

INDEX FOR  
THE LOOP OF NORTHWEST BRADENTON

ARCHITECTURAL STANDARDS,  
ARCHITECTURAL REVIEW PROCEDURES AND  
REGULATIONS OF THE ARCHITECTURAL REVIEW BOARD

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ARCHITECTURAL STANDARDS, ARCHITECTURAL REVIEW PROCEDURES  
AND REGULATIONS OF THE ARCHITECTURAL REVIEW BOARD

I. PURPOSE

One of the most effective methods of assuring the protection of the master land concept, community lifestyle environment and individual property values is through the establishment of high Architectural Standards. In order to accomplish this objective, the Architectural Review Board (ARB) reviews Applications and Architectural Documents for all new construction and alterations, modifications, or changes to existing properties, including landscaping. Each application is evaluated on its own merits with reasonable flexibility for design function and creativity.

AUTHORITY & RESPONSIBILITIES:

The authority for the ARB is set forth in the Declaration of Protective Covenants, Conditions, and Restrictions for The Loop of Northwest Bradenton (the "Declaration"), and the By-laws of The Loop Homeowners' Association, Inc. ("By-laws") which encumber every lot or parcel. The ARB is responsible for carrying out its duties on behalf of all members of The Loop Homeowners' Association, Inc. ("Association") for the benefit of the total community.

Responsibilities:

On behalf of the Association, the ARB is empowered to perform the following services:

1. To establish Architectural Standards and exterior design themes for the community.
2. To establish Architectural Review criteria and procedures for the protection of property values.
3. To review all Architectural Review Applications for compliance with Architectural Standards and the Declaration.
4. To assure compatible architectural designs with neighboring lots.
5. To require high standards of design and quality construction.
6. To establish fees for the review of Applications as may be required.
7. To assure that all properties are properly maintained.

8. To monitor violations of Architectural Review criteria and notify the Board of Directors of the Association for appropriate action.
9. To amend Architectural Review criteria and Architectural Standards as may be required from time to time.
10. To contact applicants whose plans and specifications have been disapproved, and to provide reasonable assistance and recommendations for adjustment to bring Applications into compliance with Architectural Standards and Covenants.
11. To maintain copies of Applications, Architectural documents, and related records.
12. To inform members of the Association regarding activities of the ARB and changes in criteria as they may occur.

**MEMBERS:**

The ARB shall include a minimum of three members, except that the initial ARB shall consist of five (5) members, who shall be selected as provided in Section 11.01 of the Declaration. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction, and landscaping.

**MAJORITY VOTE:**

Each member of the ARB shall have an equal vote, and the majority of all members of the Board shall constitute a decision for approval or denial of an Application. In all cases, however, the Board of Directors of the Association shall have review powers of denied Applications.

**MEETINGS:**

The ARB shall meet as necessary to review Applications within 30 days of receipt.

**FEES:**

The ARB shall establish the following fees, to ensure compliance with the construction plans, as submitted to the ARB.

1. An initial design and review fee shall be required for the two step review process, the application review phase for the approval of the design concept, and the pre-construction review prior to building permit application. Please see Appendix, Section VII, Page D for specific requirements for submittals. If the application is rejected after the second review, an additional review fee shall be charged for each resubmission. If the house is redesigned, a new application fee is required.

Additions/renovations to existing homes will be charged a separate fee.

2. A compliance deposit shall be required. The ARB shall conduct an inspection of the property and improvements prior to occupancy. If the work is deemed to be in compliance with the approved plans, the compliance deposit shall be returned within thirty days. In addition, all repairs to sidewalks or common elements damaged during construction must be made prior to the return of the deposit. Any work that does not comply with the approved plans shall result in the holding of the compliance deposit until the corrections are made.

## II. KEY ARCHITECTURAL GUIDELINES

The following list summarizes those architectural elements which the ARB requires, recommends, and/or encourages:

1. Preservation of the natural character of the site.
2. Use of certified professionals qualified in the fields of planning, architecture, landscape architecture, engineering, and surveying.
3. Emphasis on the aesthetics of exterior architectural theme/detailing and landscape architecture.
4. Overall high-grade, superior quality construction with the use of accents of natural materials such as stone, wood, stucco and brick.
5. Compliance with all provisions of the Declaration and the Articles of Incorporation and By-laws of the Association.
6. Landscaping of lots that meet or exceed the minimum requirements of the "Landscape Plan" with use of plant materials per a "Plant Palette" as approved by the ARB.
7. Planting of street trees in conformance with a 'Streetscape' criteria.
8. Minimum of 3,000 air-conditioned square feet for all residential structures.
9. Strict signage control.
10. Conformance with the standard mailbox/house number.
11. Requirement for automatic irrigation systems/timerlocks.
12. Requirement for each home to be pre-wired for cable TV and telephone.
13. A minimum two-car garage with automatic door openers.

14. Recommends a minimum <sup>5 or 6</sup> 4 in 12 roof pitch for all roofs over the main part of the house. The roof covering of the main part of the house shall consist of cedar shakes, integral color cement tile, clay tile, metal, or other materials as approved by the ARB.
15. Conformance to required setbacks.
16. Colors and materials approved by the ARB.
17. Fences, as allowed, must conform to the setback requirements and to specific materials as predetermined by the ARB.

For specific details and additional information, the prospective owners and their design/construction consultants should refer to specific sections in the Architectural Standards and Criteria.

