



CORESITE SV9

PCC SUBMISSION : VOLUME 4



CORGAN
PROJECT NUMBER: 19199
ISSUE DATE: 05.28.2020



PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

Kimley»Horn
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DATA MATRIX

LOT SQUARE FOOTAGE:
~170,000 SQ FT

LOT COVERAGE:
~58,000 SQ FT (34%)

EXISTING USE:
EXISTING 1-STORY COMMERCIAL
BUILDING

EXISTING SQ FT:
~54,000 SQ FT

PROPOSED USE:
LIGHT INDUSTRIAL
NEW 4-STORY DATA CENTER
WITH SCREENED ROOFTOP
EQUIPMENT PLATFORM

PROPOSED SQ FT:
~250,000 SQ FT

PROPOSED OCCUPANCIES:
BUSINESS & S-1

REQUIRED PARKING:
250,000 SQ FT @ 1 PER 2,500 =
100 SPACES

ACTUAL USE DATA CENTER:
10 FULL-TIME STAFF
15 VISITORS
25 TOTAL SPACES

PROPOSED PARKING:
26 SPACES

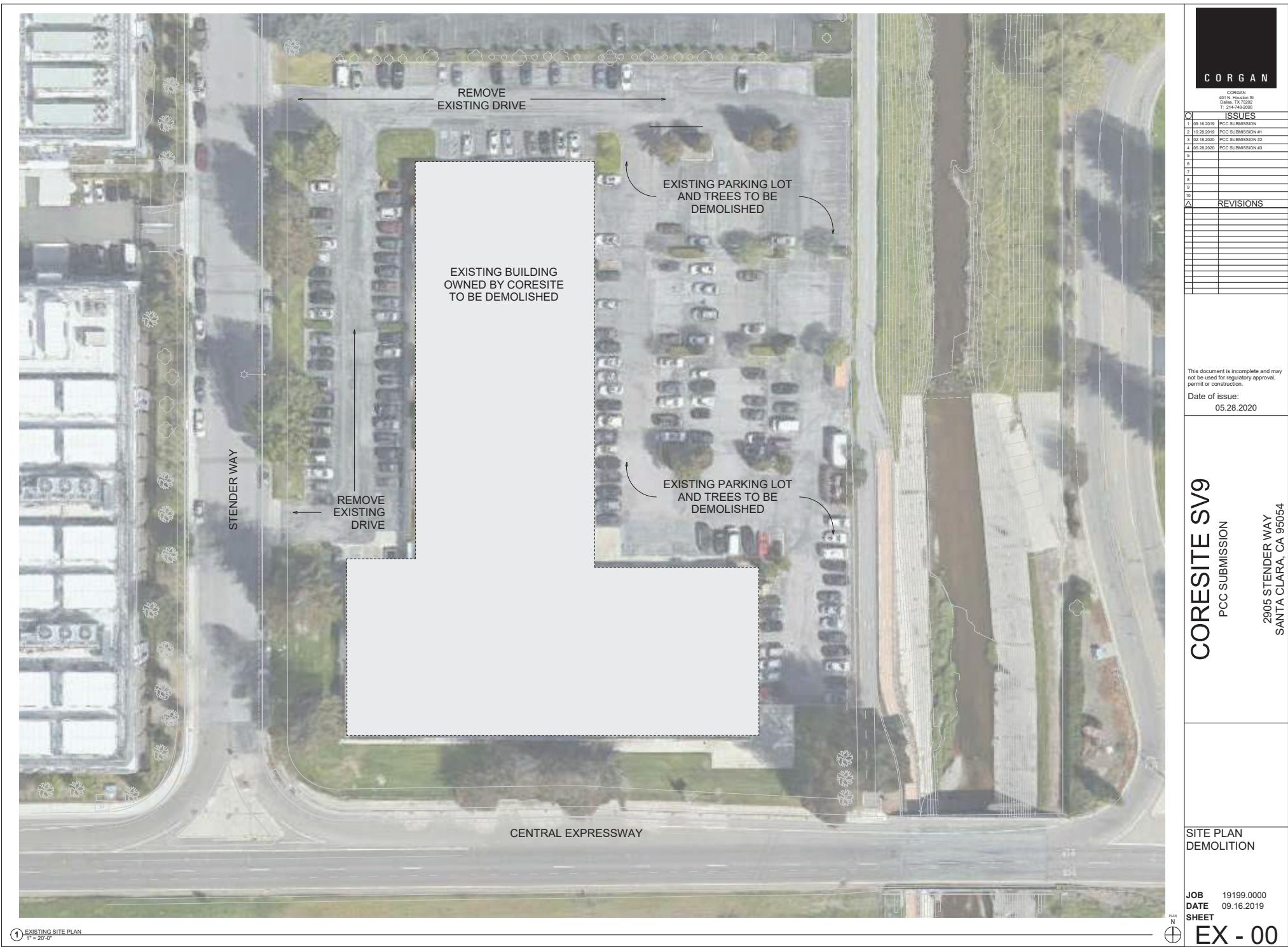
SHEET LIST

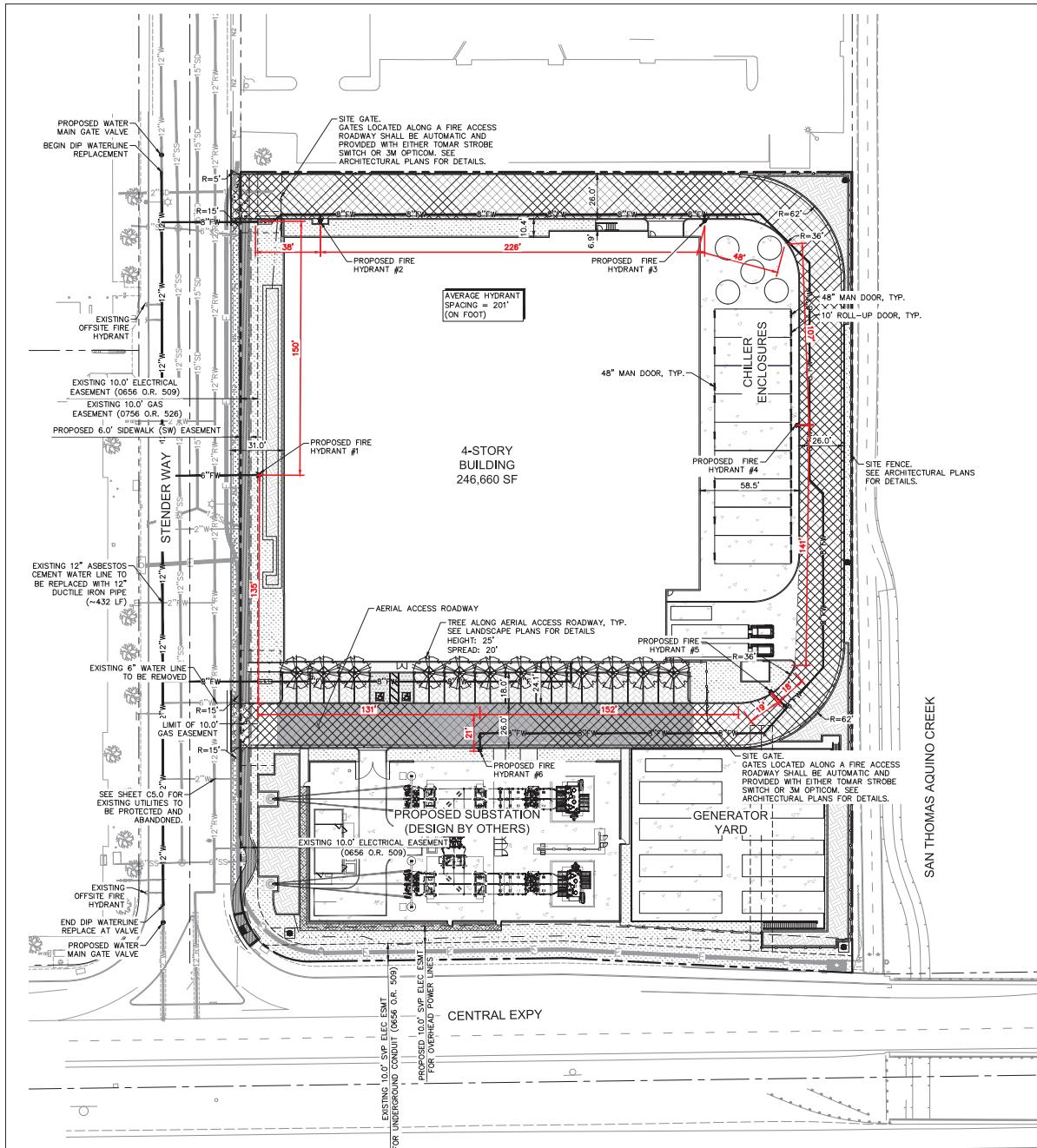
GENERAL
COVER SHEET
EX-00 - SITE PLAN DEMOLITION

CIVIL
C1.0 - FIRE TRUCK ACCESS PLAN
C2.0 - FIRE DEPARTMENT WATER
SUPPLY PLAN
C3.0 - GRADING AND DRAINAGE PLAN
C4.0 - PRELIMINARY DRAINAGE AREA
MAP
C5.0 - COMPOSITE LANDSCAPE AND
UTILITY PLAN

LANDSCAPE
L1.0 - TREE DISPOSITION PLAN
L1.1 - TREE INVENTORY AND
ARBORIST REPORT
L1.2 - DISPOSITION DETAILS
L2.0 - LANDSCAPE PLAN
L2.1 - LANDSCAPE NOTES
AND SCHEDULE
L2.2 - LANDSCAPE DETAILS

ARCHITECTURAL
EX-01 - SITE PLAN
EX-02 - FLOOR PLAN - LEVEL ONE
EX-03 - FLOOR PLAN - LEVEL TWO
EX-04 - FLOOR PLAN - LEVEL THREE
EX-05 - FLOOR PLAN - LEVEL FOUR
EX-06 - EXTERIOR ELEVATIONS
EX-07 - EXTERIOR ELEVATIONS
EX-08 - BUILDING SECTIONS





LEGEND

SITE DATA

BUILDING CONSTRUCTION TYPE:	IIA
TOTAL BUILDING SQUARE FOOTAGE:	246,660 SF
REQUIRED FIRE FLOW (PER CFC TABLE B105.1, BEFORE REDUCTION):	6,000 GPM
MINIMUM REQUIRED HYDRANTS (PER CFC TABLE C102.1):	6 HYDRANTS
HYDRANTS PROVIDED:	6 HYDRANTS
AVERAGE HYDRANT SPACING:	200 FT

HYDRANT SPACING TABLE (ON FOOT)

HYDRANT PATH	TOTAL DISTANCE
HYDRANT 1 TO 2	231 FEET
HYDRANT 2 TO 3	226 FEET
HYDRANT 3 TO 4	155 FEET
HYDRANT 4 TO 5	159 FEET
HYDRANT 5 TO 6	192 FEET
HYDRANT 6 TO 1	243 FEET
TOTAL	1,206 FEET
AVERAGE	200 FEET

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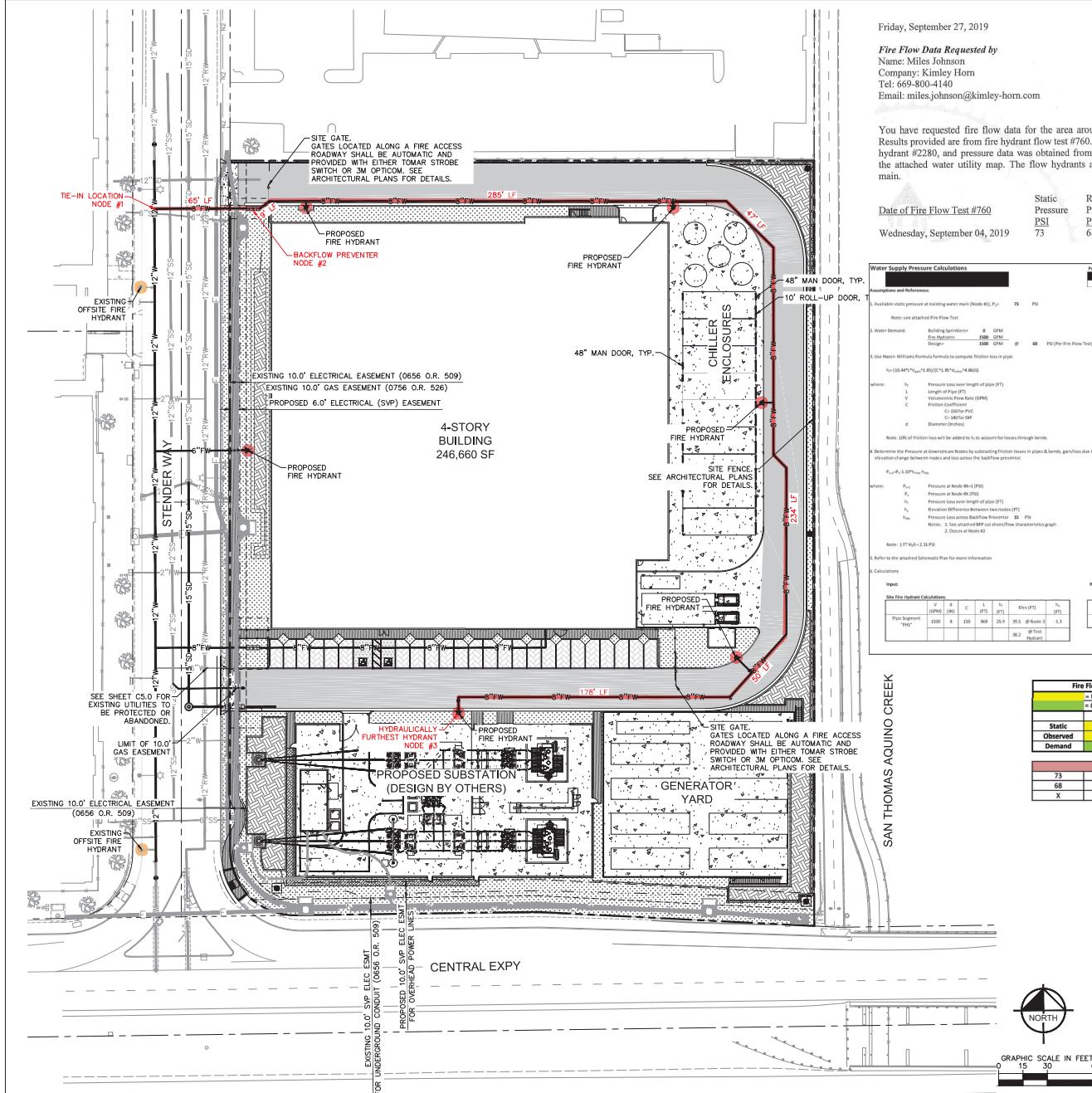
Kimley-Horn 2020 KIMLEY-HORN AND ASSOCIATES, INC.
10 SOUTH ALMAIDEN BLVD. SUITE 1250
SAN JOSE, CA 95113
PHONE: 408/440-1430 FAX: 408/938-9488
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CORESITE - SV9
2505 25TH STREET, SUITE 100
SANTA CLARA, CA 95054

