

**Building Elevations - Articulation and Masonry Standards:**

The medical facility is proposed to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using Flagstone construction utilizing a mix of integral-colored earth toned simulated stone (cast stone) and stone veneer base. The exterior shall be primarily a mixture of Flagstone, Cast Stone and Stucco throughout with over 90% masonry and 10% Stucco accent. The building includes a covered arcade along the entire front (western) façade as well a copper finish standing seam roof. The building also features a 43 foot in length clerestory tower structure that provide vertical articulation and interest to the building.

Section 2 of Appendix F: Provision	Standard	Proposed Conditions	Meets
Masonry/Stucco	100 %	100%	Yes
Façade Stone	25% or more On primary facade	> 25%	Yes
Front Façade Stone (DescoLane)	25% or more	> 25%	Yes
Architectural Elements Façade Materials	All Primary Facades shall have a distinct base, field wall and parapet w/cornice	All Primary Facades have a distinct base, field wall and parapet w/cornice	Yes
Architectural Elements Arcades, covered walkways, awnings, canopies or porticos	Required along 50% of the primary façade	West façade includes covered arcade along entire façade	Yes
Architectural Elements Windows (Glazing)	Required along 50 % of primary façade	Approx. 60% on SH 161 side (west) facade	Yes
Roof Profile w/articulated public entrance	Curvilinear roof or two/more roof slopes	Tower element w/6:12 roof pitch and parapet walls	Yes

**Landscape and Screening:**

The landscape and screening requirements of the subject site are governed by the PD-12, Article 8 (as General Retail) of the UDC, and Section 4 of Appendix F of the UDC as shown below.

Ordinance Provision	Standards	Existing/Proposed Conditions	Meets
Minimum Landscape Area (5%)	1,867 sq. ft.	11,124 sq. ft. /30% provided	Yes
Parking Lot/Drive Aisle Buffer	Approx. 31 feet	Matched development to north	No
Parking Lot Hedgerow	36' Hedgerow, Berm, or wall	36" Hedgerow	Yes/No
Required Number of Total Trees (1/500 sq.)	4 trees	4 trees	Yes
Street Trees:	1 tree/25 to 205 lf.	8 Provided	Yes
Parking Lot Trees:	1 tree/20 spaces	2 Provided	Yes

All trees are minimum 3 in. caliper			Yes
All parking lot islands minimum 5 ft. wide			Yes
Sidewalk Along Roads		Proposed 5' ft. wide along SH 161 Serv Rd	Yes
Fence (Adjacent to Residential)	6' Min Masonry Wall (Existing)	6' Masonry Wall and 15' LS Buffer	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes