



BUILDING ELEVATION APPLICATION

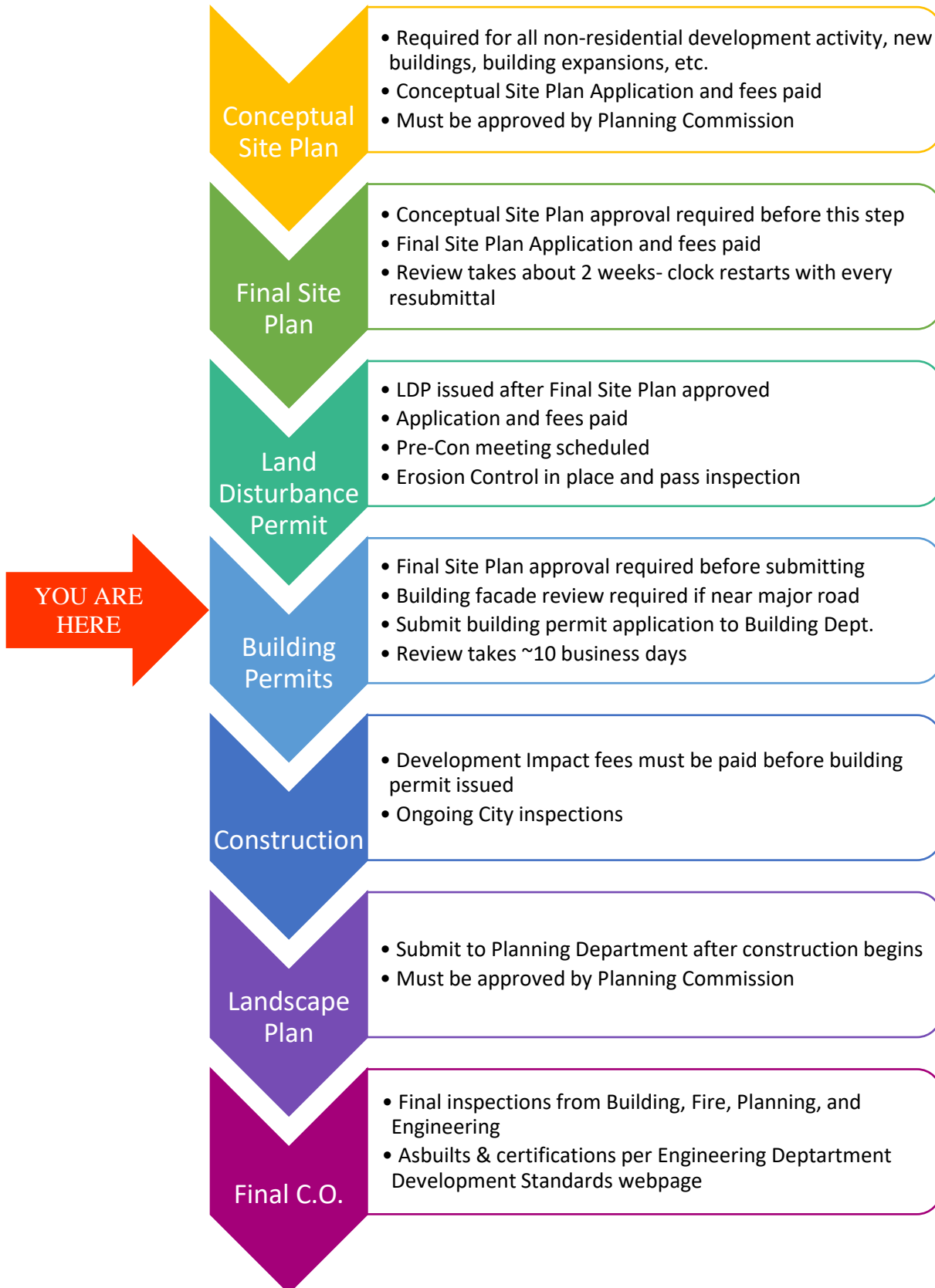


Peachtree City
Planning & Development
153 Willowbend Road
Peachtree City, Georgia 30269



DEVELOPMENT PROCESS FLOW CHART

153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731
WWW.PEACHTREE-CITY.ORG





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SUBMITTAL REQUIREMENTS:

Only electronic PDF documents that are 50 MB or less are accepted. Do not submit paper plans.

		YES	NO
1	Line drawings of each building facade	<input type="checkbox"/>	<input type="checkbox"/>
2	Color renderings showing all sides of the building. Include nighttime rendering if proposing any specialty lighting.	<input type="checkbox"/>	<input type="checkbox"/>
3	List of building façade materials and colors with color samples (including siding, roofing, paint, trim etc.)	<input type="checkbox"/>	<input type="checkbox"/>
4	Percentage of stone or masonry on front, sides, and rear elevations (square footage of brick/stone divided by total area of façade, excluding windows and doors)	<input type="checkbox"/>	<input type="checkbox"/>
5	Site line study if proposing roof-mounted HVAC equipment	<input type="checkbox"/>	<input type="checkbox"/>
6	Narrative including any further details to be considered by the Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are completed and included with your submission.

