



# Parkland Row

At Bridgeland

Design Guidelines

February 4, 2022

# Prepared For

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# Prepared By

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*Celebrating*  
**50 Years**  
  
DESIGN

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These design guidelines are intended to help direct qualified architects, owners, builders, and their representatives towards a unified community and architectural character defined as “Moderated Modern”. These guidelines describe a framework and design aesthetic that promotes a consistent and recognizable solution. Creativity is encouraged to create a customized solution as long as it reflects the ideas and character described within the following pages.

These guidelines do not represent an exhaustive design methodology but rather are meant to be an inspiration for a quality, thoughtful and innovative approaches to architectural styles within the boundaries of a consistent and recognizable “Moderated Modern” character.

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Elements

**Covered Entries + Porches**

Covered entries and porches shall be of human scale and integrated into the home, softening the building facade, and acting as a transition to larger-scaled building components and outdoor living areas.

**Decks**

Decks and associated roof forms shall be designed as integral elements of the home and not appear to be tacked on to the building. Exposed wood posts, railings, and balustrades shall be consistent with the architecture of the home and painted or stained to match the house

**Columns + Supports**

Columns and supports shall appear substantial and in proportion to the overall building mass. The character and detailing of columns and railings shall be consistent and complement the architectural style of the home. Vinyl or plank siding should not be used as cladding for columns for any style of architecture.

**Covered Entries + Porches**

Covered porches soften the building facade, acting as a transition to larger-scaled building components. Covered porch skirts are integrated with the architectural fabric of the home and do not appear "tacked-on."



Covered entries provide transition between indoor and outdoor spaces. Covered entries are supported by substantial posts, columns, and buttresses.

**Decks**

Deck supports shall appear substantial and materials shall harmonize with the architectural style of the home.



Covered deck roofs shall be of similar r... cladding and complementary roof pitch... designed to harmonize with the main structure.

## Columns + Supports



Support columns and wing walls shall be substantial, proportional, and in scale. Industrial elements are appropriate substitutes for traditional features to emphasize utility, connections, and artistry.



Traditional columns and supports shall be proportional and designed to compliment the architectural style of the home.

## Windows



Groupings of windows centered on the building mass; windows "wrap" the corner; windows emphasize the room in which they are located; special window incorporated as accent feature in prominent room.



Proportionate windows compliment the architectural style.

## Doors



Door sizing, detailing, location, and proportion are consistent with architectural style of home



Entries are proportional and reflect the architectural style

## Building Projections



Chimneys shall extend to the ground creating a solid base



Box windows and balconies may be supported using industrial style elements. Projected features shall never appear to be "floating"

## Elements Continued

### Windows

Windows shall be proportionate to wall size and complement the home's style and general roof form. Groupings of windows shall generally be centered on the building mass on which they occur; however, windows occurring at corners should "wrap" the corner and incorporate a window on the adjacent side. Windows should emphasize the volume they are associated with (i.e. tall ceiling may have taller windows), or be a special accent feature. Windows should not be solely driven by interior architecture.

### Doors

Door color and detailing are easy opportunities to express modern style. Door and window placement, size, and detailing shall be consistent with the home's architectural style and compatible with the overall composition of the building elevation.

### Building Projections

Building projections (such as chimneys, gas fireplaces, and bay and box windows) shall use similar materials, colors, forms, textures, and proportions as those used on the main structure. Cantilevered building elements, such as chimneys and bay windows, are encouraged to be anchored to the ground or supported by substantial decorative brackets or supports.

# Introduction

## Who Uses These Guidelines

We believe that the physical appearance of the site, architecture, and landscape is critical to the success of any community. Achieving a healthy and vibrant image is the goal of these guidelines. These guidelines advocate a strong and consistent community design vision at Parkland Row, with architecture and landscaping both fresh and timeless. To that end, we have established this Design Guideline document to assist the architect, owner, builder, and their representatives in creating residential homes and landscapes that are consistent with this goal.

## Amendments & Supplements

This Parkland Row Design Guideline document may, from time to time, be amended or supplemented by the Master Developer (Bridgeland Development, LP, a division of Howard Hughes Corporation) at its sole discretion. Any such amendments shall be applicable to all development plans that are subsequently submitted for review and approval to the Master Developer (Bridgeland Development, LP) and ARC.

## Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the Master Developer (Bridgeland Development, LP) or ARC. Any approval pursuant to these Design Guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party shall have no liability as a result of such approval.

## Waivers

The Master Developer (The Howard Hughes Corporation) or the Bridgeland Architecture Review Committee (“ARC”) shall have the right, from time to time, to waive, at its sole discretion, any provisions of this Design Guideline document as may be applied to any specific site, architectural, or landscape plan. No such waiver shall be construed or held to be a waiver of any provisions of this Parkland Row Design Guideline document, or of the same provisions as to any other party.

## Conflicts with Other Regulations

All development within the Parkland Row Community shall comply with the codes and regulations of all Local, State, and Federal bodies and applicable agencies, including, but not limited to, Harris County. All development shall also comply with the Declaration of Covenants, Conditions, and Restrictions (CC&R's) adopted for Parkland Row. The Parkland Row Design Guideline document may be more restrictive than, but does not supersede or modify any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the most restrictive standards shall apply.

For Definitions, additional Information, and Clarification see  
“Bridgeland: Residential New Development Standards - Parkland”  
(<http://www.kenanderson.com/res-bridgeland>)



A photograph of a modern, two-story house with large windows and a brick base. A large, semi-transparent blue circle is overlaid on the right side of the image, containing the text 'Architecture Character'. The background is a light blue sky and a grey ground area.

# Architecture Character



# Architectural Character

## Historic Traditions with Modern Inspiration

The architectural character for Parkland Row is based on two well-known, American architectural traditions: Farmhouse Style and Prairie Style. Both architectural traditions are firmly rooted in American history and are reasonably recognized by people from across the country. In Parkland Row, these architectural traditions will take on new life with the application of modern elements. This hybrid style may be referred to as “Moderated Modern.” Modern design strategies can be utilized to update and freshen all traditional styles, including Modern Prairie and Modern Farmhouse. The degree and amount of these strategies that are applied will dictate how much a style is modernized.

Due to their universally-recognizable nature, these styles are accompanied by higher expectations for the fidelity of design and construction, even under the umbrella of “Moderated Modern.” Particular care must be given to form, massing, details, materials, and even color.







MODERN FARMHOUSE



MODERN PRAIRIE



# Moderated Modern

Moderated Modern describes a recognizable historic style with accents of modern elements.

Many buyers want a fresh expression of a notable and relatable style (i.e. Farmhouse, Craftsman, Prairie Style, Hill Country, etc.). The historic style is most often recognized in the traditional massing and the relatable roof forms. By employing modern materials, details, and colors in a refined manner, the styles may be updated without obscuring the historic expression.

Moderated Modern pushes the parameters of historically-based styles, while avoiding trendy massing, harsh material application, lack of detail and over-use of color.

## Principles

- Style must have a recognizable historic style, instead of modern forms or trendy stacked cubes.
- Modern elements (details, materials and color) are used as accents rather than overpowering expressions.
- Overall base colors are typically toned-down with purposeful accents of bold, primary colors.





# Design Spectrum

For purposes of variety and market appeal, it is important to allow diverse options. Within the umbrella of “Moderated Modern” this spectrum may be represented in subtle modifications or broad enhancements. The allowable solutions are bracketed by a subtle historic enhancement (01) and a bold modern interpretation with modern material and detail application (03).



**01** Elevations employ subtle enhancements to a historical style. Materials and color are traditional, while details tend to be more streamlined and contemporary.



**02** Overall style (form and massing) is familiar, while window groupings, porches, dormers and trellis features have a contemporary appearance. Additions of unique materials and details are used in accent areas only. Color is tame, except for accents.



**03** Historic inspiration is maintained and transitional porch spaces are still human-scaled. Window and door punctuations are informally grouped and contemporary. Color blocking is used to accent material change. Details tend to have a modern, industrial expression.

# MODERN FARMHOUSE

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Farmhouse style architecture is easily identified by its simple forms, including porches and dormer windows. These structures are typically fairly utilitarian, with an emphasis on visual balance and efficient use of materials.

- Covered Porches
- Simple Forms
- Gable Roof - higher roof pitch at dominant forms as seen from front elevation
- Dormer Windows
- Visual Balance
- Large Openings
- Efficient/Minimal (Ornamentation)
- Brackets









# MODERN PRAIRIE

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Prairie style architecture is known for its horizontal nature. Roofs are characterized by low pitches and broad eaves. The structure itself typically looks sturdy and grounded. Prairie style massing is characterized by a larger central mass that steps down at the edges and sometimes extends into the landscape.

- Horizontal Material Banding
- Flat or Hipped Roofs with Shallow Angles (4:12 - 6:12 Ratio)
- Broad Eaves
- Windows in Horizontal Bands
- Heavy/Solid Construction (masonry or stone)
- Central Massing steps down



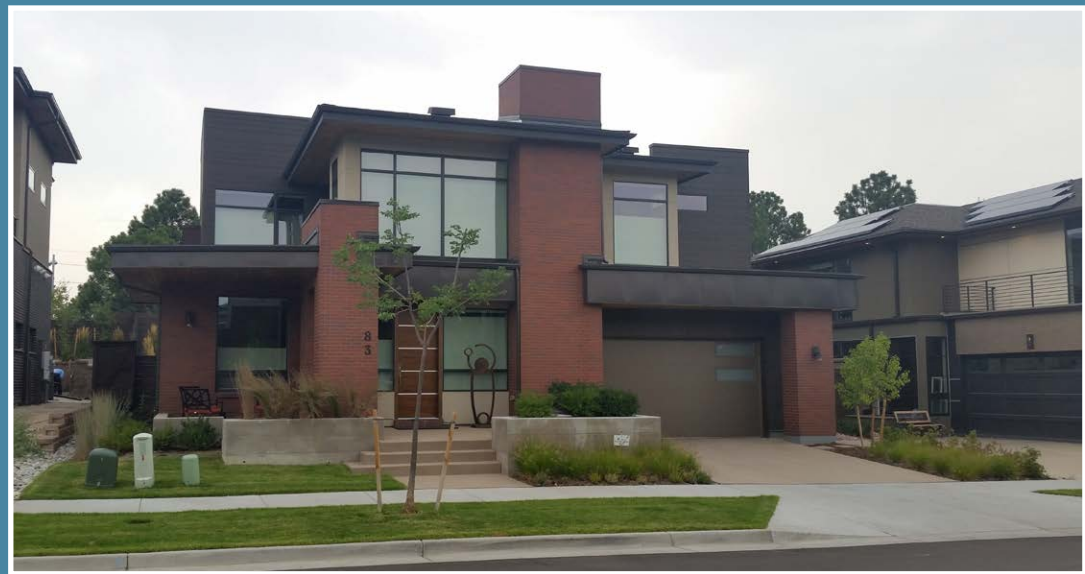
Horizontal  
Material Banding  
Horizontal Window  
Packages

Hipped Roof  
(4:12-6:12 Roof Pitch)



Structure Feels Grounded













# Architecture Design Criteria



# Farmhouse Style

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Images, photos, graphics, and text used for the architectural Principles, Guidelines, and Standards for Parkland Row come from a variety of resources, including materials and documentation of projects for which DTJ Design was the original author as well as non-DTJ projects. These Principles, Guidelines and Standards are for use for the Parkland Row Design Guidelines only. Any reproduction or other use of this material without the expressed written consent of DTJ Design, Inc. is prohibited.

Roof awning acts as functional ornamentation that becomes the focal point of the elevation

Board & batten siding helps to give the massing verticality and to simplify the building mass

Unique and consistent trim treatment

Ribbons of windows grouped with lower awning windows

Accent column helps evoke a sense of simplicity, which helps to emphasize building form

Use decorative front porch railing to reflect a white picket style fence, which is a farmhouse icon.



Asphalt shingles on the main roof is appropriate for this style.

Roof overhangs are moderate so that they provide rich shadow patterns.

Industrial details update the traditional style with a modern aesthetic

Substantial covered porch provides a platform for outdoor socializing, entertainment, and leisure.

Garage door is consistent with the style and includes some ornamental hardware.

NOTE: The images and representations contained in this document are conceptual and for illustrative purposes only. The images represent one possibility of many scenarios that should be used as a general framework for development at Parkland Row

## Front-Loaded Example



Farmhouse building profile is simple. Modern interpretations of the Farmhouse style are appropriate.



Simple forms create strong streetscape elements.



Traditional building mass allows for the gable roof to become the highlight and focal point of the elevation.



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Gable detail visually shortens the steep roof pitch.

Substantial covered porch provides a platform for outdoor socializing, entertainment, and leisure.

Accent column helps evoke a sense of simplicity, which helps to emphasize building form.

Seat wall around porch brings architecture down to grade while providing functional use

Roof overhangs are moderate so that they provide rich shadow patterns.

Shed dormer may have exposed rafter tails so they become the focal point of the composition.

Board & batten siding helps to give the massing verticality and to simplify the building mass. A monochromatic color palette is used to allow other key features to stand out.

Unique and consistent trim treatment

Ribbons of windows are encouraged to be grouped with awning windows

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## Rear-Loaded Example



Simple forms allow for windows and porches to become the main features. A streetscape rhythm is developed that highlights differences.



Shed dormers are a functional decorative element in the farmhouse.



Upper story awning creates a focal point that visually engages pedestrians.



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# Prairie style

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Masonry is used to create a focal point or “ground” the house.

Substantial covered porch provides a platform for outdoor socializing, entertainment, and leisure.

Grouped ribbon windows are placed at the corner to create a more modern feel.

Steel columns with modern details may be used to help differentiate this style.

Decorative front porch railing emphasizes horizontal nature of Prairie Style.



Low-pitched hipped roof forms with deep overhangs project a Prairie style and help establish a horizontal language.

Horizontal siding is used as a background material that allows for other materials to stand out.

Horizontal or textured siding may be used in key locations to establish a horizontal language.

Narrow trim helps differentiate this style and create a more modern and clean look.

Garage door is consistent with the style and helps to evoke the horizontal nature of the style.

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## Front-Loaded Example



Grouped ribbon windows become a feature against a simple stucco background.



Traditional low-pitched hipped roof, low-pitched porch covering, and an example of a style specific door.



Ribbon windows hug the eave line and are accentuated with horizontal siding that clearly establish a horizontal image.



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Stucco siding is used as a background material that allows for other materials to stand out.

Narrow trim helps differentiate this style and create a more modern and clean look.

Substantial covered porch provides a platform for outdoor socializing, entertainment, and leisure.

Brick masonry pier anchors the front porch to the ground and creates a evokes sense of entry.

Seat wall or a decorative masonry planter box around porch brings architecture down to grade while providing functional use. These features shall be used on every 3rd home consisting of masonry elevations

Asphalt shingles are appropriate for this style.

Low-pitched hipped roof forms with deep overhangs project a Prairie style and help establish a horizontal language.

Grouped ribbon windows are placed at the corner to create a more modern feel.

Horizontal banding elements that characterize the style.

Grouped ribbon windows with higher awning windows to visually connect to the street.

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## Rear-Loaded Example



Modern interpretations of this style are appropriate in Parkland Row.



Single story covered porch functions as a transitional element to the second floor. The stone piers help ground the porch and establish a hierarchy in the composition that highlight the entry from the street.



# Streetscape

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## Unified Diversity

A home shall promote unified diversity by being compatible with neighboring houses. A combination of one and two story homes shall be mixed together along the streetscape, creating variety and visual interest. A color or material change does not constitute a change in elevation.

## Garage Location

Elevations shall be designed to mitigate the impact of the garage along the street by varying the locations (and where possible, the orientation) of garages. In cases with more than two garage doors, additional garage doors shall be recessed from adjacent garage doors a minimum of 1’.

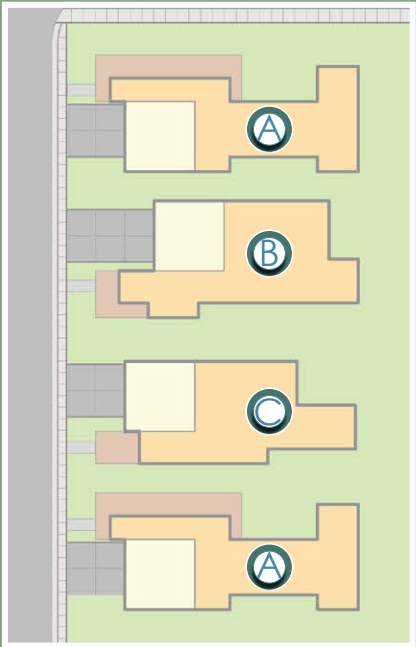
## Garage Integration

Garages shall not appear “tacked-on” to the front of a house, but shall be integrated with the home. Garage plate height shall be separate from the main roof to avoid excessive “freeboard” above the garage. Side-loaded garages shall have windows located on the front street-facing elevation.

## Plan Repetition

Building footprints and elevations shall be varied based upon the following requirements:

- If the plan is to be repeated with the same front elevation design on either the same side or opposite side of the street, it shall not occur more frequently than every third (3rd) consecutive lot. Thus, where this situation exists, at least two (2) other homes shall occur between the next repeated front elevations. Brick and trim color in this situation shall be different.
- If a plan is to be repeated with a different front elevation design on the same or oppositeside of the street, it shall not occur more frequently than every second (2nd) consecutive lot. Thus, where this situation exists, at least one (1) other home shall occur between the next repeated floor plan with a different front elevation design. Brick and trim color in this situation shall be different.



## Garage Location + Integration

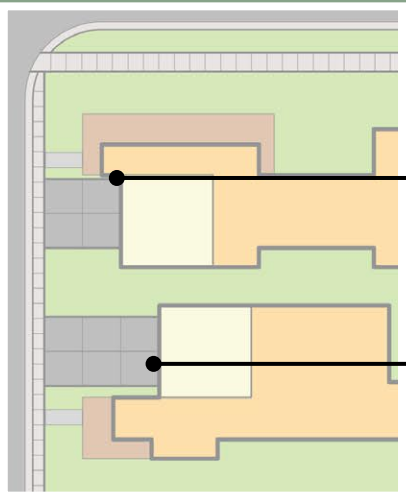
Garages shall not encroach the 20’ garage setback (front-loaded homes); however, garages should contribute to the overall architectural character and massing. By varying the location and orientation of the garage, the impact of the garage is mitigated.



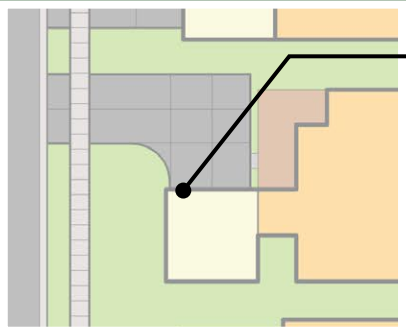
Second-story building elements draw attention away from garage



Limit garage freeboard to less than 24” using architectural elements and style-appropriate roof forms



Building mass and porch extend beyond front face of garage



Garage is recessed further beyond the minimum 20’ setback, creating movement along the street

Side-loaded garages, with architectural character facing the primary street, offer diversity to the street scene



Provide garage doors with deep trim, decorative panels, windows, and other architectural embellishments to provide deep shadow lines and depth.



## Building Mass



Horizontal one-story covered porch skirt roof provides a base for the second story which appears lighter.



Segment buildings into distinct volumes through the use of building projections, changes in roof plane, and garage bay pop-outs.



Home masses toward the center of the dwelling. One-story elements provide visual transition to the second floor. Roof pitches are consistent.

## Roof Forms



Simple roof forms punctuated by minor roof elements such as dormers and gable ends soften roof mass. Dormers and gable ends are proportional and scaled properly.



Simple roof forms of varying height with consistent roof pitch.



Design pitched roofs to contain habitable space. Roof dormers shall be functional, providing daylight into the interior of the home

## Side + Rear Elevations



Rear elevation punctuated by building elements including gable ends, patios/porches, and projections. Building elements do not appear “tacked-on.”



Rear elevation garages shall be integrated into the form of the architecture and treated with the same level of care required for front elevation garages.

## Building Massing + Form

### Building Mass

A home's profile shall start low at the edges of the house and mass towards the center. The upper story shall appear lighter (with less bulk) than the lower story. Homes shall incorporate single-story building elements on the front and rear in order to reduce building mass.

### Roof Forms

A visible main-body roof form shall be used in conjunction with complementary minor roof forms and elements. Minor roof elements such as gable ends and dormers shall be proportional to the spaces they cover and to the overall roof size. Gable roof ends on front elevations and enhanced side elevations shall have ornamentation in the form of a window, decorative vent, or other appropriate detail to avoid excessive blank wall volumes.

### Side + Rear Elevations

All elevations shall demonstrate continuity of style, including side and rear elevations. Window packages and other details on side and rear elevations shall reflect the same style and character of the front and enhanced elevations. Rear elevations shall be softened by the use of building projections, one-story building elements, roof skirts, decks, covered porches and landscaping. In locations where a unit is double-fronted, enhanced elevation requirements apply to rear elevations as well (See Unique Site Conditions on page 44-45.)



## Elements

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### Covered Entries + Porches

Covered entries and porches shall be of human scale and integrated into the home, softening the building facade, and acting as a transition to larger-scaled building components and outdoor living areas.

### Decks

Decks and associated roof forms shall be designed as integral elements of the home and not appear to be tacked on to the building. Exposed wood posts, railings, and balustrades shall be consistent with the architecture of the home and painted or stained to match the house.

### Columns + Supports

Columns and supports shall appear substantial and in proportion to the overall building mass. The character and detailing of columns and railings shall be consistent and complement the architectural style of the home. Vinyl or plank siding should not be used as cladding for columns for any style of architecture.

### Covered Entries + Porches



Covered porches soften the building facade, acting as a transition to larger-scaled building components. Covered porch skirts are integrated with the architectural fabric of the home and do not appear “tacked-on.”



Covered entries provide transition between indoor and outdoor spaces. Covered entries are supported by substantial posts, columns, and buttresses.

### Decks



Deck supports shall appear substantial and materials shall harmonize with the architectural style of the home.



Covered deck roofs shall be of similar roof cladding and complementary roof pitches, designed to harmonize with the main structure.

### Columns + Supports



Support columns and wing walls shall be substantial, proportional, and in scale. Industrial elements are appropriate substitutes for traditional features to emphasize utility, connections, and artistry.



Traditional columns and supports shall be proportional and designed to compliment the architectural style of the home.



## Windows



Groupings of windows centered on the building mass; windows “wrap” the corner; windows emphasize the room in which they are located; special window incorporated as accent feature in prominent room.



Proportionate windows compliment the architectural style.

## Doors



Door sizing, detailing, location, and proportion are consistent with architectural style of home

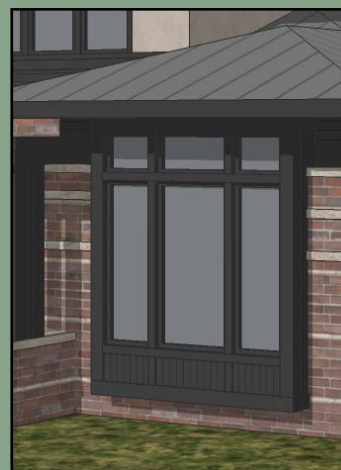


Entries are proportional and reflect the architectural style

## Building Projections



Chimneys shall extend to the ground creating a solid base



Box windows and balconies may be supported using industrial style elements. Projected features shall never appear to be “floating”

## Elements Continued

### Windows

Windows shall be proportionate to wall size and complement the home's style and general roof form. Groupings of windows shall generally be centered on the building mass on which they occur; however, windows occurring at corners should “wrap” the corner and incorporate a window on the adjacent side. Windows should emphasize the volume they are associated with (i.e. tall ceiling may have taller windows), or be a special accent feature. Windows should not be solely driven by interior architecture.

### Doors

Door color and detailing are easy opportunities to express modern style. Door and window placement, size, and detailing shall be consistent with the home's architectural style and compatible with the overall composition of the building elevation.

### Building Projections

Building projections (such as chimneys, gas fireplaces, and bay and box windows) shall use similar materials, colors, forms, textures, and proportions as those used on the main structure. Cantilevered building elements, such as chimneys and bay windows, are encouraged to be anchored to the ground or supported by substantial decorative brackets or supports.



# Articulation

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## Wall Articulation

Changes in facade materials shall be accompanied by changes in wall planes which help give the material a more substantial quality and visual integrity. Where masonry, siding, metal panel, or other facade materials occur at the corner of a front elevation, they shall wrap the corner and terminate in an appropriate location at an inside corner.

## Building Elements

A home shall be designed to avoid long expanses of blank walls and windowless elevations, unless being built on a zero line lot. A home shall use building elements (e.g., covered entries, porches, window patterns, dormers, projections) that help articulate the building mass and break up long expanses of blank wall.

## Roof Overhangs

Roof overhangs shall create strong shadow lines and complement the pitch and architectural style of the house.

## Vents, Pipes, and Antennae

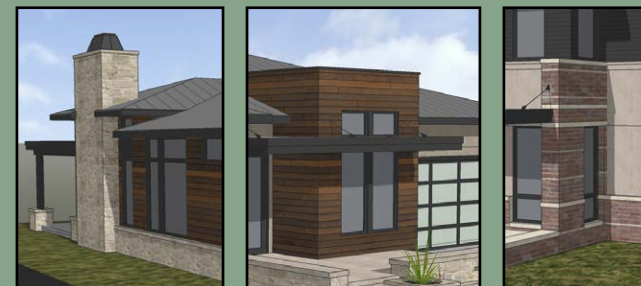
While necessary, vents, pipes, and antennae protruding from the roof are undesirable. Locate these and other distracting appurtenances to the rear of the house.

## Wall Articulation



Materials shall wrap to an inside corner before terminating.

## Building Elements



Elements such as dormers, gable ends, covered entries, building projections, window packages, and color help break up long expanses of blank wall areas

## Roof Overhangs



Deep roof overhangs create depth, shade, and shadow, reflecting the architectural style of the home.

## Vents, Pipes, and Antennae



Vents, pipes, antennae, and other like appurtenances create an eyesore and disrupt the aesthetic of the home. Locate or modify these elements so they are not visible from the street.



