



CORESIT SV9

NEW DATA CENTER BUILDING SANTA CLARA, CA

PCC SUBMISSION : VOLUME 4



CORGAN

PROJECT NUMBER: 19199
ISSUE DATE: 05.28.2020



PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

Kimley»Horn
Expect More. Experience Better.



DATA MATRIX

LOT SQUARE FOOTAGE:
~170,000 SQ FT

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

EXISTING USE:
EXISTING 1-STORY COMMERCIAL
BUILDING

EXISTING SQ FT:
~54,000 SQ FT

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

PROPOSED SQ FT:
~250,000 SQ FT

PROPOSED OCCUPANCIES:
BUSINESS & S-1

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

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

PROPOSED PARKING:
26 SPACES

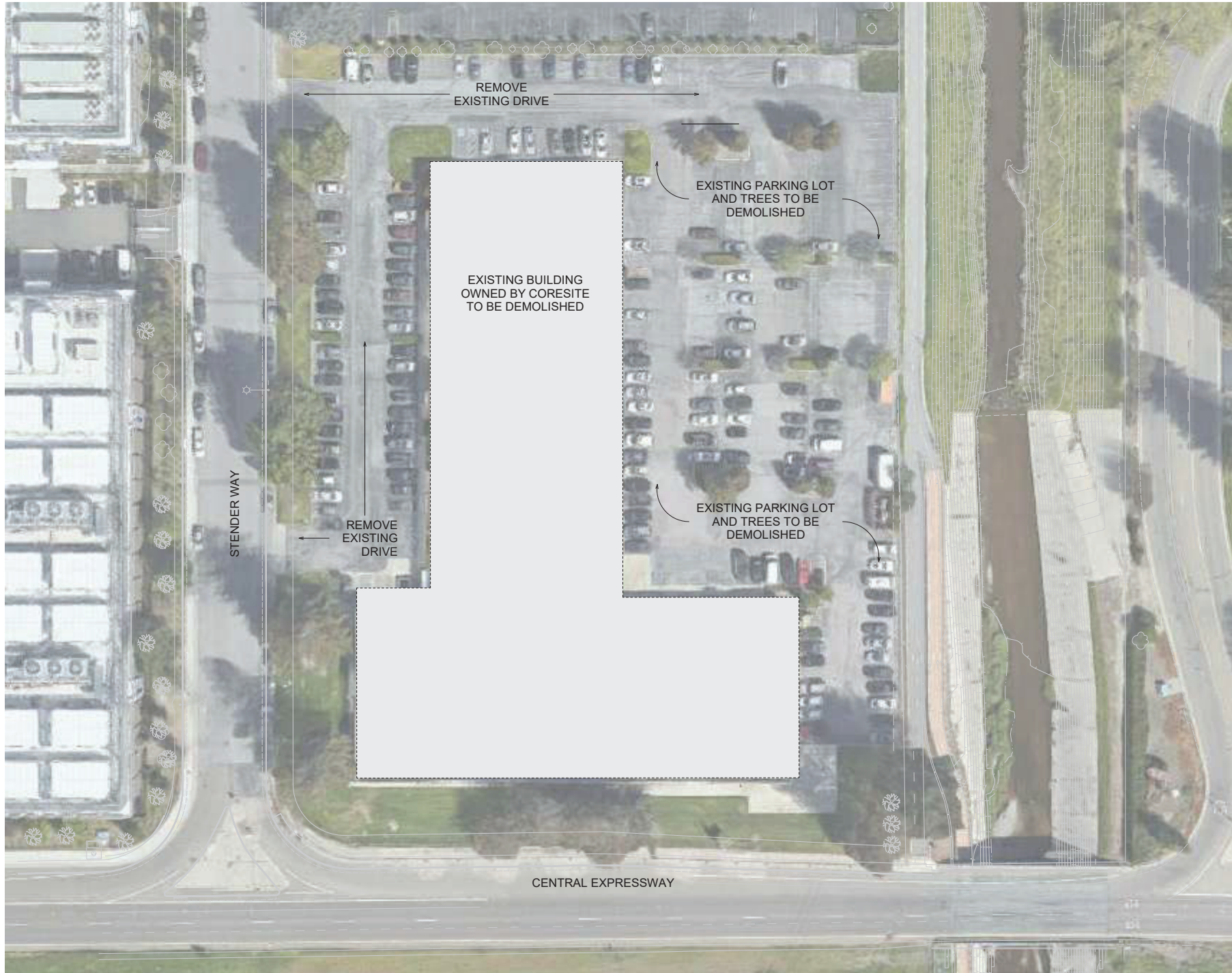
SHEET LIST

GENERAL
COVER SHEET
EX-00 - SITE PLAN DEMOLITION

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

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

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



1 EXISTING SITE PLAN
1" = 20'-0"



CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-683-2000

ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION #1
3	01.16.2020	PCC SUBMISSION #2
4	05.28.2020	PCC SUBMISSION #3

5
6
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10

REVISIONS

1		
2		
3		
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5		
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This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:
05.28.2020

CORESITE SV9

PCC SUBMISSION

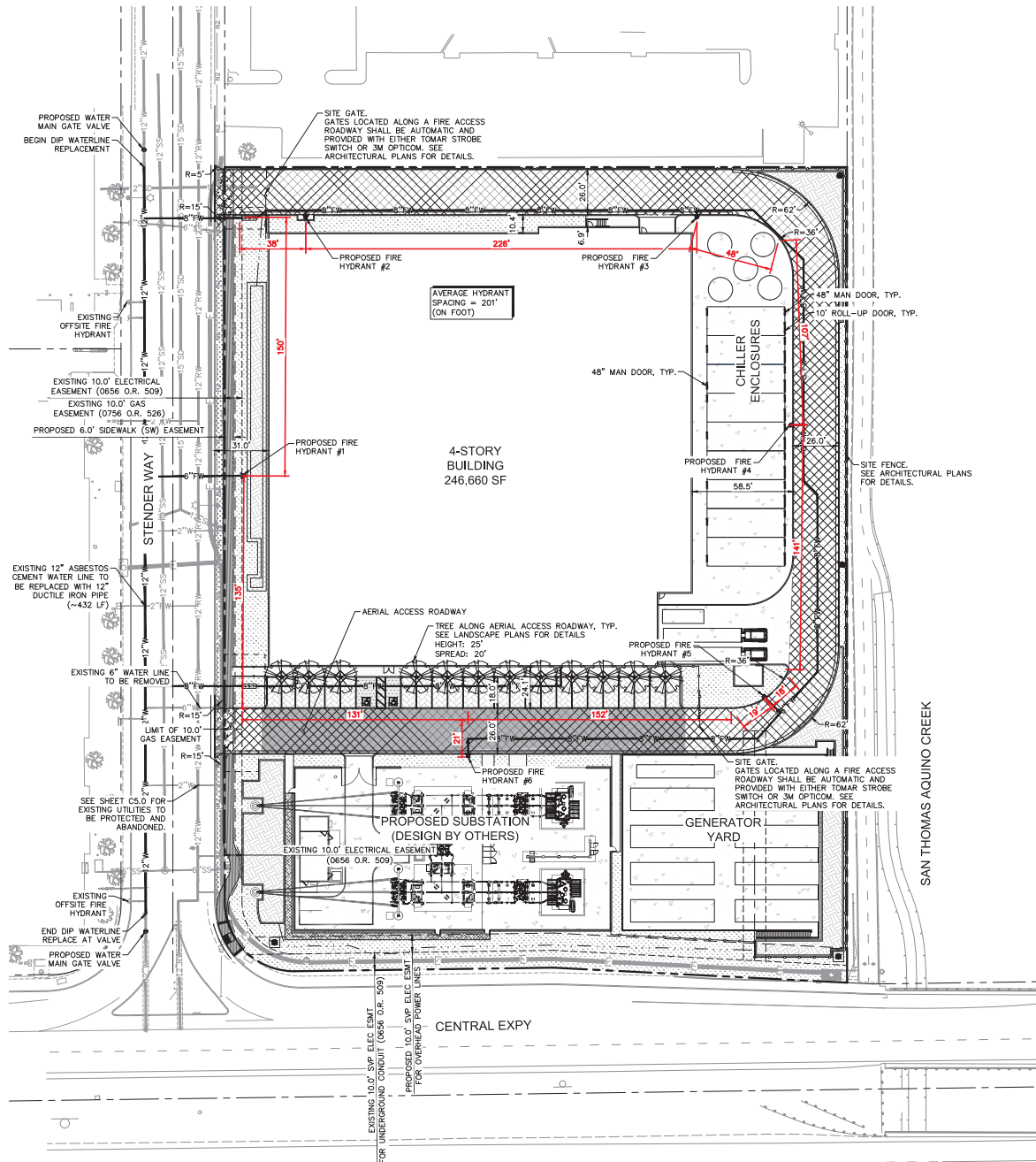
2905 STENDER WAY
SANTA CLARA, CA 95054

SITE PLAN
DEMOLITION

JOB 19199.0000
DATE 09.16.2019
SHEET



EX - 00



LEGEND

	PROPERTY LINE
	PROPOSED FIRE WATER LINE
	EXISTING WATER LINE
	LANDSCAPE/PLANTER AREA
	FIRE ACCESS LANE / EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
	AERIAL ACCESS ROADWAY
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PERMEABLE PAVERS
	BIORETENTION AREA

SITE DATA

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

HYDRANT SPACING TABLE (ON FOOT)

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

Kimley»Horn
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PHONE: 650-800-4130 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

ENGINEER OF RECORD
SEAL



IT IS A CONDITION OF THESE PLANS THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.

A.P.N.: 004-39-023

CORESITE - SV9

2605-2509 STENDER WAY,
SANTA CLARA, CA 95054

JOB NO.: 19725001

PRINT DATE: 05/28/2020

DESIGNED BY: KN

CHECKED BY: MJ

SET ISSUED:

10/28/2019 PCC SUBMITTAL 1

02/12/2020 PCC SUBMITTAL 2

02/24/2020 SCHEMATIC DESIGN

05/28/2020 PCC SUBMITTAL 3

SHEET NAME:

FIRE TRUCK ACCESS PLAN

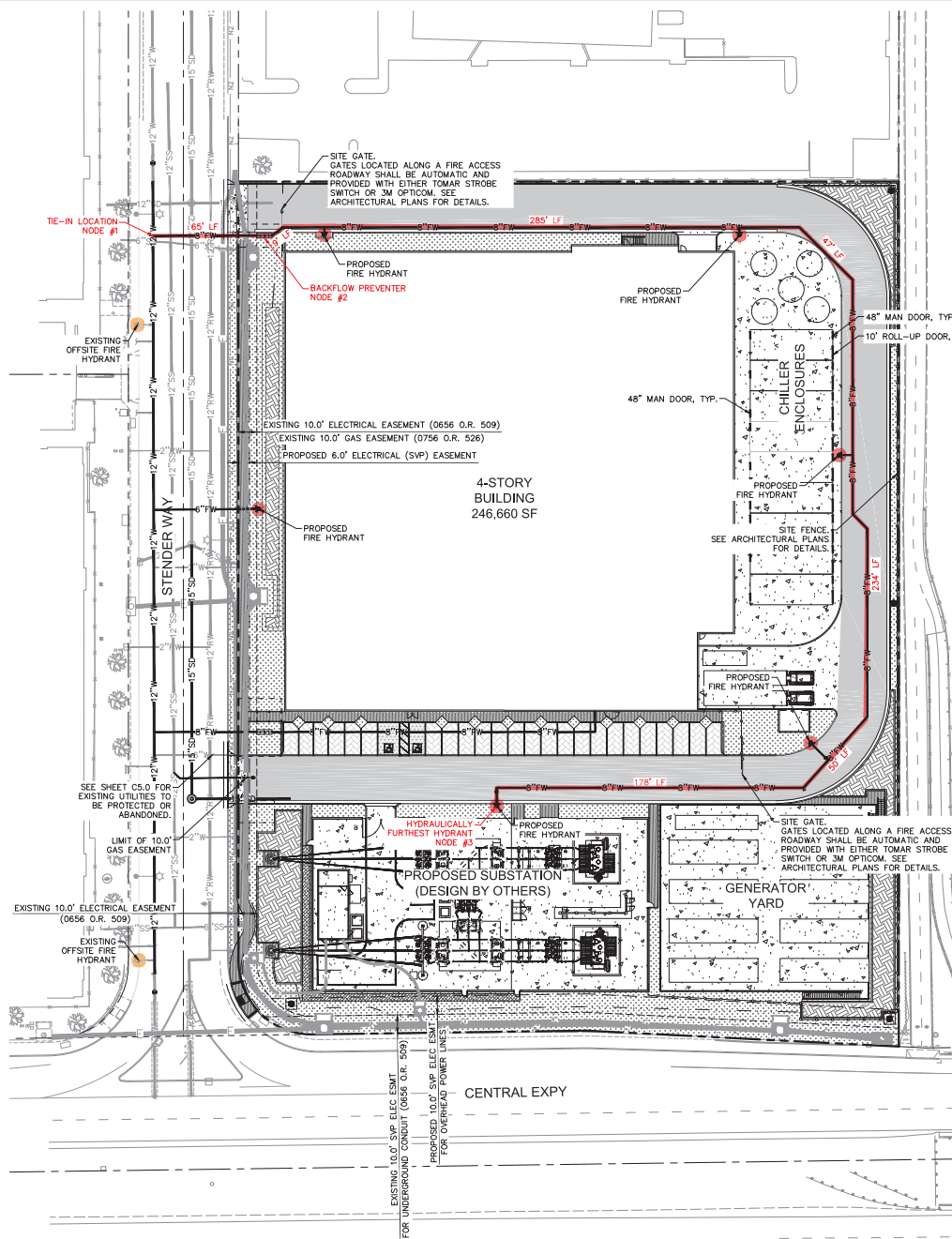
SHEET NO.:

