

HEADWATERS

DRIPPING SPRINGS, TX

THE HILLTOP
ARCHITECTURAL DESIGN GUIDELINES



HEADWATERS DESIGN GUIDELINES HIGHLIGHTS

ARCHITECTURAL

The Headwaters Design Guidelines create a theme for building and landscape within the community to protect, maintain, and enhance property values and sense of place. The design concepts and implementation techniques set forth in these guidelines are not meant to discourage unique design solutions, rather they embody the intent of the design and standards for Headwaters. Headwaters' style is described as Hill Country modern, a blend of rustic materials and craftsmanship adapted for contemporary life. Designed spaces are an expression of the landscape, with timelessness, simplistic architectural forms.

These guidelines are defined with respect to Lots 12 through 23, Block F within Headwaters at Barton Creek Phase 2, a subdivision located in Hays County, Texas, according to the plat recorded on July 1st, 2019 under Document No. 19021686 in the Official Public Records of Hays County, Texas.

Square Footage

- Minimum conditioned square footage requirements on these 80' Hill Top lots is 2,800 square feet, with a minimum width of 60 feet. The 60 feet required front foundation width must extend the entire depth of the home. Extending porches and/or a third-car garage bays to achieve the appearance of 60 feet width at the front elevation if prohibited.

Building Massing and Facades

- Building massing and roof forms should be simple, with facades having a well-organized and aligned elements.
- Ceiling Heights should be no less than 10 feet on ground floors, 9 feet on upper floors, and 9 feet at walk-out basements.
- At side elevations on Lots 12 and 23 Block F, a minimum of one offset element such as a bay window, chimney, side porch, etc. shall be provided to prevent a continuously flat elevation.
- Stone veneer on a front façade shall return alongside elevations either to a building offset or to a minimum dimension of 4 feet when an offset is not present.
- Walk-out basements are permitted.

Porches and Entries

- The incorporation of covered porches with a minimum depth of 8 feet is encouraged. Wrap around porches are encouraged at corner lots.

Doors, Windows and Shutters

- Entrance doors shall be compatible with the design and color scheme of the home and made of either solid wood or composite material with a stained or painted finish. Metal doors are not permitted.
- Ornate glass inserts are not permitted.
- Sidelites and transom windows are encouraged but their finish must match that of the main door.
- Arch-top doors and other openings are not permitted.
- Sliding patio doors are permitted on rear elevations only.
- Where divided lites are used, muntin bars shall be bonded to the exterior side of the glazing.
- Windows shall be double pane insulated glass in aluminum clad wood, wood with painted or stained finish, or vinyl. Aluminum windows are not allowed. Lite patterns shall conform to a typical 2 over 2 lite pattern, 2 over 1 lite pattern, or 1 over 1 lite pattern. Arch top windows are prohibited.
- Painted wood or fiberglass shutters are approved design may be used, provided that the width of the shutters corresponds to the width of the window – i.e. single shutter equals the width of the window for narrow windows, and each pair of shutters is equal to ½ the width of the window. Shutters are not required to be operable, but good quality hardware should be provided to create the impression of an operable shutter.
- Clear glass is allowed on Front Elevations.

Garages, Deck and Patio Covers

- The face of the garage shall be recessed a minimum of 4' from the forward most projection of the conditioned space of the home.
- A minimum 2-car garage is required with a minimum interior depth of 20 feet.
- Individual carriage doors are preferred.
- Patio covers and screened enclosures are permitted at the rear of the home subject to architectural approval. The roof of such structures must match the main structure in color and style. Prefabricated structures are prohibited.

