

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 PRICE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 65 VANDERBILT STREET, NEW YORK, NY 10011
 T. 212-624-5885

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 1031 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OUN PARTNERSHIP LTD.
 100 S. INDEPENDENCE BLVD., SUITE 100, PHILADELPHIA, PA 19106
 T. 215-485-0330

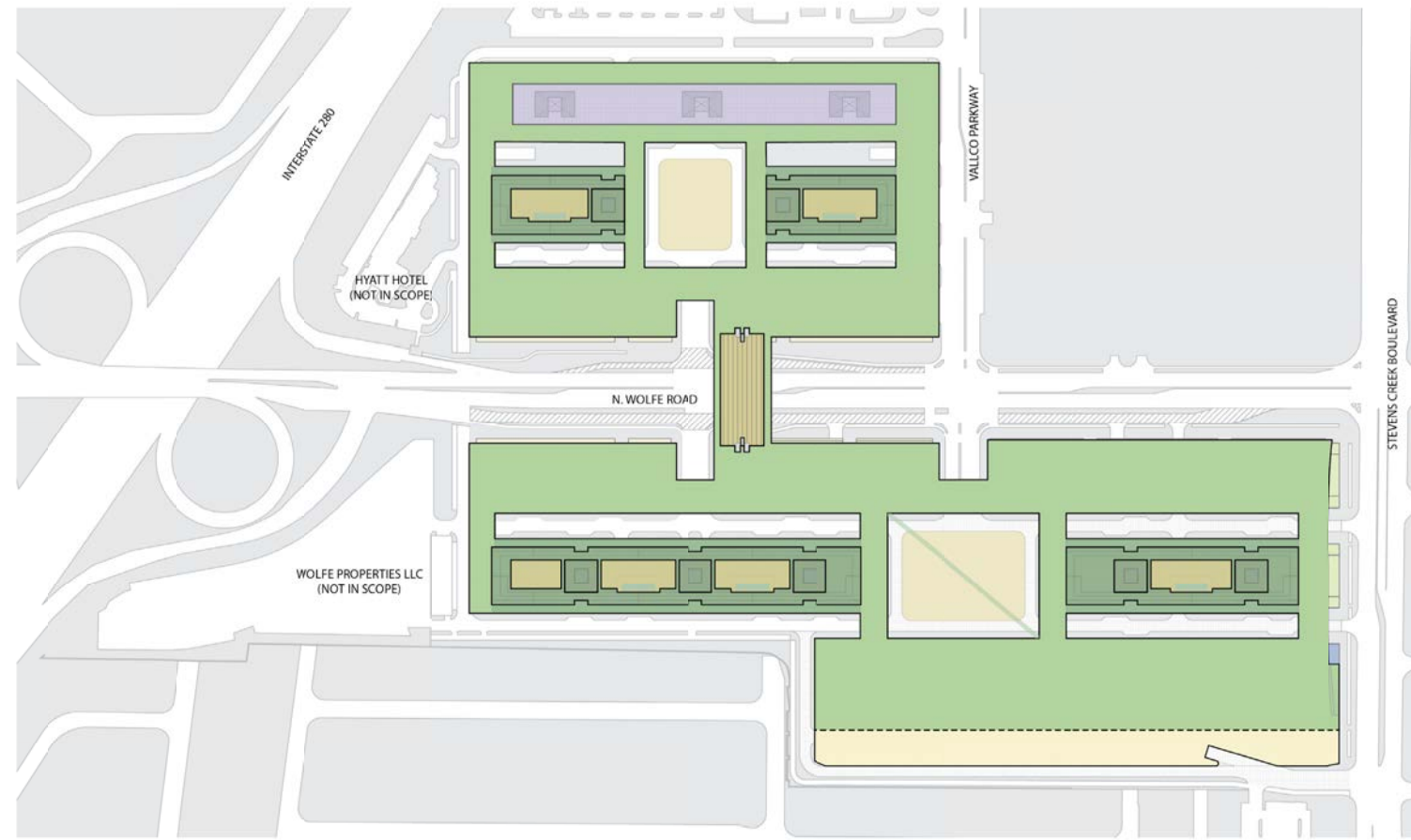
CIVIL - SANDOZ CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 170 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008
 T. 408-626-2900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 900 MISSISSAUGA STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-625-6445

LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5750

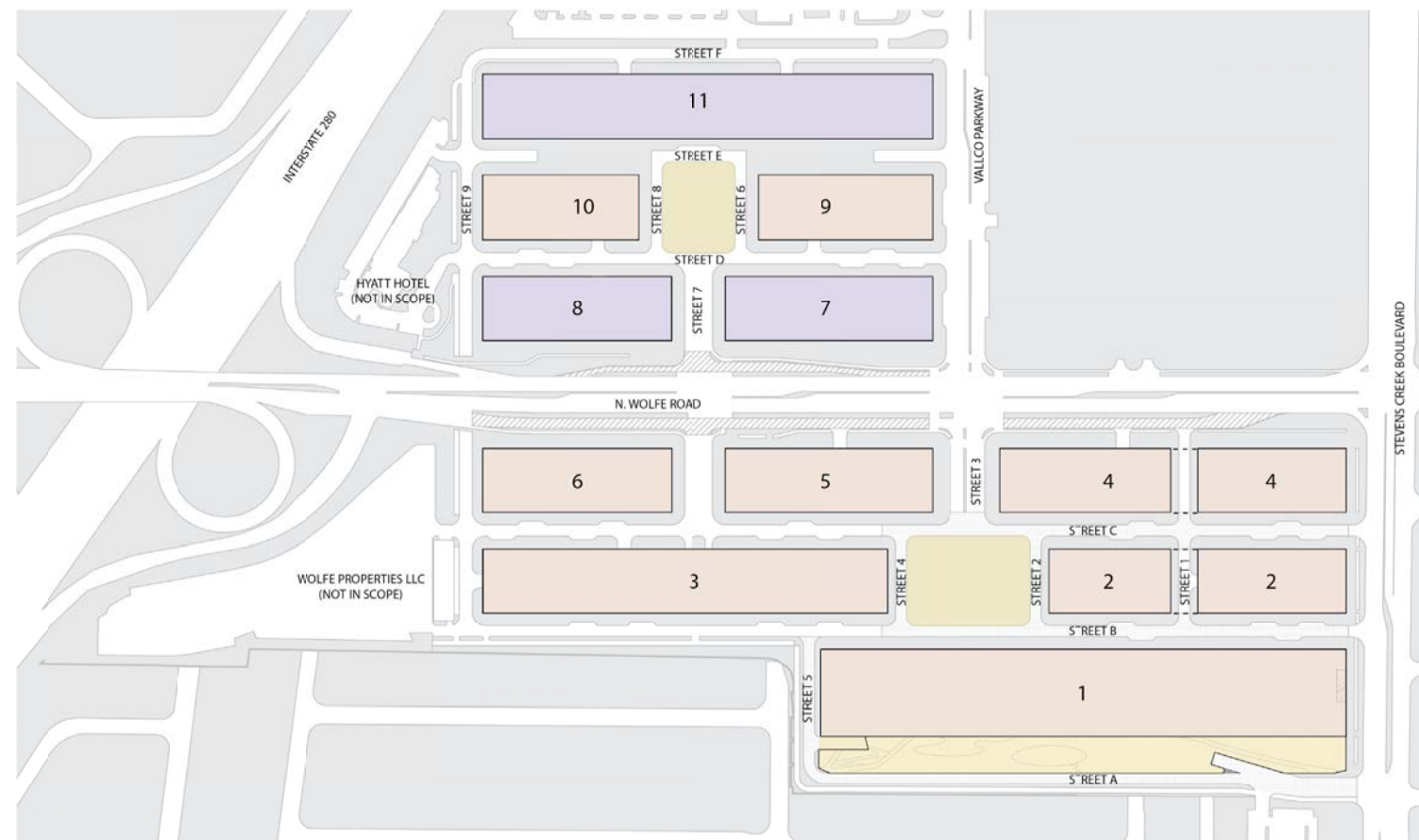
SIGNAGE - EX IT
 1017 JFK BLVD., SUITE 1000, PHILADELPHIA, PA 19103
 T. 215-551-1500

PARKING ENGINEERING - HATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-960-7900



- LEGEND
- RESIDENTIAL AMENITY AREA
 - RESIDENTIAL
 - PUBLIC OPEN SPACE (ROOF LEVEL)
 - OPEN PUBLIC PLAZA / GREEN SPACE AT GRADE
 - OFFICE
- NOTE:
 - DIAGRAMS ARE ILLUSTRATIVE FOR INFORMATION ONLY.

PROPOSED LAND USE - ROOF LEVEL
 N.T.S. 2



- LEGEND
- OFFICE OR OFFICE / RETAIL
 - RESIDENTIAL OR RESIDENTIAL / RETAIL
 - OPEN PUBLIC PLAZA / GREEN SPACE
- NOTE:
 - SEE DATA TABLES FOR AREAS
 - ALL GROUND FLOOR RESIDENTIAL TO HAVE ACTIVE USE LOBBIES, ENTRIES, AND AMENITIES
 - DIAGRAMS ARE ILLUSTRATIVE FOR INFORMATION ONLY.

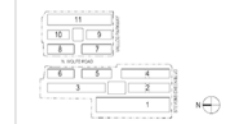
PROPOSED LAND USE - STREET LEVEL
 N.T.S. 1

NOT FOR CONSTRUCTION

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SB-35 DEVELOPMENT APPLICATION

REV.	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



KEY PLAN AND NORTH ARROW
 ARCHITECTS PROJECT NUMBER: 35811
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 30"X42" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.



SCALE
 SITE DIAGRAMS - LAND USE & ACTIVE USE

SHEET TITLE

P-0501

SHEET NUMBER
 © 2018 RAFAEL VINOY ARCHITECTS PC

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 PRICE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 60 VANDERBILT STREET, NEW YORK, NY 10011
 T. 212-624-5885

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 1021 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 1100, PHILADELPHIA, PA 19106
 T. 215-485-0330

