VICINITY MAP

LOCATION MAP

PROJECT INFORMATION

PROJECT DESCRIPTION:	THREE STORY DATA CENTER WITH EQUIPMENT YARD ON 1.67 ACRES. INCLUDES TRUCK DOCK WITH TWO OVERHEAD DOORS, SHIPPING AND RECEIVING AREA, SERVICE ELEVATOR, OFFICE AND STORAGE AREAS IN ADDITION TO DATA HALLS.
BUILDING ADDRESS:	2175 MARTIN AVE. SANTA CLARA, CA 95050
APN:	224-10-115
SEISMIC ZONE:	XXX
ZONING BUILDING CODE:	ML - LIGHT INDUSTRIAL
OCCUPANCY TYPE:	STORAGE (S-1) & BUSINESS (B)
CONSTRUCTION TYPE:	II-B
PROJECT AREA:	79,396 SF TOTAL 26,452 SF PER FLOOR

APPLICABLE CONSTRUCTION CODES

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE W/ CALIFORNIA GREEN BUILDING STANDARDS
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRICAL CODE
FIRE/LIFE SAFETY CODE:	2016 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	CALIFORNIA ACCESSIBILITY GUIDELINES
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
FIRE PROTECTION:	APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 WITH MULTIPURPOSE DRY-CHEMICAL PORTABLE FIRE EXTINGUISHERS AS SPECIFIED, SPACED AT 75'-0" TRAVEL DISTANCE AROUND THE FLOOR. PREACTION IN RAISED FLOOR AREAS AND PROPOSED MECHANICAL ROOMS.

TRAFFIC

EXISTING BUILDING ON SITE HAS BEEN VACANT SINCE JANUARY 10, 2019

OCCUPANCY COUNTS FOR EGRESS

AREA OF WORK: ALL THREE FLOORS, TOTAL AREA 79,396 SF

BUSINESS GROUP B

AREA: 57,140 SF
OCCUPANT LOAD: (57,140 / 100) = 571

STORAGE GROUP S-2

AREA: 11,945 SF
OCCUPANT LOAD: (11,945 / 300) = 40

ELECTRICAL

AREA: 10,271 SF
OCCUPANT LOAD (10,271XX / 0) = 0

TOTAL OCCUPANT LOAD (AREA OF WORK): OCCUPANCY LOAD BASED ON B OCCUPANCY AS THE MOST STRINGENT

TOTAL AREA: 79,396 SF
OCCUPANT LOAD: 794 OCCUPANTS

PURSUANT TO CALIFORNIA BUILDING CODE 2016, SECTION 1004.1.2 EXCEPTION WHERE APPROVED BY THE BUILDING OFFICIAL, THE ACTUAL NUMBER OF OCCUPANTS FOR WHOM EACH OCCUPIED SPACE, FLOOR OR BUILDING IS DESIGNED, ALTHOUGH LESS THAN THOSE DETERMINED BY CALCULATION, SHALL BE PERMITTED TO BE USED IN THE DETERMINATION OF THE DESIGN OCCUPANT LOAD.

THE TENANT WILL NOT HAVE MORE THAN 5 TECHNICIANS IN THE SPACE NORMALLY AND NEVER MORE THAN 14 AND CAN BE ATTESTED IN WRITING. THIS FACILITY HOUSES SERVERS (IN CABINETS), AIR CONDITIONING AND ELECTRICAL GEAR AND BOTH THESE SYSTEMS HAVE REDUNDANCIES BUILT IN TO ENSURE CONTINUED OPERATION. THE TECHNICIANS ARE NOT HOUSED ON SITE. WITH FEW EXCEPTIONS THESE ARE NOT THE EMPLOYEES OF THE TENANT BUT EMPLOYED BY THOSE COMPANIES WHO HOUSE SERVERS IN THIS FACILITY AND SERVICEMEN RELATED TO THE SUPPORT EQUIPMENT. THE TECHNICIANS WILL COME AND GO AS REQUIRED FOR MAINTENANCE AND UPGRADES. THERE ARE NO OFFICE FACILITIES PROVIDED ON SITE.

A LETTER FROM THE TENANT ATTESTING TO ACTUAL OCCUPANCY CONDITIONS WITHIN THIS LEASE CAN BE SUBMITTED FOR FILE.

EXIT ACCESS

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (CALIFORNIA BUILDING CODE 2016 TABLE 1006.2.1):
OCCUPANCY B REQUIRES 2 EXITS ABOVE 49 OCCUPANTS
OCCUPANCY S REQUIRES 2 EXITS ABOVE 29 OCCUPANTS
NOTE: EXIT REQUIREMENTS HAVE BEEN CALCULATED BASED ON B OCCUPANCY

EXIT OR EXIT ACCESS REQUIRED (CALIFORNIA BUILDING CODE 2016 TABLE 1006.2.1 AND TABLE 1017.2):

1. MAXIMUM COMMON PATH OF EGRESS TRAVEL (B OCCUPANCY WITH SPRINK.) IS 100 FEET.

2. EXIT ACCESS TRAVEL DISTANCE (B OCCUPANCY WITH SPRINK.) IS 300 FEET.

TOILET FIXTURE COUNT

TOTAL CALCULATED OCCUPANT LOAD = XX PERSONS

TOTAL OCCUPANT LOAD = 794 / 2 = 397 MEN 397 WOMEN.
PROVIDE 1 TOILET/ 25 OCC. FOR FIRST 50 THEN 1 TOILET / 50 FOR THE REMAINDER EXCEEDING 50
PROVIDE 1 LAV /40 OCC FOR THE FIRST 80 THEN 1 LAV/ 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAINS PROVIDED AT 1/ 1000 OCC.
PROVIDE 1 SERVICE SINK

PLUMBING FIXTURES REQUIRED (TABLE 2902.1):

	REQUIRED: MEN	REQUIRED: WOMEN	PROVIDED: MEN	PROVIDED: WOMEN
LAV:	5	5	1	1
WC:	8	8	1	1

DRAWING INDEX

Drawing Number	Drawing Name	Current Revision	Current Revision Date	Current Revision Description
01 CIVIL				
C1.0	EXISTING CONDITIONS PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
C2.0	CONCEPTUAL SITE PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
C3.0	CONCEPTUAL GRADING PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
C4.0	CONCEPTUAL UTILITY PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
C5.0	CONCEPTUAL STORMWATER TREATMENT PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
101 ARCHITECTURE				
A0.0	PROJECT DESCRIPTION	04	08/29/2019	PCC UPDATE
A1.1	EXISTING SITE PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
A1.2	PROPOSED SITE PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
A2.1	LEVEL 01 FLOOR PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
A2.2	LEVEL 02 FLOOR PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
A2.3	LEVEL 03 FLOOR PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
A2.4	ROOF PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
A3.1	BUILDING ELEVATIONS - NORTH & WEST	04	08/29/2019	PCC UPDATE
A3.2	BUILDING ELEVATIONS - SOUTH & EAST	04	08/29/2019	PCC UPDATE
A3.3	RENDERED VIEWS	04	08/29/2019	PCC UPDATE
102 LANDSCAPE				
L1.1	ARBOR CARE PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
L2.1	LANDSCAPE SITE PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
103 ELECTRICAL				
E1.1	ELECTRICAL ONE-LINE DIAGRAM	03	05/17/2019	PCC REVIEW #2 COMMENTS
E2.1	ELECTRICAL SITE PLAN	03	05/17/2019	PCC REVIEW #2 COMMENTS
E4.1	ELECTRICAL SCHEDULES	03	05/17/2019	PCC REVIEW #2 COMMENTS

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LIGHTSTONE

PROJECT: LS1

ADDRESS
2175 MARTIN AVE.
SANTA CLARA, CA 95050

ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)
04	08/29/2019	PCC UPDATE (03)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE

PROJECT DESCRIPTION

Scale: As indicated

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:

A0.0

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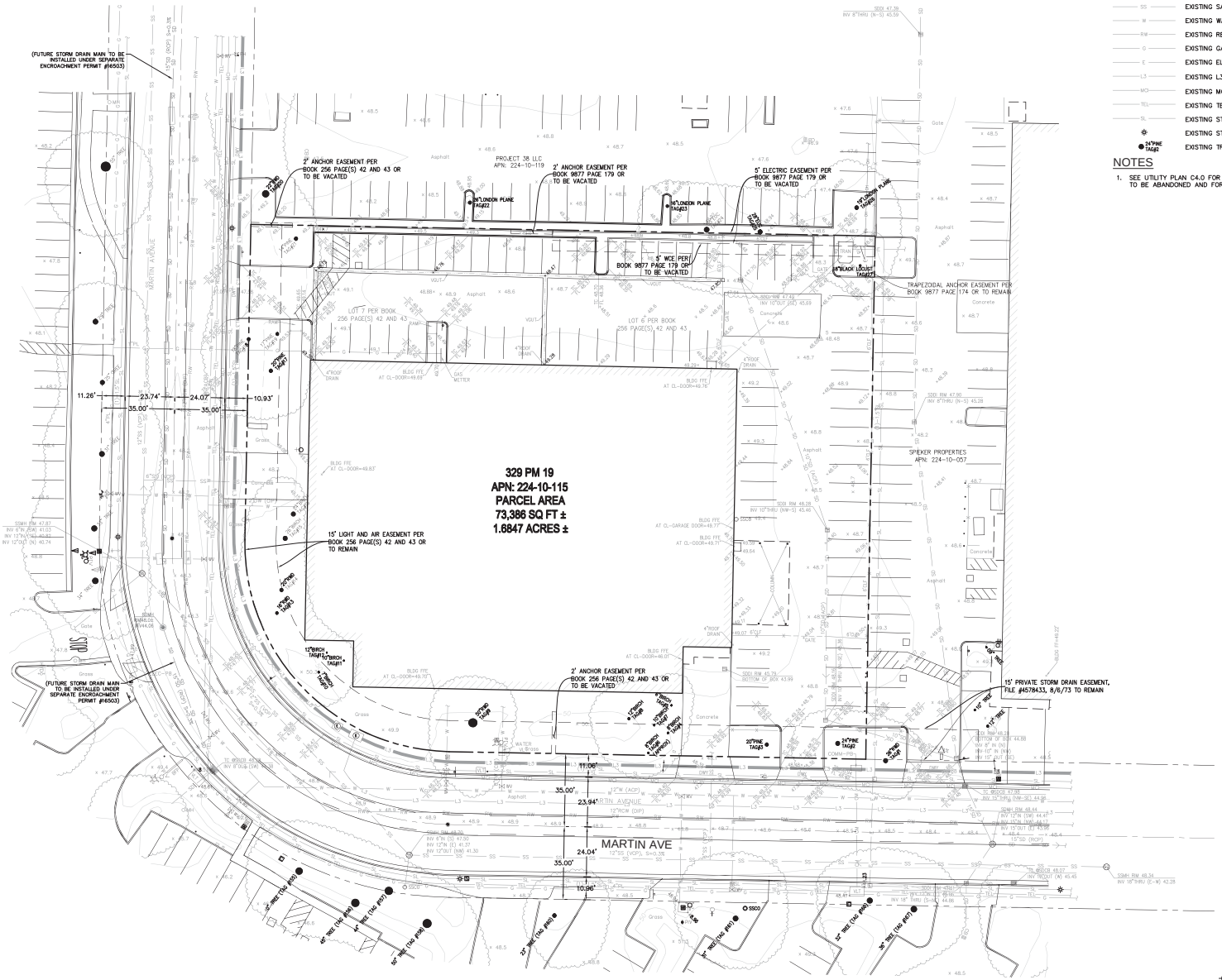

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINES
- CENTERLINE
- SD — EXISTING STORM DRAIN LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- RW — EXISTING RECYCLED WATER LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- L3 — EXISTING L3 (COMMUNICATIONS) LINE
- MCI — EXISTING MCI (COMMUNICATIONS) LINE
- TEL — EXISTING TELEPHONE LINE
- SL — EXISTING STREET LIGHT CONDUIT
- EXISTING STREET LIGHT
- 24"PINE TAG#2 — EXISTING TREE

NOTES

1. SEE UTILITY PLAN C4.0 FOR EXISTING LATERALS TO BE ABANDONED AND FOR PROPOSED LATERALS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LIGHTSTONE

SITE ID: LS1

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ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
2	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 01
3	05/17/2019	PCC REVIEW #2 COMMENTS 02