Incomplete submissions will result in delays.

SITE LOCATION	Name of Project: _____ Address: _____ _____ Parcel #(s): _____	SITE INFORMATION	Zoning _____ Design Guidelines that apply: <input type="checkbox"/> Major Thoroughfare <input type="checkbox"/> HWY 54 W <input type="checkbox"/> Lexington Village <input type="checkbox"/> Wilshire Village <input type="checkbox"/> Other: _____
PRIMARY POINT OF CONTACT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	OWNER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
ARCHITECT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	ENGINEER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports for review by the Planning Commission.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____



BUILDING DESIGN CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE:

VERSION:

The following items are required on all non-residential buildings located near a major road:

Screening (*Land Development Ordinance Sec. 1109*)

- All HVAC screened by an opaque wall/ fence and/or evergreen plant
 - Screening at least 12 inches taller than equipment
 - Screening designed to be compatible w/ exterior of the building.
- Equipment on roof fully screened from streets and/or adjoining property.
 - Site line studies provided as a part of the conceptual site plan and building elevation approval process to ensure the equipment is not visible.
 - Baffles and/or other noise reducing devices provided where tracts adjoin residential property
- Electrical/ cable/ other utility boxes screened with evergreen plant material.

Standards for Lighting Design (*Land Development Ordinance Div 5*)

- Roof lighting and down-lighting washing the building walls are strongly discouraged.
- Decorative wall packs may be used only at service entrances to buildings and shall not be used to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of a building shall be shielded (full cut-off type bulb or light source not visible from off-site) to direct light downward and be of low wattage (100 watts or lower)

Architectural Design (*Land Development Ordinance Div 4, Sec. 725*)

- The design of all structures, walls, fences, signs, light fixtures and accessory buildings shall be unobtrusive and of a design, material and color that blend harmoniously
- Multiple buildings on the same site or within the same development should be designed to create a cohesive visual relationship between the buildings.
- Franchise architecture for single or multiple buildings within a development should be avoided
- Architectural design should be compatible with the developing character of the neighboring area.
- Buildings should incorporate alcoves, arcades, awnings, covered walkways, porticoes or roofs that protect pedestrians from the rain and sun.
- Buildings should incorporate changes in mass, surface, lighting or finish to emphasize entranceways.
- Blank walls that can be seen from any street (public or private) are prohibited. Walls shall have offsets, jogs, or other distinctive changes in the building facade. Long or continuous wall planes shall be avoided, particularly in pedestrian activity areas.

Building Height and Massing (*Land Development Ordinance Div 4, Sec. 726*)

- To reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top", the following guidelines must be met:
- Any wall surface over 30 feet in length should include at least one change in plane. Larger buildings shall be divided into bays of 25 to 40 foot widths. Bays can be articulated by pilasters, piers, differentiation in material, texture, or color, or by variation in the wall plane.



Exterior building materials and architectural elements (*Land Development Ordinance Div 4, Sec. 727*)

- As a general rule, front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only. **Applicant must provide calculations for percentage of brick and/or stone.**
- The following types of building materials should not be used on any part of the exterior of a building exposed to public view:
 - Metal building without a masonry base course or other architectural features;
 - Prefabricated steel panels;
 - Highly reflective, shiny, or mirror-like materials;
 - Mill-finish (non-colored) aluminum metal windows or doorframes;
 - Aluminum, vinyl or fiberglass siding or roofing materials;
 - Unfaced or painted concrete block;
 - Pre-cast concrete panels or exposed, unfinished foundation walls;
 - Exposed plywood or particle board;

Exterior color selection (*Land Development Ordinance Div 4, Sec. 728*)

- Material or color changes generally should occur at a change of plane. Piecemeal embellishment and frequent changes in material and/or color selections will be avoided.
- Facade colors should be low reflectance, and subtle, neutral, or earth-tone colors. High-intensity colors, metallic colors, black, or fluorescent colors should not be used.
- Building colors should be carefully chosen so that each building color complements that of its neighbors. Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors). The base color should consist of more subdued earth tones or brick shades. Trim colors should have contrasting lighter or darker shade than the base color. If natural brick is used, it should not be painted.

Primary color(s) (*Land Development Ordinance Div 4, Sec. 729*)

- A maximum of three predominant colors should be designated as a primary unifying element. Accent colors should not be considered predominant colors. Flexibility may be used to allow additional colors and/or a range of predominant colors provided that these colors are in the same family of colors or are similar to each other. Any color specified as a primary unifying element shall be dominant in the building facade

Accent colors (*Land Development Ordinance Div 4, Sec. 730*)

- Accent colors may be used provided they are used throughout the development

Awnings (*Land Development Ordinance Div 4, Sec. 730.1*)

- The use of awnings on buildings is encouraged Aluminum and other metal canopies are acceptable
- Solid colors are preferred over striped awnings, but permitted if colors complement buildings
- Awnings are encouraged for first floor retail.