

No.	Control	Site Specific Requirement	Requirement Met	Staff Notes	Page Ref.
1	Height Measurement	50-60 feet	Yes	Project as proposed is within height limits	84
2	No. of Stories	n/a	n/a	No specified story limit for this site	84
3	Additional Ground Floor Height	n/a	n/a	No additional height proposed for this site	84
4	Building Step	5% or less- no step required. 5-15%- Building step required every 120'. 15% or more- Building step required every 80'.	Yes	Site has grade change less than 5%	84-85
5	Sustainability Development	LEED for Neighborhood Design	Submitted to meet 75 point minimum with 120 point GreenPoint goal	Site permit.	85
6	Mass Break	Frontages that are greater than 200 feet in length shall provide a mass break	n/a	No frontage is greater than 200 feet.	86
7	Fine Grain Modulation	Massing of residential buildings shall incorporate a rhythm of less than 50' to reflect the typical SF pattern.	Yes	The façade plan is sufficiently modulated by changes in plane less than 50'	87
8	Bulk Controls Applied	External plan dimensions only, not applicable to below grade or open spaces.	n/a	n/a	87
9	Maximum Lot Coverage	75% of lot area excluding permitted obstructions per PCS 136 provided at grade or above a parking podium level.	Yes	The project proposes lot coverage of 72% above the parking podium level.	88
10	Rear Yard	Minimum 25 feet in depth.	Yes	The rear yard provided at the podium level meets this requirement.	88
11	Setbacks and Build-to Lines	Block Q shall comply with Planning Code Section 132	Yes	The building is setback appx. 5 feet along Hahn and 3' on Sunnydale which exceed the setback required.	88
12	Planted Setbacks	40% planted area	Yes	All setbacks contain planted areas	88
13	Permitted Obstructions	Additional permitted obstructions allowed.	Yes	Permitted obstructions meet controls	88
14	Ground Floor Entry	Residential unit entries shall be provided on all frontages	Yes	Residential entries are provided	89
15	Multi-Unit Building Secure Access	Directly accessible to the sidewalk, public open space or Row	Yes	Secure lobby provided at the corner.	89
16	Ground Units Direct Access	Ground floor units shall have direct access to the sidewalk or public ROW where possible.	Yes	Direct access provided for units along Sunnydale. Other requirements preclude direct access along Sunnydale.	89
17	Minimum Entry Width	40" for individual units and 60" for shared entry	Yes	n/a	89
18	Residential Level of Entry	Entry shall be at or above sidewalk level	Yes	n/a	89
19	Above Ground Parking	Parking shall be wrapped with active uses except for 25% per façade.	Yes	Parking is not exposed except for ingress/egress	
20	Ground Floor	Shall never be more than one story above sidewalk	Yes	n/a	92
21	Blank Facades	Exposed facades shall be minimized and architecturally treated.	Yes	All exposed facades shall be architecturally treated.	92
22	Garages	Garages that border streets shall be wrapped with active uses to 25 feet.	Yes	Parking is not exposed except for ingress/egress	92
23	Gargbage	Dumpsters and garbage shall be concealed.	Yes	Trash room is incorporated into the ground floor design	92
24	Fences	Fences in the front setback shall be no more than 3'6"	Yes	n/a	93

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25	Security Gates	Security Gates are not allowed in the front setback and shall be placed if used at or behind the principal plane of the building wall	Yes	No security gates proposed at this time.	93
26	Other Fences Prohibited	Chain link, barbed wire, and spiked security fences are not allowed.	Yes	No other fences proposed at this time.	93
27	Storefronts	Shall be articulated every 20-40 feet	n/a	No retail proposed	93
28	Retail Height	Minimum ground floor height 14 feet	n/a	No retail proposed	93
29	Fenestration and Transparency	Fenestration 60% minimum with transparent windows and doorways to allow visibility	n/a	No retail proposed	93
30	Signs	Article 6 for NC-2 apply	n/a	No retail proposed	93
31	Retail Level of Entry	Entry shall be at sidewalk level	n/a	No retail proposed	94
32	Rooftop Mechanical Equipment	Shall be screened from the adjacent street level and adjacent building view (photovoltaic and solar excluded)	Yes	n/a	95
33	Lighting	Exterior fixtures shall direct light downward with 'full cut off or fully shielded fixtures. Accent lighting exempt	Yes	Site permit to comply.	95
34	Garage Entry Location	Not permitted on Sunnydale or Santos	Yes	Garage entry located on Hahn	96
35	Garage Entry Width	No wider than 20 combined in/egress or 10 if separated.	Yes	n/a	96
36	Off-Street Loading	Loading shall be integrated with auto entry.	n/a	n/a	96
37	Limit of # or Entries	No more than 2 entries permitted unless 10% or greater slope	n/a	Only one entry	96
38	Off-Street Loading	Shall meet all other requirements per this section	n/a	n/a	96
39	Open Space Amount Required	80sf per unit		Podium level provide all common open space.	97
40	Open Space - Dimensions for Private	6 feet (deck, porch etc.) 8 feet (terrace, ground floor surface etc.)	n/a	n/a	97
41	Open Space - Dimensions for Common	15 feet	Yes	Podium level provide all common open space.	97
42	Open Space - Community Rooms	Can count toward open space is certain criteria is met	Yes	Community room provided on site adjacent to the open space	97
43	Permitted Projections into Open Space	Limited to balconies, bay windows, and decorative features	Yes	No other projections proposed.	98
44	Podium Landscaping	Adequate soil depth shall be provided for successful plantings	Yes	Site permit to comply.	98
45	Mews - General Character	Shall be inviting, through access etc.	n/a	n/a	98
46	Mews - Building Frontages	Buildings fronting a mews shall be treated the same as a public Row	n/a	n/a	98
47	Mews - Pedestrian Passage Clearance	Minimum 6' width	n/a	n/a	98
48	Mews - Minimum Dimension	25' width between building frontages or 30 feet where there are 4 story buildings on 2 sides	n/a	N/a	98
49	Mews - Qualified as Open Space	Must meet all open space requirements to qualify	n/a	n/a	98
50	Block Q-Main Entrance	Shall be located near the corner of Sunnydale and Hahn	Yes	n/a	120
51	Garage Entrance	Shall be located on Hahn St	Yes	n/a	120

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52	Building Height	Shall step down at adjacent properties	Yes and No	Minor modification per section 249.75(d). Building steps down at Hahn Street but not Sunnydale Avenue. A minor modification may be sought.	120