Based on such development plans shall not be required within this PD District.

Section 6.3 PD Site Plans

PD site plans are required for development within the PD District. Article I, Section 3.4, of the PD Supplement governs the process by which PD site plans are submitted and approved (including, but not limited to, the submittal requirements, approval criteria, and conditions).

Section 6.4 PD "Informational" Plans

There are also attached to this PD Ordinance for informational purposes only: (1) a

drawing labeled "Circle T Ranch - Planning Areas" which illustrates the general boundaries of all Circle T Planning Areas; (2) a drawing labeled "Circle T Ranch - Land Uses" which illustrates the general land use categories for all Circle T Planning Areas; (3) a drawing labeled "Circle T Ranch - Open Space & Trail System" which illustrates the open space and trail system for all Circle T Planning Areas; and (4) a drawing labeled "Circle T Ranch - Thoroughfares" which illustrates the thoroughfares for all Circle T Planning Areas. These "informational" drawings are not part of the PD Concept Plan or this PD Ordinance, and nothing contained on any of these drawings shall bind or otherwise affect the development of this PD District.

ARTICLE II. USES

SECTION 1 LAND USE SCHEDULE

Buildings, structures, and land within the sub-areas identified on the PD Concept Plan shall be used only in accordance with the uses permitted in the following "Land Use Schedule". The symbol "X" shall mean that the use is permitted as a principal use by right. The symbol "S" shall mean that the principal use is permitted only after first obtaining a "Specific Use Permit" as set forth in the UDC. The symbol "A" shall mean that this use is specifically permitted as an accessory use to a main use (this does not exclude other land uses which are generally considered accessory to the primary use). A blank square shall mean that the use is not allowed as a principal use.

CIRCLET PLANNING AREA 8 - WEST COMMERCIAL LAND USE SCHEDULE

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	Retail[1] Sub Area	Office Sub Area	Office / Industrial Sub Area
AGRICULTURAL USES			
Orchard	X	X	X
Plant Nursery (Growing)	X	X	X
Plant Nursery (Retail Sales)	X		X
Farms General (Crops)	X	X	X
Farms General (Livestock, Ranch)	X	X	X
Veterinarian (Indoor Kennels)	X		
Veterinarian (Outdoor Kennels)			
Stables (Private Use)		S	
Stables (As a Business)	S		
RESIDENTIAL USES			
Single Family Detached			
Single Family Zero Lot Line			
Single Family Attached			
Duplex			
Home Occupation			
Servants/Caretakers Quarters	A	A	
Temporary Accommodation for Employees/Customers/Visitors	A	A	
Swimming Pool (Private)			
Detached Garage (Private)			
Sport/Tennis Courts (Private)			
INSTITUTIONAL and GOVERNMENTAL USES			

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	Retail[1] Sub Area	Office Sub Area	Office / Industrial Sub Area
Emergency Ambulance Service	X		
Post Office (Governmental)	X	X	
Mailing Service (Private)	X	X	
Heliport			
Helistop / Verti-stop	X	X	
Telephone, Electric, Cable, and Fiber Optic Switching Station	X	X	X
Electrical Substation	S	X	X
Utility Distribution Lines[3]	X	X	X
Utility Shop and Storage	S	A	S
Water and Sewage Pumping Station (below grade)	X	X	X
Water and Sewage Pumping Station (above grade)	X	X	S
Water Storage Tank and Pumping System (Elevated or Above Grade)	X	X	S
Water, Sewer, Electric, and Gas Meters	X	X	X
Electric Transformers	X	X	X
Private Streets / Alleys / Drives	X	X	X
Retirement Home	X	X	
Nursing / Convalescent Home		X	
Hospice		X	X
Hospital		X	X
Psychiatric Hospital		X	X
Clinic	X	X	X
Child Daycare (Public; 7 or more)	X	X	X
Child Daycare (Private; 7 or more)		A	
School, K-12 (Public or Private)	S	S	S
School (Vocational)	X	X	X
College or University	X	X	X
Community Center (Public)	X	X	X
Civic Club	X	X	X
Church or Place of Worship	X	X	X
Use Associated to a Religious Institution	X	X	X
Government Building	X	X	X
Police Station	X	X	X
Fire Station	X	X	X
Library	X	X	X
Data Center[4]		S[4]	X[4]
COMMERCIAL USES			

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	Retail[1] Sub Area	Office Sub Area	Office / Industrial Sub Area
Multifamily (Apartments)			
Offices (General)	X	X	X
Studio	X	X	X
Banks and Financial Institutions	X	X	X
Information Processing	-	X	X
Hotel/Motel	X	X	X
Hotel/Motel with Conferencing Facility	X	X	X
Laundry/Dry Cleaning (<3,000 S.F.)	X	A	
Laundry/Dry Cleaning (Drop/Pick)	X	A	
Shoe Repair	X	A	A
Beauty Parlor/Barbershop	X		
Clothing Store	X		
Quick Copy/Duplicating Services	X	A	X
Personal Services	X	X	X
Liquor Store	X		
Micro-brewery and Wine Production and Sales (<30,000 S.F.)			X
Grocery	X		
Convenience Store	X	A	
Service Station	X		
Drug Store	X	A	
Variety Store	X		
Bakery Sales	X		
Stationery and/or Book Store	X		
Antique Shop	X		
Art Gallery/Museums	X	A	
Hardware Store	X		
Sporting Goods	X		
Paint and Wallpaper	X		
Cloth Store	X		
Retail Stores - General (Excluding Secondhand Goods)	X		
Restaurant, Cafe or Dining Facility	X	A	A
Auto/frock Parts and Accessories	S		
Household Furniture/Appliances (including Sales and Service)	X		
Farmer's Market	X		
Feed Store	X		

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	Retail[1] Sub Area	Office Sub Area	Office / Industrial Sub Area
Parking Structure	A	A	A
Cafeteria (Private)	A	X	
Job Printing, Lithography, Printing, or Blueprinting	X	X	X
Vehicle Display and Sales (inside)			
Medical Laboratory		S	
R&D Laboratory		S	
Conference Center			
Live Theater	X	X	
Motion Picture Theater[5]	X	X	
Custom Business Services			
Electronic Appliances Store and Computer Sales and Service			
Tavern, Bar or Lounge			
Dance Halls/Nightclubs			
AMUSEMENT / RECREATION			
Golf Course (Public or Private)	X	X	X
Park or Playground (Public or Private)	X	X	X
Satellite Dish	X	X	X
Non-Commercial Radio Tower	S	S	S
Racetrack Operation		S	S
Recreation Facility, Health Studio (Public)	X	X	X
Country Club (Private Membership)	X	X	X
Golf Clubhouse (Public or Private)		X	X
Community Center (Private)			
Recreation Center (Private)	X	X	
Hike, Bike, and Equestrian Trails (Public or Private)	X	X	X
Golf Maintenance Facility			
Golf Pro Shop			
Health/Spa Facilities (Private)	X	X	X
Athletic Fields (Private)			
Athletic Courts (Private)		A	
Equestrian Center			
Athletic Courts (Public)		A	
Commercial Amusement (Inside)			
Lake Cruise/Water Taxi			

PERMITTED USES X=Permitted, A=Accessory Use, S=SUP	Retail[1] Sub Area	Office Sub Area	Office / Industrial Sub Area
AUTO SERVICES			
Truck/frailer Rental			
Auto Body Repair	S		S
Auto Mechanical Repair	S		S
Quick Lube/Oil Change	S		S
Vehicle Maintenance (Private)	S		S
Vehicle Fueling (Private)			
WHOLESALE TRADE			
Warehouse/Storage (Inside)		A	X
Warehouse/Storage (Outside)		A	S
Scrap/Waste Recycling Collection and/or Storage			S
Gas/Chemical Bulk Storage			S
Light Manufacturing/Assembly		A	X
Apparel Manufacturing		A	X
Packaging and/or Distribution			X
Printing, Engraving and related Reproductive Services			X
Distribution of Books/Other Printed Material			X
Machine Shop			S
Welding Shop			S
Temporary Batching Plant	S	X[3]	X[3]
Temporary Construction Office	X[3]	X[3]	X[3]
Temporary Construction Materials Storage	X[3]	X[3]	X[3]
Temporary Sales Office		S	S

NOTES:

1. Individual retail occupants (except grocery store and drug store) cannot exceed 25,000 square feet.
2. Including water, sewer, electric, gas, cable, telephone, fiber optic, and other public and private utility distribution and transmission lines.
3. Limited to period of construction.
4. After site plans have been submitted for the first data center in the Office/Industrial Sub-district for review and approval; each successive data center thereafter shall require a SUP. This restriction shall only apply in the Office/Industrial Sub-district. The design and construction of the first data center in the Office/Industrial Sub-district, the exterior finish material requirements and other architectural features contained in the building quality manual only apply to the building facades facing United States Highway 377 and residential properties.
5. Movie studios are exempt from the building quality manual and that such architectural review and approval shall be subject to the town planner.

SECTION 2 ACCESSORY USES AND STRUCTURES

An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract of land, shall be permitted as an accessory use without being separately listed as a permitted use.

Utility shop and storage, warehouse/storage (inside), warehouse/storage (outside), light manufacturing and apparel manufacturing shall only be permitted as accessory uses to a movie studio only.

ARTICLE III. DEVELOPMENT STANDARDS

SECTION 1 DENSITY

Section 1.1 Retail

The maximum lot coverage shall be 80%.

Section 1.2 Office

The maximum lot coverage shall be 80%.

Section 1.3 Office/Industrial

The maximum lot coverage shall be 70%.

SECTION 2 MINIMUM LOT SIZE

Section 2.1 Retail

The minimum lot size for the retail sub-areas shall be 40,000 square feet.

Section 2.2 Office

The minimum lot size for the office sub-areas shall be 100,000 square feet.

Section 2.3 Office/Industrial

The minimum lot size for the office/industrial sub-areas shall be 100,000 square feet.

SECTION 3 MINIMUM LOT WIDTH

Section 3.1 Retail

The minimum lot width for the retail sub-areas shall be 200 feet.

Section 3.2 Office

The minimum lot width for the office sub-areas shall be 200 feet.

Section 3.3 Office/Industrial

The minimum lot width for the office/industrial sub-areas shall be 175 feet.

SECTION 4 MAXIMUM BUILDING HEIGHT

Section 4.1 Retail

Except as provided below, the maximum height for all structures within the retail sub-areas shall be 120 feet.

Section 4.2 Office

Except as provided below, the maximum height for all structures within the office sub-

areas shall be 120 feet.

Section 4.3 Office/Industrial

Except as provided below, the maximum height for all structures within the office/industrial sub-areas shall be 80 feet.

Section 4.4 Exceptions to Height Requirements

The height limits imposed above shall not apply to (a) chimneys and vent stacks, church spires, elevator shafts, penthouses, cupolas, entry features, skylights, or other architectural features that are not intended for occupancy or storage; (b) flag poles and similar devices; or (c) heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices provided such equipment, fixtures, and devices are screened from view with a solid wall that is architecturally consistent with the design of the building to which they are attached.

SECTION 5 MINIMUM BUILDING SIZE

Section 5.1 Retail

The minimum building size within the retail sub-areas shall be 2,000 square feet.

Section 5.2 Office

The minimum building size within the office sub-areas shall be 3,000 square feet.

Section 5.3 Office/Industrial

The minimum building size within the office/industrial sub- areas shall be 3,000 square feet.

SECTION 6 FRONT YARD SETBACKS

Section 6.1 Retail

The minimum front yard for the retail sub-areas shall be 50 feet.

Section 6.2 Office

The minimum front yard for the office sub-areas shall be 50 feet.

Section 6.3 Office/Industrial

The minimum front yard for the office/industrial sub-areas shall be 75 feet.

SECTION 7 REAR YARD SETBACKS

Section 7.1 Retail

The minimum rear yard for the retail sub-areas shall be 50 feet.

Section 7.2 Office

The minimum rear yard for the office sub-areas shall be 50 feet.

Section 7.3 Office/Industrial

The minimum rear yard for the office/industrial sub-areas shall be 50 feet.

SECTION 8 SIDE YARD SETBACKS

Section 8.1 Retail

The minimum side yard for the retail sub-areas shall be 10 feet.

Section 8.2 Office

The minimum side yard for the office sub-areas shall be 45 feet.

Section 8.3 Office Industrial.

The minimum side yard for the office/industrial sub-areas shall be 50 feet

SECTION 9 BUFFER REQUIREMENTS

Section 9.1 Non-Compatible Use Setback

A Minimum 150 foot setback required between a single family, detached residential use and non-commercial uses.

Section 9.2 Landscape Buffer

A landscaped buffer yard required between single family, detached residential use and non-commercial uses. A buffer yard shall consist of berming, trees, shrubs, landscaping, fencing or any combination of these as approved by the Town Council with the site plan approval.

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

File #: 24-382 **Agenda Date:** 12/10/2024 **Agenda #:** F.1.

TOWN STAFF REPORT RECOMMENDATIONS

Discuss, consider and act on a request from Fox Brothers Holdings, LLC to deviate from permitted roofing materials in Entrada for a site known as Entrada Block M1, also known as La Cima de Entrada, which contains 18 townhomes generally located on the southeast corner of Girona Drive and Arta Drive.

STAFF: Jason Alexander, AICP, CEcD, Deputy Town Manager

BACKGROUND:

The development standards for Entrada, as adopted by Ordinance No. 703 (i.e., "Zoning"), and as amended by subsequent ordinances, and Ordinance No. 760 (i.e., "Design Guidelines"), are intended to work cohesively and coherently to deliver a visually harmonious and aesthetically pleasing mixed-use development within the center of the Town of Westlake.

In particular, the development standards contained in the Design Guidelines are generally derived from architectural and urban design vernacular common to towns and villages in Spain. This is also reinforced vis-à-vis a distinct palette of exterior finish materials for building walls, roofs, openings, and attachments that are primarily indigenous to Spain and other European nations bordering the Mediterranean Sea. The palette of exterior finish material primarily includes cast stone, stone, stucco, and authentic clay roof tiles; and brick, wood, and other materials are either to be limited in use or only contemplated for architectural merit.

Fox Brothers Holdings, LLC (the "Developer"), is requesting a deviation from the roofing material requirements as contained in the Design Guidelines. Specifically, the Developer is requesting a deviation --- for their project only --- that would allow the use of a concrete tile roof (clay tile roof is required per the Design Guidelines) and one-piece mission barrel tile system (two-piece mission barrel tile system is required). The Developer also intends to match the colors provided on the existing structures in Entrada.

Although the site plan --- and the buildings --- conform to the rules and regulations in the Design Guidelines, the requested deviation from those standards for roofing materials and designs require a recommendation from the Planning and Zoning Commission and approval by the Town Council.

DISCUSSION:

The Design Guidelines --- as provided --- are derived from traditional elements of architecture and urban design found in Spain. The Developer has provided a deviation letter outlining the reasons for the request. Per the provisions contained in the Zoning and in the Design Guidelines, the request to deviate from the Design Guidelines requires a recommendation from the Planning and Zoning Commission and approval by the Town Council.

ATTACHMENT(S):

1. Exhibit A - Deviation Letter from Applicant
2. Exhibit B - Approved Site Plan Set

PLANNING AND ZONING COMMISSION ACTION / OPTIONS:

1) Motion to approve;
2) Motion to approve with additional conditions;
3) Motion to deny; OR
4) Motion to table (must table to a specific date).

September 21, 2022

BRNS Design, LLC
1301 Solana Blvd, Building 5, Ste 5200
Westlake, Texas 76262
www.brnsdesign.com | @brns_design

Deviation Request – Material Substitution

Project:	24030 | Entrada Multifamily
Project Address:	Entrada, Block M, Lot 1
Purpose:	Deviation Request – Material Substitution
Attention:	Town of Westlake
Report Prepared By:	Joshua Barnes, BRNS Design, by direction of Greg Fox (Fox Brothers Holdings)

Deviation Request

Per Town Ordinance No , 760 (Entrada Design Guidelines), page 49, pitched roofing is to be "genuine, natural clay, color fast, 2-piece Mission Barrel tile", with "allowable color blends shall be those which substantially match the sample assembly approved by the town. Deviations from the approved sample(s) must be approved by the Town".

The Entrada Multifamily plan set previously submitted and approved by the Town showed for each structure to receive a roof finish of "Mission Barrel Tile Roof". This installation would follow the manufacturer's recommended installation instructions placed with drainage battens over a weather resistant roofing barrier on a plywood deck on wood framed rafters.

The project team requests that the Mission Barrel Tile Roof be substituted with a very similar product: Tejas Espana Newpoint Concrete Tile by Westlake Royal Roofing Solutions. The installation will follow the manufacturer's instructions and will be set on the same roofing system as expected in the original plan set.

As noted by Ordinance 760, the product substantially matches in color tone in keeping with the design intent of the Entrada Design Guidelines. Below you will find a picture of the existing Primrose School that will be immediately South of our development. It is our intention to match the color selection of the Primrose School as best possible.

Primrose School:



Proposed Product: (Tejas Espana, Finish: Marbled Canyon Red)



Test reports, specifications, product data, and product imagery have been attached to the back of this request.

Product Website: https://westlakeroyalroofing.com/newpoint-concrete/

END OF REPORT.

PRODUCT IMAGERY

TEXAS

CONCRETE ROOF TILE COLLECTIONS

NEWPOINT™
CONCRETE ROOF TILE



Westlake
Royal Roofing Solutions™

Our Texas Legacy.

Serving the Great State of Texas Since 1974

We have proudly served the Texas market for over 50 years. Texas is home to legacy employees who have shaped the way we do business today. Our strong culture and commitment define the quality behind every tile.



Why Tile?

NATURAL PROTECTION

Attic temperatures measured using identical heat sources simulating the sun's radiation comparing Newpoint™ Cool Roof System to a common asphalt shingle installation. The result is less heat in the attic and lower energy bills.

Temperatures measured in simulated attics using identical heat sources simulating sun's radiation to compare Newpoint™ Cool Roof System to common asphalt shingle roof system.

Hail Rated.

HAIL RATED CONCRETE TILE ROOFS MAY PROVIDE INSURANCE REDUCTIONS

Newpoint™ has a complete offering of Class 3 and Class 4 Impact concrete tile, the highest hail performance certification recognized in the industry.

You may qualify for an insurance reduction when choosing one of Newpoint's hail certified roof tiles.

EASY TO REPAIR

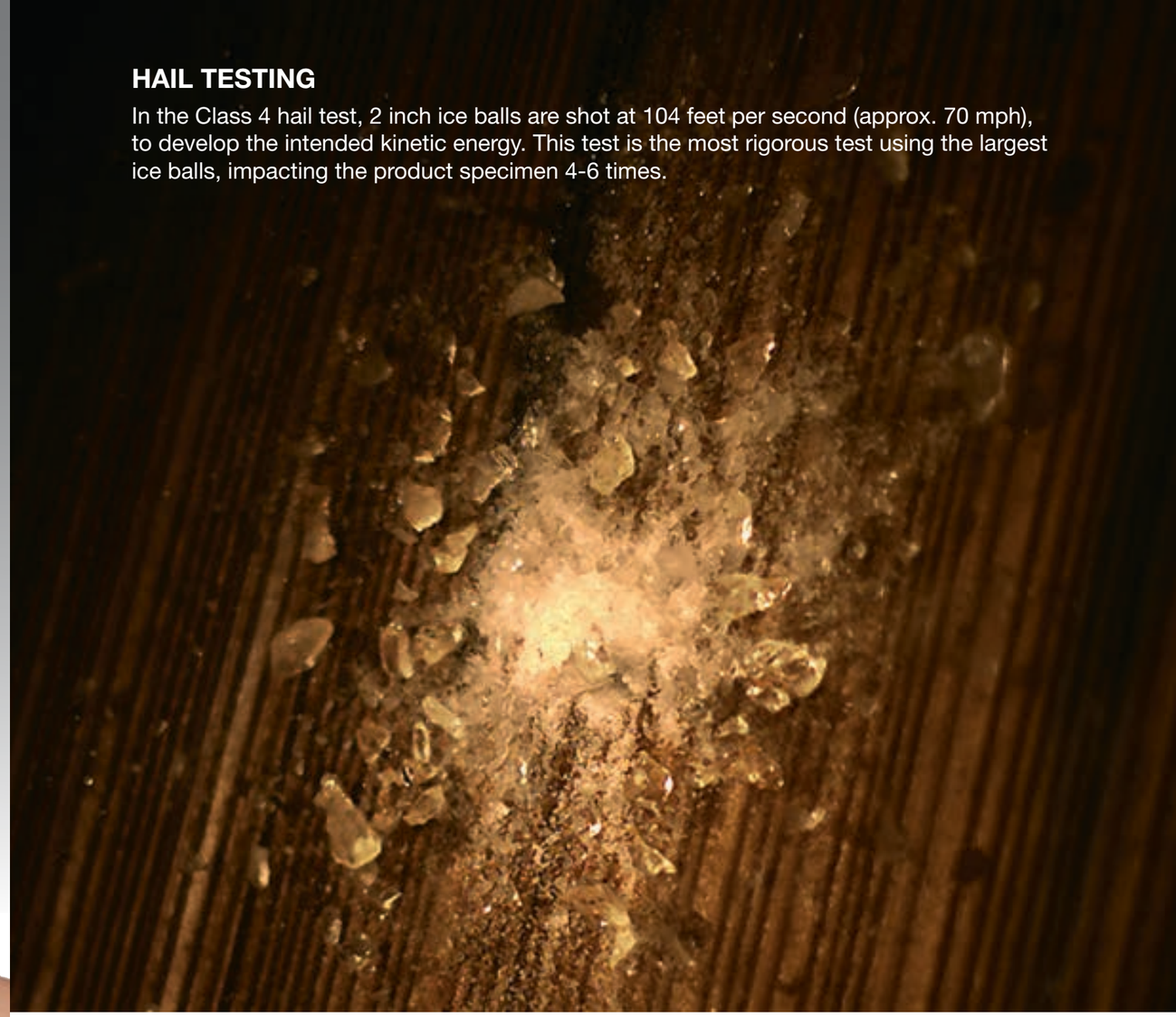
Unlike many other roofing materials, tile can be replaced individually without replacing the entire roof.

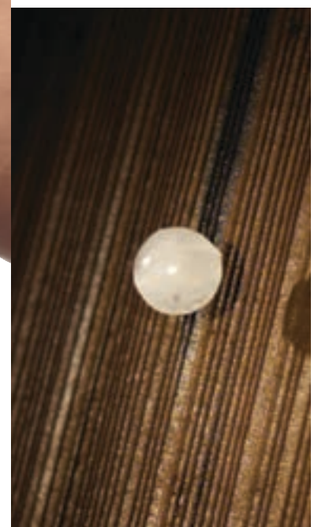


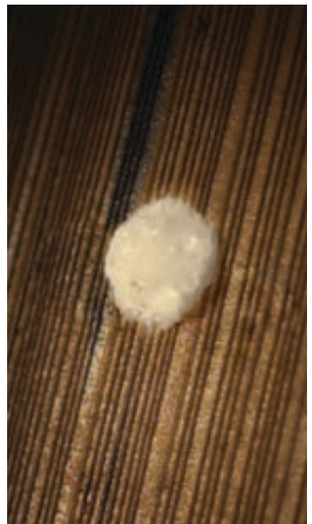
▶ *The hail testing at Intertek's laboratory in Dallas, Texas under test protocol for FM 4473.*

HAIL TESTING

In the Class 4 hail test, 2 inch ice balls are shot at 104 feet per second (approx. 70 mph), to develop the intended kinetic energy. This test is the most rigorous test using the largest ice balls, impacting the product specimen 4-6 times.













Material Matters.

VALUE MATTERS
Westlake Royal Roofing Solutions™ stands behind the quality of our roof tile with a Fully Transferable, Non-Prorated Limited Lifetime Warranty.

BEAUTY MATTERS
Our Newpoint™ concrete tiles have texture and substance, creating a true multidimensional look for your roof. Their natural colorways harmonize easily with other exterior building elements.

DURABILITY MATTERS
Newpoint™ concrete tile gains strength over time, and usually meets building structure and wind rating code requirements. Tile will last 3.75 times longer than an asphalt shingle roof.

SUSTAINABILITY MATTERS
Newpoint™ roof tile is locally made and sourced in Texas since 1974.







Color Matters.

As the market leader, we strive to enhance the curb appeal of your home. We continuously develop new colors to harmonize with the shifting architectural trends in Texas. We take pride in the color quality and blending we provide.

3 STYLES

Newpoint™ **concrete roof tile easily harmonizes with all 3 dominant architectural styles.**

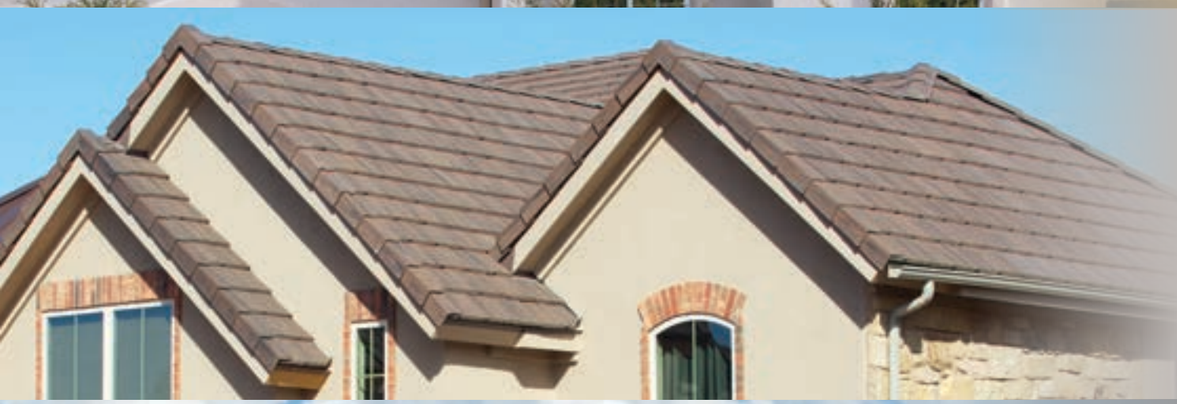


TRADITIONAL

American adaptations of regional home styles from other time periods or areas of the world. Often mixed references.



COTTAGE
CRAFTSMAN
SPANISH COLONIAL
FOURSQUARE
NEW TRADITIONAL
FRENCH CHATEAU



TRANSITIONAL

Prefers the clean lines of contemporary architecture, but draws heavily on details and styles from traditional architecture.



RANCH
PRAIRIE
MISSION REVIVAL
CONTEMPORARY FARMHOUSE



CONTEMPORARY

Characterized by a preference for clean lines, open concepts, decoration, ample light sources, large windows, and lack of round forms.



MODERN
NEW BARNHOUSE
CONTEMPORARY
MID CENTURY MODERN



Tejas España | Brazos Blend



13

Tejas España | Chestnut Burnt



Tejas España | Mission Red



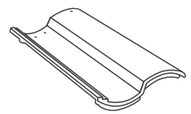
Tejas España | Casa Grande Blend

HIGH PROFILE COLLECTIONS





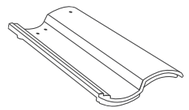
Tejas España



Designed to reflect the classic style and distinctiveness of Spanish architecture.

P. 17

Barcelona Impact



This modern interpretation of old world Spanish design creates a distinctive mission tile appearance.

Designed to withstand severe weather conditions. Class 4 Hail Rated.

P. 22



Tejas España

CLASS 3 HAIL RATED



Tejas España | Custom Blend: Desert Sage, Sandstorm, Chestnut Burnt

Continental Seville
1TEWS0030



Newport Sun
1TECS6953



CRRC Rated Product - 0942-0111
Ref: .31 / Emi: .90 / SRI: 33 / Aged SRI: 33

New Clay
1TECS6931



CRRC Rated Product - 0942-0021
Ref: .25 / Emi: .93 / SRI: 26 Aged SRI: 27

Terra Cotta
1TECS6100



CRRC Rated Product - 0942-0049
Ref: .29 / Emi: .89 / SRI: 29 / Aged SRI: 33

Brazos Blend
1TEWS6217



CRRC Rated Product - 0942-0093
Ref: .34 / Emi: .89 / SRI: 37 / Aged SRI: 36

Clay Mexican Blend
1TECS6050



The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.

Tejas España

Sandstorm
1TECS0026



Desert Sage
1TECS0024



CRRC Rated Product - 0942-0022
Ref: .27 / Emi: .93 / SRI: 29 / Aged SRI: 28

Salerno Clay
1TECS6330



CRRC Rated Product - 0942-0012
Ref: .17 / Emi: .93 / SRI: 17 / Aged SRI: 22

Chestnut Burnt
1TECS3242



Dark Bordeaux
1TECS7944



Green Grey Blend
1TECS4507



Marbled Terra Cotta
1TECS6129



Mission Red
1TECS7027



Marbled Canyon Red
1TECS7164



CRRC Rated Product - 0942-0020
Ref: .19 / Emi: .91 / SRI: 20 / Aged SRI: 25

Charcoal Blend
1TECS1430



CRRC Rated Product - 0942-0072
Ref: .17 / Emi: .91 / SRI: 15 / Aged SRI: 16

Casa Grande Blend
1TECS6169



CRRC Rated Product - 0942-0014
Ref: .23 / Emi: .91 / SRI: 23 / Aged SRI: 24

Lexington Blend
1TECS6190



Charcoal Brown Blend
1TECS1132



CRRC Rated Product - 0942-0005
Ref: .18 / Emi: .91 / SRI: 17 / Aged SRI: 19



Tejas España | Casa Grande Blend

CLASS 3 HAIL RATED

CUSTOM BLENDS

Custom Blend 1



Terra Cotta 45%; Sandstorm 20%; Chestnut Burnt 15%
Continental Seville 10%; Desert Sage 10%

Custom Blend 2



New Clay 30%; Sandstorm 30%
Desert Sage 30%; Green Grey Blend 10%

Custom Blend 3



Sandstorm 40%; Terra Cotta 20%
Casa Grande Blend 20%; Chestnut Burnt 20%

Custom Blend 4



Terra Cotta 25%; Marbled Terra Cotta 25%
Marbled Canyon Red 25%; Casa Grande Blend 25%

Custom Blend 5



Sandstorm 33%; Desert Sage 33%
Chestnut Burnt 33%

Custom Blend 6



Marbled Canyon Red 50%; Casa Grande Blend 50%

Custom Blend 7



Continental Seville 60%; Terra Cotta 20%
Casa Grande Blend 20%

Custom Blend 8



Dark Bordeaux 60%; Chestnut Burnt 40%

NOTE: Custom blends are sold as individual colors and must be blended on the roof by the installer. When ordering Tejas España Custom Blend colors each color must be ordered in half or full pallets.



Barcelona Impact

CLASS 4 HAIL RATED



Barcelona Impact | Salerno Clay

Salerno Clay

1BITS6330



Lexington Blend

1BITS6190



CRRC Rated Product - 0942-0012
Ref: .17 / Emi: .93 / SRI: 17 / Aged SRI: 22

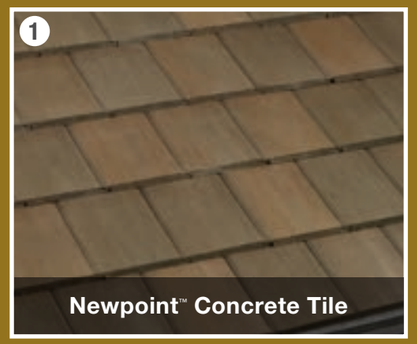
The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.

Have you considered what is underneath your roof tile?

Newpoint™ Cool Roof System

ENERGY EFFICIENT

Five components provide energy efficiency and give substantial return on your investment.



+



+

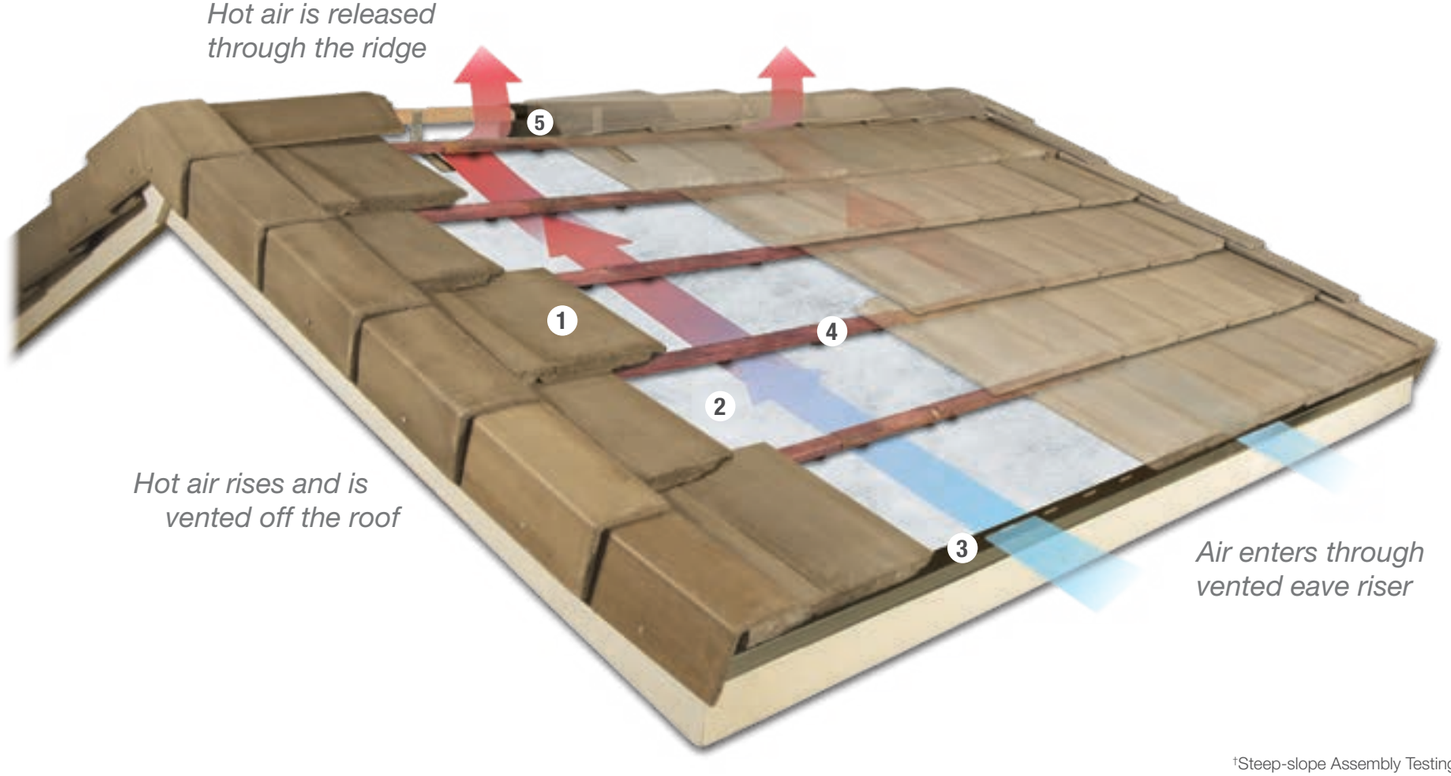


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Energy Savings Every Year

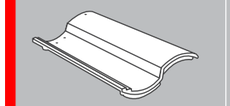
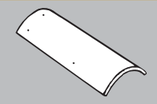
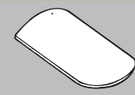
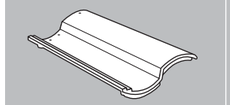
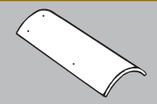
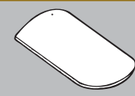
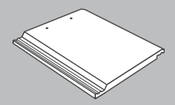
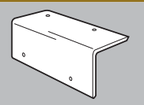
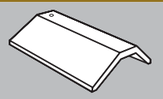
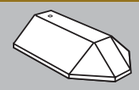
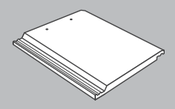
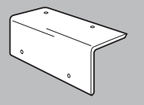
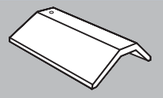
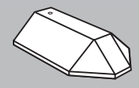
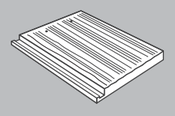
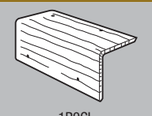
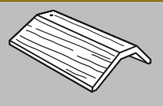
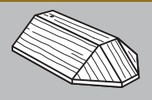
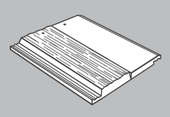
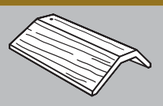
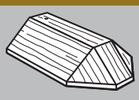
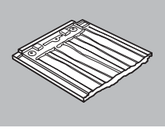
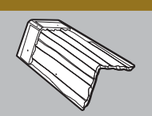
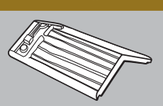
22% Reduction in heating and cooling costs†

For more information, please visit our website **WestlakeRoyalRoofing.com**

†Steep-slope Assembly Testing of Clay and Concrete Tile with and without Cool Pigmented Colors, Oak Ridge National Laboratory, 2005. Results vary based on profile of tile installed, location, weather and other factors.

Specifications

Finishing Touches

TEJAS ESPAÑA	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet	Squares / Pallet		Weight / Pallet	Approvals	Capri Trim	Capri Hip Starter	
	16-1/2" x 13"	3-5/8"	At 3" minimum headlap, 87 field tiles will cover approx. 100 square feet of roof area.	Approx: 900 lbs.	254	2.92		Approx: 2,935 lbs.	Intertek Class 3 Hail Rated FM 4473	 1CTCS/1CTWS	 1CHCS/1CHWS	
BARCELONA IMPACT	**Size**	**Height**	**Coverage**	**Installed Weight / Square**	**Pieces / Pallet**	**Squares / Pallet**		**Weight / Pallet**	**Approvals**	**Capri Trim**	**Capri Hip Starter**	
	16-1/2" x 13"	3-5/8"	At 3" minimum headlap, 89 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,030 lbs.	244	2.75		Approx: 3,140 lbs.	Intertek Class 4 Hail Rated FM 4473	 1CTCS	 1CHCS	
SAXONY® COUNTRY SLATE	**Size**	**Height**	**Coverage**	**Installed Weight / Square**	**Pieces / Pallet**	**Squares / Pallet**		**Weight / Pallet**	**Approvals**	**90 Rake**	**3-Sided Ridge**	**3-Sided Hip Starter**
	16-1/2" x 13"	1-1/8"	At 3" minimum headlap, 92 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,030 lbs.	262	2.85		Approx: 3,155 lbs.	Intertek Class 3 Hail Rated FM 4473	 1R9CS	 1R3CS	 1FHCS
SAXONY® COUNTRY SLATE IMPACT	**Size**	**Height**	**Coverage**	**Installed Weight / Square**	**Pieces / Pallet**	**Squares / Pallet**		**Weight / Pallet**	**Approvals**	**90 Rake**	**3-Sided Ridge**	**3-Sided Hip Starter**
	16-1/2" x 13"	1-1/8"	At 3" minimum headlap, 92 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,080 lbs.	252	2.74		Approx: 3,366 lbs.	Intertek Class 4 Hail Rated FM 4473	 1R9CS	 1R3CS	 1FHCS
SAXONY® SHAKE	**Size**	**Height**	**Coverage**	**Installed Weight / Square**	**Pieces / Pallet**	**Squares / Pallet**		**Weight / Pallet**	**Approvals**	**90 Rake**	**3-Sided Ridge**	**3-Sided Hip Starter**
	16-1/2" x 13"	1"	At 3" minimum headlap, 92 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,030 lbs.	256	2.78		Approx: 3,050 lbs.	Intertek Class 3 Hail Rated FM 4473	 1R9CL	 1R3CL	 1FHCL
SAXONY® COUNTRY SPLIT SHAKE	**Size**	**Height**	**Coverage**	**Installed Weight / Square**	**Pieces / Pallet**	**Squares / Pallet**		**Weight / Pallet**	**Approvals**	**90 Rake**	**3-Sided Ridge**	**3-Sided Hip Starter**
	16-1/2" x 13"	1-1/2"	At 3" minimum headlap, 92 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,030 lbs.	256	2.78		Approx: 3,050 lbs.	Intertek Class 3 Hail Rated FM 4473	 1R9CB	 1R3CB	 1FHCB
MADERA 900	**Size**	**Height**	**Coverage**	**Installed Weight / Square**	**Pieces / Pallet**	**Squares / Pallet**		**Weight / Pallet**	**Approvals**	**90 Rake**	**V-Ridge**	**Tapered Eave Starter**
	13-1/2" x 13"	7/8"	At 3-1/2" minimum headlap, 120 field tiles will cover approx. 100 square feet of roof area.	Approx: 950 lbs.	360	3		Approx: 3,010 lbs.	Intertek Class 3 Hail Rated FM 4473	 19CCL	 1VCCL	 1CECL

Suggested Tile Mortar™ Colors

Tejas España	Tile Mortar
Brazos Blend	Terra Cotta
Casa Grande Blend	Casa Grande
Charcoal Blend	Charcoal
Charcoal Brown Blend	Desert Sage
Chestnut Burnt	Chestnut Burnt
Clay Mexican Blend	Sandstorm
Continental Seville	Desert Sage
Dark Bordeaux	Dark Bordeaux
Desert Sage	Desert Sage
Green Grey Blend	Charcoal
Lexington Blend	Casa Grande
Marbled Canyon Red	Marbled Canyon Red
Marbled Terra Cotta	Terra Cotta
Mission Red	Mission Red
New Clay	Terra Cotta
Newport Sun	Terra Cotta
Salerno Clay	Sandstorm
Sandstorm	Sandstorm
Terra Cotta	Terra Cotta
Barcelona Impact	**Tile Mortar**
Charcoal Brown Blend	Desert Sage
Lexington Blend	Casa Grande
Salerno Clay	Sandstorm

Saxony® Country Slate	Tile Mortar
Charcoal Blend	Charcoal
Charcoal Brown Blend	Desert Sage
Chestnut Burnt	Chestnut Burnt
Dark Bordeaux	Dark Bordeaux
Impressionist	Chestnut Burnt
Patina Green	Desert Sage
Shadow Grey	Charcoal
Terra Cotta 2000	Terra Cotta
Tiger Eye	Chestnut Burnt
Weathered Griege	Desert Sage
Wolf Grey	Chestnut Burnt
Saxony® Country Slate Impact	**Tile Mortar**
Charcoal Blend	Charcoal
Shadow Grey	Charcoal
Tiger Eye	Chestnut Burnt
Wolf Grey	Chestnut Burnt
Saxony® Shake	**Tile Mortar**
Shadow Grey Burnt	Charcoal
Weathered Shake	Chestnut Burnt
Saxony® Country Split Shake	**Tile Mortar**
Berkus Green	Charcoal
Cobblestone	Charcoal
Weathered Shake	Chestnut Burnt

Tile Mortar Color Samples

Desert Sage	*Sandstorm*	*Chestnut Burnt*
Terra Cotta	*Mission Red*	*Dark Bordeaux*
Casa Grande	*Marbled Canyon Red*	*Charcoal*

NOTE: Color samples shown may vary from actual colors. Always use actual product samples for color selection.

Visualize
Picture your new roof with Newpoint™ Concrete Roof Tile Inspiration house photo gallery on our website.

Design your home with your dream roof by using our **Dream Home Visualizer.** Upload your house image or use gallery images and the tool will auto-generate a rendering which you can use to try out different products in the design phase. Order Product Samples directly through the tool.



Order A Sample
Deciding on the perfect roof can be overwhelming. So, instead of wondering what color or style will work, order a sample and take the guesswork out of your decision. It's just another way Newpoint™ Concrete Roof Tile makes it easy to buy with confidence.



