RESOLUTION NO. 24-9359

A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING THE ARCHITECTURAL REVIEW TO ALLOW THE DATA CENTER PROJECT LOCATED AT 2805 BOWERS AVENUE, SANTA CLARA

SCH# 2023020228
PLN21-15069 (General Plan Amendment, Use Permit, Architectural Review)

WHEREAS, on August 4, 2021, HMH Engineers ("Applicant"), on behalf of GI Partners ("Owner") made an application for the development of a 5.12-acre site (Assessor's Parcel Numbers: 216-28-063) located at 2805 Bowers Avenue in Santa Clara ("Project Site");

WHEREAS, the Project Site has a General Plan designation of High Intensity Office / Research and Development and is zoned Office/R&D-High Intensity (HO-RD);

WHEREAS, the Project Site is currently developed with a 104,000 square-foot two-story office building, surface parking lot and site landscaping;

WHEREAS, the Owner proposes to construct a 244,068 square foot, four-story data center building housing computer servers and administrative functions, rooftop mechanical equipment, and generator equipment yard with 32, three megawatt (MW) tier 4 compliant renewable diesel-fired emergency backup generators, with a maximum peak generating capacity of 72 MW, an electric substation, a surface parking lot and on- and off-site improvements; in conjunction with demolition of the existing structures and site improvements ("Project");

WHEREAS, the Project approvals include a General Plan Amendment, a Use Permit, and Architectural Review by the City, and a rezoning of the Project Site to Light Industrial (LI). The Owner has simultaneously applied for a Small Power Plant Exemption ("SPPE") from the California Energy Commission ("CEC"), which granted the SPPE on November 8, 2023;

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WHEREAS, pursuant to Santa Clara City Code ("SCCC") Section 18.76.020, the Architectural review for all non-residential development greater than five thousand (5,0000) square feet in size requires approval at a public hearing. Pursuant to City Code Section 18.76.020(j), the architectural review of this application is being referred to the City Council for consideration;

WHEREAS, the CEC, as Lead Agency, prepared the Draft Environmental Impact Report ("DEIR") for the Project in accordance with CEQA and circulated copies for 45-day review to public agencies which have jurisdiction by law with respect to the Project, as well as to other interested persons and agencies, and sought the comments of such persons and agencies beginning on August 10, 2023, and concluding on September 29, 2023 ("Comment Period");

WHEREAS, the EIR identified certain potentially significant adverse impacts on the environment with Project development that with implementation of the mitigation measures specified in the Mitigation Monitoring and Reporting Program ("MMRP") for the Project would reduce the potentially significant effects to less than significant;

WHEREAS, the CEC certified the EIR and adopted the MMRP at a publicly noticed meeting on November 8, 2023;

WHEREAS, on March 6, 2024, the Planning Commission held a duly noticed public hearing, at the conclusion of which the Planning Commission was unable to reach an agreement on the use permit or a recommendation on the General Plan Amendment. Pursuant to the Santa Clara City Code, the lack of action constituted a denial of the use permit and a recommendation of denial on the General Plan Amendment;

WHEREAS, on March 6, 2024, the Planning Commission held a duly noticed public hearing at the conclusion of which pursuant to CEQA guidelines 15270, Planning Commission did not take an action on the Environmental document;

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WHEREAS, the City Council cannot grant an Architectural approval without first making specific findings related to the effect of the project on off street parking areas, screening strips, design and location of the proposed development, impact on the neighborhood character, health, comfort, and general welfare of people in the neighborhood, and the policies and criteria for architectural review;

WHEREAS, on August 17, 2024, a notice of the public hearing on the proposed General Plan Amendment was published in the *Mercury News*, a newspaper of general circulation for the City, for the City Council Hearing to be conducted on August 27, 2024;

WHEREAS, on August 15, 2024, notices of the public meeting for the City Council Hearing on August 27, 2024, were mailed to all property owners within 2,000 feet of the Project Site boundaries and to the schools/daycares located within the vicinity- Bracher Elementary School, Wilcox High School, Eliana's Daycare, Little Starfish Bilingual Daycare; and

WHEREAS, on August 27, 2024, the City Council held a duly noticed public hearing to consider the Architectural Review application, at which time all interested persons were given an opportunity to give testimony and the City Council considered the information presented in the Staff Report and all verbal and written evidence.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby approves the Architecture design for the project, contingent on the approval of a General Plan Amendment and Use Permit by the Council, to allow the construction of a new four-story, 244,068 square foot data center with rooftop mechanical equipment, backup generators with a maximum peak capacity of 73 MW, a substation, and associated landscaping and site improvements, as depicted on Exhibit "Development Plans," attached hereto and incorporated herein by this reference.

3. That based upon substantial evidence in the record of the hearing, including the facts stated in this resolution, the City Council hereby finds that:

A That any off-street parking areas, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this chapter and the general plan of the City are a part of the proposed development in that the project provides the required on-site parking and invests in the on- and off-site improvements that includes a sidewalk along the complete street frontage to link the subject site to adjacent uses and site landscaping.

B That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard in that the Project is compatible with existing and planned uses in the project area in terms of proposed use, intensity and scale of development, and building and site design, and the data center use does not generate a significant additional traffic.

C That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this chapter and the general plan of the City in that proposed data center in that the project site is surrounded by industrial uses including the Silicon Valley Power (SVP) Uranium Substation and Vantage data center immediately south of the site and a data center use would not be objectionable or detrimental to the adjacent properties or surrounding industrial sector.

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D That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood in that the Project will incorporate mitigation measures specified in the MMRP with Project development and construct the Project in accordance with the California Building Code.

E That the proposed development, as set forth in the plans and drawings, is consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office in that the project is consistent with the City's design guidelines and uses a mix of materials to develop an aesthetically pleasing building.

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4. Effective date. This approval is contingent upon the approval of both the General Plan Amendment (GPA) and Use Permit associated with this project by the City Council, and shall not go into effect until the Effective date of the GPA. In the event the Council does not approve either the GPA or the Use Permit, or the GPA or Use Permit do not go into effect, this Resolution shall not take effect.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 27TH DAY OF AUGUST, 2024, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: _____
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:
1. Development Plans

2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

09/30/2022 6



SCOPE OF WORK

NEW PROJECT CONSISTING OF 12 DATA HALLS, MECHANICAL PENTHOUSE, BACKUP GENERATORS, POWER EQUIPMENT CENTERS AND ADMINISTRATIVE FUNCTIONS.
THE SITE IS CURRENTLY DEVELOPED WITH AN APPROXIMATELY 100,487 SQUARE FOOT TWO-STORY OFFICE BUILDING AND ASSOCIATED PAVED SURFACE AREAS WHICH WILL BE DEMOLISHED.
THE SCOPE OF WORK WITHIN THESE DOCUMENTS CONSISTS OF ARCHITECTURAL, CIVIL, LANDSCAPE AND ELECTRICAL SITE LIGHTING FOR PCC APPROVAL.

PROJECT INFORMATION SUMMARY

SITE AREA:
235,617 SF
BUILDING TOTAL GSF: 3, P1
243,778 SF
BUILDING FOOTPRINT GSF:
60,735 SF
SITE COVERAGE:
0.257 (ZONING LIMIT 0.75) 3, P1
OCCUPANCY GROUP:
NON-SEPARATED MIXED OCCUPANCY (B AND S-2)
USE:
ELECTRONIC DATA PROCESSING
TYPE OF CONSTRUCTION:
TYPE I-B
NUMBER OF STORIES:
4 STORIES
BUILDING HEIGHT:
87.5'
TYPE OF FIRE SPRINKLERS SYSTEM PROVIDED:
BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATED NFPA13 SPRINGLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1
NUMBER OF PARKING SPACES:
62 SPACES PROVIDED ON SITE,
SEE SHEET AS100 FOR ADDITIONAL PARKING INFORMATION

