THE RISE

PROJECT ADDRESS:

10123 NORTH WOLFE ROAD CUPERTINO, CA 95014

APN: 316-20-120 (PARCEL A - WEST SIDE) APN: 316-20-121 (PARCEL B - EAST SIDE)

PROJECT DESCRIPTION:

THIS PROJECT DESCRIPTION IS FOR THE SB 35 / COMPLIANT THE RISE (FORMERLY KNOWN AS VALLCO TOWN CENTER) APPLICATION (THE PROJECT). SB 35 AUTHORIZES A DEVELOPMENT PROPONENT TO APPLY FOR A MULTIFAMILY HOUSING DEVELOPMENT, INCLUDING MIXED USE PROJECTS WITH AT LEAST TWO THIRDS OF THE SQUARE FOOTAGE DEDICATED TO RESIDENTIAL USES, WHICH SATISFIES SPECIFIED OBJECTIVE PLANNING STANDARDS, THAT IS SUBJECT TO A STREAMLINED, MINISTERIAL APPROVAL PROCESS. AS SUMMARIZED BELOW AND DESCRIBED IN DETAIL IN THE MODIFICATION APPLICATION MATERIALS, INCLUDING THE APPENDIX III - PROJECT DESCRIPTION, THE PROJECT IS FULLY COMPLIANT AND CONFORMS WITH ALL THE REQUIREMENTS OF SB 35.

THE PROJECT SITE IS LOCATED ON THE 50.82 ACRE VALLCO MALL PROPERTY IN THE CITY OF CUPERTINO, BETWEEN INTERSTATE 280 AND STEVEN'S CREEK BOULEVARD AND ON BOTH SIDES OF NORTH WOLFE ROAD. THE PROPERTY HAS BEEN IN CONTINUOUS DECLINE FOR MORE THAN 30 YEARS AND IS LARGELY VACANT, EXCEPT FOR A FEW RESTAURANTS AND ENTERTAINMENT VENUES.

THE DEVELOPMENT PLAN WILL INCLUDE 2,402 RESIDENTIAL UNITS (BOTH FOR SALE AND FOR RENT), UP TO 429,408 SQUARE FEET (S.F.) OF RETAIL/ENTERTAINMENT USES, AND 1,973,494 SF. OF OFFICE AND APPROXIMATELY 7,576 PARKING SPACES WILL BE PROVIDED IN BOTH ABOVE AND BELOW-GROUND STRUCTURES WITH SURFACE PARKING ALONG INTERNAL ROADWAYS. THE PROJECT INCLUDES TWO TOWN SQUARES AND GREEN ROOFS ON BOTH SIDES OF NORTH WOLFE ROAD.

THE PROJECT IS FULLY COMPLIANT WITH THE CITY OF CUPERTINO COMMUNITY VISION 2040 GENERAL PLAN (GENERAL PLAN), INCLUDING THE VALLCO SHOPPING DISTRICT SPECIAL AREA STRATEGIES TO CONSTRUCT A MIXED-USE "TOWN CENTER" PROJECT WITH RESIDENTIAL, RETAIL, ENTERTAINMENT, AND OFFICE USES IN A PEDESTRIAN-FRIENDLY DESIGNED, GRID STREET NETWORK WITH HIGH-QUALITY ARCHITECTURE THAT SERVES AS A COMMUNITY GATEWAY FOR THE CITY OF CUPERTINO.

PROJECT SCOPE OF WORK:

1. DEMOLITION OF EXISTING MALL STRUCTURES, PARKING STRUCTURES, PAVED AND SURFACE PARKING AREAS.

2. RETAIN, PRESERVE, AND IN SOME CASES RELOCATE EXISTING SPECIMEN TREES INTO A LANDSCAPE DESIGN THAT FEATURES SUSTAINABLE AND ENVIRONMENTALLY FRIENDLY AT GRADE PLANTINGS AND ON THE GREEN ROOF STRUCTURES.

