

VALLCO TOWN CENTER

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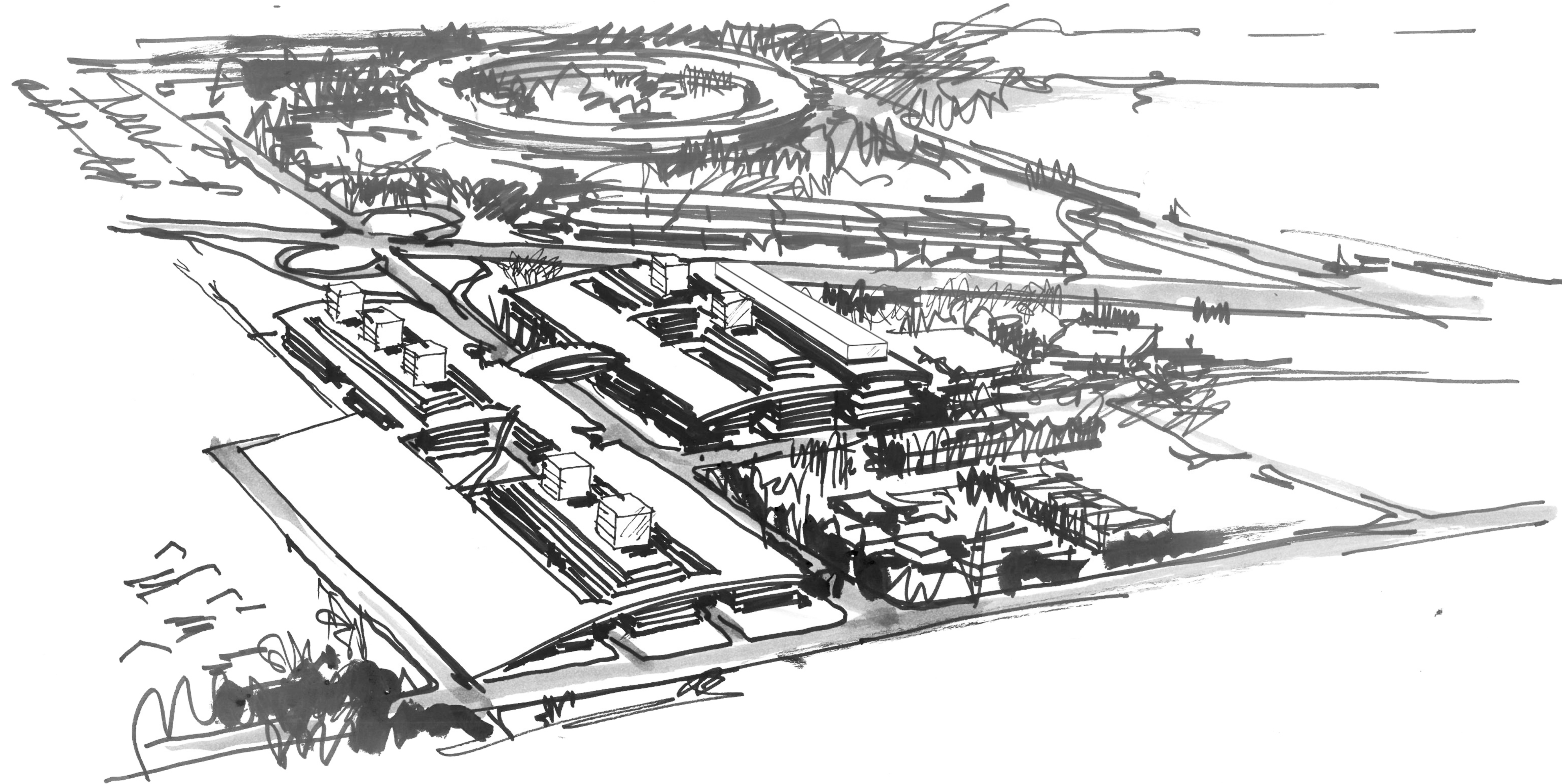
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
880 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105
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LIGHTING - ONE LUX STUDIO
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PARKING ENGINEERING - WATRY DESIGN, INC.
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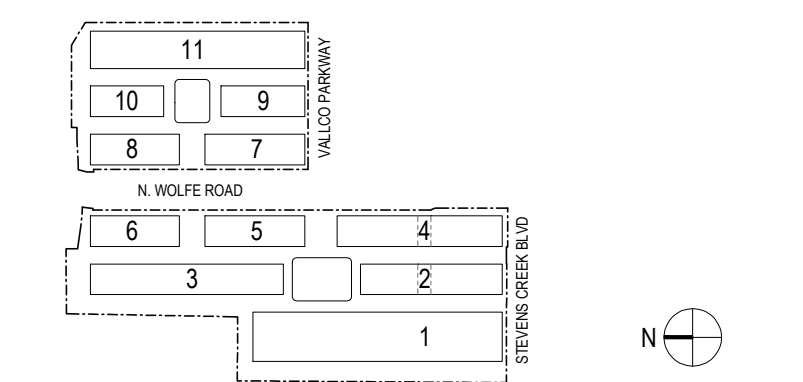


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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION REVISIONS	07/31/2018
REV-2	SB-35 APPLICATION REVISIONS	08/06/2018
REV-3	SB-35 APPLICATION REVISIONS	08/22/2018



KEY PLAN AND NORTH ARROW

ARCHITECTS PROJECT NUMBER 708011

PROJECT PHASE SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 36"X48" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.



