



ARCHITECTURAL DESIGN REVIEW

**Evaluation Form
Ranch Architectural District**

Project Name: _____
 Building Name: _____ Location/Address: _____
 Owner: _____ Contact Person: _____ Tel# _____
 Project Description: _____

Classify Construction Type / Zoning District / Points Required

	<input type="checkbox"/> New Construction	<input type="checkbox"/> Major Addition	<input type="checkbox"/> Minor Addition	<input type="checkbox"/> Major Elevation Change	<input type="checkbox"/> Minor Elevation Change
<input type="checkbox"/> Commercial Zones	225	225 ¹	225 ²	225 ¹	0 ³
<input type="checkbox"/> Residential Zones	190	190 ¹	---- ³	---- ³	0 ³
<input type="checkbox"/> Industrial	160	160 ¹	160 ²	160 ¹	0 ³

¹ Points shall be calculated on the entire property, both existing and publicly visible improvements.
² Points shall be calculated on proposed publicly visible construction only.
³ No specific number of total points is given however; proposed work shall not result in a lesser point total than existed.

Reviewer: _____ Results: _____ Date: _____

DESIGN STANDARDS		
WALLS	POINTS POSSIBLE	POINTS RECEIVED
Predominant Exterior Surface Material		
A. Brick or Stucco, vertical board and batten or stone	30 pts	
B. Integrally colored unit masonry (ICUM) or standing seam metal	25 pts	
C. Concrete, glass curtain wall, other wood siding, wood simulated materials glass block or non-ICUM	20 pts	
D. Mirrored glass curtain wall	-10 pts	
Color of Predominant Exterior Surface Material – Submittal of a color rendering is required.		
A. Buff Brown, Tan	30 pts	
B. Earthtones, creams and pastels of earthtone hues including but not necessarily limited to rose, peach & terra cotta colors	20 pts	
C. Pastel colors of non-earthtone hues, yellows, greens and grayish greens	15 pts	
D. High-intensity colors, metallic colors, red or black	-10pts	

DESIGN STANDARDS

BUILDING FORM CONT.	POINTS POSSIBLE	POINTS RECEIVED
<p>Architectural Features (Design points are allotted for the use of each feature)</p> <ul style="list-style-type: none"> A. Use of arches for doorways, windows or portals with a spring point of at least 6 ft. above the ground. B. Decorative tile trim or tile accents around roof perimeter, windows, doorways, entries or signs. C. Decorative wrought iron, wrought iron used as gates, fencing, windows, signage, railings or columns. D. Architectural decorative accents. Use of architectural decorative accents in complimentary materials including portal windows, stained glass, carved stone, plaster or stucco. E. Decorative use of brick, stucco or stone accents around walls, columns, roof lines, doors or windows. 	<p align="center">5pts</p> <p align="center">5pts</p> <p align="center">5pts</p> <p align="center">5pts</p> <p align="center">5pts</p>	
DOOR AND WINDOWS		
<p>Treatment</p> <ul style="list-style-type: none"> A. More than 50% of door, windows and glazed surfaces, which are not located under portals or canopies having a horizontal depth of at least 6 ft. having one of the following: frames recessed a minimum of 4 inches; are cased with trim; have divided lites; have exposed or other wise articulated lintels. B. More than 50% of door, windows and glazed surfaces do <u>not</u> meet the requirements set forth in subsection above. 	<p align="center">20pts</p> <p align="center">0pts</p>	
<p>Glazing</p> <ul style="list-style-type: none"> A. All glazing is clear or tinted neutral gray B. Any use of colored glazing C. Any use of mirrored glazing 	<p align="center">10pts</p> <p align="center">0pts</p> <p align="center">-10pts</p>	
<p>Door Material</p> <ul style="list-style-type: none"> A. Solid wood doors, decorative bronze doors, wood framed doors including french doors B. Paneled metal doors C. Glass doors 	<p align="center">10pts</p> <p align="center">5pts</p> <p align="center">0pts</p>	
LIGHTING		
<p>Shielding (excluding recessed fixtures)</p> <ul style="list-style-type: none"> A. Building mounted artificial lighting sources (i.e. bulbs, lamps and elements) are shielded from public view, except for low intensity decorative lighting not exceeding 45 watts per lamp or bulb. B. Building mounted artificial lighting sources exceeding 45 watts per lamp or bulb are <u>not</u> shielded from public view. 	<p align="center">10pts</p> <p align="center">0pts</p>	
<p>Exterior Lighting Fixtures (excluding recessed fixtures)</p> <ul style="list-style-type: none"> A. Use of antique, pierced, ceramic, pierced metal or other decorative fixture or (submit sample or specs for approval). B. Use of fixtures not meeting above criteria. 	<p align="center">10pts</p> <p align="center">-10pts</p>	

