

LARGE SCALE REVIEW CHECKLIST

PROJECT NAME: _____
 PRIMARY PARCEL ID: _____
 DR FILE NO.: _____
 GM FILE NO.: _____
 DESIGN FIRM: _____
 CONTACT NAME: _____
 CONTACT PHONE: _____
 CONTACT FAX: _____
 CONTACT EMAIL: _____

DATE RECEIVED: _____
 REVIEWED BY: _____
 DATE REVIEW COMPLETED: _____
 TOTAL SQUARE FEET: _____

| EXEMPTIONS: | YES | NO | If "Yes," Exempt: |
|----------------|-----|----|--------------------|
| Building (#1): | | | 5.D, 5.F, 5.G, 5.H |
| Building (#2): | | | ALL |
| Project (#3): | | | 5.D, 5.F, 5.G, 5.H |
| Project (#4): | | | ALL |

Enter "N/A" based on Exemptions to the Right.

Sec. # **YES** = **CONTINUE**

NO = **ACTION**

5.A FACADES (GM)

5.A **Does any side of the building(s) or roof(s) exceed 100 feet?**
 Are wall plane projections, recesses, and/or offsets of not less than 5 feet in offset and 20 feet in length used to interrupt the façade(s)? (DOES NOT apply to the façade with the service
 Are one or more of the following used to adorn the facades?
 Which ones?
 Projecting Ribs
 Pilasters
 Engaged Columns or Columns
 Canopies/Porticos
 Arcades
 Colonnades

| NOTES |
|--------------------------|
| Go to 5.A.1 and skip 5.E |
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5.A.1 **Are there Multiple Stores with exterior entrances within a Single Building?**
 Are windows provided for at least 60% of the horizontal length of each Store?
 Are Windows, at a minimum, between 3' and 8' above the walkable surface?
 Is an Alternative Design Solution proposed?

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| Go to 5.A.2 |
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| Go to 5.A.2 |

If "Yes," must go to DRC.

Intent: Good architectural design, details, and clearly defined entryways, rather than unbroken, blank walls.

Describe proposed solution:

5.A.2 Detail Features

Are patterns at intervals of no more than 30 feet horizontally OR vertically?

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- Which features are included:
- Windows
 - Doors/Windows with Awnings
 - Ornamental/Structural Details.
 - Arches, Arched/Curvilinear forms
 - Color Changes
 - Banding
 - Texture Changes
 - Material Module Changes
 - Reveals (No less than 12")
 - Ribs (No less than 12")

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August 26, 2004
Sec. # **YES** = **CONTINUE**

NO = **ACTION**

5.B MATERIALS (GM)

Are the following materials predominately used for the exterior of the building(s)?

Which Materials are used?

- Architectural/Split Face Block
- Brick
- Glass
- Pressure Treated Wood (Sealed, Stained, or Painted)
- Artificial Stucco/Stucco
- Real or Artificial Stone
- Concrete with an Architectural Finish

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5.C ENTRYWAYS (GM)

Are Customer Entrances Clearly Defined?
Are at least two of the following used?

Which Ones?

- Canopies/Porticos
- Overhangs
- Recesses/Projections
- Arcades
- Raised, above-the-door Parapets with Cornices
- Peaked roof forms
- Arches
- Outdoor Patios
- Display Windows
- Other Integrated Architectural Features (e.g., tile, moldings, wing walls)

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5.D SERVICE AREA (DRD)

NOTE: This section does not apply if there is an adjacent property zoned for an equal or greater intensity than the property being reviewed and which includes an existing, adjoining service area. If no adjacent service area currently exists, this section is applicable.

Is an 8-foot masonry wall provided along the entire length of the Service Area?

Is the required landscaping provided on the exterior of the wall?

- A landscaped area a minimum of six feet wide
- Evergreen plants a minimum six feet in height, and
- Spaced a maximum of six feet on-center.

5.E ROOFS (GM) (Applies to all roof lengths longer than 100 feet - See 5.A)

Does a parapet (3 feet minimum in height) conceal roof-top HVAC equipment?

Does this parapet incorporate a three-dimensional Cornice? **OR**

Are there two or more sloping roof planes that extend a minimum of 3 feet above the eave?

Is an Alternative Design Solution proposed?

If "Yes" must go to DRC

Intent: To conceal flat roof lines and unsightly mechanical structures from view.