C1.0



GRAPHIC SCALE IN FEET
0 15 30 60

K:\MAY_LIVE\19725001 - SV9 (CORESITE)\CADD\UTILITIES\WATER SUPPLY ASSESSMENT PLANNING 5/26/2022 6:08 PM NELSON, K&B



Friday, September 27, 2019

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

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

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

Water Supply Pressure Calculations

Assumptions and References:

- Available static pressure at existing water main (Node #1), P_{st} = 73 PSI
- Water Demand:
Building Sprinkler = 0 GPM
Fire Hydrant = 1000 GPM
Design = 1000 GPM
- User Reason: Williams Formula to compare friction loss in pipe:
 $f_w = 0.000147 \times L \times Q^{1.75} / D^{4.97}$
- Determine the Pressure at downstream Nodes by subtracting friction losses in pipes & fittings, g/fitts due to elevation change between nodes and loss across the backflow preventer:
 $P_{node} = P_{st} - \sum f_w - \sum g/fitts$
- Refer to the attached Schematic Plan for more information
- Calculations:

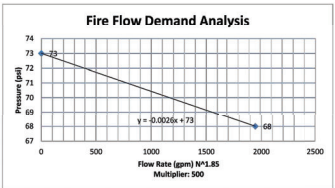
Pipe Segment	Length (ft)	Flow (GPM)	Friction Loss (PSI)	Elevation (ft)	Pressure (PSI)
7300	4	100	0.04	25.3	68.2
7301	38.7	1000	1.1	25.3	67.1

Results:

Node	Pressure (PSI)
7300	73.0
7301	67.1

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

Do Not Modify		
73	0	0
68	972881	1946
X	751223	1502



LEGEND

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

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

Kimley-Horn

2905-2909 STENDER WAY,
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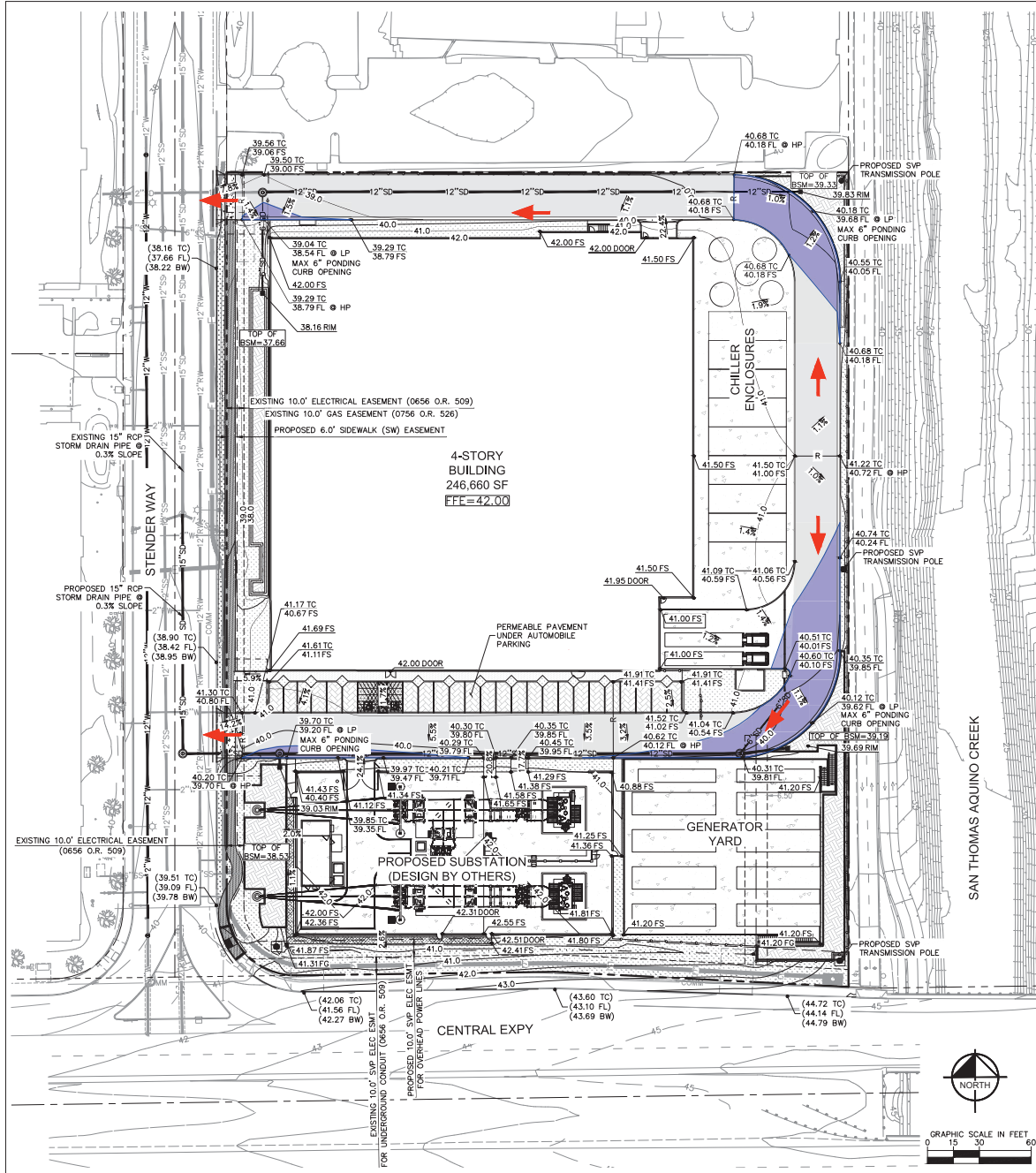
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CORESITE - SV9

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02/04/2020 SCHEMATIC DESIGN
05/28/2020 PCC SUBMITTAL 3

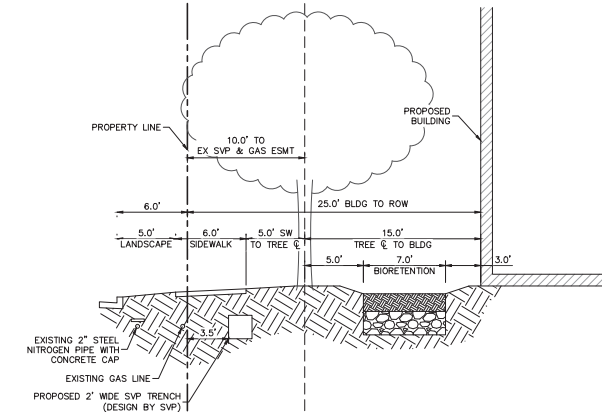
SHEET NAME:
FIRE DEPARTMENT
WATER SUPPLY
PLAN

SHEET NO.:
C2.0

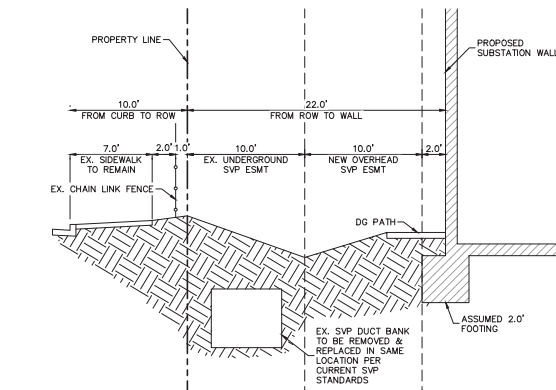


LEGEND

	PROPERTY LINE		LANDSCAPE/ PLANTER AREA
	EASEMENT/SETBACK LINE		BIORETENTION AREA
	RIDGE LINE		PERMEABLE PAVEMENT
	GRADE BREAK LINE		ASPHALT CONCRETE PAVEMENT
	FLOW LINE		STANDARD DUTY CONCRETE PAVEMENT
	STORM DRAIN LINE		HEAVY DUTY CONCRETE PAVEMENT
	PERFORATED PIPE		OVERLAND RELEASE PONDING LIMITS (6" MAXIMUM)
	LOW POINT		
	HIGH POINT		
	BIG-SOIL MIX		
	DROP INLET		
	OVERLAND RELEASE PATH		



STENDER WAY TYPICAL CROSS SECTION
SCALE 1"=5'



CENTRAL EXPRESSWAY TYPICAL CROSS SECTION
SCALE 1"=5'

THE USE OF THE PLAN AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON. ANY OTHER USE OF THE PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS PROHIBITED. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLAN OR SPECIFICATIONS, NOR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE PLAN OR SPECIFICATIONS.

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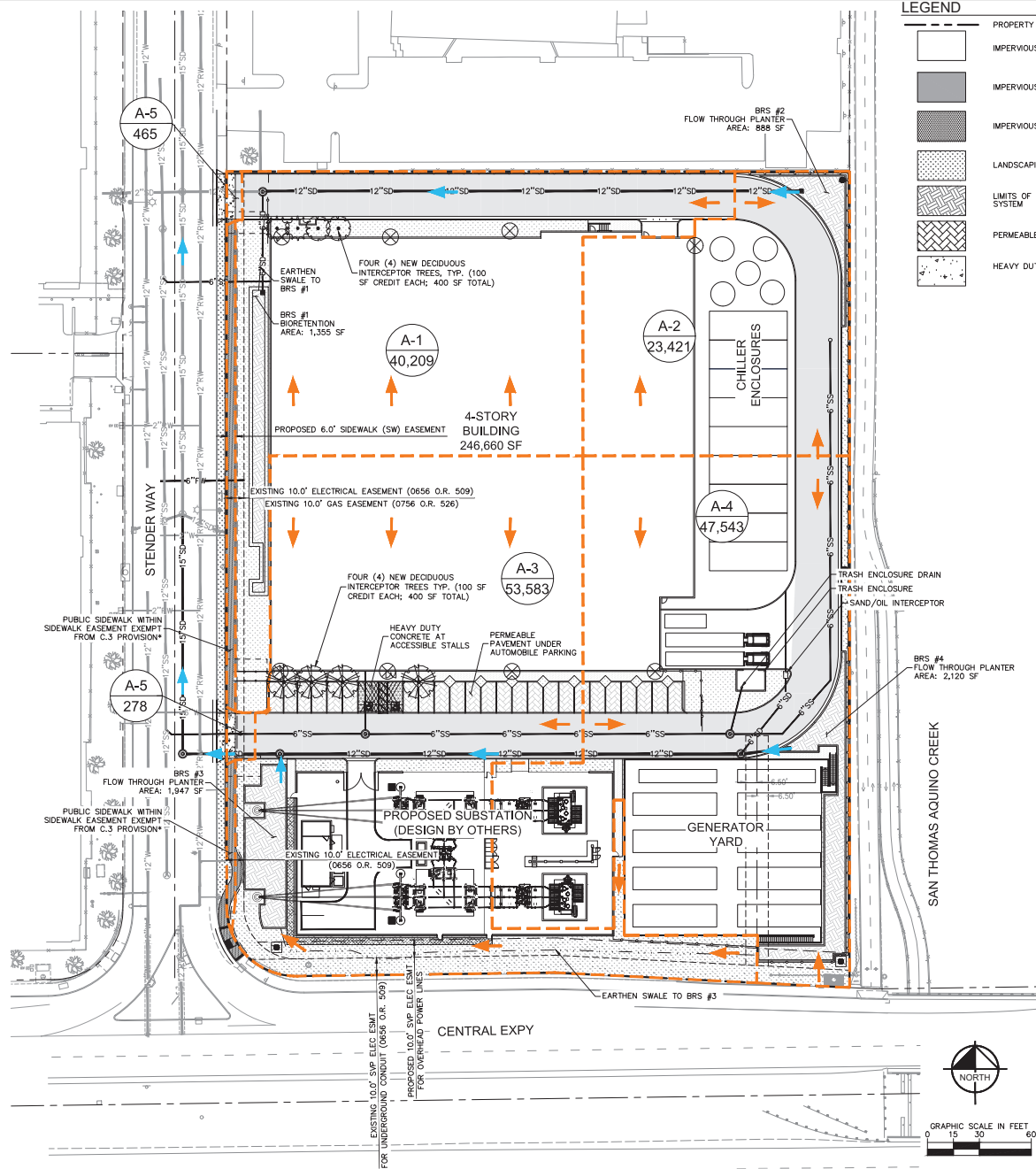
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SHEET NAME:
GRADING AND DRAINAGE PLAN