### III. SITE DEVELOPMENT STANDARDS

#### A. Intent:

The intent of these standards is to assure that all lots and homes are developed in a consistent level of high quality. This chapter will cover existing vegetation, general construction procedures, building coverage, building height, yard setbacks, driveways, walkways, grading, and drainage. Features such as gardens, walkways, streets, alleys, plants, trees, fencing and building setbacks which have traditionally linked buildings to their environment should be created. Traditional lawn and garden arrangements are desired, whenever possible, with emphasis given to regional flora. Concrete or gravel lawns in front of a house are not permitted.

#### B. Existing Vegetation:

##### 1. Preservation

- a. It is the intent of the ARB to have each property owner preserve any existing trees that are four inches (4") and greater in diameter, that are located five feet (5'0") and beyond from the edge of the proposed foundation and driveway. Buildings should be sited to preserve the largest trees on lots.
- b. No site clearing shall take place in any form before a site plan, accompanied by an existing tree survey, is prepared, submitted, reviewed and approved by the ARB. Further, a site inspection is to be performed by the ARB in order to obtain a clearance approval.

- c. Any variance or deviation from these guidelines shall be reviewed and approved by the ARB prior to commencing any construction or site-clearing activities.

**C. Construction Phase:**

**1. Intent**

All builders shall minimize their impact on the neighborhood and keep their lots in a neat and orderly condition throughout the entire construction phase. All construction activity shall be confined within the boundaries of the lot lines.

**2. Erosion Control**

- a. Every attempt should be made to preserve existing trees, shrubs and ground covers during construction activities to minimize site disturbance resulting in bare soil conditions. Remove no more vegetation than necessary. (See Section B, Existing Vegetation, for limitations on removal of vegetation.)
- b. Temporary swales and other sediment control methods should be installed to reduce run-off during construction. The use of hay bales is required to be installed at erosion problem areas as directed by the ARB.
- c. If a lot is already cleared for construction and construction has not commenced within sixty (60) days after completion of clearing, then the entire cleared area must be mulched or covered with pine straw, and reseeded with grass seed to prevent erosion.

**3. Existing Utilities**

- a. The builder and the lot owner are responsible for knowing the locations and types of all utilities and must protect existing utilities during construction.
- b. One trash dumpster per lot under construction is required, and should be located within the lot lines, off the private street right-of-way.
- c. Any on-site Port-a-John should be located twenty feet (20'0") back from the right-of-way line, with the access door facing the opposite direction from the street.
- d. All required driveway sub-surface material shall be placed prior to construction. All

construction and delivery vehicles shall enter and exit the lot using the sub-surface area, and shall not enter nor drive through the lot in random locations which could adversely affect existing vegetation.

- e. Any construction activity or related parking shall not block traffic flow along the street. Locations for parking areas shall be approved by the ARB in advance of construction activities.
- f. Any spillage of concrete or dirt onto the paved private community street shall be removed from the surface during the same day.
- g. Any damage to private streets, curbs, walks or common areas during the course of construction on any lot shall be repaired to original conditions by the lot owner.

**4. Inspection by the ARB**

- a. Periodic inspections will be made by the ARB while construction is in progress to determine compliance with the approved architectural documents. The ARB is empowered to enforce its policy as set forth in these Standards, by an action, including an action in a Court of Law, to ensure compliance.
- b. One set of current construction plans must be kept on the job site during working hours.

**5. Signage**

- a. A maximum of two (2) signs shall be allowed per individual lot, and the signs shall be approved by the ARB. One sign only is for the Builder and one is for the Realtor if for a spec house. (See Section 12.04 of the Declaration for sign specifications.)
- b. All other billboards and advertising structures are prohibited unless approved in writing by the ARB.
- c. Small markers used for lot identification must not be disturbed during construction.

**D. Building Limitations:**

- 1. Building height will be limited by the Manatee County building code.
- 2. All other limitations and/or guidelines for

buildings are referenced in Chapter IV,  
Architectural Standards.

E. Setbacks:

1. Intent

Yard setbacks have been established to provide sufficient space between streets to buildings and buildings to buildings, or between site amenities and buildings.

2. Corner Lot

Corner lot setbacks on all street sides shall be the same, and are classified as front yards.

3. Dimensioning

Setbacks shall be measured either from the right-of-way line, rear property line, or side property line, whichever is the more restrictive. No portions of a building (except for 36 inches of the roof overhang) or garden walls (over 42 inches high) shall encroach upon an easement, or into a setback, without prior ARB approval.

4. General Building Setbacks

- a. Front yard: 35 feet from right-of-way line
- b. Side yard : 10 feet from side property lines or one half the building height, whichever is more restrictive.
- c. Rear yard : 25 feet from rear property line except for Lots adjoining Tract 'B' (lake) and Tract 'C' (conservation area) of the plat: 30 feet from rear property line
- d. Corner Lots: All street sides 35 feet from right-of-way line
- e. Garden Walls, setbacks:
  - Front yard: 25 feet
  - Side yard : 10 feet
  - Rear yard : 25 feet

See section 12.04 (b)(3) of the Declaration. If an owner proposes improvements that will have setbacks of less than 35 feet for front yard (all street sides for corner lots), 10 feet side yards or 25 feet rear yards, it cannot be considered for approval by the ARB without the owner having first obtained a setback variance from Manatee County.

F. Driveways and Walkways:

1. Intent

Driveways should be well integrated into each lot. The appearance of driveways should be consistent and complimentary throughout the neighborhood. Driveways must be concrete material, as a minimum.



The use of pavers, stamped and/or colored concrete, complementary to the architecture of the house, is encouraged. (Asphalt is strictly prohibited.)