## Material Requirements



50% or more of all front and enhanced facades shall be masonry or other accent material



Roof materials for porches, projections and other accent features are encouraged to have accent roof materials. Asphalt shingles may be used on accent features and projections with approval by the ARC.

## Material Transition



Building materials are heavier the closer they are located to the ground plane



A change in building material and color assists in “breaking down” the massing of two-story homes



Change in color between floor relates to building forms and materials

## Facade Materials



Maximum 6” exposed foundation between bottom of facade material and finished grade



Accent materials are purposeful and highlight building elements

## Materials Application

### Material Requirements

Front facades and any “enhanced” elevations shall have a minimum of 50% masonry or accent material ([See Mason & reference page 30](#)). Roof materials for projections, porches, and other enhanced elements shall be standing seam metal or other accent roof.

### Material Transition

Homes shall use heavy, visually solid foundation materials, transitioning upwards to lighter cladding and roof materials. Masonry materials shall create depth and visually complement the home. If materials transition horizontally, the transition shall happen on an inside corner (this can be artificially created with additional framing if necessary). Vertical material transitions shall have a horizontal trim band separating materials.

### Facade Materials

Facade materials shall extend to the ground plane to fully cover exposed foundation walls. Piecemeal embellishment and frequent changes in facade materials is discouraged.



## Elements Continued

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### Address Markers

To create a consistent and easily understood neighborhood aesthetic, address markers must all adhere to the same design rules. The address markers will augment the “moderated modern” style inherent in the community.

### Masonry + Accent Materials

Accent material is defined as brick, stone, stucco, masonry board or metal utilized to break up the plain of the dominant material or pattern. The use of the same material in an alternate pattern and/or color that is harmonious with the character of the architectural style.

Masonry and Accent Materials give facades character and interest. The judicious use of accent color and texture create a timeless aesthetic. This section specifies appropriate materials to meet design guideline requirements.

## Address Markers

Address markers shall be peg-mounted (floating), brushed nickel or matte black numerals. The numbers shall read horizontally (not stacked or rotated). Placement shall be within 2' of door or on entry columns/face of wall of front patio structure.

Numerals shall be a minimum of 5” tall and no larger than 8” tall. The peg mounting shall allow for a minimum of 1/4” relief from the facade. Numeral font shall be san serif.

When possible, the address shall be lit from above with a style-appropriate fixture.



## Masonry + Accent Materials

Masonry can encompass many materials. At Parkland Row, masonry refers to brick, honed stone, and stucco. Any combination of these three categories can contribute to meeting minimum masonry requirements. Additionally, accent materials such as wood, metal panels, and natural stone can be used to meet facade material requirements.

All masonry variations and accent materials are subject to review by the ARC.



Brick



Stucco



Honed Stone



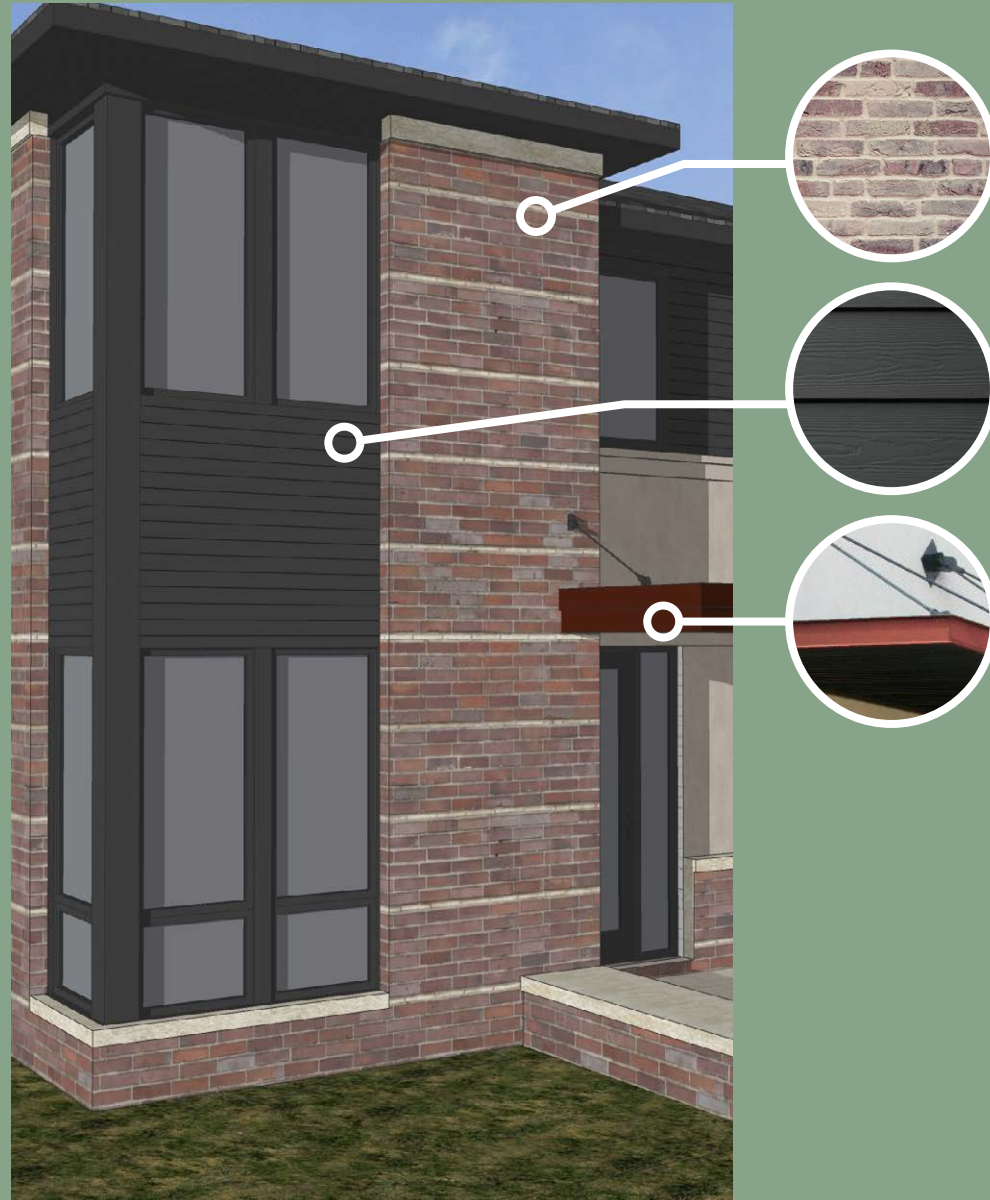
Metal Panel



Stained Wood



## Materials as Accent



Contrasting colors and materials in Prairie style homes can create unique visual insterests. Weathered brick, darker tones of siding and bright punches of color will create enhanced facades.

## Details as Accent



Utilize conrasting materials like white brick and contrasting architectural features will bring a modern farmhouse to life.

## Accents

### Use of Material As Accent

Changes of materials and complementing colors on the exterior will give the home depth and style. Warm brick colors or faded bricks can be tied together with darker hues to bring attention to important or unique architectural features. Allow for changes to the color of overhangs and any other exterior features on the home.

### Use of Color + Details As Accent

Complimenting colors against neutral facades give the home a pop of color without being overly bright or distasteful. Neutral materials like white-painted brick offer opportunities to draw attention to architectural elements with accent colors or textured materials. Columns and beams on the exterior of the home augment the “moderated modern” aesthetic.

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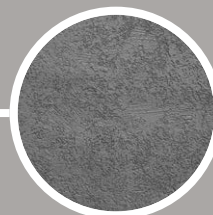


# Materials

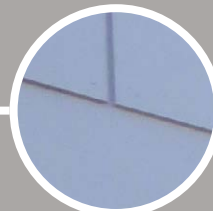
Materials, as aesthetic elements, bring a variety of colors and textures to the exteriors of buildings. Pairing contemporary materials with traditional architecture compliments and balances overtly modern styling with conventional forms. Traditional materials like exposed brick and stucco can be applied in contemporary ways to achieve a “moderated modern” affect. Regardless of the materials, it is important that all applications are made with a purposeful intention (massing, focal points, and accents) rather than to change materials on elevations in the same plane.



Simple color pallets with high contrast bring attention to materials and their textures. Interesting textures can draw attention to focal points without requiring bright color splashes.



Stucco



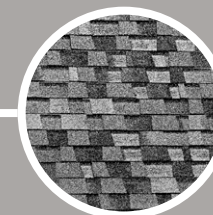
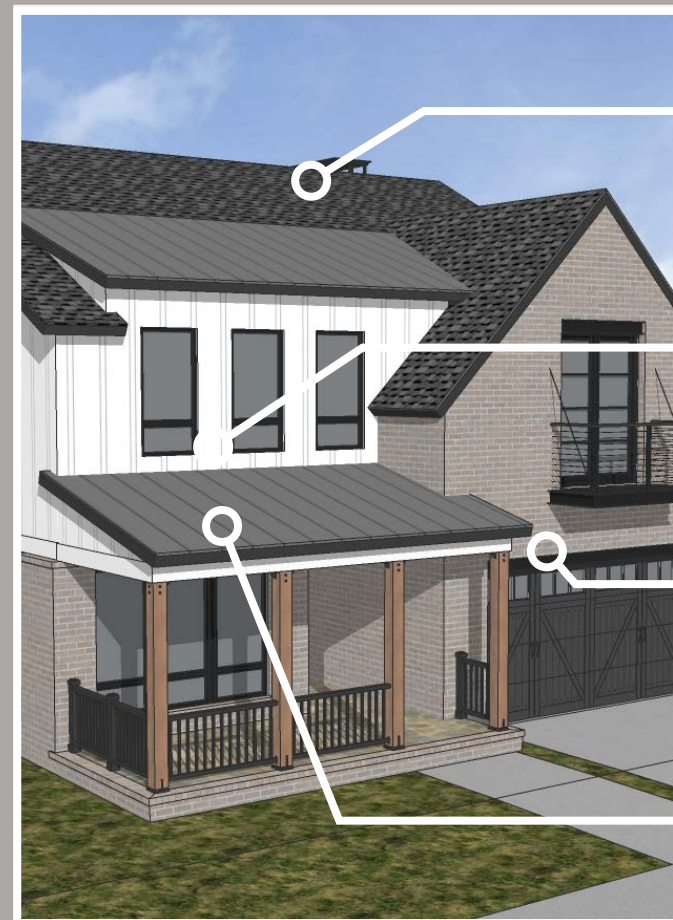
Metal



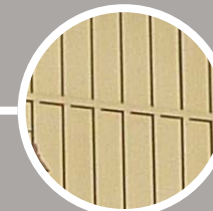
Brick



Wood



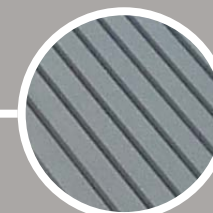
Asphalt Shingles



Painted Vertical Siding



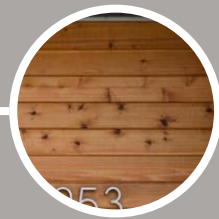
Brick



Raised Seam

Mix new patterns of similar materials and contrast with color for a more modern look. Integrate window groupings and materials that increase the size of grouped window to create interest.





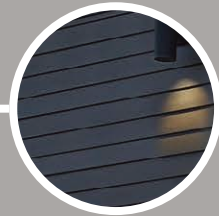
Wood



Stucco

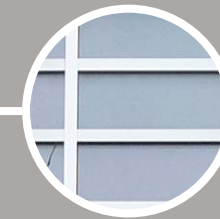
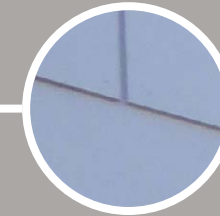


Honed Stone

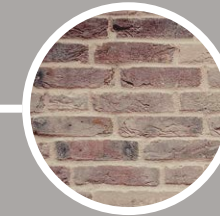


Metal

Add texture to the basic plan, expanding the material palette for modern tastes. Combine patterns and cladding (orientation and width) for fresh energy on large surfaces. Design window groups using standard components in fresh arrangements. Masonry and trim should be “crisp and clean.”

Aluminum  
Mullion

Metal

Industrial  
Accents

Brick

Metal accents bring modern appeal. Where appropriate, wrap corners with the same material and terminate material change on an inside corner to avoid the “tack-on” look.

# Base Colors

Architectural color choices are generally up to the discretion of the builder. Below are included some examples of successful base, accent, and material combinations. All color and material palettes must be approved by the ARC.

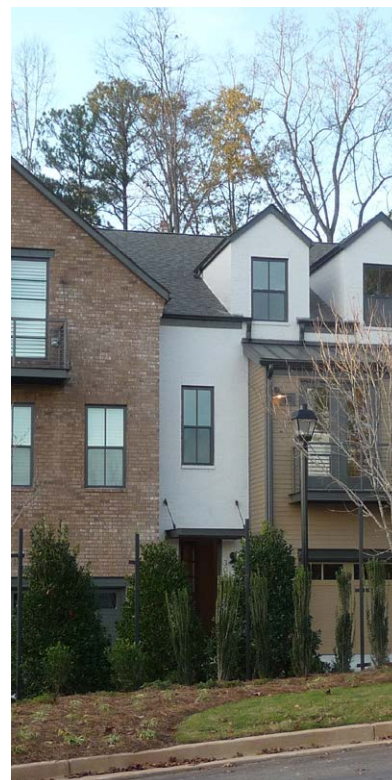
## Cool Tones

Cool Colors should be deep, muted and more traditional. While variations in tone of green and blue are appropriate, avoid purples and overly saturated bright colors



## Earth Tones

Earth tones may be used judiciously with special attention to incorporating a contrasting secondary body color.



## Warm Tones

Warm base colors run the risk of becoming overpowering. Avoid bright, saturated reds and yellows along with most shades of orange.



## Black & White

Black, white and various shades of gray can be employed to create high contrast and timeless color schemes. Neutral, warm and cool grays can highlight key elements in the architecture.





# Accent Colors

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## Cool Tones

For accent colors, brighter and more saturated colors may be employed. Deep blue and neutral greens can help highlight window trim, fascia, or interesting architectural elements.



## Earth Tones

Earth tones as accent colors can be used for both neutral base colors as well as accent hues. The subtlety of earth tones often rely on the texture and interest of the material.



## Warm Tones

Bright, saturated warm colors grab people's attention. Bringing in strong red tones to gateways, portals, and focal points creates visual interest. Warm accents should be used sparingly.



## Black & White

The high contrast of black and white can be strategically utilized to accent multiple elements without becoming overwhelming.





# Enhanced Side Architecture: Alley-Loaded

(SIDE ELEVATION ALONG  
SECONDARY STREET)

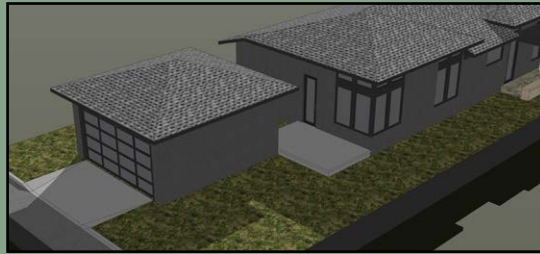
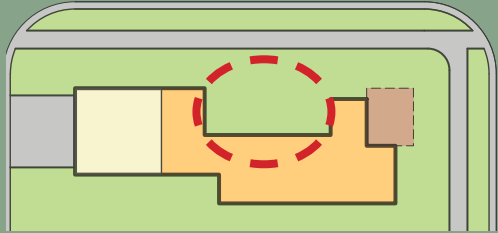
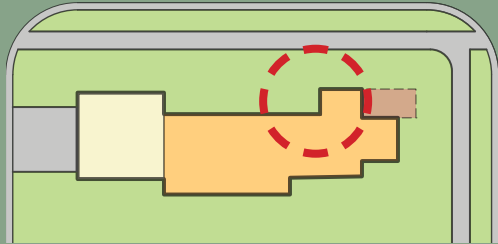
## REQUIRED ELEMENTS:

- 1. Fenestration:**  
Window/opening composition must be proportional and cohesive with the architectural style of the building along the entire side elevation. Side entries shall have dedicated covering and same level of detailing as front entry.
- 2. Materials:**  
Continuity of high-quality materials and colors from front elevation. Materials must terminate on an inside corner. Vertical material transitions shall have a horizontal trim band separating materials.
- 3. Continuity of Style:**  
Entire Side elevation must reflect house style (articulated as a “second front”). Style Elements, such as dormers, shutters, brackets, eave treatments, etc. shall be included in side architecture styling to create a cohesive aesthetic.



## Preferred Enhanced Side Architecture Techniques Include:

- 1. Plane Breaks:**  
A break, recessed at least 3', for elevations longer than 40'
- 2. Porch Wrap:**  
Recommended to be equal to or greater than front porch dimension
- 3. Side Courtyard:**  
Recommended minimum dimension 5'x15'
- 4. Detach Garage:**  
May vary, but is recommended to be 15' from main building but must be <5' or >15' from the alleyway property line.



- 5. Recess Upper Levels:**
  - Where architecture is 2 levels, upper levels are recommended to be recessed approximately 3'
  - Recessed upper levels must be no less than 50% of side elevation.



- 6. Recognizable Architectural Elements:**
  - Execute a recognizable architectural element in the side architecture
  - Element may wrap corner and side dimension should be equal or greater than front elevation
  - Create break in continuous eave line



- Additional Techniques:**
- Balconies may use porch setback requirements
  - Create architectural projections (review architectural guidelines for projection requirements and design intent)
  - Add horizontal breaks in fascia
  - Arrange windows in style-appropriate groupings
  - Covered patio space between garage and house as plane break



Preferred Enhanced Side Architecture Techniques Include:

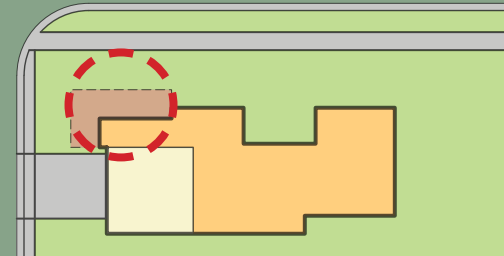
1. Plane Breaks:

A break, recessed at least 3', for elevations greater than 40'



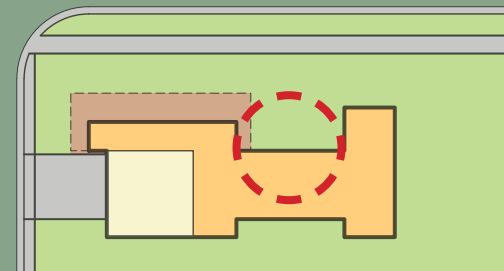
2. Porch Wrap:

Recommended equal to or greater than front porch dimension to qualify as a wrapped porch



3. Side Courtyard:

Recommended dimension 5'x15'



4. Recess Upper Levels:

- Where architecture is 2 levels, recess upper levels at least 3'
- Recessed upper levels must be no less than 50% of side elevation.



5. Recognizable Architectural Elements:

- Execute a recognizable architectural element in the side architecture
- Element may wrap corner and side dimension should be equal or greater than front elevation if feasible
- Create break in continuous eave line



Additional Techniques:

- Create architectural projections (review architectural guidelines for projection requirements and design intent)
- Add horizontal breaks in fascia
- Arrange windows in style-appropriate groupings

Enhanced Side Architecture: Front-Loaded

(SIDE ELEVATION ON CORNER LOTS)

Required Elements:

1. Fenestration

Window/opening composition must be proportional and cohesive with the architectural style of the building. Along entire side elevation. Side entries shall have dedicated covering and same level of detailing as front entry.

2. Materials

Continuity of high-quality materials and colors on front elevation. Materials must terminate on an inside corner. Vertical material transitions shall have a horizontal trim band separating materials.

3. Continuity of Style

Entire side elevation must reflect house style. Style Elements, such as dormers, shutters, brackets, eave treatments, etc should be included in side architecture styling to create a cohesive aesthetic

4. Garage shall not be on high-visibility Corner











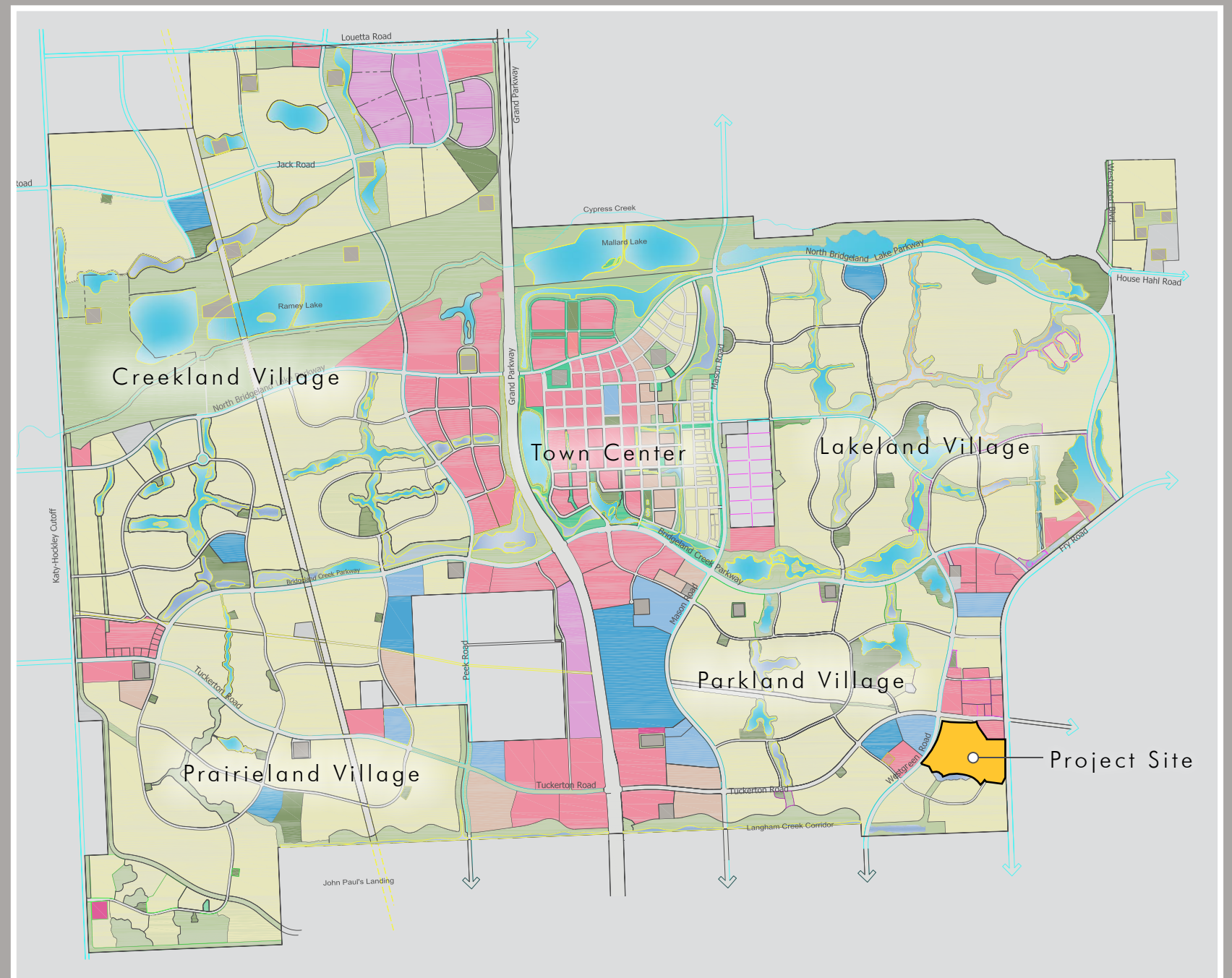
# Site Plan & Lot Criteria



# Site Plan

## Parkland Row at Bridgeland

Parkland Row is a neighborhood located within the overall Bridgeland Community. Parkland Row offers many amenities including a significant outdoor open space network and park space. The project site which these guidelines specifically address is in the southeast portion of Parkland Village. This neighborhood will include connections to the overall trail system, along with its own custom neighborhood park. With a wide variety of single-family housing options, this site leverages straight-forward planning and traditional neighborhood design to create an intimate character that links into the overall Parkland Village vision.







Regional Trail Connection

Front Load (Typ.)

Green Way Connection

Ally Load (Typ.)