SHEET NO.: C3.0



LEGEND

PROPERTY LINE	— — — — —	— A-1	DENOTES DMA DESIGNATION
IMPERVIOUS ROOF AREA	■	100	DENOTES DRAINAGE AREA IN S.F.
IMPERVIOUS ASPHALT AREA	■	— — — — —	DENOTES DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
IMPERVIOUS CONCRETE AREA	■	→	PROPOSED PIPE SLOPE DIRECTION
LANDSCAPING	■	→	PROPOSED SURFACE FLOW DIRECTION
LIMITS OF BIORETENTION SYSTEM	— — — — —	— — — — —	EXISTING EASEMENT LINE
PERMEABLE PAVEMENT	■	— — — — —	PROPOSED STORM DRAIN LINE
HEAVY DUTY CONCRETE	■	— — — — —	EXISTING STORM DRAIN LINE
		— — — — —	SELF TREATING
		⊗	APPROXIMATE ROOF DOWNSPOUT LOCATION
		→	SURFACE FLOW DIRECTION

EARTHWORK

CUT:	3120 CY
FILL:	4430 CY
FILL:	1310 CY (FILL)

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTIGUOUS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTING, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

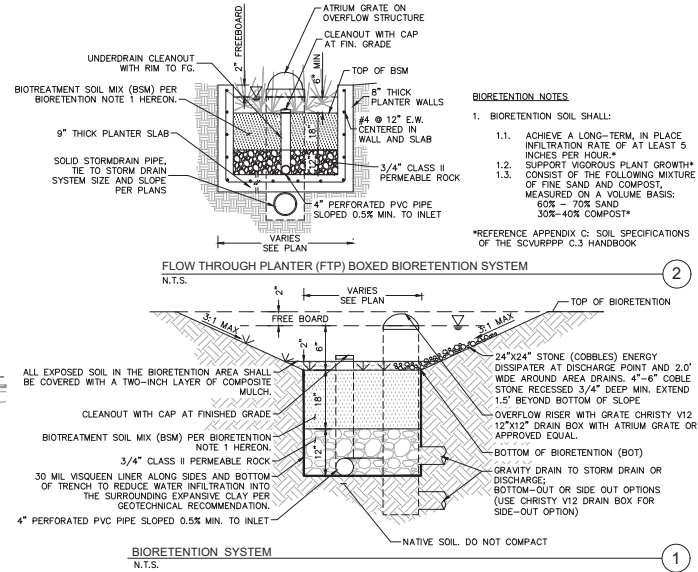
HYDROMODIFICATION APPLICABILITY

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

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

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

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



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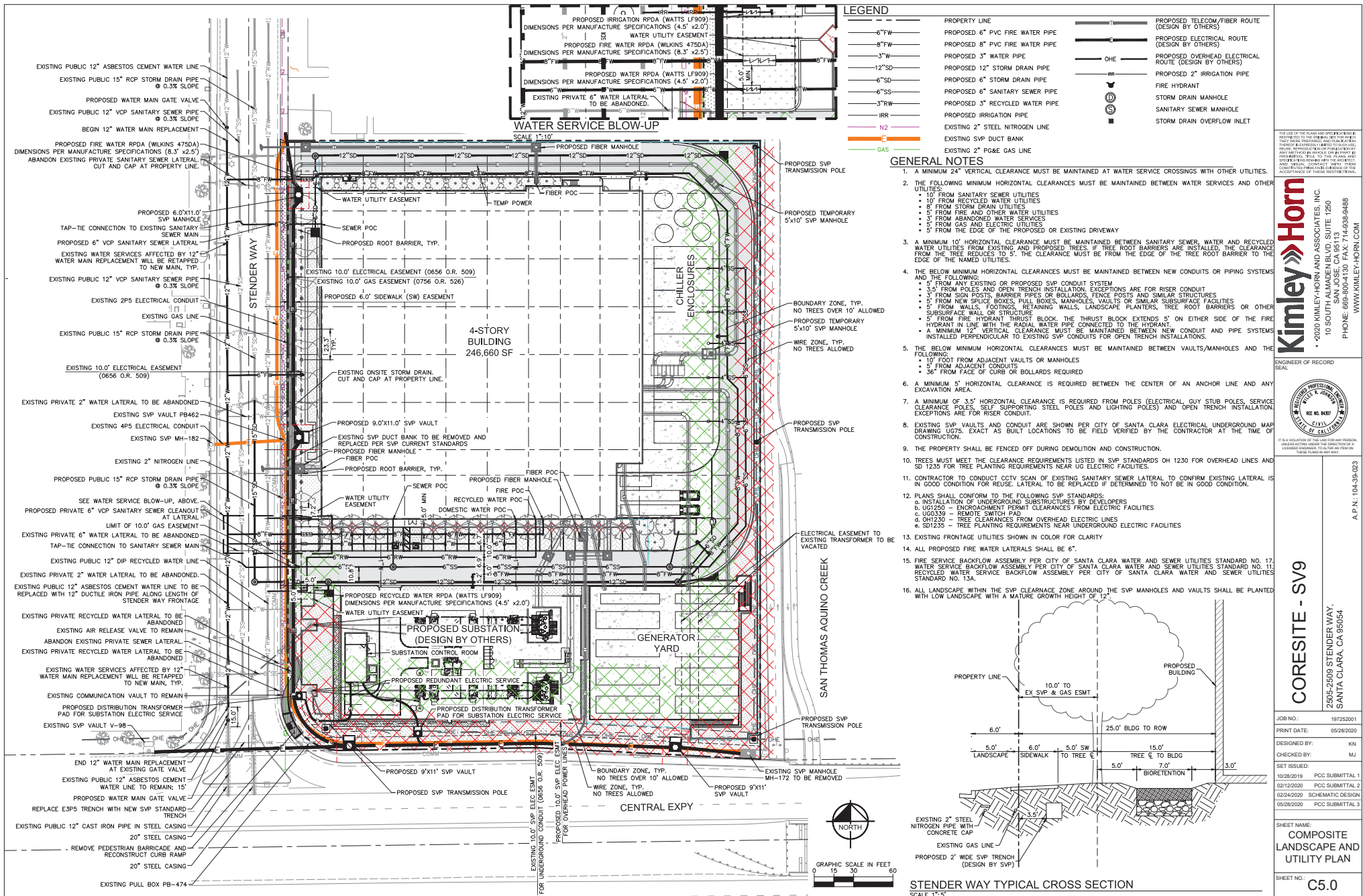


IT IS HEREBY CERTIFIED THAT THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN WAS UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT AND THAT THE DESIGNER HAS REVIEWED THE PROJECT AND IS SATISFIED WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT.

CORESITE - SV9
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05/29/2020 PCC SUBMITTAL 3

SHEET NAME:
PRELIMINARY DRAINAGE AREA MAP
SHEET NO.: **C4.0**



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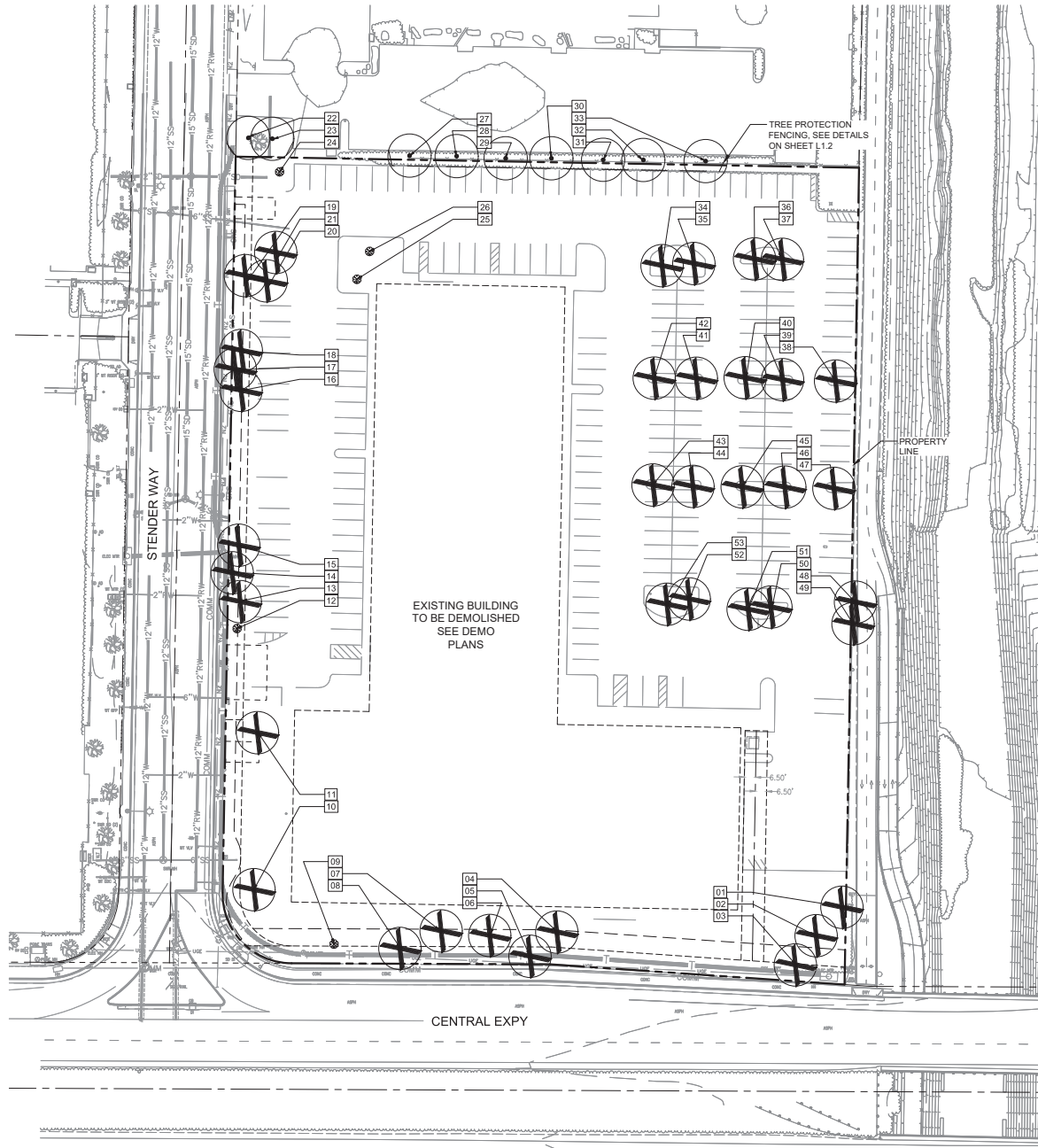
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05/28/2020 PCC SUBMITTAL 3

SHEET NAME:
**COMPOSITE
LANDSCAPE AND
UTILITY PLAN**

SHEET NO.:
C5.0

K:\MY_LIN\1725001 - SV9 CORESITE\CD\EXHIBITS\UTILITY DRAWINGS\L1.0 TREE DISPOSITION.dwg 5/28/2020 5:28 PM THOMSEN, MICHAEL



TREE DISPOSITION LEGEND

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

TREE DISPOSITION

OFFSITE NEIGHBOR TREES TO REMAIN	9
TREES TO BE REMOVED	39

NOTE:
TREES TO BE REPLACED AT A 2:1 RATIO AT 24" BOX SIZE. TREES MAY BE REPLACED AT A 1:1 RATIO USING A 36" X BOX SIZE. CURRENT MITIGATION INFORMATION IS SUBJECT TO CHANGE BASED ON FUTURE PLAN UPDATES.

SITE PREPARATION NOTES

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

NOTE TO CONTRACTOR

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

COUNTY OF SANTA CLARA TREE DISPOSITION NOTES

- FENCING:
ALL TREES TO BE RETAINED SHALL BE PROTECTED WITH CHAIN LINK FENCING OR OTHER RIGID FENCE ENCLOSURE ACCEPTABLE BY THE PLANNING OFFICE. FENCED ENCLOSURES FOR TREES TO BE PROTECTED SHALL BE ERECTED AT THE DRIPLINE OF TREES OR AS ESTABLISHED BY THE ARBORIST TO ESTABLISH THE TREE PROTECTIVE ZONE (TPZ) IN WHICH NO SOIL DISTURBANCE IS PERMITTED AND ACTIVITIES ARE RESTRICTED.
ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH MINIMUM 5-FOOT HIGH FENCES ARE TO BE MOUNTED ON 2-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2 FEET, AT NO MORE THAN 10-FOOT SPACING (SEE DETAIL, AVAILABLE AT WWW.SCCPLANNING.ORG). THIS DETAIL SHALL APPEAR ON GRADING, DEMOLITION AND BUILDING PERMIT PLANS.
TREE FENCING SHALL BE ERECTED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
- "WARNING" SIGNS (SEE SAMPLE SIGNAGE DESIGN ON L1.2):
A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE PER THE REQUIREMENTS OF DEVELOPMENT PURSUANT TO THE SANTA CLARA COUNTY PLANNING OFFICE. (SEE ATTACHED EXAMPLE). THE SIGNS ARE AVAILABLE AT THE PLANNING AND BUILDING INSPECTION OFFICES OR AT WWW.SCCPLANNING.ORG.
- IRRIGATION PROGRAM:
IRRIGATE TO WET THE SOIL WITHIN THE TPZ DURING THE DRY SEASON AS SPECIFIED BY THE PROJECT ARBORIST.
- DUST CONTROL PROGRAM:
DURING PERIODS OF EXTENDED DROUGHT, OR GRADING, SPRAY TRUNK, LIMBS AND FOLIAGE TO REMOVE ACCUMULATED CONSTRUCTION DUST.