SCALE

COVER SHEET

SHEET TITLE

P-0000

SHEET NUMBER

VALLCO TOWN CENTER

CUPERTINO, CALIFORNIA
DEVELOPMENT APPLICATION
(50% AFFORDABLE HOUSING)
MARCH 27, 2018

DEVELOPMENT APPLICATION DRAWING INDEX

DOCUMENT AND DRAWING LIST	SCALE	137	95	68	24
P-0000 COVER SHEET	N.T.S.	REV-0	REV-1	REV-2	REV-3
P-0001 VISUALIZATIONS - STEVEN CREEK BLVD. AND STREET A ENTRANCE VIEW	N.T.S.	REV-0	REV-1		
P-0002 VISUALIZATIONS - STEVEN CREEK BLVD. STREET VIEW	N.T.S.	REV-0	REV-1		
P-0003 VISUALIZATIONS - VALICO CRK HUB VIEW	N.T.S.	REV-0	REV-1		
P-0004 VISUALIZATIONS - STEVEN CREEK BLVD. AND STREET B VIEW	N.T.S.	REV-0	REV-1		
P-0005 VISUALIZATIONS - STREET 2 VIEW LOOKING NORTH	N.T.S.	REV-0	REV-1		
P-0006 VISUALIZATIONS - WOLFE RD. LOOKING SOUTH	N.T.S.	REV-0	REV-1		
P-0007 VISUALIZATIONS - GREEN ROOF VIEW	N.T.S.	REV-0	REV-1		
P-0008 VISUALIZATIONS - GREEN ROOF BRIDGE VIEW	N.T.S.	REV-0	REV-1		
P-0009 VISUALIZATIONS - WOLFE RD. SIDEWALK LOOKING NORTH	N.T.S.	REV-0	REV-1		
P-0010 VISUALIZATIONS - VALICO PARKWAY ENTRANCE TO PLAZA WEST	N.T.S.	REV-0	REV-1		
P-0011 VISUALIZATIONS - STREET 2 VIEW LOOKING SOUTH	N.T.S.	REV-0	REV-1		
P-0012 VISUALIZATIONS - STREET 2 AND PLAZA WEST VIEW LOOKING WEST	N.T.S.	REV-0	REV-1		
P-0013 VISUALIZATIONS - STREET 2 AND PLAZA WEST VIEW LOOKING NORTH	N.T.S.	REV-0	REV-1		
P-0014 VISUALIZATIONS - STREET 1 VIEW LOOKING NORTH	N.T.S.	REV-0	REV-1		
P-0015 VISUALIZATIONS - AERIAL VIEW	N.T.S.	REV-0	REV-1		
P-0101 PROJECT INFORMATION AND DATA TABLE	N.T.S.	REV-0	REV-1		
P-0102 DRAWING LIST & RESIDENTIAL PROGRAM TABLES	N.T.S.	REV-0	REV-1	REV-2	REV-3
P-0103 ABBREVIATIONS AND LEGENDS	N.T.S.	REV-0			
P-0104 ACCESSIBILITY DIAGRAMS 1	N.T.S.	REV-0			
P-0105 ACCESSIBILITY DIAGRAMS 2	N.T.S.	REV-0			
P-0106 AREA CALCULATION - PER BLOCK AND LEVEL (BLOCK 1 TO BLOCK 4)	N.T.S.	REV-0		REV-0	
P-0107 AREA CALCULATION - PER BLOCK AND LEVEL (BLOCK 5 TO BLOCK 7)	N.T.S.	REV-0		REV-0	
P-0108 AREA CALCULATION - PER BLOCK AND LEVEL (BLOCK 8 TO BLOCK 11)	N.T.S.	REV-0		REV-0	
P-0109 GENERAL NOTES	N.T.S.	REV-0			
P-0110 BLOCK DESIGNATION DIAGRAM - EXISTING SITE PLAN	1/8" = 1'-0"	REV-0			
P-0201 EXISTING SITE PLAN	1" = 100'-0"	REV-0	REV-1		
P-0202 MASTER SITE PLAN - STREET LEVEL	1" = 100'-0"	REV-0	REV-1	REV-2	
P-0202.A MASTER SITE PLAN - STREET LEVEL - ALTERNATE	1" = 100'-0"	REV-0	WDN		
P-0203 MASTER SITE PLAN - GREEN ROOF LEVEL	1" = 100'-0"	REV-0	REV-1	REV-2	
P-0211.E1.B1 ENLARGED EXISTING SITE PLAN - BLOCK E1 - BASEMENT LEVEL	1" = 32'-0"	REV-0			
P-0211.E1.01 ENLARGED EXISTING SITE PLAN - BLOCK E1 - LEVEL 1	1" = 32'-0"	REV-0			
P-0211.E1.02 ENLARGED EXISTING SITE PLAN - BLOCK E1 - LEVEL 2	1" = 32'-0"	REV-0			
P-0211.E1.03 ENLARGED EXISTING SITE PLAN - BLOCK E1 - ROOF	1" = 32'-0"	REV-0			