VICINITY MAP



LOCATION MAP



DRAWING LIST

SHEET NUMBER	SHEET NAME	PCC REVIEW 1	PCC REVIEW 2
G000	COVER SHEET	•	•
01 GENERAL: 1			
C1	EXISTING CONDITIONS & DEMOLITION PLAN	•	•
C1A	DEMOLITION PLAN	•	•
C2	SITE PLAN	•	•
C2A	CROSS SECTIONS	•	•
C3	GRADING & DRAINAGE PLAN	•	•
C4	UTILITY PLAN	•	•
C5	STORMWATER CONTROL PLAN	•	•
C5A	STORMWATER DETAILS	•	•
C6	FIRE ACCESS & HYDRANT PLAN	•	•
C7	OFFSITE RECYCLED WATER EXTENSION	•	•
C8	OFFSITE RECYCLED WATER EXTENSION		•
02 CIVIL: 11			
L1	LANDSCAPE PLAN	•	•
L2	PLANT PALETTE AND NOTES	•	•
L3	HYDROZONE PLAN	•	•
L4	HYDROZONE NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET	•	•
L5	TREE PROTECTION, MITIGATION, AND REMOVAL PLAN	•	•
L6	TREE PROTECTION, NOTES, DETAIL AND TABLE	•	•
03 LANDSCAPE: 6			
A110.01	LEVEL 1 - OVERALL FLOOR PLAN	•	•
A110.02	LEVEL 2 - OVERALL FLOOR PLAN	•	•
A110.03	LEVEL 3 - OVERALL FLOOR PLAN	•	•
A110.04	LEVEL 4 - OVERALL FLOOR PLAN	•	•
A110.05	ROOF PLAN	•	•
A200	3D ELEVATIONS	•	•
A210.01	FULL BUILDING EXTERIOR ELEVATIONS	•	•
A210.02	FULL BUILDING EXTERIOR ELEVATIONS	•	•
A310.1	FULL BUILDING SECTIONS	•	•
A430.03	ENLARGE TRASH ENCLOSURE	•	•
05 ARCHITECTURAL: 10			
E100.1	ELECTRICAL SITE PHOTOMETRICS AND LIGHTING PLAN	•	•
E100.2	ELECTRICAL SITE PHOTOMETRICS PLAN		•
06 ELECTRICAL: 2			

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CIVIL ENGINEER | LANSCAPE DESIGNER

HMH

HMH Engineers
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San Jose, CA 95131
Office: 408.487.2200

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
6	PCC Review - Response 4	09.30.2022
4	PCC Review - Response 3	08.12.2022
3	PCC Review - Response 2	03.11.2022
2	PCC Review - Response 1	10.20.2021
1	PCC Review	07.02.2021

2805 WALSH BOWERS

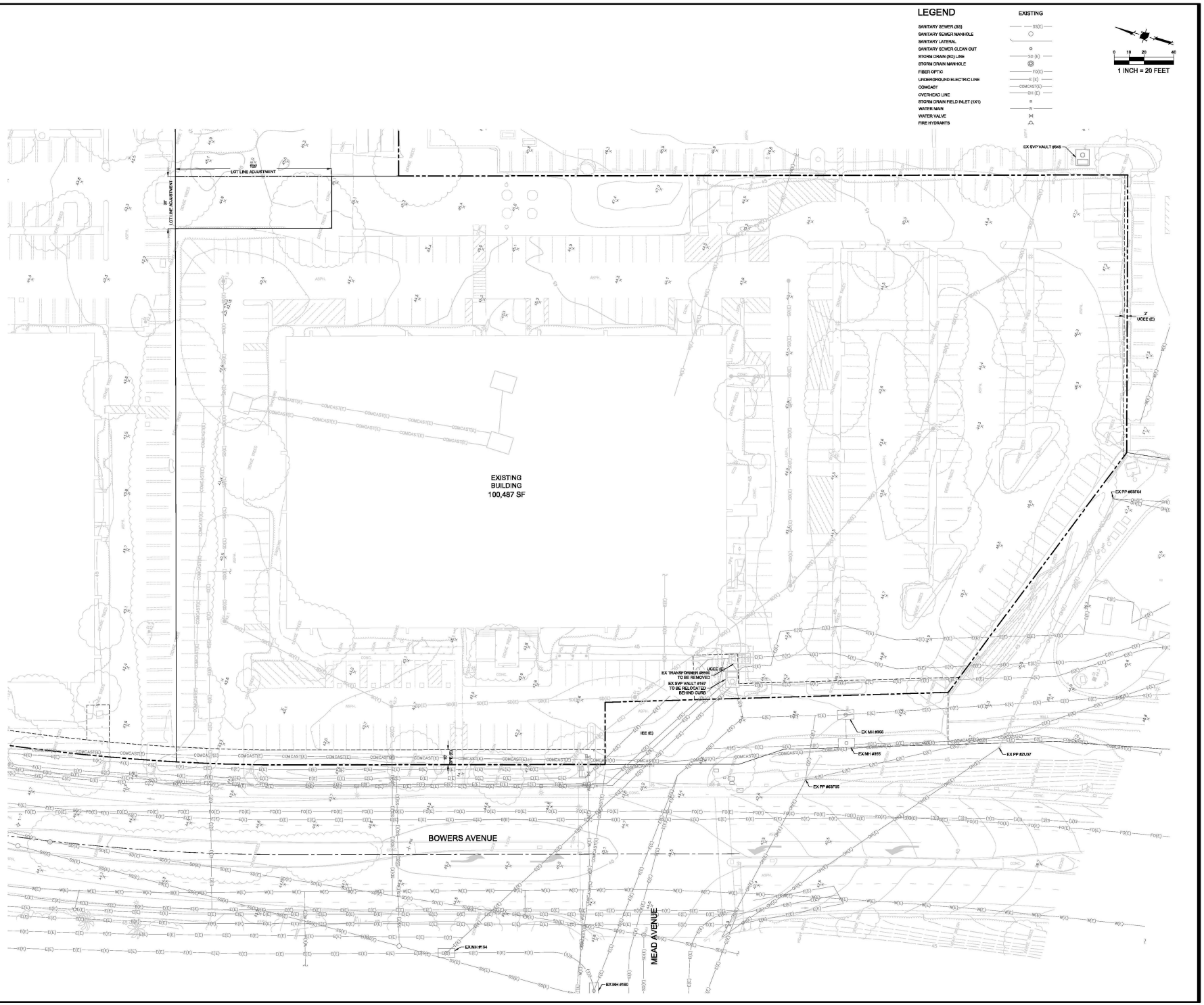
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ISSUED FOR PCC REVIEW

COVER SHEET

G000

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No.	Description	Date
6	PCC REVIEW - RESPONSE 4	03.30.2022
4	PCC REVIEW - RESPONSE 3	03.17.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.30.2021