# Builder Developer/HOA Responsibility

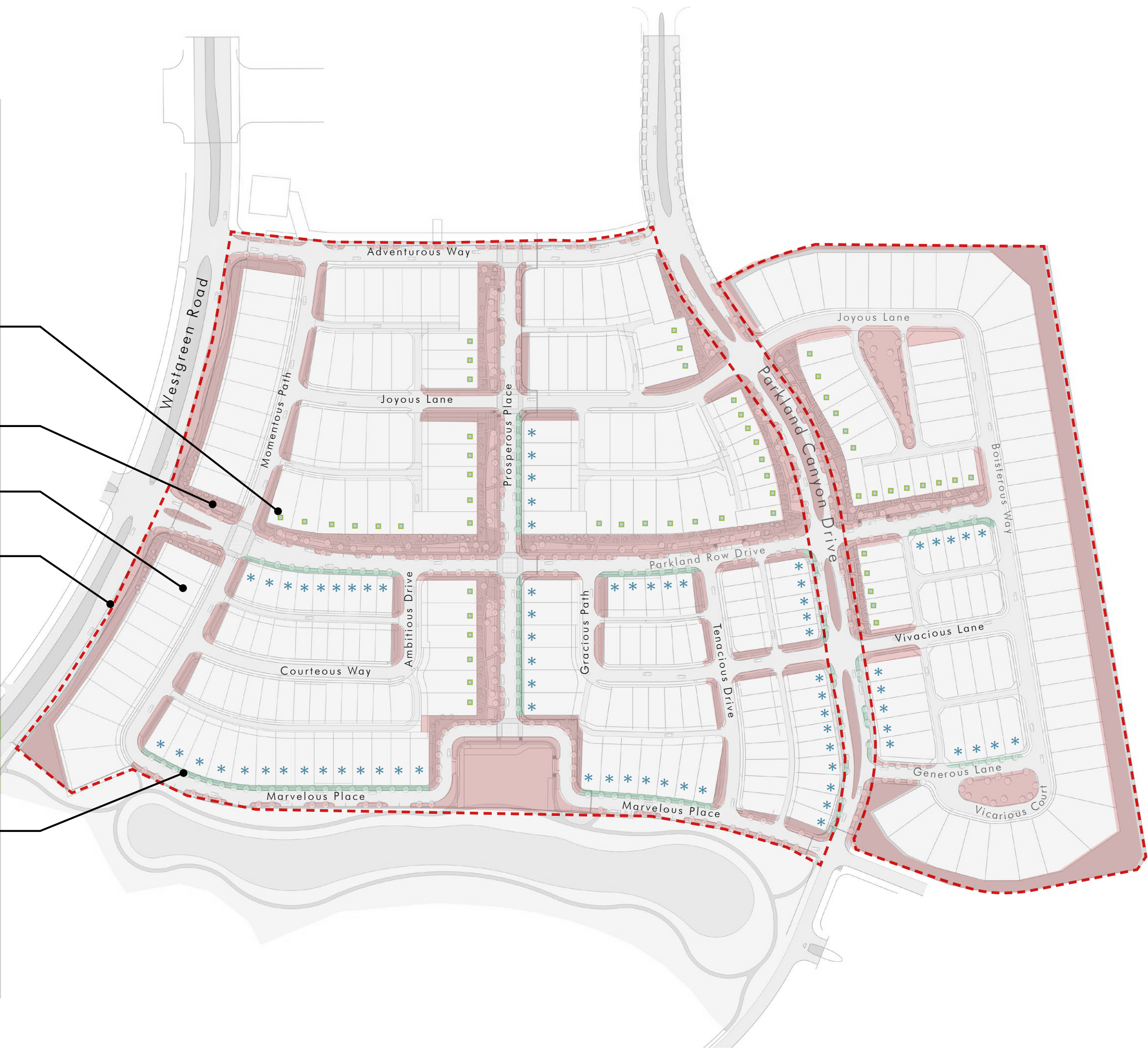
Lot up-charge for lots fronting  
open space reserves

Developer Installed/HOA Maintained

Builder Responsibility

Property Line

\*Lots indicated with a star (\*) and  
landscape highlighted in green  
indicate Developer installed landscape  
enhancements within ROW including  
walk, street trees, grass, plantings, and  
irrigation. HOA to maintain street trees,  
grass, plantings, and irrigation from  
back of sidewalk to edge of curb (walks  
excluded) on these designated lots.



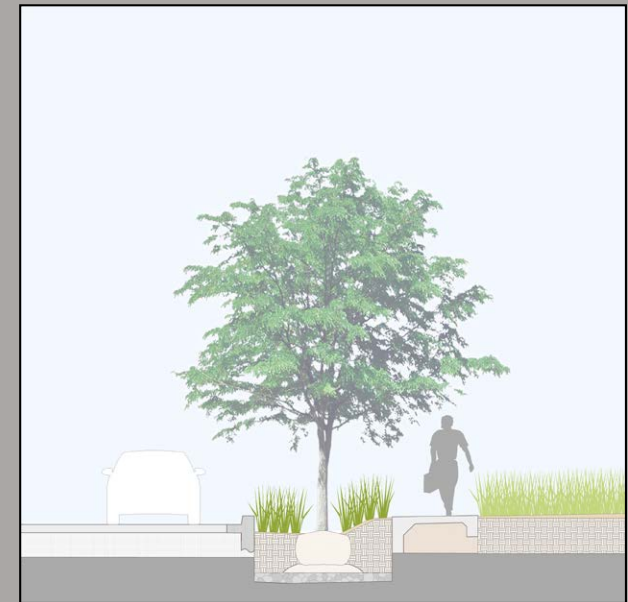


Rain Garden Location (TYP.)

## Rain Garden Locations

Parkland Row will have several locations for rain gardens spread throughout the community. These rain gardens will be designed and installed by the developer. Adjacent lots should be aware of the rain gardens and coordinate with the developer and the developer's landscape architect to ensure future functionality and aesthetic consistency.

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Typical Rain Garden Section



# Unique Site Conditions

In every community there are design requirements that do not affect every lot or unit. This section identifies various situations that require unique solutions that will help to reinforce a thoughtful neighborhood vision.

-  Side Architecture Requirements
-  Architecture Adjacent to Open Space
-  Linear + Public Open Space
-  Front-loaded Units on Corners
-  Double-Fronted Units
-  Alley Design
-  Front-Loaded Garages
-  Visual Terminus
-  Alley Terminus

Full descriptions of above items can be found on the next page.







**Side Architecture:** For locations where side architecture will be highly visible from the street, design and aesthetic considerations should be made to ensure consistent appearance throughout the community. In these locations enhanced facade and landscape treatments will be required.  
R - "required" to meet enhanced side architecture and enhanced landscaping on side (adding two (2) 30 gallon White Natchez Cape Myrtles.)  
P - "preferred" to meet enhanced side architecture requirements



**Side Architecture and Open Space:** For locations where side architecture will be adjacent to open space, the interface and aesthetic should be made to ensure privacy but also contribute to the quality of the space. In addition to augmented screening, in these locations enhanced facade and landscape treatments will be required.



**Linear and Public Open Space:** Where units front or side onto public open space, clear transitions between public open space and private yards should occur. Use of low walls, hedges, steps, decorative front yard fences or grade change are encouraged.

Builders are required to coordinate front access location with the Master Developer and receive approval from the ARC when designing front access walks along public open spaces.



**Front Loaded Units on Corners:** The extra width in a corner lot creates opportunities to wrap the architecture around the corner. In these locations enhanced facade and landscape treatments will be required.



**Double-Fronted Units:** This zone contains units with two public fronts (street and/or open space). Alley-loaded units indicated on the plan with a marker will be required to have an enhanced rear elevation which will add to the overall quality of the street. In these locations enhanced facade and landscape treatments will be required.

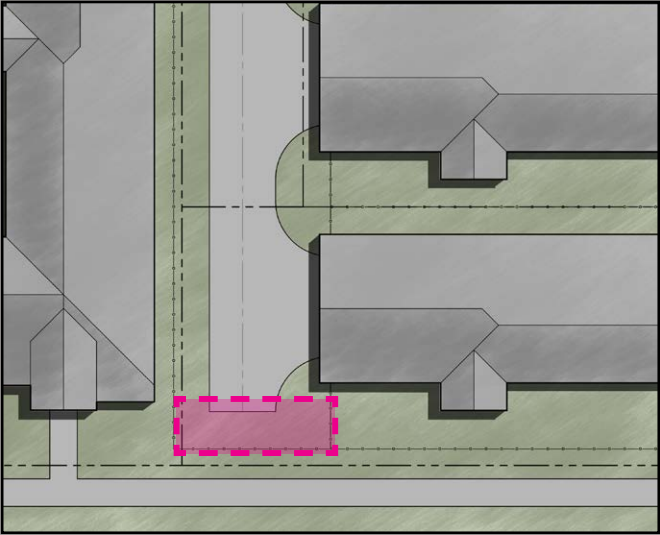


**Alley Design:** Creating alleys with visual interest and articulation will help ensure that they are assets to the community. Solutions include:

- Varied Garage Setbacks (<5' or >15')
- Architecture Setback
- Architecture & Garage Massing
- Fences and Fence Location
- Landscape Zones
- Paving Materials



**Alley Terminus:** In situations in which the alleyway terminates into a private lot, enhanced landscape requirements will apply. By enhancing this space, the visual aspect of the alley will be more complete and views will terminate on landscape instead of a blank fence. See the landscape section for landscape requirements.



**Front-Loaded Garages:** Driveway positions have been located to minimize garages at visual terminuses. Alternative driveway locations may be allowed with ARC approval. Strategically designing garages will help create a more interesting street-scape and reduce the garage canyon effect. Solutions include:

- Varied Garage/Architecture Setbacks
- Unit Entry Setback less than Garage Setback
- Architecture & Garage Massing
- Side-Loaded Garages
- Deep Garage Setback (toward the back of the lot)



**Visual Terminus:** The street pattern creates visual corridors that guide the sight lines. Certain locations will implicitly become the focal points at the terminus of a street. In these locations enhanced facade and landscape treatments will be required and driveway/garage door locations should be located to the far side of the visual terminus.



# Front-Loaded Lot Requirements

## Streetscape:

The design intent of Parkland Row is to encourage residents to “live to the street.” By requiring larger porches, and minimizing front setbacks, the houses engage the street directly.

## Building Orientation:

To engage the street scene, building orientation is required to address the primary street. In the case of corner lots, the primary street is that with which the adjacent, similarly-oriented lot addresses. Garage doors may be oriented toward the primary street or to either side. In corner conditions, garage doors may be oriented toward the primary street or to the side away from the secondary street.

## Paving:

All entry walks and driveways shall be composed of concrete, (brick, or stone material(s) consistent with the adjoining architecture are subject to approval by the ARC). Driveway paving shall be consistent with front walk (see landscape design criteria for pavement finish requirements). Front walks are not required on side-load garage conditions.

## Utility/Equipment:

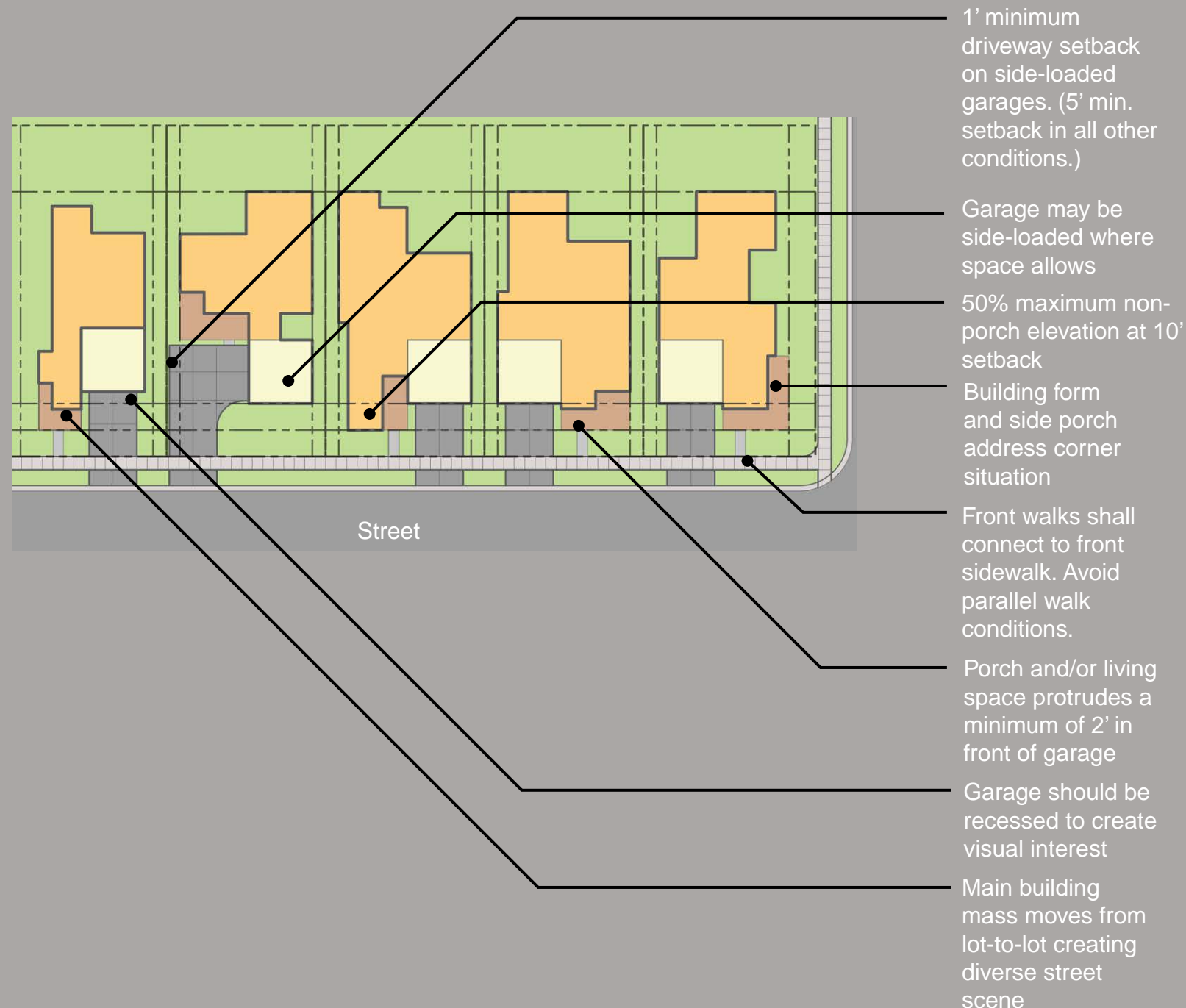
In the case that utility meters, A/C compressors, and any other mechanical equipment which cannot be located and/or screened by architecture, landscape elements and fences shall be used to screen such implements from public view and to minimize visual impact.

## Refuse/Storage:

No trash, recycling, compost, wood piles, etc. shall be stored in publicly visible location. Appropriate enclosures, fencing, walls, or landscape screen will be employed to minimize visual impact.

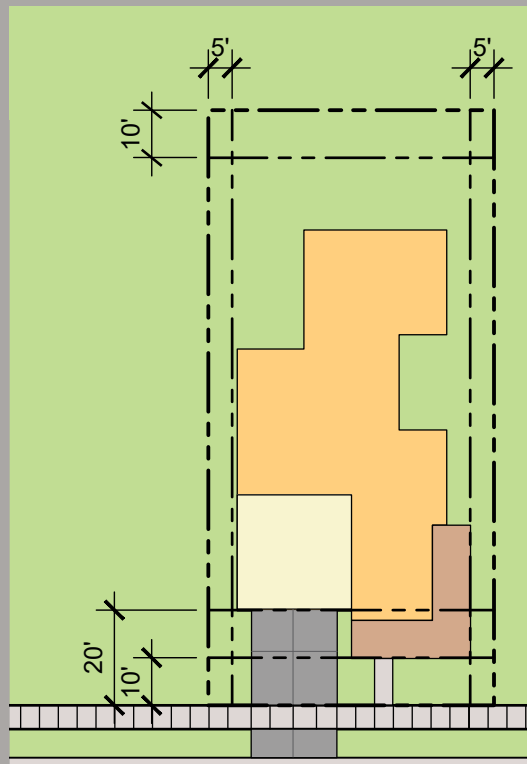
## Driveway Tapering:

1. If 20-24'11 from Face of Garage Door (FOG) to Back of Curb (BOC) or Edge of Alley (EOA) then taper to 23' at connection point
2. If > 25' from Face of Garage Door (FOG) to Back of Curb (BOC) or Edge of Alley (EOA) then taper to 20' at connection point



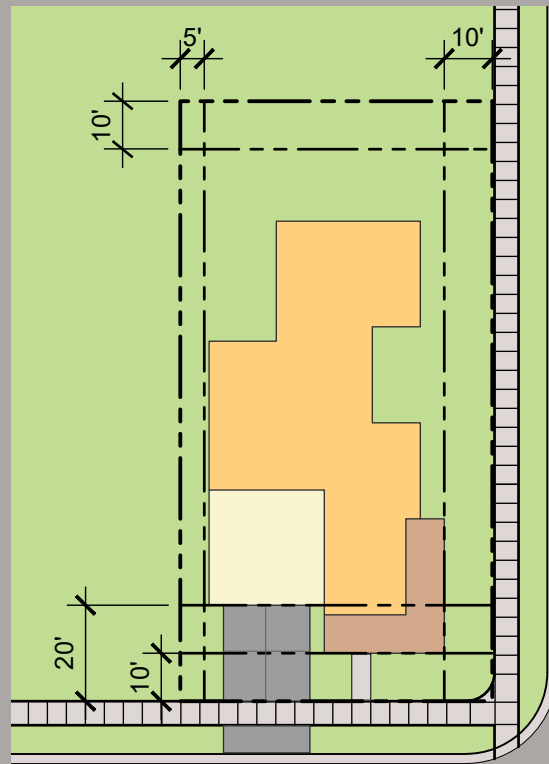


## Setbacks: 60' Front-Loaded



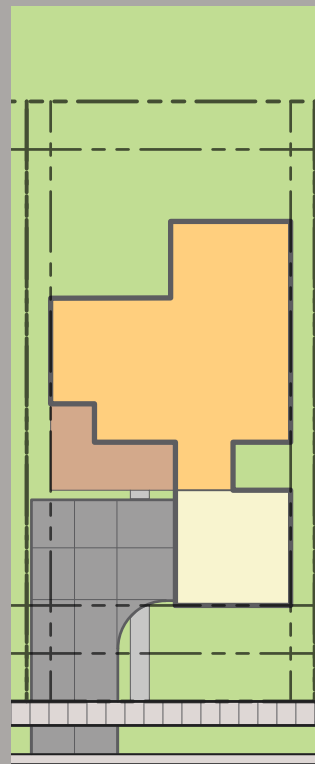
Interior Lot

Setbacks:  
 Side: 5' (10' on corner lots)  
 Rear: 10'  
 Front Garage: 20'  
 Front Building: 10'  
 Minimum porch depth: 6'  
 Minimum porch width: 6'  
 Minimum garage recess  
 (from porch or elevation): 2'



Corner Lot

Corner lots shall avoid incursions into required sight triangles at intersection.

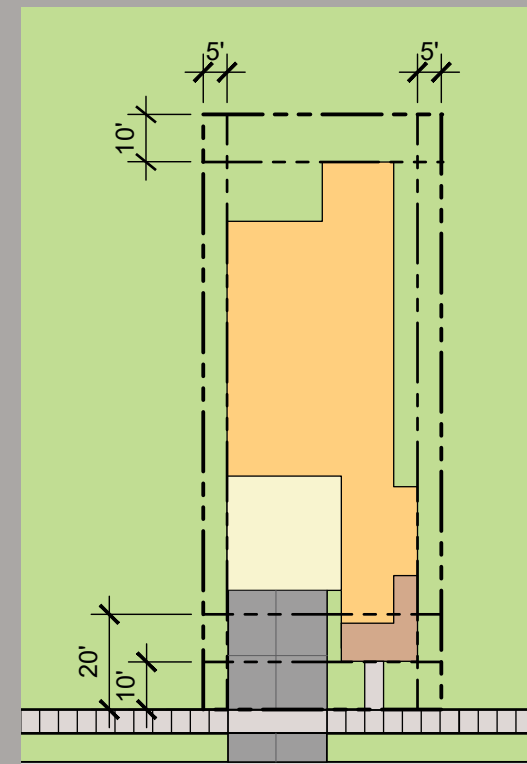


Side-Load Garage Option

Requirements:

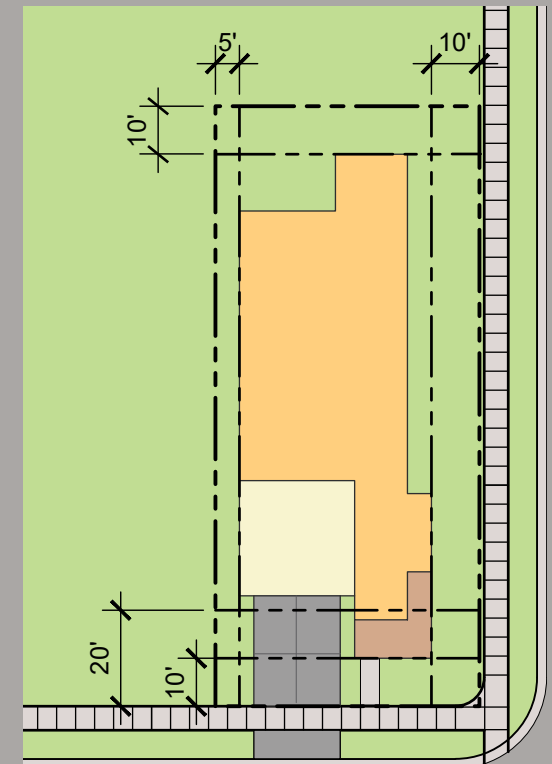
- Buildings must adhere to all appropriate setback guidelines for a similar lot
- Drive pavement must be offset a minimum of 1' from the property line
- Side-loaded garage must access from primary street frontage

## Setbacks: 50' Front-Loaded



Interior Lot

Setbacks:  
 Side: 5' (10' on corner lots)  
 Rear: 10'  
 Front Garage: 20'  
 Front Building: 10'  
 Minimum porch depth: 6'  
 Minimum porch width: 6'  
 Minimum garage recess  
 (from porch or elevation): 2'



Corner Lot

Corner lots shall avoid incursions into required sight triangles at intersection.



# Alley-Loaded Lot Requirements

## Streetscape:

The design intent of Parkland Row is to encourage residents to “live to the street.” By requiring larger porches, and minimizing front setbacks, the houses engage the street directly.

## Building Orientation:

Building orientation is required to address the primary street it is associated with. In the case of corner lots, the primary street is that with which the adjacent, similarly-oriented lot addresses. If there is an alley to the rear of the lot, all garage access must come from the alley. No alley-loaded lots will be allowed to have access drives directly from the street (except in the case of double-fronted lots).

## Paving:

All entry walks and driveways shall be composed of concrete, (brick, or stone material(s) consistent with the adjoining architecture are subject to approval by the ARC). Driveway paving shall be consistent with front walk (see landscape design criteria for pavement finish requirements).

## Utility/Equipment:

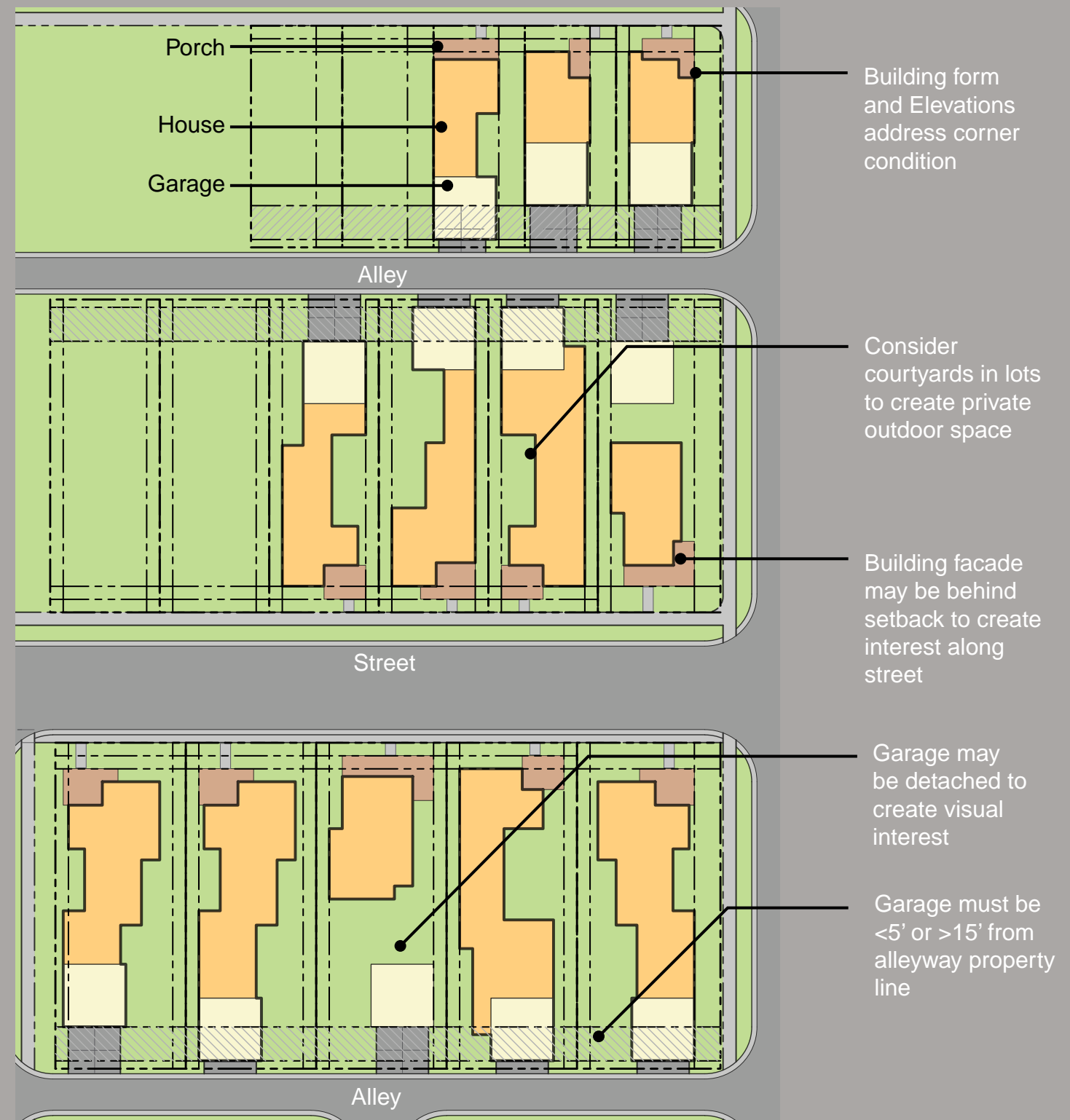
In the case that utility meters, A/C compressors, and any other mechanical equipment which cannot be located and/or screened by architecture, landscape elements and fences shall be used to screen such implements from public view and to minimize visual impact.

## Refuse/Storage:

No trash, recycling, compost, wood piles, etc. shall be stored in publicly visible location. Appropriate enclosures, fencing, walls, or landscape screen will be employed to minimize visual impact.