Roof and Miscellaneous Details

- Simple gable and shed roofs are defining elements of the overall architectural character of the community. Gambrel, mansard, and flat roofs are prohibited. Hip roofs are only appropriate at wrap-around porches, cupolas and rear elevation. Front and side hip roofs are only with architectural approval.
- Roof pitches should be consistent. The preferred pitch for the primary roof elements should be 8:12. Primary roof pitches can range from 6:12 to 8:12.
- Secondary roof elements such as porches and shed dormers shall be no lower than 3:12 but should be appropriate to the architecture.
- Shed and Gable dormers are encouraged where appropriate. Dormers should align with architectural elements below and should ideally be positioned over conditioned living space so that they are functional and not merely decorative.
- Attic Dormers are allowed but must align with a lower floor window or door element.
- Exposed rafter tails at cornices are encouraged. Where exposed rafter tails are used, the decking material above shall be finish grade material such as Hardie board or equal, 1x6 tongue and groove, etc. No exposed plywood or OSB decking will be permitted.
- Fascia size shall be a minimum of 6 inches in depth and 7/16 inches in thickness.
- Lighting must be Dark Sky compliant and conform to all City of Dripping Springs lighting Codes and Ordinances.

Building Materials

- Permitted material finishes are natural stone veneer and painted brick. Permitted non-masonry finish materials are stucco, vertical board and batten siding or horizontal lap siding (wood or Hardie board).
- No more than two finish materials on the front elevation of the home will be accepted without architectural approval.
- Full-height masonry or siding is acceptable.
- Vinyl siding is prohibited. Metal cladding shall be permitted in limited areas on facades as an architectural accent and is subject to architectural approval. Where stucco or siding are used, those finishes shall terminate into a stone wainscot a minimum of 18 inches above the finish floor by use of a dropping brick lug and extend on front elevation to 12 inches above grade, with sides 24 inches above grade and rear 36 inches above grade. Any exposed foundations shall be painted the same as the house body color.
- Stone and painted brick are not permitted to be used together on the same house.
- Standard paving for driveways and sidewalks shall be broom-finish concrete. Upgraded finishes such as stone borders, salt-finish concrete, and concrete pavers are encouraged subject to architectural approval.

Monotony Code

- No two (2) homes shall have an identical floor plan and elevation.

LANDSCAPING

Landscape Intent

The Developer of Headwaters considers landscaping to be a critical design element. Landscape design, from its inception, should be integrated into the design of the house. In order to align with the architectural style outlined in these guidelines new planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness.

Because all homes in Headwaters back to natural open space the preservation and restoration of the native landscape within the back yard is strongly encouraged. The following requirements and suggested plant materials are intended to provide for a community wide landscape that will foster preservation of the native landscape, conserve resources and create defined and aesthetically pleasing environment.

Landscape Guidelines

- Drip irrigation will not be required in plant beds.
- Top soil under sod may be existing if available. Top soil requirements are for the purpose of conserving irrigation watering requirements.
- The depth of the top soil for the turf sod areas shall be 4".
- The depth of the top soil for the mulched landscape beds shall be 6".

Landscaping Planting Requirements

- All landscaping will be in accordance with the requirements of the City of Dripping Springs landscape and tree ordinances. Nothing outlined herein shall be construed to be less than, or reduce, the requirements of the City. All landscape areas at the front of homes and on side yards adjacent to and visible from public streets, are to be fully planted as mulched landscape beds or sodded turf area per the descriptions below. All rear yards and non-visible side yards may be sodded turf, seeded grasses, mulched plant beds, preserved native area or restored native area. Any plant material which dies or becomes unsightly after installation must be replaced using approved plants.
- All turf sod areas per note above are to be fully sodded with the turf sod grasses on the recommended plant list. Turf sod areas shall have a minimum four-inch depth of prepared topsoil. No more than 50% of the front landscape area may be turf grass sod. No more than 50% of the rear landscape area may be turf grass sod. The restriction of sodded turf areas is to conserve water.
- All mulched landscape beds areas to be fully mulched with three (3) inches of hardwood mulch or two (2) inches of ¾ minus granite mulch (not decomposed granite commonly used for trails). Mulched landscape beds shall be a minimum six (6) inch depth of topsoil. Mulched landscape beds shall be fully planted with plant spacing appropriate to the species of plant selected. The mulch beds have to be kept weed free. Mulch that has been reduced due to erosion, rotting, or other factors, must be replenished in a timely manner. The minimum amount of fully planted mulched landscape bed for the front yard of any home is four (4) square feet times the width of the home, minus garage width. (For example, a house that is forty-five (45) feet wide, minus twenty (20) feet of garage = twenty-five (25) feet, must provide a minimum of one hundred (100) square feet plant bed in the front yard). The minimum amount of fully planted mulched landscape bed for the side yards adjacent to and visible from public streets of any home is two (2) square feet times the depth of the home in feet. (For example, a house that is eighty-five (85) feet deep must provide a minimum of one hundred seventy (170) square feet plant bed in the side yard).
- Preserved or restored native areas should be aided through the introduction of seeding and plantings from the recommended plant list. Disturbed areas must be restored with a living stand of plants sufficient to control erosion and control the introduction of non-native plants.