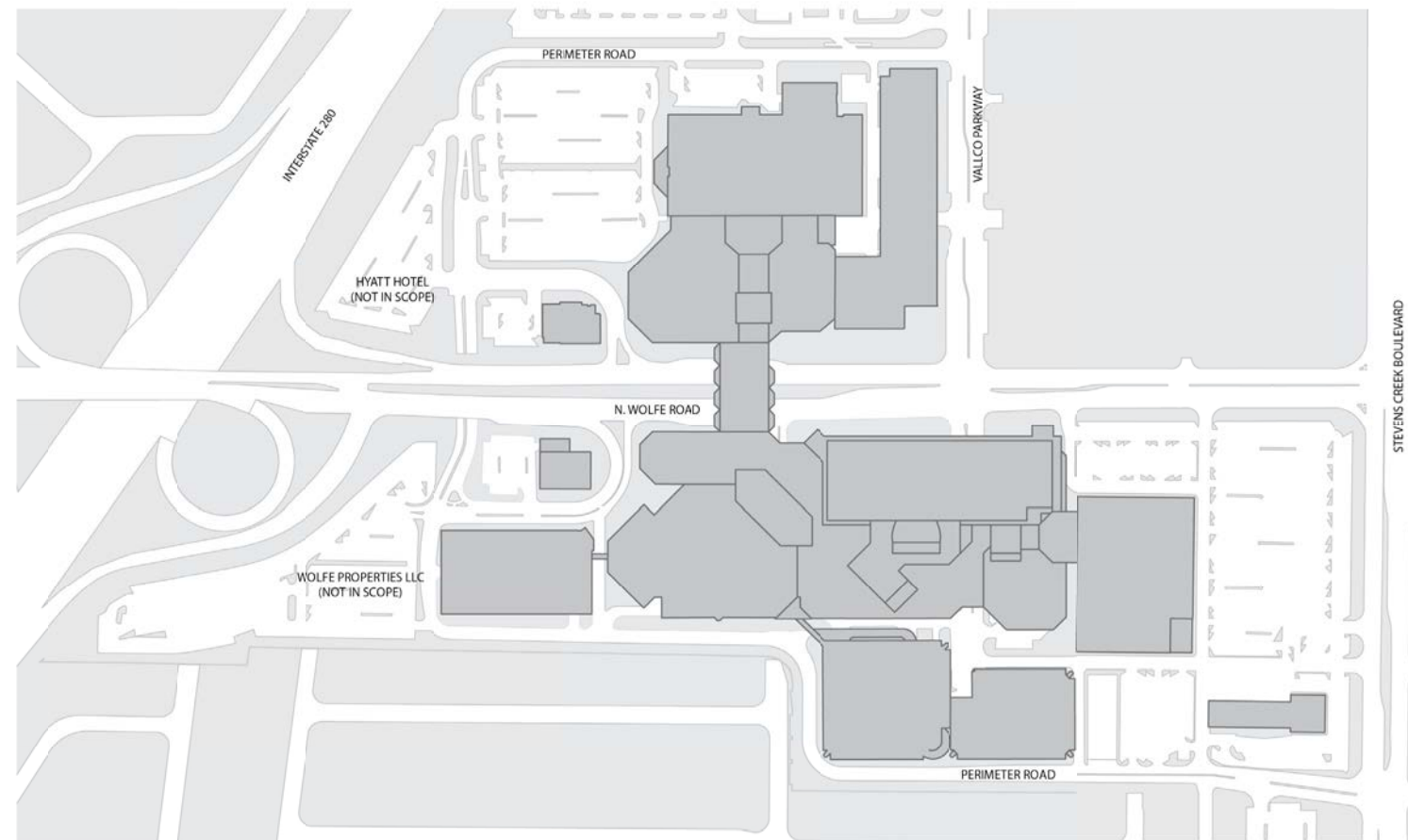
CIVIL - SANDER CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-626-0900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 900 MISSISSIPPI STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-767-6445

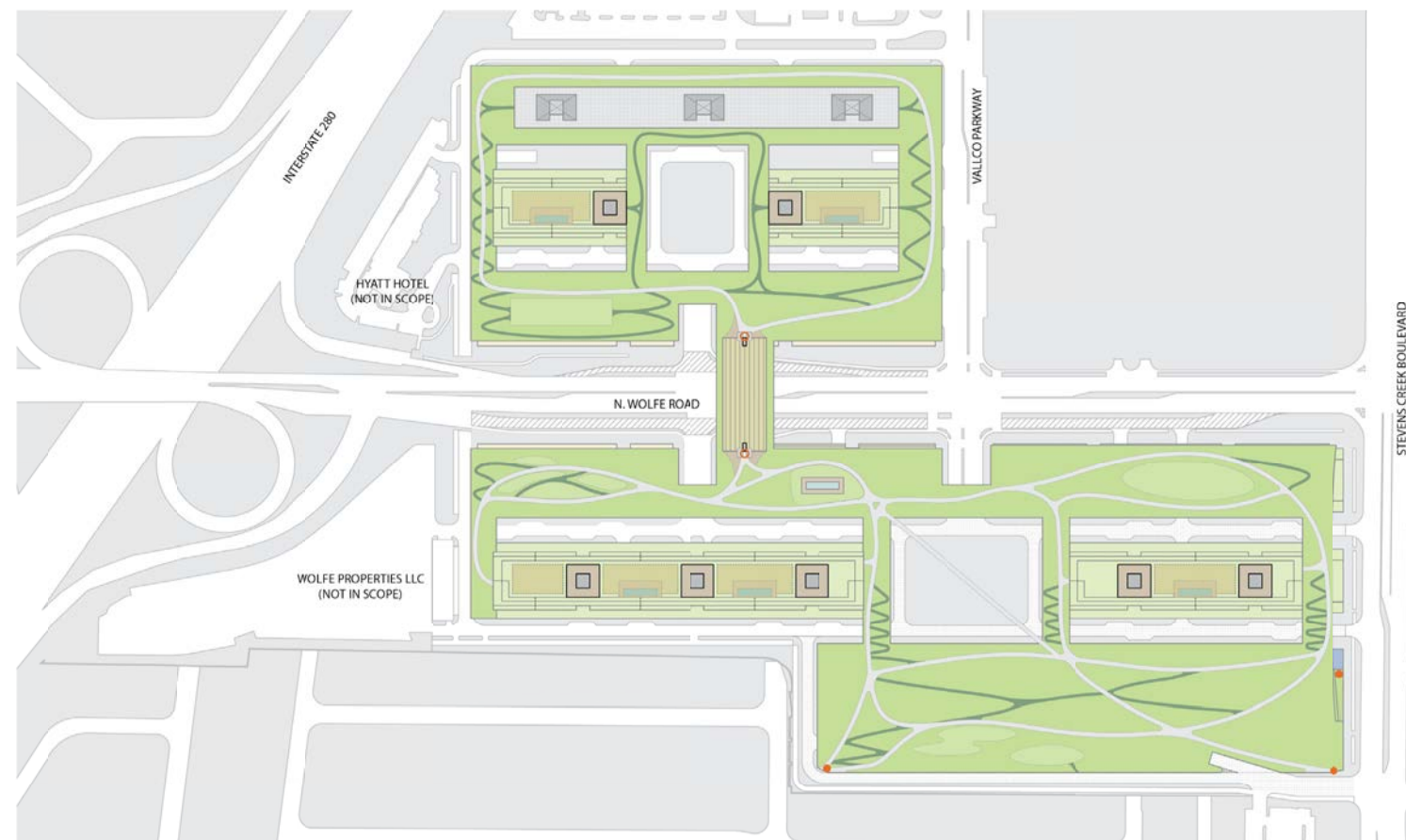
LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5750

SIGNAGE - EX IT
 1017 JFK BLVD, SUITE 1000, PHILADELPHIA, PA 19103
 T. 215-551-1500

PARKING ENGINEERING - WATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-950-7900



EXISTING PEDESTRIAN CONNECTIVITY PLAN - ROOF LEVEL
 N.T.S. 2



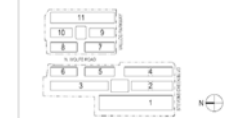
PROPOSED PEDESTRIAN CONNECTIVITY PLAN - ROOF LEVEL
 N.T.S. 1

NOT FOR CONSTRUCTION

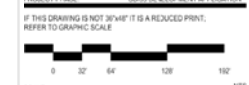
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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



ARCHITECTS PROJECT NUMBER: 35811
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION



IF THIS DRAWING IS NOT 30"X42" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.

SCALE: 1" = 32'

SITE DIAGRAMS - PEDESTRIAN CIRCULATION - GREEN ROOF LEVEL

SHEET TITLE: P-0503

SHEET NUMBER: 1

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 PRIDE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 60 VANDER BURET, NEW YORK, NY 10011
 T. 212-624-5885

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 1031 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE BLVD., SUITE 1100, PHILADELPHIA, PA 19103
 T. 215-440-0330

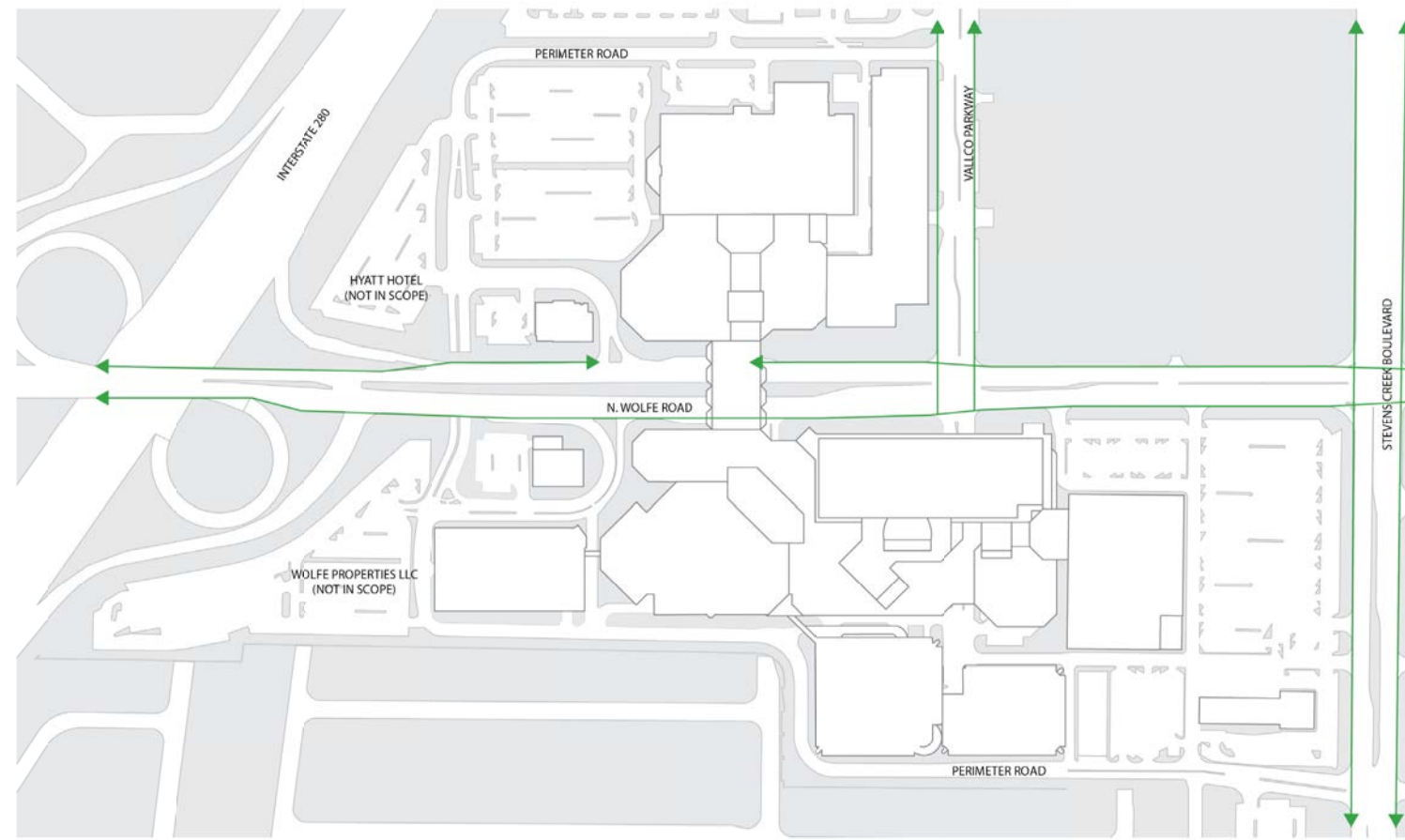
CIVIL - SANDER CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 1700 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008
 T. 408-626-0900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 900 MISSISSAUGA STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-625-6445

LIGHTING - ONE LUX STUDIO
 126 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5750