Architectural Tools
Our complete suite of architectural tools, including Arcat 3-Part Specs and CAD/BIM drawings, are available for download directly from our website.

Online Ordering
Manage your orders through myWestlakeRoyal, a simple online tool to track product orders in real time, all from the convenience of your computer, tablet or smartphone.
Sign-up for e-mail alerts to notify you of your order status.



Limited Lifetime Warranty*
As a brand you can trust, Newpoint™ Concrete Roof Tile offers one of the most comprehensive, fully transferable roofing warranties available on the market today.

Follow Us On Social Media
See what everyone loves about Newpoint™ Concrete Roof Tile and get inspired on: Facebook, LinkedIn, YouTube, HOUZZ, Pinterest and Instagram.





*For product warranty details, please visit **Newpoint Concrete Product Warranty** on our website. The warranties found there are the sole warranties applicable to Newpoint™ roofing products.

Code Approval: Some approvals are regional and only apply to locally produced products; please contact Newpoint™ before transporting product across state lines. Specifically, products used in the Miami Dade County region of Florida require special testing and recognition. All tiles have systems that are Class A fire rated.

Disclaimer: The printed colors shown in this brochure may vary from actual available tile colors. Before making a final selection, be sure to review actual tile samples and roof installations. Please contact your local sales office for further assistance. Inadvertent errors in this publication are subject to change without notice. No performance guarantee is offered or implied beyond that expressly indicated.

Efflorescence is a temporary surface condition which is common to all concrete products. The process is caused by the chemical nature of cement. This reaction can appear as an overall chalky white bloom (a softening of color) or in more concentrated patches. It is difficult to predict how long the effects of efflorescence will last. It depends on the type and amount of deposit as well as local weather conditions. The action of carbon dioxide and rainwater will gradually remove the deposit, in most cases, leaving the original color of the roof intact without further efflorescence occurring. It is superficial and in no way affects the quality or functional properties of the tile.

Installation: According to the Tile Roofing Institute loading guidelines, "To achieve a pleasant, random blend of color for your job, care should be taken upon loading to mix the tiles." (Source: 2015 Concrete and Clay Roof Tile Installation Manual). Please consult the Tile Roofing Institute (TRI) Installation guides for application recommendations.

Cover: Saxony® Country Slate | Shadow Grey - 75%; Charcoal Blend - 15%; Cobblestone - 10%



NEWPOINT™
CONCRETE ROOF TILE

ABOUT WESTLAKE ROYAL ROOFING SOLUTIONS™

Westlake Royal Roofing Solutions™ is the combination of DaVinci® Roofscapes and the former Boral North America roofing product lines. The company is a recognized, national leader in durable and sustainable clay, composite, concrete, and steel roof systems and components. The company's offerings include US Tile® products, a legacy line of premium, stunning clay tile solutions manufactured to the highest standard of sustainability and craftsmanship: DaVinci® Roofscapes, beautiful and durable composite slate and shake roofing tiles; Newpoint™ Concrete Tile Roofing, the enduring line of concrete tile known for its superior strength, Class A fire rating and long-lasting beauty: Unified Steel™ Stone Coated Roofing, the ultra-lightweight roofing system which benefits from the structural strength of steel; and Westlake Royal™ Roofing Components, a full line of integrated roof components designed to deliver a higher standard of roof installation and performance.

ABOUT ABOUT WESTLAKE ROYAL BUILDING PRODUCTS™

Westlake Royal Building Products USA Inc., a Westlake company (NYSE:WLK), is a leader throughout North America in the innovation, design, and production of a broad and diverse range of exterior and interior building products, including Siding and Accessories, Trim and Mouldings, Roofing, Stone, Windows and Outdoor Living. For more than 50 years, Westlake Royal Building Products has manufactured high quality, low maintenance products to meet the specifications and needs of building professionals, homeowners, architects, engineers and distributors, while providing stunning curb appeal with an unmatched array of colors, styles, and accessories.

For more information, please visit WestlakeRoyalBuildingProducts.com. Follow us on LinkedIn, Instagram and "Like" us on Facebook.

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Okeechobee, FLORIDA
Kapolei, HAWAII
Henderson, NEVADA
Fort Worth, TEXAS
Katy, TEXAS

Corporate Office

Westlake Royal Building Products
2801 Post Oak, Suite 600
Houston, Texas 77056

Customer Service

Ph: 800.669.TILE (8453)

Website

WestlakeRoyalRoofing.com

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TRI ALLIANCE

Westlake Royal Roofing Solutions™

PRODUCT SPECIFICATION

SECTION 07321 (07 32 16)

CONCRETE ROOF TILE

Display hidden notes to specifier. (Don't know how? Click Here)

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** NOTE TO SPECIFIER ** Westlake Royal Roofing Solutions; Newpoint Concrete Roofing Tiles' standard weight and light weight concrete roof tile.

This section is based on the products of Westlake Royal Roofing Solutions, which is located at:
2801 Post Oak, Suite 600
Houston, TX 77056
Toll free: 800-658-8004
Email: request info
Web: westlakeroyalroofing.com

[Click Here] for additional information.
Westlake Royal Roofing was formed in 1997 as a joint venture between long-time industry leaders Monier Inc. and Westlake Royal Lifetile Inc. Monier was founded in 1965 and Lifetile in 1962. The company is the largest manufacturer of premium-quality roof tile in the United States. Newpoint Concrete Roof Tiles offers a broad selection of Concrete Roof Tile and Roof System Components for both new construction and reroof. Westlake Royal Roofing is committed to providing our customers with a tile roof, not just roof tile. The underlying foundation for a tile roof is just as vital as the tile that completes it. Our goal is to provide an optimal roof installation by offering tile and component products that make such an installation possible. When used together, Westlake Royal Roofing roof tile and Westlake Roayl Roof System Components can provide a long-lasting and better performing tile roof.
For tile profiles (shapes), the specifier should review the manufacturer's literature or website. Colors should be verified based on the plant where the tile will be made.

PART 1 GENERAL

1.1 SECTION INCLUDES

** NOTE TO SPECIFIER ** Delete items below not required for project.

A. Concrete roof tiles.

B. Roof System Components:
   1. Underlayment.
   2. Roof flashing materials
   3. Related roof accessories.

1.2 RELATED SECTIONS

** NOTE TO SPECIFIER ** Delete any sections below not relevant to this project; add others as required.

A. Section 06100 - Rough Carpentry; Roof sheathing and nailers.

B. Section 07600 - Flashing and Sheet Metal.

C. Section 07710 - Roof Specialties; Roof gutters and downspouts.

D. Section 08600 - Skylights.

E. Division 15 - Mechanical: Mechanical work projecting through roof.

F. Division 16: - Electrical: Electrical work projecting through roof.

1.3 REFERENCES

** NOTE TO SPECIFIER ** Delete references from the list below that are not actually required by the text of the edited section.

A. IAPMO ES Report - 412 for Westlake Royal Roofing Solutions' Newpoint Concrete Roof Tiles.

B. IAPMO UES ER-2015 - TRI Concrete and Clay Roof Tile Installation Manual.

C. Tile Roofing Institute (TRI) - Concrete and Clay Design Criteria for Cold and Snow Regions.

D. FRSA/TRI Florida High Wind Tile Installation Manual, Revised 6th Edition, 2020.

E. ICC AC 180 - Acceptance Criteria for Clay and Concrete Roof Tiles.

F. Florida Building Codes, Product Approval - FL7849, FL14317, FL7804.

G. CAN/CSA-A220. Series-06 - Concrete Roof Tiles.

H. ICC AC 188 for Underlayments.

I. AC 48 for Underlayments in severe climates.

J. AC 148 for Wakaflex flashing and ridge venting products.

K. Leadership in Energy and Environmental Design (LEED).

L. California Title 24 Energy Efficient Standards.

M. Cool Roof Rating Council (CRRC).

1.4 DESIGN REQUIREMENTS

** NOTE TO SPECIFIER ** Roof tile materials and installation conforms to International Building Code, International Residential Code for One- and Two-Family Dwelling Code and the Florida Building Code.

A. Roofing tile materials and installation shall conform to the requirements of IAPMO UER-412.

** NOTE TO SPECIFIER ** The following paragraph applies to NewPoint Concrete Roof Tile products as listed. Edit as required for the project conditions and the tile specified in Part 2 of this specification. Delete the listing and products that are not applicable. Consult with manufacturer for additional information if required.

B. Roofing tile materials and installation shall conform to the requirements of Miami Dade County Notice of Acceptance (NOA) as follows:
   1. NOA 21-0420.06 – Barcelona 900 Concrete Roof Tile.
   2. NOA 21-0712.03 – Villa 900 Concrete Roof Tile.
   3. NOA 19-1021.05 – Tejas Espana Concrete Roof Tile.
   4. NOA 19-1002.14 – Villa Concrete Roof Tile.
   5. NOA 12-0308.24 – Mission S Concrete Roof Tile.
   6. NOA 19-1021.04 – Espana Concrete Roof Tile.
   7. NOA 21-0420.03 – Saxony 900 Lake Wales (Shake, Slate, Split Shake) Concrete

Roof Tile.
8. NOA 21-0420.04 – Saxony 900 Okeechobee Concrete Roof Tile.
9. NOA 18-0502.03 – TileSeal.
10. NOA 21-0604.02 – Wakaflex Flashing.
11. NOA 19-1021.10 – Madera Concrete Roof Tile.

C. Roofing tile materials and installation shall conform to the requirements of the State of Florida Product Approvals as follows:
1. FL 7849.
2. FL 14317.
3. FL 7804.

D. Roofing tile materials and installation shall conform to the SBCCI Standard for Hurricane Resistant Residential Construction, SSTD10-99, the International Building Code for One- and Two-Family Dwelling Code and the Florida Building Code 2017.

1.5 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.

C. Shop Drawings: Indicate metal flashing profiles, joint locations, fastening locations, and installation details. Indicate tile layout with location of cut and special shaped tiles identified.

** NOTE TO SPECIFIER ** Delete selection samples if colors have already been selected in the specification.

D. Selection Samples: For each finish product specified, two complete sets of tile colors representing manufacturer's full range of available colors and patterns.

E. Verification Samples: For each finish product specified, two full size samples representing actual product, color, and patterns.

F. Certificates of Compliance: Submit to certify compliance with referenced standards.

** NOTE TO SPECIFIER ** Retain the next article only if project is to be LEED Certified.
LEED CERTIFICATION

G. LEED Submittals: Provide a roofing system that will achieve or aid in the qualification of points satisfying.
1. Sustainable Site credit 7.2 - Heat Island Effect - Roof.
2. Materials and Resources credit 5 - Local and Regional Materials.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Minimum five years documented experience producing concrete roof tile and member of Tile Roof Industry Alliance.

B. Installer Qualifications: Minimum five years documented experience installing products specified in this section.

** NOTE TO SPECIFIER ** Include a mock-up if the project size and/or quality warrant taking such a precaution. The following is one example of how a mock-up on a large project might be specified. When deciding on the extent of the mock-up, consider all the major different types of work on the project.

C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and

application workmanship.

1. Finish areas designated by Architect.
2. Mock-up shall be a minimum of a 10-foot (3.05 m) by 10-foot (3.05 m) area and include the edge, ridge, valley, and other typical transition conditions anticipated.
3. Do not proceed with remaining work until installation workmanship and appearance is approved by Architect.

** NOTE TO SPECIFIER ** Delete one of the following two paragraphs.

4. Mock-up may not remain as part of Work.
5. Accepted mock-up may remain as part of Work.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Deliver products to project site in manufacturer's unopened pallets, labeled with data indicating compliance with specified requirements.

C. Maintain dry storage area for products of this section until installation of products.

1.8 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

B. Do not overload the roof. Distribute stacks of tile uniformly on roof at not greater than 12 inches (305 mm) in height.

1.9 WARRANTY

A. Roof Tile: Westlake Royal Roofing Solutions' Newpoint Concrete Roof Tiles' Limited Lifetime, Fully Transferable, Non-Prorated Product Warranty against defects in roof tile for the life of the structure.

** NOTE TO SPECIFIER ** Include the following if required for project. Verify that the installer will offer this warrantee in the location of the project. Delete if not required.

B. Installation Warranty: Warrants products of this section, as installed, to be in accord with the Contract Documents and free from faults and defects in materials and workmanship for a period of 3 years after completion.

** NOTE TO SPECIFIER ** Include the following if required for project. Delete if not required.

1.10 EXTRA MATERIALS

A. Provide an additional 1 percent of installed roof tiles, but not less than one full square, for Owner's use in roof maintenance.

B. Furnish extra materials packaged with protective covering for storage and identified with labels clearly describing contents.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Westlake Royal Roofing LLC which is located at: 2801 Post Oak, Suite 600, Houston, TX 77056; Toll free: 800-658-8004; Web: westlakeroyalroofing.com.

** NOTE TO SPECIFIER ** Select paragraphs representing the manufacturing and distribution center for the product specified and delete the others. Note that each plant manufactures a different selection of

profiles and colors and although any profile/color is available anywhere in the U.S., appropriate shipping costs will apply. Refer to tile profiles for plants in the region of the project's location.

B. Westlake Royal Roofing Solutions' NewPoint Concrete Roof Tile's Manufacturing and Distribution Facility:
   1. Arizona Region:
      a. Phoenix Plant, 1832 S. 51st Avenue, Phoenix, AZ 85043. Tel: 603-269-2288, Toll Free: 800-845-9921.
   2. Florida, Southeast, Northeast Regions:
      a. Pompano Beach Plant, 1369 Hammondville Road, Pompano Beach, FL 33069. Tel: 954-786-5380, Toll Free: 800-818-0974.
      b. Lake Wales Plant, 200 Story Road, Lake Wales, FL 33853. (P.O. Box 632, Lake Wales, FL 33859-0632), Tel: 863-678-9405, Toll Free: 800-282-3633.
      c. Okeechobee, FL 1289 NE 9th Ave, Okeechobee, FL 34972 Tel: (863) 467-0042
   3. Hawaii Region:
      a. Hawaii, Hawaii Docks, Lathrop Plant, 342 Roth Road, Lathrop, CA 95330. Tel: 209-983-1600. Tel: 800-669-8453.
   4. Northern California and Pacific Northwest Regions:
      a. Lathrop Plant, 342 Roth Road, Lathrop, CA 95330. Tel: 209-983-1600. Tel: 800-669-8453.
      b. Stockton Plant, 9508 South Harlan, French Camp, CA 95231, Mailing: PO Box 6037, Stockton, CA 95206. Tel: 209-982-1473. Tel: 800-669-8453.
   5. Rocky Mountain and Heartland Regions:
      a. Denver Plant, 10121 Dallas Street, Henderson, CO 80640. Tel: 303-286-3856.
   6. Southern California Region:
      a. Rialto Plant: 3511 North Riverside Avenue, Rialto, CA 92377. Tel: 909-822-4407. Tel: 800-769-8453.
   7. Southern Nevada Region:
      a. Henderson Plant, 430 Eastgate, Henderson, NV 95020. Tel: 702-564-8453, Toll Free: 800-224-3560.
   8. Texas Region:
      a. Katy Plant, 30595 FM 529, Brookside, TX 77434. Tel: 281-371-2634, Toll Free: 866-204-8426.

** NOTE TO SPECIFIER ** Delete one of the following two paragraphs: coordinate with requirements of Division 1 section on product options and substitutions.

C. Substitutions: Not permitted.

D. Requests for substitutions will be considered in accordance with provisions of Section 01600.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represent the Manufacturing and Distribution locations for each Westlake Royal Roofing Region. Select the Region(s) representing the project location and delete those that are not applicable. Edit the products listed to suit the project requirements.
** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Arizona Region, Phoenix Plant, 1832 S. 51st Avenue, Phoenix, AZ 85043. Tel: 603-269-2288 and 800-845-9921. Select the Weight and the Profile required and delete those not required.

2.2 CONCRETE ROOF TILE - ARIZONA

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

A. Standard Weight Tile: Mission "S" profile.

1. Finishing Tile: Provide Mansard Trim, Hip Starter and Mansard Apex 3-Way tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 90 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1030 lbs. (467 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Boosted Barcelona profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

1. Size: 13-1/2 inches (343 mm) by 6-1/2 inches (165 mm), nominal.
2. Coverage: 10 percent application, 20 percent application, 30 percent application.
3. Installed weight per square including field tile: 10 percent, 945 lbs. (429 kg), 20 percent, 990 lbs. (449 kg), 30 percent, 1,050 lbs. (476 kg).
4. Color: As selected by the Architect.

C. Standard Weight Tile: Saxony Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 88 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

D. Standard Weight Tile: Saxony Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 88 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony Country Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 88 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

F. Standard Weight Tile: Madera 900 profile.
1. Finishing Tile: Provide Rake, Hip/Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Midweight tiles weigh less than 900 lbs./square and are not recommended for use in areas with severe winter weather. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

G. Midweight Tile: Madera 700 profile.
1. Finishing Tile: Provide Rake, Hip/Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Lightweight tiles weigh no more than 600 lbs./square and are not

recommended for use in areas with severe winter weather. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

H. Lightweight Tile: Cedarlite 600 profile.
1. Finishing Tile: Provide Rake, Hip/Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 590 lbs. (268 kg).
5. Color: As selected by the Architect.

I. Lightweight Tile: Duralite Espana 600 profile.
1. Finishing Tile: Provide Capri Trim, Capri Hip Starter and Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 12-3/8 inches (314 mm), nominal.
3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 590 lbs. (268 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following 4 paragraphs are available from Westlake Royal Roofing's Southern California Rialto Plant.

J. Lightweight Tile: Duralite Villa 600 profile.
1. Finishing Tile: Provide Capri Trim, Capri Hip Starter and Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 580 lbs. (263 kg).
5. Color: As selected by the Architect.

K. Lightweight Tile: Duralite Saxony 600 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (258 kg).
5. Color: As selected by the Architect.

L. Lightweight Tile: Duralite Saxony 600 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 or 4-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (258 kg).
5. Color: As selected by the Architect.

M. Lightweight Tile: Duralite Saxony 600 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (258 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.3 ROOF SYSTEM COMPONENTS - ARIZONA

** NOTE TO SPECIFIER ** Select the required underlayment from the following paragraphs and delete

paragraphs not relevant to this project.

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
2. GatorSeal Granular Heavy Duty Self-Adhering Underlayment.
3. Westlake Royal TileSeal 40 Underlayment.
4. Westlake Royal Ply40 Underlayment.
5. Westlake Royal ORG Ply40 Underlayment.
6. SwiftGuard Engineered Synthetic Underlayment.

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

C. Flashings:
1. Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls, and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1-inch minimum Center Diverter, 26-gauge, Galvanized Sheet Steel.
5. Plumbing Stacks and Other Pipes Penetrating Roofs.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

D. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required.

E. Eave Closures:
1. Vented Eave Riser - Metal to match tile profile.
2. Eave Riser - Metal to match tile profile.

F. Battens:

** NOTE TO SPECIFIER ** Select battens required from the following paragraphs and delete those not required,

1. Elevated Batten System 1 inch (25 mm) x 2 inches (51 mm) x 8 ft (2.44 m).
2. Elevated Batten System 1 inch (25 mm) x 3 inches (76 mm) x 8 ft (2.44 m).
3. Elevated Batten System 1 inch (25 mm) x 2 inches (51 mm) x 4 ft (1.22 m).
4. FirePro Elevated Batten System 1 inch (25 mm) x 3 inches (76 mm) x 4 ft (1.22 m). Fire Retardant Treated.
5. FirePro Elevated Batten System 1 inch (25 mm) x 2 inches (51 mm) x 4 ft (1.22 m). Fire Retardant Treated.
6. Batten Extenders 10 inches (254 mm) for use with standard battens at tile pans.
7. Batten Extenders 18 inches (457 mm) for use with standard battens at valleys.

G. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block for all profiles.
2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.

H. Rake and Gable End: Rake and Ridge tiles. Choose to match tile profile and color.

I. Field Venting: Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Florida Region; Pompano Beach Plant, 1369 Hammondville Road, Pompano Beach, FL 33069. Tel: 954-786-5380 and 800-818-0974; Lake Wales Plant, 200 Story Road, Lake Wales, FL 33853. (P.O. Box 632, Lake Wales, FL 33859-0632), Tel: 863-678-9405 and 800-282-3633, and Okeechobee. Select the Weight and the Profile required and delete those not required.

2.4 CONCRETE ROOF TILE - FLORIDA, SOUTHEAST, NORTHEAST

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, be sure to indicate where each is to be used on the Drawings or the Specifications.
** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Lake Wales Plant.

A. Standard Weight Tile: Barcelona 900 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Boosted Barcelona profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

1. Size: 13-1/2 inches (343 mm) by 6-1/2 inches (165 mm), nominal.
2. Coverage: 10 percent application, 20 percent application, 30 percent application.
3. Installed weight per square including field tile: 10 percent, 945 lbs. (429 kg), 20 percent 990 lbs. (449 kg), 30 percent, 1,050 lbs. (476 kg).
4. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tiles in the following 5 paragraphs are available from Westlake Royal Roofing's Lake Wales Plant.

C. Standard Weight Tile: Villa 900 profile.
1. Finishing Tile: Provide Rake, Ridge, Capri Trim, Hip Starter and Capri Apex 3-Way.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 920 lbs. (418 kg).
5. Color: As selected by the Architect.

D. Standard Weight Tile: Saxony 900 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3- or 4-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (432 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony 900 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3- or 4-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (432 kg).

5. Color: As selected by the Architect.

F. Standard Weight Tile: Saxony 900 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3- or 4-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (432 kg).
5. Color: As selected by the Architect.

G. Standard Weight Tile: Westlake Royal Roofing's Madera 900 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 950 lbs. (432 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Okeechobee Plant.

2.5 CONCRETE ROOF TILE - FLORIDA, SOUTHEAST, NORTHEAST (Okeechobee)

A. Standard Weight Tile: Galena Spanish profile.
1. Finishing Tile: Provide Barrel, Rake Trim tiles.
2. Size: 17 inches (432 mm) by 10 inches (254 mm), nominal.
3. Coverage: 111 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 877 lbs. (398 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Plantation profile.
1. Finishing Tile: Provide V-Ridge, Rake tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 91 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 974 lbs. (442 kg).
5. Color: As selected by the Architect.

C. Standard Weight Tile: Estate "S" profile.
1. Finishing Tile: Provide Barrel and Rake trim.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 91 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed weight per square including field tile: 828 lbs. (376 kg).
5. Color: As selected by the Architect.

D. Standard Weight Tile: Bermuda profile.
1. Finishing Tile: Provide V-Ridge, Rake and Thick Butt tile.
2. Size: 16 inches (406 mm) by 10 inches (254 mm), nominal.
3. Coverage: 123 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1255 lbs. (569 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony 900 Series profiles.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3- or 4-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 950 lbs. (432 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items, which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.6 ROOF SYSTEM COMPONENTS - FLORIDA, SOUTHEAST, NORTHEAST

** NOTE TO SPECIFIER ** Select the required underlayment from the following paragraphs and delete paragraphs not relevant to this project.

A. Underlayment:
   1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
   2. Citadel Plus Base Sheet.

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.
   1. Quik Drive Screws, Roofing Specific.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile. Contact Westlake Royal Roofing for storm clip recommendations.

C. Wind Clips:
   1. Zip-Clip Adjustable Tile Clip.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
   1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel sidewall flashing.
   2. Wakaflex universal flashing for abutments at chimneys, walls, and other rising structures.
   3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
   4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.
   5. Plumbing Stacks and Other Pipes Penetrating.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required.

F. Eave Closures: Provide to match tile profile.
   1. Vented Eave Riser - Metal.
   2. Eave Riser - Metal.

G. Battens:
   1. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 8 feet (2.44 m).

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

   1. Figaroll Plus: Ridge vent and weather block for all profiles.
   2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
   3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
   4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.
   5. Trim Lock Hip and Ridge Metal. Choose size to match tile profile.

I. Ridge, Rake and Gable End Tiles:
   1. Choose to match tile profile and color.

J. Field Venting:
1. Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Hawaii Region: Hawaii, Hawaii Docks, Tacoma Plant, 10920 Steele Street Lakewood WA 98499. Tel: 800-699-8453. Select the Weight and the Profile required and delete those not required.

2.7 CONCRETE ROOF TILE - HAWAII

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

A. Standard Weight Tile: Barcelona 900 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Villa 900 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles as needed.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 90 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 900 lbs. (409 kg).
5. Color: As selected by the Architect.

C. Standard Weight Tile: Saxony 900 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 910 lbs. (413 kg).
5. Color: As selected by the Architect.

D. Standard Weight Tile: Saxony 900 Hartford Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 910 lbs. (413 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony 900 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 910 lbs. (413 kg).
5. Color: As selected by the Architect.

F. Standard Weight Tile: Madera 900 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles as needed.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 950 lbs. (432 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Lightweight tiles weigh no more than 600 lbs./square and are not recommended for use in areas with severe winter weather. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

G. Lightweight Tile: Cedarlite 600 profile.
   1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles as needed.
   2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight: Approximately 590 lbs. (268 kg).
   5. Color: As selected by the Architect.

H. Lightweight Tile: Duralite Espana 600 profile.
   1. Finishing Tile: Provide Capri Trim, Capri Hip Starter and Apex 3-Way tiles as needed.
   2. Size: 17 inches (432 mm) by 12-3/8 inches (314 mm), nominal.
   3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight: Approximately 590 lbs. (268 kg).
   5. Color: As selected by the Architect.

I. Lightweight Tile: Duralite Villa profile.
   1. Finishing Tile: Provide 600 Capri Trim, Hip Starter Capri, and Apex 3-Way tiles as needed.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight: Approximately 600 lbs. (272 kg).
   5. Color: As selected by the Architect.

J. Lightweight Tile: Duralite Saxony 600 Shake profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3y tiles as needed.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight: Approximately 570 lbs. (258 kg).
   5. Color: As selected by the Architect.

K. Lightweight Tile: Duralite Saxony 600 Split Shake profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight: Approximately 579 lbs. (263 kg).
   5. Color: As selected by the Architect.

L. Lightweight Tile: Duralite Saxony 600 Slate profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight: Approximately 570 lbs. (259 kg).
   5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Midweight tiles weigh less than 900 lbs./square and are not recommended for use in areas with severe winter weather. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

M. Midweight Tile: Duralite Saxony 700 Shake profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.

2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

N. Midweight Tile: Duralite Saxony 700 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

O. Midweight Tile: Duralite Saxony 700 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.8 ROOF SYSTEM COMPONENTS - HAWAII

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile. Contact Westlake Royal Roofing for storm clip recommendations.

C. Wind Clips:
1. Zip-Clip, Adjustable Tile Clip.
2. Wind Clips, stainless steel.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls, and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.
5. Plumbing Stacks and Other Pipes Penetrating Roof: Wakaflex Pipe Flashing.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required.

F. Eave Closures: Provide to match tile profile.
1. Vented Eave Riser - Metal.

2. Eave Riser - Metal.

G. Battens:
1. Elevated Batten System:
a. Nominal 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m). Pressure Treated.
b. Nominal 1 inch (25 mm) by 3 inches (76.2 mm). Pressure Treated.

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block for all profiles.
2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.
5. Trim Lock Hip and Ridge Metal. Choose size to match tile profile.

I. Ridge, Rake and Gable End Tiles:
1. Choose to match tile profile and color.

J. Field Venting:
1. Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following paragraph represents the standard weight tile, lightweight tile and accessory materials available Westlake Royal Roofing's Northern California Region, Lathrop Plant, 642 Roth Road, Lathrop, CA 95330. Tel: 209-983-1600 and 800-669-8453; Stockton Plant, 9508 South Harlan, French Camp, CA 95231, (Mailing: PO Box 6037, Stockton, CA 95206) Tel: 209-982-1473 and 800-669-8453. Select the Weight and the Profile of the Concrete Roof Tile and the Accessory Materials required for the project and delete those not required.

2.9 CONCRETE ROOF TILE - NORTHERN CALIFORNIA AND PACIFIC NORTHWEST

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.
** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Plant.

A. Standard Weight Tile: Barcelona 900 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Boosted Barcelona profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

1. Size: 13-1/2 inches (343 mm) by 7 inches (178 mm), nominal.
2. Coverage: 10 percent application, 20 percent application, 30 percent application.
3. Installed weight per square including field tile: 10 percent application, 945 lbs. (429 kg), 20 percent application, 990 lbs. (449 kg), 30 percent application, 1,050 lbs. (476 kg).
4. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal

Roofing's Northern California Plant.

C. Standard Weight Tile: Villa 900 profile.
   1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 930 lbs. (423 kg).
   5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Stockton Plant.

D. Standard Weight Tile: Saxony 900 Hartford Slate profile.
   1. Finishing Tile: Provide manufacturer's 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 910 lbs. (414 kg).
   5. Color: Natural Marble, Classics Finish.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Stockton Plant.

E. Standard Weight Tile: Saxony 900 Slate profile.
   1. Finishing Tile: Provide manufacturer's 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 910 lbs. (414 kg).
   5. Color: Natural Marble, Classics Finish.

** NOTE TO SPECIFIER ** Tile in the following paragraph is available from Westlake Royal Roofing's Northern California Lathrop Plant.

F. Standard Weight Tile: Saxony 900 Shake profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 910 lbs. (414kg).
   5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Stockton Plant.

G. Standard Weight Tile: Saxony 900 Split Old English Thatch profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 91 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 980 lbs. (445 kg).
   5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Stockton Plant.

H. Standard Weight Tile: Madera 900 profile.
   1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
   2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.

4. Installed Weight: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Lightweight tiles weigh no more than 600 lbs./square and are not recommended for use in areas with severe winter weather. Refer to the Manufacturer's map for locations where Lightweight products are recommended.
** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Stockton Plant.

I. Lightweight Tile: Cedarlite 600 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 590 lbs. (268 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Stockton Plant.

J. Lightweight Tile: Duralite Espana 600 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter Capri, and Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 12-3/8 inches (314 mm), nominal.
3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 590 lbs. (268 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following paragraph is available from Westlake Royal Roofing's Northern California Lathrop Plant.

K. Lightweight Tile: Duralite 600 Villa profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter Capri, and Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 600 lbs. (272 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** The tile in the following 3 paragraphs are available from Westlake Royal Roofing's Northern California Stockton Plant.

L. Lightweight Tile: Duralite Saxony 600 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (259 kg).
5. Color: As selected by the Architect.

M. Lightweight Tile: Duralite Saxony 600 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (259 kg).
5. Color: As selected by the Architect.

N. Lightweight Tile: Duralite Saxony 600 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 or 4-Way tiles as needed.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.

4. Installed Weight: Approximately 570 lbs. (259 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Midweight tiles weigh less than 900 lbs./square and are not recommended for use in areas with severe winter weather. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

O. Midweight Tile: Duralite Saxony 700 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

P. Midweight Tile: Duralite Saxony 700 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
2. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
3. Installed Weight: Approximately 720 lbs. (327 kg).
4. Color: As selected by the Architect.

Q. Midweight Tile: Duralite Saxony 700 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.10 ROOF SYSTEM COMPONENTS - NORTHERN CALIFORNIA PACIFIC NORTHWEST

** NOTE TO SPECIFIER ** Select the required underlayment from the following paragraphs and delete paragraphs not relevant to this project.

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
2. GatorSeal Granular Heavy Duty Self-Adhering Underlayment
3. Westlake Royal TileSeal 40 Underlayment.
4. Westlake Royal Ply40 Underlayment.
5. Westlake Royal ORG Ply40 Underlayment.
6. SwiftGuard Engineered Synthetic Underlayment

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.
1. Quik Drive Screws, Roofing Specific.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile. Contact Westlake Royal Roofing for storm clip recommendations.

C. Wind Clips:
1. Zip-Clip, Adjustable Tile Clip.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.
5. Plumbing Stacks and Other Pipes Penetrating Roof: Wakaflex Pipe Flashing.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required. Eave closures apply to Standard Weight Westlake Royal Roofing Madera and Lightweight Cedarlite tile only; delete if not required.

F. Eave Closures:
1. Vented Eave Riser - Metal.
2. Eave Riser - Metal.
3. Eave Closure "T" - Metal.

G. Battens:

** NOTE TO SPECIFIER ** Select battens required from the following paragraphs and delete those not required,

1. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m). Pressure treated.
2. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m).
3. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 8 feet (2.44 m).
4. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 4 feet (1.22 m).
5. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m).
6. FirePro Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 4 feet (1.22 m). Fire Retardant Treated.
7. FirePro Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m). Fire Retardant Treated
8. Batten Extenders 18 inches (457 mm) for use with standard battens.
9. Batten Extenders 10 inches (254 mm) for use with standard battens.

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block, for all profiles.
2. Zephyr Roll: Ridge vent and weather block, 11 inches by 33 feet (279 by 10 m). For flat tiles.
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 by 10 m). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.

I. Ridge, Rake and Gable End Tiles:
1. Choose to match tile profile and color.

** NOTE TO SPECIFIER ** The following two paragraphs apply to Standard Weight Westlake Royal Roofing Madera and Lightweight Cedarlite tile only.

2. Metal Rake Trim.
3. Gable End Rubber Wedges.

J. Field Venting: Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Rocky Mountain Region, Denver Plant,

10121 Dallas Street, Henderson, CO 80640. Tel: 303-286-3856. Select the Weight and the Profile required and delete those not required.

2.11 CONCRETE ROOF TILE - ROCKY MOUNTAIN, HEARTLAND

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, be sure to indicate where each is to be used on the Drawings or the Specifications.

A. Standard Weight Tile: Barcelona 900 profile.
   1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
   2. Size: 17 inches (432 mm) by 12-3/8 inches (314 mm), nominal.
   3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
   5. Color: As selected by the Architect.

B. Standard Weight Tile: Boosted Barcelona 900 profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

   1. Size: 13-1/2 inches (343 mm) by 6-1/2 inches (165 mm), nominal.
   2. Coverage: 10 percent application, 20 percent application, 30 percent application.
   3. Installed Weight per Square Including Field Tile: 10 percent application, 945 lbs. (429 kg), 20 percent application, 990 lbs. (449 kg), 30 percent application, 1,050 lbs. (476 kg).
   4. Color: As selected by the Architect.

C. Standard Weight Tile: Villa 900 profile.
   1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
   5. Color: As selected by the Architect.

D. Standard Weight Tile: Saxony Slate profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 960 lbs. (436 kg).
   5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony Slate Impact profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 1000 lbs. (454 kg).
   5. Color: As selected by the Architect.

F. Standard Weight Tile: Saxony Shake profile.
   1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
   2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
   3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
   4. Installed Weight per Square: Approximately 960 lbs. (435 kg).
   5. Color: As selected by the Architect.

G. Standard Weight Tile: Saxony Split Old English Thatch profile.
1. Finishing Tile: Provide Ridge Angled, Rake Angled, and Hip Starter Angled tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 88 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 960 lbs. (435 kg).
5. Color: As selected by the Architect.

H. Standard Weight Tile: Madera 900 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items, which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.12 ROOF SYSTEM COMPONENTS - ROCKY MOUNTAIN, HEARTLAND

** NOTE TO SPECIFIER ** Select the required underlayment from the following paragraphs and delete paragraphs not relevant to this project.

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
2. Westlake Royal Ply 40 Underlayment.
3. Westlake Royal ORG Ply40 Underlayment.
4. SwiftGuard Engineered Synthetic Underlayment

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile. Contact Westlake Royal Roofing for storm clip recommendations.

C. Wind Clips:
1. Zip-Clip, Adjustable Tile Clip.
2. Wind Clips, galvanized.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls, and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.
5. Plumbing Stacks and Other Pipes Penetrating Roof: Wakaflex Pipe Flashing.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required.

F. Eave Closures:
1. Vented Eave Riser - Metal.
2. Eave Riser - Metal.

G. Battens:

** NOTE TO SPECIFIER ** Select battens required from the following paragraphs and delete those not required,

1. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 8 feet (2.44 m).
2. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m).
3. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m).
4. FirePro Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 4 feet (1.22 m). Fire Retardant Treated.
5. FirePro Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m). Fire Retardant Treated.
6. Batten Extenders 10 inches (254 mm) for use with standard battens at tile pans.
7. Batten Extenders 18 inches (457 mm) for use with standard battens at valleys.

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block for all profiles.
2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll

I. Ridge, Rake and Gable End Tiles:

1. Choose to match tile profile and color.

J. Field Venting: Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Southern California Region, Rialto Plant. Select the Weight and Profile of the Concrete Roof Tile and the Accessory Materials required for the project and delete those not required.

2.13 CONCRETE ROOF TILE - SOUTHERN CALIFORNIA

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, be sure to indicate where each is to be used on the Drawings or the Specifications.

A. Standard Weight Tile: Barcelona 900 profile.

1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3 tiles.
2. Size: 17 inches (432 mm) by 12-3/8 inches (314 mm), nominal.
3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Boosted Barcelona 900 profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

1. Size: 13-1/2 inches (343 mm) by 6-1/2 inches (165 mm), nominal.
2. Coverage: 10 percent application, 20 percent application, 30 percent application.
3. Installed Weight per Square Including Field Tile: 10 percent application, 945 lbs. (429 kg), 20 percent application, 990 lbs. (449 kg), 30 percent application, 1,050 lbs. (476 kg).
4. Color: As selected by the Architect.

C. Standard Weight Tile: Villa 900 profile.

1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
5. Color: As selected by the Architect.

D. Standard Weight Tile: Saxony 900 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony 900 Hartford Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

F. Standard Weight Tile: Saxony 900 Country Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 or 4-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

G. Standard Weight Tile: Saxony 900 Split Old English Thatch profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

H. Standard Weight Tile: Saxony 900 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 930 lbs. (422 kg).
5. Color: As selected by the Architect.

I. Standard Weight Tile: Madera 900 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Lightweight tiles weigh no more than 600 lbs./square and are not recommended for use in areas with severe winter weather. Delete all but one of the following tile profiles. If more than one is required, indicate where each is to be used on the Drawings or Specifications.

J. Lightweight Tile: Cedarlite 600 profile.

1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 590 lbs. (268 kg).
5. Color: As selected by the Architect.

K. Lightweight Tile: Duralite Espana 600 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter Capri, and Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 12-3/8 inches (314 mm), nominal.
3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 590 lbs. (268 kg).
5. Color: As selected by the Architect.

L. Lightweight Tile: Duralite Villa 600 profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter Capri, and Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 580 lbs. (263 kg).
5. Color: As selected by the Architect.

M. Lightweight Tile: Duralite Saxony 600 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (259 kg).
5. Color: As selected by the Architect.

N. Lightweight Tile: Duralite Saxony 600 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (259 kg).
5. Color: As selected by the Architect.

O. Lightweight Tile: Duralite Saxony 600 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 570 lbs. (259 kg).
5. Color: As selected by the Architect.

P. Lightweight Tile: Duralite Saxony 700 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

Q. Lightweight Tile: Duralite Saxony 700 Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.

4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

R. Lightweight Tile: Duralite Saxony 700 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 720 lbs. (327 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.14 ROOF SYSTEM COMPONENTS - SOUTHERN CALIFORNIA

** NOTE TO SPECIFIER ** Select the required underlayment from the following paragraphs and delete paragraphs not relevant to this project.

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
2. Westlake Royal TileSeal 50 HT Self-Adhering Underlayment.
3. Westlake Royal Ply 40 Underlayment.
4. Westlake Royal ORG Ply40 Underlayment.
5. SwiftGuard Engineered Synthetic Underlayment

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.
1. Quik Drive Screws, Roofing Specific.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile. Contact Westlake Royal Roofing for storm clip recommendations.

C. Wind Clips:
1. Zip-Clip, Adjustable Tile Clip.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls, and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.
5. Plumbing Stacks and Other Pipes Penetrating Roof: Wakaflex Pipe Flashing.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required. Eave Closures apply to Standard Weight Westlake Royal Roofing Madera and Lightweight Cedarlite tile only; delete if not required.

F. Eave Closures: Provide to match tile profile.
1. Vented Eave Riser - Metal.
2. Eave Riser - Metal.
3. Eave Closure "T" - Metal.

G. Battens:

** NOTE TO SPECIFIER ** Select battens required from the following paragraphs and delete those not required,

1. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m) pressure treated.
2. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m).
3. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 8 feet (2.44 m).
4. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 4 feet (1.22 m). Fire Retardant Treated.
5. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m). Fire Retardant Treated
6. FirePro Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 4 feet (1.22 m). Fire Retardant Treated.
7. FirePro Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m). Fire Retardant Treated.
8. Batten Extenders 18 inches (457 mm) for use with standard battens.

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block for all profiles.
2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.

I. Ridge, Rake and Gable End Tiles:

1. Choose to match tile profile and color.

** NOTE TO SPECIFIER ** The following two paragraphs apply to Standard Weight Westlake Royal Roofing Madera, Cedarlite and Saxony tiles only.

2. Metal Rake Trim.
3. Gable End Rubber Wedges.

J. Field Venting: Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Southern Nevada Region, Henderson Plant. Select the Weight and the Profile required and delete those not required.

2.15 CONCRETE ROOF TILE - SOUTHERN NEVADA

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, be sure to indicate where each is to be used on the Drawings or Specifications.

A. Standard Weight Tile: Barcelona profile.

1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Boosted Barcelona profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

1. Size: 13-1/2 inches (343 mm) by 6-1/2 inches (165 mm), nominal.

2. Coverage: 10 percent application, 20 percent application, 30 percent application.
3. Installed Weight per Square Including Field Tile: 10 percent application, 945 lbs. (429 kg), 20 percent application, 990 lbs (449 kg), 30 percent application, 1,050 lbs. (476 kg).
4. Color: As selected by the Architect.

C. Standard Weight Tile: Saxony 900 Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 910 lbs. (413 kg).
5. Color: As selected by the Architect.

D. Standard Weight Tile: Saxony 900 Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 17 inches (432 mm) by 13 inches (330 mm), nominal.
3. Coverage: 85 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 910 lbs. (414 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Madera 900 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight: Approximately 950 lbs. (431 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items, which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.16 ROOF SYSTEM COMPONENTS - SOUTHERN NEVADA

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
2. Westlake Royal Ply 40 Underlayment.
3. Westlake Royal ORG Ply40 Underlayment.
4. SwiftGuard Engineered Synthetic Underlayment

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile.

C. Wind Clips:
1. Wind Clips, Galvanized.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls, and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.

5. Plumbing Stacks and Other Pipes Penetrating Roof: Wakaflex Pipe Flashing.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required. Eave Closures apply to Standard Weight Westlake Royal Roofing Madera tile only; delete if not required.

F. Eave Closures: Provide to match tile profile.
1. Vented Eave Riser - Metal.
2. Eave Riser - Metal.

G. Battens:
1. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 8 feet (2.44 m).
2. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m).
3. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m).
4. FirePro Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 4 feet (1.22 m). Fire Retardant Treated.
5. FirePro Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m). Fire Retardant Treated.
6. Batten Extenders 10 inches (254 mm) for use with standard battens at tile pans.
7. Batten Extenders 18 inches (457 mm) for use with standard battens at valleys.

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block for all profiles.
2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.

I. Ridge, Rake and Gable End Tiles:
1. Choose to match tile profile and color.

J. Field Venting: Select to match profile of concrete roof tile.

** NOTE TO SPECIFIER ** The following Concrete Roof Tile and Roof System Components paragraphs represents the products available in Westlake Royal Roofing's Texas Region, Katy Plant. Select the Weight and the Profile required and delete those not required.

2.17 CONCRETE ROOF TILE - TEXAS

** NOTE TO SPECIFIER ** Standard weight tiles weigh 900 lbs./square or more. Delete all but one of the following tile profiles. If more than one is required, be sure to indicate where each is to be used on the Drawings or Specifications.