JOB NO.:	197252001
PRINT DATE:	05/28/2020
DESIGNED BY:	KN
CHECKED BY:	MJ
SET ISSUED:	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
**FIRE TRUCK
ACCESS PLAN**

SHEET NO.: C10

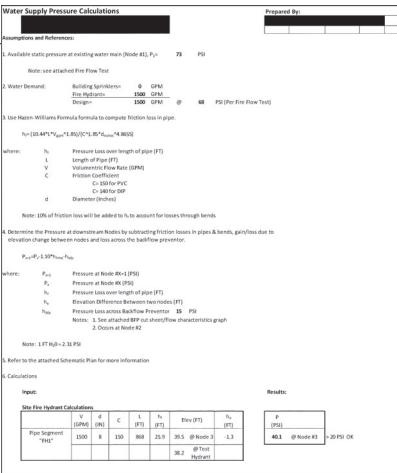


Friday, September 27, 2019

Fire Flow Requested by
 Name: Miles Johnson
 Company: Kimley Horn
 Tel: 669-800-4140
 Email: miles.johnson@kimley-horn.com

You have requested fire flow data for the area around 2905-2909 Stender Way. Results provided are from fire hydrant flow test #760. Flow data was obtained from hydrant #2280, and pressure data was obtained from hydrant #2243, as shown on the attached water utility map. The fire hydrants are connected to a 12" water main.

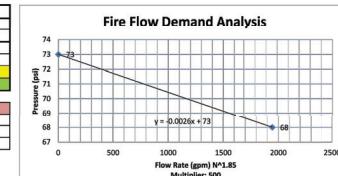
Date of Fire Flow Test #760 Static Pressure Residual Pressure Opening Size Test Flow
 Wednesday, September 04, 2019 73 68 4 1,725



Fire Flow Graphical Analysis					
Manual Input		Calculated Demand			
		Pressure	Flow Rate		
Static	73	0	0		
Observed	68	1725	1500		
Demand	69.1				

Do Not Modify:

73	1	0
68	972881	1946
X	751223	1502



LEGEND

	PROPERTY LINE
	EXISTING WATER LINE
	PROPOSED FIRE WATER LINE (SIZE PER PLAN)
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	LANDSCAPE/PLANTER AREA
	ASPHALT CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PERMEABLE PAVERS

Kimley Horn

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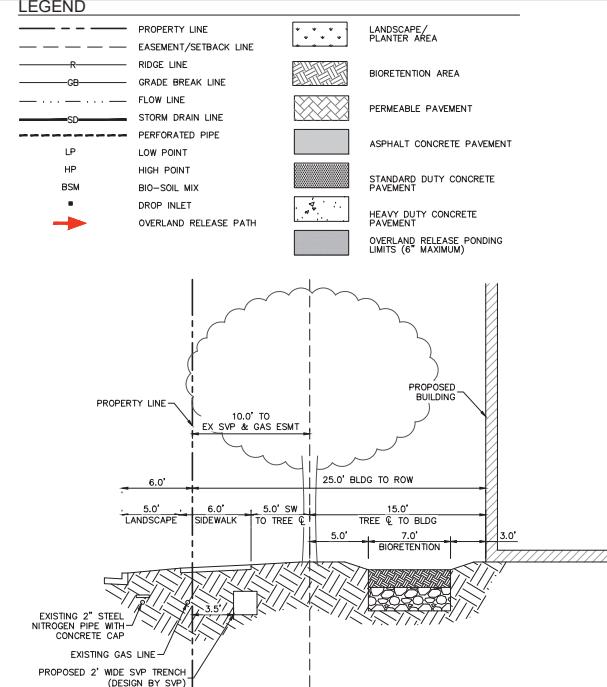
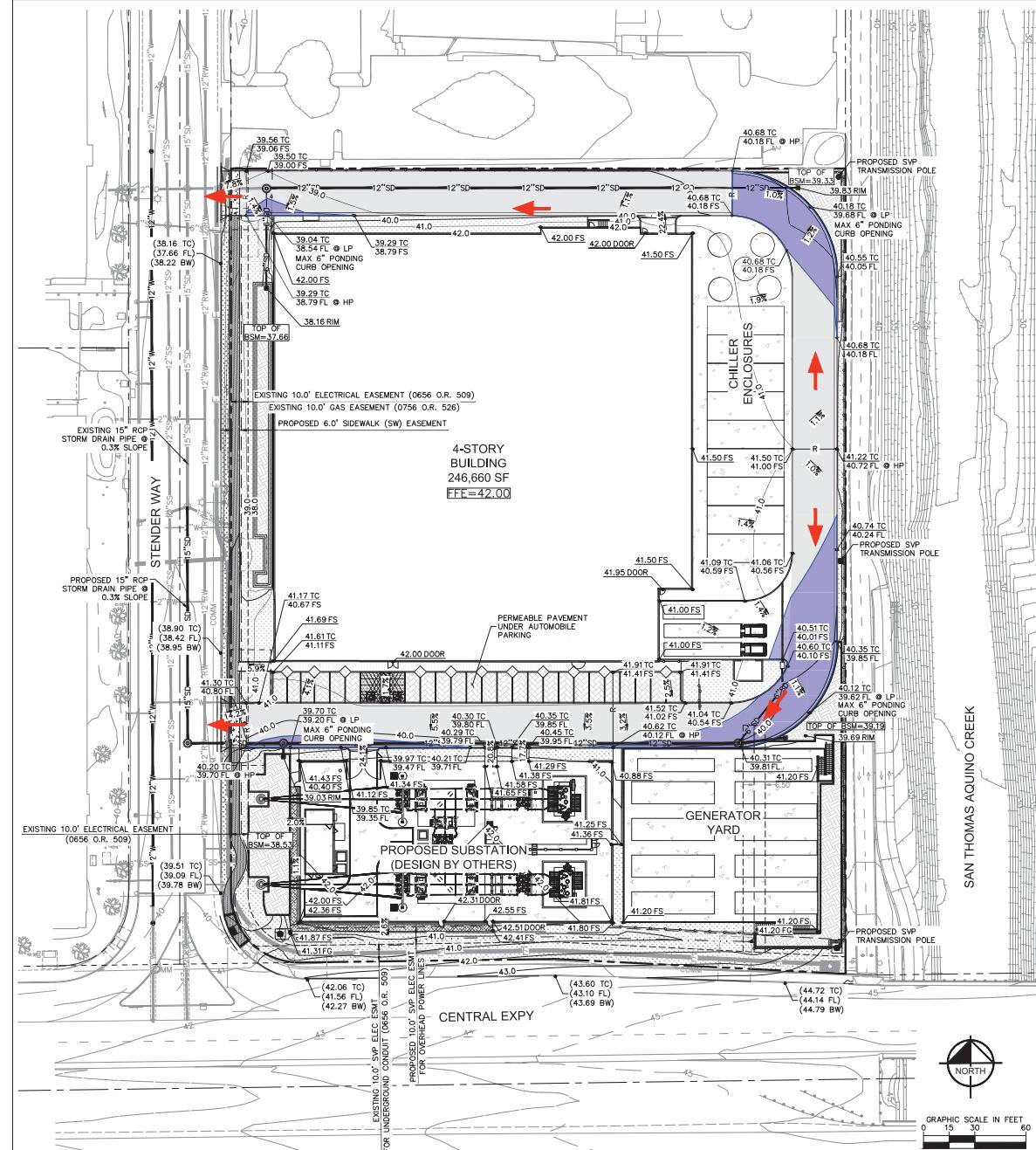
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A.P.N. - 104-39-023
 JOB NO.: 197252001
 PRINT DATE: 05/28/2020
 DESIGNED BY: KN
 CHECKED BY: MJ
 SET ISSUED: 10/28/2019 PCC SUBMITTAL 1
 02/21/2020 PCC SUBMITTAL 2
 02/24/2020 SCHEMATIC DESIGN
 05/28/2020 PCC SUBMITTAL 3

SHEET NAME:
 FIRE DEPARTMENT WATER SUPPLY PLAN

SHEET NO.: C2.0



CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

JOB NO.: 197252001
PRINT DATE: 05/28/2020
DESIGNED BY: KN
CHECKED BY: MJ
SET ISSUED: 10/26/2019 PCC SUBMITTAL 1
02/21/2020 PCC SUBMITTAL 2
02/24/2020 SCHEMATIC DESIGN
05/28/2020 PCC SUBMITTAL 3
SHEET NAME: GRADING AND DRAINAGE PLAN
SHEET NO.: C3.0

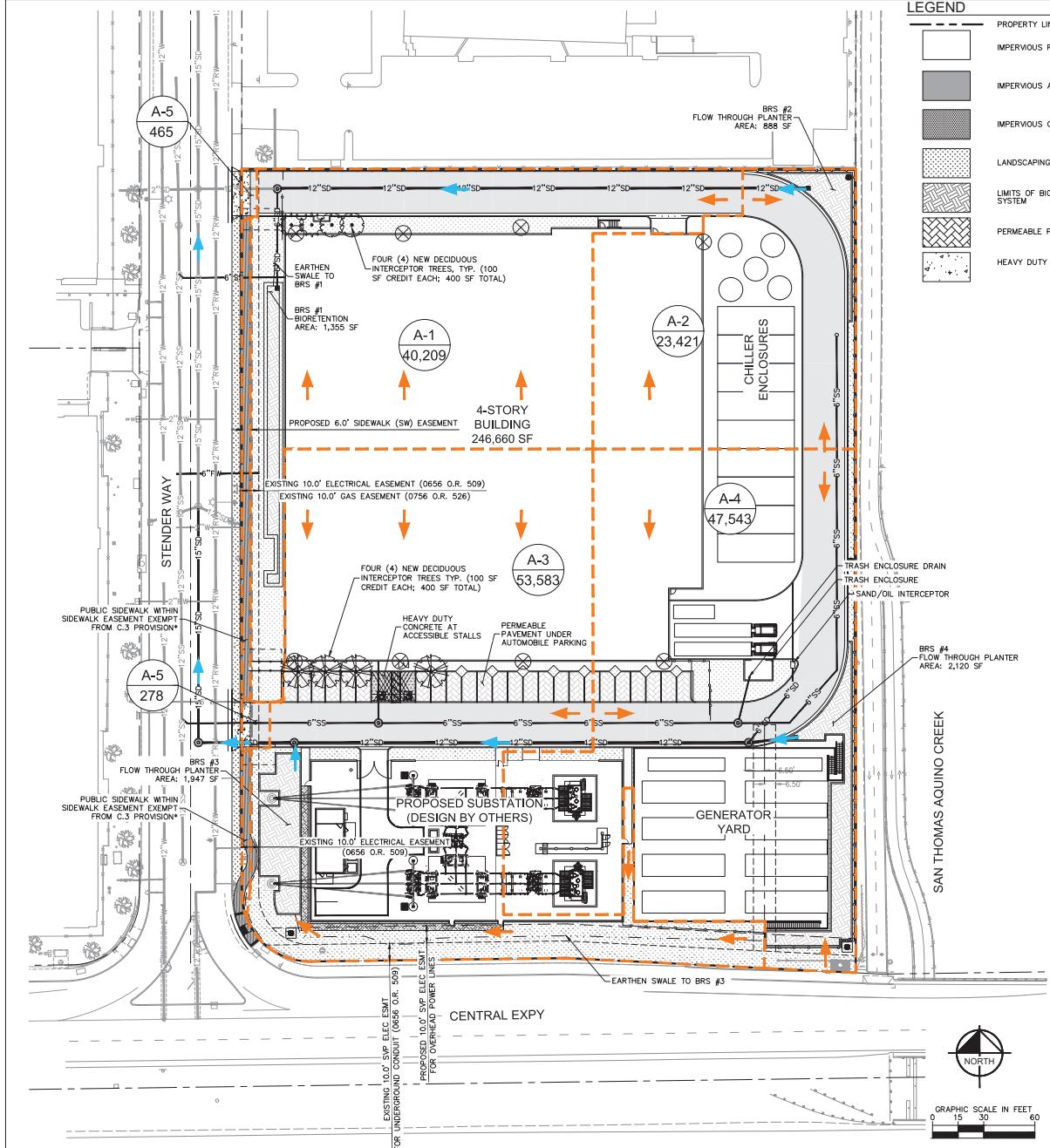
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PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
REG. NO. 44030
EXPIRES 2025

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ENGINEERING IN THIS STATE.



LEGEND

PROPERTY LINE	DENOTES DMA DESIGNATION	CUT: 3120 CY
IMPERVIOUS ROOF AREA	DENOTES DRAINAGE AREA IN S.F.	FILL: 4430 CY
IMPERVIOUS ASPHALT AREA	DENOTES DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY	FILM: 1310 CY (FILL)
IMPERVIOUS CONCRETE AREA	PROPOSED PIPE SLOPE DIRECTION	
LANDSCAPING	PROPOSED SURFACE FLOW DIRECTION	
LIMITS OF BIORETENTION SYSTEM	EXISTING EASEMENT LINE	
PERMEABLE PAVEMENT	PROPOSED STORM DRAIN LINE	
HEAVY DUTY CONCRETE	EXISTING STORM DRAIN LINE	
	SELF TREATING	
	APPROXIMATE ROOF DOWNSPOUT LOCATION	
	SURFACE FLOW DIRECTION	

EARTHWORK

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE, EXISTING GROUNDS ARE DEFINED AS THE EXISTING EARTHWORK SURVEYED, PROPOSED FINISHED GRADE IS DEFINED AS THE GRADE AS INDICATED ON THE GRADING PLANS.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO EROSION, SETTING, SINKING, SETTING OVER, EXCAVATION AND RE-COMPACTATION, AND CONSTRUCTION METHODS. NOT DO THE ACCORDING TO THE PRACTICE OF PAVING, PAVING METHODS DO NOT ALLOW FOR THE USE OF PULVERIZED MATERIAL THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL NOT ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

HYDROMODIFICATION APPLICABILITY

1. PER THE HYDROMODIFICATION MANAGEMENT PLAN (HMP) APPLICABILITY MAP FOR THE CITY OF SAN CLARA, THIS PROJECT IS IN THE AREA CONSIDERED "CATCHMENTS TRAINING TO HARDENED CHANNEL AND/OR IDEAL AREAS." THEREFORE HMP IS NOT REQUIRED FOR THIS PROJECT.

