

# BUILDING DETAILS

## TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

### Building Materials and Screening



#### Building Materials

##### Design Guidelines

- » The primary facade materials for structures within a Mixed Use Residential, Mixed Use Commercial or Lifestyle Center area should be masonry, particularly at street level
- » High quality materials such as terra-cotta, natural stone, clay-fire units, or other approved masonry materials are encouraged for architectural details or accents
- » The strongest use of details and accents should be reserved for street level windows and entries

#### Screening Mechanical Units & Service Areas

##### Design Guidelines

- » All mechanical units should be screened from public view. These include: air conditioners, electrical transformers, trash collection equipment, and more
- » Roof-mounted mechanical equipment should not be visible from along any fronting streets. Where such equipment will be visible from adjacent buildings or rear parking areas, the equipment must be mounted to be unobtrusive and painted to match finish roof materials
- » Trash collection areas, loading and service areas should be incorporated into the building envelope, or be screened from public view by a masonry wall
- » Masonry walls must be at least six feet high or at least one foot higher than the container than it screens, whatever is more stringent
- » All screened walls must be landscaped and built of durable materials similar in type and detailing to the buildings they serve



“Details are those specific elements of buildings intended to highlight or articulate key structural qualities or characteristics and are often mandated by code. Such elements can include color, materials, architectural elements, design details, types of construction, etc.”

Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan. Please see those documents for complete information.

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## TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

### Awnings & Canopies



#### Awnings

##### Design Guidelines

- » Within the Mixed Use Commercial areas and the Lifestyle Center area, awnings shall extend a minimum of six feet from the facade of the fronting structure; eight feet is preferable
- » The bottom edge of an awning shall be no less than eight feet above the sidewalk immediately below, and no more than ten feet above
- » Commercial and office buildings located in other areas are encouraged to incorporate awnings
- » The awnings should be in architectural materials that complement the primary materials of the structure to which they are attached. Natural materials – canvas, wood, metal – are preferred. Vinyl is prohibited
- » Awnings shall not be internally illuminated

#### Canopies

##### Design Guidelines

- » In contrast to awnings that are often made of lightweight materials and structure, canopies can be quite substantial, and are often made of metal, and/or glass, and suspended from chains, wire, metal rope or metal rods
- » Like awnings, canopies must define a protected space beneath them
- » Canopies should extend at least six feet from the structure to which they are attached; eight feet is preferable
- » The lowest point on a canopy shall be no lower than eight feet above the sidewalk and no higher than ten feet above it



“In general, an awning is an ancillary lightweight structure of wood, metal or canvas that is cantilevered from a building facade to provide shade to the fenestration and spatial containment to pedestrians”

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