Irrigation

- All mulched landscape beds, trees and turf areas at the front of homes, and on side yards adjacent to and visible from public streets are to be irrigated. The irrigation system shall be automatically controlled by a time clock. The irrigation system must be zoned based on plant type. Pressure regulation is required to keep all spray heads under eighty (80) psi and drip systems at manufactures recommended pressure. Irrigation systems must meet all TCEQ and City of Dripping Springs regulations.

Recommended Landscape Material

- One Cedar Elm (*Ulmus crassifolia*) is required in the front yard of each lot and are to be a minimum of 3" caliper. Street trees are to be planted four (4) feet from the edge of the sidewalk on the house side of the walk or 8' behind the back of the curb in the absence of a sidewalk.
- For Lots 12 and 23, Block F two (2) additional street trees are required on the street side yard.
- One additional Canopy Tree is required in the front yard and shall be selected from the approved plant list.
- Two Canopy Trees and one Ornamental Tree are required in the rear yard and shall be selected from the approved plant list.
- All plants shall be Grade 1 ANLA plants per ANSI Z60.1-2004. Minimum sizes are shown on the recommended plant list.

FENCING

- The fence types authorized for fencing of Private Lots at Headwaters are a) View Fence, b) Upgraded Wood Fence, and c) Wood Privacy Fence. Refer to the Hill Top Lot Exhibit for lot specifics.
 - View Fence – Ornamental Iron Fence shall be 6' Ameristar View Fence powder coated, color Black.
 - Upgraded Wood Fence shall be 6' high with vertical cedar fence boards #2 or better, a minimum of 3 pressure treated rails, 1 ½" sch. 40 galvanized pipe posts, a Cedar 2" x 6" cap at 45 degrees with 1" x 4" fascia. All upgraded wood fences shall have the street side stained using Wood Defender Semi-Transparent Cumberland Brown Stain. Staining of the lot side of the fence is optional.
 - Wood Privacy Fence – Standard Wood Fence shall be installed 'good neighbor' style with alternating panel direction using 6' tall 1" x 6" vertical cedar fence boards and 4" x 4" posts and 3 2" x 4" rails to be treated pine or cedar.
- All wood fences shall be sealed on both sides.
- Fencing shall be set back a minimum of four (4) feet behind the front wall plane of the residence. The utility meters are to be fenced out, and the AC compressors are to be fenced in. At a maximum, return fences shall be no more than fifteen (15) feet from front corner of the home. On view fence exposures, the non-view side lot fence shall be set back a minimum of fifteen (15) feet from the rear residential property line.
- Fencing along the street side property of Corner Lots shall be set back three (3) feet from property line (5' from sidewalk).
- Gates on rear fence line may be installed with architectural approval.

