



CITY OF DAVIS

DESIGN REVIEW INFORMATION CHECKLIST

The purpose of a design review is comprehensive site plan and architectural review so as to determine compliance with article 40.31 of the Davis Municipal Code. Design Review promotes orderly and harmonious growth of the city. It is intended to prevent the impairment or depreciation of land values and the development by erection of structures, additions or alterations thereto without proper siting, or of unsightly, undesirable or obnoxious appearance.

Use the checklist in this section when developing a new project or modifying an existing project.

DESIGN REVIEW INFORMATION CHECKLIST

I. General Information

Project Name _____

Project Address _____

Applicant's Name _____

Applicant's Address _____

General Plan Designation _____

Zoning _____

Density _____

Building Square Footage _____

Site Area _____

II. Specific Information

A. Site Design

- Building Setbacks Front _____ Rear _____ Side _____, _____
- Lot Coverage _____
- Floor Area Ratio _____
- Usable Open Space _____
- Parking Lot Shading _____
- Refuse Enclosure (Location/Size/Access)
- Utility Conflicts
- Adjacent Building Conflicts

B. Landscape and Irrigation (Refer to City List of Street Trees and Tree Planting, Preservation, and Protection Ordinance 2099)

- Percentage of site landscaped _____
- Trees worth saving and/or Landmark trees (Note and Location)
- Removal of Trees: State location, type, and condition
- Detail of surface treatment for preserving existing trees submitted
- Type of irrigation system to be used
- Street tree requirements
- Screening of equipment and parking
- Landscape and irrigation plans submitted

C. Vehicles: (Refer to Zoning Ordinance Section 40.25)

- Number of spaces provided

- Number of spaces required
- Parking spaces covered
- Number of compact spaces _____ provided _____ required
- Number of accessible spaces _____ provided _____ required
- Number of Electric Vehicle spaces _____ provided _____ required
- Angle utilized for parking space layout
- Joint access parking easement requirement
- Parking lot dimensions v. city standards
- Turnaround space
- Surface Material? Asphalt, concrete, gravel, decomposed granite
- Loading spaces required _____ provided _____ required

D. Motorcycles

- Number of spaces _____ provided _____ required

E. Bicycles

- Number of space _____ provided _____ required
- Location _____
- Proposed Design
- Bikes covered

F. Building Design

- Siding material (Color, Quality)
- Roof material (Color, Quality)
- Roof Shape/Form
- Trim (Material, Color, Quality)
- Building height
- Type of windows used
- Building compliance with Zoning and Uniform Building Code Requirements
- Window shading methods to be used: awnings, trellises, louvers, trees
- Color/Materials Board
- Mechanical Equipment Screening

G. Energy Efficiency

- Building sited in a north-south direction
- Cross-Ventilation used in the building design
- Operable windows
- Building Cooling
- Shade study for the parking lot, indicating 50% shading of parking lot by trees within 15 years
- Photovoltaic Friendly

H. Exterior Lighting

- Wattage of lighting
- Location and height of light poles
- Conflicts with trees

- Lighting design compliance with security ordinance and outdoor lighting control
- Sign lighting

I. Accessible Design (Refer to Uniform Building Code)

- Number of ADA compliant units _____ provided _____ required
- Number of accessible spaces _____ provided _____ required
- ADA compliant floor plan design
- ADA compliant parking space marked vertically and on surface
- ADA compliant ramp design

J. Signage

- Street frontage (in Feet)
- Additional public frontages
- Total sign area allowed
- Total sign area proposed
- Temporary sign area needed
- Sign design, location, dimensions, colors, materials, wording, letter style

K. Other

- Curb, gutter and sidewalk design
- Drainage plan provided to the Public Works Department
- Retractable clotheslines provided for apartment units
- Context Plan and Photos
- Design, location, and screening of trash enclosure
- Provision for recycling
- Meters and mechanical equipment screening
- Unit numbering plan
- Location and design of mail delivery system
- Design, location and height of fencing
- Easements

L. For specific requirements refer to the following sources of information available in the Planning and Building Department:

Planning

- a. Zoning Ordinance of the City of Davis
- b. Design Review Commission Architectural and Landscape Standards
- c. Ordinance 874 of the Code of the City of Davis relating to water conservation
- d. Davis Downtown & Traditional Residential Design Guidelines
- e. Ordinance #2099 of Chapters 36, 37, and 40 of the City Code relating to Tree Planting, Preservation & Protection

Building

- f. Title 24, Part 2 of the State Building Code relating to accessibility
- g. Title 24, Part 6 of the State Building Code relating to energy standards for the non-residential buildings

- h. Title 24, Part 8 of the State Building Code relates to those buildings having been designated as a Historical Resource
- i. Uniform Building Code, 1979 and 1981 Electrical Code
- j. Ordinance #1173 of Chapter 6 of the City Code relating to energy conservation in residential buildings.
- k. Ordinance #1070 of Chapter 6 of the City Code relating to building security and exterior lighting