

## PC Resolution 2023-001 Exhibit "A"

### Design Criteria Checklist

*A minimum of one point from each list must be achieved in the design of an infill single-family residence. Five items from the Minor list equals one point. One item from the Major list equals one point. The number of required points is determined by the square footage breakdown shown below. For pictorial examples of the terms referenced in this list, see the attached definitions. The Director or designee shall have the authority to interpret and/or allow features not specifically identified.*

#### **Minor Features (5 checks equals one point)**

*Decorative features shall be required on the front and street side yard for corner lots.*

- contrasting colors
- decorative window/door reveals (i.e., arched reveals, window or door reveals)
- architectural moldings/ornamental details:
  - roundel
  - finials
  - medallions
  - quartrefoils
  - dentils
  - quiones
  - eyebrows
  - cornice moldings
  - band course/belly band
  - other \_\_\_\_\_
- door and window details (i.e., keystones, dentils or pediments over doors and windows)
- decorative iron work
- decorative/architectural niche
- smooth stucco finish
- decorative/stylized roof vents
- second story reveal
- different shaped windows on the same floor which can include:
  - transom windows
  - arched windows
  - french doors
  - other \_\_\_\_\_
- decorative windows with muntins and mullions and/or arches and may include lead, colored glass or divided lites
- shutters and/or window boxes
- window surrounds, decorative sills or lentils
- decorative front door may include side lites, transom windows, decorative custom design
- garage door with windows or decorative style (i.e., carriage style, barn door style)
- quality decorative carriage lighting on each side of garage door and at front entry
- boxed eaves, large overhangs at least 18", or exposed rafter tails, kickers or brackets
- decorative chimney tops

- rain gutters and down spouts
- decorative pavers or stamped concrete walkways
- on corner lots, placing the house at a minimum of 30-degree angle
- Other \_\_\_\_\_

#### **Moderate Features (1 check equals 3 minor points)**

- Roof material other than composition (i.e., concrete tile, clay tile, simulated wood shake/shingle)
- Decorative pilasters/columns/piers
- portico or decorative pronounced entryway
- stucco eaves and fascia
- Other \_\_\_\_\_

#### **Major Features (1 check equals one point)**

- 2 types of materials (i.e., wainscot)
- covered front porch or arbor
- front balcony
- tower feature in front or street side yard
- front courtyard niches
- garage doors not facing street
- three (3)-car garage or greater
- traditional architectural style (see definitions - i.e., Spanish revival, pueblo, craftsman, ranch)
- front or street side bay window, overhang jetty
- front or side yard porte cochere
- multiple roof lines and roof heights (i.e., shed roof, dormers)
- multiple off-sets on elevations
- front planter walls or front privacy walls that match the residence, preferably stucco, stone or brick with a decorative cap.
- Other \_\_\_\_\_

#### **Point Requirement For House Size, including garage up to 400 square feet but excluding patios and porches.**

1,200 sq. ft. - 1,499 sq. ft.	3 pts.
1,500 sq. ft. - 1,799 sq. ft.	4 pts.
1,800 sq. ft. - 2,199 sq. ft.	5 pts.
2,200 sq. ft. - 2,799 sq. ft.	6 pts.
2,800 sq. ft. and above	7 pts.