



# 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. 212-924-6500

ARCHITECTURE - ISRAEL VINOLY ARCHITECTS  
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014  
 T. 408-627-7900

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.  
 150 S. INDEPENDENCE MALL, W. SUITE 1123, PHILADELPHIA, PA 19106  
 T. 215-440-0000

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.  
 580 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. 212-921-5750

SIGNAGE - EXIT  
 1617 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
 T. 215-681-1050

PARKING ENGINEERING - WATRY DESIGN, INC.  
 2096 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

- STORM DRAIN 
- SANITARY SEWER 
- PARALLEL SANITARY SEWER UPGRADE 
- WATER LINES 
- JOINT TRENCH UTILITIES (TIE-IN TO BE COORDINATED DURING PERMIT PROCESS) 
- ELECTRIC LINE 
- GAS LINE 
- COMMUNICATE LINE 
- RECYCLED WATER LINE 
- OUTLINE OF UNDERGROUND GARAGE 
- OUTLINE OF STORMWATER CISTERN TO BE USED FOR IRRIGATION OF THE GREEN ROOF 
- PUBLIC FIRE HYDRANT 
- PRIVATE FIRE HYDRANT 
- BACKFLOW PREVENTER 
- ELECTRICAL VAULT 
- UNDERGROUND PAD MOUNTED TRANSFORMER 
- WATER VALVE 

## UTILITY NOTE

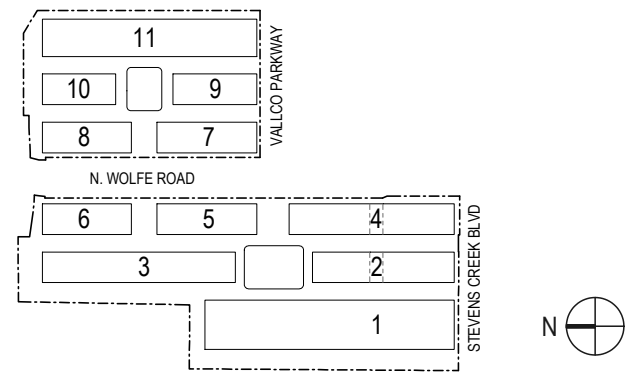
1. TRANSFORMERS TO BE LOCATED BELOW GROUND IN VAULTS.
2. FINAL LOCATIONS, SIZES, NUMBER AND OTHER DETAILS TO BE DETERMINED AT A LATER DATE IN CONSULTATION WITH THE CITY'S PUBLIC WORKS DEPARTMENT AND AUTHORIZED PERMITTING AUTHORITIES SUCH AS POB.
3. GRAY WATER CISTERN LOCATION TO BE DETERMINED BY THE PLUMBING ENGINEER.

## NOT FOR CONSTRUCTION

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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 708011  
 PROJECT PHASE SB-35 DEVELOPMENT APPLICATION

