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ARCHITECTURE - RAFAEL VINOLY ARCHITECTS
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LANDSCAPE ARCHITECTURE - OLIN PARTNERSHIP LTD.
150 S. INDEPENDENCE MALL W. SUITE 1123, PHILADELPHIA, PA 19108
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CIVIL - SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS, INC.
1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
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TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
590 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105
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LIGHTING - ONE LUX STUDIO
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
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SIGNAGE - EXIT
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PARKING ENGINEERING - HATRY DESIGN, INC.
2099 GATEWAY PLACE, SUITE 550, SAN JOSE, CA 95110
T. 408.392.7900

PLANT MANAGEMENT - CONLITTLE INTERNATIONAL
335 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92103
T. 626.441.7700

GROUND LEVEL PLANT SCHEDULE
VALLCO HILLS LANDSCAPE SPECIES FACTORS (BASED ON WUCOLS NORTH CENTRAL COASTAL REGION 1)

STREET TREES	Botanical	Common	Box	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	Ks FACTOR	
QUE FOR	Quercus frainetto `Forest Green`	Forest Green Oak	48" Box	18	L		0.1-0.3
ULM BOS	Ulmus parvifolia `Bosque`	Bosque Elm	60" box	107	L		0.1-0.3

TREES	Botanical	Common	Box	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	Ks FACTOR	
ACBU-36	Acer buergerianum	Trident Maple	36" Box	2	M		0.4-0.6
ACE BUE	Acer buergerianum	Trident Maple	60" box	20	M		0.4-0.6
AR GL	Arctostaphylos glauca	Manzanita Big Berry	24" Box	3	L		0.1-0.3
CEDF	Cedrus atlantica `Glauca Fastiga`	Atlas Cedar	36" Box	1	M		0.4-0.6
CED GLA	Cedrus atlantica `Glauca`	Blue Atlas Cedar	36" Box	2	M		0.4-0.6
CED DE2	Cedrus deodara	Deodar Cedar	36" Box	42	L		0.1-0.3
PAPA-36	Parrotia persica	Persian Parrotia	36" Box	3	M		0.4-0.6
PAR PAR	Parrotia persica	Persian Parrotia	48" Box	20	M		0.4-0.6
PIN TOR	Pinus torreyana	Torrey Pine	48" Box	2	L		0.1-0.3
PLA CO3	Platanus x acerifolia `Columbia`	London Plane Tree	60" box	82	M		0.4-0.6
PLA ROB	Platanus x acerifolia `Roberts`	London Plane Tree	60" box	86	M		0.4-0.6
PLA RO3	Platanus x acerifolia `Roberts`	London Plane Tree	72" Box	46	M		0.4-0.6
QUBU-48	Quercus buckleyi	Buckley Oak	48" Box	1	M		0.4-0.6
QUE BUC	Quercus buckleyi	Buckley Oak	60" box	8	M		0.4-0.6
QU BU	Quercus buckleyi	Buckley Oak	36" Box	1	M		0.4-0.6
QUCA-42	Quercus castaneifolia	Chestnut Leaf Oak	42" box	7	M		0.4-0.6
QUEN-24	Quercus englemannii	Engelmann Oak	24" Box	3	L		0.1-0.3
QUE FOR	Quercus frainetto `Forest Green`	Forest Green Oak	48" Box	12	L		0.1-0.3
QURU-36	Quercus rugosa	Netleaf Oak	36" Box	1	M		0.4-0.6
QUE SUB	Quercus suber	Cork Oak	60" box	32	L		0.1-0.3
QUTO-48	Quercus tomentella	Island Live Oak	48" Box	4	L		0.1-0.3
QUE CAT	Quercus virginiana `Cathedral`	Cathedral Live Oak	60" box	73	M		0.4-0.6
QUVI-42	Quercus virginiana `Cathedral`	Southern Live Oak	42" box	1	M		0.4-0.6
ULM BOS	Ulmus parvifolia `Bosque`	Bosque Elm	60" box	55	L		0.1-0.3

