

Architectural Design Review

Building Design Standards for specific Urban Districts and requirements for specific Building Types can be found in Chapter 5 of the UDO. A copy of these standards is also available here.

1. Sketch Plan Checklist

A Sketch Plan shall be provided to accurately reflect the nature of the application. The Sketch Plan shall show in simple sketch form the shape and dimensions of the lot on which the proposed building or use is to be constructed or conducted as well as all information listed below:

- North Arrow and Scale not less than 1"=50' (site plans) or 1"=200' (subdivisions)
- Layout of existing and proposed streets
- Existing or proposed lot(s) layout
- Building(s) location and size
- Nature of land use
- Parking areas and means of ingress/egress
- Environmental Conditions (Special Flood Hazard Areas, Wetlands, etc.)
- Civic Spaces and other features in relation to existing conditions based upon the size of the tract proposed for development

2. Building Elevations General Requirements

Building elevations for design review are required in order to reasonably evaluate the subject building. Applications are required to submit scaled drawings of each elevation visible from a public street or civic space. These drawings should be in color and should accurately represent the building heights, floor levels, and building materials. In addition, the administrator may be required up to three drawings from different perspectives that will show how the building fits into the context of the block.

In addition to these requirements, the submitted application should include the following general requirements:

- A location map with north arrow, dimensions of site boundaries, acreage, information about ownership and uses, and existing or potential uses of adjacent property.
- Scaled drawings of the floor plans. Include square footage figures for each floor. Show all proposed door and window locations.
- One 18" x 24" or 11" x 17" architectural drawing of each elevation with labels showing building height, materials, dimensions, etc.
- One 18" x 24" plan showing the proposed grading and landscaping.

3. Building Elevations Overall Requirements

The application should provide evidence that clearly illustrates the following requirements have been met in the design of the building:

- Entrances featuring one or more - canopies, porticoes, arcades, arches, wing walls, and planters
- High quality exterior building materials (e.g. brick, stucco, wood, stone tinted/textured decorative concrete masonry units, or similar materials)
- Colors harmonious with surrounding development and that reflect the traditional concept of the town. Colors should be earth tone, muted, subtle, or neutral colors.
- Trash containment devices located and/or screened so as not to be visible from streets or other properties. Screening of trash containment areas should match colors and materials used on building.
- Mechanical and utility equipment located and/or screened so as not to be visible from streets or other properties, including equipment located on the roof.
- Conformance with the general lighting design standards per Section 10.3 of the Wake Forest UDO.

4. UDO Chapter 5 Requirements

Applicant has reviewed UDO Chapter 5 and is submitting elevations that meet the requirements, as noted in the link above.