STORMWATER TREATMENT SUMMARY TABLE

DMA #	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF) - 4% OF AREA	PROVIDED BIORETENTION TREATMENT AREA (SF)	TREATMENT FACILITY #	BMP TYPE	INTERCEPTOR TREE CREDIT AREA (SF)
A-1	40,209	7,837	32,372	33,156	1,326	1,355	BRS #1	BIORETENTION	N/A
A-2	23,421	1,552	21,869	22,024	881	888	BRS #2	FTP	N/A
A-3	53,583	14,657	38,926	40,392	1,616	1,947	BRS #3	FTP	N/A
A-4	47,543	6,223	41,320	41,942	1,678	2,120	BRS #4	FTP	N/A
A-5	743	0	743	743	N/A	N/A	N/A	TREE CREDIT - 8 TREES	800
TOTAL	165,499	30,269	135,230 *	138,257	5,501	6,310	-	-	800

IMPERVIOUS VS PERVIOUS AREA

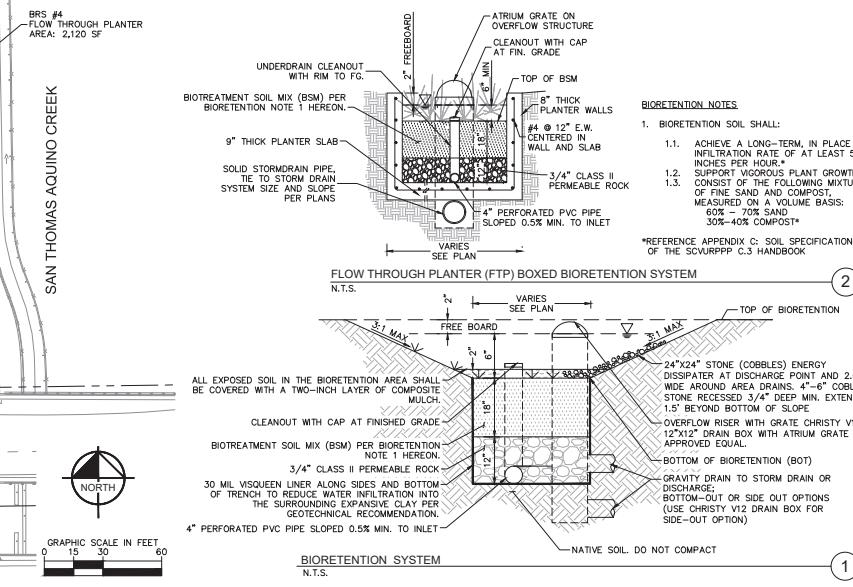
	TOTAL PROPERTY AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	PERCENT PERVIOUS
EXISTING	167,288	27,282	140,006	16.31%
PROPOSED	167,288	30,269	137,019 *	18.09%

*PUBLIC SIDEWALK WITHIN SIDEWALK EASEMENT ALONG STENDER WAY FRONTRAGE NOT SUBJECT TO C.3 PROVISION; TOTAL OF 1,789 SF IMPERVIOUS AREA

CORESITE - SV9

2505-2509 STENDER WAY, SANTA CLARA, CA 95054

JOB NO.:	197252001
PRINT DATE:	05/28/2020
DESIGNED BY:	KN
CHECKED BY:	MJ
SET ISSUED:	
10/26/2019 PCC SUBMITTAL 1	
02/21/2020 PCC SUBMITTAL 2	
02/24/2020 SCHEMATIC DESIGN	
05/26/2020 PCC SUBMITTAL 3	
SHEET NAME:	PRELIMINARY DRAINAGE AREA MAP
SHEET NO.:	C4.0



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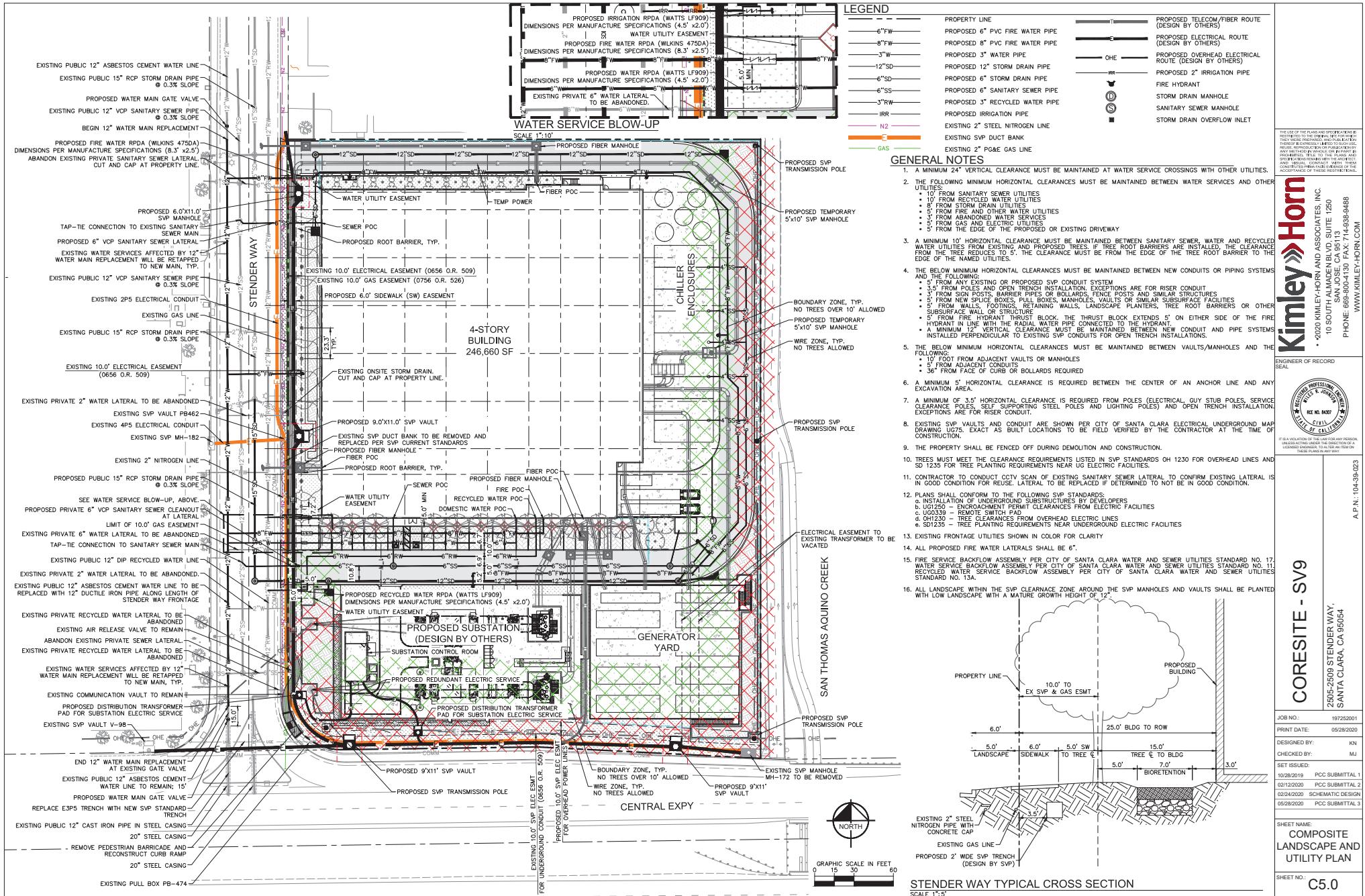
ENGINEER OF RECORD
SEAL

REGISTRATION PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
REG. NO. 4030
EXPIRES 2025

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SEE PLAN

A.P.N. 104-39-023



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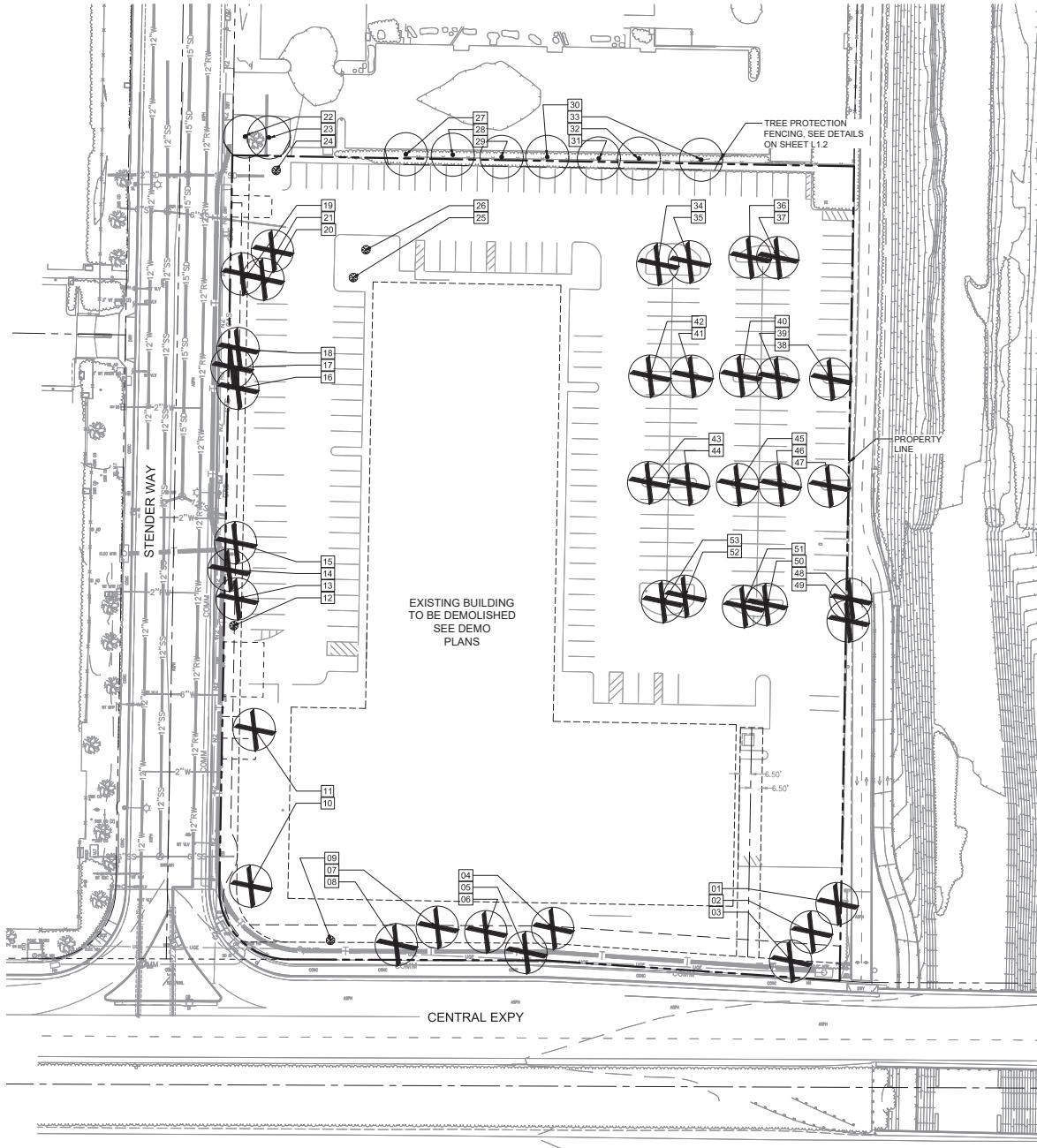
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MJ

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ND
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TREE DISPOSITION LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
●	XS	5	EXISTING STUMP TO BE REMOVED
●	XT	9	EXISTING NEIGHBOR TREE TO REMAIN PROTECT IN PLACE
●	ET	39	EXISTING TREE TO BE REMOVED (REFER TO TREE INVENTORY ON SHEET L1.1)

TREE DISPOSITION	
OFFSITE NEIGHBOR TREES TO REMAIN	9
TREES TO BE REMOVED	39

NOTE: TREES TO BE REPLACED AT A 1:1 RATIO AT 24" DBH SIZE. TREES MAY BE REPLACED AT A 1:1 RATIO USING A 36" BOX SIZE. CURRENT MITIGATION INFORMATION IS SUBJECT TO CHANGE BASED ON FUTURE PLAN UPDATES.

SITE PREPARATION NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE REMOVED AND WHICH ARE TO BE PRESERVED. NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED WITHIN THE PROPERTY LIMITS OR LOCATED ON ADJACENT PROPERTY, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.
- TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEous DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF WORK DUE TO HIS CONTRACT OPERATIONS.
- ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE TO CONTRACTOR

- PER COUNTY OF SANTA CLARA TREE PRESERVATION AND REMOVAL GUIDELINES, TREES OF SIGNIFICANT STATUS OR CIRCUMFERENCE (37.7') WITHIN PROJECT LIMITS THAT ARE TO BE REMOVED SHALL REQUIRE A TREE REMOVAL PERMIT. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
- ALL TREES WITHIN THE PROJECT LIMITS ARE CALLED OUT FOR REMOVAL. PER PLANS, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL TREES NOT CALLED OUT FOR REMOVAL AND AS SPECIFIED AND SHOWN ON THESE PLANS IN THE NEARBY PROPERTY. IF THE OWNER OF DUEBAND, AFTER NEARBY TREES TO REMAIN, THE CONTRACTOR SHALL IMPLEMENT TREE PROTECTION MEASURES TO ENSURE EXISTING TREES TO REMAIN ARE PRESERVED THROUGH CONSTRUCTION. REFER TO SHEET L1.2 FOR TREE DISPOSITION DETAILS.
- AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR A 90-DAY MAINTENANCE PERIOD FOR ALL PROPOSED AND EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS FOR ONE YEAR. PLANT MATERIALS THAT DIE DURING THIS PROJECT FOR AN ADDITIONAL ONE-YEAR GUARANTEE PERIOD. PLANTS THAT DIE DURING THE ONE-YEAR PERIOD SHALL BE REPLACED PROMPTLY IN-KIND AND OF A COMPARABLE SIZE.