P-0211.W1.01 ENLARGED EXISTING SITE PLAN - BLOCK W1 - LEVEL 1	1" = 32'-0"	REV-0			
P-0211.W1.02 ENLARGED EXISTING SITE PLAN - BLOCK W1 - LEVEL 2	1" = 32'-0"	REV-0			
P-0211.W1.03 ENLARGED EXISTING SITE PLAN - BLOCK W1 - LEVEL 3	1" = 32'-0"	REV-0			
P-0211.W1.04 ENLARGED EXISTING SITE PLAN - BLOCK W1 - ROOF	1" = 32'-0"	REV-0			
P-0211.W2.B1 ENLARGED EXISTING SITE PLAN - BLOCK W2 - BASEMENT LEVEL	1" = 32'-0"	REV-0			
P-0211.W2.01 ENLARGED EXISTING SITE PLAN - BLOCK W2 - LEVEL 1	1" = 32'-0"	REV-0			
P-0211.W2.02 ENLARGED EXISTING SITE PLAN - BLOCK W2 - LEVEL 2	1" = 32'-0"	REV-0			
P-0211.W2.03 ENLARGED EXISTING SITE PLAN - BLOCK W2 - LEVEL 3	1" = 32'-0"	REV-0			
P-0211.W2.04 ENLARGED EXISTING SITE PLAN - BLOCK W2 - ROOF	1" = 32'-0"	REV-0			
P-0301 EXISTING SURFACE PLAN	1/8" = 1'-0"	REV-0	REV-1		
P-0302 EXISTING SURFACE CONTOURS	1/8" = 1'-0"	REV-0	REV-1		
P-0303 EXISTING PARCELS	1/8" = 1'-0"	REV-0	REV-1		
P-0304 FINAL PARCELS	1/8" = 1'-0"	REV-0	REV-1		
P-0305 EXISTING OFFSITE RIGHTS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0306 EXISTING EASEMENTS PLAN	1/8" = 1'-0"	REV-0	REV-1		
P-0307 PROPOSED PUBLIC UTILITY AND ACCESS EASEMENTS	1/8" = 1'-0"	REV-0	WDN		REV-1
P-0307.A ALTERNATE - PROPOSED PUBLIC UTILITY AND ACCESS EASEMENTS	1/8" = 1'-0"	REV-0	WDN		
P-0401 GRADING PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0402 GRADING PLAN - GREEN ROOF LEVEL	1/8" = 1'-0"	REV-0			
P-0403 STORM WATER MANAGEMENT PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0		REV-1	
P-0404 STORM WATER MANAGEMENT PLAN - DETAILS	N.T.S.	REV-0		REV-1	
P-0405 EXISTING UTILITIES	1/8" = 1'-0"	REV-0	REV-1		
P-0406 SITE UTILITY PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0407 TYPICAL SITE DETAILS	N.T.S.	REV-0	REV-1		
P-0408 FIRE ACCESS PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0409 FIRE STAGING PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0409.01 FIRE STAGING PLAN - FIRE ACCESS SECTIONS	1/8" = 1'-0"	REV-0		REV-0	
P-0410 FIRE HYDRANT LAYOUT PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0411 WATER POLLUTION CONSTRUCTION DRAWING	1/8" = 1'-0"	REV-0	REV-1		
P-0412 WATER POLLUTION CONTROL DETAIL	N.T.S.	REV-0			
P-0413 BEST MANAGEMENT PRACTICES	N.T.S.	REV-0			
P-0501 SITE DIAGRAMS - LAND USE & ACTIVE USE	N.T.S.	REV-0	REV-1		
P-0502 SITE DIAGRAMS - PEDESTRIAN CIRCULATION - STREET LEVEL	N.T.S.	REV-0	REV-1		
P-0503 SITE DIAGRAMS - PEDESTRIAN CIRCULATION - GREEN ROOF LEVEL	N.T.S.	REV-0	REV-1		
P-0504 SITE DIAGRAMS - BICYCLE CIRCULATION	N.T.S.	REV-0	REV-1		
P-0505 SITE DIAGRAMS - VEHICULAR CIRCULATION	N.T.S.	REV-0	REV-1	REV-2	
P-0506 SITE DIAGRAMS - TRANSIT CIRCULATION	N.T.S.	REV-0	REV-1		
P-0507 SITE DIAGRAMS - OPEN SPACE	N.T.S.	REV-0	REV-1		
P-0508 SITE DIAGRAMS - SETBACK COMPLIANCE	AS NOTED	REV-0	REV-1		