2805 WALSH BOWERS

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EXISTING CONDITIONS

C1

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NOTES

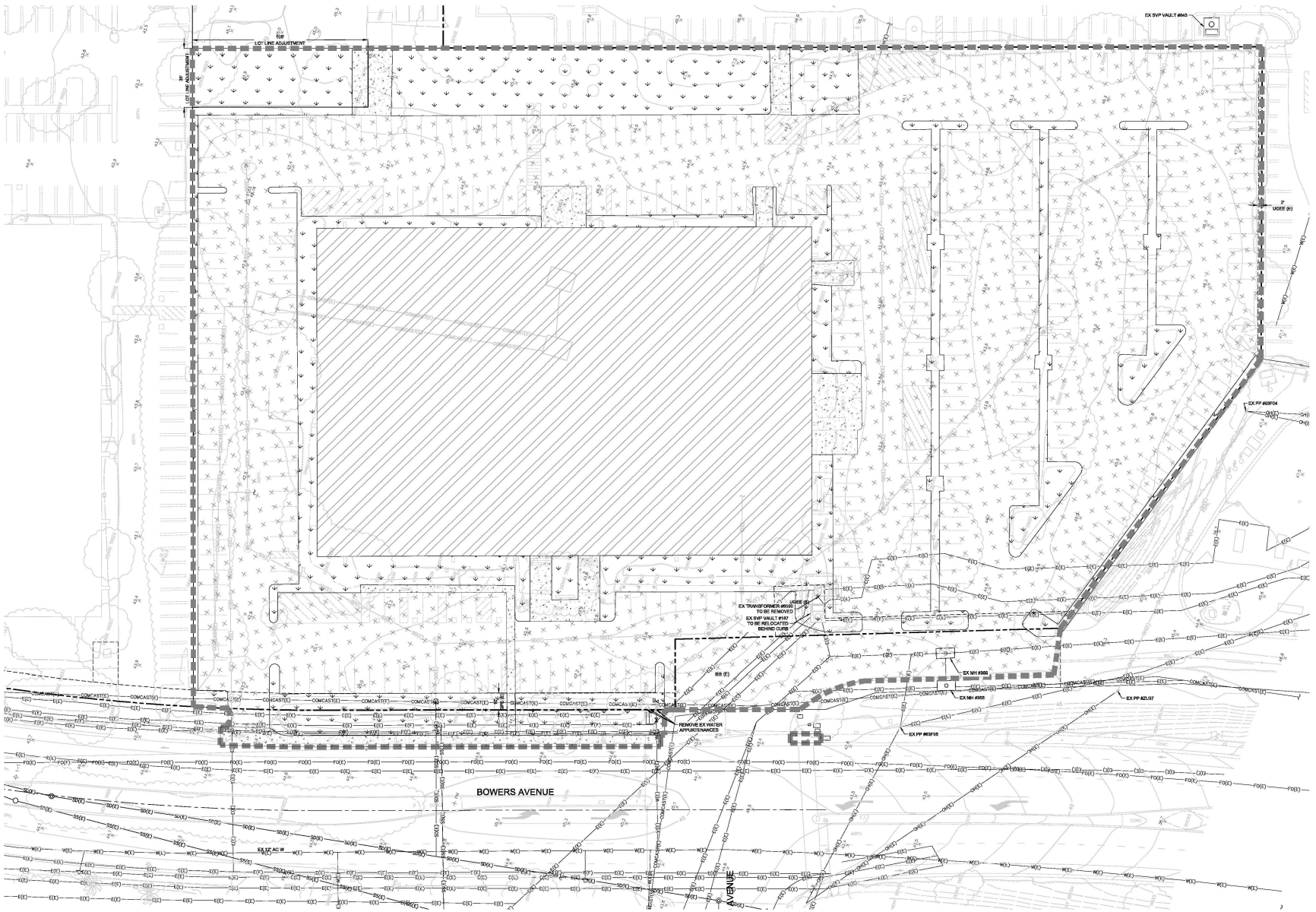
1. ALL EXISTING STRUCTURES TO BE REMOVED.
2. ALL EXISTING ON-SITE PRIVATE UTILITIES TO BE REMOVED AND CAPPED AT THE PROPERTY LINE.
3. SEE SHEET L5 FOR TREE REMOVAL AND TREE PROTECTION.
4. THE APPLICANT SHALL COMPLETE AND PROVIDE POST-CONSTRUCTION SOLID WASTE GENERATION ESTIMATION AND COLLECTION FORM, WHICH INCLUDES THE ESTIMATION OF TRASH AND RECYCLING MATERIALS GENERATED FROM THE PROJECT. USE THE CITY'S SOLID WASTE GUIDELINES FOR NEW AND REDEVELOPMENT PROJECTS AS SPECIFIED BY THE DEVELOPMENT TYPE. CONTACT THE PUBLIC WORKS DEPARTMENT AT ENVIRONMENT@SANTACLARACA.GOV OR (408) 615-3080 FOR MORE INFORMATION.

LEGEND

- REMOVE BUILDING OR STRUCTURE
- REMOVE ASPHALT CONCRETE PAVEMENT
- REMOVE CONCRETE PAVEMENT
- CLEAR AND GRUB VEGETATED AREA
- LIMIT OF DEMOLITION

0 10 20 40

1 INCH = 20 FEET



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2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.30.2021

2805 WALSH BOWERS

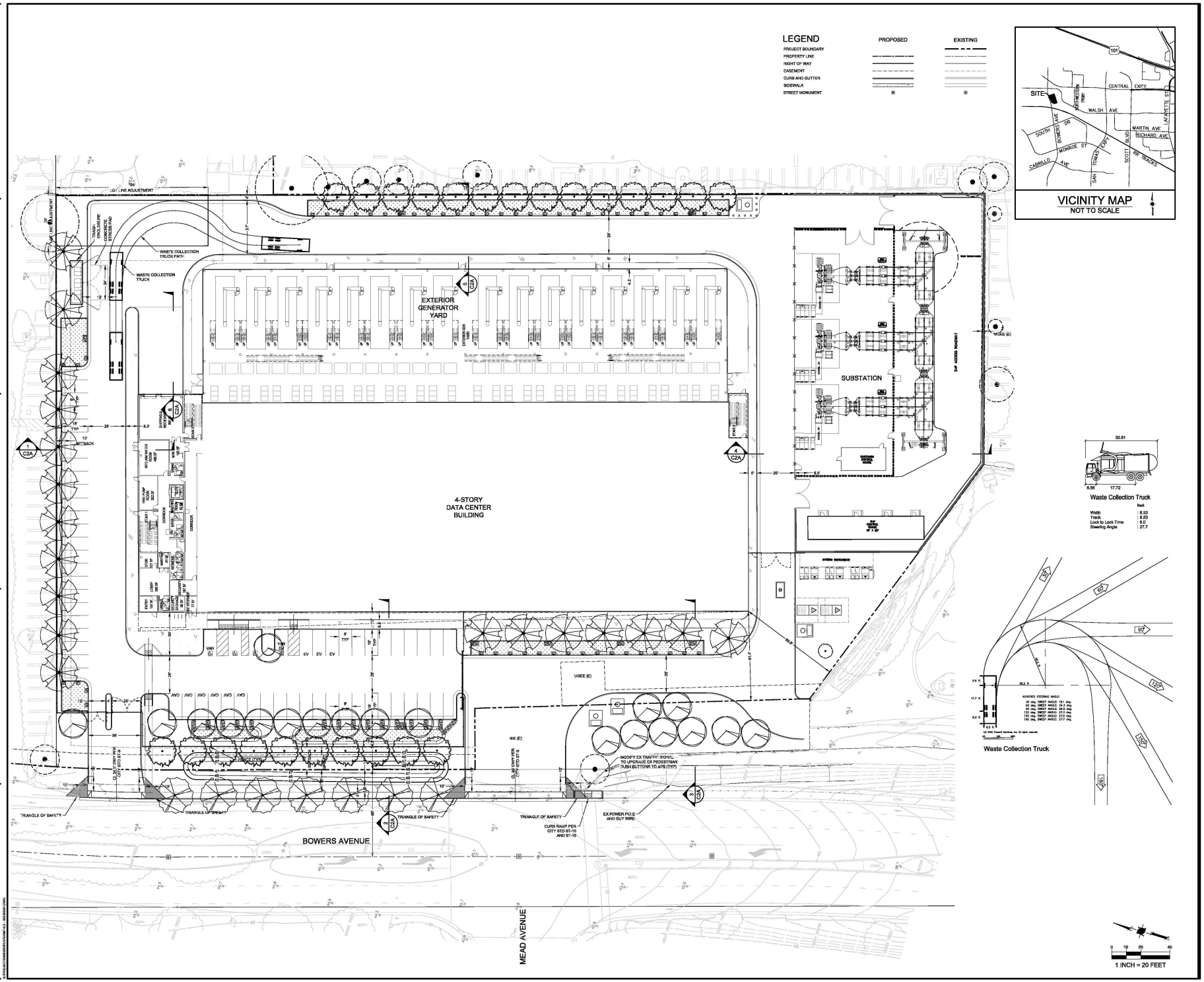
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DEMOLITION PLAN

C1A

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1	PCC REVIEW	07.02.2021

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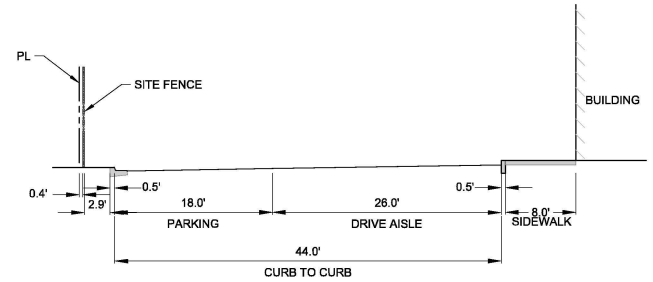
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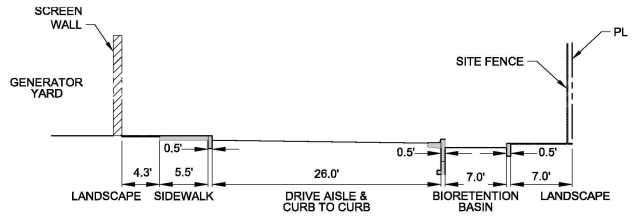
SITE PLAN

