

# VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC  
965 PAGE MILL ROAD, PALO ALTO, CA 94304  
T. 650-344-1300

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS  
50 VANDAM STREET, NEW YORK, NY 10013  
T. 212-924-0500

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

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.  
150 S. INDEPENDENCE MALL, IV, SUITE 1123, PHILADELPHIA, PA 19106  
T. 215-440-0030

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.  
1705 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008  
T. 408-636-0900

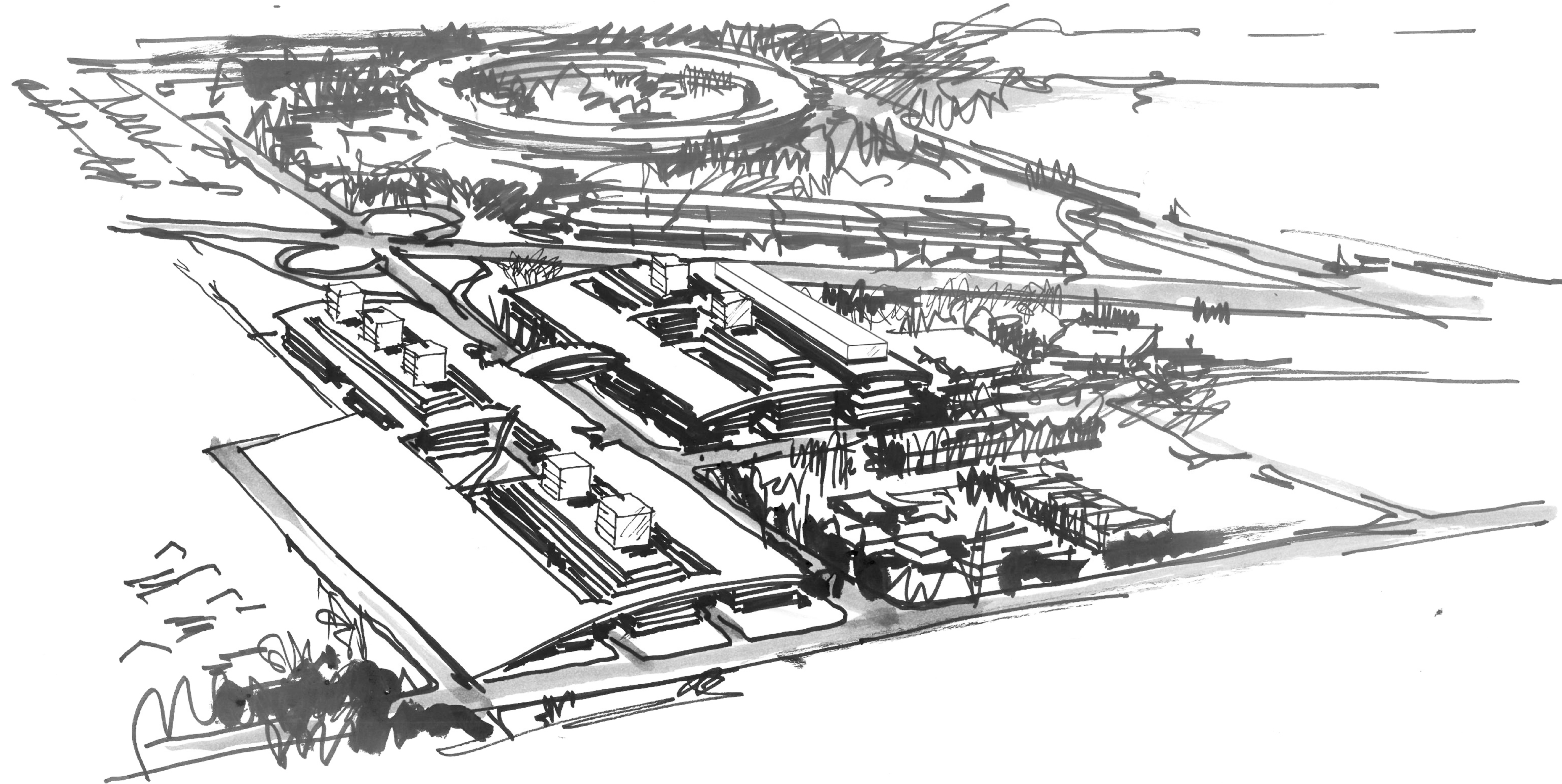
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.  
880 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105  
T. 415-567-9445

LIGHTING - ONE LUX STUDIO  
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001  
T. 212-205-9750

SIGNAGE - EXIT  
1617 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
T. 215-561-1950

PARKING ENGINEERING - WATRY DESIGN, INC.  
2096 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110  
T. 408-392-7000

WASTE MANAGEMENT - CH2M HILL INTERNATIONAL  
535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92103  
T. 626-441-7700



## VALLCO TOWN CENTER

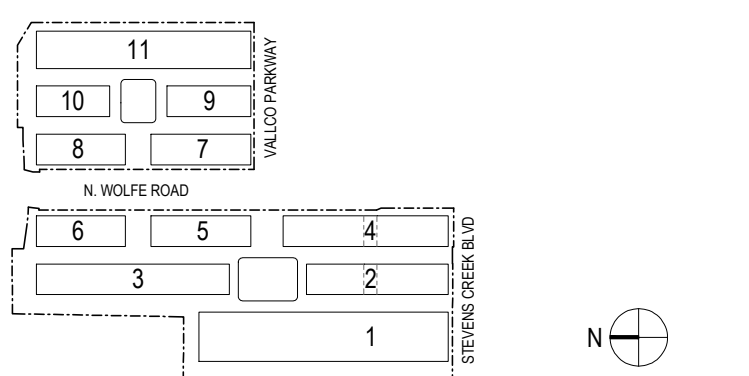
CUPERTINO, CALIFORNIA  
DEVELOPMENT APPLICATION  
(50% AFFORDABLE HOUSING)  
MARCH 27, 2018

### NOT FOR CONSTRUCTION

DISCLAIMER  
THE ARCHITECT / ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

### 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	09/06/2018



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

**PROJECT ADDRESS:**  
10123 NORTH WOLFE ROAD  
CUPERTINO, CA 95014

## PROJECT DESCRIPTION:

THIS PROJECT DESCRIPTION IS FOR THE SB 35 / COMPLIANT VALLCO TOWN CENTER PROJECT 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 PROJECT DESCRIPTION, APPENDIX A - SB 35 ELIGIBILITY CHECKLIST, 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 STEVENS 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 485,912 SQUARE FEET (SF) OF RETAIL/ENTERTAINMENT USES, AND 1,981,447 SF OF OFFICE AND APPROXIMATELY 10,500 PARKING SPACES WILL BE PROVIDED IN BOTH ABOVE- AND BELOW-GROUND STRUCTURES WITH SURFACE PARKING ALONG INTERNAL ROADWAYS. THE PROJECT INCLUDES TWO PUBLICLY ACCESSIBLE 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:

- DEMOLITION OF EXISTING MALL STRUCTURES, PARKING STRUCTURES, PAVED AND SURFACE PARKING AREAS.
- 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.
- CONSTRUCT NEW MIXED-USE TOWN CENTER COMPRISED OF 11 BLOCKS COMPOSED OF RETAIL, RESIDENTIAL, OFFICE, AND AMENITY BUILDINGS.
- CONSTRUCT TRANSECT STREET CONFIGURATION ENCOURAGING A PEDESTRIAN AND BICYCLE FRIENDLY NEIGHBORHOOD WITH GROUND FLOOR RETAIL AND ACTIVE STREETS, AND TWO PUBLIC TOWN SQUARE PLAZAS.
- CONSTRUCT A GREEN ROOF, WHICH SERVES AS A PUBLICLY ACCESSIBLE PARK, THAT MEETS GRADE AT THE WESTERN MOST EDGE AND PROVIDES PEDESTRIAN TRAILS FOR PUBLIC AND PRIVATE USE.
- 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.
- 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.
- CONSTRUCT UNDERGROUND PARKING STRUCTURES AND ABOVE GROUND STRUCTURES TO SERVICE THE EXTENT OF THE PROJECT.
- INTEGRATE SAFE PEDESTRIAN, PROTECTED BICYCLE, AND MASS TRANSIT BUS ROUTES INTO A COMPLETE REDEVELOPMENT OF THE VALLCO PLANNING AREA.

## PROJECT CODES:

THE VALLCO TOWN CENTER PROJECT SHALL COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE), THE AMERICAN 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:

- 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

## PROJECT DIRECTORY

**OWNER**  
**VALLCO PROPERTY OWNER LLC.**  
965 PAGE MILL ROAD  
PALO ALTO, CA 94303  
PHONE: 650-344-1500  
CONTACT: Reed Moulds  
EMAIL: rmoulds@shppo.com

**ARCHITECT**  
**RAFAEL VINOLY ARCHITECTS**  
50 VANDAM STREET  
NEW YORK, NY 10013  
PHONE: 212-924-5060  
CONTACT: Chan-Ii Lin  
EMAIL: chani@vinoly.com

**ARCHITECT**  
**RAFAEL VINOLY ARCHITECTS**  
1033 N. WOLFE ROAD  
CUPERTINO, CA 95014  
PHONE: 408-627-7090  
CONTACT: Craig L. Bacheller II  
EMAIL: cbacheller@vinoly.com

**LANDSCAPE ARCHITECT**  
**OLIN PARTNERSHIP LTD.**  
150 S. INDEPENDENCE MALL W. SUITE 1123  
PHILADELPHIA, PA 19106  
PHONE: 214-440-0030  
CONTACT: Skip Graftam  
EMAIL: sgraftam@theolinestudio.com

**CIVIL ENGINEER**  
**SANDIS CIVIL ENGINEERS SURVEYS PLANNERS, INC.**  
1700 S. WINCHESTER BLVD., SUITE 200  
CAMPBELL, CA 95008  
PHONE: 408-636-0900  
CONTACT: Ken Oloctt  
EMAIL: kolocott@sandis.net

**TRANSPORTATION ENGINEER**  
**ARUP NORTH AMERICA, LTD.**  
560 MISSION STREET SUITE 700  
SAN FRANCISCO, CA 94105  
PHONE: 415-957-9445  
CONTACT: William Baumgardner  
EMAIL: william.baumgardner@arup.com

