



1. OPEN SPACE 700+800 PLAZA:
COMMERCIAL
REQUIRED:
 255,000 SF. X 10% = 25,500 SF. REQUIRED
PROVIDED:
 CENTRAL PARK = 35,150 SF.
 PLAZA/LANDSCAPE = 23,900 SF.
 TOTAL OPENS SPACE = 59,050 SF. / 255,000 SF. = 23.2% > 10% REQUIRED

SYMBOL LEGEND:
 LANDSCAPE / COMMON OPEN AREA

RESIDENTIAL: 700 PLAZA
RESIDENTIAL UNIT SUMMARY
 1-BED: A-1 = 937 SF X 20U = 18,740 SF
 2-BED: B-1 = 1,259 SF X 42U = 52,878 SF
 B-2 = 1,268 SF X 4U = 5,072 SF
 B-3 = 1,371 SF X 4U = 5,484 SF
 B-4 = 1,567 SF X 4U = 6,268 SF
 3-BED: C-1 = 1,664 SF X 8U = 13,312 SF
 C-2 = 1,665 SF X 4U = 6,660 SF
 C-4 = 1,878 SF X 16U = 30,048 SF
TOTAL 700 PLAZA RESIDENTIAL UNIT 102U = 138,462 SF

REQUIRED:
 TOTAL BALCONY AREA REQUIRED
 138,462 SF. X 10% = 13,846 SF. REQUIRED

PROVIDED:
 2ND FLOOR PLAZA TERRACE (RESIDENTS ONLY) = 21,800 SF.
 BALCONIES = AVE 192 SF. / UNIT X 102 = 19,584 SF.
 TOTAL OPEN SPACE FOR 700 PLAZA RESIDENTS
 = 21,800 SF. + 19,584 SF. = 41,384 SF. / 138,462 SF
 = 29.9% > 10% REQUIRED
 41,384 SF. / 102U = 406 SF. PER UNIT

RESIDENTIAL: 800 PLAZA
RESIDENTIAL UNIT SUMMARY
 1-BED: A-1 = 937 SF X 16U = 14,992 SF
 2-BED: B-1 = 1,259 SF X 89U = 112,051 SF
 B-2 = 1,268 SF X 12U = 15,216 SF
 B-3 = 1,371 SF X 8U = 10,968 SF
 3-BED: C-1 = 1,664 SF X 4U = 6,656 SF
 C-2 = 1,665 SF X 4U = 6,660 SF
 C-4 = 1,878 SF X 4U = 7,512 SF
 4-BED: D-1 = 2,169 SF X 4U = 8,676 SF
TOTAL 800 PLAZA RESIDENTIAL UNIT 141U = 182,731 SF

REQUIRED:
 TOTAL BALCONY AREA REQUIRED
 182,731 SF. X 10% = 18,273 SF. REQUIRED

PROVIDED:
 2ND FLOOR PLAZA TERRACE (RESIDENTS ONLY) = 30,500 SF.
 BALCONIES = AVE 142.6 SF. / UNIT X 141 = 20,106 SF.
 TOTAL OPEN SPACE FOR 800 PLAZA RESIDENTS
 = 30,500 SF. + 20,106 SF. = 50,606 SF. / 182,731 SF
 = 27.7% > 10% REQUIRED
 50,606 SF. / 141U = 358 SF. PER UNIT