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

2016 CALIFORNIA REFERENCED STANDARDS CODE

ARCHITECTURE AND SITE PERMIT MAJOR

ENTITLEMENT APPROVALS

TREE REMOVAL

PROJECT DIRECTORY

Community Development Department

Planning Division – Cupertino

DP-2018-02

Case Manager

Signature Jim Throop

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

650-344-1500 PHONE: Reed Moulds rmoulds@shpco.com

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 CONTACT: 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

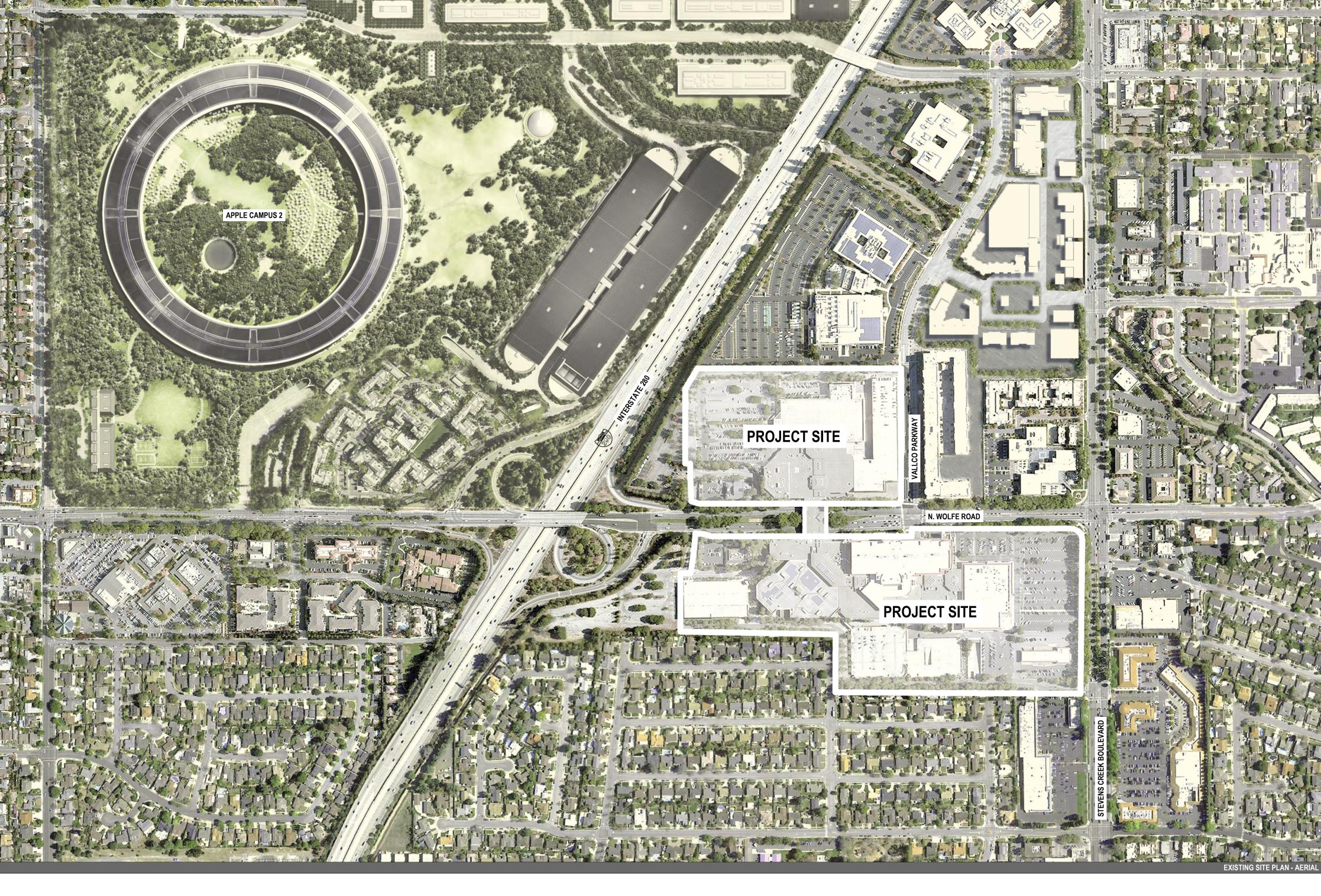
PARKING ENGINEER WATRY DESIGN, INC.