#### IV. ARCHITECTURAL STANDARDS

##### A. General Provisions:

The Architectural Standards are to assist homeowners, architects, landscape architects, and builders in their planning and design of single-family homes in The Loop. These standards are also used by the Architectural Review Board (ARB) to evaluate the appropriateness of the proposed architectural design.

In addition to these Architectural Standards, there are several documents that should be reviewed by the Homeowner and Architect to determine fully the specific covenants and restrictions for The Loop. These include:

1. Declaration of Protective Covenants, Conditions and Restrictions
2. Articles of Incorporation for the Association.
3. By-laws of the Association.

##### B. Outline of Association Documents:

For the convenience of the homeowner, the following outline briefly describes architectural criteria as stated in the Association documents. Please refer to the original document for the full text of the articles and sections.

1. Declaration of Protective Covenants Conditions and Restoration for The Loop Of Northwest Bradenton
  - a. Article 5 - Covenants for Maintenance Assessments
  - b. Article 7 - Repair and maintenance
  - c. Article 11 - Architectural Review
  - d. Article 12 - Use Restrictions

##### C. Architectural Strategies:

###### 1. Intent

The Architectural Standards provide a range of architectural criteria, principles, and treatments that are directed towards presenting a visual environment that is complementary to the overall community image of The Loop as a premier residential community.

###### 2. The Neighborhood Context

Exterior building architecture creates the

appearance of each individual home, and contributes to the overall appearance of the neighborhood. The primary application of these Architectural Standards is directed towards (1) individual "building architecture" and (2) the public and publicly-viewed portions of the individual home which contributes to the "streetscape."

### 3. The Individual Building

Building coverage, setbacks, and other limitations are referenced in the preceding Chapter III, Site Development Standards, Sections D and E.

## D. Streetscape Design Elements:

### Intent:

Individual homes will be evaluated within the neighborhood context of the streetscape. As a group, residential structures, through common elements of style or exterior materials, can create unity and consistency within the residential neighborhood. By varying forms and/or materials from neighboring structure to neighboring structure, diversity can be created that can limit tendencies towards monotonous uniformity.

When siting the home, design consideration should be given to the overall streetscape.

1. Front yard setbacks should be varied between adjacent lots. Refer to preceding Chapter III, Site Development Standards, Section E-4.
2. Location of the building, walkways and driveway should be planned to preserve the largest specimens of existing trees.
3. Varied building heights, as limited by the Manatee County Building Code and roof lines should be encouraged along the street.
4. Garage and driveway locations are discouraged from being next to each other on adjacent lots.
5. In certain instances, the ARB may allow front entry garages (facing street) but side or rear entrances to garages are encouraged and preferred.
6. The overall design concept will be reviewed in its relationship to:
  - a. The character of the development.
  - b. The relationship to the streetscape.
  - c. The relationship to the surrounding improved properties.

**E. Building Architecture:**

**Intent**

Each building must contribute to the overall high standards of quality and good design practices. While traditional building forms are encouraged, some flexibility in standards that allow for design creativity are included.

On an individual structure, architectural form and exterior materials can be manipulated to reduce monotony and produce interest. In this way, monotonous building planes need not occur. Wall and roof planes can be articulated to subdivide the building exterior into comprehensible sub-elements. Similarly, exterior architectural features such as overhangs, trims, windows, moldings, projections, chimneys and vents, and garden walls and gates can be used to further articulate building facades or create visual interest areas. Regular and irregular arrangements of all building elements can be used to achieve visual balance. Common exterior building materials can be used to unify the structure as a complete entity. Alternatively, different exterior building materials can be used on one structure to articulate various building plane surfaces.

**1. Architectural Form**

- a. Building faces (particularly front elevation planes) and roof planes should be varied in placement and size to reduce visual monotony, create interest and focus, and to create human scale. Elevation character should be continued on all sides of the building.
- b. Introduction of architectural design elements, such as architectural projections, dormers, roof overhangs, chimneys, building face trims, recessed doorways, bay windows, or entry courts, can further articulate building elevations and roof planes.

**2. Exterior Elevations**

- a. Elevations, especially front, side and rear views which are visible from the street, will be reviewed for their design quality and compatibility with adjacent lots and neighborhoods when applicable.
- b. Rear elevations which are viewed from streets or across lakes shall have visual interest in terms of massing, roofs, color/materials, window variances, use of patio structures, and privacy walls. Elevations must have visual

continuity in terms of architectural design and use of materials.

- c. Instead of using contrasting materials on a flat building surface, it is best to offset the contrasting materials on different building planes. On a building front elevation utilizing a material different from the building side walls, a return of the front face material should be used to create a balanced visual transition of the materials onto the two building planes, and to give the visual impression that the building is substantially composed of the material-opposed to a single building plane "veneer-like" treatment. In two-story structures, often it is best to continue the return up to a new vertical intersecting plane.

### 3. Vertical Structures

- a. Vertical structures, including trellis, arbors, etc., require ARB approval.

### 4. Exterior Lighting

- a. Lighting should be subtle, with placement of fixtures coinciding with entry locations. Exterior fixtures deemed to be a potential nuisance by neighbors shall be shielded from their view.

### 5. Remodeling/Additions

- a. Remodeling and additions to existing structures and site area are required to meet the same criteria as defined in the Architectural Standards documents. Building plans, as well as landscape plans, shall be required for all such modifications.
- b. ARB shall review all remodeling plans. Refer to Section VII, Required Submittals.