RECOMMENDED LANDSCAPE MATERIAL

CANOPY TREES – Min. Size is 2" Cal. (3" Cal. For Street Trees) – Min. Spacing is 15'

COMMON NAME	BOTANICAL NAME
Pecan	<i>Carya illinoensis</i>
Leyland Cypress	<i>Cupressocyparis leylandii</i>
Mexican Sycamore	<i>Platanus mexicana</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Red Oak	<i>Quercus shumardii</i>
Texas Red Oak	<i>Quercus texana</i>
Live Oak	<i>Quercus virginiana</i>
Bald Cypress	<i>Taxodium distichum</i>
Montezuma Cypress	<i>Taxodium mucronatum</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lace Bark Elm	<i>Ulmus parvifolia</i>

ORNAMENTAL TREES – Min. Size is 6' Height – Min. Spacing is 8'

COMMON NAME	BOTANICAL NAME
Big Tooth Maple	<i>Acer grandidentatum</i>
Red buckeye	<i>Aesculus pavia</i>
Eastern Red Bud	<i>Cercis canadensis</i>
Mexican Red Bud	<i>Cercis canadensis 'mexicana'</i>
Desert Willow	<i>Chilopsis linearis</i>
Smoke Tree	<i>Cotinus obovatus</i>
Texas Persimmon	<i>Diospyros texana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Crepe Myrtle Varieties	<i>Lagerstroemia indica</i>
Mexican Buckeye	<i>Sapindaceae Ungnadia</i>
Mexican Plum	<i>Prunus mexicana</i>
Pomegranate	<i>Punica granatum</i>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Flame Leaf Sumac	<i>Rhus lanceolata</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>

SHRUBS – Min. Size is 3 gal. - Spacing appropriate for mature plant

COMMON NAME	BOTANICAL NAME
Glossy Abelia	<i>Abelia grandiflora</i>
Agave - Cold tolerant species	<i>Agave species</i>
Variegated Ginger	<i>Alpinia sanderae</i>
Cast Iron Plant	<i>Aspidistra elatior</i>
Japanese Barberry	<i>Berberis thunbergii 'Atropurpurea'</i>
Agarita	<i>Berberis trifoliata</i>
Butterfly Bush	<i>Buddleja davidii</i>
American Beautyberry	<i>Callicarpa americana</i>
Flowering Senna	<i>Cassia corymbosa</i>
Poinciana/Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>
Cotoneaster	<i>Cotoneaster glaucophyllus</i>
Texas Sotol	<i>Dasyliion texanum</i>
Eleagnus	<i>Eleagnus pungens</i>
Texas Fire Bush	<i>Hamelia 'Patens'</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Rose-of-Sharon Hibiscus	<i>Hibiscus syriacus</i>
Carissa Holly	<i>Ilex cornuta 'Carissa'</i>
Dwarf Yaupon Holly	<i>Illex vomitoria nana</i>
Will Fleming	<i>Ilex vomitoria 'Will Fleming'</i>
Primrose Jasmine	<i>Jasminum mesnyi</i>
Texas Sage	<i>Leucophyllum frutescens</i>
Southern Wax Myrtle	<i>Myrica certfera</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Sacahuistia	<i>Nolina texana</i>
Cactus	<i>Opuntia species</i>
Russian Sage	<i>Perovskia atriplicifolia</i>
Wheeler's Dwarf Pittosporum	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>
Plumbago	<i>Plumbago auriculata 'alba'</i>
Japanese Yew	<i>Podocarpus macrophylla</i>
Fragrant Sumac	<i>Rhus aromatica</i>
Evergreen Sumac	<i>Rhus virens</i>
Rock Rose	<i>Pavonia lasiopetala var lindheimeri</i>
Rose	<i>Rosa species</i>
Rosemary	<i>Rosmarinus officinalis</i>
Texas Palmetto	<i>Sabal texana</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Yucca - Cold tolerant species	<i>Yucca species</i>

PERENNIALS – Min. Size is 1 gal. Spacing appropriate for mature plant

COMMON NAME	BOTANICAL NAME
Yarrow	Achillea millefolium
Variegated Ginger	Alpinia sanderae
Yellow Columbine	Aquilegia chrysantha
Red Columbine	Aquilegia canadensis
Flame Acanthus wrightii	Anisacanthus quadrifidus var.
Artemesia	Artemisia ludoviciana 'Powis Castle'
Fall Aster	Aster oblongifolius
Gregg Dalea	Dalea greggii
Fortnight Lilly	Dietes bicolor
Daylilly	Hemerocallis species
Bearded Iris	Iris germanica
Turks Cap	Malvaviscus arboreus
Butterfly Iris	Moraea iriodes
Mexican Oregano	Poliomintha longiflora
Rudbeckia	Rudbeckia fulgida
Autum Sage 'Big Pink'	Salvia greggii
Mexican Bush Sage	Salvia leucantha
Mealy Blue Sage	Salvia farinacea
Indigo Spires Sage	Salvia Indigo Spires
Copper Canyon Daisy	Tagetes lemmonii
Esperanza Yellow Bells	Tecoma stans