SEAL

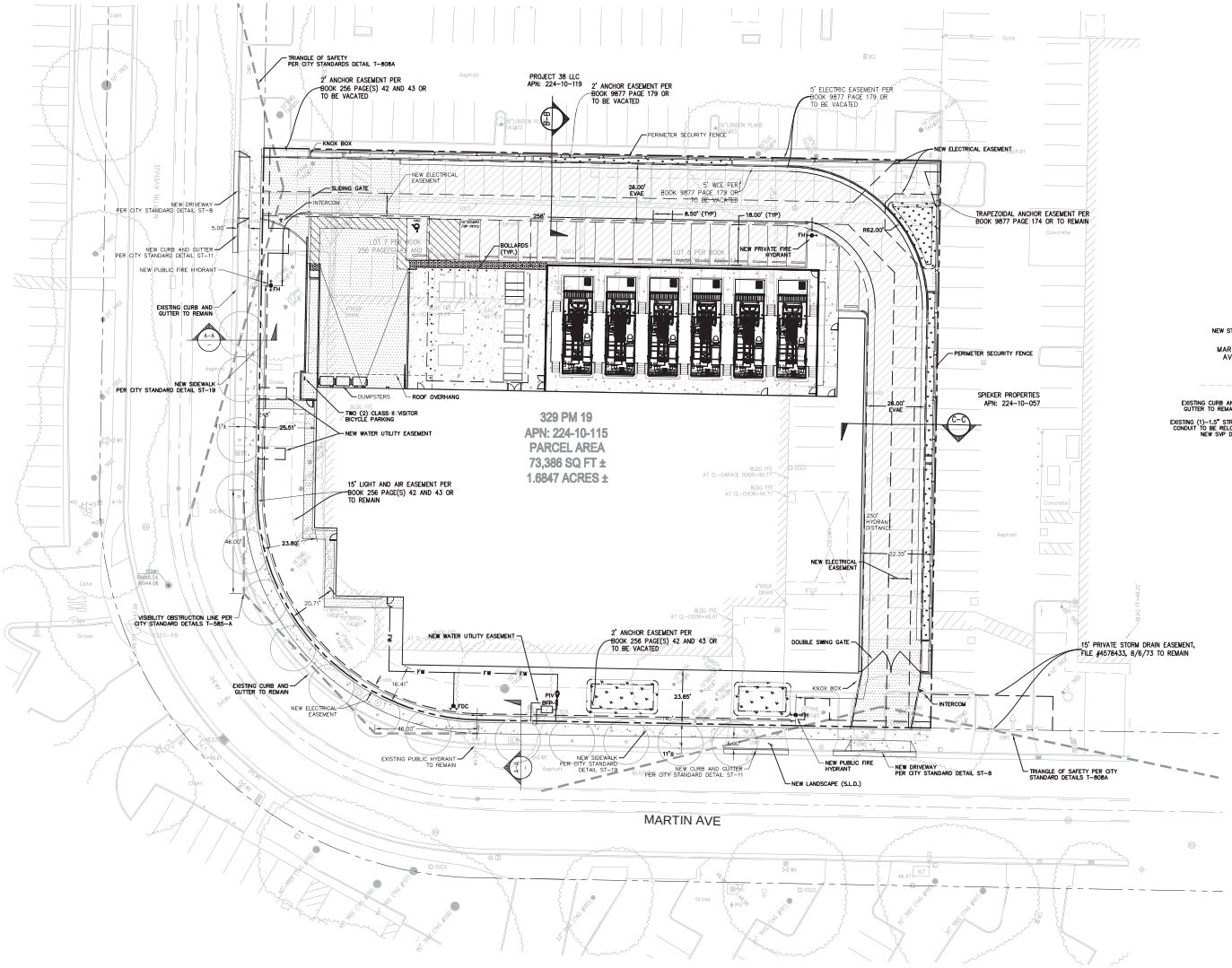
REGISTERED PROFESSIONAL ENGINEER
DOUGLAS PICKERSGILL
PE 76759
CIVIL
STATE OF CALIFORNIA

SHEET TITLE
EXISTING CONDITIONS PLAN

DRAWN: CU
REVIEWED: CU
PROJECT NO.: 20190047

SHEET NO.
C1.0

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.

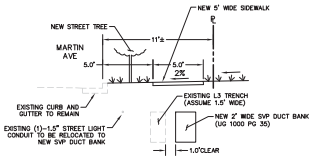


LEGEND

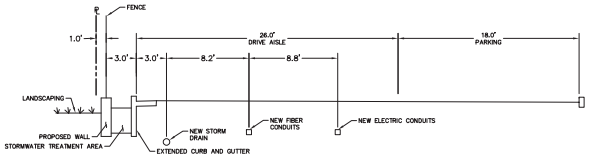
- PROPERTY LINE
- ADJACENT LOT LINES
- CENTERLINE
- PROPOSED EASEMENT
- NEW CONCRETE PAVING
- NEW VEHICULAR AC PAVING
- NEW PERVIOUS PAVING
- BIORETENTION BASIN
- PROPOSED TREE (S.L.D.)
- NEW CURB AND GUTTER

NOTES

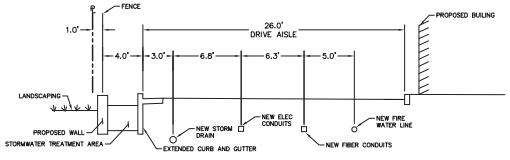
1. SEE LANDSCAPE PLANS FOR TREE REMOVAL.
2. THREE (3) PUBLIC HYDRANTS AND ONE (1) PRIVATE HYDRANT AVERAGE SPACING: 224'



A-A SECTION
SCALE: NTS



B-B SECTION
SCALE: NTS



C-C SECTION
SCALE: NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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LIGHTSTONE

SITE ID: LS1
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ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
2	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
3	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL

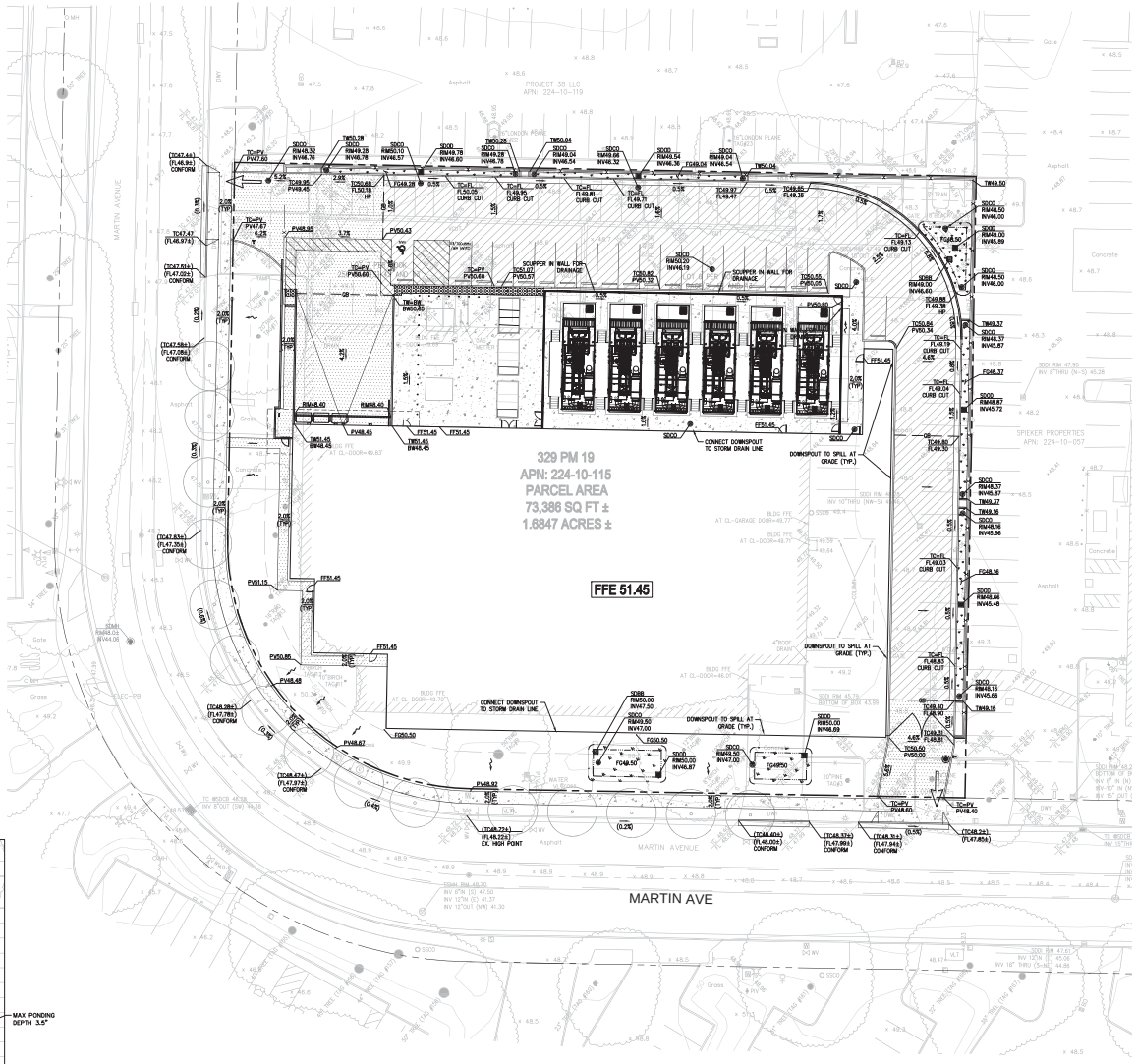
REGISTERED PROFESSIONAL ENGINEER
PE 76759
CIVIL
STATE OF CALIFORNIA

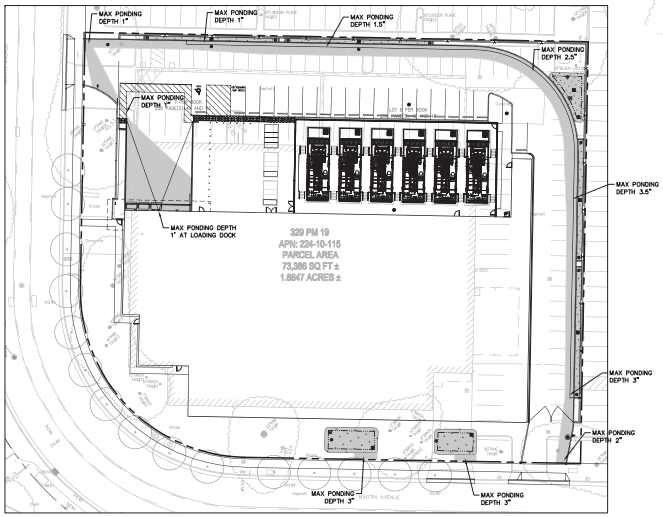
SHEET TITLE
CONCEPTUAL SITE PLAN

DRAWN: CLI
REVIEWED: CLI
PROJECT NO.: 20190047

SHEET NO.
C2.0

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.





100 YEAR STORM OVERLAND RELEASE

SCALE: 1"=30'

LIMIT OF PONDING DURING 100 YEAR STORM EVENT

LEGEND

SOFTSCAPE HARDSCAPE	SLOPE DIRECTION
	100 YEAR STORM OVERLAND RELEASE
TC50.50 / PV50.00	PROPOSED SPOT GRADE
(TC50.50±) / (PV50.00±)	EXISTING SPOT GRADE
GB	GRADE BREAK
	NEW CONCRETE PAVING
	NEW VEHICULAR AC PAVING
	NEW PERVIOUS PAVING
	BIORETENTION AREA

PRELIMINARY EARTHWORK QUANTITIES

CUT	1,000 CY
FILL	2,000 CY
NET	1,000 CY IMPORT

1. EARTHWORK NUMBERS ARE BASED ON NEAT LINE QUANTITIES AND DOES NOT FACTOR IN ANY SHRINKAGE ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSED ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LIGHTSTONE

SITE ID: LS1

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ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
2	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 01
3	05/17/2019	PCC REVIEW #2 COMMENTS 02

SEAL

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS POLOSKEY
PE 76759
CIVIL
STATE OF CALIFORNIA

SHEET TITLE

CONCEPTUAL GRADING PLAN

DRAWN: CU
REVIEWED: CU
PROJECT NO.: 20190047

SHEET NO.
C3.0

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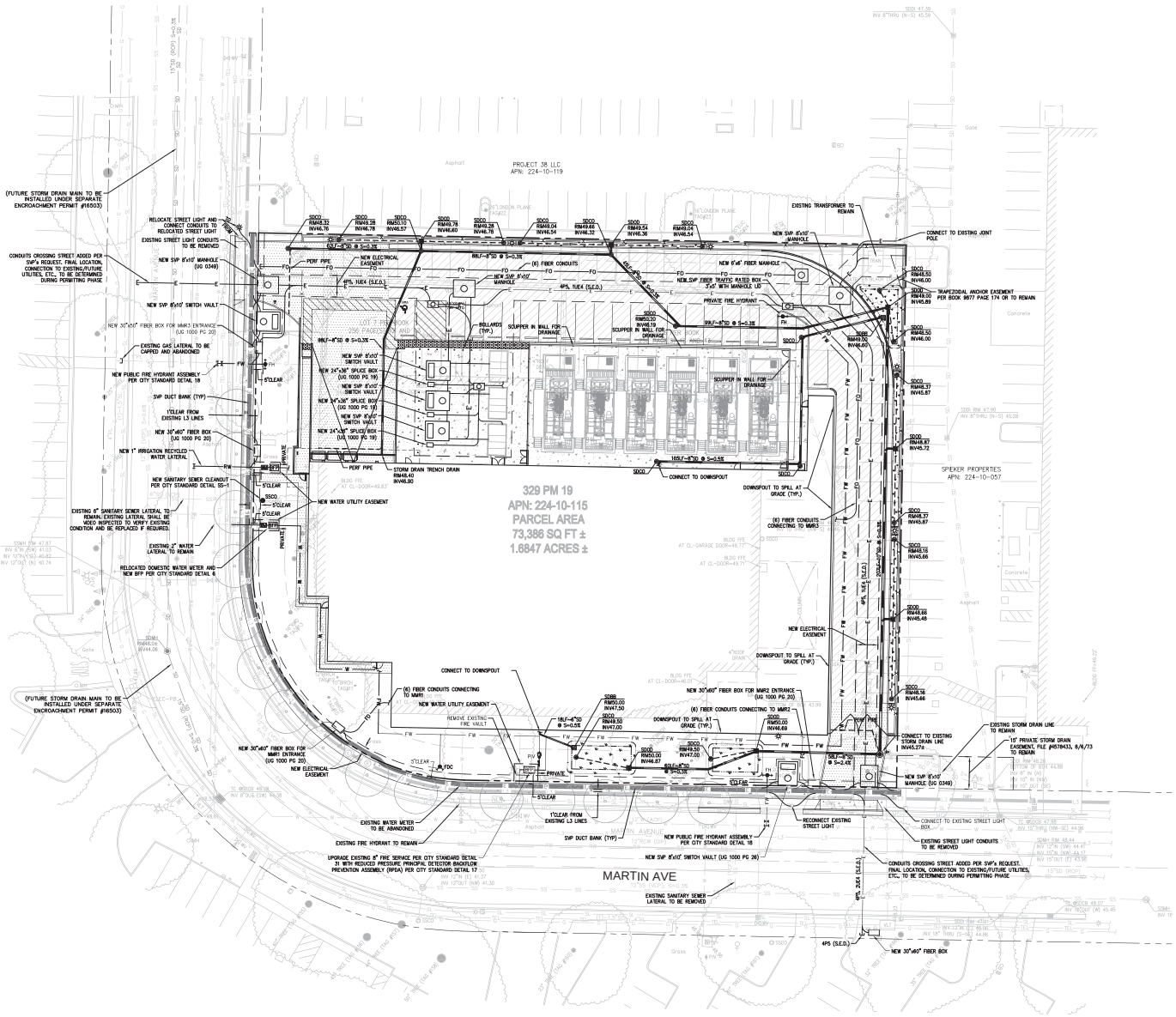

LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- W — PROPOSED DOMESTIC WATER LINE
- FW — PROPOSED FIRE WATER LINE
- E — PROPOSED SVP DUCT BANK
- FO — PROPOSED FIBER OPTIC LINE
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- WV — WATER VALVE
- WM — WATER METER
- BFP — BACKFLOW PREVENTER
- PIV — POST INDICATOR VALVE
- SDCO — STORM DRAIN CLEANOUT
- SDMH — STORM DRAIN MANHOLE
- SDBB — STORM DRAIN BUBBLER BOX
- SDOD — STORM DRAIN OVERFLOW DRAIN
- STORM DRAIN TRENCH DRAIN
- SSCO — SANITARY SEWER CLEANOUT
- STREET LIGHT

UTILITY NOTES

1. DRY UTILITIES SHOWN FOR REFERENCE ONLY (ATT, COMCAST, PG&E, ETC.)FUTURE ELECTRICAL PLANS TO SHOW MORE INFORMATION.
2. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS FOR GRAVITY LINES, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. WHERE UTILITY CROSSINGS DO NOT MEET ONE FOOT OF CLEARANCE, (CDF) CONTROLLED DENSITY FILL AND A NEOPRENE CUSHION WILL BE USED.
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING PIPES AND UTILITIES BY POTHOLING BEFORE EXCAVATION WORK OR MAKING CONNECTIONS.
5. DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. FINAL DESIGN WILL BE SHOWN ON CONSTRUCTION DRAWINGS.
6. ALL UTILITIES SHALL MAINTAIN MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM OTHER UTILITIES.
7. THE APPLICANT SHALL MAINTAIN A MINIMUM 12" OF VERTICAL CLEARANCE AT WATER SERVICE CROSSING WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES: 10' FROM SANITARY SEWER UTILITIES, 10' FROM RECYCLED WATER UTILITIES, 8' FROM STORM DRAIN UTILITIES, 5' FROM FIRE AND OTHER WATER UTILITIES, 3' FROM ABANDONED WATER SERVICES, 5' FROM GAS UTILITIES, AND 5' FROM THE EDGE OF THE PROPOSE OR EXISTING DRIVEWAY. FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, THE APPLICANT SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. IF APPLICANT INSTALLS TREE ROOT BARRIERS, CLEARANCE FROM TREE REDUCES TO 5' (CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES).

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LIGHTSTONE

SITE ID: LS1

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SANTA CLARA, CA 95050

ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
2	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
3	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL

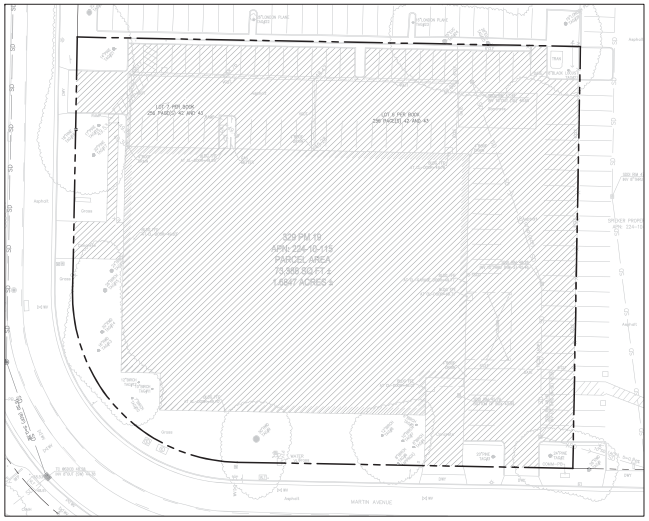
REGISTERED PROFESSIONAL ENGINEER
PE 76759
CIVIL
STATE OF CALIFORNIA

SHEET TITLE
CONCEPTUAL UTILITY PLAN

DRAWN:CU
REVIEWED:CU
PROJECT NO.:20190047

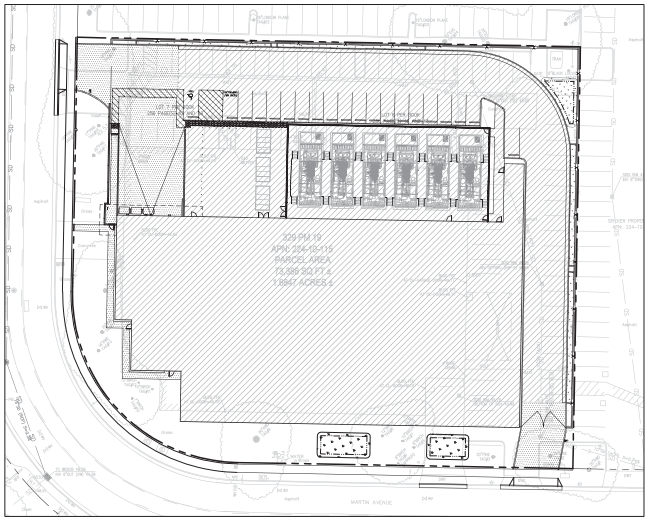
SHEET NO.
C4.0

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.



EXISTING CONDITIONS

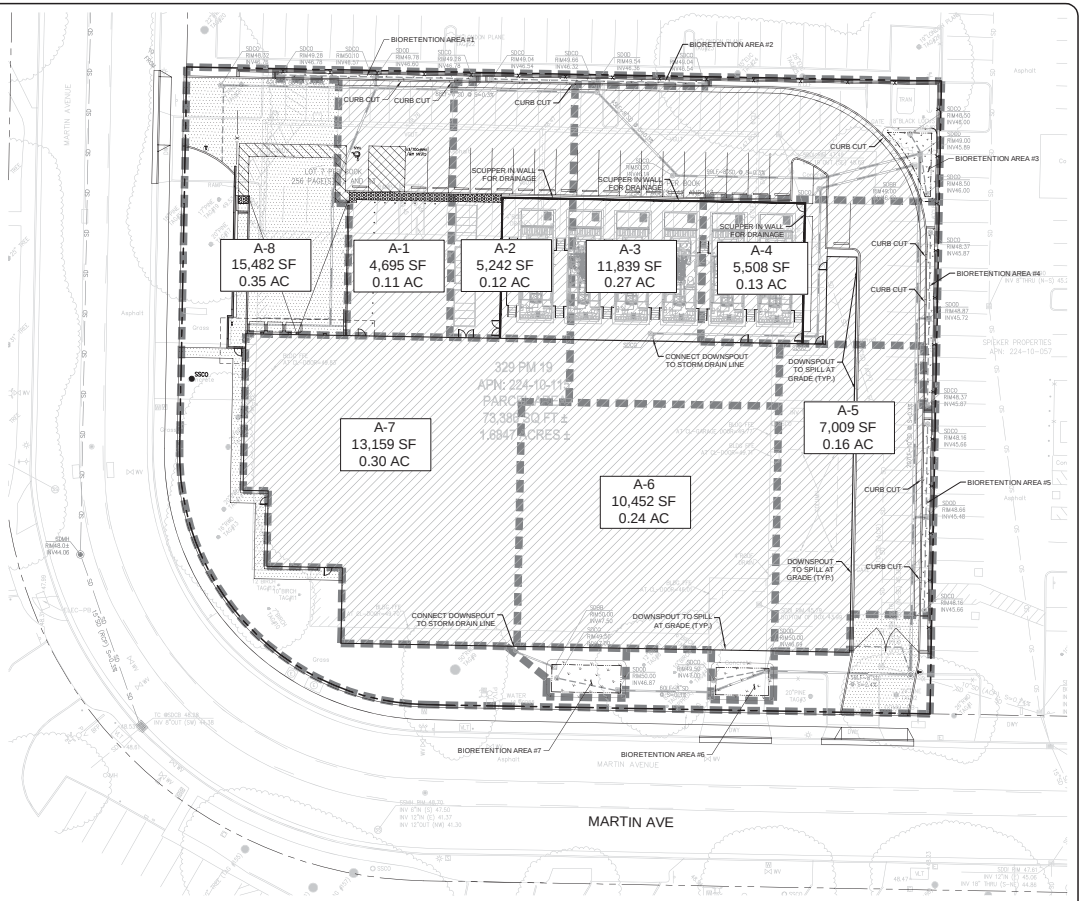
IMPERVIOUS AREA: 61,565 SF
PERVIOUS AREA: 11,821 SF
TOTAL AREA: 73,386 SF

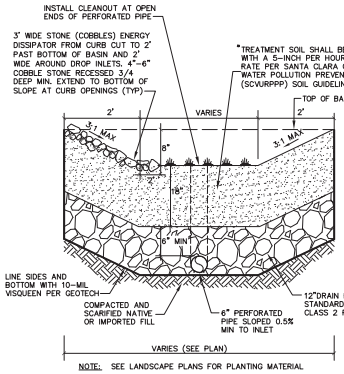


PROPOSED CONDITIONS

IMPERVIOUS AREA: 53,075 SF
PERVIOUS AREA (LANDSCAPE): 13,685 SF
PERVIOUS AREA (PERVIOUS PAVEMENT): 6,626 SF
TOTAL AREA: 73,386 SF

Area #	Area Size (sf)	Pervious Area (sf)		Impervious Area (sf)		Composite Runoff Coefficient	Impervious Area Requiring Treatment (sf)	Total Area Being Treated (sf)	Required Treatment Area (sf)	Treatment Area (sf)	Proposed Treatment Method	Treatment Area #	Conforms to Size Standard?
		Landscape	Pervious Pavers	Existing To Remain	New / Replaced								
A1	4,695	320	0	0	4,375	0.85	4,375	4,695	159	160	Bioretention Basin	1	Yes
A2	5,242	430	0	0	4,812	0.83	4,812	5,242	175	176	Bioretention Basin	2	Yes
A3	11,839	1,600	0	0	10,239	0.79	10,239	11,839	375	376	Bioretention Basin	3	Yes
A4	5,508	706	0	0	4,802	0.80	4,802	5,508	176	217	Bioretention Basin	4	Yes
A5	7,009	554	0	0	6,455	0.84	6,455	7,009	235	235	Bioretention Basin	5	Yes
A6	10,452	495	0	0	9,957	0.86	9,957	10,452	360	368	Bioretention Basin	6	Yes
A7	13,159	724	0	0	12,435	0.86	12,435	13,159	451	464	Bioretention Basin	7	Yes
A8	15,482	8,856	6,626	0	0	-	0	15,482			Pervious Paving / Self-Retaining	-	Yes
Total	73,386	13,685	6,626	0	53,075		53,075	73,386	1,930	1,996			



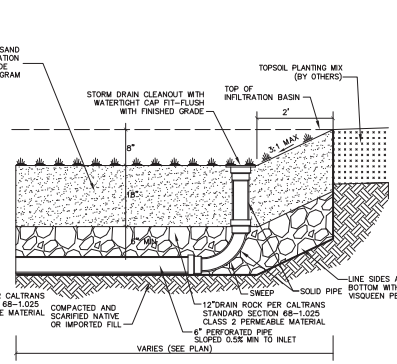


NOTE: SEE LANDSCAPE PLANS FOR PLANTING MATERIAL

* SEE SCVURPPP FOR ORGANIC COMPOST PERCENTAGE AND TOP DRESSING MULCH.

BACKFILL INFILTRATION BASIN ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL.

PLANTING: PLANTS SPECIES SHALL BE NATIVE OR "BAY FRIENDLY" AND DROUGHT TOLERANT PER SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) PLANTING GUIDELINES



GRADING NOTE:
NO PART OF THE BASIN SHOULD HAVE LESS THAN 2-INCHES OF DEPTH BELOW THE OVERFLOW OUTLET. AT LEAST 6-INCHES OF DEPTH SHOULD BE PROVIDED AT THE DEEP END. IF THE BASIN IS SLOPED, A MINIMUM OF 2-INCHES OF DEPTH SHOULD BE PROVIDED AT THE SHALLOW END.

1. INSPECT FOR DAMAGE OR EROSION ONCE PRIOR TO STORM SEASON; ONCE MID-STORM SEASON; FOLLOWING STORM EVENTS
2. INSPECT FOR CONDITION OF PLANTING: ONCE PRIOR TO STORM SEASON; ONCE MID-STORM SEASON; FOLLOWING STORM EVENTS.
3. DEBRIS REMOVAL (IF ANY): AS NEEDED.

