



ARCHITECTURAL DESIGN REVIEW

**Evaluation Form
University 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 (San Jose Type) B. Limestone, Integrally colored unit masonry (ICUM), other types of brick or stucco C. Concrete, Glass curtain wall, Wood siding, Wood simulated materials or non-ICUM D. Mirrored glass curtainwall non-ICUM or metal	30 pts 25 pts 20 pts -10 pts	
Color of Predominant Exterior Surface Material – Submittal of a color rendering is required. A. Buff Brown, Tan B. Earthtones, creams and pastels of earthtone hues including but not necessarily limited to rose, peach & terra cotta colors C. Pastel colors of non-earthtone hues, yellows, greens and grayish greens, white and off whites High-intensity colors, metallic colors, red or black	30 pts 20 pts 15 pts -10pts	

DESIGN STANDARDS

WALLS CONT.	POINTS POSSIBLE	POINTS RECEIVED
<p>Exterior Surface Material</p> <p>A. Wall surfaces appear monolithic with at least 75% of the total wall area, one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window/door awnings, applied trim and accent materials, colors and decorative bands (with the exception of stucco, masonry or concrete control joints) are used in such a way that they do not give a panelized or prefabricated appearance or produce checkerboard patterns. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least 6 ft shall be exempt from area calculations.</p> <p>B. Wall surfaces do not meet the criteria set forth in subsection (a) above.</p>	<p>10pts -10pts</p>	
ROOFS		
<p>Roof Form</p> <p>A. Flat roofs entirely hidden from public view parapets.</p> <p>B. Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, vaulted roofs or any combination of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls. The permitted roof slopes to be equal to or to be greater than 5 ft. rise to 12 ft. but less than or equal to 12 ft. rise to 12 ft.</p> <p>C. Uniformly sloping roofs or any combinations of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls and having a slope with less than 4ft. of vertical rise for every 12 ft. of horizontal run.</p> <p>D. Any type of sloping roof having a height, from spring line to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs.</p>	<p>20pts</p> <p>15pts</p> <p>10pts</p> <p>-10pts</p>	
<p>Predominant Roof Material</p> <p>A. All surface concealed from public view</p> <p>B. Flat tiles of concrete, clay or slate; copper metal or glass</p> <p>C. Barrel tiles of concrete or standing seam metal</p> <p>Plastic, fiberglass, composition shingles; or other mental roof</p>	<p>20pts</p> <p>15pts</p> <p>10pts</p> <p>-10pts</p>	
<p>Predominant Roof Color</p> <p>A. All surfaces concealed from public view</p> <p>B. Low-intensity color, flat green</p> <p>C. White</p> <p>D. Bright, high-intensity colors (red, yellow, blue & silver)</p>	<p>15pts</p> <p>10pts</p> <p>0pts</p> <p>-15pts</p>	
BUILDING FORM		
<p>Massing</p> <p>A. One-story buildings with over 10,000 sf. of gross floor area and multi-story building with over 20,000 sf. of gross floor area which are designed with wall plane projection or setbacks on each publicly visible façade having a depth of at least 6 feet and extending at least 15 feet.</p> <p>B. One-story buildings with less than or equal to 10,000 sf. of gross floor area and multi-story building with less than or equal to 20,000 sf. of gross floor area which are designed with either offsetting wall planes or upper story step backs of at least four horizontal feet or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet on at least one publicly visible facade.</p> <p>C. Building not utilizing the massing techniques described in sub-sections above</p>	<p>20pts</p> <p>20pts</p>	

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>	
MISCELLANEOUS		
<p>Screening</p> <ul style="list-style-type: none"> A. All mechanical, communications and services equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage or by other means. B. All building mounted equipment set forth in subsection above is either screened and/or painted to match visually adjacent surfaces. C. All building mounted equipment set forth in first paragraph above is not screened and/or painted to match visually adjacent surfaces 	<p align="center">10pts</p> <p align="center">5pts</p> <p align="center">-10pts</p>	

DESIGN STANDARDS

MISCELLANEOUS CONT.	POINTS POSSIBLE	POINTS RECEIVED
Public Areas A. Projects contains courtyards, fountains, public art or landscaping visible to public. B. Project does not courtyards, fountains, public art or landscaping visible to public.	20pts -20pts	
Signage A. Signage meets recommended guidelines B. Signage does not meet recommended guidelines	20pts -20pts	
Fencing Materials A. Stucco, brick, limestone, wrought iron or ICUM. B. Wood or Concrete C. Non-ICUM, metal, chain link, painted concrete or block	10pts 5pts 0pts	
Fence Color A. Earthtones; or black or dark green wrought iron B. Pastel, white or low-intensity colors C. High intensity or bright colors	10pts 5pts 0pts	
Native Landscape A. 50% of plant material except grass is from approved Native Plant List. B. Less than 50% of plant materials is from approved Native Plant List.	10pts 0pts	
Exterior Walk Surface Material A. Brick, pavers, tile or stone B. Stamped concrete or aggregate C. Concrete D. Asphalt	10pts 5pts 0pts -10pts	
TOTAL POINTS	300 PTS Maximum	

Comments: