

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 955 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET, NEW YORK, NY 10013
 T. 212.924.5965

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408.627.3965

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 150 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T. 215.460.9000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408.534.0900

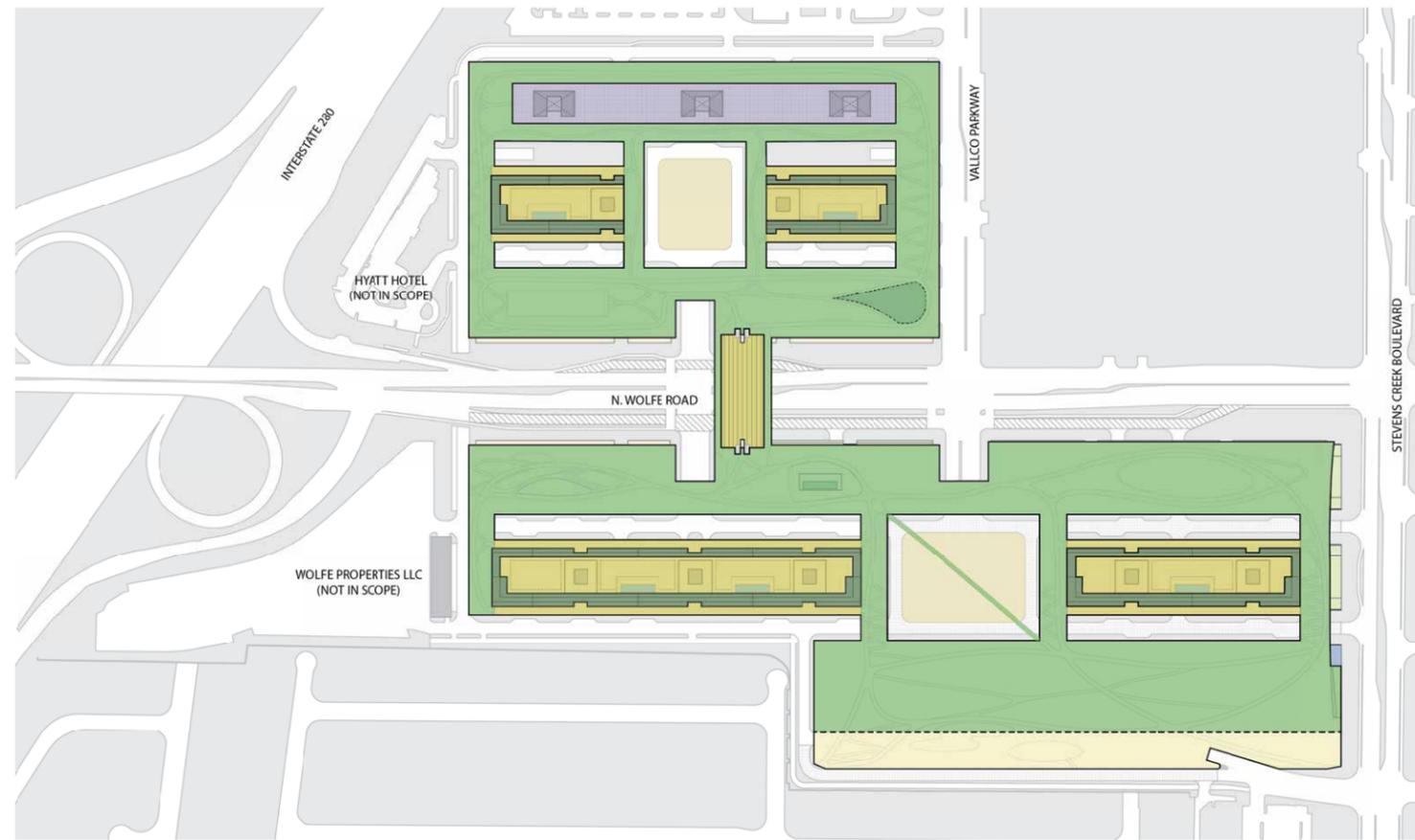
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 540 MESSINA STREET, SUITE 200, SAN FRANCISCO, CA 94105
 T. 415.957.9465

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212.269.5796

SIGNAGE - EXIT
 1417 JFK BLVD, SUITE 1465, PHILADELPHIA, PA 19103
 T. 215.561.1950

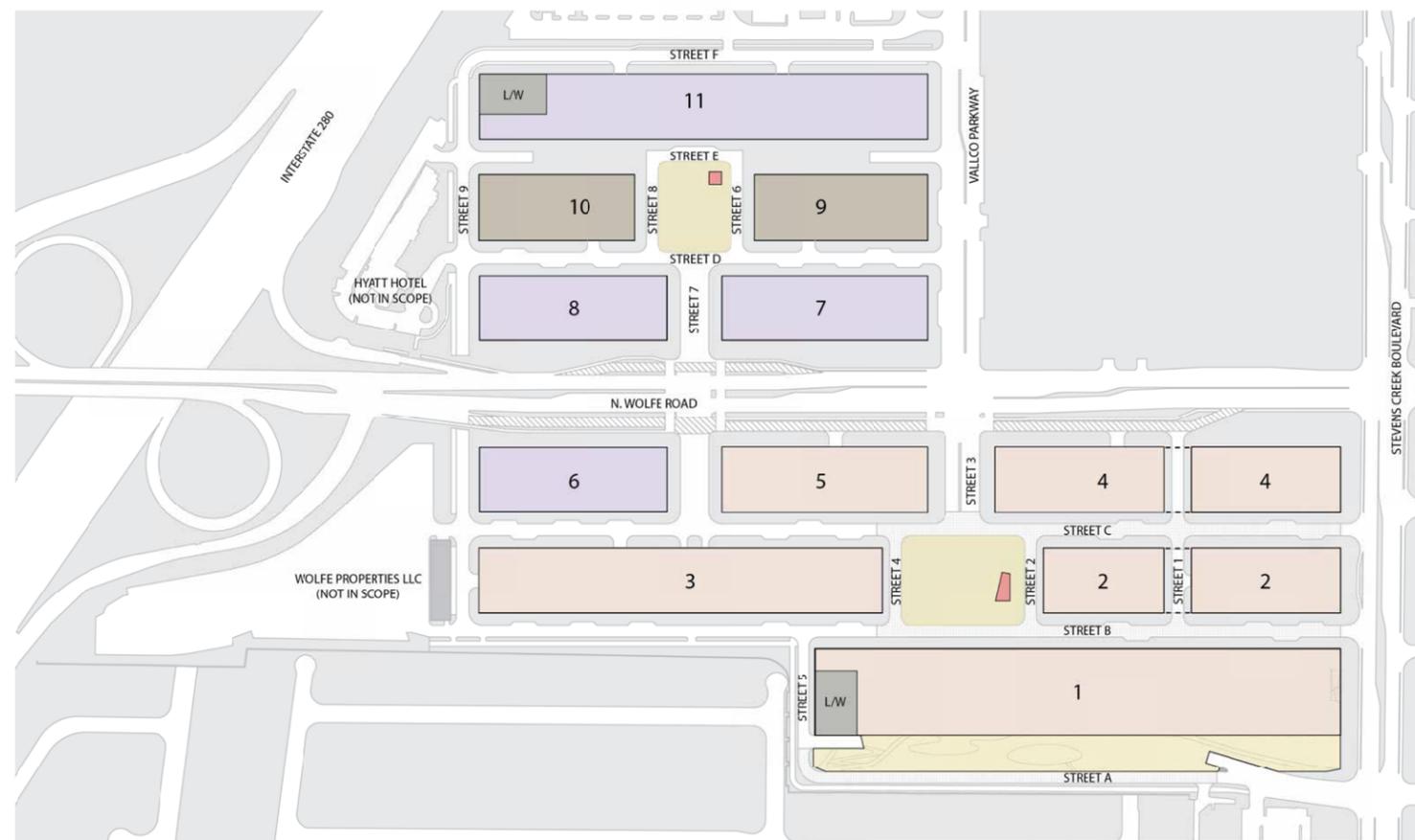
PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408.932.7900

WASTE MANAGEMENT - ORN LITTLE INTERNATIONAL
 530 NORTH BRAND BLVD, STE 710 GLENDALE, CA 91203
 T. 626.441.7700



- LEGEND**
- PRIVATE RESIDENTIAL OPEN SPACE (TERRACES / BALCONIES)
 - PRIVATE RESIDENTIAL OPEN SPACE (COMMON AREAS / POOLS)
 - PRIVATE OFFICE OPEN SPACE (GREEN ROOF)
 - PUBLICLY ACCESSIBLE OPEN SPACE (GREEN ROOF)
 - PUBLICLY ACCESSIBLE OPEN SPACE (AT GRADE)
- NOTE:
 - DIAGRAMS ARE ILLUSTRATIVE FOR INFORMATION ONLY.
 - SEE P-1001 FOR OPEN SPACE AREA TABLES.

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



- LEGEND**
- OFFICE
 - RESIDENTIAL
 - RESIDENTIAL / RETAIL
 - RETAIL
 - PUBLIC OPEN SPACE PLAZA
 - MEP PLANT / OPTIONAL AUXILIARY FIRE STATION
 - LOADING / WASTE
- NOTE:
 - SEE P-1001 FOR BLOCK AREAS.
 - ALL GROUND FLOOR RESIDENTIAL TO HAVE ACTIVE USE LOBBIES, ENTRIES, AND AMENITIES.
 - DIAGRAMS ARE ILLUSTRATIVE FOR INFORMATION ONLY.

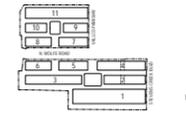
PROPOSED LAND USE - STREET LEVEL 1
 N.T.S.

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

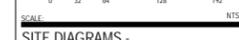
REV	DESCRIPTION	DATE
REV 01	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV 02	SB-35 APPLICATION REVISIONS	07/17/2018
REV 03	SB-35 APPLICATION CONFORM SET	09/15/2018



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.



SITE DIAGRAMS - LAND USE & ACTIVE USE

SHEET TITLE

P-0501

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 965 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET 1, NEW YORK, NY 10013
 T. 212.634.5965

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408.627.3995

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 150 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T. 215.480.0000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD. SUITE 200, CAMPBELL, CA 95008
 T. 408.324.0900

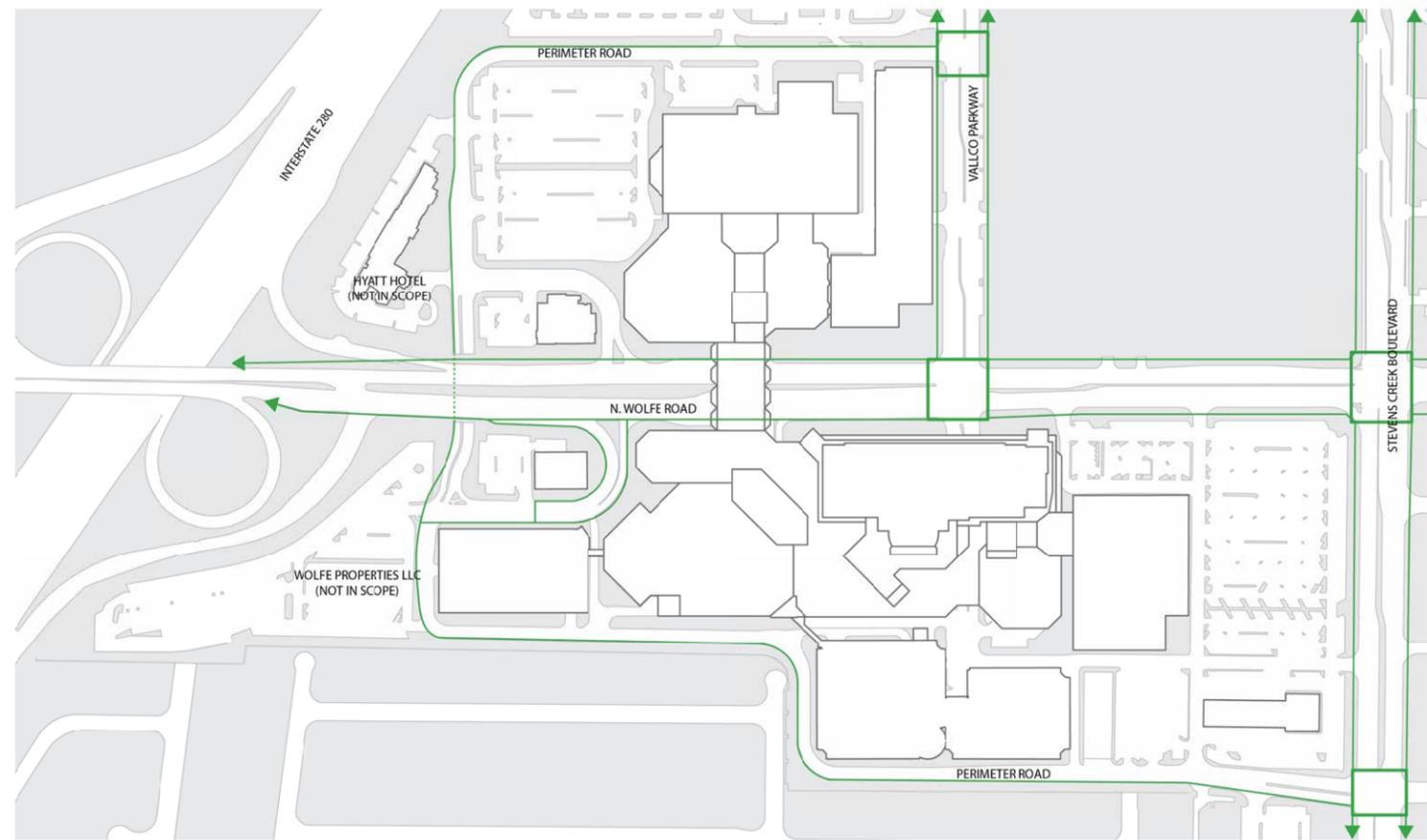
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 540 MESSINA STREET, SUITE 200, SAN FRANCISCO, CA 94105
 T. 415.957.9465