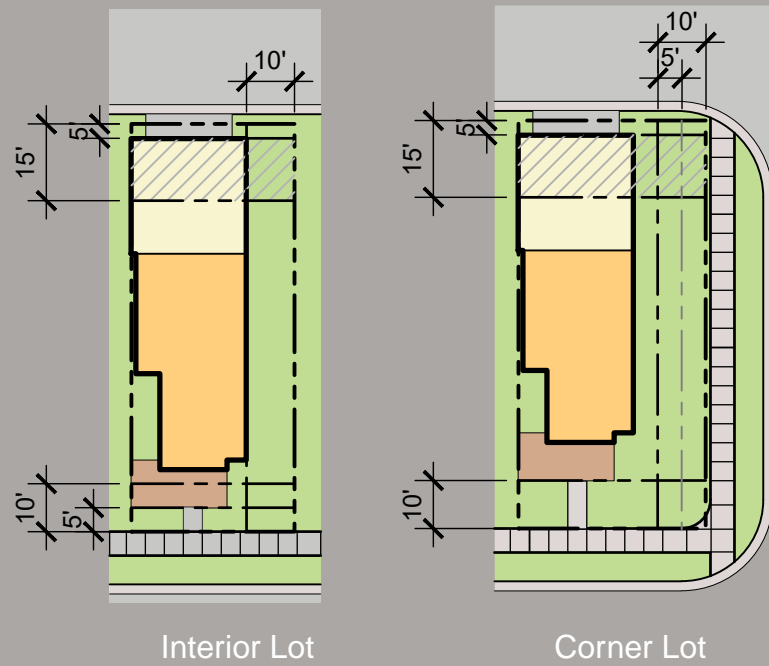
## Driveway Tapering:

1. If < 20' from Face of Garage Door (FOG) to Back of Curb (BOC) or Edge of Alley (EOA) then no taper required at connection point (this would only pertain to alley lots)
2. If 20-24'11 from Face of Garage Door (FOG) to Back of Curb (BOC) or Edge of Alley (EOA) then taper to 23' at connection point
3. If > 25' from Face of Garage Door (FOG) to Back of Curb (BOC) or Edge of Alley (EOA) then taper to 20' at connection point



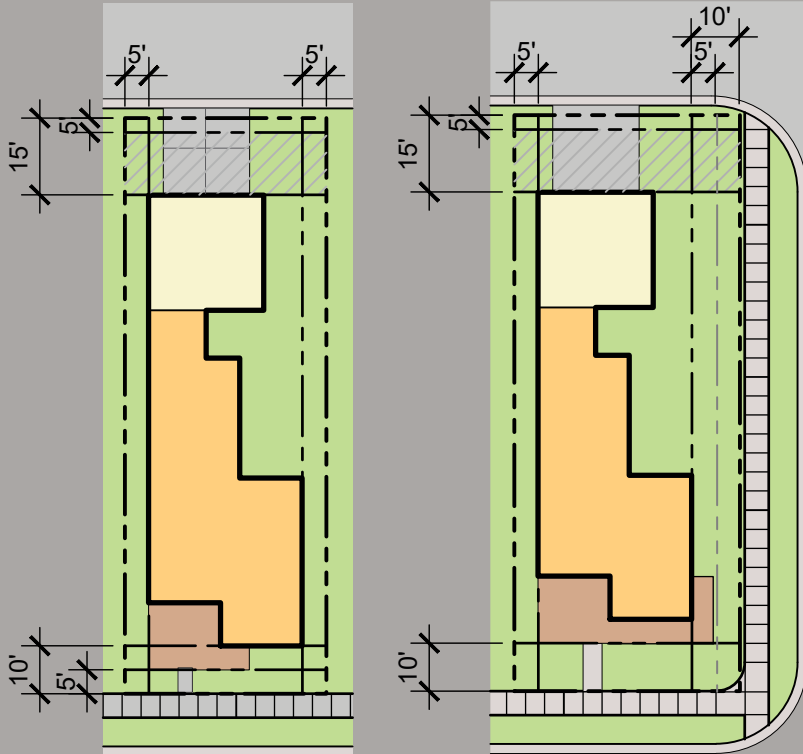


# Setbacks: 35' alley-Loaded (Zero-Lot-Line)



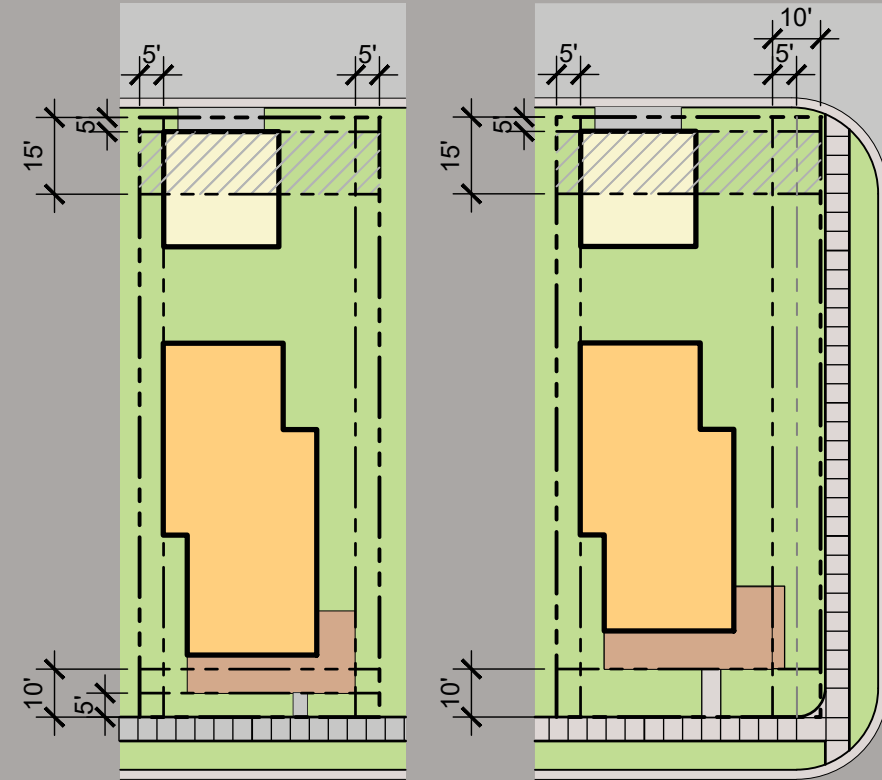
- Setbacks:
- Side\*: 0' on passive side
  - 10' on active side
  - Rear: <5' or >15'
  - Front Building: 10'
  - Porch encroachment: 5'
  - Minimum porch depth: 6'
  - Minimum porch width: 6'
- \*Add 5' on corner lots

# Setbacks: 42' alley-Loaded



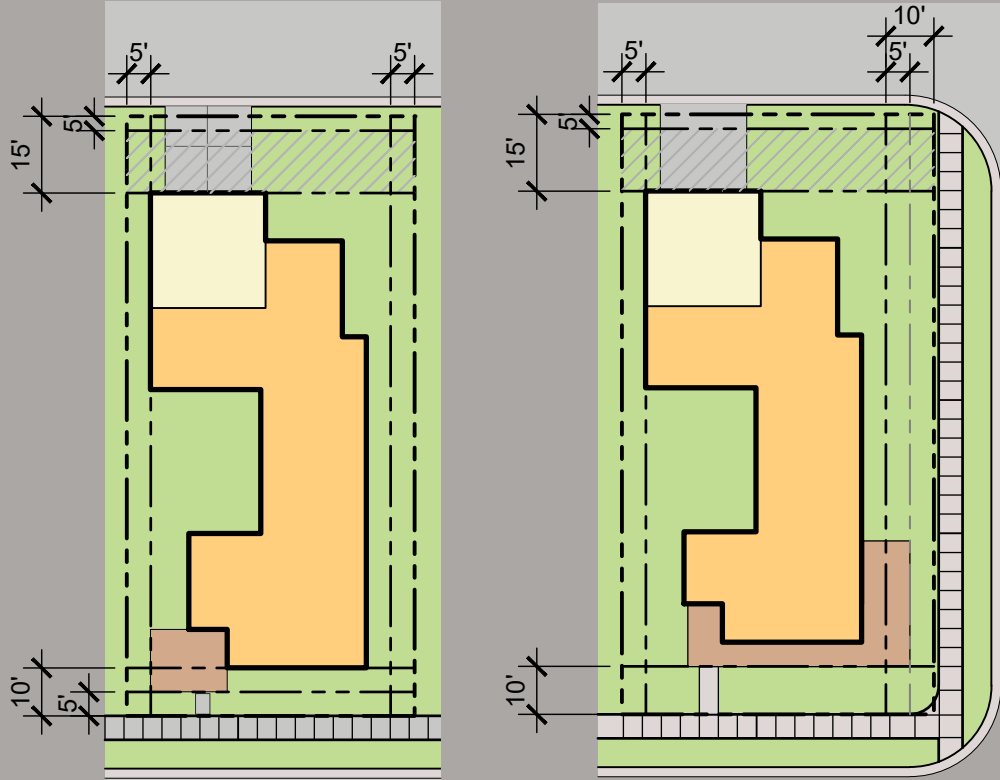
- Setbacks:
- Side: 5' (10' on corner lots)
  - Rear: <5' or >15'
  - Front Building: 10'
  - Porch encroachment: 5'
  - Minimum porch depth: 6'
  - Minimum porch width: 6'

# Setbacks: 50' alley-Loaded



- Setbacks:
- Side: 5' (10' on corner lots)
  - Rear: <5' or >15'
  - Front Building: 10'
  - Porch encroachment: 5'
  - Minimum porch depth: 6'
  - Minimum porch width: 6'

# Setbacks: 60' alley-Loaded

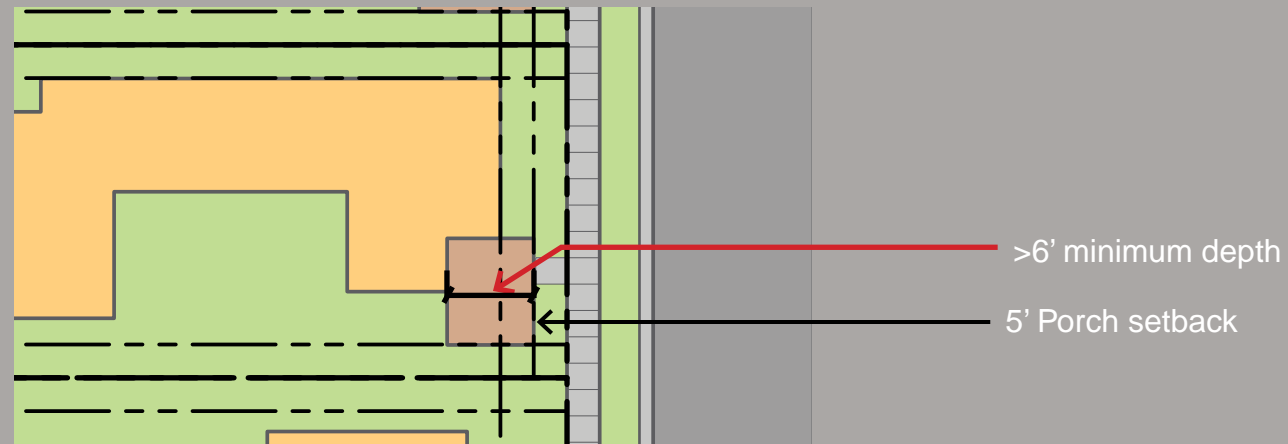


- Setbacks:
- Side: 5' (10' on corner lots)
  - Rear: <5' or >15'
  - Front Building: 10'
  - Porch encroachment: 5'
  - Minimum porch depth: 6'
  - Minimum porch width: 6'



# Alley-Loaded Porch Design

1. The porch should be usable outdoor space and should be at least 6' deep. The porch should occupy approximately 20%-40% of the front facade area (40% preferred)
2. Porch setback is 5' from front and side property lines it is encouraged but not required for the porch to be built to setback



3. Porch should reflect the style of the architecture:

- The porch should be integrated with the style and mass of the house
- The preferred porch treatment should be designed with the building massing and not a simple "tack on" to the elevation



## Integrating Porches with Street Grade

The difference in finished lot grade and finished street grade requires architects and builders to be cognizant of how the architecture, specifically of porches and covered entries, integrate with the grade change. Below are some recommended strategies for creating successful entry sequences. All solutions may be subject to ARC review.



Integrate steps and site walls to create interesting site elements. Return steps to a site wall where possible.



Integrating stairs into planting beds will create an entry closer to the street pulling private space into public space.

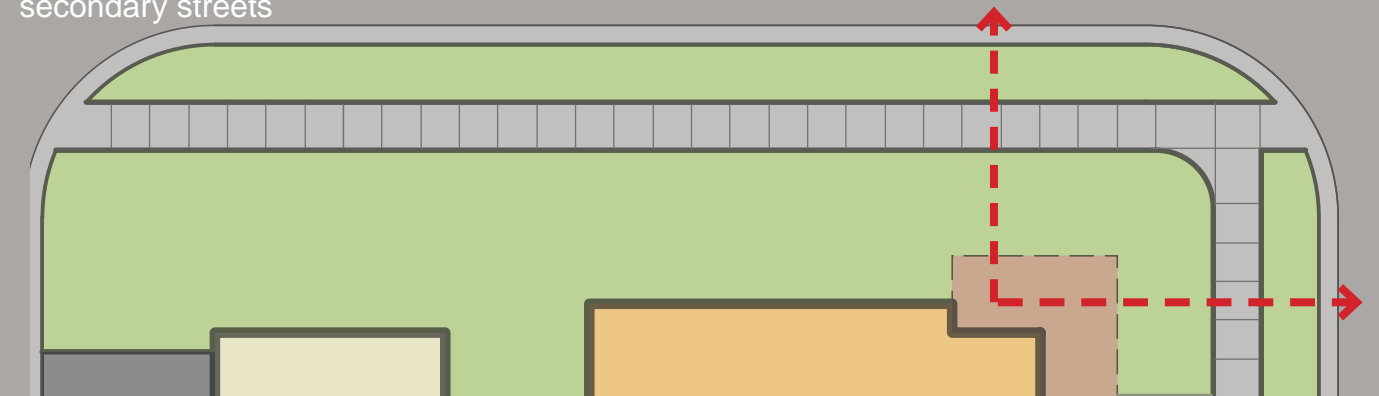


Utilize terrace-style ("landing pad") stairs if entry does not align with walkway.

### Additional Guidelines for corner lots:

#### 1. Wrapping a Corner

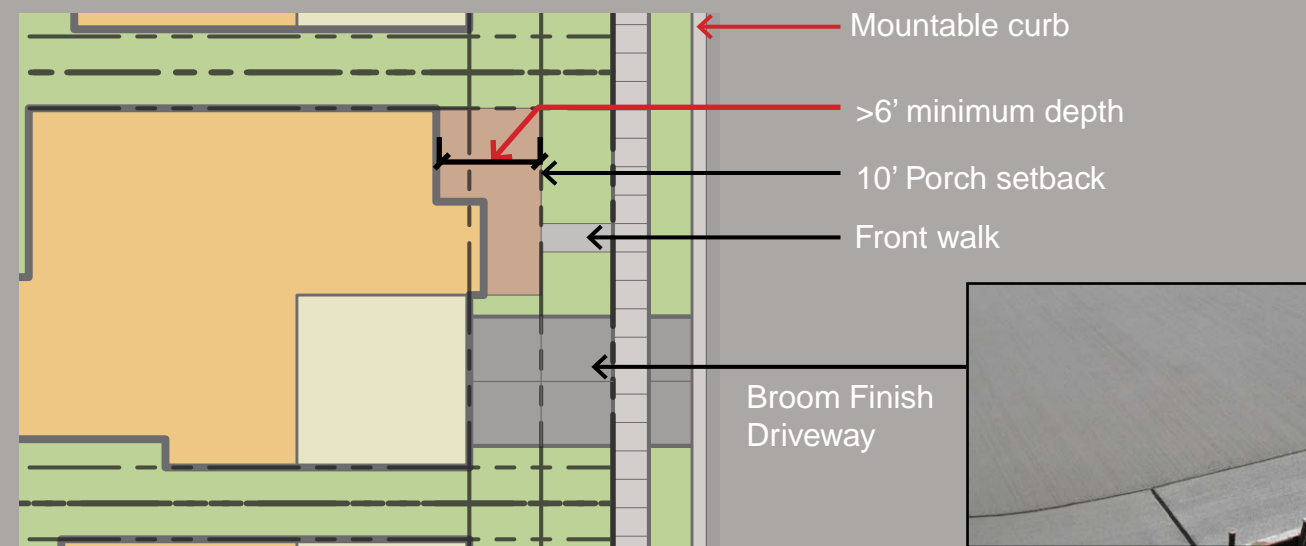
Porches are encouraged to wrap the corner of the house and engage both the primary and secondary streets



# Front-Loaded Porch Design

1. The porch should be usable outdoor space and should be at least 6' deep. The porch should occupy approximately 20%-40% of the front facade area (40% preferred)

2. Porch setback is 10' from front and side property lines. It is encouraged but not required for the porch to be built to setback

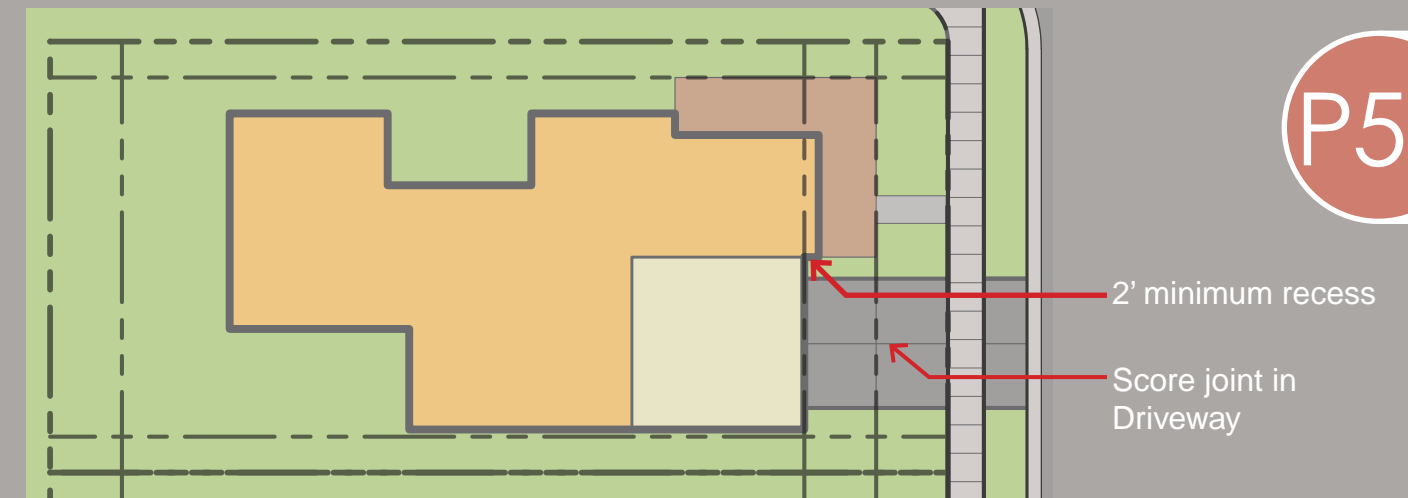


3. Porch should reflect the style of the architecture

The porch should be integrated with the style and mass of the house. The preferred porch treatment should be designed with the building massing and not a simple "tack on" to the elevation.



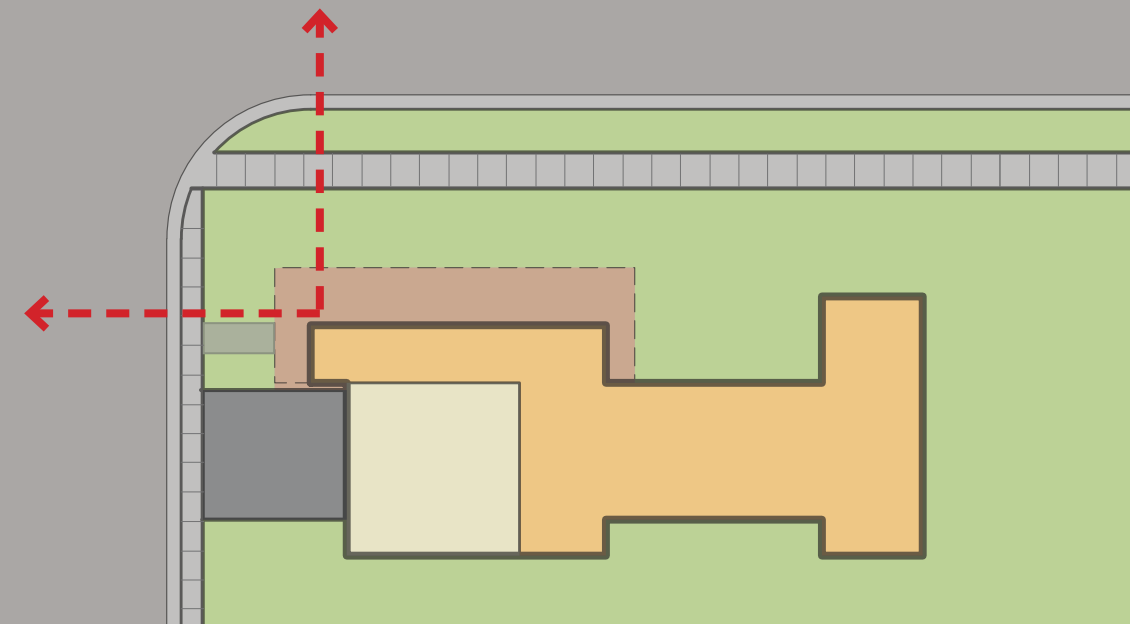
4. Garage should be recessed at least 2' behind front of porch or front facade, whichever is closer to the street



## Additional Guidelines for corner lots:

1. Wrapping a Corner

Porches are encouraged to wrap the corner of the house and engage both the primary and secondary streets.





# Alley Design

## Alley-scape:

Alleyways and rear access easements within Parkland Row provide primary wet and dry utilities to their adjacent properties. As such, the landscape areas within alleyways should be addressed individually and coordinated with site specific utility easements and locations (including meters, boxes, and any sub-surface equipment). Planting of trees is prohibited within utility easements. Small shrubs, ground covers, and turf/sod grass may be planted. Presence of a utility easement does not preclude landscape obligations. Further details regarding alley plantings can be found in the landscape design section of this document. Monolithic paving (such as concrete or asphalt), in addition to requisite garage access, is prohibited. For utility access, any modular paving between fence-line and alley right of way must be easily removed.



Preserve a 5' landscape strip between alley R.O.W. and fence line to allow for planting and visibility



Screen utilities from the street with a combination of fences and plant materials



Vary the setback of fences and garage faces to create a more dynamic and interesting alley-scape



## Building Mass



Building mass should “step back” from the alley to avoid “garage canyon” conditions

## Parking



Parking shall be allowed in drives. Parking is prohibited in alley R.O.W.

## Planting



Planting in alleyways shall be consistent with the lot landscape design



Alley landscapes should create a welcoming environment and should be sensitive to visual terminus conditions. If possible, frame architecture at the end of a view. If alley terminates on a significant landscape zone, use plants to screen view.

## Utility Screening



Utilizing fencing, plants and building mass to obscure views of utilities and trash receptacles the ally view will look cleaner and softer. Use large shrubs and ornamental grasses to screen utilities.

## Turn-Around Areas



Alley turn-around areas (a.k.a. “hammer-heads”) shall be no wider than the alley and have a maximum depth of 8’. No parking is allowed in turn-around areas.

## Alleyway Design

### Building Mass

The building’s mass shall “step down” to the alley to avoid the “alley canyon” effect. Garage facades shall be articulated to reduce visual impact (similar to front facing garages).

### Parking

Parking shall be allowed in drives. Parking shall be prohibited in the alley rights-of-way except in designated areas.

### Planting

Alley character will be significantly impacted by the cohesiveness of the planting strategy. Overall lot-to-lot landscaping shall be of consistent quantity and quality. Review the landscape section for planting requirements. Additional screening may be desired in visual terminus locations

### Utility Screening

Variations in fence location and setback between lots is desired to reduce “alley canyon” effects. Review the landscape section for specific design requirements for fences.

### Turn-Around Areas

Maximum depth shall be 8’ or less measured from edge of nearest driveway. Width shall be equal or less than width of alley. No parking is allowed in turn-around areas.