FLOWERING TREES	Botanical	Common	Box	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	Ks FACTOR	
ARB MA2	Arbutus marina	Marina Madrone	7'-8" Ht	18	L		0.1-0.3
CEOC	Cercis occidentalis	Western Redbud	36" Box	6	VL		>0.1
LAG IND	Lagerstroemia indica	Crape Myrtle	30" box	9	L		0.1-0.3
CHTA-36	x Chitalpa tashkentensis	Chitalpa	36" Box	1	L		0.1-0.3
CHTA	x Chitalpa tashkentensis	Chitalpa	48" Box	19	L		0.1-0.3

SHRUBS	Symbol	Botanical	Common	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	Ks FACTOR	
	GG	TBD		1379	5 gal.		L
	GG2	TBD		662	15 gal.		L

TURF (SOD)	Botanical	Common	Area	WUCOLS WATER		SPECIES
				CLASSIFICATION	Ks FACTOR	
			8,376 S.F.			H

GROUND COVER	Symbol	Botanical	Common	Area	Size	Spacing
	GC2	GRASSES & PERENNIALS		57,781 S.F. 1 gal.		18" O.C.

SEED *	Symbol	Botanical	Common	Area	Size	Spacing

*Plant Plugs in 70% of specified area at 12" O.C. 100% of specified areas seeded.

ROOF LEVEL PLANT SCHEDULE
VALLCO HILLS LANDSCAPE SPECIES FACTORS (BASED ON WUCOLS NORTH CENTRAL COASTAL REGION 1)

STREET TREES	Botanical	Common	Box	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	FACTOR	
AR HM	Arctostaphylos densiflora `Howard McMinn`	Howard McMinn Manzanita	30" box	5	L		0.1-0.3
AR GL	Arctostaphylos glauca	Manzanita Big Berry	24" Box	8	M		0.4-0.6
ARMA 48	Arctostaphylos manzanita	Manzanita	48" Box	5	VL		>0.1
CEDF	Cedrus atlantica `Glauca Fastiga`	Atlas Cedar	36" Box	13	M		0.4-0.6
CED GLA	Cedrus atlantica `Glauca`	Blue Atlas Cedar	36" Box	20	M		0.4-0.6
CED DE2	Cedrus deodara	Deodar Cedar	36" Box	25	L		0.1-0.3
OLE EUR	Olea europaea	European Olive	60" box	14	VL		>0.1
PAPA-36	Parrotia persica	Persian Parrotia	36" Box	14	M		0.4-0.6
PIN TOR	Pinus torreyana	Torrey Pine	48" Box	7	L		0.1-0.3
PLA CO2	Platanus x acerifolia `Columbia`	London Plane Tree	48" Box	2	M		0.4-0.6
PLRO	Platanus x acerifolia Roberts	London Plane Tree	36" Box	4	M		0.4-0.6
PRIL	Prunus ilicifolia lyonii	Catalina Cherry	24" Box	17	L		0.1-0.3
QUE AGR	Quercus agrifolia	Coast Live Oak	7'-8" Ht	5	L		0.1-0.3
QUE AGM	Quercus agrifolia	Coast Live Oak Multi-Trunk	24" Box	4	L		0.1-0.3
QUBE	Quercus berberidifolia	Scrub Oak	24" Box	12	VL		>0.1
QU BU	Quercus buckleyi	Buckley Oak	36" Box	13	M		0.4-0.6
QUBU-48	Quercus buckleyi	Buckley Oak	48" Box	12	M		0.4-0.6
QUE CA2	Quercus castaneifolia	Chestnut Leaf Oak	24" Box	5	M		0.4-0.6
QUCA-42	Quercus castaneifolia	Chestnut Leaf Oak	42" box	17	M		0.4-0.6
QUDU	Quercus dumosa	Coastal Shrub Oak	15 gal.	13	VL		>0.1
QUEN-24	Quercus englemannii	Engelmann Oak	24" Box	15	L		0.1-0.3
QUEN-48	Quercus englemannii	Engelmann Oak	48" Box	2	L		0.1-0.3
QUKE-24	Quercus kelloggii	California Black Oak	24" Box	2	L		0.1-0.3
QURU-36	Quercus rugosa	Netleaf Oak	36" Box	11	M		0.4-0.6
QUTO-36	Quercus tomentella	Island Live Oak	36" Box	2	L		0.1-0.3
QUTO-48	Quercus tomentella	Island Live Oak	48" Box	24	L		0.1-0.3
QUTR-42	Quercus trojana	Macedonian Oak	42" box	4	?		0.1-0.3
QUTU	Quercus turbinella	Sonoran Scrub Oak	15 gal.	4	L		0.1-0.3
QUVC-72	Quercus virginiana `Cathedral`	Cathedral Live Oak	72" Box	4	M		0.4-0.6
QUVI-42	Quercus virginiana `Cathedral`	Southern Live Oak	42" box	9	M		0.4-0.6
QUWI-15	Quercus wislizenii x agrifolia	Interior Live Oak	15 gal.	5	VL		>0.1