P-0509 SITE DIAGRAMS - LOADING & TRASH AREA	N.T.S.	REV-0	REV-1	REV-2	
P-0510 SITE DIAGRAMS - CONSTRUCTION SEQUENCES	N.T.S.	REV-0	REV-1		
P-0511 SITE DIAGRAMS - GATEWAY SIGNAGE AND PUBLIC ART	N.T.S.	REV-0	REV-1		
P-0601 EXISTING TREE CONDITIONS	1/8" = 1'-0"	REV-0	REV-1		
P-0602A TREE PROTECTION PLAN	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0602B TREE DISPOSITION PLAN	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0603 LANDSCAPE PLAN STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0604 LANDSCAPE PLAN GREEN ROOF LEVEL	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0605 PLANTING PLAN STREET LEVEL - GROUNDCOVERS	1/8" = 1'-0"	REV-0	REV-1		
P-0606 PLANTING PLAN GREEN ROOF LEVEL - GROUNDCOVERS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0607 PLANTING PALETTE	N.T.S.	REV-0	REV-1		
P-0607B PLANTING SCHEDULE	N.T.S.	REV-0	REV-0		
P-0608 LANDSCAPE MATERIALS PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0609 LANDSCAPE MATERIALS PLAN - GREEN ROOF LEVEL	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0610 ILLUSTRATIVE LANDSCAPE PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0611 ILLUSTRATIVE LANDSCAPE PLAN - GREEN ROOF LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0612 MATERIAL BOARD	N.T.S.	REV-0		REV-0	
P-0701 EXTERIOR LIGHTING PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0702 EXTERIOR LIGHTING PLAN - GREEN ROOF LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0703 LIGHTING FIXTURE SCHEDULE	N.T.S.	REV-0	REV-1		
P-0704 EXTERIOR PHOTOMETRIC PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0705 EXTERIOR PHOTOMETRIC PLAN - GREEN ROOF LEVEL	1/8" = 1'-0"	REV-0	REV-1		
P-0751 SIGN DRAWINGS	AS NOTED	REV-0			
P-0752 SIGN PROGRAMMING (OFFICE, RETAIL, RESIDENTIAL ENTRIES)	1/8" = 1'-0"	REV-0			
P-0753 SIGN PROGRAMMING (PARKING, ENTRY, HIGHWAY, VEHICULAR)	1/8" = 1'-0"	REV-0			
P-0754 SIGN PROGRAMMING (PEDESTRIAN, COMMERCIAL, TRAILHEAD, PUBLIC ART)	1/8" = 1'-0"	REV-0			
P-0755 SIGN PROGRAMMING (ROOF LEVEL, RESIDENTIAL, PEDESTRIAN, TRAILHEAD)	1/8" = 1'-0"	REV-0			
P-0800.B2.B3 BUILDING PLAN - B2 & B3 PARKING LEVELS	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0800.B1 BUILDING PLAN - B1 PARKING LEVELS	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0800.BM BUILDING PLAN - B1 MEZZANINE PARKING LEVELS	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0800.01 BUILDING PLAN - STREET LEVEL	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0800.02 BUILDING PLAN - FF ELEVATION @ 190'-6"	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0800.03 BUILDING PLAN - FF ELEVATION @ 200'-4"	1/8" = 1'-0"	REV-0	REV-1	REV-1	
P-0800.04 BUILDING PLAN - FF ELEVATION @ 210'-2"	1/8" = 1'-0"	REV-0	REV-1	REV-1	

