1111 COMSTOCK DATA CENTER

1111 COMSTOCK STREET, SANTA CLARA, CA 95054

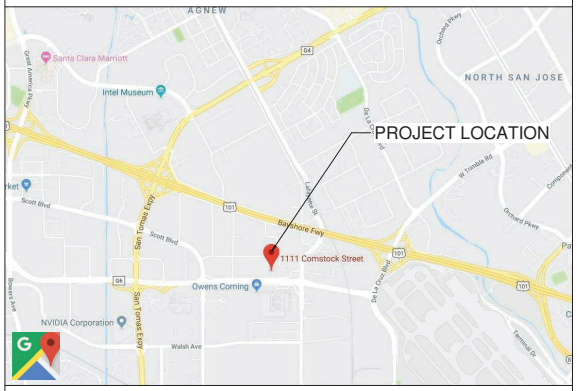
PROJECT DATA

SCOPE OF WORK

NEW 4 STORY DATA CENTER

BUILDING ADDRESS:	1111 COMSTOCK ST, SANTA CLARA, CA 95054	PARKING:	1 HC STALL 23 UNIVERSAL STALLS
TYPE OF CONSTRUCTION:	IIA	ZONING:	LIGHT INDUSTRIAL
NUMBER OF STORIES:	4	LOT AREA:	60,064 GSF
FIRST FLOOR AREA:	29,646 GSF	LOT COVERAGE:	.508
SECOND FLOOR AREA:	30,508 GSF		
THIRD FLOOR AREA:	30,508 GSF		
FOURTH FLOOR AREA:	30,508 GSF		
TOTAL BUILDING AREA:	121,170 GSF +/-		
OCCUPANCY:	S-1, B		

VICINITY MAP



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A1.1	LEVEL 1 PLAN
A1.2	LEVEL 2 PLAN
A1.3	LEVEL 3 PLAN
A1.4	LEVEL 4 PLAN
A1.5	LEVEL ROOF PLAN
A5.0	BUILDING SECTIONS
A7.1	EXTERIOR ELEVATIONS SOUTH AND EAST
A7.2	EXTERIOR ELEVATIONS NORTH AND WEST
A7.3	EXTERIOR ELEVATIONS SOUTH AND EAST - 3 LEVEL
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A8.0	LIGHTING PLAN
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C-11	GRADING & DRAINAGE PLAN
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C-13	STORMWATER MANAGEMENT PLAN
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L.1	IRRIGATION HYDROZONE PLAN
L.2	PLANTING DETAILS
L.3	COMPOSITE UTILITY/ TREE PLANTING PLAN

20

OVERALL AREA RENDERING

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AGENCY APPROVAL

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CAC PROJECT NO. 11288

REVISIONS

No.	Description	Date

KEY PLAN & NORTH ARROW

DATE 5.26.2020

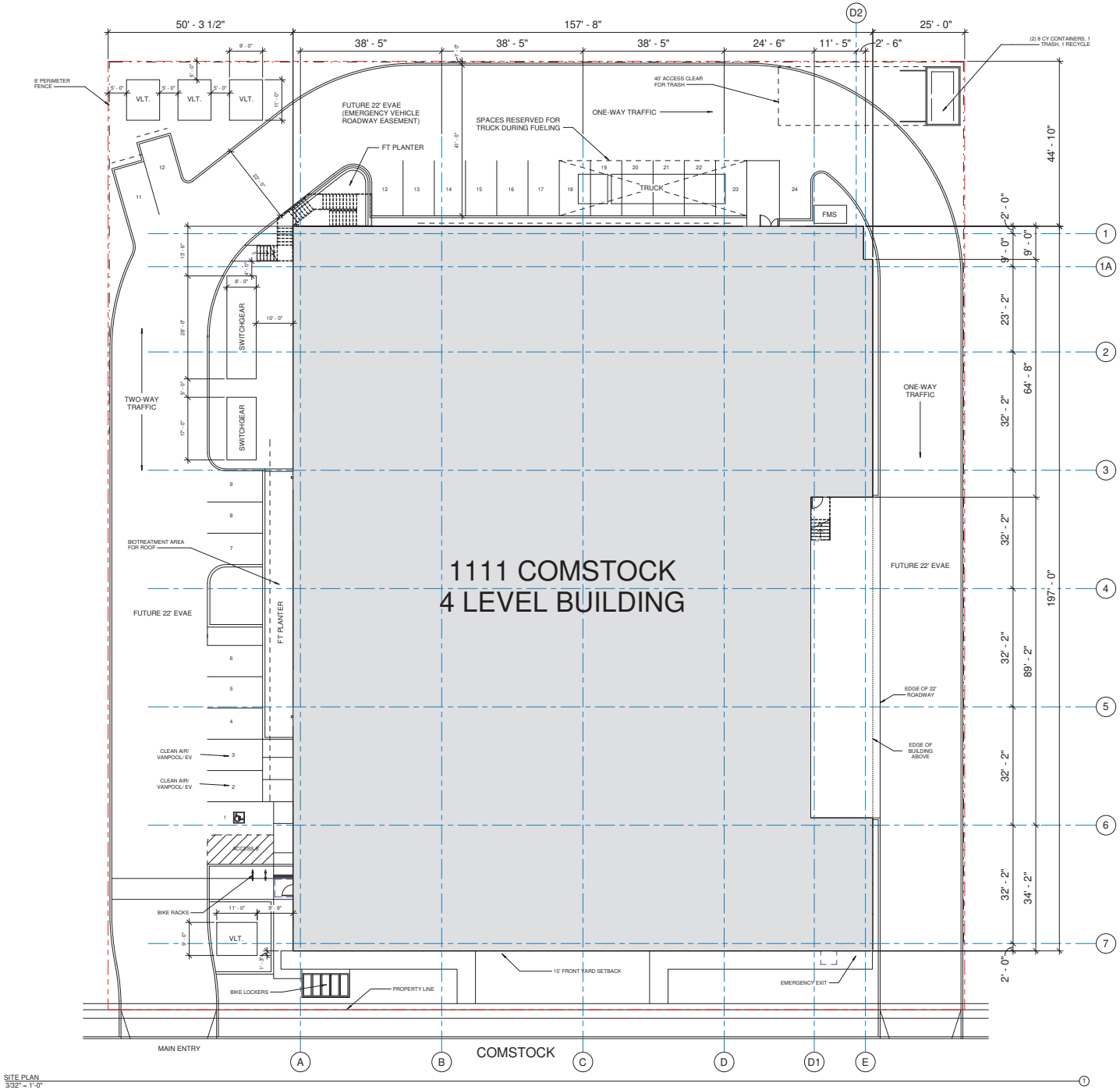
SCALE

DRAWING TITLE

COVER SHEET AND PROJECT DATA

SHEET NO.

A0.0



SITE PLAN
3/32" = 1'-0"

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ARCHITECTURAL SITE PLAN

SHEET NO.

A1.0

LEVEL 1 PLAN
3/32" = 1'-0"

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REVISIONS

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KEY PLAN & NORTH ARROW

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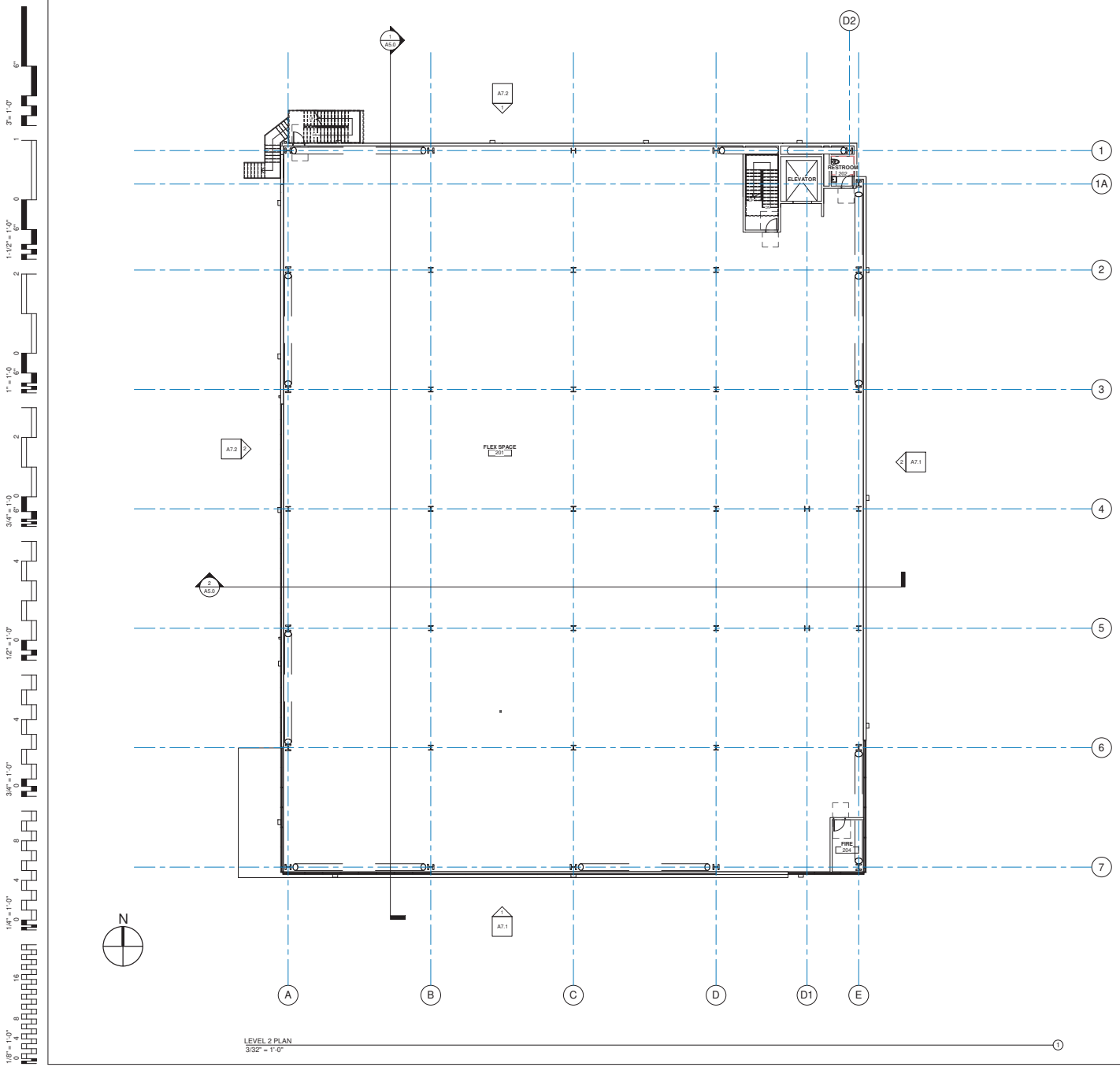
SCALE 3/32" = 1'-0"

DRAWING TITLE

LEVEL 1 PLAN

SHEET NO.

A1.1



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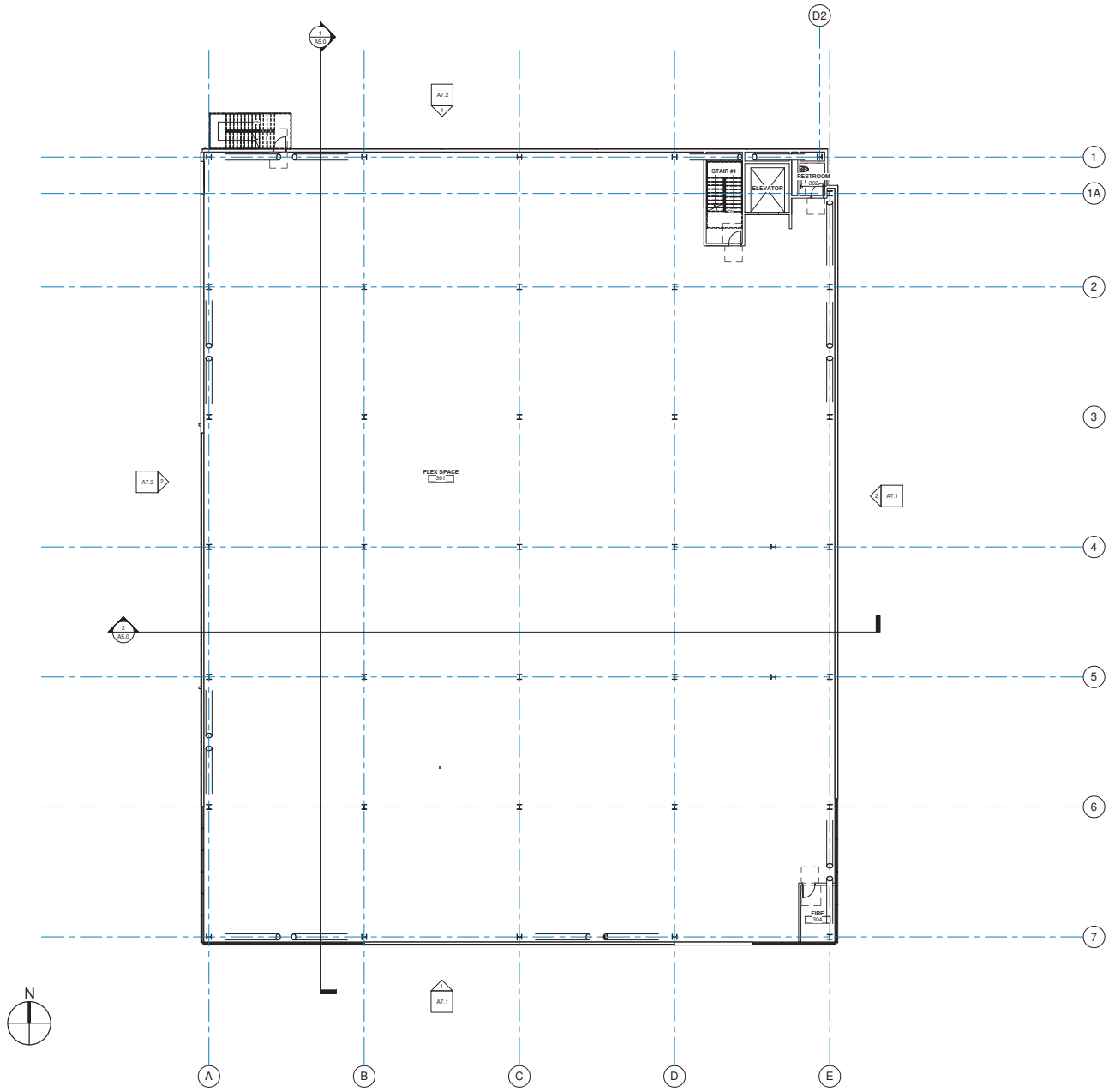
DRAWING TITLE

LEVEL 2 PLAN

SHEET NO.