### 6. Maintenance

- a. Refer to Declaration of Protective Covenants, Conditions and Restrictions for the Loop of Northwest Bradenton, Article 5 for Covenant for Maintenance Assessments, and Article 7 for Repair and Maintenance.
- b. Each owner shall be responsible for the maintenance of his lot, including the landscaping and lawn. Each owner shall be responsible for routine mowing and lawn care

of any drainage or swale located upon his lot and shall maintain such lawn or landscaping as may exist in the portion of the street right-of-way adjacent to his lot between the front line of the lot and the edge of the curb or paving of the street notwithstanding that responsibility for maintenance of the swale as a drainage facility and the maintenance of all areas within the street rights-of-way rests with the Association. Each owner shall maintain such lot and improvements at his sole expense, and such maintenance shall extend to and include all structures, fixtures, equipment and appliances each to be maintained in good condition and repair and in an attractive condition and in keeping with the standards of maintenance throughout The Loop. Maintenance by the Owner shall further include painting, repair and building surfaces, screening and caging, walks and other exterior improvements. All such maintenance and repairs shall conform to such maintenance standards as established by the Association.

V. ACCESSORY FURNISHINGS STANDARDS

A. Intent:

This chapter covers site furnishings not directly attached to the house. The elements include, but are not limited to , mailboxes, mechanical equipment, accessory structures, decorative objects, athletic/play structures, decks, patios, pools, spas, planter structures, fences, privacy walls, retaining walls, name plates/house numbers, and exterior lighting.

B. Mailboxes:

1. There is a uniform mailbox design that is required for use by all homeowners.
  - a. The homeowner must supply and install the mailbox for the furnished post at the specified location.
  - b. Maintenance and/or replacement of the post and mailbox is the responsibility of the homeowner.

Mailbox Specifications: Number 1 size approved mailbox, black finish with red flag. Steel gauge to be #20 minimum, equal to product by SOLARGROUP.

2. The location and height shall be in accordance with the U.S. Postal Service regulations and coordinated by the builder.

3. All house numbers shall be located on each mailbox or residence and as required by local postal or building officials.

**C. Mechanical Equipment:**

1. All mechanical equipment, including, but not limited to, power meters, trash cans, HVAC units, and pool/spa equipment, shall be screened from streets and adjacent lots by a wall. For setbacks, please refer to Section III, Site Development Standards.
2. HVAC units, pool mechanical, or other noise making equipment shall be located away from the bedrooms of adjacent property owners whenever possible. Window or wall A/C units are not permitted.
3. Solar equipment use shall be specially requested through the ARB and will be reviewed on its own merits. New developments in solar technology resulting in collector designs and size requirements which could make the units more compatible with the community architectural styles shall be presented to the ARB as part of the special request. In the event any solar equipment is used, the ARB would not want it visible from streets, adjacent property owners, or from across lake.
4. Satellite dishes on lots are not permitted.
5. Outside antennas of any type or size will generally not be permitted unless approved by the ARB.

**D. Accessory Structures, Decorative Objects, and Athletic - Play Structures:**

1. All elements such as play houses, dog houses, storage areas, greenhouses, trellis or roofed shade structures, lattice structures, barbecue units, decorative and ornamental yard figures, athletic netting, swing sets, slides, and any other accessory structure, decorative objects, or athletic/play structures shall not be located in the setbacks for the primary residence as found in Section III (E)(4), Site Development Standards.
2. The design, materials, and colors shall be complementary to those of the building. The design, location, materials, and colors shall be approved by the ARB.

**E. Basketball Backboard:**

1. Basketball backboards shall be located so as not to be visibly obtrusive from streets and adjacent lots. Additional landscaping shall be used to help screen its view from streets and adjacent lots.

**F. Fences:**

1. No fences shall be constructed without approval from the ARB.
2. The maximum height limit for fences is six feet (6').
3. Black or green vinyl clad chain link fences, including components are permitted for use on the side and rear yards within the setbacks.
4. All pools not enclosed by screen cage must be fenced with design & materials approved by the ARB.
5. All design materials and colors must be submitted for approval to the ARB.

**VI. SITE AND LANDSCAPE DESIGN STANDARDS**

**A. Intent:**

This chapter provides minimum standards for the development of site and landscape designs and general specifications for plant material, landscape grading, and irrigation within each lot.

**B. Design Concept:**

The use of indigenous Pines, Oaks, Wax Myrtles, Saw Palmettos, and other native vegetation create a natural character that should be reinforced by the landscape design for each lot. Thus, the recommended landscape design character is composed of informal trees, shrubs, and groundcover masses which will blend with the existing landscape, and accent the architectural character of the home.

Special emphasis plantings, showing more variety, color, and interest should be confined to front door, courtyards, or arrival type areas where they can be better appreciated on a pedestrian scale.

Front yard plantings should present a look of overall simplicity and should relate to the natural surroundings, adjacent homesites, and architectural streetscape.

**C. Plant Material Use:**

**1. Existing Vegetation**

The preservation of existing quality trees is encouraged. These plants may be selectively pruned by removal of crossed branches and dead wood. Unsightly weeds and other undesirable plants, such as poison ivy, should be removed, and the ground mulched to achieve a neat, well kept appearance.