2099 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 408-392-7900 CONTACT: Michelle Wendler mwendler@watrydesign.com

WASTE MANAGEMENT CINI-LITTLE INTERNATIONAL, INC. 156 2ND STREET

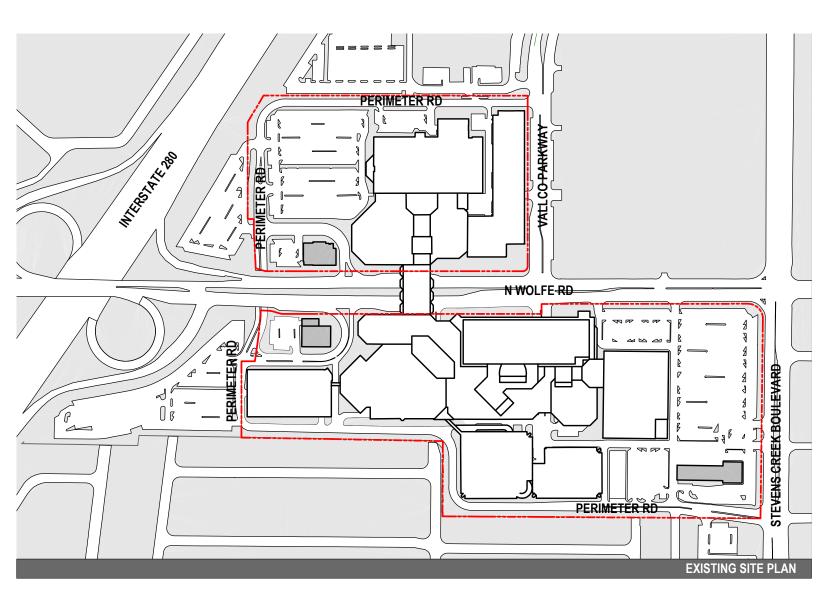
SAN FRANCISCO, CA 94105 415-922-5900 CONTACT: Joe Sorgent jsorgent@cinilittle.com

SITE INFORMATION









DATA TABLE

SUBSEQUENT APPROVALS MASTER SIGN PROGRAM	
DEMOLITION PERMITS	
CONSTRUCTION PERMITS	
ENCROACHMENT PERMITS	
FINAL MAP	
GOVERNING AGENCIES / DESIGNATIO	N
	N STATE OF CALIFORNIA
MUNICIPALITY	
MUNICIPALITY APPLICABLE CODES	STATE OF CALIFORNIA
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 ACCORDANCE

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

SITE STATISTICS		
	PROPOSED	
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 AREA (ACRES) AFTER DEDICATION	49.33
SITE AREA WEST (ACRES) AFTER DEDICATION	32.05
SITE AREA EAST (ACRES) AFTER DEDICATION	17.28
SITE AREA DEDICATED TO THE CITY (ACRES)	1.489

COMPLIANCE WITH OBJECTIVE PLANNING STAN	APPLICABLE STANDARD	PROPOSED
DUIL DING DI ANE		11101 0022
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 WOLFE AND STEVENS CREEK BLVD.	OF ARTERIAL / BOULEVARD OF WOLFE AND STEVENS CREEK BLVD.
HEIGHT LIMIT	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
LOT COVERAGE	NOT APPLICABLE	55%
FAR	NOT APPLICABLE	3.1
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
USES	RETAIL, RESIDENTIAL, OFFICE, HOTEL	RETAIL, RESIDENTIAL, OFFICE
RESIDENTIAL SF OF FLOOR AREA	2/3 SF FOR RESIDENTIAL USES	5,119,005 SF RESIDENTIAL FLOOR ARE
	TO OTHER USES	
OFFICE SF OF FLOOR AREA	UP TO 2,000,000 SF	SEE TABLE
RETAIL SF OF FLOOR AREA	600,000 MIN / 1,207,774 MAX	SEE TABLE
ENTERTAINMENT SF OF FLOOR AREA	UP TO 30% OF TOTAL RETAIL AREA	MAX 120,000 SF
		(INCLUDED IN RETAIL AREA)
PARKING STALLS (TOTAL #)	NOT APPLICABLE	APPROXIMATELY 7,583
COMMUNITY LANDMARK	COMMEMORATIVE PLAQUE	PROVIDE COMMEMORATIVE PLAQUE(
(VALLCO SHOPPING DISTRICT)		
LANDMARK SIGNAGE (VALLCO SIGN AT 1-280)	EXEMPT FROM NON-CONFORMING	NEW SIGNAGE ON FACE OF MONUMEN
	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 EXCEEDIN
		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