A1.2



LEVEL 3 PLAN
3/32" = 1'-0"

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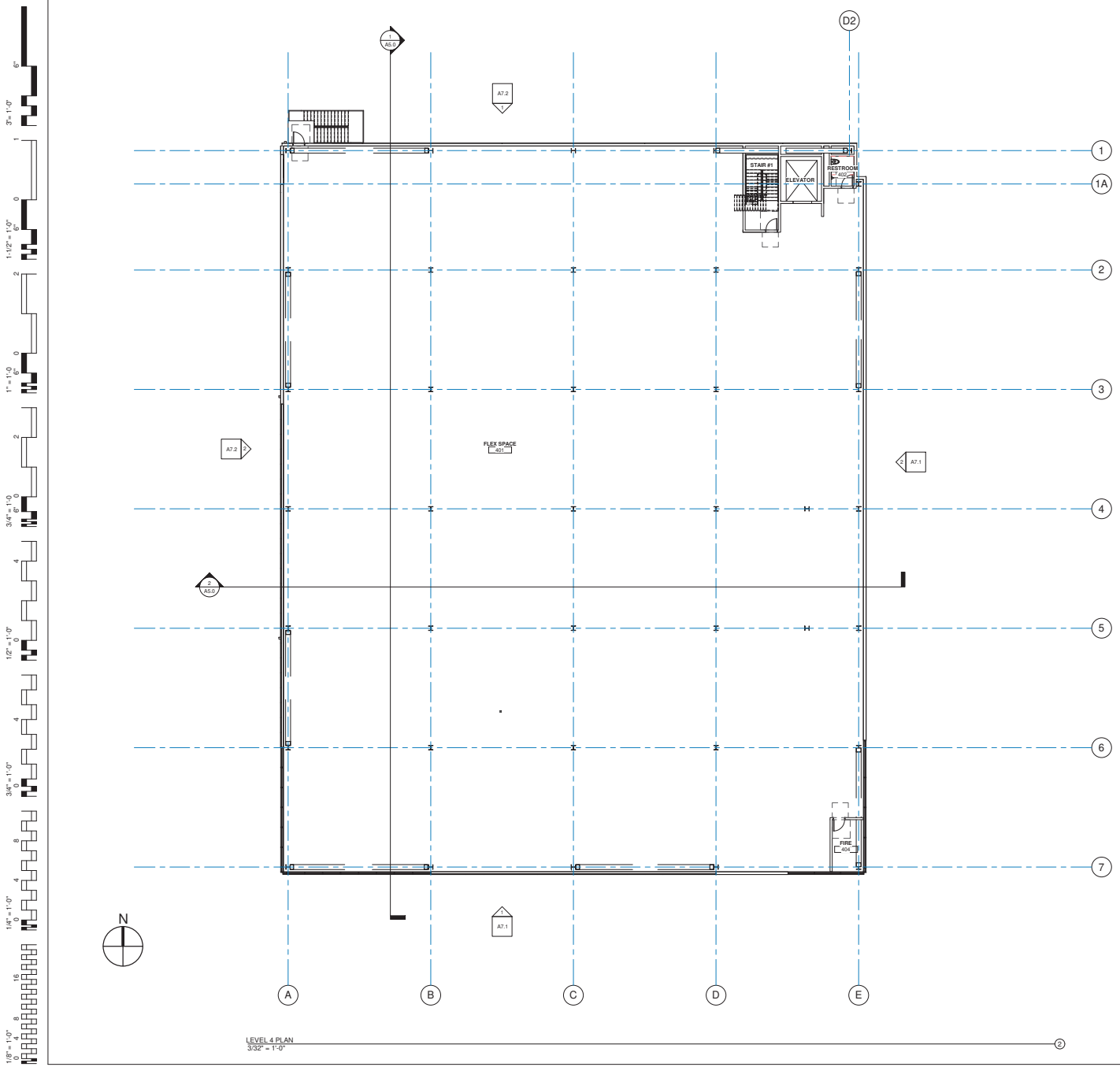
LEVEL 3 PLAN

SHEET NO.

A1.3



LEVEL 4 PLAN
3/32" = 1'-0"

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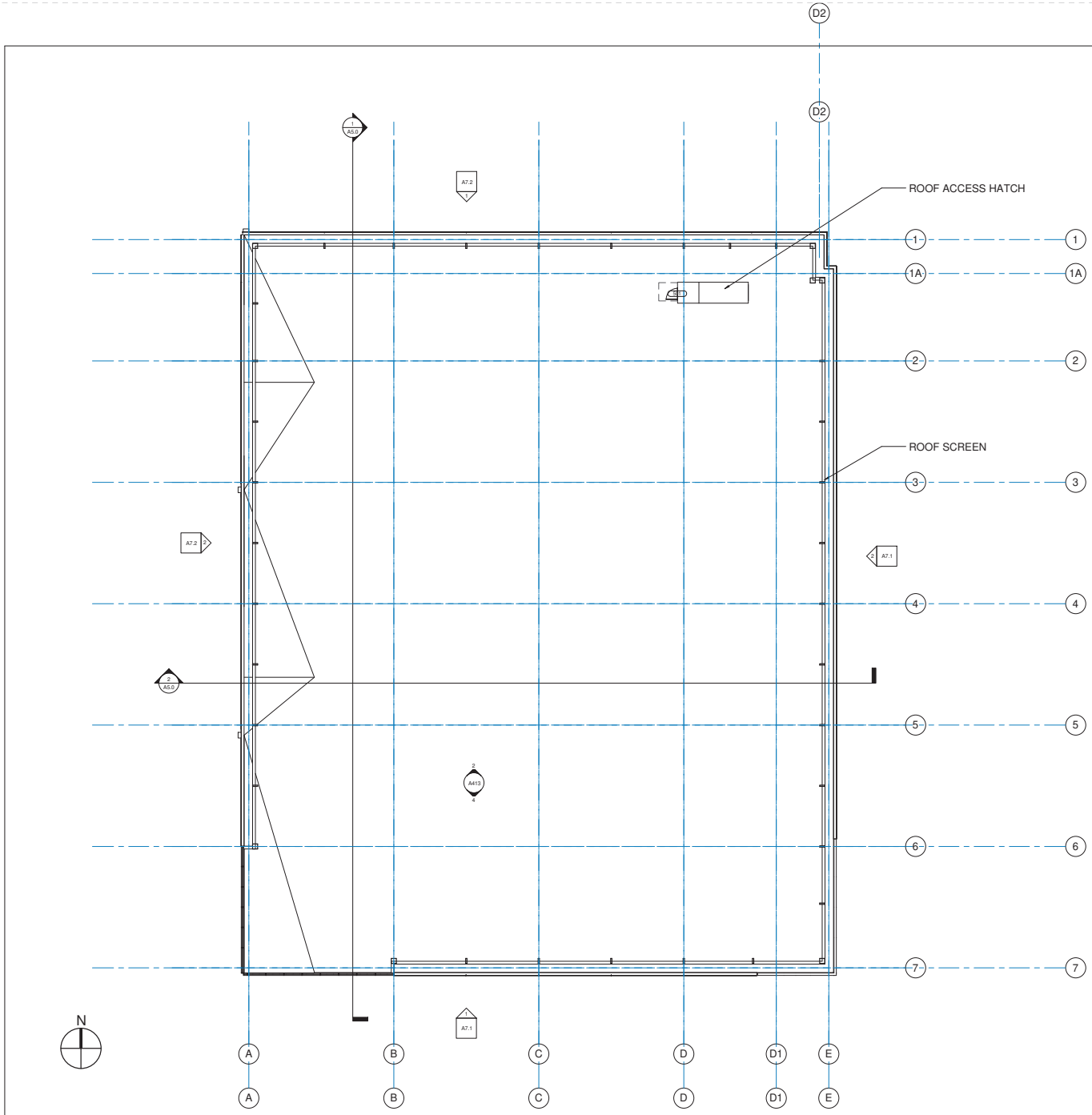
LEVEL 4 PLAN

SHEET NO.

A1.4



LEVEL ROOF PLAN
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CAC PROJECT NO. 11288

REVISIONS

No.	Description	Date

KEY PLAN & NORTH ARROW

DATE 5.26.2020

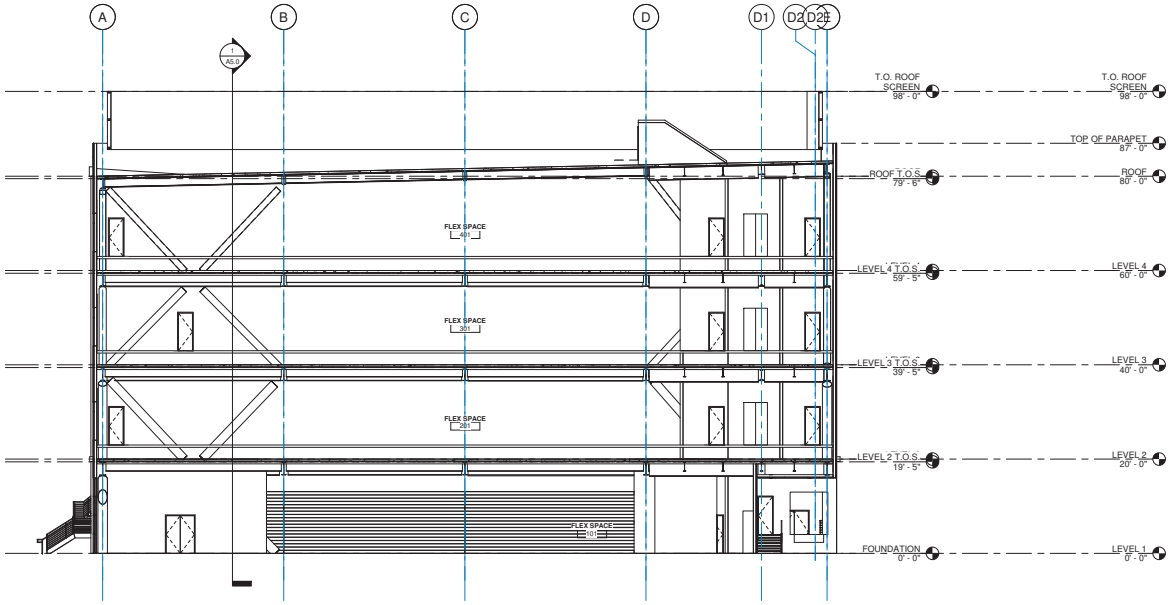
SCALE 3/32" = 1'-0"

DRAWING TITLE

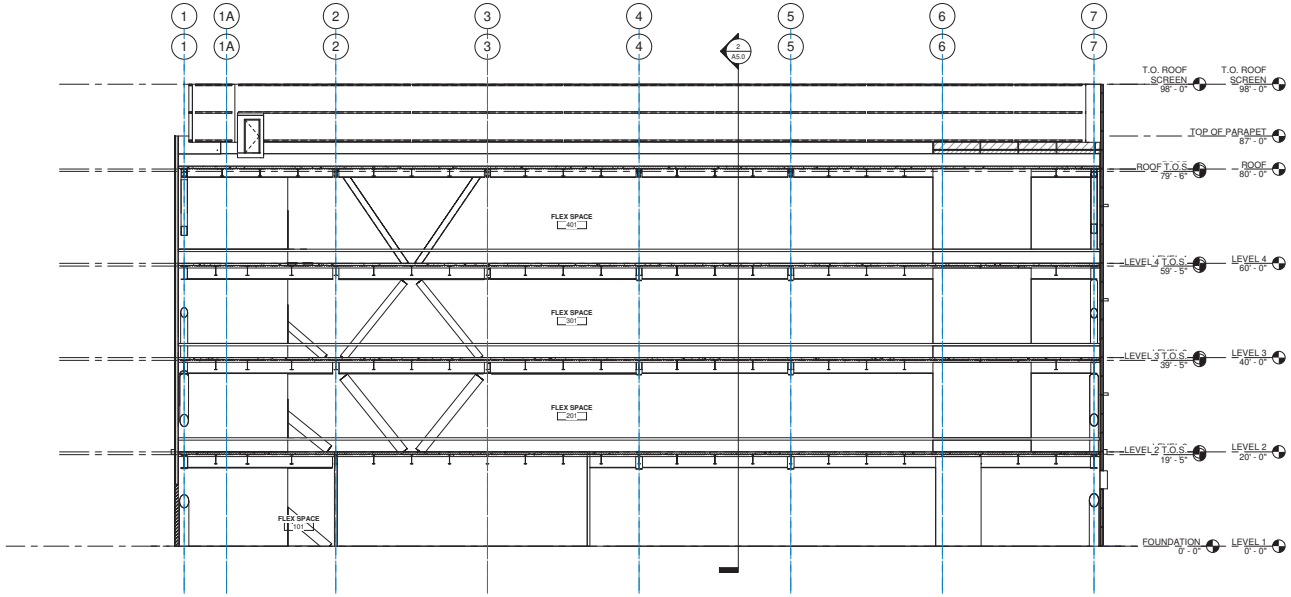
LEVEL ROOF PLAN

SHEET NO.

A1.5



EAST - WEST SECTION
3/32" = 1'-0"



NORTH - SOUTH SECTION
3/32" = 1'-0"

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CAC PROJECT NO. 11288

REVISIONS

No.	Description	Date

KEY PLAN & NORTH ARROW

DATE 5.26.2020

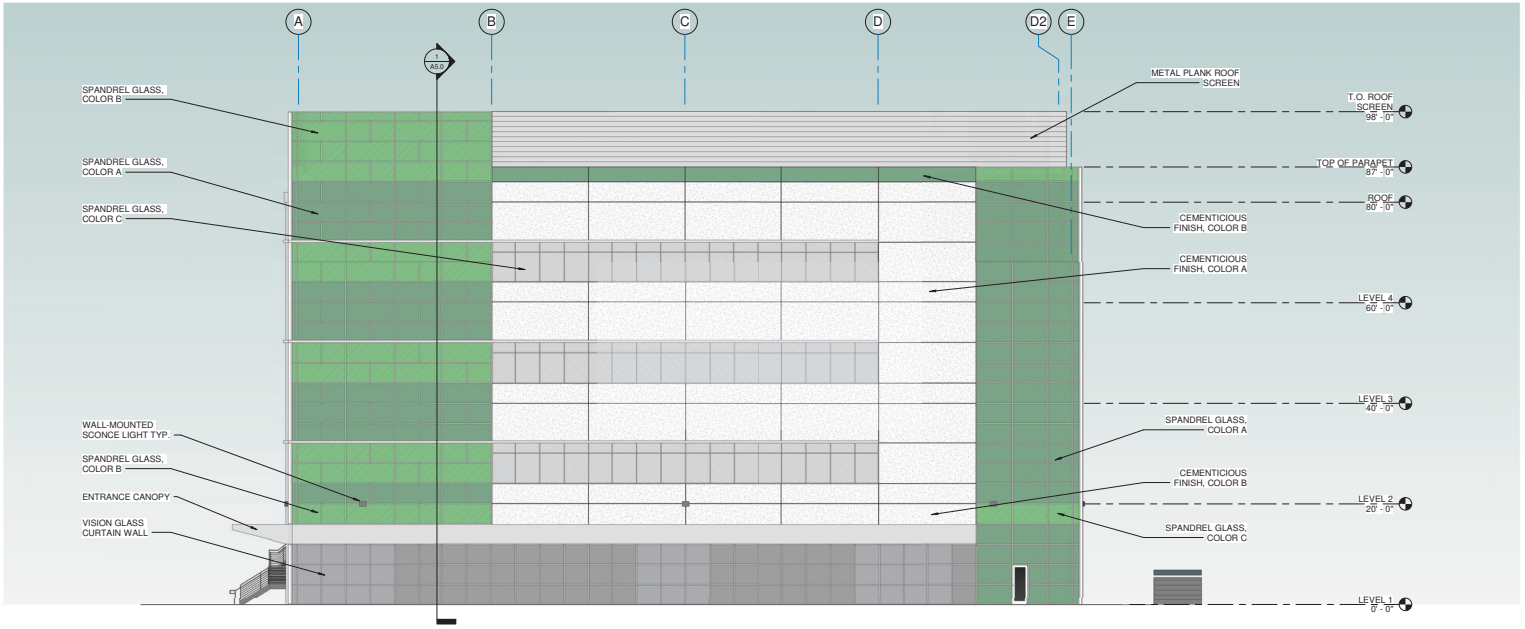
SCALE 3/32" = 1'-0"