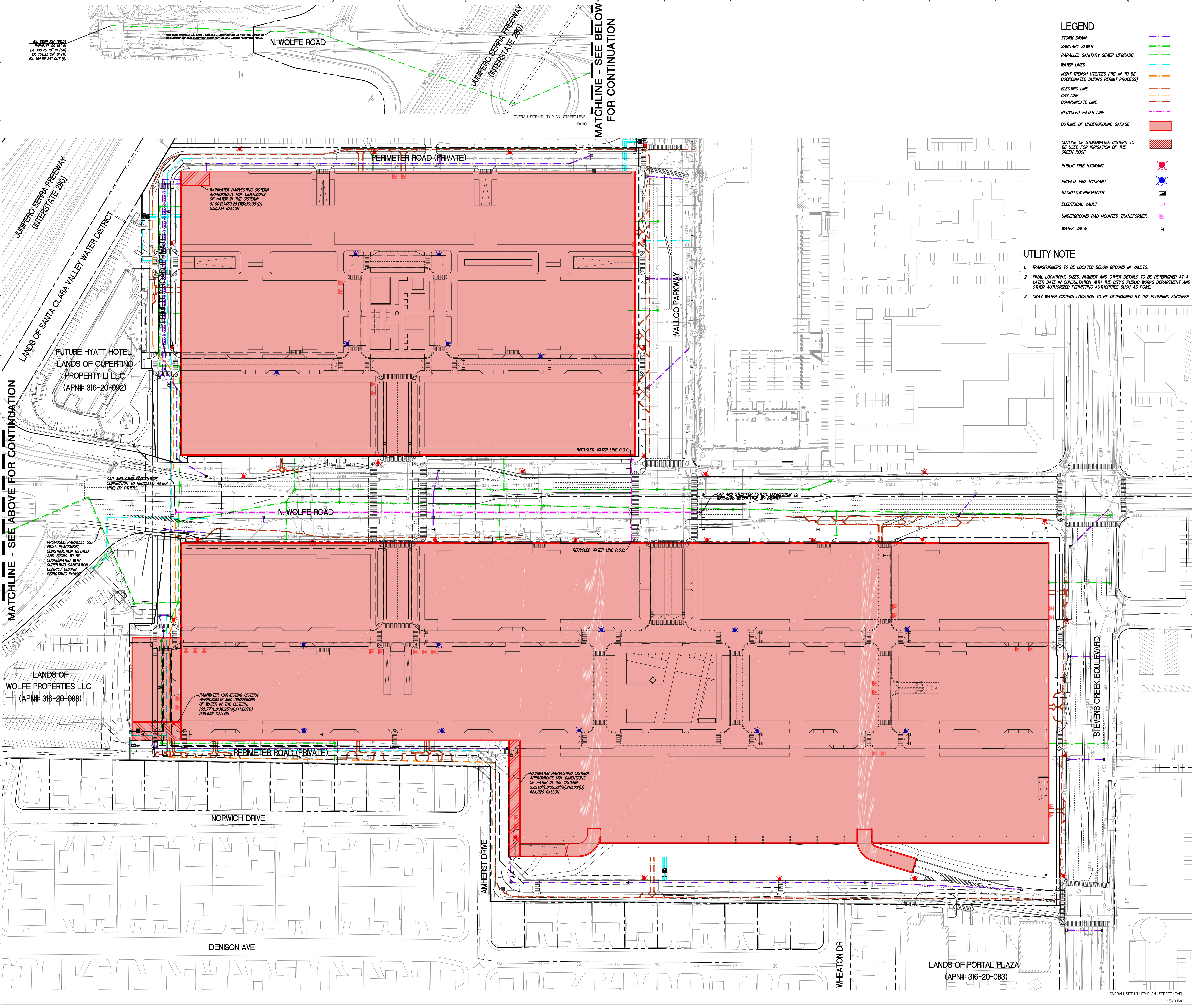
IF THIS DRAWING IS NOT 36"X48" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.



SCALE: 1/8"=1'-0"

## SITE UTILITY PLAN - STREET LEVEL

SHEET TITLE  
**P-0406**  
 SHEET NUMBER  
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MATCHLINE - SEE BELOW FOR CONTINUATION

MATCHLINE - SEE ABOVE FOR CONTINUATION

EX. 55847 RW 165.54  
 PARALLEL SS 17" IN  
 EX. 155.75 18" IN (20)  
 EX. 154.83 24" IN (10)  
 EX. 154.82 24" OUT (5)

PROPOSED PARALLEL SS FINAL PLACEMENT, CONSTRUCTION METHOD AND SIZING TO BE COORDINATED WITH CUPERTINO SANITATION DISTRICT DURING PERMITTING PHASE

RAINWATER HARVESTING CISTERN  
 APPROXIMATE MIN. DIMENSIONS  
 OF WATER IN THE CISTERN:  
 61.00'(L)x30.25'(W)x39.00'(D)  
 535,134 GALLON