* NOTE: AS DEFINED IN SB 35

THROUGHOUT CONSTRUCTION.

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. TAGING 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

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.

DEVELOPMENT SUMMARY (50% AFFORDABLE HO	USING)			F
	RESIDENTIAL (GROSS SF)	RETAIL (GROSS SF)	OFFICE (GROSS SF)	
PROJECT AREA FLOOR AREA CALCULATION *	5,119,005	429,408	1,973,494	F
6	68.1%	5.7%	26.2%	
NOTE: PURSUANT TO CUPERTINO MUNICIPAL CO	DE SECTION 19.08.030 "FLOO	OR AREA"	•	F
				C
REAS EXCLUDED FROM FLOOR AREA CALCULA	TION			S
JNDERGROUND STRUCTURE - WEST (PARKING, U	ITILITIES, INFRASTRUCTURE)		1,121,300 SF	V
INDERGROUND STRUCTURE - EAST (PARKING, U	TILITIES, INFRASTRUCTURE)		1,240,600 SF	S
BLOCK 3A MEP PLANT			30,561 SF	
AST WASTE AND LOADING FACILITIES			10,612 SF	F
VEST WASTE AND LOADING FACILITIES			92,916 SF	
XISTING BUILDING AREAS FOR DEMOLITION		NET RENTABLE	GROSS AREA	
MAIN MALL			1,164,460 SF	C
SEARS AUTO CENTER			20,574 SF	
GI FRIDAYS			11,420 SF	
LEXANDER'S STEAKHOUSE			11,320 SF	
XISTING PARKING STRUCTURES FOR DEMOLITION	ON		GROSS AREA	S
EXISITING PARKING GARAGE (EAST)			238,950 SF	
EXISITING PARKING GARAGE A (WEST)			237,120 SF	
XISITING PARKING GARAGE B (WEST)			239,020 SF	
BUILDING BLOCK ALLOCATION				C
	GROSS SF	LA	ND USES	
0.007.4	704 404	DECIDENTIAL DI	ETAU DABIONIO	-

ALEXANDER'S STEAKHOUSE		11,320 SF	
EXISTING PARKING STRUCTURES FOR D	EMOLITION	GROSS AREA	
EXISITING PARKING GARAGE (EAST)		238,950 SF	
EXISITING PARKING GARAGE A (WEST)			
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	

PA	RKING SUMMARY			
		REQUIRED (STALLS)	PROVIDED (STALLS)	TOTAL PARKING STALLS PROVIDED
PAI	RKING STALL DIMENSIONS		SEE SHEET P-0910	-
RE	SIDENTIAL PARKING (STALLS)	NOT APPLICABLE PER SB-35	2,350	
OF	FICE PARKING, EAST (STALLS)	NOT APPLICABLE PER SB-35	2,927	
	ARED COMMERCIAL PARKING, ST (STALLS)*	NOT APPLICABLE PER SB-35	2,148	
STI	REET PARKING (STALLS)	NOT APPLICABLE PER SB-35	151	
RE	SIDENTIAL PARKING REQUIREME	ENTS**		
	ACCESSIBLE STALLS	2% (CBC 1109A.4)	53	
	FUTURE E.V. (ELECTRIC VEHICLE STALLS)	5% (CMC A.4.106.8.2)	125	
OF	FICE PARKING REQUIREMENTS ((EAST)***		
	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%	
SH	ARED COMMERCIAL PARKING RE	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%	
CA	R SHARE VEHICLE STALLS	-	15 (INCLUDED IN SHARED COMMERCIAL PARKING, WEST)	
BIC	YCLE PARKING CLASS I	TABLE (CMC 19.124.040)	2,780	
BIC	YCLE PARKING CLASS II	TABLE (CMC 19.124.040)	326	
,		CLASS I AND II	CLASS I AND II	

