

27134

081078

EXHIBIT 782C  
SITE LAYOUT AND DESIGN STANDARD CHECKLIST

This checklist must be submitted to the building official before an application is made for a building permit. The site layout and design standard checklist may include only a portion of the Property or block provided it applies to one or more platted lots.

CHECK EACH BOX THAT APPLIES AND PROVIDE THE SHEET REFERENCE. IF THE ITEM DOES NOT APPLY WRITE N/A IN THE SHEET REFERENCE COLUMN.

	SHEET(S) REFERENCE	ITEM TO BE COMPLETED
<input type="checkbox"/>		Main facade and entrance must be oriented to face a public street, internal drive, motor courts, and/or landscape area and accessible from a sidewalk.
<input type="checkbox"/>		Building entrances must be clearly visible from the public street, internal drive, motor courts, and/or landscape area.
<input type="checkbox"/>		For corner lots, main customer entrances may be oriented toward the corner and accessible from a sidewalk.
<input type="checkbox"/>		For retail and personal service uses, the main customer entrances must be clearly visible through the use of <i>three or more</i> of the following architectural details along the building façade located in the build-to zone: <ul style="list-style-type: none"> <li><input type="checkbox"/> Arcade.</li> <li><input type="checkbox"/> Arch.</li> <li><input type="checkbox"/> Awning.</li> <li><input type="checkbox"/> Canopy.</li> <li><input type="checkbox"/> Decorative elements such as tile work, molding, raised banding, or projected banding.</li> <li><input type="checkbox"/> Display windows.</li> <li><input type="checkbox"/> Integral planters or wing walls that incorporate landscaped areas or places for sitting.</li> <li><input type="checkbox"/> Patio.</li> <li><input type="checkbox"/> Porch.</li> <li><input type="checkbox"/> Lighted storefront.</li> <li><input type="checkbox"/> Blade signage.</li> <li><input type="checkbox"/> Bicycle parking.</li> <li><input type="checkbox"/> Public art.</li> </ul>
<input type="checkbox"/>		Residential dwelling units with direct access to the sidewalk must have raised or lowered entrances a minimum of two feet from grade.
<input type="checkbox"/>		Blocks 1, 2, 3, 4 and 5 must have at least one ground level entrance facing on public street, internal drive, landscape area, or motor court.

	SHEET(S) REFERENCE	ITEM TO BE COMPLETED
□		<p>Facades facing Drives A, B, or C, exceeding 30 feet in length, must have <i>two or more</i> of the following elements. Facades facing Drives A, B, or C, exceeding 100 feet in length, must have <i>four or more</i> of the following elements.</p> <ul style="list-style-type: none"> <li>□ Change in plane, such as an offset, reveal, recess, building undulation or projection.</li> <li>□ Offsets in façade with a width of no less than 24 inches and a depth of at least eight inches and which may include columns, planters, arches, and niches.</li> <li>□ Architectural details such as raised bands, balconies, projected or bay windows, and cornices.</li> <li>□ Architecturally prominent public entrance.</li> <li>□ Attached tower or turret.</li> <li>□ Awnings.</li> <li>□ Change in color.</li> <li>□ Change in material.</li> <li>□ Change in texture.</li> <li>□ Change in height of at least 10 feet with the minimum structure height being met.</li> <li>□ Outdoor dining.</li> </ul>
□		Minimum 10-foot floor-to-floor dimension for 75 percent of the ground floor area of residential structures, excluding parking garages which require a minimum of 8 feet floor-to-floor.
□		Minimum 14-foot floor-to-floor dimension for 75 percent of the ground floor area of nonresidential structures, excluding parking garages which require a minimum of 8 feet floor-to-floor.
□		Facades facing Drives A or B must use elements to enhance the pedestrian environment, including doors, display windows, glazed storefronts, outdoor dining, signage, arcades, decorative elements, tile work, molding, raised and projected banding, integral planters, patios, porches, and other design elements.
		Facades facing Drives A or B must have a minimum of 40 percent glass on the street-level frontage.
□		Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Chapter 51A.
□		Windows on street-fronting, street-level structures must be clear and unpainted or made of similarly treated glass that allows for visibility within street-level uses; spandrel glass or back-painted glass is prohibited unless as a secondary cladding or architectural design element.
□		Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete, patterned or stamped concrete, or brick pavers.