FLOWERING TREES	Botanical	Common	Size	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	FACTOR	
AES CAL	Aesculus californica	California Buckeye	7'-8" Ht	37	VL		>0.1
ARB MA3	Arbutus marina	Marina Madrone	7'-8" Ht	22	L		0.1-0.3
CEOC	Cercis occidentalis	Western Redbud	36" Box	16	VL		>0.1
PR AR	Prunus armeniaca	Apricot	24" Box	1	L		0.1-0.3
PR VO	Prunus avium	Sweet Cherry	24" Box	11	L		0.1-0.3
PR LA	Prunus avium `Lapins`	Lapins Cherry	24" Box	46	L		0.1-0.3
CHTA-36	x Chitalpa tashkentensis	Chitalpa	36" Box	3	L		0.1-0.3

SHRUBS	Botanical	Common	Symbol	Quantity	WUCOLS WATER		SPECIES
					CLASSIFICATION	FACTOR	
	TBD			696	15 gal.		L
	TBD			2779	5 gal.		L

TURF (SOD)	Botanical	Common	Area	WUCOLS WATER		SPECIES
				CLASSIFICATION	FACTOR	
			43,465 S.F.			H

PLANT PLUGS*	Botanical	Common	Quantity	Size	Spacing

SEED*	Botanical	Common	Area	Size

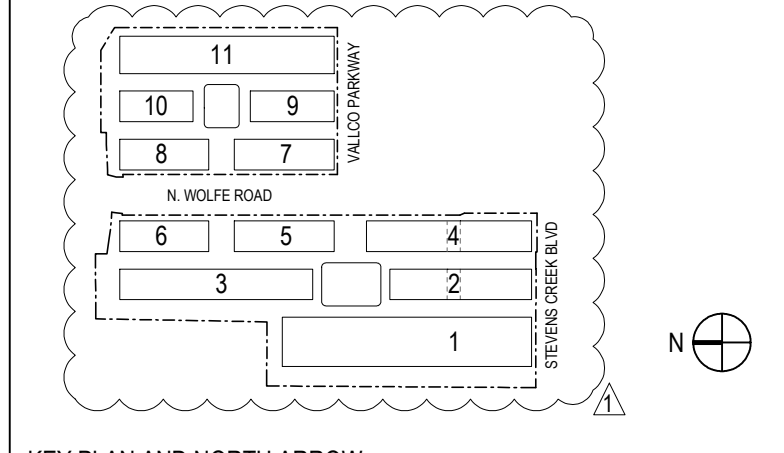
* Based on 100% of landscape square footage 1,167,612 S.F. - Turf square footage 243,441 S. F. ; Plant Plugs calculated at approx. 10%-12% of total area.