P53



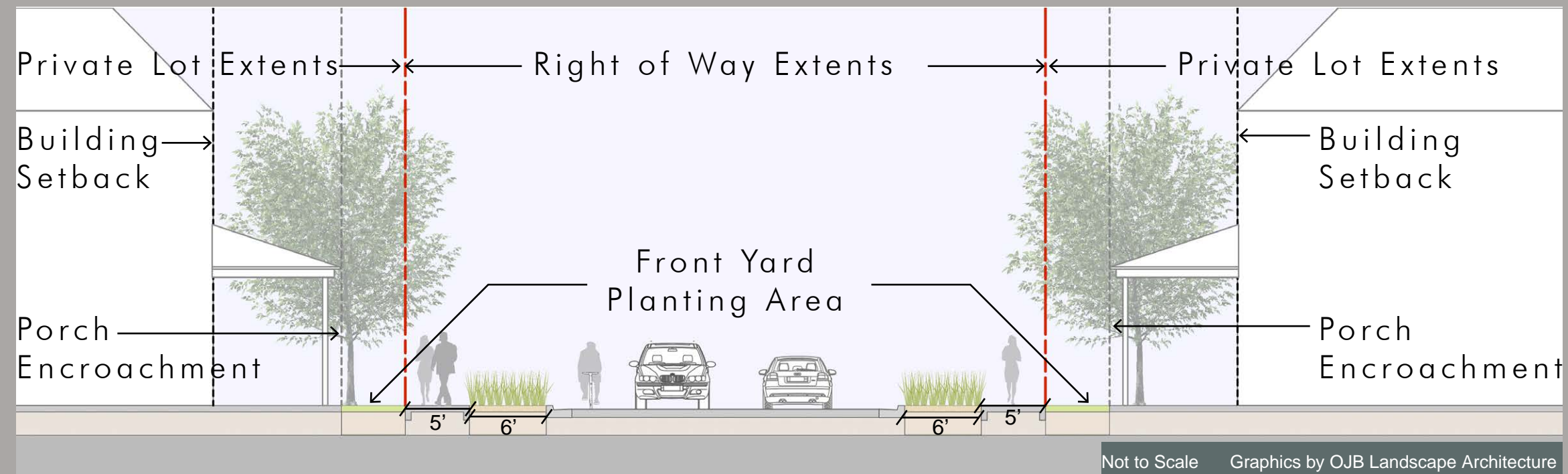
# Street Sections

Street trees shall be planned and installed by the Master Developer. Street trees will only be located along designated streets (determined by the developer). These sections reflect two typical conditions within Parkland Row:

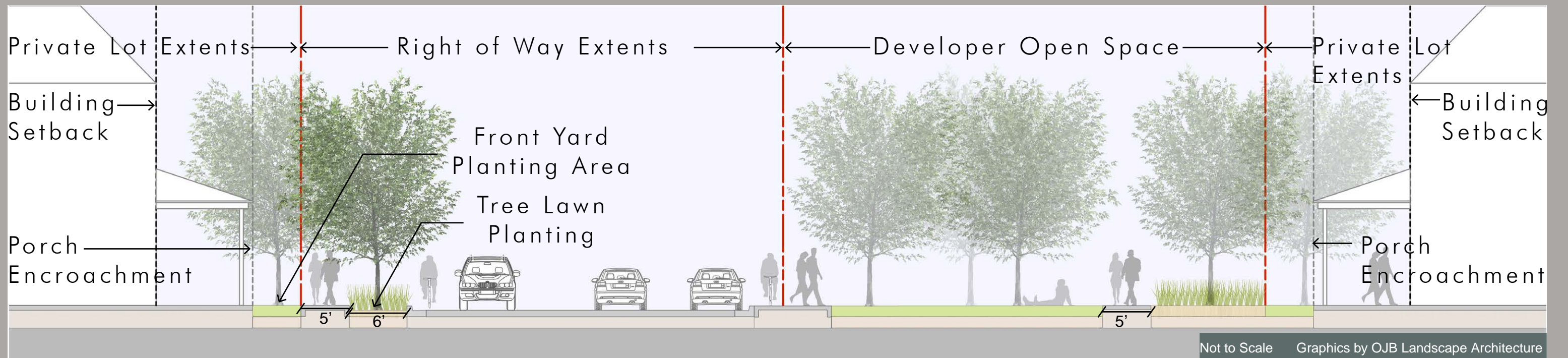
1) Typical street section without street trees (this condition will apply to the majority of streets within Parkland Row);

2) Typical street section of a street designated to have street trees. Coordinate with Master Developer for street tree locations and any conflicts with on-lot tree requirements.

All on-lot plantings shall coordinate with Master Developer planting plans to ensure sufficient spacing. Front yard shade trees should be installed when sufficient space is available.



**Typical Street Section 1: No Developer Street Trees**



Typical Street Section 2: Designated Developer Street Tree Planting and Open Space







The background of the slide is a photograph of a tree-lined street. A large, dark circular overlay is centered on the right side of the image, containing the title text in white. The left side of the slide is a solid grey rectangle.

# Landscape Architecture Character



# Landscape Character

## Overall Design Intent

Parkland Row is part of the overall Bridgeland open space network. The neighborhood of Parkland Row is anchored by a centralized park with a variety of active and passive elements. This park is further connected to the Bridgeland open space network through a series of trails and linear parks. Parkland Row offers new and contemporary designs and practices to reinforce the identity of Bridgeland as a premiere development.

Individual landscapes within Parkland Row are expected to support the overall open space concept. This can be accomplished through several avenues such as plant selection, material selection, planting bed location and design, integration between public and private landscapes, etc. In the following section of the Design Guidelines for Parkland Row, strategies and requirements are discussed to enumerate the intended landscape approach. Adherence to these Guidelines is the first step toward creating a cohesive landscape character throughout Parkland Row.

The purpose of these landscape guidelines is to support builders, homeowners, architects and their respective agents and representatives in producing landscapes that achieve the desired results while allowing flexibility and creativity. Any variances from these guidelines shall be a subject to approval by the ARC.



Graphic by OJB Landscape Architecture





Regional Trail Connection

Front Load (Typ.)

Green Way Connection

Ally Load (Typ.)



# Landscape Image

P60

## Character

To produce a cohesive community identity, it is important to coordinate landscape elements. The character of Parkland Row incorporates several tenets of contemporary landscape design, along with strategies that have proven to be timeless. Parkland Row will employ formal design elements along with contemporary interpretations of formal elements to create a cohesive community identity.

## Plant Selection

While there are several plants to choose from, the successful landscape design will be discerning in its plant selection. A limited variety of plants, selected for seasonal interest and textural contrast is ideal for creating a cohesive aesthetic throughout the community.

## Massing

Along with plant selection, massing of the same plants with contrasting accents is essential to obtaining the desired aesthetic. While it is not required to match plant species between lots and public areas, simulating similar massing and organizational patterns will foster a cohesive community character.

Avoid alternating plant species frequently to achieve greater massing effects. Plant masses shall be no fewer than 3 (three) of a species/variety for all shrubs and 6 (six) for all perennials.

## Character



Formal groupings of plants create a sense of order while contrasting textures and colors create visual interest



Massing strategies appear formalized by context. Utilize plant bed shape to unify formal and contemporary planting strategies

## Plant Selection

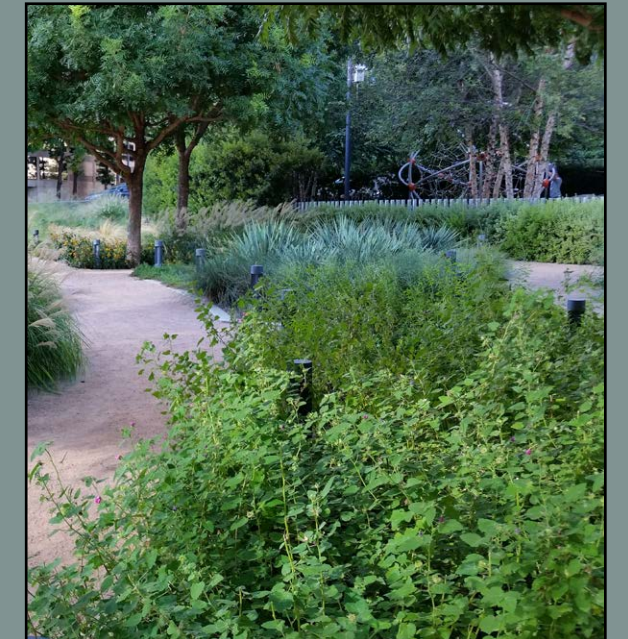


Choose a limited variety of plants that create dynamic contrast. Use high-impact plantings to create visual interest and subtle background plants to highlight architectural and site elements

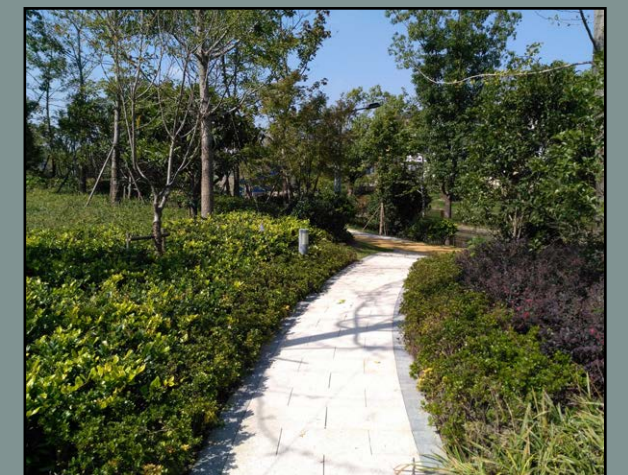


Utilize perennials with varying blooming seasons to create year-round interest

## Massing



Create massings of plant materials with high contrast. Utilize size, color, texture, and habit to create dynamic, seasonal landscape compositions



Mass plantings around borders and boundaries blur the lines between properties and create a cohesive aesthetic



## Between Lots



Planting strategies on adjacent lots should create a “continuous” landscape.

Provide a cohesive and flowing relationship with front yard landscaping between adjacent lots and public open space. Use the following techniques to visually unify the streetscape by blending adjacent front yard landscapes:

- Blend together tree and shrub masses between lots
- Design front yard turf areas that connect to each other
- Minimize formal plantings and hard edges
- Create a single, unified planting bed or mulch area with a consistent edge-line between adjacent lots

## Integrating Private Landscapes with Public Landscapes



Allow planting beds and massings to “jump” property lines and walks to create a cohesive community aesthetic



When addressing a common open space, use similar plant material and planting strategies

## Integration + Transition Transitions Between Lots

It is important to integrate styles and character within the front yard of adjacent lots to create a cohesive community identity. Integrating individual landscapes between lots creates a different yet compatible landscape expression.

## Integrating Private Landscapes with Public Landscapes

The overall community network of open space and parks defines the public landscapes within Parkland Row. The individual landscapes corresponding with residential lots create a context within which the public landscape exists. While the aesthetic qualities of the two types of landscapes may be different, it is important that they are compatible and create an overall identity. By focusing on how edges are treated, coordinating plant selection, and respecting the design style of adjacent landscapes, the Parkland Row landscape concept will be expressed throughout the community.



## Site Improvements

All site improvements shall be reflective of the contextual architectural styles and landscape elements. Features that may be seen by the public or from the primary street must be respective of the aesthetic character of the associated house. Elements that may be considered eyesores shall be screened to appropriately hide them from public view. In the case that screening is not possible, such elements shall be subject to review by the ARC.

Reasonable effort shall be made to match materials and treatments of all site improvements to the architectural style of the house and to act as an extension of the architecture.

## Utilities + Screening

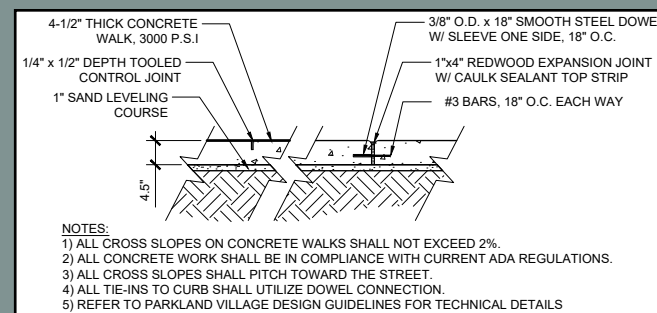
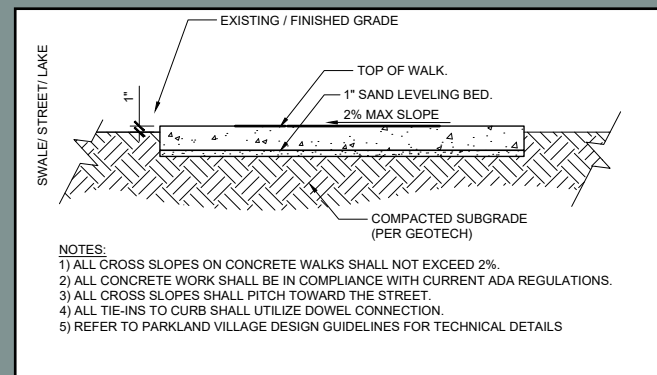
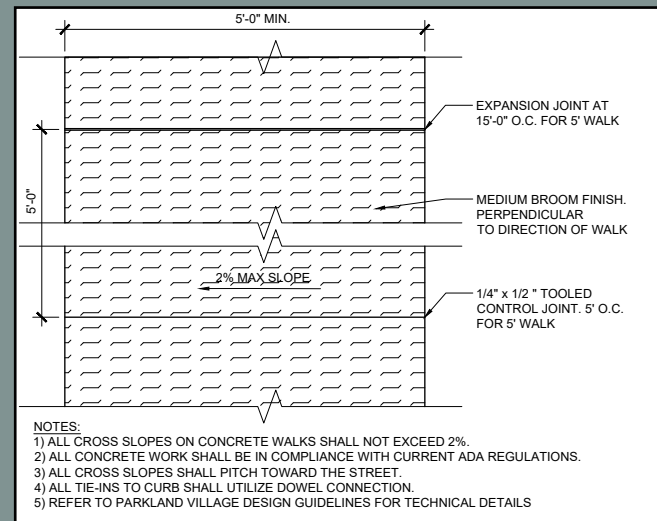
Hedges, fences and low enclosures are required for the purpose of screening miscellaneous equipment, trash receptacles and other functional equipment that may be deemed an eyesore. Efforts shall be made to locate such equipment in areas not visible from adjacent streets or alleys. Screened areas must be at least 4" taller than elements to be screened, but not taller than fencing (where possible).

Other elements such as play structures, pool, pergolas, arbors and trampolines shall be subject to approval by the ARC.

## Paving Materials

### Front Walk Standards:

- Minimum width: 5'-0"
- Must meet public sidewalk at right angle
- Concrete shall have a broom finish (must be consistent throughout lot).



Refer to Parkland Village Design Guidelines for further clarification.

## Decks + Patios



Construct decks of similar materials and colors as that of the architecture



Integrate terraces and low garden patio walls with the house, composed of similar materials

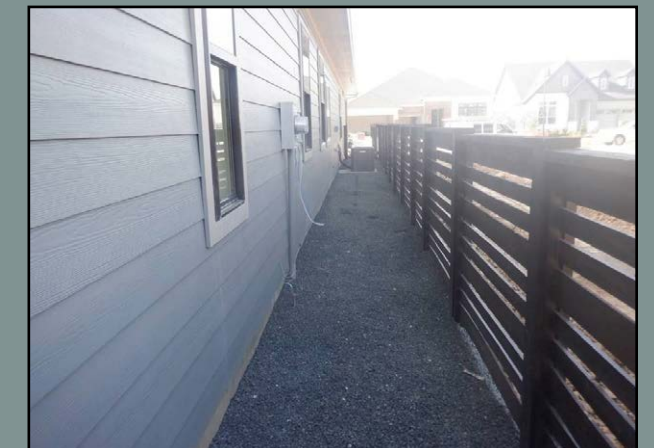


Cap garden walls with concrete coping, cut stone, or brick masonry



Design wood decks to be a natural extension of the house.

## Side Lot Condition Between Lots



Black Star Gravel is acceptable in side lot conditions between lots.



# Yard Landscapes

## Front Yards

Front yards are the most visible private landscapes within Parkland Row; Therefore, the requirements for creating successful front yard landscapes are more stringent and intent upon creating complementary landscape conditions. In situations where front yards are adjacent to public open space, it is important that the private landscape responds to the public landscape.

## Corner Side Yards

Corner side yards, like front yards, are visible private landscapes. In Parkland Row, corner units are required to address both streets equally. In situations where corner side yards front public open space, it is important that the private landscape responds to the public landscape.

## Interior Side + Rear Yards

Interior side yards and rear yards are less visible to the public but are still required to respond to their respective context. Interior side and rear yard landscapes shall be consistent with and complement the overall landscape concept for the lot, while providing harmonious relationships with adjacent lots.

## Enhanced Conditions

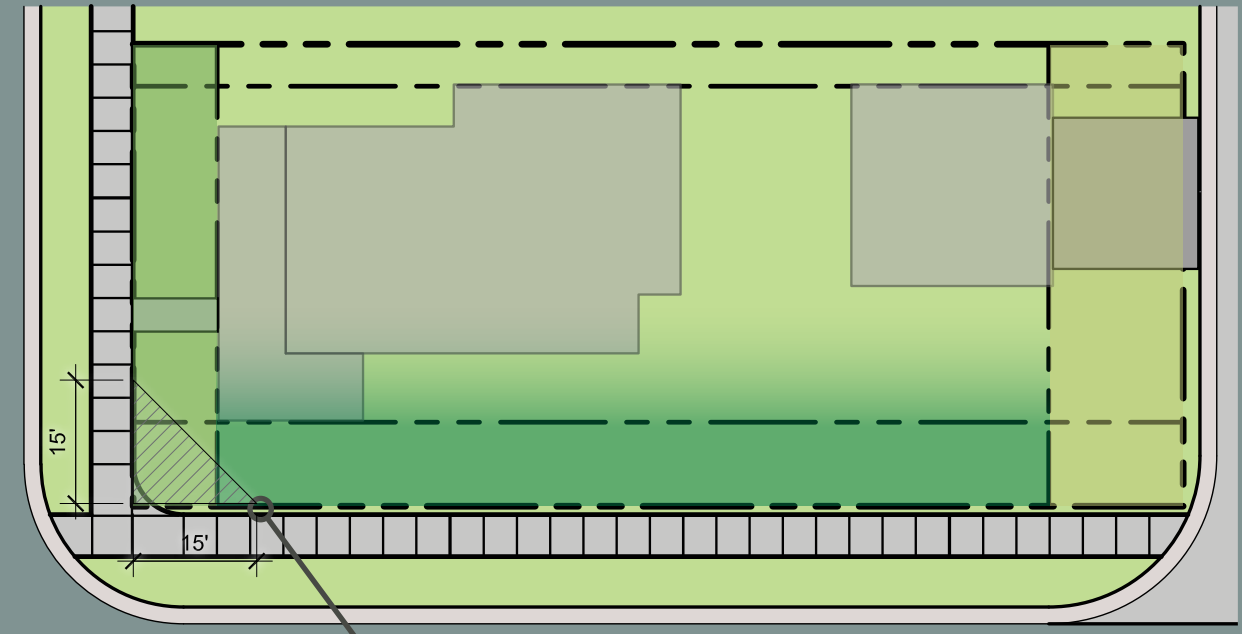
For lots identified in the Site Plan + Lot Criteria Section of these design guidelines as “enhanced,” additional landscape requirements shall be required. Additional requirements for “enhanced” conditions are specified as “in addition to basic requirements”.

# Residential Landscape Prototypes



- Alley Lanscaping shall be at least 25% shrub bed with ornamental tree (no trees in dry utility easements).
- Alley screening of utilites with shrubs where applicable.
- Interior landscaping to be consistent with over all landscape character.
- Corner Side yard has at least 50% coverage and two shade trees where space allows For “P” and “R” lots (noted on pages 44 and 45), two (2) Natchez White Grape Mytles (30 Gal.) required.
- Front yard 50% is made of shrubs beds as well as an ornamental tree per home.
- 5’ Concrete sidewalk. Re: detail, this section.

## Landscape Zone Key



- Front Yard**  
Front Yard landscapes shall respond to the adjacent landscapes. Plantings shall “ground” the architecture by placing larger plants closer to the building.
- Alley Scape**  
Alley Scapes have the dual role of being “open” for safety and creating screening for utilities and trash.
- Corner-Side Yard**  
Corner-Side Yard landscapes shall respond to the adjacent landscapes and address the street conditions. Plantings shall help screen the interior landscapes.

Avoid plantings and fences withing the sight triangles at an intersection.



# Yard Landscapes

## Front Yards

Front yards shall incorporate a least 1 shade tree. Trees cannot be planted within 20' of street trees. If street trees preclude available space for a shade tree, the builder-provided shade tree may be excluded with approval from the ARC. Shrub beds and other landscape improvements are preferred over turf/sod. Shrub beds shall incorporate larger shrubs closer to the building, gradually stepping down as the landscape approaches the street.

## Alley Scape

Landscape areas between the rear fenceline and the alley R.O.W. shall be treated in a fashion to accentuate aesthetic needs as well as facilitating safety and ease of use.

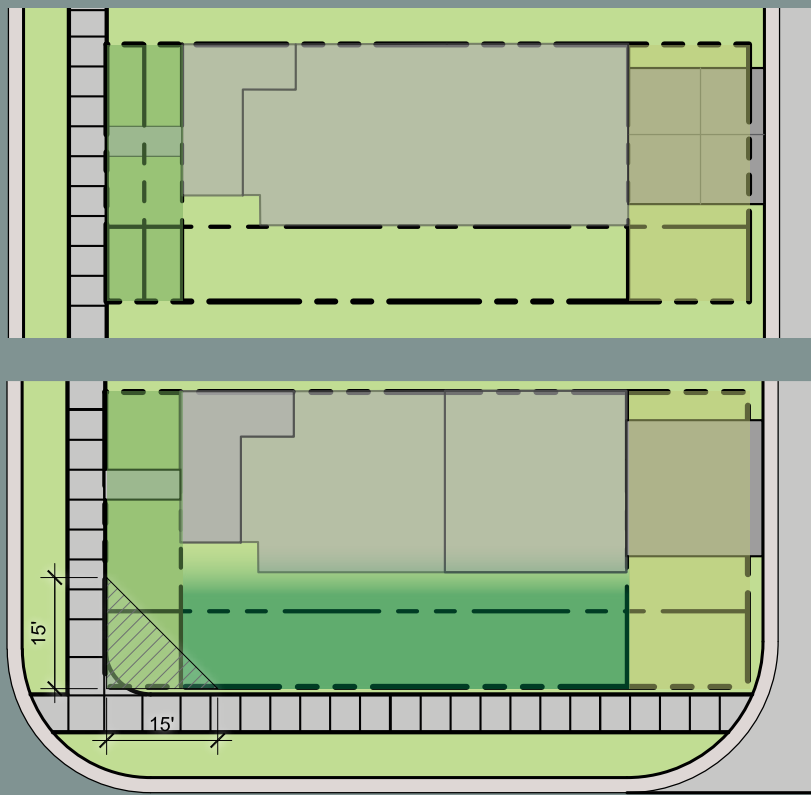
## Enhanced Conditions

For lots identified in the Site Plan + Lot Criteria Section of these design guidelines as "enhanced," additional landscape requirements shall be required. Enhanced condition lots should be heavily planted to increase privacy and aesthetic value.

## Notes:

1. Reference Landscape Requirements and Approved Planting List
2. Full coverage irrigation required in all planting areas.
3. Sod shall be Tifway 419 or Celebration Bermuda
4. Shrub bed coverage to require 2"-3" of hardwood mulch
5. Planting shall not impede drainage
6. Shrub bed coverage to consist of min. 50% evergreen planting, 20% ornamental grass planting, & 30% additional planting
7. Tree requirements may be waived by the ARC upon conflicting location of street trees.

## 35' Alley-Load Lot Check List



## Planting Details

Shrub beds may include any of the following: Shrubs, Screening Plantings, Perennials, Ornamental Grasses, Vines, and Ground Covers.

The planting shall be responsive to the architecture (provide a "grounding" effect) and incorporate a reasonable variety of types and species of plants.

## Rear + Interior Side Yard:

Interior side yard and rear yard landscaping should be planted and maintained to provide shade and usable space. Landscape character should be consistent throughout the lot, however, specific quantities, sizes and types shall be at the owner's discretion. Additionally, sustainable practices are encouraged in the rear and interior side yards. These practices may include but are not limited to: fruit trees, vegetable gardens, mosquito repellant plants, native plants, minimized lawn area, rain water collection for irrigation, rain gardens, and composting.

## Front Yard

- \_\_\_\_\_ Ornamental Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (50 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

## Alley Scape

- \_\_\_\_\_ Ornamental Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (50 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

## Enhanced Conditions

The following requirements are applied in addition to the above requirements. Each occurrence of an enhanced condition compounds upon existing requirements. If space or off-lot plantings create conflicts, requirements may be met within the fence.

## Corner-Side + Open Space Lots

- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (15% min. coverage)
- \_\_\_\_\_ Shrubs Beds at Alley Entrance (50% min. coverage)

## Visual Terminus

- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

## Double-Front (rear landscape)

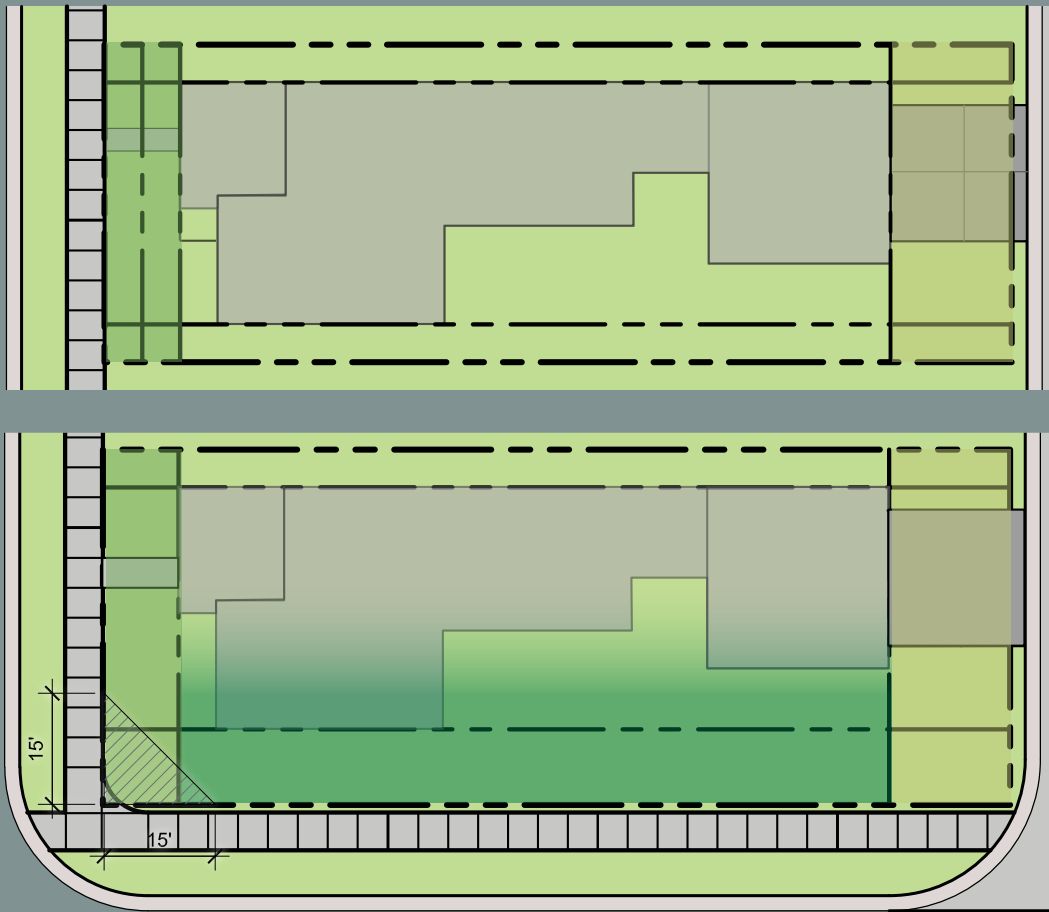
- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

## Alley Terminus

- \_\_\_\_\_ Shrubs Beds (+25% min. coverage)



# 42' Alley-Load Lot Check List



## Front Yard

- \_\_\_\_\_ Ornamental Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (50 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

## Alley Scape

- \_\_\_\_\_ Ornamental Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (50 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

## Enhanced Conditions

The following requirements are applied in addition to the above requirements. Each occurrence of an enhanced condition compounds upon existing requirements. If space or off-lot plantings create conflicts, requirements may be met within the fence.