RAINWATER HARVESTING CISTERN  
 APPROXIMATE MIN. DIMENSIONS  
 OF WATER IN THE CISTERN:  
 105.77'(L)x38.95'(W)x11.00'(D)  
 338,997 GALLON

RAINWATER HARVESTING CISTERN  
 APPROXIMATE MIN. DIMENSIONS  
 OF WATER IN THE CISTERN:  
 225.10'(L)x22.22'(W)x10.00'(D)  
 424,020 GALLON

OVERALL SITE UTILITY PLAN - STREET LEVEL  
 1/4"=1'-0"

OVERALL SITE UTILITY PLAN - STREET LEVEL  
 1/4"=1'-0"

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 T. 212-924-6500

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

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.  
 192 S. INDEPENDENCE MALL, W. SUITE 1103, 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. 415-557-8445

LIGHTING - ONE LUX STUDIO  
 158 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011  
 T. 212-921-5750

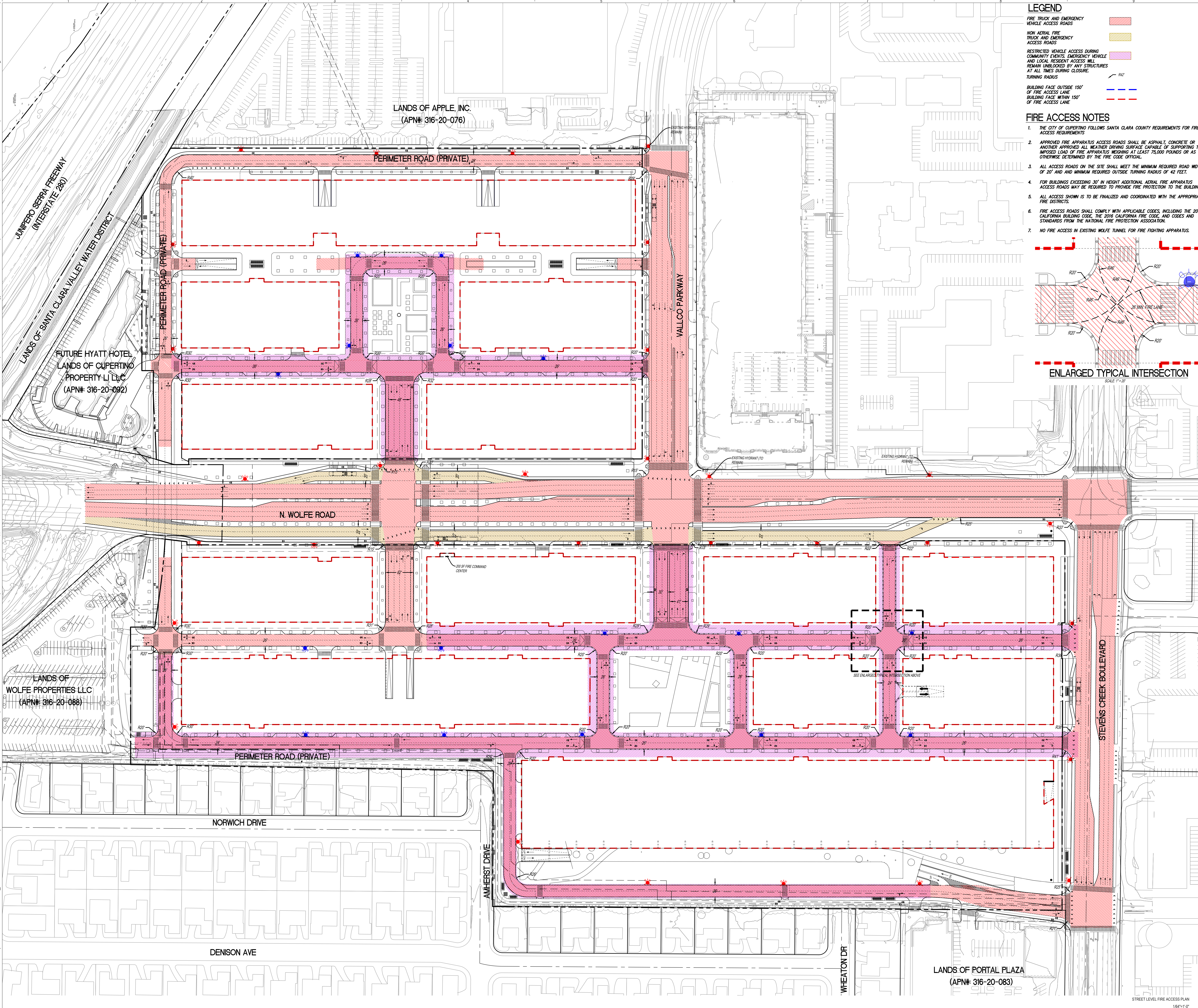
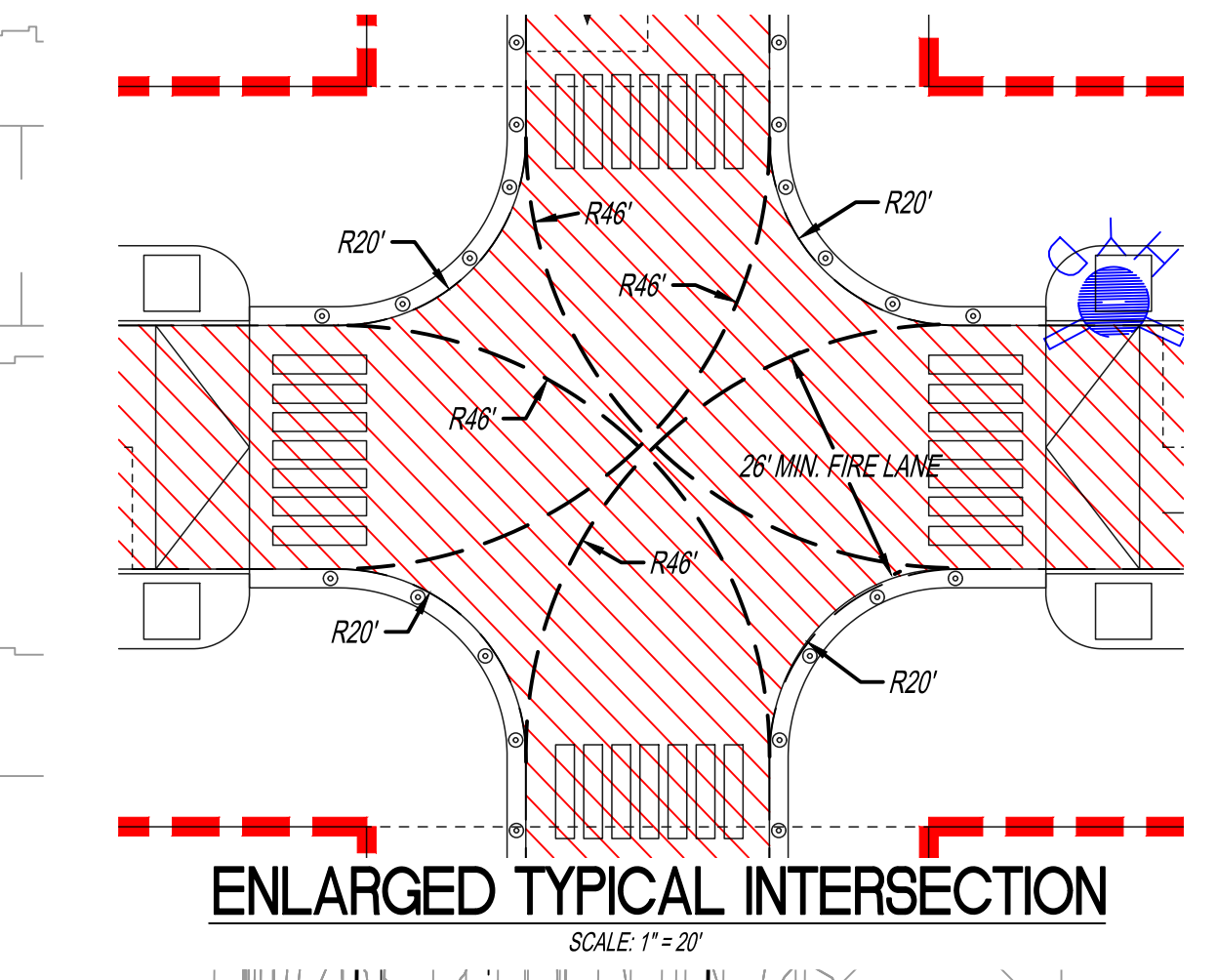
SIGNAGE - EXIT  
 1617 JFK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
 T. 215-581-1550