C2

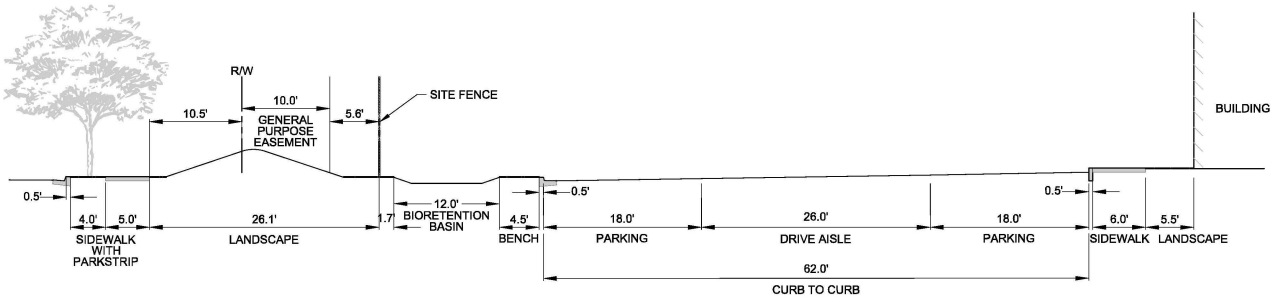
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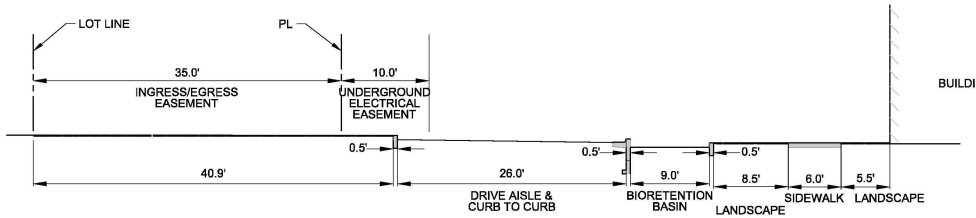
1 SECTION
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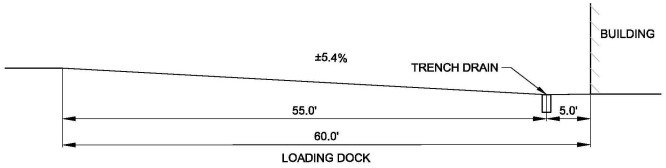
5 SECTION
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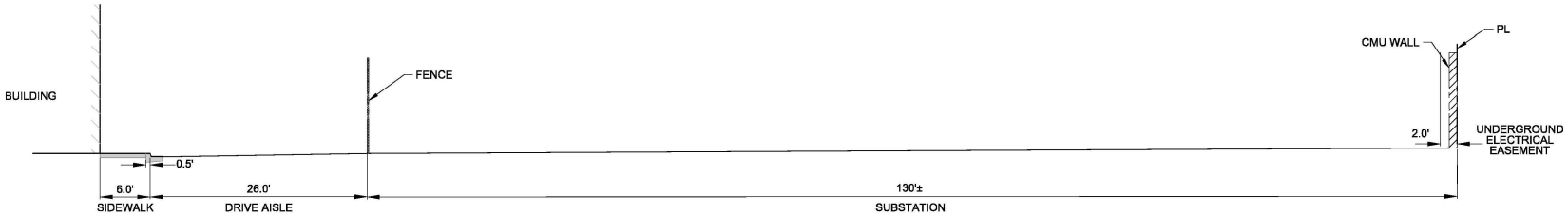
2 SECTION
NTS



3 SECTION
NTS



6 SECTION
NTS



4 SECTION
NTS

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2805 WALSH BOWERS

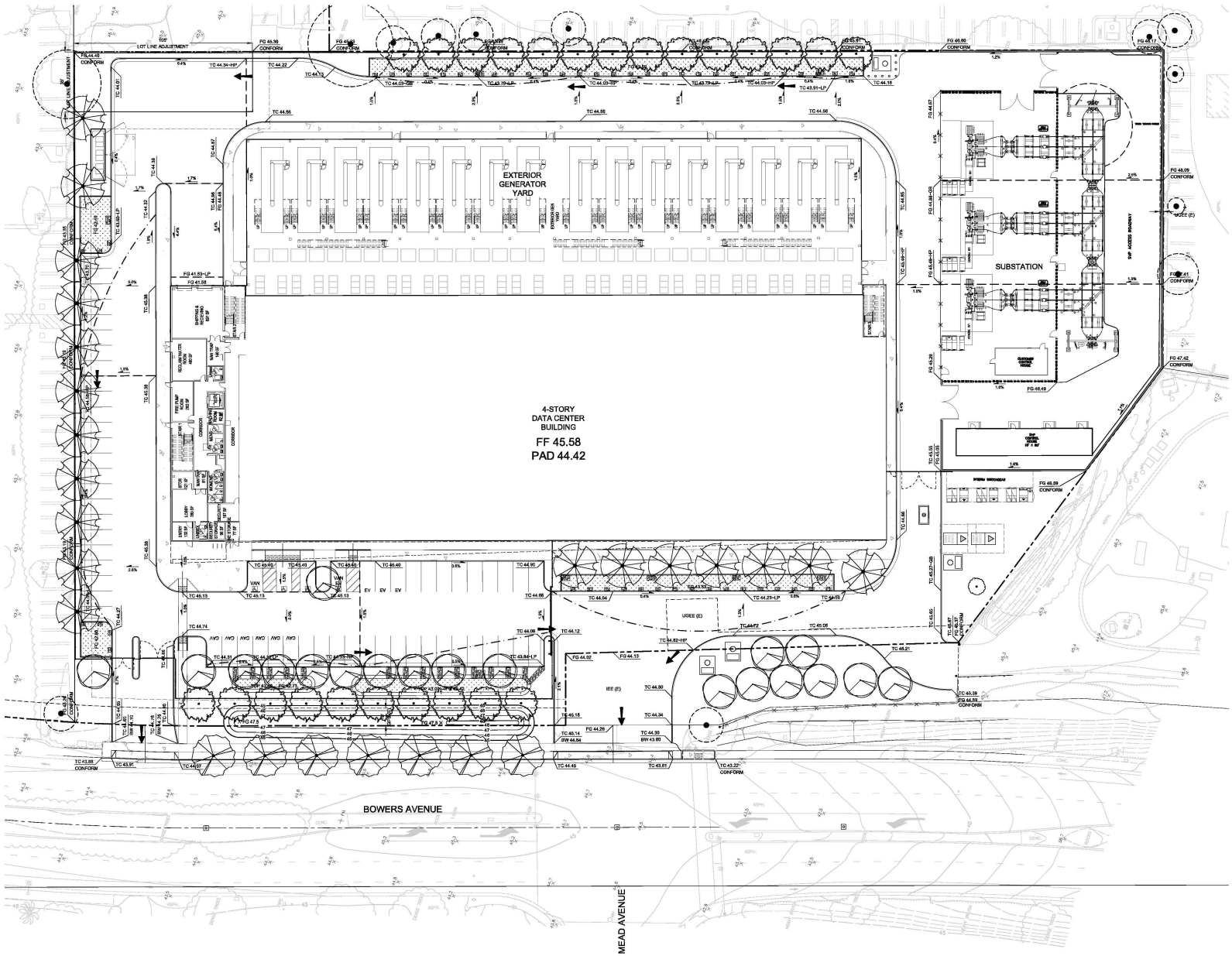
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CROSS SECTIONS

C2A

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2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

