

**SAC APPLICATION FORM**  
**STATEMENT OF ARCHITECTURAL COMPATIBILITY**

**APPLICATION**

**SECTION 1**

A Statement of Architectural Compatibility (SAC) is required as a submission with all site plans for buildings within the Military Parkway – Scyene Corridor Overlay District (MP-SC), and other new construction, redevelopment and rehabilitation in all other areas of the city as required by the *Community Appearance Manual (CAM)* for the City of Mesquite. The SAC shall be submitted as a part of the site plan submittal on the City of Mesquite *SAC Application Form*. The portion of the SAC application related to the façade design and material samples is required for individual parcels as well as multi-building developments located in the MP-SC and all other city areas.

Existing Zoning requirements or SAC's approved for any of the property subject to this application are superseded by the *CAM* and this SAC. Amendment to an SAC may be made to incorporate additional colors to create an expanded color palate (family of color) for an existing SAC.

Applications are reviewed for compliance by the City of Mesquite Planning Division and approved by the Director of Community Development. The information provided within this application, and approved by the City of Mesquite's Director of Community Development will be binding on future buildings on any parcel noted below as being part of this application.

Development Name: \_\_\_\_\_

Location: \_\_\_\_\_

Subdivision or Site Plan Case Number: \_\_\_\_\_

City of Mesquite Property Identification Number for each parcel to which this application applies:  
\_\_\_\_\_

Authorized Agent for Plan Application Information  
Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Owner/Developer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

In filing this plan I do hereby acknowledge that I am the owner or an owner of the property to be developed and am authorized to sign this document and in doing so agree to firmly bind myself and any other owner and my/our heirs, executors, administrators, successors and assigns jointly and severally to abide by these guidelines as approved in all future development/construction on the properties listed herein. I/we hereby designate \_\_\_\_\_ to serve as my/our agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my/our behalf and to represent me in any discussion regarding this application. Furthermore, I/we acknowledge that notation shall be required to be placed on all plats that record property within the boundaries of this SAC Application stating that future development is subject to applicable SAC on file with the City of Mesquite Planning Department.



## SAC APPLICATION FORM

### SECTION 3 – PHYSICAL SITE DESCRIPTION

Brief description of the site (wooded, hilly, flat, etc.):

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### SECTION 4 – PRINCIPLES FOR FAÇADE DESIGN

Graphic façade overlays including calculations for all applicable building elevations must be provided. The checklist below summarizes the principles to be addressed. More than one principle may be combined into an individual graphic overly; however, each principle must be addressed clearly.

See the Manual (name per planning dept.) Principles for Façade Design and Façade Overly Examples for more information.

#### Checklist for Façade Overlays:

1. MATERIALS
2. COMPOSITION
3. SCALE
4. PROPORTION
5. RHYTHM
6. TRANSPARENCY
7. ARTICULATION
8. EXPRESSION
9. COLOR

# SAC APPLICATION FORM

## SECTION 5 – SITE CONSIDERATIONS

Building Setbacks:

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Landscape and Pedestrian Circulation (Hardscape):

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Lighting:

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Amentities:

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Service Elements:

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## SECTION 6 – APPROVAL

I hereby certify that this document has been reviewed and meets the requirements of the City of Mesquite for the Community Appearance Manual.

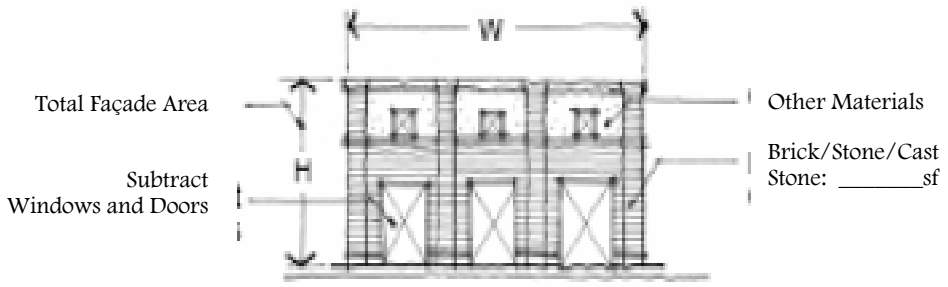
Signature:

Date:



# Façade Overlay Examples

## 1: MATERIALS OVERLAY

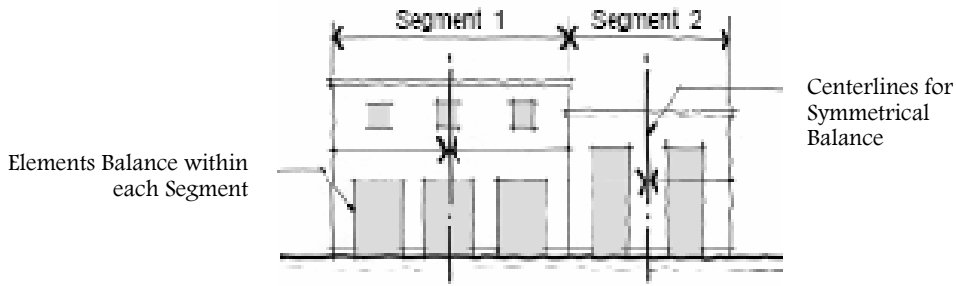


SAMPLE CALCULATIONS

Total Façade Area (W x H): \_\_\_\_\_sf  
 Area of Windows and Doors : (-) \_\_\_\_\_sf  
 Total Wall Area for Material Calculations: \_\_\_\_\_sf