DOCUMENT AND DRAWING LIST	SCALE	137	95	68	24
P-0800.05 BUILDING PLAN - FF ELEVATION @ 220'-0"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.06 BUILDING PLAN - FF ELEVATION @ 229'-10"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.07 BUILDING PLAN - FF ELEVATION @ 239'-8"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.08 BUILDING PLAN - FF ELEVATION @ 249'-6"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.09 BUILDING PLAN - FF ELEVATION @ 259'-4"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.10 BUILDING PLAN - FF ELEVATION @ 269'-2"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.11 BUILDING PLAN - FF ELEVATION @ 279'-0"	1/8" = 1'-0"	REV-0	REV-1		
P-0800.12 BUILDING PLAN - GREEN ROOF PLAN - TERRACE LEVEL 01	1/8" = 1'-0"	REV-0	REV-1		
P-0800.13 BUILDING PLAN - GREEN ROOF PLAN - TERRACE LEVEL 02	1/8" = 1'-0"	REV-0	REV-1		
P-0800.14 BUILDING PLAN - GREEN ROOF PLAN - TERRACE LEVEL 03	1/8" = 1'-0"	REV-0	REV-1		
P-0800.15 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 01	1/8" = 1'-0"	REV-0	REV-1		
P-0800.16 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 02	1/8" = 1'-0"	REV-0	REV-1		
P-0800.17 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 03	1/8" = 1'-0"	REV-0	REV-1		
P-0800.18 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 04	1/8" = 1'-0"	REV-0	REV-1		
P-0800.19 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 05	1/8" = 1'-0"	REV-0	REV-1		
P-0800.20 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 06	1/8" = 1'-0"	REV-0	REV-1		
P-0800.21 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 07	1/8" = 1'-0"	REV-0	REV-1		
P-0800.22 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 08	1/8" = 1'-0"	REV-0	REV-1		
P-0800.23 BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 09	1/8" = 1'-0"	REV-0	REV-1		
P-0800.24 BUILDING PLAN - GREEN ROOF PLAN	1/8" = 1'-0"	REV-0	REV-1		
P-0821 BUILDING ELEVATIONS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0822 BUILDING ELEVATIONS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0823 BUILDING ELEVATIONS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0824 BUILDING ELEVATIONS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0825.01 ENLARGED BUILDING ELEVATIONS - BLOCK 1	1/32" = 1'-0"	REV-0		REV-0	
P-0825.02 ENLARGED BUILDING ELEVATIONS - BLOCK 2	1/32" = 1'-0"	REV-0		REV-0	
P-0825.03 ENLARGED BUILDING ELEVATIONS - BLOCK 3	1/32" = 1'-0"	REV-0		REV-0	
P-0825.04 ENLARGED BUILDING ELEVATIONS - BLOCK 4	1/32" = 1'-0"	REV-0		REV-0	
P-0825.05 ENLARGED BUILDING ELEVATIONS - BLOCK 5	1/32" = 1'-0"	REV-0		REV-0	
P-0825.06 ENLARGED BUILDING ELEVATIONS - BLOCK 6	1/32" = 1'-0"	REV-0		REV-0	
P-0825.07 ENLARGED BUILDING ELEVATIONS - BLOCK 7	1/32" = 1'-0"	REV-0		REV-0	
P-0825.08 ENLARGED BUILDING ELEVATIONS - BLOCK 8	1/32" = 1'-0"	REV-0		REV-0	
P-0825.09 ENLARGED BUILDING ELEVATIONS - BLOCK 9	1/32" = 1'-0"	REV-0		REV-0	
P-0825.10 ENLARGED BUILDING ELEVATIONS - BLOCK 10	1/32" = 1'-0"	REV-0		REV-0	
P-0825.11 ENLARGED BUILDING ELEVATIONS - BLOCK 11	1/32" = 1'-0"	REV-0		REV-0	
P-0831 BUILDING SECTIONS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0832 BUILDING SECTIONS	1/8" = 1'-0"	REV-0	REV-1	REV-2	
P-0845.01 ENLARGED SECTION - BLOCK 1	1/32" = 1'-0"	REV-0		REV-0	
P-0845.02 ENLARGED SECTION - BLOCK 2	1/32" = 1'-0"	REV-0		REV-0	
P-0845.03 ENLARGED SECTION - BLOCK 3	1/32" = 1'-0"	REV-0		REV-0	
P-0845.04 ENLARGED SECTION - BLOCK 4	1/32" = 1'-0"	REV-0		REV-0	
P-0845.05 ENLARGED SECTION - BLOCK 5	1/32" = 1'-0"	REV-0		REV-0	
P-0845.06 ENLARGED SECTION - BLOCK 6	1/32" = 1'-0"	REV-0		REV-0	
P-0845.07 ENLARGED SECTION - BLOCK 7	1/32" = 1'-0"	REV-0		REV-0	
P-0845.08 ENLARGED SECTION - BLOCK 8	1/32" = 1'-0"	REV-0		REV-0	
P-0845.09 ENLARGED SECTION - BLOCK 9	1/32" = 1'-0"	REV-0		REV-0	
P-0845.10 ENLARGED SECTION - BLOCK 10	1/32" = 1'-0"	REV-0		REV-0	
P-0845.11 ENLARGED SECTION - BLOCK 11	1/32" = 1'-0"	REV-0		REV-0	
P-0851 ENLARGED BUILDING + STREET SECTIONS @ BOUNDARY CONDITIONS 1	1/10" = 1'-0"	REV-0	REV-1		
P-0852 ENLARGED BUILDING + STREET SECTIONS @ BOUNDARY CONDITIONS 2	1/10" = 1'-0"	REV-0	REV-1		
P-0853 ENLARGED BUILDING + STREET SECTIONS @ BOUNDARY CONDITIONS 3	1/10" = 1'-0"	REV-0	REV-1		
P-0854 STREET SECTIONS	AS NOTED	REV-0			
P-0855 PLAZA WEST SECTIONS	AS NOTED	REV-0			
P-0856 PLAZA EAST SECTIONS	AS NOTED	REV-0			
P-0861 FAÇADE MATERIAL BOARDS	AS NOTED	REV-0			
P-0862 FAÇADE MATERIAL BOARDS	AS NOTED	REV-0			
P-0861.01 FAÇADE MATERIAL BOARDS - OFFICE	AS NOTED	REV-0			
P-0861.02 FAÇADE MATERIAL BOARDS - RESIDENTIAL	AS NOTED	REV-0			
P-0861.03 FAÇADE MATERIAL BOARDS - RETAIL	AS NOTED	REV-0			
P-0861.04 FAÇADE MATERIAL BOARDS - LANDSCAPE	AS NOTED	REV-0			
P-0871 TYPICAL UNIT PLANS - AFFORDABLE HOUSING (BMR)	AS NOTED	REV-0			
P-0872 TYPICAL UNIT PLANS - TRADITIONAL (TRD)	AS NOTED	REV-0			
P-0873 TYPICAL UNIT PLANS - CO-HOUSING (COH)	AS NOTED	REV-0			
P-0874 TYPICAL UNIT PLANS - TOWNHOUSE (TH+TH2)	AS NOTED</				