LEGEND

- TRIBUTARY AREA
- IMPERVIOUS PAVEMENT (ASPHALT, CONCRETE, ROOF, ETC.)
- PERVIOUS PAVEMENT
- BIORETENTION AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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BKF
Engineers | Surveyors | Planners
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Suite 600
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Phone: 408/467-9100

LIGHTSTONE

SITE ID: LS1
ADDRESS
2175 MARTIN AVENUE
SANTA CLARA, CA 95050

ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
2	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 01
3	05/17/2019	PCC REVIEW #2 COMMENTS 02

SEAL

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. CUSHING
PE 76759
CIVIL
STATE OF CALIFORNIA

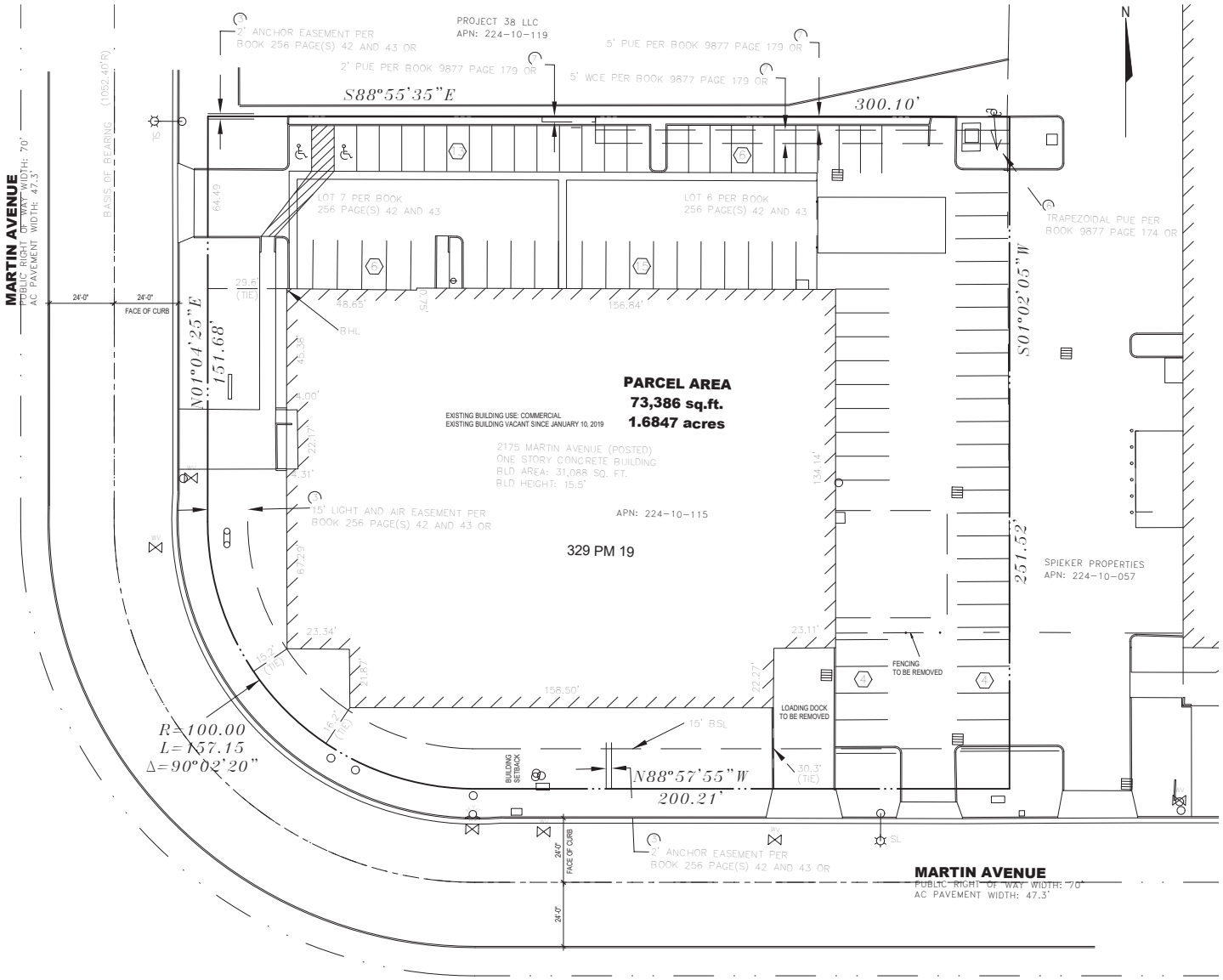
SHEET TITLE
CONCEPTUAL STORMWATER TREATMENT PLAN

DRAWN: CJ
REVIEWED: CJ
PROJECT NO.: 20190047

SHEET NO.
C5.0

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.

ALL EXISTING STRUCTURES, ACCESS DRIVES, PARKING, PAVING, AND FENCING ON SITE ARE PROPOSED TO BE REMOVED FOR THIS PROJECT.



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

01

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LIGHTSTONE

PROJECT: LS1

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ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE
EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A1.1

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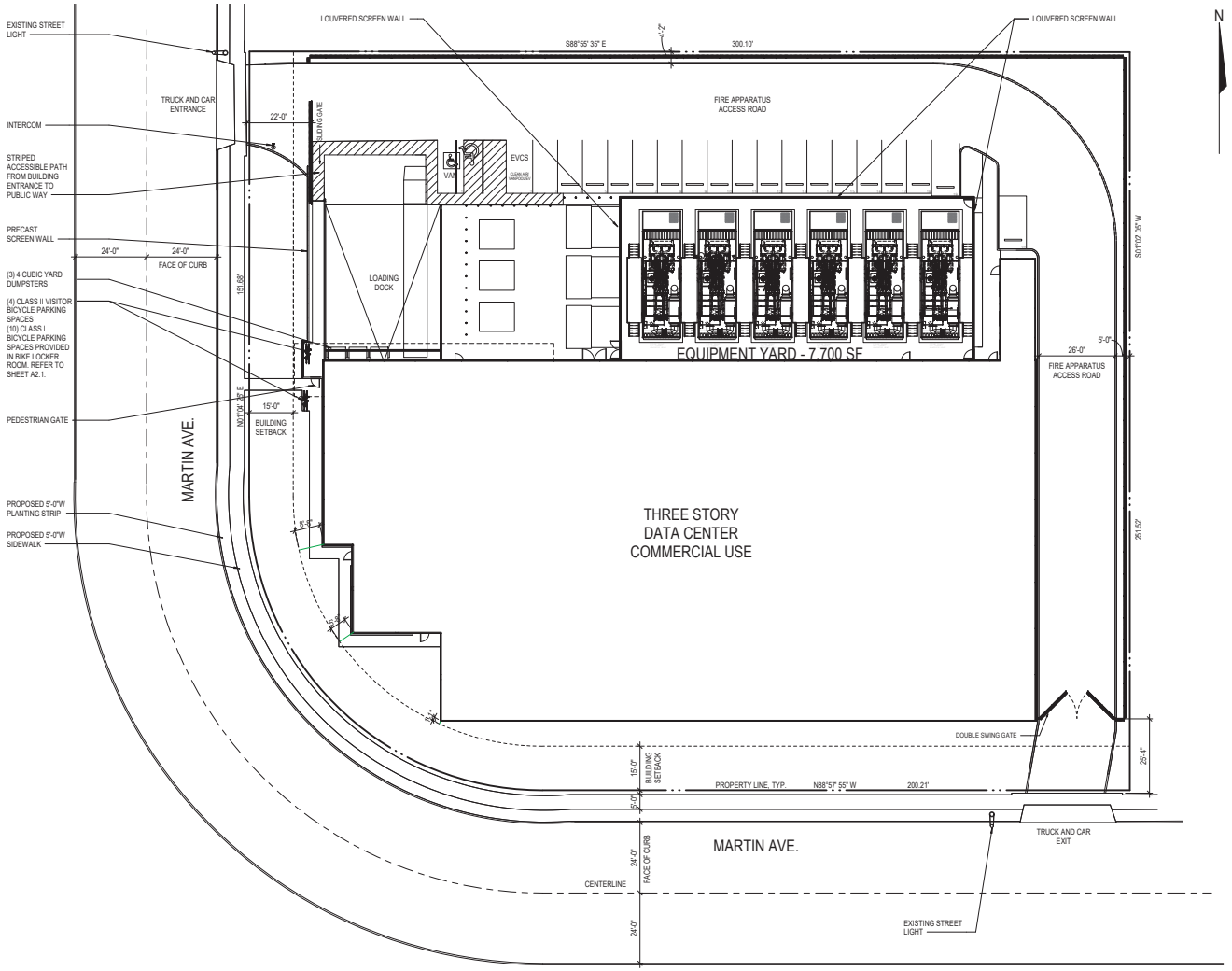
PROJECT DATA

LOT AREA:	73,386 SF
PROPOSED BLDG FOOTPRINT:	26,452 SF
PROPOSED BLDG AREA:	79,356 SF (3 STORIES)
PERCENT LOT COVERAGE (BLDG):	36%
PROPOSED EQUIPMENT YARD AREA:	7,700 SF
PERCENT LOT COVERAGE (YARD):	10%
PARKING REQUIRED:	20 SPACES
PARKING PROVIDED:	20 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE INCLUDING 1 CLEAN AIR VEHICLE SPACE
PERCENTAGE OF LOT DEDICATED TO OUTDOOR STORAGE:	0%
CLASS I BICYCLE PARKING PROVIDED:	2 SPACES, INTERIOR ROOM ADJ. TO EMPLOYEE SHOWER FACILITIES
CLASS II BICYCLE PARKING PROVIDED:	2 SPACES, EXTERIOR BY PEDESTRIAN ACCESS GATE



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

01

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LIGHTSTONE

PROJECT: LS1

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ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE
PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A1.2

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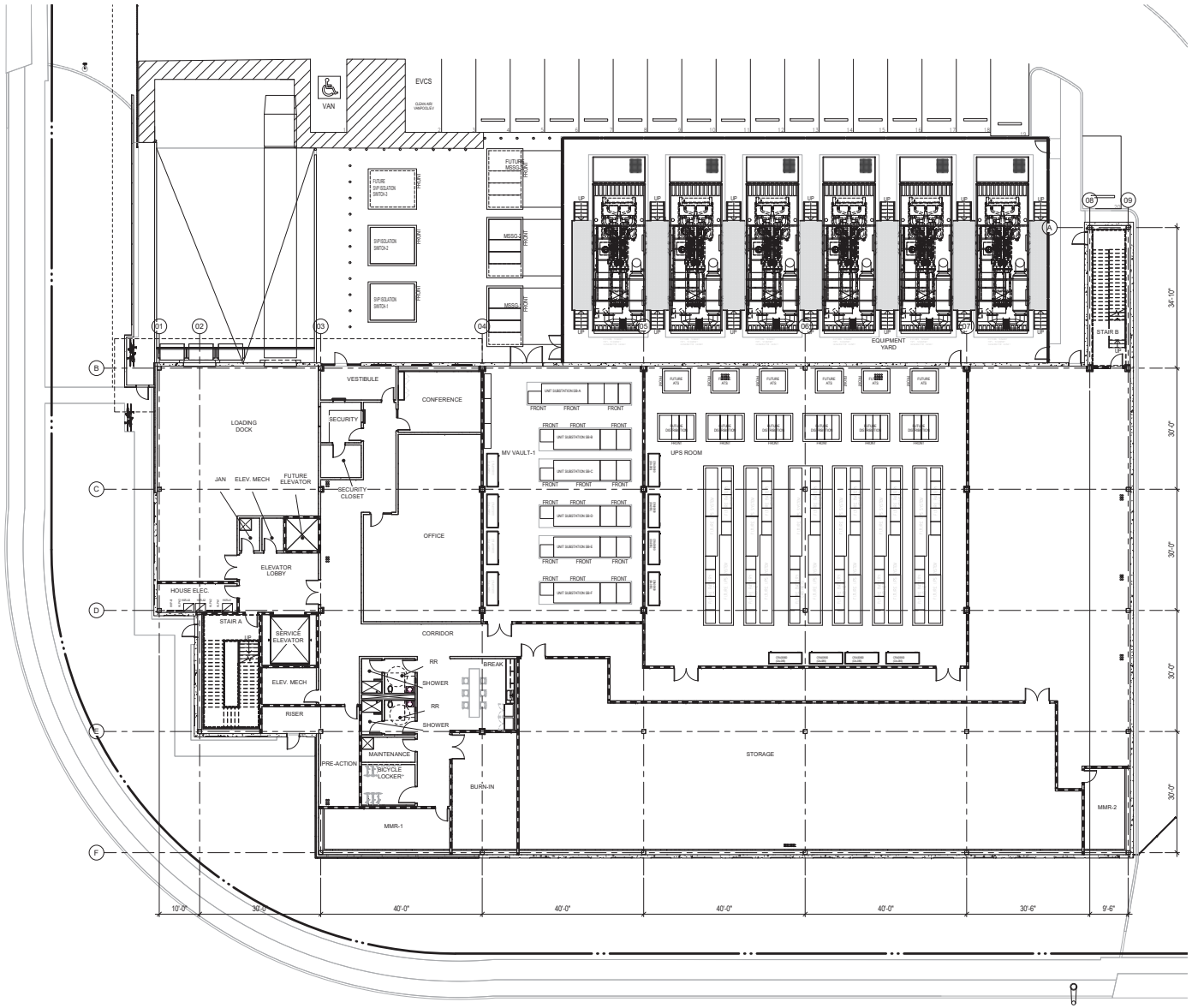

LEVEL 01 - CONSTRUCTION FLOOR PLAN

SCALE: 3/32" = 1'-0"

01

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PROJECT: LS1

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ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE

LEVEL 01 FLOOR PLAN

Scale: 3/32" = 1'-0"

Ref. North

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A2.1

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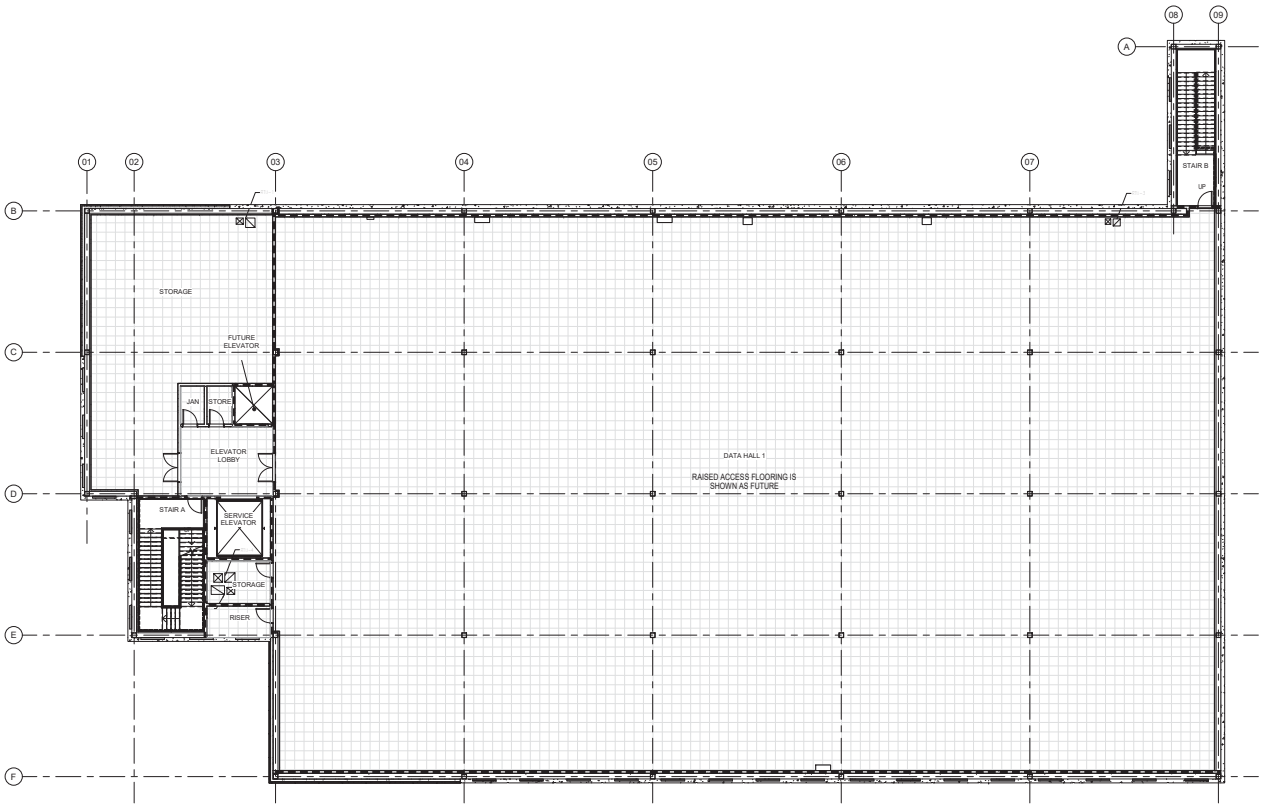