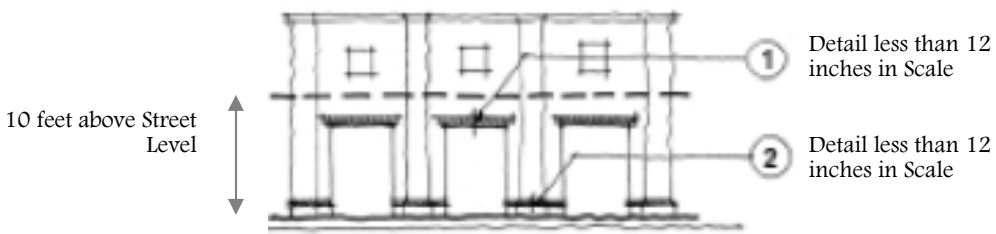
Required Brick/Stone/Cast Stone: New Development, Reconstruction and Major Rehabilitation (x .75) = \_\_\_\_\_sf min.

## 2: COMPOSITION OVERLAY



SAMPLE CALCULATIONS  
 Graphic Overlay Only  
 (No Calculations Required)

## 3: SCALE OVERLAY



SAMPLE CALCULATIONS  
 Graphic Overlay Only  
 (No Calculations Required)

# Façade Overlay Examples

## 4: PROPORTION OVERLAY

60' max.  
Each Segment

Vertical Building Proportions

Square or Vertical Window Proportions

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SAMPLE CALCULATIONS

Building Segment Ratio: Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft (H>W Required)

Window and Door Ratio: Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft (H=W or H>W)

## 5: RHYTHM OVERLAY

Equal Spacing

Repeating Elements  
(3 minimum)

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SAMPLE CALCULATIONS  
Graphic Overlay Only  
(No Calculations Required)

## 6: TRANSPARENCY OVERLAY

W

Upper Level Glazing \_\_\_\_\_ sf

Ground Level Glazing \_\_\_\_\_ sf

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SAMPLE CALCULATIONS

Ground Level Surface Area (W x H-1): \_\_\_\_\_ sf

Area of Required Windows and Doors: Retail Uses (x .50) = \_\_\_\_\_ sf min.

(Calculated within first 15 feet of height) Other Uses (x .35) = \_\_\_\_\_ sf min.

Uses >25,000 sf (x .25) = \_\_\_\_\_ sf min.


Upper Levels' Surface Area (W x H-2): \_\_\_\_\_ sf

Area of Required Windows and Doors: All Uses (x .20) = \_\_\_\_\_ sf min.

# Façade Overlay Examples

## 7: ARTICULATION OVERLAY

Total Height



Cap = \_\_\_\_\_ft

Body = \_\_\_\_\_ft

Base = \_\_\_\_\_ft

SAMPLE CALCULATIONS

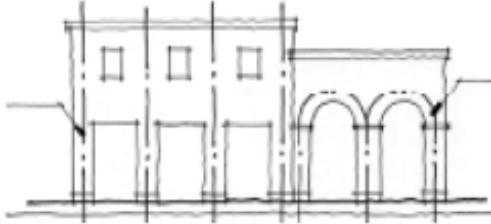
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Total Building Height: \_\_\_\_\_ft

Minimum Height of Body: (x .50) = \_\_\_\_\_ft

## 8: EXPRESSION OVERLAY

Implied Vertical Alignments



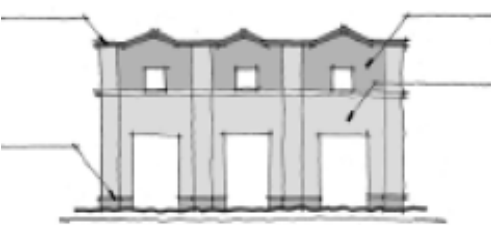
Arches Transfer Loads over Piers

SAMPLE CALCULATIONS

Graphic Overlay Only  
(No Calculations Required)

## 9: COLOR OVERLAY

A-1



P-2

P-1

A-2

Graphic Overlay Only (No Calculations Required)

Primary Color (P-1): \_\_\_\_\_

Primary Color (P-2): \_\_\_\_\_

Accent Color (A-1): \_\_\_\_\_

Accent Color (A-2): \_\_\_\_\_