3. CONSTRUCT NEW MIXED-USE TOWN CENTER COMPRISED OF 11 BLOCKS COMPOSED OF RETAIL. RESIDENTIAL, OFFICE, AND AMENITY BUILDINGS. 4. CONSTRUCT TRANSECT STREET CONFIGURATION ENCOURAGING A PEDESTRIAN AND BICYCLE FRIENDLY NEIGHBORHOOD WITH GROUND FLOOR RETAIL AND ACTIVE STREETS, AND TWO PUBLIC

TOWN SQUARE PLAZAS. 5. CONSTRUCT A GREEN ROOF, WHICH SERVES AS A PARK, THAT MEETS GRADE AT THE WESTERN MOST EDGE AND PROVIDES PEDESTRIAN TRAILS.

6. CONSTRUCT HOUSING IN COMPLIANCE WITH SB 35 WITH A MAXIMUM DENSITY OF 2,402 UNITS COMPLIANT WITH THE CUPERTINO GENERAL PLAN WITH DENSITY BONUS, FOR SALE AND FOR RENT UNITS.

7. CONSTRUCT AFFORDABLE HOUSING IN COMPLIANCE WITH SB 35 WITH A MINIMUM OF 50% AFFORDABLE HOUSING UNITS AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S "STATEWIDE SB 35 DETERMINATION SUMMARY" ISSUED ON JANUARY 31, 2018 AND EXCEEDING CITY OF CUPERTINO REQUIREMENT OF 15% AFFORDABLE.

8. CONSTRUCT UNDERGROUND PARKING STRUCTURES AND ABOVE GROUND STRUCTURES TO SERVICE THE EXTENT OF THE PROJECT.

9. INTEGRATE SAFE PEDESTRIAN, PROTECTED BICYCLE, AND MASS TRANSIT BUS ROUTES INTO A COMPLETE REDEVELOPMENT OF THE VALLCO PLANNING AREA.

MODIFICATION REQUESTS ON ENTITLEMENT APPROVALS

DEVELOPMENT PERMIT MAJOR: TENTATIVE SUBDIVISION MAP: ARCHITECTURE AND SITE PERMIT MAJOR: TREE REMOVAL:

MODIFICATION REQUESTED MODIFICATION REQUESTED MODIFICATION REQUESTED MODIFICATION REQUESTED

PROJECT CODES:

THE PROJECT SHALL COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE), THE AMERICAN'S WITH DISABILITIES ACT 2010, AND THE CUPERTINO MUNICIPAL CODE TO THE EXTENT EACH CONTAIN OBJECTIVE ZONING STANDARDS AND OBJECTIVE DESIGN REVIEW STANDARDS AS DEFINED BY SB-35. SINCE A BUILDING PERMIT HAS BEEN APPLIED FOR, THE PROJECT MUST COMPLY WITH THE CALIFORNIA BUILDING STANDARDS IN EFFECT AT THE TIME OF THE ORIGINAL SUBMITTAL: 2016 CALIFORNIA ADMINISTRATIVE CODE

2016 CALIFORNIA BUILDING CODE, VOLUMES 1 & 2

2016 CALIFORNIA RESIDENTIAL CODE

2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE

2016 CALIFORNIA PLUMBING CODE

2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

ENTITLEMENT APPROVALS

TREE REMOVAL

ARCHITECTURE AND SITE PERMIT MAJOR

SITE AREA WEST (ACRES) AFTER DEDICATION

SITE AREA EAST (ACRES) AFTER DEDICATION

SITE AREA DEDICATED TO THE CITY (ACRES)

2016 CALIFORNIA REFERENCED STANDARDS CODE

TENTATIVE SUBDIVISION MAP FOR CONDO PURPOSES (INCLUDING NEW AND MODIFIED EASEMENTS)

PROJECT DIRECTORY

VALLCO PROPERTY OWNER LLC. 2600 EL CAMINO REAL, SUITE 410 PALO ALTO, CA 94306

650-344-1500 Reed Moulds

ARCHITECT RAFAEL VINOLY ARCHITECTS

375 PEARL STREET, 31ST FLOOR NEW YORK, NY 10038 212-924-5060 CONTACT: Chan-li Lin

ARCHITECT

RAFAEL VINOLY ARCHITECTS

10123 N. WOLFE ROAD CUPERTINO, CA 95014 408-627-7090 Craig L Bacheller II

LANDSCAPE ARCHITECT OLIN PARTNERSHIP LTD.