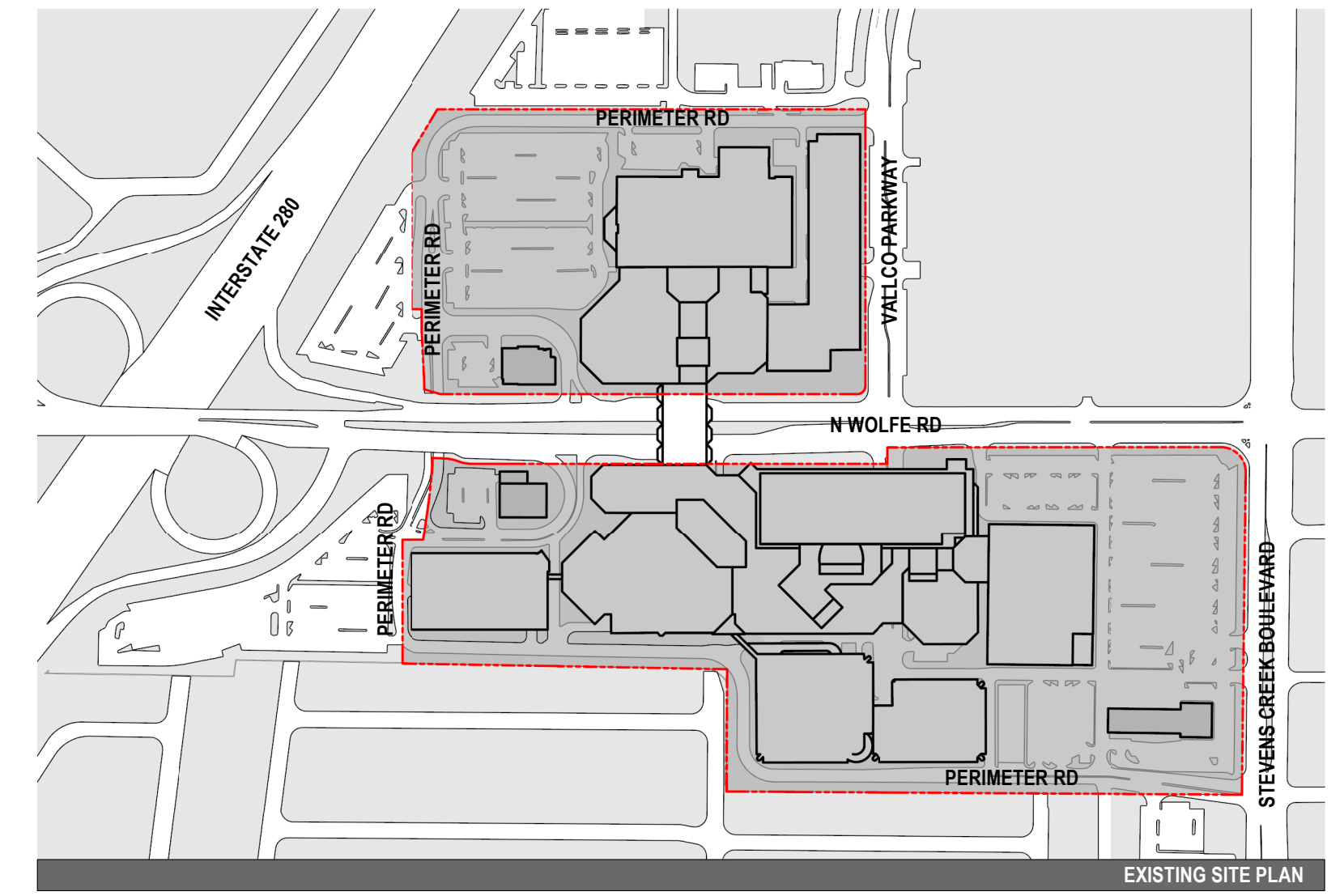
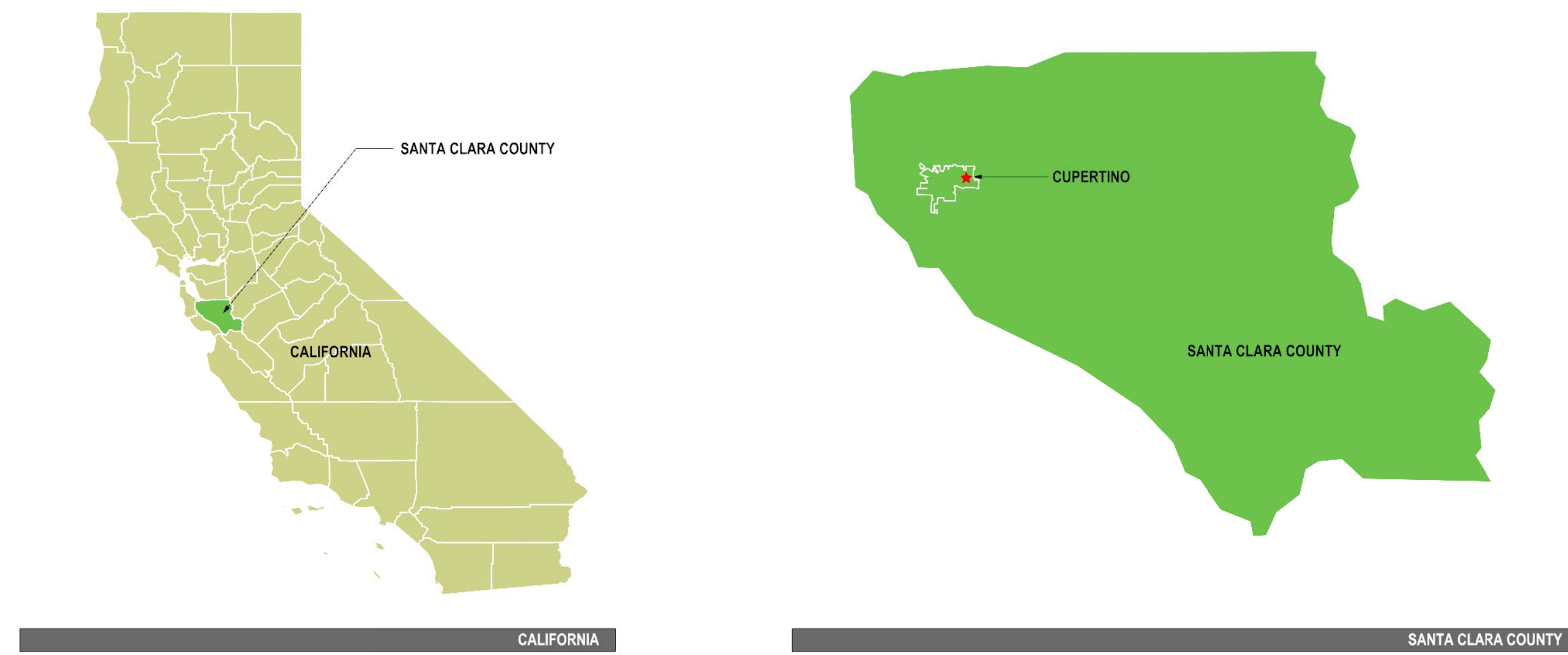
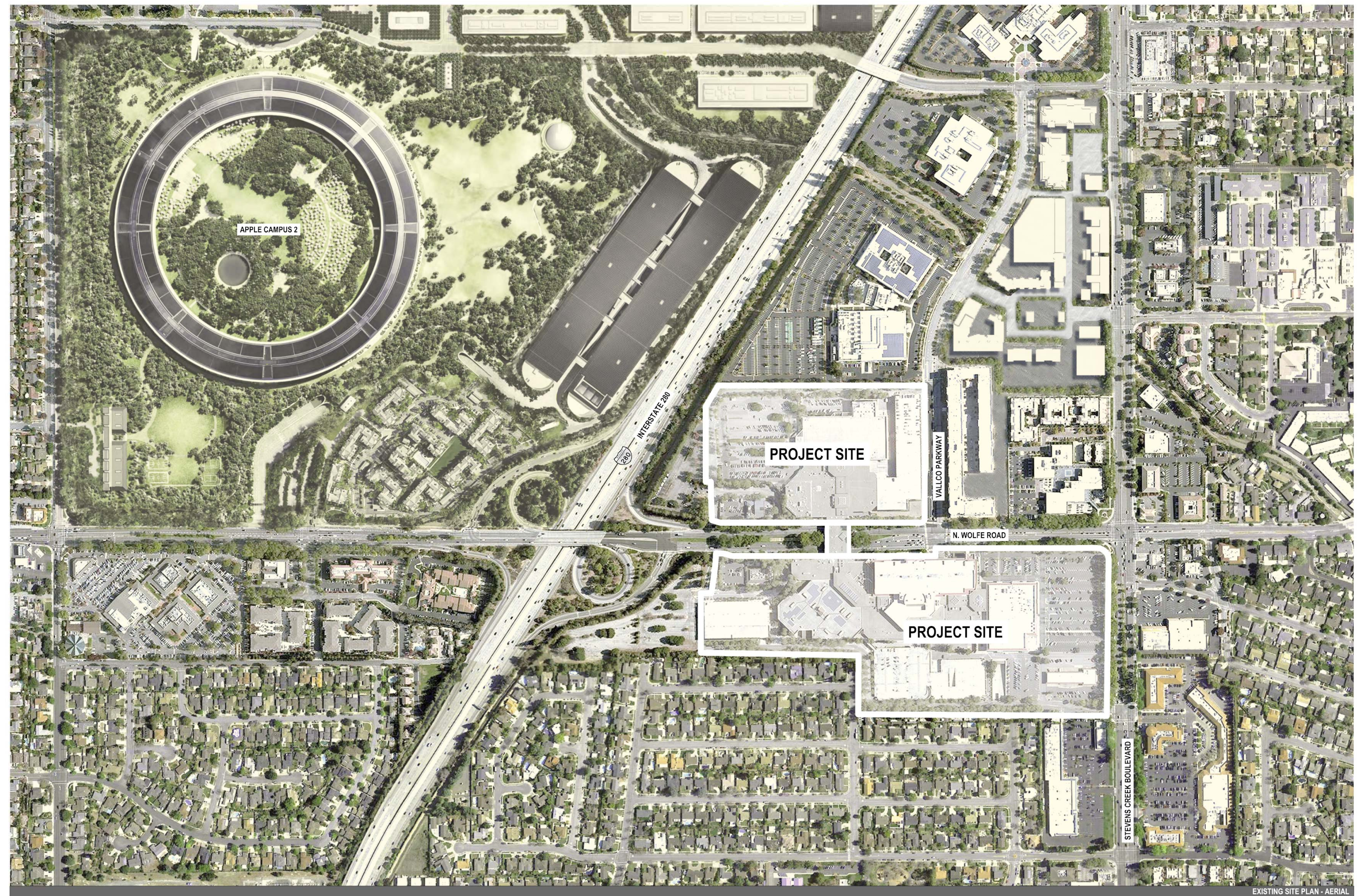
**LIGHTING DESIGN ENGINEER**  
**ONE LUX STUDIO**  
158 WEST 29TH STREET, 10TH FLOOR  
NEW YORK, NY 10001  
PHONE: 212-201-5790  
CONTACT: Jack Bailey  
EMAIL: jbailey@oneluxstudio.com

**SIGNAGE DESIGN**  
**EX:IT**  
1617 JFK BLVD, SUITE 1665  
PHILADELPHIA, PA 19103  
PHONE: 267-479-2236  
CONTACT: Alan Jacobson  
EMAIL: ajacobson@exploreexit.com

**PARKING ENGINEER**  
**WATRY DESIGN, INC.**  
2099 GATEWAY PLACE, SUITE 550  
SAN JOSE, CA 95110  
PHONE: 408-392-7900  
CONTACT: Michelle Wendler  
EMAIL: mwendler@watrydesign.com

**WASTE MANAGEMENT**  
**CINI-LITTLE INTERNATIONAL, INC.**  
535 N Brand Blvd, STE 710  
Glendale, CA 91203  
PHONE: 626-441-7700  
CONTACT: Joe Sorgent  
EMAIL: jsorgent@ciniilittle.com

## SITE INFORMATION



## DATA TABLE

ENTITLEMENT APPROVALS	
DEVELOPMENT PERMIT MAJOR	
TERMINATIVE SUBDIVISION MAP FOR CONDO PURPOSES (INCLUDING NEW AND MODIFIED EASEMENTS)	
ARCHITECTURE AND SITE PERMIT MAJOR	
TREE REMOVAL	
SUBSEQUENT APPROVALS	
MASTER SIGN PROGRAM	
DEMOLITION PERMITS	
CONSTRUCTION PERMITS	
ENCROACHMENT PERMITS	
FINAL IMP	
GOVERNING AGENCIES / DESIGNATION	
MUNICIPALITY	STATE OF CALIFORNIA
APPLICABLE CODES	CALIFORNIA BUILDING CODES (CBC) 2016
GENERAL PLAN DESIGNATION	COMMERCIAL, OFFICE, HOTEL, RESIDENTIAL
ZONING*	PLC(O) / P (REGIONAL SHOPPING)
GENERAL PLAN SPECIAL AREA	VALLCO SHOPPING DISTRICT
CONSTRUCTION TYPE	TYPE 1A
*NOTE: THE EXISTING ZONING DESIGNATION IS IN CONFLICT WITH THE GENERAL PLAN AND NOT APPLICABLE IN ACCORDANCE WITH SB-35	
SITE STATISTICS	
SITE AREA (ACRES)	PROPOSED
SITE AREA WEST OF WOLFE (ACRES)	50.822
SITE AREA EAST 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)	1,216,683 SF
EXISTING IMPERVIOUS SURFACE AREA (GROSS SF)	820,728 SF
SITE GRADE ELEVATIONS	178.0' - 197.2'
SOIL EXCAVATION / OFF HAUL (CUBIC YARDS)	1,780,000 CY
TOP SOIL IMPORT (GROSS SF)	150,000 CF
SITE STATISTICS AFTER DEDICATION	
SITE AREA (ACRES) AFTER DEDICATION	49.13
SITE AREA WEST (ACRES) AFTER DEDICATION	31.35
SITE AREA EAST (ACRES) AFTER DEDICATION	17.16
SITE AREA DEDICATED TO THE CITY (ACRES)	1.69