ORNAMENTAL GRASSES – Min. Size is 3 gal. - Spacing appropriate for mature plant

COMMON NAME	BOTANICAL NAME
Big Bluestem	Andropogon gerardii
Sideoats Grama	Bouteloua curtipendula
Blue Grama	Bouteloua gracilis 'Blond Ambition'
Gulf Muhly	Muhlenbergia capillaris
Bamboo Muhly	Muhlenbergia dumosa
Lindheimer Muhly/Big Muhly	Muhlenbergia lindheimeri
Pink Flamingo	Muhlenbergia x Pink Flamingo
Mexican Feathergrass	Nassella tenuissima
Dwarf Fountain Grass	Pennisetum alopecuroides

VINES – Min. Size is 1 gal. - Spacing appropriate for mature plant

COMMON NAME	BOTANICAL NAME
Coral Vine	Antigonon leptopus
Crossvine 'Tangerine Beauty'	Bignonia capreolata 'Tangerine'
Trumpet Vine	Campsis radicans
Carolina Jessamine	Gelsemium sempervirens
Fig Vine	Ficus pumila
Coral Honeysuckle	Lonicera sempervirens
Virginia Creeper	Parthenocissus quinquefolia
Lady Banks Rose	Rosa banksiae

GROUNDCOVERS – Min. Size is 4" pot - Spacing appropriate for mature plant

COMMON NAME	BOTANICAL NAME
Silver Ponyfoot	Dichondra argentea 'silver falls'
Trailing Lantana	Lantana montevidensis
Monkey Grass	Ophiopogon japonicus
Oregano	Organum vulgare
Frogfruit	Phyla incisa
Prostrate Rosemary	Rosmarinus officinalis 'prostratus'
Sedum	Sedum species
River Fern	Thelypteris kunthii
Prairie Verbena	Verbena bipinnatifolia