A. Standard Weight Tile: Tejas Espana profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 87 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
5. Color: As selected by the Architect.

B. Standard Weight Tile: Barcelona Impact profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3-Way tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.

3. Coverage: 89 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1030 lbs. (467 kg).
5. Color: As selected by the Architect.

C. Standard Weight Tile: Boosted Barcelona profile.

** NOTE TO SPECIFIER ** Boosted Barcelona is an application of Barcelona which, when added to Barcelona field tile, creates the appearance of a mortar-boosted tile.

1. Size: 13-1/2 inches (343 mm) by 6-1/2 inches (165 mm), nominal.
2. Coverage: 10 percent application, 20 percent application, 30 percent application.
3. Installed Weight per Square Including Field Tile: 10 percent application, 945 lbs. (429 kg), 20 percent application, 990 lbs. (449 kg), 30 percent application, 1,050 lbs. (476 kg).
4. Color: As selected by the Architect.

D. Standard Weight Tile: Villa profile.
1. Finishing Tile: Provide Capri Trim, Hip Starter and Capri Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 90 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 900 lbs. (408 kg).
5. Color: As selected by the Architect.

E. Standard Weight Tile: Saxony Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 92 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1030 lbs. (467 kg).
5. Color: As selected by the Architect.

F. Standard Weight Tile: Saxony Country Slate profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 92 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1030 lbs. (467 kg).
5. Color: As selected by the Architect.

G. Standard Weight Tile: Saxony Country Slate Impact profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3 tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 92 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1080 lbs. (490 kg).
5. Color: As selected by the Architect.

H. Standard Weight Tile: Saxony Country Split Shake profile.
1. Finishing Tile: Provide 90-degree Rake, 3-Sided Ridge, 3-Sided Hip Starter and Apex 3y tiles.
2. Size: 16-1/2 inches (419 mm) by 13 inches (330 mm), nominal.
3. Coverage: 92 field tiles per 100 square feet (9.29 sq m) of roof area.
4. Installed Weight per Square: Approximately 1030 lbs. (467 kg).
5. Color: As selected by the Architect.

I. Standard Weight Tile: Madera 900 profile.
1. Finishing Tile: Provide Rake, V Ridge and Tapered Eave Starter tiles.
2. Size: 13-1/2 inches (343 mm) by 13 inches (330 mm), nominal.
3. Coverage: 120 field tiles per 100 square feet (9.29 sq m) of roof area.

4. Installed Weight: Approximately 935 lbs. (424 kg).
5. Color: As selected by the Architect.

** NOTE TO SPECIFIER ** Westlake Royal Roofing offers a complete line of Roof System Components that are recommended to ensure an optimal roof installation. Select the Accessory Material items, which are appropriate for the project and the system selected. Consult with the manufacturer for additional information on Roof System Components.

2.18 ROOF SYSTEM COMPONENTS - TEXAS

** NOTE TO SPECIFIER ** Select the required underlayment from the following paragraphs and delete paragraphs not relevant to this project.

A. Underlayment:
1. Westlake Royal TileSeal HT Self-Adhering Underlayment.
2. Westlake Royal TileSeal 50 HT Self-Adhering Underlayment.
3. GatorSeal Granular Heavy Duty Self-Adhering Underlayment.
4. Westlake Royal Ply40 Underlayment.
5. Westlake Royal ORG Ply40 Underlayment.
6. SwiftGuard Engineered Synthetic Underlayment.

B. Fasteners: Sized to penetrate deck minimum 3/4 inch (19 mm) or through thickness of deck or batten.
1. Quik Drive Screws, Roofing Specific.

** NOTE TO SPECIFIER ** Select to match profile of chosen concrete roof tile. Contact Westlake Royal Roofing for storm clip recommendations.

C. Wind Clips:
1. Zip-Clip, Adjustable Tile Clip.
2. Wind Clips, Galvanized.

** NOTE TO SPECIFIER ** Select the required flashing material from the following paragraphs and delete those not required. Coordinate with flashing specified in other sections of the specification.

D. Flashings:
1. Ribbed Tile Pan, 26-gauge Galvanized Sheet Steel side wall flashing.
2. Wakaflex universal flashing for abutments at chimneys, walls and other rising structures.
3. Terminal Bar metal flashing for chimneys and other roof to wall structures.
4. Ribbed Valley Metal 1 inch Center Diverter, 26-gauge, Galvanized Sheet Steel.
5. Plumbing Stacks and Other Pipes Penetrating Roof: Wakaflex Pipe Flashing.

** NOTE TO SPECIFIER ** Select adhesive if required, delete if not required.

E. Adhesive: Code approved adhesive suitable to bond to concrete roof tile.

** NOTE TO SPECIFIER ** Select the eave closure required from the following paragraphs and delete those not required. The first two paragraphs apply to Standard Weight Westlake Royal Roofing Madera and Lightweight Cedarlite tile only; delete if not required.

F. Eave Closures: Provide to match tile profile.
1. Vented Eave Riser - Metal.
2. Eave Riser - Metal.
3. Eave Closure "T" - Metal. For flat tiles only.

G. Battens:

** NOTE TO SPECIFIER ** Select battens required from the following paragraphs and delete those not required,

1. Elevated Batten System 1 inch (25 mm) by 3 inches (76 mm) by 8 feet (2.44 m).
2. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 8 feet (2.44 m).

3. Elevated Batten System 1 inch (25 mm) by 2 inches (51 mm) by 4 feet (1.22 m).
4. Batten Extenders 18 inches (457 mm) for use with standard battens.

H. Hip and Ridge:

** NOTE TO SPECIFIER ** Select to match profile of concrete roof tile.

1. Figaroll Plus: Ridge vent and weather block for all profiles.
2. Zephyr Roll: Ridge vent and weather block flat tiles, 11 inches by 33 feet (279 mm by 10 M).
3. Zephyr Roll: Ridge vent and weather block, 13.4 inches by 33 feet (340 mm by 10 M). For medium and high-profile tiles.
4. Ridge Riser: Elevates ridge board to proper height. For all profiles. For use with Figaroll Plus or Zephyr Roll.

I. Ridge, Rake and Gable End Tiles:

1. Choose to match tile profile and color.

** NOTE TO SPECIFIER ** The following paragraph apply to Standard Weight Westlake Royal Roofing Madera and Lightweight Cedarlite tile only.

2. Gable End Rubber Wedges.

J. Field Venting: Select to match profile of concrete roof tile.

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. Verify surfaces are uniform, smooth, clean, and dry.

C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result under the project conditions.

3.3 INSTALLATION - GENERAL

** NOTE TO SPECIFIER ** Select paragraphs applicable to project and region of installation and delete the paragraphs that are not applicable.

A. Install in accordance with manufacturer's instructions and the following:

1. IAPMO UES ER-2015 - TRI Concrete and Clay Roof Tile Installation Manual - 2015 (TRI Installation Manual). TRI/WSRCA Standard Installation Guides for Concrete and Clay Roof Tile in Cold Weather Applications.
2. FRSA/TRI Concrete and Clay Roof Tile Installation Manual Sixth Edition (For Florida Applications).
3. CAN/CSA-A220.1-Series-06 - Concrete Roof Tiles.

3.4 UNDERLAYMENT APPLICATION:

A. Underlayment: Install in accordance with the manufacturer's instructions and TRI Installation Manual.

B. Install ridge vents; follow vent manufacturer's installation recommendations and TRI

Installation Manual.

3.5 FLASHING INSTALLATION

A. Install flashings to shed water and prevent water penetration under tiles.

B. Valleys: Install preformed metal flashing over underlayment.
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

C. Side Wall Flashing:
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

D. Counter Flashing:
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

** NOTE TO SPECIFIER ** Select one of the following two paragraphs and delete the paragraph not required. Select the first paragraph when using standard wood battens fastened directly to the roof deck. Delete the paragraph not required.

E. Install batten extenders to support tile over flashing.

F. Install tiles so as not to inhibit water flow on flashings.

G. Head and Apron Flashing:
1. Follow vent manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

** NOTE TO SPECIFIER ** For self-curbing or prefabricated skylights, refer to skylight manufacturer's installation instructions.

H. Flashing at Curb Mounted Skylights and Other Items:
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

I. Flashing at Plumbing Stacks, Pipes, Turbines, Vents, etc.:
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.
3. Apply color coordinated paint to all exposed metal flashings.

J. Coatings: Apply color coordinated paint to all exposed metal flashings.

3.6 BATTEN INSTALLATION

** NOTE TO SPECIFIER ** Battens are optional on roof pitches between 4:12 and 7:12.

A. Install battens in accordance with the manufacturer's installation recommendations and TRI.

3.7 TILE INSTALLATION

A. Layout:
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

B. Wind clips:
1. Follow manufacturer's installation recommendations.
2. Follow TRI Installation Manual.

C. Hips: Use prefabricated hip starter.
   1. Follow manufacturer's installation recommendations.
   2. Follow TRI Installation Manual.

D. Hips and Ridges, mechanically fastened:
   1. Follow manufacturer's installation recommendations.
   2. Follow TRI Installation Manual.

E. Rakes and Gables:
   1. Follow manufacturer's installation recommendations.
   2. Follow TRI Installation Manual.

3.8 CLEANING

A. Remove all broken tile, debris, and excess tile from roof.

B. Sweep cut tiles clean.

3.9 REPAIR AND REPLACEMENT

A. Damaged Tile:
   1. Follow manufacturer's installation recommendations.
   2. Follow TRI Installation Manual.

B. Damaged Small Valley and Hip Cuts:
   1. Follow manufacturer's installation recommendations.
   2. Follow TRI Installation Manual.

3.10 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

PRODUCT MSDS

Date Prepared: 07/19/2022
Supersedes Date: 07/31/2018 Version 1.1

SECTION 1: IDENTIFICATION

1.1 PRODUCT IDENTIFIER
Product Names: Concrete Roof Tile

1.1 INTENDED USE OF THE PRODUCT BUILDING MATERIALS Building Material

1.2 NAME, ADDRESS AND TELEPHONE NUMBER OF THE RESPONSIBLE PARTY
WESTLAKE ROYAL ROOFING LLC
2801 Post Oak, Suite 600, Houston, Texas 77056 | Ph:1-855-769-2585

1.3 EMERGENCY TELEPHONE NUMBER: 1-800-822-7529

SECTION 2: HAZARD (S) IDENTIFICATION

CLASSIFICATION OF THE SUBSTANCE OR MIXTURE (GHS-US)
This product is an article as defined in the OSHA Hazard Communication Standard [29 CFR 1910.1200(c)] and, therefore, is exempt from regulatory requirements when handled as a manufactured item. This SDS contains additional health hazard information related to dust generation during construction.

2.1 HAZARD CLASSIFICATION (GHS-US)
Skin Irritation 2

Eye Irritation 2 B

STOT-SE (Single Exposure) 3 (Respiratory Irritation)

STOT-RE (Repeated Exposure) 2 (Respiratory Illness)

Carcinogen 1A

2.2 LABEL ELEMENTS (GHS-US)

Hazard Pictograms:



Signal Word:
- Danger

Hazard Statements:
- Causes skin irritation (H316)
- Causes eye irritation (H320)
- May cause respiratory irritation (H335)
- May cause cancer (H350)
- May cause damage to respiratory system through prolonged or repeated exposure (H373)

Precautionary and Response Statements:

- Do not handle until all safety precautions have been read and understood (P202)
- Avoid breathing dust; in case of inadequate ventilation, wear respiratory protection (P261) (P284)
- Cut/grind/chip product in a well-ventilated area or use a wet saw (P271)
- Wear protective gloves, protective clothing, and eye protection (P280)
- IF INHALED: Remove person to fresh air and keep at rest in a position comfortable for breathing (P304) (P340)
- IF IN EYES: Rinse cautiously with water for at least 15 minutes. Remove contact lenses if present and easy to do. Continue rinsing until pain or irritation subsides. (P305) (P351) (P338)
- If symptoms persist: Get medical advice/attention (P313)

2.3 OTHER HAZARDS
Exposure may aggravate those with pre-existing eye, skin,or respiratory conditions.

2.4 CALIFORNIA PROPOSITION 65: **WARNING:** Cancer and Reproductive Harm—www.P65Warnings.ca.gov

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

3.1 DESCRIPTION OF PRODUCT Concrete matrix article.

3.2 PRODUCT INGREDIENTS AND HAZARD CLASSIFICATION
Substances and hazard classification based on dust composition.

Ingredient	Product Identifier (CAS No.)	% (w/w)	Hazard Classification (GHS-US)
Quartz	14808-60-7	40 - 60	• Carcinogenicity 1A, H350 • STOT 2 (Respiratory), H373
Portland cement (cured)	65997-15-1	20 – 40	• Skin Irritation 2, H316 • Eye Irritation 2B, H320 • STOT 3 (Respiratory), H335
Limestone	1317-65-3	< 30	• Skin Irritation 2, H316 • Eye Irritation 2B, H320 • STOT 3 (Respiratory), H335
Amorphous silica	7631-86-9	< 4	• Not classified
Iron oxide	1309-37-1	≤ 3	• Not classified

Note: This product contains additional not classified substances at low concentrations that do not contribute to the hazards of this product.

SECTION 4: FIRST AID MEASURES

4.1 DESCRIPTION OF FIRST AID MEASURES

General: Never give anything by mouth to an unconscious person. Any person who is experiencing symptoms of injury or illness should be moved to a comfortable area with fresh air, and the label or SDS for this product reviewed.

Inhalation: If symptoms of dust exposure (respiratory irritation) occur, move the person to fresh air. Provide drinking water, if conscious, to flush mouth and irrigate upper respiratory tract. Seek medical attention for discomfort or if coughing or other symptoms do not subside.

Eye Contact: If injury is due to a projectile, seek immediate medical attention. If the person's symptom is eye irritation due to dust exposure, careful flushing with clean water should continue for at least 15 minutes. If contact lenses are present, they should be removed after flushing. Flushing should continue until irritation subsides. Medical attention should be obtained if irritation persists.

Skin: Injuries to skin due to abrasion, laceration, or crushing should be treated by flushing with clean water, followed by first aid (application of disinfectant and bandage). If the injury is more extensive or irritation and pain persists, medical attention should be sought.

4.2 MOST IMPORTANT SYMPTOMS AND EFFECTS—BOTH ACUTE AND DELAYED

General: The most important symptoms and effects from exposure to this product's dust is respiratory irritation and respiratory system chronic illness if significant exposures occur repeatedly.

Inhalation: The immediate acute response to dust inhalation is respiratory system irritation. Upon repeated high levels of dust exposure, crystalline silica content of the dust may cause delayed or chronic respiratory illnesses, including silicosis and cancer.

Eye Contact: Exposures of the eyes to particles and dust may result in irritation, pain, redness, and blurred vision, which is usually temporary.

Skin Contact: Other than abrasion and irritation, skin contact should not cause delayed or chronic symptoms.

4.3 INDICATION OF IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT
Anytime symptoms of eye irritation or respiratory irritation persist, medical attention should be obtained.

SECTION 5: FIRE-FIGHTING MEASURES

5.1 EXTINGUISHING MEDIA Suitable Extinguishing Media: Use extinguishing media appropriate for surrounding fire. Finished product is not combustible.

5.2 SPECIAL HAZARDS ARISING FROM THE SUBSTANCE OR MIXTURE

Fire Hazard: Not combustible.

Explosion Hazard: Product is not explosive.

Reactivity: Hazardous reactions are not expected to occur under normal conditions.

5.3 ADVICE FOR FIRE FIGHTERS
Not applicable.

SECTION 6: ACCIDENTAL RELEASE MEASURES

6.1 PERSONAL PRECAUTIONS, PROTECTIVE EQUIPMENT, AND EMERGENCY PROCEDURES
General Measures: Do not breathe dust. Do not get in eyes, on skin,or on clothing.

6.1.1. FOR NON-EMERGENCY PERSONNEL
Protective Equipment: Use appropriate personal protective equipment (PPE) during clean-up.
Emergency Procedures: Not applicable.

6.1.2. FOR EMERGENCY PERSONNEL
Protective Equipment: Equip clean-up crew with proper protection.
Emergency Procedures: Ventilate area or use wet methods if dust is generated.

6.2 ENVIRONMENTAL PRECAUTIONS
Reuse product as appropriate to avoid disposal.

6.3 METHOD SAND MATERIAL FOR CONTAINMENT AND CLEAN-UP
Containment: Contain and collect as any solid. Avoid actions that cause dust to become airborne. Do not breathe dust, and do not allow large quantities of dust to contact skin.

6.4 REFERENCE TO OTHER SECTIONS See Section 8.
Exposure Controls and Personal Protection. For further information, refer to Section 13.

SECTION 7: HANDLING AND STORAGE

7.1 PRECAUTIONS FOR SAFE HANDLING
Additional Hazards when Processed: Cutting, crushing, or grinding crystalline silica-bearing materials will release respirable crystalline silica. Use all appropriate measures of dust control or suppression and Personal Protective Equipment (PPE) described in Section 8.

Hygiene Measures: Handle in accordance with good industrial hygiene and safety procedures. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking, and again when leaving work.

7.2 CONDITIONS FOR SAFE STORAGE, INCLUDING ANY INCOMPATIBILITIES
Not applicable.

7.3 SPECIFIC END-USE(S)
No applicable limits.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1 EXPOSURE LIMITS

The following exposure limits are based on a time-weighted full-shift exposure, unless otherwise noted.

Ingredient	OSHA PEL[1]	ACGIH-TLV[2]	Other[3]
Quartz (crystalline silica)[4]	50 µg/m³ [0.05 mg/m³ (respirable fraction)]	0.025 mg/m³ (respirable fraction)	0.05 mg/m³ (respirable fraction)
Portland cement	15 mg/m³ (total dust); 5 mg/m³ (respirable fraction)	1 mg/m³ (respirable fraction containing no asbestos and < 1% crystalline silica)	10 mg/m³ (total dust); 5 mg/m³ (respirable fraction)
Limestone	15 mg/m³ (total dust); 5 mg/m³ (respirable fraction)	10 mg/m³ (total dust); 3 mg/m³ (respirable fraction)	0.05 mg/m³ (respirable fraction)
Iron oxide	Fume: 10 mg/m³ (total dust); Particulate: 15 mg/m³ (total dust); 5 mg/m³ (respirable fraction)	5 mg/m³ (respirable fraction)	5 mg/m³ (total dust)
Amorphous silica	80 mg/m³ ÷ %SiO2	10 mg/m³ (total dust); 3 mg/m³ (respirable fraction)	6 mg/m³ (total dust)

ƒn[1] OSHA PEL (Permissible Exposure Levels at 29 CFR1910.1000)
ƒn[2] ACGIH-TLV (American Conference of Governmental Industrial Hygienists-Threshold Limit Values 2018)
ƒn[3] NIOSH REL (National Institute for Occupational Safety & Health Recommended Exposure Limit)
ƒn[4] Amount of respirable crystalline silica not determined.

8.2 EXPOSURE CONTROLS

Appropriate Engineering Controls: Power equipment should be equipped with wet dust suppression or dust collection devices if cutting/grinding/chipping product. Emergency eyewash equipment should be available in the immediate vicinity of any potential exposure. Use local exhaust or general dilution ventilation, or other suppression methods to maintain dust levels below exposure limits. Reference: OSHA Respirable Crystalline Silica Standard for Construction [29 CFR 1926.1153].

Personal Protective Equipment: Protective goggles or safety glasses, and gloves. Wear respiratory protection if dust is present when cutting/grinding/chipping product in accordance with the OSHA Respiratory Protection Standard [29 CFR 1910.134].



Hand Protection: Protective gloves as appropriate to prevent abrasion and hand injuries.

Eye and/or Face Protection: Approved safety glasses, goggles, and/or face-shield.

Skin and Body Protection: Appropriate work clothing and footwear should be worn.

Respiratory Protection: If exposure limits are exceeded or irritation is experienced, NIOSH-approved respiratory protection should be worn in accordance with the OSHA Respiratory Protection Standard [29 CFR 1910.143].

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

9.1 INFORMATION ON BASIC PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Solid.
Appearance: Solid. Tiles come in a wide range of colors.
Odor: Essentially odorless.
Odor Threshold: Not applicable.
pH: Not applicable. **Evaporation Rate:** Not applicable.
Melting Point: No data.
Freezing Point: Not applicable.
Boiling Point: Not applicable.
Flash point: Not applicable.
Auto-Ignition Temperature: Not applicable.
Decomposition Temperature: Not applicable.
Flammability (solid, gas): Not applicable.
Lower Flammable Limit: Not applicable.
Upper Flammable Limit: Not applicable.
Vapor Pressure: Not applicable.
Relative Vapor Density at 20°C: Not applicable.
Relative Density: Not applicable.
Specific Gravity: 2.6
Solubility: Negligible in water.
Partition Coefficient—N-Octanol/Water: Not applicable.
Viscosity: Not applicable.
Explosion Data—Sensitivity to Mechanical Impact: Not applicable.
Explosion Data—Sensitivity to Static Discharge: Not applicable.

SECTION 10: STABILITY AND REACTIVITY

10.1 REACTIVITY Hazardous reactions are not expected to occur under normal conditions.

10.2 CHEMICAL STABILITY Stable.

10.3 POSSIBILITY OF HAZARDOUS REACTIONS Not applicable.

10.4 CONDITIONS TO AVOID Not applicable.

10.5 INCOMPATIBLE MATERIALS Not applicable.

10.6 HAZARDOUS DECOMPOSITION PRODUCTS Not applicable.

SECTION 11: TOXICOLOGICAL INFORMATION

11.1 LIKELY ROUTES OF EXPOSURE

Skin Contact: Product is abrasive and may irritate unprotected skin.

Eye Contact: When product is shaped or cut, chips or dust may enter unprotected eyes and cause injury or irritation.

Inhalation: When product is shaped or cut, respirable dust may be generated that, when inhaled, can cause respiratory system irritation. Prolonged or repeated inhalation exposure may cause chronic illness.

Ingestion: Not expected to be an exposure route of concern.

11.2 SYMPTOMS RELATED TO PHYSICAL, CHEMICAL, AND TOXICOLOGICAL CHARACTERISTICS

Immediate Effects: Irritation of skin, eyes, and respiratory tract due to abrasion or dust inhalation will produce immediate discomfort, and first aid provided.

Delayed and Chronic Effects: Inhalation of dust on a prolonged or repeated basis may result in chronic lung disease or silicosis and may also result in lung cancer.

11.3 NUMERICAL MEASURES OF TOXICITY

The acute and chronic effects of exposure to this product's fumes/dust have not been quantified.

11.4 CARCINOGENICITY

The ingredient quartz, also known as crystalline silica, has been determined to be carcinogenic by the International Agency for Research on Cancer (IARC) and the National Toxicology Program (NTP).

SECTION 12: ECOLOGICAL INFORMATION

12.1 TOXICITY No additional information available.

12.2 PERSISTENCE AND DEGRADABILITY Not available.

12.3 BIO ACCUMULATIVE POTENTIAL Not available.

12.4 MOBILITY IN SOIL Not available.

12.5 OTHER ADVERS EEFFECTS Not available.

SECTION 13: DISPOSAL CONSIDERATIONS

13.1 WASTE TREATMENT METHODS

Waste Disposal Recommendations: Scrap material should be re-used or recycled. Waste is not a hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA) (40 CFR 261). Dispose of waste material in accordance with all local, regional, national, provincial, territorial, and international regulations.

SECTION 14: TRANSPORT INFORMATION

14.1 IN ACCORDANCE WITH DOT Not regulated for transport.

14.2 IN ACCORDANCE WITH IMDG Not regulated for transport.

14.3 IN ACCORDANCE WITH IATA Not regulated for transport.

14.4 IN ACCORDANCE WITH TDG Not regulated for transport.

SECTION 15: REGULATORY INFORMATION

15.1 U.S. FEDERAL REGULATIONS

SARA Section 311/312 Hazard Classes

Exempt article [40 CFR 370.13(b)].

SARA Section 313 Emission Reporting

This product may contain constituents listed under SARA (Title III) Section 313, but not in amounts re quiring supplier notification under 40 CFR Part 372, Subpart C.

TSCA Inventory

All constituents are included on the Toxic Substances Control Act Chemical Inventory (40 CFR 720).

15.2 U.S. STATE REGULATIONS

State Right-to-Know Laws

This product, as an article, is exempt from hazardous substance inventory reporting under the Massachusetts, New Jersey, and Pennsylvania right-to-know laws.

California Proposition 65—Warning Required

Refer to Section 2.4.

15.3 CANADIAN REGULATIONS

DSL

All ingredients are listed or exempt from inclusion on the Canadian Domestic Substances List (DSL).

WHMIS

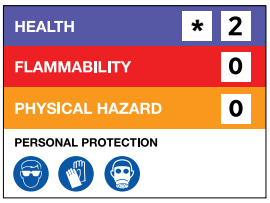
Class D, Division 2, Subdivision A – Material causing other toxic effects. Very Toxic—Chronic.



This product has been classified in accordance with the hazard criteria of the CPR, and the SDS contains all information required by the CPR.

15.4 OTHER: HMIS AND NFPA

HMIS:



NFPA:



SECTION 16: OTHER INFORMATION

Party Responsible for Preparation of this Document
Westlake Royal Roofing LLC
1-855-769-2585 | (949) 585-8200

Limitations
The information and recommendations set forth herein are based on data we have in our possession, and we have reason to believe is accurate. It is, however, the user's responsibility to determine the safety, toxicity, or suitability for his/her own use of the herein described product. Because the actions by others is beyond our control, Westlake Royal Roofing LLC makes no warranty expressed or implied regarding accuracy of the data or the results to be obtained from the use thereof.

INSTALLATION TECH MEMO

Technical Bulletin

FASTENING OF BATTENS AND COUNTERBATTEN SYSTEMS

Issued: January, 2001
Revision: March, 2022

In most climates and conditions, the code prescribed, minimum requirements are adequate for the attachment of battens to the roof deck. There are however, a number of circumstances that warrant more attention to how and where the battens are attached depending on how much weight and stress they will be subjected to. Steep sloped roofs where the battens will be used to support foot traffic during the roof installation will generally require better attachment than lower slope roofs. Likewise, roofs that are fitted with certain types of snow retention devices may require enhanced fastening depending on roof slope and expected snow loads.

The simplest method used to increase uplift or withdrawal resistance is to fasten the battens through the sheathing and into the rafters. In most cases, an 8d or 10d nail will provide adequate attachment although, in severe circumstances such as steep slope combined with snow load, double fasteners or screws may be required.

Rafters should be spotted prior to underlayment application to ensure proper fastener penetration. This can be done simply by marking the underlayment as each course is installed by crayon or roofing nail over the rafter. Once the underlayment is installed the battens or vertical strapping may be fastened securely to the rafters.

Another method that may be used when the counterbatten system is employed is to attach the vertical strips over the rafters prior to the underlayment. With this system, it is recommended that special, tear-resistant underlayment be used to avoid damage form step-through during the tile application.

The fastening of battens to the rafters ensures a good, long-term attachment that will prevent tile slippage or roof leaks as the roof ages.

PRODUCT TEST REPORTS

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786)315-2590 F (786) 315-2599
www.miamidade.gov/economy

Westlake Royal Roofing LLC
7575 Irvine Center Drive #100
Irvine, California, USA 92816

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER -Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: TEJAS ESPAÑA

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA# 22-0331.12 and consists of pages 1 through 7.
The submitted documentation was reviewed by Alex Tigera.

06/27/24

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Roofing Tiles
Material: Concrete

1. SCOPE

This approves a roofing system using **TEJAS ESPAÑA**, as manufactured by Westlake Royal Roofing LLC, as described in Section 2 of this Notice of Acceptance. For locations where the pressure requirements, as determined by applicable Building Code does not exceed the design pressure values obtained by calculations in compliance with RAS 127 using the values listed in section 4 herein. The attachment calculations shall be done as a moment based system.

2. PRODUCT DESCRIPTION

Manufactured by Applicant	Dimensions	Test Specifications	Product Description
TEJAS ESPAÑA	L = 16.5” W = 13.” H = 3.63 ” Thickness: ”	TAS 112	High Profile “S” Type, interlocking, concrete tile equipped with two nail holes. For direct deck or battened nail-on, mortar or adhesive set applications.
Trim Pieces	L= varies W = varies Varying thickness	TAS 112	Accessory trim, concrete roof pieces for use at hips, rakes, ridges and valley terminations. Manufactured for each tile profile.

2.1 PRODUCTS MANUFACTURED BY OTHERS

Product Name	Product Description	Manufacturer (With Current NOA)
ICP Adhesives Polyset AH-160	Two component polyurethane foam adhesive.	ICP Adhesives and Sealants, Inc.
TILE BOND™ Roof Tile Adhesive	Single component polyurethane foam roof tile adhesive.	The Dow Chemical Company
“Tile Tite” Roof Tile Mortar	Premixed, pre-bagged roof tile mortar.	Bermuda Roof Co. Inc.
Bonsal Roof Tile Mortar	Premixed, pre-bagged roof tile mortar.	Bonsal American
“Quikrete” Roof Tile Mortar, FL-15	Premixed, pre-bagged gray roof tile mortar.	The Quikrete Companies, Inc.

2.2 MANUFACTURING LOCATION

1. Katy, Texas

2.3 SUBMITTED EVIDENCE:

Test Agency	Test Identifier	Test Name/Report	Date
Redland Technologies	7161-03 Appendix III	PA 102 & PA 102(A)	Dec. 1991
	Letter	PA 108 (Nail-On)	Aug. 1994
	P09647-01	PA 108 (Mortar Set)	July 1994
	P0402	Withdrawal Resistance Testing of screw vs. smooth shank nails	Sept. 1993
The Center for Applied Engineering, Inc.	94-083	PA 101 (Adhesive Set)	April 1994
	94-084	PA 101 (Mortar Set)	May 1994
	25-7094-(3, 6 & 9)	PA 102	Oct. 1994
	25-7120-(1 & 2)	PA 102	Nov. 1994
	25-7183-(3 & 4)	PA 102	Feb. 1995
	25-7214-(3, 4, &7)	PA 102	March, 1995
	25-7804-4	PA 102	Sep. 1996
Celotex Corporation	520111-3	PA 101	Dec. 1998
Testing Services	520191-2-1	PA 101	March 1999
Walker Engineering, Inc.	Calculations	25-7094	February 1996
	Calculations	25-7496	April 1996
	Calculations	25-7584	December 1996
	Calculations	25-7804b-8	December 1996
	Calculations	25-7804-4 & 5	December 1996
	Calculations	25-7848-6	December 1996
	Calculations	25-7183	March 1995
American Test Lab of South Florida	RT1023.02-18	TAS 112	January 17, 2019
		TAS 112	05/15/24
Walker Engineering, Inc.	Calculations	Restoring Moment Aerodynamic Multiplier	March 21, 2019

3. LIMITATIONS

3.1 Fire classification is not part of this acceptance.
3.2 For mortar or adhesive set tile applications, a static field uplift test shall be performed in accordance with TAS 106.
3.3 Applicant shall retain the services of a Miami-Dade County Certified Laboratory to perform quarterly test in accordance with TAS 112, appendix 'A'. Such testing shall be submitted to the Miami-Dade Product Control office for review.
3.4 Minimum underlayment shall be in compliance with the applicable Roofing Applications Standards listed section 4.1 herein.
3.5 30/90 hot mopped underlayment applications may be installed perpendicular to the roof slope unless stated otherwise by the underlayment material manufacturers published literature.
3.6 Minimum Slope 4/12 for mechanically attached tile.
3.7 This acceptance is for wood deck applications. Minimum deck requirements shall be in compliance with applicable building code.
3.8 All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 61G20-3 of the Florida Administrative Code.

4. INSTALLATION

4.1 **TEJAS ESPAÑA**, and its components shall be installed in strict compliance with Roofing Application Standard RAS 118, RAS 119, and RAS 120.
4.2 Data For Attachment Calculations

Table 1: Average Weight (W) and Dimensions (l x w)

Tile Profile	Weight-W (lbf)	Length-l (ft.)	Width-w (ft.)
Tejas España	10.4	1.375	1.08

Table 2: Aerodynamic Multipliers - λ (ft^3)

Tile Profile	λ (ft^3) Batten Application	λ (ft^3) Direct Deck Application
Tejas España	0.278	0.301

Table 3: Restoring Moments due to Gravity - M_g (ft.-lbf)

Tile Profile	2":12"		3":12"		4":12"		5":12"		6":12"		7":12" or greater	
Tejas España	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck	Battens	Direct Deck
	N/A	7.14	N/A	7.08	6.38	6.98	6.26	6.85	6.11	6.69	5.95	6.52

Table 4: Attachment Resistance Expressed as a Moment - M_f (ft.-lbf) for Mechanically Attached Systems				
Tile Profile	**Fastener Type**	**Direct Deck (min 15/32" plywood)**	**Direct Deck (min. 19/32" plywood)**	**Battens**
Tejas Espaňa	2-10d Ring Shank Nails	28.6	41.2	19.4
	1-10d Smooth or Screw Shank Nail	5.1	6.8	2.8
	2-10d Smooth or Screw Shank Nails	6.9	9.2	7.3
	1 #8 Screw	20.7	20.7	18.1
	2 #8 Screw	43.2	43.2	29.8
	1-10d Smooth or Screw Shank Nail (Field Clip)	23.1	23.1	19.0
	1-10d Smooth or Screw Shank Nail (Eave Clip)	29.3	29.3	24.0
	2-10d Smooth or Screw Shank Nails (Field Clip)	27.6	27.6	38.6
	2-10d Smooth or Screw Shank Nails (Eave Clip)	38.1	38.1	41.8

Table 5: Attachment Resistance Expressed as a Moment - M_f (ft-lbf) for Mechanically Attached Systems				
Tile Profile	**Fastener Type**	**Direct Deck (min 15/32" plywood)**	**Direct Deck (min. 19/32" plywood)**	**Battens**
Tejas Espaňa	2-10d Ring Shank Nails[1]	33.1	48.1	45.2

1 Installation with a 4" tile headlap and fasteners are located a min. of 2½" from head of tile.

Table 6: Attachment Resistance Expressed as a Moment M_f (ft-lbf) for Two Paddy Adhesive Set Systems		
Tile Profile	**Tile Application[2]**	**Minimum Attachment Resistance**
Tejas Espaňa	TILE BOND™ Roof Tile Adhesive	29.3[3]
	ICP Adhesives Polyset® AH-160	29.3[4]

2 See manufactures component approval for installation requirements.
3 Medium paddy weight of 10.7 grams per paddy of TILE BOND™ Roof Tile Adhesive.
4 Medium paddy weight of 8 grams per paddy of Polyset® AH-160.

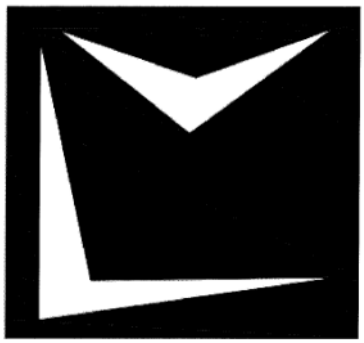
Table 7: Attachment Resistance Expressed as a Moment - M_f (ft-lbf) for Single Paddy Adhesive Set Systems		
Tile Profile	**Tile Application**	**Minimum Attachment Resistance**
Tejas Espaňa	ICP Adhesives Polyset AH-160	66.5[5]
	ICP Adhesives Polyset AH-160	38.7[6]

5 Large paddy weight of 63 grams of Polyset® AH-160.
6 Medium paddy weight of 24 grams of Polyset® AH-160.

Table 8: Attachment Resistance Expressed as a Moment - M_f (ft-lbf) for Mortar Set Systems		
Tile Profile	**Tile Application**	**Attachment Resistance**
Tejas España	Mortar Set[7]	24.5
7 See specific mortar manufacturers Notice of Acceptance		

5. LABELING

All tiles shall bear the imprint or identifiable marking of the manufacturer's name or logo **(See Detail Below)**, or following statement: "Miami-Dade County Product Control Approved"

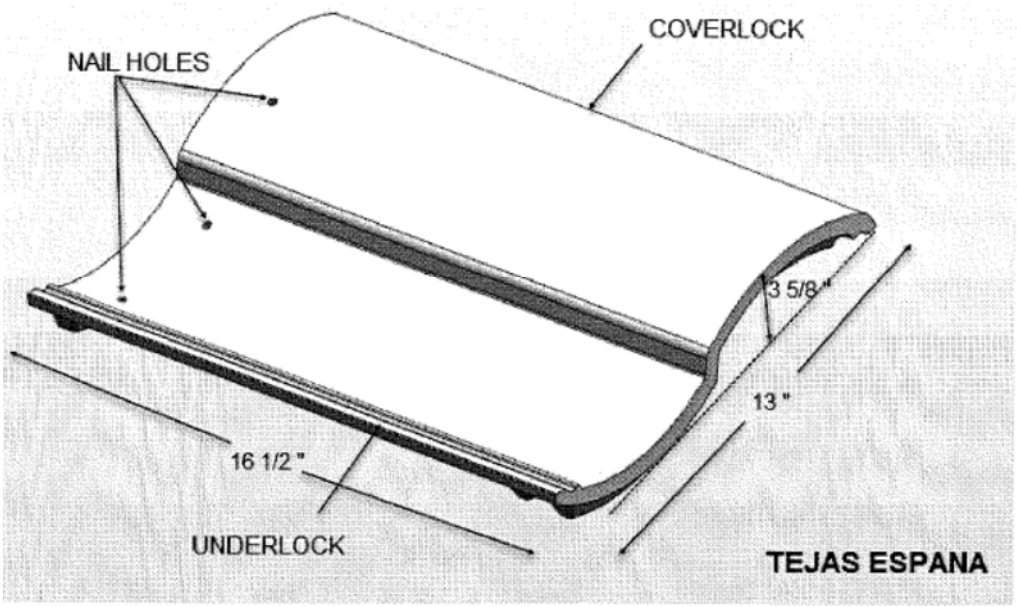


MONIER LOGO
(LOCATED ON UNDERSIDE OF TILE)

6. BUILDING PERMIT REQUIREMENTS:

6.1 Application for building permit shall be accompanied by copies of the following:
- **6.1.1** This Notice of Acceptance.
- **6.1.2** Any other documents required by Building Official or Applicable building code in order to properly evaluate the installation of this system.

PROFILE DRAWINGS



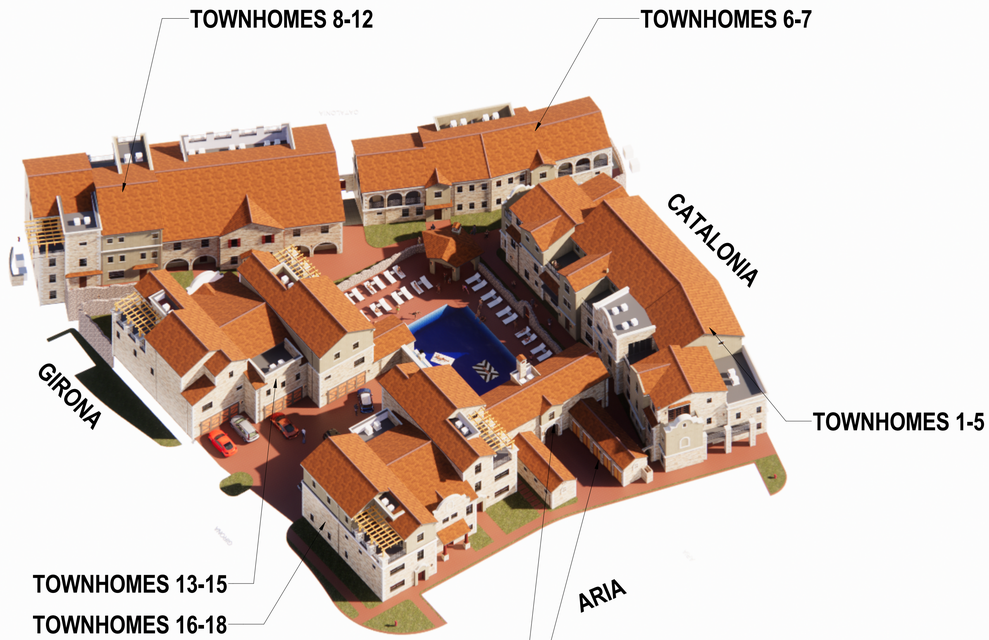
TEJAS ESPAÑA

END OF THIS ACCEPTANCE

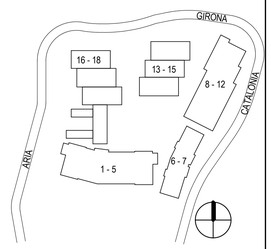












Bush
ARCHITECTS
1800 VALLEY VIEW LN, STE 400
FARMERS BRANCH, TX 75234
PHONE 469-857-3151

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ENTRADA

BLOCK M

TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	Project Number
ISSUED FOR:	Project Status
DRAWN BY:	Checker
DATE:	01/26/21

BLOCK M TOWNHOMES

P000

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS

ENTRADA

BLOCK M

TOWN OF WESTLAKE, TX



DESIGN TEAM

ARCHITECT: **BUSH ARCHITECTS**

CONTACT: ABC
XX
XX
PHONE: XX
xx@busharchitects.design

STRUCTURAL ENGINEER: **ABC**

CONTACT: ABC
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LANDSCAPE ARCHITECT: **ABC**

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MECHANICAL/PLUMBING ENGINEER: **ABC**

CONTACT: ABC
XX
XX
PHONE: XX
xx@xx

CIVIL ENGINEER: **ABC**

CONTACT: ABC
XX
XX
PHONE: XX
xx@xx

ELECTRICAL ENGINEER: **ABC**

CONTACT: ABC
XX
XX
PHONE: XX
xx@xx

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THESE PLANS ARE INTENDED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE ENTER PROJECT NAME HERE. THESE PLANS MUST BE FIELD-VERIFIED BY THE CONTRACTOR. ANY DISCREPANCY, ERROR AND/OR OMISSION IS TO BE IMMEDIATELY REVIEWED BY ARCHITECT AND OWNER BEFORE ANY CONSTRUCTION OR DEMOLITION IS COMMENCED OR PURCHASES MADE. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS WHICH MAY CONFLICT WITH SAME, AND MUST BE STRICTLY ADHERED TO BEFORE AND DURING CONSTRUCTION. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED JUNE 2016 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. COPYRIGHT PROTECTION INCLUDES, BUT IS NOT LIMITED TO THE OVERALL FORM, ARRANGEMENT, AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDING BEING SEIZED AND/OR MONETARY COMPENSATION TO BUSH ARCHITECTS, LLC

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ISSUE LOG

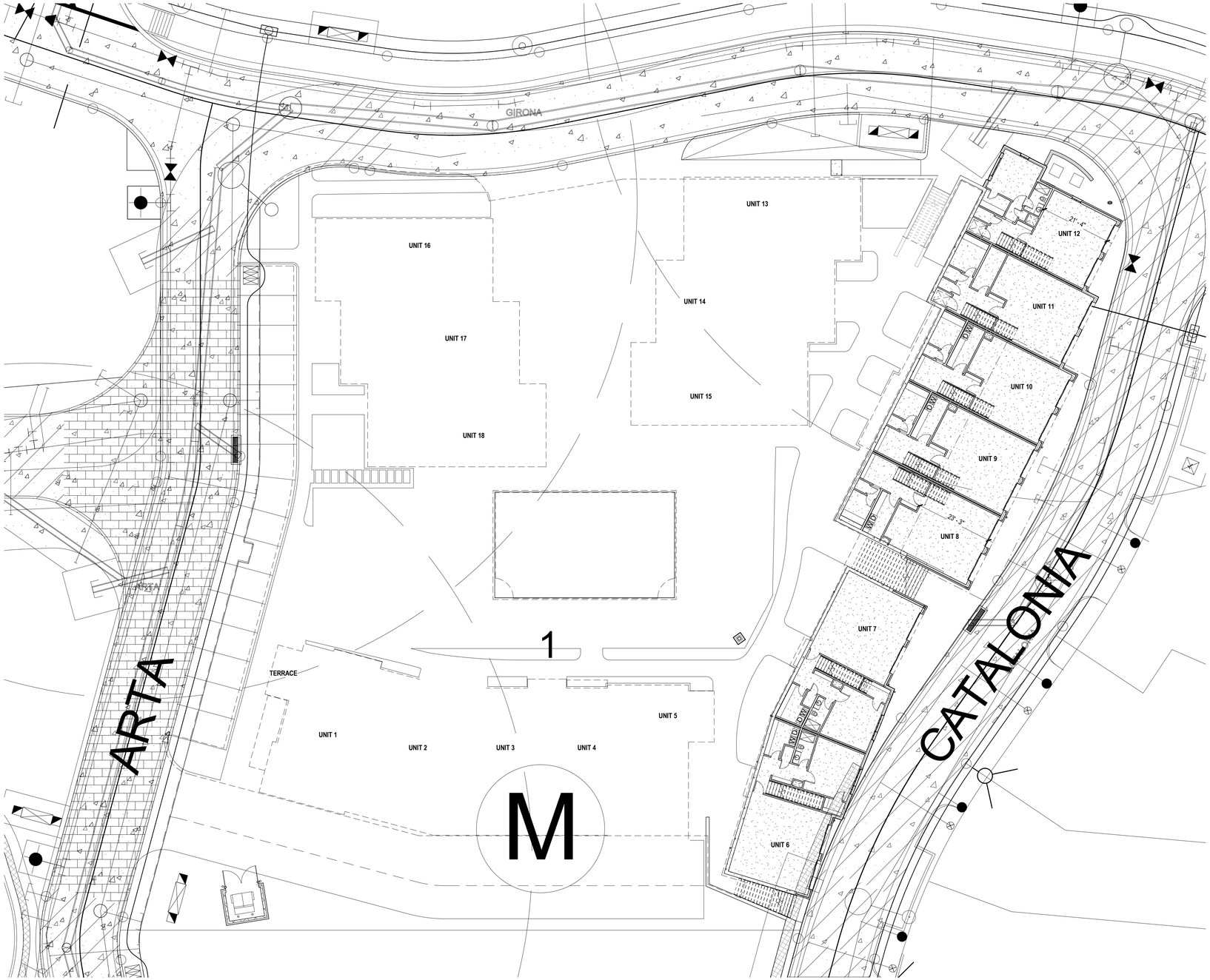
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	10/02/19

COVER SHEET

G001

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 **OVERALL FLOOR PLAN - BASEMENT**

1/16" = 1'-0" REF: 1 / A202

FLOOR PLAN NOTES

1. CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.

2. ALL STRUCTURES IN THIS ZONING DISTRICT MUST COMPLY WITH ENTRADA DESIGN GUIDELINES (WESTLAKE ORDINANCE 760).

3. IN THE EVENT OF A CONFLICT BETWEEN ENTRADA DESIGN GUIDELINES (WESTLAKE ORDINANCE 760) AND ANY DETIALS CONTAINED HEREIN, ENDTRAD DESIGN GUIDELINES (WESTAKE ORDINANCE 760) ARE CONTROLLING.

4. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR FULL INFORMATION NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.

5. NOTIFY ARCHITECT AND OWNER OF ERRORS, OMISSIONS, AND DISCREPANCIES IN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND ACTUAL SITE CONSTRUCTION CONDITIONS. ERRORS, OMISSIONS, AND DISCREPANCIES MUST BE RESOLVED AND DOCUMENTED BEFORE CONTINUING CONSTRUCTION WITH THE WORK IN QUESTION. FAILURE TO NOTIFY THE OWNER AND ARCHITECT IN SUCH AN EVENT SHALL CONSTITUTE ACCEPTANCE OF ANY RESULTING OBLIGATIONS OR RESPONSIBILITIES WITH REGARDS TO DELAYS, COSTS, CODE COMPLIANCE, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.

6. CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BY OWNERS CONSULTANTS.
6.1. ARCHITECTS ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE DIAGRAMMATIC ONLY. ACTUAL DESIGN BY OWNER'S CONSULTANT.
6.2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
6.3. REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN, SPECIFICATIONS, AND DETAILS; INCLUDING REQUIRED RETAINING WALLS, WATERPROOFING, AND FRENCH DRAIN SYSTEMS.
6.4. COORDINATE SOIL COMPACTION REQUIREMENTS BEHIND RETAINING WALLS WITH STRUCTURAL ENGINEER.

7. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.

8. VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE.

9. FIREPLACES:
9.1. VERIFY SIZES, INCLUDING HEARTH EXTENSIONS REQUIRED BY CODE.
9.2. PROVIDE OUTSIDE MAKE-UP AIR INLET AND SCREENED LOUVER AND DAMPER.

10. VENT CLOTHES DRYER TO OUTSIDE.

11. ALL FLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF FLOOR DECK.

12. INSTALL STUDS AT CLOSET SIDE WALL ROD LOCATIONS, MEASURED 10" FROM BACK WALL.

13. EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS.

14. FIRE SPRINKLERS SYSTEMS: REFER TO LOCAL JURISDICTION FOR REQUIREMENTS.

FOR DIMENSION PURPOSES:

1. DO NOT SCALE DRAWINGS.

2. VERIFY DIMENSIONS: NOTIFY ARCHITECT OF ANY DISCREPANCIES.

3. WOOD STUD WALLS: 2x4'S @ 16" O.C. TO A MAXIMUM HEIGHT OF 10'-0", SUPPORTING ONE FLOOR, ROOF, AND CEILING.
UNSUPPORTED WALL HEIGHTS EXCEEDING 10'-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING.

4. EXTERIOR WOOD STUD/MASONRY ASSEMBLIES:
10" w/2x4's, 12" w/2X6's, 14" w/2x8's

5. WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO DETERMINE.

6. WINDOWS AND DOORS:
6.1. VERIFY ROUGH OPENINGS WITH SELECTED MANUFACTURER.
6.2. REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS OR SCHEDULE FOR HEAD HEIGHTS.

ENTRADA NOTES:

1. ALL WINDOW RETURNS FACING PUBLIC STREETS TO BE MINIMUM 10" IN DEPTH.

2. ENTRADA DESIGN GUIDELINES OVERRIDE ALL SPECS CONTAINED HEREIN.

PLUMBING AND HVAC SYSTEMS:
1.1. DESIGNED BY CONTRACTORS PLUMBING AND MECHANICAL PERSONNEL.
1.2. PROPOSED LOCATIONS OF HVAC AND WATER HEATERS DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
1.3. PROPOSED LOCATIONS OF HVAC VENTS AND RETURN AIR DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
2. ALL VENTILATION SYSTEMS TO MEET LOCAL CODE REQUIREMENTS AND DESIGNED BY CONTRACTORS PERSONNEL.

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FARMERS BRANCH, TX 75234
PHONE 469-857-3151

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BLOCK M

TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	02/04/21

OVERALL FLOOR PLAN - BASEMENT LEVEL

A100

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 **OVERALL FLOOR PLAN - LEVEL 1**
1/16" = 1'-0" REF: 1 / A201

TRUE NORTH

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ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	10/02/19

OVERALL FLOOR PLAN -GROUND LEVEL

A101

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 **OVERALL FLOOR PLAN - LEVEL 2**
1/16" = 1'-0" REF: 1 / A201

TRUE NORTH

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TOWN OF WESTLAKE, TX

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ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	10/02/19

OVERALL FLOOR PLAN - LEVEL 2

A102

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 **OVERALL FLOOR PLAN - LEVEL 3**
1/16" = 1'-0" REF: 1 / A201

TRUE NORTH

FLOOR PLAN NOTES

1. CONSTRUCTION: COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.

2. ALL STRUCTURES IN THIS ZONING DISTRICT MUST COMPLY WITH ENTRADA DESIGN GUIDELINES (WESTLAKE ORDINANCE 760).

3. IN THE EVENT OF A CONFLICT BETWEEN ENTRADA DESIGN GUIDELINES (WESTLAKE ORDINANCE 760) AND ANY DETIALS CONTAINED HEREIN, ENDTRAD DESIGN GUIDELINES (WESTAKE ORDINANCE 760) ARE CONTROLLING.

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6. CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS BY OWNERS CONSULTANTS.
6.1. ARCHITECT'S ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE DIAGRAMMATIC ONLY. ACTUAL DESIGN BY OWNER'S CONSULTANT.
6.2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
6.3. REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN, SPECIFICATIONS, AND DETAILS; INCLUDING REQUIRED RETAINING WALLS, WATERPROOFING, AND FRENCH DRAIN SYSTEMS.
6.4. COORDINATE SOIL COMPACTION REQUIREMENTS BEHIND RETAINING WALLS WITH STRUCTURAL ENGINEER.

7. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE SITE AND BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF SAME.

8. VERIFY TYPE AND LOCATION OF UTILITIES SERVING SITE.

9. FIREPLACES:
9.1. VERIFY SIZES, INCLUDING HEARTH EXTENSIONS REQUIRED BY CODE.
9.2. PROVIDE OUTSIDE MAKE-UP AIR INLET AND SCREENED LOUVER AND DAMPER.

10. VENT CLOTHES DRYER TO OUTSIDE.

11. ALL FLOOR FINISH HEIGHTS TO MATCH. FLOOR ELEVATIONS AT SECOND FLOOR ARE GIVEN TO TOP OF FLOOR DECK.

12. INSTALL STUDS AT CLOSET SIDE WALL ROD LOCATIONS, MEASURED 10" FROM BACK WALL.

13. EXTERIOR MATERIALS AND FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS.

14. FIRE SPRINKLERS SYSTEMS: REFER TO LOCAL JURISDICTION FOR REQUIREMENTS.

FOR DIMENSION PURPOSES:

1. DO NOT SCALE DRAWINGS.

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UNSUPPORTED WALL HEIGHTS EXCEEDING 10'-0" AND 3 STORY CONDITIONS REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND SPACING.

4. EXTERIOR WOOD STUD/MASONRY ASSEMBLIES:
10" w/2x4's, 12" w/2X6's, 14" w/2x8's

5. WALL PLATE HEIGHTS: CROSS REFERENCE EXTERIOR ELEVATIONS, WALL SECTIONS, AND FASCIA DETAILS TO DETERMINE.

6. WINDOWS AND DOORS:
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ENTRADA NOTES:

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2. ENTRADA DESIGN GUIDELINES OVERRIDE ALL SPECS CONTAINED HEREIN.

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1.3. PROPOSED LOCATIONS OF HVAC VENTS AND RETURN AIR DETERMINED BY CONTRACTOR AND SUBMITTED TO OWNER AND ARCHITECT FOR APPROVAL.
2. ALL VENTILATION SYSTEMS TO MEET LOCAL CODE REQUIREMENTS AND DESIGNED BY CONTRACTORS PERSONNEL.

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ENTRADA
BLOCK M
TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

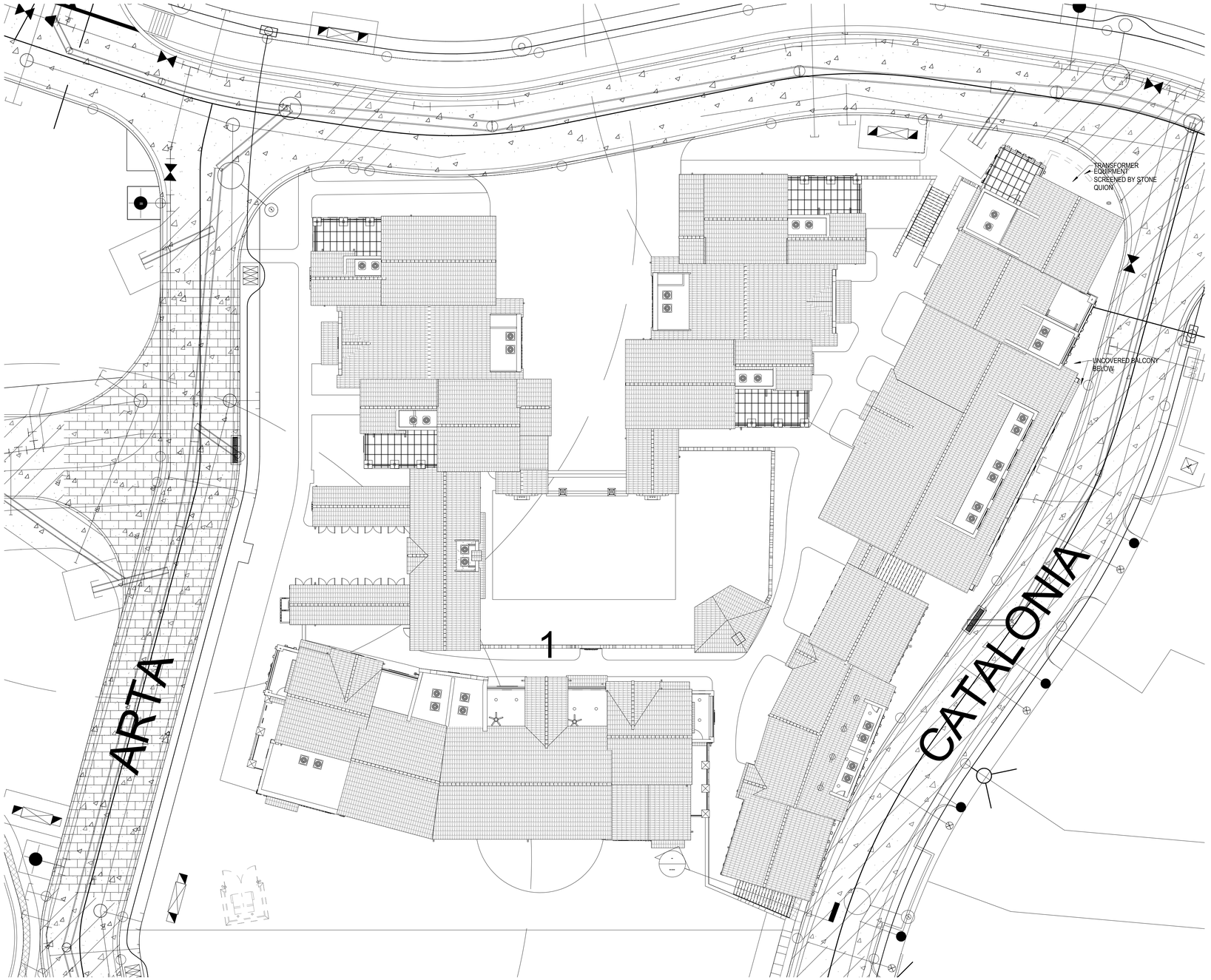
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	02/02/21

OVERALL FLOOR PLAN - LEVEL 3

A103

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 **OVERALL FLOOR PLAN - LEVEL 1**
1/16" = 1'-0" REF: 1 / A201

TRUE NORTH

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ISSUE LOG

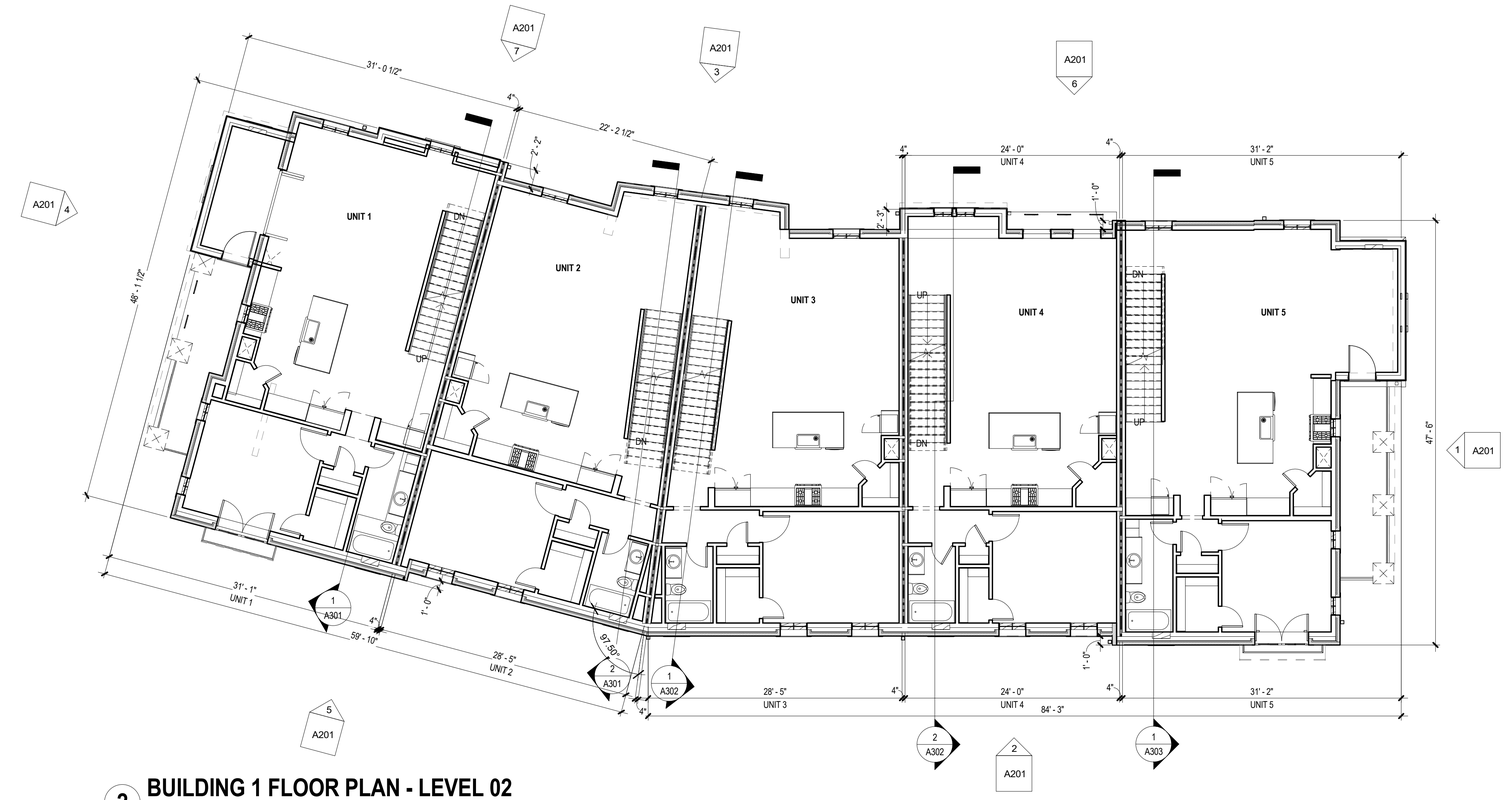
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	07/14/20

OVERALL FLOOR PLAN - ROOF LEVEL

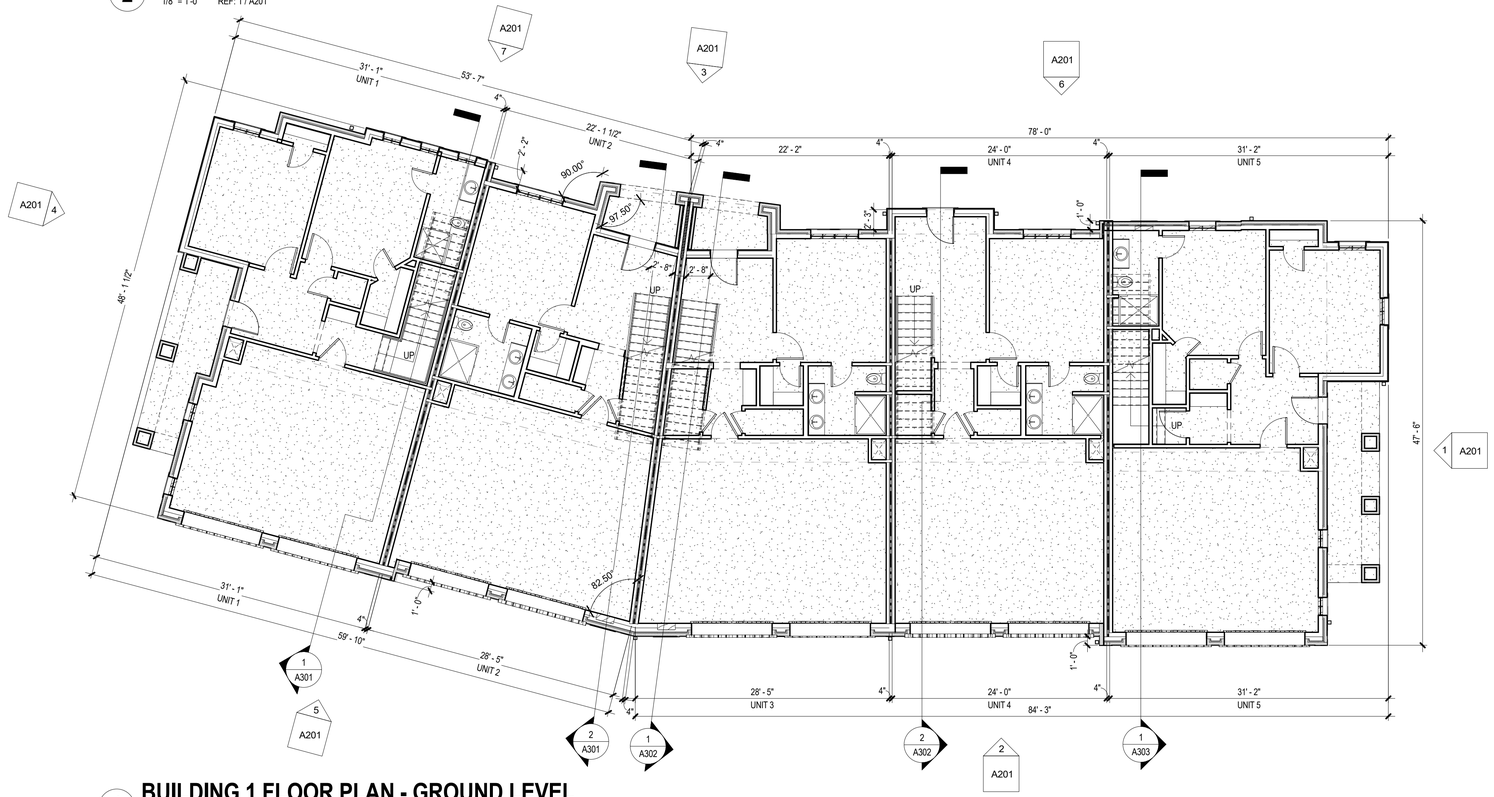
A104

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



2 BUILDING 1 FLOOR PLAN - LEVEL 02

1/8" = 1'-0" REF: 1 / A201



1 BUILDING 1 FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

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TOWN OF WESTLAKE, TX

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ISSUE LOG

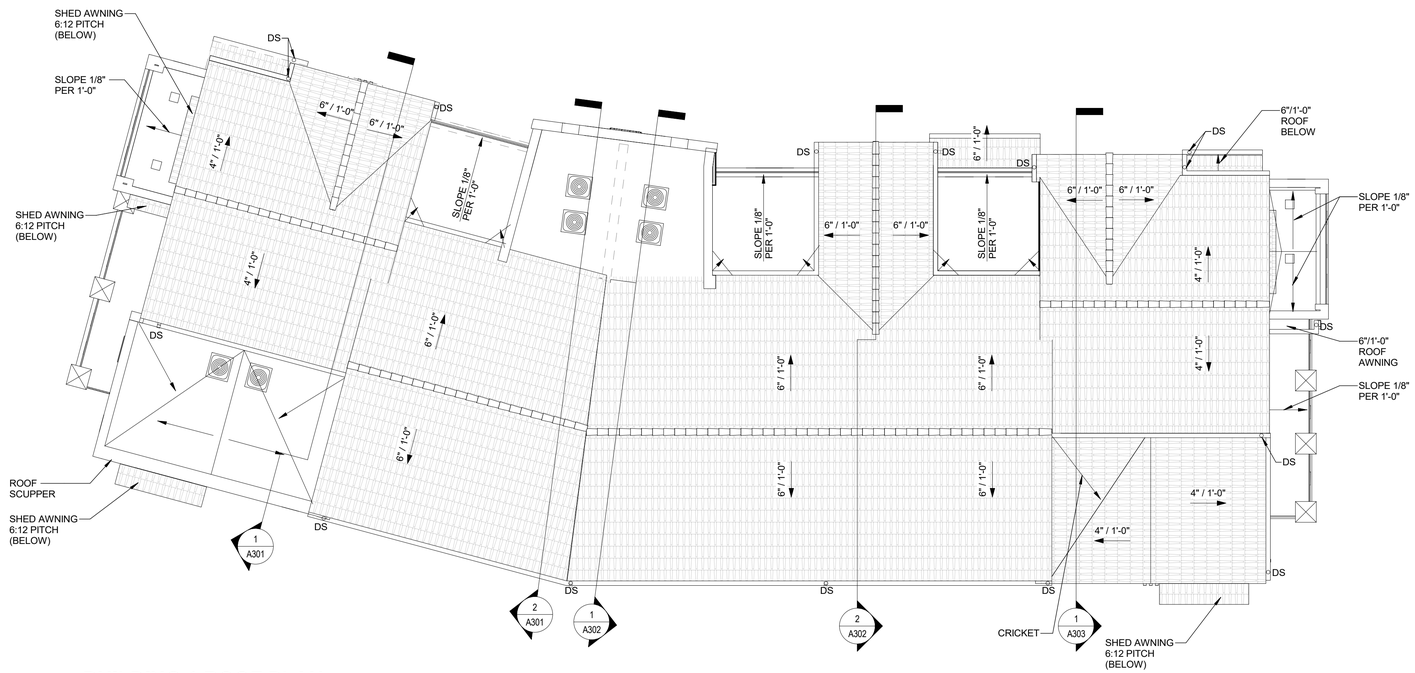
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 1 - GROUND LEVEL AND LEVEL 2

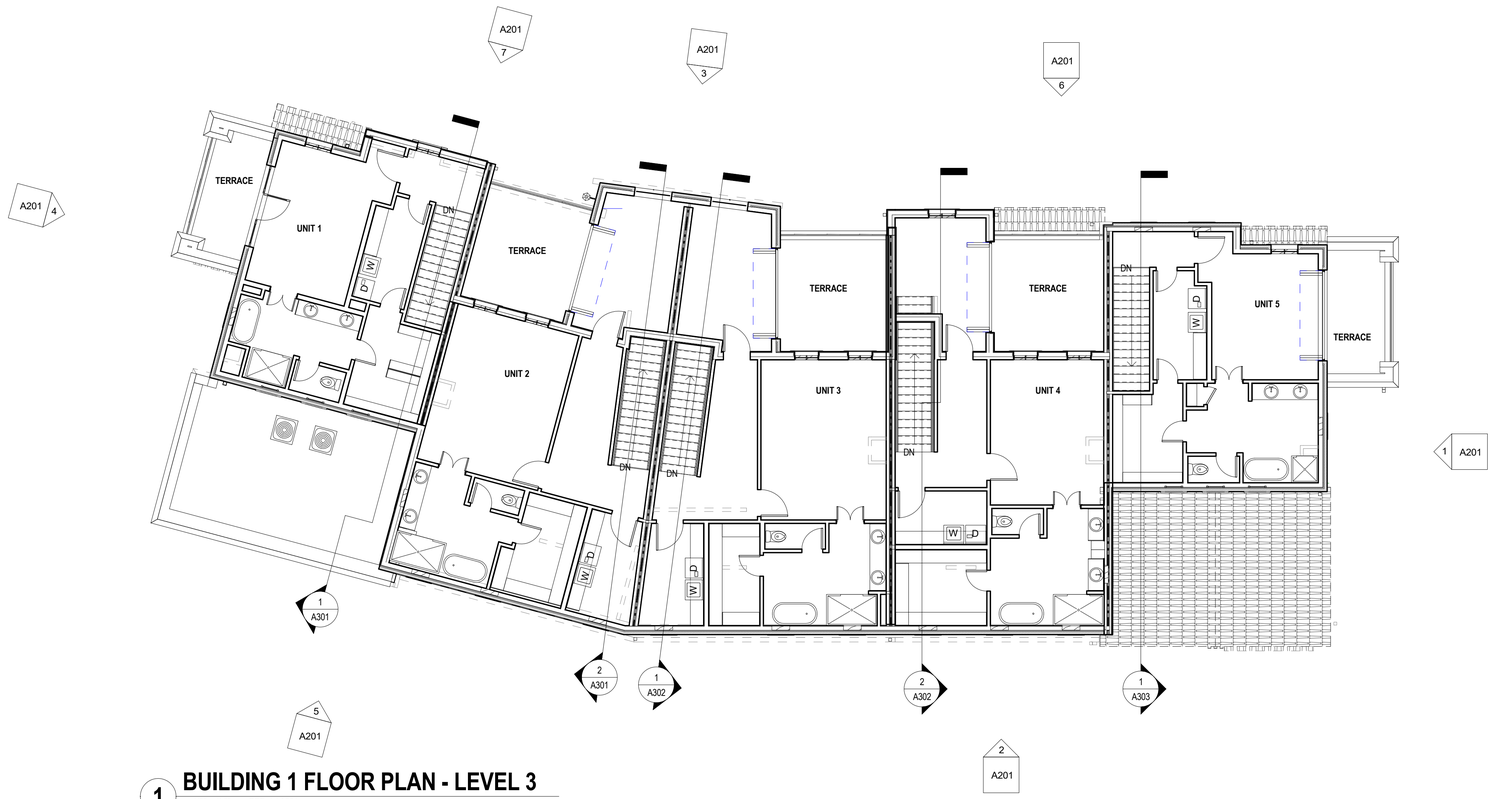
A105

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



2 BUILDING 1 ROOF PLAN

1/8" = 1'-0" REF: 1 / A201



1 BUILDING 1 FLOOR PLAN - LEVEL 3

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

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BLOCK M

TOWN OF WESTLAKE, TX

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ISSUE LOG

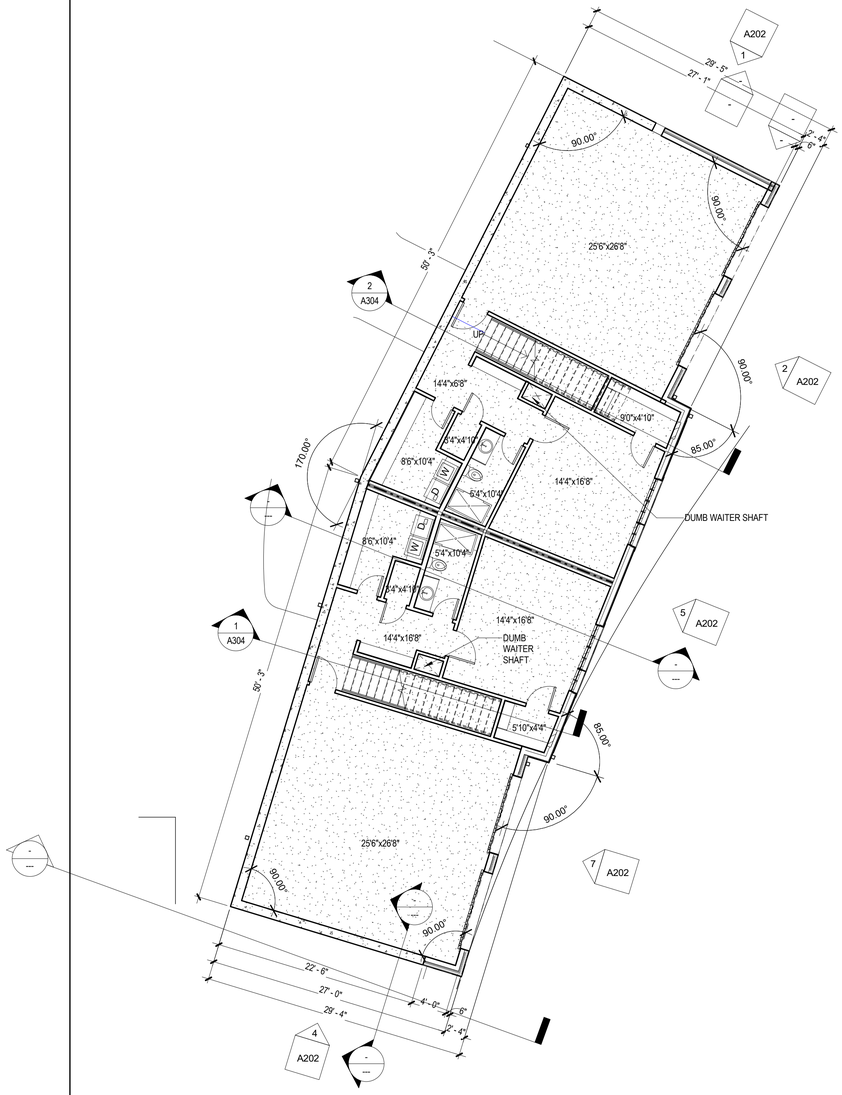
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 1 - LEVEL 3 AND ROOF PLAN

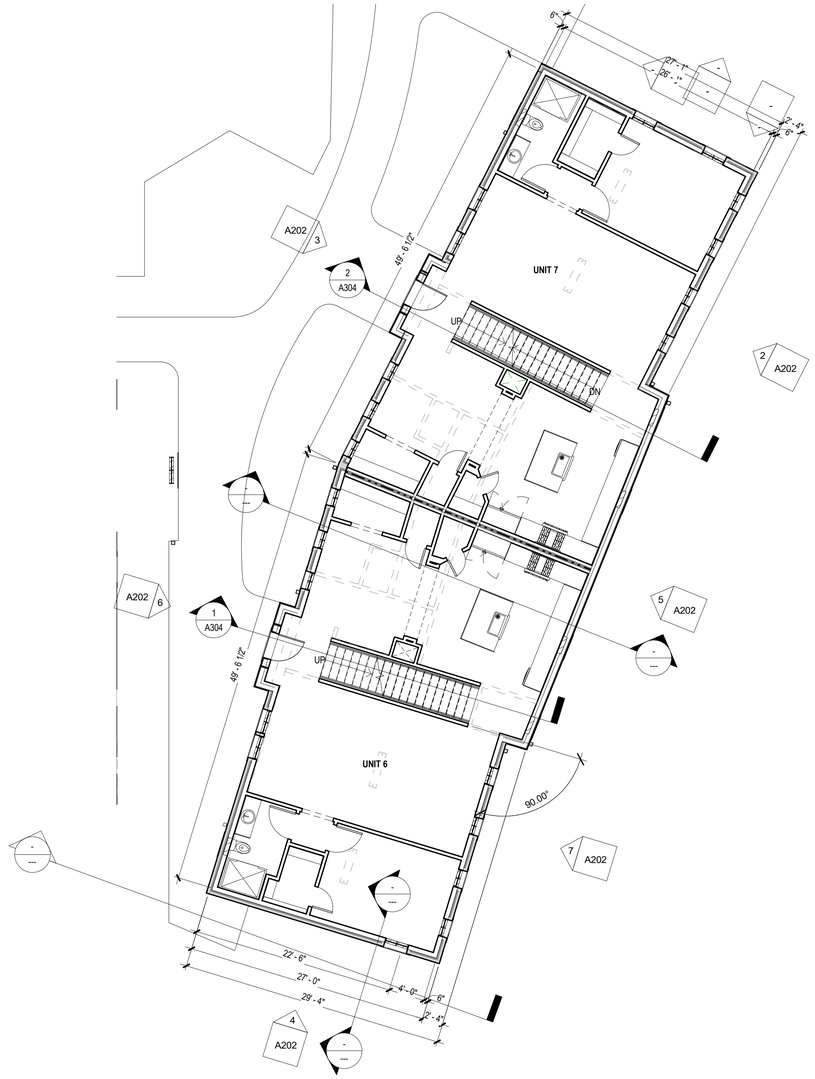
A106

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 2 BASEMENT PLAN

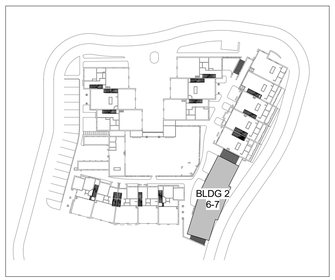
1/8" = 1'-0" REF: 1 / A202



2 BUILDING 2 FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

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TOWN OF WESTLAKE, TX

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ISSUE LOG

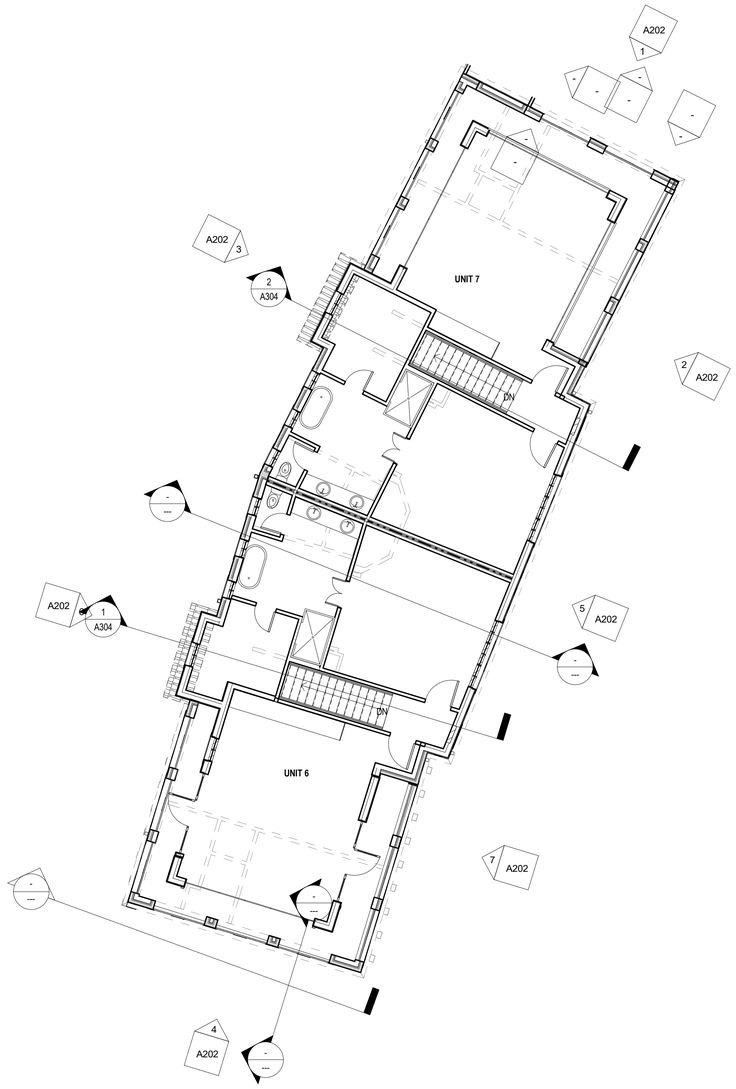
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 2 - BASEMENT AND GROUND LEVEL

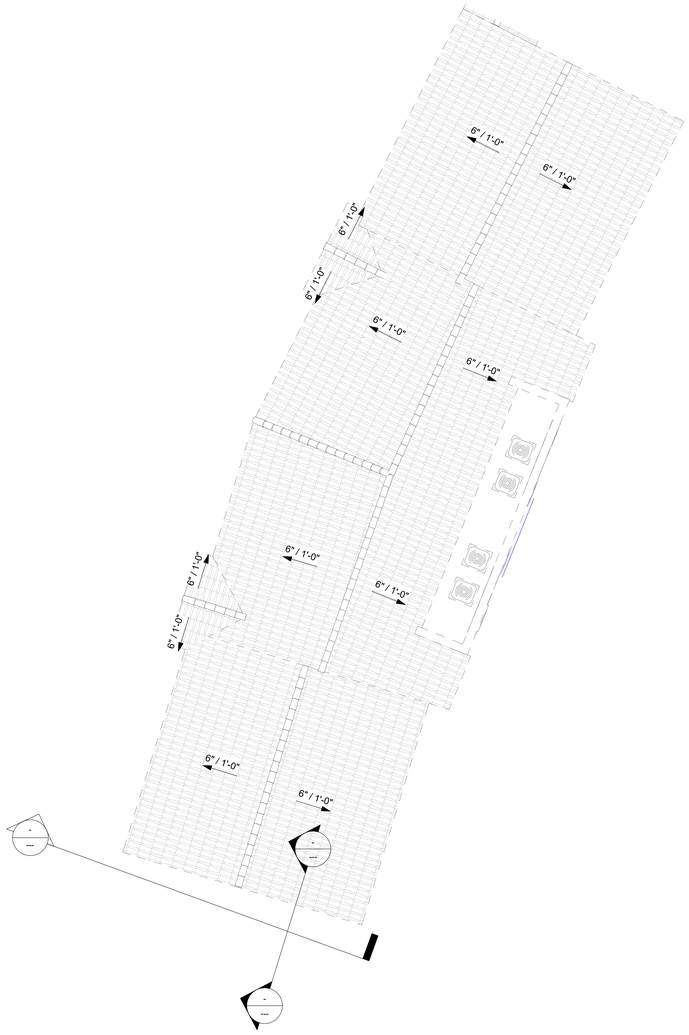
A107

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 2 FLOOR PLAN - LEVEL 02

1/8" = 1'-0" REF: 1 / A201



2 BUILDING 2 ROOF PLAN

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

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BLOCK M

TOWN OF WESTLAKE, TX

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ISSUE LOG

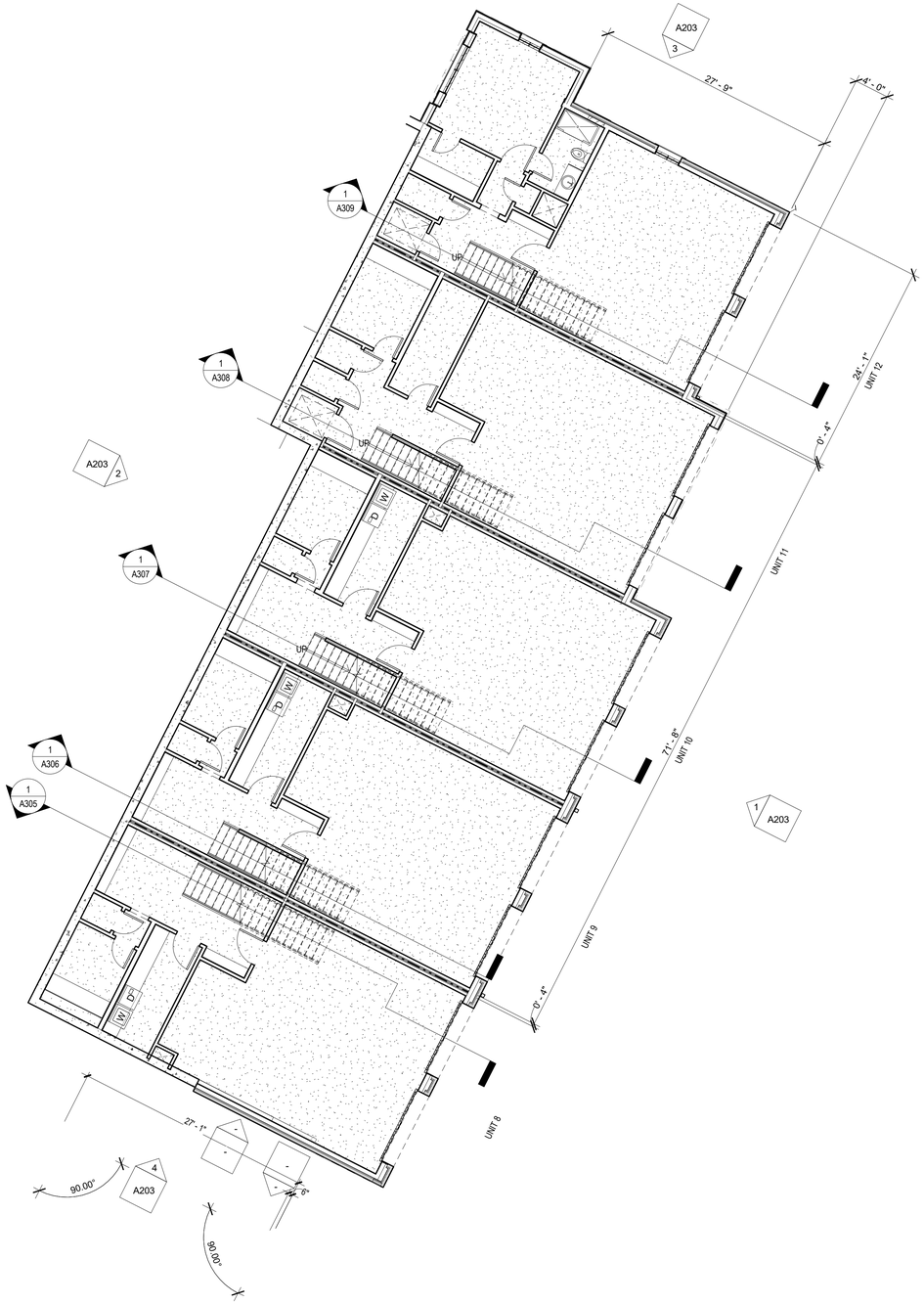
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 2 - LEVEL 2 AND ROOF PLAN