## Corner-Side + Open Space Lots

- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (15% min. coverage)
- \_\_\_\_\_ Shrubs Beds at Alley Entrance (50% min. coverage)

## Visual Terminus

- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

## Double-Front (rear landscape)

- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

## Alley Terminus

- \_\_\_\_\_ Shrubs Beds (+25% min. coverage)

## Planting Details

Shrub beds may include any of the following: Shrubs, Screening Plantings, Perennials, Ornamental Grasses, Vines, and Ground Covers. The planting shall be responsive to the architecture (provide a “grounding” effect) and incorporate a reasonable variety of types and species of plants.

## Rear + Interior Side Yard:

Interior side yard and rear yard landscaping should be planted and maintained to provide shade and usable space. Landscape character should be consistent throughout the lot, however, specific quantities, sizes and types shall be at the owner’s discretion. Additionally, sustainable practices are encouraged in the rear and interior side yards. These practices may include but are not limited to: fruit trees, vegetable gardens, mosquito repellant plants, native plants, minimized lawn area, rain water collection for irrigation, rain gardens, and composting.

## Yard Landscapes

### Front Yards

Front yards shall incorporate a least 1 shade tree. Trees cannot be planted within 20’ of street trees. If street trees preclude available space for a shade tree, the builder-provided shade tree may be excluded with approval from the ARC. Shrub beds and other landscape improvements are preferred over turf/sod. Shrub beds shall incorporate larger shrubs closer to the building, gradually stepping down as the landscape approaches the street.

### Alley Scape

Landscape areas between the rear fenceline and the alley R.O.W. shall be treated in a fashion to accentuate aesthetic needs as well as facilitating safety and ease of use.

### Enhanced Conditions

For lots identified in the Site Plan + Lot Criteria Section of these design guidelines as “enhanced,” additional landscape requirements shall be required. Enhanced condition lots should be heavily planted to increase privacy and aesthetic value.

### Notes:

1. Reference Landscape Requirements and Approved Planting List
2. Full coverage irrigation required in all planting areas.
3. Sod shall be Tifway 419 or celebration Bermuda
4. Shrub bed coverage to require 2”-3” of hardwood mulch
5. Planting shall not impede drainage
6. Shrub bed coverage to consist of min. 50% evergreen planting, 20% ornamental grass planting, & 30% additional planting
7. Tree requirements may be waived by the ARC upon conflicting location of street trees.



## Yard Landscapes

### Front Yards

Front yards shall incorporate a least 1 shade tree. Trees cannot be planted within 20' of street trees. If street trees preclude available space for a shade tree, the builder-provided shade tree may be excluded with approval from the ARC. Shrub beds and other landscape improvements are preferred over turf/sod. Shrub beds shall incorporate larger shrubs closer to the building, gradually stepping down as the landscape approaches the street.

### Alley Scape

Landscape areas between the rear fenceline and the alley R.O.W. shall be treated in a fashion to accentuate aesthetic needs as well as facilitating safety and ease of use.

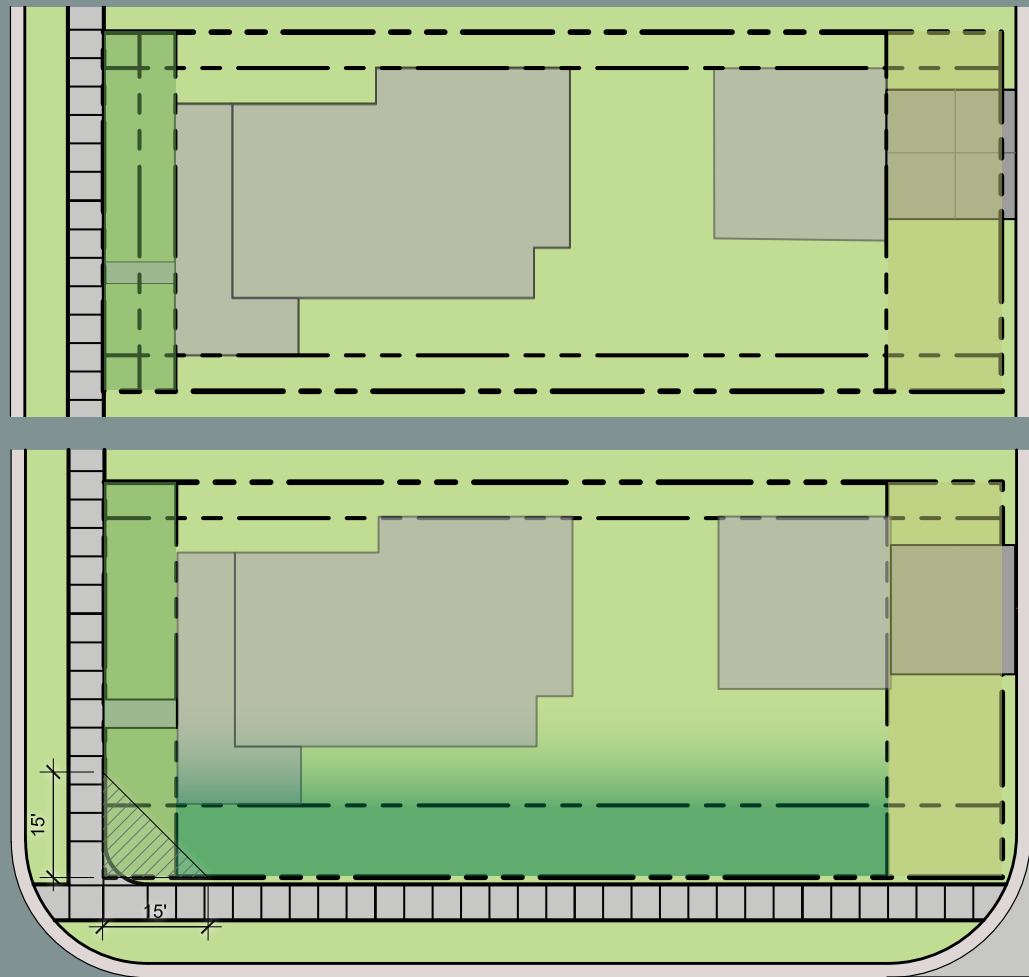
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4. Shrub bed coverage to require 2"-3" of hardwood mulch
5. Planting shall not impede drainage
6. Shrub bed coverage to consist of min. 50% evergreen planting, 20% ornamental grass planting, & 30% additional planting
7. Tree requirements may be waived by the ARC upon conflicting location of street trees.

## 50' Alley-Load Lot Check List



### Planting Details

Shrub beds may include any of the following: Shrubs, Screening Plantings, Perennials, Ornamental Grasses, Vines, and Ground Covers.

The planting shall be responsive to the architecture (provide a "grounding" effect) and incorporate a reasonable variety of types and species of plants.

### Rear + Interior Side Yard:

Interior side yard and rear yard landscaping should be planted and maintained to provide shade and usable space. Landscape character should be consistent throughout the lot, however, specific quantities, sizes and types shall be at the owner's discretion. Additionally, sustainable practices are encouraged in the rear and interior side yards. These practices may include but are not limited to: fruit trees, vegetable gardens, mosquito repellant plants, native plants, minimized lawn area, rain water collection for irrigation, rain gardens, and composting.

### Front Yard

- \_\_\_\_\_ Ornamental Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (50 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

### Alley Scape

- \_\_\_\_\_ Ornamental Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (25 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

### Enhanced Conditions

The following requirements are applied in addition to the above requirements. Each occurrence of an enhanced condition compounds upon existing requirements. If space or off-lot plantings create conflicts, requirements may be met within the fence.

### Corner-Side + Open Space Lots

- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (15% min. coverage)
- \_\_\_\_\_ Shrubs Beds at Alley Entrance (50% min. coverage)

### Visual Terminus

- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

### Double-Front (rear landscape)

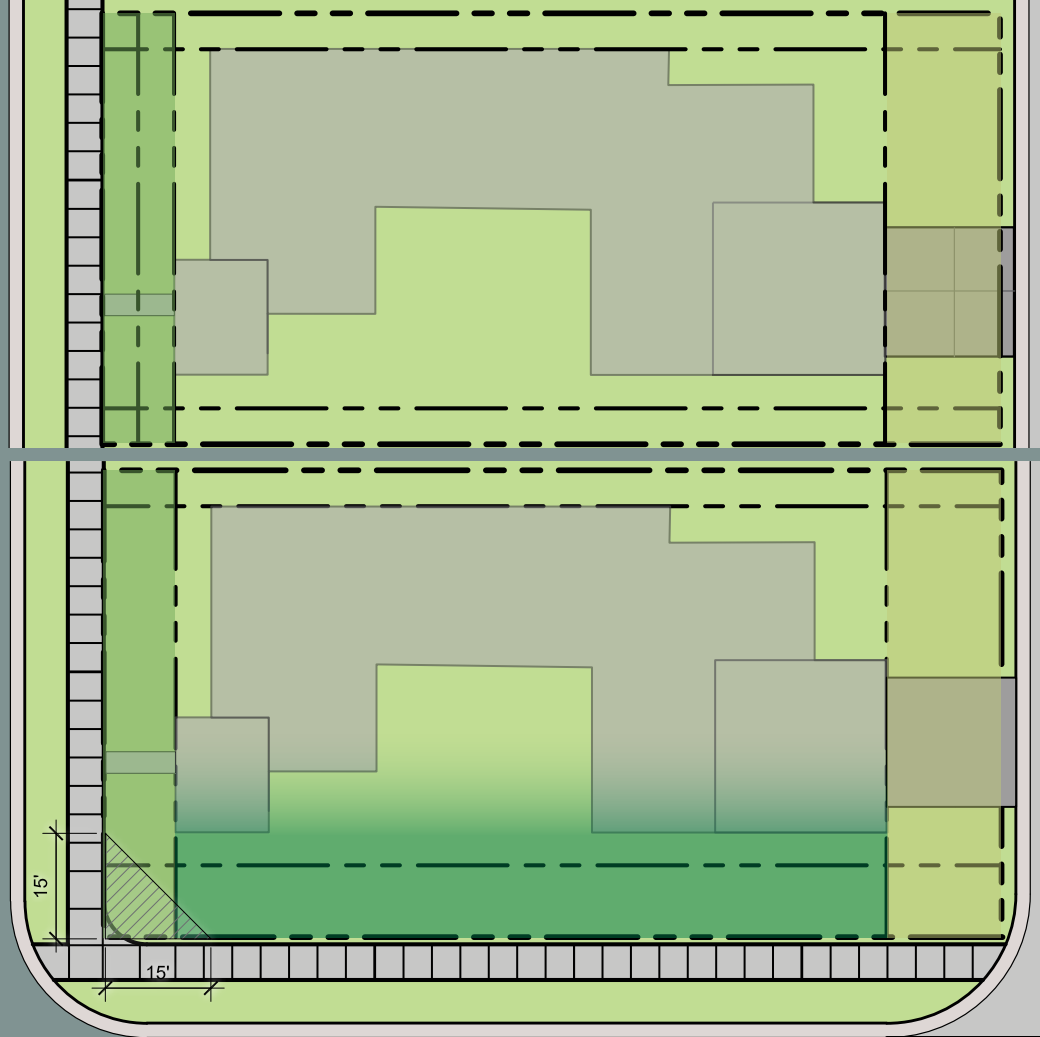
- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

### Alley Terminus

- \_\_\_\_\_ Shrubs Beds (+25% min. coverage)



## 60' Alley-Load Lot Check List



### Planting Details

Shrub beds may include any of the following: Shrubs, Screening Plantings, Perennials, Ornamental Grasses, Vines, and Ground Covers.

The planting shall be responsive to the architecture (provide a “grounding” effect) and incorporate a reasonable variety of types and species of plants.

### Rear + Interior Side Yard:

Interior side yard and rear yard landscaping should be planted and maintained to provide shade and usable space. Landscape character should be consistent throughout the lot, however, specific quantities, sizes and types shall be at the owner’s discretion. Additionally, sustainable practices are encouraged in the rear and interior side yards. These practices may include but are not limited to: fruit trees, vegetable gardens, mosquito repellant plants, native plants, minimized lawn area, rain water collection for irrigation, rain gardens, and composting.

### Front Yard

\_\_\_\_\_ Ornamental Trees (1 minimum)

\_\_\_\_\_ Shrubs Beds (50 % min. coverage)

\_\_\_\_\_ Turf (50% maximum coverage)

### Alley Scape

\_\_\_\_\_ Ornamental Trees (1 minimum)

\_\_\_\_\_ Shrubs Beds (25 % min. coverage)

\_\_\_\_\_ Turf (50% maximum coverage)

### Enhanced Conditions

The following requirements are applied in addition to the above requirements. Each occurrence of an enhanced condition compounds upon existing requirements. If space or off-lot plantings create conflicts, requirements may be met within the fence.

### Corner-Side + Open Space Lots

\_\_\_\_\_ Ornamental Trees (2 minimum)

\_\_\_\_\_ Shrubs Beds (15% min. coverage)

\_\_\_\_\_ Shrubs Beds at Alley Entrance (50% min. coverage)

### Visual Terminus

\_\_\_\_\_ Ornamental Trees (+1 minimum)

\_\_\_\_\_ Shrubs Beds (+15% min. coverage)

### Double-Front (rear landscape)

\_\_\_\_\_ Ornamental Trees (+1 minimum)

\_\_\_\_\_ Shrubs Beds (+15% min. coverage)

### Alley Terminus

\_\_\_\_\_ Shrubs Beds (+25% min. coverage)

## Yard Landscapes

### Front Yards

Front yards shall incorporate a least 1 shade tree. Trees cannot be planted within 20’ of street trees. If street trees preclude available space for a shade tree, the builder-provided shade tree may be excluded with approval from the ARC. Shrub beds and other landscape improvements are preferred over turf/sod. Shrub beds shall incorporate larger shrubs closer to the building, gradually stepping down as the landscape approaches the street.

### Alley Scape

Landscape areas between the rear fenceline and the alley R.O.W. shall be treated in a fashion to accentuate aesthetic needs as well as facilitating safety and ease of use.

### Enhanced Conditions

For lots identified in the Site Plan + Lot Criteria Section of these design guidelines as “enhanced,” additional landscape requirements shall be required. Enhanced condition lots should be heavily planted to increase privacy and aesthetic value.

### Notes:

1. Reference Landscape Requirements and Approved Planting List
2. Full coverage irrigation required in all planting areas.
3. Sod shall be Tifway 419 or Celebration Bermuda
4. Shrub bed coverage to require 2”-3” of hardwood mulch
5. Planting shall not impede drainage
6. Shrub bed coverage to consist of min. 50% evergreen planting, 20% ornamental grass planting, & 30% additional planting
7. Tree requirements may be waived by the ARC upon conflicting location of street trees.



## Yard Landscapes

### Front Yards

Front yards shall incorporate a least 1 shade tree. Trees cannot be planted within 20' of street trees. If street trees preclude available space for a shade tree, the builder-provided shade tree may be excluded with approval from the ARC. Shrub beds and other landscape improvements are preferred over turf/sod. Shrub beds shall incorporate larger shrubs closer to the building, gradually stepping down as the landscape approaches the street.

### Interior Side + Rear Yards

Interior side and rear yard landscapes shall be consistent with and complement the overall landscape concept for the lot, while providing harmonious relationships with adjacent lots.

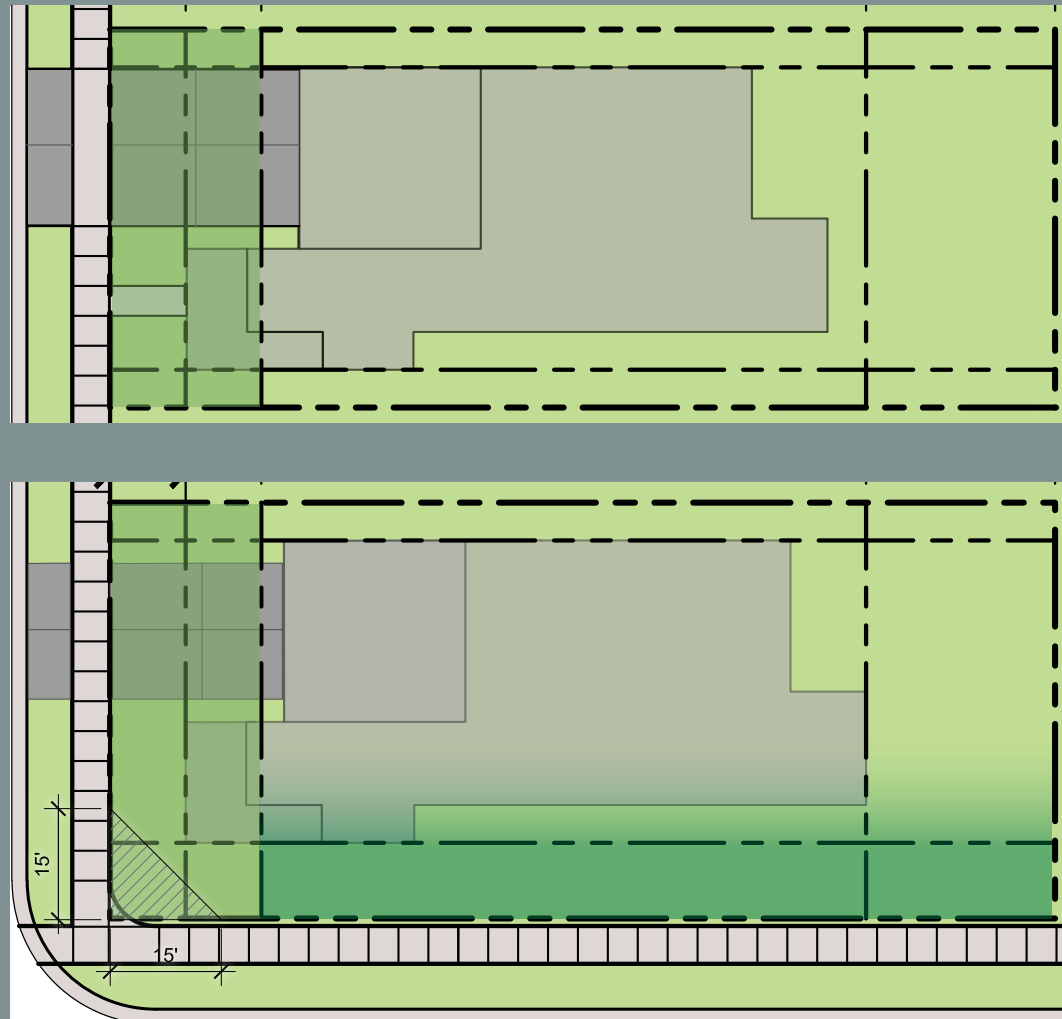
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5. Planting shall not impede drainage
6. Shrub bed coverage to consist of min. 50% evergreen planting, 20% ornamental grass planting, & 30% additional planting
7. Tree requirements may be waived by the ARC upon conflicting location of street trees.

## 50' Front-Load Lot Check List



### Planting Details

Shrub beds may include any of the following: Shrubs, Screening Plantings, Perennials, Ornamental Grasses, Vines, and Ground Covers.

The planting shall be responsive to the architecture (provide a "grounding" effect) and incorporate a reasonable variety of types and species of plants.

### Rear + Interior Side Yard:

Interior side yard and rear yard landscaping should be planted and maintained to provide shade and usable space. Landscape character should be consistent throughout the lot. Additionally, sustainable practices are encouraged in the rear and interior side yards. These practices may include but are not limited to: fruit trees, vegetable gardens, mosquito repellant plants, native plants, minimized lawn area, rain water collection for irrigation, rain gardens, and composting.

### Front Yard

- \_\_\_\_\_ Shade Trees (1 minimum)\*
- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (50 % min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

\*Front Yard Shade Trees on Front Load lots should be installed when sufficient space is available

### Rear Yard

- \_\_\_\_\_ Shade Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (0 % min. coverage)
- \_\_\_\_\_ Turf (100% maximum coverage)

### Enhanced Conditions

The following requirements are applied in addition to the above requirements. Each occurrence of an enhanced condition compounds upon existing requirements. If space or off-lot plantings create conflicts, requirements may be met within the fence.

### Corner-Side + Open Space Lots

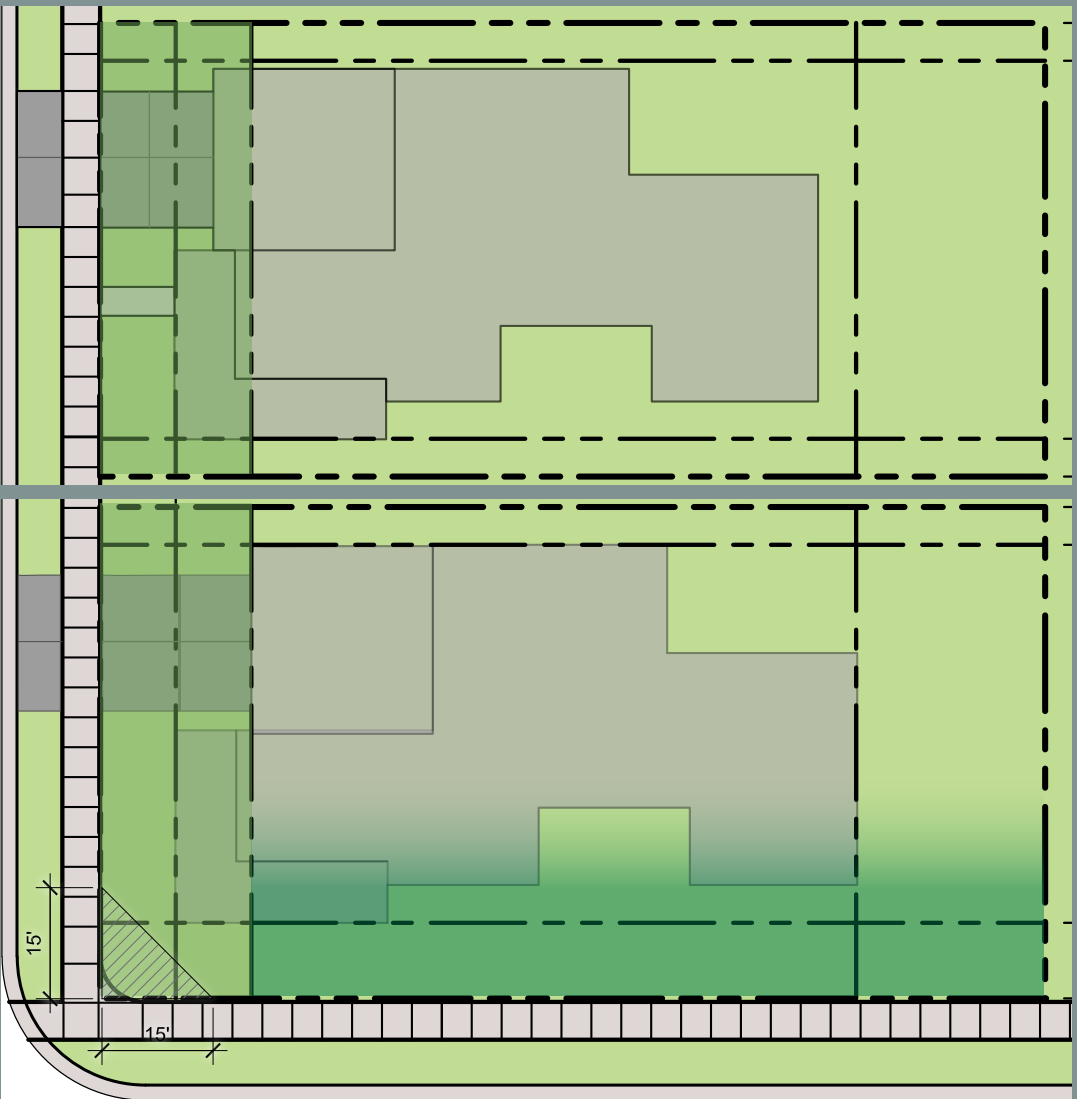
- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (15% min. coverage)

### Visual Terminus

- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)



# 60' Front-Load Lot Check List



## Front Yard

- \_\_\_\_\_ Shade Trees (1 minimum)\*
- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (50% min. coverage)
- \_\_\_\_\_ Turf (50% maximum coverage)

\*Front Yard Shade Trees on Front Load lots should be installed when sufficient space is available

## Rear Yard

- \_\_\_\_\_ Shade Trees (1 minimum)
- \_\_\_\_\_ Shrubs Beds (0 % min. coverage)
- \_\_\_\_\_ Turf (100% maximum coverage)

## Enhanced Conditions

The following requirements are applied in addition to the above requirements. Each occurrence of an enhanced condition compounds upon existing requirements. If space or off-lot plantings create conflicts, requirements may be met within the fence.

## Corner-Side + Open Space Lots

- \_\_\_\_\_ Ornamental Trees (2 minimum)
- \_\_\_\_\_ Shrubs Beds (15% min. coverage)

## Visual Terminus

- \_\_\_\_\_ Ornamental Trees (+1 minimum)
- \_\_\_\_\_ Shrubs Beds (+15% min. coverage)

## Planting Details

Shrub beds may include any of the following: Shrubs, Screening Plantings, Perennials, Ornamental Grasses, Vines, and Ground Covers.

The planting shall be responsive to the architecture (provide a “grounding” effect) and incorporate a reasonable variety of types and species of plants.

## Rear + Interior Side Yard:

Interior side yard and rear yard landscaping should be planted and maintained to provide shade and usable space. Landscape character should be consistent throughout the lot. Additionally, sustainable practices are encouraged in the rear and interior side yards. These practices may include but are not limited to: fruit trees, vegetable gardens, mosquito repellant plants, native plants, minimized lawn area, rain water collection for irrigation, rain gardens, and composting.