COMPLIANCE WITH OBJECTIVE PLANNING STANDARDS*		
BUILDING PLANE	APPLICABLE STANDARD	PROPOSED
HEIGHT LIMIT	NOT APPLICABLE	VARIES - SEE PLANS
FRONT SETBACK LIMIT	1:1 VIEW ANGLE FROM EDGE OF CURB ALONG WOLFE ROAD AND STEVENS CREEK BOULEVARD	1:1 VIEW ANGLE FROM EDGE OF CURB ALONG WOLFE ROAD AND STEVENS CREEK BOULEVARD
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	2,402 UNITS	2,402 UNITS
USES	RETAIL, RESIDENTIAL, OFFICE, HOTEL	RETAIL, RESIDENTIAL, OFFICE
RESIDENTIAL SF OF FLOOR AREA	39 SF FOR RESIDENTIAL UNITS TO OTHER USES	4,961,904 SF FOR RESIDENTIAL UNITS
OFFICE SF OF FLOOR AREA	UP TO 2,000,000 SF	SEE TABLE
RETAIL SF OF FLOOR AREA	800,000 MIN / 2,077,774 MAX	SEE TABLE
ENTERTAINMENT SF OF FLOOR AREA	UP TO 30% OF TOTAL RETAIL AREA	MAX 100,000 SF (INCLUDED IN RETAIL AREA)
PARKING STALLS (TOTAL #)	NOT APPLICABLE	APPROXIMATELY 10,500
COMMUNITY LANDMARK (VALLCO SHOPPING DISTRICT)	COMMEMORATIVE PLAQUE	PROVIDE COMMEMORATIVE PLAQUES
LANDMARK SIGNAGE (VALLCO SIGN AT 1-280)	REBUILD, RESTORE, REFACE WITH NEW SIGNAGE ON FACE OF MONUMENT	
PUBLIC ART PROGRAM	PUBLIC ART WITH A VALUE OF AT LEAST \$100,000	PUBLIC ART WILL BE PROVIDED IN THE TWO TOWN SQUARES EXCEEDING THE MINIMUM FINANCIAL OBLIGATION OF \$100,000.
*NOTE: AS DEFINED IN SB 35		
**NOTE: SEE PROJECT DESCRIPTION FOR STATE MANDATED DENSITY BONUS LAW CONCESSIONS.		
CONSTRUCTION SUMMARY		
DEMOLITION AND SUBSEQUENT DEVELOPMENT OF THE PROJECT SITE IS EXPECTED TO OCCUR IN A SINGLE CONSTRUCTION PHASE OVER SEVERAL YEARS, DEPENDING ON SITE CONSTRAINTS AND MARKET ABSORPTION RATES, WITH BOTH SEQUENCED STARTS AND CONCURRENT OPENINGS. REFER TO A510 CONSTRUCTION SEQUENCING FOR A GENERAL SEQUENCE OF CONSTRUCTION.		
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.		
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 THROUGHOUT CONSTRUCTION.		
CONSTRUCTION MAY NEED TO WORK AROUND EXISTING TENANTS UNTIL LONG TERM INTEGRATION INTO OTHER PARTS OF THE DEVELOPMENT ARE COMPLETED.		

DEVELOPMENT SUMMARY (50% AFFORDABLE HOUSING)			
PROJECT AREA FLOOR AREA CALCULATION *	RESIDENTIAL (GROSS SF)	RETAIL (GROSS SF)	OFFICE (GROSS SF)
	4,961,904	485,912	1,981,447
%	66.8%	6.5%	26.7%
*NOTE: PURSUANT TO CUPERTINO MUNICIPAL CODE SECTION 19.08.030 "FLOOR AREA"			
AREAS EXCLUDED FROM FLOOR AREA CALCULATION			
UNDERGROUND STRUCTURE - WEST (PARKING, UTILITIES, INFRASTRUCTURE)		1,478,000 SF	
UNDERGROUND STRUCTURE - EAST (PARKING, UTILITIES, INFRASTRUCTURE)		1,506,000 SF	
BLOCK 3A MEP PLANT		16,000 SF	
WASTE STATION EAST		14,000 SF	
WASTE STATION WEST		16,000 SF	
EXISTING BUILDING AREAS FOR DEMOLITION			
MAIN MALL	1,164,400 SF		
SEARS AUTO CENTER	20,574 SF		
TGI FRIDAYS	11,420 SF		
ALEXANDER'S STEAKHOUSE	11,320 SF		
EXISTING PARKING STRUCTURES FOR DEMOLITION			
EXISTING PARKING GARAGE (EAST)	238,850 SF		
EXISTING PARKING GARAGE A (WEST)	227,120 SF		
EXISTING PARKING GARAGE B (WEST)	226,000 SF		
BUILDING BLOCK ALLOCATION			
BLOCK	GROSS SF	LAND USES	
BLOCK 1	396,584	RESIDENTIAL, RETAIL, PARKING, LOADING CENTER	
BLOCK 2	801,808	RESIDENTIAL, RETAIL, PARKING	
BLOCK 3	1,446,411	RESIDENTIAL, RETAIL, PARKING	
BLOCK 4	792,728	RESIDENTIAL, RETAIL, PARKING	
BLOCK 5	566,174	RESIDENTIAL, RETAIL, PARKING	
BRIDGE	78,326	RESIDENTIAL, AMENITY	
BLOCK 6	266,703	OFFICE, PARKING	
BLOCK 7	300,722	OFFICE, PARKING	
BLOCK 8	258,992	OFFICE, PARKING	
BLOCK 9	727,126	RESIDENTIAL, PARKING	
BLOCK 10	699,659	RESIDENTIAL, PARKING	
BLOCK 11	1,154,980	OFFICE, PARKING, LOADING CENTER	

PARKING SUMMARY			
PARKING STALL DIMENSIONS	REQUIRED (STALLS)	PROVIDED (STALLS)	TOTAL PARKING STALLS PROVIDED
RESIDENTIAL PARKING (STALLS)	NOT APPLICABLE PER SB-35	3,000	
OFFICE PARKING (STALLS)	NOT APPLICABLE PER SB-35	4,270	
RETAIL PARKING (STALLS)	NOT APPLICABLE PER SB-35	1,710	
SHARED PARKING (WEST) (STALLS)	NOT APPLICABLE PER SB-35	1,460	
STREET PARKING (STALLS)	NOT APPLICABLE PER SB-35	60	
RESIDENTIAL PARKING REQUIREMENTS*			
ACCESSIBLE STALLS	2% (CBC 1109A.4)	60	10,500
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	5% (CMC A.4.106.8.2)	150	
OFFICE PARKING REQUIREMENTS**			
ACCESSIBLE STALLS	TABLE (CBC 119.208.2)	53	10,500
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	427	
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
RETAIL PARKING REQUIREMENTS**			
ACCESSIBLE STALLS	TABLE (CBC 119.208.2)	27	10,500
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	171	
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
SHARED PARKING REQUIREMENTS** (FLEX RETAIL AND / OR OFFICE)			
ACCESSIBLE STALLS	TABLE (CBC 119.208.2)	26	10,500
FUTURE E.V. (ELECTRIC VEHICLE STALLS)	10% (CMC A.5.106.5.3)	146	
DESIGNATED PARKING	8% (CMC A.5.106.5.2)	INCLUDED ABOVE 10%	
RIDE SHARING PROGRAM (STALLS)			
BICYCLE PARKING CLASS I	TABLE (CMC 19.124.040)	2,648	10,500
BICYCLE PARKING CLASS II	TABLE (CMC 19.124.040)	300	
BICYCLE PARKING CLASS III	CLASS I AND II	INCLUDED ABOVE 10%	
NOTE: CUPERTINO CODE RATIOS DO NOT APPLY ON SB 35 PROJECTS THAT ARE WITHIN 1/2 MILE OF PUBLIC TRANSIT A SHARED PARKING ANALYSIS WAS PERFORMED TO DETERMINE THE APPROPRIATE NUMBER OF PARKING STALLS FOR THIS DEVELOPMENT. ALL TOTALS ARE APPROXIMATE.			
*ADA PARKING PER CBC 1109A.4 ASSIGNED PARKING (2%)			
FUTURE E.V. CHARGING PER CMC A.4.106.8.2 FOR NEW MULTIFAMILY DWELLINGS (5%)			
**ADA PARKING PER CBC 119.208.2 (PER TABLE)			
FUTURE E.V. CHARGING PER CMC A.5.106.5.3 FOR NEW NON-RESIDENTIAL BUILDINGS (10%)			
DESIGNATED PARKING PER CMC AS 106.5.2 FOR ANY COMBINATION OF CLEAN AIR, CARPOOL, VANPOOL AND EV (8%) (INCLUDED ABOVE 10%)			

OPEN SPACE SUMMARY	
AT-GRADE PUBLICLY ACCESSIBLE OPEN SPACE	AREA
LANDSCAPE AREA (PLANTERS ATTACHED AT-GRADE)	3.65 ACRES / 159,000 SF
HARDSCAPE AREA (ROADS / SIDEWALKS AT-GRADE)	16.1 ACRES / 700,600 SF
EAST PLAZA	0.74 ACRES / 32,334 SF
WEST PLAZA	1.26 ACRES / 54,994 SF
WEST PLAY SPACE	2 ACRES / 87,120 SF
GREEN ROOF PUBLICLY ACCESSIBLE OPEN SPACE	
GREEN ROOF WEST	14 ACRES / 610,400 SF
GREEN ROOF EAST	0 - 8 ACRES / 0 - 370,100 SF
NOTE: GREEN ROOF OPEN SPACE ON EAST SIDE DEPENDENT UPON OFFICE USER REQUIREMENTS	
GREEN ROOF AMENITIES	
TURFED PLAY FIELD (1)	0.5 ACRES / 21,780 SF
CHILDREN'S PLAY AREA	0.26 ACRES / 11,325 SF
PUBLIC GARDENS / PICNIC AREA	0.26 ACRES / 11,325 SF
LAWN AREA / GAME COURT AREA	0.32 ACRES / 13,939 SF
COMMON SWIMMING POOL FOR RESIDENTIAL	0.27 ACRES / 11,761 SF
PRIVATE TENANT OPEN SPACE	
RESIDENTIAL OPEN SPACE (COMMON USE)	5.1 ACRES / 223,000 SF
RESIDENTIAL UNIT BALCONIES AND TERRACES	5.2 ACRES / 225,400 SF
OFFICE OPEN SPACE (TERRACES / BALCONIES)	2.31 ACRES / 100,550 SF
TOTAL GREEN ROOF OPEN SPACE	30 ACRES
TREE REMOVAL / REPLACEMENT	
EXISTING TREES	QUANTITY
EXISTING TREES IN THE PUBLIC R.O.W	188
EXISTING SITE TREES	801
EXISTING SPECIMEN TREES	6
SUBSTANTIAL EXISTING TREES	995
TREES TO BE REMOVED	
TREES IN THE PUBLIC R.O.W.	75
SITE TREES	467
SPECIMEN TREES	0
TREES TO BE RELOCATED	
TREES IN THE PUBLIC R.O.W.	0
SITE TREES	0
SPECIMEN TREES	6
PROPOSED NEW TREES	
TREES IN THE PUBLIC R.O.W.	107
SITE TREES	1,000
SPECIMEN TREES	0
TOTAL TREES TO BE REMOVED	542
TOTAL NEW / RELOCATED / RETAINED TREES	1,560 (RATIO ~2:8)

# VALLCO TOWN CENTER

**OWNER:** VALLCO PROPERTY OWNER LLC  
965 PAGE MILL ROAD, PALO ALTO, CA 94304  
T: 650-344-1500

**ARCHITECTURE:** RAFAEL VINOLY ARCHITECTS  
50 VANDAM STREET, NEW YORK, NY 10013  
T: 212-924-5060

**ARCHITECTURE:** RAFAEL VINOLY ARCHITECTS  
1033 N. WOLFE ROAD, CUPERTINO, CA 95014  
T: 408-627-7090

**LANDSCAPE ARCHITECTURE:** OLIN PARTNERSHIP LTD.  
150 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106  
T: 214-440-0030

**CIVIL:** SANDIS CIVIL ENGINEERS SURVEYS PLANNERS, INC.  
1700 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008  
T: 408-636-0900

**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 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001  
T: 212-201-5790

**SIGNAGE:** EX:IT  
1617 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
T: 267-479-2236

**PARKING ENGINEERING:** WATRY DESIGN, INC.  
2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110  
T: 408-392-7900

