

TECHNICAL MANUAL

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TITLE 4 - ARCHITECTURAL

4.A GENERAL PLAN STANDARDS

For preparation of Architectural Elevations, the Applicant shall refer to Title 2, Plans for Format and other drafting standards.

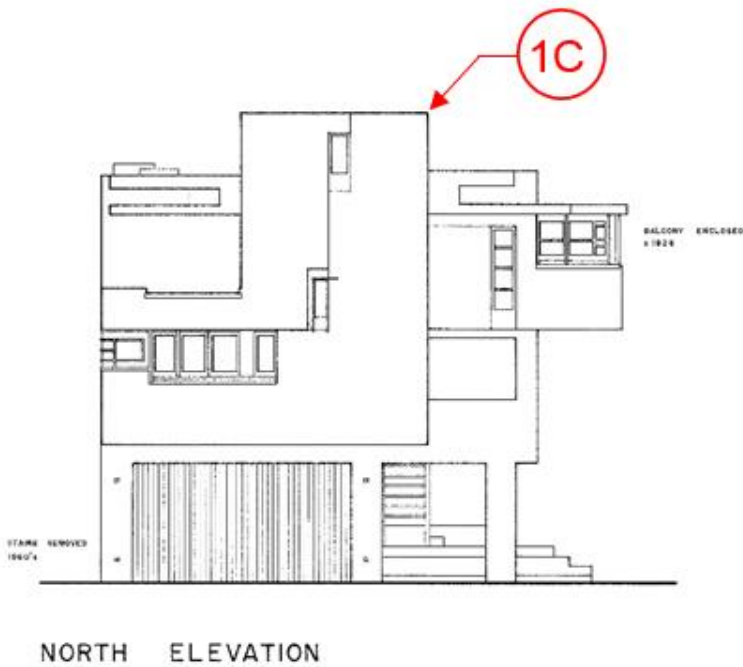
In addition to the above, the following shall also be identified on the Plan or Elevation.

1. Location key showing footprint of building and elevation orientation; and,
2. Projects with multiple buildings shall provide separate pages and elevations for each building.

4.A.1 Non-Residential Design Elements

The following Table(s) shall be used as a template and shown on the Architectural Elevations to demonstrate how the project is in compliance with Article 5.C, Design Standards. On each Table, Column 1 references the Code section, and Column 4 lists the related required design elements. Columns 2 and 3 are Keys to assist the Applicant and Staff in efficiently identifying where on the elevations the requirements have been met.

Example: The Applicant should first identify the Primary Roofline Elements (Numbered 1 in the ID1 Column) and then which element is being used (A, B or C in the ID2 Column) and create a callout to label the elevation.



Next, in the Table under the columns for each façade, specify how the elements are provided.

Example:

ULDC Reference	ID1	ID2	Requirement Selection	Front North	Side	Rear	Side
				Indicate the North, South, East, or West façade orientation			
Primary Roofline pursuant to Table 5.C.1.H – Primary Roof Design Element							

One Required element per façade; or any combination of A, B, and C	1	A	Articulated parapet walls, 30% of roof line with 100' maximum spacing between articulation;	3 plane breaks provided			
		B	Pitched roof with min 12" overhanging eaves;				
		C	Two or more plane breaks/slopes per façade;				
Secondary Roofline pursuant to Table 5.C.1.H – Secondary Roof Design Element							
One element required per façade	2	A	Decorative roof details (i.e. cupolas, dormers, exposed rafter tails, balconies, etc.);	(list element(s) of conformity for elevation)			
		B	Cornices with decorative moldings;				
		C	Pediments, porticos, architectural features at entryways, or decorative towers.				

Table 4.A.1- Non-Residential Elements

ULDC Reference	ID 1	ID2	Requirement Selection	Front	Side	Side	Rear
				Indicate which elevation (North/South/East/West) for each façade of the building			
Primary Roofline pursuant to Table 5.C.1.H – Primary Roof Design Element							
One required element per façade; or any combination of A, B and C	1	A	Articulated parapet walls, 30% of roof line with 100' maximum spacing between articulation				
		B	Pitched roof with min 12" overhanging eaves				
		C	Two or more plane breaks/slopes per façade				
Secondary Roofline pursuant to Table 5.C.1.H – Secondary Roof Design Element							
One required element per façade	2	A	Decorative roof details (i.e. cupolas, dormers, exposed rafter tails, balconies, etc.);				
		B	Cornices with decorative moldings;				
		C	Pediments, porticos, architectural features at entryways, or decorative towers.				
Façade – Recesses/Projections, Walls and Storefronts pursuant to Art. 5.C.1.H.1.c.1.a) - c)							
All elements are required	3	A	Recesses/Projections: facades >50' shall provide recess/projection a minimum of 20% of total length of facade, maximum of 100' between recesses/projections, depth min. 12"	__ % of length; __ " depth	__ % of length; __ " depth	__ % of length; __ " depth	__ % of length; __ " depth
		B	Walls: No blank walls exceeding 10' w x 20'l, patterns to be 10' on center	List blank walls - dimensions	List blank walls - dimensions	List blank walls - dimensions	List blank walls - dimensions
		C	Storefronts: Display windows along 20% of facade length	Storefronts at __% of length	Storefronts at __% of length	Storefronts at __% of length	Storefronts at __% of length