## 2. Plant Massing

- a. Simple plantings with a limited variety of plant materials should be used to create a well integrated landscape.
- b. Generally, trees should be planted in masses of one (1) type per mass, and with a minimum of three (3) trees per mass wherever possible.
- c. Generally, shrubs and groundcovers should be planted in masses of not more than three (3) types per mass, and in sufficient numbers to create beds, or 'drifts', of plants.
- d. Screen or buffer hedges should be composed of one (1) type of plant. Hedges which are intended to be clipped should be selected, and consistently maintained in order to sustain an opaque character.
- e. Trees and shrubs should be clustered to frame views of open space areas.
- f. Small individual circles of shrubs or groundcover shall not be used at the bases of single trees. Large massing of groundcover and groupings is encouraged.
- g. Shrubs and groundcovers, rather than sod, should be planted under existing tree masses. The existing trees are adapted to less water (i.e. no irrigation). Shrubs and groundcovers require less irrigation than sod, which is more suitable to the natural conditions of the existing trees.

## 3. Plant Material Layering

- a. The plant materials should be chosen based on their relationship of ultimate height and width in regard to the space in which they are planted. Layering of plant materials is encouraged, taller plants being placed behind shorter plants.
- b. Plant material foliage and flower colors should be chosen to be complementary.
- c. Varying textures of fine, medium, and coarse plant materials are encouraged.

## 4. Building Edges

- a. All building edges shall have planting beds of shrubs, mulch, and/or groundcover.



- b. Large blank or long walls (unglazed) need to have plant materials grouped in order to minimize their effect, and to provide a better scale with the surroundings.
- c. Shrubs should be used to complement architectural features and not to obstruct views from windows.

#### 5. Driveways

- a. Standard driveways shall have a combination shrub and tree opaque planting which screens the drive and automobiles from the view of adjacent property owners in the building setback zone.
- b. Circular driveways shall have a low massing of shrubs between drive and right of way line, or a berm with sod, or a combination thereof.

#### 6. Screening

- a. All privacy and screen walls shall be well landscaped with shrubs or vines along wall sides visible from adjacent lots, streets, and lakes.
- b. Accessory structures, decorative objects, athletic/play structures, deck, patio, pool, and spa areas not screened from views of adjacent lots, streets, and across lakes, with an opaque fence shall be screened with shrub and/or tree masses.

#### 7. Property Lines

- a. Planting should be designed to look informal along property edges. Therefore, the edges of planting beds should have long, broad curves with smooth transitions between curves.
- b. New plantings shall be kept from encroaching into utilities, access, and/or drainage easements.
- c. Garage doors facing adjacent lots shall be screened with shrubs and trees near the property line.

#### D. Plant Material Quality And Quantity:

##### 1. Intent

All plant materials shall conform to the standards for Florida Number One (#1) or better, as given in

'Grades and Standards for Nursery Plants', parts I and II, State of Florida, Department of Agriculture, in Tallahassee, or as thereafter revised. This section will provide basic standards for plant material quality and quantity for each lot.

## 2. Trees

- a. Proposed trees shall either blend well with the existing trees, or should complement them with an interesting or distinguished character.
- b. Trees with four inch (4") and greater trunk diameters, removed from the lot, shall be replaced with new material at the ratio of one to one. In any event, the minimum number of shade trees per lot shall be one (1) shade tree for every two thousand (2,000) square feet and fraction thereof, or as stated above, whichever is greater. A shade tree is defined as one reaching a normal maturity of thirty five foot (35') height by thirty foot (30') spread. At least one (1) of these required trees shall be planted within the front yard setback.
- c. The trees shall have an initial installation size of not less than two and one half inch caliper (2 1/2" cal), ten foot overall height (10' oah) with five foot spread (5'spr).
- d. Palms can be substituted for shade trees. However, three (3) Palms will be required to receive credit for one (1) shade tree. No more than thirty percent (30%) of the required trees may be Palms.
- e. For tree selection, refer to item 7, Recommended Plant Palette.

## 3. Shrubs and Hedges

- a. Proposed shrubs shall blend well with existing and recently planted shrubs in the neighborhood and shall be of an initial size to accurately portray the design intent of the approved drawings.
- b. The total landscape area required for shrubs shall be a minimum of fifteen percent (15%) of the open space on the lot, including paved areas. In lieu of some shrub material, groundcover may be planted. Existing shrub and groundcover vegetation to remain within the lot will apply towards the required shrub area.
- c. Screen, buffer, and hedge plantings composed of shrubs shall be planted according to the

minimum size.

- d. For shrub selection, refer to paragraph 7 of this section, Recommended Plant Palette.

**4. Groundcovers**

- a. Groundcovers shall complement shrub and tree plantings within each lot.
- b. The minimum installation size and spacing of groundcovers will depend on the type of groundcover. The groundcover should have eighty percent (80%) coverage within one (1) year of installation.
- c. For groundcover selection, refer to item 7, Recommended Plant Palette.

**5. Sod**

- a. All areas not left in a natural state, and all non shrub and groundcover planting areas, shall be sodded. Sod shall extend from a lake's normal water level to the back of the street curb and to all lot lines. Seeding and/or sprigging are not permitted.
- b. Lawns shall be chosen from the Turf Palette List and installed as solid sod.

**6. Mulch**

- a. All shrub and groundcover areas shall be mulched with a two inch (2") minimum layer of shredded bark or pine straw mulch.
- b. Pebbles, sand, white rock, plastic sheeting, and similar materials shall not be considered an acceptable alternative to grass, groundcover, or mulch, unless otherwise approved by the ARB, and in no case shall they be used in lieu of organic mulches.