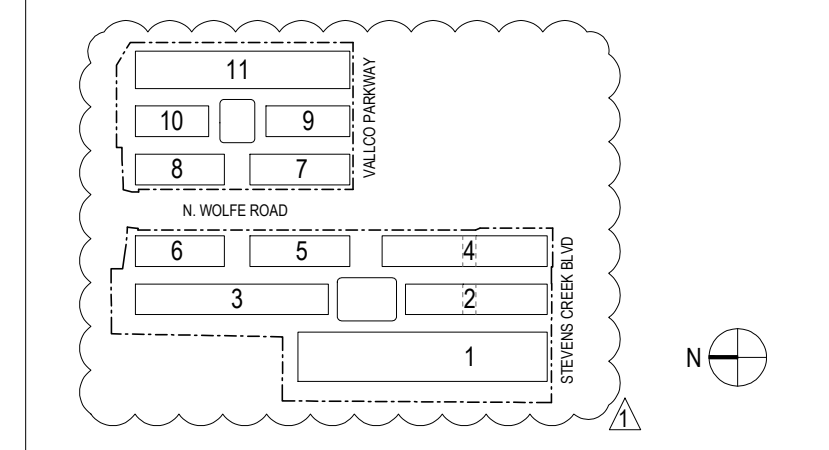
**WASTE MANAGEMENT:** CINI-LITTLE INTERNATIONAL  
535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 91203  
T: 626-441-7700

## NOT FOR CONSTRUCTION

DISCLAIMER  
THE ARCHITECT / ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

## SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 APPLICATION REVISIONS	06/06/2018



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: 0 32 64 128 192

## PROJECT INFORMATION & DATA TABLE

SHEET TITLE:  
**P-0101**

SHEET NUMBER:  
© 2018 RAFAEL VINOLY ARCHITECTS PCL

DEVELOPMENT APPLICATION DRAWING INDEX

DOCUMENT AND DRAWING LIST		SB-35 DEVELOPMENT APPLICATION (JULY 21, 2018)		SB-35 APPLICATION REVISIONS (AUGUST 16, 2018)	
SHEET #	DRAWING TITLE	SCALE	137	95	68
P-0000	COVER SHEET	N.T.S.	REV-0	REV-5	REV-2
P-0001	VISUALIZATIONS - STEVEN CREEK BLVD. AND STREET A ENTRANCE VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0002	VISUALIZATIONS - STEVEN CREEK BLVD. STREET VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0003	VISUALIZATIONS - VALCO BIKE HUB VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0004	VISUALIZATIONS - STEVEN CREEK BLVD. AND STREET B VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0005	VISUALIZATIONS - STREET B VIEW LOOKING NORTH	N.T.S.	REV-0	REV-5	REV-2
P-0006	VISUALIZATIONS - WOLFE RD. LOOKING SOUTH	N.T.S.	REV-0	REV-5	REV-2
P-0007	VISUALIZATIONS - GREEN ROOF VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0008	VISUALIZATIONS - GREEN ROOF BRIDGE VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0009	VISUALIZATIONS - WOLFE RD. SIDEWALK LOOKING NORTH	N.T.S.	REV-0	REV-5	REV-2
P-0010	VISUALIZATIONS - VALCO PARKWAY ENTRANCE TO PLAZA WEST	N.T.S.	REV-0	REV-5	REV-2
P-0011	VISUALIZATIONS - STREET B VIEW LOOKING SOUTH	N.T.S.	REV-0	REV-5	REV-2
P-0012	VISUALIZATIONS - STREET 2 AND PLAZA WEST VIEW LOOKING WEST	N.T.S.	REV-0	REV-5	REV-2
P-0013	VISUALIZATIONS - STREET 2 AND PLAZA WEST VIEW LOOKING NORTH	N.T.S.	REV-0	REV-5	REV-2
P-0014	VISUALIZATIONS - STREET E VIEW LOOKING NORTH	N.T.S.	REV-0	REV-5	REV-2
P-0015	VISUALIZATIONS - AERIAL VIEW	N.T.S.	REV-0	REV-5	REV-2
P-0101	PROJECT INFORMATION AND DATA TABLE	N.T.S.	REV-0	REV-5	REV-2
P-0102	DRAWING LIST & RESIDENTIAL PROGRAM TABLES	N.T.S.	REV-0	REV-5	REV-2
P-0103	ABBREVIATIONS AND LEGENDS	N.T.S.	REV-0	REV-5	REV-2
P-0104	ACCESSIBILITY DIAGRAMS 1	N.T.S.	REV-0	REV-5	REV-2
P-0105	ACCESSIBILITY DIAGRAMS 2	N.T.S.	REV-0	REV-5	REV-2
P-0106	AREA CALCULATION - PER BLOCK AND LEVEL (BLOCK 1 TO BLOCK 4)	N.T.S.	REV-0	REV-5	REV-2
P-0107	AREA CALCULATION - PER BLOCK AND LEVEL (BLOCK 5 TO BLOCK 7)	N.T.S.	REV-0	REV-5	REV-2
P-0108	AREA CALCULATION - PER BLOCK AND LEVEL (BLOCK 8 TO BLOCK 11)	N.T.S.	REV-0	REV-5	REV-2
P-0109	GENERAL NOTES	N.T.S.	REV-0	REV-5	REV-2
P-0110	BLOCK DESIGNATION DIAGRAM - EXISTING SITE PLAN	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0201	EXISTING SITE PLAN	1" = 100'-0"	REV-0	REV-5	REV-2
P-0202	MASTER SITE PLAN - STREET LEVEL	1" = 100'-0"	REV-0	REV-5	REV-2
P-0202.A	MASTER SITE PLAN - STREET LEVEL - ALTERNATE	1" = 100'-0"	REV-0	REV-5	REV-2
P-0203	MASTER SITE PLAN - GREEN ROOF LEVEL	1" = 100'-0"	REV-0	REV-5	REV-2
P-0211.E1.B1	ENLARGED EXISTING SITE PLAN - BLOCK E1 - BASEMENT LEVEL	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.E1.01	ENLARGED EXISTING SITE PLAN - BLOCK E1 - LEVEL 1	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.E1.02	ENLARGED EXISTING SITE PLAN - BLOCK E1 - LEVEL 2	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.E1.03	ENLARGED EXISTING SITE PLAN - BLOCK E1 - ROOF	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W1.01	ENLARGED EXISTING SITE PLAN - BLOCK W1 - LEVEL 1	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W1.02	ENLARGED EXISTING SITE PLAN - BLOCK W1 - LEVEL 2	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W1.03	ENLARGED EXISTING SITE PLAN - BLOCK W1 - LEVEL 3	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W1.04	ENLARGED EXISTING SITE PLAN - BLOCK W1 - ROOF	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W2.B1	ENLARGED EXISTING SITE PLAN - BLOCK W2 - BASEMENT LEVEL	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W2.01	ENLARGED EXISTING SITE PLAN - BLOCK W2 - LEVEL 1	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W2.02	ENLARGED EXISTING SITE PLAN - BLOCK W2 - LEVEL 2	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W2.03	ENLARGED EXISTING SITE PLAN - BLOCK W2 - LEVEL 3	1" = 32'-0"	REV-0	REV-5	REV-2
P-0211.W2.04	ENLARGED EXISTING SITE PLAN - BLOCK W2 - ROOF	1" = 32'-0"	REV-0	REV-5	REV-2
P-0301	EXISTING SURFACE PLAN	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0302	EXISTING SURFACE CONTOURS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0303	EXISTING PARCELS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0304	FINAL PARCELS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0305	EXISTING OFFSITE RIGHTS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0306	EXISTING EASEMENTS PLAN	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0307	PROPOSED PUBLIC UTILITY AND ACCESS EASEMENTS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0307.A	ALTERNATE - PROPOSED PUBLIC UTILITY AND ACCESS EASEMENTS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0401	GRADING PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0402	GRADING PLAN - GREEN ROOF LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0403	STORM WATER MANAGEMENT PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0404	STORM WATER MANAGEMENT PLAN - DETAILS	N.T.S.	REV-0	REV-5	REV-2
P-0405	EXISTING UTILITIES	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0406	SITE UTILITY PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0407	TYPICAL SITE DETAILS	N.T.S.	REV-0	REV-5	REV-2
P-0408	FIRE ACCESS PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0409	FIRE STAGING PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0410	FIRE HYDRANT LAYOUT PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0411	WATER POLLUTION CONSTRUCTION DRAWING	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0412	WATER POLLUTION CONTROL DETAIL	N.T.S.	REV-0	REV-5	REV-2
P-0413	BEST MANAGEMENT PRACTICES	N.T.S.	REV-0	REV-5	REV-2
P-0501	SITE DIAGRAMS - LAND USE & ACTIVE USE	N.T.S.	REV-0	REV-5	REV-2
P-0502	SITE DIAGRAMS - PEDESTRIAN CIRCULATION - STREET LEVEL	N.T.S.	REV-0	REV-5	REV-2
P-0503	SITE DIAGRAMS - PEDESTRIAN CIRCULATION - GREEN ROOF LEVEL	N.T.S.	REV-0	REV-5	REV-2
P-0504	SITE DIAGRAMS - BICYCLE CIRCULATION	N.T.S.	REV-0	REV-5	REV-2
P-0505	SITE DIAGRAMS - VEHICULAR CIRCULATION	N.T.S.	REV-0	REV-5	REV-2
P-0506	SITE DIAGRAMS - TRANSIT CIRCULATION	N.T.S.	REV-0	REV-5	REV-2
P-0507	SITE DIAGRAMS - OPEN SPACE	N.T.S.	REV-0	REV-5	REV-2
P-0508	SITE DIAGRAMS - SETBACK COMPLIANCE	AS NOTED	REV-0	REV-5	REV-2
P-0509	SITE DIAGRAMS - LOADING & TRASH AREA	N.T.S.	REV-0	REV-5	REV-2
P-0510	SITE DIAGRAMS - CONSTRUCTION SEQUENCES	N.T.S.	REV-0	REV-5	REV-2
P-0511	SITE DIAGRAMS - GATEWAY SIGNAGE AND PUBLIC ART	N.T.S.	REV-0	REV-5	REV-2
P-0601	EXISTING TREE CONDITIONS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0602A	TREE PROTECTION PLAN	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0602B	TREE DISPOSITION PLAN	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0603	LANDSCAPE PLAN STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0604	LANDSCAPE PLAN GREEN ROOF LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0605	PLANTING PLAN STREET LEVEL - GROUNDCOVERS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0606	PLANTING PLAN GREEN ROOF LEVEL - GROUNDCOVERS	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0607	PLANTING PALETTE	N.T.S.	REV-0	REV-5	REV-2
P-0607B	PLANTING SCHEDULE	N.T.S.	REV-0	REV-5	REV-2
P-0608	LANDSCAPE MATERIALS PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0609	LANDSCAPE MATERIALS PLAN - GREEN ROOF LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0610	ILLUSTRATIVE LANDSCAPE PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0611	ILLUSTRATIVE LANDSCAPE PLAN - GREEN ROOF LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0701	EXTERIOR LIGHTING PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0702	EXTERIOR LIGHTING PLAN - GREEN ROOF LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0703	EXTERIOR PHOTOMETRIC PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0704	EXTERIOR PHOTOMETRIC PLAN - GREEN ROOF LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0705	LIGHTING FIXTURE SCHEDULE	N.T.S.	REV-0	REV-5	REV-2
P-0751	SIGN DRAWINGS	AS NOTED	REV-0	REV-5	REV-2
P-0752	SIGN PROGRAMMING (OFFICE, RETAIL, RESIDENTIAL ENTRIES)	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0753	SIGN PROGRAMMING (PARKING, ENTRY, HIGHWAY, VEHICULAR)	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0754	SIGN PROGRAMMING (PEDESTRIAN, COMMEMORATIVE, TRAILHEAD, PUBLIC ART)	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0755	SIGN PROGRAMMING (ROOF LEVEL, RESIDENTIAL, PEDESTRIAN, TRAILHEAD)	1/4" = 1'-0"	REV-0	REV-5	REV-2
P-0800.B2B3	BUILDING PLAN - B3 & B3 PARKING LEVELS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.B1	BUILDING PLAN - B1 PARKING LEVELS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.BM	BUILDING PLAN - B1 MEZZANINE PARKING LEVELS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.01	BUILDING PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.02	BUILDING PLAN - FF ELEVATION @ 190'-4"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.03	BUILDING PLAN - FF ELEVATION @ 200'-4"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.04	BUILDING PLAN - FF ELEVATION @ 210'-2"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.05	BUILDING PLAN - FF ELEVATION @ 220'-4"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.06	BUILDING PLAN - FF ELEVATION @ 222'-10"	1/4" = 1'-0"	REV-0	REV-5	REV-1