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LANDSCAPE ARCHITECT OF RECORD SEAL



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CORESITE - SV9
2605-2609 STENDER WAY,
SANTA CLARA, CA 95054

JOB NO.:	19725001
PRINT DATE:	05/28/2020
DESIGNED BY:	MT
CHECKED BY:	NM
SET ISSUED:	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3

SHEET NAME:
TREE DISPOSITION PLAN

SHEET NO.:
L1.0

K:\MY_LIFE\10725001 - SV9 CORESITE\CONCEPTS\UTILITIES\TREE DISPOSITION.DWG 3/28/2020 5:28 PM THOMSEN, MICHAEL

TREE INVENTORY

Tree #	Common Name	Species	DBH (inches)	Height (feet)	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (feet)	Project Impacts	Disposition	Notes
1	Beefwood	Casuarina cunninghamiana	41.2	3.0	2.0	30.9	Major impacts from backup generators	Remove	
2	Coast redwood	Sequoia sempervirens	34.0	2.0	3.0	25.5	Direct conflict with backup generators	Remove	
3	Coast redwood	Sequoia sempervirens	38.1	2.0	3.0	28.6	Direct conflict with backup generators	Remove	
4	Coast redwood	Sequoia sempervirens	47.6	2.0	3.0	35.7	Direct conflict with substation	Remove	
5	Coast redwood	Sequoia sempervirens	25.2	2.0	3.0	18.9	Direct conflict with substation	Remove	
6	Coast redwood	Sequoia sempervirens	39.4	2.0	3.0	29.6	Direct conflict with substation	Remove	
7	Coast redwood	Sequoia sempervirens	42.6	2.0	3.0	32.0	Direct conflict with substation	Remove	
8	Coast redwood	Sequoia sempervirens	23.9	2.0	3.0	17.9	Direct conflict with substation	Remove	
9	Stump	-	24.0	0.0	-	0.0	Remain (if trenching occurs);	Remove	DBH estimated
10	Coast redwood	Sequoia sempervirens	52.6	2.0	3.0	39.5	major impacts from sidewalk	Remove	
11	Coast redwood	Sequoia sempervirens	56.5	2.0	3.0	42.4	Direct conflict with driveway	Remove	
12	Stump	-	24.0	0.0	-	0.0		Remove	DBH estimated
13	Canary Island pine	Pinus canariensis	24.8	3.0	3.0	12.4	Direct conflict with bioswale; major impacts from sidewalk	Remove	
14	Canary Island pine	Pinus canariensis	23.4	3.0	3.0	11.7	major impacts from sidewalk	Remove	
15	Canary Island pine	Pinus canariensis	22.8	3.0	3.0	11.4	Direct conflict with bioswale; major impacts from sidewalk	Remove	
16	Coast redwood	Sequoia sempervirens	36.9	2.0	3.0	27.7	Direct conflict with bioswale; major impacts from sidewalk	Remove	
17	Coast redwood	Sequoia sempervirens	33.6	2.0	3.0	25.2	Direct conflict with bioswale; major impacts from sidewalk	Remove	
18	Coast redwood	Sequoia sempervirens	36.3	2.0	3.0	27.2	Direct conflict with bioswale; major impacts from sidewalk	Remove	
19	Canary Island pine	Pinus canariensis	15.7	3.0	3.0	7.9	major impacts from sidewalk	Remove	
20	Canary Island pine	Pinus canariensis	14.5	3.0	3.0	7.3	Direct conflict with building	Remove	
21	Canary Island pine	Pinus canariensis	18.6	3.0	3.0	9.3	Direct conflict with building	Remove	
22	Blue atlas cedar	Cedrus atlantica 'Glaucia'	18.0	3.0	3.0	9.0	None	Retain	DBH estimated
23	Blue atlas cedar	Cedrus atlantica 'Glaucia'	22.0	3.0	3.0	11.0	None	Retain	DBH estimated
24	Stump	-	18.0	0.0	-	0.0		Remove	DBH estimated
25	Stump	-	18.0	0.0	-	0.0		Remove	DBH estimated
26	Stump	-	12.0	0.0	-	0.0		Remove	DBH estimated
27	Raywood ash	'Raywood'	16.0	2.0	1.0	20.0	driveway reconstruction	Retain	DBH estimated
28	Raywood ash	'Raywood'	10.0	0.0	1.0	0.0	driveway reconstruction	Retain	DBH estimated
29	Green ash	Fraxinus pennsylvanica	10.0	3.0	3.0	5.0	driveway reconstruction	Retain	DBH estimated
30	Raywood ash	'Raywood'	10.0	3.0	1.0	10.0	driveway reconstruction	Retain	DBH estimated
31	Raywood ash	'Raywood'	12.0	2.0	1.0	15.0	driveway reconstruction	Retain	DBH estimated
32	Raywood ash	'Raywood'	10.0	2.0	1.0	12.5	driveway reconstruction	Retain	DBH estimated
33	Green ash	Fraxinus pennsylvanica	10.0	3.0	3.0	5.0	driveway reconstruction	Retain	DBH estimated
34	Coast redwood	Sequoia sempervirens	25.1	2.0	3.0	18.8	Direct conflict with building	Remove	
35	Coast redwood	Sequoia sempervirens	9.3	3.0	3.0	4.7	Direct conflict with building	Remove	
36	Coast redwood	Sequoia sempervirens	14.2	3.0	3.0	7.1	major impacts from building	Remove	
37	Coast redwood	Sequoia sempervirens	14.3	3.0	3.0	7.2	major impacts from building	Remove	
38	London plane	Platanus x acerifolia	7.0	2.0	1.0	8.8	Direct conflict with parking lot	Remove	
39	London plane	Platanus x acerifolia	6.1	2.0	1.0	7.6	Direct conflict with cooling area	Remove	
40	London plane	Platanus x acerifolia	6.7	2.0	1.0	8.4	Direct conflict with cooling area	Remove	
41	Crape myrtle	Lagerstroemia indica	4.6	3.0	2.0	3.5	Direct conflict with building	Remove	
42	Crape myrtle	Lagerstroemia indica	5.1	3.0	2.0	3.8	Direct conflict with building	Remove	
43	Crape myrtle	Lagerstroemia indica	4.7	3.0	2.0	3.5	Direct conflict with building	Remove	
44	Crape myrtle	Lagerstroemia indica	7.5	3.0	2.0	5.6	Direct conflict with building	Remove	
45	London plane	Platanus x acerifolia	6.2	2.0	1.0	7.8	Direct conflict with cooling area	Remove	
46	London plane	Platanus x acerifolia	6.3	2.0	1.0	7.9	Direct conflict with cooling area	Remove	
47	London plane	Platanus x acerifolia	7.7	2.0	1.0	9.6	Direct conflict with parking lot	Remove	
48	Olive	Olea europaea	18.0	3.0	3.0	9.0	Direct conflict with parking lot	Remove	DBH estimated
49	Avocado	Persea americana	6.0	3.0	2.0	4.5	Direct conflict with parking lot	Remove	DBH estimated
50	Coast redwood	Sequoia sempervirens	10.0	3.0	3.0	5.0	Direct conflict with cooling area	Remove	
51	Coast redwood	Sequoia sempervirens	7.5	3.0	3.0	3.8	Direct conflict with cooling area	Remove	
52	Coast redwood	Sequoia sempervirens	9.9	3.0	3.0	5.0	Direct conflict with building	Remove	
53	Coast redwood	Sequoia sempervirens	23.7	3.0	3.0	11.9	Direct conflict with building	Remove	

NOTE TO REVIEWER

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



8/27/2019

Miles Johnson, P.E.
Kimley-Horn, Northern California
100 W San Fernando St #250
San Jose, CA 95113
925.876.5812
miles.johnson@kimley-horn.com

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

Dear Miles,

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

Summary:

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

All 39 trees on this property are recommended for removal because of direct conflict or major, unmitigable impacts from project features.

All neighboring trees are expected to survive construction, with the exception of one already-dead tree.

Assignment:

We have been asked to write a report detailing impacts to trees from construction of the proposed data center construction at this property.

Introduction:

Many factors influence how a tree will respond to impacts from construction activities, including the extent of the activity; tree species; and tree health. Construction plans should accommodate trees insofar as practical, with the intent of preserving as many trees as reasonably possible.

Prepared by Katherine Naegle for Kimley-Horn

Page 1

Sidewalk – The trunks of trees #10 and 13-19 lie just outside the sidewalk area, with nearly half of each tree's TPZ to be removed by the substantial grading cut necessary to bring the sidewalk area down to existing curb level.

Driveway/parking lot – trees #11 and 36-38 are in the proposed driveway. The trunks of neighboring trees #27 and 29-33 lie just outside the driveway, with nearly half of each tree's TPZ to be impacted, but not removed.

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

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

Bioswale – trees #12-19 are in the proposed bioswale area.

Testing & Analysis:

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

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

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

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

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

Discussion:

Tree Protection Zone (TPZ)

Tree roots grow where conditions are favorable, and their spatial arrangement is therefore unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two feet of soil, with a small number of roots sometimes occurring at greater depths. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall.

Prepared by Katherine Naegle for Kimley-Horn

Page 3

Limits of the Assignment:

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

Purpose & Use of the Report:

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

Observations:

Trees

Thirty-nine trees are present on this property, and nine trees located on neighboring properties are near property lines. An additional five stumps are present on the property (Images 1-14). Twenty are coast redwoods (*Sequoia sempervirens*); six are Canary Island pine (*Pinus canariensis*); six are London planes (*Platanus x acerifolia*); and 11 are of other species.

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

Neighboring tree #28 is dead.

Project Features

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

Tree Conflicts

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

Building – trees #20, 21, 34-35, 41, 44, 52, and 53 are within the area proposed for the data center building. The trunks of trees #36 and 37 lie just outside the building envelope, with nearly half of each tree's TPZ¹ to be removed.

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

Substation – trees #4-7 are within the area proposed for the substation. The trunk of tree #8 lies just outside the substation, with nearly half of its TPZ to be removed.

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

¹ See Discussion, below

Prepared by Katherine Naegle for Kimley-Horn

Page 2

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

Species tolerance	Tree vigor	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

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

Conclusions:

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

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

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

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

Recommendations:

Demolition phase

- Remove trees #1-8, 10, 11, 13-21, 34-53

Fence installation

- Hand dig fence post holes within TPZs of trees #27 and 29-33.
- Avoid sharing roots.
- Prune roots over one inch in diameter at the edge of excavation, using a sharp saw or bypass pruners.

Prepared by Katherine Naegle for Kimley-Horn

Page 4

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A.P.N.: 04-39-023

CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

JOB NO.: 19725001
PRINT DATE: 05/28/2020
DESIGNED BY: MT
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SET ISSUED:
10/28/2019 PCC SUBMITTAL 1
02/12/2020 PCC SUBMITTAL 2
02/24/2020 SCHEMATIC DESIGN
05/28/2020 PCC SUBMITTAL 3

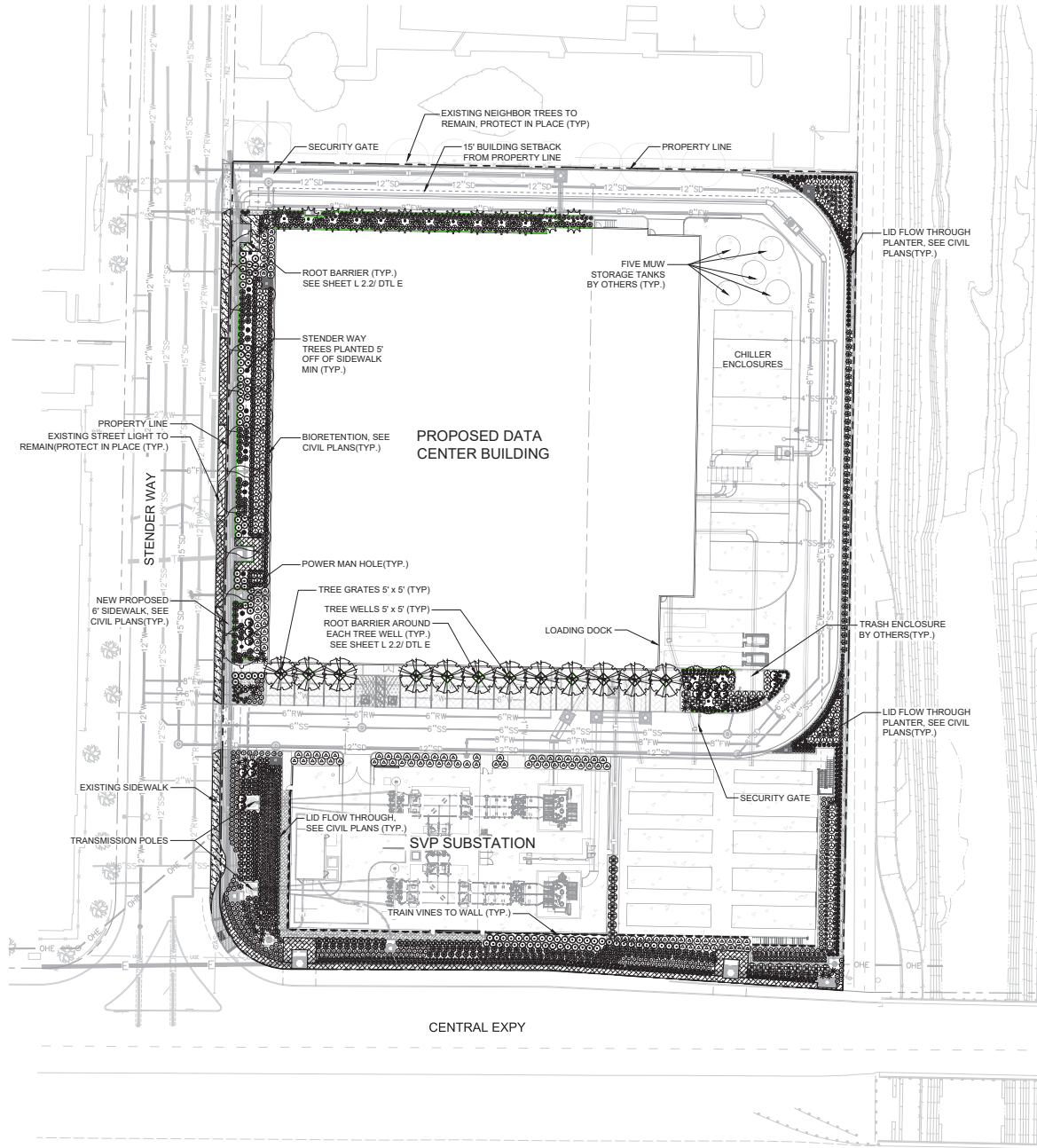
SHEET NAME:
TREE INVENTORY
AND ARBORIST
REPORT