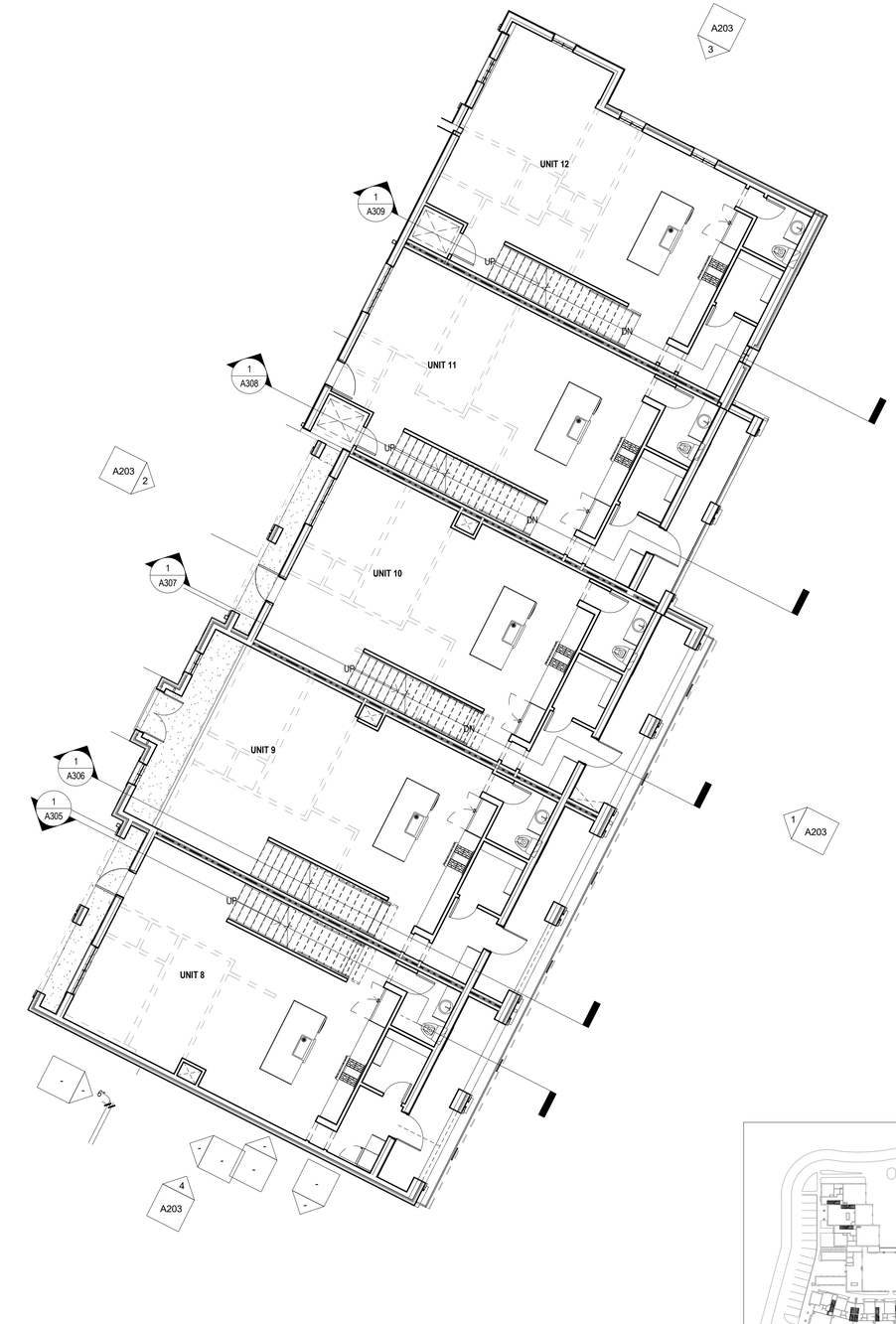
A108

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 3 BASEMENT

1/8" = 1'-0" REF: 1 / A202



2 BUILDING 3 FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

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ISSUE LOG

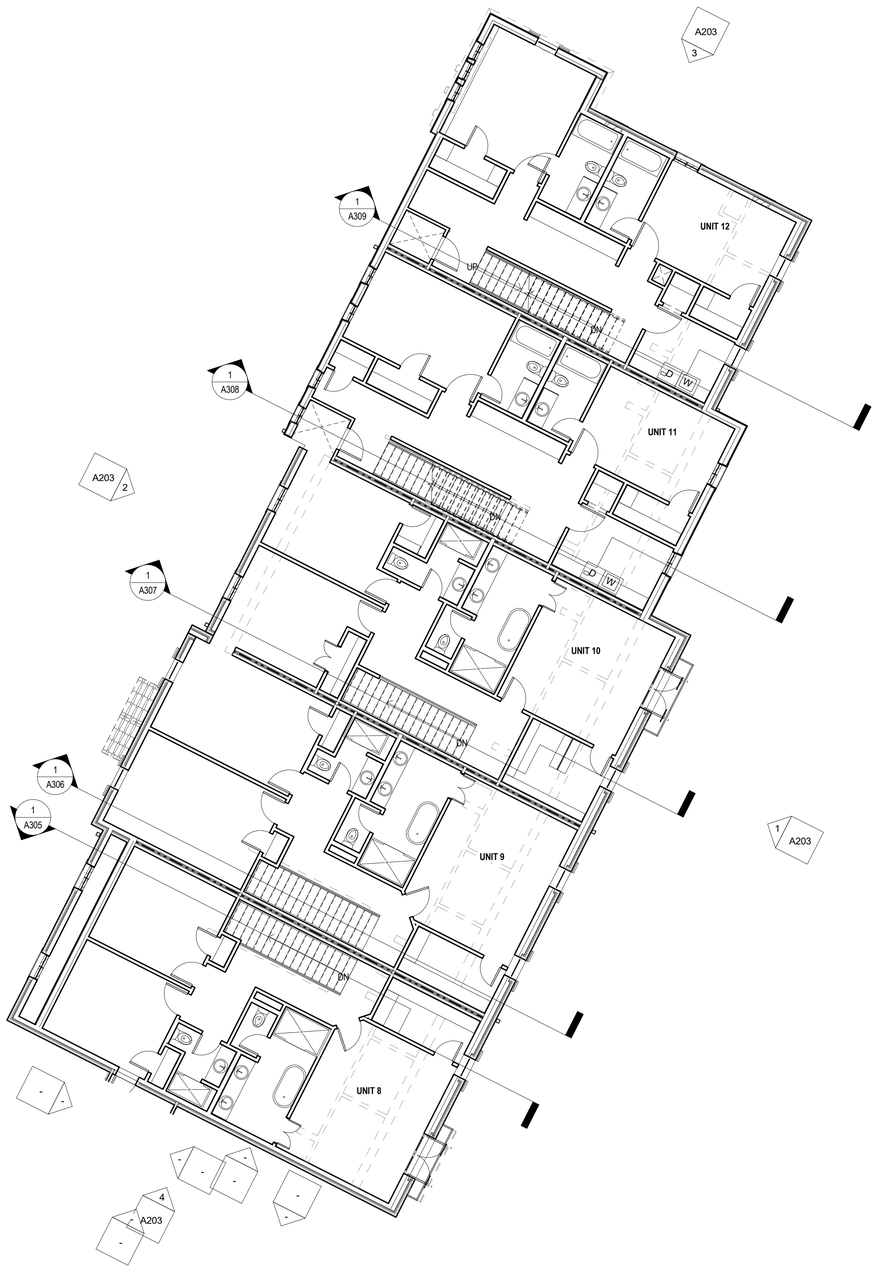
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 3 - BASEMENT AND GROUND LEVEL

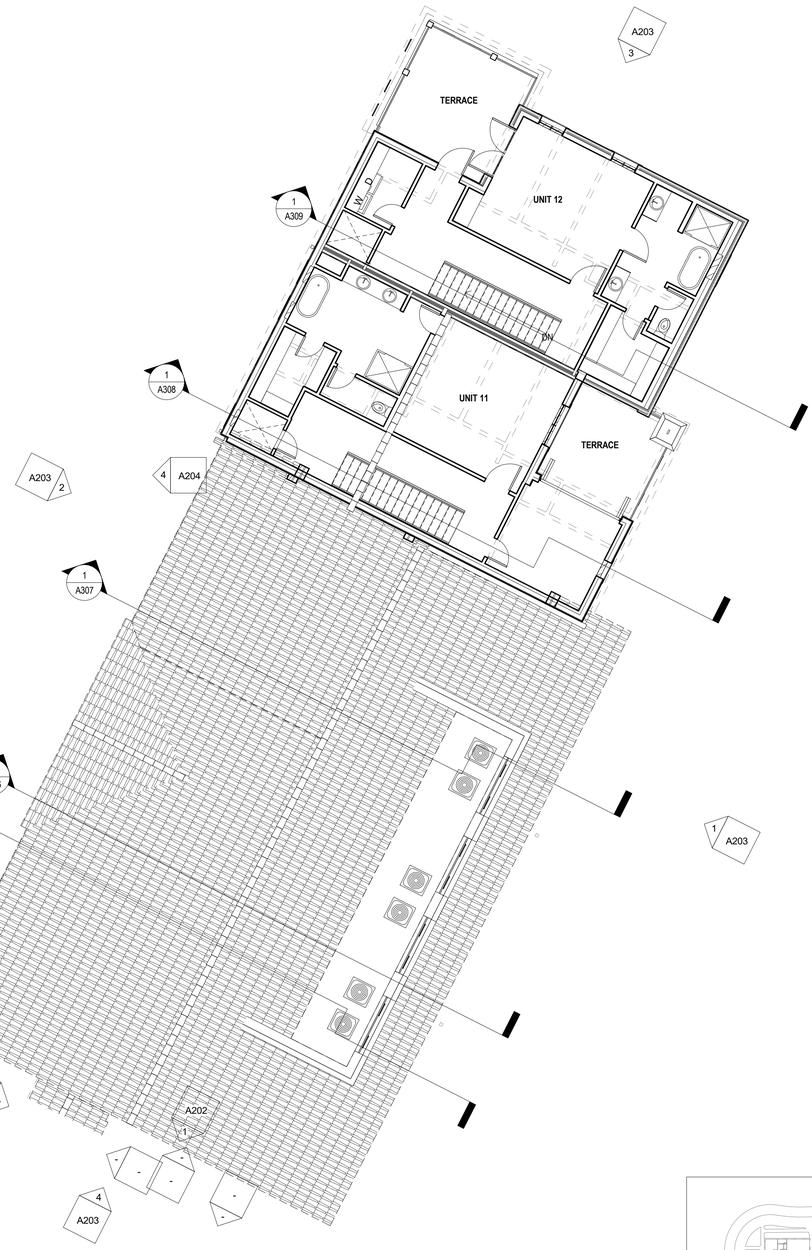
A109

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 3 FLOOR PLAN - LEVEL 02

1/8" = 1'-0" REF: 1 / A201



2 BUILDING 3 FLOOR PLAN - LEVEL 3

1/8" = 1'-0" REF: 1 / A201



KEY PLAN

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ENTRADA

BLOCK M

TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

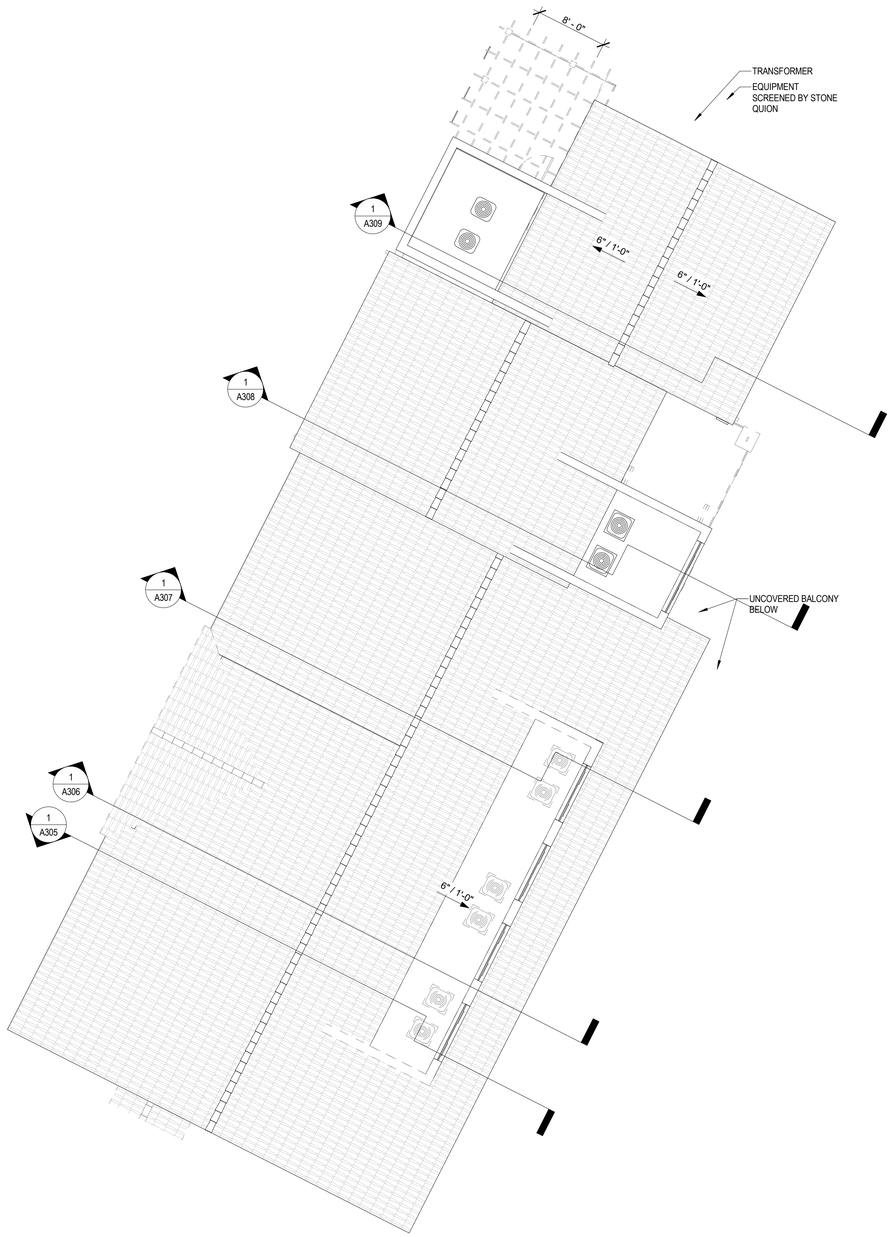
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 3 - LEVELS 2 AND 3

A110

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 3 ROOF PLAN

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

Bush ARCHITECTS

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ENTRADA

BLOCK M

TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

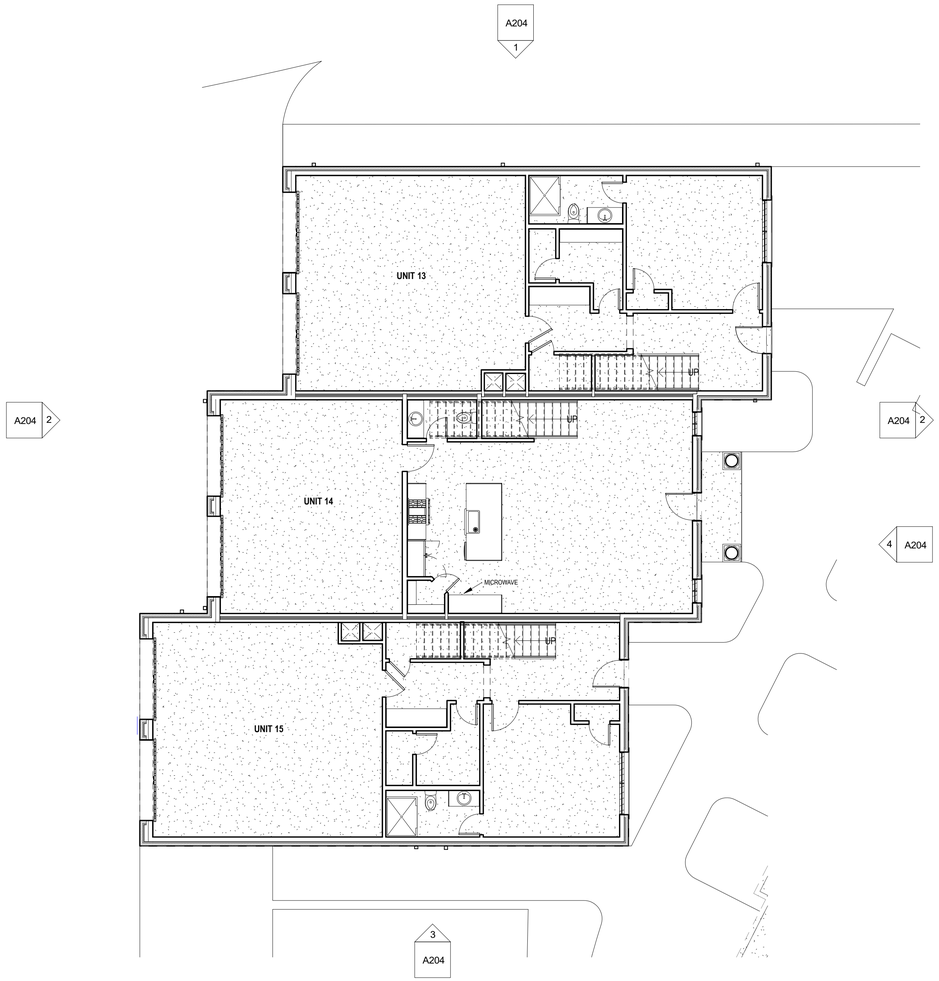
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 3 - ROOF PLAN

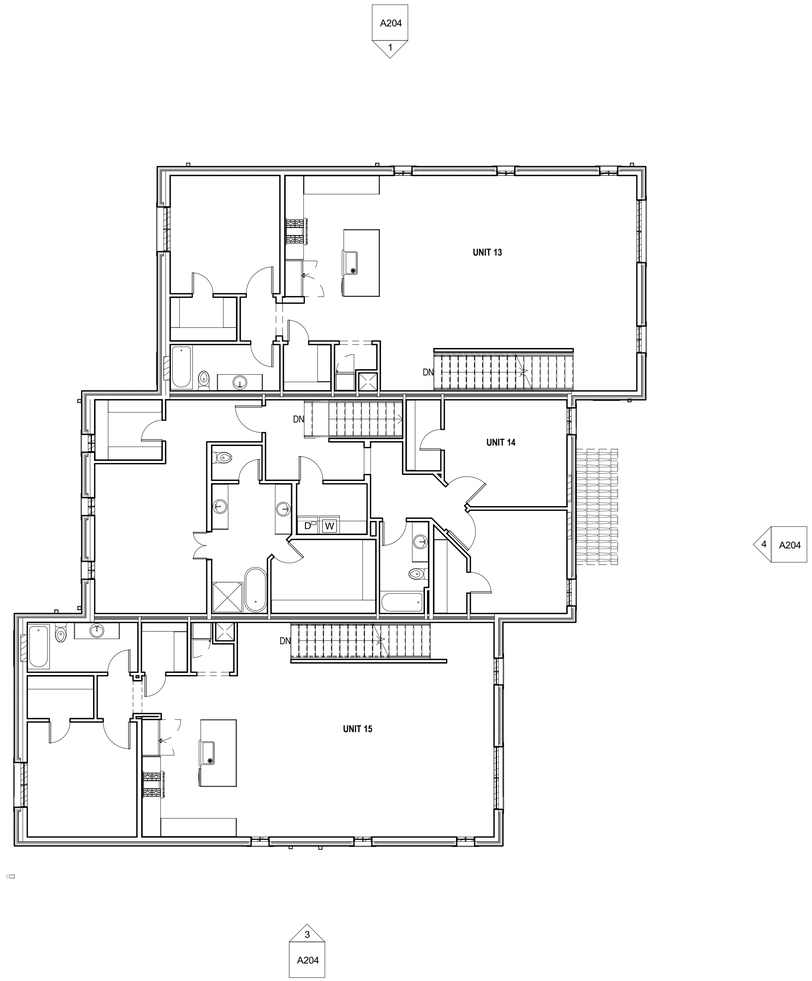
A111

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 4 FLOOR PLAN - GROUND LEVEL

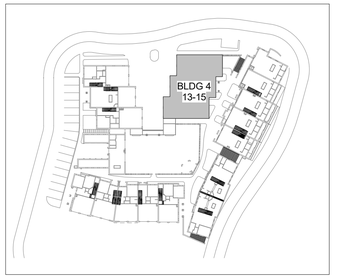
1/8" = 1'-0" REF: 1 / A201



2 BUILDING 4 FLOOR PLAN - LEVEL 02

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



KEY PLAN

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TOWN OF WESTLAKE, TX

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ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 4 - GROUND LEVEL AND LEVEL 2

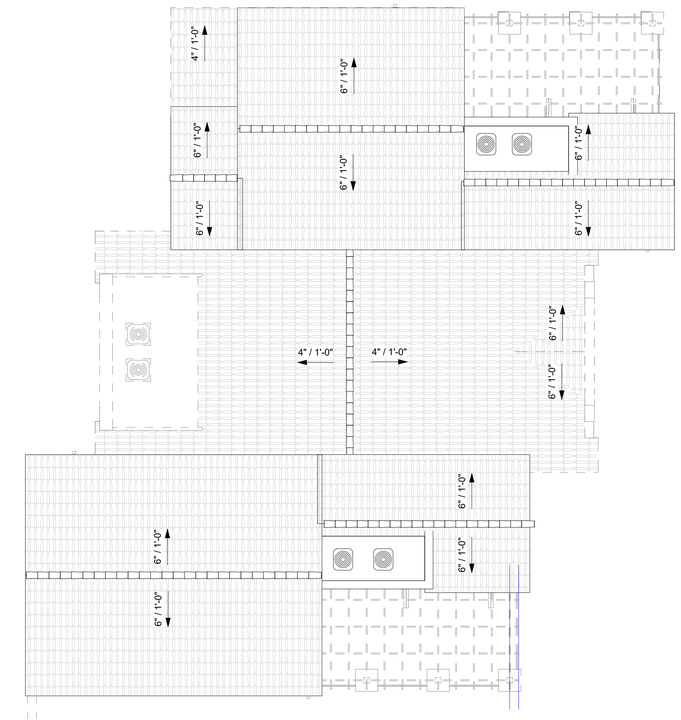
A112

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



1 BUILDING 4 FLOOR PLAN - LEVEL 3

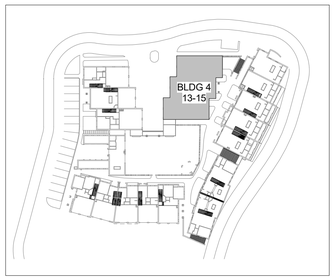
1/8" = 1'-0" REF: 1 / A201



2 BUILDING 4 ROOF PLAN

1/8" = 1'-0" REF: 1 / A201

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ISSUE LOG

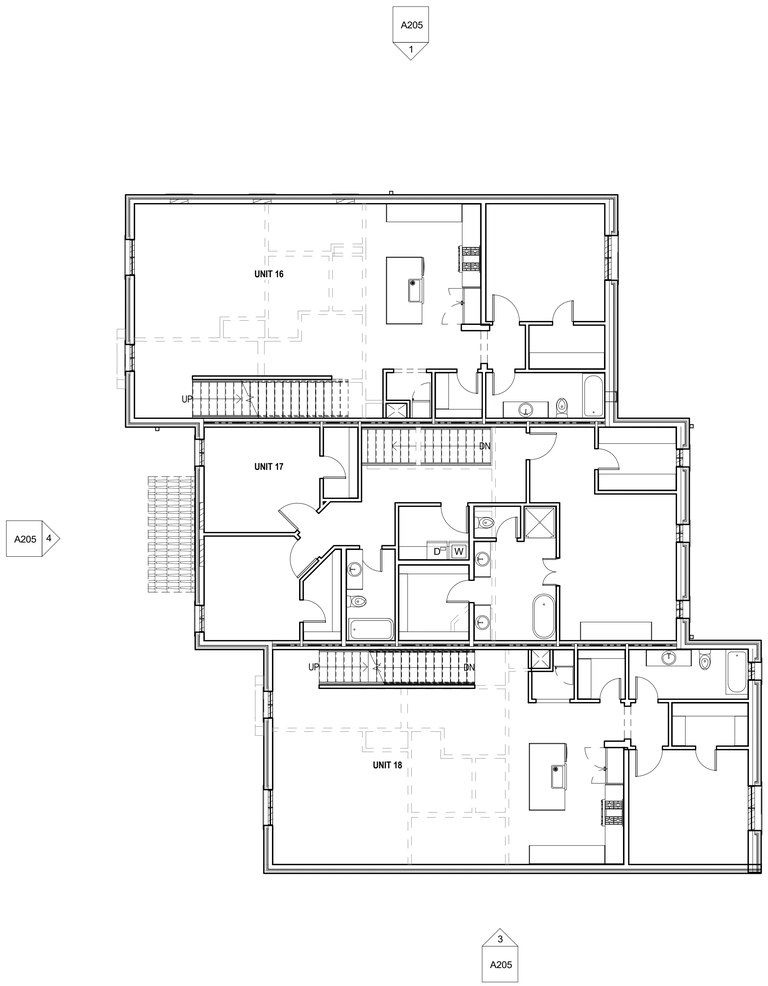
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

BUILDING 4 - LEVEL 3 AND ROOF PLAN

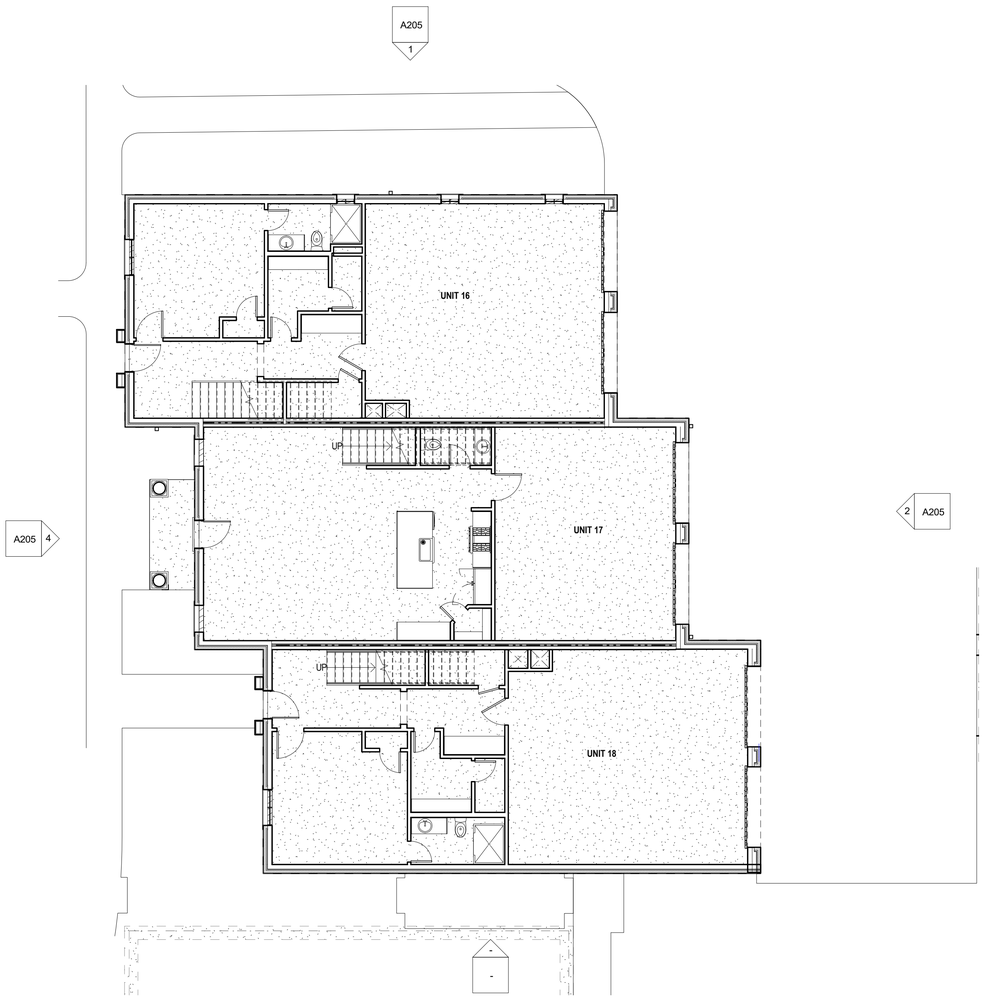
A113

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



2 BUILDING 5 FLOOR PLAN - LEVEL 02

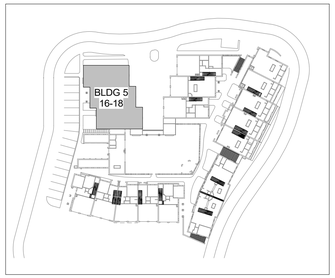
1/8" = 1'-0" REF: 1 / A201



1 BUILDING 5 FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0" REF: 1 / A201

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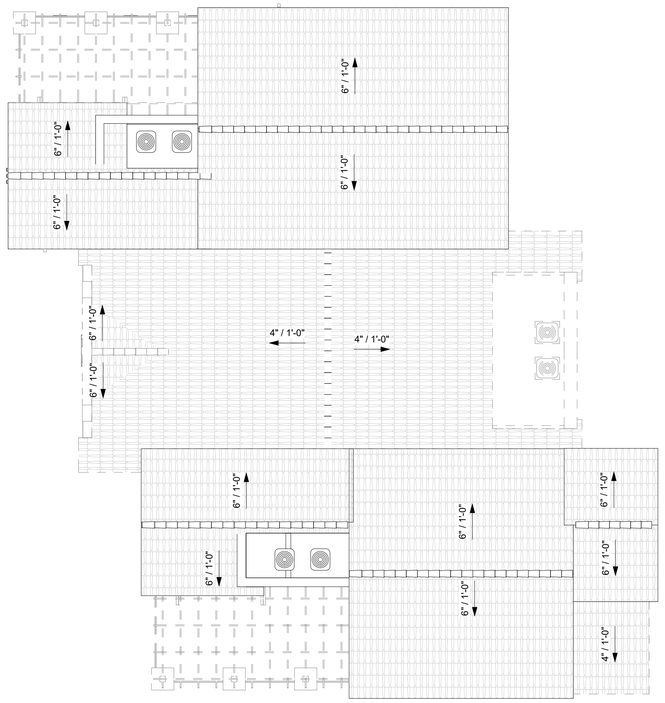
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	CHECKER
DATE:	03/17/21

BUILDING 5 - GROUND LEVEL AND LEVEL 2

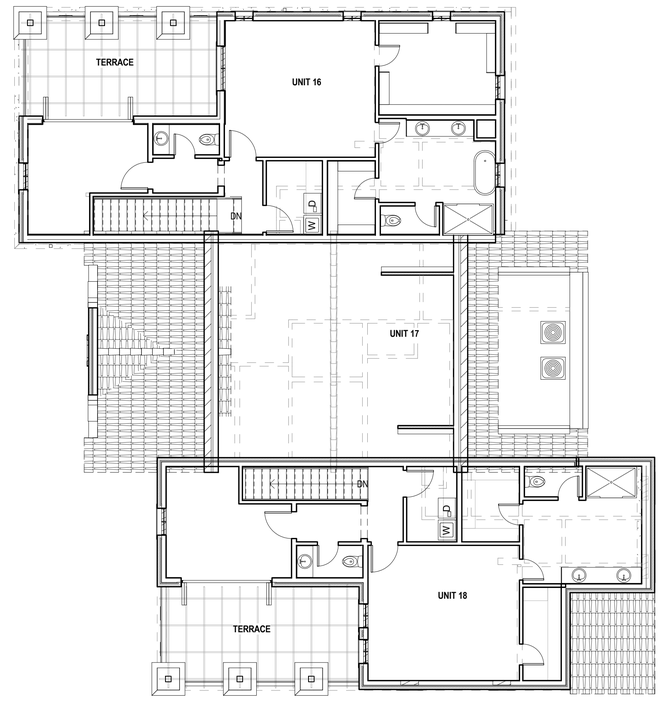
A114

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



2 BUILDING 5 ROOF PLAN

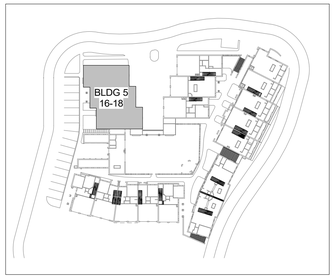
1/8" = 1'-0" REF: 1 / A201



1 BUILDING 5 FLOOR PLAN - LEVEL 3

1/8" = 1'-0" REF: 1 / A201

TRUE NORTH



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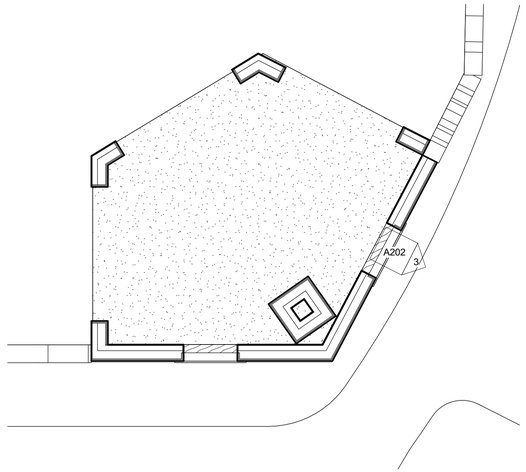
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	02/18/21

BUILDING 5 - LEVEL 3 AND ROOF PLAN

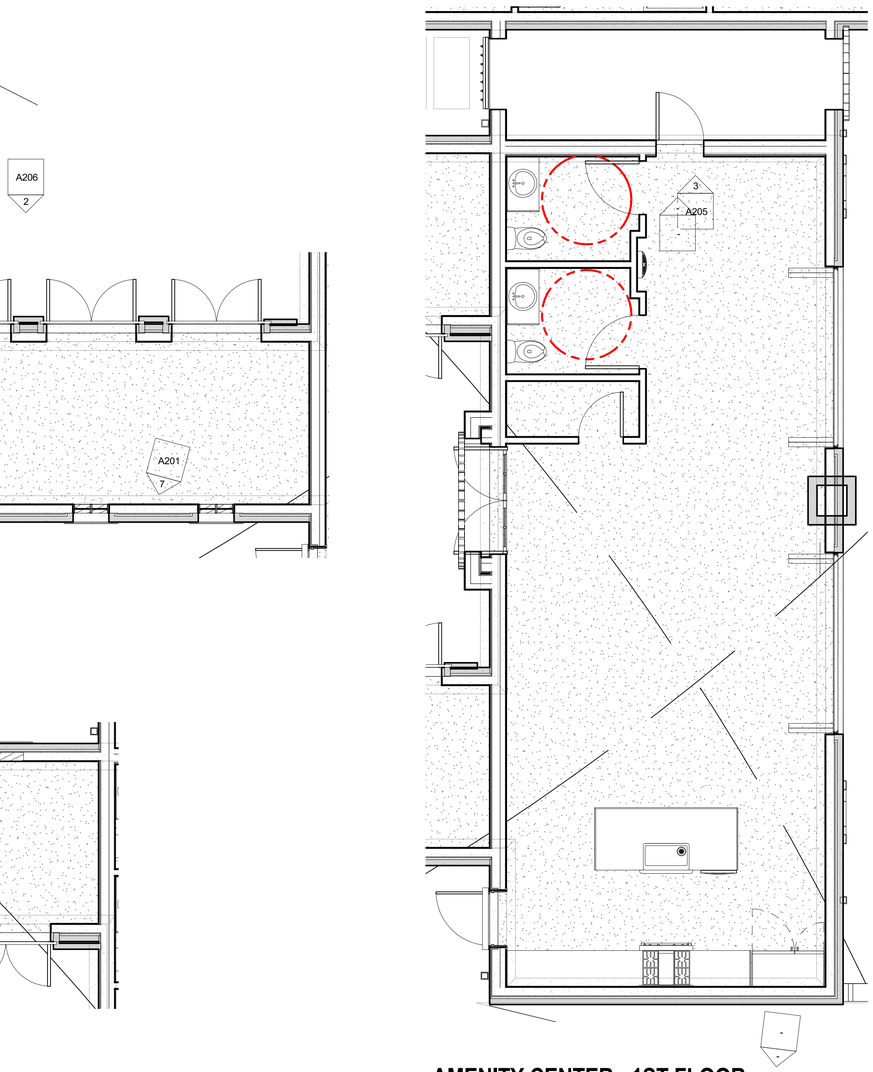
A115

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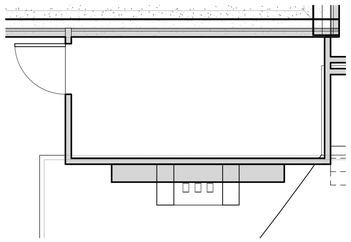
4 POOL PERGOLA

1/4" = 1'-0" REF: 1 / A201



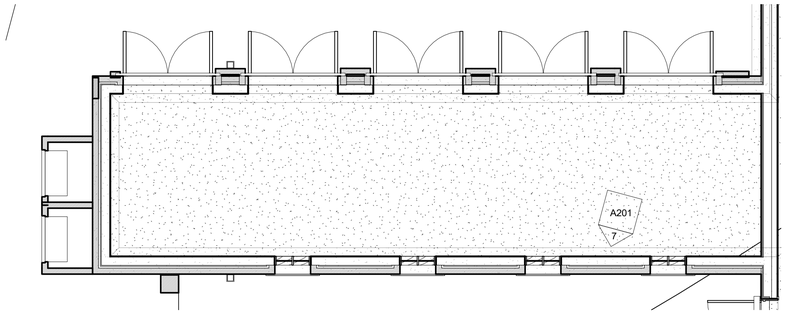
1 AMENITY CENTER - 1ST FLOOR

1/4" = 1'-0" REF: 1 / A201



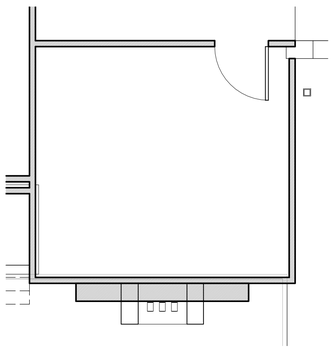
6 POOL EQUIPMENT RM./ STORAGE WEST

1/4" = 1'-0" REF: 1 / A201



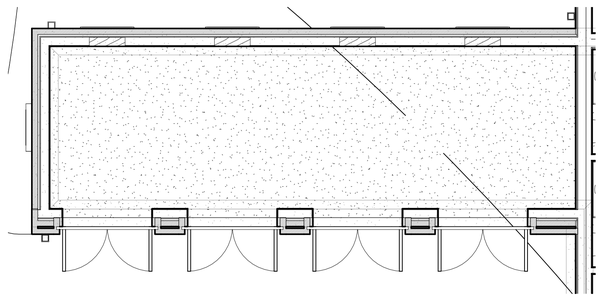
3 GOLF- CART STORAGE SOUTH

1/4" = 1'-0" REF: 1 / A201



5 POOL EQUIPMENT RM./ STORAGE EAST

1/4" = 1'-0" REF: 1 / A201



2 GOLF- CART STORAGE NORTH

1/4" = 1'-0" REF: 1 / A201

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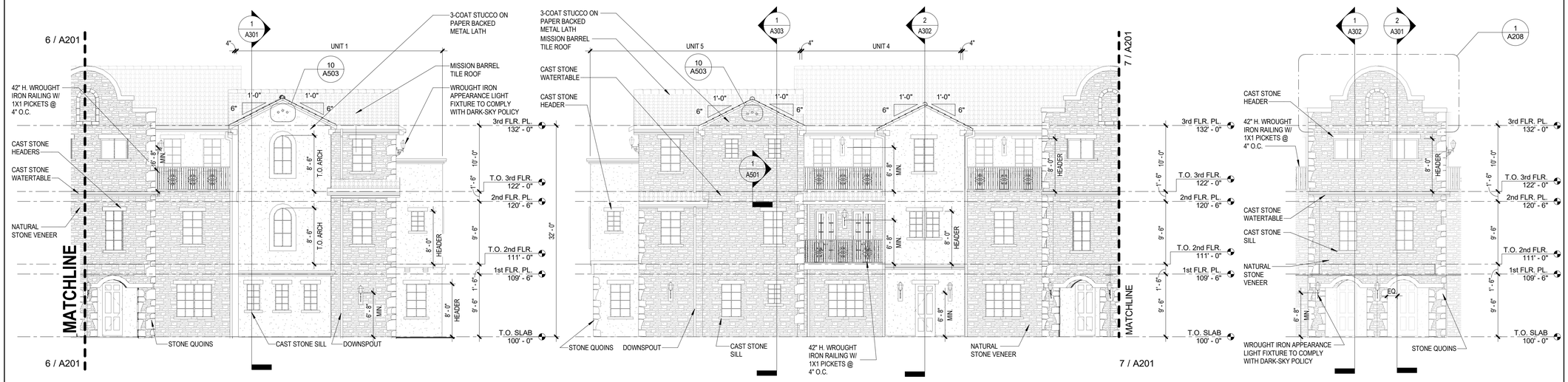
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	02/26/21

