

ARCHITECTURAL STANDARDS

DESIGN REVIEW CHECKLIST | RESIDENTIAL

PROJECT INFORMATION

Project Name:

File #

Applicant/Agent:

Date:

OFFICIAL USE

RESIDENTIAL STANDARDS | MULTI-FAMILY

COHESIVE DESIGN, RESIDENTIAL STANDARDS (CDRS)

If a "N" or "N/A" is checked, must explain in comments. Design standard exceptions require separate narrative.

Y	N	N/A	ID #	Description	Comments
			Intent R1.00	Promote visually aesthetic building designs that incorporate quality architectural characteristics and establish built environments that are compatible with existing, planned, and anticipated adjacent land uses.	
			Goal R1.10	Articulate building designs to frame and accentuate public spaces with pedestrian scale elements and details.	
			R1.1A	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.	
			R1.1B	Provide pedestrian connections to public spaces.	
			R1.1C	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.	
			R1.1D	Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments	
			R1.1E	Incorporate architectural features on all sides of a building façade facing: the primary entrance(s) of an adjacent building, public roadways, interior site amenities, and façades that are visible from public spaces. See Architectural Elements, Building Form, and Materials sections.	
			Goal R1.20	Within multi-family developments, enhance wayfinding and create a unique identity for each building, by incorporating complimentary variation in design.	

Note: For a complete list of all Standards, along with photo examples, see the City of Meridian Architectural Standards Manual.

QUESTIONS?

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❑ MULTI-FAMILY | CONTINUED

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Y	N	N/A	ID #	Description	Comments
			R1.2A	Ensure that no two buildings viewed from a public street or public space are alike, by varying at least two of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element (such as art).	

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BUILDING FORM, RESIDENTIAL STANDARDS (BFRS)

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Y	N	N/A	ID #	Description	Comments
			Intent R3.00	Emphasize architectural building forms that support compatible building scales, provide appealing architectural character, and contribute to the quality of the neighborhood.	
			Goal R3.10	Articulate building forms, including, but not limited to, massing, walls, and roofs, with appropriately scaled modulations that contribute to the development of visually aesthetic and well articulated building designs. Applies to building façades visible from a public street or public spaces.	
			R3.1A	Provide a complementary and proportionate level of design and detail on all public oriented façades.	
			R3.1B	Incorporate at least one type of modulation in the façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.	
			R3.1C	For applicable façades equal to or longer than 20-feet, provide a minimum total modulation area of 20% the horizontal wall span, with a minimum vertical height of at least 3-feet. Porches and balconies may count toward this.	
			R3.1D	Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 1-foot from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.	
			R3.1E	Use any combination of material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.	

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Y	N	N/A	ID #	Description	Comments
			R3.1F	Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of buildings, and lighter elements and materials such as siding, above. This excludes columns, supports, modulated walls, architectural features, and roof elements.	
			Goal R3.20	Residential designs should articulate façades into smaller components and break up monotonous wall planes by integrating horizontal and vertical elements.	
			R3.2A	Use any combination of material, color, modulation, or other articulation to delineate and break up wall planes greater than 20-feet by 10-feet or wall planes exceeding 200 total square feet (whichever is more stringent). Applies to public oriented building façades visible from a public street or public spaces.	
			R3.2B	Second-story residential façades may not extend to the front face of garage bays without additional façade modulation or additional material types and architectural accents.	
			R3.2C	Building façades and structures, including detached garages and carports, with a projection depth towards the front property line of more than 30% the primary façade width are not allowed.	
			R3.2D	Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two of the following: modulation, material, or color variation.	
			Goal R3.30	Design accessory structures to be compatible with residential buildings. Accessory structures include, but are not limited to, sheltered mailboxes, storage areas, maintenance and recreational facilities, detached garages and carports, and secondary dwellings.	
			R3.3A	For an accessory structure, 25% or more of the roof surface area must utilize a like material or color of a primary structure, or the structure must share similar roof forms.	
			R3.3B	For an accessory structure, 25% or more of the non-roof surface area must utilize a like material of a primary structure. Carports and other post type construction are excluded if the roof material complies.	

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Y	N	N/A	ID #	Description	Comments
			Goal R3.40	Modulate and articulate roof forms to create building profile interest and to reduce the appearance of building mass and scale. Applies to public oriented façades visible from a public street, public spaces, and pedestrian environments.	
			R3.4A	Break up roof massing into primary and secondary roof elements that correspond to horizontal and vertical modulations or divisions in the façade, and denote key architectural elements, such as entries and porches.	
			R3.4B	For all public oriented façades, provide a complementary and proportionate level of roof form design and detail.	
			R3.4C	Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes.	
			R3.4D	Sloped roofs shall have a significant pitch, to be no less than 5/12 (22-1/2 deg).	
			R3.4E	Sloped roofs must extend at least 12 inches beyond the face of walls.	
			R3.4F	Provide variations in roof profile including but not limited at least two of the following: two or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.	

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ARCHITECTURAL ELEMENTS, RESIDENTIAL STANDARDS (AERS)

If a "N" or "N/A" is checked, must explain in comments. Design standard exceptions require separate narrative.

Y	N	N/A	ID #	Description	Comments
			Intent R4.00	Promote attractive residential units that enhance the quality of neighborhoods and developments by integrating architectural elements and details with building designs.	

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ARCHITECTURAL ELEMENTS, RESIDENTIAL STANDARDS (AERS)

If a "N" or "N/A" is checked, must explain in comments. Design standard exceptions require separate narrative.