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 965 PAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650-544-1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
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ARCHITECTURE - ISRAEL VINOLY ARCHITECTS
 1033 N. HOLDE ROAD, CUPERTINO, CA 95014
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 192 S. INDEPENDENCE MALL, W. SUITE 1120, PHILADELPHIA, PA 19106
 T. 215-440-0030

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-636-0500

TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 560 MISSION STREET, SUITE 700 SAN FRANCISCO CA 94105
 T. 415-957-9445

LIGHTING - ONE LUX STUDIO
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-921-6770

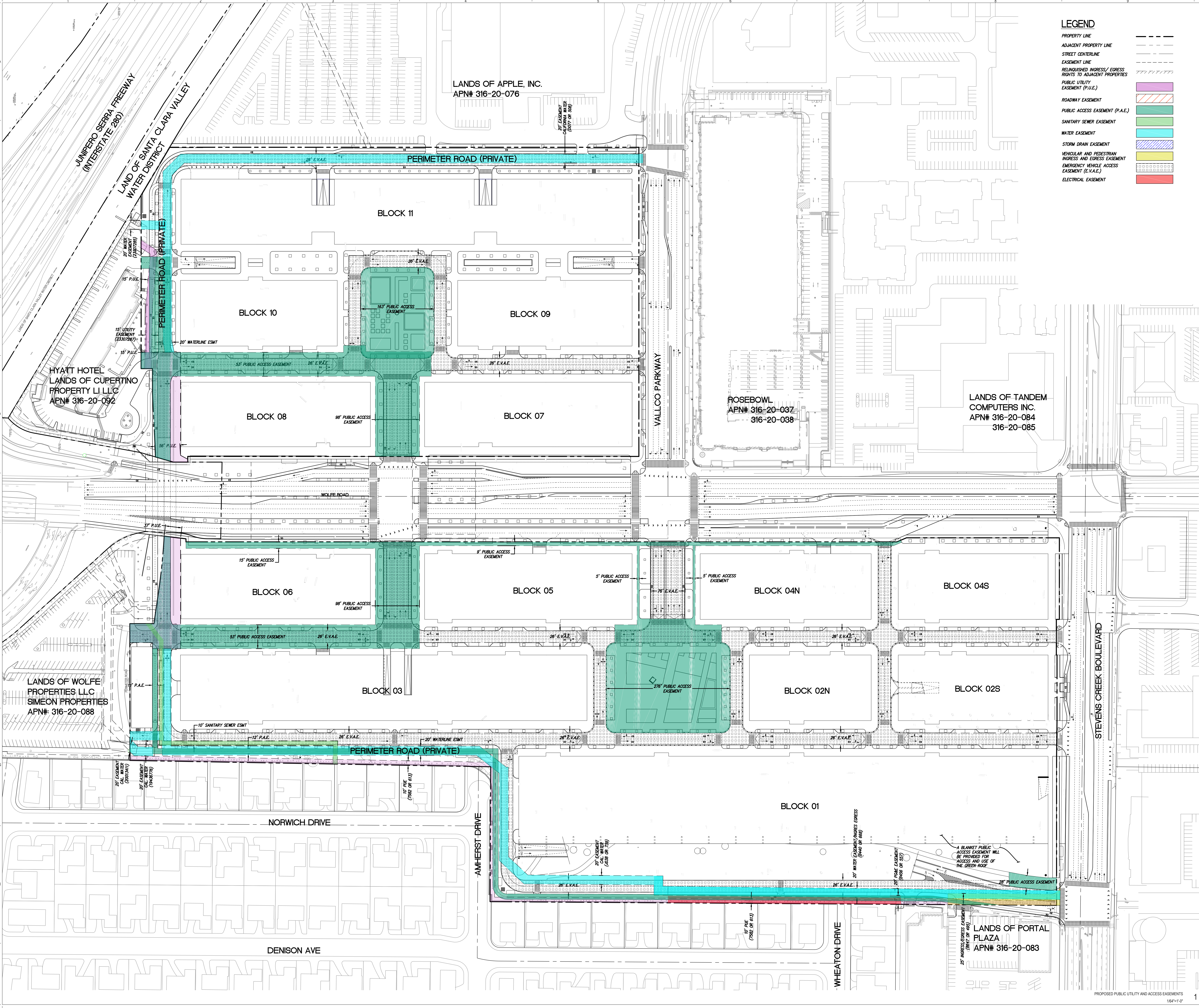
SIGNAGE - EXIT
 1617 JFK BLVD, SUITE 1666, PHILADELPHIA, PA 19103
 T. 215-681-1050