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212.203.5796

SIGNAGE - EXIT
 1417 JFK BLVD. SUITE 1405, PHILADELPHIA, PA 19103
 T. 215.561.1950

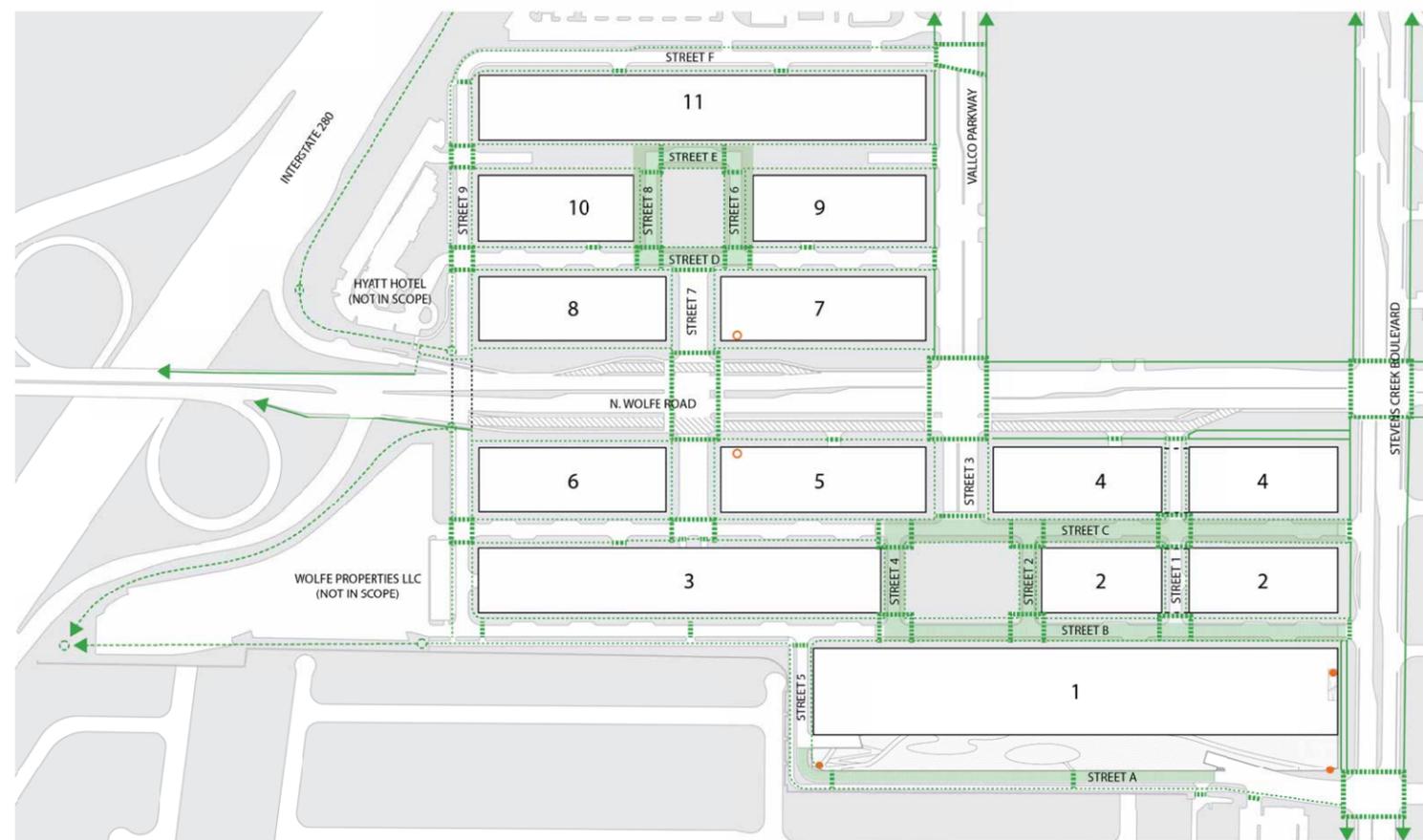
PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408.952.7900

WASTE MANAGEMENT - ORN LITTLE INTERNATIONAL
 530 NORTH BRAND BLVD. STE 710 GLENDALE, CA 91203
 T. 626.441.7700



LEGEND
 — EXISTING PEDESTRIAN CONNECTION
 □ CROSSWALK

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



LEGEND
 — PROPOSED PEDESTRIAN TRAIL CONNECTION TO CITY TRAILS
 — EXISTING PEDESTRIAN CONNECTION
 - - - PROPOSED PEDESTRIAN CONNECTION
 □ CROSSWALK
 ■ PORTIONS OF THE PRIVATE STREETS MAY BE CLOSED SEASONALLY OR TEMPORARILY TO FURTHER SUPPORT AND ENHANCE THE BIKEABILITY AND PEDESTRIAN EXPERIENCE OF THE PROJECT
 ○ PEDESTRIAN GREEN ROOF ACCESS POINT (WALKING PATH)
 ○ PEDESTRIAN GREEN ROOF ACCESS POINT (PUBLIC ELEVATOR)
 ■ WOLFE FRONTAGE ROAD

NOTE
 DIAGRAMS ARE ILLUSTRATIVE FOR INFORMATION ONLY.

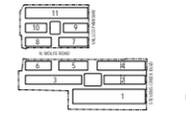
PROPOSED PEDESTRIAN CONNECTIVITY PLAN - STREET LEVEL
 1

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 01	SB-35 DEVELOPMENT APPLICATION	03/22/2018
REV 02	SB-35 APPLICATION REVISIONS	03/23/2018
REV 03	SB-35 APPLICATION CONFORM SET	04/15/2018



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 - PEDESTRIAN CIRCULATION - STREET LEVEL

SHEET TITLE: P-0502

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 965 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T: 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET, NEW YORK, NY 10013
 T: 212.633.6060

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T: 408.427.3995

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 150 S. INDEPENDENCE MALL W. SUITE 1122, PHILADELPHIA, PA 19106
 T: 215.460.0000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD. SUITE 200, CAMPBELL, CA 95008
 T: 408.334.0900

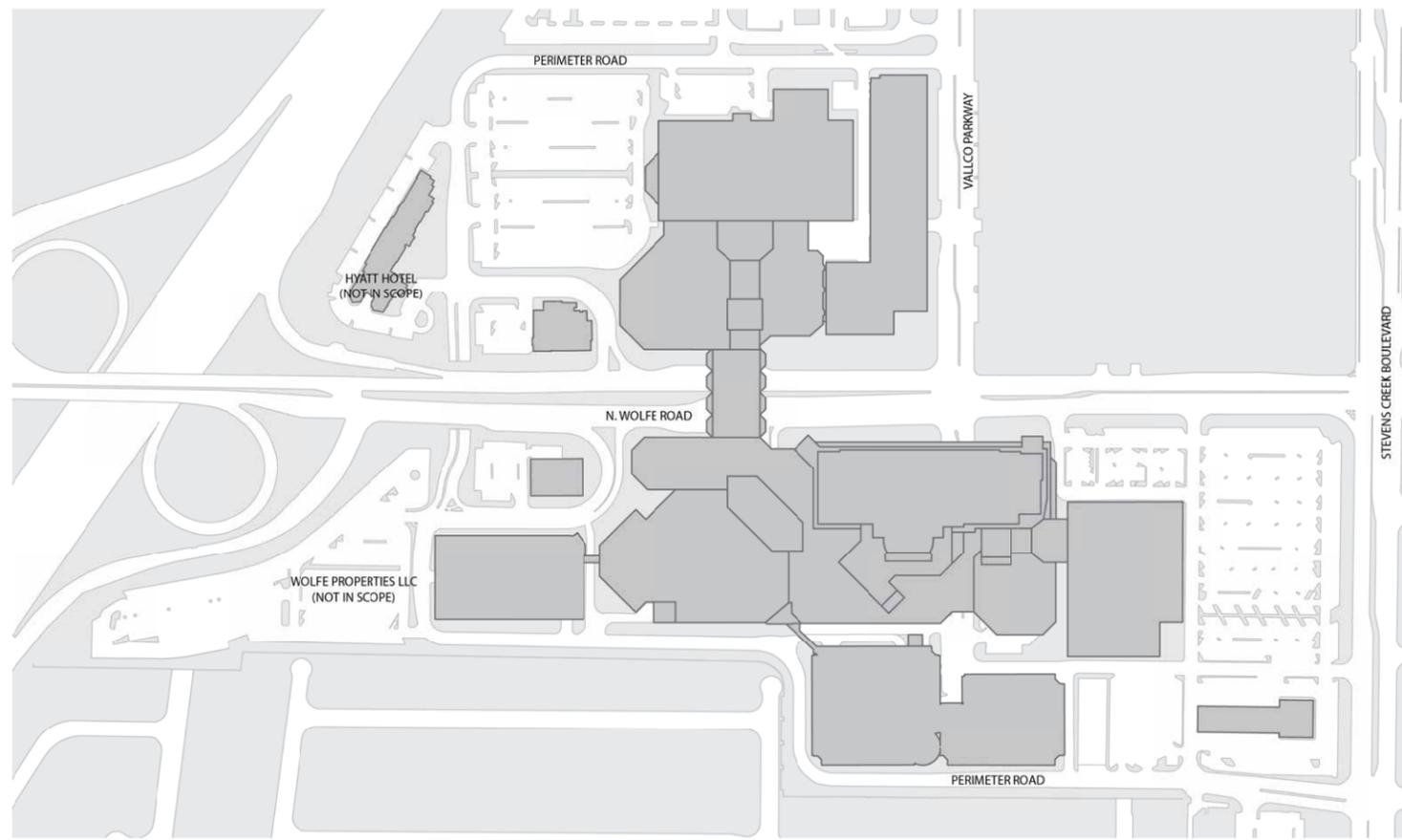
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 540 MESSINA STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T: 415.957.9465

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T: 212.269.5796

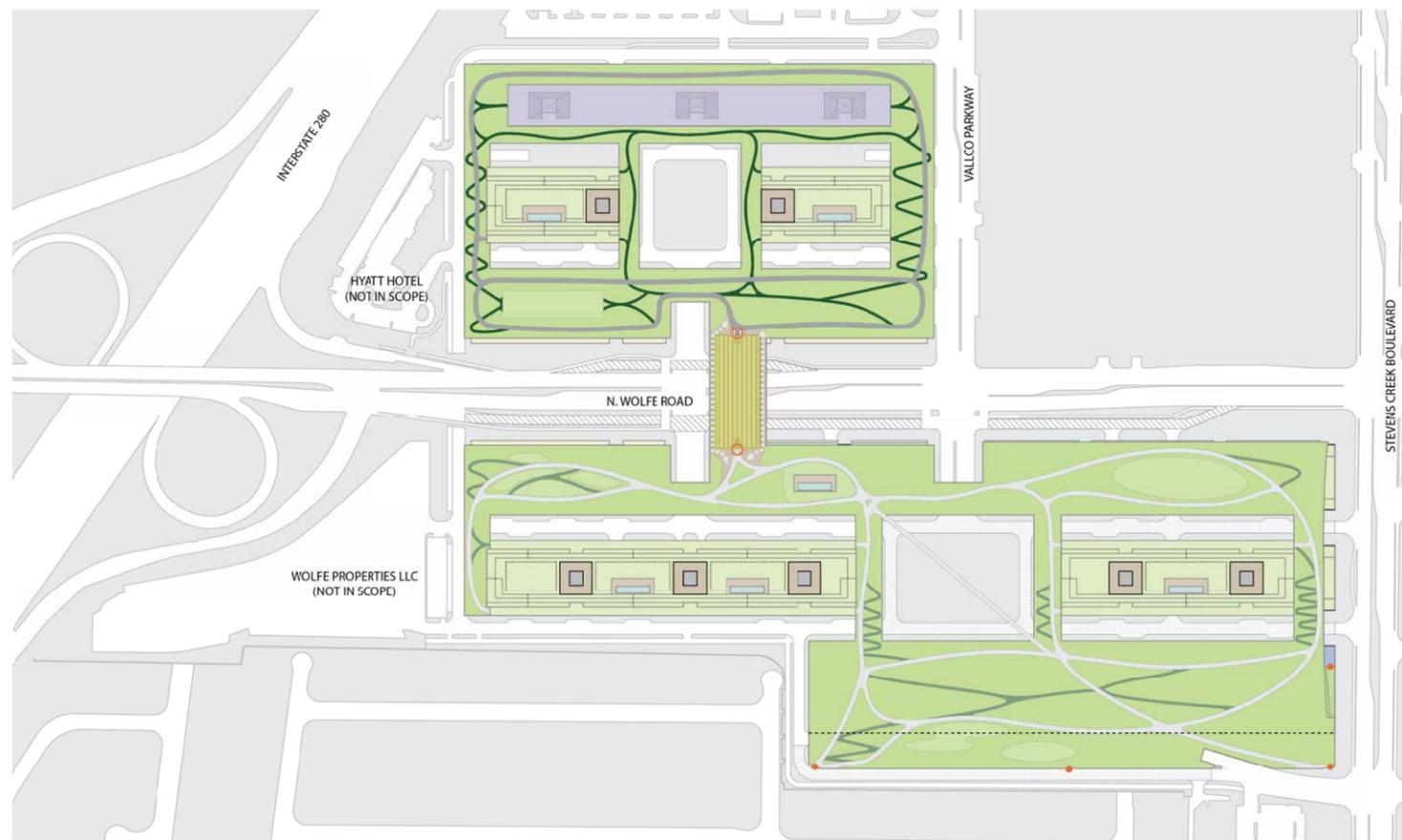
SIGNAGE - EX-IT
 1017 JFK BLVD. SUITE 1605, PHILADELPHIA, PA 19103
 T: 215.561.1950

PARKING ENGINEERING - WATRY DESIGN, INC.
 209 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T: 408.932.7900

WASTE MANAGEMENT - CDM LITTLE INTERNATIONAL
 530 NORTH BRAND BLVD. STE 710 GLENDALE, CA 91203
 T: 626.441.7700



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



- LEGEND
- PROPOSED PRIMARY PEDESTRIAN CONNECTION (PUBLICLY ACCESSIBLE)
 - PROPOSED SECONDARY PEDESTRIAN ACCESSIBLE SLOPE CONNECTION (PUBLICLY ACCESSIBLE)
 - PROPOSED PRIMARY PEDESTRIAN PATH (PRIVATE)
 - PROPOSED SECONDARY PEDESTRIAN PATH (PRIVATE)
 - PEDESTRIAN GREEN ROOF ACCESS POINT (WALKING PATH)
 - PEDESTRIAN GREEN ROOF ACCESS POINT (PUBLIC ELEVATOR)

*NOTE
 - PATHS INDICATED IN THE DIAGRAM ARE ILLUSTRATIVE AND SUBJECT TO FINAL GRADING DESIGN.
 - PORTIONS OF EAST SIDE ACCESSIBLE TO THE PUBLIC IS DETERMINED BY OFFICE TENANT REQUIREMENTS.