AMENITY CENTER - 1ST FLR

A116

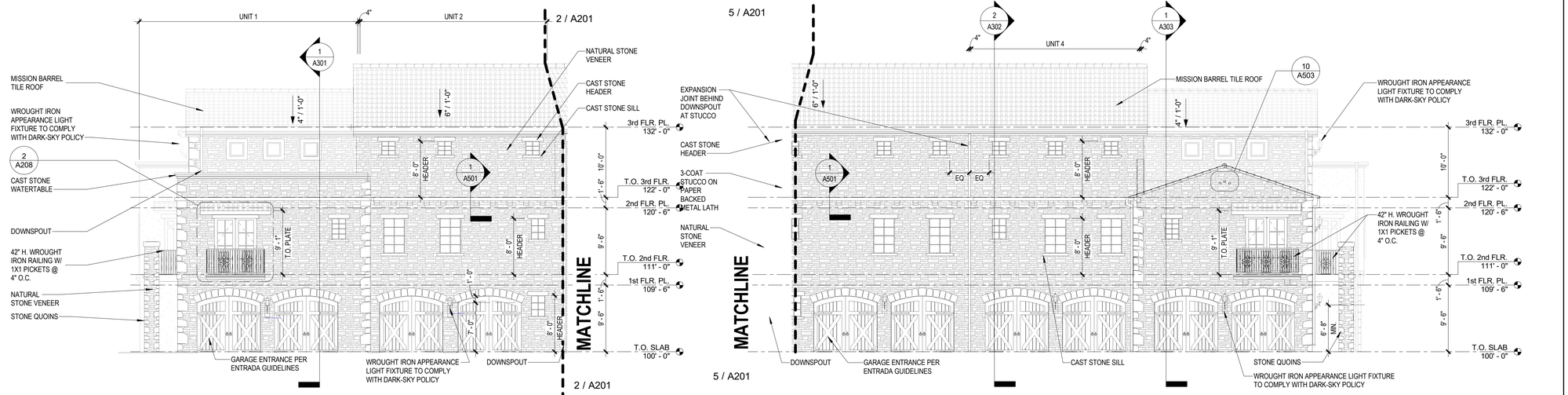
REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



7 COURTYARD ELEVATION - TOWNHOME 1-2
1/8" = 1'-0" REF: 1 / A105

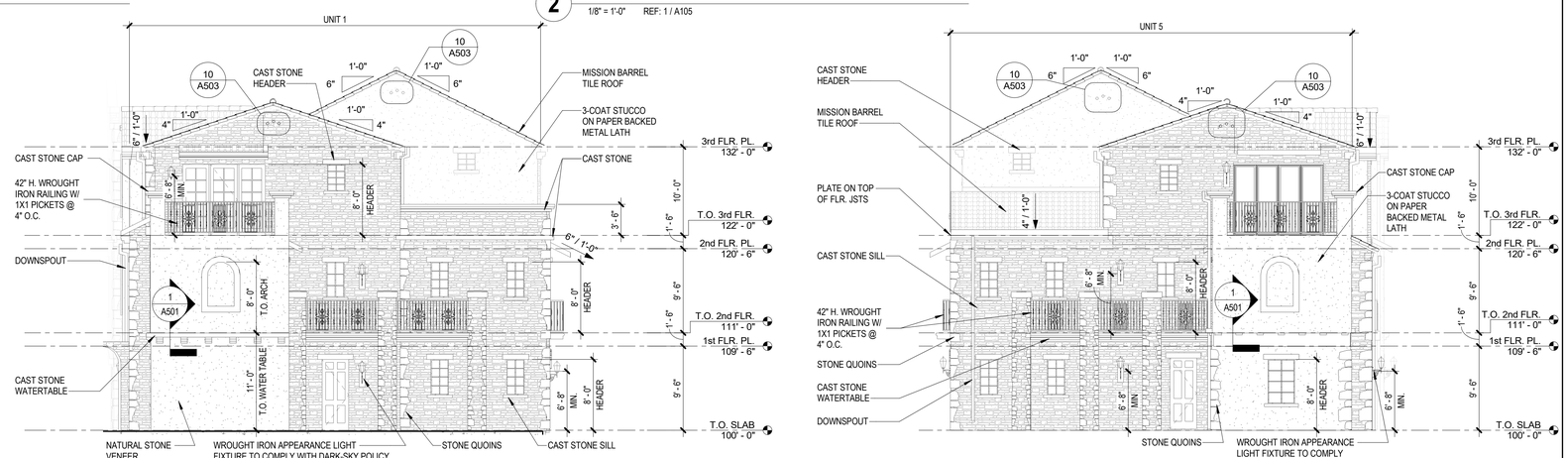
6 COURTYARD ELEVATION - TOWNHOME 3-5
1/8" = 1'-0" REF: 1 / A105

3 COURTYARD ELEVATION - TH 2-3 - ENTRY
1/8" = 1'-0" REF: 1 / A105



5 STREET ELEVATION - TOWNHOME 1-2
1/8" = 1'-0" REF: 1 / A105

2 STREET ELEVATION - TOWNHOME 3-5
1/8" = 1'-0" REF: 1 / A105



4 SIDE ELEVATION - TOWNHOME 1
1/8" = 1'-0" REF: 1 / A105

1 SIDE ELEVATION -TOWNHOME 5
1/8" = 1'-0" REF: 1 / A105

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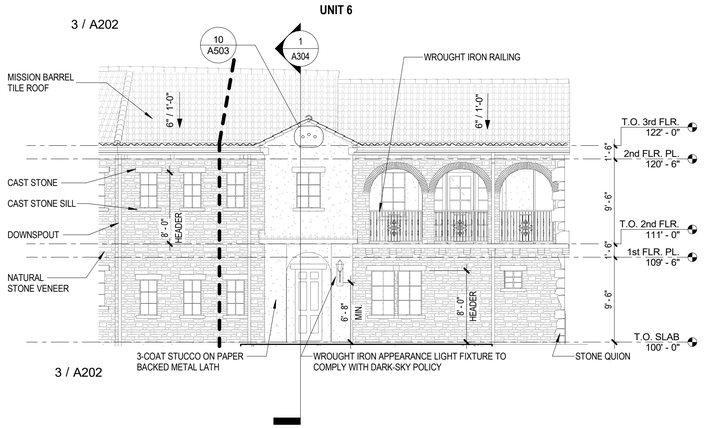
NO.	DESCRIPTION	DATE

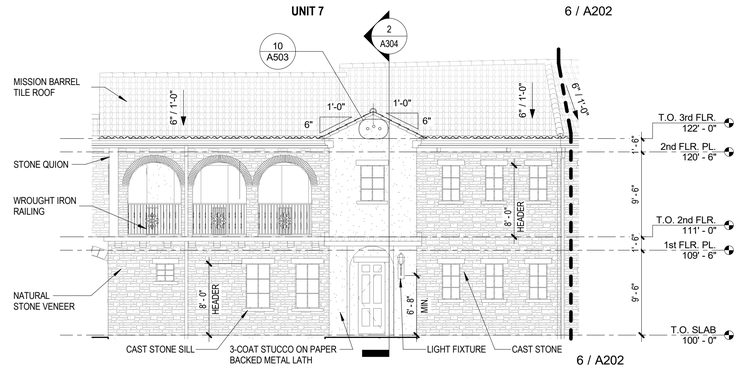
PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

EXTERIOR ELEVATIONS - BUILDING 1

A201

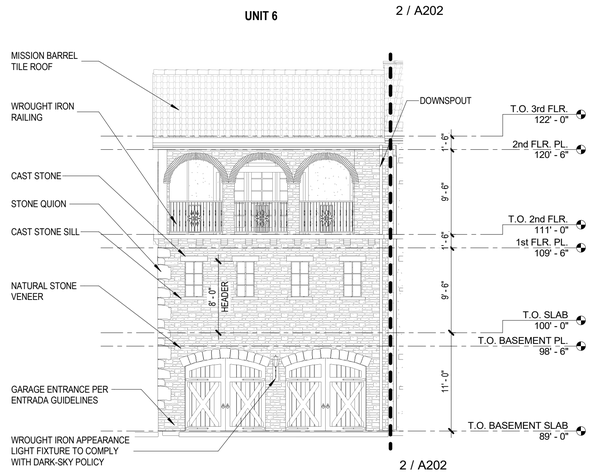
REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS





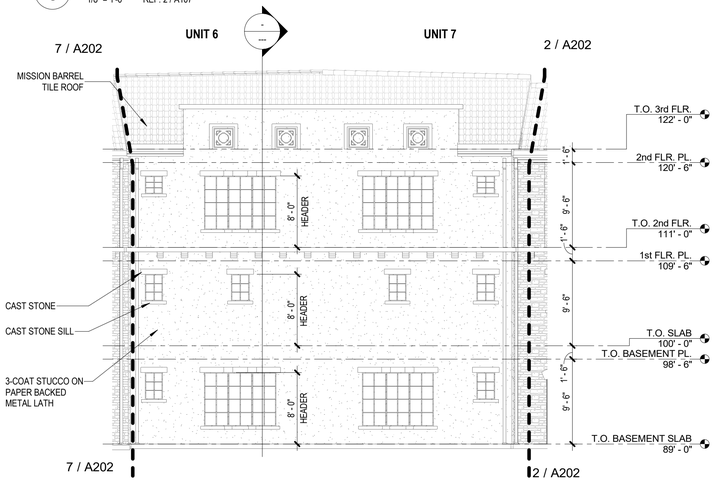
6 COURTYARD ELEVATION - TOWNHOME 6

1/8" = 1'-0" REF: 2 / A107



7 STREET ELEVATION - TOWNHOME 6

1/8" = 1'-0" REF: 1 / A107

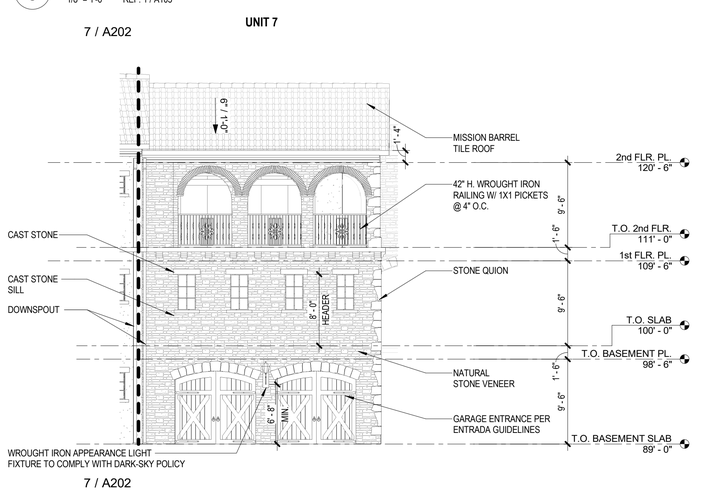


5 STREET ELEVATION - TOWNHOME 6 -7

1/8" = 1'-0" REF: 1 / A107

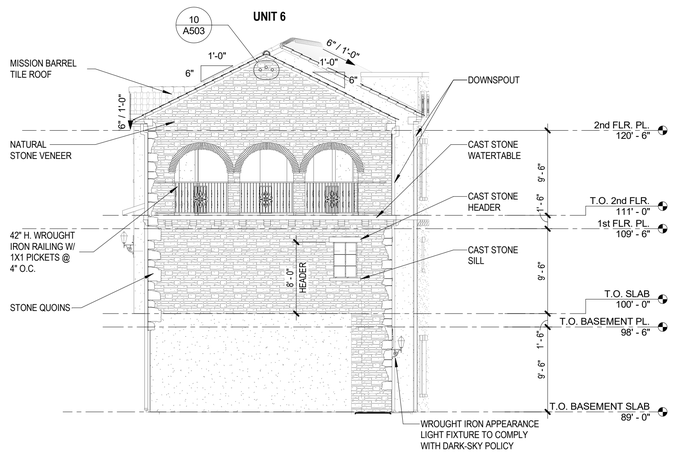
3 COURTYARD ELEVATION - TOWNHOME 7

1/8" = 1'-0" REF: 1 / A105



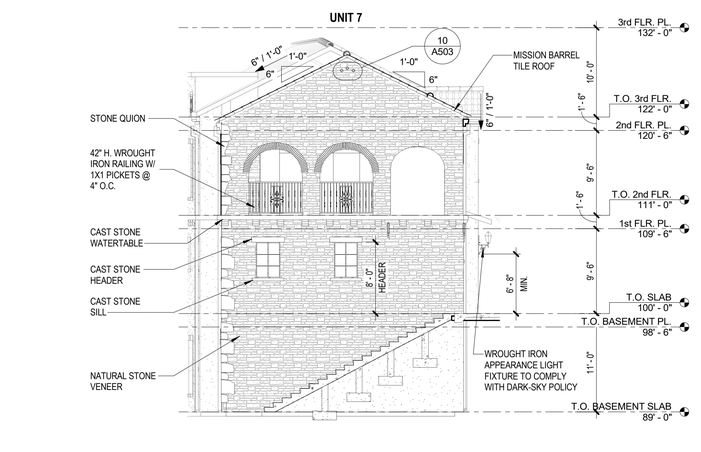
2 STREET ELEVATION - TOWNHOME 7

1/8" = 1'-0" REF: 1 / A107



4 SIDE ELEVATION - TOWNHOME 6

1/8" = 1'-0" REF: 1 / A105



1 SIDE ELEVATION - TOWNHOME 7

1/8" = 1'-0" REF: 1 / A107

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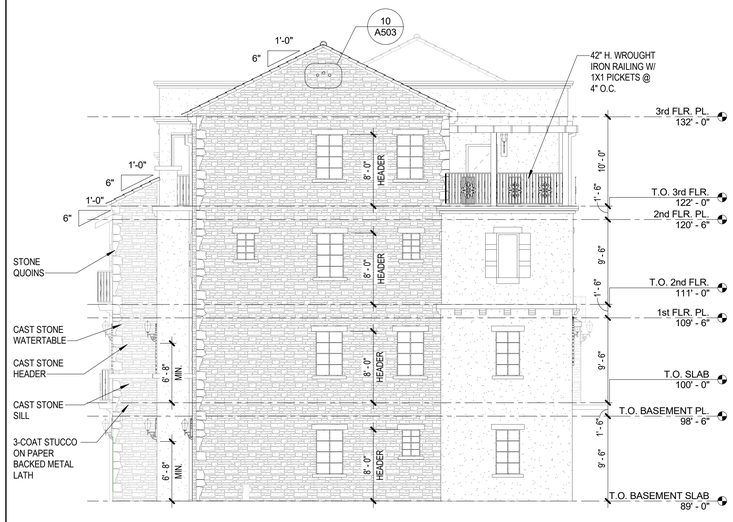
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

EXTERIOR ELEVATIONS - BUILDING 2

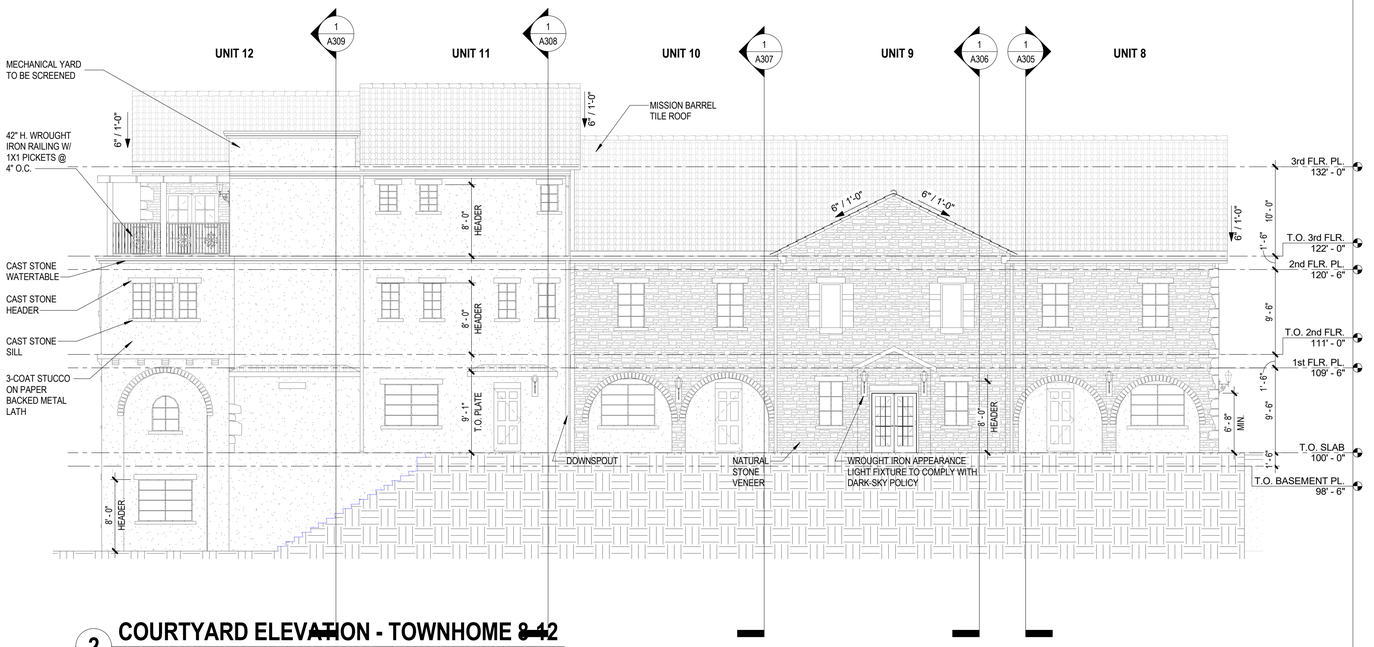
A202

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



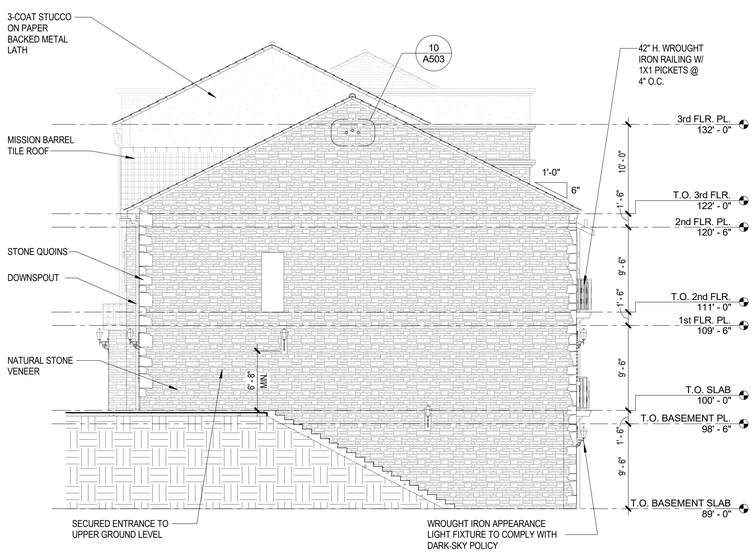
3 SIDE ELEVATION - TOWNHOME 12

1/8" = 1'-0" REF: 1 / A109



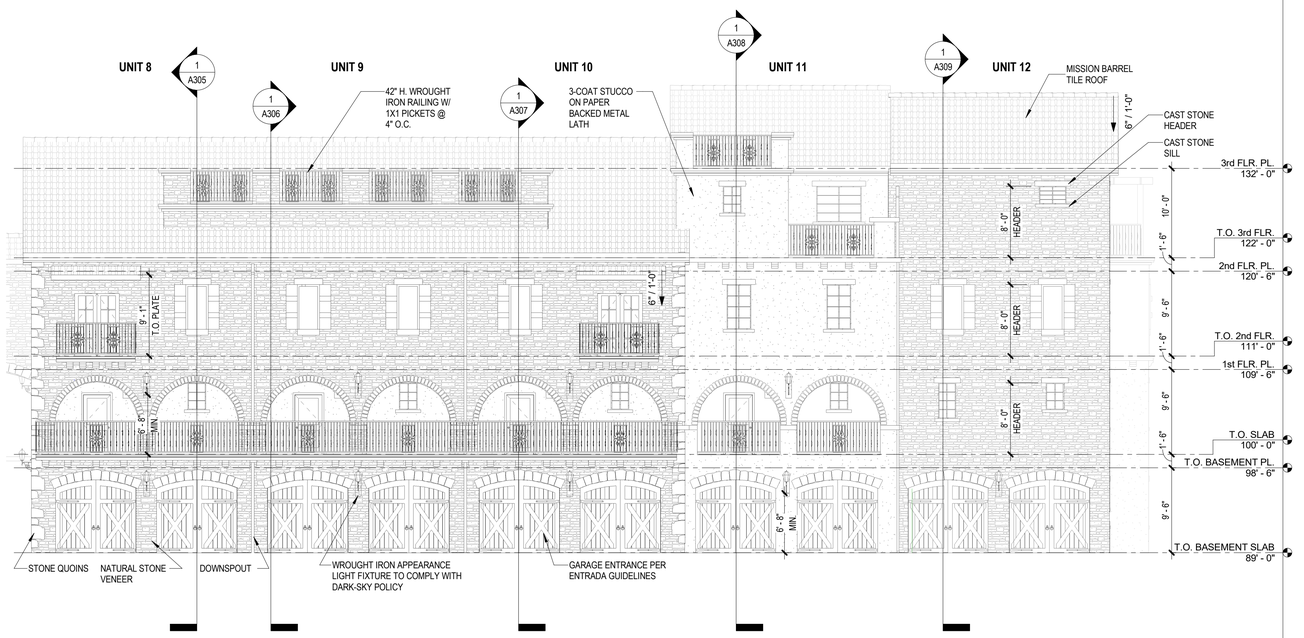
2 COURTYARD ELEVATION - TOWNHOME ~~8-12~~

1/8" = 1'-0" REF: 1 / A109



4 SIDE ELEVATION - TOWNHOME 8

1/8" = 1'-0" REF: 1 / A109



1 STREET ELEVATION - TOWNHOME 8-12

1/8" = 1'-0" REF: 1 / A109

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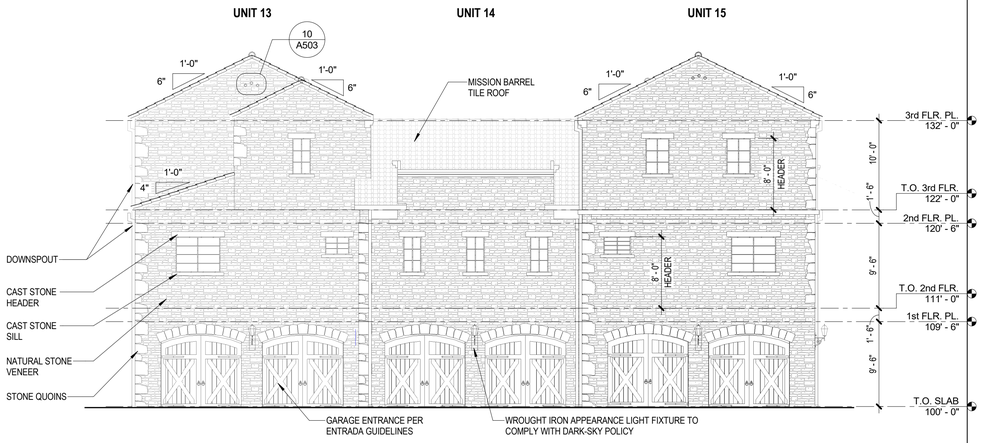
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

EXTERIOR ELEVATIONS - BUILDING 3

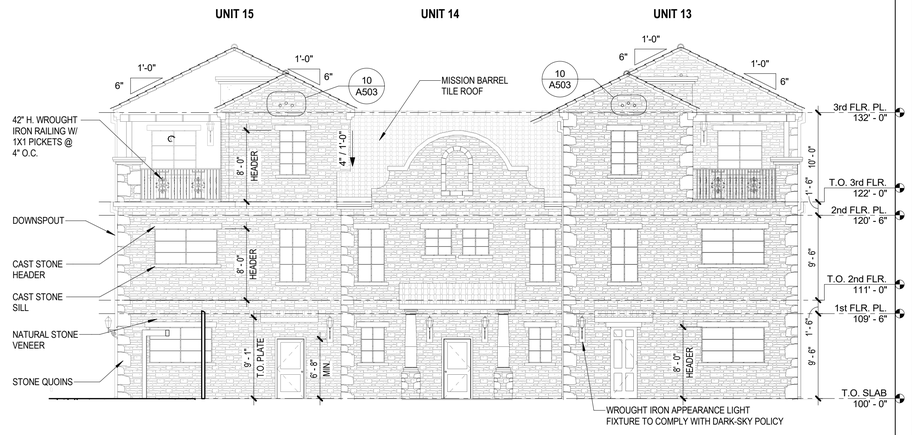
A203

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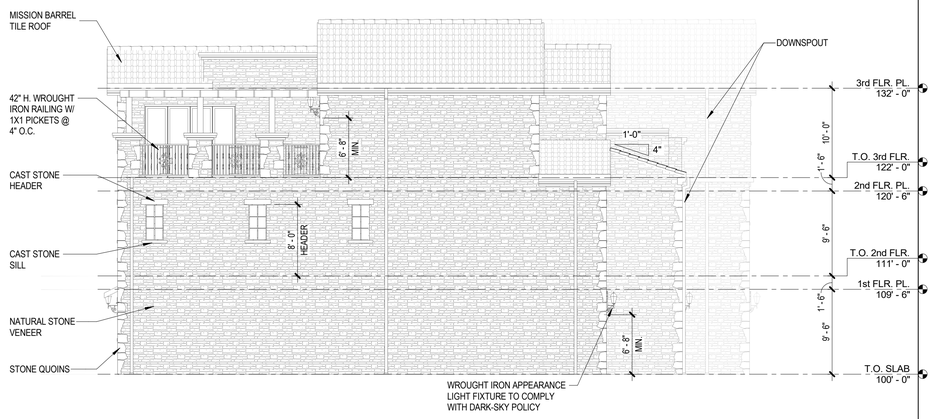
2 STREET ELEVATION - TOWNHOME 13-15

1/8" = 1'-0" REF: 1 / A112



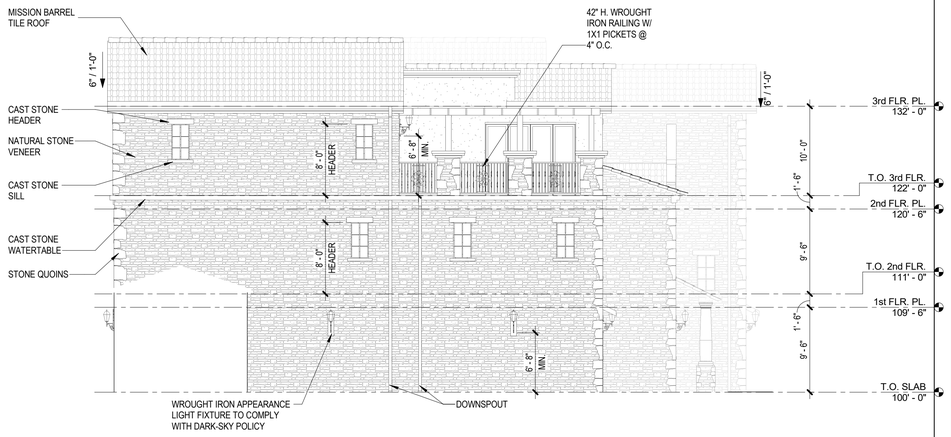
4 COURTYARD ELEVATION - TOWNHOME 13-15

1/8" = 1'-0" REF: 2 / A110



1 SIDE ELEVATION - TOWNHOME 13

1/8" = 1'-0" REF: 1 / A112



3 SIDE ELEVATION -TOWNHOME 15

1/8" = 1'-0" REF: 2 / A109

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ISSUE LOG

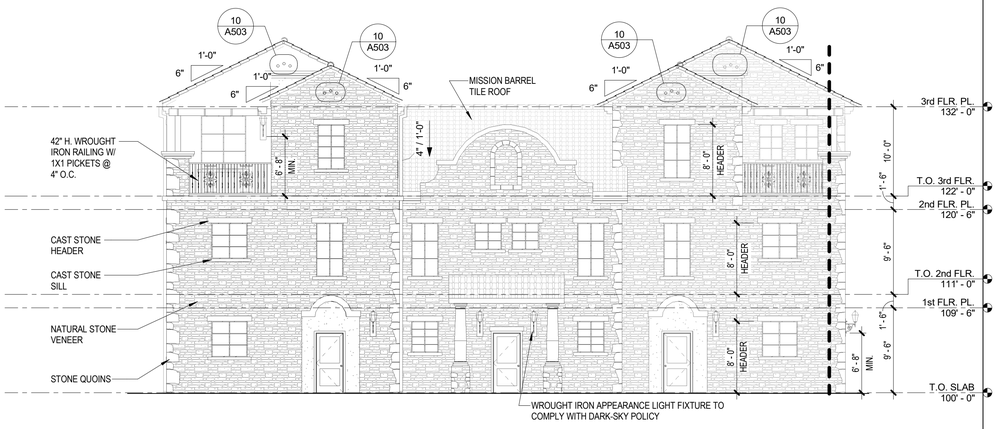
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

EXTERIOR ELEVATIONS - BUILDING 4

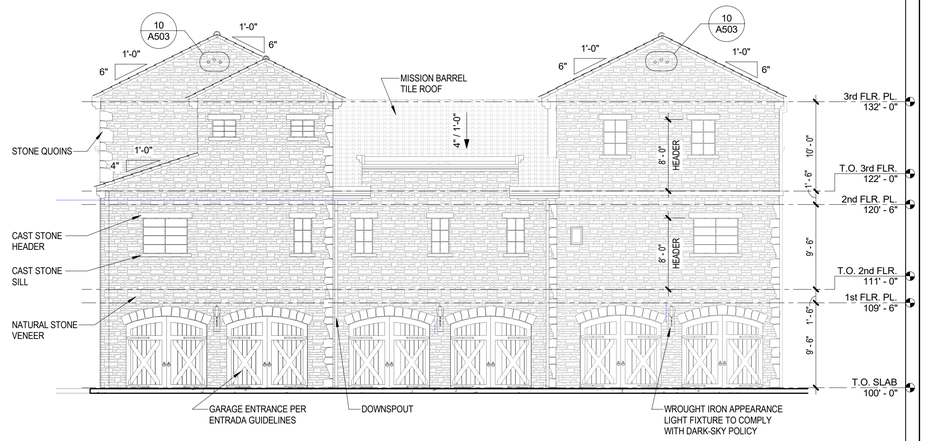
A204

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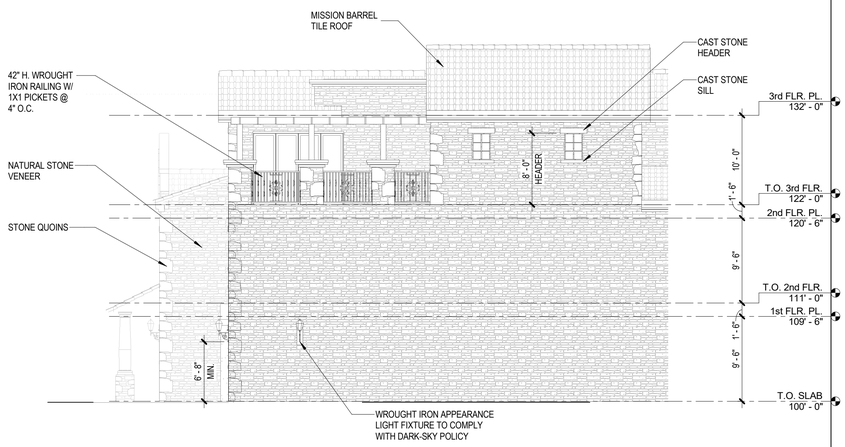
4 STREET ELEVATION - TOWNHOME 16-18

1/8" = 1'-0" REF: 1 / A114



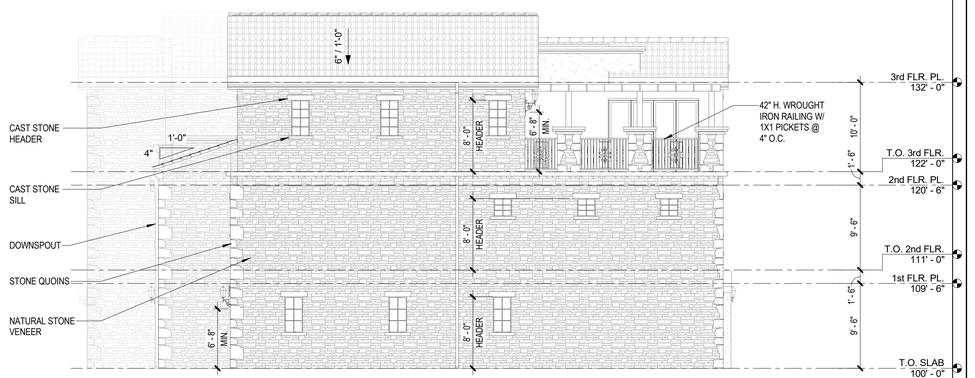
2 COURTYARD ELEVATION - TOWNHOME 16-18

1/8" = 1'-0" REF: 1 / A114



3 SIDE ELEVATION - TOWNHOME 18

1/8" = 1'-0" REF: 2 / A114



1 SIDE ELEVATION - TOWNHOME 16

1/8" = 1'-0" REF: 1 / A114

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ENTRADA

BLOCK M

TOWN OF WESTLAKE, TX

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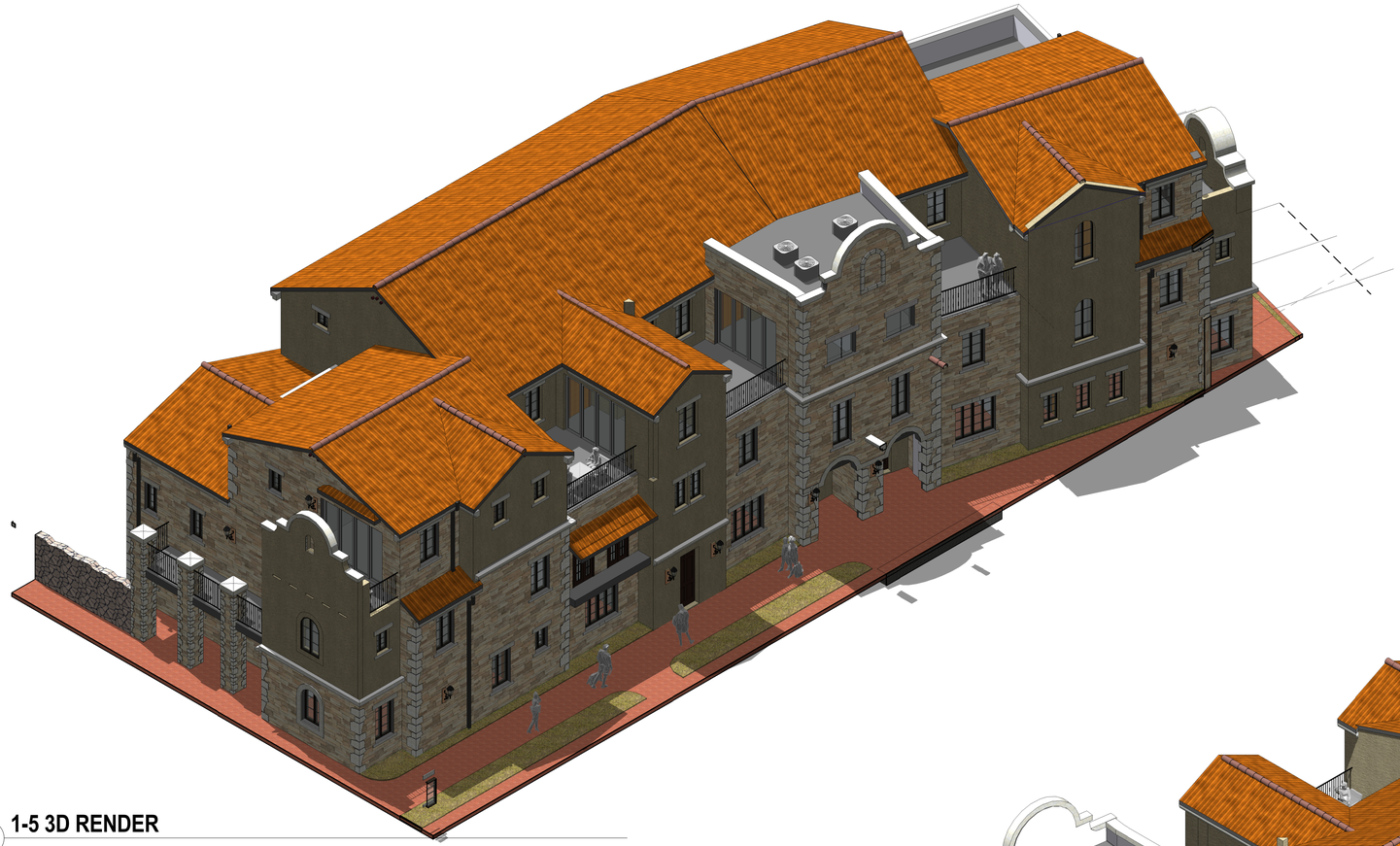
ISSUE LOG

NO.	DESCRIPTION	DATE

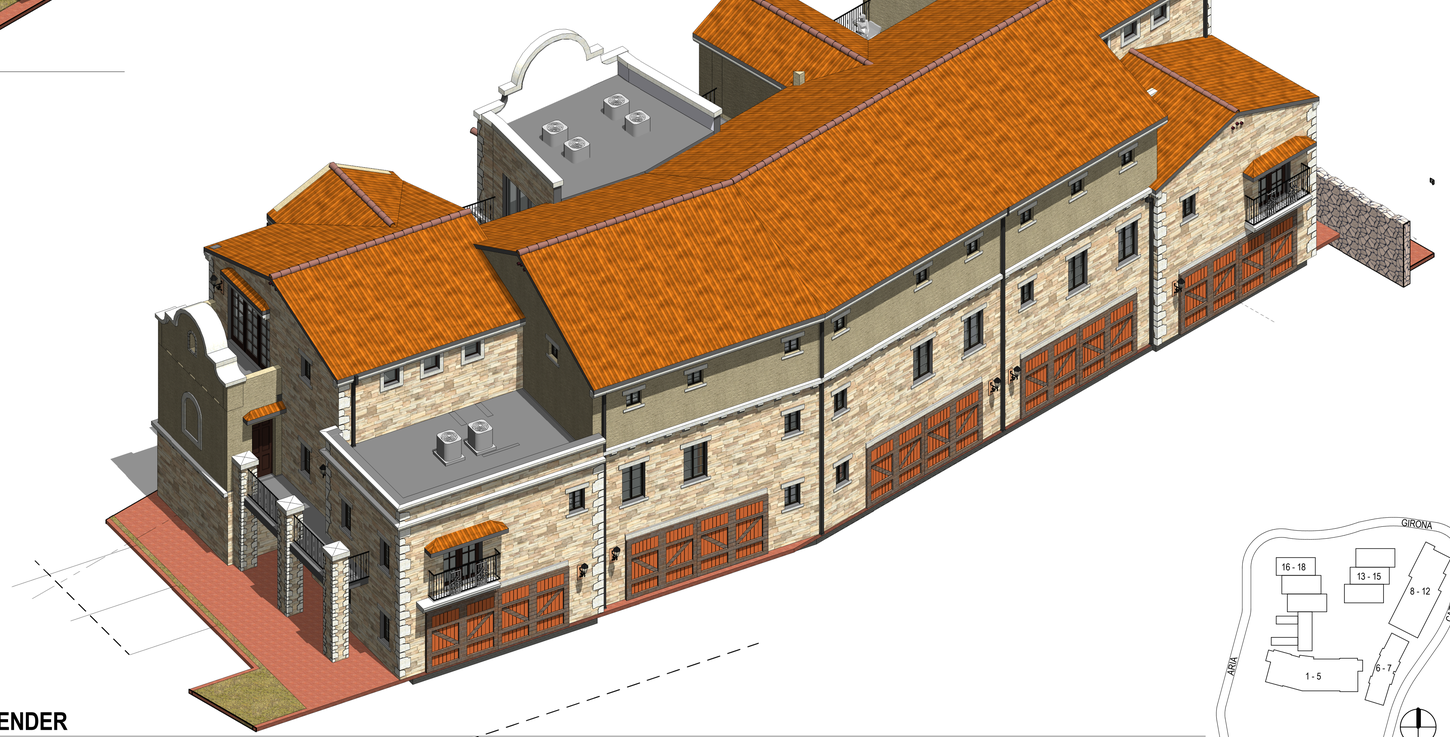
PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	12/15/20

EXTERIOR ELEVATIONS - BUILDING 5

A205



1 1-5 3D RENDER



2 1-5 3D RENDER

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NO.	DESCRIPTION	DATE

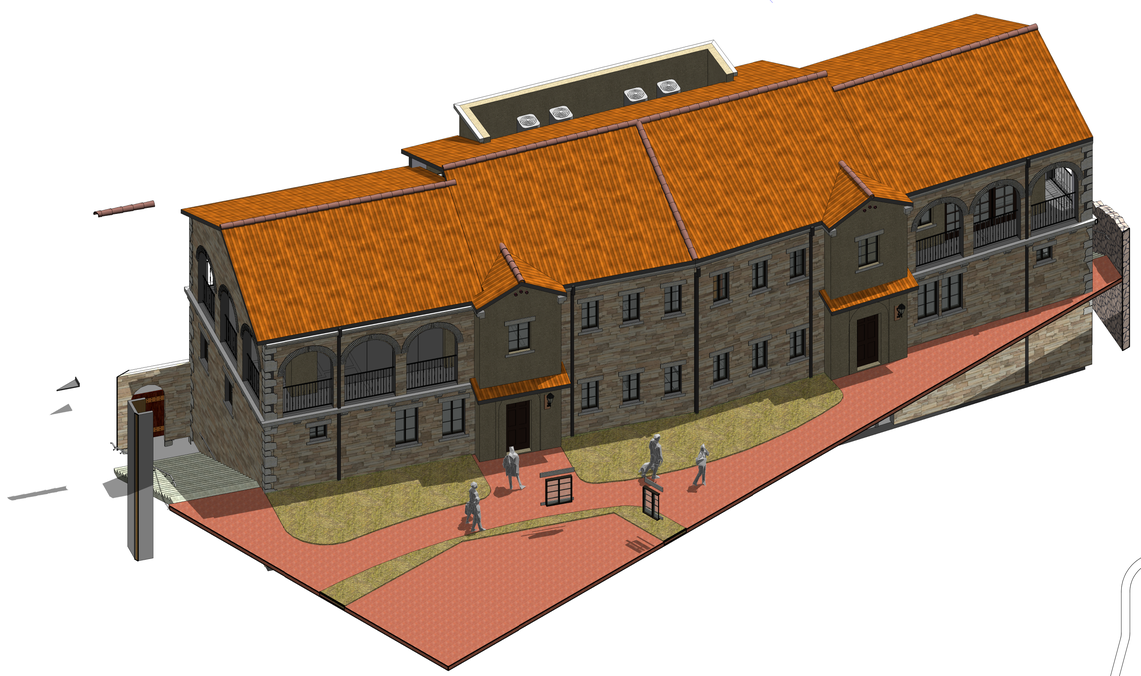
PROJECT NO:	Project Number
ISSUED FOR:	Project Status
DRAWN BY:	Checker
DATE:	01/26/2021

3D TOWNHOMES 1-5

P010



1 6-7 3D RENDER



2 6-7 3D RENDER

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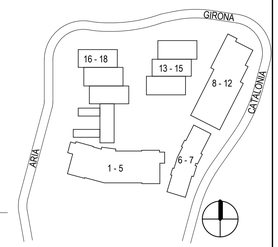
TOWN OF WESTLAKE, TX

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ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	Project Number
ISSUED FOR:	Project Status
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DATE:	01/26/2021