GRADING & DRAINAGE PLAN

C3

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WATER SYSTEM NOTES

1. WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE PROJECT PLANS, AND TO THE CITY OF SANTA CLARA WATER AND SEWER UTILITIES STANDARD DRAWINGS AND SPECIFICATIONS. COPIES ARE AVAILABLE ON THE CITY'S WEBSITE.
2. INFORMATION ON MATERIALS PROPOSED TO BE USED IN CONSTRUCTING WATER SYSTEM FACILITIES SHALL BE SUBMITTED TO WATER AND SEWER UTILITIES FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OF WATER FACILITIES.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY WATER AND SEWER UTILITIES IN ATTENDANCE PRIOR TO ANY WORK BEING ALLOWED TO BEGIN ON THE PUBLIC WATER SYSTEM. CALL 615-2053 BETWEEN 7:00 AM AND 4:00 PM MONDAY THROUGH FRIDAY EXCEPT HOLIDAYS. NOTIFY THE CITY WATER INSPECTOR A MINIMIMUM OF ONE WORKING DAY PRIOR TO REQUIRED INSPECTIONS.
4. WATER FACILITIES SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED PLANS. ALL CHANGES MUST BE APPROVED BY THE WATER INSPECTOR PRIOR TO BEING CONSTRUCTED. A REVISED DRAWING MUST BE APPROVED BY THE ENGINEER.
5. CLEARANCES:
   - ONE FOOT MINIMUM VERTICAL CLEARANCE FOR OPEN TRENCH CONSTRUCTION BETWEEN WATER AND GRAVITY MAINS UNLESS OTHERWISE NOTED ON THE PLANS.
   - TWO FEET MINIMUM VERTICAL CLEARANCE FOR OPEN TRENCH CONSTRUCTION BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTED ON THE PLANS.
   - FIVE FEET MINIMUM VERTICAL CLEARANCE FOR HORIZONTAL DIRECTION BORING CONSTRUCTION BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND OTHER FACILITIES UNLESS OTHERWISE NOTED ON THE PLANS.
   - TEN FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND RECYCLED WATER MAINS AND SERVICES AND SANITARY MAINS AND SERVICES AND TREES.
   - FIVE FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN WATER AND STORM MAINS AND LATERALS AND OTHER GENERAL UTILITIES AND FACILITIES.
6. CONSTRUCTION OF WATER MAINS AND SERVICES CANNOT BEGIN UNTIL SITE IS AT SUB GRADE.
7. CITY OR CITY ASSIGNED CONTRACTOR WILL PERFORM ALL TAPS TO THE WATER MAIN. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE TAPPING SLEEVE AND VALVE, AND PREPARING THE SITE FOR CITY OR CITY ASSIGNED CONTRACTOR TO PERFORM TAP.
8. WATER MAINS SHALL BE AWWA C900, C905 DR 14 MINIMUM, STANDARD PRESSURE CLASS 200 FOR POLYVINYL CHLORIDE (P.V.C) PRESSURE PIPE, AWWA C150, C151, C104 STANDARD PRESSURE CLASS 350 FOR DUCTILE IRON (DIP) PRESSURE PIPE, OR TYPE K COPPER AS SHOWN ON THE PLANS. RECYCLED WATER MAINS SHALL CONFORM TO CITY WATER MAIN STANDARDS WITH THE FOLLOWING EXCEPTIONS: RECYCLED WATER P.V.C. MAINS SHALL BE PURPLE AND LABELED RECYCLED WATER. DIP SHALL BE ENCASED IN PURPLE POLY WRAP.
9. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS, FITTINGS AND DEADENDS USING MECHANICALLY RESTRAINED DEVICES IN ACCORDANCE WITH CITY REQUIREMENTS.
10. ALL PUBLIC WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF FOUR INCHES (4") OF SAND BEDDING UNDER PIPE AND 12" OF SAND BEDDING OVER TOP OF PIPE. SAND SHALL CONFORM TO WATER AND SEWER UTILITIES STANDARD DRAWING NUMBER 23. THE REMAINING TRENCH SHALL BE BACKFILLED AND COMPACTED PER CITY OF SANTA CLARA DEPARTMENT OF PUBLIC WORKS STANDARDS AND COMPACTED TO 95% RELATIVE DENSITY.
11. CONTRACTOR SHALL DISINFECT AND FLUSH ALL NEW AND REPAIRED PORTIONS OF THE PUBLIC WATER SYSTEM ACCORDING TO WATER AND SEWER UTILITIES SPECIFICATIONS. CONTRACTOR MUST COMPLY WITH THE CITY'S NON-POINT SOURCE CONTROL PROGRAM. THE INITIAL BACTERIOLOGICAL TEST SHALL BE PERFORMED BY THE CITY AT THE CITY'S COST. SUBSEQUENT TESTS REQUIRED DUE TO FAILED INITIAL BACTERIOLOGICAL SAMPLES SHALL BE PERFORMED BY THE CITY AT DEVELOPER'S EXPENSE.
12. PRESSURE TEST SHALL BE PERFORMED BY THE CONTRACTOR AT 200 PSI FOR A MINIMUM OF TWO HOURS.
13. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A SET OF CURRENT, THOROUGH, AND ACCURATE AS-BUILT DRAWINGS AT THE PROJECT SITE. THEY SHALL INCLUDE CENTER TO CENTER DIMENSIONS BETWEEN FITTINGS, VALVES, SERVICES, DEADENDS, TIE-BACKS, CHANGES IN PIPE TYPE, ETC. AND SHALL INCLUDE A DIMENSION REFERENCING A TRACEABLE FEATURE ON THE EXISTING WATER SYSTEM. THE UPDATED AS-BUILT DRAWINGS SHALL BE AVAILABLE FOR THE INSPECTOR'S REVIEW AT ALL TIMES. THE PROJECT WILL NOT BE CONSIDERED FOR ACCEPTANCE NOR ANY METERS ALLOWED TO BE TURNED ON UNTIL THE AS-BUILT DRAWINGS ARE COMPLETED, TURNED IN TO THE INSPECTOR, VERIFIED, AND ACCEPTED.
14. ALL WATER USE SHALL BE METERED EXCEPT FOR USE IN DISINFECTION AND FLUSHING OF WATER MAINS.
15. NO WATER VALVES ON THE EXISTING SYSTEM NOR ANY NEW VALVE CONNECTED TO THE EXISTING SYSTEM SHALL BE OPENED OR CLOSED BY ANYONE EXCEPT AUTHORIZED WATER AND SEWER UTILITIES PERSONNEL.
16. MAINTAIN, SECURE, AND PROTECT ANY EXISTING WATER SYSTEM FACILITY IN PLACE UNTIL THE PROPOSED WATER SYSTEM IS COMPLETED AND ACTIVATED.
17. PARTS FROM ABANDONED CITY FACILITIES, INCLUDING METERS AND VALVES, SHALL BE RETURNED TO THE WATER AND SEWER UTILITIES INSPECTOR.
18. WATER AND SEWER UTILITIES WILL PLACE A HOLD ON THE FINAL INSPECTION ON ALL OR PART OF THE DEVELOPMENT UNTIL:
   - AN ACCURATE AND COMPLETE SET OF FIELD AS-BUILT DRAWINGS FOR THE PUBLIC WATER SYSTEM HAS BEEN SUBMITTED TO AND APPROVED BY THE WATER DEPARTMENT.
   - PUNCH LIST ITEMS HAVE BEEN CORRECTED.
   - ANY WATER OR PUBLIC UTILITY EASEMENTS REQUIRED FOR THE PROJECT ARE RECORDED WITH THE COUNTY.
19. CONTRACTOR SHALL SUBMIT AN ACCURATE SET OF RECORD DRAWINGS IN PDF AND AUTOCAD FORMAT TO WATER AND SEWER UTILITIES PRIOR TO FINAL ACCEPTANCE.

SVP CLEARANCE NOTES

A. EQUIPMENT
   i. TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED IN FRONT OF EQUIPMENT ACCESS DOORS. (UG1000 SHEET 11)
   ii. FIVE (5) FOOT MINIMUM CLEARANCE FROM PAD IS REQUIRED ON SIDES WITHOUT EQUIPMENT ACCESS DOORS. (UG1000 SHEET 11)
   iii. EIGHTEEN (18) FOOT MINIMUM WIDTH, SHALL BE PROVIDED AND MAINTAINED ON ONE SIDE OF THE EQUIPMENT PAD TO ALLOW AN ELECTRIC DEPT. LINE TRUCK TO DRIVE UP NEXT TO THE PAD FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT. (UG1000 SHEET 11).
   iv. BARRIER PIPES ARE REQUIRED ONLY ON SIDES ACCESSIBLE TO VEHICLES. (UG1000 SHEET 12).
      1. THIRTY (30) INCHES FROM SIDE OF EQUIPMENT SIDES.
      2. FORTY EIGHT (48) INCHES IN FRONT OF ACCESS DOORS.
         a. BARRIER PIPES IN FRONT OF ACCESS DOORS SHALL BE REMOVABLE.