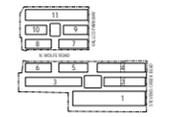
PROPOSED PEDESTRIAN CONNECTIVITY PLAN - ROOF LEVEL
 1

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 01	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV 02	SB-35 APPLICATION REVISIONS	03/27/2018
REV 03	SB-35 APPLICATION CONFORM SET	09/15/2018



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: 1" = 32'
 SITE DIAGRAMS - PEDESTRIAN CIRCULATION - GREEN ROOF LEVEL

SHEET TITLE:

P-0503

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 965 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET E, NEW YORK, NY 10013
 T. 212.924.5965

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408.427.3995

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T. 215.460.9000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD. SUITE 200, CAMPBELL, CA 95008
 T. 408.324.0900

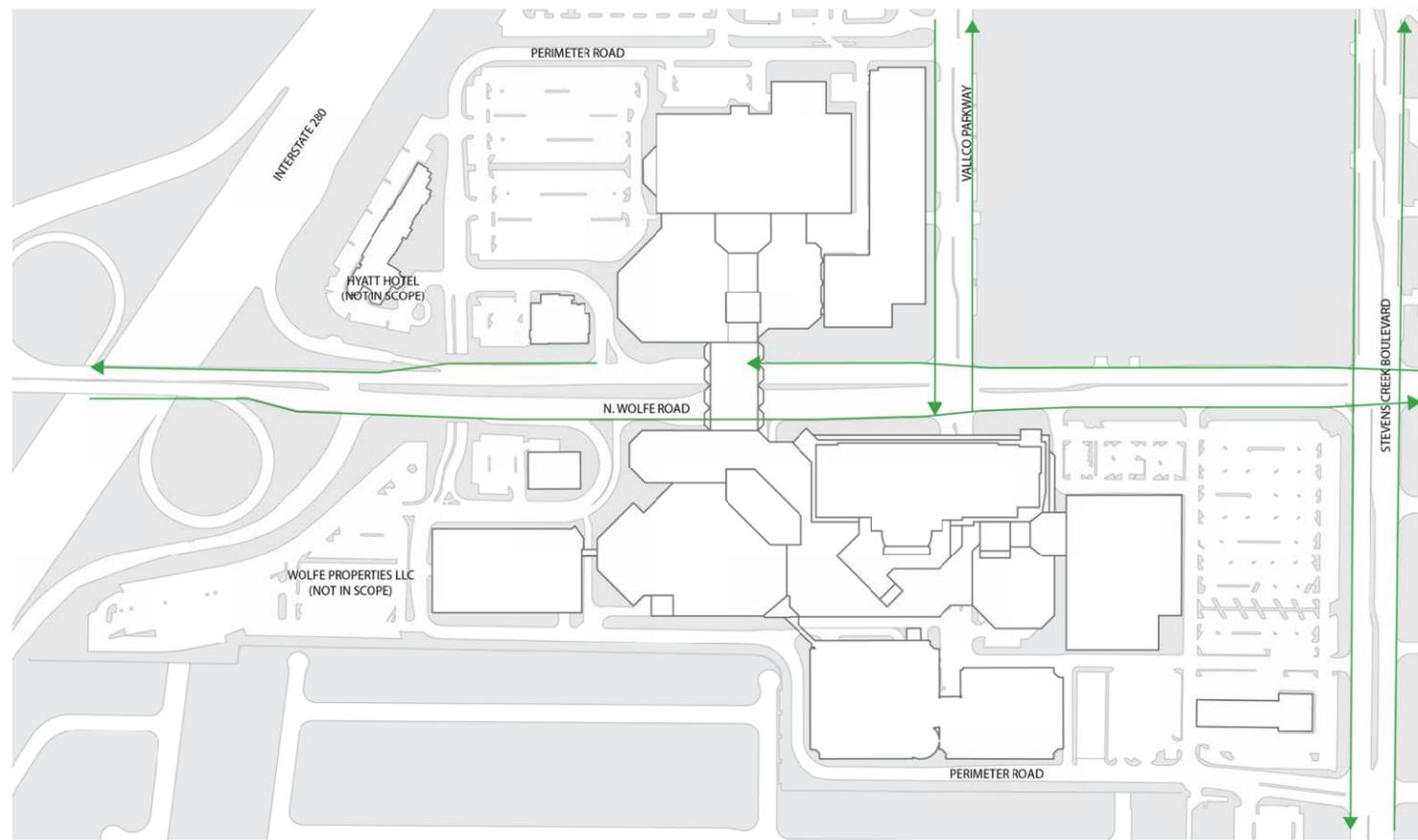
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 540 REDWOOD STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415.957.9465

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212.263.5796

SIGNAGE - EX/IT
 1417 JFK BLVD. SUITE 1465, PHILADELPHIA, PA 19103
 T. 215.561.1950

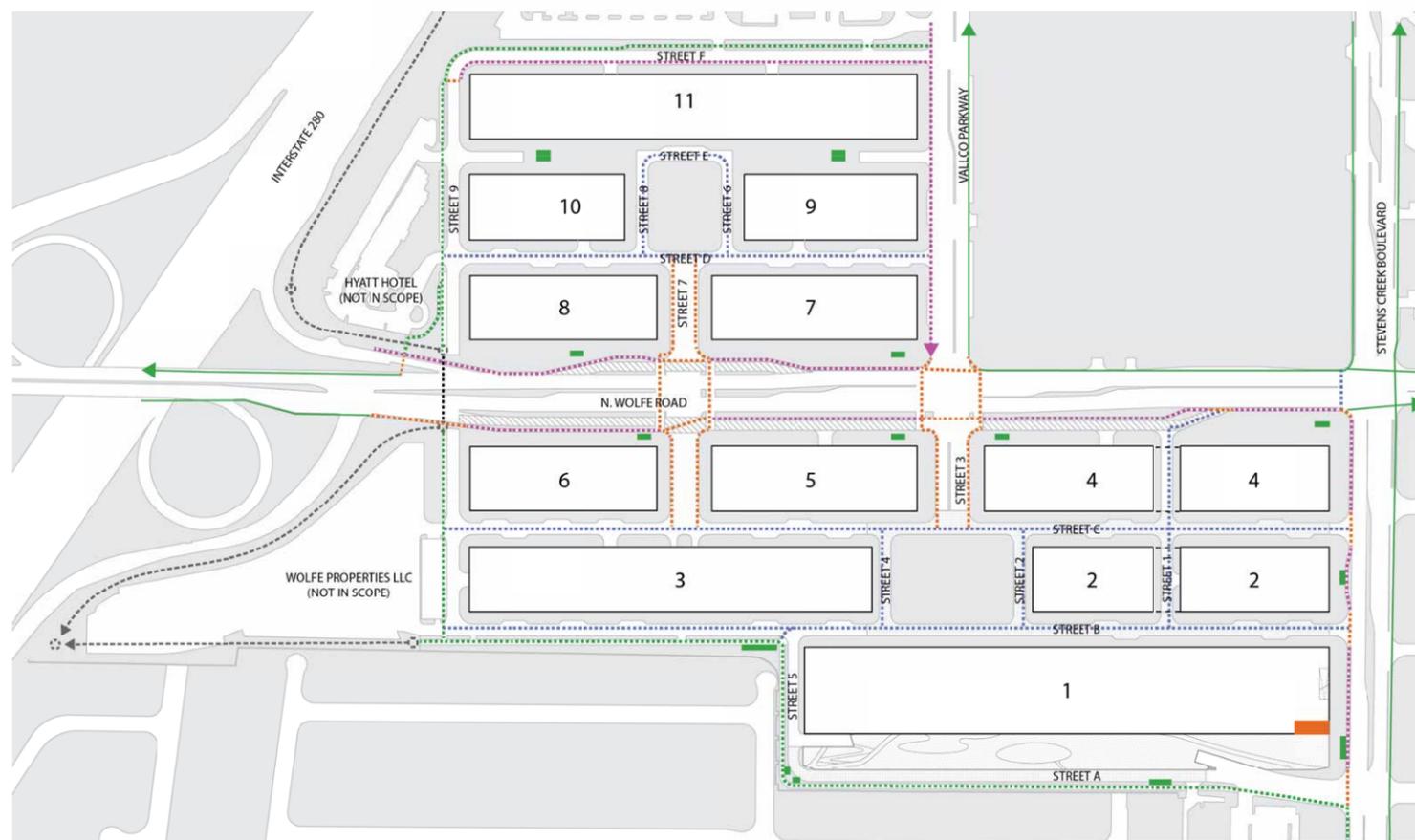
PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408.952.7900

WASTE MANAGEMENT - ORN LITTLE INTERNATIONAL
 516 NORTH BRAND BLVD. STE 710 GLENDALE, CA 91203
 T.626.441.7700



LEGEND
 — EXISTING BIKEWAY

EXISTING BICYCLE 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
- CLASS IV BIKEWAY, PROTECTED LANE
- BICYCLE PARKING FACILITIES (PUBLIC EXTERIOR)
- 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

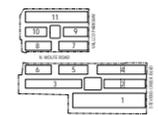
PROPOSED BICYCLE CONNECTIVITY PLAN
 N.T.S. 1

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 01	SB-35 DEVELOPMENT APPLICATION	03/22/2018
REV 02	SB-35 APPLICATION REVISIONS	03/23/2018
REV 03	SB-35 APPLICATION CONFORM SET	04/15/2018



KEY PLAN AND NORTH ARROW
 ARCHITECTS PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

IF THIS DRAWING IS NOT 34"X46" IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.



SCALE: N.T.S.

SITE DIAGRAMS - BICYCLE CIRCULATION

SHEET TITLE

P-0504

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 965 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET E, NEW YORK, NY 10013
 T. 212.634.5865

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408.627.3985

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 150 S. INDEPENDENCE MALL W. SUITE 1122, PHILADELPHIA, PA 19106
 T. 215.460.9000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD. SUITE 200, CAMPBELL, CA 95008
 T. 408.534.0900

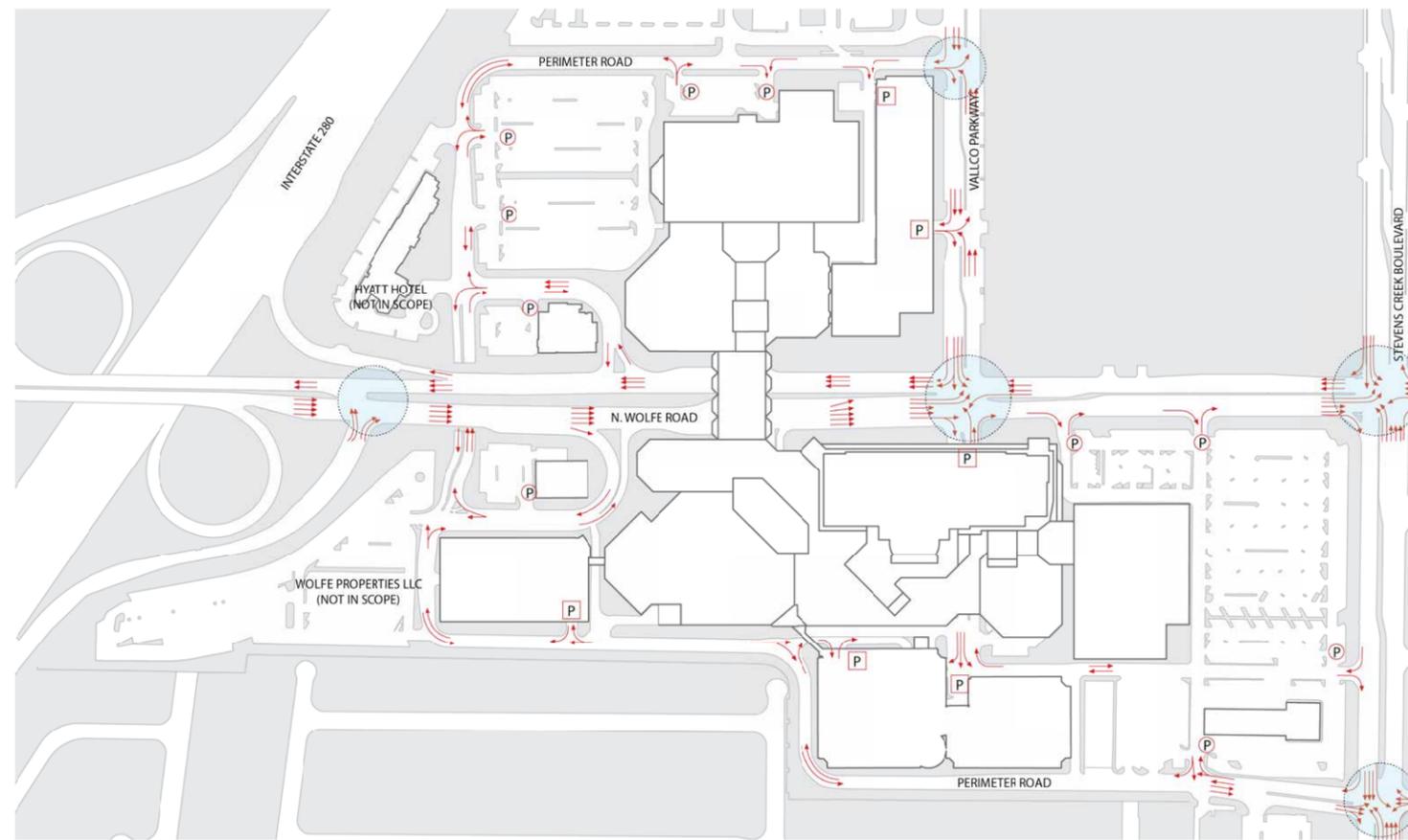
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 540 MESSINA STREET, SUITE 200, SAN FRANCISCO, CA 94105
 T. 415.957.9445

