

# 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						
			Objective Design Standard						
			A.1.1		A.1.00	Inaccurate. Please ensure that the sheet reference provided shows that the specific standard is met. Sheet A-1.00 doesn't show this, but Sheet C2.0 does. Update accordingly.	Please refer to the sheet C2.0 for more details.		
X			A.1.2		A.1.00	Inaccurate. Please ensure that the sheet reference provided shows that the specific standard is met. Sheet A-1.00 doesn't show this, but Sheet C2.0 does. Update accordingly.	Please refer to the sheet C2.0 for more details.		
			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.		SB 330 Exemption (no sheet provided)	Inaccurate and Additional details required. SB 330 does not provide for exemptions to standards. No State laws providing exemptions are currently invoked. Even when one is, these standards are still required, unless you make the findings that the project would not longer be feasible per the applicable state law. Short-term bike parking is required. Sheet C2 of the plans (note 14) shows that some will be proposed, but the plans don't show where and don't include required details.	We are using SB/Builders Remedy to waive this requirement. We don't want to put 80 bike parking stalls along the entire frontage of LGB. It was already coordinated with Ryan Safty to request for a waiver.		
	X		A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	no sheet provided	Additional details required. Fill out the "yes/no/na" checklist for each standard, provide a sheet reference for each standard, and ensure the plans have the required information. No bike details provided.			
	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.	no sheet provided	Additional details required. Fill out the "yes/no/na" checklist for each standard, provide a sheet reference for each standard, and ensure the plans have the required information. No bike details provided.			
	X		A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	no sheet provided	Additional details required. Fill out the "yes/no/na" checklist for each standard, provide a sheet reference for each standard, and ensure the plans have the required information. No bike details provided.			
	X		A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	no sheet provided	Additional details required. Fill out the "yes/no/na" checklist for each standard, provide a sheet reference for each standard, and ensure the plans have the required information. No bike details provided.			
			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.		no sheet provided	OK - Not applicable. Units with garages are not required to comply with this standard.			
	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.	no sheet provided	OK - Not applicable.			
	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 - Not applicable.			

			A.3.3	Bicycle locker minimum requirements:	<i>no sheet provided</i>		
		X		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.		OK - Not applicable.	
		X		b. Must withstand a load of 200 pounds per square foot.		OK - Not applicable.	
		X		c. Opened door must withstand 500-pound vertical load.		OK - Not applicable.	
			A.3.4	Bicycle rooms with key access minimum requirements:	<i>no sheet provided</i>		
		X		a. Bicycle rooms shall have a minimum ceiling height of seven feet.		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.		OK - Not applicable.	
		X		c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.		OK - Not applicable.	
		X		d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces		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.		OK - Not applicable.	
			<b>A.4. Vehicular Access</b>				
X		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.	<i>no sheet provided</i>	<b>Inaccurate and Additional details required.</b> This standard is applicable, as there are two uncovered parking areas proposed. That said, the project complies. Update accordingly and provide a sheet reference such as the site plan.	<a href="#">Please refer to the site plans sheet A-1.00 and C2.0</a>
			<b>A.5. Parking Location and Design</b>				
		X	A.5.1	Surface parking lots and carports shall not be located between the primary building	<i>no sheet provided</i>	<b>Inaccurate and Additional details required.</b> This	<a href="#">The parkings adjacent to the vehicle entrance are in front</a>
		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>	<b>OK - Not applicable.</b> Uncovered parking rows with at least 15 spaces are not proposed.	
			<b>A.6. Parking Structure Access</b>				
		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>	<b>OK - Not applicable.</b> No parking structure proposed.	
		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>	<b>OK - Not applicable.</b>	
		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>	<b>OK - Not applicable.</b>	
			<b>A.7. Utilities</b>				
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.	L10, L11	<b>Inaccurate and additional details required.</b> Add the architectural light details to L11, and either add more lights, or provide justification. The 30' spacing along all walkways is not met.	<a href="#">Lighting updated to match the standards listed. See updated sheet L11.</a>
X			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees	A-3.01 - A-3.10	<b>Inaccurate.</b> Please ensure that the sheet reference	<a href="#">The exterior light fixture was updated on sheet A-3.16.</a>
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.	A-2.10, L4	<b>Inaccurate and additional details required.</b> Please ensure that the sheet reference provided shows that the specific standard is met. Sheet A-2.10 is a floor plan, and L4 does not show mechanical equipment. Update sheet reference accordingly. The plans need to specify location and height of mechanical equipment for staff to verify that landscaping will screen it properly.	<a href="#">Mechanical equipments and screens will be submitted in CD stage in future submittals.</a>

X		*		A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	no sheet provided	Inaccurate and Additional details required. This standard is applicable. If you are not proposing any rooftop mechanical equipment, then please modify this checklist to "yes" (complies) and provide a sheet reference.	No rooftop mechanical equipment was proposed. Please refer to the roof plan on sheet A-2.08.
