

OBJECTIVE DESIGN STANDARDS CHECKLIST

APPLICANT RESPONSIBILITY

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

Highlighted fields represents missing, incomplete, or inaccurate responses as identified by staff

A. SITE STANDARDS				SHEETS	STAFF RESPONSE	APPLICANT RESPONSE
YES	NO	N/A	A.1. Pedestrian Access			
X			A.1.1 All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	A1.1	OK - Complies.	
X			A.1.2 Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	A1.1	OK - Complies.	
A.2. Short-Term Bicycle Parking (Class II)						
X			Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	A1.1, L1.1	OK - Complies.	
X			A.2.1 Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	A1.1, L1.0	Inaccurate. Not all residential unit entires would be within 50' of a short-term bike space. Without revisions, this is not met.	Short-term bike parking are revised to be within 50ft of building entrance. See landscape plans L1.
X			A.2.2 Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	A0	OK - Complies.	
X			A.2.3 Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	L1.0	Inaccurate. Sheet L1.1 shows the length being 6'-1". Without revisions, this is not met.	Parking space is revised to meet this requirement. See L1.
	X		A.2.4 If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall	no sheet provided	OK - Not applicable.	
A.3. Long-Term Bicycle Parking (Class I)						
X			Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	A1.0, L1.0	OK - Complies.	
X			A.3.1 Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	A1.0, L1.0	OK - Complies.	
X			A.3.2 Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	no sheet provided	OK - Complies.	Proposed development are townhomes with individual garage. No other long-term bicycle parking is required.
			A.3.3 Bicycle locker minimum requirements:			
	X		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	no sheet provided	OK - Not applicable.	
	X		b. Must withstand a load of 200 pounds per square foot.	no sheet provided	OK - Not applicable.	
	X		c. Opened door must withstand 500-pound vertical load.	no sheet provided	OK - Not applicable.	
			A.3.4 Bicycle rooms with key access minimum requirements:			
	X		a. Bicycle rooms shall have a minimum ceiling height of seven feet.	no sheet provided	OK - Not applicable.	
	X		b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	no sheet provided	OK - Not applicable.	
	X		c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	no sheet provided	OK - Not applicable.	
	X		d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	no sheet provided	OK - Not applicable.	

		X		e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.	<i>no sheet provided</i>	OK - Not applicable.	
				A.4. Vehicular Access			
		X	A.4.1	Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	A1.0, C5	OK - Not applicable.	
				A.5. Parking Location and Design			
X			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	A1.1, C5	OK - Complies.	
		X	A.5.2	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	<i>no sheet provided</i>	OK - Not applicable.	
				A.6. Parking Structure Access			
		X	A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	<i>no sheet provided</i>	OK - Not applicable.	
		X	A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	<i>no sheet provided</i>	OK - Not applicable.	
		X	A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	<i>no sheet provided</i>	OK - Not applicable.	
				A.7. Utilities			
X			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	L1.0, L1.1	OK - Complies.	
X			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	L1.0, L1.1	Additional details required. Show the 30 degree light restraint, or add the following note to the plans, "all exterior lights shall restrain light to a minimum 30 degrees below the horizontal plane of the light source and will not shine directly on lands of adjacent residential zoned properties."	Note added to elevation sheets (A2.1, A2.3, A2.5) as well as L3.
X			A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	A1.0, Roof Plans	Additional details required. Plans do not specify location and height of ground-mounted utility cabinets. Roof plans are referenced here, but they do not show ground level utility equipment.	Ground equipment is shown on site plan. Screening will be provided via planting, see L1.
X			A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	Elevation Sheets	Additional details required. Plans do not specify height of mechanical equipment. Either add heights of equipment, or add a note specifying that the equipment will screening will not be shorter than the equipment height. Additionally, elevation sheets are referenced here, but it is shown on roof plan and section drawings.	Equipment note is added to roof plans.
				A.8. Landscaping and Screening			
X			A.8.1	At least 50 percent of the front setback area shall be landscaped.	L1.0	Additional details required. Plans need to specify how much of the front setback area is landscaped (total front setback area, amount landscaped, percentage of front landscaped). Sheet L1.0 does not include this calculation.	Calculation is added to L1.