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212.201.5796

SIGNAGE - EXIT
 1417 JFK BLVD. SUITE 1465, PHILADELPHIA, PA 19103
 T. 215.561.1950

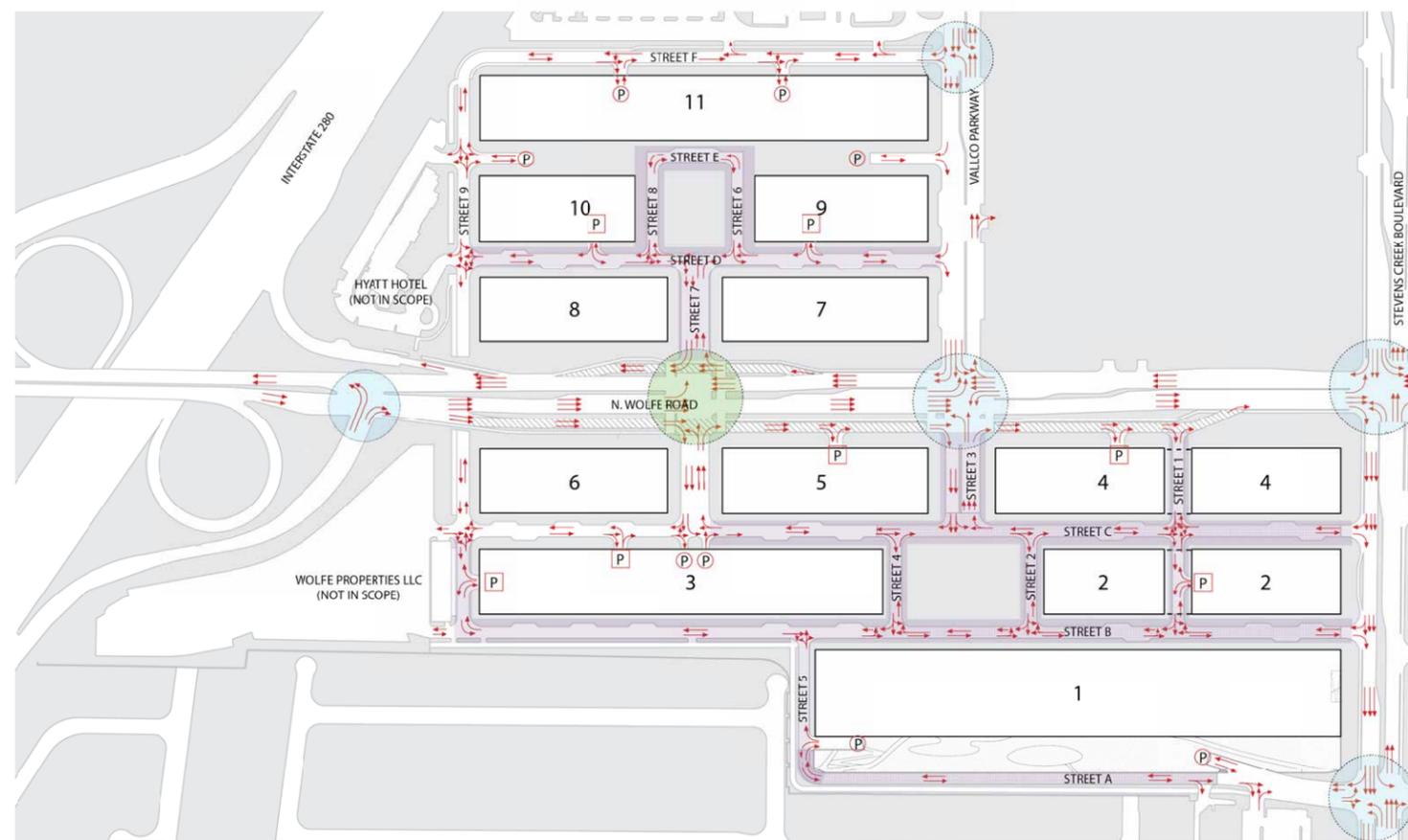
PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408.952.7900

WASTE MANAGEMENT - CDM LITTLE INTERNATIONAL
 550 NORTH BRAND BLVD. STE 710 GLENDALE, CA 91203
 T. 626.441.7700



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

EXISTING VEHICLE ACCESS PLAN
 N.T.S. 2



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

NOTE
 RESTRICTED VEHICLE ACCESS DURING COMMUNITY EVENTS. EMERGENCY VEHICLE AND LOCAL RESIDENT ACCESS WILL REMAIN UNBLOCKED BY ANY STRUCTURES AT ALL TIMES DURING THE CLOSURE.

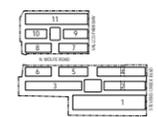
PROPOSED VEHICLE ACCESS PLAN
 N.T.S. 1

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 01	SB-35 DEVELOPMENT APPLICATION	03/22/2018
REV 02	SB-35 APPLICATION REVISIONS	07/27/2018
REV 03	SB-35 APPLICATION REVISIONS	08/22/2018
REV 04	SB-35 APPLICATION COMPOUND SET	09/15/2018



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 - VEHICULAR CIRCULATION

SHEET TITLE

P-0505

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 965 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T. 650.344.1500

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET E, NEW YORK, NY 10013
 T. 212.924.5965

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408.427.3985

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T. 215.480.9000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD. SUITE 200, CAMPBELL, CA 95008
 T. 408.334.0900

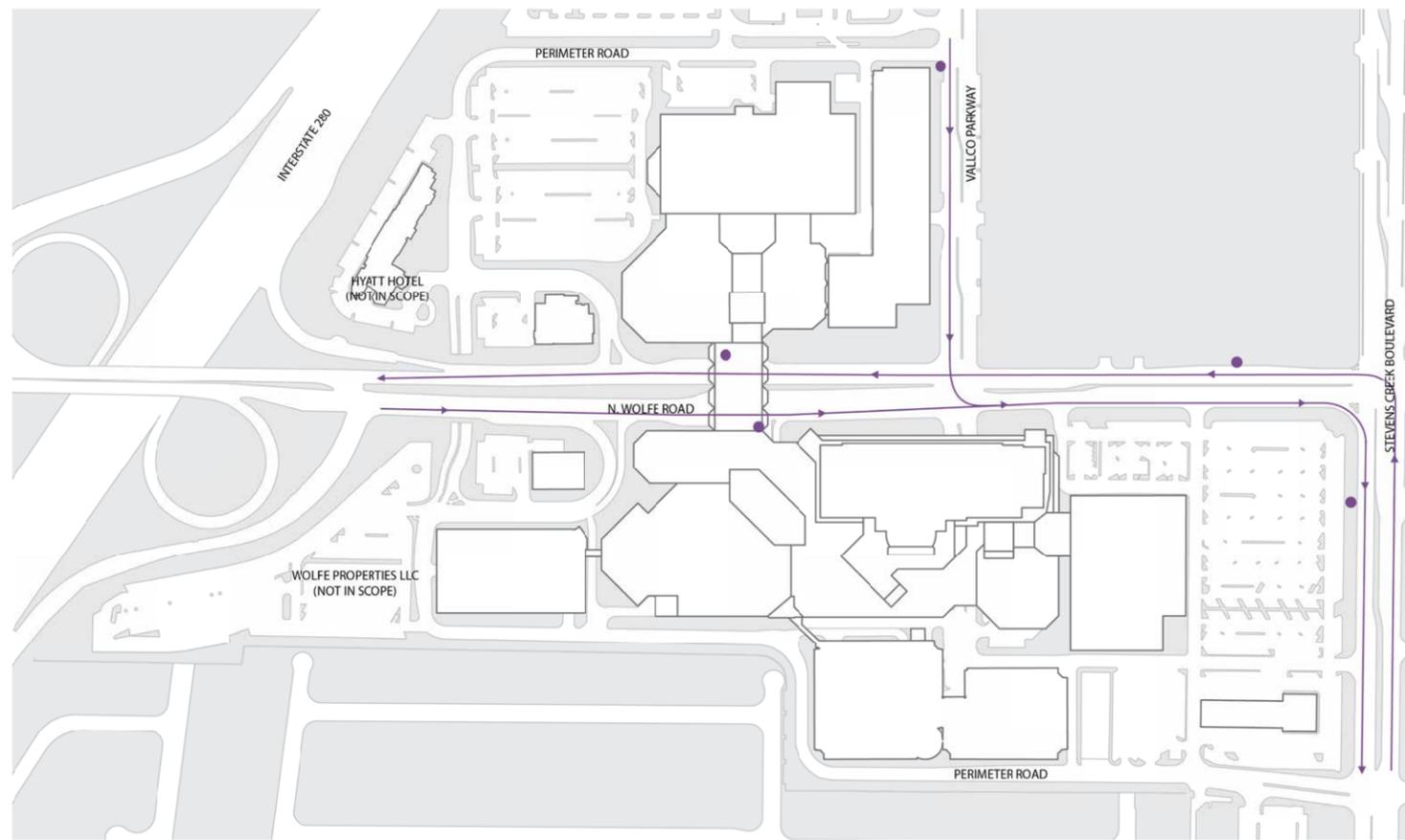
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 540 MESSIAH STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415.957.9465

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212.269.5796

SIGNAGE - EXIT
 1417 JFK BLVD. SUITE 1465, PHILADELPHIA, PA 19103
 T. 215.561.1950

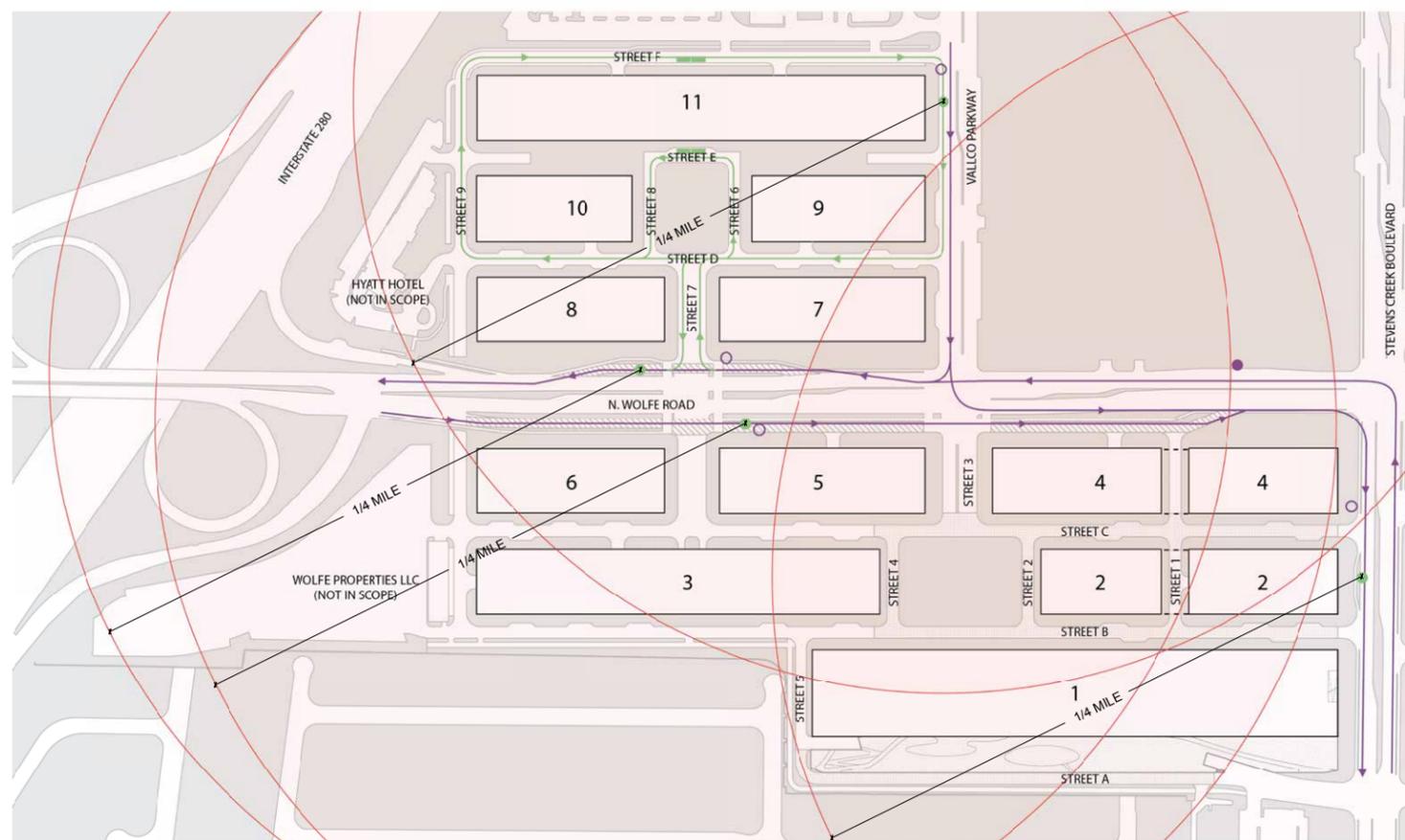
PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T. 408.952.7900

WASTE MANAGEMENT - CDM LITTLE INTERNATIONAL
 530 NORTH BRAND BLVD. STE 710 GLENDALE, CA 91203
 T. 626.441.7700



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
 ○ 1/2 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.