<b>A.8. Landscaping and Screening</b>								
X				A.8.1	At least 50 percent of the front setback area shall be landscaped.	L4	<b>Additional details required.</b> The plans do not provide enough detail. Specify the area of the front setback, and the area of landscaping in the front setback. It appears this is complied with, but plans need to show it.	At least 50% of the front setback area is landscaped. See sheet L4.
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.	L4	<b>Additional details required.</b> The plans do not provide enough detail. L4 doesn't specify that a masonry wall is proposed, and doesn't dimension the distance between the trees per subsection (b).	10' buffer with existing masonry wall and trees planted at 30 linear feet apart are shown on sheet L4. Trees proposed are of 36" box size.
		X		A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall	no sheet provided	Inaccurate and Additional details required. This	Screening shrubs now added in front of parking stalls
<b>A.9. Fencing</b>								
		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	OK - Not applicable. The plans do not currently show any fencing within the front setback.	
		X		A.9.2	Chain link fencing is prohibited.	no sheet provided	OK - Not applicable. The plans do not currently	
		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. The plans do not currently show any vehicular or pedestrian entry gates.	
		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. The plans do not currently show any vehicular or pedestrian entry gates.	
<b>A.10. Retaining Walls</b>								
		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. The plans do not currently show any retaining walls.	
		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. The plans do not currently show any retaining walls.	
<b>A.11. Landscaped, Private, and Community Recreation Spaces</b>								
X				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.	L4	Inaccurate and Additional details required. See comments below for each individual section of A.11.1.	Noted.
X					a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L4	Inaccurate and Additional details required. Sheet L4	Team is asking for an exemption on this requirement.
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.	A-2.01 - A-2.03	Inaccurate and Additional details required. Sheets A-2.01 through A-2.03 do not contain area numbers or dimensions for these areas. Update accordingly.	A minimum of 60 sf private open area is provided per each unit. Please refer to the Gross building and open area sheets A-0.20 and A-0.21 for the open area schedule and sizes on plans.
X		*			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable	no sheet provided	Inaccurate and Additional details required. This	A minimum of 120 sf private open area is provided per
*		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.	A-2.01 - A-2.03	Inaccurate. There are no second-floor units proposed, so this standard is "not applicable." Update accordingly.	

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.	L4	Inaccurate and Additional details required. Sheet L4 does not contain any of the required details, dimensions, and percentages to prove this standard. Update the plans and ODS checklist accordingly.	Community recreation space information added to each community enlargement area, however the team is asking for an exemption on this requirement.
		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. Not a mixed-use project.	
X				ii. Community recreation space shall be provided in multi-family residential	L4	Inaccurate and Additional details required. Sheet L4	Community recreation space information added to each
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.	no sheet provided	OK - Not applicable. More than 4 units proposed.	
		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. No rooftop landscaping proposed.	
				<b>A.12. Building Placement</b>			
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.	A-1.00, A-2.01	Inaccurate and Additional details required. Neither of these sheets include the required dimensions and percentages. Building 2 street-facing elevation appears to be close to 25% of the overall street-facing elevation (Building 1 and Building 2).	The entire building 1 facade is within 5' of the front setback. Please refer to site plan sheet A-1.00 for the front setback line, building placement and dimentions. Also we are requesting for waivers regarding Building # 2 & 5 frontage. They are not primary buildings facing LGB; They dont have any main entry or pilasters since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual connection to LGB.
		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. Not a mixed-use development.	
		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 - this portion of the table needs to be broken down for each individual building, as applicable. Update accordingly.		SHEETS	STAFF RESPONSE	APPLICANT RESPONSE
			B.1. Massing and Scale				
YES	NO	N/A	Objective Design Standard				
X			B.1.1 - BUILDING 1	Multiple-story building façades that face a street shall incorporate breaks in the	A-3.01	Inaccurate and Additional details required. See	Items b, c, e and f complies.