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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV 01	SB-35 DEVELOPMENT APPLICATION	07/31/2018



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 NTS
PLANTING SCHEDULE

SHEET TITLE

P-0607B

SHEET NUMBER
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VALLCO TOWN CENTER

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LIGHTING - ONE LUX STUDIO
158 WEST 29TH STREET, 10TH FLOOR, NEW YORK, NY 10001
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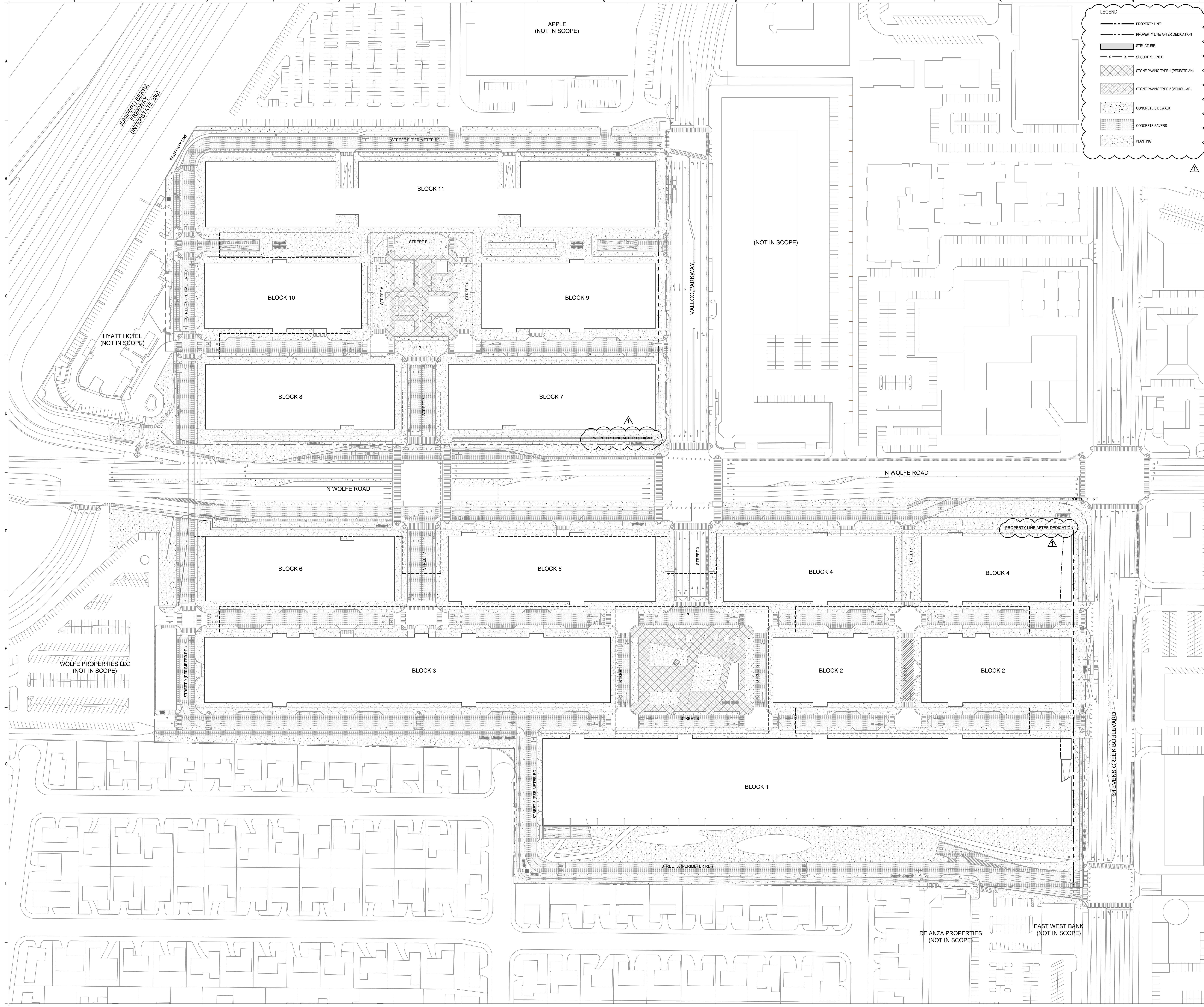
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PARKING ENGINEERING - WATRY DESIGN, INC.
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WASTE MANAGEMENT - CMI-LITTLE INTERNATIONAL
535 NORTH BRAND BLVD, STE 710 GLENDALE, CA 92103
T. 625-441-7700