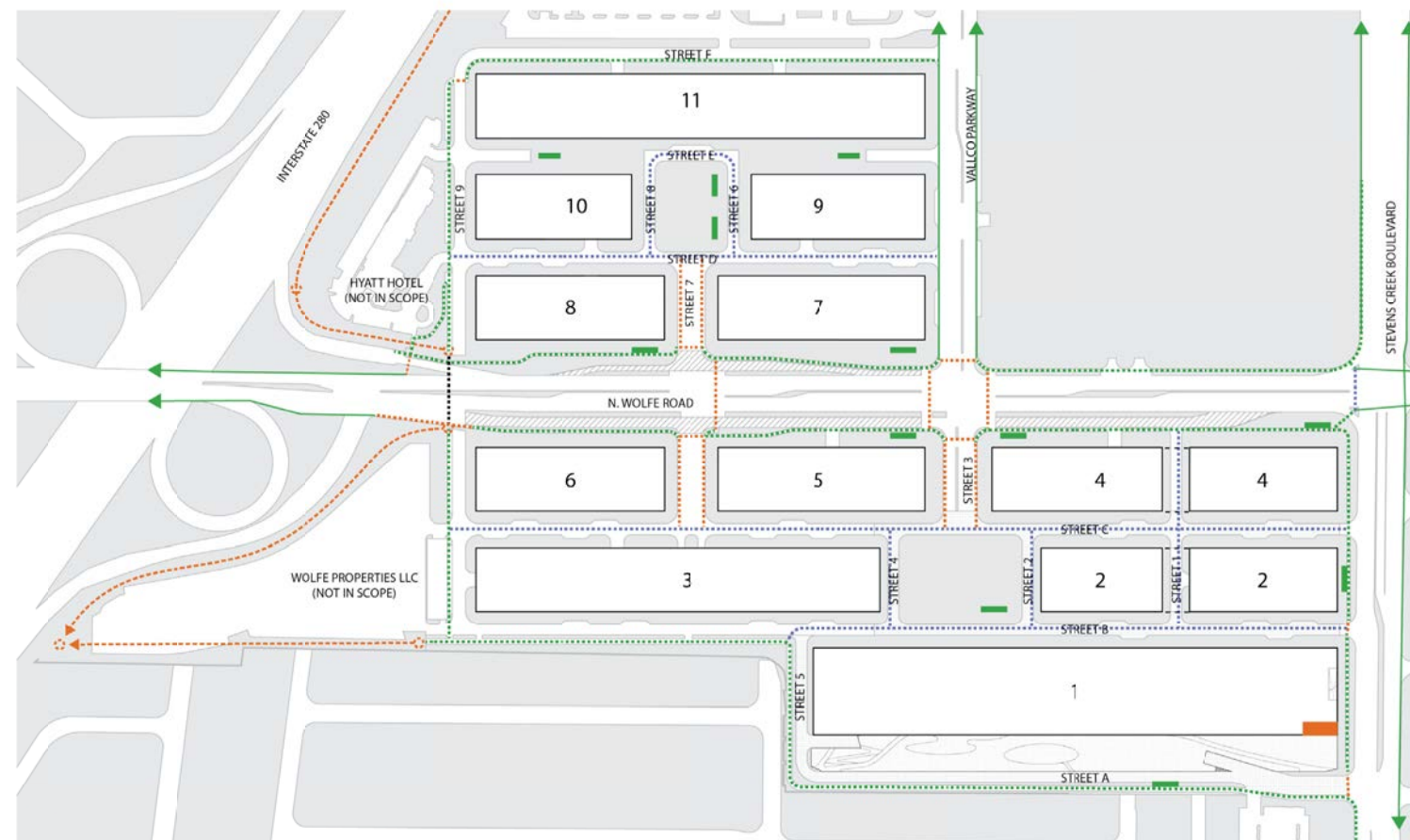
SIGNAGE - EX IT
 1017 JFK BLVD., SUITE 1000, PHILADELPHIA, PA 19103
 T. 215-551-1500

PARKING ENGINEERING - WATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-950-7900



LEGEND
 — EXISTING BIKEWAY

EXISTING BIKEWAY CONNECTIVITY PLAN
 N.T.S. 2



LEGEND

- EXISTING BIKEWAY
- PROPOSED BIKE TRAIL CONNECTION TO FUTURE PLANNED CITY TRAILS
- CLASS I BIKEWAY, OFF-STREET BIKE PATH
- CLASS II BIKEWAY, ON-STREET BIKE LANE
- CLASS III BIKEWAY, SHARED BIKE/VEHICLE LANE
- BICYCLE PARKING FACILITIES (PER 110' x 120' MIN)
- BICYCLE RETAIL HUB (INCLUDES BICYCLE-SHARE FACILITIES)
- ▨ WOLFE FRONTAGE ROAD

*NOTE
 - RESIDENTIAL, RETAIL, AND OFFICE BICYCLE PARKING TO BE PROVIDED INSIDE OF THE BUILDINGS.
 - DIAGRAMS ARE ILLUSTRATIVE FOR INFORMATION ONLY.

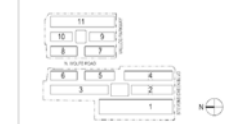
PROPOSED BIKEWAY CONNECTIVITY PLAN
 N.T.S. 1

NOT FOR CONSTRUCTION

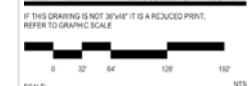
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SB-35 DEVELOPMENT APPLICATION

REV.	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



KEY PLAN AND NORTH ARROW
 ARCHITECTS PROJECT NUMBER: 35811
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION



SITE DIAGRAMS - BICYCLE CIRCULATION

SHEET TITLE

P-0504

SHEET NUMBER

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 PRICE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 65 VANDERBILT STREET, NEW YORK, NY 10011
 T. 212-624-5885

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 1021 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 1100, PHILADELPHIA, PA 19106
 T. 215-440-0330

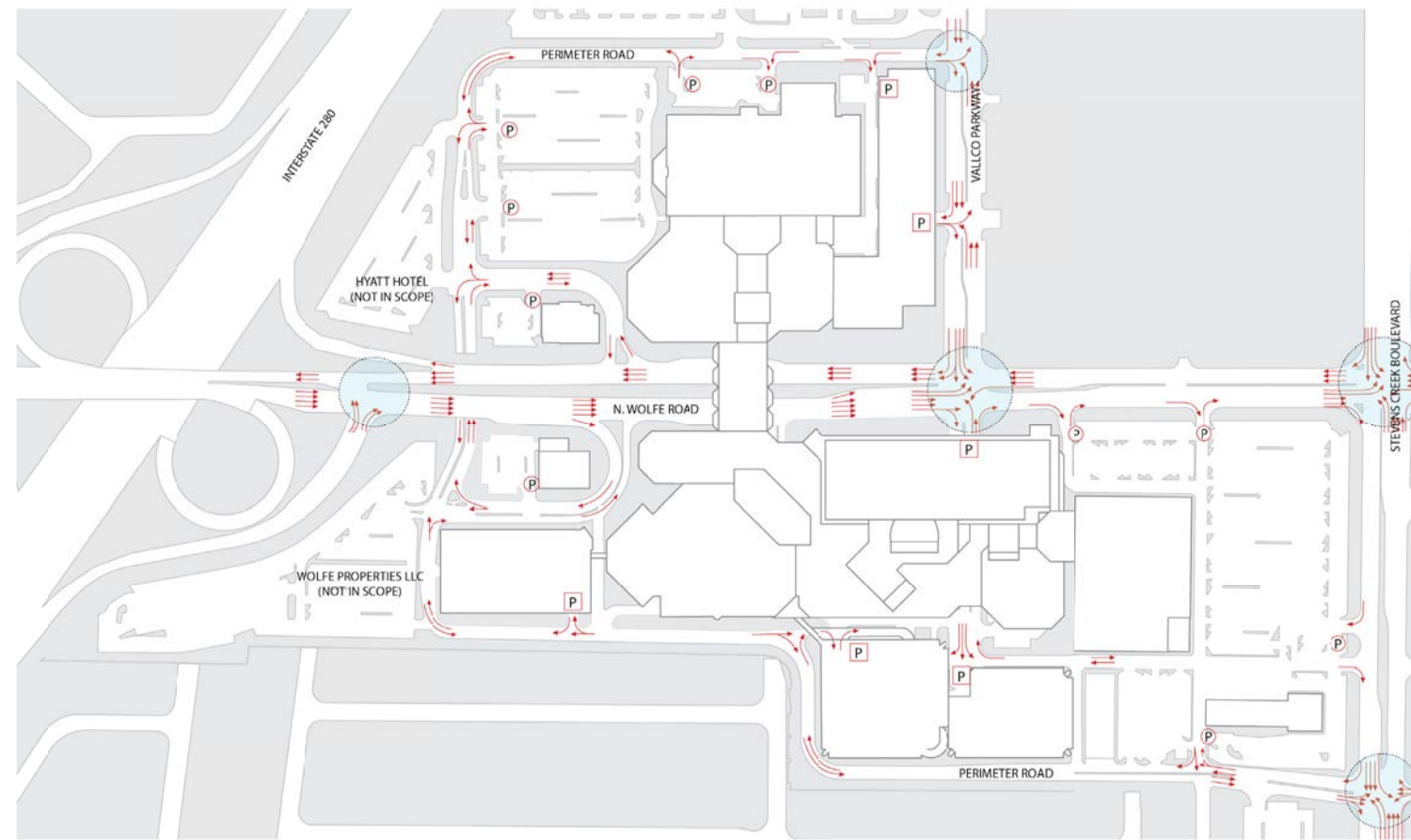
CIVIL - SANDER CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-626-0900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 900 MISSISSIPPI STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-625-6445

LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5750

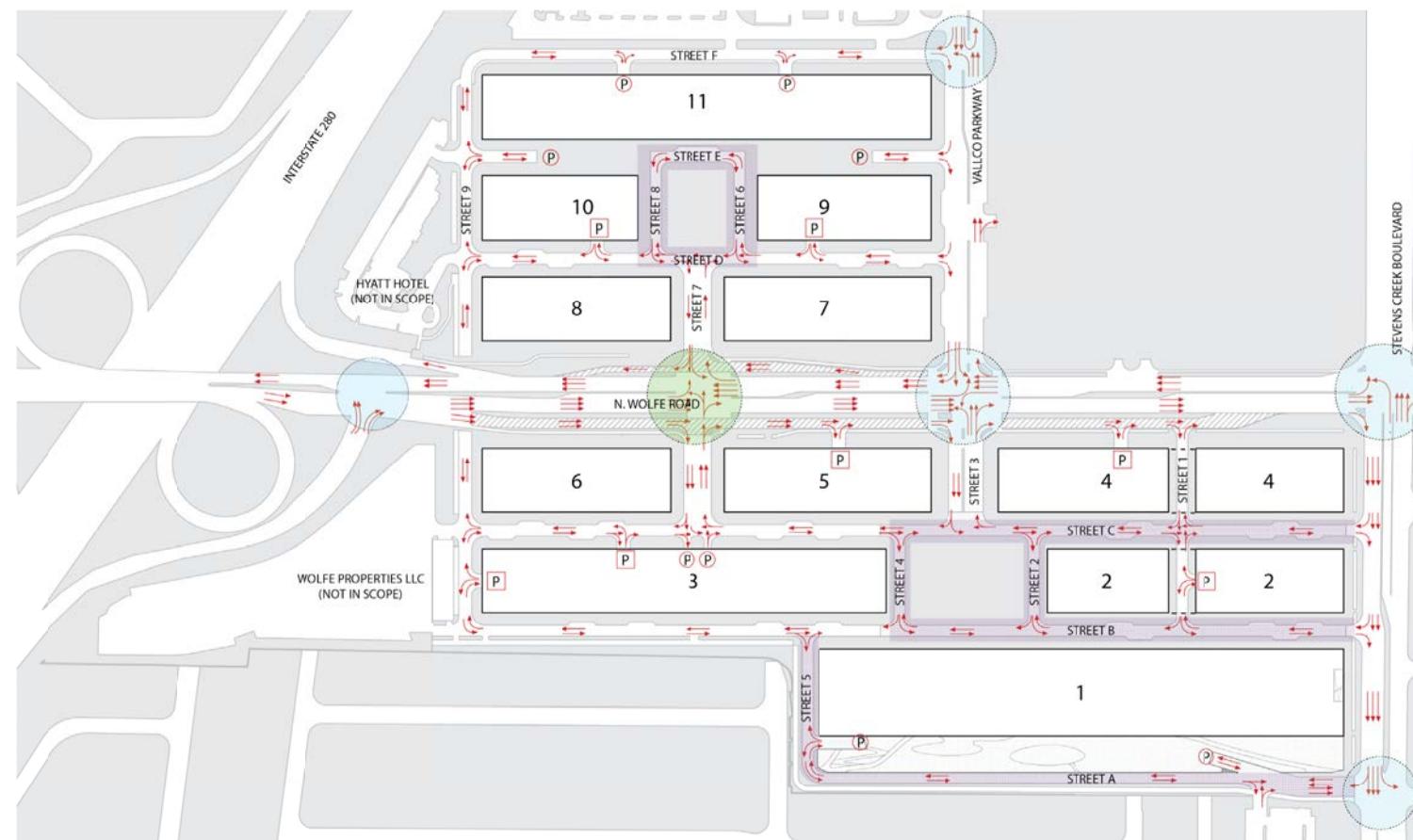
SIGNAGE - EX IT
 1017 JFK BLVD, SUITE 1000, PHILADELPHIA, PA 19103
 T. 215-561-1500

