

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Existing Zoning requirements or SAC's approved for any of the property subject to this application are superseded by the *CAM* and this SAC.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.

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SECTION 3 – PHYSICAL SITE DESCRIPTION

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

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. PROPORITION
5. RHYTHM
6. TRANSPARENCY
7. ARTICULATION
8. EXPRESSION
9. COLOR

SAC APPLICATION FORM

SECTION 5 – SITE CONSIDERATIONS

Building Setbacks:

Landscape and Pedestrian Circulation (Hardscape):

Lighting:

Amentities:

Service Elements:

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.

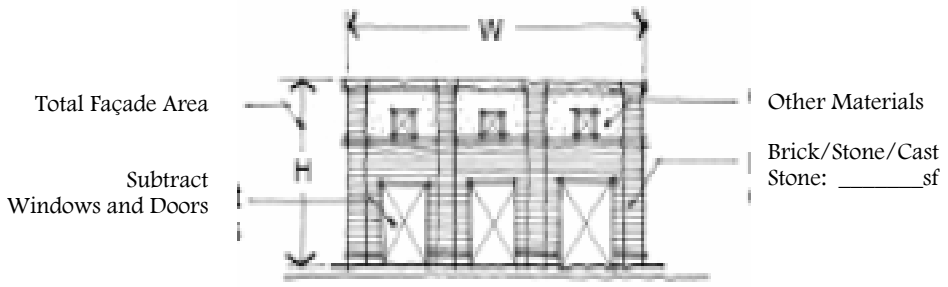
Signature:

Date:



Façade Overlay Examples

1: MATERIALS OVERLAY

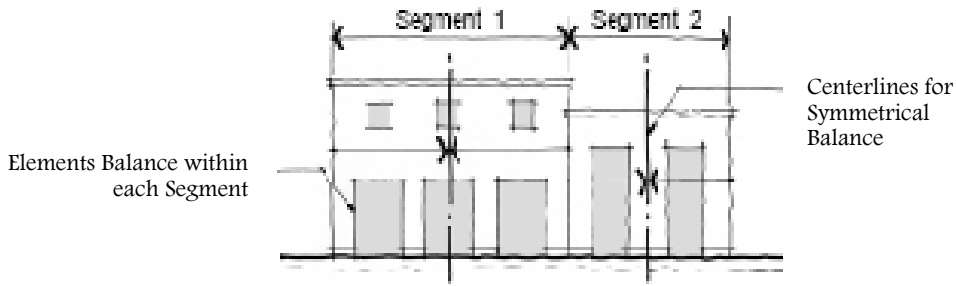


SAMPLE CALCULATIONS

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

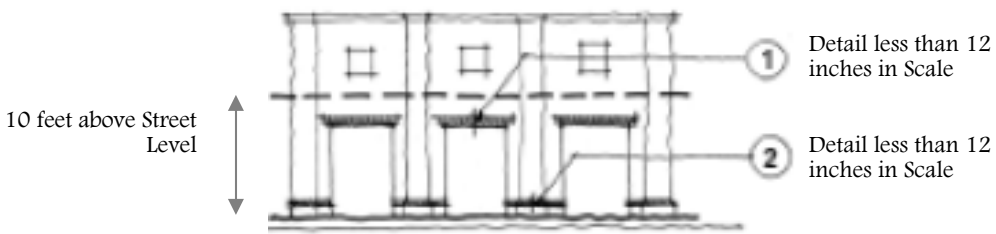
Required Brick/Stone/Cast Stone: New Development, Reconstruction and Major Rehabilitation (x .75) = _____sf min.

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

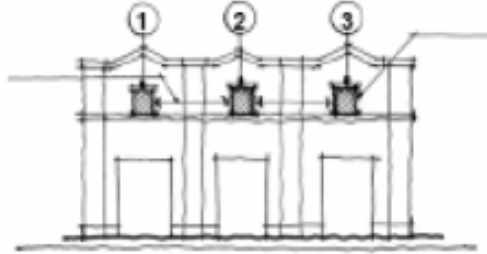
4: PROPORTION OVERLAY



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



SAMPLE CALCULATIONS
Graphic Overlay Only
(No Calculations Required)

6: TRANSPARENCY OVERLAY



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

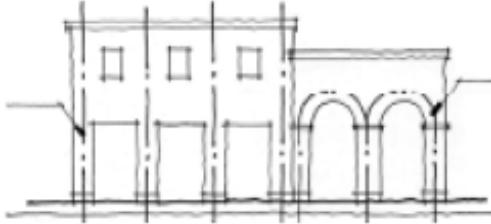
SAMPLE CALCULATIONS

Total Building Height: _____ ft

Minimum Height of Body: (x .50) = _____ ft

8: EXPRESSION OVERLAY

Implied Vertical Alignments



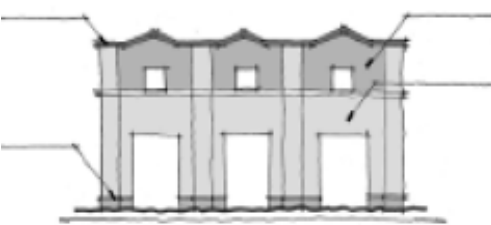
Arches Transfer Loads over Piers

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): _____