DOCUMENT AND DRAWING LIST		SB-35 DEVELOPMENT APPLICATION (JULY 21, 2018)		SB-35 APPLICATION REVISIONS (AUGUST 16, 2018)	
SHEET #	DRAWING TITLE	SCALE	137	95	68
P-0800.07	BUILDING PLAN - FF ELEVATION @ 239'-8"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.08	BUILDING PLAN - FF ELEVATION @ 249'-6"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.09	BUILDING PLAN - FF ELEVATION @ 259'-4"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.10	BUILDING PLAN - FF ELEVATION @ 269'-2"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.11	BUILDING PLAN - FF ELEVATION @ 279'-0"	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.12	BUILDING PLAN - GREEN ROOF PLAN - TERRACE LEVEL 01	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.13	BUILDING PLAN - GREEN ROOF PLAN - TERRACE LEVEL 02	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.14	BUILDING PLAN - GREEN ROOF PLAN - TERRACE LEVEL 03	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.15	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 01	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.16	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 02	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.17	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 03	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.18	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 04	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.19	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 05	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.20	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 06	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.21	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 07	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.22	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 08	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.23	BUILDING PLAN - GREEN ROOF PLAN - TOWER LEVEL 09	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0800.24	BUILDING PLAN - GREEN ROOF PLAN	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0821	BUILDING ELEVATIONS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0822	BUILDING ELEVATIONS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0823	BUILDING ELEVATIONS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0824	BUILDING ELEVATIONS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0825.01	ENLARGED BUILDING ELEVATIONS - BLOCK 1	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.02	ENLARGED BUILDING ELEVATIONS - BLOCK 2	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.03	ENLARGED BUILDING ELEVATIONS - BLOCK 3	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.04	ENLARGED BUILDING ELEVATIONS - BLOCK 4	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.05	ENLARGED BUILDING ELEVATIONS - BLOCK 5	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.06	ENLARGED BUILDING ELEVATIONS - BLOCK 6	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.07	ENLARGED BUILDING ELEVATIONS - BLOCK 7	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.08	ENLARGED BUILDING ELEVATIONS - BLOCK 8	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.09	ENLARGED BUILDING ELEVATIONS - BLOCK 9	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.10	ENLARGED BUILDING ELEVATIONS - BLOCK 10	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0825.11	ENLARGED BUILDING ELEVATIONS - BLOCK 11	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0831	BUILDING SECTIONS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0832	BUILDING SECTIONS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0845.01	ENLARGED SECTION - BLOCK 1	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.02	ENLARGED SECTION - BLOCK 2	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.03	ENLARGED SECTION - BLOCK 3	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.04	ENLARGED SECTION - BLOCK 4	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.05	ENLARGED SECTION - BLOCK 5	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.06	ENLARGED SECTION - BLOCK 6	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.07	ENLARGED SECTION - BLOCK 7	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.08	ENLARGED SECTION - BLOCK 8	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.09	ENLARGED SECTION - BLOCK 9	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.10	ENLARGED SECTION - BLOCK 10	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0845.11	ENLARGED SECTION - BLOCK 11	1/32" = 1'-0"	REV-0	REV-5	REV-1
P-0851	ENLARGED BUILDING - STREET SECTIONS @ BOUNDARY CONDITIONS 1	1/10" = 1'-0"	REV-0	REV-5	REV-1
P-0852	ENLARGED BUILDING - STREET SECTIONS @ BOUNDARY CONDITIONS 2	1/10" = 1'-0"	REV-0	REV-5	REV-1
P-0853	ENLARGED BUILDING - STREET SECTIONS @ BOUNDARY CONDITIONS 3	1/10" = 1'-0"	REV-0	REV-5	REV-1
P-0854	STREET SECTIONS	AS NOTED	REV-0	REV-5	REV-1
P-0855	PLAZA WEST SECTIONS	AS NOTED	REV-0	REV-5	REV-1
P-0856	PLAZA EAST SECTIONS	AS NOTED	REV-0	REV-5	REV-1
P-0861	FAÇADE MATERIAL BOARDS	AS NOTED	REV-0	REV-5	REV-1
P-0862	FAÇADE MATERIAL BOARDS	AS NOTED	REV-0	REV-5	REV-1
P-0871	TYPICAL UNIT PLANS - AFFORDABLE HOUSING (BMR)	AS NOTED	REV-0	REV-5	REV-1
P-0872	TYPICAL UNIT PLANS - TRADITIONAL (TRD)	AS NOTED	REV-0	REV-5	REV-1
P-0873	TYPICAL UNIT PLANS - CO-HOUSING (COH)	AS NOTED	REV-0	REV-5	REV-1
P-0874	TYPICAL UNIT PLANS - TOWNHOUSE (TH1&TH2)	AS NOTED	REV-0	REV-5	REV-1
P-0875	TYPICAL UNIT PLANS - LOFTS 1 (L1&L2)	AS NOTED	REV-0	REV-5	REV-1
P-0876	TYPICAL UNIT PLANS - LOFTS 2 (L1&L2)	AS NOTED	REV-0	REV-5	REV-1
P-0877	TYPICAL UNIT PLANS - TERRACES (TRC)	AS NOTED	REV-0	REV-5	REV-1
P-0878	TYPICAL UNIT PLANS - TOWER 1 (TWR)	AS NOTED	REV-0	REV-5	REV-1
P-0879	TYPICAL UNIT PLANS - TOWER 2 (TWR)	AS NOTED	REV-0	REV-5	REV-1
P-0900.B2B3	PARKING PLAN - B3 & B3 PARKING LEVELS	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0900.B1	PARKING PLAN - B1 PARKING LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0900.BM	PARKING PLAN - B1 MEZZANINE PARKING LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0900.01	PARKING PLAN - STREET LEVEL	1/4" = 1'-0"	REV-0	REV-5	REV-1
P-0900.02	PARKING PLAN - FF ELEVATION @ 190'-4"	1/4" = 1'-0"	REV-0	REV-5	



# VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC  
965 PAGE MILL ROAD, PALO ALTO, CA 94304  
T. 650-344-1300

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS  
50 VANDAM STREET, NEW YORK, NY 10013  
T. 212-924-0500

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

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.  
150 S. INDEPENDENCE MALL, IV, SUITE 1123, PHILADELPHIA, PA 19106  
T. 215-581-1950

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.  
1700 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008  
T. 408-636-0900

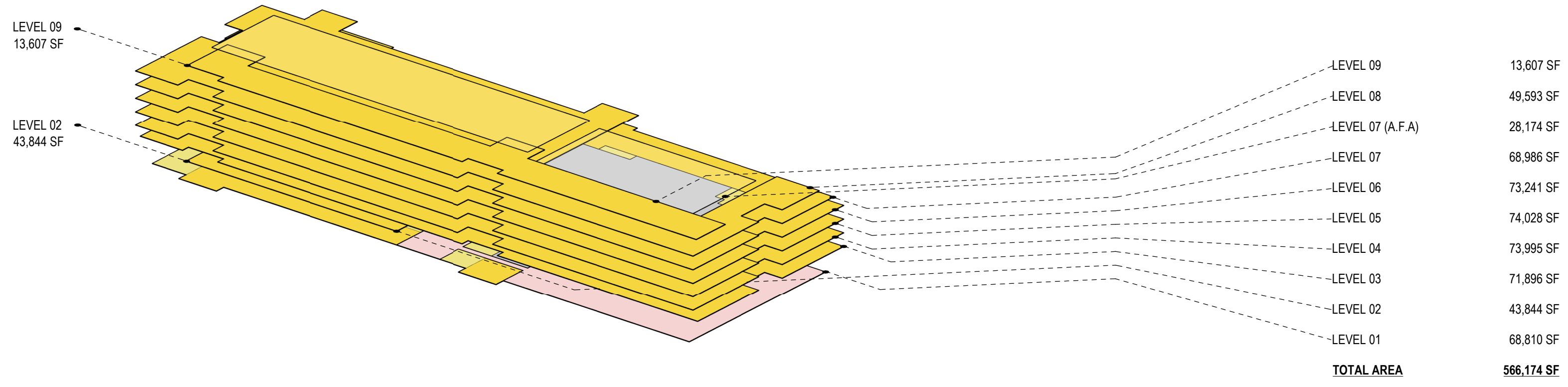
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.  
580 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105  
T. 415-567-9445

LIGHTING - ONE LUX STUDIO  
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001  
T. 212-201-9750

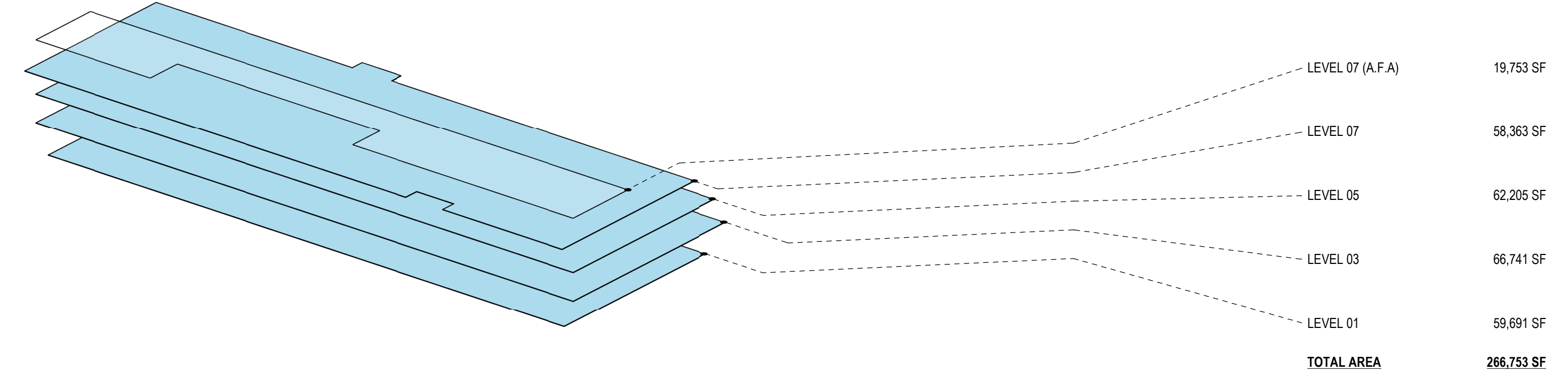
SIGNAGE - EXIT  
1617 JPK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
T. 215-581-1950

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

WASTE MANAGEMENT - CINLITTLE INTERNATIONAL  
535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 91203  
T. 626-441-7700



LEVEL 09	13,607 SF
LEVEL 08	49,593 SF
LEVEL 07 (A.F.A)	28,174 SF
LEVEL 07	68,986 SF
LEVEL 06	73,241 SF
LEVEL 05	74,028 SF
LEVEL 04	73,995 SF
LEVEL 03	71,896 SF
LEVEL 02	43,844 SF
LEVEL 01	68,810 SF
<b>TOTAL AREA</b>	<b>566,174 SF</b>



LEVEL 07 (A.F.A)	19,753 SF
LEVEL 07	58,363 SF
LEVEL 05	62,205 SF
LEVEL 03	66,741 SF
LEVEL 01	59,691 SF
<b>TOTAL AREA</b>	<b>266,753 SF</b>

BLOCK 5	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)							
LEVEL 14							
LEVEL 13							
LEVEL 12							
LEVEL 11							
LEVEL 10							
LEVEL 09	13,607 SF			13,607 SF			13,607 SF
LEVEL 08	24,979 SF	24,614 SF		49,593 SF			49,593 SF
LEVEL 07 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**			28,174 SF	28,174 SF			28,174 SF
LEVEL 07	36,747 SF	3,776 SF		28,463 SF			68,986 SF
LEVEL 06	37,299 SF	3,076 SF		32,906 SF			73,241 SF
LEVEL 05	36,702 SF	4,317 SF		32,859 SF			74,028 SF
LEVEL 04	33,483 SF	5,662 SF		32,850 SF			73,995 SF
LEVEL 03	33,384 SF	5,662 SF		32,850 SF			71,896 SF
LEVEL 02	13,745 SF	3,257 SF		26,842 SF			43,844 SF
LEVEL 01	16,333 SF	8,448 SF		28,142 SF			68,810 SF
<b>TOTAL BLOCK AREA</b>	<b>243,229 SF</b>	<b>58,872 SF</b>	<b>243,086 SF</b>	<b>550,187 SF</b>		<b>15,987 SF</b>	<b>566,174 SF</b>

NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 6	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)							
LEVEL 14							
LEVEL 13							
LEVEL 12							
LEVEL 11							
LEVEL 10							
LEVEL 09							
LEVEL 08							
LEVEL 07 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**					19,753 SF		19,753 SF
LEVEL 07 (FOURTH FLOOR)					58,363 SF		58,363 SF
LEVEL 06							
LEVEL 05 (THIRD FLOOR)					62,205 SF		62,205 SF
LEVEL 04							
LEVEL 03 (SECOND FLOOR)					66,741 SF		66,741 SF
LEVEL 02							
LEVEL 01 (FIRST FLOOR)					59,691 SF		59,691 SF
<b>TOTAL BLOCK AREA</b>					<b>266,753 SF</b>		<b>266,753 SF</b>

NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 5  
N.T.S. 1

BLOCK 6  
N.T.S. 2

## LEGEND

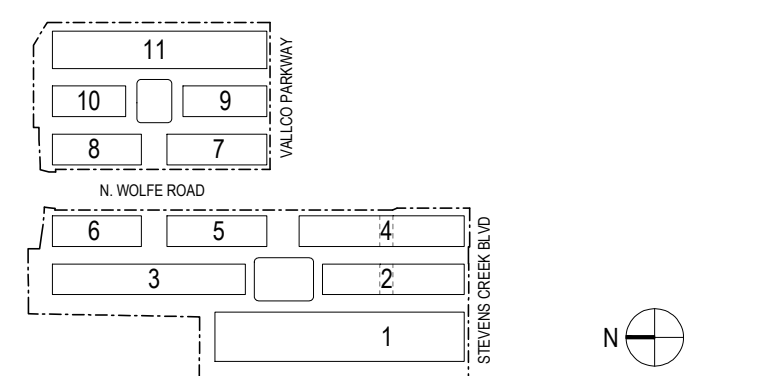
- RESIDENTIAL UNIT
- RESIDENTIAL AMENITY
- RESIDENTIAL PARKING
- OFFICE
- RETAIL

## NOT FOR CONSTRUCTION

DISCLAIMER  
THE ARCHITECT / ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

## SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 APPLICATION REVISIONS	08/06/2018



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 N.T.S.

AREA CALCULATION :  
PER BLOCK AND LEVEL  
(BLOCK 5 TO BLOCK 7)

SHEET TITLE:

# P-0107

SHEET NUMBER

BRIDGE  
N.T.S. 3

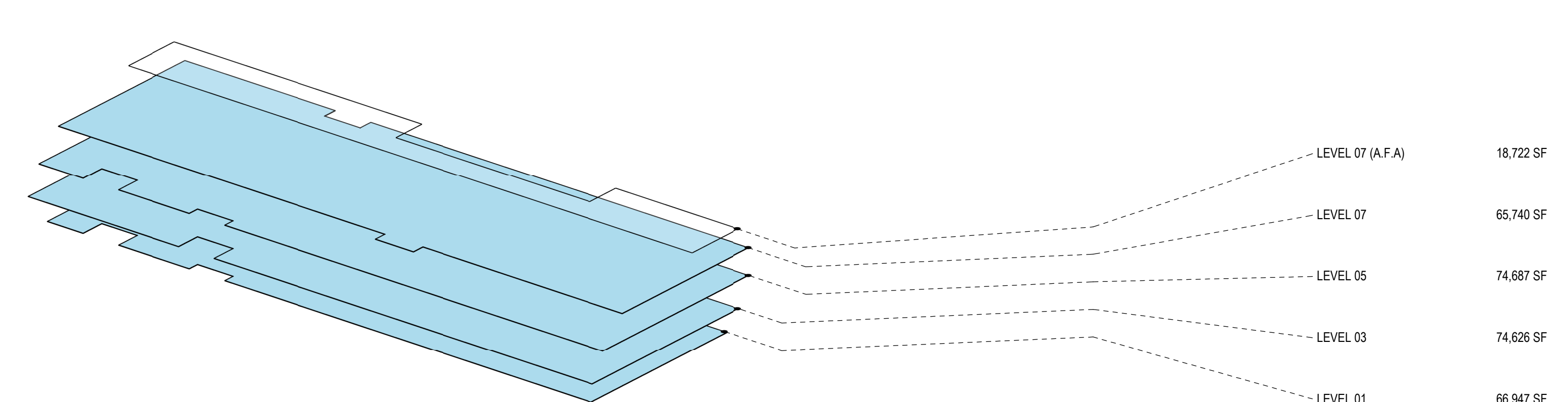
BLOCK 7  
N.T.S. 4

BRIDGE	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)							
LEVEL 14							
LEVEL 13							
LEVEL 12							
LEVEL 11							
LEVEL 10							
LEVEL 09							
LEVEL 08 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**		13,145 SF		13,145 SF			13,145 SF
LEVEL 08		16,776 SF		16,776 SF			16,776 SF
LEVEL 07		24,181 SF		24,181 SF			24,181 SF
LEVEL 06 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**		23,654 SF		23,654 SF			23,654 SF
LEVEL 06							
LEVEL 05							
LEVEL 04							
LEVEL 03							
LEVEL 02							
LEVEL 01		570 SF		570 SF			570 SF
<b>TOTAL BLOCK AREA</b>		<b>78,326 SF</b>		<b>78,326 SF</b>			<b>78,326 SF</b>

NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 7	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)							
LEVEL 14							
LEVEL 13							
LEVEL 12							
LEVEL 11							
LEVEL 10							
LEVEL 09							
LEVEL 08							
LEVEL 07 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**					18,722 SF		18,722 SF
LEVEL 07 (FOURTH FLOOR)					65,740 SF		65,740 SF
LEVEL 06							
LEVEL 05 (THIRD FLOOR)					74,687 SF		74,687 SF
LEVEL 04							
LEVEL 03 (SECOND FLOOR)					74,626 SF		74,626 SF
LEVEL 02							
LEVEL 01 (FIRST FLOOR)					66,947 SF		66,947 SF
<b>TOTAL BLOCK AREA</b>					<b>300,722 SF</b>		<b>300,722 SF</b>

NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030



LEVEL 07 (A.F.A)	18,722 SF
LEVEL 07	65,740 SF
LEVEL 05	74,687 SF
LEVEL 03	74,626 SF
LEVEL 01	66,947 SF
<b>TOTAL AREA</b>	<b>300,722 SF</b>

BRIDGE  
N.T.S. 3

BLOCK 7  
N.T.S. 4

# VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC  
965 PAGE MILL ROAD, PALO ALTO, CA 94304  
T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS  
50 VANDAM STREET, NEW YORK, NY 10013  
T. 212-924-0500

ARCHITECTURE - RAFAEL VINOY ARCHITECTS  
1033 N. WOLFE ROAD, CUPERTINO, CA 95014  
T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.  
192 S. INDEPENDENCE MALL, IV, SUITE 1123, PHILADELPHIA, PA 19106  
T. 215-681-1950

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.  
1700 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008  
T. 408-636-0900

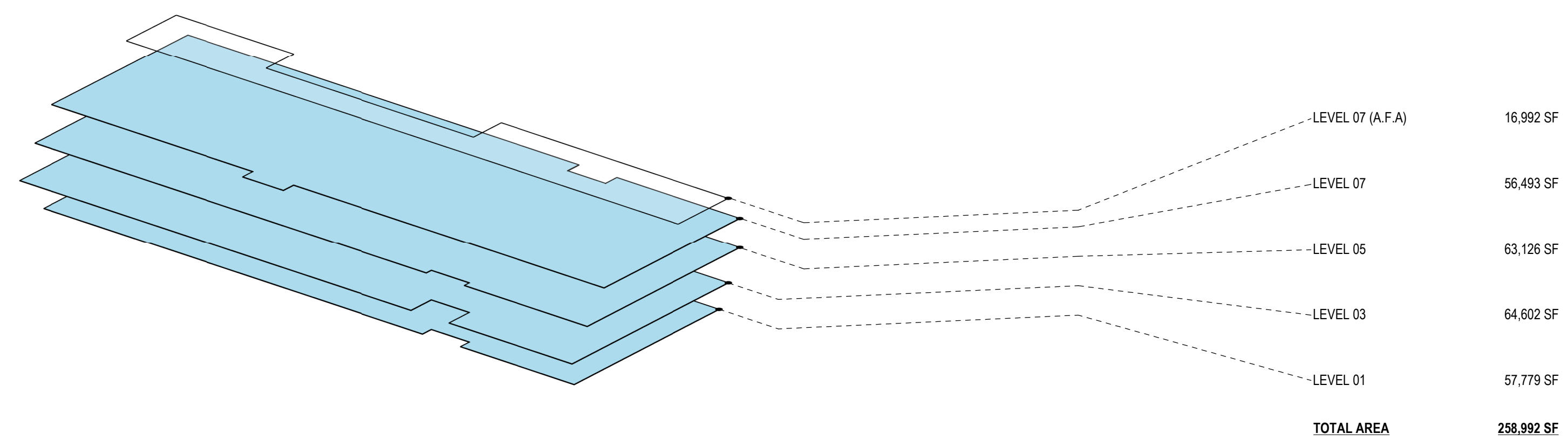
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.  
880 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105  
T. 415-557-9445

LIGHTING - ONE LUX STUDIO  
158 WESS 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001  
T. 212-201-9750

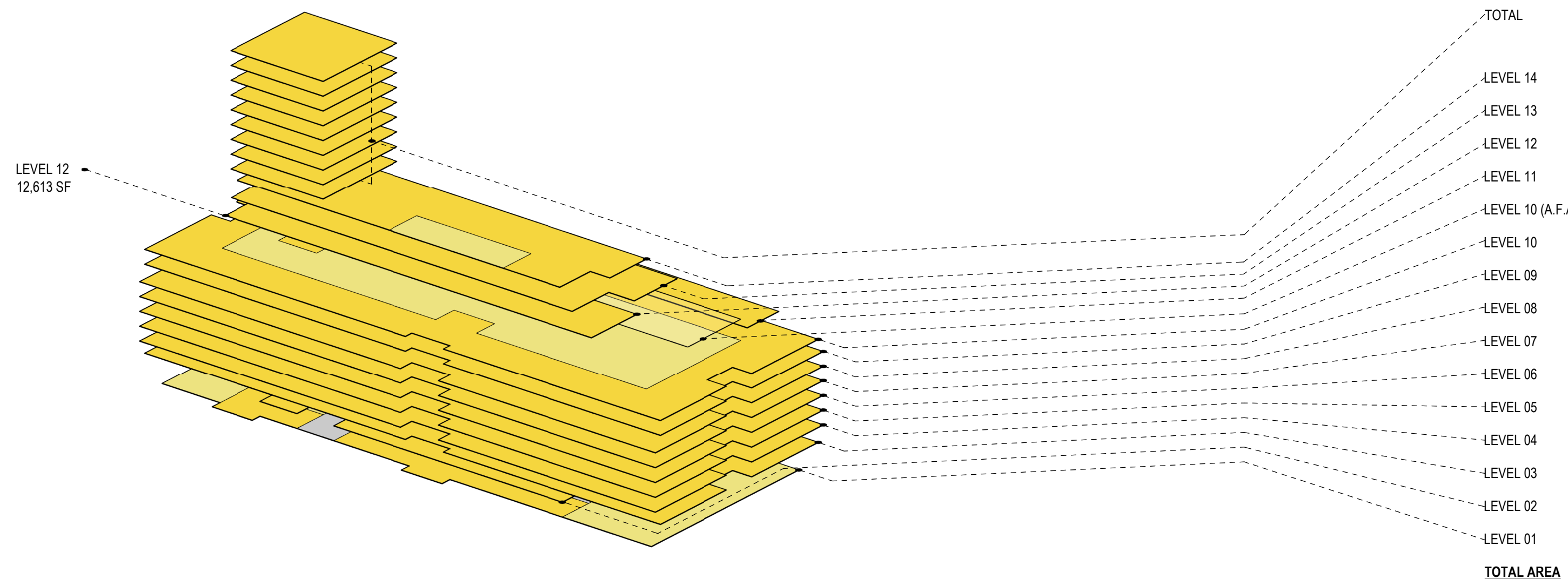
SIGNAGE - EXIT  
1617 JPK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
T. 215-681-1950