	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;	A-3.01	OK - Design option not chosen.	
X				b. Changes in the façade plane with a minimum change in depth of two feet for a	A-3.01	Inaccurate and Additional details required. Sheet A-	A Min. change in depth of 2' has been provided and
X				c. Recessed façade plane to accommodate a building entry with a minimum ground	A-3.01	Inaccurate and Additional details required. Sheet A-	A Min. area of 24 sf was provided at main entries. Please
	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.	A-3.01	OK - Design option not chosen.	

X				e. Ground floor open area abutting street-facing façade with a minimum area of 60	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	For open area size indicated for each units please refer to the standard states the MINIMUM gap of 1' between
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	We are requesting for the waiver and its already coordinated with Ryan Safty. Building # 2 & 5 – are not primary buildings facing LGB; therefore, we don't believe we need to address the entry doors and pilasters, etc. since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual
X			B.1.1 - BUILDING 2	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:	A-3.01	Inaccurate and Additional details required. See details on each design option below. Dimensions in the plans are needed to confirm compliance. Sheet A-3.01 is for Building 1 and doesn't (currently) prove that this standard is met. Consider referencing a floor plan when dimensions are added.	We are requesting for the waiver and its already coordinated with Ryan Safty. Building # 2 & 5 – are not primary buildings facing LGB; therefore, we don't believe we need to address the entry doors and pilasters, etc. since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual
	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;	A-3.01	OK - Design option not chosen.	
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;	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	
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;	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	
	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.	A-3.01	OK - Design option not chosen.	
X				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met. The street-facing side of Building 2 does not meet this standard.	
X			B.1.1 - BUILDING 5	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:	A-3.01	Inaccurate and Additional details required. See details on each design option below. Dimensions in the plans are needed to confirm compliance. Sheet A-3.01 is for Building 1 and doesn't (currently) prove that this standard is met. Consider referencing a floor plan when dimensions are added.	We are requesting for the waiver and its already coordinated with Ryan Safty. Building # 2 & 5 – are not primary buildings facing LGB; therefore, we don't believe we need to address the entry doors and pilasters, etc. since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual
	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;	A-3.01	OK - Design option not chosen.	
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;	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	

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;	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	
	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.	A-3.01	OK - Design option not chosen.	
X				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met.	
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	A-3.01	Inaccurate and Additional details required. Sheet A-3.01 does not show how this standard is met and is for Building 1 only. Consider referencing the floor plan sheet instead, and add dimensions to the floor plans to show this standard is met. The street-facing side of Building 5 does not meet this standard.	
	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	Justification required. Provide justification within this document or the Letter of Justification for all exceptions requested.	
			<b>B.2. Parking Structure Design</b>				
	X	B.2.1		The ground-floor façade of a parking structure facing a street or pedestrian walkway	no sheet provided	OK - Not applicable. No parking structure proposed.	
	X	B.2.2		Façade openings on upper levels of a parking structure shall be screened at a minimum	no sheet provided	OK - Not applicable. No parking structure proposed.	
	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 one of the following solutions:	no sheet provided	OK - Not applicable. No parking structure proposed.	
	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>B.3. Roof Design</b>				
X			B.3.1 - BUILDING 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:	A-3.01	OK - Standard met via "a", "d", and "e". Not enough details in plans to confirm "b" and "c" (see below).	
X				a. Gables;	A-3.01	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.01	Additional details required. Change the sheet	Please refer to the roof and floor plan for the dimensions.
X				c. Change in façade or roof height of a minimum of two feet;	A-3.01	Additional details required. Dimension the height change on the elevations. This appears to be met.	Please refer to the building 1 elevations on sheet A-3.01 for dimensions. the min change of 2' is provided in facade and roofs.
X				d. Change in roof pitch or form; or	A-3.01	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.01	OK - Standard met.	
X			B.3.1 - BUILDING 2	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.02	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.02	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.02	Additional details required. Change the sheet	Please refer to the roof plan for the dimensions. Min 2'
X				c. Change in façade or roof height of a minimum of two feet;	A-3.02	Additional details required. Dimension the height	Please refer to the building 2 elevations on sheet A-3.02

X				d. Change in roof pitch or form; or	A-3.02	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.02	OK - Standard met.	