PARKING ENGINEERING - WATRY DESIGN, INC.
 2090 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408-392-7000

WASTE MANAGEMENT - CNH LITTLE INTERNATIONAL
 535 NORTH BRAN BLVD, STE 710 GLENDALE, CA 92103
 T. 626-441-7700

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
STREET CENTERLINE	---
EASEMENT LINE	---
RELINQUISHED INGRESS/ EGRESS RIGHTS TO ADJACENT PROPERTIES	---
PUBLIC UTILITY EASEMENT (P.U.E.)	█
ROADWAY EASEMENT	█
PUBLIC ACCESS EASEMENT (P.A.E.)	█
SANITARY SEWER EASEMENT	█
WATER EASEMENT	█
STORM DRAIN EASEMENT	█
VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT (V.P.E.)	█
EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)	█
ELECTRICAL EASEMENT	█

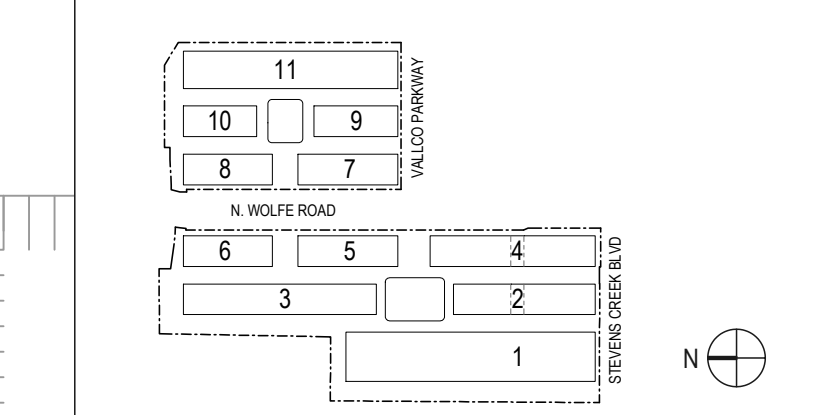


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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION REVISIONS	08/22/2018



KEY PLAN AND NORTH ARROW

ARCHITECTS PROJECT NUMBER: 108011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 36"X48" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.

SCALE: 0 32 64 128 192 164"x1'-0"

PROPOSED PUBLIC UTILITY AND ACCESS EASEMENTS

SHEET TITLE: P-0307

SHEET NUMBER: 1

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VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
965 PAGE MILL ROAD, PALO ALTO, CA 94304
T. 650-344-1900

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
50 VANDAM STREET, NEW YORK, NY 10013
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ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
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T. 212-201-6790

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T. 215-681-1900

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T. 408-392-7900

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535 NORTH BRAN BLVD, STE 710 GLENDALE, CA 92103
T. 626-441-7700

LEGEND

- PROPERTY LINE
- STREET LEVEL PLAN - BUILDING
- STREET LEVEL PLAN - CURB
- UNDERGROUND PARKING
- DRAINAGE BOUNDARY LINE
- PROPOSED GREEN ROOF - SELF-TREATING AREA
- IMPERVIOUS AREA ON GREEN ROOF, BUILDING PODIUM OR NATURAL GRADE - COLLECTED AND SENT TO CAPTURE
- LANDSCAPE AREA NOT ON PODIUM STRUCTURE - SELF-TREATING AREA/CAPTURE
- LANDSCAPE AREA ON PODIUM STRUCTURE - SELF-TREATING AREA/CAPTURE
- PROPOSED CISTERNS IN BASEMENT

TOTAL SITE DRAINAGE AREAS		
PROPOSED GREEN ROOF - SELF-TREATING AREA	16.756 ACRES	34%
IMPERVIOUS AREA ON GREEN ROOF, BUILDING PODIUM OR NATURAL GRADE - COLLECTED AND SENT TO CAPTURE	28.636 ACRES	58%
LANDSCAPE AREA NOT ON PODIUM STRUCTURE - SELF-TREATING AREA/CAPTURE	1.324 ACRES	3%
LANDSCAPE AREA ON PODIUM STRUCTURE - SELF-TREATING AREA/CAPTURE	2.415 ACRES	5%

*IMPERVIOUS AREA IN PUBLIC RIGHT-OF-WAYS NOT INCLUDED IN CALCULATIONS

HYDROMODIFICATION NOTE:

THIS SITE ADDS/REPLACES MORE THAN 1 ACRE OF IMPERVIOUS AREA, BUT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS BECAUSE THE ENTIRE SITE IS LOCATED IN A CATCHMENT OR SUBWATERSHED THAT IS DETERMINED TO BE GREATER THAN 65% IMPERVIOUS PER THE 2010 HMP APPLICABILITY MAP, SHOWN ON SHEET C-404.