DRAWING TITLE

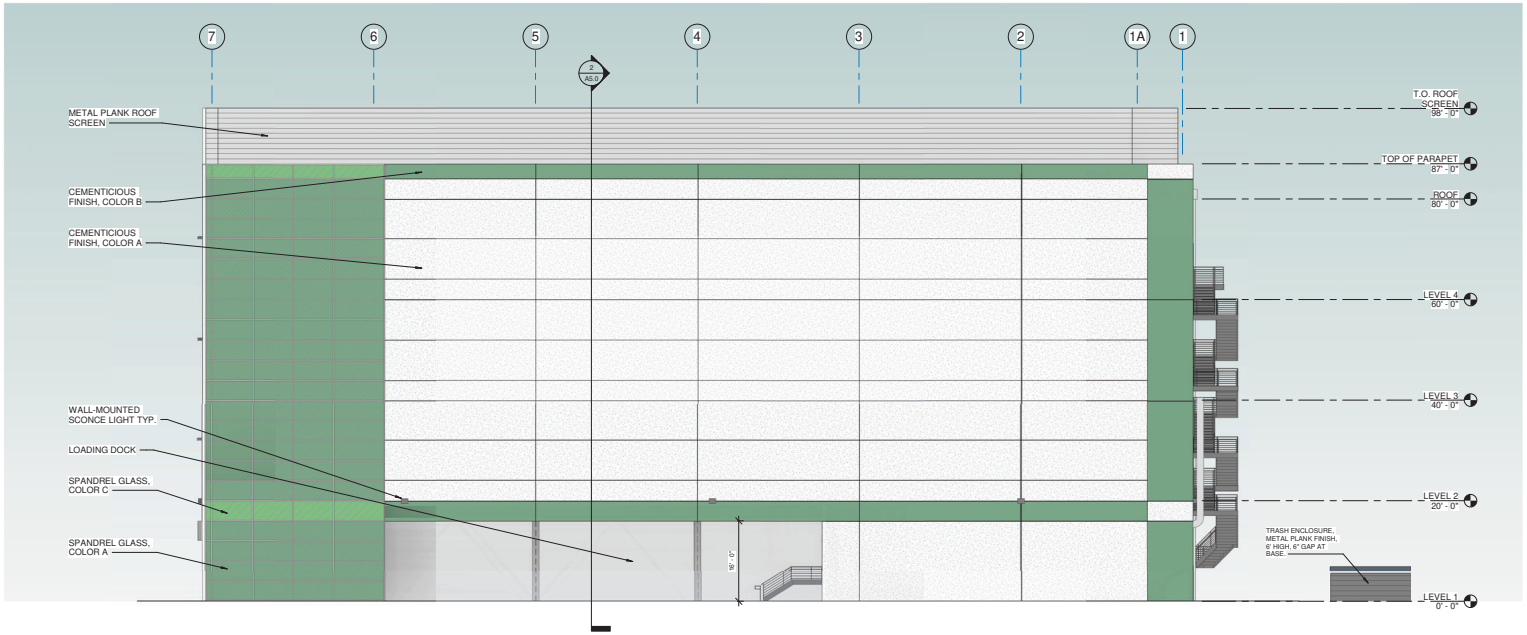
BUILDING SECTIONS

SHEET NO.

A5.0



SOUTH VIEW
1" = 10'-0"



EAST VIEW
1" = 10'-0"

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AGENCY APPROVAL

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CAC PROJECT NO. 11288

REVISIONS

No.	Description	Date

KEY PLAN & NORTH ARROW

DATE 5.26.2020

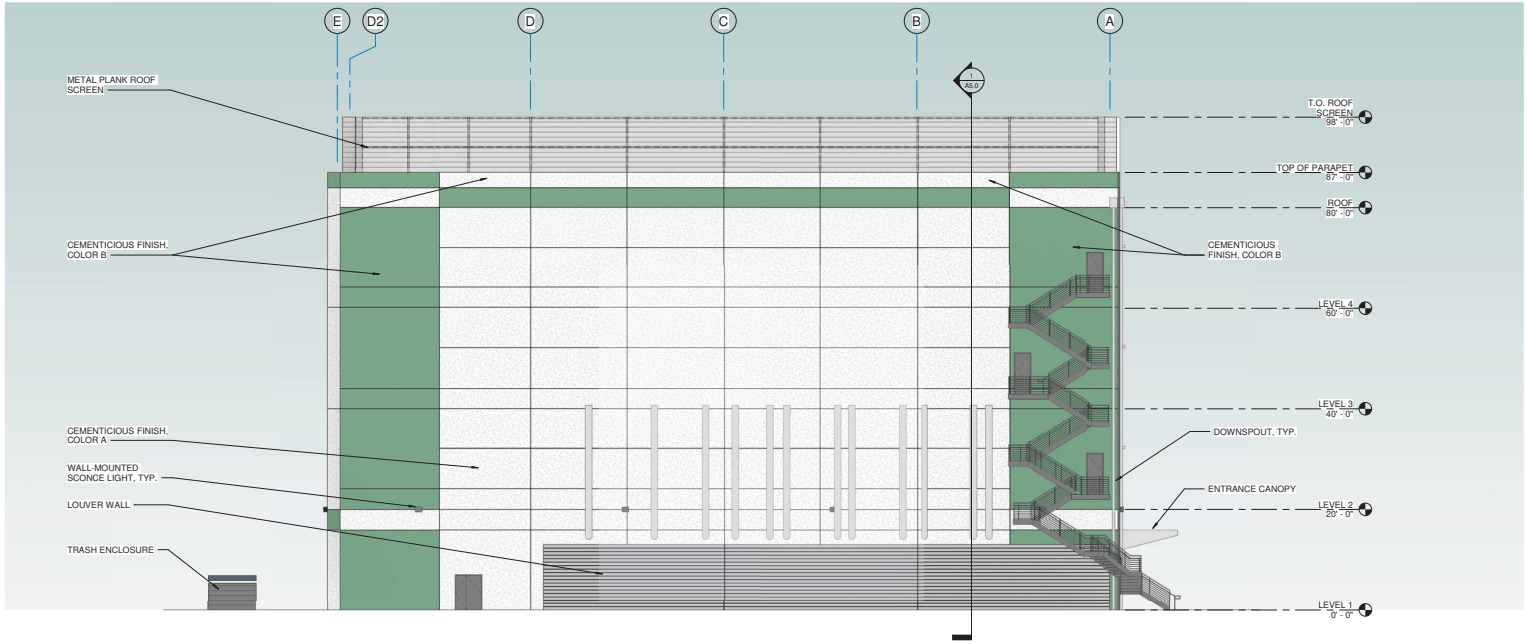
SCALE 1" = 10'-0"

DRAWING TITLE

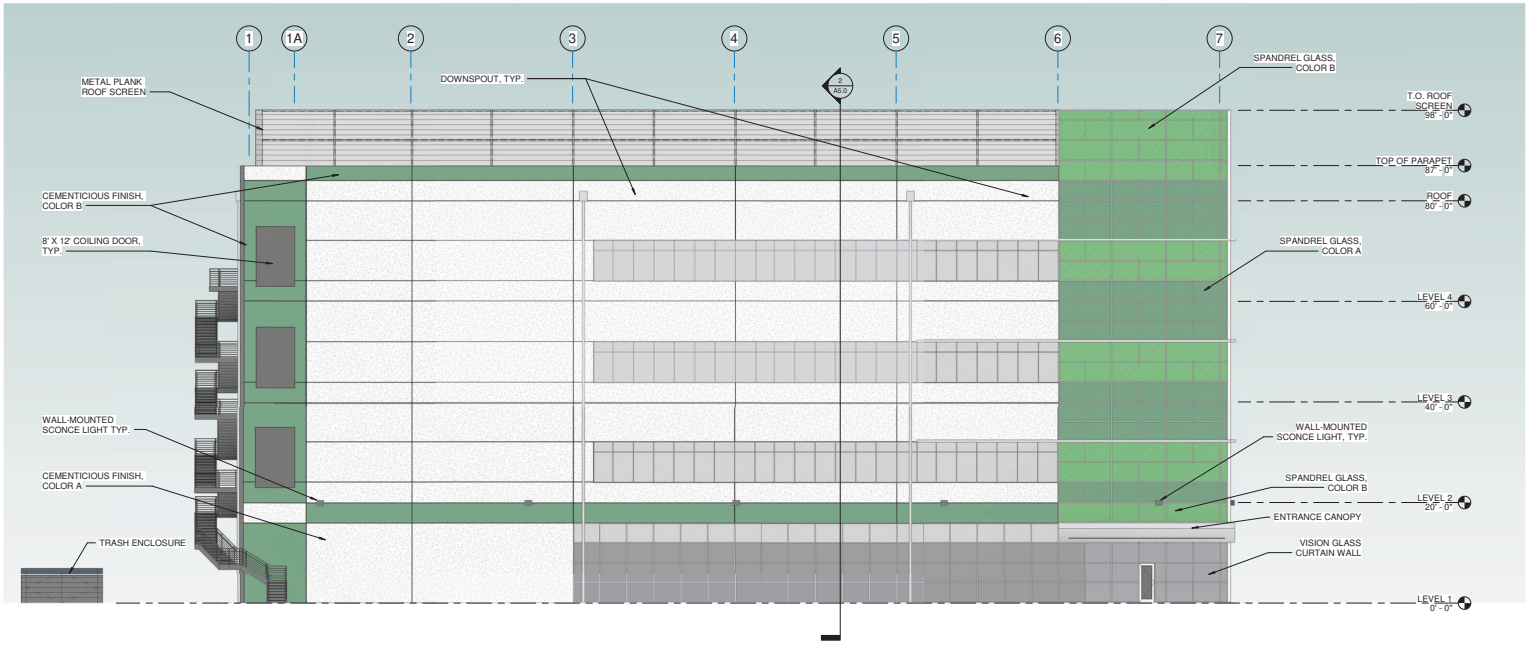
EXTERIOR ELEVATIONS SOUTH AND EAST

SHEET NO.

A7.1



NORTH VIEW
1" = 10'-0"



WEST VIEW
1" = 10'-0"

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CAC PROJECT NO. 11288

REVISIONS

No.	Description	Date

KEY PLAN & NORTH ARROW

DATE 5.26.2020

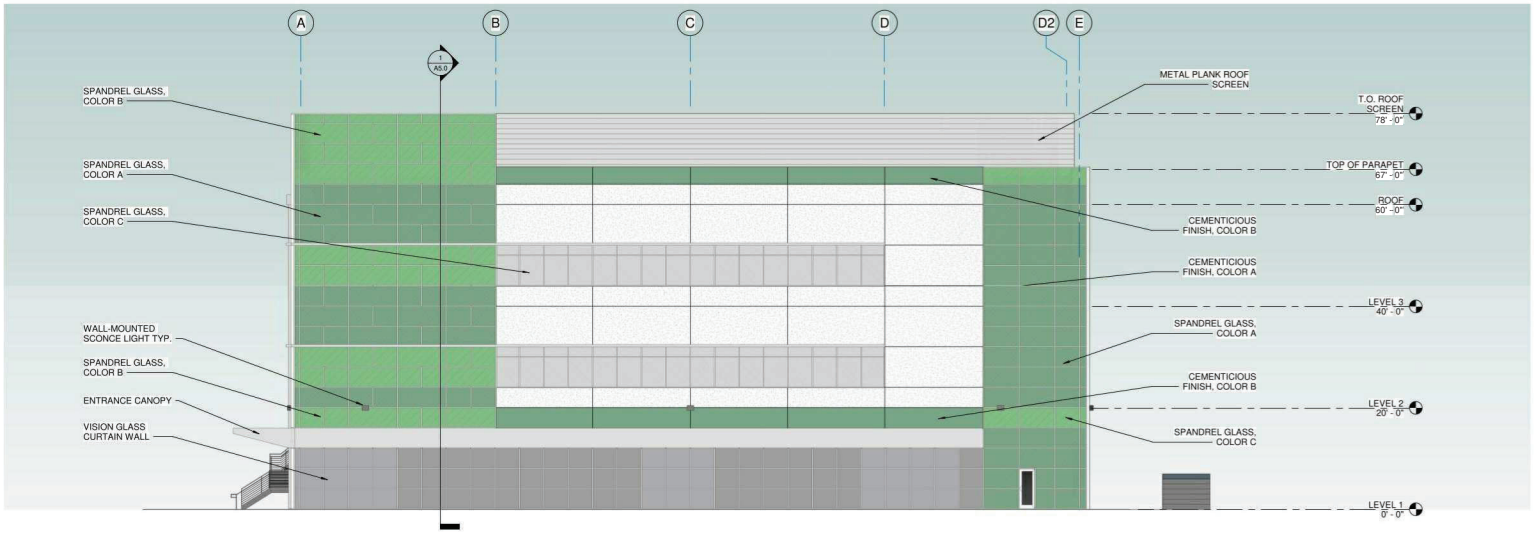
SCALE 1" = 10'-0"

DRAWING TITLE

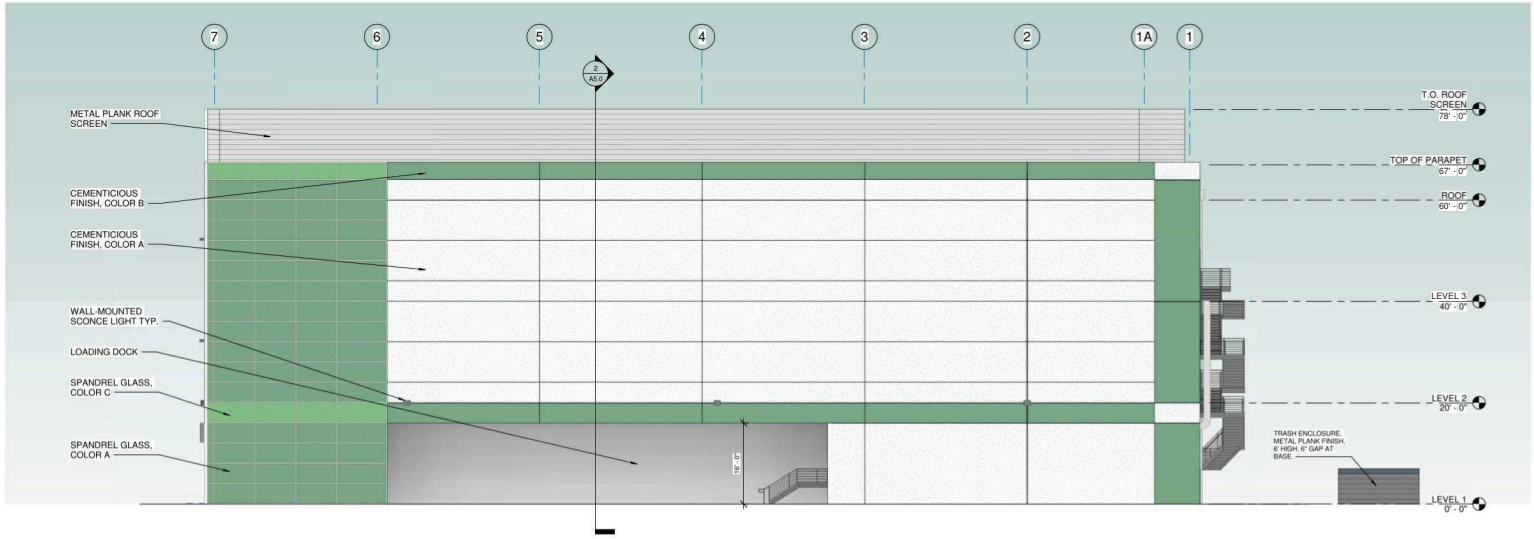
EXTERIOR ELEVATIONS NORTH AND WEST

SHEET NO.