X			B.3.1 - BUILDING 3	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.03	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.03	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.03	Additional details required. Change the sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.	Please refer to the roof plan for the dimensions. Min 2' depth was provided at roof eaves . See sheets A-2.08
X				c. Change in façade or roof height of a minimum of two feet;	A-3.03	Additional details required. Dimension the height change on the elevations. This appears to be met.	Please refer to the building 3 elevations on sheet A-3.03 for dimensions. the min change of 2' is provided in facade and roofs.
X				d. Change in roof pitch or form; or	A-3.03	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.03	OK - Standard met.	
X			B.3.1 - BUILDING 4	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.04	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.04	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.04	Additional details required. Change the sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.	Please refer to the roof plan for the dimensions. Min 2' depth was provided at roof eaves . See sheets A-2.08
X				c. Change in façade or roof height of a minimum of two feet;	A-3.04	Additional details required. Dimension the height change on the elevations. This appears to be met.	Please refer to the building 4 elevations on sheet A-3.04 for dimensions. the min change of 2' is provided in facade and roofs.
X				d. Change in roof pitch or form; or	A-3.04	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.04	OK - Standard met.	
X			B.3.1 - BUILDING 5	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:	A-3.05	OK - Standard met via "a", "d", and "e". Not enough details in plans to confirm "b" and "c" (see below).	
X				a. Gables;	A-3.05	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.05	Additional details required. Change the sheet	Please refer to the roof plan for the dimensions. Min 2'
X				c. Change in façade or roof height of a minimum of two feet;	A-3.05	Additional details required. Dimension the height change on the elevations. This appears to be met.	Please refer to the building 5 elevations on sheet A-3.05 for dimensions. the min change of 2' is provided in facade and roofs.
X				d. Change in roof pitch or form; or	A-3.05	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.05	OK - Standard met.	
X			B.3.1 - BUILDING 6	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.06	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.06	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.06	Additional details required. Change the sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.	Please refer to the roof plan for the dimensions. Min 2' depth was provided at roof eaves . See sheets A-2.08
X				c. Change in façade or roof height of a minimum of two feet;	A-3.06	Additional details required. Dimension the height	Please refer to the building 6 elevations on sheet A-3.06
X				d. Change in roof pitch or form; or	A-3.06	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.06	OK - Standard met.	
X			B.3.1 - BUILDING 7	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:	A-3.07	OK - Standard met via "a", "d", and "e". Not enough details in plans to confirm "b" and "c" (see	
X				a. Gables;	A-3.07	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.07	Additional details required. Change the sheet	Please refer to the roof plan for the dimensions. Min 2'
X				c. Change in façade or roof height of a minimum of two feet;	A-3.07	Additional details required. Dimension the height change on the elevations. This appears to be met.	Please refer to the building 7 elevations on sheet A-3.07 for dimensions. the min change of 2' is provided in facade and roofs.

X				d. Change in roof pitch or form; or	A-3.07	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.07	OK - Standard met.	
X			<b>B.3.1 - BUILDING 8</b>	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.08	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.08	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.08	Additional details required. Change the sheet	Please refer to the roof plan for the dimensions. Min 2'
X				c. Change in façade or roof height of a minimum of two feet;	A-3.08	Additional details required. Dimension the height	Please refer to the building 8 elevations on sheet A-3.08
X				d. Change in roof pitch or form; or	A-3.08	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.08	OK - Standard met.	
X			<b>B.3.1 - BUILDING 9</b>	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.09	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.09	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.09	Additional details required. Change the sheet	Please refer to the roof plan for the dimensions. Min 2'
X				c. Change in façade or roof height of a minimum of two feet;	A-3.09	Additional details required. Dimension the height	Please refer to the building 9 elevations on sheet A-3.09
X				d. Change in roof pitch or form; or	A-3.09	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.09	OK - Standard met.	
X			<b>B.3.1 - BUILDING 10</b>	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be	A-3.10	OK - Standard met via "a", "d", and "e". Not	
X				a. Gables;	A-3.10	OK - Standard met.	
X				b. Building projection with a depth of a minimum of two feet;	A-3.10	Additional details required. Change the sheet	Please refer to the roof plan for the dimensions. Min 2'
X				c. Change in façade or roof height of a minimum of two feet;	A-3.10	Additional details required. Dimension the height	for dimensions. the min change of 2' is provided in facade
X				d. Change in roof pitch or form; or	A-3.10	OK - Standard met.	