1617 JOHN F. KENNEDY BLVD. SUITE 1900 PHILADELPHIA, PA 19103 214-440-0030 Skip Graffam sgraffam@theolinestudio.com

CIVIL ENGINEER

SANDIS CIVIL ENGINEERS SURVEYS PLANNERS, INC. 1700 S. WINCHESTER BLVD., SUITE 200

CAMPBELL, CA 95008 408-636-0900 Nate Dickinson ndickinson@sandis.net

TRANSPORTATION ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 100 W. SAN FERNANDO STREET, SUITE 250

SAN JOSE, CA 95113 669-800-4130 CONTACT: Frederik Venter frederik.venter@kimley-horn.com

LIGHTING DESIGN ENGINEER

ONE LUX STUDIO 158 WEST 29TH STREET, 10TH FLOOR

NEW YORK. NY 10001 212-201-5790 CONTACT: Jack Bailey

jbailey@oneluxstudio.com SIGNAGE DESIGN **EX:IT DESIGN**

725 N. 4TH STREET PHILADELPHIA. PA 19123 215-561-1950 Mark Vevle mark.vevle@exploreexit.com

PARKING ENGINEER

CONTACT:

OMPLIANCE WITH OBJECTIVE PLANNING STANDARDS *

* NOTE: AS DEFINED IN SB 35

THROUGHOUT CONSTRUCTION.

17.28

WATRY DESIGN, INC. 2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 408-392-7900

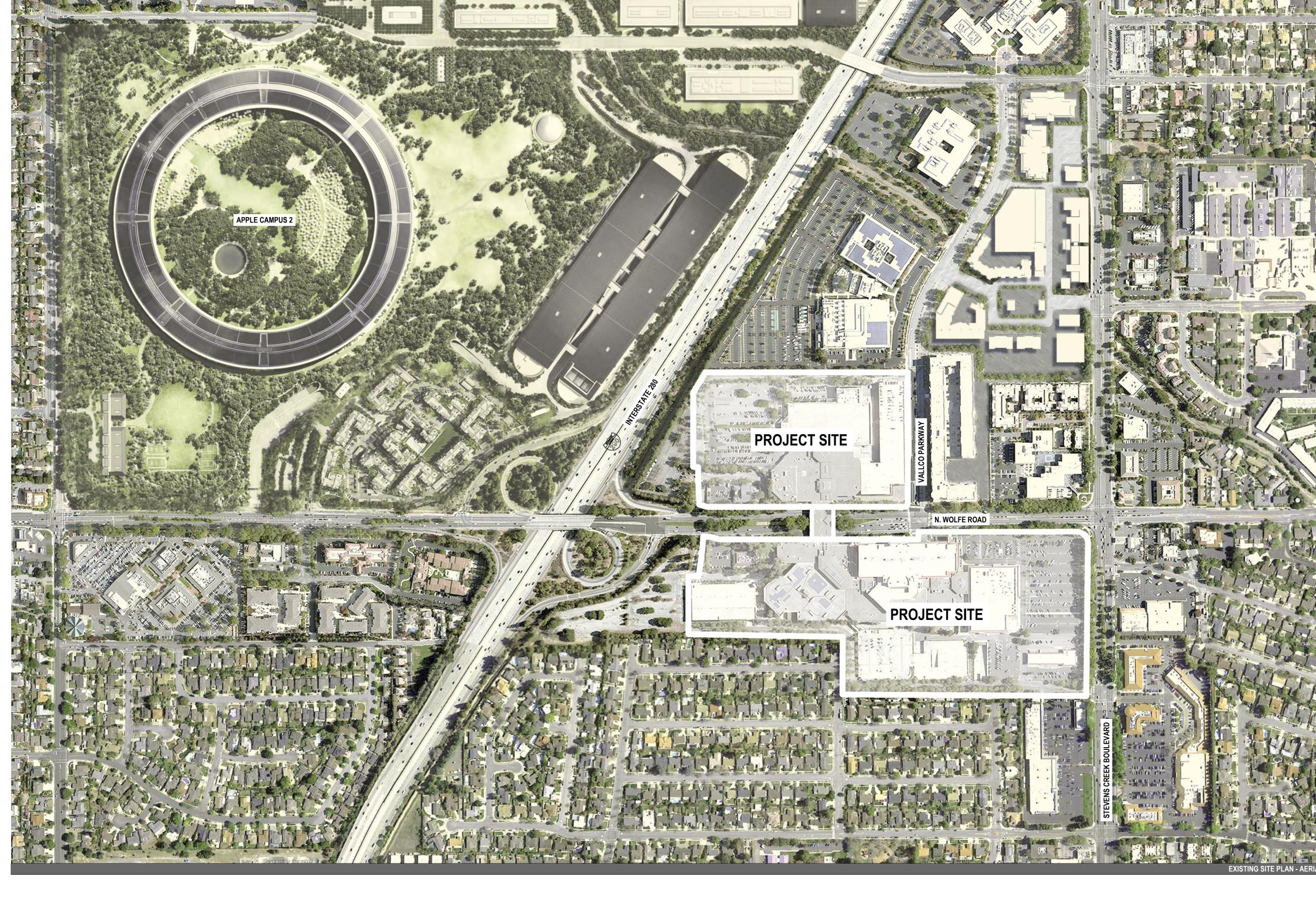
WASTE MANAGEMENT CINI-LITTLE INTERNATIONAL, INC.