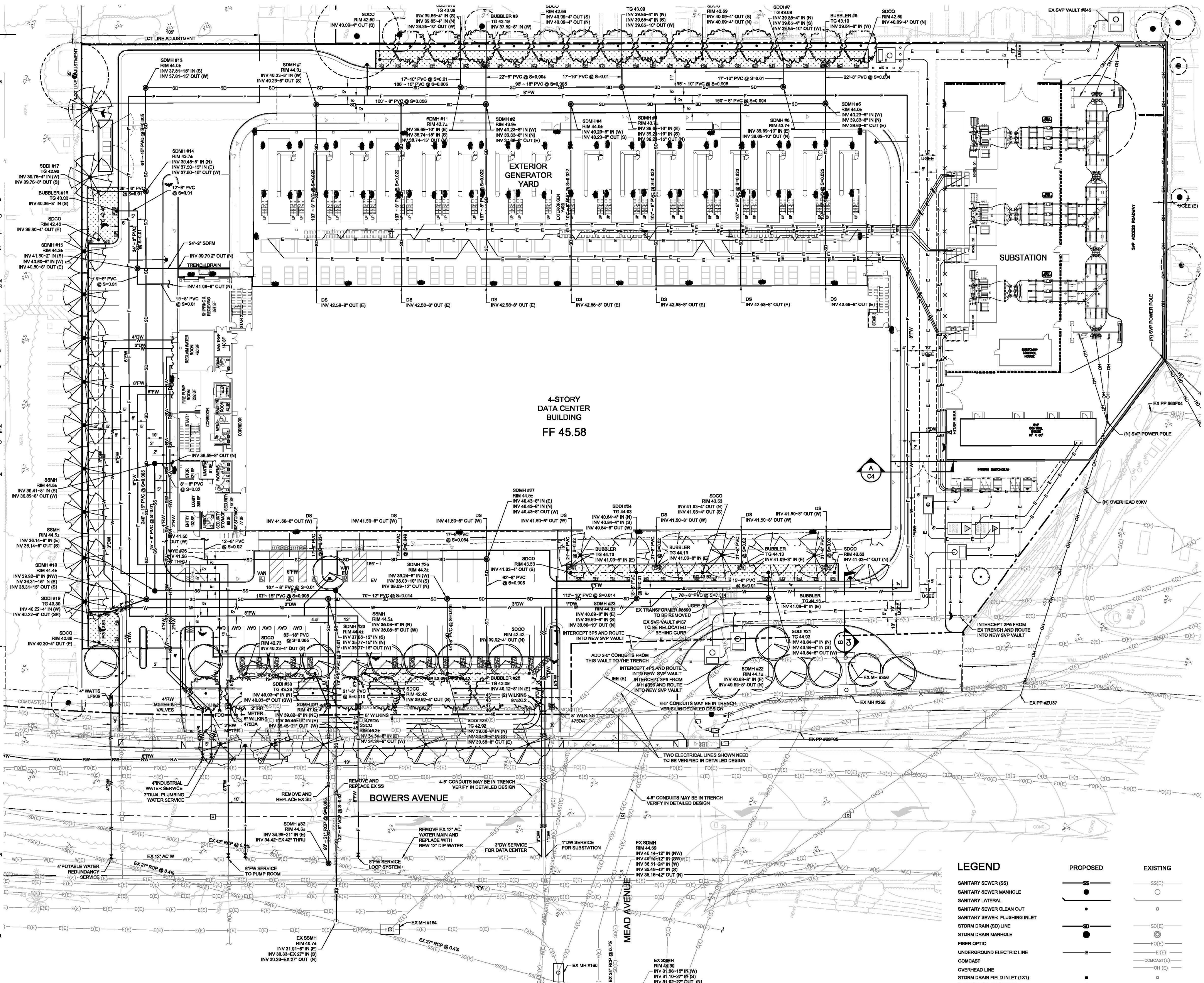
B. CONDUITS
   i. FIVE (5) FOOT MINIMUM LONGITUDINAL CLEARANCE BETWEEN NEW CONDUITS OR PIPING SYSTEMS (OPEN TRENCH INSTALLATION) AND ANY EXISTING OR PROPOSED SVP CONDUIT SYSTEM. THIS IS FOR LONGITUDINAL. (UG1250 SHEET 5)
   ii. TWELVE (12) INCH MINIMUM VERTICAL CLEARANCE BETWEEN NEW CONDUIT/PIPES INSTALLED PERPENDICULAR TO EXISTING SVP CONDUITS FOR OPEN TRENCH INSTALLATIONS. (UG1000 SHEET 36, UG1250 SHEET 6)
   iii. THREE (3) FOOT SIX (6) INCHES CLEARANCE IS REQUIRED FROM POLES FOR OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT. (UG1250 SHEET 7)
   iv. THREE (3) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN SIGN POSTS, BARRIER PIPES OR BOLLARDS, FENCE POSTS, AND OTHER SIMILAR STRUCTURES. (UG1250 SHEET 10).
   v. FIVE (5) FOOT MINIMUM FROM NEW SPLICE BOXES, PULL BOXES, MANHOLES, VAULTS, OR SIMILAR SUBSURFACE FACILITIES. (UG1000 SHEET 8)
   vi. FIVE (5) FOOT MINIMUM CLEARANCE FROM WALLS, FOOTINGS, RETAINING WALL, LANDSCAPE PLANTER, TREE ROOT BARRIER OR OTHER SUBSURFACE WALL OR STRUCTURE. (UG1250 SHEET 9).
   vii. FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN FIRE HYDRANT THRUST BLOCK. THE THRUST BLOCK EXTENDS 5' FOOT ON EITHER SIDE OF THE FIRE HYDRANT IN LINE WITH THE RADIAL WATER PIPE CONNECTED TO THE HYDRANT.

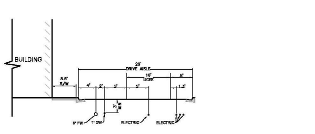
C. VAULTS/MANHOLES
   i. TEN (10) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT VAULTS OR MANHOLES.
   ii. FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN ADJACENT CONDUITS.
   iii. MINIMUM 36" FROM FACE OF CURB, OR BOLLARDS REQUIRED.

D. POLES (ELECTROLIER, GUY STUB POLES, SERVICE CLEARANCE POLES, SELF-SUPPORTING STEEL POLES AND LIGHTING POLES.)
   i. THREE (3) FOOT SIX (6) INCHES CLEARANCE IS REQUIRED FROM POLES FOR OPEN TRENCH INSTALLATION. EXCEPTIONS ARE FOR RISER CONDUIT. (UG1250 SHEET 7)

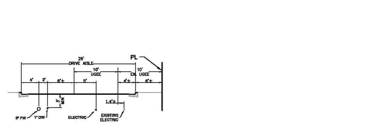
E. GUY ANCHORS
   i. FIVE (5) FOOT MINIMUM CLEARANCE IS REQUIRED BETWEEN CENTER OF ANCHOR LINE AND ANY EXCAVATION AREA. (UG1250 SHEET 15).

F. TREES
   i. OH 1230 FOR OVERHEAD LINES
   ii. SD 1235 FOR TREE PLANTING REQUIREMENTS NEAR UG ELECTRIC FACILITIES





SECTION A
NTS



SECTION B
NTS

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER (SS)	SS	SS(E)
SANITARY SEWER MANHOLE	●	○
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT	•	∘
SANITARY SEWER FLUSHING INLET		
STORM DRAIN (SD) LINE	SD	SD(E)
STORM DRAIN MANHOLE	●	◎
FIBER OPTIC		FO(E)
UNDERGROUND ELECTRIC LINE	E	E (E)
COMCAST		COMCAST(E)
OVERHEAD LINE		OH (E)
STORM DRAIN FIELD INLET (1X1)	▪	▫
STORM DRAIN CLEAN OUT	•	
WATER MAIN	W	W(E)
FIRE MAIN	F	
WATER VALVE	⋈	⋈
WATER METER		
FIRE HYDRANTS		
FIRE SERVICE CONNECTION		
BIOTREAMENT AREA		

0 10 20 40
1 INCH = 20 FEET

OWNER

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OWNER'S REP

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HMH Engineers
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San Jose, CA 95131
Office: 408.487.2200

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
5	PCC REVIEW - RESPONSE 4	09.30.2022
4	PCC REVIEW - RESPONSE 3	08.12.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.02.2021