LEGEND

- PROPERTY LINE
- PROPERTY LINE AFTER DEDICATION
- STRUCTURE
- SECURITY FENCE
- STONE PAVING TYPE 1 (PEDESTRIAN)
- STONE PAVING TYPE 2 (VEHICULAR)
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- PLANTING

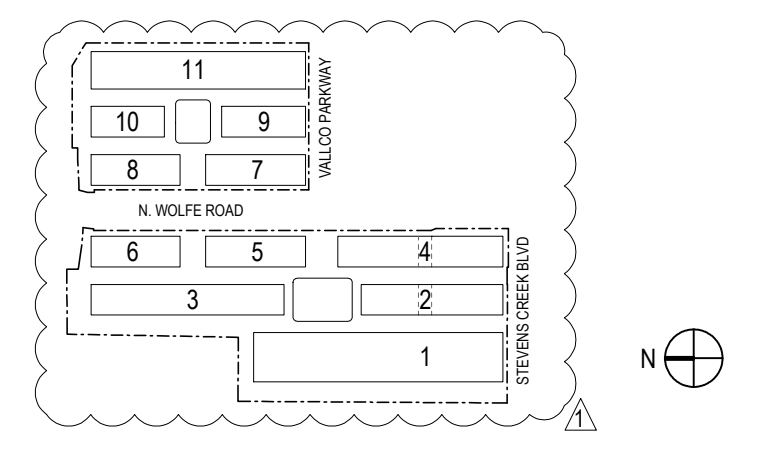


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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 DEVELOPMENT APPLICATION	07/31/2018



ARCHITECTS PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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

LANDSCAPE MATERIALS PLAN
STREET LEVEL

SHEET TITLE:

P-0608

SHEET NUMBER:

VALLCO TOWN CENTER

OWNER - VALLCO PROPERTY OWNER LLC
 565 PACE HILL ROAD, PALO ALTO, CA 94304
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TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
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LIGHTING - ONE LUX STUDIO
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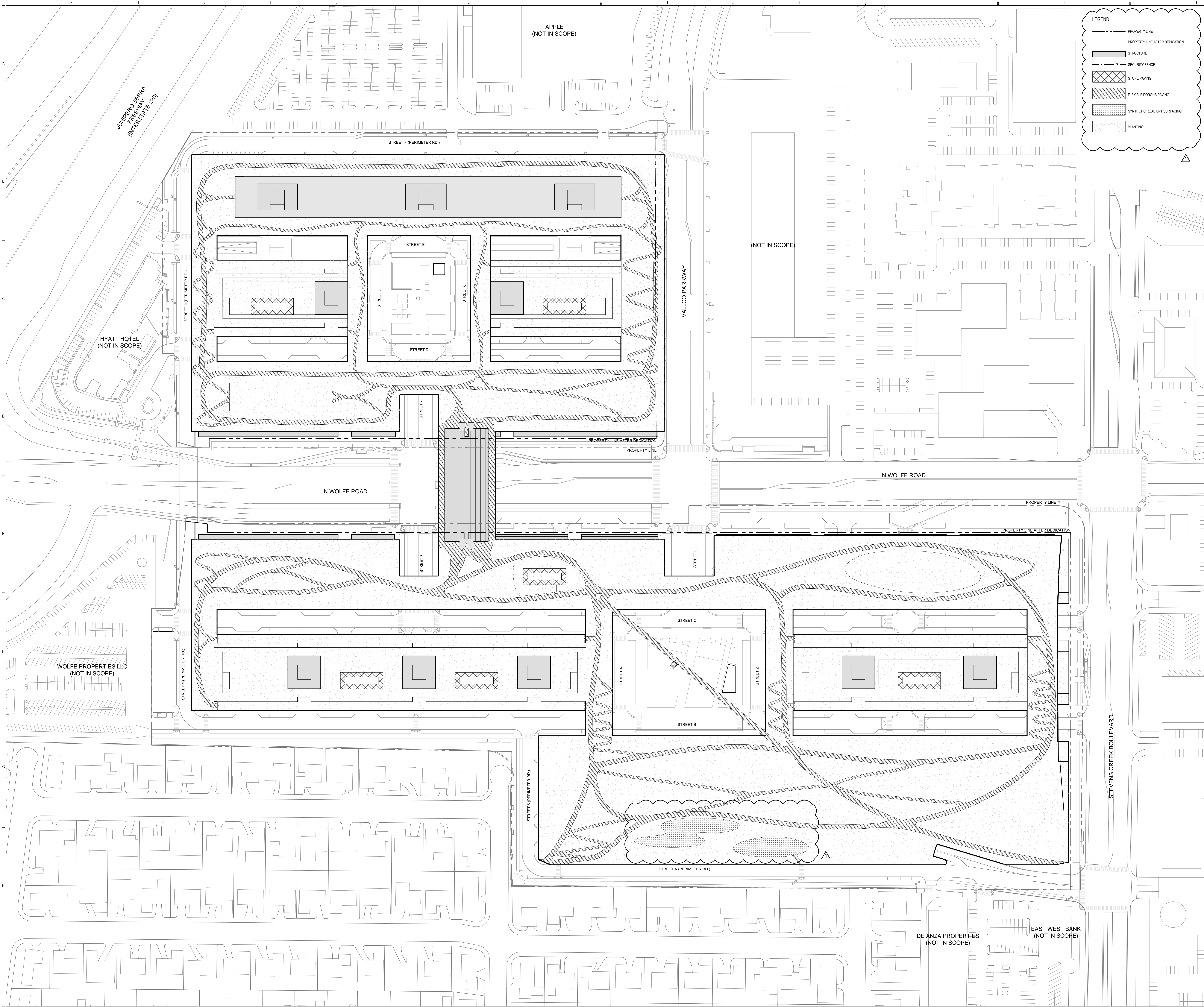
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WASTE MANAGEMENT - CONLITTLE INTERNATIONAL
 635 NORTH BRAND BLVD, STE 110 GLENDALE, CA 91203
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LEGEND