Z

X			A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	L1.0	Inaccurate. This is marked as "yes" for compliance, yet you list this standard as needing Waiver #5. Please note that this standard is close to being met, except for the 10' buffer by Unit 6 and the trees proposed in this buffer (Green Giant Arborvitae) are not listed in the Town's Master Street Tree List. Consider adding to the waiver request how close this standard is to being met, or provide that information/justification in the cell to the right.	Project mostly meet this requirement, except for a 15ft segment of eastern side yard along Unit 6 having only 5ft of private landscaped yard. The existing fences are marked on L1.0. The Truja is used for screening where the landscape area is too narrow for a tree from the town's list.
X			A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	no sheet provided	Additional details required. Add a sheet reference.	See L1. surface parking are located at the rear lot and is not visible from the street.
			A.9. Fencing				
X			A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	no sheet provided	Additional details required. Add a sheet reference.	See L1. No fence is proposed along the front setback.
	X		A.9.2	Chain link fencing is prohibited.	no sheet provided	OK - Not applicable.	
	X		A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	no sheet provided	OK - Not applicable.	
	X		A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	no sheet provided	OK - Not applicable.	
			A.10. Retaining Walls				
	X		A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	no sheet provided	OK - Not applicable.	
	X		A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	no sheet provided	OK - Not applicable.	
			A.11. Landscaped, Private, and Community Recreation Spaces				
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.			
X				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L1.0	Additional details required. The cover sheet of the plans shows 5,278 sf. On Sheet L1.0, specify the size of the "Landscape areas - Shrubs and groundcovers" as well as the "Lawn in Community Recreation Area" so staff can confirm the numbers shown.	Areas breakdown are shown on L1.
X				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	A1.0, L1.0	Additional details required. The plans need to label and dimension each of the "private recreation space" areas. The balconies are not dimensioned. Additionally, the floor area table breakdown should specify the size of each units balcony/deck.	Balcony dimensions are added to floor plans. Private recreational area breakdown is added to floor area table on A0.
	X			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	A1.0, L1.0	Additional details required. As the balconies aren't dimensioned, staff can't confirm if they meet this requirement. Also reference Waiver #6 in the response section.	Private recreation space is added to floor area table on A0. Only 3 units will comply with this requirement.

	X			ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	A1.0, L1.0	Inaccurate. None of the units are "above the ground floor". Therefore, this standard should be marked "n/a".	OK.
	X			c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	A1.0, L1.0	Additional details required. Plans need to show this level of detail to confirm if the standard is complied with. Dimension the community space areas, specify the percentage that is open to the sky, and the percentage that is shaded.	Dimensions for the community recreation space are shown on L1.
		X		i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	no sheet provided	OK - Not applicable.	
X				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	A0, L1.0	Additional details required. Plans need to show locations and dimensions of community recreation space. The rear grass area is roughly 750 square feet.	Community recreation space is provided at a min of 100sf / unit. Numbers are shown on L1.
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.	no sheet provided	OK - Not applicable.	
		X		iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.	no sheet provided	OK - Not applicable.	
				A.12. Building Placement			
X			A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.	A1.0, Elevations	Inaccurate and Additional details required. This is marked as "yes" for compliance, yet you list this standard as needing Waiver #7. Please note that this standard is close to being met. Add a line to A1.1 that is 20' inward from the front property line. It appears that close to 75% of the front two units would be within this line. If so, it is complied with.	A 20FT SETBACK LINE IS SHOWN ON SITE PLAN AND ABOUT 75% OF THE BUILDING IS WITHIN THIS FRONT SETBACK. SO THIS REQUIREMENT IS COMPLIED WITH.
		X	A.12.2	A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of <u>any</u> of the following elements:	no sheet provided	OK - Not applicable.	
	X			a. Landscape materials or raised planters;	no sheet provided	OK - Not applicable.	
	X			b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	no sheet provided	OK - Not applicable.	
	X			c. Site furnishings, including fountains, sculptures, and other public art; or	no sheet provided	OK - Not applicable.	
	X			d. Tables and chairs associated with the ground floor use.	no sheet provided	OK - Not applicable.	