X				e. Inclusion of dormers, parapets, and/or varying cornices.	A-3.10	OK - Standard met.	
	X	B.3.2		Skylights shall have a flat profile rather than domed.	no sheet provided	OK - Not applicable. No skylights currently	
	X	B.3.3		The total width of a single dormer or multiple dormers shall not exceed 50 percent of	no sheet provided	OK - Not applicable. No dormers currently	
	X	B.3.4		Carport roof materials shall be the same as the primary building.	no sheet provided	OK - Not applicable. No carports currently proposed.	
			<b>B.4. Façade Design and Articulation</b>				
X			<b>B.4.1 - BUILDING 1</b>	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 <u>at least two</u> of the following solutions:	A-3.01	Additional details required. See comments below. The standard appears to be met with standards "a", "b", "c", and "d", but dimensions are needed in the plans to confirm.	
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;	A-3.01	Additional details required. Add a sheet reference for the floor plans, and add these dimensions to the floor plans. This appears to be met.	Please refer to the dimensions and calculations provided on building 1 floor plans on sheet A-2.10. A min of 2' projection was provided.
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;	A-3.01	Additional details required. Add a sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.	Please refer to the calc and dimentions provided on building 1 floor plan on sheet A-2.10.
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;	A-3.01	Additional details required. Add a sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.	Please refer to the calc and dimentions provided on building 1 floor plan on sheet A-2.10.
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A-3.01	OK - Standard met.	
	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.	A-3.01	OK - Design option not chosen.	
X			<b>B.4.1 - BUILDING 2</b>	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 <u>at least two</u> of the following solutions:	A-3.02	Additional details required. See comments below. The standard appears to be met with standards "a" and "d", but dimensions are needed in the plans to confirm part "a".	We are requesting for the waiver and its already coordinated with Ryan Safty. Building # 2 & 5 – are not primary buildings facing LGB, since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual connection to LGB.

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;	A-3.02	Additional details required. Add a sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.		
X				b. Balconies or habitable projections with a minimum depth of two feet for a	A-3.02	Inaccurate and Additional details required. Add a		
X				c. Variation in façade articulation, using shade and weather protection components,	A-3.02	Inaccurate and Additional details required. Add a		
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A-3.02	OK - Standard met.		
	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.	A-3.02	OK - Design option not chosen.		
X			B.4.1 - BUILDING 5	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 <u>at least two</u> of the following solutions:	A-3.05	Additional details required. See comments below. The standard appears to be met with standards "a" and "d", but dimensions are needed in the plans to confirm part "a".	We are requesting for the waiver and its already coordinated with Ryan Safty. Building # 2 & 5 – are not primary buildings facing LGB, since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual connection to LGB.	
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;	A-3.05	Additional details required. Add a sheet reference to the floor plans, and add these dimensions to the floor plans. This appears to be met.		
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;	A-3.05	Inaccurate and Additional details required. Add a sheet reference for the floor plans, and add these dimensions to the floor plans. The street-facing side of Building 5 does not meet this standard.		
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;	A-3.05	Inaccurate and Additional details required. Add a sheet reference for the floor plans, and add these dimensions to the floor plans. The street-facing side of Building 5 does not meet this standard.		
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	A-3.05	OK - Standard met.		
	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.	A-3.05	OK - Design option not chosen.		
X			B.4.2 - BUILDING 1	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.	A-3.01 - A-3.10	OK - Standard met.		
X			B.4.2 - BUILDING 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.	A-3.01 - A-3.10	OK - Standard met.		
X			B.4.2 - BUILDING 5	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.	A-3.01 - A-3.10	OK - Standard met.		
			B.4.3 - BUILDING 1	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 minimum of <u>16 points</u> :	A-3.01			
				Architectural features, such as:				
	X			<input type="radio"/> Arcade or gallery along the ground floor;	8 points	A-3.01	OK - Design option not chosen.	
		X		<input type="radio"/> Awnings or canopies on all ground floor windows or commercial spaces;	6 points	A-3.01	OK - Design option not applicable.	