Exterior Treatment and Fenestration Details pursuant to Art. 5.C.1.H.1.c.2).a) - b)							
One Additional Element required	4	A	Exterior Treatment: 80% maximum primary, 20% minimum secondary treatments	Fenestration along ___% of façade	Fenestration along ___% of façade	Fenestration along ___% of façade	Fenestration along ___% of façade
		B	Fenestration details: provided along a minimum of 60% of facade length				
Entries pursuant to Table 5.C.1.H – Primary Entry Feature Design Elements							
One Design element required	5	A	canopies, porte-cochere or pórticos;				
		B	wall recess or projection (min. 12" depth);				
		C	covered arcades (min. 8' clear width);				
		D	peaked roof forms;				
		E	arches, columns or pilasters.				

Entries pursuant to Table 5.C.1.H – Secondary Decorative Treatment							
One Design element is required per façade	6	A	Overhangs, cornices and eaves;				
		B	Decorative moldings or trims around windows and doors;				
		C	Covered public outdoor patio/plaza incorporated with entry area (not part of tenant space);				
		D	Special Pavers, bricks, decorative concrete, or other similar pavement treatment				
		E	Architectural detailing (i.e. tile work, moldings).				

4.A.1.A Colors

The Applicant shall utilize the Visual Impact Analysis to demonstrate compliance with Art. 5.C.1.H.1.e, Colors.

4.A.2 Non-Residential Rural Design Elements

For Non-Residential projects in the Rural and Exurban Tiers, the Rural Design Elements in the following Table(s) shall be incorporated in addition to the elements in Table 4.A.1.

Table 4.A.2- Non-Residential Rural Design Elements

ULDC Reference	ID 1	ID2	Requirement Selection	Front	Side	Side	Rear
				Indicate which elevation (North/South/East/West) for each façade of the building			
Roof pursuant to Table 5.C.1.H – Rural Roof Design Element							
Roofline along each applicable elevation shall incorporate a minimum of one design feature (2)	1	A	Articulated parapet for each 200 linear feet with an attached hip roof (e.g. hip-on-deck), two or more plane breaks or slopes, and, minimum 12 inch overhanging eave;				
		B	Full pitched roof (e.g. hip, gable, mansard, gambrel, etc.) with two or more plane breaks or slopes;				
		C	Combination of items 1 and 2 above				
Roof pursuant to Table 5.C.1.H – Rural Decorative Roof Treatment							
Roofline along each applicable elevation shall incorporate a minimum of one design feature	2	A	Decorative roof details such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams				
		B	Cornices with decorative moldings;				
		C	Pediments, porticos, architectural features at entryways, or decorative towers.				
Roof Materials pursuant to Art. 5.C.1.H.1.g.1.a)							
Roof materials	3		Shall be limited to standing	Indicate type of Roof materials from the List.			

			seam metal, corrugated, or 5V crimp made of copper, terne-coated stainless steel, galvalume or galvanized steel, slate, dimensional or architectural wood shingles, or metal shingles.				
Exterior Building Finishes pursuant to Art. 5.C.1.H.1.g.2)							
Exterior building and sign finishes shall be limited to	4	A	Columns or Pilaster				
		B	Brick or brick veneer				
		C	Stone				
		D	textured stucco				
		E	split face, pre-formed, or textured masonry block.				
Facades pursuant to Art. 5.C.1.H.1.g.3).a) – Single Story Buildings							
A minimum of three of the architectural details or other similar treatment shall be integrated into all applicable single story building facades. In addition selecting three details from A-H, apply I to all multi-story Buildings.	5	A	Columns or Pilaster				
		B	Decorative cornices				
		C	Horizontal banding				
		D	Arches				
		E	Decorative vents or louvers				
		F	Moldings and trims				
		G	Decorative shutters				
		H	Bay windows				
		I	Breaks such as canopy, balcony, overhang, or other horizontal projections.				
Porches and Entryways pursuant to Art. 5.C.1.H.1.g.4)							
	6	A	Porches along the entire front facades and 50% of the rear facades if contiguous to a public street or residential zoning district				
		B	Minimum unobstructed width of eight feet				
		C	Porches shall incorporate decorative railings with posts at a maximum of 12 feet on center along the entire length, excluding pedestrian access points.				
Windows and Doors pursuant to Art. 5.C.1.H.1.g.5)							
	6	A	All windows and doors shall have architectural details such as panels, transoms, crossbucks, shutters, decorative trims, or moldings. All glass areas shall appear to be multi-paned.				

4.A.3 Multifamily Residential Design Elements

For Multifamily projects the design elements shall comply with Tables 4.A.1 and 4.A.2 (if applicable) and the following:

Table 4.A.3- Multifamily Residential Design Elements

ULDC Reference	ID 1	ID2	Requirement Selection	Front	Side	Side	Rear
				Indicate which elevation (North/South/East/West) for each façade of the building			
Multifamily Residential Design Elements pursuant to Art. 5.C.1.H.2							
Master elevation to conform to Visual Impact Analysis			Balconies and Patios: Individual balconies and/or patios shall be provided for a minimum of 20 percent of the total number of units within each building.	20% of ___ units = ___ ; Total # of Units with balconies/patios= ___			