PARKING ENGINEERING - WATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-960-7900



- LEGEND
- P OPEN AIR PARKING ENTRANCE / EXIT
 - P STRUCTURED PARKING ENTRANCE / EXIT
 - SIGNALIZED INTERSECTIONS

EXISTING VEHICLE ACCESS PLAN
 N.T.S. 2



- LEGEND
- P UNDERGROUND PARKING ENTRANCE / EXIT
 - P STRUCTURED PARKING ENTRANCE / EXIT
 - SIGNALIZED INTERSECTIONS
 - PROPOSED SIGNALIZED INTERSECTIONS
 - VEHICLE CIRCULATION
 - RESTRICTED VEHICLE ACCESS DURING COMMUNITY EVENTS
 - WOLFE FRONTAGE ROAD

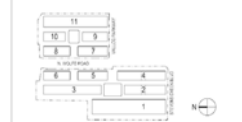
PROPOSED VEHICLE ACCESS PLAN
 N.T.S. 1

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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



ARCHITECTS PROJECT NUMBER: 358011
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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SITE DIAGRAMS - VEHICULAR CIRCULATION

SHEET TITLE

P-0505

SHEET NUMBER
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VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 PRICE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 60 VANDERBILT STREET, NEW YORK, NY 10011
 T. 212-624-5885

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 1031 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 1100, PHILADELPHIA, PA 19103
 T. 215-495-0330

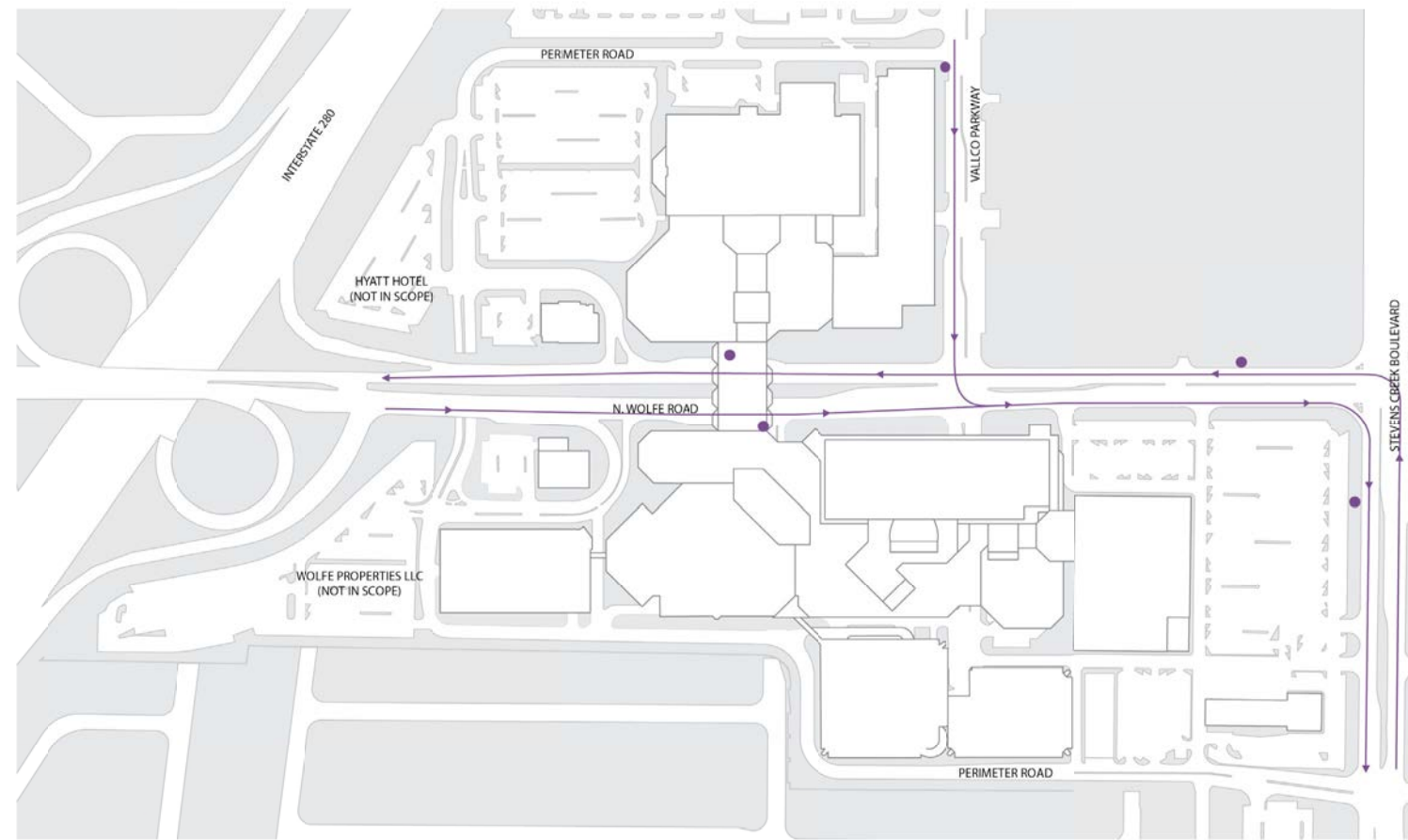
CIVIL - SANDER CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-626-0900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 900 MISSISSIPPI STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-625-6445

LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5750

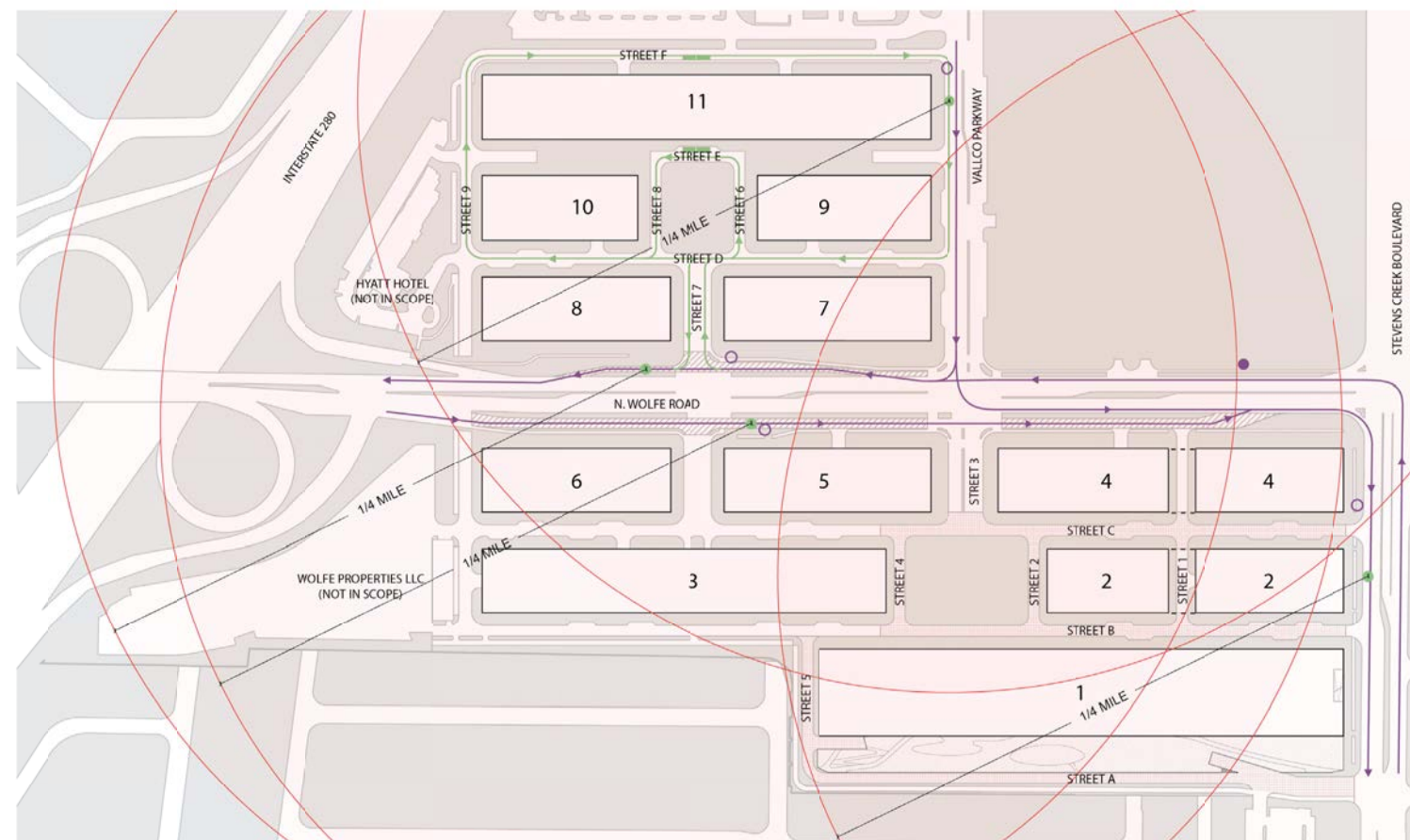
SIGNAGE - EX IT
 1017 JFK BLVD, SUITE 1000, PHILADELPHIA, PA 19103
 T. 215-551-1500

PARKING ENGINEERING - WATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-960-7900



- LEGEND
- TRANSIT CIRCULATION
 - PUBLIC TRANSPORTATION (VALLEY TRANSIT AUTHORITY BUS STOP)

EXISTING TRANSIT CIRCULATION: N.T.S. 2



- LEGEND
- TRANSIT CIRCULATION
 - EXISTING PUBLIC TRANSPORTATION (VALLEY TRANSIT AUTHORITY BUS STOP)
 - RELOCATED PUBLIC TRANSPORTATION (VALLEY TRANSIT AUTHORITY BUS STOP)
 - PROPOSED PUBLIC TRANSPORTATION (VALLEY TRANSIT AUTHORITY BUS STOP)
 - PROPOSED PRIVATE SHUTTLE BUS STOP
 - 1/4 MILE DISTANCE TO PUBLIC TRANSPORTATION

WOLFE FRONTAGE ROAD

NOTE: ALL PORTIONS OF THE PROJECT ARE WITHIN A 1/4 MILE DISTANCE TO PUBLIC TRANSPORTATION, BOTH FROM EXISTING BUS STOP LOCATIONS AND PROPOSED NEW BUS STOP LOCATIONS.