COUNTY OF SANTA CLARA TREE DISPOSITION NOTES

- FENCING:** ALL TREES TO BE RETAINED SHALL BE PROTECTED WITH CHAIN LINK FENCING OR OTHER RIGID FENCE ENCLOSURE ACCEPTABLE BY THE PLANNING OFFICE. FENCED ENCLOSURES FOR TREES TO BE PROTECTED SHALL BE ERECTED AT THE DRIPLINE OF TREES OR AS ESTABLISHED BY THE ARBORIST TO ESTABLISH THE TREE PROTECTIVE ZONE (TPZ) IN WHICH NO SOIL DISTURBANCE IS PERMITTED AND ACTIVITIES ARE RESTRICTED. ALL FENCE POSTS AND CABLES SHALL BE SECURELY ATTACHED TO THE GROUND. FENCE POSTS AND CABLES ARE TO BE MOUNTED ON 2-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2 FEET, AT NO MORE THAN 10-FOOT SPACERS (SEE DETAIL AVAILABLE AT WWW.SCPLANNING.ORG). THE DETAIL SHALL APPEAR ON THE CONSTRUCTION DRAWINGS AND PERMIT PLANS. TREE FENCING SHALL BE ERECTED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
- "WARNING" SIGNS (SEE SAMPLE SIGNAGE DESIGN ON L1.2):** A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE PER THE REQUIREMENTS OF DEVELOPMENT PURSUANT TO THE SANTA CLARA COUNTY PLANNING OFFICE. (SEE ATTACHED EXAMPLE). THE SIGNS ARE AVAILABLE AT THE PLANNING AND BUILDING INSPECTION OFFICES OR AT WWW.SCPLANNING.ORG.
- IRRIGATION PROGRAM:** IRRIGATE TO WET THE SOIL WITHIN THE TPZ DURING THE DRY SEASON AS SPECIFIED BY THE PROJECT ARBORIST.
- DUST CONTROL PROGRAM:** DURING PERIODS OF EXTENDED DROUGHT, OR GRADING, SPRAY TRUNK, LIMBS AND FOLIAGE TO REMOVE ACCUMULATED CONSTRUCTION DUST.

CORESITE - SV9
2505-2509 STENDERWAY,
SANTA CLARA, CA 95054

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10/26/2019 PCC SUBMITTAL 1
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02/24/2020 SCHEMATIC DESIGN
05/28/2020 PCC SUBMITTAL 3

SHEET NAME:
TREE
DISPOSITION
PLAN

SHEET NO.: L1.0

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE PROJECT IDENTIFIED ON THE PLANS AND IS THE PROPERTY OF THE CONTRACTOR. THEREFORE, THIS PROJECT IS RESTRICTED TO THE CONTRACTOR'S USE. NO PART OF THE PLANS OR SPECIFICATIONS MAY BE COPIED, REPRODUCED, OR USED FOR ANY OTHER PROJECT. ANY METHOD OF DUPLICATING, MAKING, OR USING THE PLANS OR SPECIFICATIONS IS PROHIBITED.

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LANDSCAPE ARCHITECT OF RECORD SEAL



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A.P.N. 104-39-023

TREE INVENTORY

Tree #	Common Name	Species	DBH (inches)	Height	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (feet/feet)	Project Impacts	Disposition	Notes
1	Beefwood	Casuarina cunninghamiana	41.2	3.0	2.0	30.9	generators	Remove	Major impacts from backup
2	Coast redwood	Sequoia sempervirens	34.0	2.0	3.0	25.5	generators	Remove	Direct conflict with backup
3	Coast redwood	Sequoia sempervirens	38.1	2.0	3.0	28.6	generators	Remove	Direct conflict with backup
4	Coast redwood	Sequoia sempervirens	47.6	2.0	3.0	35.7	Direct conflict with substation	Remove	
5	Coast redwood	Sequoia sempervirens	25.2	2.0	3.0	18.9	Direct conflict with substation	Remove	
6	Coast redwood	Sequoia sempervirens	39.4	2.0	3.0	29.6	Direct conflict with substation	Remove	
7	Coast redwood	Sequoia sempervirens	42.6	2.0	3.0	32.0	Direct conflict with substation	Remove	
8	Coast redwood	Sequoia sempervirens	23.9	2.0	3.0	17.9	Direct conflict with substation	Remove	
9	Stump	-	24.0	0.0	0.0	0.0		Remove	DBH estimated
10	Coast redwood	Sequoia sempervirens	52.6	2.0	3.0	39.5	major impacts from sidewalk	Remove	Easement (if trenching occurs);
11	Coast redwood	Sequoia sempervirens	56.5	2.0	3.0	42.4	Direct conflict with driveway	Remove	
12	Stump	-	24.0	0.0	0.0	0.0		Remove	DBH estimated
13	Canary Island pine	Pinus canariensis	24.8	3.0	3.0	12.4	Direct conflict with sidewalk	Remove	
14	Canary Island pine	Pinus canariensis	23.4	3.0	3.0	11.7	Direct conflict with sidewalk	Remove	
15	Canary Island pine	Pinus canariensis	22.8	3.0	3.0	11.4	Direct conflict with sidewalk	Remove	
16	Coast redwood	Sequoia sempervirens	36.9	2.0	3.0	27.7	Direct conflict with sidewalk	Remove	
17	Coast redwood	Sequoia sempervirens	33.6	2.0	3.0	25.2	Direct conflict with sidewalk	Remove	
18	Coast redwood	Sequoia sempervirens	36.3	2.0	3.0	27.2	Direct conflict with sidewalk	Remove	
19	Canary Island pine	Pinus canariensis	15.7	3.0	3.0	7.9	major impacts from sidewalk	Remove	
20	Canary Island pine	Pinus canariensis	14.5	3.0	3.0	7.3	Direct conflict with building	Remove	
21	Canary Island pine	Pinus canariensis	18.6	3.0	3.0	9.3	Direct conflict with building	Remove	
22	Blue atlas cedar	Cedrus atlantica 'Gauca'	18.0	3.0	3.0	9.0	None	Retain	DBH estimated
23	Blue atlas cedar	Cedrus atlantica 'Gauca'	22.0	3.0	3.0	11.0	None	Retain	DBH estimated
24	Stump	-	18.0	0.0	0.0	0.0		Remove	DBH estimated
25	Stump	-	18.0	0.0	0.0	0.0		Remove	DBH estimated
26	Stump	-	12.0	0.0	0.0	0.0		Remove	DBH estimated
27	Raywood ash	'Raywood'	16.0	2.0	1.0	20.0	driveway reconstruction	Retain	DBH estimated
28	Raywood ash	'Raywood'	10.0	0.0	0.0	0.0	driveway reconstruction	Retain	DBH estimated
29	Green ash	Fraxinus pennsylvanica	10.0	0.0	0.0	0.0	driveway reconstruction	Retain	DBH estimated
30	Raywood ash	'Raywood'	10.0	0.0	0.0	0.0	driveway reconstruction	Retain	DBH estimated
31	Raywood ash	'Raywood'	12.0	2.0	1.0	15.0	driveway reconstruction	Retain	DBH estimated
32	Raywood ash	'Raywood'	10.0	2.0	1.0	12.5	driveway reconstruction	Retain	DBH estimated
33	Green ash	Fraxinus pennsylvanica	10.0	3.0	3.0	5.0	driveway reconstruction	Retain	DBH estimated
34	Coast redwood	Sequoia sempervirens	25.1	2.0	1.0	18.8	Direct conflict with building	Remove	
35	Coast redwood	Sequoia sempervirens	9.3	3.0	3.0	4.7	Direct conflict with building	Remove	
36	Coast redwood	Sequoia sempervirens	14.2	3.0	3.0	7.1	major impacts from building	Remove	
37	Coast redwood	Sequoia sempervirens	14.3	3.0	3.0	7.2	major impacts from building	Remove	
38	London plane	Platanus x acerifolia	7.0	2.0	1.0	8.8	Direct conflict with parking lot	Remove	
39	London plane	Platanus x acerifolia	6.1	2.0	1.0	7.6	Direct conflict with cooling area	Remove	
40	London plane	Platanus x acerifolia	6.7	2.0	1.0	8.4	Direct conflict with cooling area	Remove	
41	Crane myrtle	Lagerstroemia indica	4.6	2.0	1.0	3.0	Direct conflict with building	Remove	
42	Crane myrtle	Lagerstroemia indica	5.1	3.0	2.0	3.8	Direct conflict with building	Remove	
43	Crane myrtle	Lagerstroemia indica	4.7	3.0	2.0	3.5	Direct conflict with building	Remove	
44	Crane myrtle	Lagerstroemia indica	7.5	3.0	2.0	5.6	Direct conflict with building	Remove	
45	London plane	Platanus x acerifolia	6.2	2.0	1.0	7.8	Direct conflict with cooling area	Remove	
46	London plane	Platanus x acerifolia	6.3	2.0	1.0	7.9	Direct conflict with cooling area	Remove	
47	London plane	Platanus x acerifolia	7.7	2.0	1.0	9.6	Direct conflict with parking lot	Remove	
48	Olive	Olea europaea	18.0	3.0	3.0	9.0	Direct conflict with parking lot	Remove	DBH estimated
49	Avocado	Persea americana	6.0	3.0	2.0	4.5	Direct conflict with parking lot	Remove	DBH estimated
50	Coast redwood	Sequoia sempervirens	10.0	3.0	3.0	5.0	Direct conflict with cooling area	Remove	
51	Coast redwood	Sequoia sempervirens	7.5	3.0	3.0	3.8	Direct conflict with cooling area	Remove	
52	Coast redwood	Sequoia sempervirens	9.8	3.0	3.0	5.0	Direct conflict with building	Remove	
53	Coast redwood	Sequoia sempervirens	23.7	3.0	3.0	11.9	Direct conflict with building	Remove	

NOTE TO REVIEWER

THE COMPLETE ARBORIST REPORT SHALL BE SUBMITTED WITH THIS SET OF PLANS.



8/27/2019

Miles Johnson, P.E.
Kimley-Horn, Northern California
100 W San Fernando St #250
San Jose, CA 95113
925.376.5812
miles.johnson@kimley-horn.com

Re: Tree Protection for Proposed Data Center Construction at 2505-2509 Stender Way, Santa Clara, CA 95054

Dear Miles,

At your request, I have visited the property referenced above to evaluate the trees present with respect to the proposed construction project. The report below contains my analysis.

Summary:

Thirty-nine trees are present on this property, and nine trees located on neighboring properties are near property lines. An additional five stumps are present on the property (Images 1-4).

Twenty are coast redwoods (*Sequoia sempervirens*); six are Canary Island pine (*Pinus canariensis*); six are London planes (*Platanus x acerifolia*); and 1 is of another species.

Trees #9, 12, and 24-26 are stumps, and appear to have been removed many years prior to my site visit. Photographs are available upon request.

Neighboring tree #28 is dead.

Project Features

A data center is proposed for construction, along with a cooling area, substation, generators, a new sidewalk, a new driveway/parking lot footprint, and a property line fence.

Tree Conflicts

All trees on this property conflict with one or more project features.

Building – trees #20, 21, 34-35, 41, 44, 52, and 53 are within the area proposed for the data center building. The trunks of trees #36 and 37 lie just outside the building envelope, with nearly half of each tree's TPZ to be removed.

Cooling area – trees #39, 40, 45, 46, 50, 51 are within the proposed cooling equipment area.

Substation – trees #47-48 are within the area proposed for the substation. The trunk of tree #8 lies just outside the substation, with nearly half of its TPZ to be removed.

Generator area – trees #2 and 3 are within the proposed generator area. The trunk of tree #1 lies just outside the area, with nearly half of its TPZ to be removed.

¹ See Discussion, below

Prepared by Katherine Naegle for Kimley-Horn

Page 1

Sidewalk – The trunks of trees #10 and 11-19 lie just outside the sidewalk area, with nearly half of each tree's TPZ to be removed by the substantial grading cut necessary to bring the sidewalk area down to existing curb level.

Driveway/parking lot – trees #27 and 29-33 lie in the proposed driveway. The trunks of neighboring trees #27 and 29-33 lie just outside the driveway, with nearly half of each tree's TPZ to be impacted, but not removed.

Property line fence – the proposed fence lies within the TPZ's of trees #27, 29-33, such that fence posts will likely necessitate the removal of some roots.

Electrical easement (potential trenching) – tree #10 is directly on top of the electrical easement. Though work within this easement is not shown on the plans provided to me, if it does occur, tree #10 may conflict directly with that work.

Driveway – trees #1-19 are in the proposed driveway area.

Testing & Analysis:

Tree DBHs were taken using a diameter tape measure if trunks were accessible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over 12 inches in DBH were inventoried.

Vigor ratings are based on tree appearance and experiential knowledge of each species.

Tree location data was collected using a GPS smartphone application and processed in GIS software to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to slight differences between GPS data and CAD drawings, tree locations shown on the map below are approximate.

I visited the site once, on 8/21/2019. All observations and photographs in this report were taken at that site visit.

This report is based on the document titled "CORESITE SV9 DATA CENTER - CONCEPT REVIEW A," dated 6/21/2019, provided to me electronically by the client.

Recommendations:

Demolition phase:

1. Remove trees #1-8, 10, 11, 13-21, 34-53
2. Avoid disturbing roots.
3. Prune roots over one inch in diameter at the edge of excavation, using a sharp saw or bypass pruners.

Prepared by Katherine Naegle for Kimley-Horn

Page 3

Prepared by Katherine Naegle for Kimley-Horn

Page 4

Limits of the Assignment:

All observations were made from the ground with basic equipment. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of my site visit.

Purpose & Use of the Report:

This report will be used to inform tree management decisions made by the Client and by the City of Santa Clara with respect to this construction project.