Michelle Wendler

mwendler@watrydesign.com

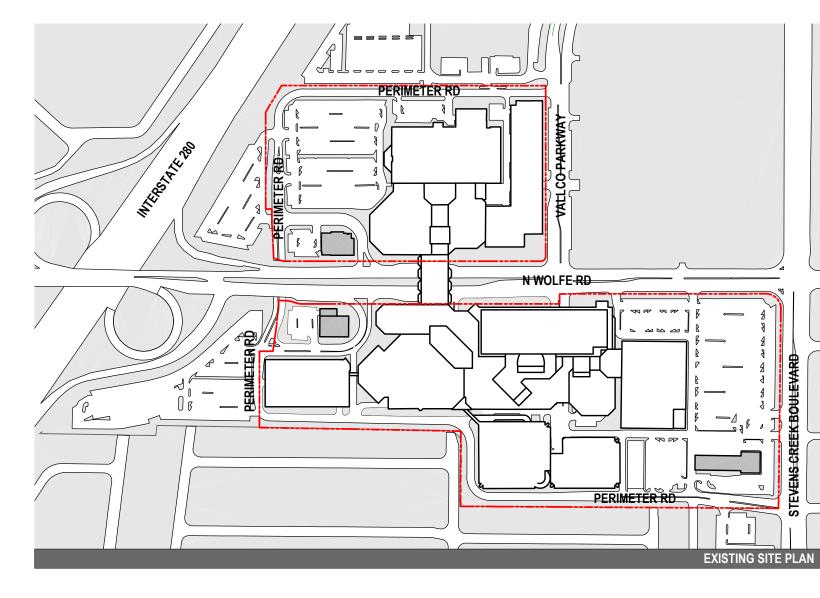
156 2ND STREET SAN FRANCISCO, CA 94105 415-922-5900 CONTACT: Joe Sorgent jsorgent@cinilittle.com