PROPOSED TRANSIT CIRCULATION: N.T.S. 1

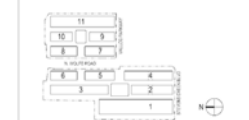
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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



KEY PLAN AND NORTH ARROW

ARCHITECTS PROJECT NUMBER: 358011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT SHOWN AT A REDUCED PRINT, REFER TO GRAPHIC SCALE



SCALE: 1" = 192'

SITE DIAGRAMS - TRANSIT CIRCULATION

SHEET TITLE

P-0506

SHEET NUMBER

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VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 855 PAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 WINDHAM STREET, NEW YORK, NY 10013
 T. 212.924.0265

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408.627.7085

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 150 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T. 215.440.0020

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408.626.0262

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 390 MIDCOURT STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415.957.8465

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212.261.5796

SIGNAGE - EXIT
 1917 JFK BLVD, SUITE 1800, PHILADELPHIA, PA 19103
 T. 215.561.1950

PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408.382.7700

ROOF LEVEL
OFFICE ROOF
64,800 SF / 1.47 ACRES

BLOCK 10 - PRIVATE RESIDENTIAL OPEN SPACE
4,480 SF / 0.10 ACRES

BLOCK 10 - PRIVATE RESIDENTIAL OPEN SPACE ROOFTOP
21,560 SF / 0.48 ACRES

BLOCK 10 - PRIVATE RESIDENTIAL TERRACE
42,000 SF / 0.96 ACRES

BLOCK 10 - PRIVATE RESIDENTIAL SWIM POOL
11,560 SF / 0.27 ACRES

ROOF LEVEL
PUBLIC GREEN ROOF PARK (EAST)
36,000 SF / 0.82 ACRES

ROOF LEVEL
TURFED LAWN AREA
13,980 SF / 0.32 ACRES

ROOF LEVEL
PUBLIC GRASS/BIKE/PEDIC AREA
11,320 SF / 0.26 ACRES

ROOF LEVEL
PRIVATE RESIDENTIAL SWIM POOL
11,520 SF / 0.27 ACRES

BLOCK 3 - PRIVATE RESIDENTIAL OPEN SPACE
13,360 SF / 0.31 ACRES

BLOCK 3 - PRIVATE RESIDENTIAL OPEN SPACE ROOFTOP
89,750 SF / 1.97 ACRES

BLOCK 3 - PRIVATE RESIDENTIAL TERRACE
14,200 SF / 0.32 ACRES

BLOCK 3 - PRIVATE RESIDENTIAL SWIM POOL
11,560 SF / 0.27 ACRES

BLOCK 3 - PRIVATE RESIDENTIAL SWIM POOL
11,560 SF / 0.27 ACRES

CHILDREN'S PLAYGROUND
11,320 SF / 0.26 ACRES

BLOCK 9 - PRIVATE RESIDENTIAL OPEN SPACE
4,480 SF / 0.10 ACRES

BLOCK 9 - PRIVATE RESIDENTIAL OPEN SPACE ROOFTOP
20,400 SF / 0.47 ACRES

BLOCK 9 - PRIVATE RESIDENTIAL TERRACE
40,000 SF / 0.89 ACRES

BLOCK 9 - PRIVATE RESIDENTIAL SWIM POOL
11,560 SF / 0.27 ACRES

ROOF LEVEL
PUBLIC GREEN ROOF PARK (WEST)
92,300 SF / 1.4 ACRES

ROOF LEVEL
TURFED LAWN AREA
21,900 SF / 0.50 ACRES

BLOCK 2 - PRIVATE RESIDENTIAL OPEN SPACE
8,800 SF / 0.20 ACRES

BLOCK 2 - PRIVATE RESIDENTIAL OPEN SPACE ROOFTOP
25,900 SF / 0.58 ACRES

BLOCK 2 - PRIVATE RESIDENTIAL TERRACE
73,000 SF / 1.63 ACRES

BLOCK 2 - PRIVATE RESIDENTIAL SWIM POOL
11,560 SF / 0.27 ACRES

- LEGEND
- PRIVATE RESIDENTIAL SWIM POOL
 - PRIVATE RESIDENTIAL OPEN SPACE
 - PRIVATE RESIDENTIAL AMENITY
 - TURFED LAWN AREA
 - PUBLICLY ACCESSIBLE OPEN SPACES (ROOF LEVEL)
 - OFFICE AMENITY OPEN SPACE ROOF TERRACE
- NOTE: PUBLICLY ACCESSIBLE OPEN SPACE IS 14 ACRES ON THE WEST SIDE AND UP TO 8 ACRES ON THE EAST SIDE, DEPENDING ON OFFICE TENANT DEMANDS.

OPEN SPACE DIAGRAM - ROOF LEVEL
N.T.S.

2

STREET LEVEL
PUBLIC BIKE / PEDESTRIAN TRAIL
40,300 SF / 0.92 ACRES

STREET LEVEL
TOWN SQUARE EAST
32,000 SF / 0.73 ACRES

STREET LEVEL
TOWN SQUARE WEST
58,000 SF / 1.28 ACRES

STREET LEVEL
PUBLIC BIKE / PEDESTRIAN TRAIL
40,000 SF / 0.91 ACRES

STREET LEVEL
PUBLIC PARK SPACE AT GRADE
18,800 SF / 0.43 ACRES

- LEGEND
- TOWN SQUARE OPEN SPACE
 - PUBLIC OPEN SPACE AT GRADE OR PEDESTRIAN / BIKE TRAIL
 - WOLFE FRONTAGE ROAD

OPEN SPACE DIAGRAM - STREET LEVEL
N.T.S.

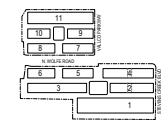
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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-01	SB-35 DEVELOPMENT APPLICATION	03/27/2018



KEY PLAN AND NORTH ARROW

ARCHITECT'S PROJECT NUMBER 708011

PROJECT PHASE SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 30"X42" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.



SCALE: N.T.S.

SITE DIAGRAMS - OPEN SPACE

SHEET TITLE

P-0507

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 PRICE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1000

ARCHITECTURE - RAFAEL VINZKY ARCHITECTS
 65 VANDER BURET, NEW YORK, NY 10011
 T. 212-624-5865

ARCHITECTURE - RAFAEL VINZKY ARCHITECTS
 1031 N. WOLFE ROAD, CURETINO, CA 95114
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OUN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVE., SUITE 100, PHILADELPHIA, PA 19106
 T. 714-440-0030

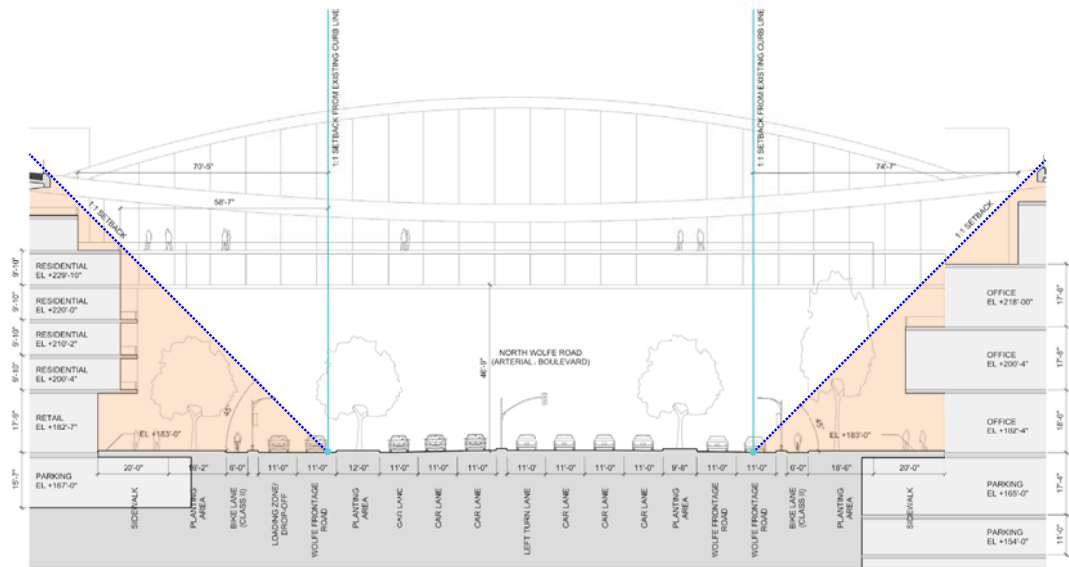
CIVIL - SANDOZ CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 170 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008
 T. 408-609-0900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 500 MISSISSIPPI STREET, SUITE 700, SAN FRANCISCO, CA 94103
 T. 415-557-5445

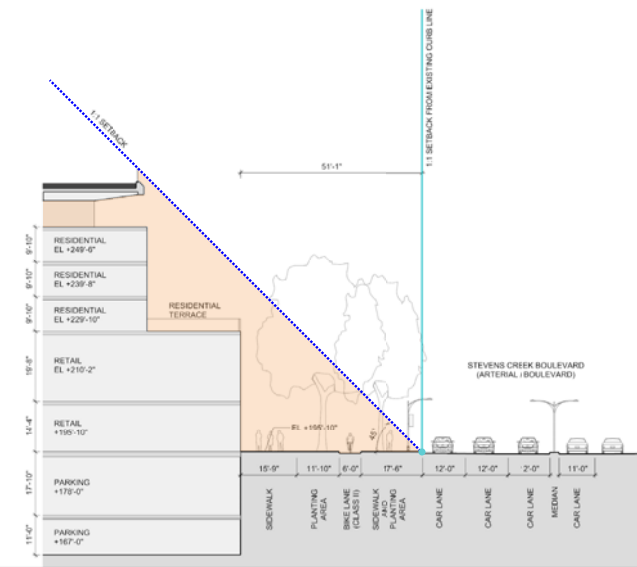
LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-201-5760