SANTA CLARA COUNTY

BICYCLE PARKING CLASS	CLASS LAND II	CLASS I AND II	
NOTE:			
1. CUPERTINO CODE RATIOS DO NO	OT APPLY ON SB 35 PROJECTS TH	HAT ARE WITHIN 1/2 MILE OF PUBI	LIC TRANSIT.
2. PARKING COUNTS INCLUSIVE ON	LY OF STRIPED STALLS. ADDITIO	NAL PARKING MAY BE PROVIDED	THROUGH PARKING
MANAGEMENT STRATEGIES, INCL	LUDING VALET PARKING PROGRA	MS AND MECHANICAL STACKERS	3.
* OWNER HAS THE RIGHT TO SUBD	DIVIDE AND/OR DEDICATE PARKIN	NG TO SPECIFIC USES AT OWNER	R'S DISCRETION.
** ADA PARKING PER CBC 1109A.4 A	` ,		
FUTURE EV CHARGING PER CMC	A.4.106.8.2 FOR NEW MULTIFAM	LY DWELLINGS (5%)	
*** ADA PARKING PER CBC 11B 208.2	2 (PER TABLE)		
FUTURE EV CHARGING PER CMC	A.5.106.5.3 FOR NEW NON-RESI	DENTIAL BUILDINGS (10%)	

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

(INCLUDED ABOVE 10%)

		ANEA	
COMMUNITY OPEN SPACE			
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 DUS
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	S / 508,083 SF (HARDSCAPE AREA IS	S EXCLUDED)
OTHER OPEN SPACE**		,	•
ROOFTOP OPEN SPACE		13.94 ACRES / 606,935 SF	DAWN TO DUS
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 EXC	LUDED)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PACHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA;	RIVATE OPEN SF	ACE CREDIT, INCLUDING: TURFED	PLAYFIELD (0.5 AC)
NOTE: * HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PICHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT	RIVATE OPEN SF	PACE CREDIT, INCLUDING: TURFED S, SPORT COURT AREA, ACCESSIBL	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PICHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT	RIVATE OPEN SF	ACE CREDIT, INCLUDING: TURFED	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PICHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT EXISTING TREES	RIVATE OPEN SF	PACE CREDIT, INCLUDING: TURFED S, SPORT COURT AREA, ACCESSIBL QUANTITY	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROCEED FOR THE CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; ** TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W	RIVATE OPEN SF	PACE CREDIT, INCLUDING: TURFED S, SPORT COURT AREA, ACCESSIBL QUANTITY 188	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PER CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES	RIVATE OPEN SF	QUANTITY 188 801	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION OF THE PROOF OF THE PUBLIC R.O.W EXISTING TREES EXISTING SITE TREES EXISTING SPECIMENT TREES	RIVATE OPEN SF	QUANTITY 188 801 6	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PICHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES	RIVATE OPEN SF	QUANTITY 188 801	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION AND OPTIONAL ELEMENTS FOR PROBLEM OF THE CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES TREES TO BE REMOVED	RIVATE OPEN SF	QUANTITY 188 801 6 995	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION AND OPTIONAL ELEMENTS FOR PROCEED TO THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PUBLIC R.O.W EXISTING TREES EXISTING TREES EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES TREES TO BE REMOVED TREES IN THE PUBLIC R.O.W.	RIVATE OPEN SF	QUANTITY 188 801 6 995	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES AND APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES TREES TO BE REMOVED TREES IN THE PUBLIC R.O.W. SITE TREES	RIVATE OPEN SF	QUANTITY 188 801 6 995	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION OPER	RIVATE OPEN SF	QUANTITY 188 801 6 995	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION ** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROCHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; **TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES TREES TO BE REMOVED TREES IN THE PUBLIC R.O.W. SITE TREES SPECIMEN TREES TREES TO BE RELOCATED	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION AND OPTIONAL ELEMENTS FOR PROBLEM OF THE PRO	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464 0	PLAYFIELD (0.5 AC)
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES AND OPTIONAL ELEMENTS FOR PROBLEM INCLUDES AND INCL	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464 0	PLAYFIELD (0.5 AC) .E SWIM POOLS.
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION *** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROBLEM OF THE PROBLEM OF	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464 0	PLAYFIELD (0.5 AC) LE SWIM POOLS.
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION *** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROPOSED NEW TREES **HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION *** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROPOSED NEW TREES; **EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES TREES TO BE REMOVED TREES IN THE PUBLIC R.O.W. SITE TREES SPECIMEN TREES TREES TO BE RELOCATED TREES IN THE PUBLIC R.O.W. SITE TREES SPECIMEN TREES SPECIMEN TREES	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464 0 8 (INCLUDED IN 8 TREES IN THE P	PLAYFIELD (0.5 AC) LE SWIM POOLS.
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROPERTY OF THE PROPERTY OF	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464 0 8 3 6 (INCLUDED IN 8 TREES IN THE P	PLAYFIELD (0.5 AC) LE SWIM POOLS.
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PER CHILDREN'S PLAY APPARATUS AREA; FAMILY PICNIC AREA; TREE REMOVAL / REPLACEMENT EXISTING TREES EXISTING TREES IN THE PUBLIC R.O.W EXISTING SITE TREES EXISTING SPECIMEN TREES SUBTOTAL EXISTING TREES TREES TO BE REMOVED TREES IN THE PUBLIC R.O.W. SITE TREES SPECIMEN TREES TREES TO BE RELOCATED TREES IN THE PUBLIC R.O.W. SITE TREES SPECIMEN TREES PROPOSED NEW TREES TREES IN THE PUBLIC R.O.W. SITE TREES TREES IN THE PUBLIC R.O.W.	RIVATE OPEN SF	ACE CREDIT, INCLUDING: TURFED 5, SPORT COURT AREA, ACCESSIBL QUANTITY 188 801 6 995 85 464 0 8 3 6 (INCLUDED IN 8 TREES IN THE P 116 709	PLAYFIELD (0.5 AC) .E SWIM POOLS.
* HOURS MAY BE SUBJECT TO CHANGE BASED ON OPERATION** INCLUDES MANDATORY AND OPTIONAL ELEMENTS FOR PROPERTY OF THE PROPERTY OF	RIVATE OPEN SF	QUANTITY 188 801 6 995 85 464 0 8 3 6 (INCLUDED IN 8 TREES IN THE P	PLAYFIELD (0.5 AC) .E SWIM POOLS.