			B. BUILDING DESIGN		SHEETS	STAFF RESPONSE	APPLICANT RESPONSE
			B.1. Massing and Scale				
YES	NO	N/A	Objective Design Standard				
X			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:	Elevations	Additional details required. Plans do not contain enough details or dimensions to prove compliance. See details below.	

X				a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	Elevations	Inaccurate and Additional details required. The plans need to include enough detail to prove this. The elevations do not note step-back distance. No percentage of upper floor step-back was provided. The floor plans do not show a five-foot step-back between the upper floor and the ground floor. This does not appear to be complied with.	We are removing this from our selection.
X				b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	Elevations	Additional details required. Plans do not contain enough details or dimensions to prove this.	see ODS note on 1st floor plans
X				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	Elevations	Additional details required. Plans do not contain enough details or dimensions to prove this. Dimension these areas on the floor plans, and fix the sheet reference.	see ODS note on 1st floor plans
	X	X		d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a facade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	Elevations	This standard was not chosen.	
X				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	Elevations	Additional details required. Plans do not contain enough details or dimensions to prove this. Dimension these areas on the floor plans, and fix the sheet reference.	see ODS note on 1st floor plan
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot	Elevations, A2.0, A2.2	This standard was chosen.	
	X		B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	no sheet provided	Additional details required. Please provide an explanation to why this standard is not being met. Reference to Waiver #8 should be listed in the cell to the right.	see ODS note on 3rd floor plan. The proposed setback is 4'-6". 6 inches shy of the required 5ft.
				B.2. Parking Structure Design			
	X	B.2.1		The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be	no sheet provided	OK - Not applicable.	
	X	B.2.2		Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	no sheet provided	OK - Not applicable.	
	X	B.2.3		Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by <u>one</u> of the following solutions:	no sheet provided	OK - Not applicable.	
	X			a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	no sheet provided	OK - Not applicable.	
	X			b. A different building material covering the entire façade articulation.	no sheet provided	OK - Not applicable.	
				B.3. Roof Design			
X		B.3.1		At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:	Roof plans, elevations	OK - Complies.	
	X			a. Gables;	no sheet provided	This standard was not chosen.	
	X			b. Building projection with a depth of a minimum of two feet;	no sheet provided	This standard was not chosen.	
	X			c. Change in façade or roof height of a minimum of two feet;	no sheet provided	This standard was not chosen.	
X				d. Change in roof pitch or form; or	Roof plans, elevations	This standard was chosen. Project complies.	
	X			e. Inclusion of dormers, parapets, and/or varying cornices.	no sheet provided	This standard was not chosen.	
X		B.3.2		Skylights shall have a flat profile rather than domed.	no sheet provided	Additional details required. No plan sheet reference was provided and plans do not mention skylights. If no skylights are proposed, specify a plan sheet that shows this.	skylight note is added to roof plans.
	X	B.3.3		The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	no sheet provided	OK - Not applicable.	
	X	B.3.4		Carport roof materials shall be the same as the primary building.	no sheet provided	OK - Not applicable.	
				B.4. Façade Design and Articulation			

X			B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at <u>least two</u> of the following solutions:	Elevations	Additional details required. See below. There is not enough details in the plans to confirm that B.4.1. is complied with.	
	X			a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	no sheet provided	This solution was not chosen.	
X				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	Elevations	Additional details required. Provide required dimensions on floor plans and add a percentage showing that it exceeds 20%. Reference to the floor plans should be added to the sheet reference column.	added ODS note on 2nd floor plans.
X				c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;	Elevations	Additional details required. Provide required dimensions on floor plans and add a percentage showing that it exceeds 20%. Reference to the floor plans should be added to the sheet reference column.	note & dimensions are added to front elevation and first floor plan.
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	Elevations	Additional details required. Provide the percentage somewhere on the plans.	materials % are added to front elevation to show compliance.
	X			e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	no sheet provided	This solution was not chosen.	
X			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	Elevations	OK - Complies.	
			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a <u>minimum of 16 points</u> :	Elevations		Total achieved points 14. Requirement only partially met.
				Architectural features, such as:			
X				○ Arcade or gallery along the ground floor;	8 points	Elevations	Additional details required. Staff does not agree that an arcade or gallery is proposed along the street-facing facades. Please explain what constitutes an arcade or gallery in the proposal.
	X			○ Awnings or canopies on all ground floor windows of commercial space;	6 points	no sheet provided	This solution was not chosen.
X				○ Building cornice;	5 points	no sheet provided	This solution was not chosen.
X				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	no sheet provided	This solution was not chosen. see ODS note on 1st floor plan & front elevations
	X			▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points	no sheet provided	This solution was not chosen.
X				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	Elevations	Additional details required. This appears to be complied with. Please provide a breakdown on the elevation showing that 40% is met.
	X			▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	no sheet provided	This solution was not chosen.
X				▪ Materials and color changes;	3 points	Elevations	OK - Complies. see ODS note on elevation.
	X			▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points	no sheet provided	This solution was not chosen.
	X			▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 points	no sheet provided	This solution was not chosen.
	X			▪ Decorative elements such as molding, brackets, or corbels	3 points	no sheet provided	This solution was not chosen. added decorative awning on front elevation.
				TOTAL	8 points.		Additional details required. See comments above. Staff needs more detail on the "arcade or gallery" proposed, as well as details on the percentage of balcony fenestration. Staff calculates 8 points, meaning an exception and justification are required. new total is 14 points. Requirement only partially met.