SIGNAGE - EX IT
 1017 JFK BLVD, SUITE 1005, PHILADELPHIA, PA 19103
 T. 215-561-1800

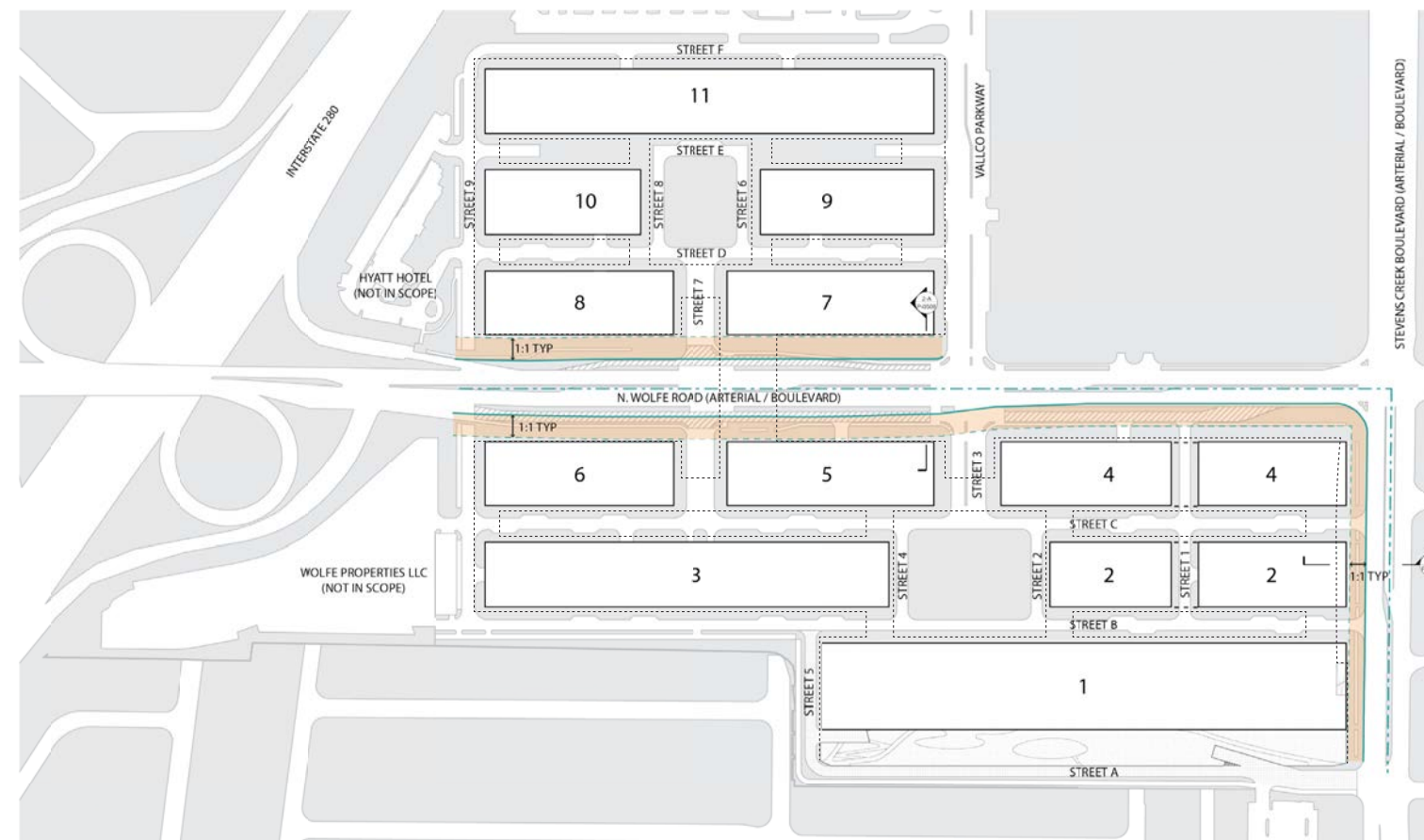
PARKING ENGINEERING - WATRY DESIGN INC
 209 GATSBY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-360-7900



SETBACK COMPLIANCE - SECTION DIAGRAM 1/8"=1'-0" 2-A



SETBACK COMPLIANCE - SECTION DIAGRAM 1/8"=1'-0" 2-B



LEGEND
 --- CENTERLINE OF PAVEMENT
 --- EDGE OF EXISTING CURB
 --- EDGE OF BUILDING CURB
 --- WOLF FRONTAGE ROAD

NOTE: N WOLFE ROAD AND STEVENS CREEK BOULEVARD ARE IDENTIFIED AS ARTERIAL / BOULEVARD STREETS AND REQUIRE A 1:1 SET BACK PLANE MEASURED FROM THE EXISTING CURB.

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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



ARCHITECTS PROJECT NUMBER: 35811
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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SCALE: AS NOTED

SITE DIAGRAMS - SETBACK COMPLIANCE

SHEET TITLE: P-0508
 SHEET NUMBER: 1

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 865 RICE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 65 VANDERBILT STREET, NEW YORK, NY 10011
 T. 212-624-5885

ARCHITECTURE - RAFAEL VINOY ARCHITECTS
 1031 N. WOLFE ROAD, CURETOWN, CA 9514
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OUN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 100, PHILADELPHIA, PA 19106
 T. 215-485-0330

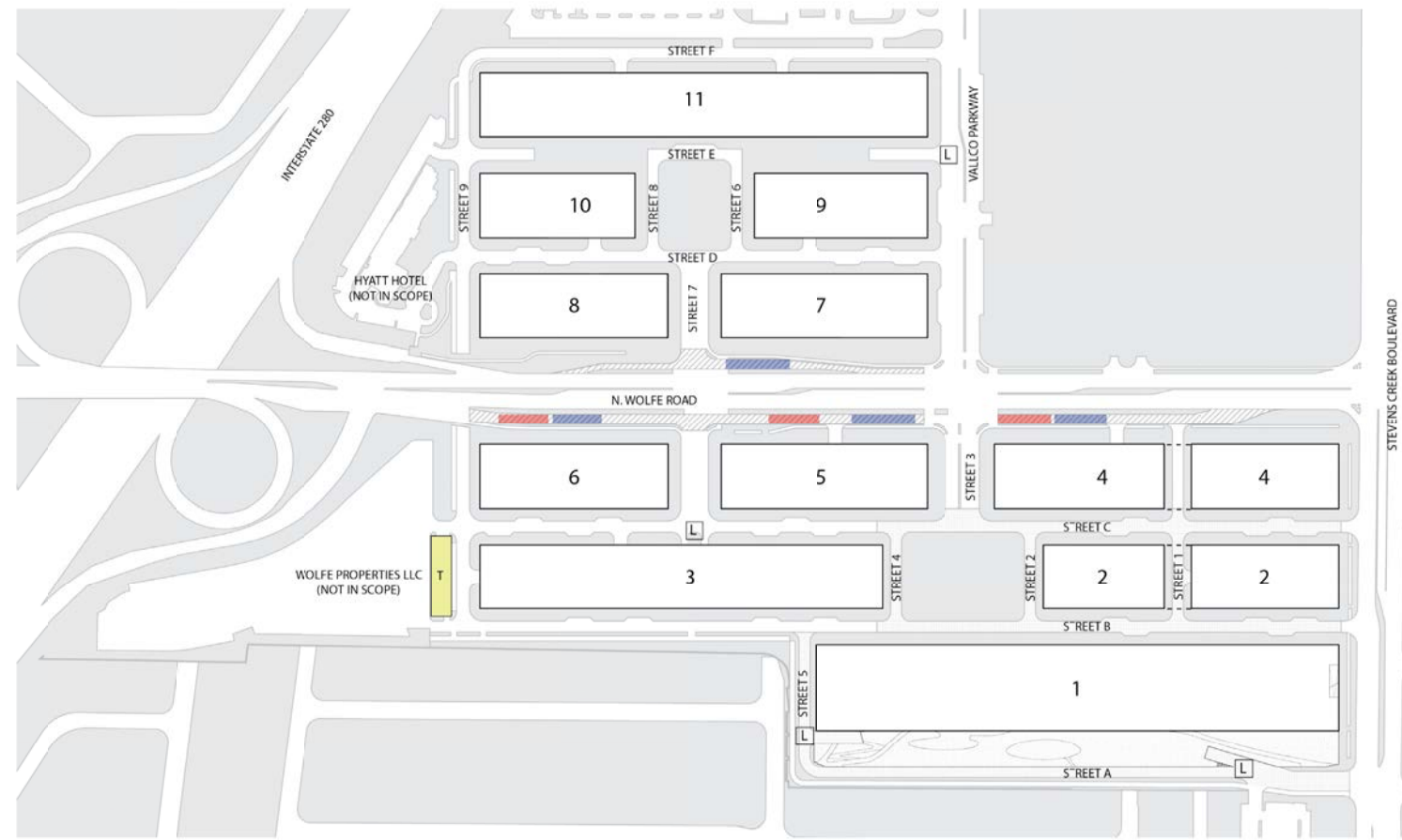
CIVIL - SANDER CIVIL ENGINEERS SURVEYORS PLANNERS INC.
 170 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-626-2900

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA LTD.
 900 MISSISSIPPI STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-625-6445

LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5750

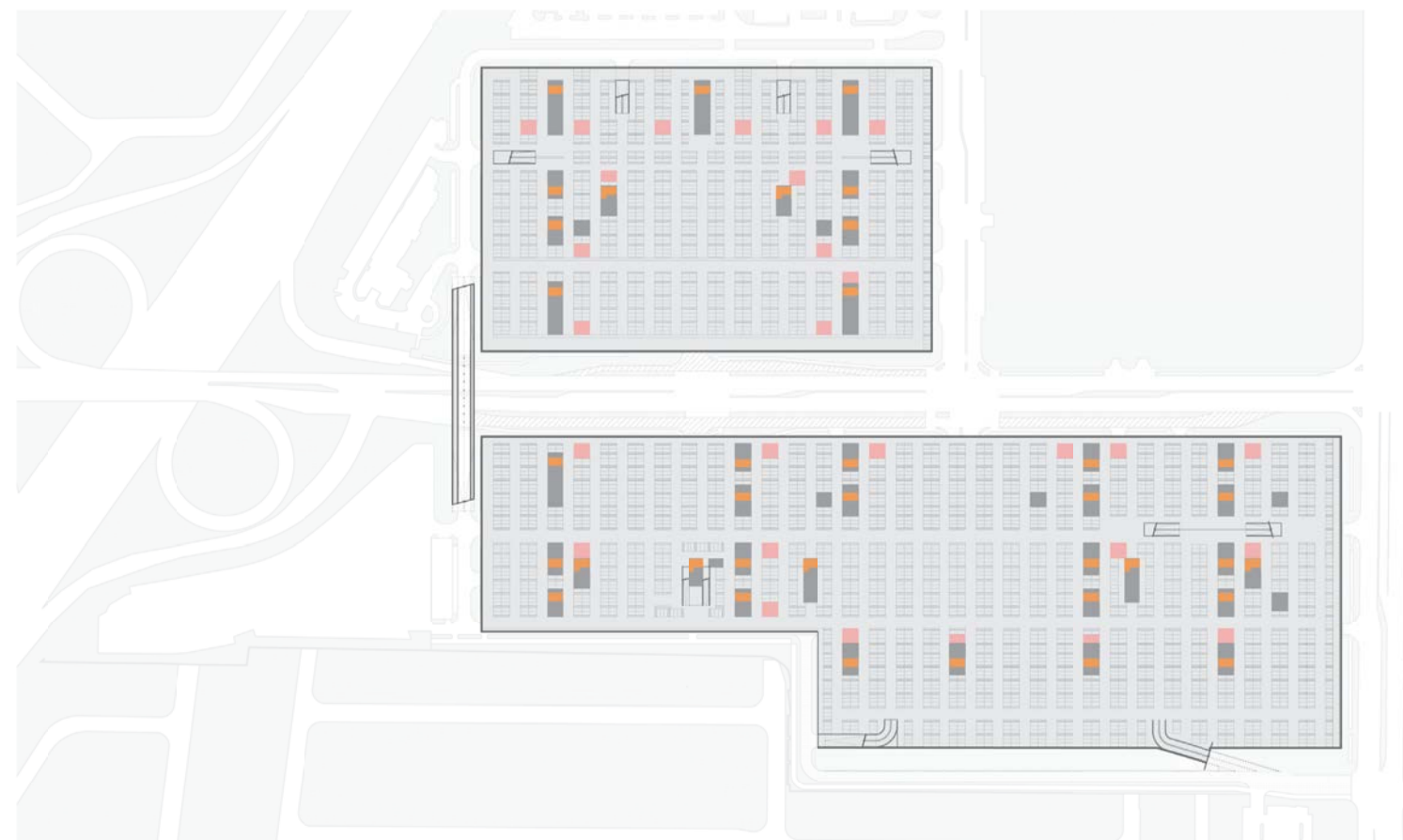
SIGNAGE - EX IT
 1617 JFK BLVD, SUITE 1605, PHILADELPHIA, PA 19103
 T. 215-561-1500