A7.2



SOUTH VIEW
1" = 10'-0"



EAST VIEW
1" = 10'-0"

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REVISIONS

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KEY PLAN & NORTH ARROW

DATE 5.26.2020

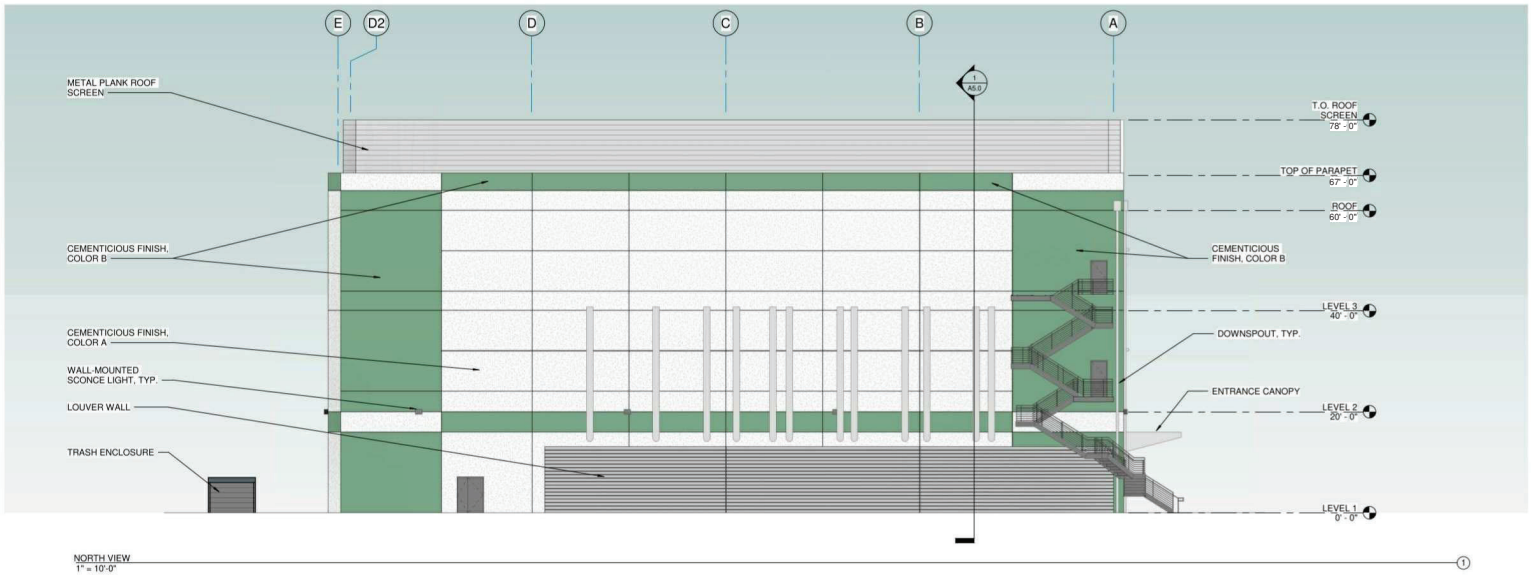
SCALE

DRAWING TITLE

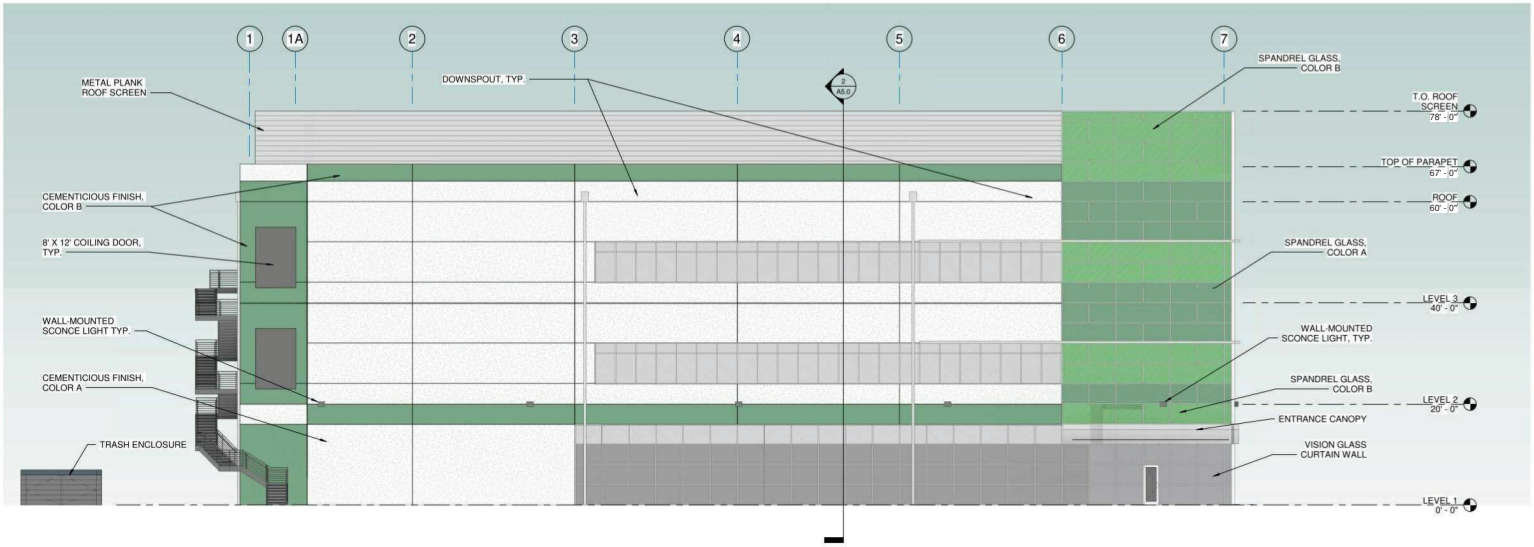
EXTERIOR ELEVATIONS SOUTH AND EAST - 3 LEVEL

SHEET NO.

A7.3



NORTH VIEW
1" = 10'-0"



WEST VIEW
1" = 10'-0"

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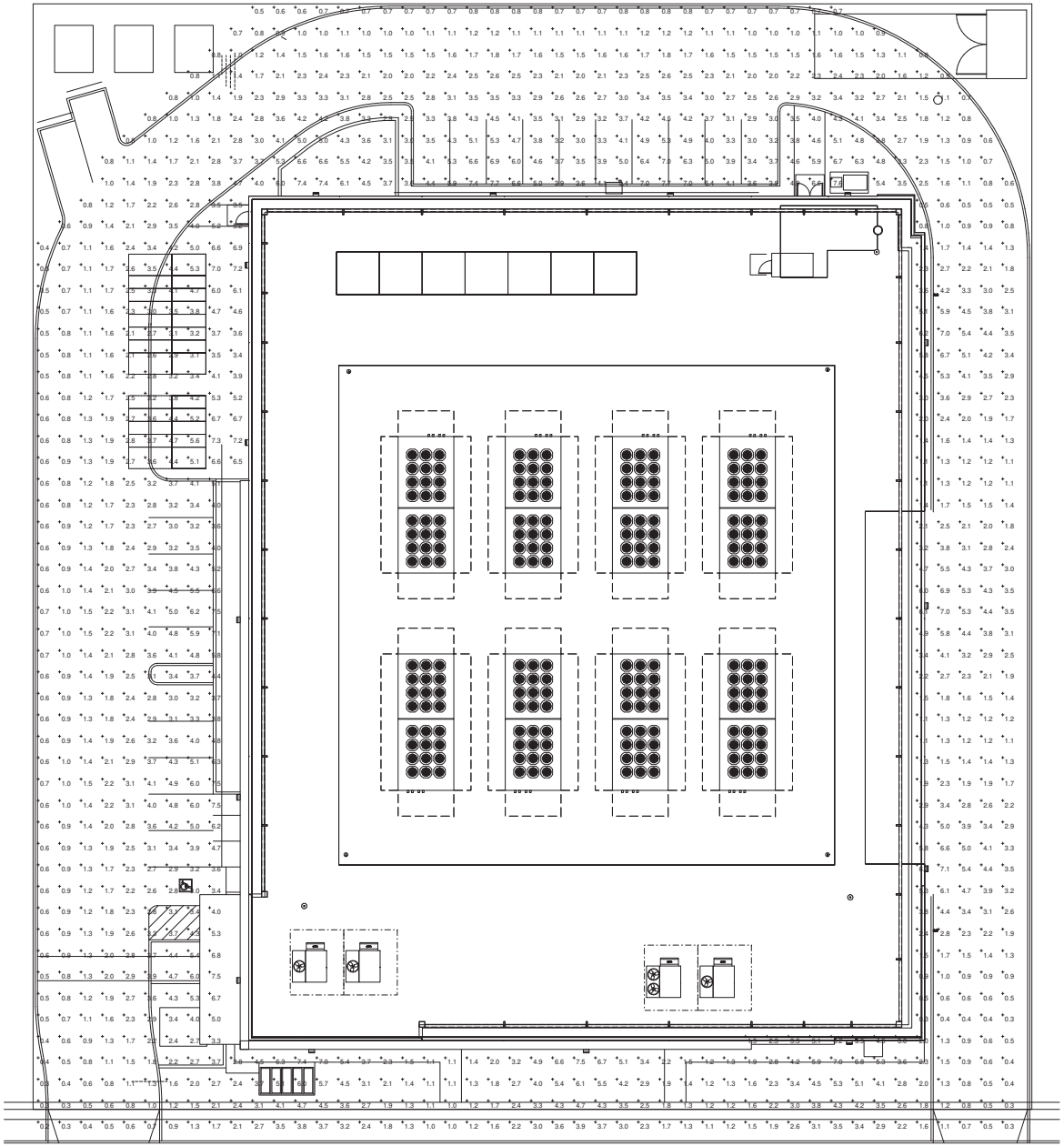
SCALE

DRAWING TITLE

EXTERIOR ELEVATIONS NORTH AND WEST - 3 LEVEL

SHEET NO.

A7.4



SITE PHOTOMETRIC LIGHTING PLAN
3/32" = 1'-0"

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REVISIONS

No.	Description	Date

KEY PLAN & NORTH ARROW

DATE 5.26.2020

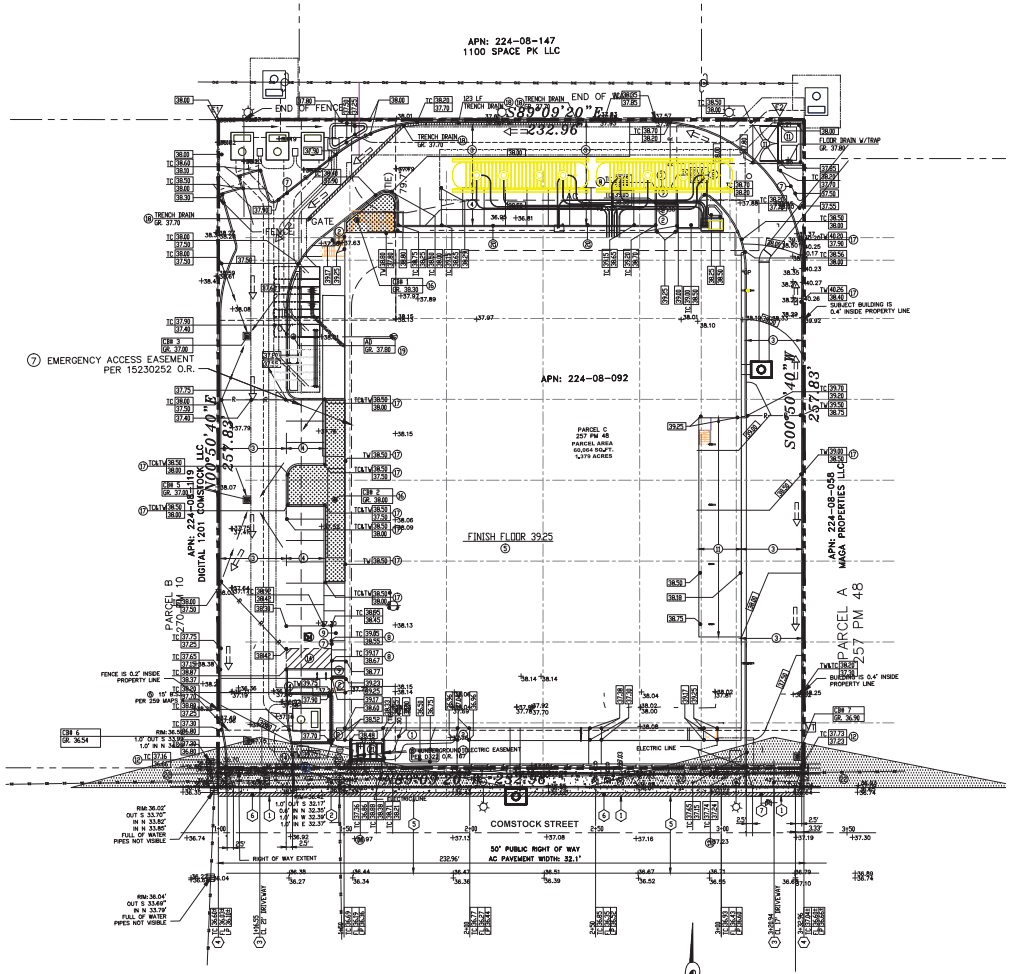
SCALE 3/32" = 1'-0"

DRAWING TITLE

LIGHTING PLAN

SHEET NO.