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 BRAN BLVD, STE 710 GLENDALE, CA 92103  
 T. 626-441-7100

- ### LEGEND
- FIRE TRUCK AND EMERGENCY VEHICLE ACCESS ROADS
  - NON AERIAL FIRE TRUCK AND EMERGENCY VEHICLE ACCESS ROADS
  - RESTRICTED VEHICLE ACCESS DURING COMMUNITY EVENTS, EMERGENCY VEHICLE AND LOCAL RESIDENT ACCESS WILL REMAIN UNBLOCKED BY ANY STRUCTURES AT ALL TIMES DURING CLOSURE. TURNING RADIUS
  - BUILDING FACE OUTSIDE 150' OF FIRE ACCESS LANE
  - BUILDING FACE WITHIN 150' OF FIRE ACCESS LANE

- ### FIRE ACCESS NOTES
1. THE CITY OF CUPERTINO FOLLOWS SANTA CLARA COUNTY REQUIREMENTS FOR FIRE ACCESS REQUIREMENTS
  2. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS OR AS OTHERWISE DETERMINED BY THE FIRE CODE OFFICIAL.
  3. ALL ACCESS ROADS ON THE SITE SHALL MEET THE MINIMUM REQUIRED ROAD WIDTH OF 20' AND MINIMUM REQUIRED TURNING RADIUS OF 42 FEET.
  4. FOR BUILDINGS EXCEEDING 30' IN HEIGHT ADDITIONAL AERIAL FIRE APPARATUS ACCESS ROADS MAY BE REQUIRED TO PROVIDE FIRE PROTECTION TO THE BUILDINGS.
  5. ALL ACCESS ROADS IS TO BE FINALIZED AND COORDINATED WITH THE APPROPRIATE FIRE DISTRICTS.
  6. FIRE ACCESS ROADS SHALL COMPLY WITH APPLICABLE CODES, INCLUDING THE 2016 CALIFORNIA BUILDING CODE, THE 2016 CALIFORNIA FIRE CODE, AND CODES AND STANDARDS FROM THE NATIONAL FIRE PROTECTION ASSOCIATION.
  7. NO FIRE ACCESS IN EXISTING WOLFE TUNNEL FOR FIRE FIGHTING APPARATUS.

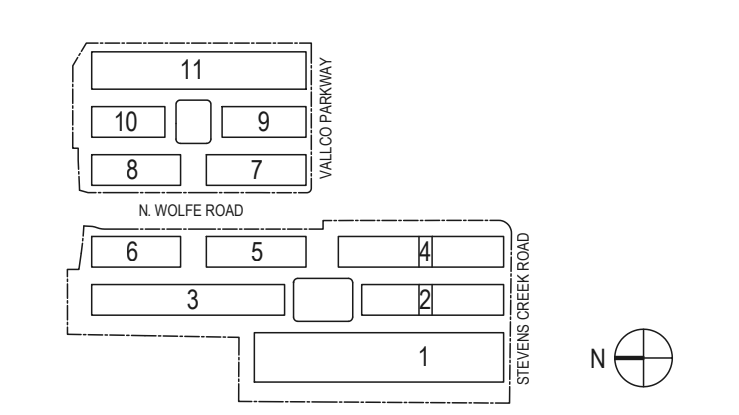


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**SB-35 DEVELOPMENT APPLICATION**