SHEET NO.: L1.1



D TREE PROTECTION SIGNAGE

\\BAY_LDEV\197252001 - SV9 (CORESITE)\CAD\EXHIBITS\ENTITLEMENT DRAWINGS\1.0 TREE DISPOSITION.DWG 5/28/2020 5:28 PM THOMSEN, MICHAEL

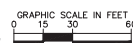


PLANT LEGEND (SEE SHEET L2.1 FOR FULL PLANT SCHEDULE)

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

NOTE TO REVIEWER

- FOR INFORMATION REGARDING TREES TO BE REMOVED, REFER TO TREE DISPOSITION PLANS ON SHEETS L1.0 & L1.1
- FOR FULL PLANT SCHEDULE AND ADDITIONAL INFORMATION ON PROPOSED PLANT MATERIAL, SEE SHEET L2.1
- ALL PROPOSED TREES SHALL MEET THE REQUIRED SPACING REQUIREMENTS FROM ELECTRICAL CONDUIT AS SPECIFIED BY SD1235 TREE PLANTING REQUIREMENTS.
- ALL PROPOSED STORMWATER TREATMENT LANDSCAPE SHALL BE FROM THE APPROVED PLANT SPECIES LIST IN APPENDIX D OF SD1000 C-3 STORMWATER HANDBOOK.



ALERT TO CONTRACTOR:

- WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

TREE DISPOSITION / REPLACEMENT

EXISTING OFFSITE SV9 NEIGHBOR TREES TO REMAIN	9
EXISTING TREES ONSITE TO BE REMOVED	30
36" BOX SIZE REPLACEMENT TREES	30
ADDITIONAL TREE MITIGATION REQUIRED	0(24" BOX) OR 0(36" BOX)

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CORESITE - SV9

2505-2509 STENDER WAY,
SANTA CLARA, CA 95054

JOB NO.: 19725001

PRINT DATE: 05/28/2020

DESIGNED BY: MT

CHECKED BY: MM

SET ISSUED:

10/28/2019 PCC SUBMITTAL 1

02/12/2020 PCC SUBMITTAL 2

02/24/2020 SCHEMATIC DESIGN

05/28/2020 PCC SUBMITTAL 3






SHEET NAME:

LANDSCAPE PLAN

SHEET NO.: L2.0

K:\MAY_2020\19252001 - 516 (COMMITTEE) LANDSCAPE PLANING 5/29/2020 3:29 PM THOMAS, MICHAEL

LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.	WUCOLS
	AG	12	AFROCARPUS GRACILIOR / AFRICAN FERN PINE	36" BOX	14'-16" HT. X 7'-8" SPR.	2.5" CAL.	MODERATE
	CO	3	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD	36" BOX	5'-6" HT. X 4'-5" SPR.	2" CAL.	VERY LOW
	GI	2	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST	36" BOX	9'-11" HT. X 4'-5" SPR.	3" CAL.	LOW
	LN	13	LAURUS NOBILIS 'SARATOGA' / SWEET BAY	24" BOX	14'-16" HT. X 12'-14" SPR.	1" CAL.	LOW
	UA	9	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	36" BOX	12'-14" HT. X 5'-6" SPR.	3" CAL.	LOW
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
•	BG	194	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	1 GAL.	24" O.C.	LOW	
•	CT	232	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL.	18" O.C.	LOW	
⊗	CR	149	CHONDROPETALUM TECTORUM / CAPE RUSH	5 GAL.	42" O.C.	LOW	
•	FC	191	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	1 GAL.	18" O.C.	LOW	
●	HS	244	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	30" O.C.	LOW	
•	JP	313	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	24" O.C.	LOW	
⊙	LC	249	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	1 GAL.	30" O.C.	LOW	
✿	MS	63	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL.	60" O.C.	MODERATE	
⊗	MC	59	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL.	48" O.C.	LOW	
●	MD	167	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	42" O.C.	LOW	
⊙	ML	110	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	5 GAL.	48" O.C.	LOW	
⊗	MR	93	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	48" O.C.	LOW	
•	PS	145	PHORMIUM TENAX 'JACK SPRATT' / JACK SPRATT FLAX	1 GAL.	30" O.C.	LOW	
✿	PD	21	PHORMIUM X 'DARK DELIGHT' / PURPLE FLAX	15 GAL.	60" O.C.	LOW	
—	PCJ	67	PYRACANTHA COCCINEA / SCARLET PYRACANTHA	5 GAL.	48" O.C.	LOW	

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.
	RE	28	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	15 GAL
	SN	88	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS	5 GAL
	WF	19	WESTRINGIA FRUTICOSA / COAST ROSEMARY	15 GAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.
	AM	101	ARCTOSTAPHYLOS 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL
	CM	21	CARISSA MACROCARPA 'PROSTRATA' / PROSTRATE NATAL PLUM	1 GAL
	MP	203	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM	1 GAL
MATERIALS	CODE	QTY	COMMON NAME	
	RB	1,063 L.F.	ROOT BARRIER REFER TO SHEET L2.2 / DTL E	
	RC	1030 S.F.	ROCK COBBLE = 6" CRUSHED ROCK	
	TG	12	TREE GRATE - RAIN 60" x 60" x 1.25" HEEL PROOF (RNX60-60B9TGHF12)	

LANDSCAPE DATA TABLE		
CITY OF SANTA CLARA MUNICIPAL CODE	REQUIRED	PROVIDED
ZONE: LIGHT INDUSTRIAL		
TOTAL SITE AREA: 187,288 SF (3.84 ACRES)		
TOTAL LANDSCAPE AREA: 26,387 SF (0.61 ACRES)		
TOTAL BUILDING PAD AREA: 60,961 SF (1.40 ACRES)		
TOTAL VUA (VEHICULAR USE AREA): 24,490 SF (0.56 ACRES)		
DEVELOPMENT CRITERIA - LANDSCAPE PROVISIONS		
TOTAL LANDSCAPE AREA COVERAGE	10% OF TOTAL VUA AREA SPREAD EVENLY ACROSS VUA AND BUILDING FRONTAGE) 24,490 SF X 10 / 100 = 2,449 SF LANDSCAPE AREA	26,387 SF LANDSCAPE AREA
TREE MITIGATION	39 TREES REMOVED REPLACE AT 21 MIN. 24" BOX SIZE, OR 11 MIN. 36" BOX SIZE	39 TREES REPLACED WITH 36" BOX SIZE (REPLACES 39 TREES)
DEVELOPMENT CRITERIA - VEHICULAR USE AREA (VUA)		
PARKING LOT SCREENING	30" HEIGHT MINIMUM LANDSCAPED BERM	LIMITED AREA FOR GRADING WITHIN THE BUILDING FRONTAGE. A DENSE LANDSCAPE SCREEN OF 34" HEIGHT MINIMUM WILL PROVIDE A BUFFER FROM THE STREET (OPTIONAL REQUIRED MAX 24" HEIGHT SHRUBS).

LANDSCAPE NOTES

- THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS.
- ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE.
- THE GROUNDCOVERS OR ORGANIC SHREDDED BARK MULCH SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF.
- ALL SHRUB BEDS SHALL BE MULCHED WITH ORGANIC SHREDDED BARK MULCH TO A 3" MINIMUM DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF SANTA CLARA AND COUNTY OF SANTA CLARA.
- ALL VEGETATION SHALL BE MAINTAINED FREE OF PHYSICAL DAMAGE OR INJURY FROM LACK OF WATER, EXCESS CHEMICAL FERTILIZER OR OTHER TOXIC CHEMICAL, BLIGHT OR DISEASE. ANY VEGETATION WHICH SHOWS SIGNS OF SUCH DAMAGE OR INJURY AT ANY TIME SHALL BE REPLACED BY THE SAME, SIMILAR, OR SUBSTITUTE VEGETATION OF A SIZE, FORM, AND CHARACTER WHICH WILL BE COMPARABLE AT FULL GROWTH.
- ANY COMPACTED SOILS IN PLANTING AREAS SHALL BE RETURNED TO A "FRILABLE" CONDITIONS PRIOR TO THE INSTALLATION OF PLANT MATERIALS. FRILABLE CONDITION IS DEFINED AS AN EASILY CRUMBLABLE OR LOOSELY COMPACTED CONDITION WHEREBY THE ROOT STRUCTURE OF NEWLY PLANTED MATERIAL WILL BE ALLOWED TO SPREAD UNIMPEDED.
- APPROXIMATE PLANT QUANTITIES ARE PROVIDED IN THE LEGEND FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE CORRECT QUANTITY OF PLANT MATERIAL, REGARDLESS OF THE QUANTITIES INDICATED IN THE LEGEND.
- PROVIDE WEED CONTROL PER SPECIFICATIONS.
- CONTRACTORS TO PROVIDE AGRICULTURAL SUITABILITY AND FERTILITY TESTS AND PROVIDE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PLANT INSTALLATION. LANDSCAPE CONTRACTOR SHALL INCORPORATE ALL SOILS LAB RECOMMENDATIONS, FOR BIDDING PURPOSES, ASSUME THE FOLLOWING:
A) 4 CUBIC YARDS NITROLIZED SOIL AMENDMENT
B) 15 LBS. 8-20-20 COMMERCIAL FERTILIZER
C) 15 LBS AGRICULTURAL GYPSPUM
D) 10 LBS GRO POWER PLUS SOIL CONDITIONER OR APPROVED EQUAL
E) 45 CUBIC YARD SCREENED TOPSOIL
F) 15 CUBIC YARD NITROLIZED SOIL AMENDMENT
G) 15 LBS ORGANIC GYPSPUM
H) 2 LBS GRO POWER PLUS SOIL CONDITIONER OR APPROVED EQUAL
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED IN A DEPTH OF SIX INCHES INTO THE SOIL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL AND IRRIGATION SYSTEMS PROPOSED AND EXISTING-TO-REMAIN FOR A PERIOD OF 90-DAYS AFTER COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE EXISTING AND PROPOSED PLANT MATERIAL FOR A ONE-YEAR PERIOD STARTING AT FINAL ACCEPTANCE OF THE IMPROVEMENTS. DURING THIS PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DEAD OR IN-DECLINE PLANT MATERIAL OR DAMAGED IRRIGATION COMPONENTS IN-KIND. I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE CONCEPT DESIGN.

MATTHEW J. MORGAN, P.L.A. 6256

PLANT PALETTE



THE USE OF THE PLANTS AND MATERIALS SHOWN HEREIN IS LIMITED TO THE SPECIFIC PROJECT AND SITE. THESE ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN. ANY REUSE OF THESE MATERIALS WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CONTACT: KIMLEY-HORN, INC. 10 SOUTH ALMADEN BLVD., SUITE 1250, SAN JOSE, CA 95113. PHONE: 650-800-4130. FAX: 714-938-9488. WWW.KIMLEY-HORN.COM

Kimley-Horn

• 2020 KIMLEY-HORN AND ASSOCIATES, INC.
10 SOUTH ALMADEN BLVD., SUITE 1250
SAN JOSE, CA 95113
PHONE: 650-800-4130 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

LANDSCAPE ARCHITECT OF RECORD SEAL

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF THE SEAL OF ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR ALTER THE SEAL OF A LICENSED LANDSCAPE ARCHITECT WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC.