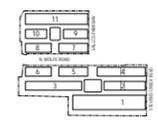
PROPOSED TRANSIT CIRCULATION
 1

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 01	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV 02	SB-35 APPLICATION REVISIONS	07/15/2018
REV 03	SB-35 APPLICATION CONFORM SET	09/15/2018



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 - TRANSIT CIRCULATION

SHEET TITLE

P-0506

VALLCO TOWN CENTER

OWNER: VALLCO PROPERTY OWNER LLC
 965 FRAGE MILL ROAD, PALO ALTO, CA 94304
 T: 650.344.1500

ARCHITECTURE: RAFAEL VINOLY ARCHITECTS
 50 VANDAM STREET 1, NEW YORK, NY 10013
 T: 212.924.5000

ARCHITECTURE: RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T: 408.827.3900

LANDSCAPE ARCHITECTURE: OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19106
 T: 215.480.9000

CIVIL - SANDS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
 1700 S. WINCHESTER BLVD. SUITE 200, CAMPBELL, CA 95008
 T: 408.324.0900

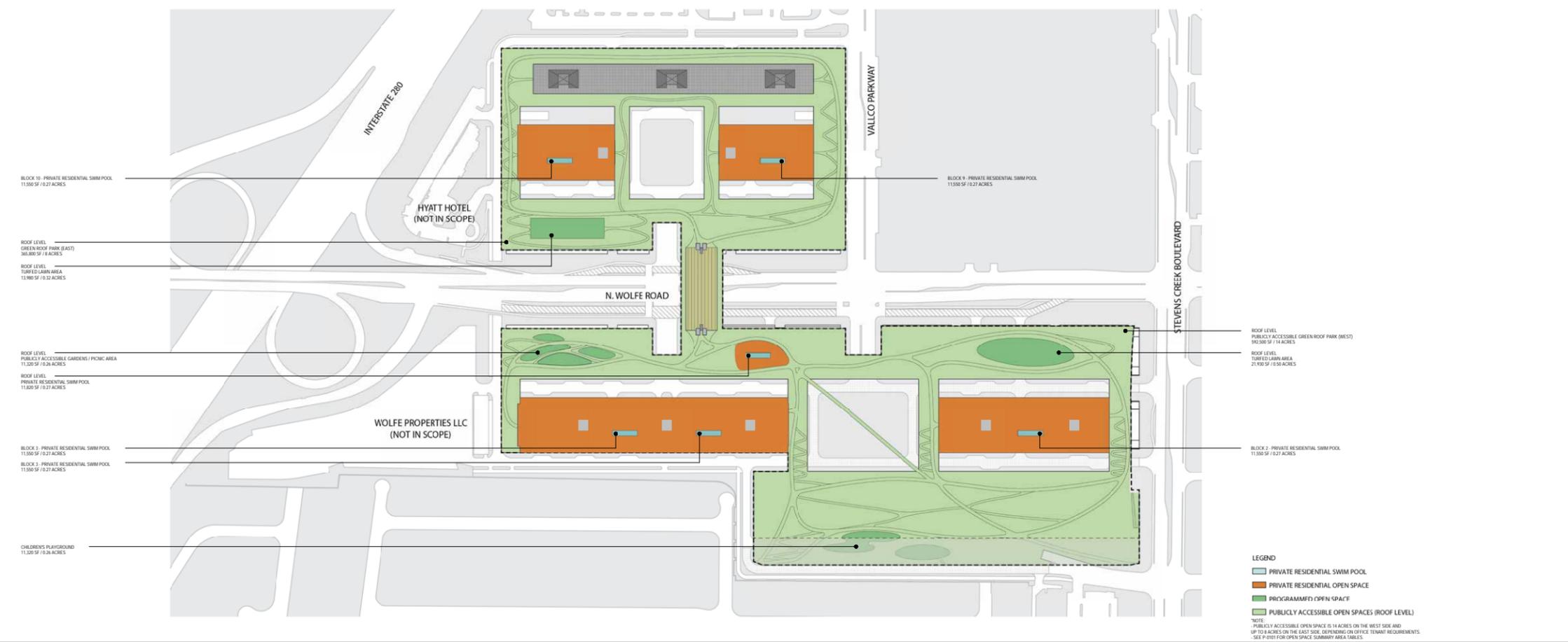
TRANSPORTATION ENGINEERING: ARUP NORTH AMERICA, LTD.
 540 REDWOOD STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T: 415.957.9400

LIGHTING - ONE LUX STUDIO
 158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T: 212.269.5790

SIGNAGE - EXIT
 1017 JFK BLVD. SUITE 1605, PHILADELPHIA, PA 19103
 T: 215.561.1950

PARKING ENGINEERING: WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T: 408.992.7900

WASTE MANAGEMENT: ORN LITTLE INTERNATIONAL
 550 NORTH BRAND BLVD. STE 710 GLENDALE, CA 91203
 T: 626.441.7700



LEGEND

- PRIVATE RESIDENTIAL SWIM POOL
- PRIVATE RESIDENTIAL OPEN SPACE
- PROGRAMMED OPEN SPACE
- PUBLICLY ACCESSIBLE OPEN SPACES (ROOF LEVEL)

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 REQUIREMENTS.
 - SEE P-0101 FOR OPEN SPACE SUMMARY AREA TABLES.

OPEN SPACE DIAGRAM - ROOF LEVEL 2



LEGEND

- TOWN SQUARE OPEN SPACE
- OPEN SPACE AT GRADE
- PEDESTRIAN / BIKE TRAIL

NOTE:
 - SEE P-0101 FOR OPEN SPACE SUMMARY AREA TABLES.

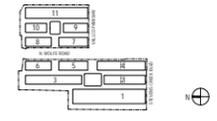
OPEN SPACE DIAGRAM - STREET LEVEL 1

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

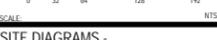
REV	DESCRIPTION	DATE
REV 01	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV 02	SB-35 APPLICATION REVISIONS	03/27/2018
REV 03	SB-35 APPLICATION CONFORM SET	09/15/2018



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.



SITE DIAGRAMS - OPEN SPACE

SHEET TITLE

P-0507

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER, LLC
 505 PAGE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1303

ARCHITECTURE - RAFAEL VINELY ARCHITECTS
 61 WINDHAM STREET, NEW YORK, NY 10013
 T. 212-624-5880

ARCHITECTURE - RAFAEL VINELY ARCHITECTS
 1333 N. WOLFE ROAD, CUPERTINO, CA 95014
 T. 408-527-7390

LANDSCAPE ARCHITECTURE - OLM PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 100, PHILADELPHIA, PA 19103
 T. 215-445-7000

CMV - SANJEEV CIVIL ENGINEERS BUREAU OF PLANNERS, INC.
 110 S. WINDCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-638-2000

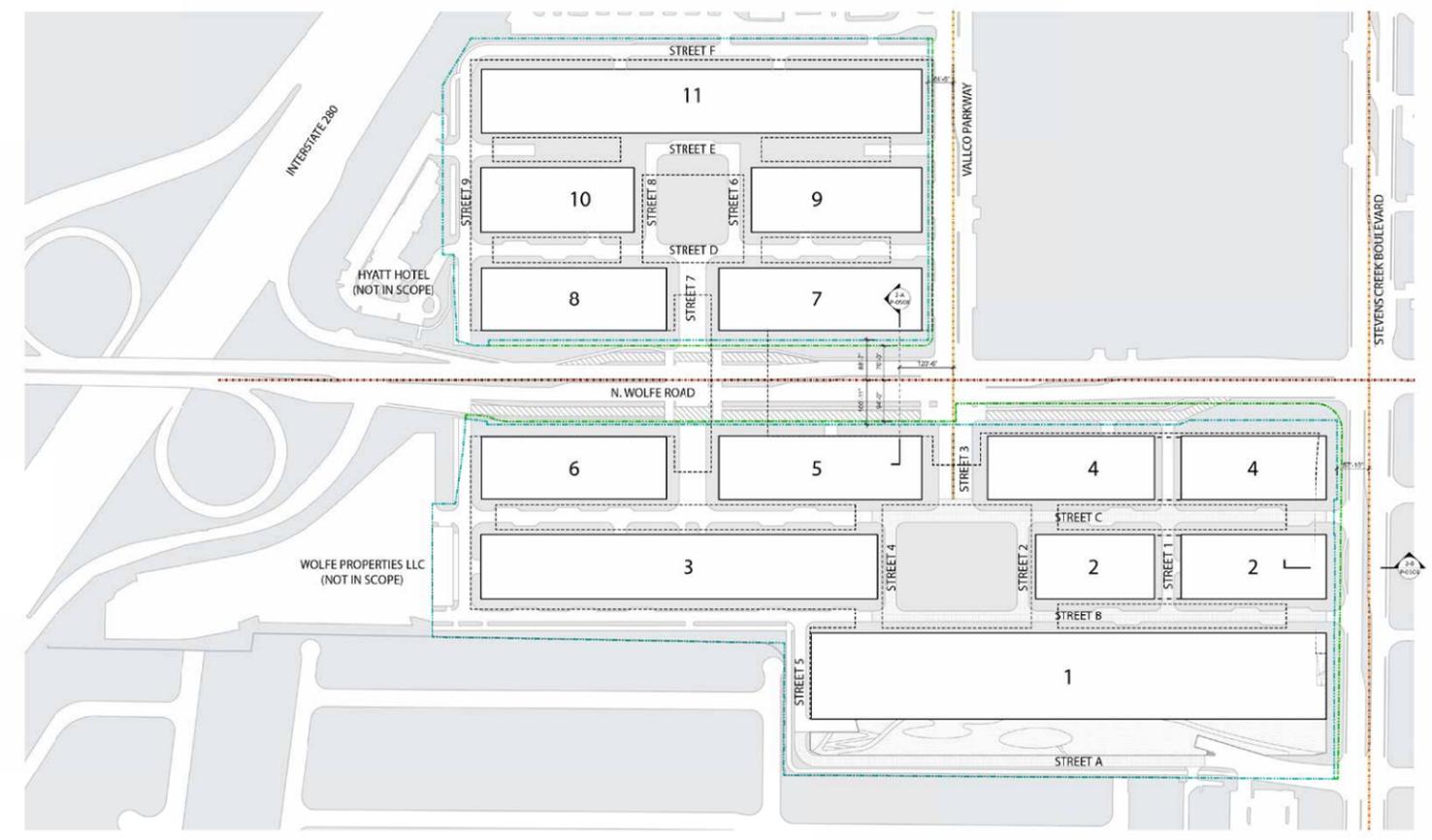
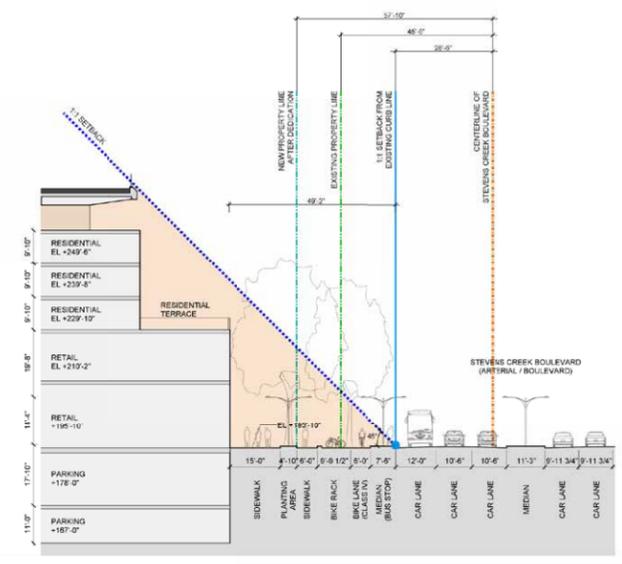
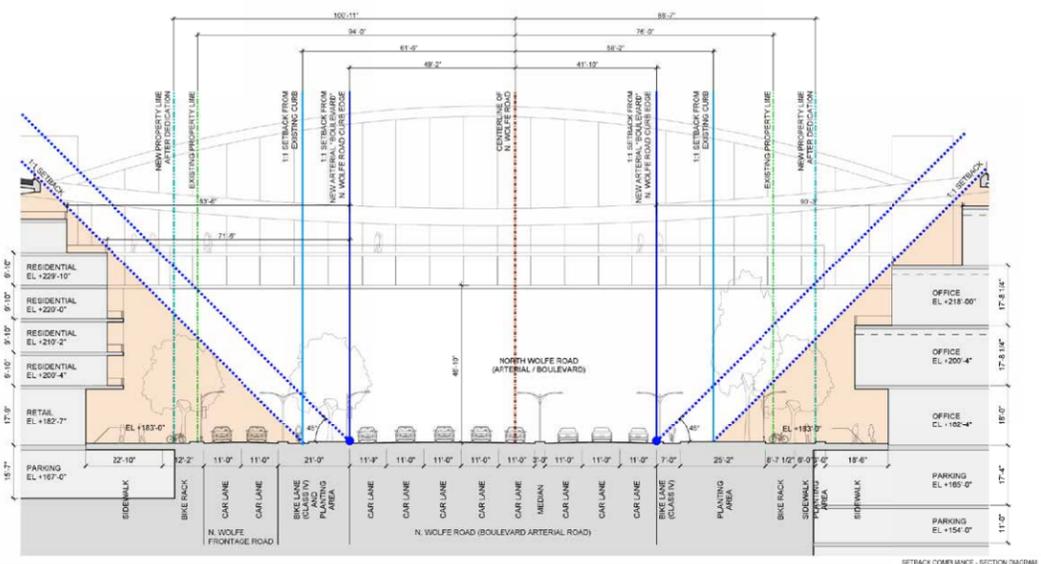
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 300 WISSOHAM STREET, SUITE 700, SAN FRANCISCO, CA 94102
 T. 415-767-9143

LIGHTING - ONE LUX STUDIO
 138 WEST 28TH STREET, 10TH FLOOR, NEW YORK, NY 10001
 T. 212-224-5750

SIGNAGE - EX IT
 1617 JAY BLVD, SUITE 100B, PHILADELPHIA, PA 19103
 T. 215-565-1500

PARKING ENGINEERING - HATRY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-360-7000

WASTE MANAGEMENT - CH2M HILL INTERNATIONAL
 530 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92033
 T. 626-441-7700



- LEGEND
- NEW PROPERTY LINE AFTER DEDICATION
 - EXISTING PROPERTY LINE
 - EXISTING CURB LINE
 - CENTERLINE OF N WOLFE ROAD
 - CENTERLINE OF VALLCO PARKWAY
 - CENTERLINE OF STEVENS CREEK BOULEVARD
 - EDGE OF BUILDING ROOF
 - WOLFE FRONTAGE ROAD

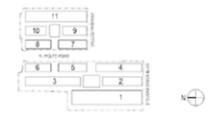
NOTE: N. WOLFE ROAD AND STEVENS CREEK BOULEVARD ARE IDENTIFIED AS ARTERIAL / BOULEVARD STREETS AND REQUIRE A 11' SETBACK PLANE MEASURED FROM THE EXISTING CURB.