X		X	B.4.4	Garage doors shall be recessed a min of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.	no sheet provided	Inaccurate and Additional details required. This is a required standard for the units with garage doors. This needs to be marked "yes" or "no" (not "n/a"). Provide a sheet reference, and dimension how far the garage doors are recessed.	all garage doors are now recessed by 12 inches. See ODS note on 1st floor plan.
X			B.4.5	Changes in building materials shall occur at inside corners.	Elevations	OK - Complies.	
		X	B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:	no sheet provided	Inaccurate and Additional details required. Part of this statement is required standard (entrances provided facing a street or community recreation space). This needs to be marked "yes" or "no" (not "n/a"). Provide a sheet reference, and specify locations of community recreation space in plans. It appears that this is complied with.	See site plan.
		X		a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:	no sheet provided	OK - Not applicable. Only residential uses proposed.	
		X		i. The entrance shall be recessed in the façade plane at least three feet in depth; or	no sheet provided	OK - Not applicable. Only residential uses proposed.	
		X		ii. The entrance shall be covered by an awning, portico, or other architectural element	no sheet provided	OK - Not applicable. Only residential uses proposed.	
		X		b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.	no sheet provided	OK - Not applicable. Only residential uses proposed.	
X			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:	A1.0	Additional details required. See comment below regarding entry dimensions.	Dimension for individual entry is shown on 1st floor plan.
X				a. Individual residential entries: five feet in width	Floor Plan	Additional details required. Floor plans do not dimension the entries.	Dimension for individual entry is shown on 1st floor plan.
		X		b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	no sheet provided	OK - Not applicable.	
		X		c. Storefront entry: six feet in width	no sheet provided	OK - Not applicable.	
		X	B.4.8	Mirrored windows are prohibited.	no sheet provided	OK - Not applicable.	
		X	B.4.9	Awnings shall be subject to the following requirements:	no sheet provided	OK - Not applicable.	
		X		a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	no sheet provided	OK - Not applicable.	
		X		b. Shall not extend beyond individual storefront bays; and	no sheet provided	OK - Not applicable.	
		X		c. Shall not be patterned or striped.	no sheet provided	OK - Not applicable.	
		X	B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	no sheet provided	OK - Not applicable.	
		X	B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	Floor Plan, Elevations	Additional details required. Please provide an explanation to why this standard is not being met. Reference to Waiver #9 should be listed in the cell to the right.	Second floor balcony sits proud of the first floor garage wall in order to create a covered entry below. Hence the balcony is not in full compliance of this rule.
		X	B.4.12	Residential Mixed-Use buildings shall provide <u>at least one</u> of the following features along street-facing façades where the façade exceeds 50 feet in length:	no sheet provided	OK - Not applicable.	
		X		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	no sheet provided	OK - Not applicable.	
		X		b. Multiple pilasters or columns, each with a minimum width of two feet; or	no sheet provided	OK - Not applicable.	
		X		c. Common open space, such as a plaza, outdoor dining area, or other spaces.	no sheet provided	OK - Not applicable.	
X			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	Elevations	OK - Complies.	