TURF SOD

Tif 419 Bermuda
Density Buffalo
Zeon Zoysia

SEEDED AREAS

Bermuda
- for active turf areas

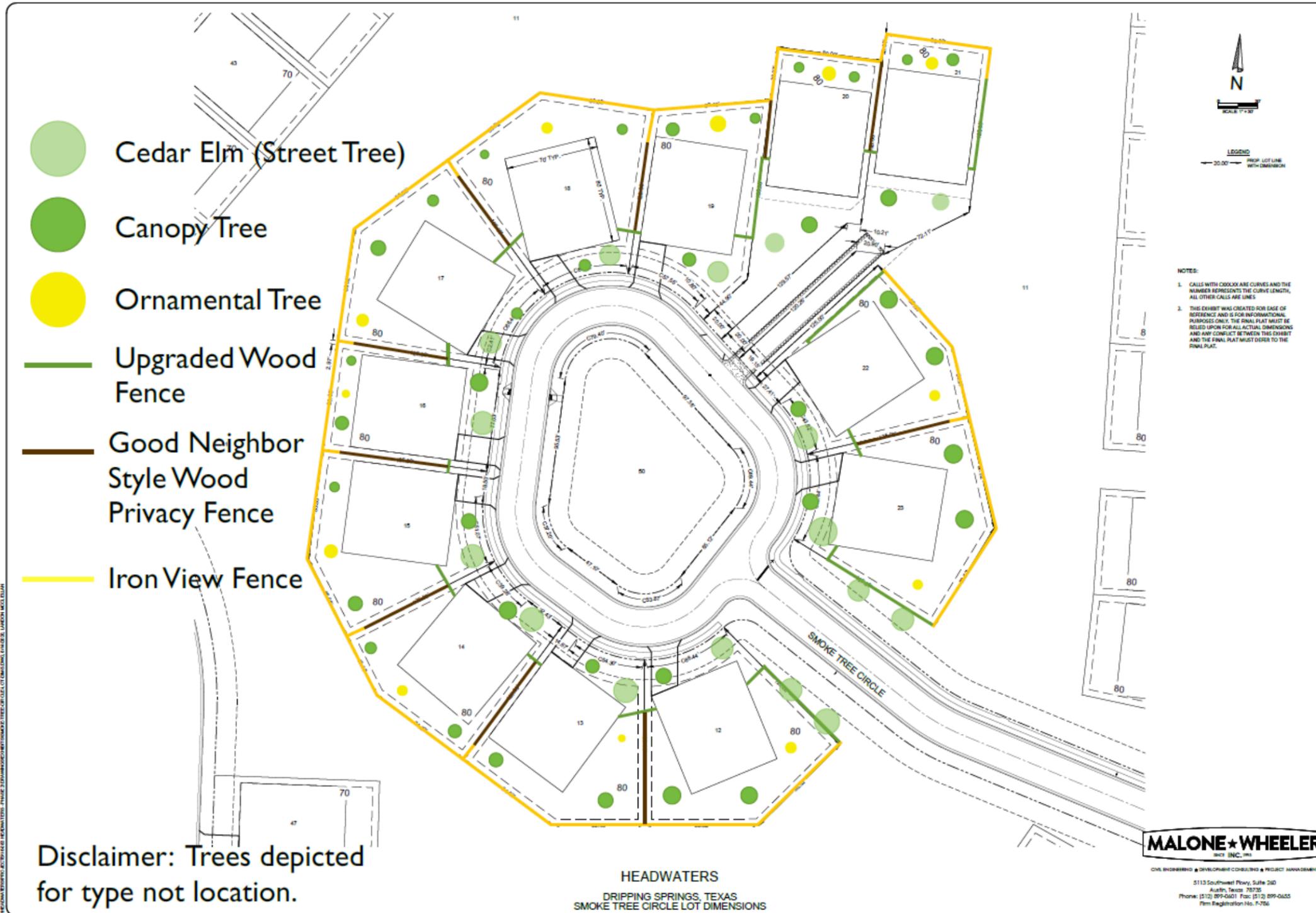
HabiTurf or ThunderTurf
- for turf, lawn and native areas
- Douglas King Company
- Native American Seed Company

Caliche Mix
- for native areas
- Native American Seed Company

Comanche Wildflower Mix
- for lawn and native areas
- Native American Seed Company

Common
Buffalo
Blue Gramma
Curly Mesquite
Blue Grama
Buffalograss
Green Sprangletop
Indiangrass
Little Bluestem
Prairie Wildrye
Sand Lovegrass
Sideoats Grama
Sand Dropseed
Texas Cupgrass
Curly Mesquite
White Tridens
Hall's Panicum
Greenthread
Huisache Daisy
Indian Blanket
Lazy Daisy
Prairie Verbena
Texas Bluebonnet
Lemon Mint
Annual Winecup
Scrambled Eggs

Hilltop Lot Exhibit



VIEW FENCE – ORNAMENTAL IRON FENCE

- 6' Ameristar View Fence powder coated, color: Brown.



UPGRADED WOOD FENCE – SIDE YARD RETURNS AND CORNER LOT FENCING

- 6' high with vertical cedar fence boards #2 or better.
- 3 pressure treated rails minimum
- 1 1/2" sch. 40 galvanized pipe posts
- Cedar 2"x 6" cap at 45 degrees with 1"x 4" fascia
- Street side stained and sealed
- All wood to be sealed on both sides - stain optional on lot side



STANDARD WOOD FENCE

- 4"x 4" posts and 2"x 4" rails (3) to be treated pine or cedar
- 6' tall 1"x 6" vertical cedar fence boards
- Fence panels installed "good neighbor" style with alternating panel direction.