LEVEL 02 - CONSTRUCTION FLOOR PLAN

SCALE: 3/32" = 1'-0"

01

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LIGHTSTONE

PROJECT: LS1

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SANTA CLARA, CA 95050

ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE

LEVEL 02 FLOOR PLAN

Scale: 3/32" = 1'-0"

Ref. North

DRAWN:
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SHEET NO:
A2.2

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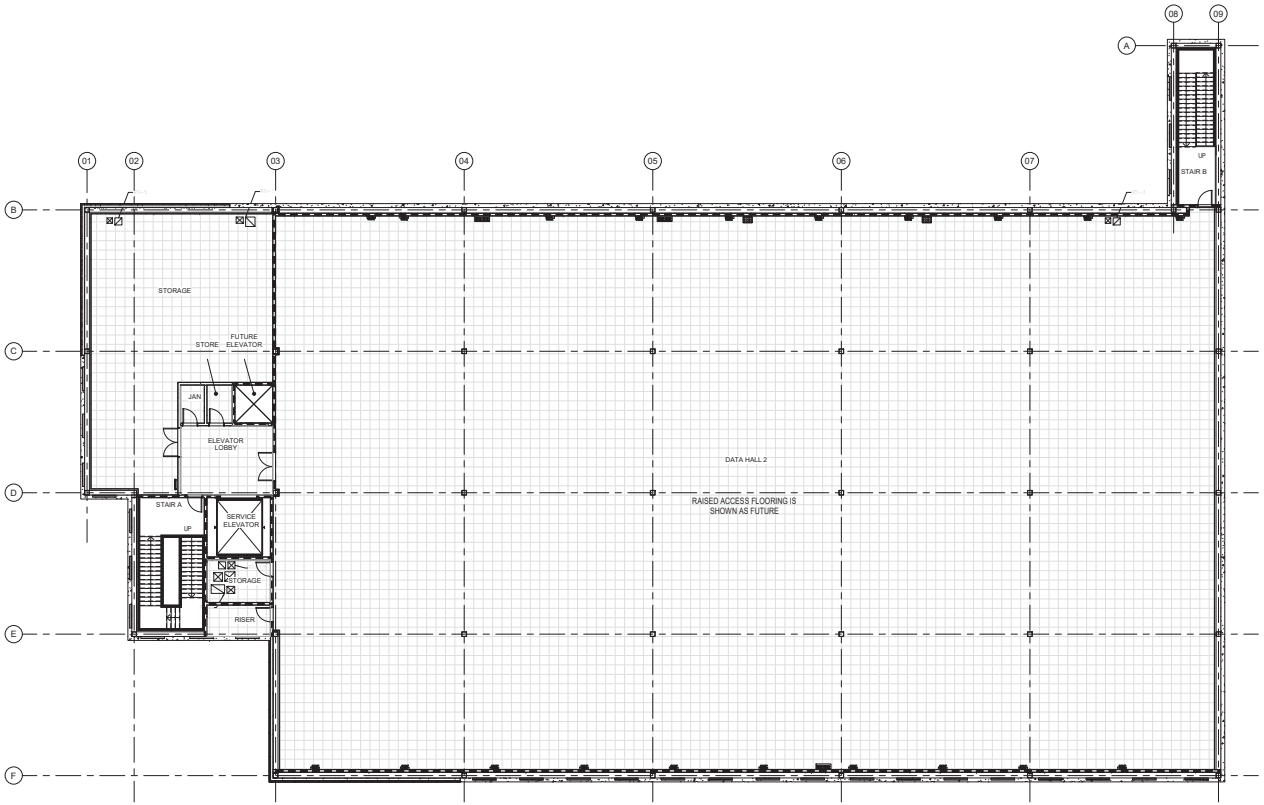

LEVEL 03 - CONSTRUCTION FLOOR PLAN

SCALE: 3/32" = 1'-0"

01

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LIGHTSTONE

PROJECT: LS1

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ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE
LEVEL 03 FLOOR PLAN
Scale: 3/32" = 1'-0"
Ref. North

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A2.3

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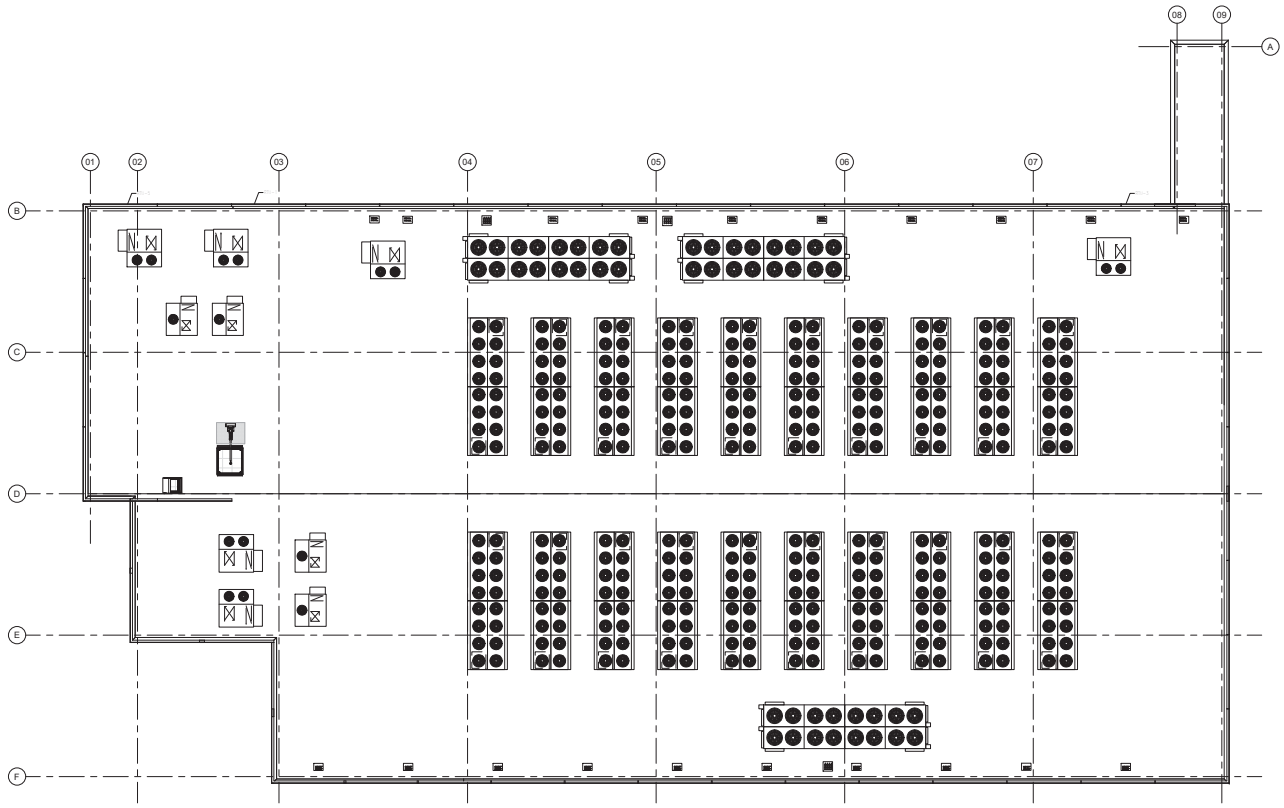

ROOF PLAN
SCALE: 3/32" = 1'-0"

01

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LIGHTSTONE

PROJECT: LS1

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ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
03	05/17/2019	PCC REVIEW #2 COMMENTS 03

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE
ROOF PLAN
Scale: 3/32" = 1'-0"

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A2.4

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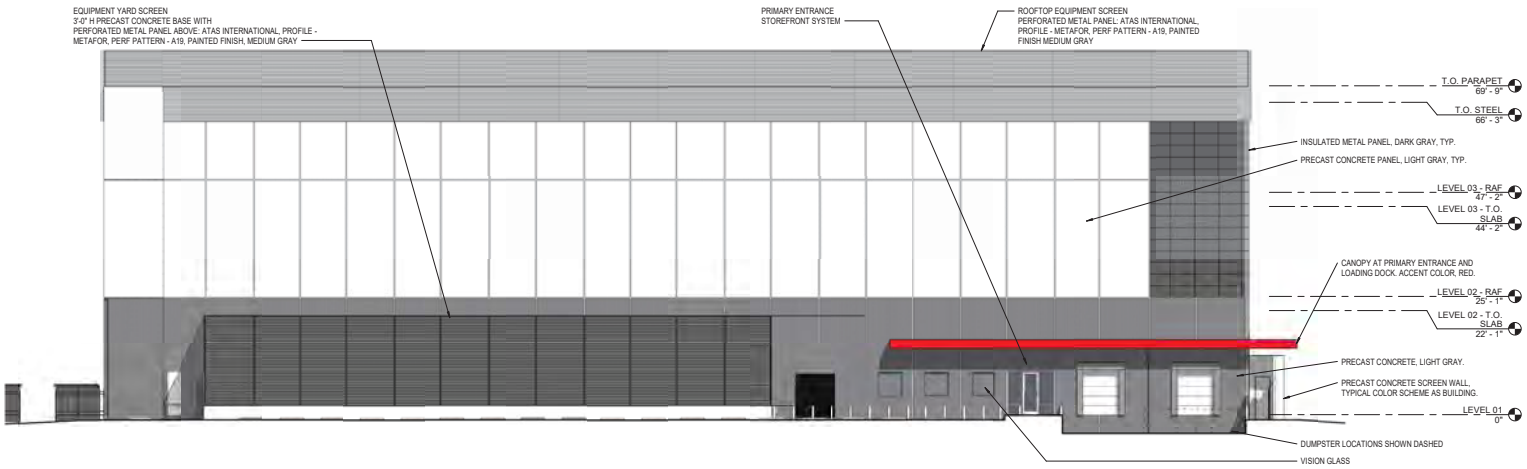

BUILDING ELEVATION - NORTH 01

SCALE: 3/32" = 1'-0"

BUILDING ELEVATION - WEST 02

SCALE: 3/32" = 1'-0"

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LIGHTSTONE

PROJECT: LS1

ADDRESS
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SANTA CLARA, CA 95050

ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
01	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
03	05/17/2019	PCC REVIEW #2 COMMENTS (02)
04	08/29/2019	PCC UPDATE (03)

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE
BUILDING ELEVATIONS - NORTH & WEST

Scale: 3/32" = 1'-0"

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A3.1

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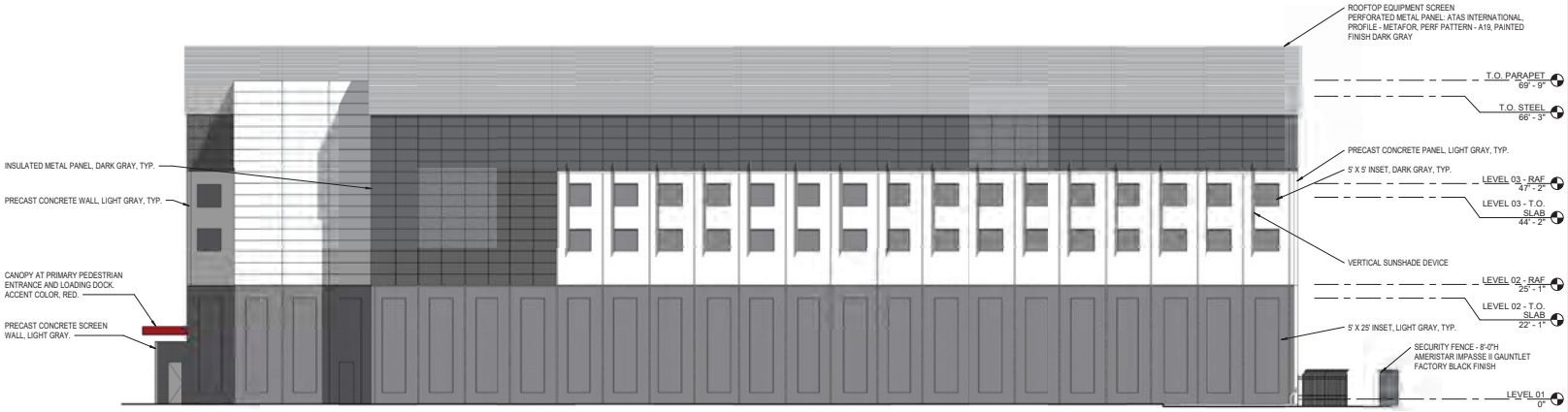
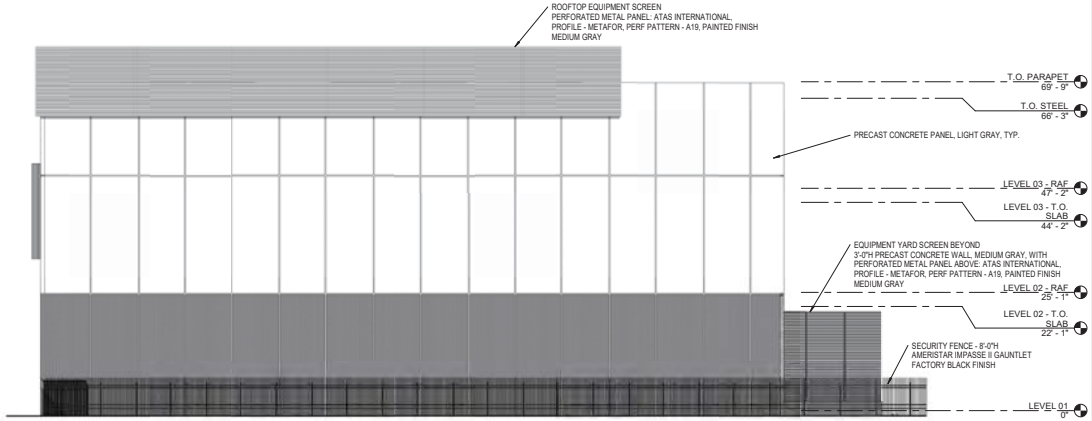