PARKING ENGINEERING - HATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-960-7900



- LEGEND
- T PNEUMATIC TRASH CENTRAL FACILITY
 - L LOADING ENTRANCE TO BASEMENT
 - TIME LIMITED LOADING ZONE
 - PUBLIC DROP-OFF / PICK-UP ZONE

LOADING & TRASH AREA DIAGRAM - STREET LEVEL
 N.T.S. 2



- LEGEND
- TRASH COLLECTION ROOMS
 - TIME LIMITED LOADING ZONE
 - BUILDING ELEVATOR / STAIR CORES

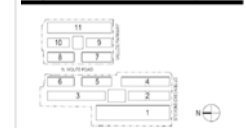
LOADING & TRASH AREA DIAGRAM - BY PARKING LEVEL
 N.T.S. 1

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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



ARCHITECTS PROJECT NUMBER: 35811
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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SITE DIAGRAMS - LOADING & TRASH AREA

SHEET TITLE

P-0509

SHEET NUMBER

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VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 955 PAGE MILL ROAD, PALO ALTO, CA 94304
 T: 650.944.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET, NEW YORK, NY 10013
 T: 212.924.6585

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T: 408.827.7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 150 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T: 215.440.0000

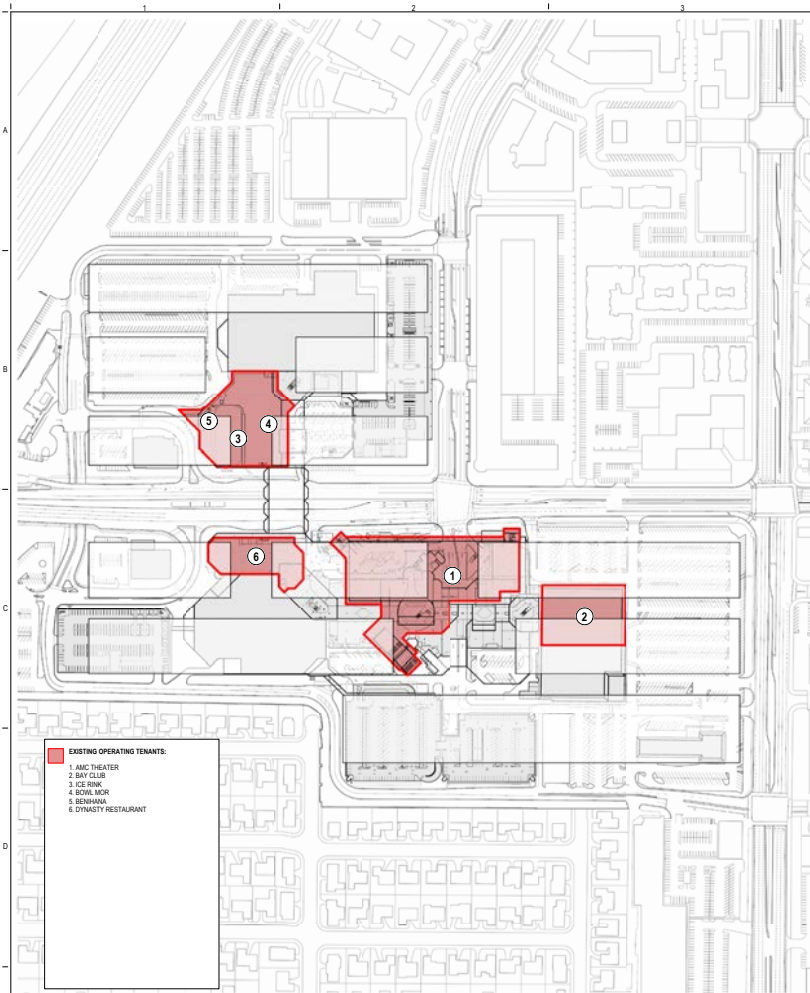
CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T: 408.626.0500

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 390 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T: 415.957.8445

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T: 212.261.5790

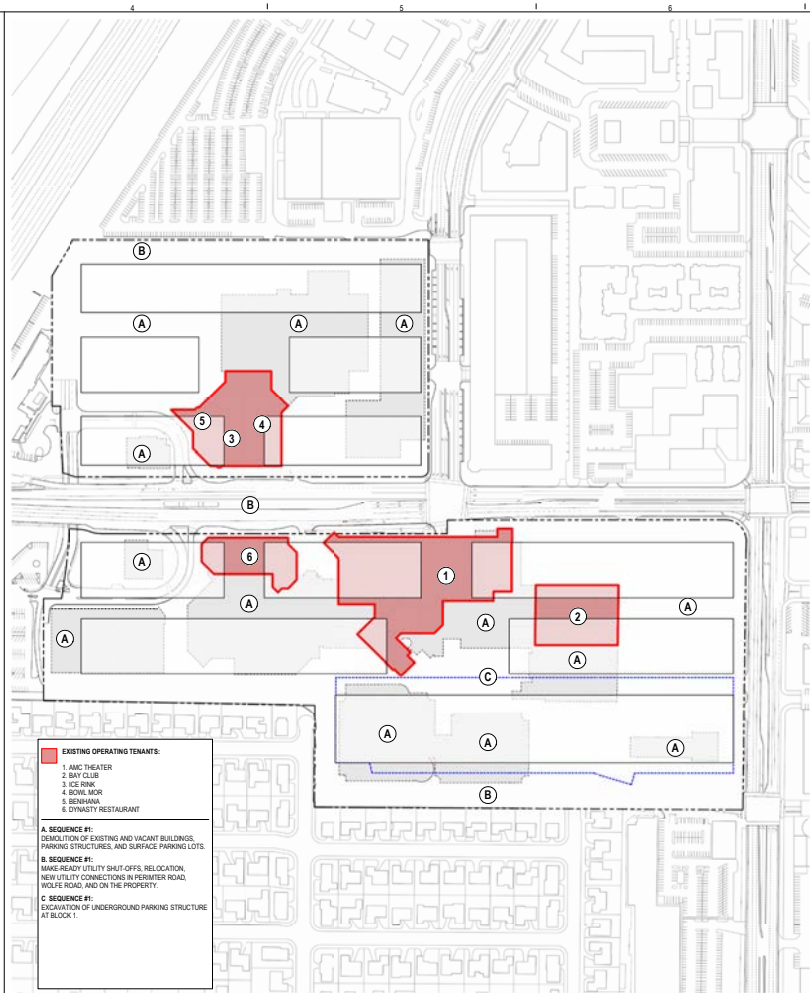
SIGNAGE - EXIT
 1917 JFK BLVD, SUITE 1800, PHILADELPHIA, PA 19103
 T: 215.581.1950

PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T: 408.952.7700



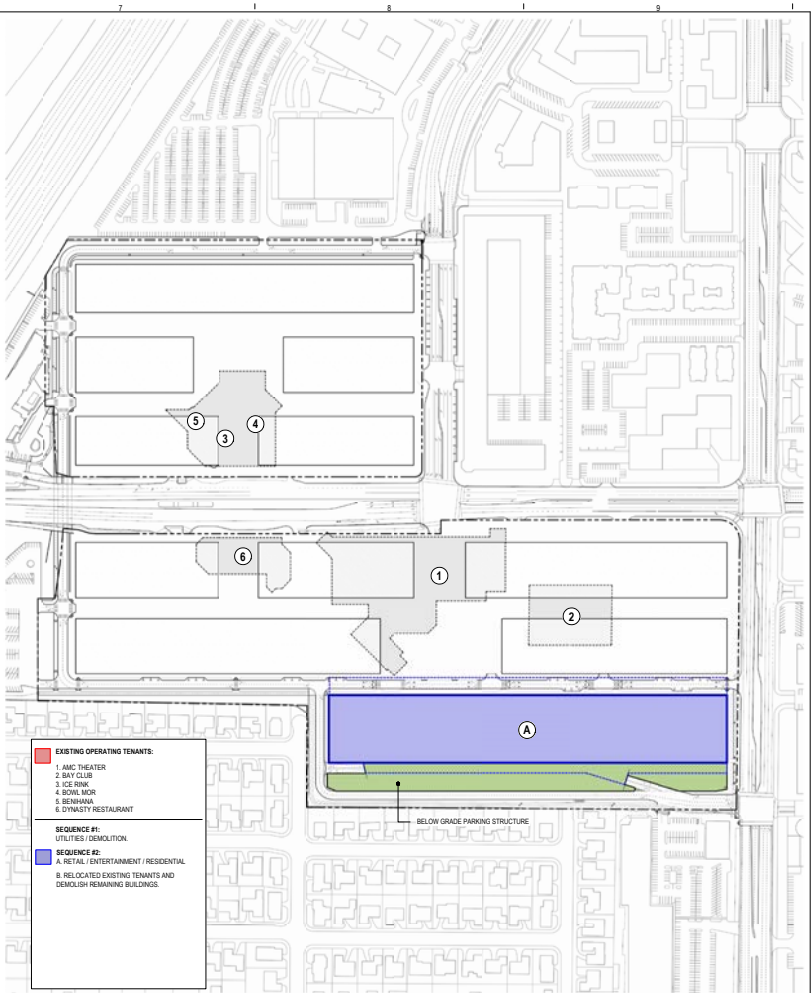
- EXISTING OPERATING TENANTS:**
- 1. AMC THEATER
 - 2. BAY CLUB
 - 3. ICE SKING
 - 4. BOWL MOJO
 - 5. BENVENIA
 - 6. DYNASTY RESTAURANT