CORESITE - SV9

2505-2509 STEINER WAY.
SANTA CLARA, CA 95054

JOB NO.: 19725001
PRINT DATE: 05/28/2020
DESIGNED BY: MT
CHECKED BY: NM
SET ISSUED: 10/28/2019 PCC SUBMITTAL 1
02/12/2020 PCC SUBMITTAL 2
02/24/2020 SCHEMATIC DESIGN
05/28/2020 PCC SUBMITTAL 3

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

Clearances Under and Near Transmission Overhead Lines

Wire Zone Transmission

The Wire Zone under Transmission lines extends 10 feet out from conductors. Maximum vegetation height in this zone is 3 feet. In general, tree planting within the "wire zone" is not recommended by SVP, and should be avoided. Most SVP easements do not allow planting of trees within the easement area. If plantings are selected, it is important to recognize that removal may become necessary to ensure safe and reliable electric service, and also maintain compliance with Federal and State Laws.

Border Zone Transmission

The Border Zone extends 40 feet out from the Wire Zone (see above). Maximum vegetation height in this zone is 10 feet. Tree planting selections within the "border zone" should recognize proximity of utilities in relation to tree height, root structure and canopy width upon maturity. If tree plantings are selected, it is important to recognize that removal may eventually become necessary to ensure safe and reliable electric service, and also maintain compliance with Federal and State Laws. Planting trees that will become tall enough to target or "fall into" the power lines should always be avoided in this zone.

Outer Zone Transmission

The Outer Zone begins 50 feet out from conductors. There is no stated maximum tree height in this zone, but failure of trees with the ability to reach energized conductors (utility wires) is of primary concern. Structural topping or removal may be required to ensure safe and reliable electric service, and also maintain compliance with Federal and State Laws.

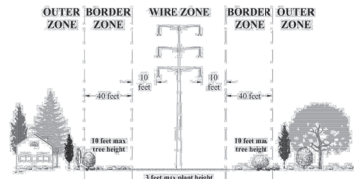
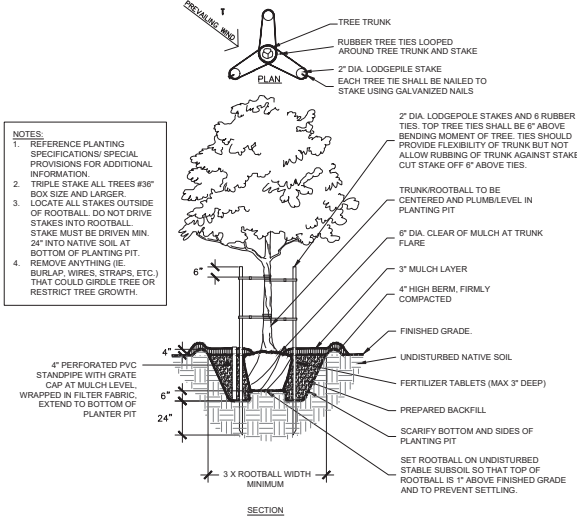


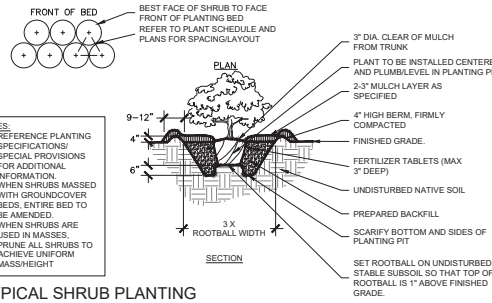
Figure 2: Tree Zones Near Transmission Lines

By: J. Blos	Tree Clearances From Overhead Electric Lines	Drawn By: AA
Approved: 9/19/2020		Sheet 7 of 8
		OH 1320
		Rev. 1

TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES



36\"/>



TYPICAL SHRUB PLANTING

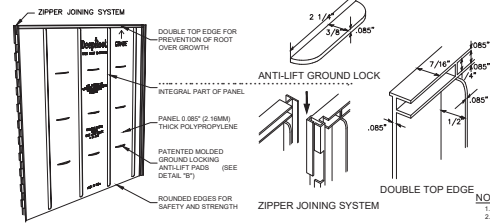
NOTES:
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING ADJACENT PAVING/HARDSCAPE ELEMENTS. ASSEMBLED IN 2' LONG MODULES OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE AN ADJACENT HARDSCAPE AREA TO ONE SIDE OF THE TREE'S LINEAR PLANTING STYLE.

MATERIALS:

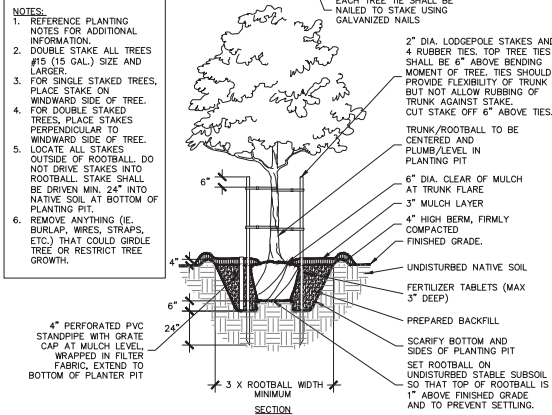
- THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2 AS MANUFACTURED BY EBER ROOT PARTNERS, L.P. 238 WASHINGTON STREET, SAN FRANCISCO, CA 94111 (866-458-1888) OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.085\"/>

CONSTRUCTION AND INSTALLATION:

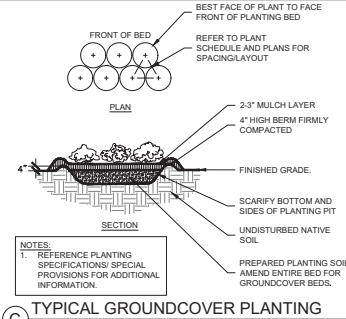
- THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARD TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1\"/>
- EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS



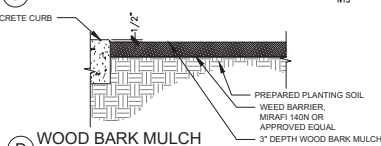
ROOT TREE BARRIER



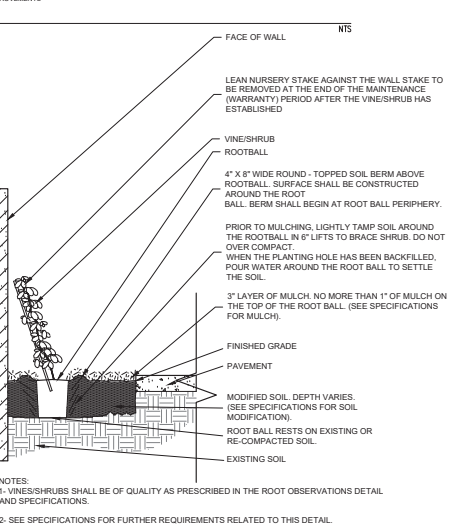
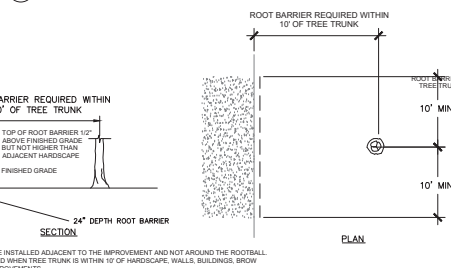
TYPICAL TREE PLANTING (UP TO 24\"/>



TYPICAL GROUNDCOVER PLANTING



WOOD BARK MULCH



VINE/SCREENING SHRUB PLANTING

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LANDSCAPE ARCHITECT OF RECORD SEAL



IT IS A VIOLATION OF THE PROFESSIONAL LANDSCAPE ARCHITECTING ACT TO USE OR REPRODUCE THESE PLANS IN ANY WAY

CORESITE - SV9
2605-2609 STENDER WAY,
SANTA CLARA, CA 95054

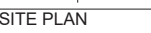
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PRINT DATE:	05/28/2020
DESIGNED BY:	MT
CHECKED BY:	NM
SET ISSUED:	
10/28/2019	PCC SUBMITTAL 1
02/12/2020	PCC SUBMITTAL 2
02/24/2020	SCHEMATIC DESIGN
05/28/2020	PCC SUBMITTAL 3
SHEET NAME:	LANDSCAPE DETAILS
SHEET NO.:	L2.2



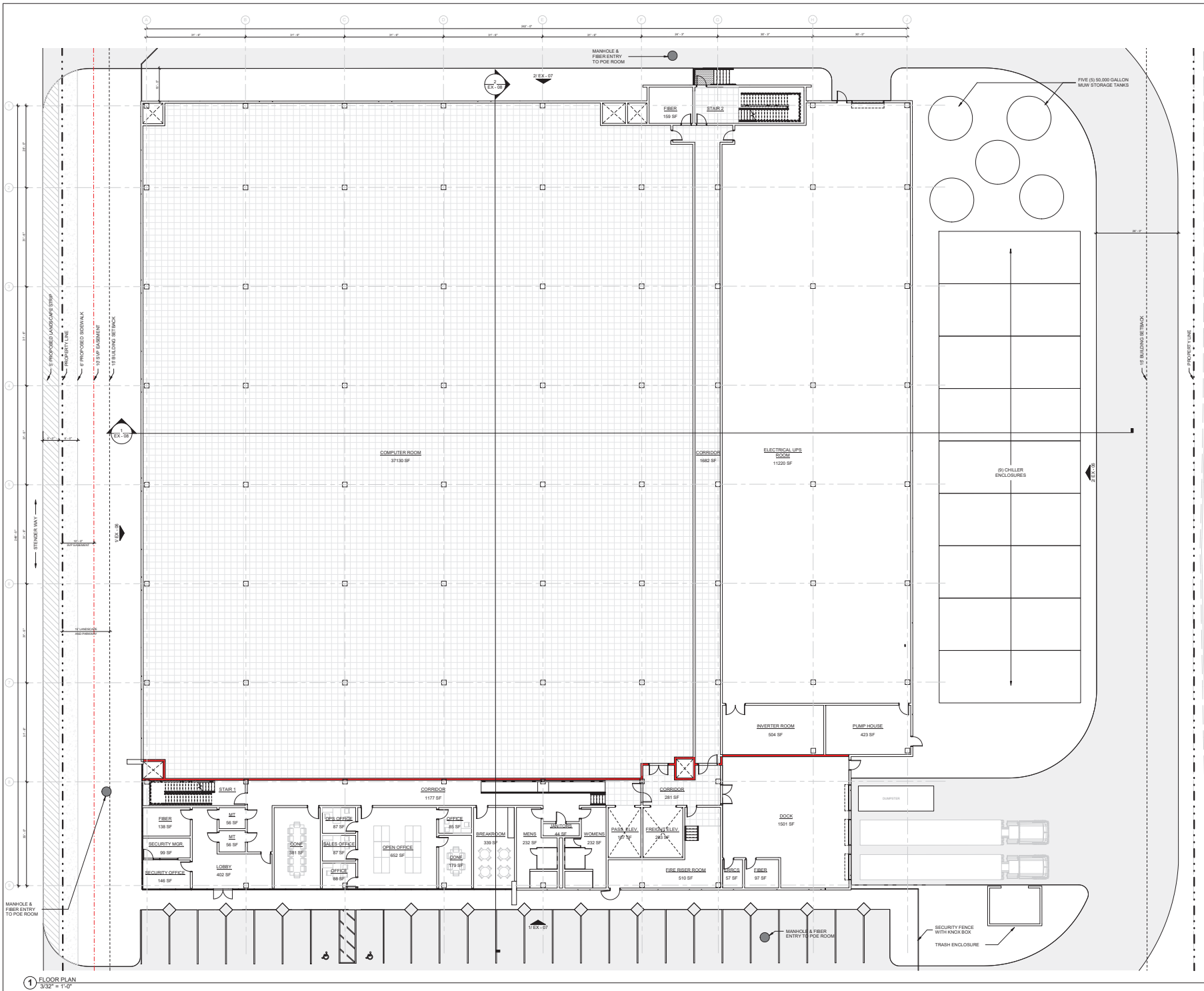
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Date of issue:
05.28.2020

2905 STENDER WAY
SANTA CLARA, CA 95054



5/27/2020 1:22:45 PM EX -02 FLOOR PLAN - LEVEL ONE



1 FLOOR PLAN
3/8" = 1'-0"



CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-683-2000

ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION #1
3	03.18.2020	PCC SUBMISSION #2
4	05.28.2020	PCC SUBMISSION #3

REVISIONS

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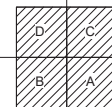
Date of issue:
05.28.2020