SITE INFORMATION









COMMUNITY OPEN SPACE

DATA TABLE

SUBSEQUENT APPROVALS		
MASTER SIGN PROGRAM		
DEMOLITION PERMITS		
CONSTRUCTION PERMITS		
ENCROACHMENT PERMITS		
FINAL MAP		
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	ON	
GOVERNING AGENCIES / DESIGNATIO	ON STATE OF CALIFORNIA	
GOVERNING AGENCIES / DESIGNATION		
GOVERNING AGENCIES / DESIGNATION MUNICIPALITY APPLICABLE CODES	STATE OF CALIFORNIA	
GOVERNING AGENCIES / DESIGNATION MUNICIPALITY APPLICABLE CODES GENERAL PLAN DESIGNATION	STATE OF CALIFORNIA CALIFORNIA BUILDING CODES (CBC) 2016	
GOVERNING AGENCIES / DESIGNATION MUNICIPALITY APPLICABLE CODES GENERAL PLAN DESIGNATION ZONING* GENERAL PLAN SPECIAL AREA	STATE OF CALIFORNIA CALIFORNIA BUILDING CODES (CBC) 2016 COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL	

* NOTE: THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH THE GENERAL PLAN AND NOT APPLICABLE IN ACCC WITH SB-35			
	SITE STATISTICS		
		PROPOSED	
	SITE AREA (ACRES)	50.822	

SITE AREA (ACRES)	50.822
SITE AREA WEST OF WOLFE (ACRES)	33.20
SITE AREA EAST OF WOLFE (ACRES)	17.62
SITE AREA (GROSS SF)	2,212,848 SF
EXISTING BUILDING FOOTPRINT (INCLUDING COVERED PARKING)	1,216,883 SF
EXISTING IMPERVIOUS SURFACE AREA (GROSS SF)	822,725 SF
SITE GRADE ELEVATIONS	176.0' - 197.0'
SOIL EXCAVATION / OFF HAUL (CUBIC YARDS)	1,510,000 CY
TOP SOIL IMPORT (CUBIC YARDS)	100,000 CY
SITE STATISTICS AFTER DEDICATION	
SITE AREA (ACRES) AFTER DEDICATION	49.33

APPLICABLE STANDARD **BUILDING PLANE** PRIMARY BUILDING BULK SETBACK PRIMARY BUILDING BULK SETBACK AT 1:1 SLOPE ANGLE FROM CURB

AT 1:1 SLOPE ANGLE FROM CURB OF ARTERIAL / BOULEVARD OF OF ARTERIAL / BOULEVARD OF WOLFE AND STEVENS CREEK BLVD. WOLFE AND STEVENS CREEK BLVD. NOT APPLICABLE VARIES - SEE PLANS FRONT SETBACK LIMIT 1:1 VIEW ANGLE FROM EDGE OF 1:1 VIEW ANGLE FROM EDGE OF CURB OF ARTERIAL / BOULEVARD OF CURB OF ARTERIAL / BOULEVARD OF WOLFE AND STEVENS CREEK BLVD. WOLFE AND STEVENS CREEK BLVD. REAR YARD SETBACK LIMIT NOT APPLICABLE VARIES - SEE PLANS OT COVERAGE NOT APPLICABLE NOT APPLICABLE RESIDENTIAL DENSITY 1,779 UNITS 1,779 UNITS RESIDENTIAL UNIT COUNT W/ DENSITY BONUS 2,669 UNITS 2,402 UNITS REQUIRED RESIDENTIAL BMR 890 UNITS 1,201 UNITS RETAIL, RESIDENTIAL, OFFICE, HOTEL RETAIL, RESIDENTIAL, OFFICE 2/3 SF FOR RESIDENTIAL USES 5,119,005 SF RESIDENTIAL FLOOR AREA RESIDENTIAL SF OF FLOOR AREA TO OTHER USES OFFICE SF OF FLOOR AREA UP TO 2,000,000 SF SEE TABLE SEE TABLE RETAIL SF OF FLOOR AREA 600,000 MIN / 1,207,774 MAX ENTERTAINMENT SF OF FLOOR AREA MAX 120,000 SF UP TO 30% OF TOTAL RETAIL AREA (INCLUDED IN RETAIL AREA) PARKING STALLS (TOTAL #) NOT APPLICABLE APPROXIMATELY 7,583 COMMEMORATIVE PLAQUE COMMUNITY LANDMARK PROVIDE COMMEMORATIVE PLAQUE(S) (VALLCO SHOPPING DISTRICT) LANDMARK SIGNAGE (VALLCO SIGN AT 1-280) EXEMPT FROM NON-CONFORMING NEW SIGNAGE ON FACE OF MONUMENT SIGN REGULATIONS PUBLIC ART PROGRAM PUBLIC ART WITH A VALUE OF PUBLIC ART WILL BE PROVIDED IN AT LEAST \$100,000 THE TWO TOWN SQUARES EXCEEDING THE MINIMUM FINANCIAL OBLIGATION OF \$100,000.