2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

UTILITY PLAN

C4

PLOTTED: 5/18/2007 8:04 AM

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TREATMENT CONTROL MEASURE SUMMARY TABLE

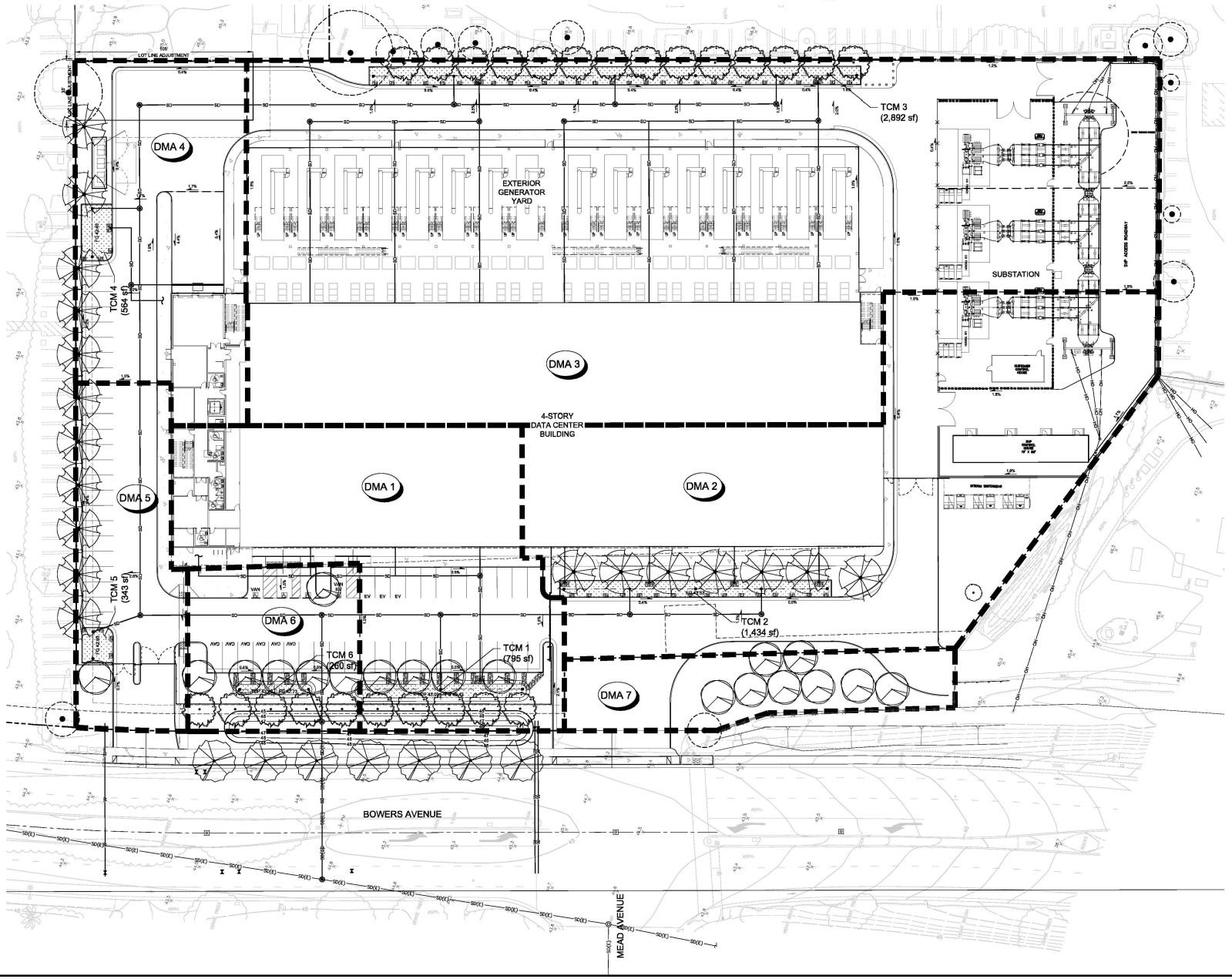
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Comments
1	1	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	28,736	24,815	3,921	12.66%	795	795	6	See Detail 1 on Sheet C5A
2	2	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	52,281	43,373	8,888	23.05%	1,434	1,434	6	See Detail 2 on Sheet C5A
3	3	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	103,056	98,012	5,044	45.46%	2,892	2,892	6	See Detail 2 on Sheet C5A
4	4	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	20,350	17,636	2,714	8.98%	564	564	6	See Detail 2 on Sheet C5A
5	5	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	12,433	10,545	1,888	5.48%	343	343	6	See Detail 2 on Sheet C5A
6	6	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	9,857	6,102	3,755	4.35%	260	260	6	See Detail 1 on Sheet C5A
7	-	Offsite	Maintenance	N/A	N/A	8,925	4,004	4,921	-	-	-	-	-
					Totals:	226,693	200,483	26,210	100.00%				

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

LEGEND

PROJECT BOUNDARY
STORM DRAIN PIPE
STORM DRAIN PIPE (EXISTING)
STORM DRAIN MANHOLE
STORM DRAIN MANHOLE (EXISTING)
CATCH BASIN
FLOW DRAINAGE
LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET C5A)
BIORETENTION AREA
CURB OPENING WITH COBBLES (SEE DETAIL 4 SHEET C5A)

1 INCH = 20 FEET



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PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
6	PCC REVIEW - RESPONSE 4	09.30.2022
4	PCC REVIEW - RESPONSE 3	09.12.2022
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2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.30.2021

2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

STORMWATER CONTROL PLAN

C5

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OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:
- I.A. PROPERTY ADDRESS: 2805 BOWERS AVENUE, SANTA CLARA, CA 95051
- I.B. PROPERTY OWNER: GI ETS SANTA CLARA 2805 BOWERS LLC
- II. RESPONSIBLE PARTY FOR MAINTENANCE:
- II.A. CONTACT: GI ETS SANTA CLARA 2805 BOWERS LLC
- II.B. PHONE NUMBER OF CONTACT: (415) 888-4800
- II.C. EMAIL: info@gi-partners.com
- II.D. ADDRESS: 186 THE EMBARCADERO, SUITE 700, SAN FRANCISCO, CA 94105

PROJECT SITE INFORMATION:

1. SOILS TYPE:
2. GROUND WATER DEPTH:
3. NAME OF RECEIVING BODY: SAN TOMAS AQUINO CREEK
4. FLOOD ZONE: ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

SOURCE CONTROL MEASURES:
1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

SITE DESIGN MEASURES:
1. CREATE NEW PERVIOUS AREAS:
   a. LANDSCAPING
2. CLUSTER STRUCTURES/PAVEMENT.
3. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
4. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

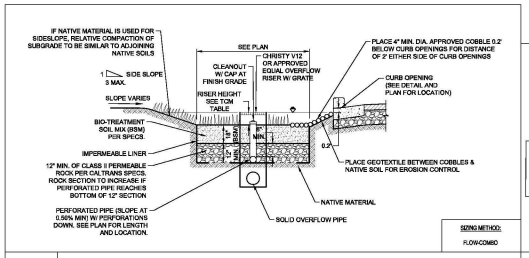
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

BIORETENTION & FLOW-THROUGH PLANTER NOTES:
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

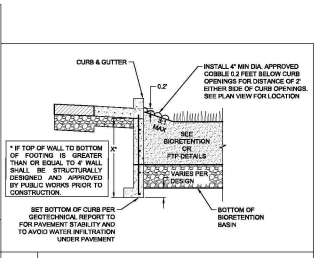
BIOTREATMENT SOIL REQUIREMENTS
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

STANDARD STORMWATER CONTROL NOTES:
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