X				<input type="radio"/> Building cornice;	5 points	A-3.01	Incomplete. This standard does not have a "yes/no"	Refer to the building elevations sheets A-3.01 to A-3.10
X				<input type="radio"/> Façade sconce lighting at a minimum of one light fixture per 15' Bay or box windows projecting a minimum of 18 inches from the	3 points	A-3.01	Inaccurate. The street-facing elevation of Building 1	Please refer to the det A/A-3.01 for the building 1 sconce
	X			<input type="radio"/> Balconies or Juliet balconies provided on a minimum of 20 percent of the concentration on the upper floors of the facade.	6 points	A-3.01	OK - Design option not chosen.	
X				<input type="radio"/> Balconies or Juliet balconies provided on a minimum of 40 percent of the concentration on the upper floors of the facade.	5 points	A-3.01	Additional details required. Show this 40%	Please refer to the det. 2/A-2.10 for the balconies

	X			§ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the façade.	5 points	A-3.01	OK - Design option not chosen.	
X				§ Materials and color changes;	3 points	A-3.01	OK - Standard met.	
X				§ Eaves that overhang a minimum of two feet from the façade with a minimum bracket.	3 points	A-3.01	Additional details required. These dimensions are	Please refer to the det. 3/A-2.10 for the eave's depth. a
X				§ Window boxes or plant shelves under a minimum of 60 percent of the construction on the upper floors of the façade or	3 points	A-3.01	OK - Design option not chosen.	
X				§ Decorative elements such as molding, brackets, or corbels	3 points	A-3.01	OK - Standard met.	
X				TOTAL		6 points confirmed	Inaccurate and Additional details required. See details above. At this time, only 6 points are confirmed. Update plans to prove compliance, or provide justification for an exception.	22 point in total
			B.4.3 - BUILDING 2	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 minimum of 16 points:		A-3.01		We are requesting for the waiver and its already coordinated with Ryan Safty. Building # 2 & 5 – are not primary buildings facing LGB, since it is the edge of the building and not the front of the building. They are set back a hefty distance from LGB and will have significant landscape hiding them from any visual connection to LGB.
				Architectural features, such as:				
	X			○ Arcade or gallery along the ground floor;	8 points	A-3.01	OK - Design option not chosen.	
		X		○ Awnings or canopies on all ground floor windows or commercial spaces;	6 points	A-3.01	OK - Design option not applicable.	
X				○ Building cornice;	5 points	A-3.01	Incomplete. This standard does not have a "yes/no"	noted on all elevations.
X				○ Façade sconce lighting at a minimum of one light fixture per 15' bay or box windows projecting a minimum of 18 inches from the	3 points	A-3.01	Inaccurate. There is no façade sconce lighting on the	sconce were added to the elevation D/A-3.02 and clouded.
X				§ Bay or box windows projecting a minimum of 18 inches from the	6 points	A-3.01	OK - Design option not chosen.	
X				§ Balconies or Juliet balconies provided on a minimum of 40 percent of the construction on the upper floors of the façade or	5 points	A-3.01	Inaccurate. There are no balconies on the street-	There are balconies on the west side which are visible
X				§ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the façade.	5 points	A-3.01	OK - Design option not chosen.	
X				§ Materials and color changes;	3 points	A-3.01	OK - Standard met.	
X				§ Eaves that overhang a minimum of two feet from the façade with a minimum bracket.	3 points	A-3.01	Additional details required. These dimensions are	the 2' eave with bracket was dimensioned on the end unit.
X				§ Window boxes or plant shelves under a minimum of 60 percent of the construction on the upper floors of the façade or	3 points	A-3.01	OK - Design option not chosen.	
X				§ Decorative elements such as molding, brackets, or corbels	3 points	A-3.01	OK - Standard met.	
X				TOTAL		6 points confirmed	Inaccurate and Additional details required. See	22 point in total
			B.4.3 - BUILDING 5	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 minimum of 16 points:		A-3.01		
				Architectural features, such as:				
	X			○ Arcade or gallery along the ground floor;	8 points	A-3.01	OK - Design option not chosen.	
		X		○ Awnings or canopies on all ground floor windows or commercial spaces;	6 points	A-3.01	OK - Design option not applicable.	
X				○ Building cornice;	5 points	A-3.01	Incomplete. This standard does not have a "yes/no"	noted on all elevations.
X				○ Façade sconce lighting at a minimum of one light fixture per 15' bay or box windows projecting a minimum of 18 inches from the	3 points	A-3.01	Inaccurate. There is no façade sconce lighting on the	sconce were added to the elevation D/A-3.05 and clouded.