PARKING ENGINEERING - WATRY DESIGN, INC.  
2090 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110  
T. 408-392-7900

WASTE MANAGEMENT - CINLITTLE INTERNATIONAL  
535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92103  
T. 626-441-7700



LEVEL 07 (A.F.A)	16,992 SF
LEVEL 07	56,493 SF
LEVEL 06	63,126 SF
LEVEL 03	64,602 SF
LEVEL 01	57,779 SF
<b>TOTAL AREA</b>	<b>258,992 SF</b>



LEVEL 15-23	5,329 SF	PER LEVEL
<b>TOTAL</b>	<b>47,961 SF</b>	<b>9 LEVELS</b>
LEVEL 14	16,717 SF	
LEVEL 13	21,882 SF	
LEVEL 12	12,613 SF	
LEVEL 11	10,660 SF	
LEVEL 10 (A.F.A)	17,126 SF	
LEVEL 10	60,756 SF	
LEVEL 09	62,709 SF	
LEVEL 08	64,597 SF	
LEVEL 07	64,579 SF	
LEVEL 06	64,561 SF	
LEVEL 05	64,561 SF	
LEVEL 04	60,786 SF	
LEVEL 03	36,096 SF	
LEVEL 02	57,000 SF	
LEVEL 01	57,000 SF	
<b>TOTAL AREA</b>	<b>727,126 SF</b>	

BLOCK 8	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)							
LEVEL 14							
LEVEL 13							
LEVEL 12							
LEVEL 11							
LEVEL 10							
LEVEL 09							
LEVEL 08							
LEVEL 07 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**				16,992 SF			16,992 SF
LEVEL 07 (FOURTH FLOOR)				56,493 SF			56,493 SF
LEVEL 06				63,126 SF			63,126 SF
LEVEL 05 (THIRD FLOOR)							
LEVEL 04				64,602 SF			64,602 SF
LEVEL 03 (SECOND FLOOR)							
LEVEL 02				57,779 SF			57,779 SF
LEVEL 01 (FIRST FLOOR)							
<b>TOTAL BLOCK AREA</b>				<b>258,992 SF</b>			<b>258,992 SF</b>

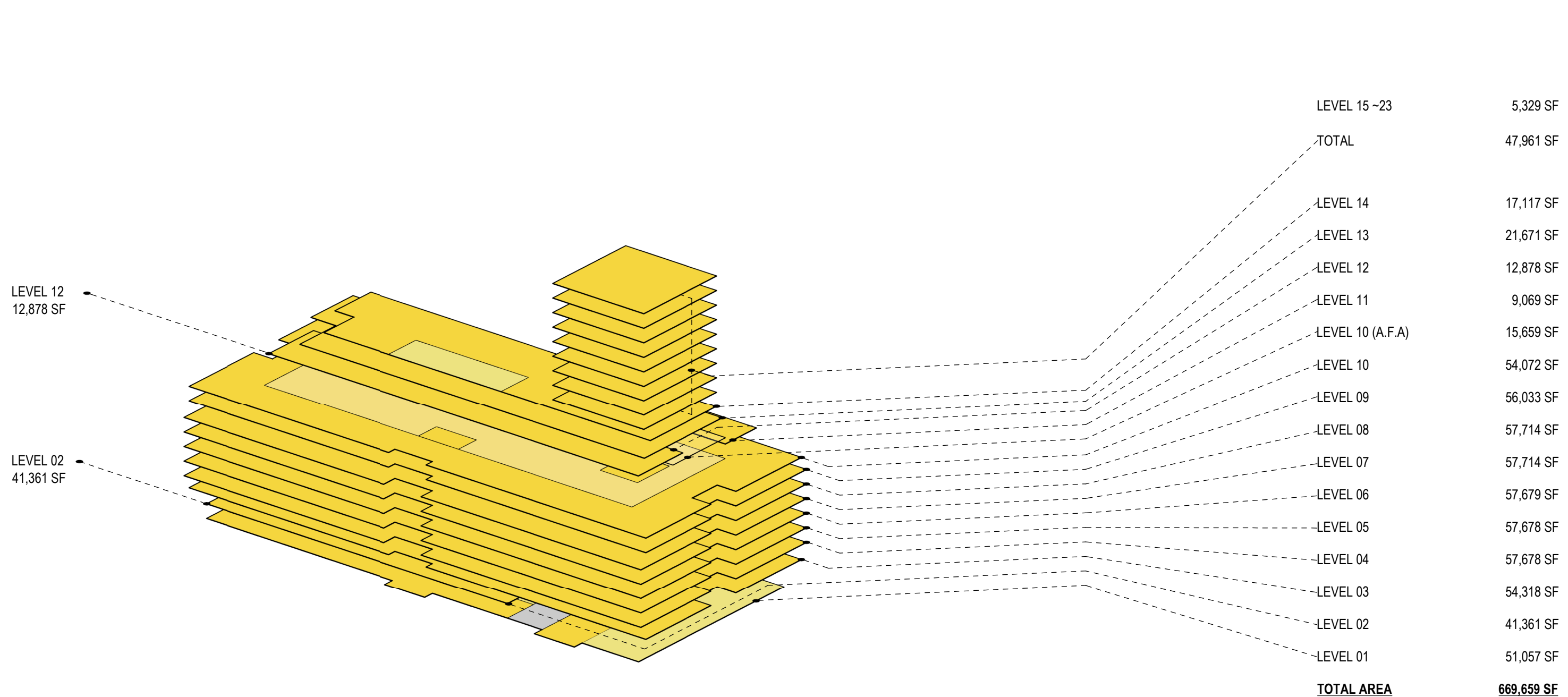
NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 9	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)	47,961 SF			47,961 SF			47,961 SF
LEVEL 14	14,242 SF	2,475 SF		16,717 SF			16,717 SF
LEVEL 13	21,882 SF			21,882 SF			21,882 SF
LEVEL 12	12,613 SF			12,613 SF			12,613 SF
LEVEL 11	10,660 SF			10,660 SF			10,660 SF
LEVEL 10 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**			17,126 SF	17,126 SF			17,126 SF
LEVEL 10	31,436 SF	29,320 SF		60,756 SF			60,756 SF
LEVEL 09	33,323 SF	7,047 SF	22,339 SF	62,709 SF			62,709 SF
LEVEL 08	30,211 SF	7,047 SF	22,339 SF	64,597 SF			64,597 SF
LEVEL 07	30,211 SF	6,507 SF	22,861 SF	64,579 SF			64,579 SF
LEVEL 06	30,211 SF	3,825 SF	25,529 SF	64,561 SF			64,561 SF
LEVEL 05	30,211 SF	3,825 SF	25,529 SF	64,561 SF			64,561 SF
LEVEL 04	30,211 SF	3,825 SF	25,529 SF	64,561 SF			64,561 SF
LEVEL 03	31,436 SF	2,889 SF	26,461 SF	60,786 SF			60,786 SF
LEVEL 02	12,842 SF	1,802 SF	21,812 SF	36,096 SF			36,096 SF
LEVEL 01	13,074 SF	22,261 SF	17,665 SF	57,000 SF			57,000 SF
<b>TOTAL BLOCK AREA</b>	<b>406,524 SF</b>	<b>107,749 SF</b>	<b>209,853 SF</b>	<b>727,126 SF</b>			<b>727,126 SF</b>

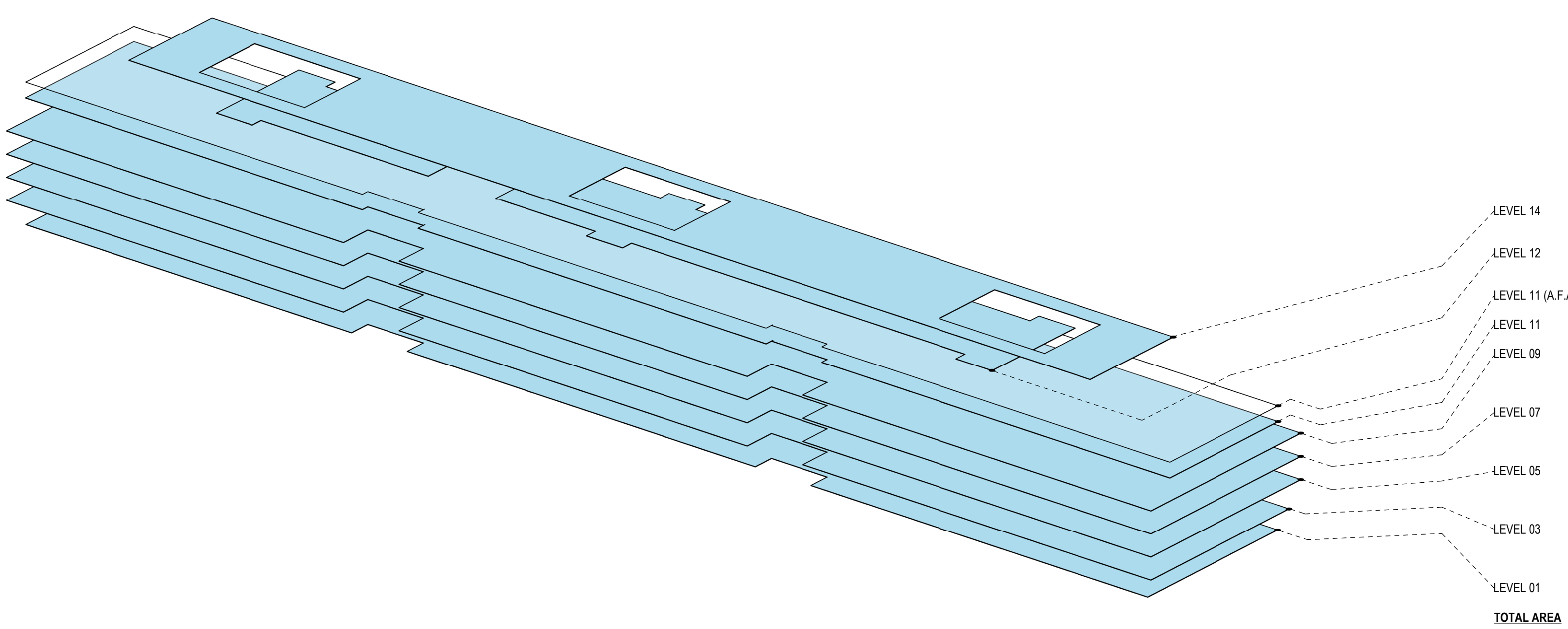
NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 8 N.T.S. 1

BLOCK 9 N.T.S. 2



LEVEL 15-23	5,329 SF	PER LEVEL
<b>TOTAL</b>	<b>47,961 SF</b>	<b>9 LEVELS</b>
LEVEL 14	17,117 SF	
LEVEL 13	21,671 SF	
LEVEL 12	12,878 SF	
LEVEL 11	9,069 SF	
LEVEL 10 (A.F.A)	15,669 SF	
LEVEL 10	54,072 SF	
LEVEL 09	56,033 SF	
LEVEL 08	57,714 SF	
LEVEL 07	57,714 SF	
LEVEL 06	57,679 SF	
LEVEL 05	57,678 SF	
LEVEL 04	57,678 SF	
LEVEL 03	54,318 SF	
LEVEL 02	41,361 SF	
LEVEL 01	51,057 SF	
<b>TOTAL AREA</b>	<b>669,659 SF</b>	



LEVEL 14	84,064 SF
LEVEL 12	50,203 SF
LEVEL 11 (A.F.A)	115,980 SF
LEVEL 11	115,980 SF
LEVEL 09	167,000 SF
LEVEL 07	167,000 SF
LEVEL 05	167,000 SF
LEVEL 03	157,650 SF
LEVEL 01	130,103 SF
<b>TOTAL AREA</b>	<b>1,154,980 SF</b>