3D TOWNHOMES 6-7

P011



1 8-12 3D RENDER



2 8-12 3D RENDER

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BLOCK M

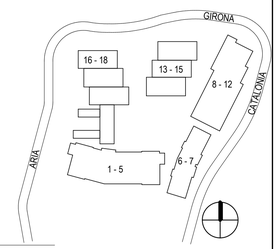
TOWN OF WESTLAKE, TX

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ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	Project Number
ISSUED FOR:	Project Status
DRAWN BY:	Checker
DATE:	01/26/2021



3D TOWNHOMES 8-12

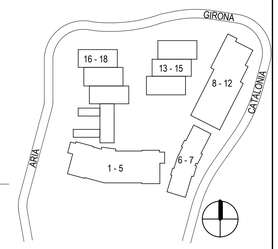
P012



1 13-15 3D RENDER



2 13-15 3D RENDER



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ISSUE LOG

NO.	DESCRIPTION	DATE

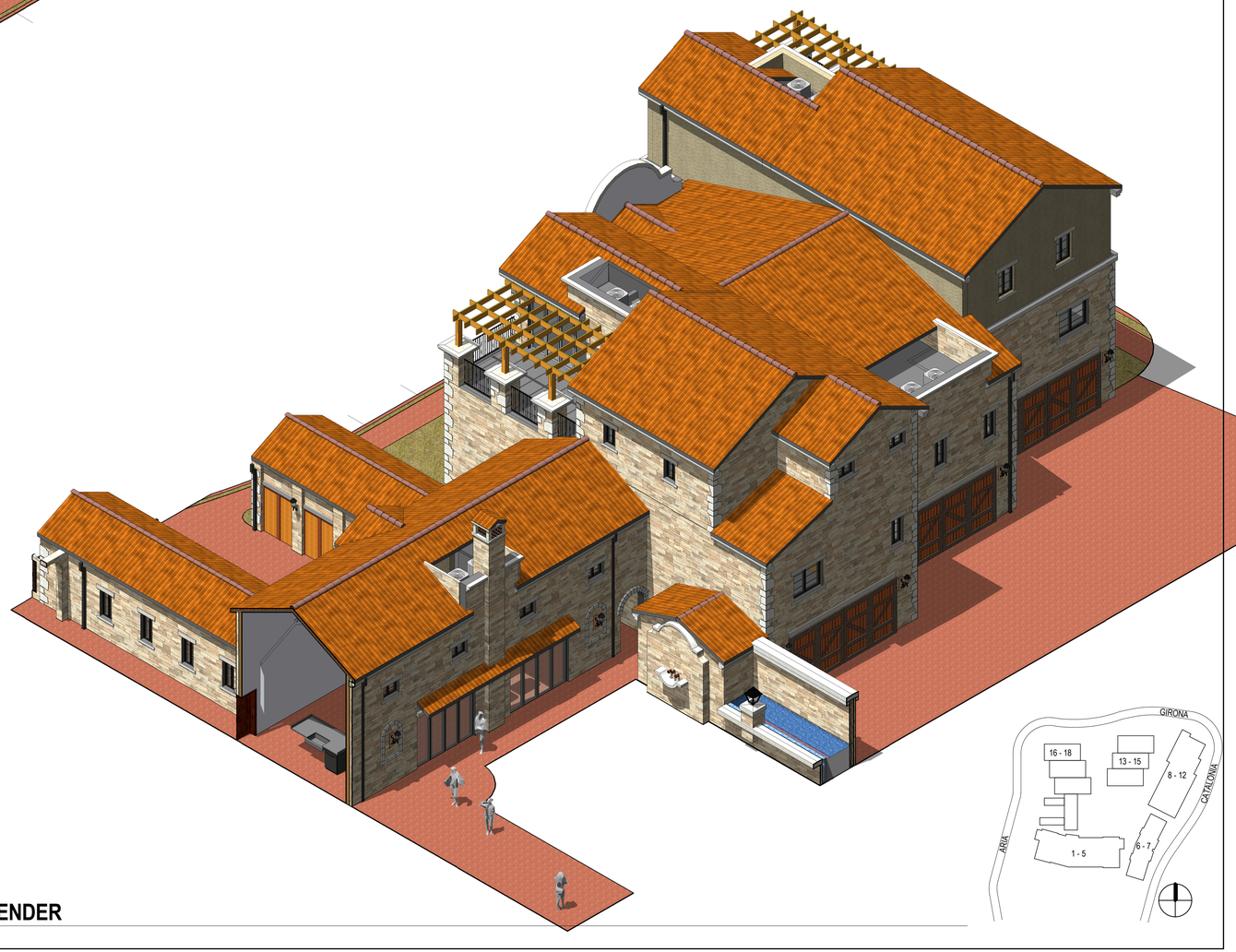
PROJECT NO:	Project Number
ISSUED FOR:	Project Status
DRAWN BY:	Checker
DATE:	01/26/2021

3D TOWNHOMES 13-15

P013



1 16-18 3D RENDER



2 16-18 3D RENDER

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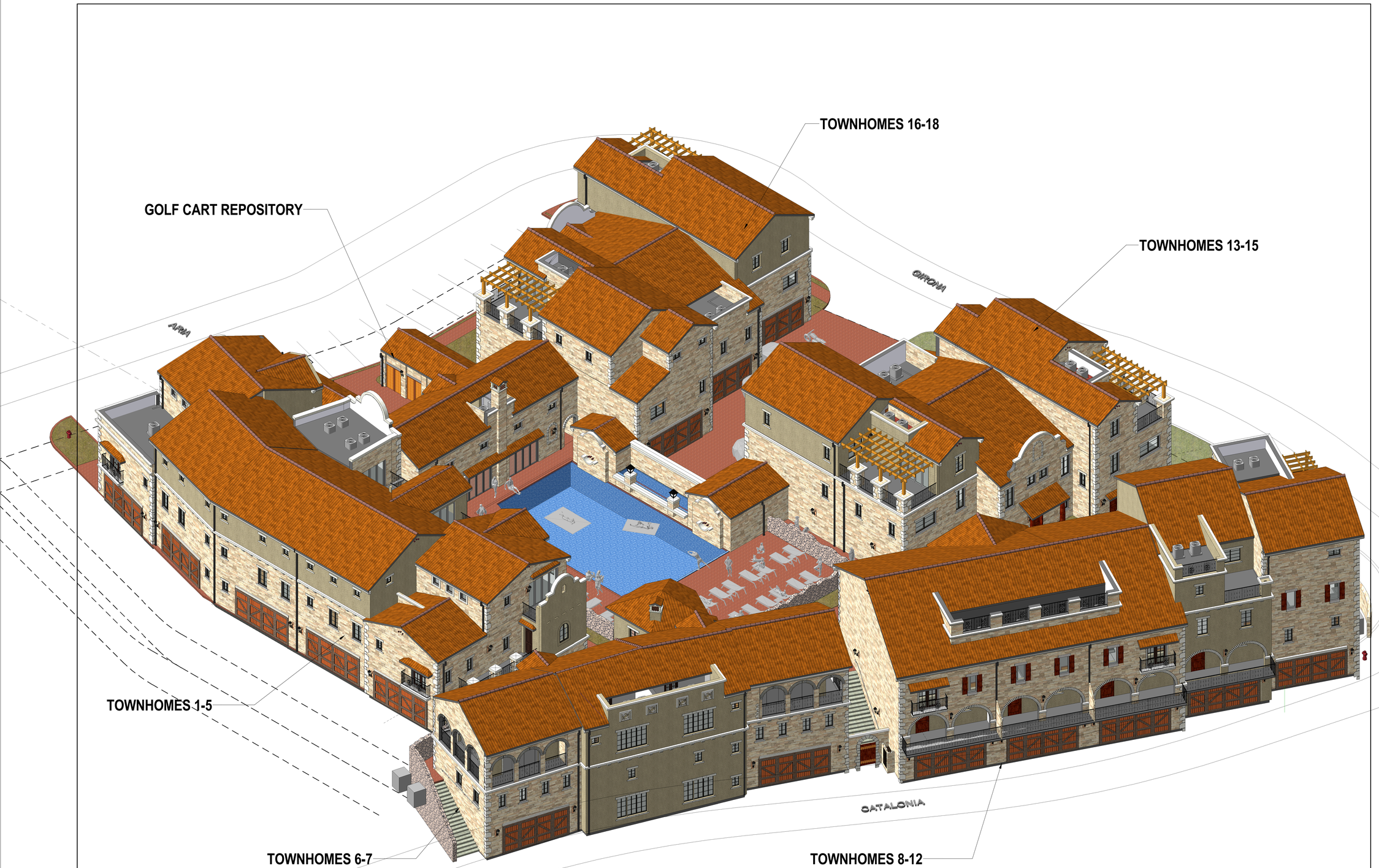
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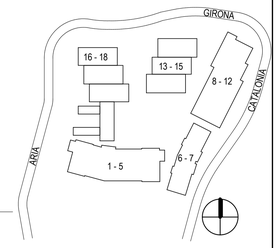
PROJECT NO:	Project Number
ISSUED FOR:	Project Status
DRAWN BY:	Checker
DATE:	01/26/2021

3D TOWNHOMES 16-18

P014



1 OVERALL 3D



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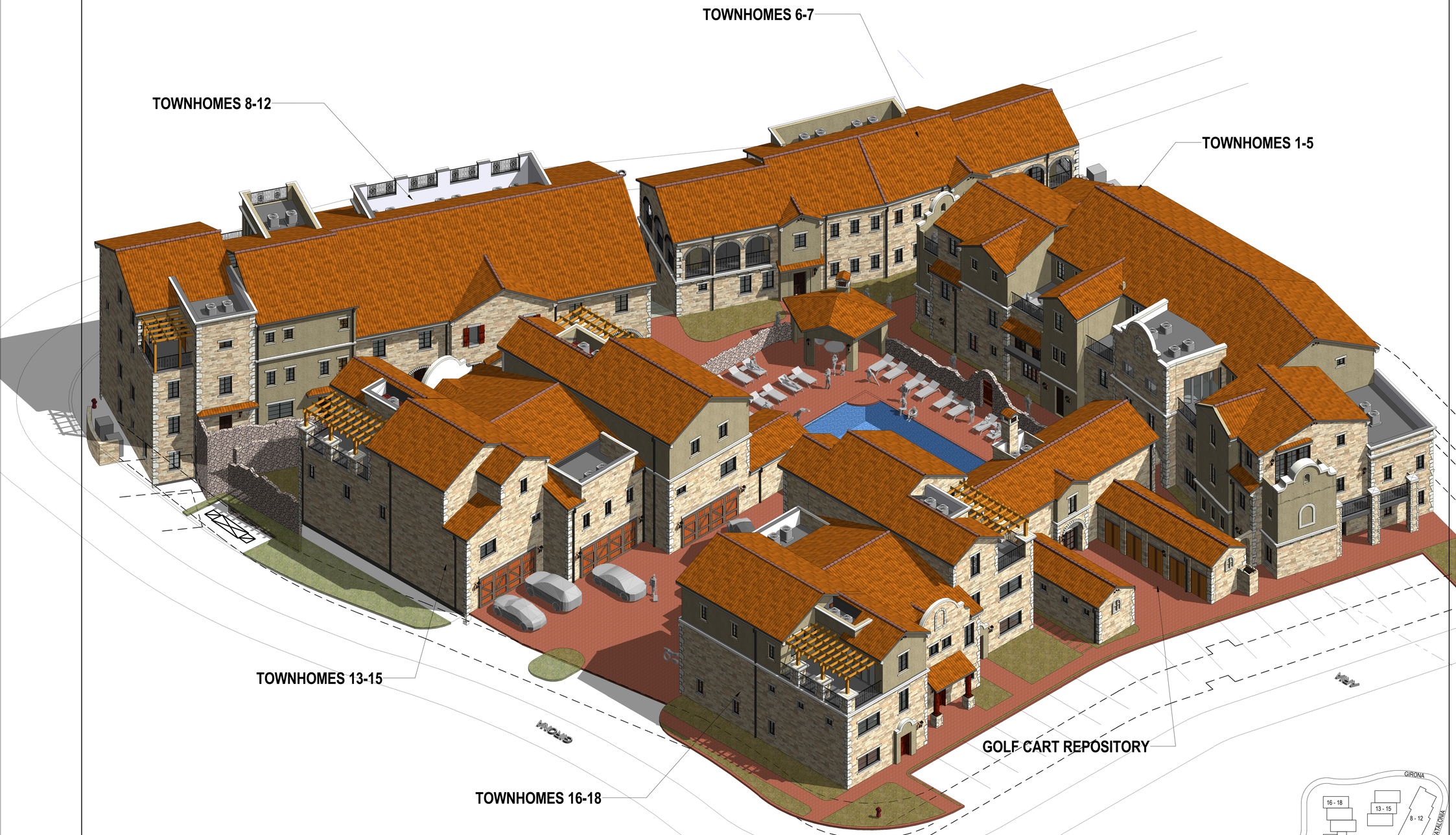
ISSUE LOG

NO.	DESCRIPTION	DATE

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OVERALL 3D

P015



1 OVERALL 3D

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ENTRADA

BLOCK M

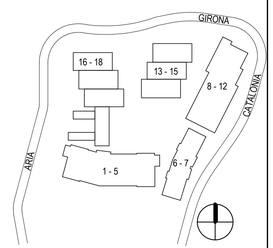
TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

NO.	DESCRIPTION	DATE

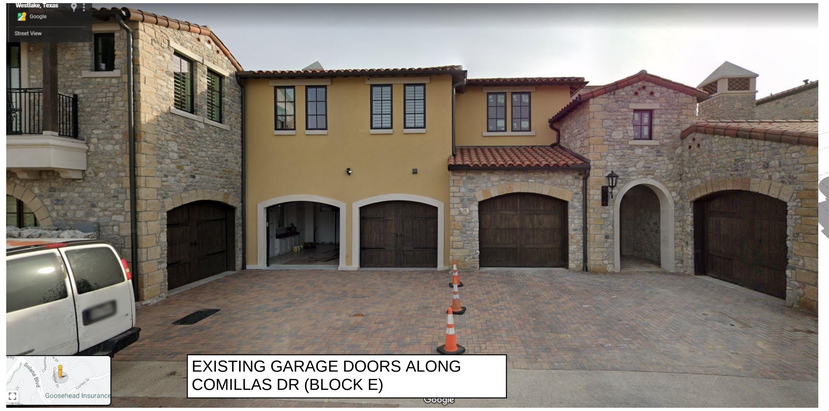
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DRAWN BY:	Checker
DATE:	01/26/2021



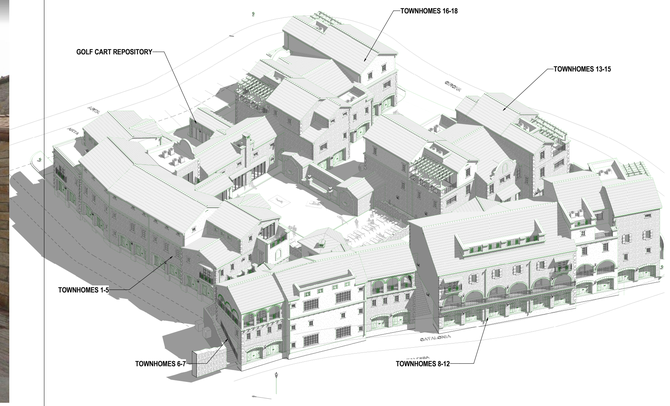
OVERALL 3D

P016

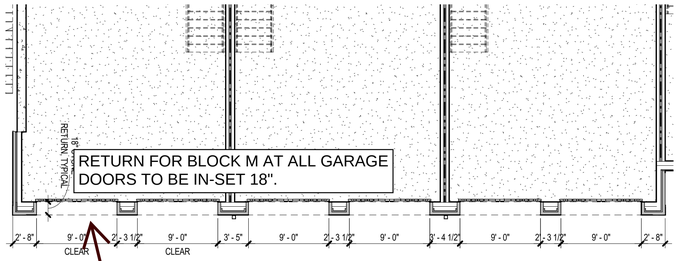
REFER TO **ENTRADA DESIGN GUIDELINES** FOR FUTHER DETAILED INFORMATION REGARDING THESE PLANS



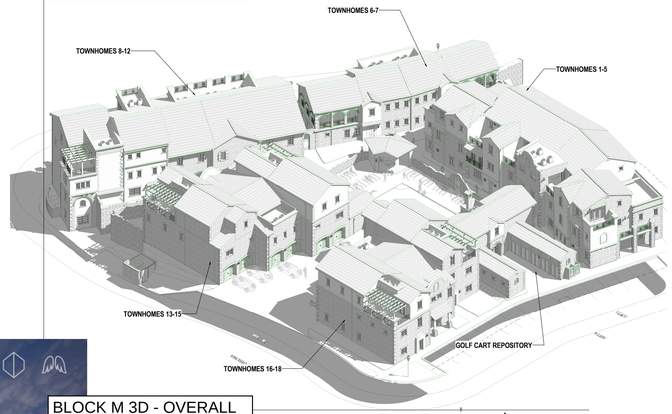
EXISTING GARAGE DOORS ALONG COMILLAS DR (BLOCK E)



BLOCK M 3D - OVERALL



RETURN FOR BLOCK M AT ALL GARAGE DOORS TO BE IN-SET 18".



BLOCK M 3D - OVERALL



PARTIAL VIEW ALONG CATALONIA



PARTIAL VIEW ALONG GIRONA



PARTIAL VIEW ALONG CATALONIA

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BLOCK M

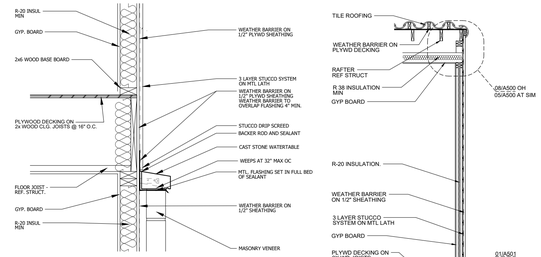
TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

NO.	DESCRIPTION	DATE

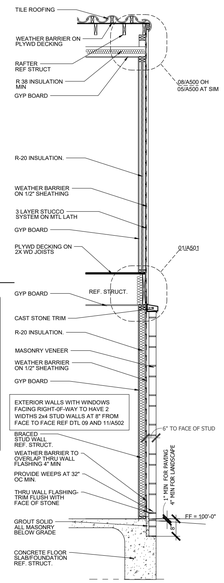
PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	03/19/21



01 STONE/ STUCCO TRANSITION DETAIL

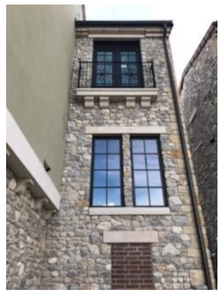
SCALE: 1 1/2" = 1'-0"

CURRENT STONE/STUCCO TRANSITION IN BLOCK M PERMIT SET DETAIL AND WALL SECTION. BUSH ARCHITECTS TO DEVELOP SIMILAR STONE/STUCCO TRANSITION DETAIL/WALL SECTION BASED ON EXISTING EXAMPLE BELOW FOR ALL ENTRADA PERMIT SETS.

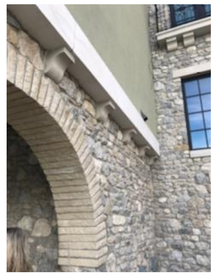


02 WALL SECTION

SCALE: 1/2" = 1'-0"

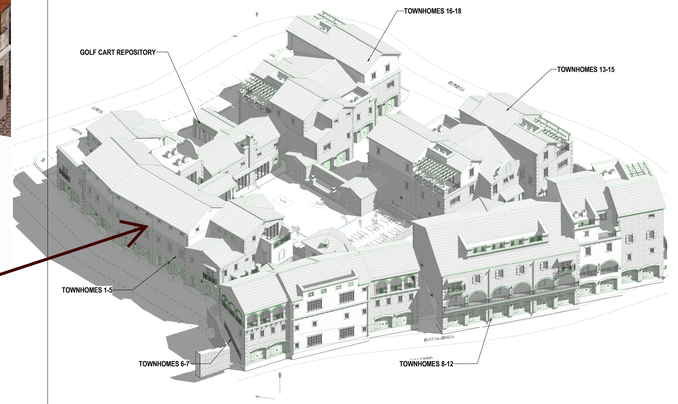


EXISTING STONE/STUCCO TRANSITION AT ENTRADA BLOCK E





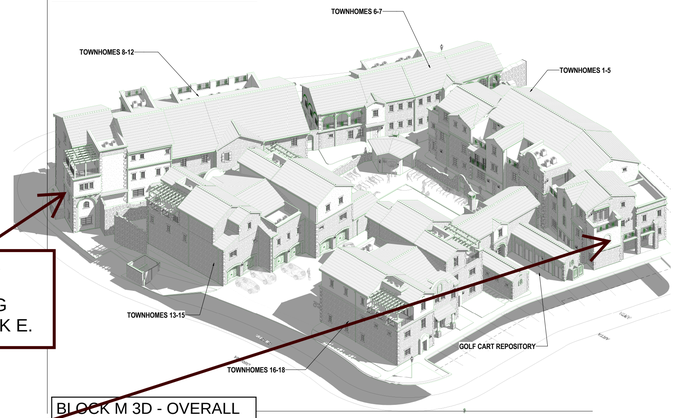
VERTICAL MATERIAL CHANGE EXAMPLE, SIMILAR TO EXISTING CONDITION AT BLOCK E.



BLOCK M 3D - OVERALL



VERTICAL MATERIAL CHANGE EXAMPLE, SIMILAR TO EXISTING CONDITION AT BLOCK E.



BLOCK M 3D - OVERALL



VERTICAL MATERIAL CHANGE EXAMPLE, SIMILAR TO EXISTING CONDITION AT BLOCK E.

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ENTRADA STANDARDS

TOWN OF WESTLAKE TARRANT COUNTY, TEXAS

ISSUE LOG

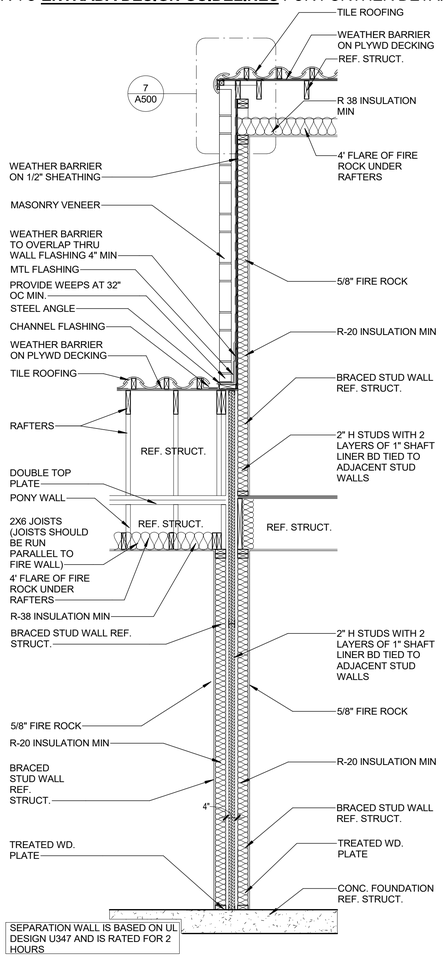
NO.	DESCRIPTION	DATE

PROJECT NO:	19-095
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	03/03/21

WALL SECTIONS

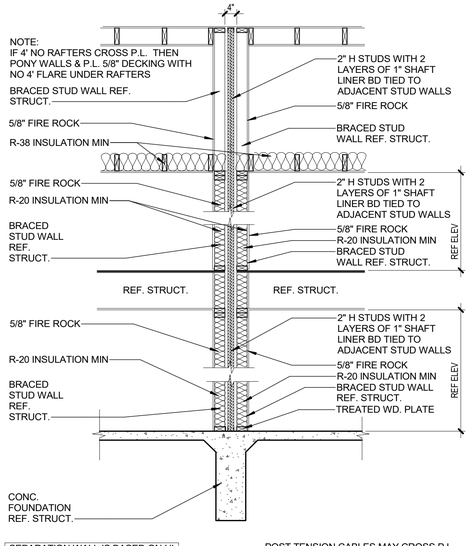
A401

REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



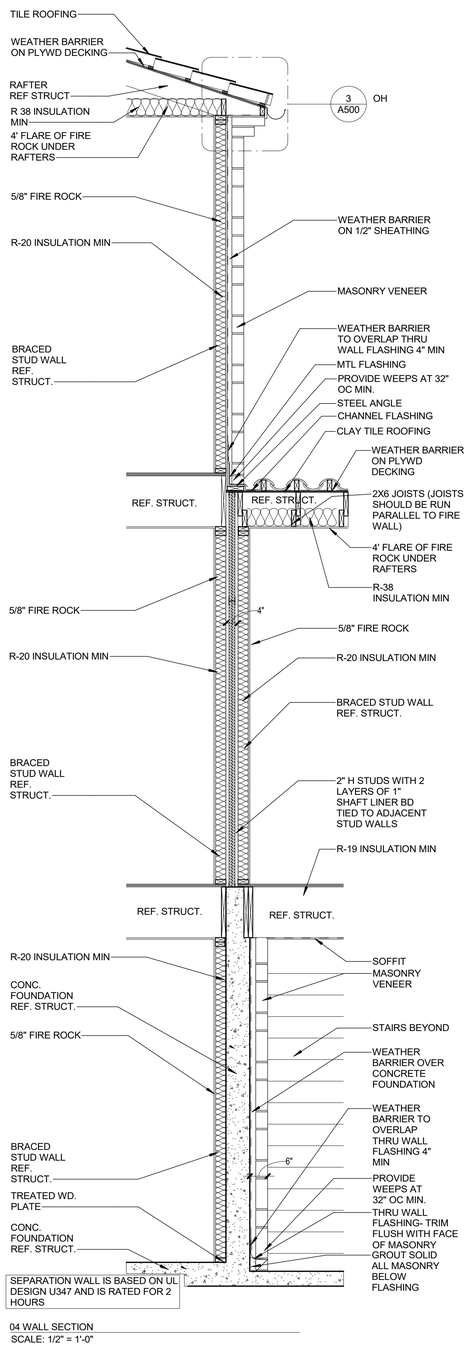
6 SECTION - UNIT SEPARATION WALL 4

1/2" = 1'-0"



5 SECTION - UNIT SEPARATION WALL 3

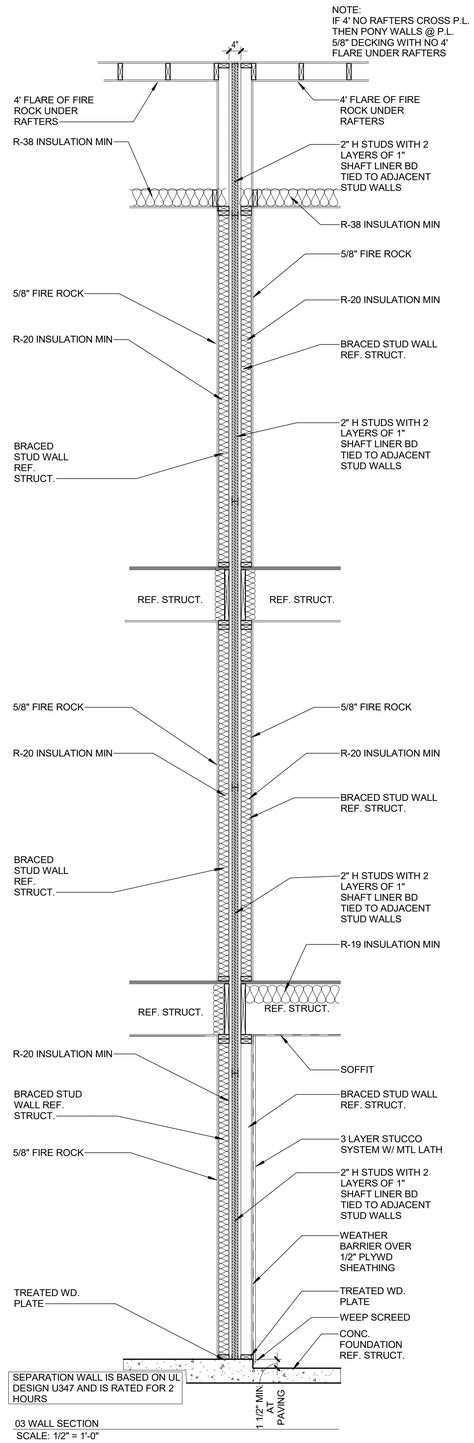
1/2" = 1'-0"



04 WALL SECTION
SCALE: 1/2" = 1'-0"

4 SECTION - UNIT SEPARATION WALL 2

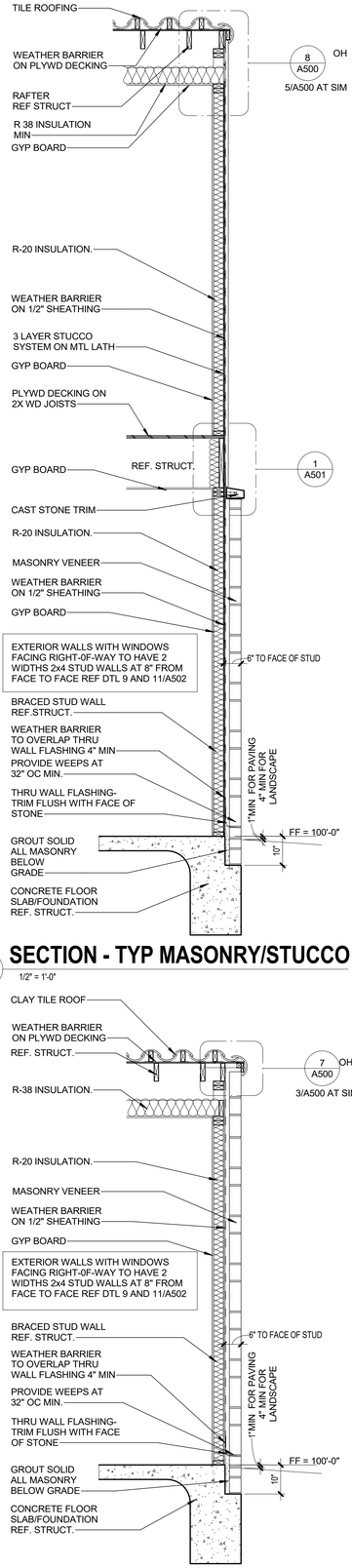
1/2" = 1'-0"



03 WALL SECTION
SCALE: 1/2" = 1'-0"

3 SECTION - UNIT SEPARATION WALL 1

1/2" = 1'-0"



2 SECTION - TYP MASONRY/STUCCO WALL

1/2" = 1'-0"

1 SECTION - TYP MASONRY WALL

1/2" = 1'-0"

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BLOCK M

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ISSUE LOG

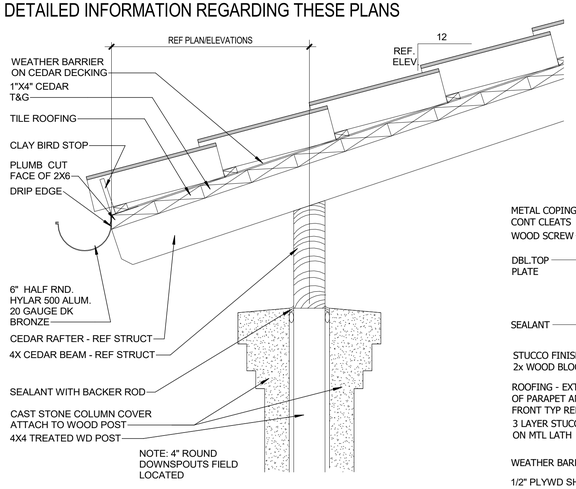
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	03/01/21

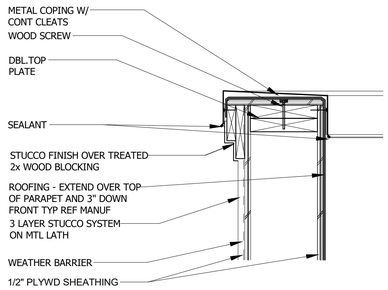
STANDARD WALL SECTIONS

A320

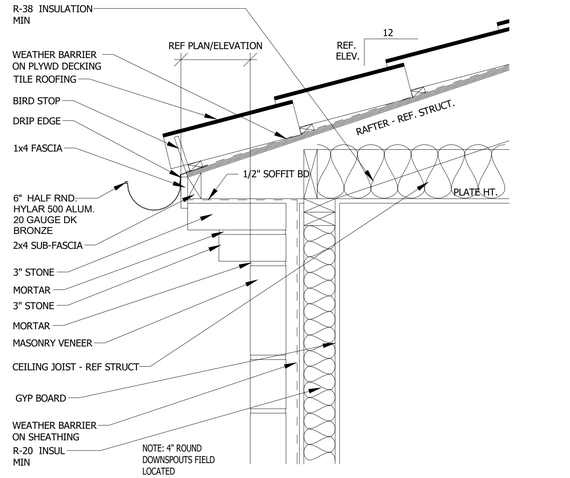
REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



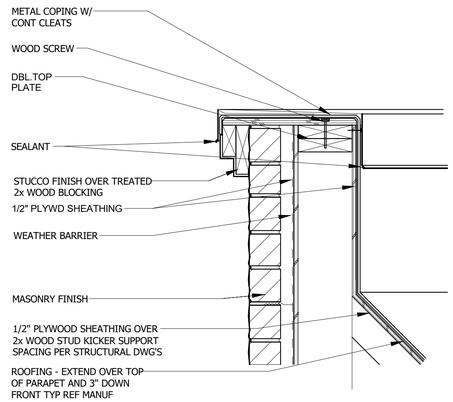
10 DETAIL - COVERED PORCH
1 1/2" = 1'-0"



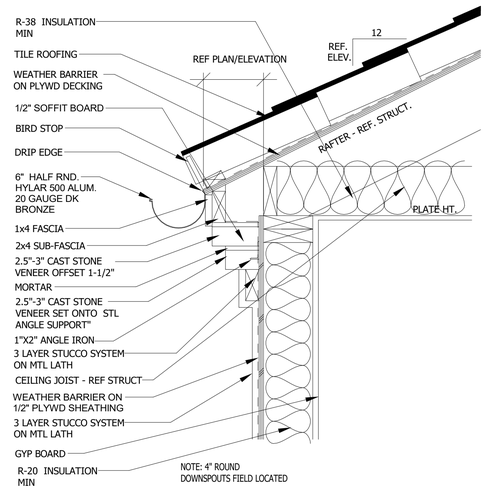
6 DETAIL - PARAPET W/ STUCCO
1 1/2" = 1'-0"



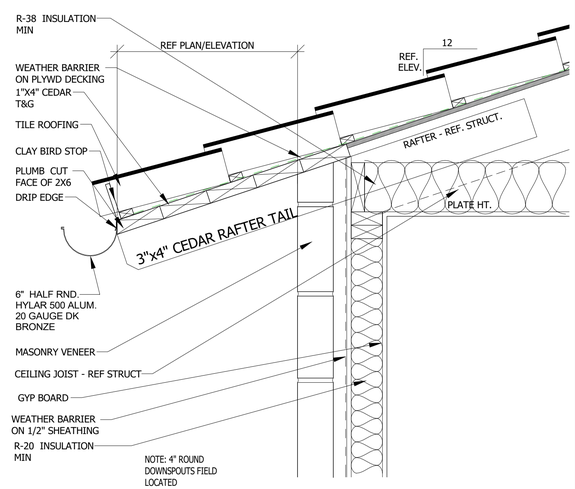
3 DETAIL - FASCIA W/ STONE TRIM
1 1/2" = 1'-0"



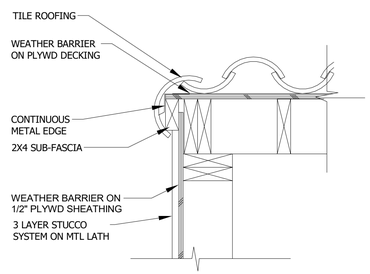
9 DETAIL - PARAPET W/ MASONRY
1 1/2" = 1'-0"



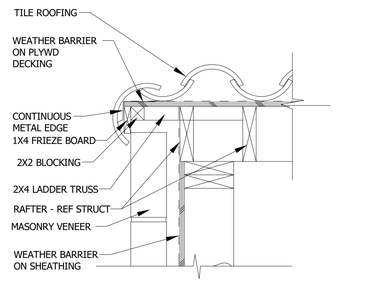
5 DETAIL - FASCIA AT STUCCO
1 1/2" = 1'-0"



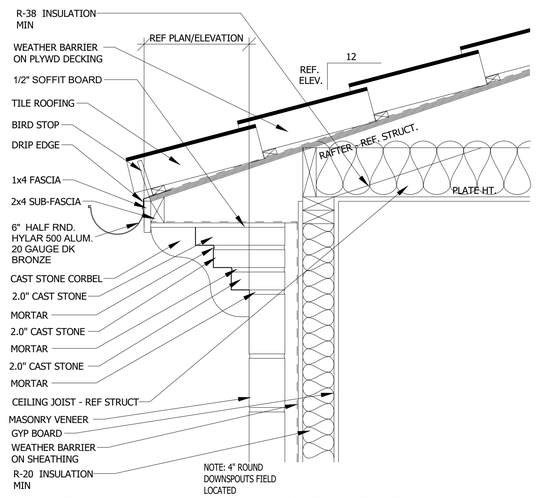
2 DETAIL - FASCIA W/ EXP RAFTER
1 1/2" = 1'-0"



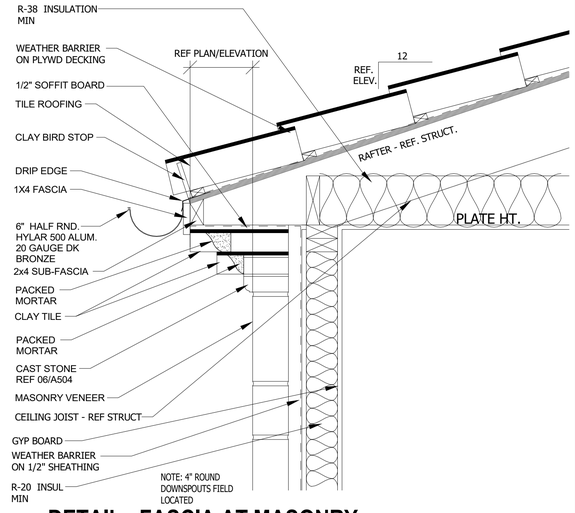
8 DETAIL - STUCCO RAKE
1 1/2" = 1'-0"



7 DETAIL AT MASONRY RAKE
1 1/2" = 1'-0"



4 DETAIL - FASCIA AT STONE CORBEL
1 1/2" = 1'-0"



1 DETAIL - FASCIA AT MASONRY
1 1/2" = 1'-0"

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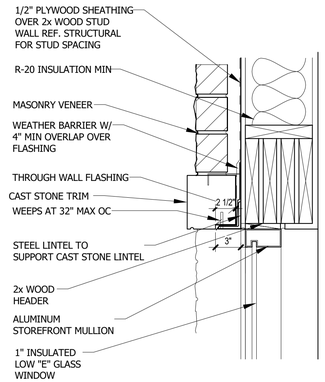
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	02/22/21

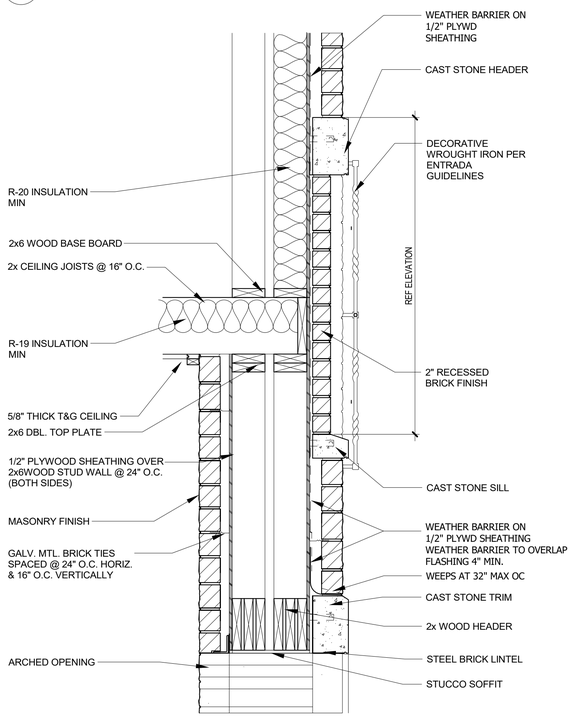
ROOF DETAILS

A500

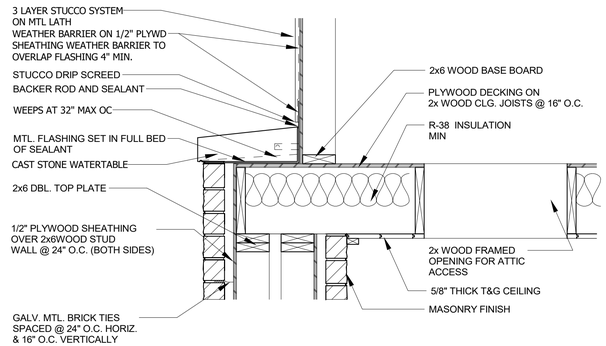
REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



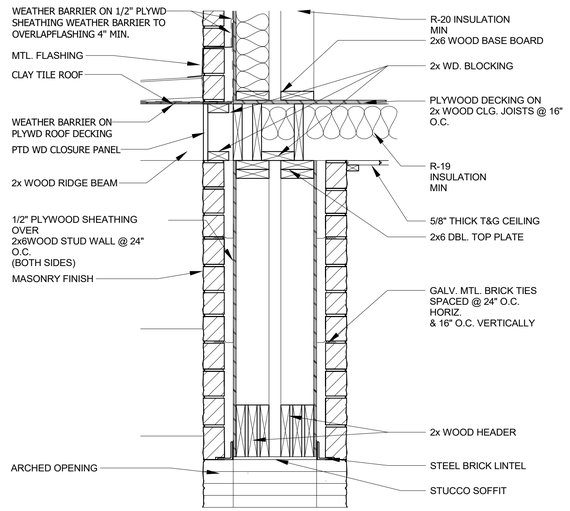
8 DETAIL - HEAD AT STOREFRONT
1 1/2" = 1'-0"



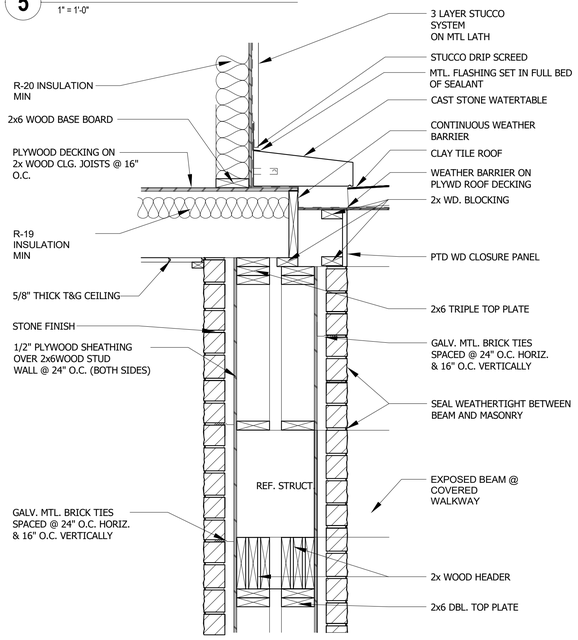
7 DETAIL - INSET BRICK W/ WROUGHT IRON
1" = 1'-0"