TOTAL NEW / RELOCATED / RETAINED TREES

RIJE

OWNER - VALLCO PROPERTY OWNER LLC. 2600 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306 T. 650-344-1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS 375 PEARL STREET, 31ST FLOOR, NEW YORK, NY 10038

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS

10123 N. WOLFE ROAD, CUPERTINO, CA 95014

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD. 1617 JOHN F. KENNEDY BLVD. SUITE 1900, PHILIDELPHIA, PA 19103

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.

1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008 TRAFFIC - KIMLEY-HORN AND ASSOCIATES, INC.

100 W. SAN FERNANDO STREET, SUITE 250, SAN JOSE, CA 95113 T.669-800-4130

LIGHTING DESIGN - ONE LUX STUDIO 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001

SIGNAGE & WAYFINDING - EXIT DESIGN 725 N. 4TH STREET, PHILADELPHIA, PA 19123

T.215-561-1950 PARKING ENGINEERING - WATRY DESIGN, INC.

2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110 FOOD SERVICE, WASTE MANAGEMENT & LOGISTICS - CINI-LITTLE

156 2ND STREET, SAN FRANCISCO, CA 94105 T.415-922-5900

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PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED

PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS

SB-35 MODIFICATION APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION - REVISION	08/06/2018
REV-2	SB-35 APPLICATION - CONFORM SET	09/15/2018
REV-3	SB-35 MODIFICATION APPLICATION	03/23/2022
REV-4	SB-35 MODIFICATION APPLICATION	05/24/2022
	11 8 7 NHCO PARKWAX	N
	N. WOLFE ROAD	

8 7 8 N	
N. WOLFE ROAD 6 5 4	I QA
3 12 2	STEVENS CREEK BLVD
1	STEVE
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