X				§ Bay or box windows projecting a minimum of 18 inches from the	6 points	A-3.01	OK - Design option not chosen.	
X				§ Balconies or Juliet balconies provided on a minimum of 40 percent of the construction on the upper floors of the façade or	5 points	A-3.01	Inaccurate. There are no balconies on the street-	There are balconies on the east side which are visible from
X				§ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the façade.	5 points	A-3.01	OK - Design option not chosen.	
X				§ Materials and color changes;	3 points	A-3.01	OK - Standard met.	
X				§ Eaves that overhang a minimum of two feet from the façade with a minimum bracket.	3 points	A-3.01	Additional details required. These dimensions are	the 2' eave with bracket was dimensioned on the end unit.
X				§ Window boxes or plant shelves under a minimum of 60 percent of the construction on the upper floors of the façade or	3 points	A-3.01	OK - Design option not chosen.	
X				§ Decorative elements such as molding, brackets, or corbels	3 points	A-3.01	OK - Standard met.	
X				TOTAL		6 points confirmed	Inaccurate and Additional details required. See	22 point in total
		X	B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and	no sheet provided	Inaccurate and Additional details required. The first		
X			B.4.5	Changes in building materials shall occur at inside corners.	no sheet provided	Additional details required. Specify sheet reference.		All garage door has been recessed by 12". Please refer to
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:	A-3.01	Incomplete. This overall standard does not have a "yes/no" response.		Please refer to the elevation sheets A-3.01 to A-3.10. All
X				a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:	A-3.01	Additional details required. See details below.		
	X			i. The entrance shall be recessed in the façade plane at least three feet in depth; or	A-3.01	OK - Design option not chosen.		

X				ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.	A-3.01	<b>Additional details required.</b> These dimensions are not shown in the plans. Update sheet reference to the applicable floor plans, and add these dimensions to the floor plans.	All dimensions were added to the buildings 1st floor plans on sheet A-2.10 to A-2.19 and clouded.
		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.	A-3.01	<b>OK - Not applicable.</b> No ground-floor commercial use 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:	A-2.01	<b>Additional details required.</b> See details below.	
X				a. Individual residential entries: five feet in width	A-2.01	<b>Additional details required.</b> These dimensions are not shown in the plans. Update sheet reference to the applicable floor plans, and add these dimensions to the floor plans.	All entry width were dimensions to show the min 5'. Please refer to the building floor plans on sheet A-2.10 to A-2.19.
		X		b. Single entry to multiple residential unit building, including Residential Mixed-Use	no sheet provided	<b>OK - Not applicable.</b> Entry to multi-unit building not	
		X		c. Storefront entry: six feet in width	no sheet provided	<b>OK - Not applicable.</b> No storefront currently	
		X	B.4.8	Mirrored windows are prohibited.	no sheet provided	<b>OK - Not applicable.</b> No mirrored windows currently	
		X	B.4.9	Awnings shall be subject to the following requirements:	no sheet provided	<b>OK - Not applicable.</b> No awnings currently proposed.	
		X		a. A minimum vertical clearance of eight feet measured from the pedestrian	no sheet provided	<b>OK - Not applicable.</b>	
		X		b. Shall not extend beyond individual storefront bays; and	no sheet provided	<b>OK - Not applicable.</b>	
		X		c. Shall not be patterned or striped.	no sheet provided	<b>OK - Not applicable.</b>	
		X	B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no	no sheet provided	<b>Inaccurate and Additional details required.</b> This	We are using a waiver for this standard since, there is a
	X		B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-	no sheet provided	<b>Additional details required.</b> This standard is not	We are using a waiver for this standard since, In building 1
		X	B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features	no sheet provided	<b>OK - Not applicable.</b> Not a mixed-use building.	
		X		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	no sheet provided	<b>OK - Not applicable.</b>	
		X		b. Multiple pilasters or columns, each with a minimum width of two feet; or	no sheet provided	<b>OK - Not applicable.</b>	
		X		c. Common open space, such as a plaza, outdoor dining area, or other spaces.	no sheet provided	<b>OK - Not applicable.</b>	
		X	B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	no sheet provided	<b>Inaccurate and Additional details required.</b> This standard is applicable. Specify whether or not it is complied with, and provide a sheet reference.	Please refer to the elevation sheets, A-3.01 to A-3.10. There is not blank facde provided.