BUILDING ELEVATION - SOUTH 01

SCALE: 3/32" = 1'-0"



BUILDING ELEVATION - EAST 02

SCALE: 3/32" = 1'-0"

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LIGHTSTONE

PROJECT: LS1

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SANTA CLARA, CA 95050

ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2
04	08/29/2019	PCC UPDATE

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE
BUILDING ELEVATIONS - SOUTH & EAST

Scale: 3/32" = 1'-0"

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
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RENDERING - SOUTH-WEST CORNER

RENDERING - NORTH-WEST CORNER

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ISSUES & REVISIONS

Issue #	Issue Date	Issue Description
02	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2
04	08/29/2019	PCC UPDATE

SEAL/SIGNATURE

PRELIMINARY
FOR DESIGN REVIEW

SHEET TITLE

3D VIEWS

Scale:

DRAWN:
REVIEW:
PROJECT NO.: 27.7267.011

SHEET NO:
A3.3

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CITY OF SANTA CLARA ARBORIST NOTES

I. GENERAL

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-615-3080).

2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.

3. When construction occurs within the drip line of existing trees, contractor shall pile the soil on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the bar blow or tractor blade refills the trench.

4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°F or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 60°, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unforeseen weather conditions.

5. When roots 2" or larger are required to be cut, shovelly hand hand the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush of new roots helping the tree to recover from its injury.

6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.

7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.

8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

Page 1 of 4

CITY OF SANTA CLARA ARBORIST NOTES

9. Trees all trees to be retained to completely enclose the tree protection zone, prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees or, if possible, 1.1 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5"x11" and clearly state: "**warning - tree protection zone this fence shall not be removed without approval from the city arborist/project arborist**". Fences shall be 6-foot tall chain link or

equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, wrap all trees with straw waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.

10. No trenching shall bedone within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in cases where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if, in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.

11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.

12. Grading should not create drainage problems for trees by channeling water into them, or creating noisen areas.

13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.

14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tugging or pulling of roots.

15. Trees that are determined to be removed by the city arborist or arborist employed by city due to unanforeseen circumstance during construction shall bereplaced by the

Page 2 of 4

CITY OF SANTA CLARA ARBORIST NOTES

contractor. The city arborist or arborist employed by city shall determine the replacement specie, size, quantity, and spacing.

16. Place 4"-5" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under tie tree within the fencing area.

17. Dere pits are not allowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess o'5" DBH, the installation must be madeby boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4½ feet in	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 feet
3-4 inches	2 feet
6-9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Tree diameter	(minimum) depth of bore
9 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior tostart of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage t o tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arcorist employed by city. If a tagged tree is permanently

Page 3 of 4

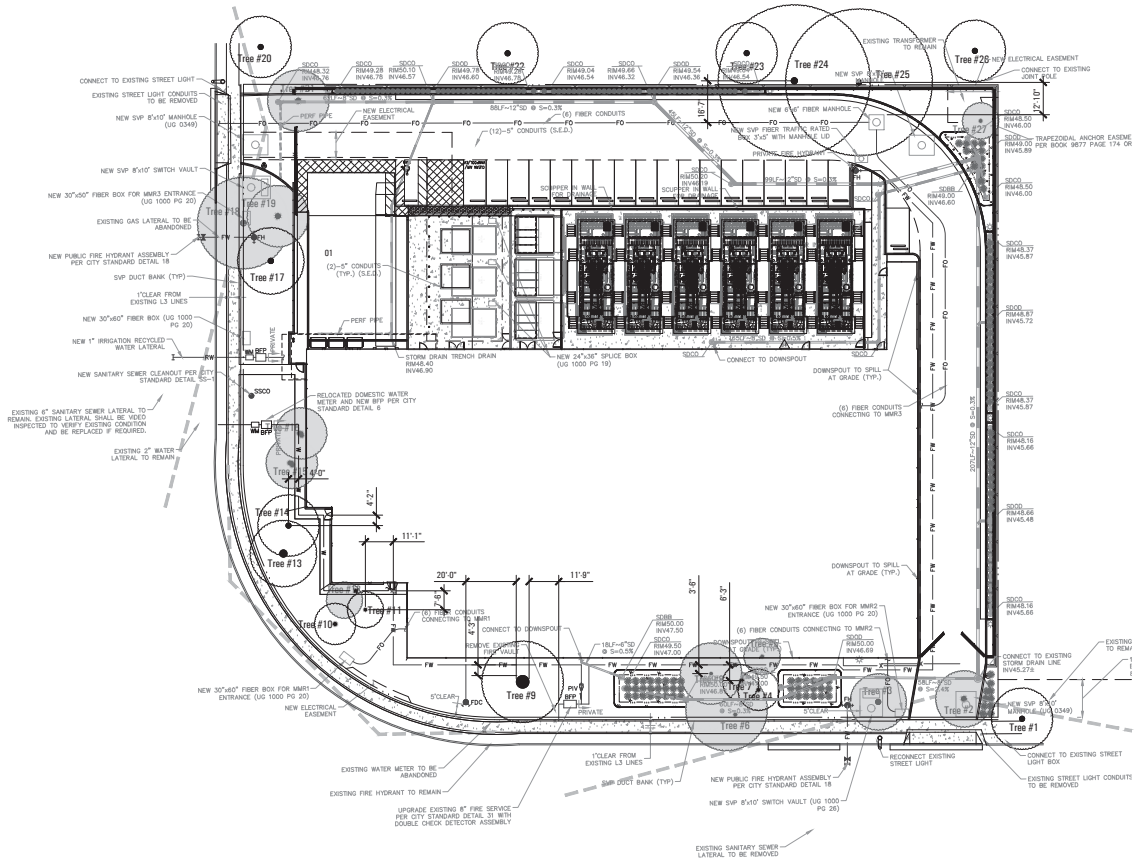
CITY OF SANTA CLARA ARBORIST NOTES

damaged or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, thecontractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shal provide regular watering of existing landscaping within the construction area through the maintenance period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following schedule of values, using "tree caliper" method established in the most recent issue of the "guide for establishing values of trees anc other plants", prepared by the council of tree and landscape architects.

7 inches	$ 2,400
8 inches	$ 3,400
9 inches	$ 4,400
10 inches	$ 5,200
11 inches	$ 6,200
12 inches	$ 7,200
13 inches	$ 8,200
14 inches	$ 9,200
15 inches	$ 10,000
16 inches	$ 11,000
17 inches	$ 12,000
18 inches and over: Add for each caliper inch	$ 1,200

Page 4 of 4



ARBOR CARE SCHEDULE

Tree ID	Common Name	Scientific Name	Health[1]	DBH (inches)	Within or Adjacent to the Project Site	Protected Tree	City-designated Heritage Tree	Tree to be Removed (Reason) or Preserved
1	Coast Redwood	*Sequoia sempervirens*	Healthy	26	Adjacent	Yes	No	Preserve
2	Canary Island Pine	*Pinus canariensis**	Moderate[2]	24	Within	No	No	Remove (Driveway)
3	Canary Island Pine	*Pinus canariensis**	Moderate[2]	20	Within	No	No	Remove (Health)
4	White Birch	*Betula papyrifera**	Healthy	8	Within	No	No	Preserve
5	White Birch	*Betula papyrifera**	Healthy	6	Within	No	No	Remove (Building)
6	White Birch	*Betula papyrifera**	Moderate[2]	8	Within	No	No	Remove (Health)
7	White Birch	*Betula papyrifera**	Healthy	10	Within	No	No	Preserve
8	White Birch	*Betula papyrifera**	Healthy	12	Within	No	No	Remove (Utility)
9	Coast Redwood	*Sequoia sempervirens*	Healthy	50	Within	Yes	No	Preserve
10	White Birch	*Betula papyrifera**	Healthy	7	Within	No	No	Preserve
11	White Birch	*Betula papyrifera**	Healthy	10	Within	No	No	Preserve
12	White Birch	*Betula papyrifera**	Healthy	12	Within	No	No	Remove (Sidewalk)
13	Coast Redwood	*Sequoia sempervirens*	Healthy	16	Within	Yes	No	Preserve
14	Coast Redwood	*Sequoia sempervirens*	Healthy	20	Within	Yes	No	Preserve
15	White Birch	*Betula papyrifera**	Healthy	26	Within	No	No	Remove (Building)
16	White Birch	*Betula papyrifera**	Healthy	24	Within	No	No	Remove (Building)
17	Canary Island Pine	*Pinus canariensis**	Healthy	20	Within	No	No	Preserve
18	Canary Island Pine	*Pinus canariensis**	Healthy	18	Within	No	No	Remove (sidewalk)
19	Canary Island Pine	*Pinus canariensis**	Healthy	17	Within	No	No	Remove (wall)
20	Coast Redwood	*Sequoia sempervirens*	Healthy	22	Adjacent	Yes	No	Preserve
21	Canary Island Pine	*Pinus canariensis**	Healthy	14	Within	No	No	Remove (Driveway)
22	London Plane	*Platanus × acerifolia**	Healthy	26	Adjacent	No	No	Preserve
23	London Plane	*Platanus × acerifolia**	Healthy	16	Adjacent	No	No	Preserve
24	Blue Gum Eucalyptus	*Eucalyptus globulus**	Healthy	35	Within	No	No	Preserve
25	Blue Gum Eucalyptus	*Eucalyptus globulus**	Healthy	28	Within	No	No	Preserve
26	London Plane	*Platanus × acerifolia**	Healthy	19	Adjacent	No	No	Preserve
27	Black Locust	*Robinia pseudoacacia**	Moderate[4]	18	Within	No	No	Remove (Bioswale)

[1] Health Definitions

Healthy – A tree with virtually no signs of disease and good structure and form.

Moderate Health – A tree with moderate signs of disease, some branch dieback, poor leaf color, structural defects, or other signs of disease that could be corrected.

Poor Health – A tree with serious health issues, extensive dieback, loss of leaves, extensive structural defects, or other signs of disease that cannot be remedied.

[2] Browning needles and branch dieback.

[3] Extensive woodpecker holes, which girdled the tree.

[4] Deformed structure

Source: ICF tree inventory at the project site on January 25, 2019.

ARBOR CARE SUMMARY

TREES TO BE REMOVED	(12)
TREE MITIGATION REPLACEMENT OPTIONS	NUMBER OF REQUIRED TREES
- OPTION 1 1:1 REPLACEMENT WITH 36" BOX SIZE	(12) 36" BOX SIZE
- OPTION 2 2:1 REPLACEMENT WITH 24" BOX SIZE	(24) 24" BOX SIZE
PROPOSED TREE MITIGATION REPLACEMENT	NUMBER OF PROPOSED TREES
- SEE SHEET L2.1	(15)* 36" BOX SIZE

* AS PER OPTION 1 ABOVE, ONLY (12) 36" BOX SIZE TREES ARE REQUIRED

1" = 20'-0"

0 10' 20' 40'

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LIGHTSTONE

PROJECT: LSI

ADDRESS
2175 MARTIN AVENUE
SANTA CLARA, CA 95050

ISSUES & REVISIONS

No.	Date	Description
1	05/31/2019	DESIGN DEVELOPMENT DRAWINGS

SEAL

ARBOR CARE PLAN

DRAWN:
REVIEWED:
PROJECT NO.:

SHEET NO.
L1.1

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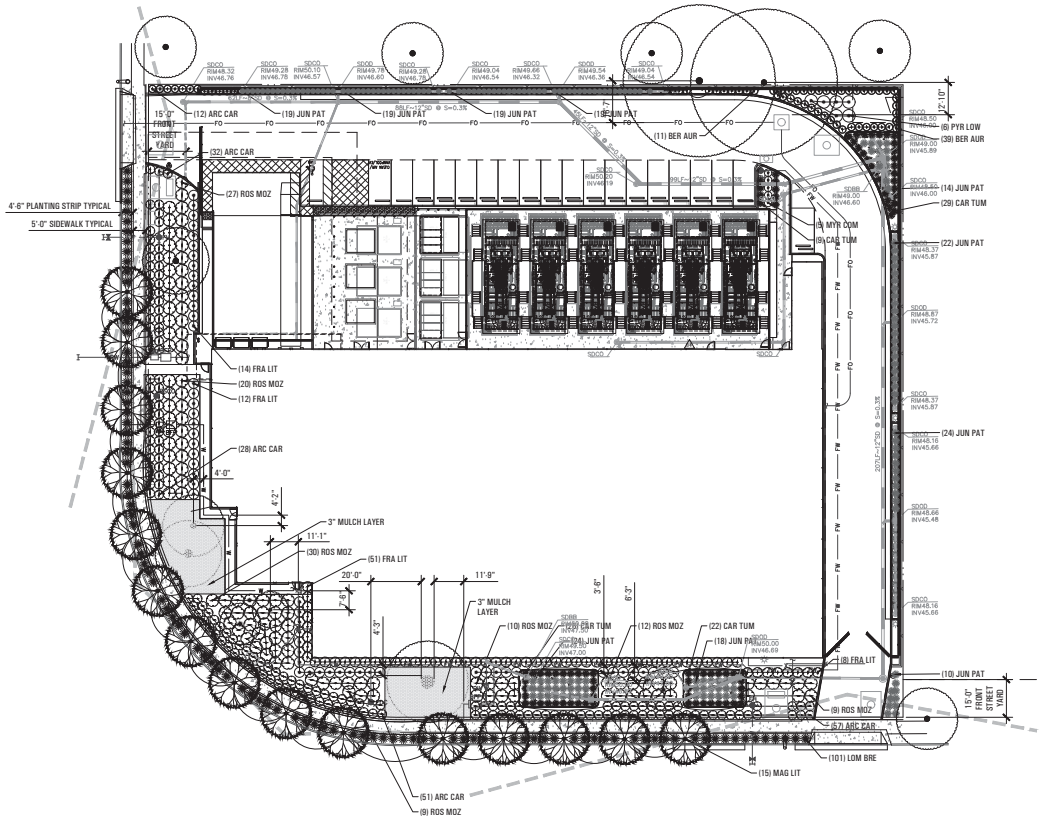