Describe proposed solution, which includes two-foot height changes a maximum of every 100 feet:

Sec. # YES = CONTINUE

NO = ACTION

5.F PEDESTRIAN CIRCULATION (DRD)

5.F.1 Sidewalks

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| | Are these areas clearly defined by landscaped or geographical features and/or design components of the proposed building(s)? | | |
| | Are separations between these areas at least 8' in width? | | |
| | Do the separators consider pedestrian movement, conflict points with vehicles, site distance and angles, security site lighting, and safety within the parking lot area? | | |
| | Are traffic calming devices used along fire lanes abutting building facades? | | |
| | Is the parking lot designed to reduce vehicle movement along fire lanes? | | |
| | For buildings greater than 75,000 square feet, is at least 10% of the required parking spaces along the sides of the building(s)? | | |
| | For out parcels, is not more than 20% of the parking located between the building and the adjacent right-of-way? | | |
| | Is an Alternative Design Solution proposed? | | |

Go to 5.G.2

If "Yes" must go to DRC

Intent: To provide parking lot design which breaks up vast expanses of pavement by creating clearly defined groupings of parking spaces while providing for vehicular needs and safe, efficient, comfortable pedestrian flow. Vast unbroken parking lots are prohibited.

Describe proposed solution:

5.G.2

Parking Spaces

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| | Is "Pervious Parking" used for a minimum of 10% of the total parking area? | | |
| | Is the pervious parking proposed to be constructed of permeable pavement, or turf pavement like "turf block," "turf stone" and SF-Rima or grass or some other material approved by the DRC? | | |
| | Is there a provision that grass, if used for "pervious parking," be constructed with a structural support (i.e., "go-grid" or "go-block")? | | |
| | Is "Pervious Parking" located throughout the parking area(s) and in conjunction with best management practices for an integrated storm water management system? | | |
| | Is there a provision that stipulates that "pervious parking" shall be maintained? | | |

NOTE: "Pervious Parking" does not count as part of the requirements of the Landscaping & Irrigation Ordinance. Any area required by the Landscaping & Irrigation Ordinance does not count to meet the requirements of this section.

5.H

ADDITIONAL LANDSCAPING (DRD) (These requirements supplement, but do not replace, the requirements of the current Landscaping & Irrigation Ordinance.)

5.H.1

Building Perimeter (These landscaping requirements may be credited towards meeting the requirements of the Landscaping & Irrigation Ordinance. However, in order to meet the requirements below, the building perimeter requirements of the Landscaping & Irrigation Ordinance may have to be exceeded.)

Sec. # **YES** = CONTINUE

NO = ACTION

5.H.1.a

Façades with Customer Service Entrances.

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| | Is building perimeter landscaping required under the Landscaping & Irrigation Ordinance placed such that a minimum of 50% of the façade length has perimeter landscaping? | | |
| | Is the building perimeter landscaping in landscaped areas, raised planters, or planter boxes that are each a minimum of 5' wide? | | |
| | Are the landscaped areas, raised planters, or planter boxes a maximum of 10' from the building? | | |

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Does the landscaping consist of plant clusters of varied species and heights with at least one tree or three palms trees in each cluster?
Are all trees (including palms) at least 10' in height at the time of planting?
Is an Alternative Design Standard proposed?

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Go to 5.H.1.b

If "Yes" must go to DRC

Intent: To require facades with customer entrances to have significant landscaping/streetscaping so as to provide visual interest, prevent monotony, break up wall and pavement expanses, and to clearly define entryways.

Describe proposed solution:

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5.H.1.b

Other Facades, Except Facades with Service Area.

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Is there a minimum of a ten foot buffer with foundation landscaping along the entire lengths of the other facades?
Does the buffer have landscaping in planters or beds which extend a minimum of 18 inches from the building along the entire length of the other facades?
Are there plant clusters of varied species and heights and a minimum of one evergreen shade tree or three palms a maximum of every 30 feet?
Are all trees (including palms) a minimum of 10' in height at the time of planting?

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5.I

COMPATIBLE SIGNAGE (GM)

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Are Street-Level sign construction materials and finishes compatible with the associated building or development project? (See Section 5.B for acceptable materials.)

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5.J

OUTDOOR DISPLAY AND SALES (DRD)

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Are outdoor display areas which face a public right-of-way, parking area, or a residential zoning district screened by a wall a minimum of 4' in height that is incorporated into the overall design of the building(s) (see Section 5.B for acceptable materials), **OR**
Is there an evergreen buffer which is a minimum of 4' in height and opaque at the time of planting?

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5.K

LIGHTING (DRD)

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Is each outdoor lighting fixture, other than fixtures on the building facades, that will emit more than 2,050 lumens shielded as follows:
Full cut-off if located within 50 feet of the property boundary?
Full- or semi-cutoff if located greater than 50' of the property boundary?
Is an Alternative Design Standard proposed?

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Done

If "Yes" must go to DRC

Describe proposed solution:

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