- PROPERTY LINE
- PROPERTY LINE AFTER DEDICATION
- STRUCTURE
- SECURITY FENCE
- STONE PAVING
- FLEXIBLE POROUS PAVING
- SYNTHETIC RESILIENT SURFACING
- PLANTING

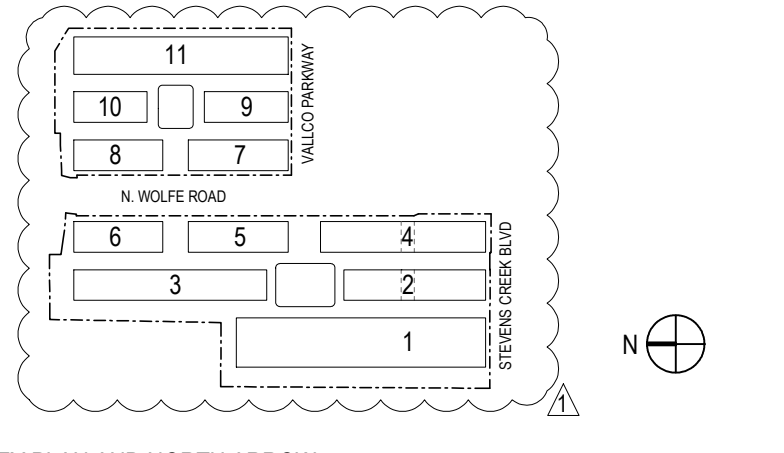


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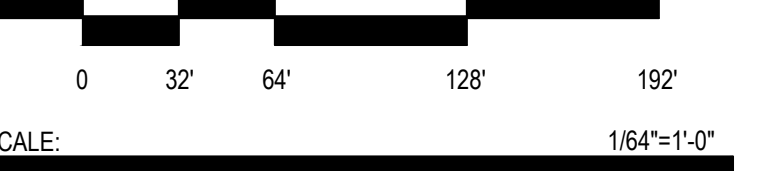
SB-35 DEVELOPMENT APPLICATION

REV.	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 DEVELOPMENT APPLICATION	07/31/2018



KEY PLAN AND NORTH ARROW
 ARCHITECT'S PROJECT NUMBER: 708011
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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LANDSCAPE MATERIALS PLAN GREEN ROOF LEVEL