## Yard Landscapes

### Front Yards

Front yards shall incorporate a least 1 shade tree. Trees cannot be planted within 20' of street trees. If street trees preclude available space for a shade tree, the builder-provided shade tree may be excluded with approval from the ARC. Shrub beds and other landscape improvements are preferred over turf/sod. Shrub beds shall incorporate larger shrubs closer to the building, gradually stepping down as the landscape approaches the street.

### Interior Side + Rear Yards

Interior side and rear yard landscapes shall be consistent with and complement the overall landscape concept for the lot, while providing harmonious relationships with adjacent lots.

## Enhanced Conditions

For lots identified in the Site Plan + Lot Criteria Section of these design guidelines as “enhanced,” additional landscape requirements shall be required. Enhanced condition lots should be heavily planted to increase privacy and aesthetic value.

## Notes:

1. Reference Landscape Requirements and Approved Planting List
2. Full coverage irrigation required in all planting areas.
3. Sod shall be Tifway 419 or Celebration Bermuda
4. Shrub bed coverage to require 2”-3” of hardwood mulch
5. Planting shall not impede drainage
6. Shrub bed coverage to consist of min. 50% evergreen planting, 20% ornamental grass planting, & 30% additional planting
7. Tree requirements may be waived by the ARC upon conflicting location of street trees.



# Fences + Gates

## Design Intent:

Parkland Row has two fence styles: Standard/Interior fences and Enhanced Fences. These two styles only differ in the horizontal slat pattern. Overall, fences shall be five feet tall with horizontal wood slats and stained (Sikkens 058-Oxford Brown). The joints shall be constructed in such a way that neither neighbor will have exposed joints and hardware.



## General Notes

1. All wood shall be rough sawn cedar. Stain shall be Sikkens 058-Oxford Brown and shall be approved by the ARC prior to use. All fencing within the community shall be stained the same color.
2. All gate hardware shall be black.
3. Provide minimum 2" clear (4" maximum) between bottom rail of fence and finish grade.
4. Post spacing shall be 6'-0" O.C.
5. Fasteners shall be galvanized screws/nails.

## Design Requirements

### Enhanced Fencing

The fencing that encompasses front facades and corner side lots has larger spacing between slats to give a more open appearance.

#### Enhanced Fence Requirements:

- Height: 5'
- Horizontal Slat Pattern (See Exhibit):
- 6" Slat-2" Space-4" Slat-2" Space-4" Slat
- Ground Clearance: 2"-4"
- Fence/Post Cap: 2" Lateral Slat (1" overhang)
- Post Spacing: 6'-0" O.C.

### Standard Fencing

While similar to the corner side lot fence, the standard fence provides more privacy with narrower spacing between slats.

#### Standard Fence Requirements:

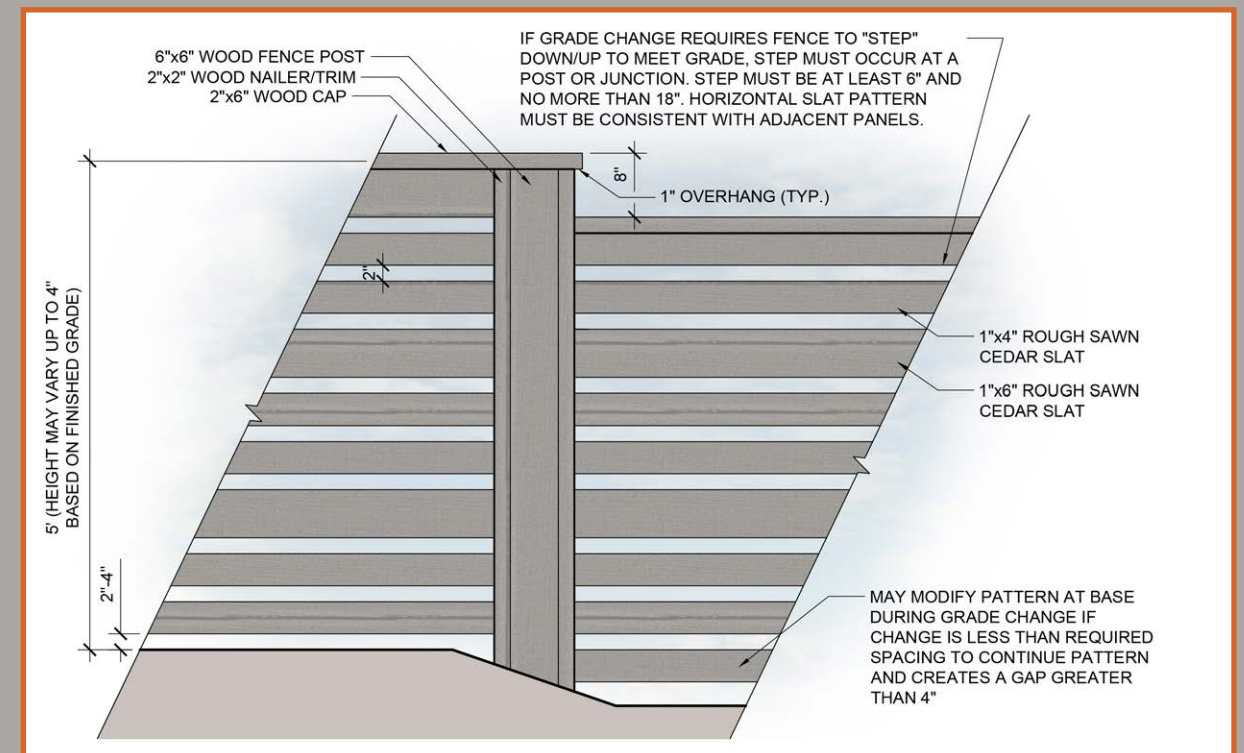
- Height: 5'
- Horizontal Slat Pattern (See Exhibit):
- 6" Slat-1" Space-4" Slat-1" Space-4" Slat
- Ground Clearance: 2"-4"
- Fence/Post Cap: 2" Lateral Slat (1" overhang)
- Post Spacing: 6'-0" O.C.

#### Alley Fencing Requirements:

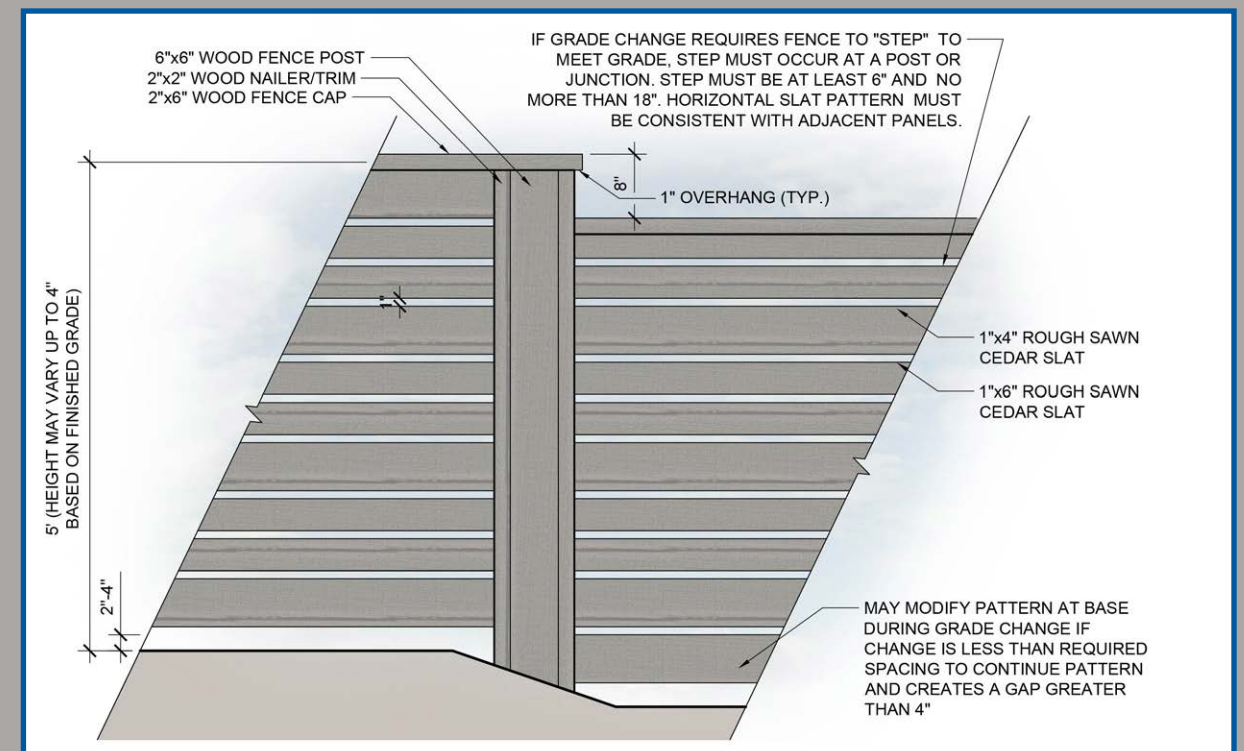
- Fences must be offset (setback) a minimum of 2' from the garage face
- No fence shall be allowed within 5' from alley R.O.W. or access easement to provide landscape screening
- For lots less than 40' wide, all fences shall be recessed 2' from the garage facade

## Enhanced Fencing

(Corner-Side Lot, Side-Alley, Visual Terminus)



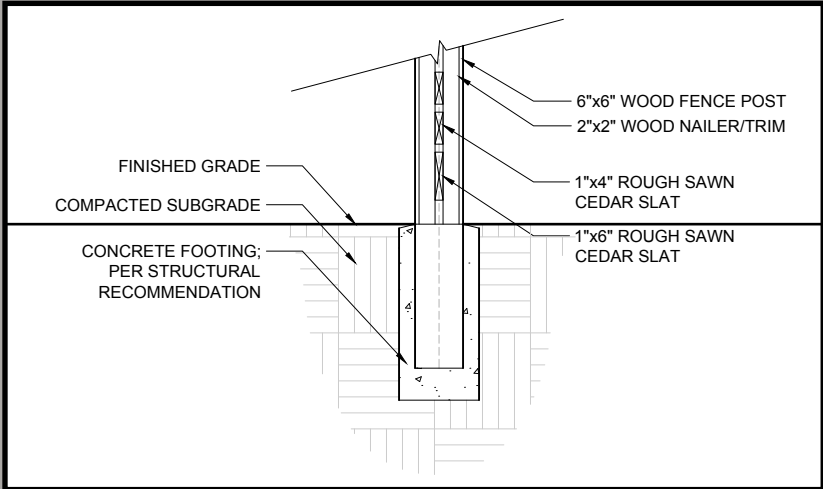
## Standard Fencing





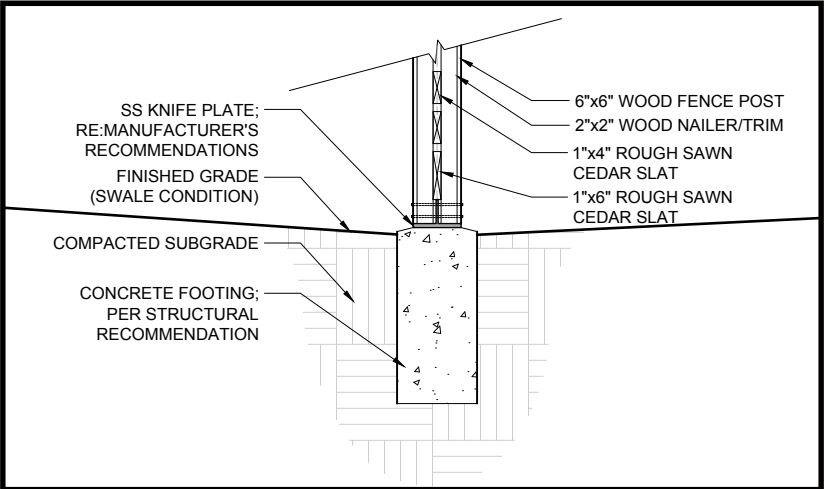
# Post Footing TYP.

(Applicable to standard fence and enhanced fence)



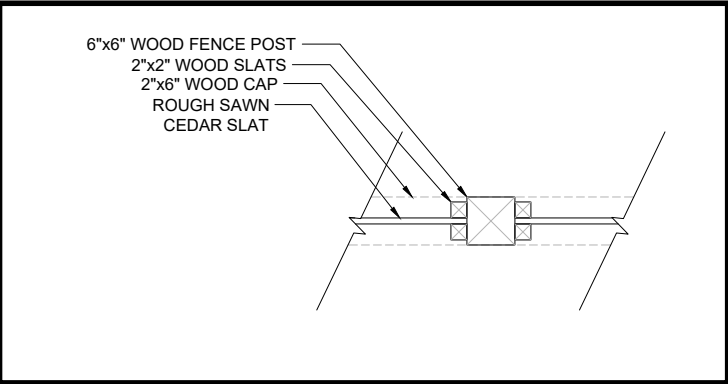
# Post Swale Footing TYP.

(Applicable to standard fence and enhanced fence)



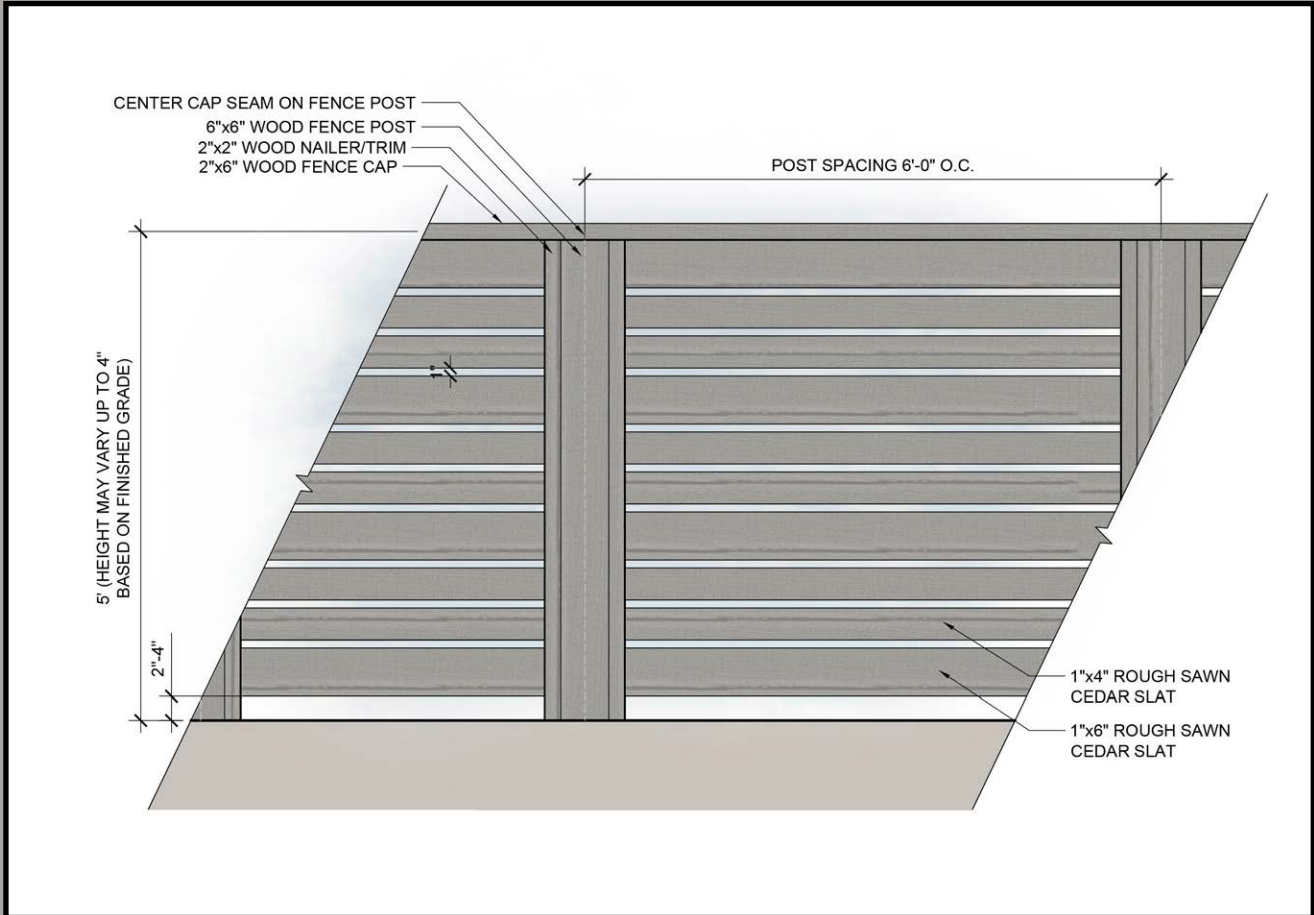
# Post TYP.

(Applicable to standard fence and enhanced fence)



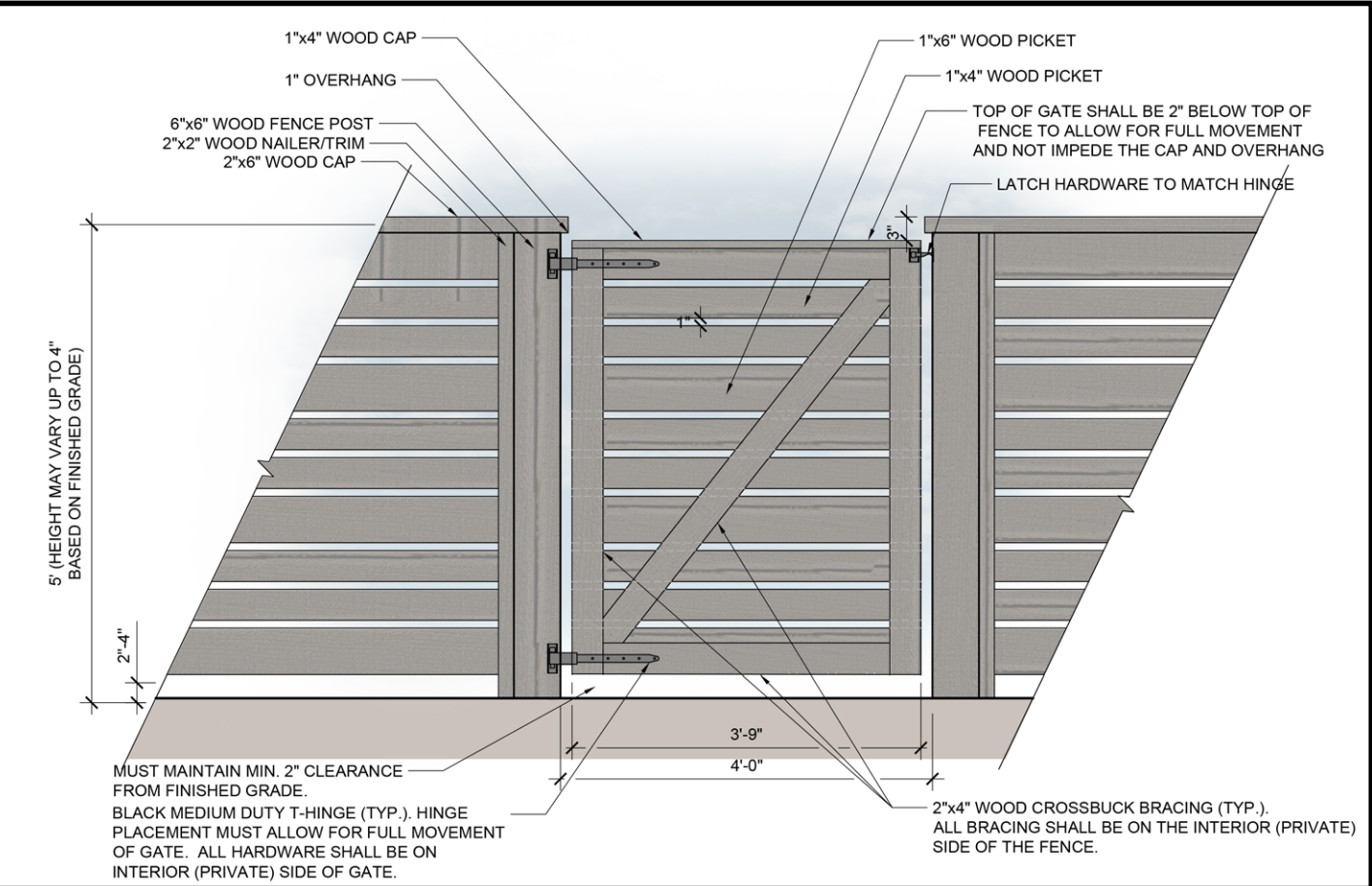
# Post Spacing TYP.

(Applicable to standard fence and enhanced fence)



# Gate TYP.

(Applicable to standard fence and enhanced fence)





## Fences

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### Enhanced Fence Requirements:

- Height: 5'
- Horizontal Slat Pattern (See Exhibit):
- 6" Slat-2" Space-4" Slat-2" Space-4" Slat
- Ground Clearance: 2"-4"
- Fence/Post Cap: 1" Lateral Slat (1" overhang)
- Post Spacing: 6'-0" O.C.

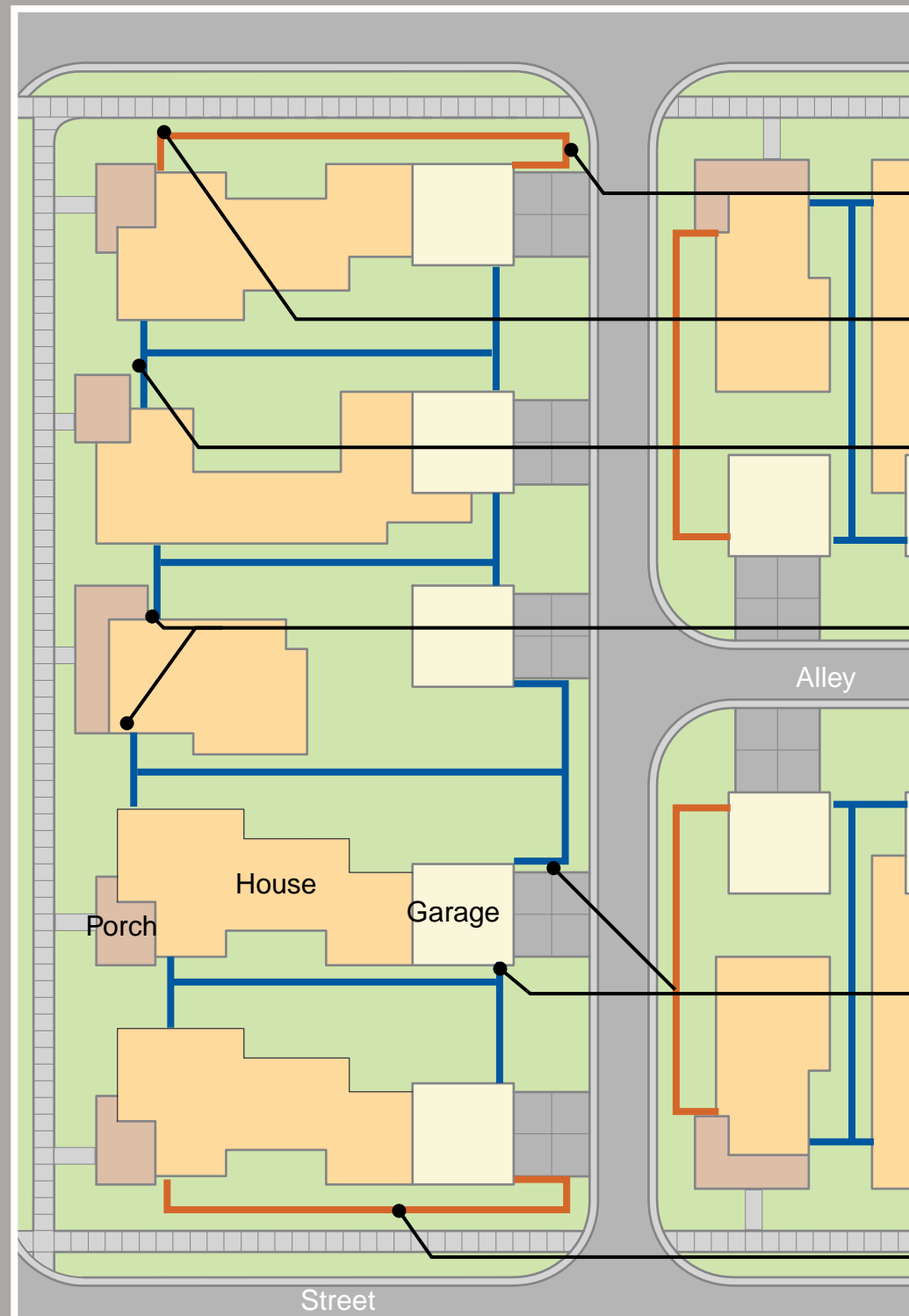
### Standard Fence Requirements:

- Height: 5'
- Horizontal Slat Pattern (See Exhibit):
- 6" Slat-1" Space-4" Slat-1" Space-4" Slat
- Ground Clearance: 2"-4"
- Fence/Post Cap: 1" Lateral Slat (1" overhang)
- Post Spacing: 6'-0" O.C.