BLOCK 10	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)	47,961 SF			47,961 SF			47,961 SF
LEVEL 14	14,653 SF	2,464 SF		17,117 SF			17,117 SF
LEVEL 13	21,671 SF			21,671 SF			21,671 SF
LEVEL 12	12,878 SF			12,878 SF			12,878 SF
LEVEL 11	9,069 SF			9,069 SF			9,069 SF
LEVEL 10 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**		15,669 SF		15,669 SF			15,669 SF
LEVEL 10	28,828 SF	25,244 SF		54,072 SF			54,072 SF
LEVEL 09	30,507 SF	6,819 SF	18,707 SF	56,033 SF			56,033 SF
LEVEL 08	32,188 SF	6,819 SF	18,707 SF	57,714 SF			57,714 SF
LEVEL 07	32,188 SF	6,819 SF	18,707 SF	57,714 SF			57,714 SF
LEVEL 06	32,188 SF	5,179 SF	20,312 SF	57,679 SF			57,679 SF
LEVEL 05	32,188 SF	4,140 SF	21,350 SF	57,678 SF			57,678 SF
LEVEL 04	32,188 SF	4,140 SF	21,350 SF	57,678 SF			57,678 SF
LEVEL 03	28,828 SF	4,140 SF	21,350 SF	54,318 SF			54,318 SF
LEVEL 02	18,039 SF	3,289 SF	20,033 SF	41,361 SF			41,361 SF
LEVEL 01	20,534 SF	11,138 SF	19,385 SF	51,057 SF			51,057 SF
<b>TOTAL BLOCK AREA</b>	<b>393,908 SF</b>	<b>95,650 SF</b>	<b>179,901 SF</b>	<b>669,659 SF</b>			<b>669,659 SF</b>

NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 11	RESIDENTIAL			TOTAL RESIDENTIAL AREA	TOTAL OFFICE AREA	TOTAL RETAIL AREA	TOTAL FLOOR AREA
	UNIT AREA*	AMENITY AREA	PARKING AREA				
LEVEL 15 TO 23 (TOTAL 9 FLOORS)							
LEVEL 14 (EIGHTH FLOOR)						84,064 SF	84,064 SF
LEVEL 13							
LEVEL 12 (MEZZ)						50,203 SF	50,203 SF
LEVEL 12 (SEVENTH FLOOR)							
LEVEL 11 (ADDITIONAL FLOOR AREA ABOVE 15 FT)**						115,980 SF	115,980 SF
LEVEL 11 (SIXTH FLOOR)							
LEVEL 10						115,980 SF	115,980 SF
LEVEL 09 (FIFTH FLOOR)						167,000 SF	167,000 SF
LEVEL 08						167,000 SF	167,000 SF
LEVEL 07 (FOURTH FLOOR)						167,000 SF	167,000 SF
LEVEL 06						167,000 SF	167,000 SF
LEVEL 05 (THIRD FLOOR)						167,000 SF	167,000 SF
LEVEL 04						157,650 SF	157,650 SF
LEVEL 03 (SECOND FLOOR)							
LEVEL 02						130,103 SF	130,103 SF
LEVEL 01 (FIRST FLOOR)							
<b>TOTAL BLOCK AREA</b>						<b>1,154,980 SF</b>	<b>1,154,980 SF</b>

NOTE\*: UNIT AREA INCLUDES UNITS, CORES, CORRIDORS & LOBBIES.  
NOTE\*\*: PER CUPERTINO MUNICIPAL CODE 19.08.030

BLOCK 10 N.T.S. 3

BLOCK 11 N.T.S. 4

**LEGEND**

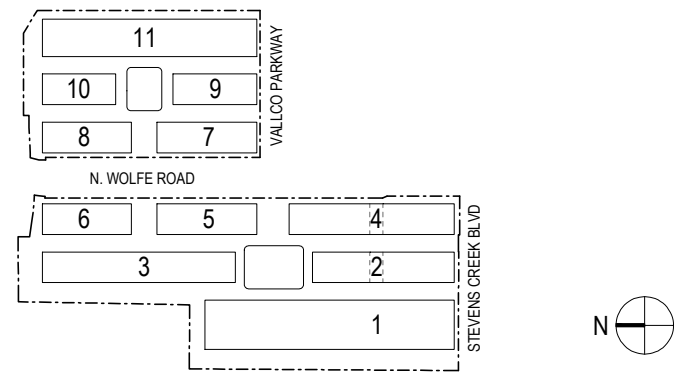
- RESIDENTIAL UNIT
- RESIDENTIAL AMENITY
- RESIDENTIAL PARKING
- OFFICE
- RETAIL

**NOT FOR CONSTRUCTION**

DISCLAIMER  
THE ARCHITECT/ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

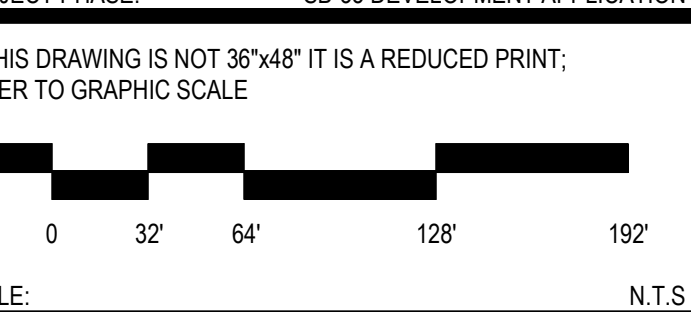
**SB-35 DEVELOPMENT APPLICATION**

REV	DESCRIPTION	DATE
REV-0	SB-35 APPLICATION REVISIONS	08/06/2018



ARCHITECTS PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION



**AREA CALCULATION:**  
PER BLOCK AND LEVEL  
(BLOCK 8 TO BLOCK 11)

SHEET TITLE:  
**P-0108**  
SHEET NUMBER:  
© 2018 RAFAEL VINOY ARCHITECTS P.C.



# VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC  
 965 PAGE MILL ROAD, PALO ALTO, CA 94304  
 T. 650-344-1300

ARCHITECTURE - RAFAEL VINOY ARCHITECTS  
 50 VANDAM STREET, NEW YORK, NY 10013  
 T. 212-924-0500

ARCHITECTURE - RAFAEL VINOY ARCHITECTS  
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014  
 T. 408-627-7000

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.  
 1705 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008  
 T. 214-440-0030

CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.  
 880 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105  
 T. 415-567-9445

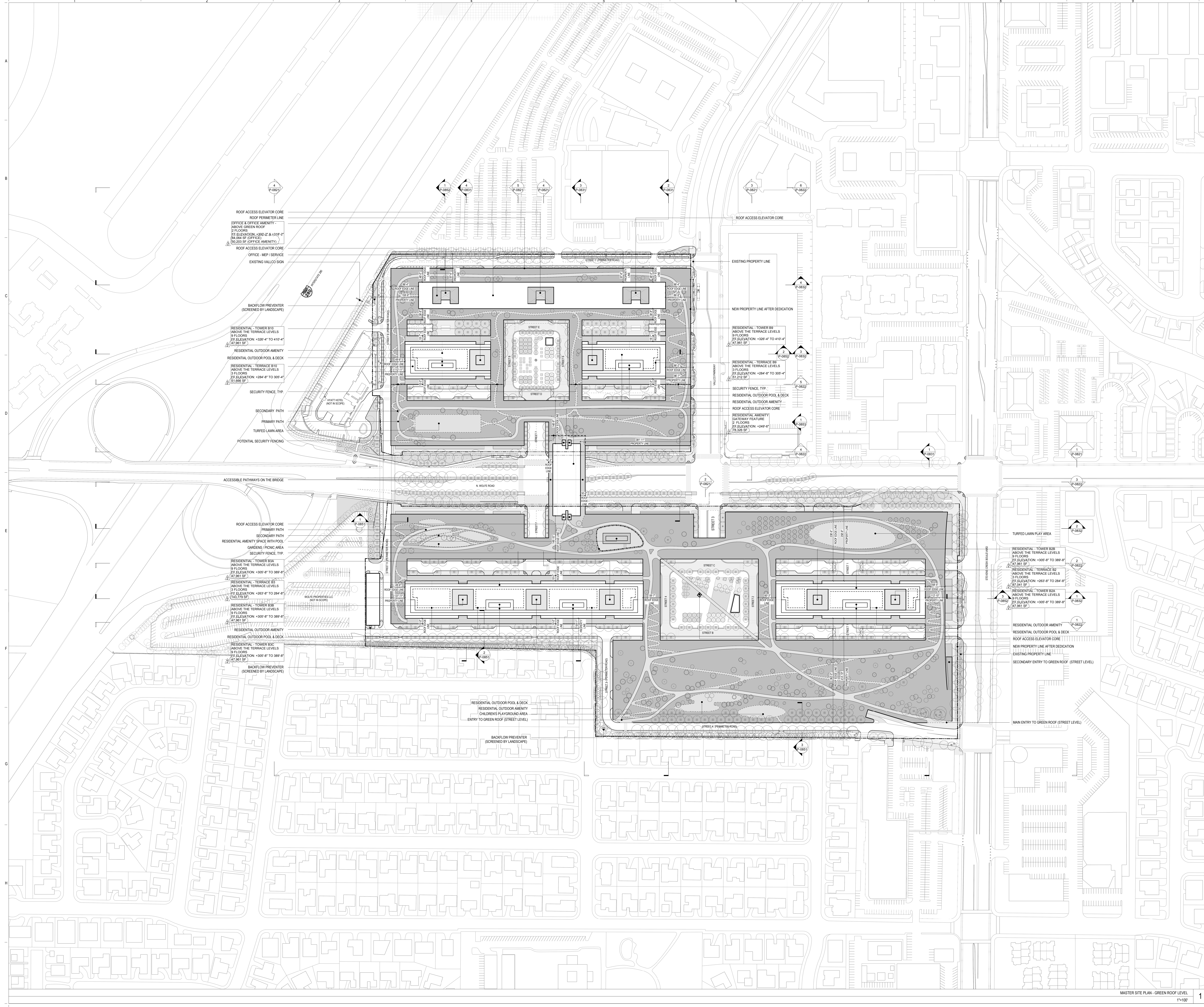
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.  
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001  
 T. 212-201-6750

LIGHTING - ONE LUX STUDIO  
 1617 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
 T. 215-681-1150

SIGNAGE - EXIT  
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110  
 T. 408-392-7900

PARKING ENGINEERING - WATRY DESIGN, INC.  
 535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92103  
 T. 625-441-7700

WASTE MANAGEMENT - CINLITTLE INTERNATIONAL  
 535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92103  
 T. 625-441-7700

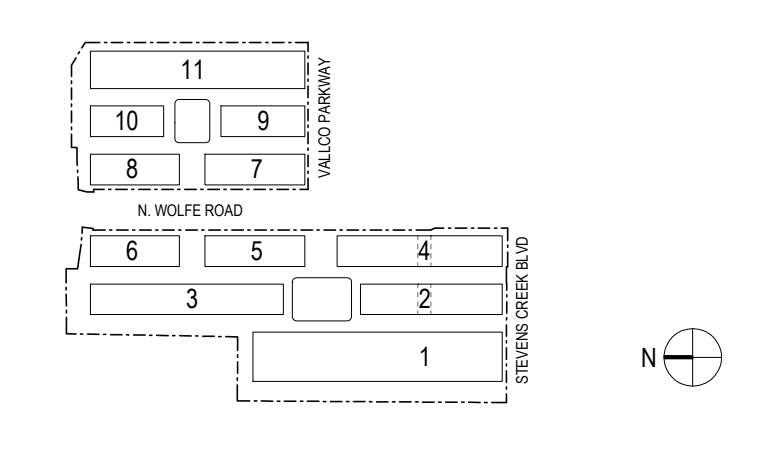


## NOT FOR CONSTRUCTION

DISCLAIMER  
 THE ARCHITECT/ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE OR EXPENSE ARISING FROM OR RELATING TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE ON THIS PROJECT. THIS DOCUMENT IS TO BE CONSIDERED IN CONJUNCTION WITH ALL RELATED DOCUMENTATION. ANY DISCREPANCIES IDENTIFIED IN THIS DOCUMENT MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING. CONTRACTORS MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK. ONLY FIGURED DIMENSIONS ARE TO BE USED FOR VERIFICATION.

## 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	09/06/2018



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.



## MASTER SITE PLAN - GREEN ROOF LEVEL

SHEET NUMBER  
**P-0203**