Observations:

Trees

Twenty-nine trees are present on this property, and nine trees located on neighboring properties are near property lines. An additional five stumps are present on the property (Images 1-4). Twenty are coast redwoods (*Sequoia sempervirens*); six are Canary Island pine (*Pinus canariensis*); six are London planes (*Platanus x acerifolia*); and 1 is of another species.

Trees #9, 12, and 24-26 are stumps, and appear to have been removed many years prior to my site visit. Photographs are available upon request.

Neighboring tree #28 is dead.

Project Features

A data center is proposed for construction, along with a cooling area, substation, generators, a new sidewalk, a new driveway/parking lot footprint, and a property line fence.

Tree Conflicts

All trees on this property conflict with one or more project features.

Building – trees #20, 21, 34-35, 41, 44, 52, and 53 are within the area proposed for the data center building. The trunks of trees #36 and 37 lie just outside the building envelope, with nearly half of each tree's TPZ to be removed.

Cooling area – trees #39, 40, 45, 46, 50, 51 are within the proposed cooling equipment area.

Substation – trees #47-48 are within the area proposed for the substation. The trunk of tree #8 lies just outside the substation, with nearly half of its TPZ to be removed.

Generator area – trees #2 and 3 are within the proposed generator area. The trunk of tree #1 lies just outside the area, with nearly half of its TPZ to be removed.

The optimal size of the area around a tree which should be protected from disturbance depends on the tree's size, species, and vigor, as shown in the following table (adapted from *Tree & Construction, Maheny and Clark, 1998*):

Species tolerance	Tree vigor	Distance from trunk (feet per inch trunk diameter)
Good	Moderate	0.3
Good	Low	0.75
Moderate	High	1
Moderate	Moderate	0.75
Low	Low	1.25
Poor	High	1
Poor	Moderate	1.25
Low	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Conclusions:

Trees #1-8, 10, 11, 13-21, and 34-53 must be removed for the project to move forward as proposed.

Trees #9, 12, and 24-26 appear to have been removed years prior to my site visit, and have no bearing on this project.

Trees #22 and 23 are unlikely to undergo any impacts from the project as proposed, as their TPZs end approximately at the property line.

Trees #27 and 29-33 will likely undergo moderate to major impacts from driveway installation, and minor to moderate impacts from property line fence installation.

Recommendations:

Demolition phase:

1. Remove trees #1-8, 10, 11, 13-21, 34-53
2. Avoid disturbing roots.
3. Prune roots over one inch in diameter at the edge of excavation, using a sharp saw or bypass pruners.

JOB NO.: 197252001
PRINT DATE: 05/28/2020
DESIGNED BY: MT
CHECKED BY: MM
SET ISSUED: 10/26/2019 PCC SUBMITTAL 1
02/21/2020 PCC SUBMITTAL 2
02/24/2020 SCHEMATIC DESIGN
05/28/2020 PCC SUBMITTAL 3

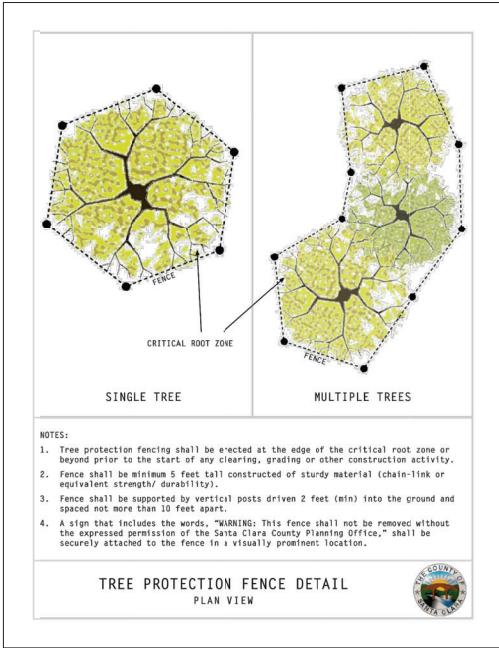
SHEET NAME:
TREE INVENTORY
AND ARBORIST
REPORT
SHEET NO.: L1.1

NOT FOR RECORD
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
• 2020 KIMLEY-HORN AND ASSOCIATES, INC.
10 SOUTH ALMADEN BLVD. SUITE 1250
SAN JOSE, CA 95113
PHONE: 669-804-3030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

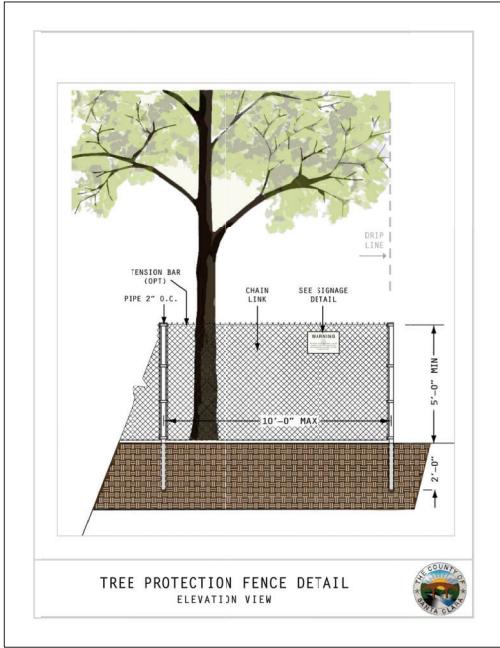
IT IS A VIOLATION OF THE CALIFORNIA PROFESSIONAL LANDSCAPE ARCHITECT LAW FOR ANYONE TO PRACTICE LANDSCAPE ARCHITECTURE IN CALIFORNIA UNLESS ACTING UNDER THE DIRECTION OF A LANDSCAPE ARCHITECT REGISTERED WITH THE STATE BOARD OF LANDSCAPE ARCHITECTURE.
IT IS A VIOLATION OF THE CALIFORNIA ARBORIST LAW FOR ANYONE TO PRACTICE ARBORIST IN CALIFORNIA UNLESS ACTING UNDER THE DIRECTION OF A CERTIFIED ARBORIST REGISTERED WITH THE STATE BOARD OF ARBORISTS.

JOB NO.: 197252001
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05/28/2020 PCC SUBMITTAL 3

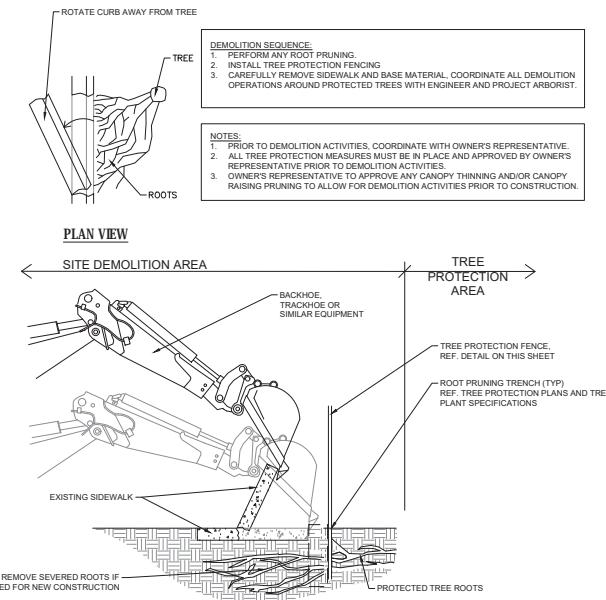
SHEET NAME:
CORESITE - SV9
SHEET NO.: L1.1
KIMLEY-HORN
LANDSCAPE ARCHITECT OF
RECORD SEAL



A CITY STANDARD DETAIL



B CITY STANDARD DETAIL SECTION



C CURB AND SIDEWALK DEMOLITION W/ LANDSCAPE PROTECTION

WARNING

This fencing shall not be removed without permission from the Santa Clara County Planning Office: (408) 299-5770

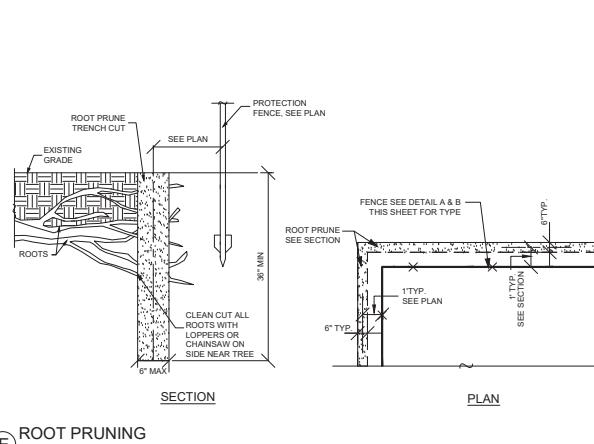
REMOVAL WITHOUT PERMISSION MAY BE SUBJECT TO FINES

Santa Clara County Ordinance Code Chapter C16

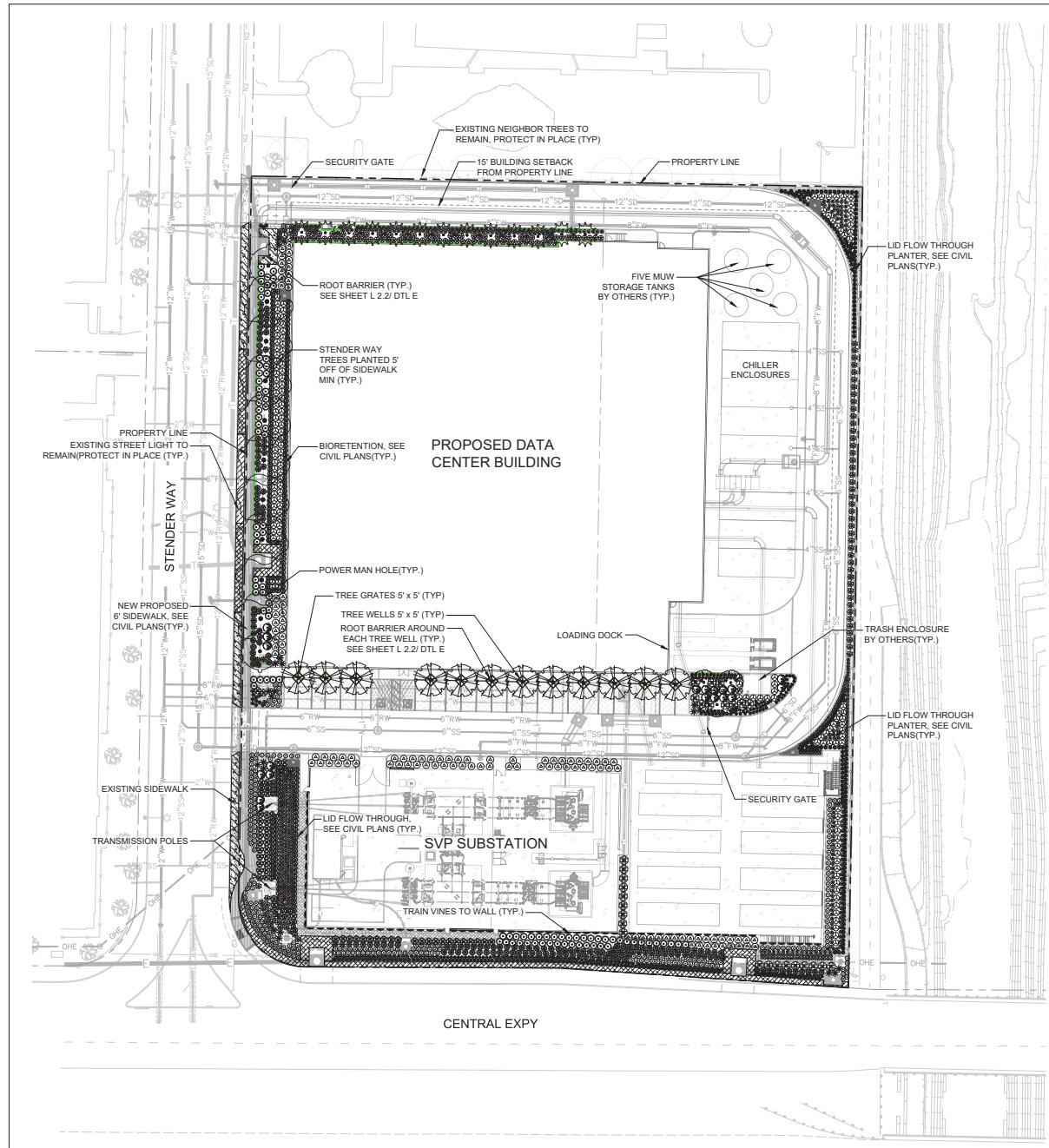
County of Santa Clara tree protection measures may be found at:
<http://www.sccplanning.gov>

WARNING SIGN ON TREE PROTECTIVE FENCE

D TREE PROTECTION SIGNAGE



ROOT PRUNING



PLANT LEGEND (SEE SHEET L.2.1 FOR FULL PLANT SCHEDULE)

CODE	BOTANICAL / COMMON NAME
AG	AFROCOPUS GRACILOR / AFRICAN FERN PINE
CO	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD
GI	GLIDITISIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST
LN	LAURUS NOBILIS 'SARATOGA' / SWEET BAY
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
CODE	BOTANICAL / COMMON NAME
BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS
CT	CAREX TUMULICOLA / BERKELEY SEDGE
CR	CHONDROPTERALUM TECTORIUM / CAPE RUSH
FC	FESTUCA CALIFORNICA / CALIFORNIA FESCUE
HS	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS
JP	JUNCUS PATENS / CALIFORNIA GRAY RUSH
LC	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE
MS	MISCANTHUS SINensis 'ADAGIO' / ADAGIO EULALIA GRASS
MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MD	MUHLENBERGIA DUBIA / PINE MUHLY
ML	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY
MR	MUHLENBERGIA RIGENS / DEER GRASS
PS	PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT FLAX
PD	PHORMIUM X 'DARK DELIGHT' / PURPLE FLAX
PC3	PYRACANTHA COCCINEA / SCARLET PYRACANTHA
RE	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
SN	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS
WF	WESTRINGIA FRUTICOSA / COAST ROSEMARY
CODE	BOTANICAL / COMMON NAME
AM	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
CM	CARISSA MACROCARPA 'PROSTRATA' / PROSTRATE NATAL PLUM
MP	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM
CODE	COMMON NAME
RB	ROOT BARRIER
RC	ROCK COBBLE - 6" CRUSHED ROCK
TG	TREE GRATE - 60" x 60" SIZE

NOTE TO REVIEWER

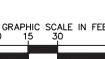
1. FOR INFORMATION REGARDING TREES TO BE REMOVED REFER TO TREE DISPOSITION PLANS ON SHEETS L.1.0 & L.1.1
2. FOR FULL PLANT SCHEDULE AND ADDITIONAL INFORMATION ON PROPOSED PLANT MATERIAL SEE SHEET L.2.1
3. ALL PROPOSED TREES SHALL MEET THE REQUIRED SPACING REQUIREMENTS FROM ELECTRICAL CONDUIT AS SPECIFIED BY SD1235 TREE PLANTING REQUIREMENTS.
4. ALL PROPOSED STORMWATER TREATMENT LANDSCAPE SHALL BE FROM THE APPROVED PLANT SPECIES LIST IN APPENDIX D OF SCURPP C.3 STORMWATER HANDBOOK.