SHEET TITLE:
P-0609
 SHEET NUMBER:
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VALLCO TOWN CENTER

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1700 S. WINCHESTER BLVD, SUITE 200, CAMPBELL, CA 95008
T. 408-636-0500

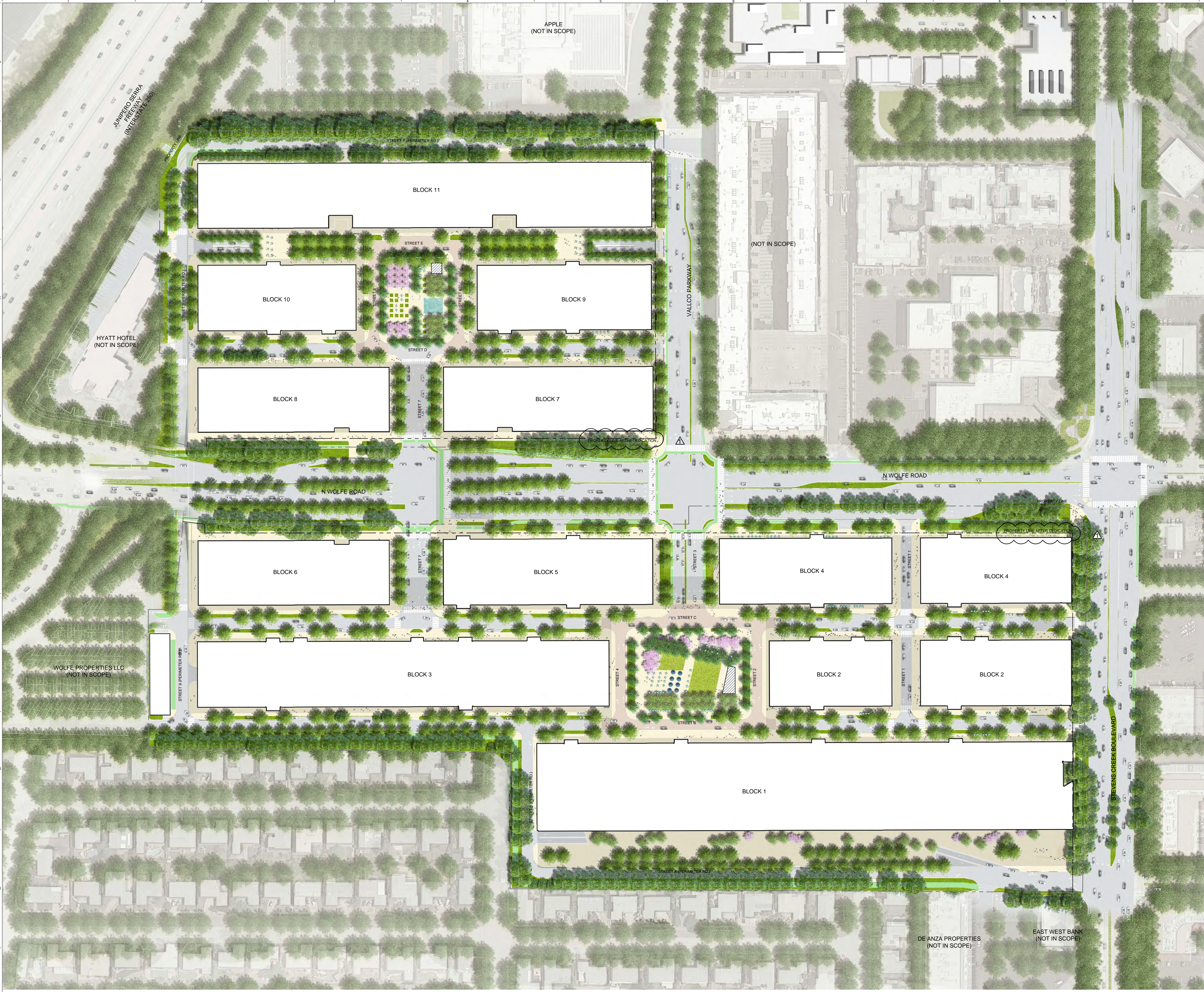
TRANSPORTATION ENGINEERING - ARUP NORTH AMERICA, LTD.
880 MISSION STREET, SUITE 700, SAN FRANCISCO, CA 94105
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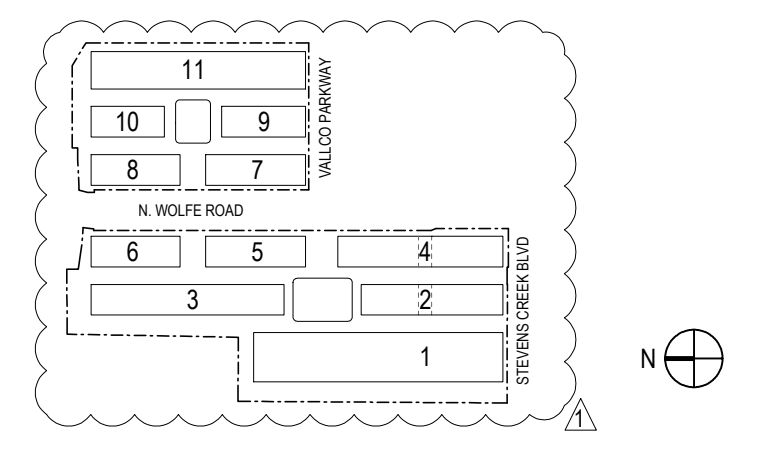


