

TECHNICAL MANUAL

	Page
TITLE 4 – ARCHITECTURAL	2
4.A GENERAL PLAN STANDARDS	2
4.A.1 Non-Residential Design Elements.....	2
4.A.2 Non-Residential Rural Design Elements	5
4.A.3 Multifamily Residential Design Elements.....	6

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.

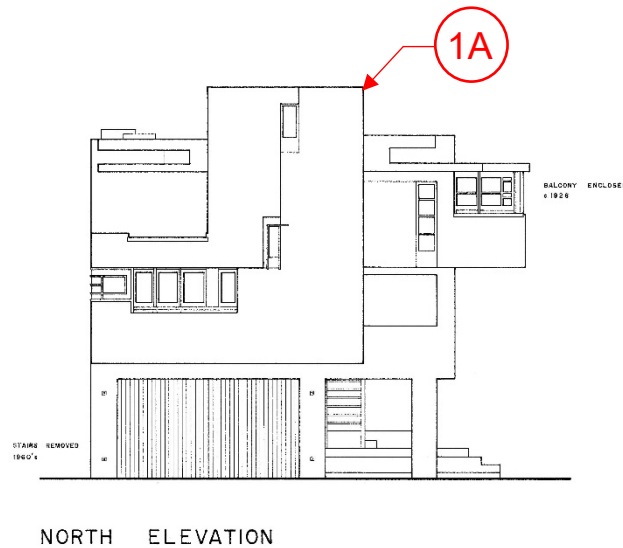
In addition to the above, the following shall also be identified on the plan or elevation.

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 (Art.) 5.C, Design Standards of the Palm Beach County Unified Land Development Code (ULDC). 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	Side Street	Rear
				Indicate the North, South, East, or West façade orientation			
Primary Roofline Pursuant to ULDC 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 roofline with 100' max. 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 ULDC 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	ID1	ID2	Requirement Selection	Front	Side	Side Street	Rear
				Indicate which elevation (North/South/East/West) for each façade of the building			
Primary Roofline Pursuant to ULDC 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 roofline with 100' max. spacing between articulation;				
		B	Pitched roof with min 12" overhanging eaves;				
		C	Two or more plane breaks/slopes per façade.				
Secondary Roofline Pursuant to ULDC 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 ULDC Art. 5.C.1.H.1.c.1)a-c)							
All elements are required	3	A	Recesses/projections: Façades > 50' shall provide recess/projection a min. of 20% of total length of façade, max. 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'h 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 façade length.	Storefronts at ___ % of length	Storefronts at ___ % of length	Storefronts at ___ % of length	Storefronts at ___ % of length
Exterior Treatment and Fenestration Details Pursuant to ULDC Art. 5.C.1.H.1.c.2)a) and b)							
One additional element required	4	A	Exterior Treatment: 80% max. primary, 20% min. secondary treatments	Fenestration along ___ % of façade	Fenestration along ___ % of façade	Fenestration along ___ % of façade	Fenestration along ___ % of façade
		B	Fenestration details: Provided along a min. of 60% of façade length				
Entries Pursuant to ULDC Table 5.C.1.H, Primary Entry Feature Design Element							
One design element required	5	A	Canopies, porte-cochère, or porticos;				

		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 ULDC 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 ULDC Art. 5.C.1.H.1.e, Color.

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, Non-Residential Elements.

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

ULDC Reference	ID1	ID2	Requirement Selection	Front	Side	Side Street	Rear
				Indicate which elevation (North/South/East/West) for each façade of the building			
Roof Pursuant to ULDC Table 5.C.1.H, Rural Roof Design Element							
Roofline along each applicable elevation shall incorporate a min. of one design feature (2)	1	A	Articulated parapet for each 200 lf with an attached hip roof (e.g., hip-on-deck), two or more plane breaks or slopes, and min. 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 ULDC Table 5.C.1.H, Rural Decorative Roof Treatment							
Roofline along each applicable elevation shall incorporate a min. 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 ULDC Art. 5.C.1.H.1.g.1)a)							
Roof materials	3		Shall be limited to standing 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.	Indicate type of roof materials from the list			
Exterior Building Finishes Pursuant to ULDC Art. 5.C.1.H.1.g.2)							
Exterior building and sign finishes shall be limited to	4	A	Vinyl, lap cedar, or hard textured concrete siding with rough or smooth horizontal planks, six-inch lap siding, shingles, or vertical board and batten;				
		B	Brick or brick veneer;				
		C	Stone;				
		D	Textured stucco;				
		E	Split face, pre-formed, or textured masonry block.				
Façades Pursuant to Art. 5.C.1.H.1.g.3)a), Single-Story Buildings							
A min. of three of the architectural details or other similar treatment	5	A	Columns or pilasters;				
		B	Decorative cornices;				
		C	Horizontal banding;				
		D	Arches;				

shall be integrated into all applicable single-story building façades. In addition selecting three details from A-H, apply I to all multi-story buildings.		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 ULDC Art. 5.C.1.H.1.g.4)							
	6	A	Porches along the entire front façades and 50% of the rear façades if contiguous to a public street or residential zoning district;				
		B	Min. unobstructed width of 8';				
		C	Porches shall incorporate decorative railings with posts at a maximum of 12' on center along the entire length, excluding pedestrian access points.				
Windows and Doors Pursuant to ULDC 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 Table 4.A.1, Non-Residential Elements and Table 4.A.2, Non-Residential Rural Design Elements (if applicable), and the following:

Table 4.A.3 – Multifamily Residential Design Elements

ULDC Reference	ID1	ID2	Requirement Selection	Front	Side	Side Street	Rear
				Indicate which elevation (North/South/East/West) for each façade of the building			
Multifamily Residential Design Elements Pursuant to ULDC 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 min. of 20% of the total number of units within each building.	20% of ___ units = ___; total # of units with balconies/patios = ___	Master elevation to conform to Visual Impact Analysis		