SCHEDULE OF PLANTING

TREES

SYMBOL	BOTANICAL	COMMON	SIZE	QTY	SPACING	WUCOLS
MAG LIT	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM EVERGREEN MAGNOLIA	36" BOX	15	24' O.C.	M 0.5

SHRUBS

SYMBOL	BOTANICAL	COMMON	SIZE	QTY	SPACING	WUCOLS
BER AUR	BERBERIS AUREA	YELLOW-LEAF JAPANESE BARBERRY	5 GAL	50	5' O.C.	L 0.3
FRA LIT	FRANGULA 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	5 GAL	90	4' O.C.	L 0.3
MYR COM	MYRTYS COMMUNIS 'COMPACTA'	COMPACT TRUE MYRTLE	5 GAL	5	4' O.C.	L 0.3
~~OLE LIT~~	~~OLEA 'LITTLE OLIE'~~	~~LITTLE OLIE OLIVE~~	~~5 GAL~~	~~9~~	~~4' O.C.~~	~~L 0.3~~
ROS MOZ	ROSMARINUS ORRICINALIS 'MOZART'	MOZART ROSEMARY	1 GAL	117	4' O.C.	L 0.3

GRASSES

SYMBOL	BOTANICAL	COMMON	SIZE	QTY	SPACING	WUCOLS
CAR TUM	CAREX TUMILICOLA	BERKELEY SEDGE	1 GAL	162	3' O.C.	L 0.3
JUN PAT	JUNCAS PATENS	CALIFORNIA GRAY SEDGE	1 GAL	112	4' O.C.	L 0.3
LOM BRE	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	101	4' O.C.	L 0.3

GROUND COVERS

SYMBOL	BOTANICAL	COMMON	SIZE	QTY	SPACING	WUCOLS
ARC CAR	ARCTOSTAPHYLOS EDMUNSII 'CARMEL CREEPER'	CARMEL SUR MANZANITA	1 GAL	180	4' O.C.	L 0.3
PYR LOW	PYRACANTHA COCCINEA 'LOWBOY'	LOWBOY FIRETHORN	1 GAL	12	5' O.C.	M 0.5

01

PLANTING NOTES

1. LANDSCAPING SHALL FOLLOW THE NATIONAL INSTITUTE OF CRIME PREVENTION STANDARDS. ALL SHRUBS WILL NOT GROW TALLER THAN 2' IN HEIGHT AT MATURITY EXCEPT THE RED-LEAF JAPANESE BARBERRY (BERBERIS THUNBERGII 'ATROPURPUREA') WHICH IS INSIDE OF THE FENCED AREA. THE RED-LEAF JAPANESE BARBERRY SHALL BE MAINTAINED TO A HEIGHT OF 5' MAXIMUM. THE RED-LEAF JAPANESE BARBERRY SHOWN ALONG THE FENCE HAS THORNS AND IS CONSIDERED A VERY HOSTILE SHRUB. ALL TREE LIMBS SHALL BE RAISED TO A HEIGHT OF 6' MINIMUM.

2. SITE LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE LIFE OF THE DEVELOPMENT AND NO TREES SHALL BE REMOVED WITHOUT CITY REVIEW AND APPROVAL.

3. PROPOSED TREES SHALL BE 5' MINIMUM CLEAR OF SIDEWALKS. PROVIDE ROOT BARRIERS WHEN THE DRIP LINE OF THE MATURE TREES COVERS THE SIDEWALK. ROOT BARRIERS FOR SIDEWALK PROTECTION SHALL BE 16' LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 1.5' DEEP, AND CENTERED ON TREES. ROOT BARRIERS FOR CURB AND GUTTER PROTECTION SHALL BE 16' LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2' DEEP, AND CENTERED ON TREES.

1" = 20'-0"

0 10' 20' 40'

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Phone: 408/467-9100

LIGHTSTONE

PROJECT: LSI

ADDRESS
2175 MARTIN AVENUE
SANTA CLARA, CA 95050

ISSUES & REVISIONS

No.	Date	Description
1	05/31/2019	DESIGN DEVELOPMENT DRAWINGS

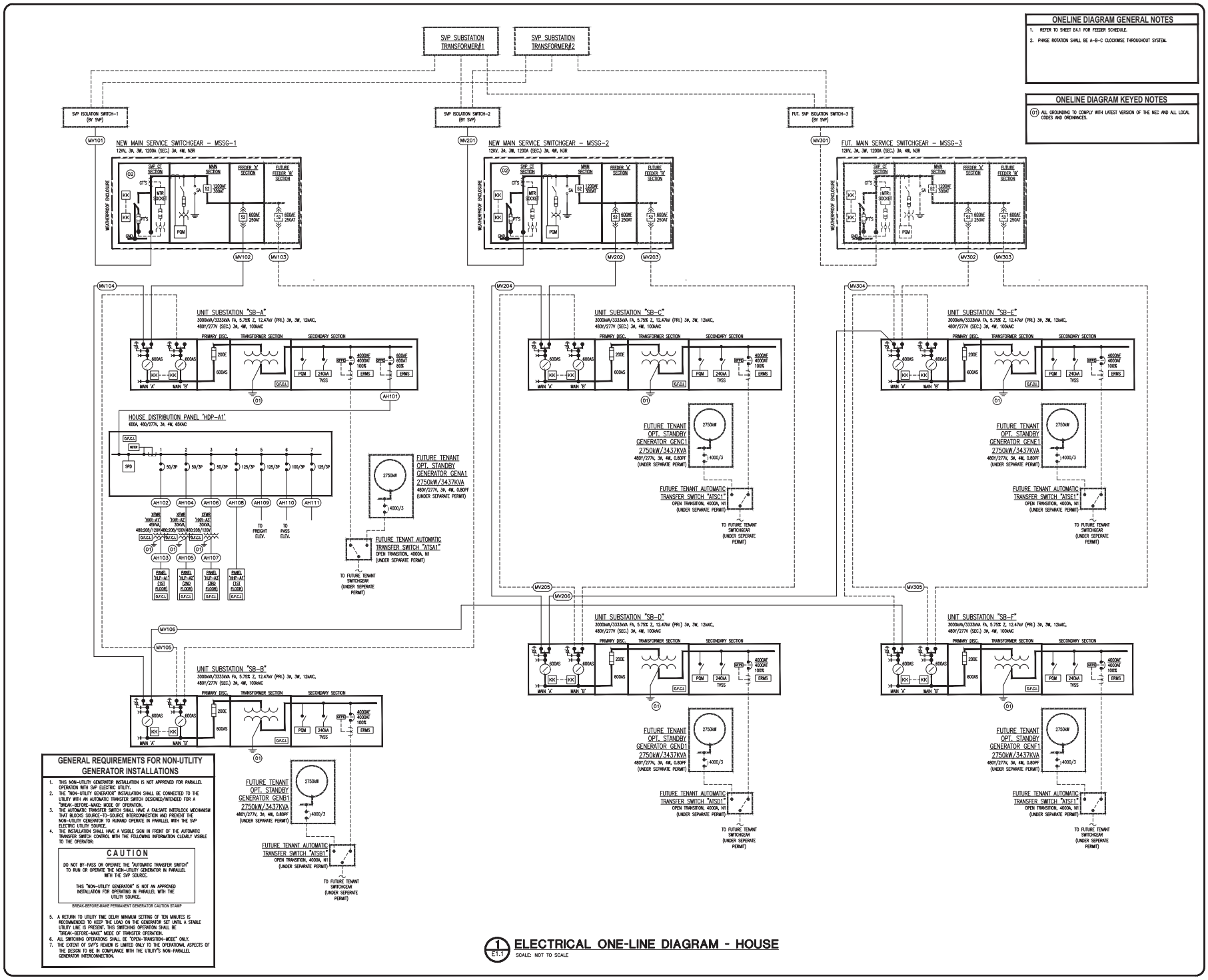
SEAL

PROPOSED LANDSCAPE PLAN

DRAWN:
REVIEWED:
PROJECT NO.:

SHEET NO.
L2.1

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.



ONELINE DIAGRAM GENERAL NOTES

1. REFER TO SHEET E4.1 FOR FEEDER SCHEDULE.
2. PHASE ROTATION SHALL BE A–B–C CLOCKWISE THROUGHOUT SYSTEM.

ONELINE DIAGRAM KEYED NOTES

(01) ALL GROUNDING TO COMPLY WITH LATEST VERSION OF THE NEC AND ALL LOCAL CODES AND ORDINANCES.

GENERAL REQUIREMENTS FOR NON-UTLITY GENERATOR INSTALLATIONS

1. THIS NON–UTILITY GENERATOR INSTALLATION IS NOT APPROVED FOR PARALLEL OPERATION WITH SVP ELECTRIC UTILITY.
2. THE "NON–UTILITY GENERATOR" INSTALLATION SHALL BE CONNECTED TO THE UTILITY WITH AN AUTOMATIC TRANSFER SWITCH DESIGNED/INTENDED FOR A "BREAK–BEFORE–MAKE: MODE OF OPERATION.
3. THE AUTOMATIC TRANSFER SWITCH SHALL HAVE A FAILSAFE INTERLOCK MECHANISM THAT BLOCKS SOURCE–TO–SOURCE INTERCONNECTION AND PREVENT THE NON–UTILITY GENERATOR TO RUNAND OPERATE IN PARALLEL WITH THE SVP ELECTRIC UTILITY SOURCE.
4. THE INSTALLATION SHALL HAVE A VISIBLE SIGN IN FRONT OF THE AUTOMATIC TRANSFER SWITCH CONTROL WITH THE FOLLOWING INFORMATION CLEARLY VISIBLE TO THE OPERATOR:

CAUTION

DO NOT BY–PASS OR OPERATE THE "AUTOMATIC TRANSFER SWITCH" TO RUN OR OPERATE THE NON–UTILITY GENERATOR IN PARALLEL WITH THE SVP SOURCE.

THIS "NON–UTILITY GENERATOR" IS NOT AN APPROVED INSTALLATION FOR OPERATING IN PARALLEL WITH THE UTILITY SOURCE.

BREAK–BEFORE–MAKE PERMANENT GENERATOR CAUTION STAMP

5. A RETURN TO UTILITY TIME DELAY MINIMUM SETTING OF TEN MINUTES IS RECOMMENDED TO KEEP THE LOAD ON THE GENERATOR SET UNTIL A STABLE UTILITY LINE IS PRESENT. THIS SWITCHING OPERATION SHALL BE "BREAK–BEFORE–MAKE" MODE OF TRANSFER OPERATION.
6. ALL SWITCHING OPERATIONS SHALL BE "OPEN–TRANSITION–MODE" ONLY.
7. THE EXTENT OF SVP'S REVIEW IS LIMITED ONLY TO THE OPERATIONAL ASPECTS OF THE DESIGN TO BE IN COMPLIANCE WITH THE UTILITY'S NON–PARALLEL GENERATOR INTERCONNECTION.