### Alley Fencing Requirements:

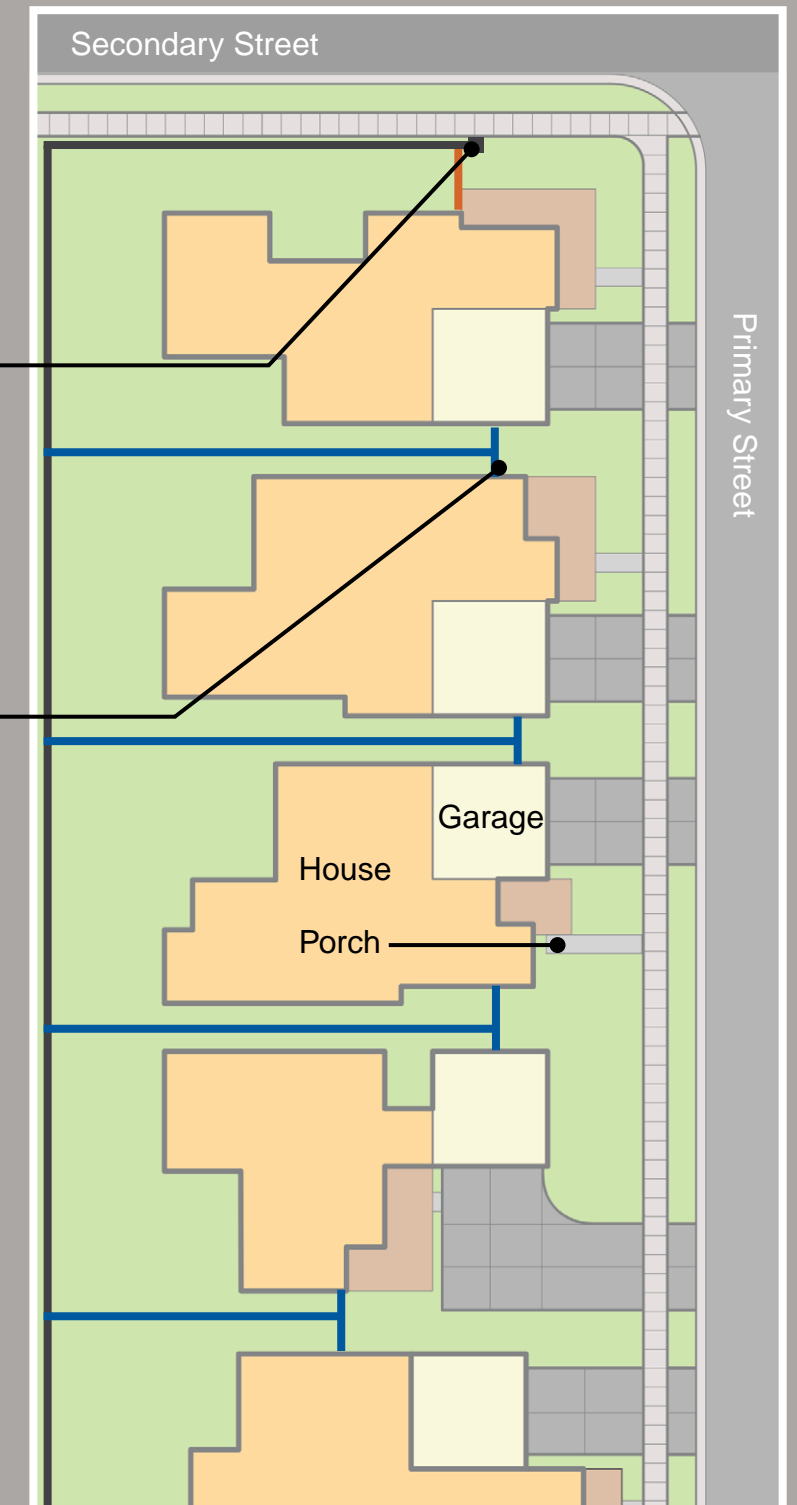
- Fences must be offset (setback) a minimum of 2' from the garage face
- No fence shall be allowed within 5' from alley R.O.W. or access easement to provide landscape screening
- For lots less than 40' wide, all fences shall be recessed 2' from the garage facade
- Fences at alley entrances shall extend 10' beyond the garage facade

## Alley Loaded (TYP.)



- Brick Wall
- Enhanced Fences
- Standard Fences
- Fences at alley entrances shall extend 10' beyond garage face
- Corner side lot fences shall not obstruct sight triangles
- Regardless of porch or facade location, when possible avoid jogs in fences.
- Minimum 10' offset from front facade (15' maximum). Fences between lots shall not align with front Facades. If the porch wraps, the fence shall be behind furthest extent of porch wrap.
- Rear fence shall be minimum 2' offset from garage face and at least 5' from alley R.O.W. Fences shall not be aligned with Garage Facade.
- Corner Side Lot Fence from back of sidewalk shall be 3' minimum for landscaping.

## Front Loaded (TYP.)



# Gates

## Design Intent

All gates in Parkland Row shall follow these guidelines regardless of enhanced or standard character. The gate design is intended to be subtle yet noticeable.

### Gate Requirements:

(See Exhibits on previous spread for detailed call-outs)

Slat Pattern (See Exhibit):

6" Slat-1" Space-4" Slat-1" Space-4" Slat

Ground Clearance: 2"-4" (2" minimum)

Gate Cap: 1"x4" Wood Cap

Gate Opening: 4'-0"

Gate Width: 3'-9"

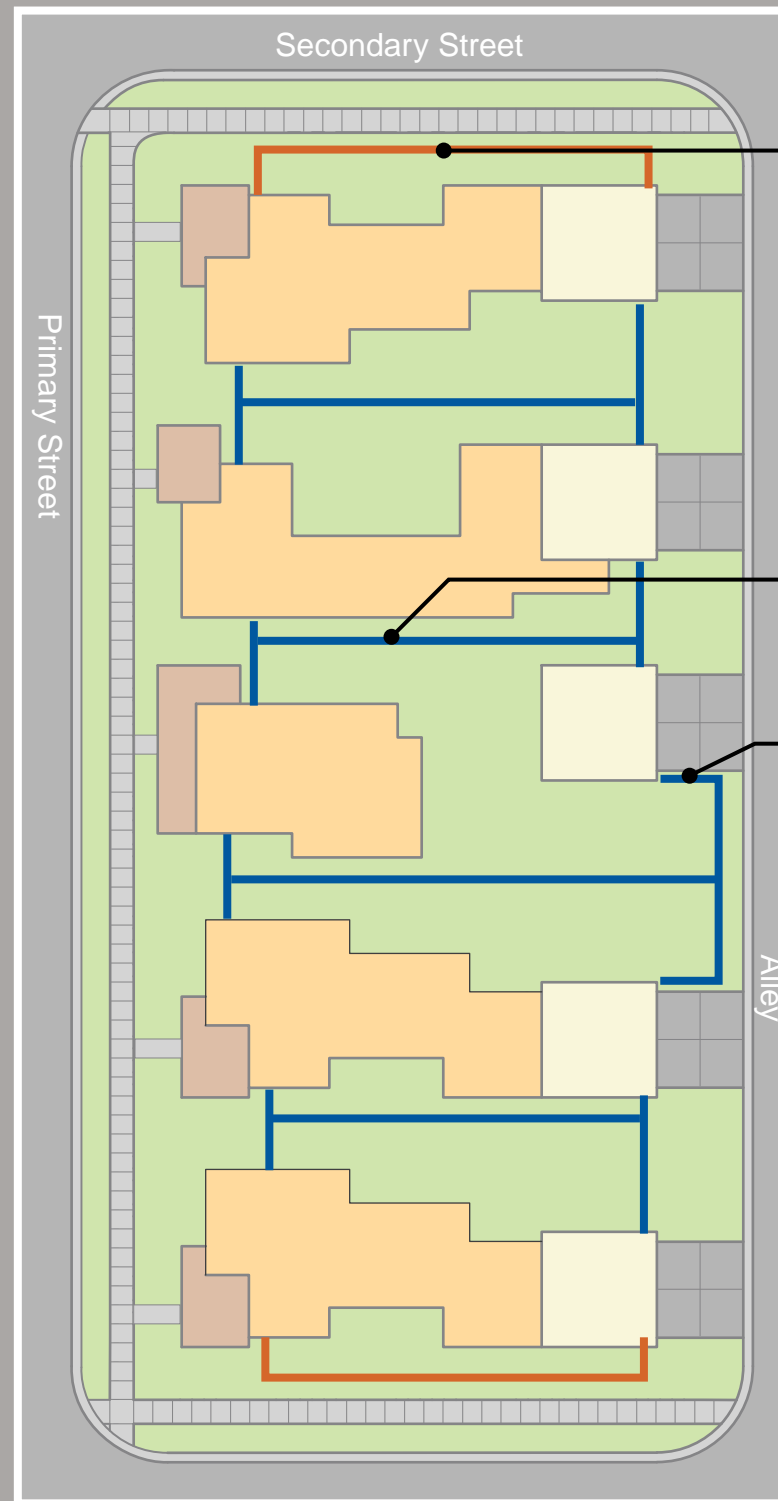
Hardware: (2) T-Hinges; (1) Latch

## Gate Location

Gates, as access to the rear yard, are essential for maintenance and livability; however, placement of gates shall be restricted in the following conditions:

- No gates shall be located on the secondary street in a corner condition
- Gates shall not allow access between lots
- Gates shall not straddle property lines
- If access may be accommodated through the garage, gates may be excluded
- Additional gates may be used to provide access to utilities in alley conditions with approval from the ARC

## Alley Loaded (TYP.)

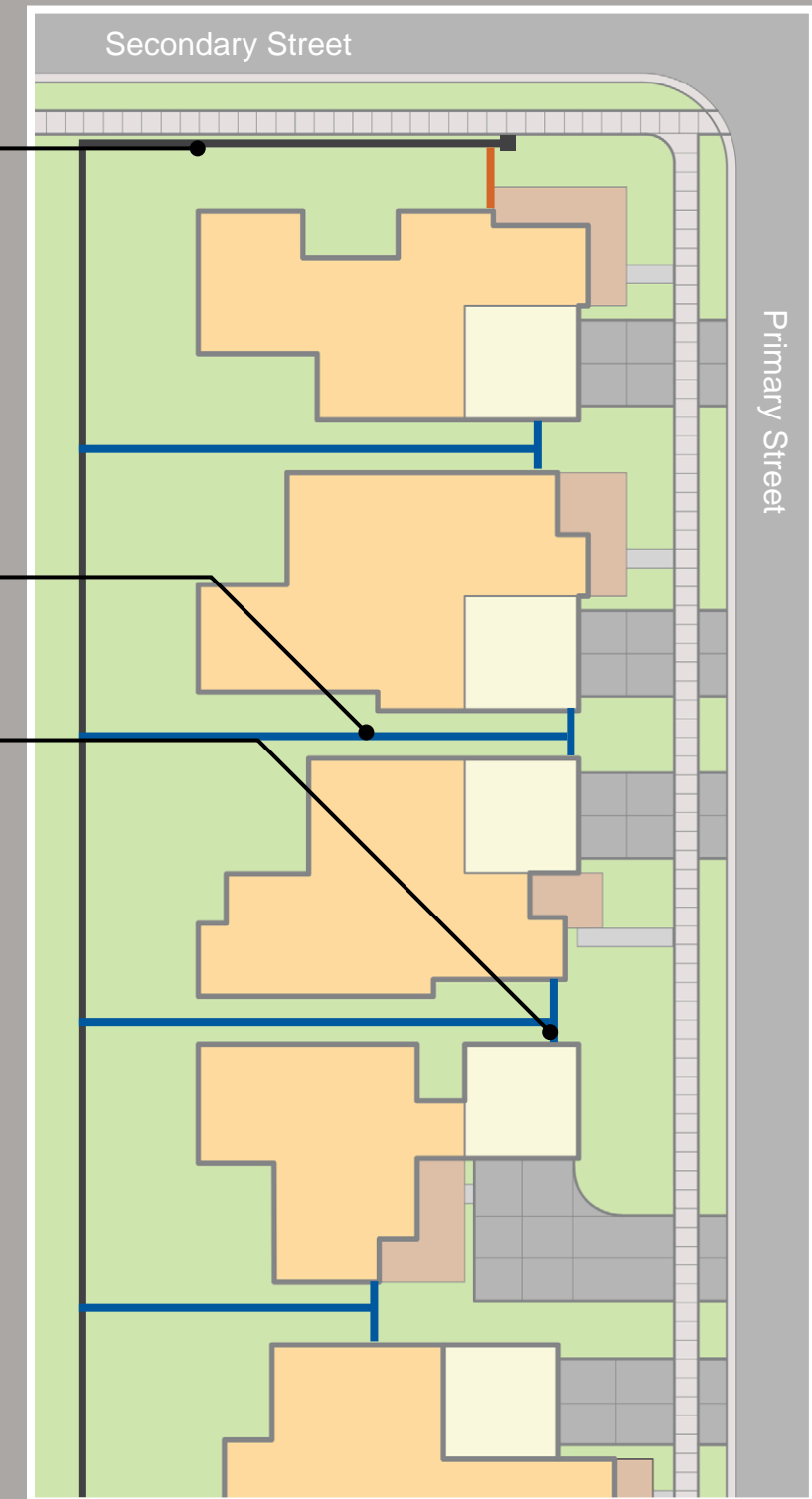


No gates shall be located on the secondary street in a corner condition

No gates shall straddle nor allow access between lots

Gates shall be provided to allow for utility and landscape activity.

## Front Loaded (TYP.)





# Fundamentals + Water Conservation

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Landscape installation and long-term maintenance depend on appropriate planning before anything goes in the ground. Some principles for accomplishing a successful landscape include:

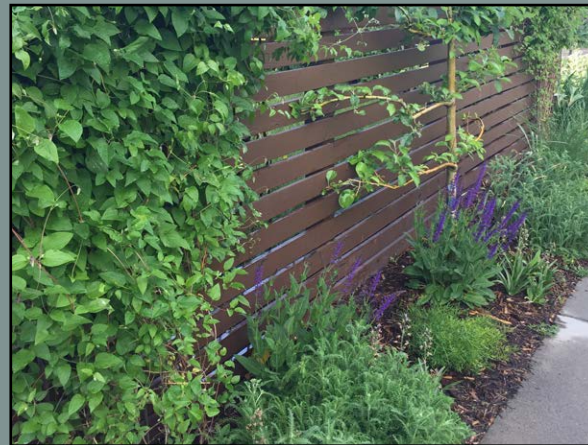
- Design and install landscaping in a timely fashion
- Locate plants to prevent water damage, prevent soils exposure, and stabilize slope banks
- Conserve water and provide coordinated landscape irrigation systems geared towards the needs of different plant species
- Harmonize mulch type, size, and color between individual lots

## Plant Location

Cluster trees adjacent to the home as opposed to straddling the property line

Use the following methods to prevent water into the home's foundations:

- Design and locate roof drain gutters to convey stormwater away from building foundations and associated foundation plantings
- Grade the ground around the home to slope away from the foundation



Utilize the landscape strip between the sidewalk and the fence to plant shrubs and perennials. Landscape materials should be vining or more vertical so as not to infringe on the walk. Refer to the plant materials list at the end of this chapter for preferred plant selections (additional plants may be approved by the ARC).

## Planting Beds

- Planting bed "islands" (surrounded by turf) are discouraged.
- Planting Beds shall not be rectangular in shape unless bounded by architecture or paving on all sides.
- Plant shrubs, ground-covers, and flower beds to cover fifty percent of the shrub or flower bed within three years
- Mulch planting beds to discourage weed growth with wood mulch
- Use wood mulch to mulch perennial and annual flowerbeds covering any bare ground

## Irrigation

Design irrigation systems to minimize over-spray and water-waste. Limit overhead spray irrigation to turf/sod grasses and flowering ground cover areas. All other areas shall use drip irrigation. Maximize irrigation areas. The recommended minimum width of spray areas shall be six feet. Use low angle spray nozzles (45 degrees) adjacent to paved areas. On all lot types, install irrigation in all rear yards; bubblers on front yard trees.

## Turf + Sod

Turf/grass sod shall be required on all private property instead of seeding, which can promote weed growth and inconsistent coverage

## Edging Materials

Shrub bed edges may be spaded or may use aluminum edging materials. No other edging materials are permitted.

## Mulch

All planted areas shall be mulched with a brown hardwood, mulch 2"-3" deep. Add mulch to planting beds as necessary to maintain a mulch layer throughout the year

## Water Conservation

Encourage landscapes that are designed to conserve water, harmonizing with the regional and individual lot micro-climate conditions. Group plants based on water needs. Use plants, drip irrigation systems, and maintenance practices that conserve water.



## Landscape Walls

For elevated shrub beds, landscape walls may be permitted by the ARC. Landscape wall material must match or relate to the architecture (dry-stacked stone walls and other loose materials are not permitted). Landscape walls should be no more than 24" in height (greater heights may be approved by the ARC).



## Soil

Due to the impact of construction on soil quality and structure, soil amendments with organic fertilizers and quality compost shall be required. These measures ensure healthy soils, reduce water requirements, reduce fertilization needs, and support healthier plant life.

## Conservation

In addition to water conservation, efforts shall be made throughout development to utilize locally sourced materials and renewable resources.

## Utilities

Lots that have access from alley ways also access many of their utilities from alleys and access easements. Due to this condition, utilities and utility meters shall be located prior to any landscape improvements including fencing. If utility boxes occur on an owner's property and are not otherwise screened, the homeowner shall screen boxes with 3' height minimum shrubs.

## Decorative Pots

Decorative pots are allowed; however, pots shall be style appropriate, of a quality material, and limited as to not appear cluttered. Review of decorative pots is at the discretion of the ARC.

## Lighting

Lighting for safety and aesthetics may be allowable in Parkland Row.

### Standards:

Outdoor lighting may be installed according to the following requirements:

- Front lots: All porches shall have at least one recessed down-light or sconce over the porch and shall be mounted under the soffit. Bare bulbs, except for Edison bulbs, are not allowed on exterior applications visible from the street, public sidewalks, alleys, or adjacent properties. Floodlighting is not allowed.
- Alleyways: all garages shall have at least one recessed down-light or sconce on each side of the garage door (floodlights are not allowed).
- Private landscape areas: additional outdoor lighting in the form of recessed down-lights, wall sconces, and shielded wall-mounted lights are acceptable. Light shall be on a timed system that turns off by 12 pm. Flood lights are not allowed.
- Up-lights are allowable to highlight trees and architectural features providing that they are shielded to hide the source. Tree up-lights shall be limited to 20 watts per tree.





# Plant Materials List



## Botanical Name

## Common Name

## Min. Size

### Shade Trees

Platanus mexicana

Quercus muehlenbergii

Quercus polymorpha

Quercus virginiana

Quercus lyrata

Ulmus crassifolia

Mexican Sycamore

Chinkapin Oak

Monterrey Oak/

Mexican White Oak

Live Oak (varieties include Cathedral, High Rise)

High Beam Overcup Oak

Cedar Elm

65 gal./2.5-3" cal.

65 gal./2.5-3" cal.

65 gal./2.5-3" cal.

65 gal./2.5-3" cal.

65 gal./2.5-3" cal.

65 gal./2.5-3" cal.

### Ornamental Trees

Cercis canadensis

Ilex x Attenuata 'Savannah'

Lagerstroemia indica 'Natchez'

Magnolia grandiflora

Redbud (varieties include Oklahoma, Texas)

Savannah Holly

Natchez White Crape Myrtle (3-cane min.)

Magnolia (varieties include Little Gem, D.D. Blanchard, Sweetbay)

Chaste Tree (3-cane min.)

30 gal.

15 gal.

30 gal.

30 gal.

30 gal.

Vitex Agnus-Castus

### Screening Planting

Feijoa sellowiana

Ilex x attenuata

Pineapple Guava

Holly (shrub form)

varieties include Eaglestone East Palatka

Yaupon Holly (shrub form) varieties include Pride of Houston

Wax Myrtle (shrub form) varieties include Nana

Loblolly Pine (trees to be mixed with shrubs)

Japanese Yew

Cherry Laurel

Sandankwa Viburnum

15 gal.

15 gal.

15 gal.

15 gal.

15 gal.

30 gal.

30 gal.

15 gal.

10 gal.

Ilex vomitoria

Myrica cerifera

Pinus taeda

Podocarpus macrophyllus

Prunus laurocerasus

Viburnum suspensum

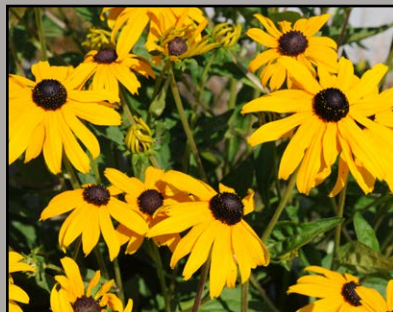


| Botanical Name                        | Common Name                  | Min. Size | Spacing       |
|---------------------------------------|------------------------------|-----------|---------------|
| Shrubs                                |                              |           |               |
| Anisacanthus quadrifidus Wrightii     | Flame Acanthus               | 3 gal.    | 30" on center |
| Buddleia davidii 'Dubonett'           | Dubonett Butterfly Bush      | 3 gal.    | 30" on center |
| Buxus microphylla                     | Boxwood                      | 3 gal.    | 24" on center |
| Callicarpus americana                 | American Beautyberry         | 3 gal.    | 30" on center |
| Callistemon citrinus 'Little John '   | Dwarf Bottlebrush            | 3 gal.    | 24" on center |
| Cephalanthus occidentalis             | Buttonbush                   | 3 gal.    | 30" on center |
| Feijoa sellowiana                     | Pineapple Guava (shrub form) | 5 gal.    | 36" on center |
| Ilex cornuta 'Carissa'                | Carissa Holly                | 5 gal.    | 30" on center |
| Itea virginica                        | Virginia Sweetspire          | 3 gal.    | 24" on center |
| Malvaviscus arboreus var. Drummondii  | Turk's Cap                   | 3 gal.    | 30" on center |
| Myrica cerifera                       | Dwarf Wax Myrtle             | 5 gal.    | 24" on center |
| Podocarpus microphyllus               | Japanese Yew                 | 5 gal.    | 30" on center |
|                                       | variety includes Pringles    |           |               |
| Sabal minor (rear yard, massing only) | Dwarf Palmetto               | 3 gal.    | 36" on center |
| Viburnum suspensum                    | Sandankwa Viburnum           | 5 gal.    | 30" on center |
| Viburnum obovatum                     | Walter Viburnum              | 5 gal.    | 30" on center |





# Plant Materials List



| Botanical Name                 | Common Name                    | Min. Size | Spacing       |
|--------------------------------|--------------------------------|-----------|---------------|
| Perennials                     |                                |           |               |
| Agapanthus                     | Lily of the Nile               | 3 gal.    | 18" on center |
| Asclepias incarnata            | Swamp Milkweed                 | 3 gal.    | 18" on center |
| Asparagus densiflorus          | Foxtail Fern                   | 3 gal.    | 18" on center |
|                                | varieties includes Myers       |           |               |
| Dianella tasmanica 'Variegata' | Variegated Flax Lily           | 3 gal.    | 18" on center |
| Dietes bicolor                 | Bicolor Iris                   | 3 gal.    | 18" on center |
| Eupatorium greggi              | Greggii Mistflower             | 3 gal.    | 18" on center |
| Hesperaloe parviflora          | Red Yucca                      | 3 gal.    | 30" on center |
| Liriope gigantea               | Giant Liriope                  | 3 gal.    | 18" on center |
| Plumbago auriculata            | Plumbago                       | 3 gal.    | 24" on center |
| Rudbeckia hirta                | Black-Eyed Susan,              | 3 gal.    | 18" on center |
|                                | varieties include Goldsturm    |           |               |
| Salvia                         | Salvia, varieties include      | 3 gal.    | 24" on center |
|                                | Indigo Spires, Black and Bloom |           |               |
| Salvia leucantha               | Mexican Bush Sage              | 3 gal.    | 24" on center |
| Tagetes lucida                 | Mexican Mint Marigold          | 3 gal.    | 18" on center |
| Ornamental Grasses             |                                |           |               |
| Muhlenbergia capillaris        | Gulf Coast Muhly               | 3 gal.    | 24" on center |
|                                | variety includes Regal Mist    |           |               |
| Muhlenbergia lindheimeri       | Lindheimer Muhly               | 3 gal.    | 36" on center |
| Miscanthus sinensis            | Dwarf Maiden Grass             | 3 gal.    | 36" on center |
|                                | varieties include Adagio,      |           |               |
|                                | Morning Light, Yakujima        |           |               |
| Panicum virgatum               | Switch Grass                   | 3 gal.    | 24" on center |
|                                | varieties include Shenandoah,  |           |               |
|                                | Heavy Metal, Northwind         |           |               |



| Botanical Name                | Common Name                 | Min. Size | Spacing       |
|-------------------------------|-----------------------------|-----------|---------------|
| Ground Cover                  |                             |           |               |
| Ficus tikoua                  | Sandi-Leaf Fig              | 1 gal.    | 12" on center |
| Lantana montevidensis         | Purple Trailing Lantana     | 1 gal.    | 12" on center |
| Lantana                       | Lantana                     | 1 gal.    | 12" on center |
|                               | varieties includes New Gold |           |               |
| Ruellia                       | Mexican Petunia             | 1 gal.    | 12" on center |
| Trachelospermum asiaticum     | Asian Jasmine               | 1 gal.    | 12" on center |
| Wedelia trilobata             | Wedelia                     | 1 gal.    | 12" on center |
| Turf Grass                    |                             |           |               |
| Tifway 419 Bermuda (Sod only) |                             |           |               |
| Vines                         |                             |           |               |
| Ficus pumila                  | Fig Ivy                     | 1 gal.    | 12" on center |
| Gelsemium sempervirens        | Carolina jessamine          | 1 gal.    | 12" on center |
| Lonicera sempervirens         | Coral Honeysuckle           | 5 gal.    | 4' on center  |
| Rose                          | Rose, varieties include     | 5 gal.    | 6' on center  |
|                               | Madame Alfred Carriere      |           |               |
|                               | (nearly thornfree), New     |           |               |
|                               | Dawn, Lady Banks White      |           |               |
| Trachelospermum jasminoides   | Confederate Jasmine         | 1 gal.    | 12" on center |





# Step Pavers

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## Design Intent:

Step pavers are intended to provide access for the front entry of homes. They are to be used only in the front of homes without open space.



## General Notes

1. Only one set of step pavers are allowed per lot.
2. Pavers are to be set flushed with adjacent grades.
3. Pavers are to be set directly on compacted subbase. Irrigation line will continue run under pavers.
4. Pavers shall be installed by builder.

## Design Requirements

Paver Product: CityStone by Pavestone  
Size: 12x24,  
Color: Charcoal



(3) 12x24 step pavers, typ. Pavers are to spaced with gaps as shown – 3 pavers only per 6' wide area. Turf grass is to continue between pavers.

Step pavers shall be located between the sidewalk and back of curb, centered between trees or trees and light poles.

## Step Paver Plan