NOT FOR CONSTRUCTION

THE ARCHITECT / ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE, OR EXPENSE ARISING FROM OR RELATIVE TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE OR 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 1	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV 2	SB-35 APP. CMT ON REVIEWS	07/10/2018
REV 3	SB-35 APP. CMT ON CONFORM SET	09/15/2018



ARCHITECT'S PROJECT NUMBER: 158611
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION



SITE DIAGRAMS - SETBACK COMPLIANCE

SHEET TITLE:

P-0508

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 855 PAGE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1303

ARCHITECTURE - RUFANEL VINCELY ARCHITECTS
 61 VANDAM STREET, NEW YORK, NY 10013
 T. 212-624-5885

ARCHITECTURE - RUFANEL VINCELY ARCHITECTS
 1333 N. VINEYARD ROAD, CUPERTINO, CA 95014
 T. 408-827-7393

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 1100, PHILADELPHIA, PA 19103
 T. 215-445-0303

CHIEF - DANZON CIVIL ENGINEERS BREVETTES PLANNERS, INC.
 1703 S. WINDHAM STREET, SUITE 200, CAMPBELL, CA 95008
 T. 408-638-2003

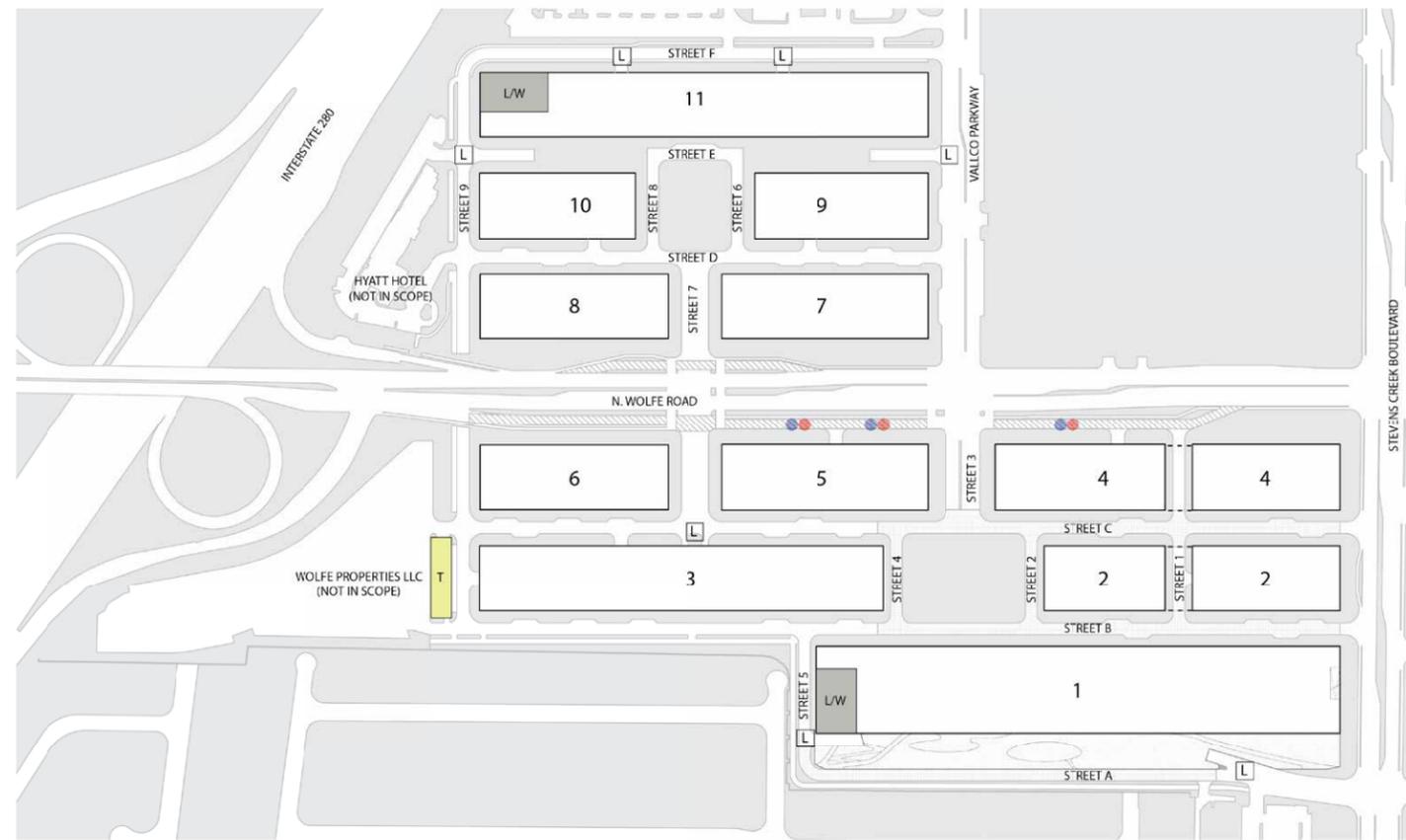
TRANSPORTATION ENGINEERING - JRP NORTH AMERICA LTD.
 505 MISSISSAUGA STREET, SUITE 700, SAN FRANCISCO, CA 94103
 T. 415-767-9143

LIGHTING - ONE LUX STUDIO
 138 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-225-5750

SIGNAGE - EX IT
 1617 JPK BLVD, SUITE 1000, PHILADELPHIA, PA 19103
 T. 215-565-1500

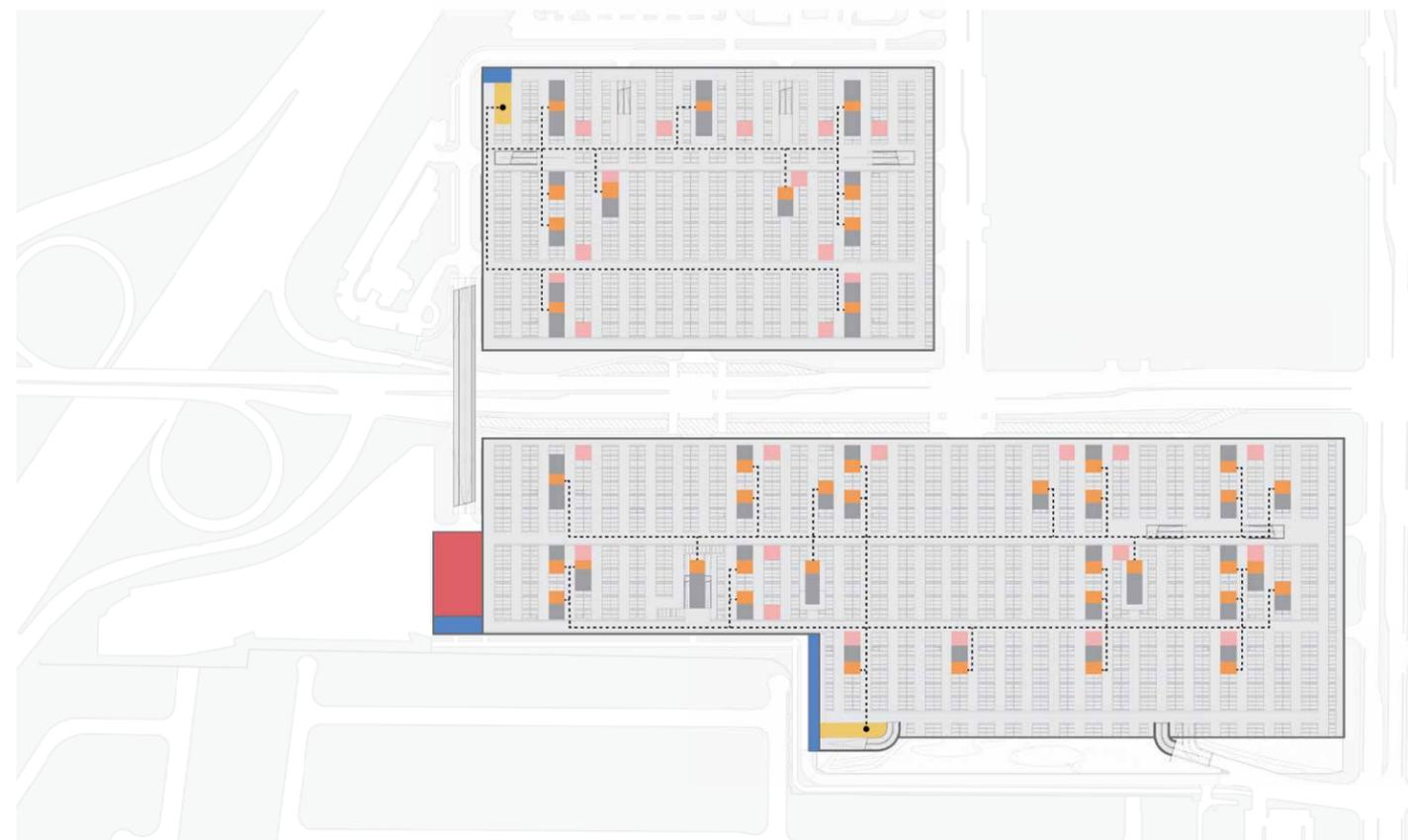
PARKING ENGINEERING - HARTY DESIGN INC
 2096 GATEWAY PLACE, SUITE 100, SAN JOSE, CA 95110
 T. 408-362-7000

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



- LEGEND
- T PLANT / OPTIONAL AUXILIARY FIRE STATION
 - L LOADING ENTRANCE TO BASEMENT
 - L/W CENTRAL WASTE MANAGEMENT CENTER
 - TIME LIMITED LOADING ZONE
 - PUBLIC DROP OFF / PICK UP ZONE

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



- LEGEND
- UTILITY TRUCK ROUTE
 - TRASH COLLECTION ROOMS
 - TIME LIMITED LOADING ZONE
 - BUILDING ELEVATOR / STAIR CORES
 - CENTRAL PLANT
 - WASTE MANAGEMENT COLLECTION STATION
 - CISTERNS (RAIN CAPTURE / GREY WATER)

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

NOT FOR CONSTRUCTION

DESIGNER
 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	03/27/2019
REV# 1	SB-35 APP. CAT ON REVISIONS	07/31/2019
REV# 2	SB-35 APP. CAT ON REVISIONS	08/22/2019
REV# 3	SB-35 APP. CAT ON COMPARISON SET	09/15/2019



KEY PLAN AND NORTH ARROW
 ARCHITECT'S PROJECT NUMBER: 158611
 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 - LOADING & TRASH AREA

SHEET TITLE:

P-0509

SHEET NUMBER

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: 212.624.6585

ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
 1033 N. WOLFE ROAD, CUPERTINO, CA 95014
 T: 408.627.7000

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: 408.626.0800

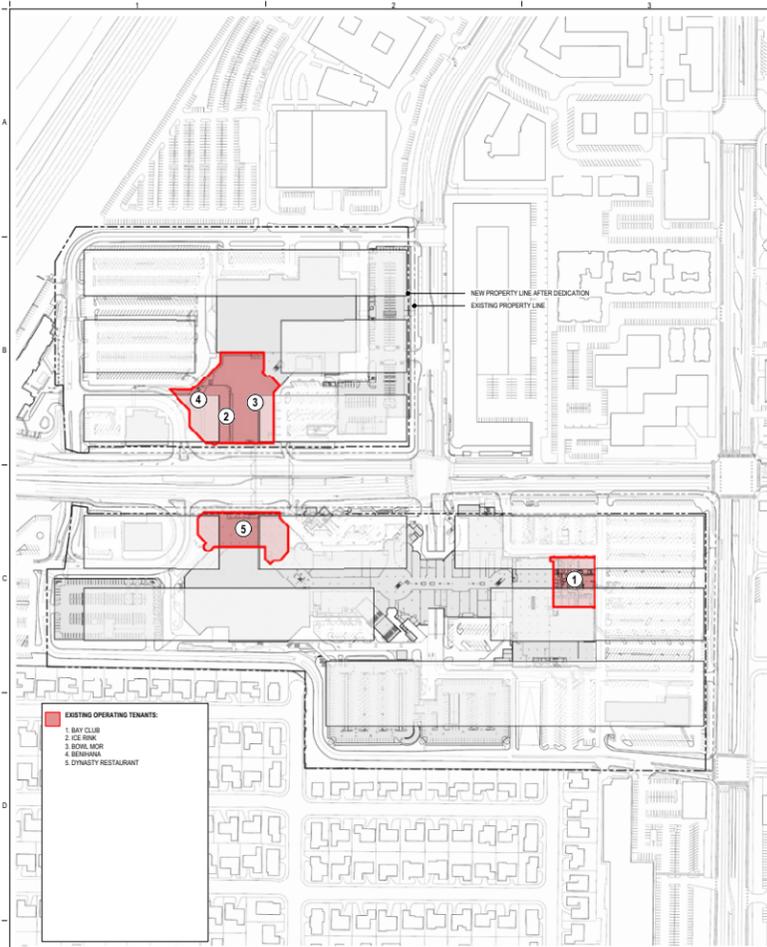
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
 900 MERRIMAN STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T: 415.957.8445