7. Recommended Plant Palette

a. Trees

Botanical Name

Common Name

Roystonea Elata  
 Acer rubrum  
 Arecastrum romanzoffianum  
 Betula nigra  
 Butia capitata  
 Chamerops humilis  
 Cinnamomum camphora  
 Cocos nucifera  
 Eriobotrya japonica  
 Gordonia lasianthus  
 Juniperus silicicola  
 Ilex cassine  
 Koelreuteria formosana  
 Lagerstroemia speciosa  
 Liquidambar styraciflua  
 Magnolia grandiflora  
 Parkinsonia aculeata  
 Persea borbonia  
 Phoenix canariensis

Royal Palm  
 Red Maple  
 Queen Palm  
 River Birch  
 Pindo Palm  
 European Fan Palm  
 Camphor Tree  
 Coconut Palm  
 Loquat  
 Loblolly Bay  
 Southern Red Cedar  
 Dahoon Holly  
 Golden Rain Tree  
 Crape Myrtle  
 Sweet Gum  
 Southern Magnolia  
 Jerusalem Thorn  
 Redbay  
 Canary Island Date  
 Palm

Phoenix reclinata  
 Phoenix roebelini  
 Phoenix sylvestris  
 Pinus palustris  
 Platanus occidentalis  
 Podocarpus macrophylla  
 Prunus caroliniana

Reclinata Palm  
 Pygmy Date Palm  
 Sylvester Palm  
 Longleaf Pine  
 Sycamore Tree  
 Yew Podocarpus  
 Carolina Cherry  
 Laurel

Pyrus calleryana 'Bradford'  
 Quercus laurifolia  
 Quercus nigra  
 Quercus virginiana  
 Taxodium disticum  
 Ulmus parvifolia  
 Washingtonia robusta

Bradford Pear  
 Laurel Oak  
 Water Oak  
 Live Oak  
 Bald Cypress  
 Chinese Elm  
 Washington Palm

b. Shrubs

Botanical Name

Common Name

Abelia grandiflora  
 Buxos microphylla  
 Cortaderia selloana  
 Elaeagnus pungens  
 Fatshedera lizei  
 Feijoa sellowiana  
 Ilex cornuta  
 Ilex vomitoria  
 Illicium aisatum  
 Juniperus chinensis  
 Ligustrum lucidum

Glossy Abelia  
 Japanese Boxwood  
 Pampas Grass  
 Bronze Elaeagnus  
 Fatshedera  
 Pineapple Guava  
 Chinese Holly  
 Yaupon Holly  
 Japanese Anise Tree  
 Pfitzer Juniper  
 Glossy Privet

Shrubs (cont.)

Botanical Name

Common Name

Ligustrum sinense	Variegated Privet
Myrica cerifera	Wax Myrtle
Photinia glabra 'Red Tip'	Japanese Photinia
Pittosporum tobira	Japanese Pittosporum
Pittosporum tobira 'Variegata'	Variegated Privet
Raphiolepis indica	India Hawthorn
Rhododendron species	Azalea species
Thryallis glauca	Thryallis
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie

c. Groundcover Vines

Botanical Name

Common Name

Fern species	Fern Species
Hedera helix	English Ivy
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
Juniperus conferta	Shore Juniper
Liriope muscari 'Evergreen Giant'	Evergreen Giant
	Liriope
Nephrolepis exaltata	Boston Fern
Ophiopogon japonicus	Mondo Grass
Trachelospermum jasminoides	Confederate Jasmine

d. Sod

Botanical Name

Common Name

Stenotaphrum secundatum	St. Augustine
	Floritam
	Floritina
	Cashmere

E. Landscape Grading:

1. Intent

Landscape grading is an integral part of the design concept, and should provide positive drainage within each lot.

2. Existing Grades

Existing grades shall be maintained from the trunk to dripline of existing trees. No mounding shall be done which would result in trapped water around existing vegetation, nor cutting that exposes or damages the root system.

3. Berms/Mounding

- a. Berms should blend with existing topography, and have broad, smooth transitions between changes in slope. Slopes shall not be lumpy and abrupt. Maximum slope permitted is at a ratio of 4:1.
- b. At circular drives, in areas where no existing trees can be saved, landscape berms/mounds should be provided to help buffer views of the drive.

4. Swales

- a. Swales should be an integral design of berms and other landscape grading. There should be broad, smooth transitions between changes in slope.
- b. Maximum side slopes should be between ratios of 4:1 and 5:1.
- c. Minimum slope for drainage in swales shall be one percent (1%).

5. Drainage

All landscape areas shall have positive drainage towards street or to lake.

F. Irrigation:

1. Intent

- a. The appropriate design and installation of irrigation systems is the key to successfully establishing and maintaining the landscape quality desired within 'The Loop of Northwest Bradenton'.
- b. All landscape areas shall have one hundred percent (100%) coverage including that area between street curb and front lot line.

2. Design and Materials

- a. System shall be designed to minimize overspray onto adjacent lots and paved surfaces and conserve water in an efficient manner.
- b. Any exterior irrigation equipment, such as backflow preventors, shall be screened from view with plant material.
- c. Irrigation heads in turf areas should be either impact drive, ball drive, gear drive, or spray

type pop ups. Pop up spray heads are to have a minimum four inch (4") pop up height. Risers may be used in shrub areas not adjacent to pavement.

- d. PVC pipe used should be a class no less in thickness than SDR 26/Class 160 PVC.
- e. The irrigation system shall be operated in an automatic mode by time clock and electric or hydraulic valves.
- f. Sprinkler heads with widely different precipitation rates are not to be mixed on the same zone.