A8.0



GRADING AND DRAINAGE PLAN

0 10 20 40 80

SCALE : 1' = 20'-0"

PROPOSED	EXISTING	
		PROPERTY LINE
38.40	+34.84	SPOT ELEVATION
40.00	40	SURFACE CONTOUR
TC	TC (E)	TOP OF CURB
EP	EP (E)	EDGE OF PAVEMENT
FL	FL (E)	FLOW LINE
CNC		CONCRETE
AC		ASPHALTIC CONCRETE
GRD		GROUND SURFACE
TW		TOP OF WALL
BOT		BOTTOM OF WALL
BW		BACK OF WALK
		SURFACE VALLEY
R	R	SURFACE RIDGE
E		MATCH EXISTING GRADE
		A.C. PAVING
		CONCRETE
		CURB
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
COTG	COTG	CLEANOUT TO GRADE
SDMH	SDMH	STORM MANHOLE
SSMH	SSMH	SANITARY MANHOLE
		OVERLAND RELEASE
		REMOVE EXISTING TREE

LEGEND 1

SCALE: NONE CIVL201020

KEY NOTES

1. PROVIDE WALK WITH MAX. 2% CROSS-SLOPE AND SLOPE IN THE DIRECTION OF TRAVEL LESS THAN 1:20. SEE ARCH. AND LANDSCAPE DWGS. FOR MATERIAL.
2. PROVIDE WALK/LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION. SEE ARCH. AND LANDSCAPE DWGS. FOR MATERIAL.
3. PROVIDE POROUS ASPHALT PAVING. SEE 2/C-13.
4. PROVIDE POROUS ASPHALT PAVING. SEE 3/C-13.
5. CONCRETE SLAB - SEE STRUCTURAL FOR THICKNESS AND REINFORCING - OVER 10 MIL MEMBRANE, OVER 6" DRAIN ROCK AND 12" NON-EXPANSIVE FILL.
6. PROVIDE 12" WIDE CURB CUT. PROVIDE 3" DROP TO LANDSCAPED AREA.
7. PROVIDE FLUSH CURB.
8. END VERTICAL CURB. BEGIN FLUSH CURB.
9. PROVIDE CURB RAMP WITH MAX. 1:12 SLOPE. SEE ARCH. DWG. FOR DETAILS.
10. MATCH (E) GRADE. VIF.
11. PROVIDE 6" CONC. SLAB W/ #3 @ 18" OCEW OVER 6" CL 2 AGGREGATE BASE.
12. TAPER CURB AT BACK OF DRIVEWAY PER CITY STANDARD ST-5.
13. EQUIPMENT ON RAISED EQUIPMENT SUPPORT - SEE STRUCTURAL DRAWINGS.
14. PROVIDE POROUS ASPHALT PAVING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS AND ACCESS AISLES.
15. PROVIDE 5'-6" WIDE X 6' LONG X 12" DEEP ROCK ENERGY DISSAPATOR. PROVIDE 6" COBBLE.
16. PROVIDE CB GRATE 6" ABOVE FLOW LINE OF BIORETENTION AREA.
17. RETAINING WALL - SEE STRUCTURAL DRAWINGS.
18. PROVIDE ACO PRE-CAST MODULAR TRENCH DRAIN.
19. PROVIDE AREA DRAIN 3" ABOVE FINISH ADJACENT LANDSCAPE GRADE.
20. PROVIDE ROLLED CURB.
21. PROVIDE 6" WIDE CURB CUT.
22. COMPLY WITH DRIVEWAY'S TRIANGLE OF SAFETY PER CITY TRACING NO. T-808A.

KEY NOTES FOR THE WORK ON PUBLIC R/W

1. AC SAWCUT LINE. SEE DEMOLITION PLAN ST-2.
2. PROVIDE (N) 5' WIDE (INCLUDING CURB) CONCRETE WALK PER CITY STANDARD ST-12, ST-17, ST-18 AND ST-19.
3. PROVIDE CONCRETE DRIVEWAY PER CITY STANDARD DETAIL ST-8.
4. MATCH (E) TOP OF CURB, FLOW LINE, LIP OF GUTTER AND WALK GRADE. VIF.
5. PROVIDE 2" GRIND AND OVERLAY WITH DIGOUTS ALONG THE ENTIRE WIDTH OF COMSTOCK STREET WITHIN THE PROPERTY FRONTAGE.
6. PROVIDE 18" WIDE AC DEEP LIFT PER AP-4.

GENERAL NOTES:

1. PAINT ALL DI RIMS AND TC'S AT CB'S WITH THE STENCIL. "NO DUMPING... FLOWS TO BAY." STANDARD STENCIL WITH A BIRD LOGO MAY BE OBTAINED FROM THE CITY.
2. ALL DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE PROPERTY'S FRONTAGE SHALL BE REPAIRED OR REPLACED (TO NEAREST SCORE MARK) IN A MANNER ACCEPTABLE TO THE CITY ENGINEER OR HIS DESIGNEE. THE EXTENT OF SAID REPAIR OR REPLACEMENT WITHIN THE PROPERTY FRONTAGE SHALL BE AT THE DISCRETION OF THE CITY ENGINEER OR HIS DESIGNEE.
3. THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CLEANING CONTRACTOR IS TO HAVE THE CAPABILITY OF WASHING THE STREETS FROM A TANKER TRUCK WITH A HIGH-PRESSURE NOZZLE WITH RECLAIMED WATER, WHERE FEASIBLE, AND/OR SWEEPING THE STREETS WITH BOTH A BROOM-TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE.
4. REFER TO THE GEOTECHNICAL REPORT BY KLEINFELDER, DATED APRIL 25, 2019. PROJECT NUMBER 20193908.001A FOR THE COMSTOCK DATA CENTER AT 1111 COMSTOCK STREET AND SPECIFICATION SECTION 312200 FOR REQUIREMENTS FOR SITE CLEARING, GRADING, EXCAVATION, FILL, AND COMPACTION OF SOIL.
5. APPLICANT TO COORDINATE WITH FIRE DEPARTMENT AND SUBMIT HYDRAULIC CALCULATION FOR FIRE PERMIT AND UNDERGROUND PERMIT.
6. FOR ALL SVP REQUIREMENTS FOR BOTH ONSITE AND OFFSITE WORK SEE SVP ESTIMATE DEVELOPER'S WORK DRAWING.

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AGENCY APPROVAL

PROJECT

PRIME DATA CENTERS

CAC PROJECT NO.

REVISIONS

No.	Description	Date

REGISTERED PROFESSIONAL ENGINEER STEVAN H. NAKASHIMA C26597 REN.3/31/22 CIVIL STATE OF CALIFORNIA

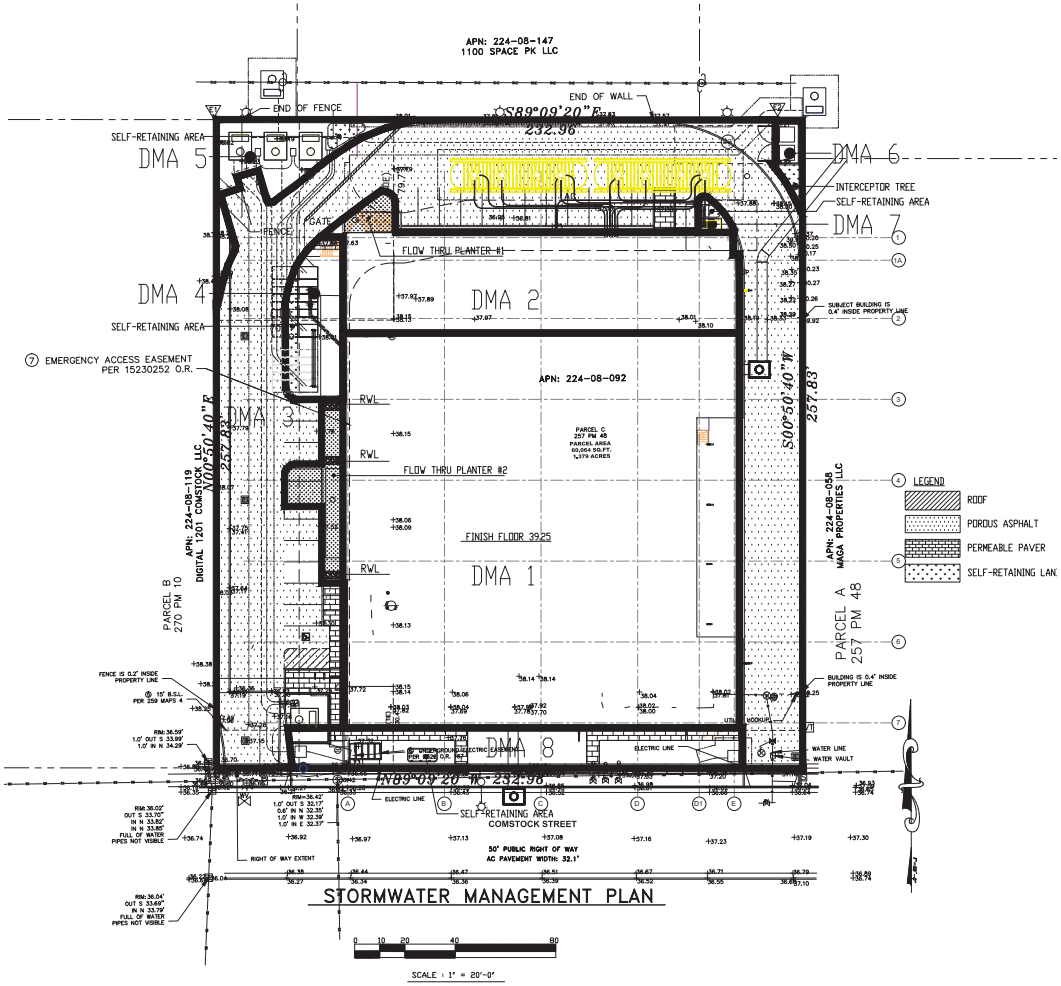
DATE	MAY 26, 2020
SCALE	AS SHOWN

DRAWING TITLE

GRADING & DRAINAGE PLAN

SHEET NO.

C-11



STORMWATER MANAGEMENT PLAN

SCALE : 1" = 20'-0"

TABLE 1-IMPERVIOUS AREA

AREA ID	SURFACE	PERVIOUS AREA	IMPERVIOUS AREA	SIZE(SF)	BMP TO BE USED	SIZING FACTOR	SURFACE AREA AS DESIGNED
DMA 1	ROOF LANDSCAPE	785	24,762	25,547	FLOW THRU PLANTER	COMBINATION FLOW AND VOLUME	930 SF REQUIRED 785 SF PROVIDED
DMA 2	ROOF LANDSCAPE	294	6,272	6,566	FLOW THRU PLANTER	COMBINATION FLOW AND VOLUME	930 SF REQUIRED 207 SF PROVIDED
DMA 3	POROUS PAVING SVP-GEAR LANDSCAPE	21,546	174	21,720	*** SELF-TREATING PAVING	N/A	N/A
DMA 4	CONCRETE LANDSCAPE	998	354	1,352	** SELF-RETAINING LANDSCAPE	50% OF IMPERVIOUS AREA	215 SF OF SELF-RETAINING LANDSCAPE
DMA 5	SVP-GEAR CONCRETE LANDSCAPE	1,461	72	1,533	** SELF-RETAINING LANDSCAPE	50% OF IMPERVIOUS AREA	102 SF OF SELF-RETAINING LANDSCAPE
DMA 6	TRASH ENCLOSURE LANDSCAPE	144	152	296	INTERCEPTOR TREE	200 SF FOR EVERGREEN TREE	200 SF FOR INTERCEPTOR TREE
DMA 7	PERMEABLE PAVERS CONCRETE LANDSCAPE	124	19	143	* SELF-RETAINING LANDSCAPE	50% OF IMPERVIOUS AREA	114 SF OF SELF-RETAINING LANDSCAPE
DMA 8	SVP-GEAR LANDSCAPE PERMEABLE PAVERS	2,804	78	2,882	** SELF-RETAINING LANDSCAPING & PERMEABLE PAVERS	50% OF IMPERVIOUS AREA	58 SF OF SELF-RETAINING LANDSCAPE

*RATIO OF IMPERVIOUS AREA TO ADJACENT PERMEABLE SURFACE IS LESS THAN 2:1.
**AREA IS DEPRESSED 3" TO RETAIN STORMWATER.
***IMPERVIOUS AREA DRAINS TO SELF-TREATING AREA - DOES NOT MEET C.3 REQUIREMENTS.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

	EXISTING CONDITION (SQFT)	%	PROPOSED CONDITION (SQFT)	%	DIFFERENCE (SQFT)	%
SITE (ACRES): 1.378 ACRES	60,064 S.F.	100	60,064 S.F.	100	0 S.F.	–
BLDG. FOOTPRINT(S)	23,807 S.F.	39.64	30,912 S.F.	51.46	7,105 S.F.	11.83
PARKING SIDEWALKS, PATIOS, PATHS, EQUIP. YARD	29,773 S.F.	49.57	859 S.F.	1.43	-28,914 S.F.	-48.14
LANDSCAPING	6,484 S.F.	10.79	6,490 S.F.	10.81	6	.01
PERMEABLE PAVING	–	–	21,803 S.F.	36.30	21,803 S.F.	36.30
TOTAL	60,064 S.F.	100	60,064 S.F.	100	0 S.F.	0
IMPERVIOUS SURFACES	53,580 S.F.	89.21	31,771 S.F.	52.90	-21,809 SF	-36.31
PERVIOUS SURFACES	6,484 S.F.	10.79	28,293 S.F.	47.10	21,809 SF	36.31
TOTAL	60,064 S.F.	100	60,064 S.F.	100	0	0

STORMWATER CONTROL MEASURES USED

SITE DESIGN MEASURES
1. DISCONNECT DOWNSPOUTS
2. SELF-TREATING PERMEABLE PAVING
3. SELF-RETAINING LANDSCAPE

SOURCE CONTROL MEASURE
1. BENEFICIAL LANDSCAPING (MINIMIZES IRRIGATION, RUNOFF, PESTICIDES & FERTILIZERS) PROMOTES TREATMENT)
2. MAINTENANCE (STREET SWEEPING, CATCH BASIN CLEANING)
3. COVERED DUMPSTER AREA, DRAIN TO SANITARY SEWER
4. STORM DRAIN LABELING

TREATMENT SYSTEMS
1. FLOW THRU PLANTERS

GROUNDWATER

BASED ON THE APRIL 25, 2019 GEOTECHNICAL REPORT BY KLEINFELDER FOR THE 1111 COMSTOCK STREET PROJECT, THE DEPTH TO STATIC GROUNDWATER IS ESTIMATED TO BE 7 TO 8 1/2 FEET BELOW GROUND SURFACE.

IMPERVIOUS DATA

SITE AREA	60,064 SF	
PRE-CONSTRUCTION		
LANDSCAPE		6,484 SF
BUILDING	23,807 SF	
PAVING/HARDSCAPE	29,773 SF	
TOTAL IMPERVIOUS AREA	53,580 SF	
POST-CONSTRUCTION		
LANDSCAPE		6,490 SF
PERMEABLE PAVING		21,803 SF
BUILDING	30,912 SF	
PAVING/HARDSCAPE	859 SF	
TOTAL IMPERVIOUS AREA	31,771 SF	
NET DECREASE IN IMPERVIOUS AREA	21,809 SF	
AREA OF DISTURBANCE	60,064 SF	
IMPERVIOUS AREA CREATED OR REPLACED	31,771 SF	

RECEIVING BODY OF WATER:
CITY OF SANTA CLARA STORM DRAIN TO SAN FRANCISCO BAY

PAVING MATERIALS:
POROUS ASPHALTIC CONCRETE
PERMEABLE PAVERS

FLOOD ZONE:
THE ON-SITE NEAR-SURFACE SOILS ARE CLAYEY SOILS CONSIDERED TO HAVE HIGH EXPANSION POTENTIAL. THESE SURFICIAL SOILS TEND TO SHRINK AND SWELL AS A RESULT OF SEASONAL OR HUMAN-INDUCED SOIL MOISTURE CONTENT CHANGES.
THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) SHADED X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06085C0064H DATED 05/18/2009 AND IS NOT IN A FLOOD ZONE AREA.

SOIL TYPES
BASED ON THE APRIL 25, 2019 GEOTECHNICAL REPORT BY KLEINFELDER FOR THE 1111 COMSTOCK STREET PROJECT, BELOW THE HIGH PLASTICITY CLAY WAS A STIFF CLAY TO A DEPTH OF APPROXIMATELY 7 1/2 FEET BELOW GROUND SURFACE UNDERLAIN BY A STIFF CLAY MATERIAL TO A DEPTH OF APPROXIMATELY 18 1/2 FEET BELOW GROUND SURFACE. THIS WAS FOLLOWED BY A MEDIUM DENSE TO DENSE POORLY GRADED SAND TO A DEPTH OF APPROXIMATELY 26 FEET, UNDERLAIN BY A DENSE POORLY GRADED SAND TO A DEPTH OF APPROXIMATELY 29 BELOW GROUND SURFACE.