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	08/22/2018



ARCHITECTS PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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SCALE: 1/8"=1'-0"

**FIRE ACCESS PLAN - STREET LEVEL**

SHEET TITLE: **P-0408**

SHEET NUMBER: 1

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 T. 212-924-6500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS  
 1033 N. HOLDE 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 - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.  
 1705 S. WINCHESTER BLVD., SUITE 200, CAMPBELL, CA 95008  
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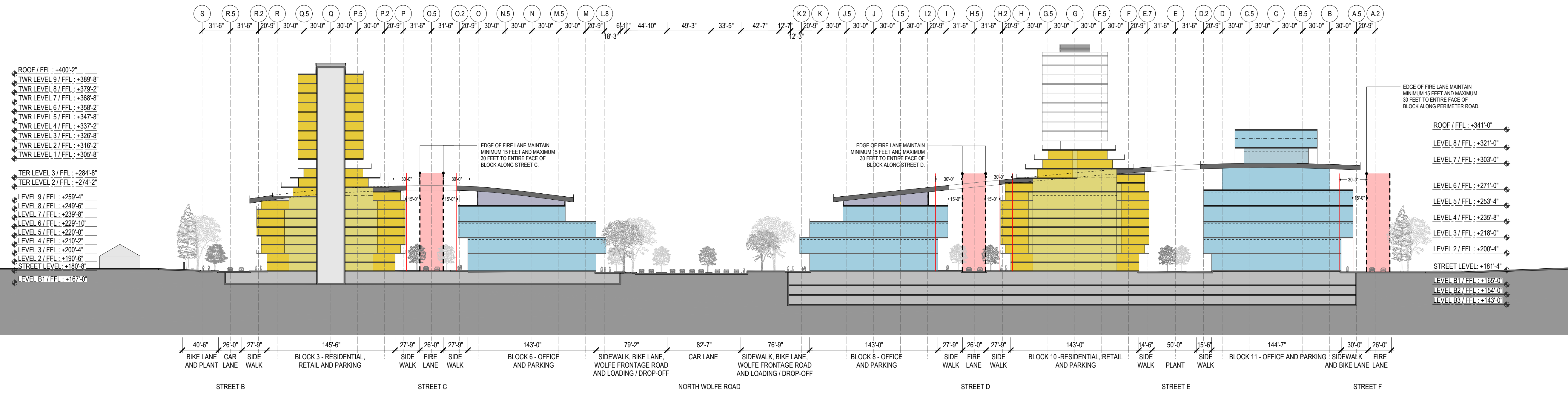
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.  
 560 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105  
 T. 415-697-9445