1 / E1.1 **ELECTRICAL ONE-LINE DIAGRAM - HOUSE**
SCALE: NOT TO SCALE

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LIGHTSTONE

PROJECT: LSI
2175 MARTIN AVENUE
SANTA CLARA, CA 95050

ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW

SEAL

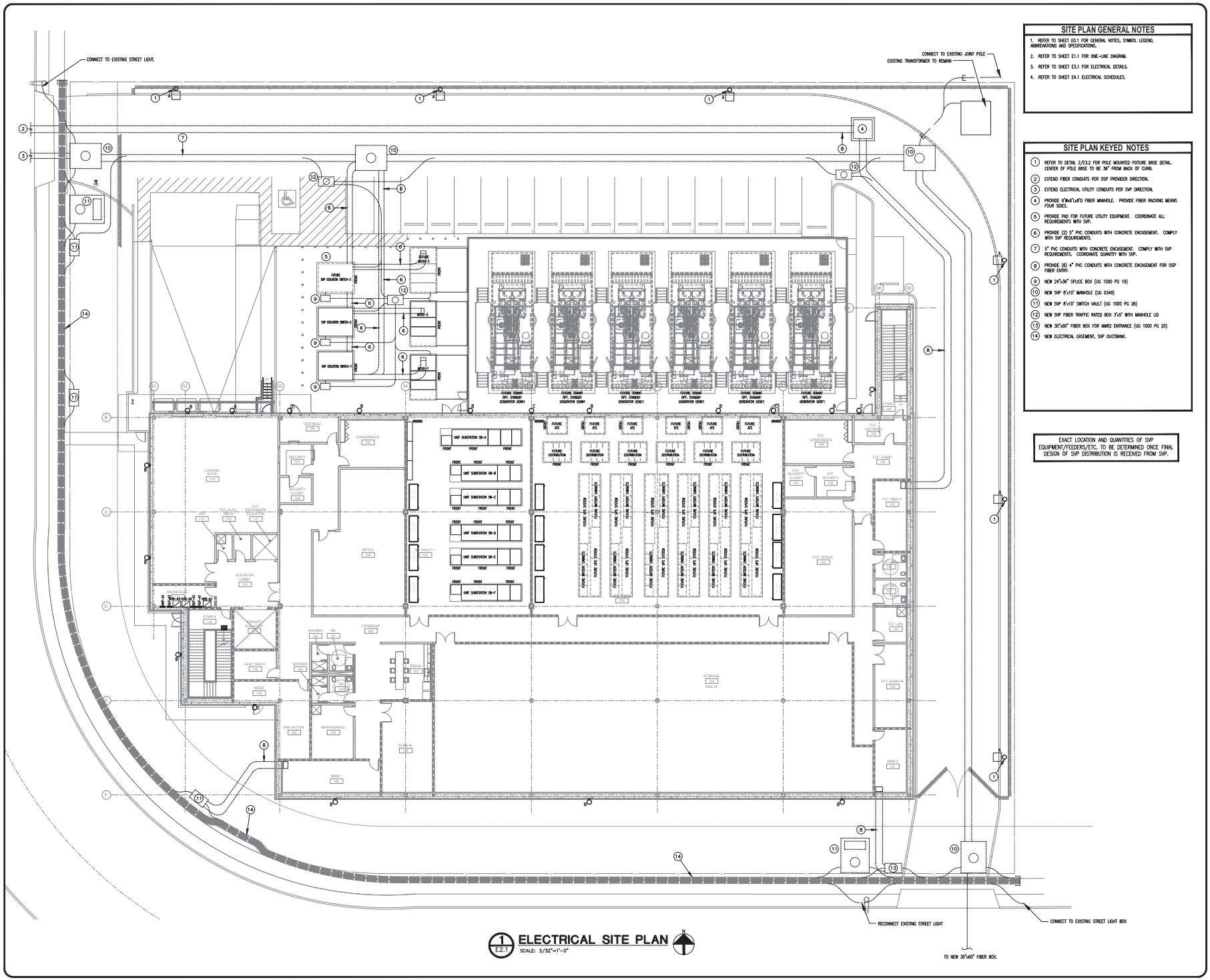
DESIGN DEVELOPEMENT SET - NOT FOR CONSTRUCTION

ELECTRICAL ONE-LINE DIAGRAM - HOUSE

DRAWN: GSS
REVIEWED: DGC
PROJECT NO.: C1774.00

SHEET NO. **E1.1**

INFORMATIONS: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.



1 E2.1 ELECTRICAL SITE PLAN
SCALE: 3/32"=1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO SHEET E0.1 FOR GENERAL NOTES, SYMBOL LEGEND, ABBREVIATIONS AND SPECIFICATIONS.
2. REFER TO SHEET E1.1 FOR ONE-LINE DIAGRAM.
3. REFER TO SHEET E3.1 FOR ELECTRICAL DETAILS.
4. REFER TO SHEET E4.1 ELECTRICAL SCHEDULES.

SITE PLAN KEYED NOTES

1. REFER TO DETAIL 2/E3.2 FOR POLE MOUNTED FIXTURE BASE DETAIL. CENTER OF POLE BASE TO BE 36" FROM BACK OF CURB.
2. EXTEND FIBER CONDUITS PER OSP PROVIDER DIRECTION.
3. EXTEND ELECTRICAL UTILITY CONDUITS PER SVP DIRECTION.
4. PROVIDE 6'Wx6'Lx8'D FIBER MANHOLE. PROVIDE FIBER RACKING MEANS FOUR SIDES.
5. PROVIDE PAD FOR FUTURE UTILITY EQUIPMENT. COORDINATE ALL REQUIREMENTS WITH SVP.
6. PROVIDE (2) 5" PVC CONDUITS WITH CONCRETE ENCASEMENT. COMPLY WITH SVP REQUIREMENTS.
7. 5" PVC CONDUITS WITH CONCRETE ENCASEMENT. COMPLY WITH SVP REQUIREMENTS. COORDINATE QUANTITY WITH SVP.
8. PROVIDE (6) 4" PVC CONDUITS WITH CONCRETE ENCASEMENT FOR OSP FIBER ENTRY.
9. NEW 24"x36" SPLICE BOX (UG 1000 PG 19)
10. NEW SVP 8'x10' MANHOLE (UG 0349)
11. NEW SVP 8'x10' SWITCH VAULT (UG 1000 PG 26)
12. NEW SVP FIBER TRAFFIC RATED BOX 3'x5' WITH MANHOLE LID
13. NEW 30"x60" FIBER BOX FOR MMR2 ENTRANCE (UG 1000 PG 20)
14. NEW ELECTRICAL EASEMENT, SVP DUCTBANK.

EXACT LOCATION AND QUANTITIES OF SVP EQUIPMENT/FEEDERS/ETC. TO BE DETERMINED ONCE FINAL DESIGN OF SVP DISTRIBUTION IS RECEIVED FROM SVP.

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ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW
2	04/02/2019	PROJECT CLEARANCE COMMITTEE REVIEW #2 (01)
3	05/17/2019	PCC REVIEW #2 COMMENTS (02)

SEAL

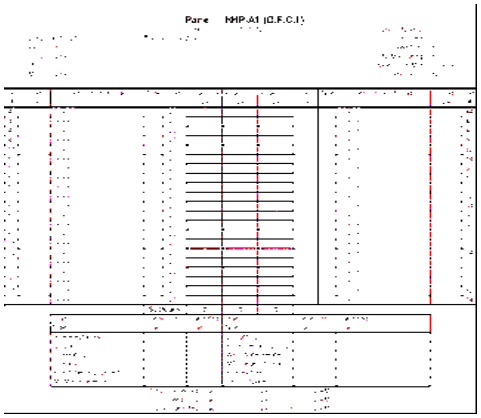
ELECTRICAL SITE PLAN

DRAWN: GSS
REVIEWED: DGC
PROJECT NO.: C1774.00

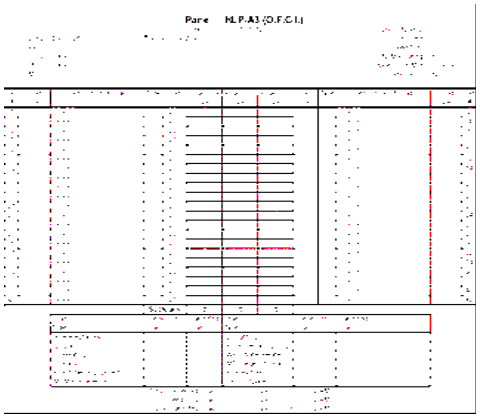
SHEET NO.
E2.1

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN CONSENT OF BURR COMPUTER ENVIRONMENTS, INC.

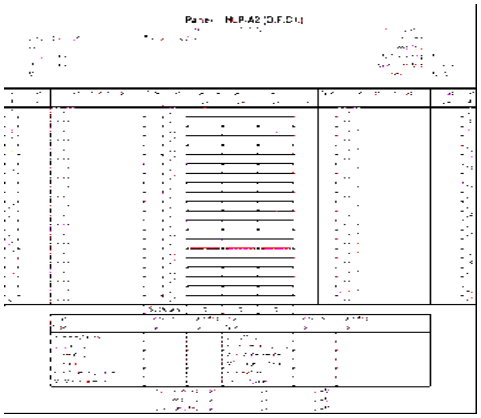
Panel MHP-A1 (D.F.C.I.)



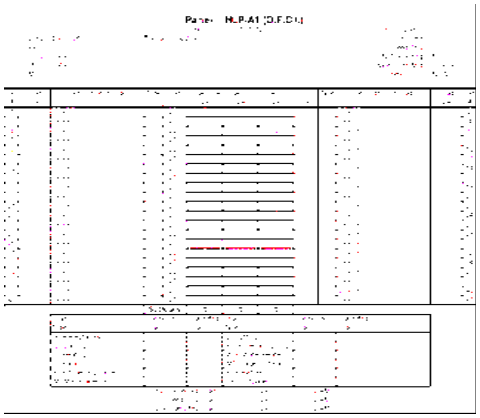
Panel HLP-A3 (D.F.C.I.)



Panel HLP-A2 (D.F.C.I.)



Panel HLP-A1 (D.F.C.I.)



FEEDER SCHEDULE - HOUSE

MARK	FROM	TO	FEEDER CONDUCTORS							CONDUIT SIZE	NUMBER OF SETS	FEEDER AMPS	APPROX FEEDER LENGTH (FT)	NOTES
			PHASE COND. PER SET	PHASE COND. SIZE	NEUT. COND. PER SET	NEUT. COND. SIZE	GND COND. PER SET	GND COND. SIZE	COND. TYPE AL/CU					
MV101	NEW SVP PAD MOUNTED SWITCH -1	MSSG-1	--	--	--	--	--	--	--	5"	2	300	100	
MV102	MSSG-1	SUBSTATION SB-A	3	#3/0	0	--	1	#1	CU	4"	1	250	100	
MV103	MSSG-1	SUBSTATION SB-B	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV104	SUBSTATION SB-A	SUBSTATION SB-B	3	#3/0	0	--	1	#1	CU	4"	1	250	100	
MV105	SUBSTATION SB-B	SUBSTATION SB-A	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV106	SUBSTATION SB-B	SUBSTATION SB-F	3	#3/0	0	--	1	#1	CU	4"	1	250	100	
MV201	NEW SVP PAD MOUNTED SWITCH -2	MSSG-2	--	--	--	--	--	--	--	5"	2	300	100	
MV202	MSSG-2	SUBSTATION SB-C	3	#3/0	0	--	1	#1	CU	4"	1	250	100	
MV203	MSSG-2	SUBSTATION SB-D	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV204	SUBSTATION SB-C	SUBSTATION SB-D	3	#3/0	0	--	1	#1	CU	4"	1	250	100	
MV205	SUBSTATION SB-D	SUBSTATION SB-C	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV206	SUBSTATION SB-D	SUBSTATION SB-E	3	#3/0	0	--	1	#1	CU	4"	1	250	100	
MV301	FUTURE SVP PAD MOUNTED SWITCH -3	MSSG-2	--	--	--	--	--	--	--	5"	2	300	100	
MV302	FUTURE MSSG-3	SUBSTATION SB-E	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV303	FUTURE MSSG-3	SUBSTATION SB-F	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV304	SUBSTATION SB-E	SUBSTATION SB-F	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
MV305	SUBSTATION SB-F	SUBSTATION SB-E	--	PULLSTRING	--	--	--	--	--	4"	1	250	100	
AH101	SUBSTATION SB-A	HOUSE PANEL HDP-A1	3	350kCM	1	350kCM	1	#1	CU	3"	2	600	100	
AH102	HOUSE PANEL HDP-A1	HOUSE XFMR HXR-A1	3	#4	0	--	1	#8	CU	1-1/4"	1	70	180	
AH103	HOUSE XFMR HXR-A1	HOUSE PANEL HLP-A1	3	#1/0	1	#1/0	1	#6	CU	2"	1	150	10	
AH104	HOUSE PANEL HDPA1	HOUSE XFMR HXR-A2	3	#6	0	--	1	#10	CU	1"	1	50	100	
AH105	HOUSE XFMR HXR-A2	HOUSE PANEL HLP-A2	3	#1	1	#1	1	#6	CU	1-1/2"	1	100	10	
AH106	HOUSE PANEL HDP-A1	HOUSE XFMR HXR-A3	3	#6	0	--	1	#10	CU	1"	1	50	100	
AH107	HOUSE XFMR HXR-A3	HOUSE PANEL HLP-A3	3	#1	1	#1	1	#6	CU	1-1/2"	1	100	10	
AH108	HOUSE PANEL HDP-A1	HOUSE PANEL HHP-A1	3	#1	1	#1	1	#6	CU	1-1/2"	1	125	100	
AH109	HOUSE PANEL HDP-A1	FREIGHT ELEVATOR	3	#1	0	--	1	#6	CU	1-1/2"	1	125	100	
AH110	HOUSE PANEL HDP-A1	PASSENGER ELEVATOR	3	#1	0	--	1	#6	CU	1-1/2"	1	100	10	
AH111	HOUSE PANEL HDP-A1	HOUSE LOADS	3	#1	0	--	1	#6	CU	1-1/2"	1	125	100	

PRELIMINARY ELECTRICAL SYSTEM LOADS (kW)	
IT load	8500
UPS Loss (3.2%)	272
UPS Batt charge (5%)	425
PDU ineff (1.50%)	132.6
MV xfmr ineff (1.38%)	204
Data room cooling (1.19PUE)	2805
Infrastructure room cooling	450
lights (1 wsf)	87
misc	50
Total support	4425.6
PUE	1.52065882

LIGHT FIXTURE SCHEDULE

MARK	LAMPS NO.	LAMPS TYPE	VOLTAGE /WATTS	DESCRIPTION	MANUFACTURERS	CATALOG NUMBER	MOUNTING	REMARKS
A	1	LED	UNIVERSAL/70W	DSX1 LED P2 40K BLC MVOLT	LITHONIA LIGHTING	DSX1 LED P2 40K BLC MVOLT	POLE	
B	1	LED	UNIVERSAL/109W	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LITHONIA LIGHTING	DSXW2 LED 30C 1000 40K T4M MVOLT	SURFACE	
C	1	LED	UNIVERSAL/25W	WST LED, PERFORMANCE PACKAGE 2, 4000 K, VISUAL COMFORT FORWARD THROW, MVOLT	LITHONIA LIGHTING	WST LED P2 40K VF MVOLT	SURFACE	

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LIGHTSTONE

PROJECT: LSI

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SANTA CLARA, CA 95050

ISSUES & REVISIONS

No.	Date	Description
1	02/15/2019	PROJECT CLEARANCE COMMITTEE REVIEW

SEAL

DESIGN DEVELOPEMENT SET - NOT FOR CONSTRUCTION

ELECTRICAL SCHEDULES

DRAWN: GSS
REVIEWED: DGC
PROJECT NO.: C1774.00

SHEET NO.
E4.1

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