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: 215.561.1950

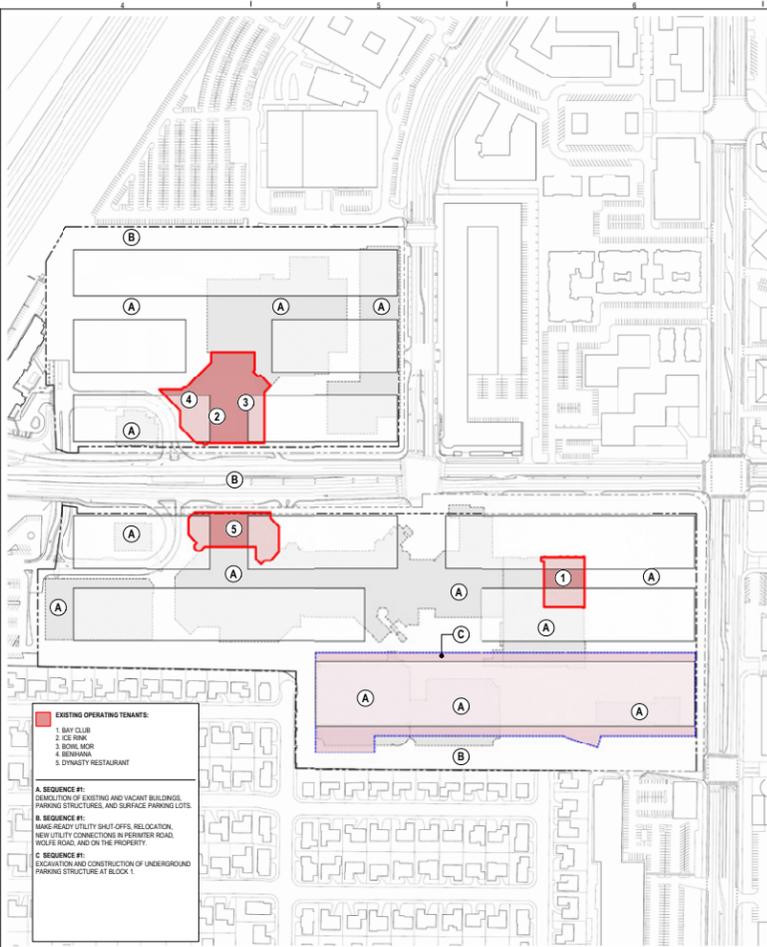
PARKING ENGINEERING - WATRY DESIGN, INC.
 2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
 T: 408.952.7900

WASTE MANAGEMENT - CH2M HILL INTERNATIONAL
 550 NORTH BRAND BLVD. STE 710 GLENDALE, CA 92103
 T: 626.441.7700



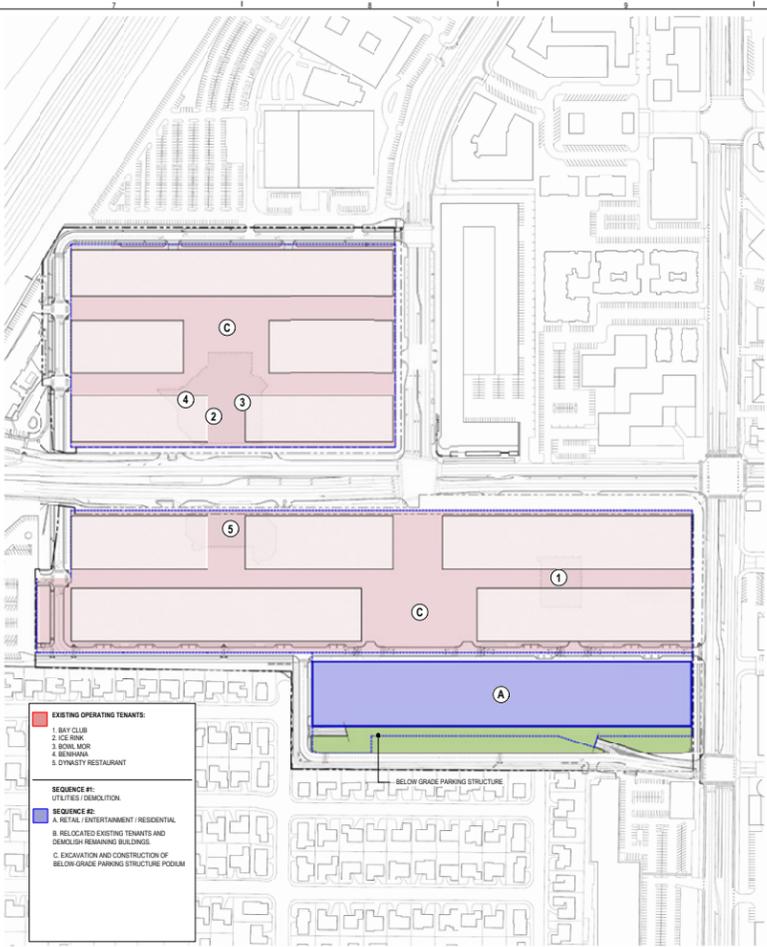
- EXISTING OPERATING TENANTS:**
- 1. BAY CLUB
 - 2. ICE RINK
 - 3. BONG MOP
 - 4. BENDAWA
 - 5. CONNERY RESTAURANT

EXISTING SITE PLAN WITH OPERATING TENANTS NTS 1



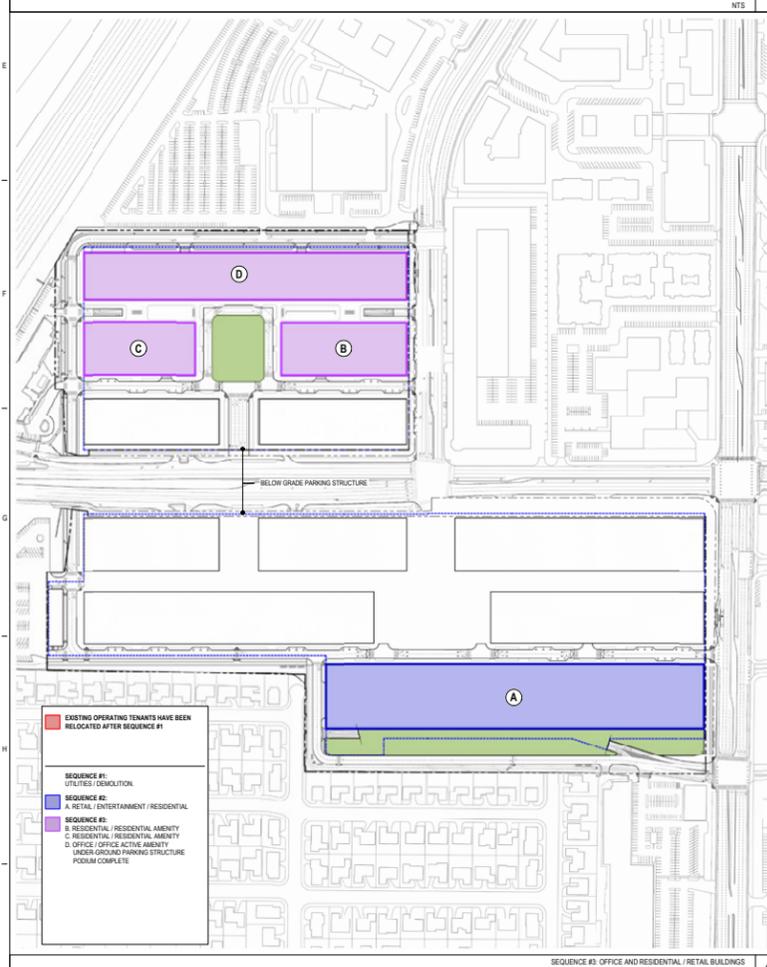
- EXISTING OPERATING TENANTS:**
- 1. BAY CLUB
 - 2. ICE RINK
 - 3. BONG MOP
 - 4. BENDAWA
 - 5. CONNERY RESTAURANT
- SEQUENCE #1:**
 DEMOLITION OF EXISTING AND VACANT BUILDINGS, PARKING STRUCTURES, AND SURFACE PARKING LOTS.
- SEQUENCE #2:**
 MAKE-READY UTILITY SHUT-OFFS, RELOCATION, NEW UTILITY CONNECTIONS IN PERIMETER ROAD, WOLFE ROAD, AND ON THE PROPERTY.
- SEQUENCE #3:**
 EXCAVATION AND CONSTRUCTION OF UNDERGROUND PARKING STRUCTURE AT BLOCK 1.

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



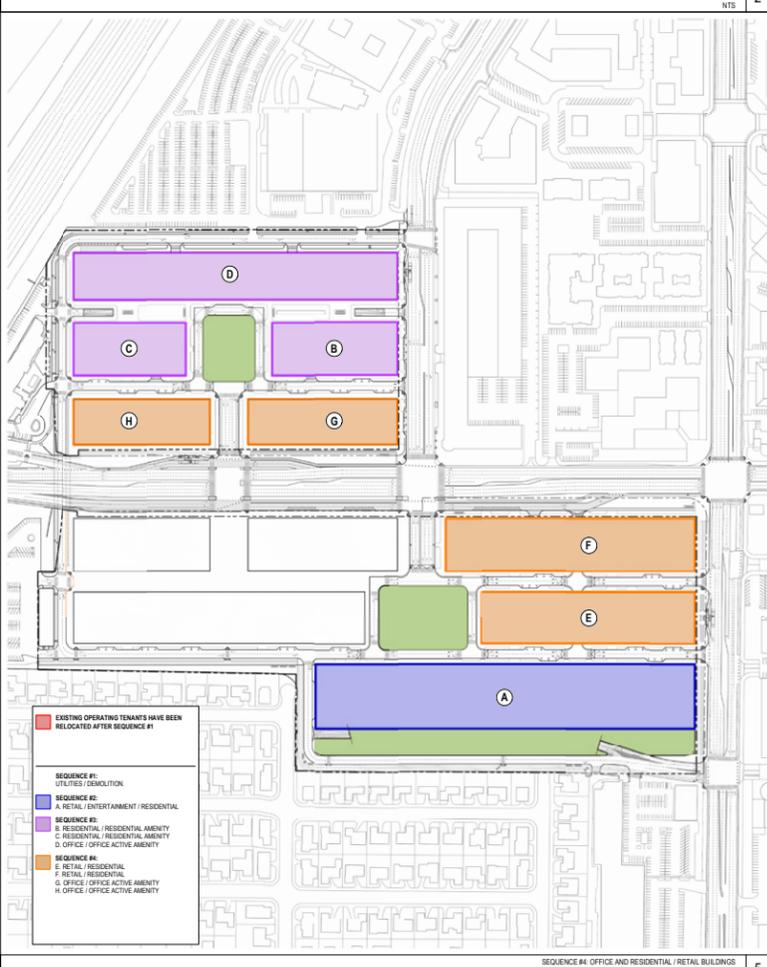
- EXISTING OPERATING TENANTS:**
- 1. BAY CLUB
 - 2. ICE RINK
 - 3. BONG MOP
 - 4. BENDAWA
 - 5. CONNERY RESTAURANT
- SEQUENCE #1:**
 UTILITIES / DEMOLITION
- SEQUENCE #2:**
 A. RETAIL / ENTERTAINMENT / RESIDENTIAL
 B. RELOCATED EXISTING TENANTS AND DEMOLISH REMAINING BUILDINGS
 C. EXCAVATION AND CONSTRUCTION OF BELOW GRADE PARKING STRUCTURE PODIUM