DEMOLITION AND SUBSEQUENT DEVELOPMENT THE PROJECT SITE IS EXPECTED TO OCCUR IN MULTIPLE PHASES OVER SEVERAL YEARS, DEPENDING ON MARKET ABSORPTION RATES, WITH BOTH SEQUENCED STARTS AND CONCURRENT OPENINGS.

** NOTE: SEE PROJECT DESCRIPTION FOR STATE MANDATED DENSITY BONUS LAW CONCESSIONS

THE CONSTRUCTION PHASING PLAN IS AS ANTICIPATED AS OF TODAY BUT REMAINS CONCEPTUAL UNTIL SUCH TIME AS BUILDING PERMITS ARE ISSUED, AND ACTUAL PHASES MAY VARY AS TO SCOPE OR SEQUENCE AT THAT TIME. STAGING OF CONSTRUCTION EQUIPMENT AND VEHICLES WILL BE PRIMARILY ON-SITE WITH SOME STAGING WITHIN THE PUBLIC RIGHT-OF-WAY FOR THE IMPROVEMENT OF UTILITIES IN THE TUNNEL/UNDER NORTH WOLFE ROAD AND THE BRIDGE OVER NORTH WOLFE ROAD. CODE REQUIRED FIRE AND EMERGENCY ACCESS TO THE ADJACENT PROPERTIES/PARCELS SHALL BE MAINTAINED

CONSTRUCTION MAY NEED TO WORK AROUND EXISTING TENANTS UNTIL LONG-TERM INTEGRATION INTO OTHER PARTS OF THE DEVELOPMENT ARE COMPLETED.

DEMOLITION WILL BE SEQUENCED TO ENSURE PUBLIC ACCESS IS PROVIDED PER THE CITY OF CUPERTINO MUNICIPAL CODE. A CONSTRUCTION LOGISTICS PLAN WILL BE SUBMITTED AT THE TIME OF PERMIT. PUBLIC RIGHT OF WAY WILL BE MAINTAINED AT ALL TIMES.

	RESIDENTIAL (GROSS SF)	RETAIL (GROSS SF)	OFFICE (GROSS SF)
PROJECT AREA FLOOR AREA CALCULATION *	5,119,005	429,408	1,973,494
%	68.1%	5.7%	26.2%
* NOTE: PURSUANT TO CUPERTINO MUNICIPAL CO	ODE SECTION 19.08.030 "FLOC	OR AREA"	•
AREAS EXCLUDED FROM FLOOR AREA CALCULA	TION		
UNDERGROUND STRUCTURE - WEST (PARKING, L	JTILITIES, INFRASTRUCTURE)		1,121,300 SF
UNDERGROUND STRUCTURE - EAST (PARKING, U	TILITIES, INFRASTRUCTURE)		1,240,600 SF
BLOCK 3A MEP PLANT			30,561 SF
EAST WASTE AND LOADING FACILITIES			10,612 SF
WEST WASTE AND LOADING FACILITIES			92,916 SF
EXISTING BUILDING AREAS FOR DEMOLITION		NET RENTABLE	GROSS AREA
MAIN MALL			1,164,460 SF
SEARS AUTO CENTER			20,574 SF
TGI FRIDAYS			11,420 SF
ALEXANDER'S STEAKHOUSE			11,320 SF
			•
EXISTING PARKING STRUCTURES FOR DEMOLITION	ON		GROSS AREA
EXISITING PARKING GARAGE (EAST)			238,950 SF