**G. Landscape Maintenance:**

**1. Intent**

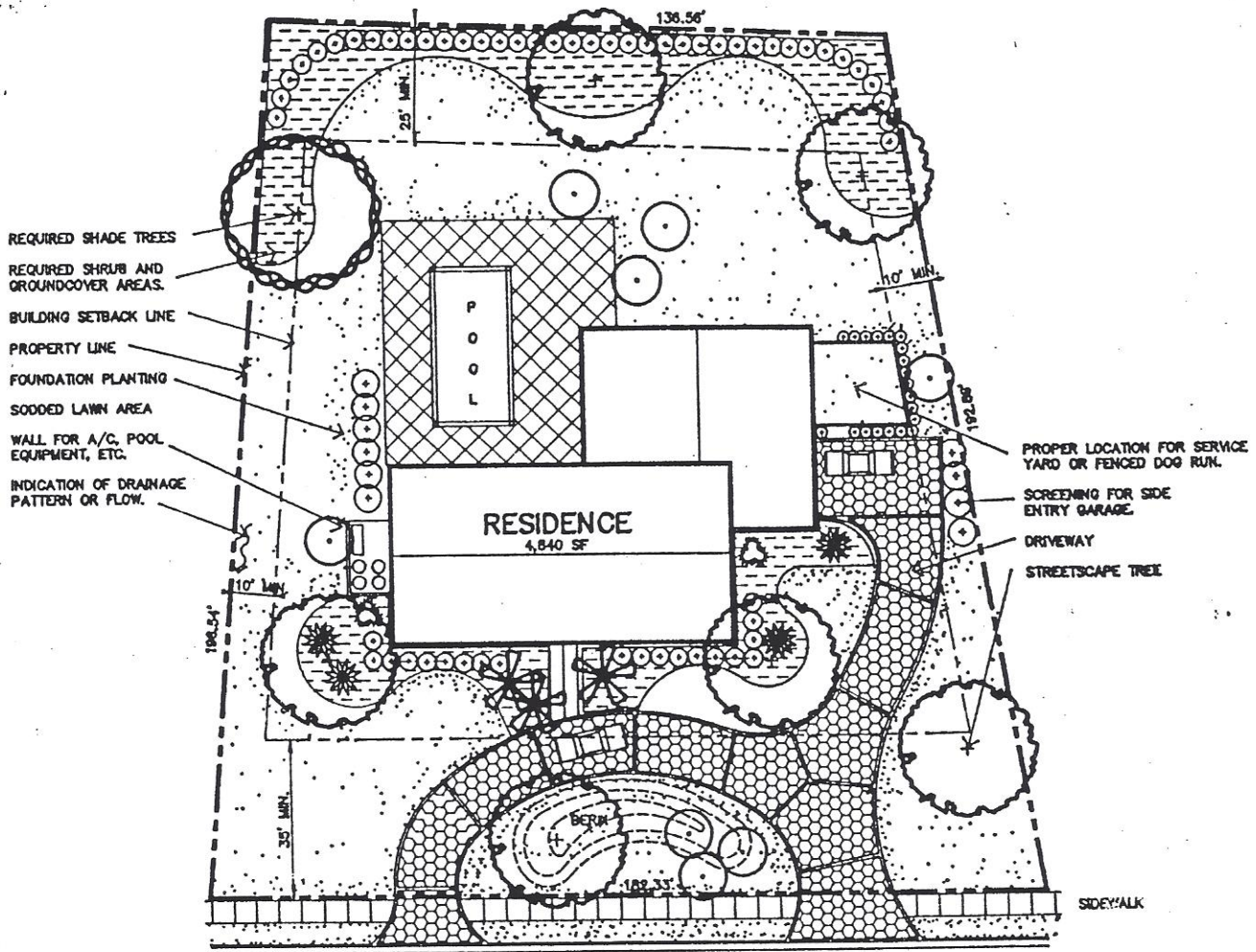
This section deals with the provision of general standards by which property owners shall maintain their lots and enable the growth of the neighborhood landscape character to continue over time, thereby retaining strong property value.

**2. Responsibility**

It is the responsibility of each property owner to maintain his lot at a high level of quality. The area includes property lines except at lake, where it is limited to the top of the water line. Front yard includes the area to the edge of pavement at the street.

**3. General Maintenance**

- a. Trees, shrubs, groundcover, vines, and sod shall be pruned, fertilized, sprayed for pests and fungus, weeded, and watered at their required times as recommended by industry standards.
- b. Pruning: Shall be performed in accordance with industry standards for trimming and degree of pruning.
- c. Fertilizing: Fertilizer shall be applied according to manufacturer's instructions and according to schedules as set in this section. If there is any evidence of nutrient deficiency, corrective measures shall be taken until such deficiencies are remedied.



### LANDSCAPE CALCULATIONS

LOT SIZE:	30,673 SF
REQ. TREES = 1:2000 SF =	15 TREES
REQ. SHRUBS = 15% OF OPEN LOT	
LOT AREA	30,673 SF
HOUSE AREA	- 4,840 SF
POOL/DECK AREA	- 2,540 SF
NET LOT AREA	23,303 SF
15% REQ. =	3,495 SF

## CONCEPTUAL LANDSCAPE PLAN



VII. APPENDIX

APPLICATION FOR HOMESITE CONSTRUCTION

TO:

As required by the Declaration of Covenants, this application and required fees for homesite construction in The Loop are hereby submitted for review by the Architectural Review Board.

I understand that no construction or lot clearing shall commence in any manner or respect until approval by the Architectural Review Board has been granted.