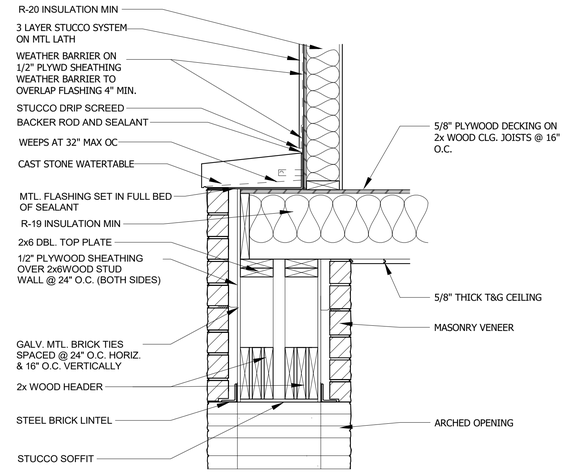
6 DETAIL - ATTIC ACCESS
1" = 1'-0"



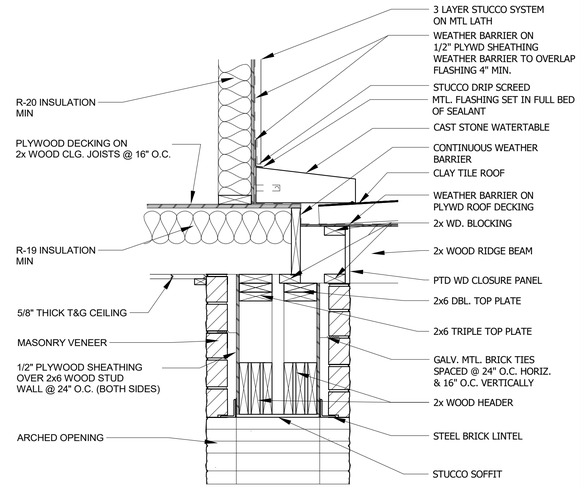
5 DETAIL - ARCHED OPNG
1" = 1'-0"



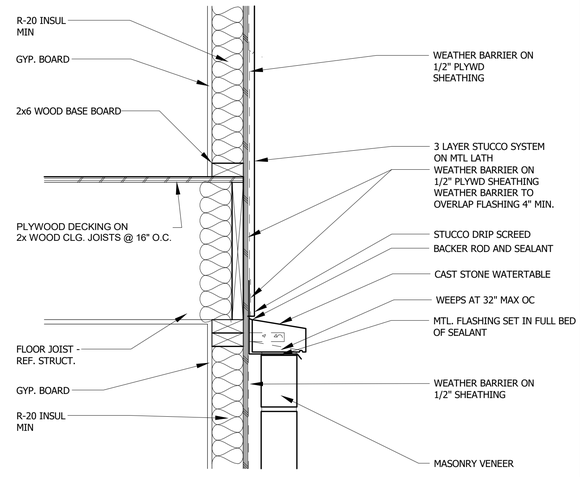
4 DETAIL - WATERTABLE AT ROOF
1" = 1'-0"



3 DETAIL - WATERTABLE AT ARCH
1" = 1'-0"



2 DETAIL - WATERTABLE AT TILE ROOF
1" = 1'-0"



1 DETAIL - MASONRY/STUCCO TRANSITION
1 1/2" = 1'-0" REF: 1 / A201

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ISSUE LOG

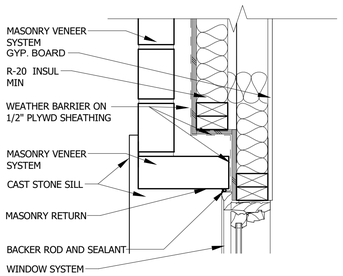
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	07/15/20

STANDARD DETAILS

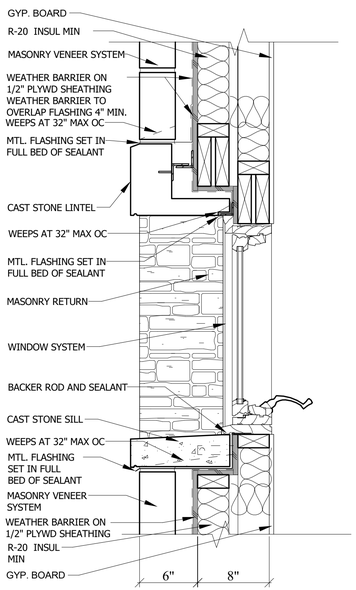
A501

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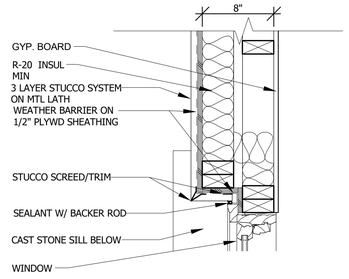
12 DETAIL-WINDOW JAMB AT MASONRY

1 1/2" = 1'-0" REF: 2 / A502



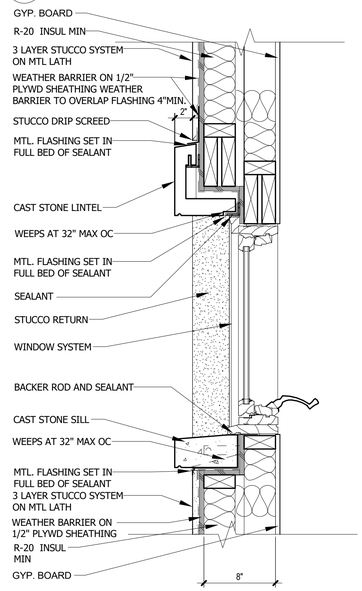
11 DETAIL-WINDOW SECTION AT MASONRY

1 1/2" = 1'-0" REF: 2 / A502



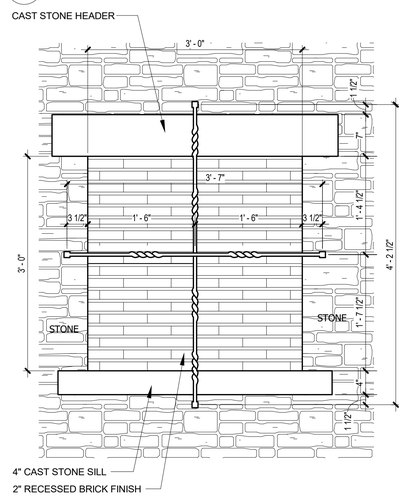
10 DETAIL-WINDOW JAMB AT STUCCO

1 1/2" = 1'-0" REF: 6 / A502



9 DETAIL-WINDOW SECTION AT STUCCO

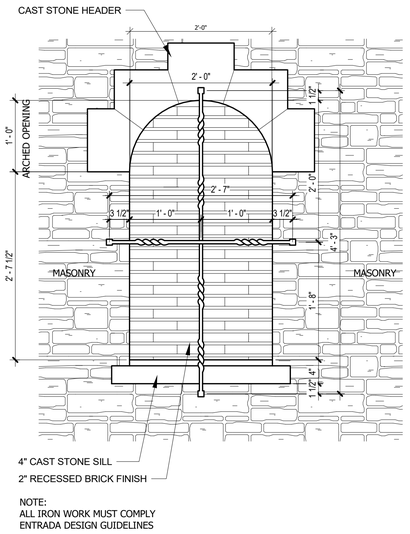
1 1/2" = 1'-0" REF: 6 / A502



NOTE:
ALL IRON WORK MUST COMPLY
ENTRADA DESIGN GUIDELINES

8 DETAIL - INSET BRICK

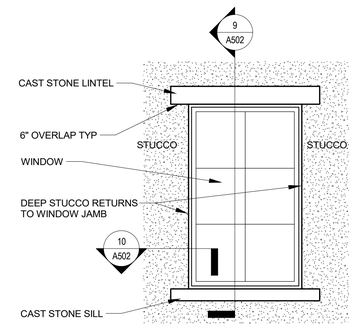
1" = 1'-0"



NOTE:
ALL IRON WORK MUST COMPLY
ENTRADA DESIGN GUIDELINES

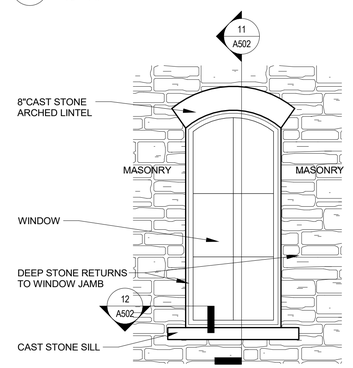
7 DETAIL - INSET BRICK W/ARCH

1" = 1'-0"



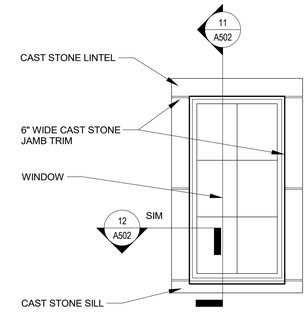
6 DETAIL - WINDOW W/ CAST STONE/STUCCO

1/2" = 1'-0"



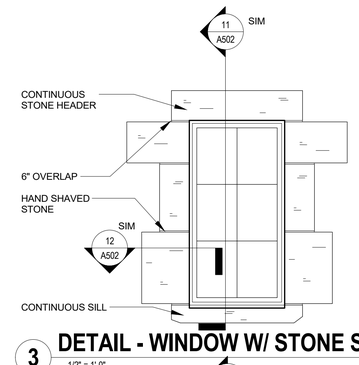
5 DETAIL - WINDOW W/ ARCH

1/2" = 1'-0"



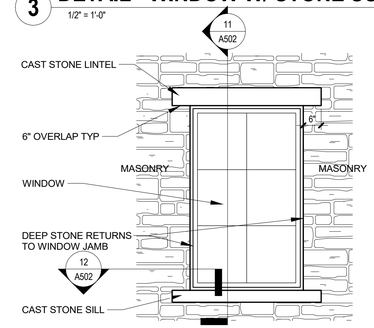
4 DTL - WINDOW W/ CAST STONE SURROUND

1/2" = 1'-0"



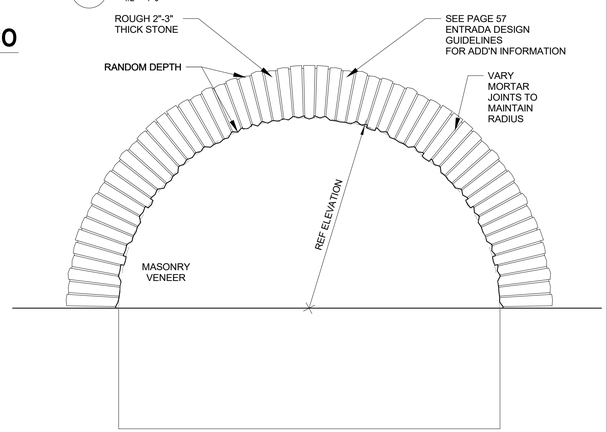
3 DETAIL - WINDOW W/ STONE SURROUND

1/2" = 1'-0"



2 DETAIL - WINDOW W/ CAST STONE/MASONRY

1/2" = 1'-0"



1 DETAIL - ROUGH ARCH

1/2" = 1'-0"

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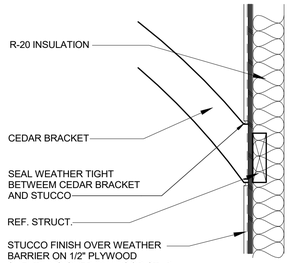
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PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	07/15/20

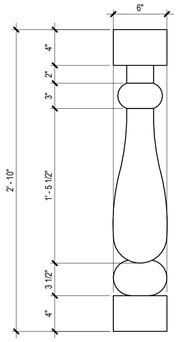
STANDARD DETAILS

A502

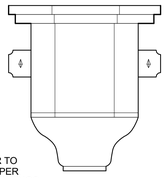
REFER TO **ENTRADA DESIGN GUIDELINES** FOR FURTHER DETAILED INFORMATION REGARDING THESE PLANS



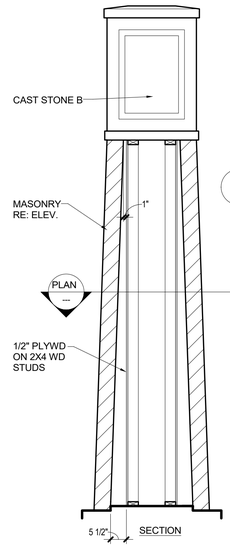
13 DETAIL-CEDAR BRACKET AT STUCCO
1 1/2" = 1'-0"

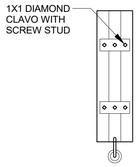


17 DETAIL-CAST STONE BALUSTRADE
1 1/2" = 1'-0"

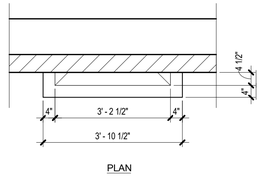


12 DETAIL-SCUPPER BOX
1 1/2" = 1'-0"

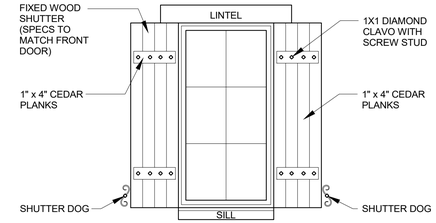




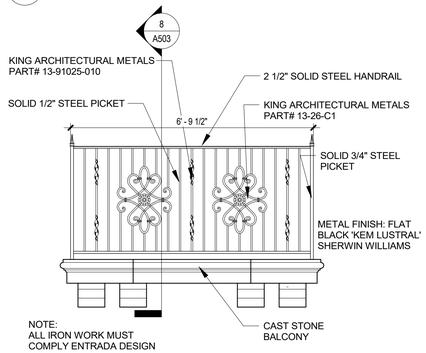
5 DETAIL-CEDAR SHUTTER
1/2" = 1'-0"



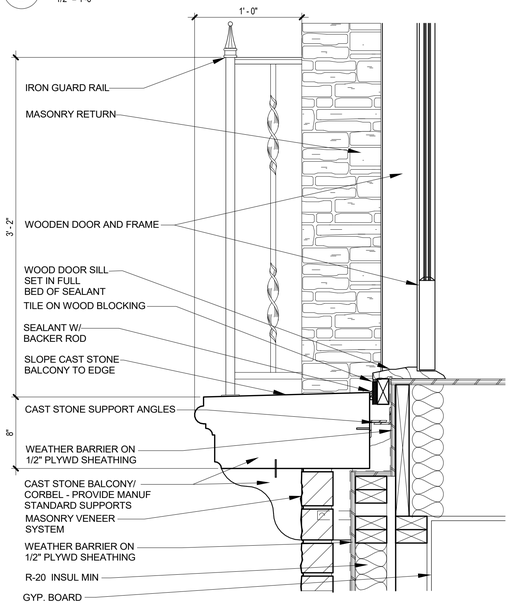
9 DETAIL-PILASTER
1/2" = 1'-0"



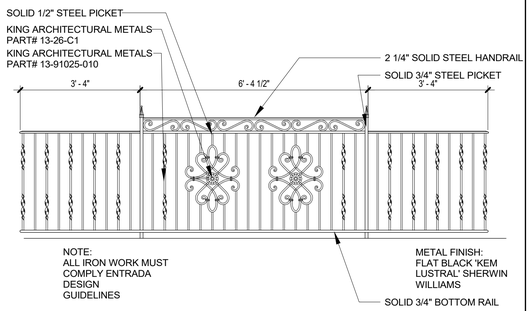
4 DETAIL-WINDOW W/ CEDAR SHUTTERS
1/2" = 1'-0"



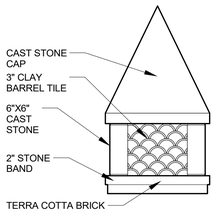
3 DETAIL-CAST STONE BALCONY
1/2" = 1'-0"



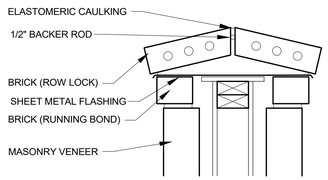
8 DETAIL-BALCONY SECTION
1 1/2" = 1'-0" REF: 3 / A503



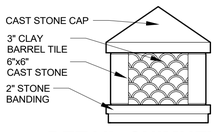
2 DETAIL-IRON RAILING 2
1/2" = 1'-0"



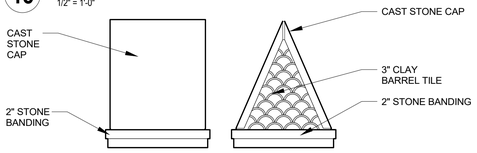
16 DETAIL-CHIMNEY 3
1/2" = 1'-0"



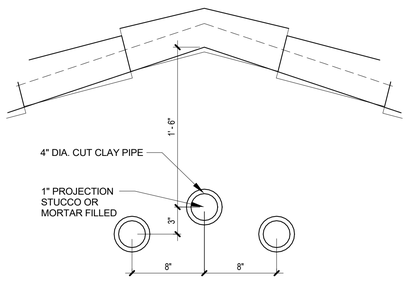
11 DETAIL-PARAPET WALK CAP
1 1/2" = 1'-0"



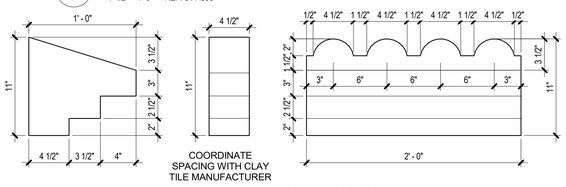
15 DETAIL-CHIMNEY 2
1/2" = 1'-0"



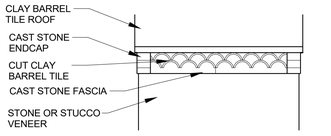
14 DETAIL-CHIMNEY 1
1/2" = 1'-0"



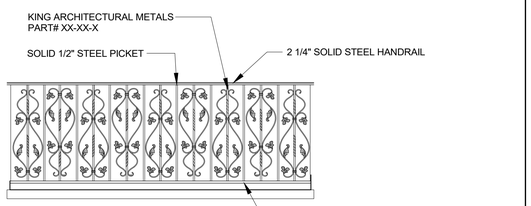
10 DETAIL-DOVE COVE
1 1/2" = 1'-0" REF: 1 / A201



7 DETAIL-CAST STONE FASCIA
1 1/2" = 1'-0"



6 DETAIL-CAST STONE/TILE FASCIA
1/2" = 1'-0"



1 DETAIL-IRON RAILING 1
1/2" = 1'-0"

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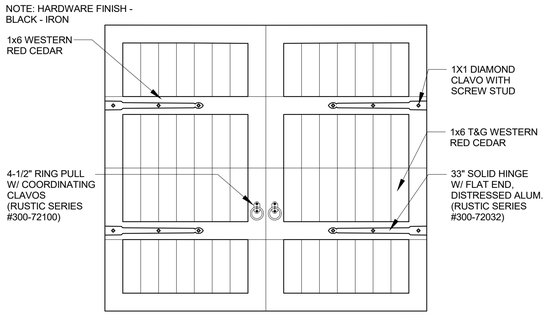
NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
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DRAWN BY:	Checker
DATE:	07/09/20

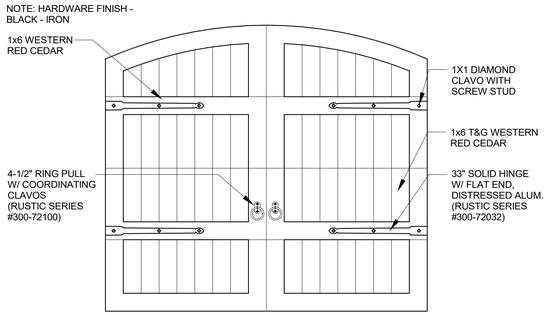
MISC DETAILS

A503

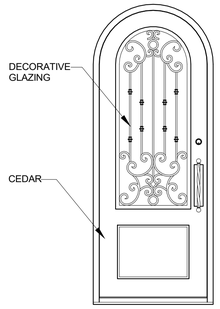
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12 GARAGE DOOR 5
1/2" = 1'-0"

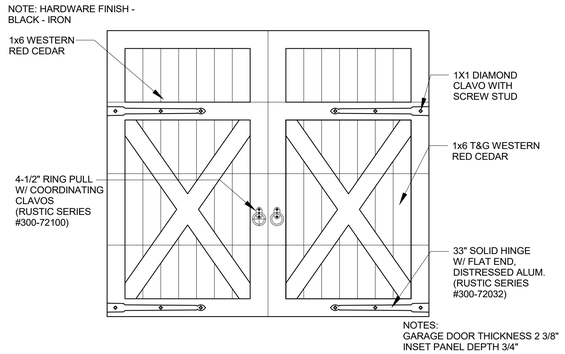


8 GARAGE DOOR 1
1/2" = 1'-0"

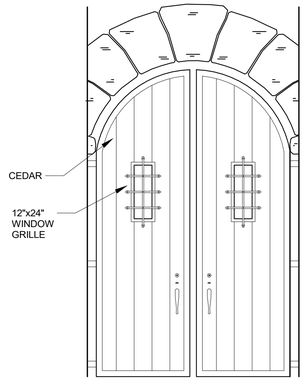


ENTRADA DOOR PART: FR WOOD #14

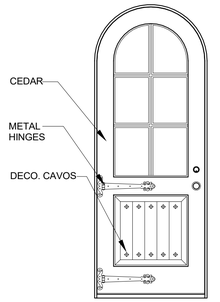
4 FRONT DOOR 4
1/2" = 1'-0"



11 GARAGE DOOR 4
1/2" = 1'-0"

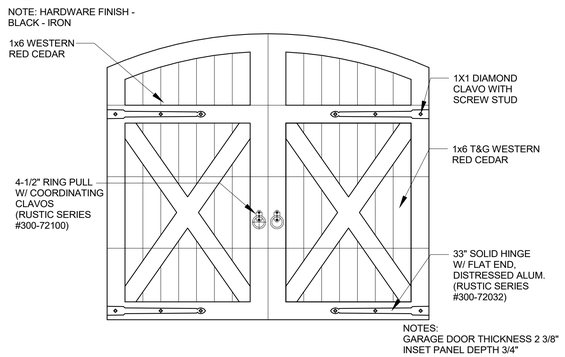


7 CEDAR GATE 2
1/2" = 1'-0"

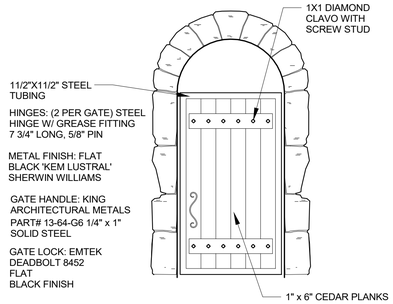


ENTRADA DOORS PART: FR WOOD #6

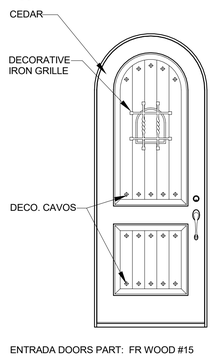
3 FRONT DOOR 3
1/2" = 1'-0"



10 GARAGE DOOR 3
1/2" = 1'-0"

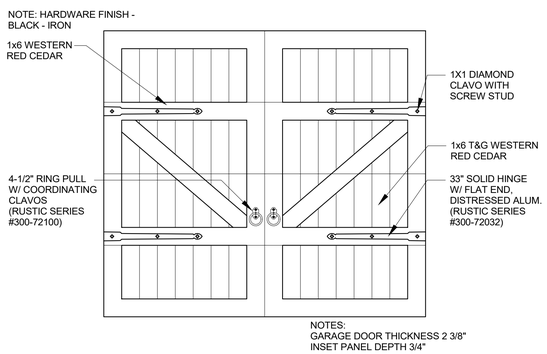


6 CEDAR GATE 1
1/2" = 1'-0"

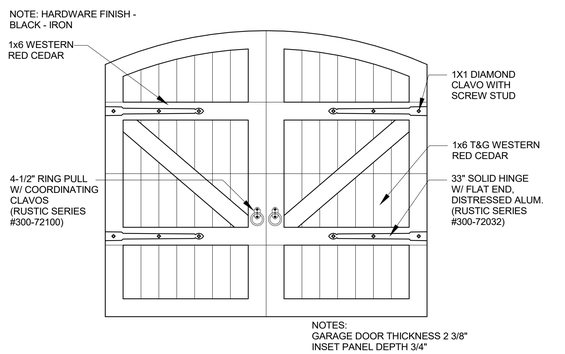


ENTRADA DOORS PART: FR WOOD #15

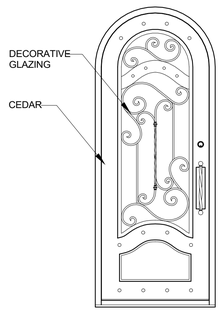
2 FRONT DOOR 2
1/2" = 1'-0"



13 GARAGE DOOR 6
1/2" = 1'-0"

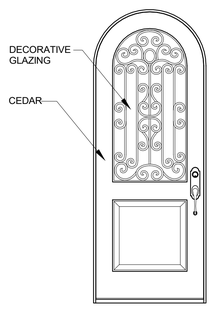


9 GARAGE DOOR 2
1/2" = 1'-0"



ENTRADA DOORS PART: CUST MTL #18

5 FRONT DOOR 5
1/2" = 1'-0"



ENTRADA DOORS PART: FR WOOD #17

1 FRONT DOOR 1
1/2" = 1'-0"

Bush ARCHITECTS
1800 VALLEY VIEW LN, STE 400
FARMERS BRANCH, TX 75234
PHONE 469-857-3151
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ENTRADA
BLOCK M
TOWN OF WESTLAKE, TX

NOT FOR CONSTRUCTION

ISSUE LOG

NO.	DESCRIPTION	DATE

PROJECT NO:	17-118
ISSUED FOR:	OTP
DRAWN BY:	Checker
DATE:	02/26/21

DOOR ELEVATIONS

A504

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

File #: 24-383 **Agenda Date:** 12/10/2024 **Agenda #:** F.2.

TOWN STAFF REPORT RECOMMENDATIONS

Discuss, consider and act on a request from Pearson 35 Opportunities, LLC to deviate from the required first floor square footage in Westlake Ranch.

STAFF: Jason Alexander, AICP, CEcD, Deputy Town Manager

BACKGROUND:

Ordinance No. 928, adopted by the Town Council on May 24, 2021, the PD, Planned Development District standards for Westlake Ranch enable the design and construction of up to 32 detached single-family residences.

The provisions within the PD, Planned Development District provide the conventional standards (e.g., density, lot size, permitted uses, setbacks, height, et cetera) for development. Some of the standards, however, do impose some limitations on the design and construction of houses that may not be responsive to changes in market demand and market preferences.

In particular, the provision that the maximum first floor under roof is 7,800 square feet not only limits the ability of the developer (and the builders) to respond and adapt to changes in the marketplace. Further, this restriction stymies architectural creativity and expression that is inherent to the visual aesthetic of Westlake.

Accordingly, the request from the developer is not to modify any of the density limitations or lot sizes; rather, it is a request to remove the limitation that the first floor cannot exceed a maximum square footage of 7,800 square feet. This will allow the developer (and the builders) to be more responsive to market preferences and innovative with building design and architecture.

DISCUSSION:

The request is to modify the provisions of the PD, Planned Development District standards for Westlake Ranch so that the maximum first floor under roof does not exceed 40 percent of the individual lot square footage. The intent of this request is to provide flexibility for the square footage on the first floor. While the proposed development standard work towards that end - it does not entirely achieve it.

Interpreting and administering the standards, it would appear that the entirety of Section 2(A)(i) - should be removed. The standard in Section 2(A)(i) requires that the maximum first floor under roof be limited to 7,800 square feet.

The combination of the minimum lot sized combined with the minimum unit size, the minimum lot size, and the setbacks will control the footprint of the dwellings in Westlake Ranch.

Summarily, the lot coverage limitation, as proposed, would only lessen the existing restriction on the area beneath roof on the first floor slightly; eliminating the maximum requirement and allowing the minimum unit size, minimum lot size, and setbacks to control would be better position the developer (and the builders) to

respond to market conditions and consumer preferences.

As the developer is not amending the concept plan, a public hearing is not required pursuant to the Town of Westlake Code of Ordinances. The request from the developer is only for a text amendment. Excepting the removal of Section 2(A)(i), all other provisions within the PD, Planned Development District for Westlake Ranch would remain as adopted and approved by the Town Council, including the concept plan.

RECOMMENDATION:

The Department of Planning and Development recommends that the applicant's request be modified, and only reflect the elimination of Section 2(A)(i) as provided for in the PD, Planned Development District standards for Westlake Ranch.

PLANNING AND ZONING COMMISSION ACTION/OPTIONS:

1) Motion to approve;
2) Motion to approve with modifications;
3) Motion to table (table to specific date); OR
4) Motion to deny

ATTACHMENT(S):

1. Ord 928 Draft Redline

TOWN OF WESTLAKE

ORDINANCE NO. 928

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING ORDINANCE 882 WHICH PROVIDES THE DEVELOPMENT STANDARDS FOR THE PLANNED DEVELOPMENT DISTRICT 7 (PD7) ZONING DISTRICT. PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

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

WHEREAS, on May 20, 2019, the Town Council approved Ordinance 882 establishing the 37.798 acre Planned Development District 7 (PD7) zoning district; and

WHEREAS, the property owner of a 34.798 acre portion of the development proposes amendments to Ordinance 882 in order to approve an amended concept/development plan specific to the 34.798 acre portion owned by said owner and to alter certain development conditions; and

WHEREAS, following provision of proper legal notice, including written notice to owners within the PD7 zoning district and within 200 feet of the PD7 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on May 17, 2021 by the Planning and Zoning Commission (Commission) whereby the Commission recommended to the Town Council approval of the amendments to Ordinance 882 contained herein; and

WHEREAS, following provision of proper legal notice, including written notice to owners within the PD7 zoning district and within 200 feet of the PD7 zoning district, published notice and posted notice in accordance with the Texas Open Meetings Act of public hearing, a public hearing was held on May 24, 2021 by the Town Council; and

WHEREAS, upon the recommendation of the Planning and Zoning Commission and after a public hearing, the Town Council of the Town of Westlake, Texas, is of the opinion that it is in the best interests of the Town and its citizens that these amendments to Ordinance 882 should be approved and adopted.

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

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

SECTION 2: That the following amendments to Ordinance 882 are hereby authorized:

A. Ordinance 882, Exhibit B is hereby repealed and replaced with the attached **Exhibit "A"**.

B. Ordinance 882, Exhibit B-1 is hereby repealed and replaced with the attached **Exhibit "B" –** Phase One Concept/Development Plan, and **Exhibit "C" –** Development Description and Illustrations.

C. The PD7 zoning district is hereby divided into two phases. Phase one shall include the 34.798 acres depicted on **Exhibit "B"**. Phase two shall include the remaining three acres of the PD7 zoning district not included in **Exhibit "B"**.

D. All ingress and egress to and from Aspen Lane shall be limited to residents and service vehicles only during "restricted hours", which are defined as 7:30 a.m. through 3:30 p.m.

E. All other provisions of Ordinance 882 shall remain in full force and effect, except where amended herein.

SECTION 3: That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 4: That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6: This ordinance shall take effect immediately from and after its passage as the law in such case provides.

SECTION 5: It is hereby declared to be the intention of the Town Council of the Town of Westlake, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Westlake without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

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

PASSED AND APPROVED ON THIS 24th DAY OF MAY 2021.

ATTEST: _____
Laura Wheat, Mayor

_____ _____
Todd Wood, Town Secretary Amanda DeGan, Town Manager

APPROVED AS TO FORM:

_____
L. Stanton Lowry, Town Attorney

EXHIBITS

EXHIBIT A PLANNED DEVELOPMENT DISTRICT 7 (PD7) DEVELOPMENT STANDARDS

EXHIBIT B PD7 PHASE ONE CONCEPT/DEVELOPMENT PLAN

EXHIBIT C DEVELOPMENT DESCRIPTION AND ILLUSTRATIONS

EXHIBIT "A"

Planned Development District Number 7 (PD7) Development Standards

Section 1 – General

A. The purpose of PD7 is for a detached single-family residential development of not more than 36 residential lots with a gross maximum density of 0.95 dwelling units per acre.

B. Phase one of the PD7 zoning district shall not contain more than 32 single family residential lots.

C. Phase two of the PD7 zoning district may contain up to 4 single family residential lots pending final approval of a concept/development plan specific to the phase two portion of the development. Said concept/development plan shall be approved as an amendment to the PD7 zoning district.

D. The development authorized by this ordinance shall be consistent with all provisions and graphics contained the Phase One Concept/Development Plan, attached as Exhibit B, and the development description and illustrations, attached as Exhibit C. However, where a conflict exists between the provisions of Exhibit A, Exhibit B, and Exhibit C, the provisions of Exhibit A shall prevail.

E. Platting

1. The developer shall submit, and receive approval for, a preliminary site evaluation prior to any land disturbance activities;
2. Prior to the final acceptance of public improvements, approval of private streets and release of residential building permits, the developer shall submit, and receive approval for, a final plat, which shall be platted as a single phase.
3. The final plat noted above shall be recorded with the County Clerk prior to the release of any residential building permits.
4. Prior to the approval of the preliminary site evaluation, the developer shall submit a development agreement for final approval by the Town Council per the requirements of the Code of Ordinances.

F. Permitted Uses – The following are permitted principal and accessory uses:

1. Single Family Detached Homes
2. Open Space
3. Private Streets
4. Public and Private Parks
5. Drainage facilities (including retention and detention ponds)
6. Clubhouse and indoor pickleball courts

7. Accessory Uses (as authorized in the Town's zoning regulations)

G. Homeowner's Association – The development shall be governed by a Homeowner's Association (HOA) that will be responsible for common area maintenance, clubhouse and other amenity maintenance, private street maintenance, and enforcing the HOA Design Guidelines for the community. The Home Owner's Association shall appoint an Architectural Review Committee that must have at least one (1) Texas Licensed Architect with experience in applying Design Guidelines and advising an Architectural Review Committee on matters of design.

H. Any change, reassignment, and/or transfer of ownership from the developer that is the signatory party in the development agreement noted above to a different entity shall require the approval of the Town Council through an amendment to the development agreement, through a separate resolution, or as an amendment to this ordinance.

I. The developer and homebuilder of all units constructed in the development shall operate as a single entity, with final compliance with the terms and conditions of such commitment laid out in the Town approved Development Agreement or unless otherwise requested by the developer and approved by the Town Manager or designee for special conditions.

J. All plans submitted for permit within this development shall be prepared by a Texas Licensed Architect and contain sufficient details required to explain the full exterior construction to a competent contractor.

Section 2 – Residential Design Standards

A. Lot and Housing Specifics: The following are the design criteria for all homes constructed in the phase one portion of the development:

a. Housing Type: Single Family Detached;
b. Minimum Lot Size: 21,250 square feet;
c. Minimum Lot Width at Building Line: 105 feet;
d. Front Setback: 30 feet
e. Side Setbacks: 5 feet on one side of the lot and 15 feet on the opposite side
f. Rear Setback: 40 feet;
g. Minimum Unit Size: 4,500 square feet;
h. Maximum Height: 35 feet from finished floor to the mid-point of the span of the highest roof pitch.
~~i. Maximum First Floor under Roof: 7,800 square feet~~

B. Special Setback Provisions:

1. Lots adjacent to Aspen Lane shall have a 40-foot minimum setback from Aspen Lane.

2. All homes shall be setback a minimum of 120 feet from Pearson Lane

3. All homes shall be setback a minimum of 40 feet from the southern boundary line of the development.

C. Garages: All homes shall have a minimum of four parking spaces for off-street automobile parking in any configuration but must have a minimum of two enclosed parking spaces and two additional off-street parking spaces. Garage doors shall be recessed a minimum of (8) eight inches (nominal) from the plane of the adjacent wall. Front facing garage doors are allowed if located further back on the lot than the side-facing garage portion and are in a motor court setting.

D. Roofs: Permitted roof materials include:

1. Flat or barrel clay tiles, metal seamed, copper, wood shake, TPO (for flat roof installations), or slate.

E. Exterior Walls: Exterior walls shall meet the requirements of the Town's Building Quality Manual as adopted by Resolution 18-02.

F. Design Guidelines: Prior to the approval of the preliminary site evaluation, the developer shall submit final design guidelines for approval by the Town Council that shall be recorded with the private deed covenants, conditions and restrictions. Said guidelines shall incorporate the recommendations contained in the Westlake Building Quality Manual referenced above. With the exception of any guideline provision addressing a particular architectural style, said design guidelines shall be enforced by Town staff in reviewing building permit applications for compliance with the provisions above. Guideline provisions to be enforced by staff include, but may not be limited to, general building articulation, massing, fenestration, roof slope, construction details and building materials.

G. Elevation Samples: All homes and buildings constructed in this development shall be generally consistent with the elevation samples provided in Exhibit C such that the primary articulation elements and general layout of the home on the lot are generally consistent with the elevations. Otherwise, all home design shall adhere to the provisions of the development's design guidelines.

Section 3 – Landscaping, Open Space, Water Features, Tree Preservation and Parkland Dedication

A. Landscaping: Not later than 90 days after the approval of the preliminary site evaluation, the developer shall submit a master landscape plan for the development prepared by a State of Texas registered landscape architect. Said plan shall be reviewed for final approval by the Town Manager. The plan may be forwarded to the Town Council for final approval at the discretion of the Town Manager. The final approved master landscape plan shall be included with the development agreement. At a minimum the plan shall include the following:

1. The Plan shall substantially comply with the Concept/Development Plan (Exhibit B)
2. The landscape plan shall reflect developer's efforts to comply with the "landscape Integrity" objectives of the Town's Comprehensive Plan and employ predominantly those plant materials that are consistent with restoration of the natural mosaic.
3. A detailed tree survey as required by the Code of Ordinances;
4. Any replanting requirements as part of required tree mitigation;
5. Specific planting and maintenance responsibilities of the developer versus the homebuilder and the homeowner's association;
6. Details for guest parking in the development where applicable;
7. Locations and specifications for the internal trail system

B. Tree Preservation – All protected trees shall require mitigation upon damage or removal as required by the Code of Ordinances. Mitigation may be provided through tree plantings as shown on the landscape plan during development and/or home building phases. Where possible, old growth trees and tree clusters should be preserved as identified in the master landscape plan.

C. Open Space

1. A minimum of 11.98 acres (34.68%) of the phase one portion of the development shall be reserved as open space. All open space, including public and private, shall be substantially consistent with Exhibit B and shall be distributed as follows:

    a. Private Open Space (including water features and clubhouse): 7.71 acres minimum
    b. Public Open Space (parkland): 2.74 acres minimum
    c. Landscape Easements on Private Lots: 1.53 acres minimum

2. Private open space amenities shall, at a minimum, include the following:

    a. Clubhouse: The clubhouse shall be constructed and completed by the developer prior to the final acceptance of public improvements. The design shall be consistent with the designs shown in Exhibit C.

D. Parkland Dedication – Parkland dedication as proposed by the developer in Exhibits B and C is hereby approved subject to the following conditions:

1. Parkland dedication shall be consistent with Exhibit B.
2. Maintenance responsibilities for the parkland shall be the responsibility of the developer/HOA.
3. Details of amenities, and final locations of parking and trails shall be consistent with Exhibit B and shall require final approval as part of the development agreement between the applicant/developer and the Town.

E. Water Features – Water features are a key component of the development, making this a "Water Themed" development as called for in the Town's Comprehensive Plan. Water features shall be constructed by the developer as part of the required improvements. Said features shall be located and designed as shown in Exhibit B and described and depicted in Exhibit C and shall be maintained by the homeowner's association.

F. Landscape Easements - Landscape easements shall be shown on the preliminary site evaluation and final plat for the development. The easements shall be consistent with the landscape easements shown on Exhibit B and shall, at a minimum, contain the total landscape easement area described in Section C above. The following note shall be placed on the final plat relative to the landscape easements: "Landscape easements are intended for landscape material such as trees, plants and groundcover only. No impervious surface of any kind or permanent structures, including buildings and swimming pools, may be placed in any landscape easement."

Section 4 – Fencing

A. The perimeter of the development, not including the publicly owned areas, along Aspen Lane and Pearson Lane shall contain decorative iron fencing located in a manner substantially consistent with the Phase One Concept/Development Plan (Exhibit B) and which preserves the sense of "open ground plane" as described in the Town's Comprehensive Plan by the use of decorative iron fencing with masonry columns. The perimeter fence located along the southern border of the development will contain decorative iron with metal posts. Brick is not a permitted material. Masonry wall sections shall be permitted as depicted in Exhibit B for the purpose of providing aesthetic accents, privacy, and/or shield undesirable vehicle light transmission as determined in the master landscape plan.

C. Individual property fences shall be constructed of decorative iron and shall not exceed 54 inches in height with metal columns consistent with the architectural design guidelines.

Section 5 – Streets, sidewalks/trails, parking and access

A. Streets – A Specific Use Permit (SUP) is hereby granted for all community streets within PD7, which shall be private and constructed to Town standards. Street lighting shall be located at all corners and intersections. Lights shall be low pedestal type fixtures that comply with Town standards and Comprehensive Plan recommendations as well as follow the Town's low intensity lighting standards. A street stub-out for future connection shall be provided between the phase one and phase two portions of the development as depicted on Exhibit B.

B. Trails – An internal trail/sidewalk system shall be constructed and shall connect to the public trail system at access-controlled locations as shown in the concept/development plan. The final location and details of the internal trail system shall be included with the required landscape plan. The public trail shall comply with all Town requirements and shall be generally located as shown in concept/development plan and shall be constructed by the developer as part of the required public improvements. Trail amenities shall at a minimum include the amenities proposed by the developer.

C. Parking – Adequate guest parking, trailhead and park parking, and parking for the proposed private amenities shall be shown on the master landscape plan with maintenance responsibilities borne by the homeowner's association as described in the required development agreement.

E. Access – Street access to the development from Pearson Lane shall require written final approval from the City of Keller.

F. Cluster mailboxes – Prior to installation, the final design, location and size of any cluster mailboxes as required by the United States Postal Service shall be submitted to the Town Manager or designee for review. Upon review, the Town Manager or designee may approve or deny said design, location and size. If denied, the developer may appeal the decision of the Town Manager or designee to the Town Council provided the written appeal is received not later than 30 days from the formal notice of denial.

G. Prior to the final acceptance of public improvements, the developer shall install intersection illumination improvements to the intersection of Aspen Lane and Pearson Lane such that the nighttime visibility of the intersection is improved. Said illumination improvements shall be detailed as part of the development agreement and shall require the final approval of the town manager or designee.

Section 6 – Utilities, Drainage and Grading

A. Public Utilities – Water and sewer service shall be provided by the Town of Westlake to this development. The developer shall, at their cost, construct all necessary water and sewer system improvements per Town standards and shall

secure any necessary easements. The phase one developer shall provide for stubs for future utility connections for the phase two portion of the development to be further detailed in the development agreement.

B. Duct Bank - A Duct Bank system shall be installed by the Developer throughout the subdivision as required by Town ordinances. The Duct Bank shall be located within a utility easement, the final details of which shall be determined by the Town Manager or designee. The home builder shall tie into the Duct Bank prior to the Final Inspection for the home.

C. Stormwater – Stormwater facilities shall be installed by the developer and employ facilities that are recommended by the comprehensive plan. Final location and design of said facilities shall require the final approval of the Town Manager or designee.

D. Lot Grading – Grading and disturbance of land by the developer shall be restricted to areas necessary to construct streets, public infrastructure, development amenities, and approved water features. The pre-grading of individual residential lots by the developer for the purpose of creating a residential pad is hereby prohibited.

Section 7 – Public Art and Town Entry Marker/Monument

A. As part of the development agreement noted above, the developer agrees to submit a public art plan to be approved by the Town Manager or designee. A Town of Westlake entry marker or monument shall be included in this plan.