GENERAL NOTE
1. STENCIL ALL CATCH BASINS "NO DUMPING! FLOWS TO BAY" STORM WATER STENCILING. CONTACT CITY OF SANTA CLARA FOR STENCILS.

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AGENCY APPROVAL

PROJECT
PRIME DATA CENTERS

CAC PROJECT NO.

REVISIONS

No.	Description	Date

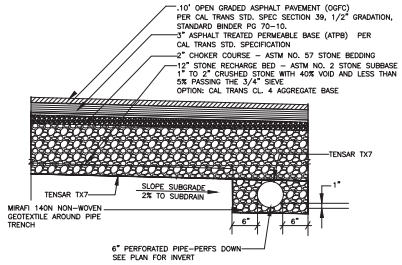
10-04-2019

REGISTERED PROFESSIONAL ENGINEER STEVAN H. NAKASHIMA C26597 REN.3/31/22 CIVIL STATE OF CALIFORNIA

DATE	MAY 26, 2020
SCALE	AS SHOWN

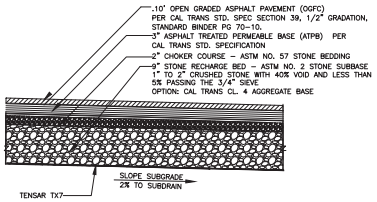
DRAWING TITLE
STORMWATER MANAGMENT PLAN

SHEET NO.
C-12



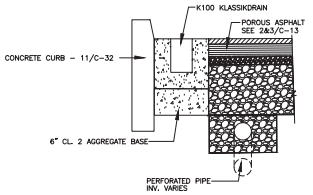
POROUS ASPHALT PAVEMENT
AT DRIVEWAY DETAIL (2)

SCALE: 1"=1' 206005B



POROUS ASPHALT PAVEMENT
AT PARKING STALLS DETAIL (3)

SCALE: 1"=1' 206005B



TRENCH DRAIN AT POROUS PAVEMENT (4)

SCALE: 1"=1' 206005B

COMBINATION FLOW AND VOLUME DESIGN BASIS CALCULATIONS

MAP = 15

MAP ADJUSTMENT FACTOR = 15/13.9 = 1.08

TABLE 5.2 UNIT BASIN STORAGE VOLUME FOR SAN JOSE AIRPORT = .56

ADJUSTED UNIT BASIN STORAGE VOLUME X MAP ADJUSTMENT FACTOR
1.08 X .56= .605 INCHES

DURATION RAIN EVENT .605/0.2 = 3.03 HOURS

FLOW THRU PLANTER # 1

PERVIOUS AREA 937 SF

IMPERVIOUS AREA 30,912 SF

TOTAL AREA 31,849 SF

EFFECTIVE IMPERVIOUS AREA = (30,912X1)+(937X.1) = 31,006 SF

ASSUME BASIN SIZE =31,006 X .04 = 1,240 SF

VOLUME OF TREATED RUNOFF = 1,240 X 5/12 X 3.03 = 1,566 CF

ASSUME BASIN SIZE 31,006 X .04 X .717 = 889 SF

VOLUME OF TREATED RUNOFF = 889 X 5/12 X 3.03 = 1,122 CF

DIFFERENCE IN VOLUME 1,566 - 1,122 = 444 CF

PONDING DEPTH 444/889 = .499 FT = 6"

MINIMUM BASIN SIZE IS .75 X 1,240 = 930

SUMMARY OF MAINTENANCE REQUIREMENTS

ENTITY RESPONSIBLE FOR THE MAINTANENCE OF THE STORMWATER CONTROL MEASURES: NICHOLAS NAAG
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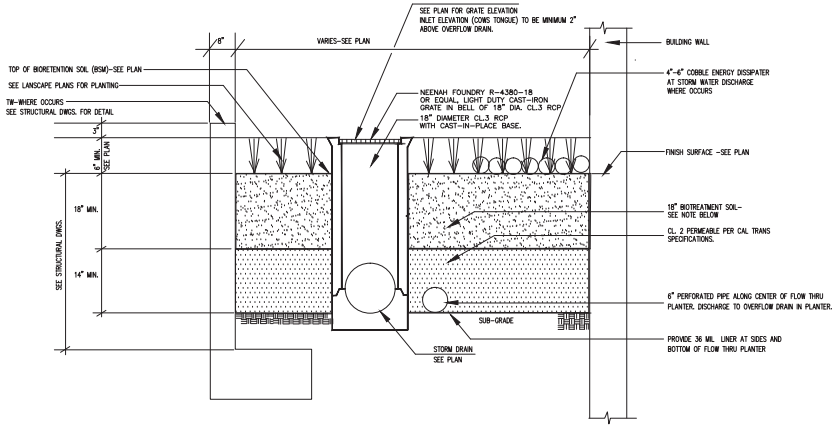
BIORETENTION AREAS AND FLOW THRU PLANTERS REMOVE POLLUTANTS PRIMARILY BY FILTERING RUNOFF SLOWLY THROUGH AN ACTIVE LAYER OF SOIL. ROUTINE MAINTENANCE IS NEEDED TO INSURE THAT FLOW IS UNOBSTRUCTED, THAT EROSION IS PREVENTED, AND THAT SOILS ARE HELD TOGETHER BY PLANT ROOTS AND ARE BIOLOGICALLY ACTIVE. TYPICAL ROUTINE MAINTENANCE CONSISTS OF THE FOLLOWING:

- INSPECT INLETS, EXPOSURE OF SOILS, OR OTHER EVIDENCE OF EROSION. CLEAR ANY OBSTRUCTIONS AND REMOVE ANY ACCUMULATION OF SEDIMENT. EXAMINE ROCK OR OTHER MATERIAL USED AS A SPLASH PAD AND REPLENISH IF NECESSARY.
- INSPECT OUTLETS FOR EROSION OR UNPLUGGING.
- INSPECT SIDE SLOPES FOR EVIDENCE OF INSTABILITY OR EROSION AND CORRECT AS NECESSARY.
- OBSERVE SOIL IN THE BASINS FOR UNIFORM PERCOLATION THROUGHOUT. IF PORTIONS OF THE SWALE OR FILTER DO NOT DRAIN WITHIN 48 HOURS AFTER THE END OF A STORM, THE SOIL SHOULD BE TILLED AND REPLANTED. REMOVE ANY DERBIS OR ACCUMULATIONS OF SEDIMENT.
- EXAMINE THE VEGETATION TO INSURE THAT IT IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND TO PROTECT SOILS FROM EROSION. REPLENISH MUCH AS NECESSARY. REMOVE FALLEN LEAVES AND DEBRIS, PRUNE LARGE SHRUBS OR TREES, AND MOW TURF AREAS. CONFIRM THAT IRRIGATION IS ADEQUATE AND NOT EXCESSIVE. REPLACE DEAD PLANTS AND REMOVE INVASIVE VEGETATION.
- ABATE ANY POTENTIAL VECTORS BY FILLING HOLES IN THE GROUND IN AND AROUND THE SWALE AND BY INSURING THAT THERE ARE NOT AREAS WHERE WATER STANDS LONGER THAN 48 HOURS FOLLOWING A STORM. IF MOSQUITO LARVAE ARE PRESENT AND PERSISTENT, CONTACT THE SANTA CLARA COUNTY VECTOR CONTROL DISTRICT FOR INFORMATION AND ADVICE. MOSQUITO LARVICIDES SHOULD BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY AND THEN ONLY BY A LICENSED INDIVIDUAL OR CONTRACTOR.



NOTE:
BIOTREATMENT SOIL MIX SHALL CONSISTS OF 60-70% SAND AND 30-40% COMPOST. THE BIOTREATMENT SOIL MIX MUST BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS. NO OTHERE MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO THE PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. SOIL MIXTURE PERCOLATION RATE SHALL BE 5 INCHES PER HOUR MINIMUM AND 10 INCHES PER HOUR MAXIMUM SUSTAINED. BIOTREATMENT SOIL MIX SHALL MEET THE SPECIFICATIONS OF APPENDIX C OF THE C.3 STORMWATER CONTROL HANDBOOK.
BIOTREATMENT SOIL MIX SHALL BE SUBMITTED TO AND APPROVED BY THE CITY.

FLOW THROUGH PLANTER @ GRADE (1)

SCALE: NONE 206106C

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AGENCY APPROVAL

PROJECT

PRIME DATA CENTERS

CAC PROJECT NO.

REVISIONS

No.	Description	Date

10-04-2019

REGISTERED PROFESSIONAL ENGINEER
STEVAN H. NAKASHIMA
C26597
REN.3/31/22
CIVIL
STATE OF CALIFORNIA

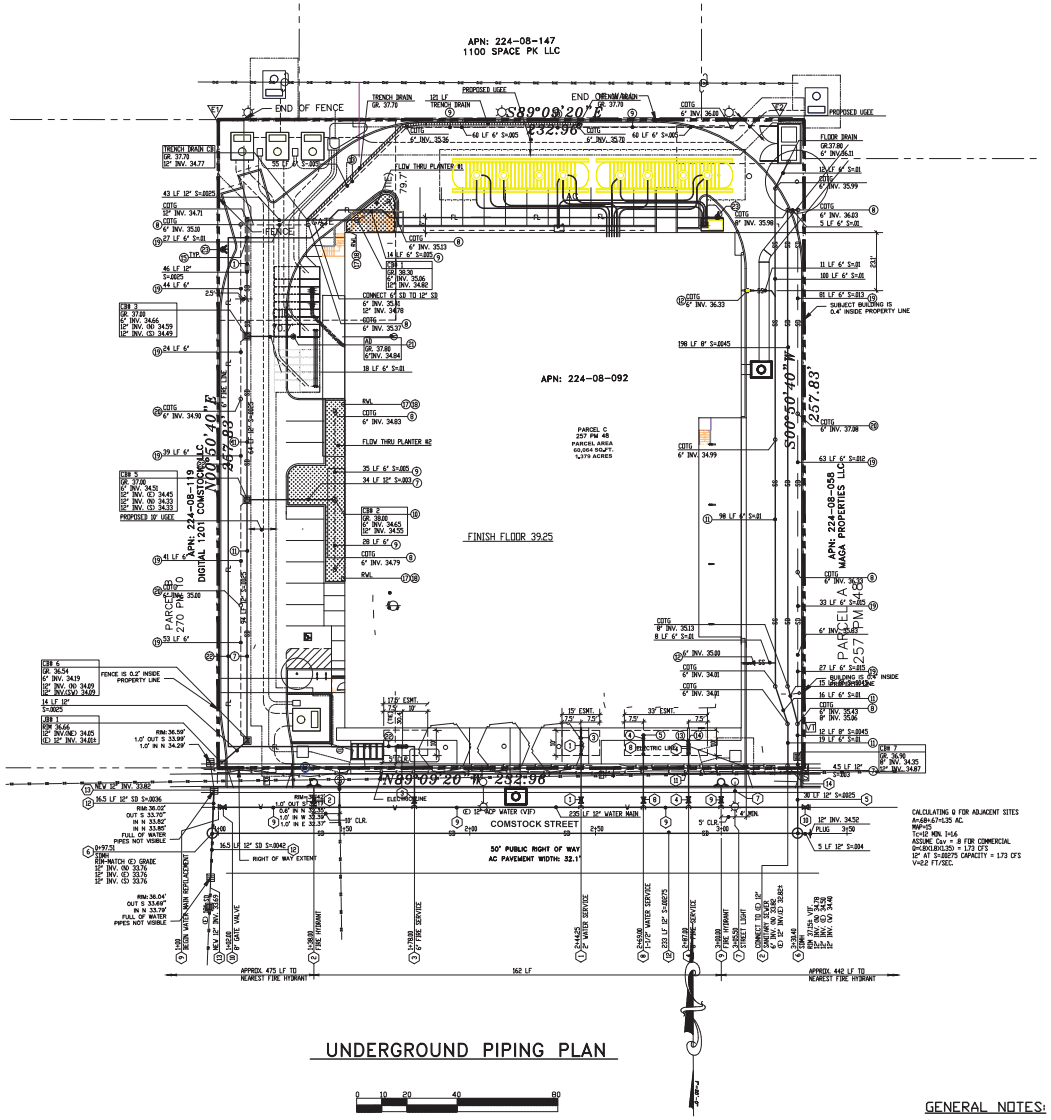
DATE	**MAY 26, 2020**
SCALE	**AS SHOWN**

DRAWING TITLE

STORMWATER MANAGEMENT PLAN

SHEET NO.

C-13



UNDERGROUND PIPING PLAN

SCALE : 1" = 20'-0"

PROPOSED	EXISTING	
		PROPERTY LINE
206.00	+34.84	SPOT ELEVATION
205.00	40	SURFACE CONTOUR
TC	TC (E)	TOP OF CURB
EP	EP (E)	EDGE OF PAVEMENT
FL	FL (E)	FLOW LINE
CNC		CONCRETE
AC		ASPHALTIC CONCRETE
GRD		GROUND SURFACE
TW		TOP OF WALL
BOT		BOTTOM OF WALL
BW		BACK OF WALK
		SURFACE VALLEY
R R	R R	SURFACE RIDGE
E		MATCH EXISTING GRADE
		A.C. PAVING
		CONCRETE
		CURB
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
COTG	COTG	CLEANOUT TO GRADE
SDMH	SDMH	STORM MANHOLE
SSMH	SSMH	SANITARY MANHOLE
		OVERLAND RELEASE
		REMOVE EXISTING TREE

LEGEND 1
SCALE: NONE
CIVL201020

KEY NOTES

1. PROVIDE ARCH ENCASEMENT. SEE XX/C-32.
2. PROVIDE 2" PVC SCHEDULE 40 WATER LINE.
3. PDC TO BLDG. WATER. SEE PLUMBING PLANS FOR CONTINUATION.
4. CN 1 1/2" IRRIGATION LINE.
5. P.D.C. TO IRRIGATION. SEE LANDSCAPE PLANS FOR CONTINUATION.
6. PROVIDE 6" PVC C900 DR14 FIRE LINE.
7. PROVIDE PVC SDR 35 STORM DRAIN.
8. PROVIDE COTG AT PERFORATED PIPE. SEE 18/C3.1.
9. PROVIDE 6" PERFORATED PVC SDR 35 STORM DRAIN @ S=.005.
10. PROVIDE CATCH BASIN/OVERFLOW DRAIN 6" ABOVE BIORETENTION GRADE. PROVIDE 2' WIDE X 12" DEEP COBBLE BAND AROUND CB. PROVIDE 4" TO 6" COBBLE.
11. PROVIDE 6" PVC SDR 26 SANITARY SEWER.
12. PDC TO BLDG. SANITARY SEWER. SEE PLUMBING PLANS FOR CONTINUATION.
13. PROVIDE 8" FIRE BACKFLOW PREVENTION DEVICE, PIV AND FDC PER CITY WATER DEPT. STANDARD. SEE GENERAL NOTE 6.
14. PROVIDE 8" C900 DR18 PVC FIRE LINE. SEE GENERAL NOTE 6.
15. PDC TO BLDG. FIRE. SEE FIRE PROTECTION PLANS FOR CONTINUATION.
16. PROVIDE MINIMUM 12" VERTICAL CLEARANCE BETWEEN WATER SERVICES AND CROSSING UTILITIES.
17. PROVIDE FIRE HYDRANT PER CITY STANDARD.
18. PROVIDE 3' WIDE X 7' LONG X 12" DEEP ROCK ENERGY DISSAPATER AT RWL DISCHARGE. PROVIDE 6" TO 8" ROCK.
19. PROVIDE RAINWATER LEADER. DAYLIGHT AT BIORETENTION AREA.
20. PROVIDE 6" PERFORATED PVC SDR 35 STORM DRAIN @ S=.01.
21. PROVIDE 2-WAY CLEANOUT TO GRADE AT PERFORATED PIPE.
22. PROVIDE AREA DRAIN GRATE 3" ABOVE ADJACENT GRADE.
23. PROVIDE 6" C900 DR18 PVC FIRE LINE. SEE GENERAL NOTE 6.
24. PROVIDE FIRE HYDRANT.