Name of Applicant \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Lot \_\_\_\_\_ Parcel \_\_\_\_\_ Address \_\_\_\_\_

Owner \_\_\_\_\_

Builder \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Phone number \_\_\_\_\_

Phone number \_\_\_\_\_

Architect \_\_\_\_\_

Landscape Architect \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Phone number \_\_\_\_\_

Phone number \_\_\_\_\_

This residence is being constructed as (check one):

A Model \_\_\_\_\_ A Spec Home \_\_\_\_\_ On Contract \_\_\_\_\_

Anticipated Start Date \_\_\_\_\_

Projected Completion Date \_\_\_\_\_

**SQUARE FOOTAGE:**

Air conditioned:

1st floor \_\_\_\_\_

2nd floor \_\_\_\_\_

Total A/C space \_\_\_\_\_

Other: Entries, Lanais,  
Porches, etc. \_\_\_\_\_

Garage \_\_\_\_\_

Total Gross S.F. \_\_\_\_\_

**SETBACKS:**

Front (35' min.) \_\_\_\_\_

Rear (25' min.) \_\_\_\_\_

Side (10' min. ea. or one-half of  
building height, whichever is  
the greater distance) \_\_\_\_\_

Water (30' min.) \_\_\_\_\_

**HEIGHT:**

Total Mean Level Height (as measured from the base flood  
elevation to the highest point of the roof) \_\_\_\_\_

FINISHED FLOOR ELEVATION (Minimum set by County): \_\_\_\_\_

**GENERAL INFORMATION**

Number of Stories \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_

Number of Baths \_\_\_\_\_

Garage capacity (4 car max.) \_\_\_\_\_

Door width (9' min. ea. stall) \_\_\_\_\_

Has this floor plan previously been approved for another lot? \_\_\_\_\_

If yes, which lot(s)? \_\_\_\_\_

Is the elevation substantially different in appearance? \_\_\_\_\_

REQUIRED SUBMITTALS

Required for Application Review Phase (Check all items submitted):

- \_\_\_\_\_ \*
- \_\_\_\_\_ \*
- \_\_\_\_\_ \*
- \_\_\_\_\_ \*
- \_\_\_\_\_ \*

All checks should be made payable to 'The Loop Home-owners' Association, Inc.'

\_\_\_\_\_ Site Plan (1/8"= 1'0"). Two (2) sets showing:

- A. Property lines, easements, and setbacks.
- B. Placement of structure, including driveways, sidewalks, patios, pool, and walls appurtenant to the structure.
- C. Existing grade, fill, finished elevation, and proposed drainage.
- D. Landscaping and Plant Palette.

\_\_\_\_\_ Floor Plans (1/4"= 1'0"). Two (2) sets showing:

- A. Elevations, all sides.
- B. Detail wall sections, detail roof sections, pitch, material type.
- C. Minimum first floor elevation.
- D. Plan layout of relationship to setbacks and other site requirements.

Required for Pre-Construction Review (Check all items submitted):

\_\_\_\_\_ Final house plans (4 sets) on all above (1 to ARB/3 to County).

\_\_\_\_\_ Pool drawings.

\_\_\_\_\_ Landscape and irrigation plans.

\_\_\_\_\_ Exterior color scheme, showing color samples of all exterior surfaces.

\_\_\_\_\_ Sample Board material by request.

\_\_\_\_\_ Exterior lighting plan.

**EXTERIOR FEATURES:** (Note: Include color chips, roof tile materials, product samples, photographs, etc., with application to signify intent as necessary):

	<u>Color/Finish</u>	<u>Description/Model No.</u>
Wood siding	_____	_____
Stone	_____	_____
Brick	_____	_____
Stucco	_____	_____
Roofing	_____	_____
Facia	_____	_____
Soffit	_____	_____
Gutters	_____	_____
Chimney	_____	_____
Windows & Trim	_____	_____
Entry Door	_____	_____
Patio Doors	_____	_____
Garage Door	_____	_____
Shutters/Awnings	_____	_____
Porch/Patio Floor	_____	_____
Pool Deck	_____	_____
Cage/Screening	_____	_____
Driveway	_____	_____
Entry/Walk/Stoop	_____	_____
Planters	_____	_____

**EXTERIOR FEATURES NOT INCLUDED IN BASIC LIST:**

	<u>Color/Finish</u>	<u>Description/Model No.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Required for final inspection and return of Compliance Deposit**

- \_\_\_\_\_ Request form for return of Compliance Deposit.
- \_\_\_\_\_ Spot survey, showing actual locations, finished floor elevation, and sidewalk installation.
- \_\_\_\_\_ Copy of Certificate of Occupancy.
- \_\_\_\_\_ Compliance with approved plans.

APPROVALS

Date application received: \_\_\_\_\_

Date re-submittal received: \_\_\_\_\_

The Architectural Review Board has reviewed the foregoing application and renders the following decisions:

1. **Application Review Phase** (Approval indicates acceptance of the preliminary plans and design, but does NOT allow the builder to commence construction).

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

APPROVED WITH LIMITING CONDITIONS \_\_\_\_\_  
(Comments attached)

\_\_\_\_\_  
Chairman, Architectural Review Board

Date: \_\_\_\_\_

2. **Pre-Construction Review Phase** (Approval allows builder to apply for necessary permits and commence construction).

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

\_\_\_\_\_  
Chairman, Architectural Review Board

Date: \_\_\_\_\_

3. **Final Inspection** The Architectural Review Board has made its final inspection of this residence. Applicant has submitted all required materials, and has complied with all standards, criteria, policies, and procedures. Approval to release the Compliance Deposit in full to Applicant is hereby granted.

✓  
\_\_\_\_\_  
Chairman, Architectural Review Board

Date: \_\_\_\_\_