TGI FRIDAYS		11,420 SF
ALEXANDER'S STEAKHOUSE		11,320 SF
EXISTING PARKING STRUCTURES FOR	DEMOLITION	GROSS AREA
EXISITING PARKING GARAGE (EAST)		238,950 SF
EXISITING PARKING GARAGE A (WEST)		237,120 SF
EXISITING PARKING GARAGE B (WEST)		239,020 SF
BUILDING BLOCK ALLOCATION		
	GROSS SF	LAND USES
BLOCK 1	791,434	RESIDENTIAL, RETAIL, PARKING
BLOCK 2	818,553	RESIDENTIAL, RETAIL, PARKING
BLOCK 3	1,382,584	RESIDENTIAL, RETAIL, PARKING
BLOCK 4	793,746	RESIDENTIAL, RETAIL, PARKING
BLOCK 5	527,707	RESIDENTIAL, RETAIL, PARKING
WOLFE ROAD BRIDGE	-	TURFED LAWN OPEN SPACE
BLOCK 6	323,323	OFFICE, PARKING
BLOCK 7	327,210	OFFICE, PARKING
BLOCK 8	325,375	OFFICE, PARKING
BLOCK 9	618,835	RESIDENTIAL, PARKING
BLOCK 10	615,554	RESIDENTIAL, PARKING
BLOCK 11	997,586	OFFICE, PARKING

PARKING SUMMARY			
	REQUIRED (STALLS)	PROVIDED (STALLS)	TOTAL PARKING STALLS PROVIDED
PARKING STALL DIMENSIONS		SEE SHEET P-0910	-
RESIDENTIAL PARKING (STALLS)	NOT APPLICABLE PER SB-35	2,350	
OFFICE PARKING, EAST (STALLS)	NOT APPLICABLE PER SB-35	2,927	
SHARED COMMERCIAL PARKING, WEST (STALLS)*	NOT APPLICABLE PER SB-35	2,148	
STREET PARKING (STALLS)	NOT APPLICABLE PER SB-35	151	
DECIDENTIAL DADIZINO DECLUDEM	-NTO**		
RESIDENTIAL PARKING REQUIREMI ACCESSIBLE STALLS		53	
	2% (CBC 1109A.4)	125	
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	5% (CMC A.4.106.8.2)	125	
OFFICE PARKING REQUIREMENTS	(EAST)***		7.576
ACCESSIBLE STALLS	TABLE (CBC 11B 208.2)	40	〈 7,576
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	294	4
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
SHARED COMMERCIAL PARKING RI	EQUIREMENTS (WEST)***		
ACCESSIBLE STALLS	TABLE (CBC 11B 208.2)	34	
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	217	
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
CAR SHARE VEHICLE STALLS	-	15 (INCLUDED IN SHARED COMMERCIAL PARKING, WEST)	
BICYCLE PARKING CLASS I	TABLE (CMC 19.124.040)	2,780	
BICYCLE PARKING CLASS II	TABLE (CMC 19.124.040)	326	
BICYCLE PARKING CLASS	CLASS I AND II	CLASS I AND II	