KEY NOTES FOR WORK ON PUBLIC R/W

1. PROVIDE 2" WATER SERVICE, 2" METER AND BACKFLOW PER CITY WATER DEPARTMENT STANDARD NO. 6, DATED MAY 17, 2018.
2. PROVIDE NEW 6" FIRE SERVICE AND HYDRANT PER CITY STANDARDS NO. 18.
3. NEW 6" FIRE SERVICE PER CITY WATER DEPT. STANDARD NO. 17, DATED MAY 17, 2018. SEE GENERAL NOTE 6.
4. NEW 8" FIRE SERVICE AND BACKFLOW PER CITY WATER DEPT. STANDARD NO. 17, DATED MAY 17, 2018. SEE GENERAL NOTE 6.
5. PROVIDE CL. 4 RCP.
6. PROVIDE STORM DRAIN MANHOLE PER CITY STANDARD DS-2 AND DS-3 DATED OCTOBER 2013.
7. NEW STREET LIGHT PER CITY STANDARDS.
8. PROVIDE 1 1/2" WATER SERVICE, 1 1/2" METER AND BACKFLOW PER CITY WATER DEPARTMENT STD. NO. 6 DATED MAY 17, 2018. SEE GENERAL NOTE 6.
9. REMOVE (E) 12" ACP WATER MAIN AND PROVIDE 12" DIP WATER MAIN.
10. PROVIDE 12" GATE VALVE.
11. PROVIDE MINIMUM 12" VERTICAL CLEARANCE BETWEEN WATER SERVICE AND CROSSING UTILITIES.
12. REMOVE (E) 12" STORM DRAIN AND PROVIDE NEW 12" CL. IV RCP.
13. REMOVE (E) 12" STORM DRAIN, RECHANNEL CONCRETE BASE AND CONNECT NEW 12" CL. IV RCP TO (E) DI PER CITY STANDARDS.
14. PROVIDE CLEANOUT TO GRADE AT PROPERTY LINE PER CITY STANDARD NO. SS-1. PROVIDE TAP-TITE CONNECTION PER CITY STANDARD NO. SS-3.

GENERAL NOTES:

1. NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO LOCATE ALL EXISTING UTILITIES AFFECTED BY THE WORK.
2. VERIFY SANITARY SEWER LOCATION PRIOR TO ANY SANITARY SEWER CONSTRUCTION.
3. PAINT ALL DI AND RIMS AND TC'S AT CB'S WITH THE STENCIL, "NO DUMPING, FLOW TO BAY." STANDARD STENCIL WITH A BIRD LOGO MAY BE OBTAINED FROM THE CITY.
4. PROVIDE WATER UTILITY EASEMENT FOR ANY CITY WATER FACILITY THAT ARE LOCATED IN THE PRIVATE PROPERTY. A MINIMUM 5' EASEMENT WILL BE REQUIRED OF ALL SUCH DEVICES. WATER UTILITY EASEMENT SHALL NOT OVERLAP WITH UGEE EASEMENT.
5. CONTRACTOR TO VERIFY WHAT THE (E) WATER LINES WITHIN THE (E) BOXES SERVES PRIOR TO ANY WORK ON THE WATER LINES.
6. VERIFY SIZE OF FIRE LINE AND BACKFLOW WITH DESIGN/BUILD FIRE PROTECTION PLANS.
7. APPLICANT TO COORDINATE WITH FIRE DEPARTMENT AND SUBMIT HYDRAULIC CALCULATIONS FOR FIRE PERMIT AND UNDERGROUND PERMIT.
8. FOR ALL SVP REQUIREMENTS, FOR BOTH ON-SITE AND OFFSITE WORK, SEE SVP ESTIMATE DEVELOPER'S WORK DRAWING.
9. CONTRACTOR SHALL VIDEO EXISTING SANITARY SEWER LATERAL AND PROVIDE TO THE CITY FOR EVALUATION. REUSE IF IN ACCEPTABLE CONDITION. REPLACE IF NOT IN ACCEPTABLE CONDITION.
10. MAINTAIN A MINIMUM 24" OF VERTICAL CLEARANCE AT WATER SERVICE CROSSINGS WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCE 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 AND OTHER ELECTRIC UTILITIES, AND 5' FROM EDGE OF THE PROPOSED OR EXISTING DRIVEWAYS.

UNDERGROUND FIRE PROTECTION NOTE:

THE UNDERGROUND FIRE SYSTEM SHOWN ON THIS PLAN ARE SCHEMATIC ONLY. UNDERGROUND FIRE PROTECTION CONTRACTOR SHALL SUBMIT AN ENGINEERED UNDERGROUND FIRE PROTECTION PLAN TO BE APPROVED BY THE GOVERNING AGENCY(S). THE QUANTITIES AND LOCATIONS OF NEW FDCS AND PIVS SHALL BE IDENTIFIED IN THE DEFERRED UNDERGROUND FIRE PROTECTION PLANS.

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AGENCY APPROVAL

PROJECT

PRIME DATA CENTERS

CAC PROJECT NO.

REVISIONS

No.	Description	Date

REGISTERED PROFESSIONAL ENGINEER STEVAN H. NAKASHIMA C26597 REN.3/31/22 CIVIL STATE OF CALIFORNIA

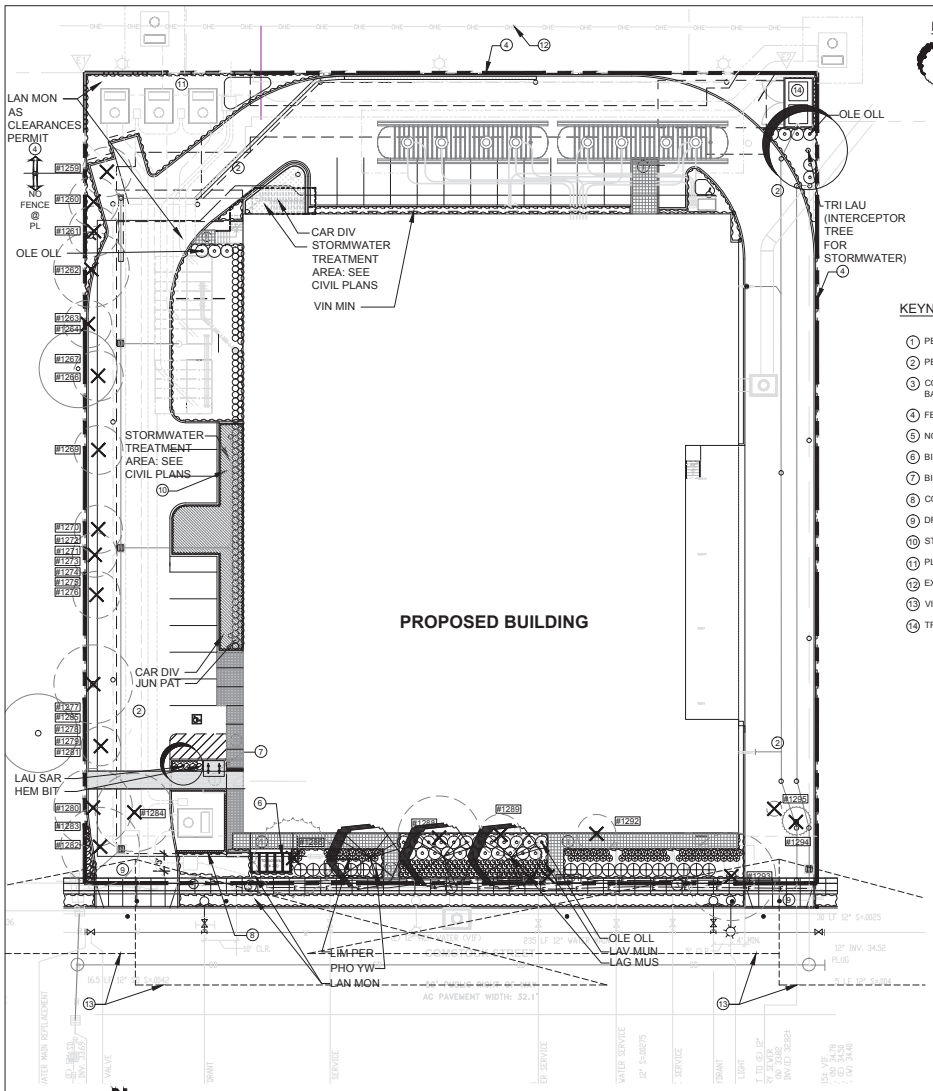
DATE	MAY 26, 2020
SCALE	AS SHOWN

DRAWING TITLE

UNDERGROUND PIPING PLAN

SHEET NO.

C-21



PLAN

SCALE: 1" = 16'-0"

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

LEGEND

- PROPOSED TREES
- EXISTING TREES TO BE REMOVED
- #99 TREE NUMBER--REFER TO ARBORIST REPORT AND EXISTING TREE TABLE
- EXISTING TREES TO REMAIN
- SHRUB AND GROUNDCOVER AREA

KEYNOTES

1. PERVIOUS CONCRETE PAVERS--BANDED PATTERN
2. PERVIOUS PAVING
3. CONCRETE SIDEWALK--5' WIDE W/4' WIDE PLANTING STRIP AT BACK OF CURB--REPLACE EXISTING
4. FENCE (6 FT HIGH) AT PROPERTY LINE
5. NOT USED
6. BIKE LOCKER A (STORAGE FOR 10 BIKES)
7. BIKE RACKS (STORAGE FOR 2 BIKES)
8. CONCRETE FEATURE WALL AT ENTRY--FUTURE SIGNAGE/SITE ID
9. DRIVEWAY
10. STORMWATER TREATMENT AREA--SEE CIVIL DRAWINGS
11. PLANTING AREA--AREA FOR FUTURE UTILITIES
12. EXISTING OVERHEAD UTILITY LINES
13. VISION TRIANGLES AT DRIVEWAYS
14. TRASH ENCLOSURE

NOTES

1 FOR STORMWATER TREATMENT FACILITIES REFER TO CIVIL PLANS

2 CLEARANCES FROM UTILITY LINES
- 10' SEWERS
- 5' ELECTRICITY/GAS
- 5' DOMESTIC WATER/RECYCLED WATER (WITH ROOT BARRIER)
- 10' DOMESTIC WATER/RECYCLED WATER (WITHOUT ROOT BARRIER)

3 ROOT BARRIERS PER CITY OF SANTA CLARA WILL BE USED WHEN THE DRIP LINE OF THE CANOPY AT MATURITY COVERS THE SIDEWALK. ROOT BARRIERS SHALL BE 16 FEET LONG OR EXTEND TO THE DRIP LINE OF THE MATURE TREE, WHATEVER IS GREATER, AND BE 1.5 FEET DEPT, AND CENTERED ON TREES. ROOT BARRIERS FOR CURB AND GUTTER PROTECTION SHALL BE 16 FEET LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2 FEET DEEP, AND CENTERED ON TREES.

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS	EST. QUANTITY
TREES					
LAG MUS	*Lagerstroemia x 'Muskogee'*	Crape Myrtle (Lavender)	24" Box	Hi. Br./SL/Match	3
LAU SAR	*Laurus n. 'Saratoga'*	Hybrid Laurel	24" Box	S.L./No. Whorl. Br./N. Drp. Br./Match	1
TRI LAU	*Tristania laurina 'Elegant'*	Tristania	24" Box	S.L./No. Whorl. Br./N. Drp. Br./Match	1
SHRUBS					
OLE OLL	*Olea europaea 'Little Ollie'*	Dwarf Olive (fruitless)	5 G.C.	F & B	33
PHO YW	*Phormium tenax 'Yellow Wave'+*	Cream New Zealand Flax	5 G.C.	2'-6" o.c. /Match	19
PERENNIALS/BULBS/ANNUALS					
HEM BIT	*Hemerocallis 'Bitsy'**	Evergreen, repeat bloom Daylily	B.R.	Double fan min., plant at 18" o.c. max.	17
LAV MUN	*Lavandula angustifolia 'Munstead'*	English Lavender	1 G.C.		124
LIM PER	*Limonium perezii*	Sea Lavender	1 G.C.	spacing varies	79
GROUNDCOVERS					
LAN MON	*Lantana montevidensis*	Trailing Lantana	1 G.C.	Plant at 2'-6" o.c.	4149 SF
VIN MIN	*Vinca minor*	Dwarf Periwinkle	1 G.C.	Plant at 2'-6" o.c.	171 SF
SEDGE (STORMWATER AREAS)					
CAR TUM	*Carex tumicula*	Berkeley Sedge	1 G.C.	Plant at 15" o.c.	987 SF
JUN PAT	*Juncus patens*	Common Rush	1G.C.	Plant at 18" o.c.	126

NOTES:

2. * *Hemerocallis* available only from Greenwood Daylilies, 5595 E. 7th #490, Long Beach, CA 90804, (562) 494-8944.

3. + *Phormum t. hybrids* must be accompanied by a written guarantee stating they are the named cultivar and are stable in size, form and color. Submit to owner and landscape architect. Proof of securement and purchase must also be submitted with in two weeks of award of contract.

PLANT LIST ABBREVIATIONS:

Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)

SL	Single main, straight, dominant, leader
Hi. Br.	High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
No. Whorl. Br.	No closely spaced whirled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants. In general plants within a group or area are to be matched, unless noted otherwise.
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
B.R.	Bare Root
B & B	Balled and Burlap
Mult. St.	Multi stemmed
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
Cal.	Caliper
EV.	Evergreen
G.C.	Gallon Can
N.C.N.	No Common Name
Trail F	Select trailing Forms for prostrate growth
Veg. Gr.	Vegetative Grown
Hed. F.	Hedge Form (clipped)
Stem up.	Stem up to expose trunk and lower branch pattern
N. Drp. Br.	No long heavy drooping branches

EXISTING TREES--REFER TO ARBORIST REPORT

BY ROBERT BOOTY, DATED MAY 20, 2019

Tree Inventory Data

* Indicates multi-Stem trunk

Tree Tag #	Common Name / Botanical Name	DBH	Height	Crown Radius	% Vigor	% Structural Condition	% Overall Condition	Suitability for Preservation	Age Evaluation	Observations / Comments
1259	*Xylosma / Xylosma congestum*	"15.5	17'	15'	80%	65%	70% Fair	Low	Overly Mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1260	*Xylosma / Xylosma congestum*	"13"	12'	10'	45%	50%	60% Fair	Low	Overly Mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1261	Unknown	3"					0% Dead	Very Low		Located in small narrow parking strip. Surrounded by asphalt. Tree is dead.
1262	Evergreen Ash / *Fraxinus uhdei*	5"	15'	10'	80%	80%	80% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1264	Glossy Privet / *Ligustrum lucidum*	2.5'	8'	8'	75%	70%	75% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1263	Evergreen Ash / *Fraxinus uhdei*	* 26"	30'	15'	75%	75%	75% Good	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1266	Evergreen Ash / *Fraxinus uhdei*	"5.5"	12'	8'	80%	80%	80% Good	Low	young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1267	Evergreen Ash / *Fraxinus uhdei*	"21.5	42'	14'	80%	80%	80% Good	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1269	Evergreen Ash / *Fraxinus uhdei*	7.5"	27'	10'	80%	80%	80% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1270	Evergreen Ash / *Fraxinus uhdei*	8"	25'	6'	80%	80%	80% Good	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1271	Evergreen Ash / *Fraxinus uhdei*	5"	22'	6'	80%	80%	80% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1272	Evergreen Ash / *Fraxinus uhdei*	3"	22'	6'	80%	80%	80% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1273	Evergreen Ash / *Fraxinus uhdei*	3"	12'	6'	80%	80%	80% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1274	Evergreen Ash / *Fraxinus uhdei*	5"	8'	2'	30%	30%	35% Poor	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1275	Evergreen Ash / *Fraxinus uhdei*	3.5"	13'	6'	80%	80%	80% Good	Lowe	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1276	Evergreen Ash / *Fraxinus uhdei*	13"	45'	20'	80%	80%	80% Good	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1268	Evergreen Ash / *Fraxinus uhdei*	"18"	15'	10'	70%	70%	70% Fair	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1277	Evergreen Ash / *Fraxinus uhdei*	6"	20'	10'	75%	75%	75% Good	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.