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SB-35 DEVELOPMENT APPLICATION

REV	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 DEVELOPMENT APPLICATION	07/31/2018



KEY PLAN AND NORTH ARROW
ARCHITECTS PROJECT NUMBER: 708011

PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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

ILLUSTRATIVE LANDSCAPE PLAN - STREET LEVEL

SHEET TITLE:

P-0610

SHEET NUMBER:

VALLCO TOWN CENTER

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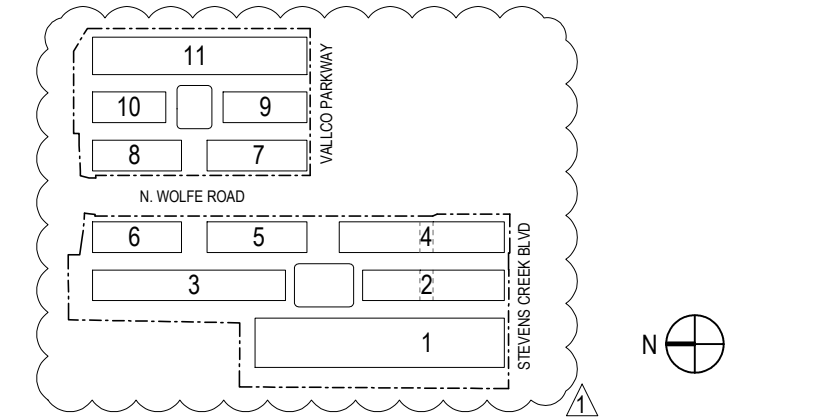
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 638 NORTH BRAND BLVD, STE 110 GLENDALE, CA 91203
 T. 626.441.7700

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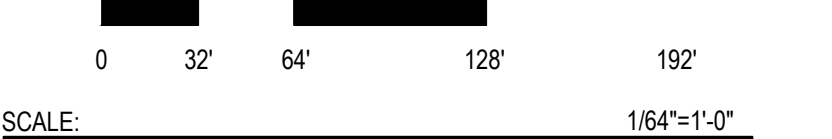
SB-35 DEVELOPMENT APPLICATION

REV.	DESCRIPTION	DATE
REV-0	SB-35 DEVELOPMENT APPLICATION	03/27/2018
REV-1	SB-35 DEVELOPMENT APPLICATION	07/31/2018



ARCHITECTS PROJECT NUMBER: 708011
 PROJECT PHASE: SB-35 DEVELOPMENT APPLICATION

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ILLUSTRATIVE LANDSCAPE PLAN - GREEN ROOF LEVEL

SHEET TITLE

P-0611

SHEET NUMBER