C.3 STORMWATER TREATMENT COMPLIANCE

- THE MAJORITY OF THE SITE IS COVERED BY A GREEN ROOF, GREEN ROOF AND LANDSCAPE OVER PODIUM ARE TREATED THE SAME, BUT ARE IDENTIFIED DIFFERENTLY TO KEEP THE TERM "GREEN ROOF" CONSISTENT ACROSS PROJECT DOCUMENTS. THIS PORTION OF THE SITE WILL BE SELF-TREATING AND STORM WATER WILL NOT NEED TO BE DIRECTED TO OTHER STORM WATER TREATMENT FACILITIES.
- THE REMAINDER OF THE SITE IS OPEN TO THE SKY WITH NO GREEN ROOF COVERING IT. THIS PORTION OF THE SITE IS EITHER BUILDING ROOF, ROADWAY/WALKWAY ON TOP OF PODIUM OR ROADWAY OVER NATURAL GRADE. THIS SECTION OF THE SITE WILL BE SENT TO CISTERNS FOR RAINWATER HARVESTING.
- CISTERNS WILL BE SIZED TO STORE THE MINIMUM VOLUME REQUIRED. ACTUAL INTERNAL VOLUME WILL BE DETERMINED ONCE ELEVATIONS HAVE BEEN FINALIZED BY THE PLUMBING ENGINEER PRIOR TO BUILDING PERMIT.

DRAINAGE AREA #1
RAINWATER HARVESTING CISTERN
APPROXIMATE MIN. DIMENSIONS
OF WATER IN THE CISTERN:
61.00'(L)X30.25'(W)X39.00'(D)
(APN# 316-20-076)

DRAINAGE AREA 1
SELF-TREATING:
IMPERVIOUS: 174,711 SF
LANDSCAPE ON PODIUM: 526,903 SF
TOTAL: 46,612 SF
748,226 SF

DA-1

N. WOLFE ROAD

DA-2

DRAINAGE AREA #2
RAINWATER HARVESTING CISTERN
APPROXIMATE MIN. DIMENSIONS
OF WATER IN THE CISTERN:
105.77'(L)X38.95'(W)X11.00'(D)

DRAINAGE AREA 2
SELF-TREATING:
IMPERVIOUS: 149,608 SF
LANDSCAPE ON PODIUM: 318,435 SF
TOTAL: 17,961 SF
486,004 SF

DRAINAGE AREA #3
RAINWATER HARVESTING CISTERN
APPROXIMATE MIN. DIMENSIONS
OF WATER IN THE CISTERN:
255.10'(L)X22.22'(W)X10.00'(D)

DRAINAGE AREA 3
SELF-TREATING:
IMPERVIOUS: 463,243 SF
LANDSCAPE ON PODIUM: 40,616 SF
TOTAL: 905,896 SF

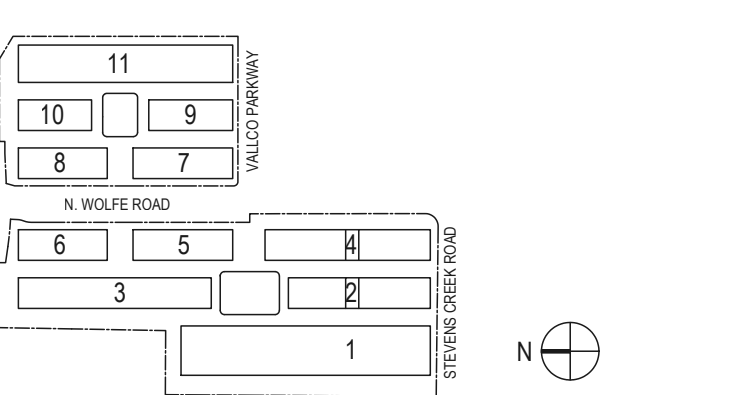
LANDS OF PORTAL PLAZA
(APN# 316-20-083)

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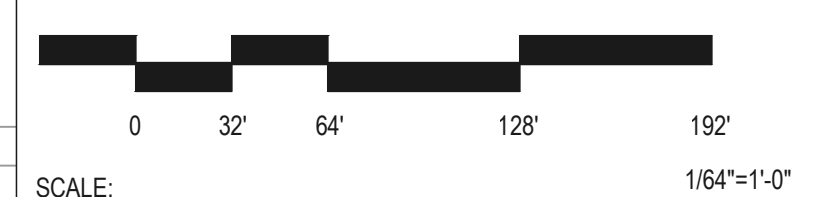
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KEY PLAN AND NORTH ARROW
ARCHITECTS PROJECT NUMBER: 308011
PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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STORM WATER MANAGEMENT PLAN - STREET LEVEL

SHEET TITLE:
P-0403
SHEET NUMBER:
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