Tree Tag #	Common Name / Botanical Name	DBH	Height	Crown Radius	% Vigor	% Structural Condition	% Overall Condition	Suitability for Preservation	Age Evaluation	Observations / Comments
1285	Glossy Privet / *Ligustrum lucidum*	4"	15'	10'	75%	35%	75% Good	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1278	*Xylosma / Xylosma congestum*	8"	12'	6'	30%	30%	30% Poor	Low	Overly Mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1279	*Xylosma / Xylosma congestum*	"18"	12'	10'	30%	30%	30% Poor	Low	Overly Mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1280	Evergreen Ash / *Fraxinus uhdei*	2"	10'	4'	45%	45%	45% Poor	Low	Young	Located in small narrow parking strip. Surrounded by asphalt. Tree will out grow its space.
1281	Evergreen Ash / *Fraxinus uhdei*	"23"	50'	14'	75%	75%	75% Fair	Low	mature	Located in small narrow parking strip. Surrounded by asphalt. Tree has out grown its space.
1283	Evergreen Ash / *Fraxinus uhdei*	1"	9'	4'	75%	75%	75% Good	Low	Young	Located in parking strip. Surrounded by asphalt. Tree will out grow its space.
1282	Cherry Tree / *Prunus avium*	"15"	9'	9'	0%	0%	0% Dead	Low		Dead
1284	Cherry Tree / *Prunus avium*	"18"	10'	10'	0%	0%	0% Dead	Low		Dead
1286	Canary Island Pine / *Pinus canariensis*	27"	84'	28'	80%	75%	75% Good	Moderate	mature	Tree has a slight lean towards the parking lot. 13 feet away from building.
1288	Crape Myrtle / *Lagerstroemia indica*	6"	19'	8'	80%	80%	80% Good	Moderate	Mature	13 feet away from building.
1289	Crape Myrtle / *Lagerstroemia indica*	6"	18'	8'	80%	80%	80% Good	Moderate	mature	13 feet away from building.
1290	Incense Cedar / *Calocedrus decurrens*	10"	23'	6'	70%	50%	60% Fair	Moderate	Semi-mature	29 feet away from building. Slight lean towards street.
1291	Incense Cedar / *Calocedrus decurrens*	8"	23'	6'	70%	50%	60% Fair	Moderate	Semi-mature	29 feet away from building. Slight lean towards street.
1292	Tulip Poplar / *Liriodendron tulipifera*	17"	47'	20'	75%	50%	50% Fair	Moderate	mature	Improperly pruned. Lower branches removed, canopy too high. Leaving the tree top-heavy, prone to failure. 14 feet away from building.
1293	Eucalyptus / Eucalyptus species	31"	39'	25'	70%	75%	70% Good	Moderate	mature	29 feet away from building.
1294	Canary Island Pine / *Pinus canariensis*	"18"	45'	15'	75%	70%	75% Good	Moderate	mature	9 feet away from building.
1295	Peach tree	5"	8'	9'	75%	70%	75% Good	Moderate	mature	9 feet away from building.

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AGENCY APPROVAL

PROJECT

PRIME DATA CENTERS

1111 COMSTOCK

1111 COMSTOCK ST, SANTA CLARA, CA 95054

No. Description

CAC PROJECT NO.

TLA PROJECT NO. 19010.000

REVISIONS

KEY PLAN & NORTH ARROW

N

DATE MAY 26, 2020

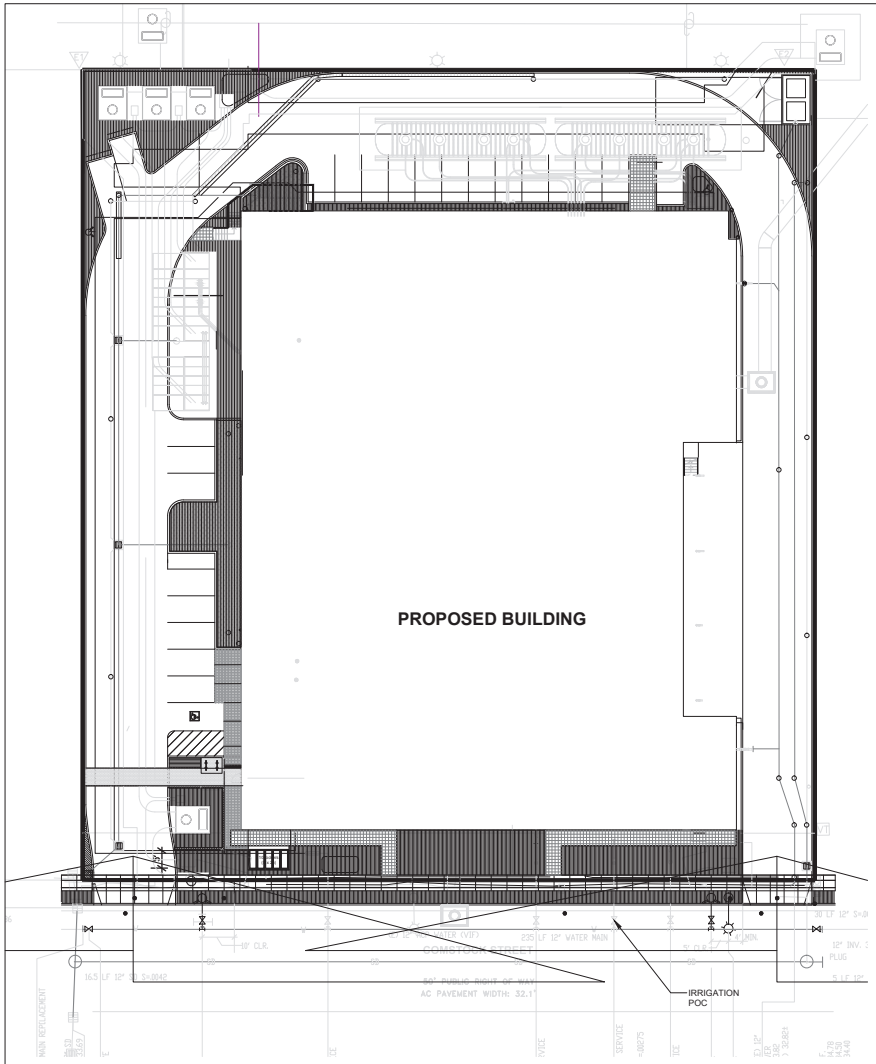
SCALE 1/16" = 1'-0"

DRAWING TITLE

SCHEMATIC LANDSCAPE PLAN

SHEET NO.

L.1



PLAN

N

0 8' 16' 32'

SCALE: 1" = 16'-0"

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

HYDROZONE LEGEND

LOW WATER USE

MEDIUM WATER USE

HIGH WATER USE

IRRIGATION SOURCE: DOMESTIC POTABLE WATER (EXIST)

CONCEPTUAL IRRIGATION STATEMENT

1 IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.

2 IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.

3 PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.

4 COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.

5 LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS

6 LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.

7 DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.

8 DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.

9 THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF.

10 INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

STANDARDS FOR IRRIGATION EQUIPMENT

1 MAINLINES SHALL BE 1120 PVC-SCHEDULE 40 FOR PIPE SIZE 1 1/2" AND SMALLER, 1120 PVC-CLASS 315 FOR PIPE SIZES 2" AND 2 1/2", BELL AND RING PVC-CLASS 160 FOR PIPE SIZES 3" AND LARGER.

2 LATERAL LINES SHALL BE 1120 PVC-CLASS 200.

3 DEPTH OF MAINLINE: 24" OF COVER
DEPTH OF LATERAL LINE: 18" OF COVER
DEPTH OF PIPE UNDER PAVING: 24" OF COVER ENCASED IN A SLEEVE

4 BACKFLOW PREVENTER SHALL BE A TYPE APPROVED BY AND INSTALLED PER LOCAL CODES.

5 SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.

6 PRECIPITATION RATES FOR SPRINKLERS SHALL MATCH SOIL ABSORPTION RATE.

7 SPRINKLERS SHALL HAVE PRESSURE COMPENSATING FEATURE WHENEVER POSSIBLE TO PREVENT FOGGING AND MISTING AND TO PREVENT WIND DRIFT.

8 SPRINKLER CIRCUIT SHALL HAVE A CHECK VALVE INSTALLED WHERE NECESSARY TO MINIMIZE OR PREVENT LOW HEAD DRAINAGE.

9 RAIN SENSING OVERRIDE DEVICES SHALL BE INSTALLED WITH CONTROLLER.

10 IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION OF THE PRIMARY POWER SOURCE.

11 PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO MAINTAIN DYNAMIC PRESSURE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.

12 MANUAL SHUT-OFF VALVES TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE IRRIGATION WATER SUPPLY.

NOTES:

1 A MINIMUM 3-INCH LAYER OF 1/2" to 1' DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.

2 UNLESS CONTRAINDICATED BY A HORTICULTURAL SOILS ANALYSIS, SOIL AMENDMENT TO INCLUDE COMPOST AT A MINIMUM OF 4 CUBIC YARDS PER 1000 SF OF PLANTING AREA INCORPORATED TO A DEPTH OF 6 INCHES.

3 PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT INTRODUCED OR NATIVE AND NON-INVASIVE PLANT SPECIES(AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.

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REVISIONS

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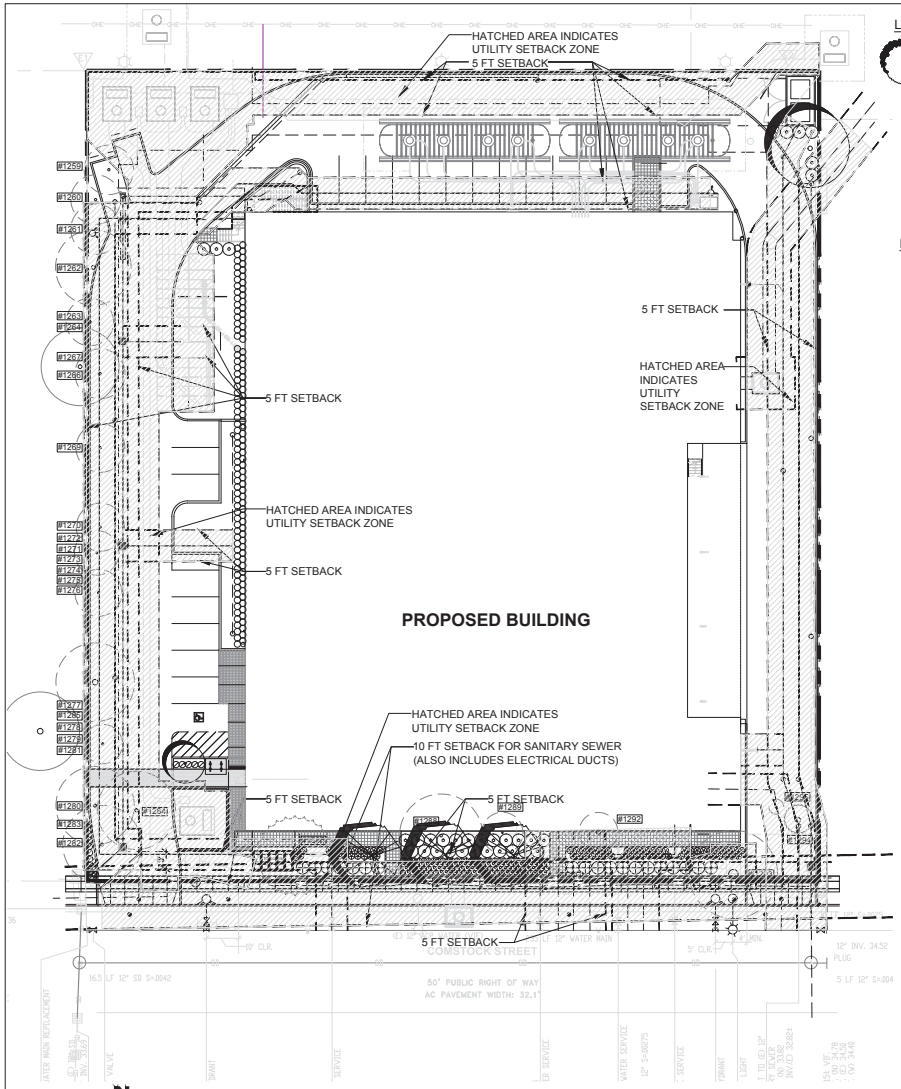
DATE	MAY 26, 2020
SCALE	1/16" = 1'-0"

DRAWING TITLE

IRRIGATION HYDROZONE PLAN

SHEET NO.

L.2



LEGEND

- PROPOSED TREES
- X — EXISTING TREES TO BE REMOVED
- #99 — TREE NUMBER–REFER TO ARBORIST REPORT AND EXISTING TREE TABLE
- EXISTING TREES TO REMAIN

NOTES

1 FOR STORMWATER TREATMENT FACILITIES REFER TO CIVIL PLANS

2 CLEARANCES FROM UTILITY LINES
- 10' SEWERS
- 5' ELECTRICITY/GAS
- 5' DOMESTIC WATER/RECYCLED WATER (WITH ROOT BARRIER)
- 10' DOMESTIC WATER/RECYCLED WATER (WITHOUT ROOT BARRIER)

3 ROOT BARRIERS PER CITY OF SANTA CLARA WILL BE USED WHEN THE DRIP LINE OF THE CANOPY AT MATURITY COVERS THE SIDEWALK. ROOT BARRIERS SHALL BE 16 FEET LONG OR EXTEND TO THE DRIP LINE OF THE MATURE TREE, WHATEVER IS GREATER, AND BE 1.5 FEET DEPT, AND CENTERED ON TREES. ROOT BARRIERS FOR CURB AND GUTTER PROTECTION SHALL BE 16 FEET LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, WHICHEVER IS GREATER, AND BE 2 FEET DEEP, AND CENTERED ON TREES.

4. TREE SETBACKS AND ROOT BARRIERS PER SILICON VALLEY POWER, "TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES", SD-1235.

PLAN

N

0 8' 16' 32'
SCALE: 1" = 16'-0"

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DRAWING TITLE

COMPOSITE UTILITY/TREE PLANTING PLAN

SHEET NO.

L.3