TREE DISPOSITION / REPLACEMENT

EXISTING OFFSITE SV9 NEIGHBOR TREES TO REMOVE	9
EXISTING TREES ON SITE TO REMOVE	39
36" BOX SIZE REPLACEMENT TREES	39
ADDITIONAL TREE MITIGATION REQUIRED	0(24" BOX) OR 0(36" BOX)

ALERT TO CONTRACTOR:

1. WHEN PERFORMING GROUNDS OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE Dewatering, Draining and Ground Water Management to control moisture of soils. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (Earthwork, Final Utilities, and Final Grading) by the milestone date in project documents.



CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

Kimley Horn

• 2020 KIMLEY-HORN AND ASSOCIATES, INC.
10 SOUTH ALMADEN BLVD, SUITE 1250
SAN JOSE, CA 95113 FAX: 714-938-9488
PHONE: 650-804-1300
WWW.KIMLEY-HORN.COM



IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLESS ACTED UNDER THE DIRECTION OF A
LANDSCAPE ARCHITECT TO MAKE ANY CHANGES
TO THESE PLANS IN ANY WAY.

A.P.N. - 104-39-023

JOB NO.: 197252001
PRINT DATE: 05/28/2020

DESIGNED BY: MT
CHECKED BY: MM

SET ISSUED: 10/26/2019 PCC SUBMITTAL 1
02/21/2020 PCC SUBMITTAL 2
02/24/2020 SCHEMATIC DESIGN
05/26/2020 PCC SUBMITTAL 3

SHEET NAME: LANDSCAPE PLAN

SHEET NO.: L2.0

LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	AG	12	AFROCOPUS GRACILIOR / AFRICAN FERN PINE	36" BOX	14'-16' HT, X 7'-8' SPR.	2.5' CAL.	MODERATE		RE	28	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	15 GAL.	60" O.C.	LOW
	CO	3	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD	36" BOX	5'-6' HT, X 4'-5' SPR.	2" CAL.	VERY LOW		SN	86	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS	5 GAL.	3' O.C.	MODERATE
	GI	2	GLEDTISIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	36" BOX	9'-11' HT, X 4'-5' SPR.	3" CAL.	LOW		WF	19	WESTRINGIA FRUTICOSA / COAST ROSEMARY	15 GAL.	60" O.C.	LOW
	LN	13	LAURUS NOBILIS 'SARATOGA' / SWEET BAY	24" BOX	14'-16' HT, X 12'-14' SPR.	1" CAL.	LOW		AM	101	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	42" O.C.	MODERATE
	UA	9	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	36" BOX	12'-14' HT, X 5'-6' SPR.	3" CAL.	LOW		CM	21	CARISSA MACROCARPA 'PROSTRATA' / PROSTRATE NATAL PLUM	1 GAL.	42" O.C.	LOW
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING		WUCOLS	MATERIALS	CODE	QTY	COMMON NAME	CONT.	SPACING	
•	BG	194	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	1 GAL.	24" O.C.		WUCOLS		RB	1,063 L.F.	ROOT BARRIER REFER TO SHEET L.2.2 / DTLE	1 GAL.	42" O.C.	
•	CT	232	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL.	18" O.C.				RC	1030 S.F.	ROCK COBBLE - 6" CRUSHED ROCK			
◎	CR	149	CHONDROFETALUM TECTORUM / CAPE RUSH	5 GAL.	42" O.C.				TG	12	TREE GRATE + RAIN 60" x 60" x 1.25" HEEL PROOF (RNX60-6099TGHIP12)			
•	FC	191	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	1 GAL.	18" O.C.									
•	HS	244	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	30" O.C.									
•	JP	313	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	24" O.C.									
•	LC	249	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	1 GAL.	30" O.C.									
•	MS	63	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL.	60" O.C.									
•	MC	59	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	48" O.C.									
•	MD	167	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	42" O.C.									
•	ML	110	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	5 GAL.	48" O.C.									
•	MR	93	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	48" O.C.									
•	PS	145	PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT FLAX	1 GAL.	30" O.C.									
•	PD	21	PHORMIUM X 'DARK DELIGHT' / PURPLE FLAX	15 GAL.	60" O.C.									
PC3	67	PYRACANTHA COCCINEA / SCARLET PYRACANTHA	5 GAL.	48" O.C.										

PLANT PALETTE



STATE OF CALIFORNIA ESTIMATED WATER USE														
TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE. WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING														
ET ADJUSTMENT FACTOR (ETAF) IS THE CORRECTIVE FACTOR APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS EXPRESSED IN TERMS OF THE ET USE FOR THE HYDROZONE DIVIDED BY THE ET USE FOR THE HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE. THE ETAF IS APPLIED TO THE ESTIMATED WATER USE FOR EACH HYDROZONE.														
ESTIMATED TOTAL WATER USE (ETWU) (GAL./YEAR PER HYDROZONE)														
ET ADJUSTMENT FACTOR (ETAF) = 0.65 ETAF FOR RESIDENTIAL LANDSCAPE 0.45 ETAF FOR COMMERCIAL LANDSCAPE 0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETAF														
PLANT FACTOR = 1.0 FOR ALL PLANT MATERIALS HYDROZONE AREA (HA) = 1.0 FOR LANDSCAPE OR SITE (TREES)														
CONVERSION FACTOR (CONVERTS ACRES-INCHES PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR) = 0.62														
IRRIGATION EFFICIENCY = 0.75 (NOT LEAKY SPRAY 0.81 (PFP))														
SPECIAL LANDSCAPE AREA (HA) = 0.5 FOR EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER														
EVAPOTRANSPIRATION RATE (ET) = 0.85 INCHES OF WATER EVAPORATED FROM ADJ. SOIL AND TRANSPIRATION RATE FROM PLANT MATERIALS (ETWU)														
ETWU = (ETWU) * (PFP) * (HA) * (0.62) / (IE)														
MAWA = (ETWU) * (0.62) * (ETAF) * (SUM OF SLA) * (HA) * (1-ETAF) * (SLA)														
HYDROZONE "A" (DRIPLINE)														
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)								
45.30	0.20	16,610	0.62	0.81	-	11,524.60								
HYDROZONE "B" (DRIPLINE) BIO AND FLOW THROUGH PLANTERS														
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)								
45.30	0.20	7,011	0.62	0.81	-	4,619.59								
HYDROZONE "C" (BUBBLERS) LOW WATER USE														
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)								
45.30	0.30	894	0.62	0.81	-	5,687.52								
HYDROZONE "D" (BUBBLERS) MOD WATER USE														
ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETWU (GAL/YEAR)								
45.30	0.40	384	0.62	0.81	-	5,325.04								
ESTIMATED TOTAL WATER USE (GAL/YEAR)													178,133	
ETO	SUM	0.00	CONVERSION FACTOR	IE	SLA	MAWA (GAL/YEAR)								
45.30		24,878.00	0.62	0.81	-	14,405.58								
MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR)												314,425.58		
MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE										66.87%				

LANDSCAPE NOTES

1. THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS.
2. ALL PLANTING AREA SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOIL REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE.
3. GROUNDCOVERS OR ORGANIC SHREDDED BARK MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF.
4. ALL SHRUB BEDS SHALL BE MULCHED WITH ORGANIC SHREDDED BARK MULCH TO A 3" MINIMUM DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF SANTA CLARA AND COUNTY OF SANTA CLARA.
5. ALL VEGETATION SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE OR INJURY FROM LACK OF WATER, EXCESS CHEMICAL FERTILIZER OR OTHER TOXIC CHEMICALS, LIGHT OR FIRE. ANY VEGETATION WHICH SHOWS SIGNS OF SUCH DAMAGE OR INJURY AT THE TIME OF REPLACEMENT SHALL BE REMOVED AND REPLACED WITH A SAME, SIMILAR, OR SUBSTITUTE VEGETATION OF A SIZE, FORM, AND CHARACTER WHICH WILL BE COMPARABLE AT THE FULL GROWTH.
6. ANY COMPACTED SOILS PLANTED IN PLANTING AREAS SHALL BE RETURNED TO A "CRIBBLE" CONDITIONS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. FRUBLE CONDITION IS DEFINED AS AN EASILY CRUMBLE OR LOOSELY COMPACTION CONDITION WHEREBY THE ROOT STRUCTURE OF NEWLY PLANTED MATERIAL WILL BE ALLOWED TO SPREAD UNPRESSED.
7. APPROXIMATE PLANT QUANTITIES ARE PROVIDED IN THE LEGEND FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE CORRECT QUANTITY OF PLANT MATERIAL REGARDLESS OF THE QUANTITIES INDICATED IN THE LEGEND.
8. PROVIDE WEED CONTROL PER SPECIFICATIONS.
9. CONTRACTORS TO PROVIDE AGRICULTURAL SUITABILITY AND FERTILITY TESTS AND PROVIDE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PLANT INSTALLATION. LANDSCAPE CONTRACTOR SHALL INCORPORATE ALL SOILS LAB RECOMMENDATIONS FOR BIDDING PURPOSES. ASSUME THE FOLLOWING:
 - A) 14 CUBIC YARDS NITROZILED SOIL AMENDMENT
 - B) 15 LBS. 6-20-20 COMMERCIAL FERTILIZER
 - C) 15 LBS. AGRICULTURAL GYPSUM
 - D) 10 LBS. ORGANIC SOIL CONDITIONER OR APPROVED EQUAL
 - E) PREPARE ALL BACKFILL SOIL AS RECOMMENDED BUT NO LESS PER CUBIC YARD THAN AS FOLLOWS:
 - A) 6-20-20 FERTILIZER
 - B) 40% ORGANIC SCREENED TOPSOIL
 - C) 1/5 CUBIC YARD NITROZILED SOIL AMENDMENT
 - D) 1 LBS. ORGANIC GYPSUM
 - E) 1 LBS. GRO POWER PLUS SOIL CONDITIONER OR APPROVED EQUAL
10. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL AND IRRIGATION SYSTEMS PROPOSED AND EXISTING TO REMAIN FOR A PERIOD OF 90-DAYS AFTER COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE EXISTING AND PROPOSED PLANT MATERIAL FOR A ONE-YEAR PERIOD STARTING AT THE FINAL ACCEPTANCE OF THE IMPROVEMENTS. DURING THIS PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DEAD OR IN-DECLINE PLANT MATERIAL OR DAMAGED IRRIGATION COMPONENTS IN-KIND.
12. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE CONCEPT DESIGN.

MATTHEW J. MORGAN, PLA 6256

CORESITE - SV9
205-2509 STENDER WAY,
SANTA CLARA, CA 95054

L2.1

LANDSCAPE ARCHITECT OF
RECORD SEAL

NOT FOR PLACEMENT
ON DRAWINGS

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, LICENSED OR UNLICENSED, TO PRACTICE AS A LANDSCAPE ARCHITECT IN CALIFORNIA WITHOUT BEING LICENSED AS A LANDSCAPE ARCHITECT IN CALIFORNIA.

A.P.N. - 104-39423

JOB NO.: 19725001
PRINT DATE: 05/28/2020

DESIGNED BY: MT
CHECKED BY: MM

SET ISSUED: 10/26/2019 PCC SUBMITTAL 1
02/21/2020 PCC SUBMITTAL 2
02/24/2020 SCHEMATIC DESIGN
05/26/2020 PCC SUBMITTAL 3

SHEET NAME:
LANDSCAPE NOTES AND SCHEDULE
SHEET NO.: L2.1

THE USE OF THE PLANS AND SPECIFICATIONS
HEREIN IS EXPRESSLY LIMITED TO THE PROJECT FOR WHICH
THEY ARE PREPARED AND IS NOT TO BE USED FOR ANY
OTHER PURPOSE. THE PLANS AND SPECIFICATIONS ARE
THE PROPERTY OF THE LANDSCAPE ARCHITECT AND
CANNOT BE COPIED, REPRODUCED, OR USED FOR
ANY OTHER PURPOSE. THE LANDSCAPE ARCHITECT
RESERVES THE RIGHT TO REVOKE THE USE OF THE PLANS
AND SPECIFICATIONS IF THEY ARE USED FOR ANY
OTHER PURPOSE.