SEQUENCE #2: RETAIL / RESIDENTIAL BLOCK 1 NTS 3



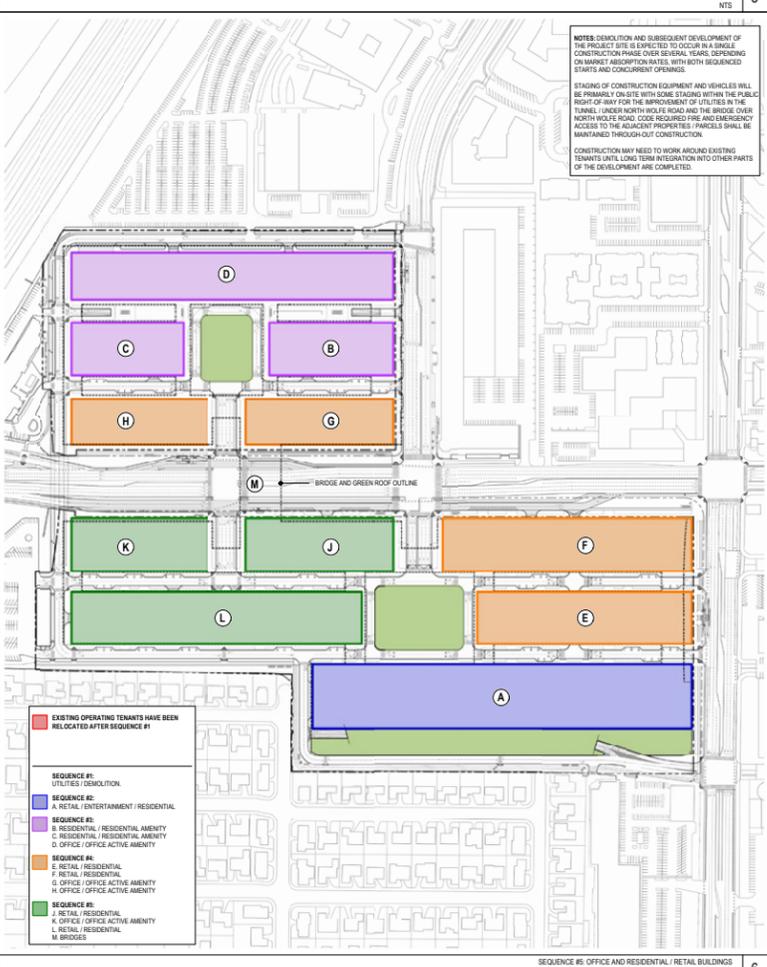
- EXISTING OPERATING TENANTS HAVE BEEN RELOCATED AFTER SEQUENCE #1**
- SEQUENCE #1:**
 UTILITIES / DEMOLITION
- SEQUENCE #2:**
 A. RETAIL / ENTERTAINMENT / RESIDENTIAL
- SEQUENCE #3:**
 B. RESIDENTIAL / RESIDENTIAL AMENITY
 C. RESIDENTIAL / RESIDENTIAL AMENITY
 D. OFFICE / OFFICE ACTIVE AMENITY
 UNDERGROUND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

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. RETAIL / RESIDENTIAL
 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 AND EMERGENCY ACCESS TO THE ADJACENT PROPERTIES / PARCELS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

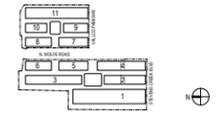
CONSTRUCTION MAY NEED TO WORK AROUND EXISTING TENANTS UNTIL LONG TERM INTEGRATION INTO OTHER PARTS OF THE DEVELOPMENT ARE COMPLETED.

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 1	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV 2	SB-35 DEVELOPMENT REVISIONS	07/23/2018



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.



SITE DIAGRAMS - CONSTRUCTION SEQUENCES

SHEET TITLE

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER, LLC
 855 PAGE HILL ROAD, PALO ALTO, CA 94304
 T. 650-344-1303

ARCHITECTURE - RUFANEL VINCKY ARCHITECTS
 61 VANDAM STREET, NEW YORK, NY 10013
 T. 212-624-5885

ARCHITECTURE - RUFANEL VINCKY ARCHITECTS
 1333 N. WOLFE ROAD, CUMMERTON, CA 95714
 T. 438-827-7393

LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
 190 S. INDEPENDENCE AVENUE, SUITE 1100, PHILADELPHIA, PA 19103
 T. 215-445-0303

CHAIR - DANISE CIVIL ENGINEERS BREVITY CONSULTANTS, INC.
 1703 S. WINDCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
 T. 408-638-2002

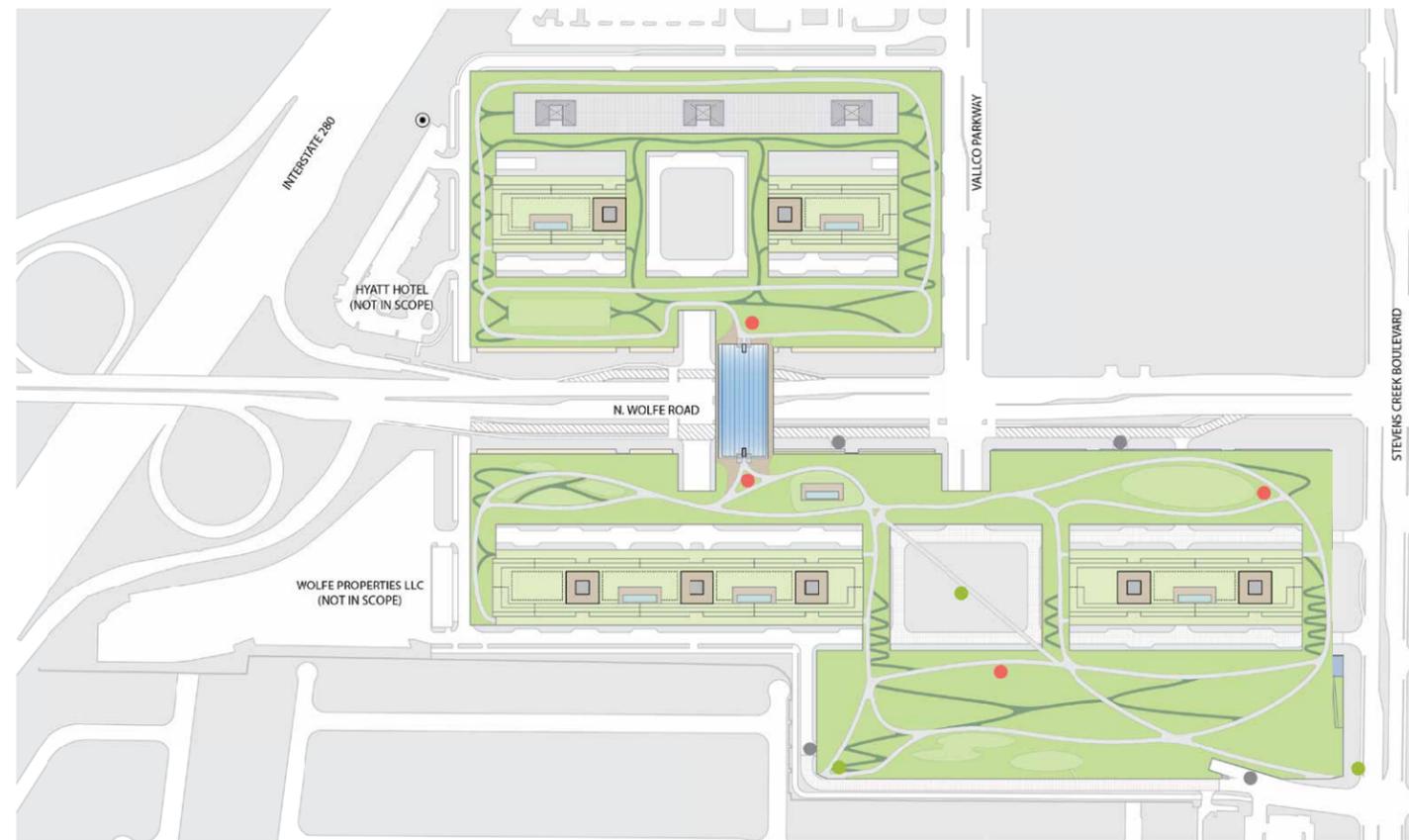
TRANSPORTATION ENGINEERING - JRP/NORTH AMERICA, LTD.
 505 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105
 T. 415-767-9443

LIGHTING - ONE LUX STUDIO
 138 WEST 20TH STREET, 10TH FLOOR, NEW YORK, NY 10011
 T. 212-224-5752

SIGNAGE - EX IT
 1817 JPK BLVD, SUITE 1808, PHILADELPHIA, PA 19103
 T. 215-585-1500

PARKING ENGINEERING - HARTY DESIGN INC
 209 GATEWAY PLACE, SUITE 500, SAN JOSE, CA 95110
 T. 408-362-7000

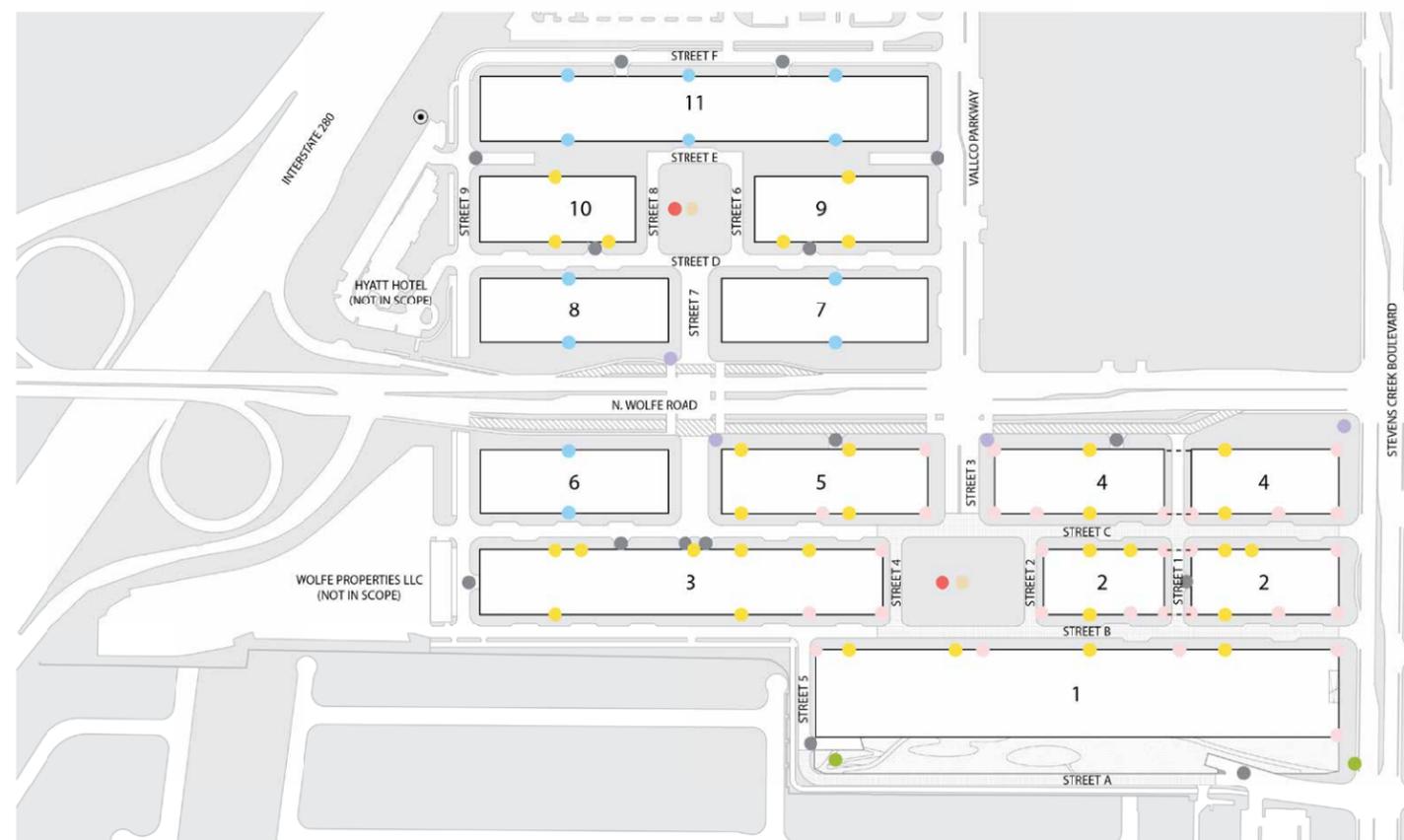
WASTE MANAGEMENT - GRU/LITTLE INTERNATIONAL
 533 NORTH BRAND BLVD, STE 710 GLENDALE, CA 91203
 T. 626-441-7700



LEGEND

- EXISTING HIGHWAY SIGN TO BE RE-FACED WITH NEW LOGO
 - COMMEMORATIVE VALLCO PLAQUE
 - VALLCO GATEWAY SIGNAGE
 - ROOF GATEWAY SIGNAGE (TRAIL HEAD)
 - PUBLIC ART
 - RETAIL ENTRY
 - RESIDENTIAL ENTRY
 - OFFICE ENTRY
 - PARKING ENTRY
- NOTE:
 * PRELIMINARY PUBLIC ART LOCATIONS SUBJECT TO CHANGE

SB-35 KEY MAP - GREEN ROOF LEVEL
 N.T.S. 2



LEGEND

- EXISTING HIGHWAY SIGN TO BE RE-FACED WITH NEW LOGO
 - COMMEMORATIVE VALLCO PLAQUE
 - VALLCO GATEWAY SIGNAGE
 - ROOF GATEWAY SIGNAGE (TRAIL HEAD)
 - PUBLIC ART
 - RETAIL ENTRY
 - RESIDENTIAL ENTRY
 - OFFICE ENTRY
 - PARKING ENTRY
- NOTE:
 * PROJECT SIGNAGE WILL COMPLY WITH ALL CITY REQUIREMENTS
 * PROPOSED MASTER SIGNAGE PROGRAM PLAN TO BE SUBSEQUENTLY SUBMITTED FOR CITY REVIEW AND APPROVAL
 * PRELIMINARY PUBLIC ART LOCATIONS SUBJECT TO CHANGE
 * SIGN TYPES & SIZES ARE ILLUSTRATIVE AND WILL VARY WITH TENANT USER FACTORS

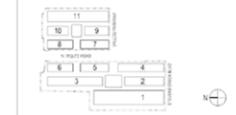
SB-35 KEY MAP - STREET LEVEL
 N.T.S. 1

NOT FOR CONSTRUCTION

DESIGNER
 THE ARCHITECT/ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY LIABILITY, LOSS, COST, DAMAGE, OR EXPENSE ARISING FROM OR RELATIVE TO ANY USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN ITS INTENDED PURPOSE OR THE 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 01	SB-35 APPL. CAT. ON REVISIONS	07/21/2018
REV 02	SB-35 APPL. CAT. ON DRAWING REV.	09/15/2018



ARCHITECT'S PROJECT NUMBER: 158611

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 - ENTRY AND GATEWAY SIGNAGE AND ART PROGRAM

SHEET TITLE:

P-0511

SHEET NUMBER

© 2018 RUFANEL VINCKY ARCHITECTS P.C.