



City of Orting

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www.cityoforting.org

City use only

ADR#: _____

Date Received: _____

Fee Paid: _____

Review Date: _____

ARCHITECTURAL DESIGN REVIEW CRITERIA

The following criteria will be used by the Planning Commission in its decision making on your proposal project. Please carefully review the criteria, respond to each criterion (***if applicable***), and describe how your site plans and building elevations meet the criteria. If the space provided for response is insufficient, use the extra space on last page or use blank paper to complete response and attach to this form.

1. RELATIONSHIP TO BUILDING SITE

The site shall be planned to accomplish a desirable transition with the streetscape; facilitate pedestrian movement; locate parking areas behind buildings, screen service areas; and be compatible with adjoining building in height and scale.

DESSCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

2. RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

The site shall be planned to accomplish a harmony in texture, line and mass; and attractive landscape transitions with adjoining areas.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

3. LANDSCAPE AND SITE TREATMENT

The site shall be planned to accomplish the preservation of existing topographic patterns; inviting and stable appearing walks and parking areas; landscaping that enhances architectural features and provide shade. Service yards shall be screened, in winter and summer, by the use of walls, fencing, planting or a combination of these. Exterior lighting shall be of a design and size compatible with the building's "Turn of the Century/Western-Victorian" theme. Excessive brightness and brilliant colors shall be avoided.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

4. BUILDING DESIGN

The site shall be planned to accomplish the architectural style of "Turn of the Century/Western-Victorian". Evaluation of a project will be based on quality of its design and relationship to the natural setting of the valley and mountain surroundings.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

5. SIGNAGE

The signs shall be planned to reflect the architectural concept of the "Turn of the Century/Western-Victorian" style. All exterior signs shall be characteristic of the early 1900's in size, material, color, lettering, location, number, and arrangement. Signs shall be illuminated by indirect lighting of exterior signs shall be listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permit and inspection shall be required.
DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

6. PAINTING

Exterior paint colors shall be planned to reflect the architectural concept of the “Turn of the Century/Wester-Victorian” style. All exterior paint colors shall be characteristic of the early 1900’s.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

7. LIGHTING

Exterior lighting shall be planned to reflect the architectural concept of the “Turn of the Century/Wester-Victorian” style. All exterior lighting shall be characteristic of the early 1900’s in size, material, color, location and arrangement. All materials used must be listed. In addition, the Washington State Energy Code shall be adhered to and a Washington State Department of Labor and Industry Electrical Permits and inspection shall be required.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

8. MISCELLANEOUS STRUCTURES AND STREET FURNITURE

All miscellaneous structures and street furniture shall be planned to reflect the architectural concept of the “Turn of the Century/Western-Victorian” style.

DESCRIBE HOW YOUR PLANS MEET THIS CRITERIA:

Signature

Date