CORESITE SV9

PCC SUBMISSION

2905 STENDER WAY
SANTA CLARA, CA 95054

KEYPLAN

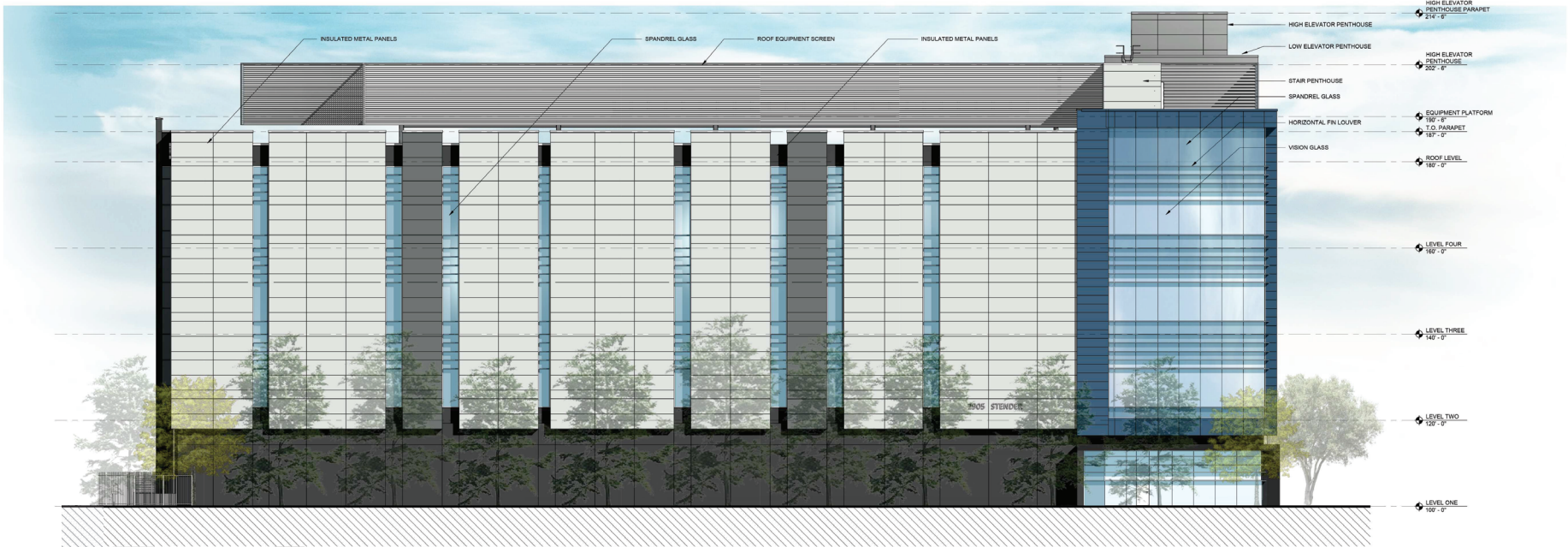


FLOOR PLAN - LEVEL ONE

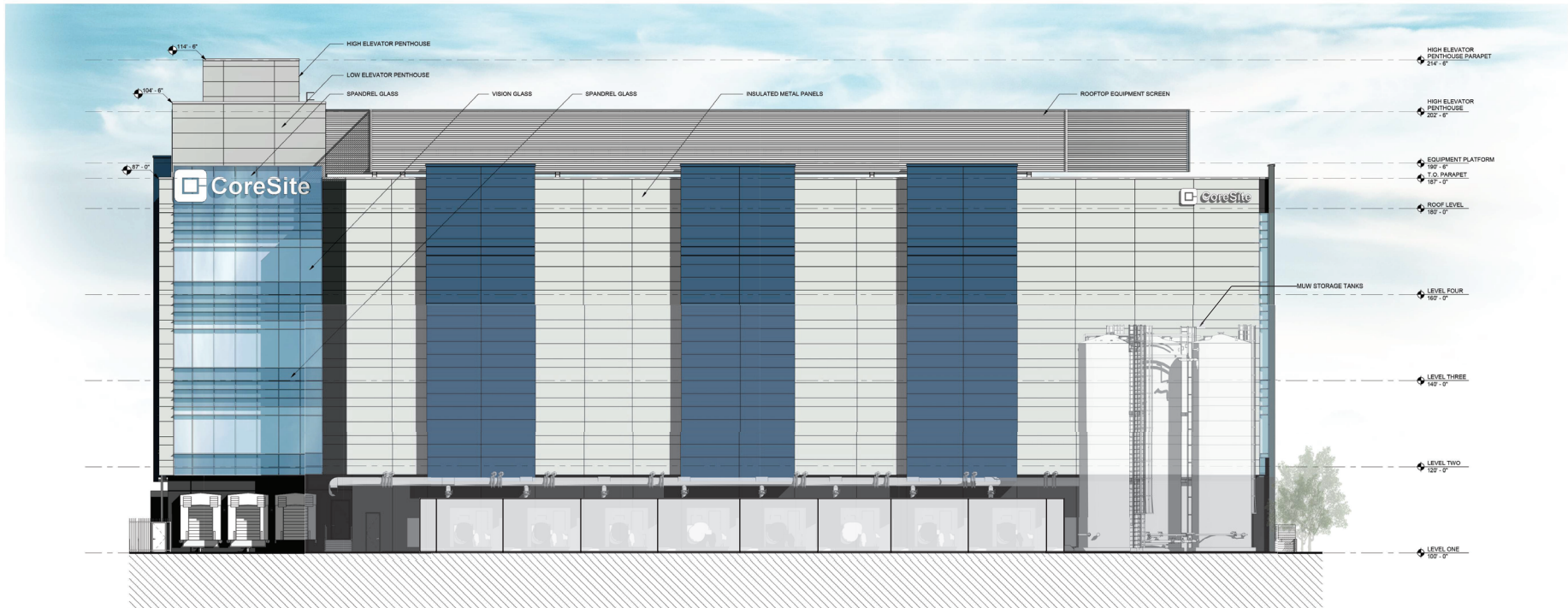
JOB 19199.0000
DATE 06.24.2019
SHEET

EX - 02

2 WEST ELEVATION
1" = 10'-0"



1 EAST ELEVATION
1" = 10'-0"



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

ISSUES

1	09.16.2019	IFCC SUBMISSION
2	10.28.2019	IFCC SUBMISSION #1
3	02.18.2020	IFCC SUBMISSION #2
4	05.28.2020	IFCC SUBMISSION #3
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REVISIONS

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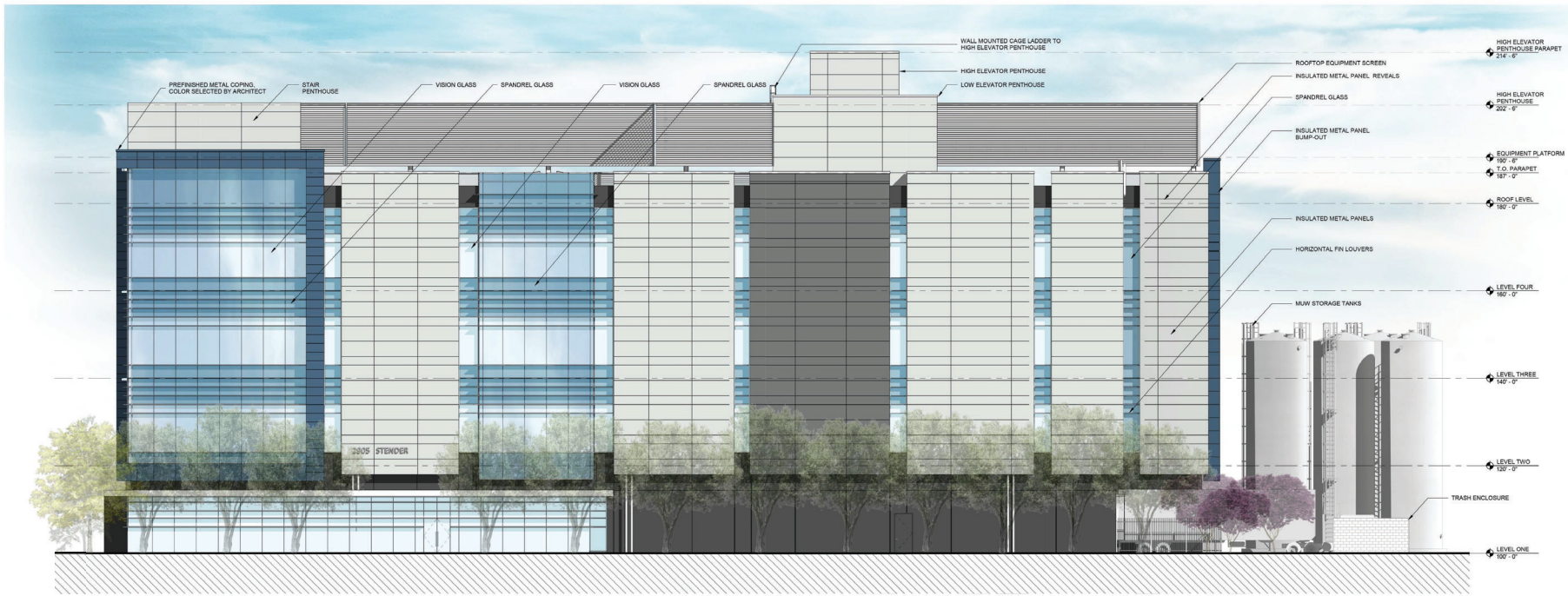
Date of issue:
05.28.2020

CORESITE SV9
PCC SUBMISSION
2905 STENDER WAY
SANTA CLARA, CA 95054

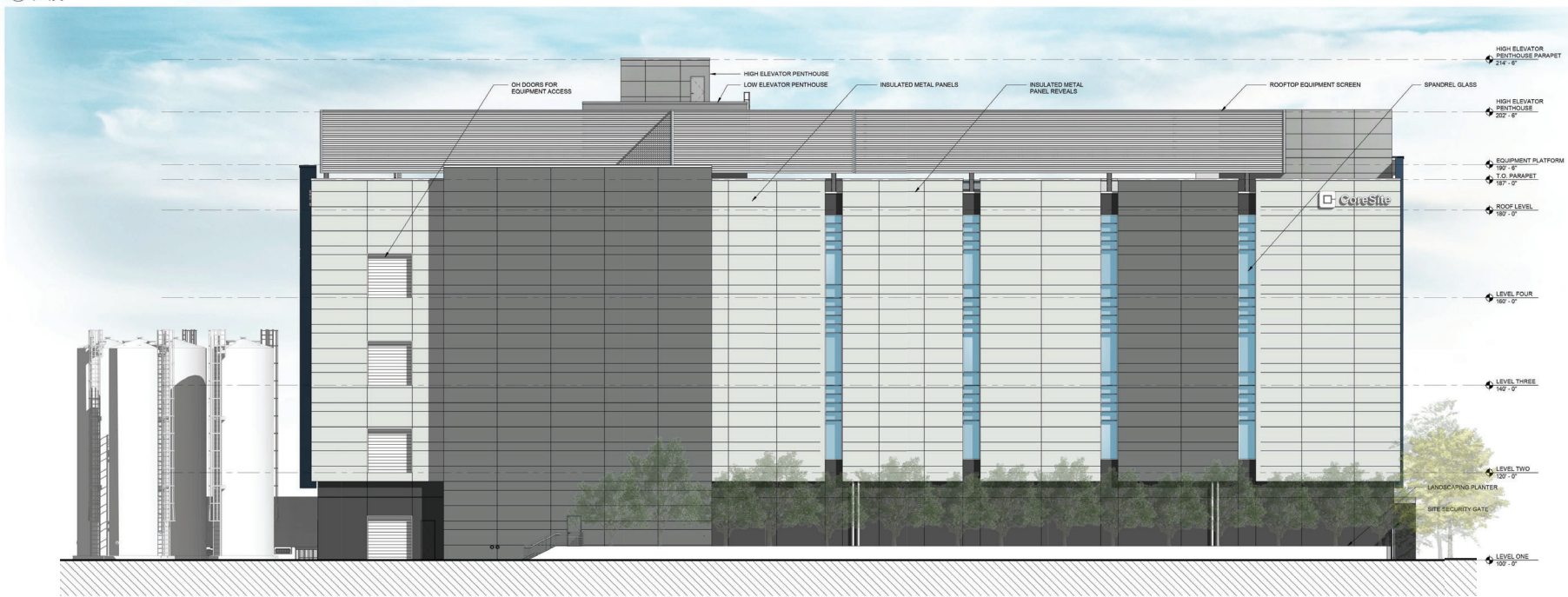
EXTERIOR ELEVATIONS

JOB 19199.0000
DATE 09.16.2019
SHEET

EX - 06



2 SOUTH ELEVATION
1" = 10'-0"



1 NORTH ELEVATION
1" = 10'-0"



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421 N. Houston St
Dallas, TX 75202
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ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION #1
3	02.18.2020	PCC SUBMISSION #2
4	05.28.2020	PCC SUBMISSION #3
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Date of issue:
05.28.2020

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EXTERIOR ELEVATIONS

JOB 19199.0000
DATE 09.16.2019
SHEET

EX - 07



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401 N. Houston St
Dallas, TX 75202
T: 214-548-5000

ISSUES

1	09.16.2019	PCC SUBMISSION
2	10.28.2019	PCC SUBMISSION #1
3	03.18.2020	PCC SUBMISSION #2
4	05.28.2020	PCC SUBMISSION #3

REVISIONS

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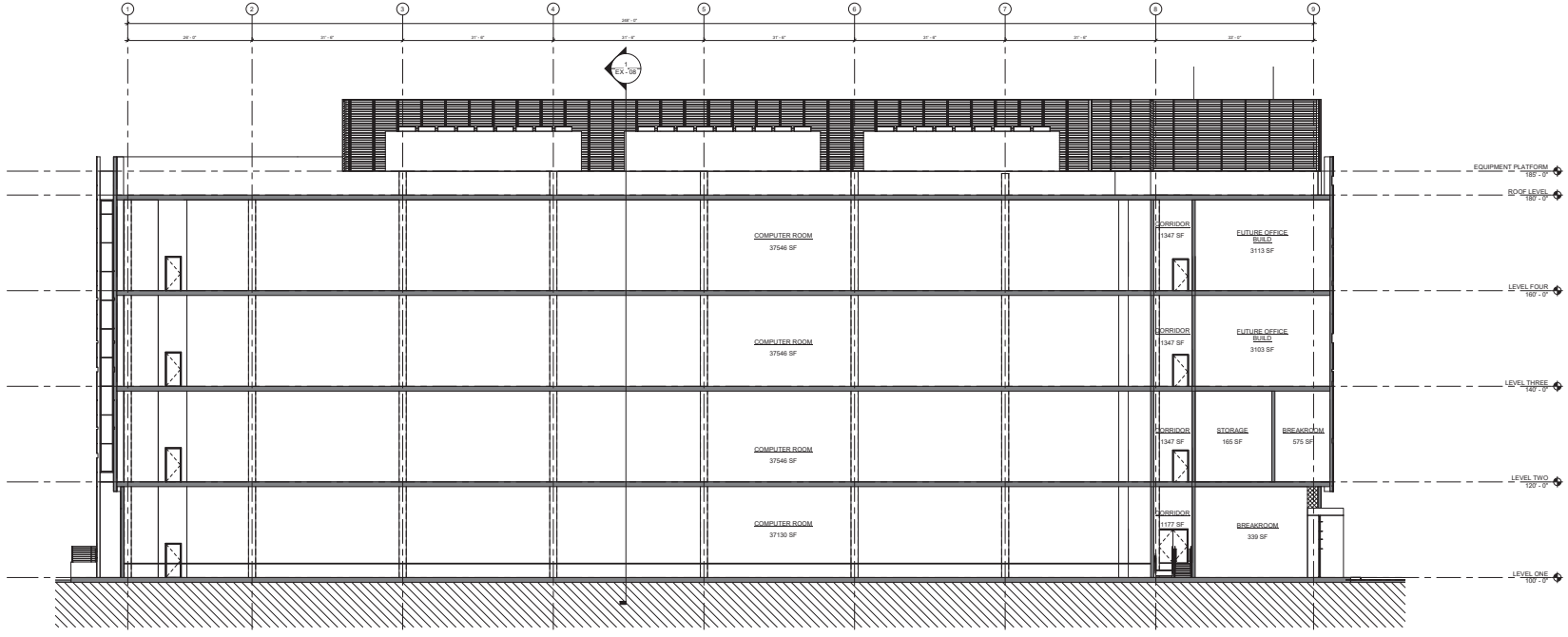
Date of issue:
05.28.2020

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PCC SUBMISSION
2905 STENDER WAY
SANTA CLARA, CA 95054

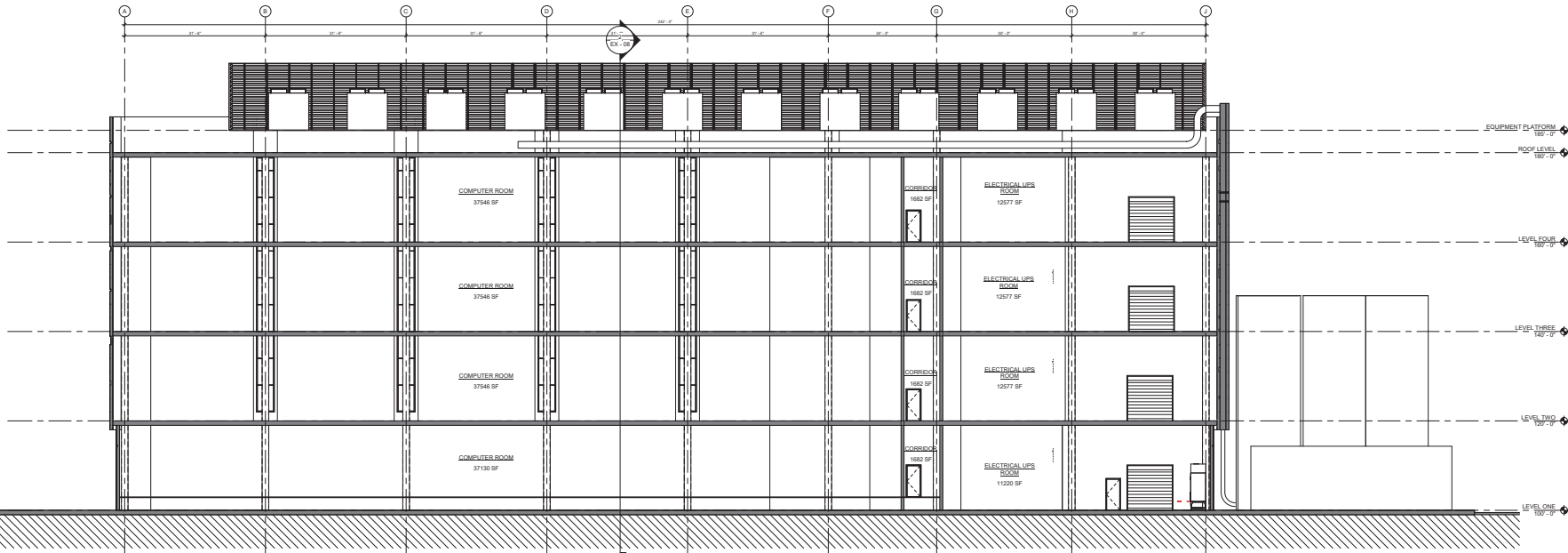
BUILDING
SECTIONS

JOB 19199.0000
DATE 09.16.2019
SHEET

EX - 08

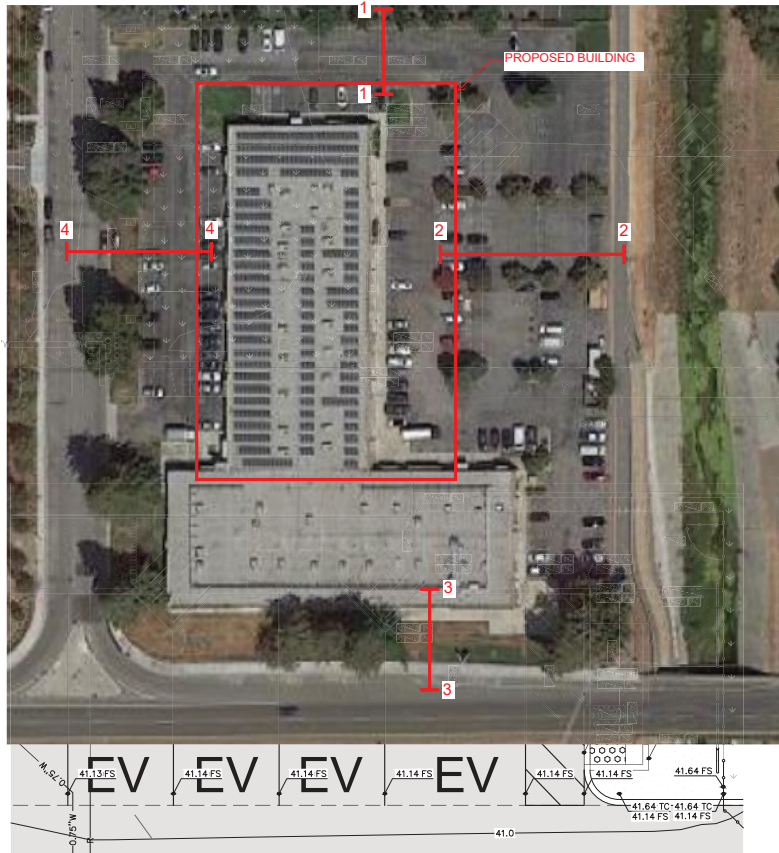


2 BUILDING SECTION
1" = 10'-0"

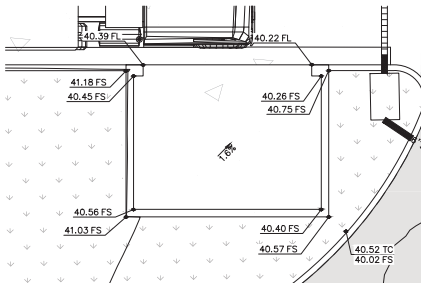


1 BUILDING SECTION
1" = 10'-0"

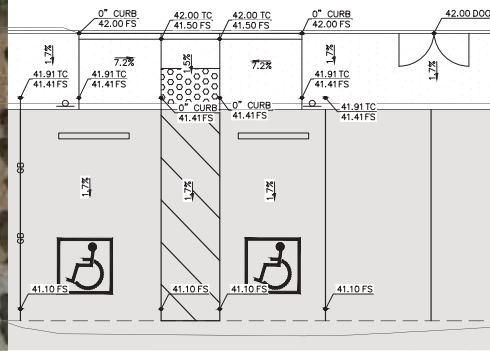
5/27/2020 1:23:35 PM JAX-08 BUILDING SECTIONS



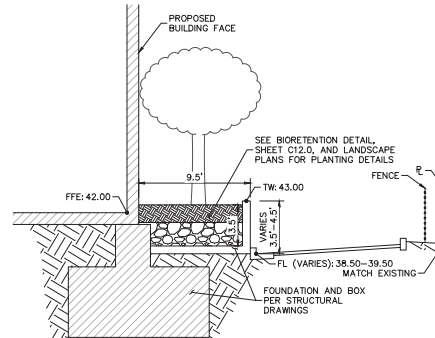
DETAIL B
SCALE 1" = 5'



DETAIL C
SCALE 1" = 5'



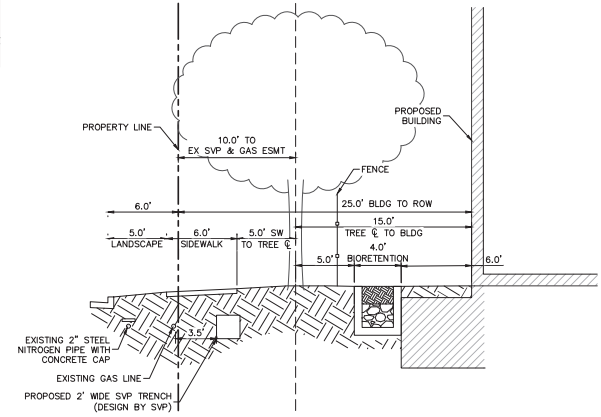
TYPICAL SECTION 2: EAST
SCALE 1" = 5'



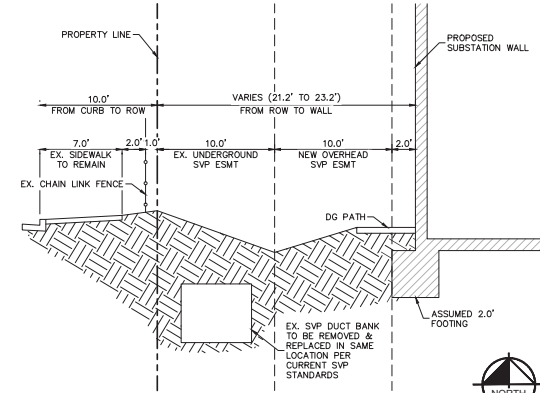
TYPICAL SECTION 1: NORTH
SCALE 1" = 5'

LEGEND

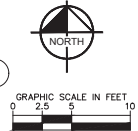
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---	EASEMENT/SETBACK LINE	[Pattern]	BIORETENTION AREA
---	RIDGE LINE	[Pattern]	ASPHALT CONCRETE PAVEMENT
---	GRADE BREAK LINE	[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
---	FLOW LINE	[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
---	STORM DRAIN LINE	[Pattern]	DECOMPOSED GRANITE AREA
---	SIDEWALK UNDERDRAIN/ PERFORATED PIPE	[Pattern]	GRATED TREE WELL
LP	LOW POINT	[Pattern]	OVERLAND RELEASE PONDING LIMITS (6" MAXIMUM)
HP	HIGH POINT		
BSM	BIO-SOIL MIX		
---	DROP INLET		
---	OVERLAND RELEASE PATH		



TYPICAL SECTION 4: STENDER WAY
SCALE 1" = 5'



TYPICAL SECTION 3: CENTRAL EXPRESSWAY
SCALE 1" = 5'



CORGAN

kw

CORESITe

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SAN JOSE, CA 95113
PHONE: 668-800-4130 FAX: 714-838-9488
WWW.KIMLEY-HORN.COM

ENGINEER OF RECORD
SEAL



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CORESITe SV9
CORESITE
2905 STENDER WAY, SANTA CLARA, CA
A.P.N.: 216-29-108

JOB NO.: 19725001
PRINT DATE: 11/13/2020
DESIGNED BY: KN
CHECKED BY: MJ

REVISIONS:	
1	11.13.2020 FOUNDATION DESIGN V1
2	11.13.2020 PLAN CHECK REVISIONS #1
3	11.13.2020 PLAN CHECK REVISIONS #1
4	11.15.2020 PLAN CHECK REVISIONS #2
5	11.15.2020 PLAN CHECK REVISIONS #2

SHEET NAME:
GRADING DETAILS

SHEET NO.: C11.2

