



2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

Dillon Ridge Urgent Care, Imaging and Condominiums - RSA REVIEW Aug 06, 2018

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture		Y	SEE SUMMARY FOR DESIGN PRECEDENTS REQUIREMENT
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories		Y	VERTICAL WOOD CLADDING
Building base use(s) meets intent of acceptable uses		Y	URGENT CARE HOUSING & IMAGING
Base height relates to 2-story datum, where possible		Y	VERTICAL WOOD CLADDING
15' floor-to-floor height at grade level		N	SEE WRITTEN SUMMARY
Window sills no higher than 36"		Y	APPEAR 36" MIN.
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)		Y	APPEAR DARK/BLACK
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base		Y	NOT APPLICABLE WITH BUILDING SITING
Simply detailed storefront design		Y	SIMPLE STOREFRONT MULLION DESIGN
Roofs/awnings designed for snowmelt mitigation		Y	BUTTERFLY DESIGN W/ INTENDED INTERNAL DRAINING
Fabric awning slope 1:3		N/A	NONE PRESENT
Permanent awning slope 3:12		Y	-
Primary façade to have main building entrance		Y	-
(2) primary façades for buildings with (3) façades visible from public right-of-way		Y	ALL FACADES DESIGNED WITH INTENTION
Façade materials should wrap corners a min. of 24"		Y	ALL MATERIALS WRAP CORNERS
Blank walls visible to the public are not acceptable		Y	-
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design		N/A	-
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight		N	TO BE REVIEWED IN FURTHER SUBMISSION



3 BUILDING FORM & ARTICULATION

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top		Y	VERTICAL WOOD BASE, HORIZ. WOOD MIDDLE, BUTTERFLY ROOF TOP
Description of Base, Middle, & Top in Design Narrative		N	SEE WRITTEN SUMMARY
No overly complex roofs or incompatible roof styles		Y	SIMPLE BUTTERFLY ROOFS
Use of proportional rules for Base, Middle, & Top		Y	MAJOR BASE, MINOR MIDDLE, MINOR TOP
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake		Y	LAKE INFLUENCE WITH MANY VERTICAL SUPPORTS
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base		N	SEE WRITTEN SUMMARY
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below		Y	BUTTERFLY ROOF CAPS VOLUMES BELOW WELL
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)		N	ACCEPTABLE DUE TO BUTTERFLY SHAPE
3:12 min. roof slope for projections/permanent awnings		Y	-
No mansard-style roof forms		N/A	-
Simple, powerful, character-defining roof(s)		Y	BUTTERFLY ROOFS
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge		N/A	-
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades		Y	24" MIN PROJECTIONS MEASURED
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends		Y	VERTICAL WOOD SUPPORTS
Roof runoff mitigation plan		N	SEE SUMMARY
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances		Y	-
Concealed drainage at projections		Y	SEE SUMMARY FOR FURTHER COMMENTS



4 CRAFT, MATERIALS, & COLORS

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
HIGHLIGHT THE CRAFT			
Utilize or mimic authentic fastening and joinery methods		N	TO BE REVIEWED IN FUTURE SUBMISSIONS
Pragmatic and highly crafted architectural features		N/A	-
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials		Y	VERTICAL WOOD, HORIZONTAL WOOD, STONE, GLASS
Stone heights min. 4"H, with preference for 8-12"H		N/A	STONE PATTERN APPEARS AS ASHLAR PATTERN W/ TALL STONES
Materials wrap building corners min. of 24"		Y	-
Ashlar pattern at stone cladding		Y	STONE PATTERN APPEARS AS ASHLAR PATTERN W/ TALL STONES
Rough-sawn or hand-hewn finish at timbers		N	TO BE REVIEWED IN FUTURE SUBMISSIONS
Use of acceptable wood cladding patterns		Y	VERTICAL WOOD, HORIZONTAL WOOD
Use of metal cladding for roof and/or wall accent only		Y	METAL ROOF SOFFITS
Use of acceptable metal wall and/or roof patterns		N	TO BE REVIEWED IN FUTURE SUBMISSIONS
Clear glazing ratio of 60% min. glazing to 40% solid		N/A	TO BE REVIEWED IN FUTURE SUBMISSIONS
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .		N/A	TO BE REVIEWED IN FUTURE SUBMISSIONS
Stucco at building Middle layer, not Base layer		Y	NO STUCCO IN PROJECT
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color		Y	APPEAR DARK/BLACK
Natural color palette with combination of marine accents (if Lake style influences)		Y	SUGGESTED APPLICANT TO LOOK AT COLOR PALETTE FOR LAKE STYLE TONES
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.		Y	-
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.		Y	-
10% maximum area usable for accent colors on façades		Y	-