LIGHTING - ONE LUX STUDIO  
 158 HESS 29TH STREET, 10TH FLOOR, NEW YORK, NY 10011  
 T. 212-201-6750

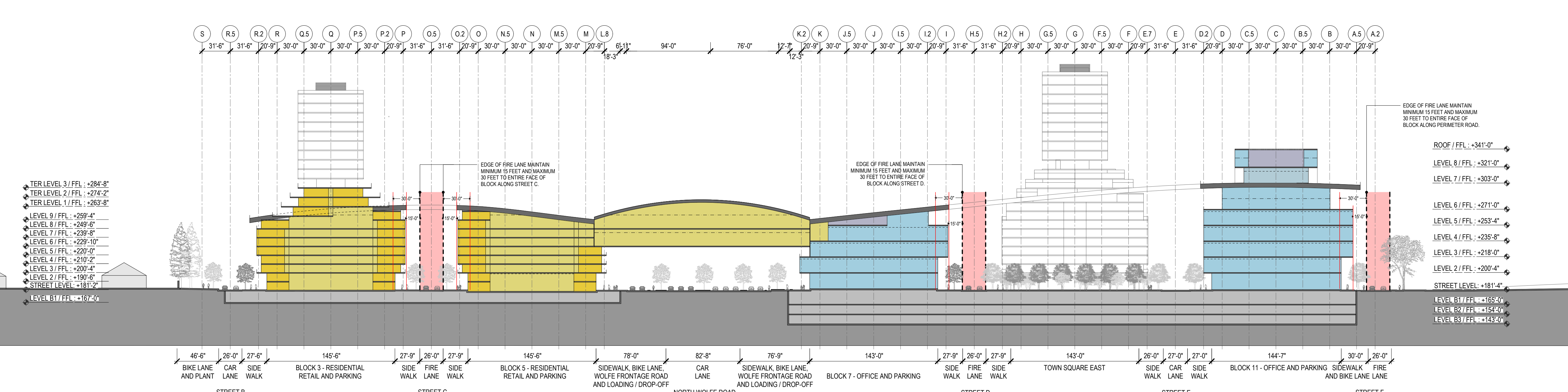
SIGNAGE - EXIT  
 1617 JPK BLVD, SUITE 1665, PHILADELPHIA, PA 19103  
 T. 215-681-1950

PARKING ENGINEERING - WATRY DESIGN, INC.  
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110  
 T. 408-392-7000

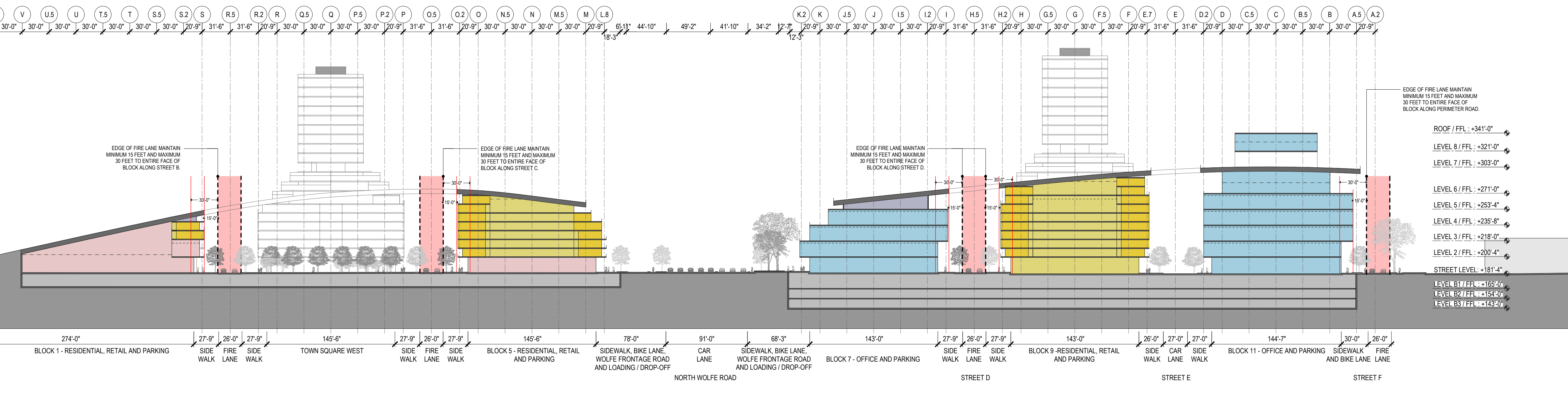
WASTE MANAGEMENT - CINLITTLE INTERNATIONAL  
 535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92033  
 T. 626-441-7700



