

PROJECT NAME: _____

(b) Mandatory provisions

(1) Four-sided Architecture.

Is four sided architecture provided? Yes No
If no, are the non-architectural sides visible? Yes No Not Applicable

Notes/Comments: _____

(2) Building articulation.

Are building facades over 100 ft in length offset at least 6 ft for 25% of the facade?
 Yes No Not Applicable

Notes/Comments: _____

(3) Multi-tenant buildings in commercial centers.

Does the building employ a similar theme, colors, and palette of materials as other multi-tenant buildings in the same commercial center?

Yes No Not Applicable

Notes/Comments: _____

(4) Masonry requirements.

Who prepared these calculations? Staff Developer's Consultant
Percent masonry, exclusive of doors and windows (Min 85%) _____%
Percent integral color concrete masonry units on street facing facade (Max 15%) _____%

ARC support of special design considerations recommendation for less than 85% masonry
 Yes No Not Applicable

Notes/Comments: _____

(5) Secondary materials.

Who prepared these calculations? Staff Developer's Consultant
Percent secondary materials of EIFS, stucco, wood, metal, or other approved material (Max 15%) _____%

ARC support of special design considerations recommendation for greater than 15% secondary materials?
 Yes No Not Applicable

Notes/Comments: _____

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(6) Earth-toned colors.

Who prepared these calculations? _____ Staff _____ Developer's Consultant
Percent of facade that is neutral, cream, or deep, rich, non-reflective natural or earth-toned colors
(Min 80%) _____%

Is more than one color used on visible roof surfaces (Max 1)
_____ Yes _____ No _____ Not Applicable

Notes/Comments: _____

(7) EIFS

Is exterior insulated finishing system (EIFS) used below ten (10) feet above finished grade? _____ Yes _____ No.

Notes/Comments: _____

(8) Glass.

Who prepared these calculations? _____ Staff _____ Developer's Consultant
Percent of window area of street-facing facades (Max 50%) _____%
Maximum window reflectivity (Max 20%) _____%
Is pink or gold glass used _____ Yes _____ No

Notes/Comments: _____

(9) Mechanical unit screening.

Is mechanical equipment screened from public view? _____ Yes _____ No
If yes, does screening match building color and material? _____ Yes _____ No _____ Not Applicable

Notes/Comments: _____

(10) Exposed conduit, utility boxes, and drain spouts.

Are exposed conduit,, utility boxes, and drain spouts painted to match the color of the building or an accent color?
_____ Yes _____ No _____ Not Applicable

Notes/Comments: _____

(11) Trash and recycling collection areas.

Is the trash and recycling collection area located to minimize visibility?
_____ Yes _____ No _____ Not Applicable

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Are trash receptacles, recycling receptacles, and trash compactors shall be screened with an 8-foot masonry wall of a consistent color and material as the primary building?

____ Yes ____ No ____ Not Applicable

Is the enclosure oriented so that the service opening does not face any public right-of-way or residentially zoned?

____ Yes ____ No ____ Not Applicable

Does the enclosure opening incorporate a metal gate to visually screen the dumpster or compactor?

____ Yes ____ No ____ Not Applicable

Are concrete-filled steel bollards provided at the rear of the enclosure and in front of the enclosure to protect the gate hinges?

____ Yes ____ No ____ Not Applicable

Are enclosures located in public areas screened with landscaping?

____ Yes ____ No ____ Not Applicable

Do metal gates swing into the drive aisle or fire lane (not allowed)?

____ Yes ____ No ____ Not Applicable

Notes/Comments: _____

(12) Gas pumps.

Are pump canopy structures either pitched roof or mansard roof to give the appearance of a pitched roof?

____ Yes ____ No ____ Not Applicable

Are canopy columns fully encased with masonry that is complimentary to that used on the main building?

____ Yes ____ No ____ Not Applicable

Is the canopy band face a color consistent with the main structure or accent color?

____ Yes ____ No ____ Not Applicable

Is the canopy face backlit (not allowed)?

____ Yes ____ No ____ Not Applicable

Does canopy signage conform with the town sign ordinance and regulations?

____ Yes ____ No ____ Not Applicable

Notes/Comments: _____

(13) Loading areas.

Are all loading and service areas screened from view from adjacent public streets and adjacent residential areas?

____ Yes ____ No ____ Not Applicable

If yes, are screening walls compatible to the project design and landscaping used?

____ Yes ____ No ____ Not Applicable

Point Range	Elements	Description	
Group I			
1-4	Porches	Covered areas with columns and sloped roof attached to the main façade of the structure. Must extend at least 6 feet beyond the main façade and across at least 15% of the façade.	
1-2	Trellises	Trellis used to enhance an entry feature or as a shaded walkway.	
1-4	Covered walkways	An exterior walkway at least 6' in depth protected by the roof of the main structure, and across at least 15% of the façade.	
1-3	Canopies/Awnings	Coverings of canvas, metal, standing seam, or other material hung from the building façade to protect windows or door openings.	
2	Roof Overhangs	Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary façade.	
Group II (NOTE: Mandatory requirements are for 85% masonry)			
2-6	Stone/Natural Materials	Use of stone or natural materials for at least 40% of façade (exclusive of doors and windows). A weathered wood façade may be used with a specific approval of the ACC.	
1-3	Cast Stone	Use of cast stone for at least 40% of façade (exclusive of doors and windows). A weathered wood façade may be used with a specific approval of the ACC.	
1-3	Architectural Details in the Façade	Ornamental brick work, stone window/door lintels, decorative window details, cast stone details, etc.	
Group III			
1-3	Pitched Roof	Pitched roof covering 100% of the total roof area with a pitch of at least 3:12 and no visible flat roofline.	
1-2	Gabled Elements	If a flat roof is used, gabled parapet walls are used to break up long façades.	
1-4	Varied Roof Heights	Within a pitched roof, varied roof heights or dormers to break up the line of the roof.	

2	Standing Seam Metal Roof	Use of standing seam metal roof materials for a pitched roof.	
Group IV			
1-2	Decorative Paving at Sidewalks	Pavers or decorative concrete for minimum of 10% of total walkways.	
1-4	Site Amenities	Outdoor seating, patio areas, fountains, large planters, decorative light fixtures, or public sculpture/artwork.	