EXISTING SITE PLAN WITH OPERATING TENANTS NTS 1



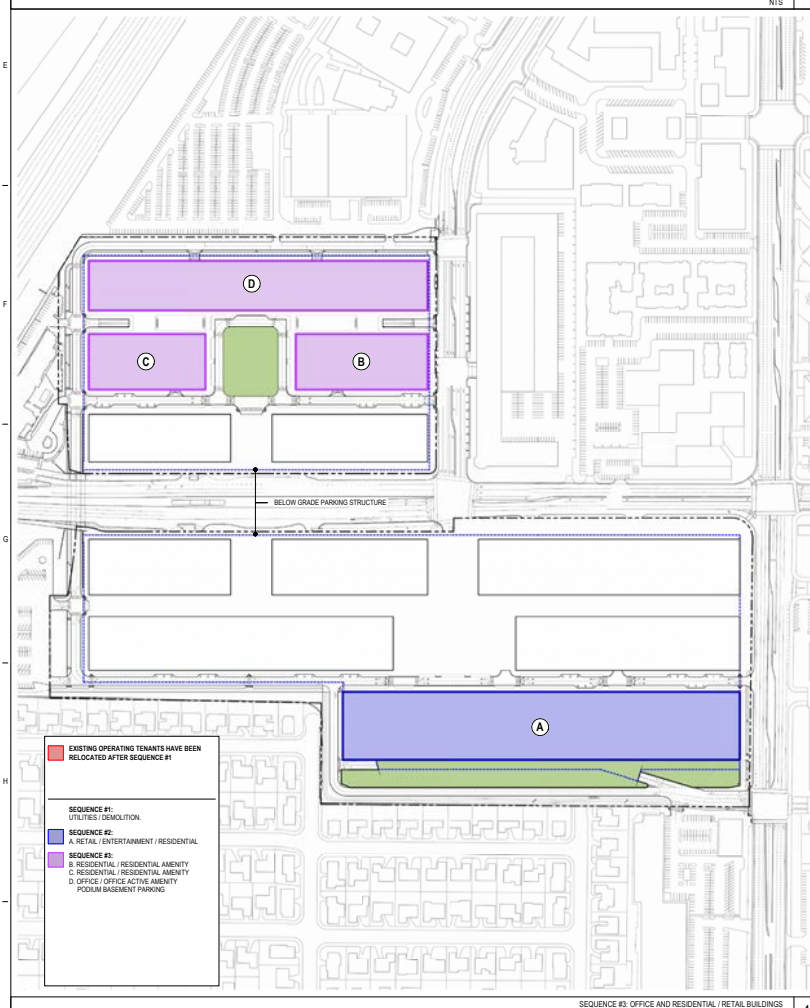
- EXISTING OPERATING TENANTS:**
- 1. AMC THEATER
 - 2. BAY CLUB
 - 3. ICE SKING
 - 4. BOWL MOJO
 - 5. BENVENIA
 - 6. DYNASTY RESTAURANT
- SEQUENCE #1:**
 DEMOLITION OF EXISTING AND VACANT BUILDINGS, PARKING STRUCTURES, AND SURFACE PARKING LOTS.
- SEQUENCE #1:**
 MAKE-READY UTILITY SHUT-OFFS, RELOCATION, NEW UTILITY CONNECTIONS IN PERIMETER ROAD, WOLFE ROAD, AND ON THE PROPERTY.
- SEQUENCE #1:**
 DEMOLITION OF UNDERGROUND PARKING STRUCTURE AT BLOCK 1.

SEQUENCE 1: UTILITIES "MAKE READY" AND DEMOLITION NTS 2



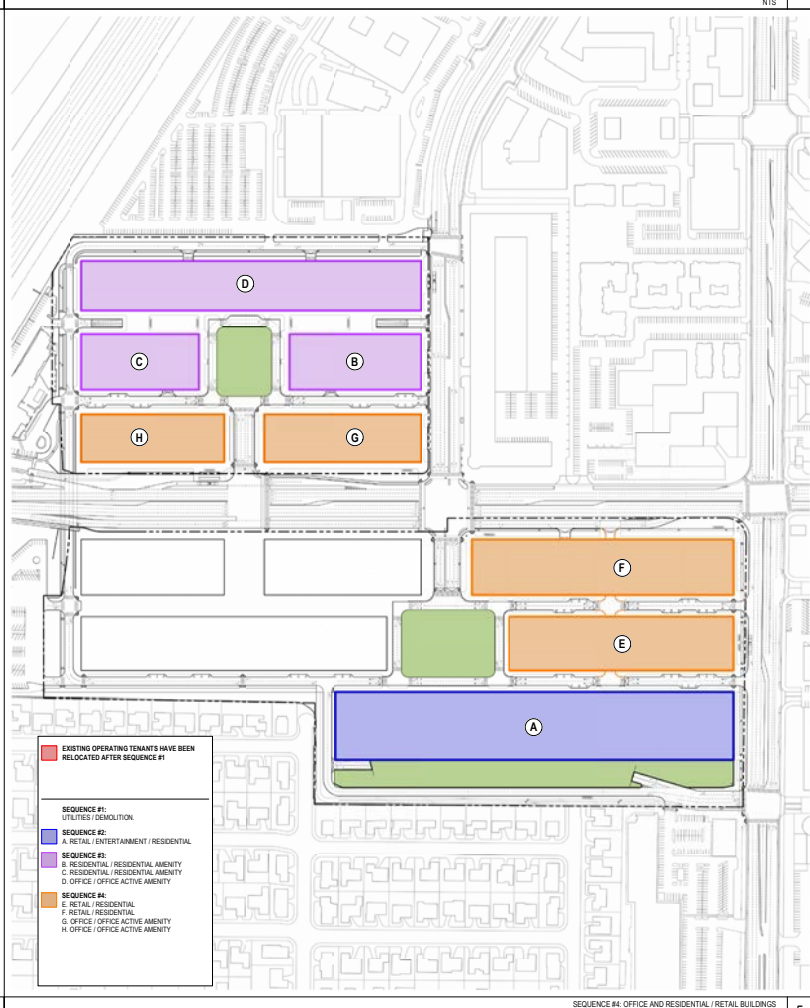
- EXISTING OPERATING TENANTS:**
- 1. AMC THEATER
 - 2. BAY CLUB
 - 3. ICE SKING
 - 4. BOWL MOJO
 - 5. BENVENIA
 - 6. DYNASTY RESTAURANT
- SEQUENCE #2:**
 UTILITIES / DEMOLITION.
- SEQUENCE #2:**
 A. RETAIL / ENTERTAINMENT / RESIDENTIAL
 B. RELOCATED EXISTING TENANTS AND DEMOLITION REMAINING BUILDINGS.

SEQUENCE 2: RETAIL / RESIDENTIAL BLOCK 1 NTS 3



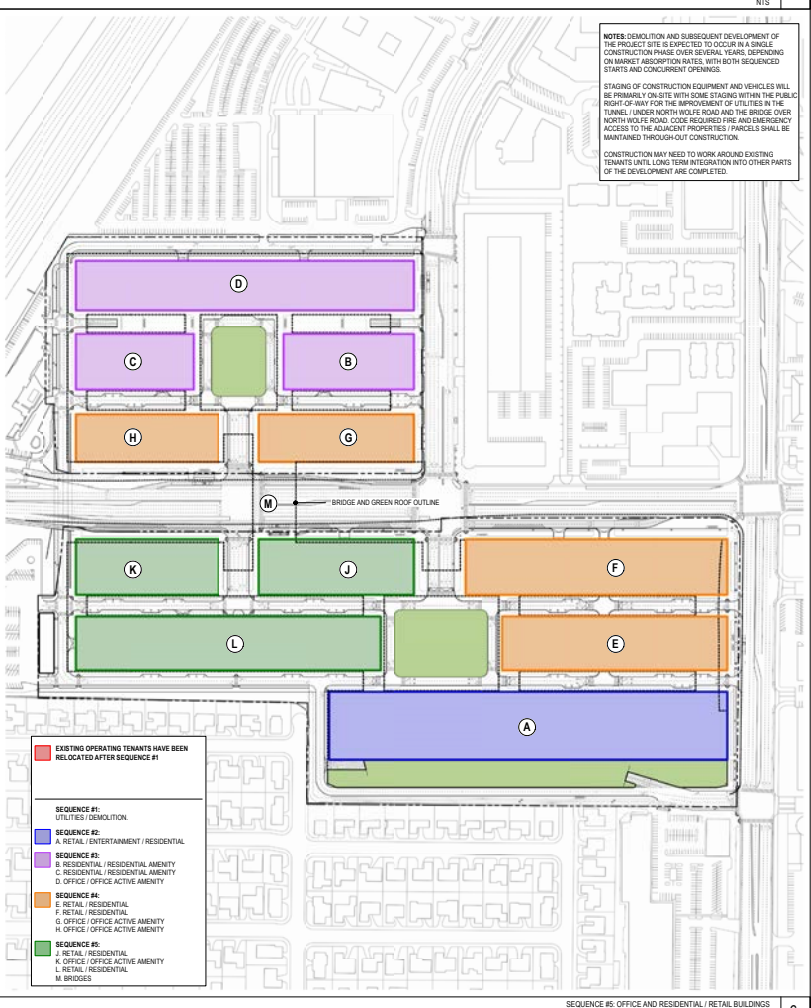
- EXISTING OPERATING TENANTS HAVE BEEN RELOCATED AFTER SEQUENCE #1**
- SEQUENCE #1:**
 UTILITIES / DEMOLITION.
- SEQUENCE #2:**
 A. RETAIL / ENTERTAINMENT / RESIDENTIAL
- SEQUENCE #3:**
 B. RESIDENTIAL / RESIDENTIAL AMENITY
 C. RESIDENTIAL / RESIDENTIAL AMENITY
 D. OFFICE / OFFICE ACTIVE AMENITY
 PODIUM BASEMENT PARKING

SEQUENCE 3: OFFICE AND RESIDENTIAL / RETAIL BUILDINGS NTS 4



- EXISTING OPERATING TENANTS HAVE BEEN RELOCATED AFTER SEQUENCE #1**
- SEQUENCE #1:**
 UTILITIES / DEMOLITION.
- SEQUENCE #2:**
 A. RETAIL / ENTERTAINMENT / RESIDENTIAL
- SEQUENCE #3:**
 B. RESIDENTIAL / RESIDENTIAL AMENITY
 C. RESIDENTIAL / RESIDENTIAL AMENITY
 D. OFFICE / OFFICE ACTIVE AMENITY
- SEQUENCE #4:**
 E. RETAIL / RESIDENTIAL
 F. RETAIL / RESIDENTIAL
 G. OFFICE / OFFICE ACTIVE AMENITY
 H. OFFICE / OFFICE ACTIVE AMENITY

SEQUENCE 4: OFFICE AND RESIDENTIAL / RETAIL BUILDINGS NTS 5



- EXISTING OPERATING TENANTS HAVE BEEN RELOCATED AFTER SEQUENCE #1**
- SEQUENCE #1:**
 UTILITIES / DEMOLITION.
- SEQUENCE #2:**
 A. RETAIL / ENTERTAINMENT / RESIDENTIAL
- SEQUENCE #3:**
 B. RESIDENTIAL / RESIDENTIAL AMENITY
 C. RESIDENTIAL / RESIDENTIAL AMENITY
 D. OFFICE / OFFICE ACTIVE AMENITY
- SEQUENCE #4:**
 E. RETAIL / RESIDENTIAL
 F. RETAIL / RESIDENTIAL
 G. OFFICE / OFFICE ACTIVE AMENITY
 H. OFFICE / OFFICE ACTIVE AMENITY
- SEQUENCE #5:**
 I. RETAIL / RESIDENTIAL
 J. OFFICE / OFFICE ACTIVE AMENITY
 K. OFFICE / OFFICE ACTIVE AMENITY
 L. RETAIL / RESIDENTIAL
 M. BRIDGES

SEQUENCE 5: OFFICE AND RESIDENTIAL / RETAIL BUILDINGS NTS 6

NOTES: DEMOLITION AND SUBSEQUENT DEVELOPMENT OF THE PROJECT SITE IS EXPECTED TO OCCUR IN A SINGLE CONSTRUCTION PHASE OVER SEVERAL YEARS, DEPENDING ON MARKET ABSORPTION RATES, WITH BOTH SEQUENCED STARTS AND CONCURRENT OPENINGS.

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 REQUIREMENTS FOR EMERGENCY ACCESS TO THE ADJACENT PROPERTIES / PARCELS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

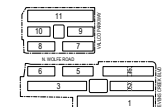
CONSTRUCTION MAY NEED TO WORK AROUND EXISTING TENANTS UNTIL LONG TERM INTEGRATION INTO OTHER PARTS OF THE DEVELOPMENT ARE COMPLETED.

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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018



KEY PLAN AND NORTH ARROW

ARCHITECT'S PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 81/4" IF IT IS A REDUCED PRINT, REFER TO GRAPHIC SCALE



SCALE: 1" = 32'

SITE DIAGRAMS - CONSTRUCTION SEQUENCES

SHEET TITLE