Y	N	N/A	ID #	Description	Comments
			Goal R4.10	Use architectural elements and detailing to add interest and contribute to an aesthetic building character. Applies to building façades visible from a public street or public spaces.	
			R4.1A	Provide detailing that transition or frame façade material changes, and that integrate architectural elements such as lighting, doorways and windows. Examples include but are not limited to: cornice work, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.	
			Goal R4.20	Strategically locate focal points as key elements within the building design to enhance architectural character. Applies to building façades visible from a public street or public space.	
			R4.2A	Provide details that emphasize focal elements such as building corners, entries, or unique features. Detail examples include but are not limited to: quoin or rustication, canopies, and columns, or using roof lines and modulation to direct views. At least one focal element is required and must be accented with a contrast in color, texture, or modulation of the wall or roof plane.	
			Goal R4.30	Incorporate windows into all applicable façade elevations and coordinate their placement and design with other architectural elements and material standards.	
			R4.3A	Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian area or common area used for children's recreation.	
			R4.3B	Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges into the building design.	
			Goal R4.40	Residential entries and multifamily stairwells must provide convenient access from parking and pedestrian areas, and be integrated into the overall site and building design.	
			R4.4A	Primary building entries must be clearly defined using any unique combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Manual.	

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Y	N	N/A	ID #	Description	Comments
			R4.4B	Multifamily structures must provide internal site circulation to access individual residential units.	
			R4.4C	Multifamily stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.	

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MATERIALS, RESIDENTIAL STANDARDS (MARS)

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Y	N	N/A	ID #	Description	Comments
			Intent R5.00	Ensure that materials used for residential development promote and establish an architectural character that contributes to the aesthetic qualities of neighborhoods and protects adjacent property values.	
			Goal R5.10	Use complementary material combinations that contribute to a cohesive building design. Use materials from the following basic groups: wood, masonry, concrete, metal, and glazing.	
			R5.1A	For buildings with façades that face multiple public roadways and/or public spaces, use consistent material combinations, material quality, and architectural detailing.	
			R5.1B	Distinguish field materials from accent materials through pattern, texture, or additional detail visible from edge of nearest roadway. Alternate masonry or material courses may count toward this.	
			R5.1C	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.	
			R5.1D	Non-durable materials, treatments, and finishes that deteriorate quickly with weather, ultra-violet light, and that are more susceptible to wear and tear are prohibited on permanent structures.	
			R5.1E	Unfinished or colored ordinary smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a finish material for building façades, except an accent or secondary field material.	

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If a "N" or "N/A" is checked, must explain in comments. Design standard exceptions require separate narrative.

Y	N	N/A	ID #	Description	Comments
			Goal R5.20	Incorporate material and color changes as integrated details of the building design; maintain architectural integrity and promote a quality appearance and character. Applies to building façades visible from a public street, public space, and pedestrian environments.	
			R5.2A	Use a cohesive color scheme featuring a minimum of two field colors, a trim color, and an accent color or unique material. Garage door colors must coincide with this scheme or other accents.	
			R5.2B	For each wall plane area greater than 20-feet in length or height, and visible from prescribed areas, incorporate at least two distinct field materials, patterns, or colors in any combination, for at least 25% of the visible area. Windows or portals with qualifying accent materials may count toward this requirement, when meeting overall material requirements for the façade elevation.	
			R5.2C	Vinyl siding must include a mix of material patterns, including but not limited to: board and batten, horizontal and vertical lap, shake, or shingles, and meeting other material requirements.	
			R5.2D	Masonry as a qualifying accent material must be applied to 50 percent of the available wall length at a minimum height of 24 inches. (Available wall length does not include garage openings.)	
			Goal R5.30	Use colors that complement building materials and support innovative and good design practices. Applies to building façades visible from a public street, public spaces, and pedestrian environments.	
			R5.3A	Use of subtle, neutral, or natural tones must be integrated with at least one accent or field material.	
			R5.3B	Use of intensely bright and fluorescent colors, as well as the widespread use of saturated hues without complementary colors, materials, and accents, is not allowed.	
			R5.3C	Materials or colors with high reflectance, such as some metals or reflective glazing, must not redirect light towards roadways, public spaces, or adjacent uses in a way which constitutes a public nuisance or safety hazard.	

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Y	N	N/A	ID #	Description	Comments
			Goal R5.40	When practical, organize building service equipment, including, but not limited to, utility, service, and mechanical, away from building entries, roadways, public spaces, and adjacent buildings.	
			R5.4A	All roof and wall mounted mechanical, electrical, communications, and service equipment must be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other suitable means.	

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LIGHTING, RESIDENTIAL STANDARDS (LIRS)

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Y	N	N/A	ID #	Description	Comments
			Intent R6.00	Integrate architectural lighting as cohesive elements of building designs that contribute to the atmosphere of the built environments and enhance safety.	
			Goal R6.10	Use lighting on building exteriors to promote safe pedestrian environments along roadways, at intersections, and in public spaces.	
			R6.1A	Lighting fixture spacing and height along streetscapes and roadways must be placed to avoid conflicts with tree plantings.	
			R6.1B	Use energy-efficient architectural lighting.	
			R6.1C	Use lighting fixtures that are consistent with other decorative hardware on the building. For example, select lighting hardware with similar color and shape as other building hardware, use recessed lighting, incorporate uniform spacing, integrate with other accents and reveals, and coordinate specialty lights with predominate architectural features.	

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