SANTA CLARA COUNTY

BICYCLE PARKING	CLASS	CLASS I AND II	CLASS I AND II	
NOTE:				
1. CUPERTINO CO	DE RATIOS DO NO	OT APPLY ON SB 35 PROJE	CTS THAT ARE WITHIN 1/2 MILE	OF PUBLIC TRANSIT.
2. PARKING COUN	TS INCLUSIVE ON	LY OF STRIPED STALLS. A	DDITIONAL PARKING MAY BE PR	OVIDED THROUGH PARKING
MANAGEMENT	STRATEGIES, INC	LUDING VALET PARKING P	ROGRAMS AND MECHANICAL ST	ACKERS.
* OWNER HAS TH	IE RIGHT TO SUBI	DIVIDE AND/OR DEDICATE	PARKING TO SPECIFIC USES AT	OWNER 'S DISCRETION.
** ADA PARKING F	'ER CBC 1109A.4	ASSIGNED PARKING (2%)		
FUTURE EV CH	ARGING PER CMC	C A.4.106.8.2 FOR NEW MUL	TIFAMILY DWELLINGS (5%)	
*** ADA PARKING I	PER CBC 11B 208.	2 (PER TABLE)		
FUTURE EV CH	ARGING PER CMC	CA.5.106.5.3 FOR NEW NO	N-RESIDENTIAL BUILDINGS (10%)

DESIGNATED PARKING PER CMC A5.106.5.2 FOR ANY COMBINATION OF CLEAN AIR, CARPOOL, VANPOOL AND EV (8%)

(INCLUDED ABOVE 10%)

EAST PLAZA		1.88 ACRES / 81,900 SF	24 HOURS
WEST PLAZA		1.12 ACRES / 48,700 SF	24 HOURS
PERIMETER BIKE/PEDESTRIAN TRAIL		2.48 ACRES / 108,030 SF	24 HOURS
WEST PERIMETER PARK**		3.79 ACRES / 165,253 SF	DAWN TO DUSK
LANDSCAPE AREA (PLANTERS AT STREETS AT-GRADE)		2.39 ACRES / 104,200 SF	24 HOURS
HARDSCAPE AREA (ROADS / SIDEWALKS AT-GRADE)		16.84 ACRES / 733,800 SF	24 HOURS
SUBTOTAL	11.66 ACRES	5 / 508,083 SF (HARDSCAPE AREA IS	S EXCLUDED)
OTHER OPEN SPACE**		•	,
ROOFTOP OPEN SPACE		13.94 ACRES / 606,935 SF	DAWN TO DUSK
RESIDENTIAL ROOFTOP OPEN SPACE (COMMON USE)		2.70 ACRES / 117,483 SF	24 HOURS
ACCESSIBLE SWIM POOLS		0.26 ACRES / 11,430 SF	24 HOURS
RESIDENTIAL UNIT BALCONIES AND TERRACES		8.32 ACRES / 362,573 SF	24 HOURS
COMMERCIAL BALCONIES AND TERRACES		2.96 ACRES / 129,037 SF	24 HOURS
SUBTOTAL		28.18 ACRES / 1,227,458 SF	
TOTAL OPEN SPACE	39.84	ACRES (HARDSCAPE AREA IS EXCI	_UDED)
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G			
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G		QUANTITY	
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G		QUANTITY	
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G		QUANTITY 188	
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G REE REMOVAL / REPLACEMENT EXISTING TREES			
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W		188	
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES		188 801	
CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; G FREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES		188 801 6	
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SB-35 MODIFICATION APPLICATION

DESCRIPTION	DAT
SB-35 DEVELOPMENT APPLICATION	03/27/2
SB-35 APPLICATION - REVISION	08/06/2
SB-35 APPLICATION - CONFORM SET	09/15/2
SB-35 MODIFICATION APPLICATION	03/23/2
SB-35 MODIFICATION APPLICATION	05/24/20
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	SB-35 DEVELOPMENT APPLICATION SB-35 APPLICATION - REVISION SB-35 APPLICATION - CONFORM SET SB-35 MODIFICATION APPLICATION

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KEY PLAN AND NORTH ARROW ARCHITECTS PROJECT NUMBER

IF THIS DRAWING IS NOT 36"x48" IT IS A REDUCED PRINT; REFER TO GRAPHIC SCALE

PROJECT INFORMATION & DATA TABLE