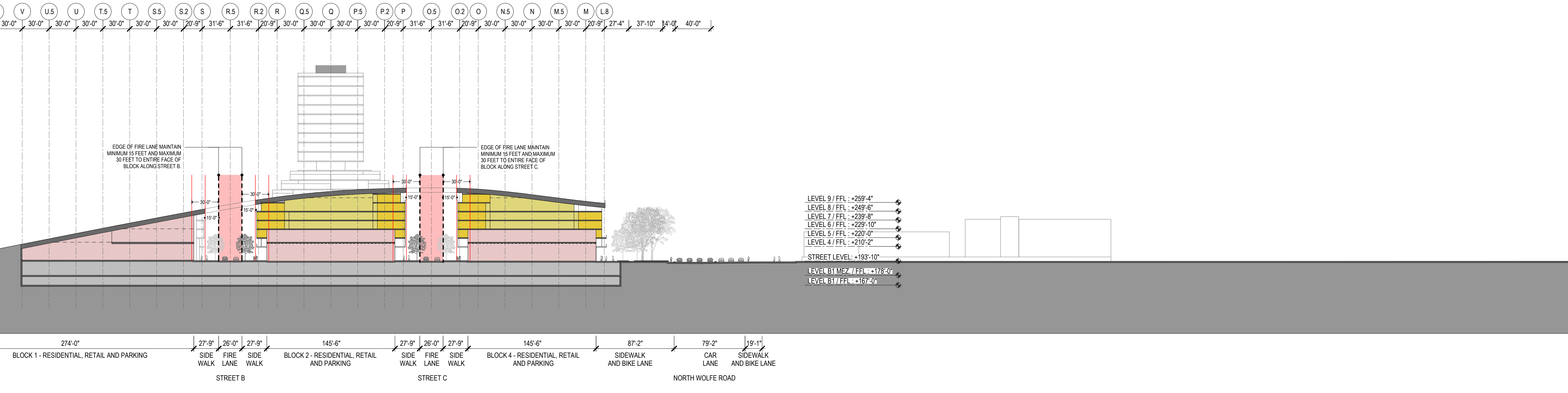
SITE BUILDING SECTION - THROUGH BLOCK 3 TO 11  
 154'-11/2"



SITE BUILDING SECTION - THROUGH BLOCK 3 TO 11  
 154'-11/2"



SITE BUILDING SECTION - THROUGH BLOCK 1 TO 11  
 154'-11/2"



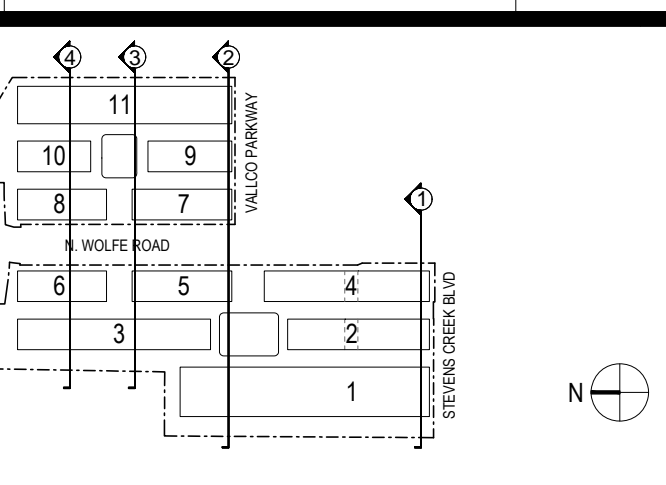
SITE BUILDING SECTION - THROUGH BLOCK 1 TO 4  
 154'-11/2"

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## SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 0	SB-35 APPLICATION REVISIONS	08/22/2018



ARCHITECTS PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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SCALE: 1/8"=1'-0"

## FIRE STAGING PLAN - FIRE ACCESS SECTIONS

SHEET TITLE:

**P-0409.01**

SHEET NUMBER: © 2018 RAFAEL VINOLY ARCHITECTS P.C.