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10 SOUTH ALMADEN BLVD, SUITE 1250
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WWW.KIMLEY-HORN.COM

ISSUES

- 09.16.2019 PCC SUBMISSION
- 10.28.2019 PCC SUBMISSION #1
- 02.18.2020 PCC SUBMISSION #2
- 05.28.2020 PCC SUBMISSION #3
- 6
- 7
- 8
- 9
- 10

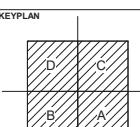
REVISIONS

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Date of issue:
05.28.2020

CORESITE SV9
PCC SUBMISSION

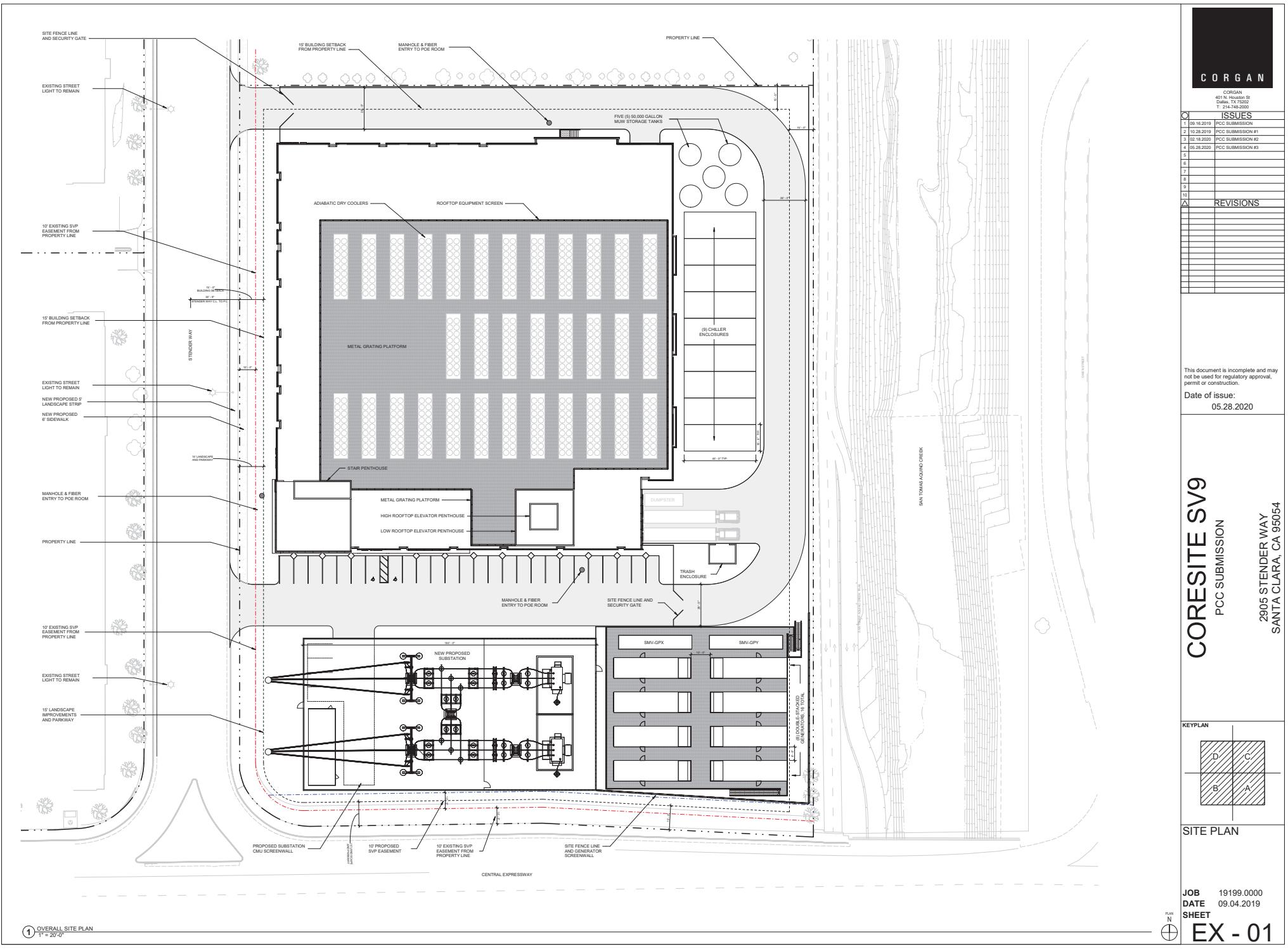
2905 STENDER WAY
SANTA CLARA, CA 95054

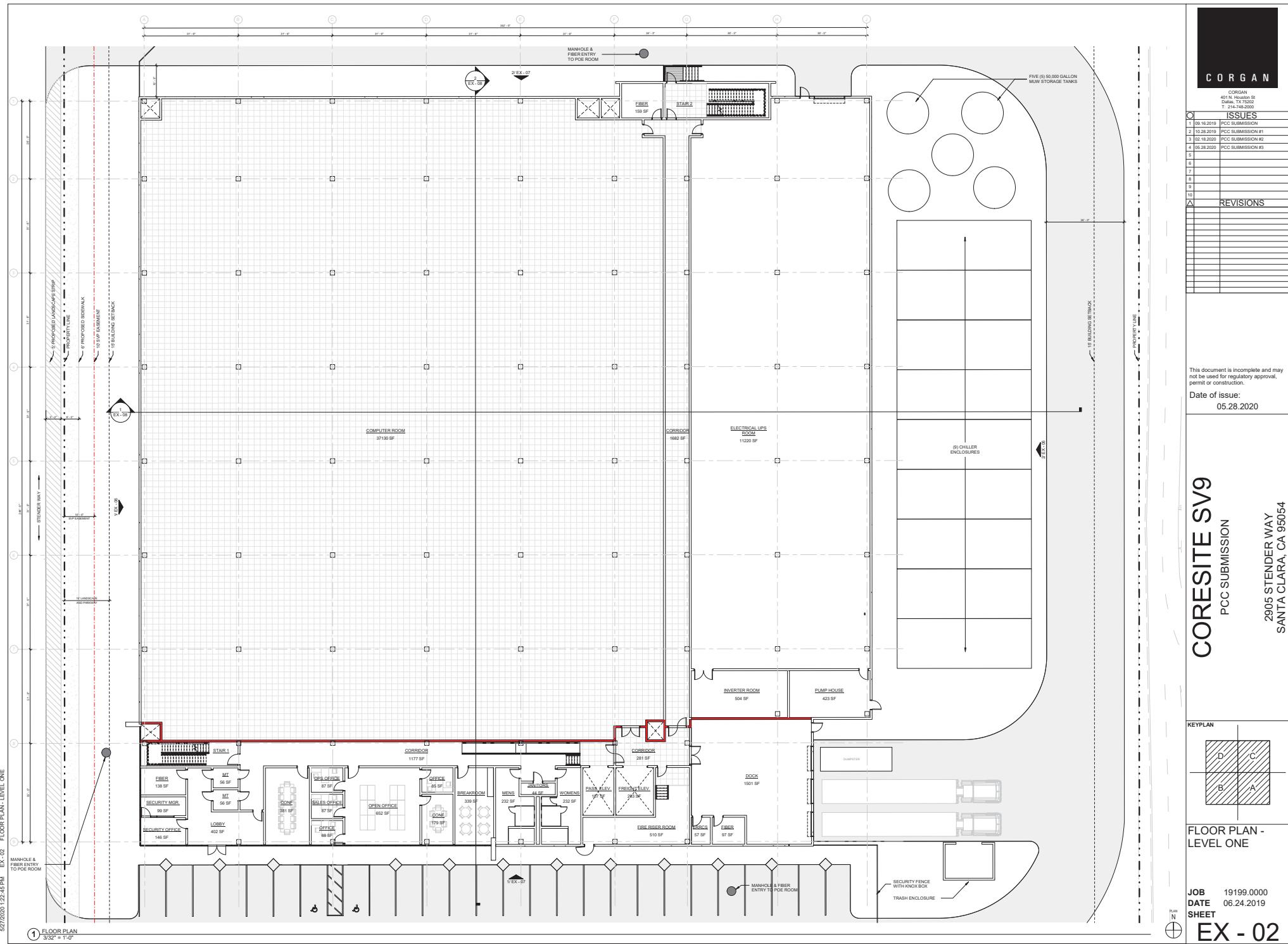


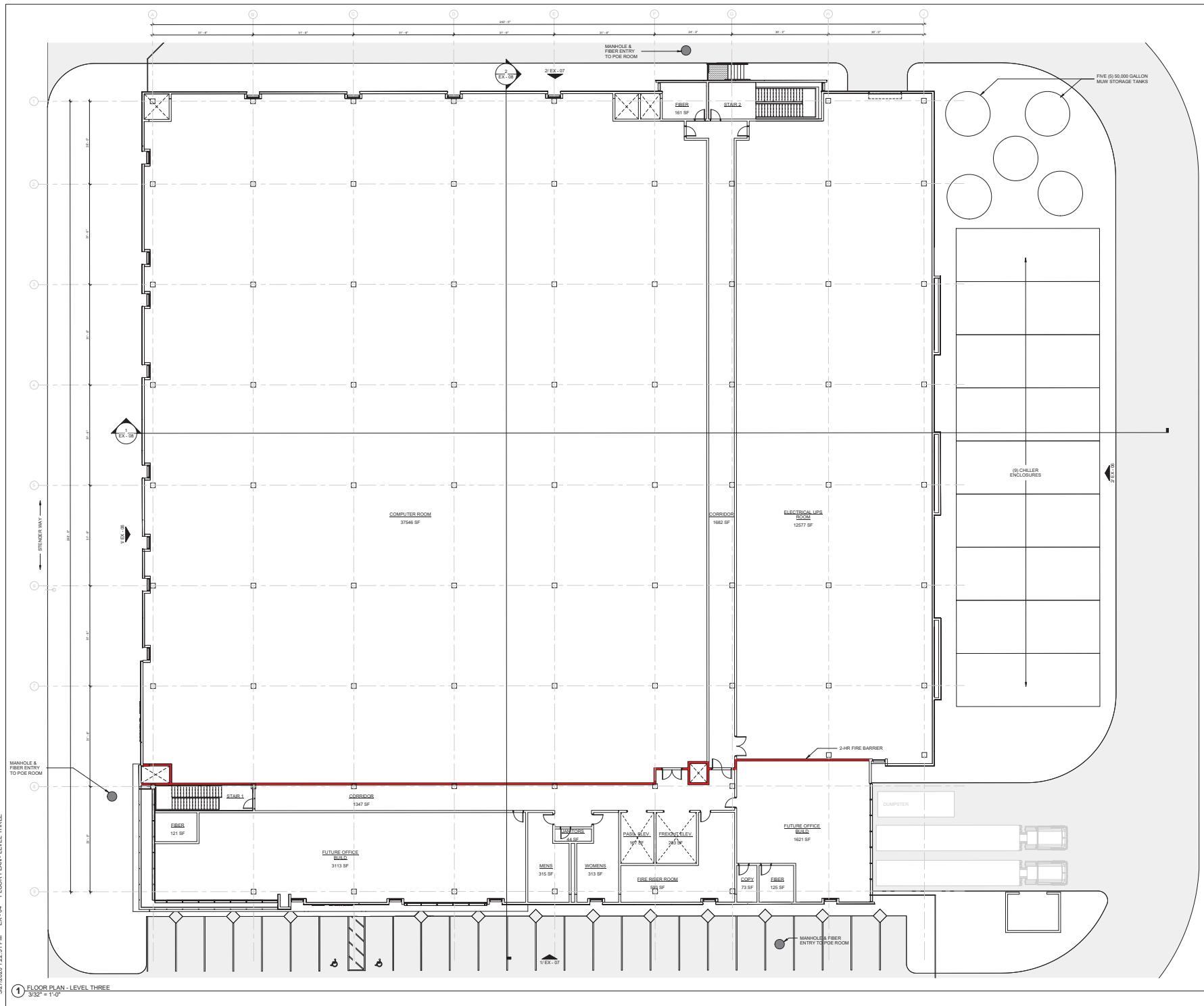
SITE PLAN

JOB 19199.0000
DATE 09.04.2019
SHEET

EX - 01







C O R G A N

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

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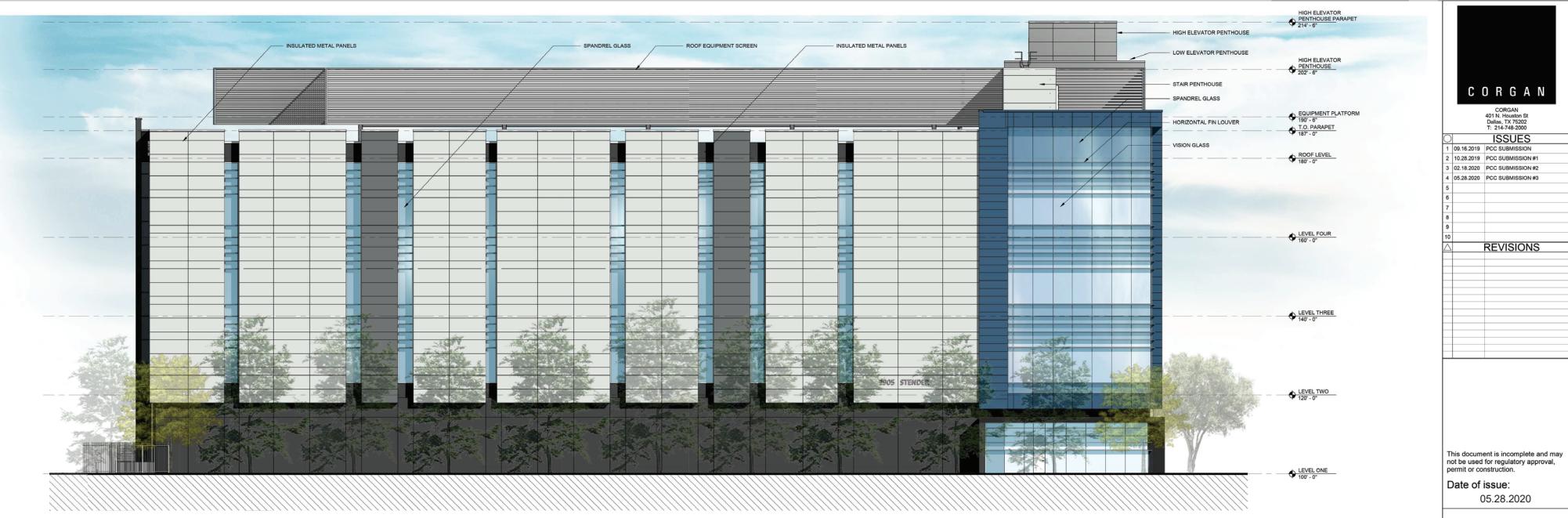
YPLAN

FLOOR PLAN - LEVEL THREE

19199.0000
09.16.2019
SHEET

EX - 04

EX - 04



ISSUES

- 1 09.16.2019 PCC SUBMISSION
- 2 10.28.2019 PCC SUBMISSION #1
- 3 02.18.2020 PCC SUBMISSION #2
- 4 05.28.2020 PCC SUBMISSION #3
- 5
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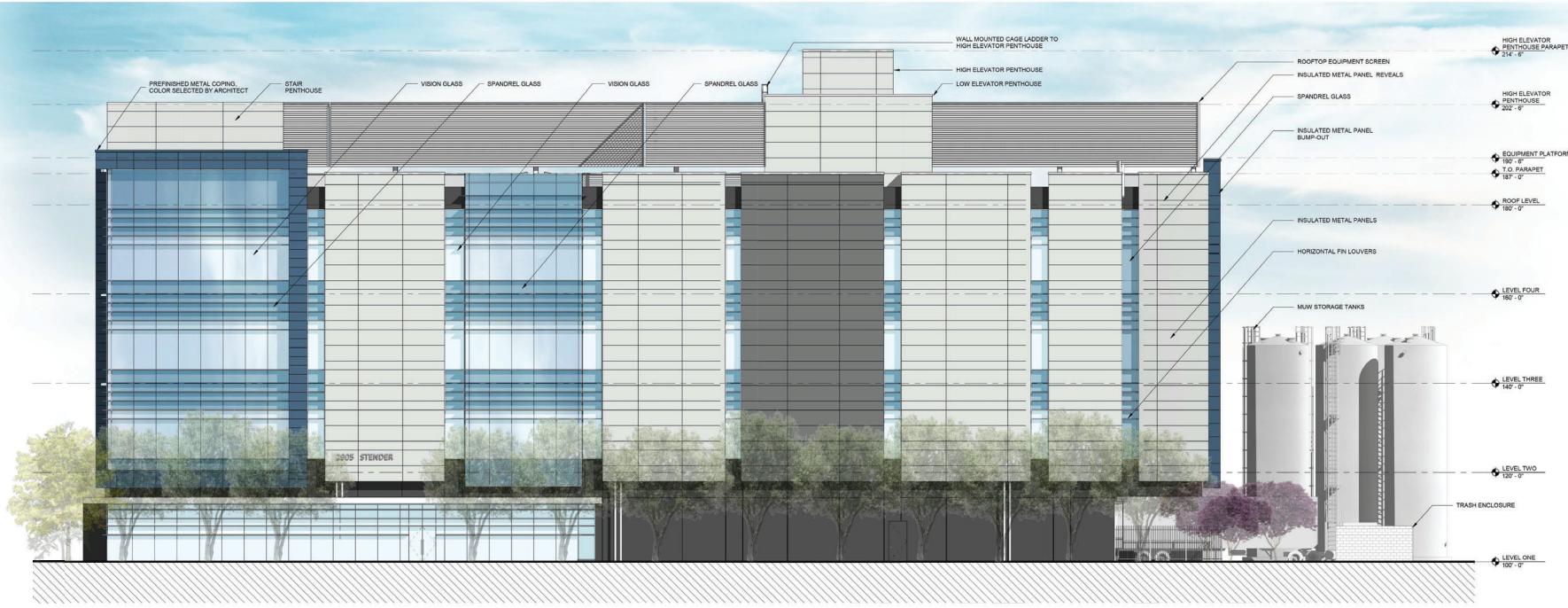
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05.28.2020

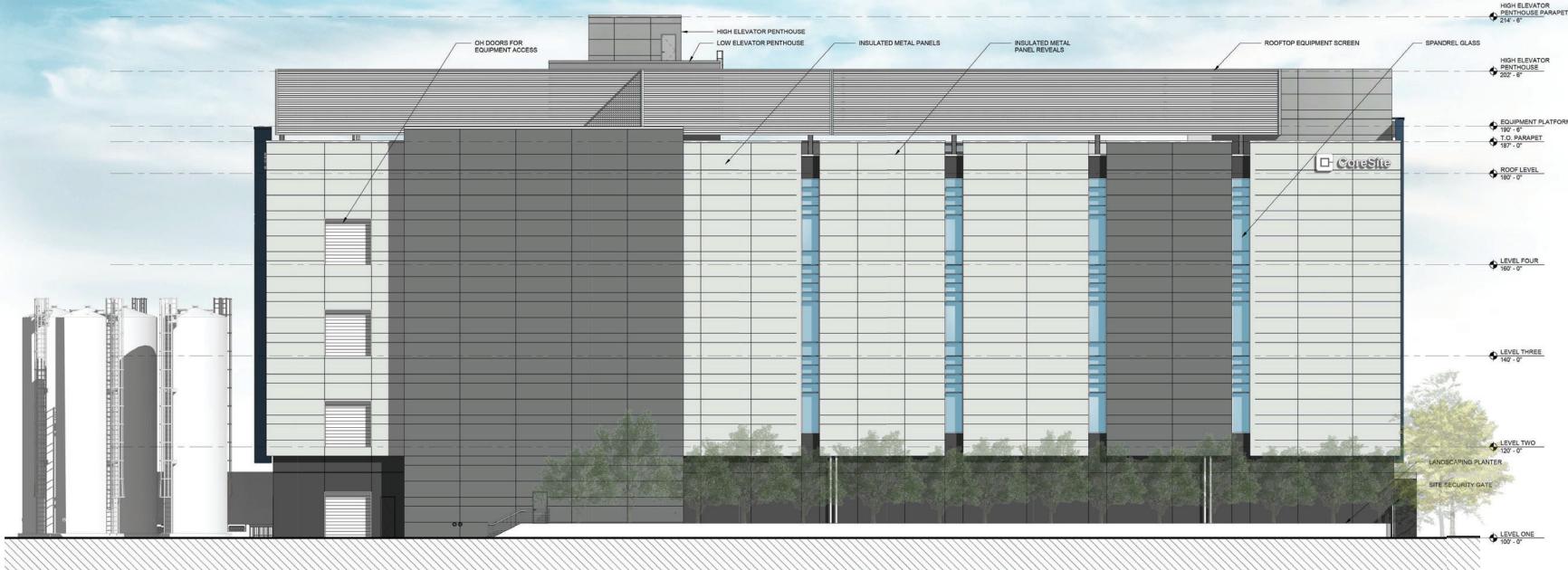
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SANTA CLARA, CA 95054



2 SOUTH ELEVATION

1" = 10'-0"



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- 3 02.18.2020 PCC SUBMISSION #2
- 4 05.28.2020 PCC SUBMISSION #3

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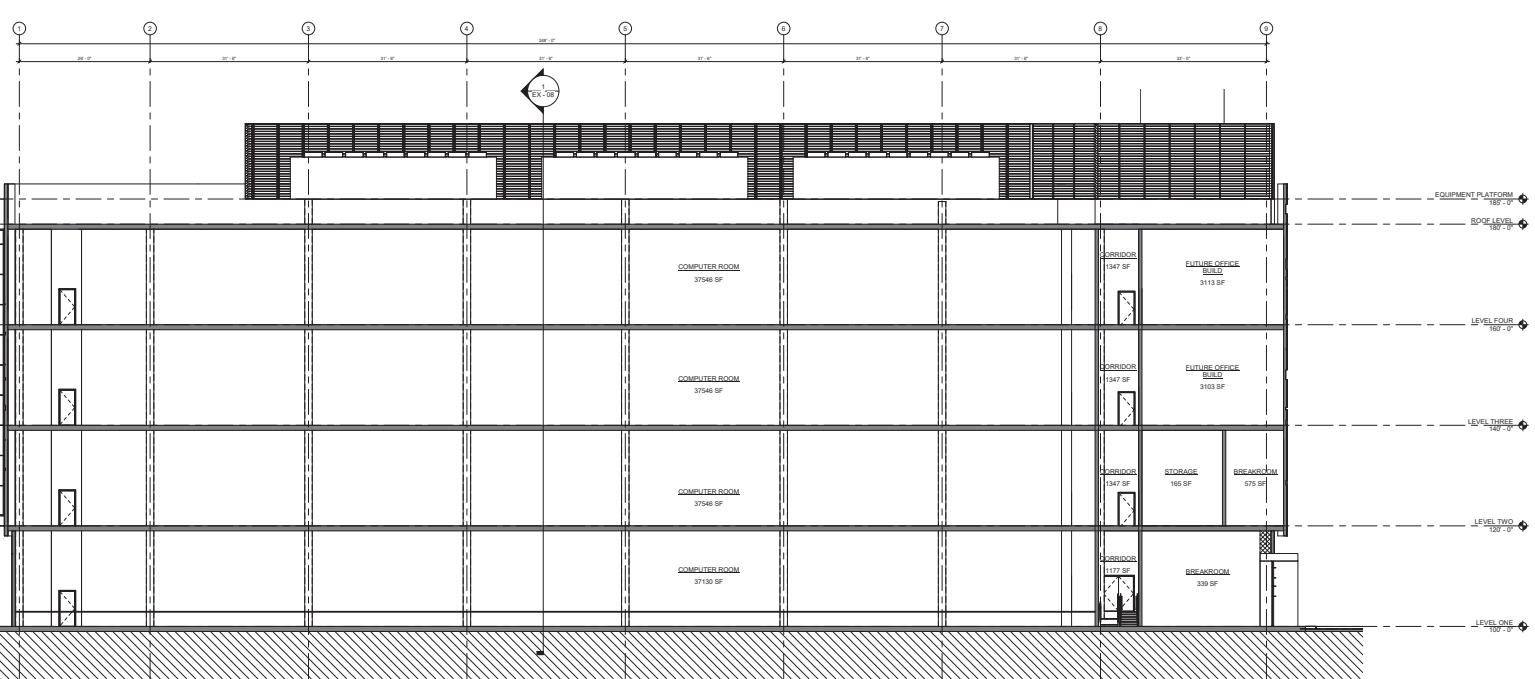
② BUILDING SECTION

1' = 10'-0"

BUILDING SECTIONS

① BUILDING SECTION

1' = 10'-0"

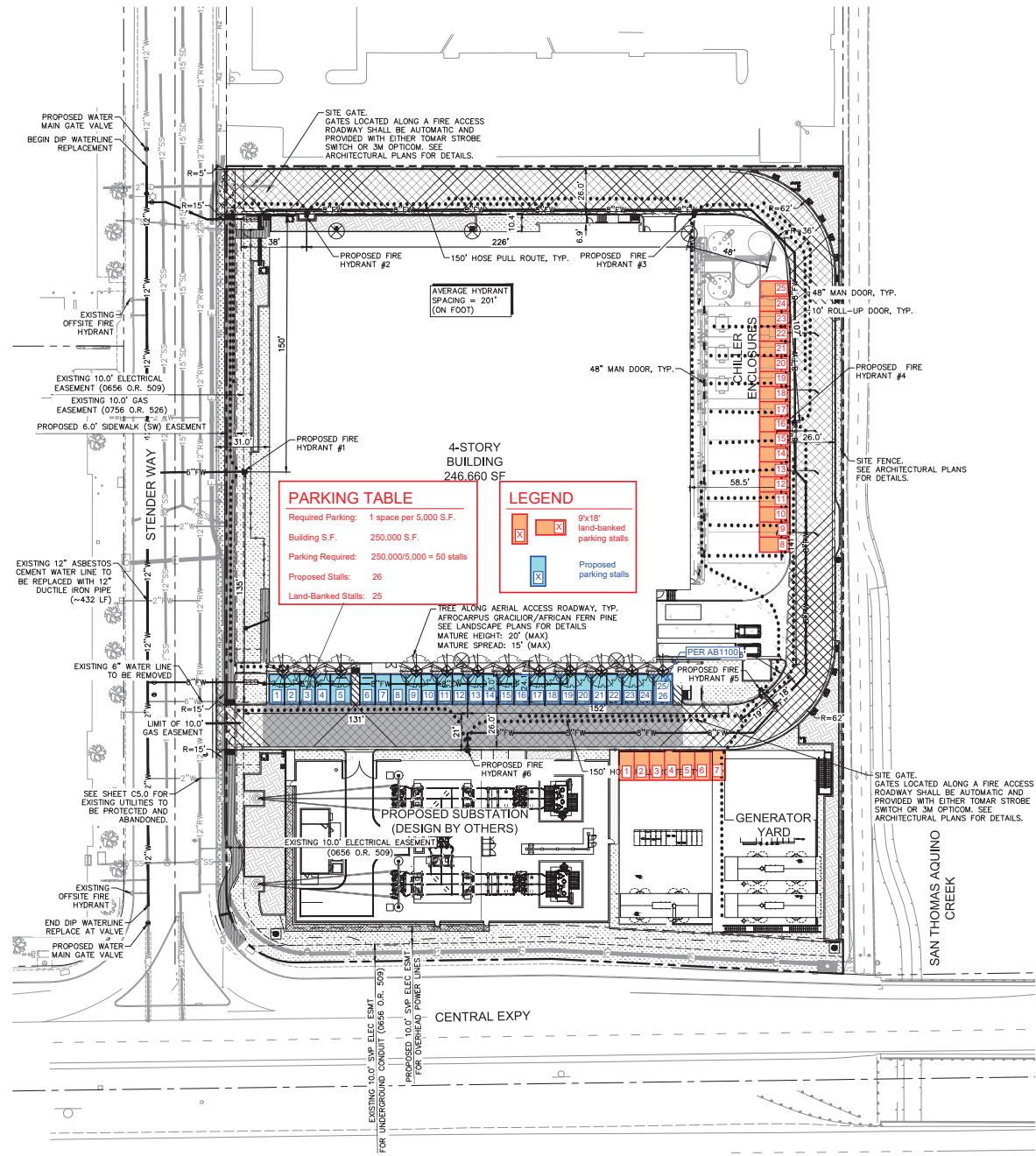


5/27/2020 123:35 PM EX-08

BUILDING SECTIONS

JOB 19199.0000
DATE 09.16.2019
SHEET

EX - 08



LEGEND

	PROPERTY LINE
	PROPOSED FIRE WATER LINE
	EXISTING WATER LINE
	150' HOSE PULL REACH
	LANDSCAPE/PLANTER AREA
	FIRE ACCESS LANE / EMERGENCY VEHICLE ACCESS EASEMENT (EVE)
	AERIAL ACCESS ROADWAY
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	BIORETENTION AREA

Kimley Horn

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 STATE OF CALIFORNIA
 NO. 8407

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2505-2509 STENDER WAY,
 SANTA CLARA, CA 95054

JOB NO.: 197252001
 PRINT DATE: 07/01/2020

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 CHECKED BY: MJ

SET ISSUED:
 10/28/2019 PCC SUBMITTAL 1
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 02/24/2020 SCHEMATIC DESIGN
 05/28/2020 PCC SUBMITTAL 3

SHEET NAME:
FIRE TRUCK ACCESS PLAN

SHEET NO.: C1.0
 GRAPHIC SCALE IN FEET
 0 15 30 60