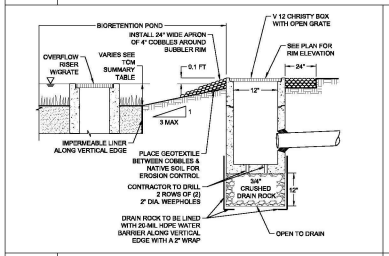
a. Total Site Area: 5.20 acre	b. Total Site Area Disturbed: 5.20 acre (including clearing, grading, or excavating)				
Impervious Areas (IA)	Pre-project (Existing) IA (ft²)	Existing IA Replaced with IA (ft²) (a)	Existing IA Replaced with IA (ft²) (j)	New IA Created (ft²) (c)	Total Post-Project IA (ft²) (a*1+c)
Roof	58,047	0	58,047	5,427	63,474
Surface Parking	68,885	0	10,422	0	10,422
Sidewalks, streets, etc.	67,141	0	67,141	59,478	126,567
c. Total Impervious Area	194,073	0	135,610	64,853	200,463
d. Total new and replaced impervious area				200,463	
Pervious Area (PA)	Pre-project (Existing) PA (ft²)				Total Post-Project PA (ft²)
Landscaping[2]	48,680				26,218
Pervious Paving	0				0
Other (e.g., Green Roof)	0				0
e. Total Pervious Area	48,680				26,218
f. Total Area (IA+PA)	226,693				226,693
g. Percent Replacement of IA in Redevelopment Projects (Total Existing IA Replaced with IA ÷ Total Existing IA) x 100% =					72.88 %



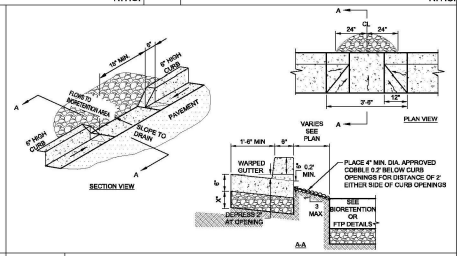
1 BIORETENTION BASIN W/ LINER N.T.S.



2 CURB ADJACENT TO BIORETENTION N.T.S.



3 BUBBLER BOX DETAIL N.T.S.



4 CURB OPENING N.T.S.

SIZING FOR VOLUME BASED TREATMENT

DMA # 1 | A= 28736 s.f. | Impervious Area = 24815 s.f. | % Imperviousness= 86.36%

MAPsite = 14 | MAPgage = 13.9 | Correction Factor= 1.0072

Clay (D): X | Sandy Clay (D): | Clay Loam (D): | Silt Loam/Loam (B): | Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.53470079 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.55906528 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.53470079 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5385476 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 1,289.64 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 28,736 sq. ft
Impervious Area = 24,815 sq. ft
Pervious Area = 3,921 sq. ft
Equivalent Impervious Area = 392 sq. ft | Total Equivalent Impervious = 25,207 sq. ft

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.6927378 hrs

Estimate the Surface Area = 795 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 891.9694 cu. ft
Volume in Ponding Area = 397.6725 cu. ft
Depth of Ponding = 0.5002217 ft | Depth of Ponding = 6 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # 2 | A= 52261 s.f. | Impervious Area = 43373 s.f. | % Imperviousness= 82.99%

MAPsite = 14 | MAPgage = 13.9 | Correction Factor= 1.0072

Clay (D): X | Sandy Clay (D): | Clay Loam (D): | Silt Loam/Loam (B): | Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.52427847 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.54897916 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.52427847 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5280503 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 2,299.70 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 52,261 sq. ft
Impervious Area = 43,373 sq. ft
Pervious Area = 8,888 sq. ft
Equivalent Impervious Area = 889 sq. ft | Total Equivalent Impervious = 44,262 sq. ft

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.6402513 hrs

Estimate the Surface Area = 1434 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1577.5501 cu. ft
Volume in Ponding Area = 722.15273 cu. ft
Depth of Ponding = 0.5035933 ft | Depth of Ponding = 6 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # 3 | A= 103056 s.f. | Impervious Area = 98012 s.f. | % Imperviousness= 95.11%

MAPsite = 14 | MAPgage = 13.9 | Correction Factor= 1.0072

Clay (D): X | Sandy Clay (D): | Clay Loam (D): | Silt Loam/Loam (B): | Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.56182728 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58531672 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.56182728 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5658692 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 4,859.68 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 103,056 sq. ft
Impervious Area = 98,012 sq. ft
Pervious Area = 5,044 sq. ft
Equivalent Impervious Area = 504 sq. ft | Total Equivalent Impervious = 98,516 sq. ft

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.829346 hrs

Estimate the Surface Area = 2892 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 3409.3619 cu. ft
Volume in Ponding Area = 1450.3228 cu. ft
Depth of Ponding = 0.5014947 ft | Depth of Ponding = 6 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # 4 | A= 20350 s.f. | Impervious Area = 17636 s.f. | % Imperviousness= 86.66%

MAPsite = 14 | MAPgage = 13.9 | Correction Factor= 1.0072

Clay (D): X | Sandy Clay (D): | Clay Loam (D): | Silt Loam/Loam (B): | Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.53565651 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.55999017 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.53565651 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5395102 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 914.92 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 20,350 sq. ft
Impervious Area = 17,636 sq. ft
Pervious Area = 2,714 sq. ft
Equivalent Impervious Area = 271 sq. ft | Total Equivalent Impervious = 17,907 sq. ft

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.6975508 hrs

Estimate the Surface Area = 564 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 633.92443 cu. ft
Volume in Ponding Area = 280.99487 cu. ft
Depth of Ponding = 0.4982179 ft | Depth of Ponding = 6 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # 5 | A= 12433 s.f. | Impervious Area = 10545 s.f. | % Imperviousness= 84.81%

MAPsite = 14 | MAPgage = 13.9 | Correction Factor= 1.0072

Clay (D): X | Sandy Clay (D): | Clay Loam (D): | Silt Loam/Loam (B): | Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.52992528 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.55444382 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.52992528 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.5337377 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 553.00 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 12,433 sq. ft
Impervious Area = 10,545 sq. ft
Pervious Area = 1,888 sq. ft
Equivalent Impervious Area = 189 sq. ft | Total Equivalent Impervious = 10,734 sq. ft

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.6686885 hrs

Estimate the Surface Area = 343 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 381.40006 cu. ft
Volume in Ponding Area = 171.59667 cu. ft
Depth of Ponding = 0.5002818 ft | Depth of Ponding = 6 inches (Round up)

SIZING FOR VOLUME BASED TREATMENT

DMA # 6 | A= 9857 s.f. | Impervious Area = 6102 s.f. | % Imperviousness= 61.91%

MAPsite = 14 | MAPgage = 13.9 | Correction Factor= 1.0072

Clay (D): X | Sandy Clay (D): | Clay Loam (D): | Silt Loam/Loam (B): | Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.45890626 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.48571574 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.45890626 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.4622077 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 379.67 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 9,857 sq. ft
Impervious Area = 6,102 sq. ft
Pervious Area = 3,755 sq. ft
Equivalent Impervious Area = 376 sq. ft | Total Equivalent Impervious = 6,478 sq. ft

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.3110387 hrs

Estimate the Surface Area = 260 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 250.36253 cu. ft
Volume in Ponding Area = 129.30262 cu. ft
Depth of Ponding = 0.4973178 ft | Depth of Ponding = 6 inches (Round up)

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PROGRESS SET NOT FOR CONSTRUCTION

No.	Description	Date
5	PCC REVIEW - RESPONSE 4	03.30.2022
4	PCC REVIEW - RESPONSE 3	03.11.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.30.2021

2805 WALSH BOWERS

2805 BOWERS AVE

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STORMWATER DETAILS

C5A

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PLOTTED: 07/13/2021 8:54 AM

E:\PROJECTS\2020\2020-074\PW\2020-074.DWG

PER CFC 2013 APPENDIX B	
SECTION B104.3	
TOTAL AREA OF THREE LARGEST FLOORS (SF)	163,330
TABLE B105.1(2)	
TOTAL FIRE-FLOW (GPM)	4,500
TABLE B105.2	
REDUCTION FIRE-FLOW (GPM)	1,125

PER CFC 2013 APPENDIX C, TABLE C102.1	
FIRE FLOW REQUIREMENT (GPM)	4,500
MINIMUM NUMBER OF HYDRANTS	5
AVERAGE SPACING BETWEEN HYDRANTS (FT)	300
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO EXTERIOR WALL OF THE BUILDING (FT)	180

GROSS AREA (SF)	CONSTRUCTION TYPE	OCCUPANCY GROUP	NUMBER OF STORIES	HEIGHT	REQUIRED FIRE FLOW
744,060	I-B	R-2/S-2	4	67'-6" (SEE NOTE 7)	1,125 GPM (SEE NOTE 1)

BUILDING AREAS PER LEVEL:
LEVEL 1 66,457 SF
LEVEL 2 61,110 SF
LEVEL 3 61,110 SF
LEVEL 4 61,110 SF

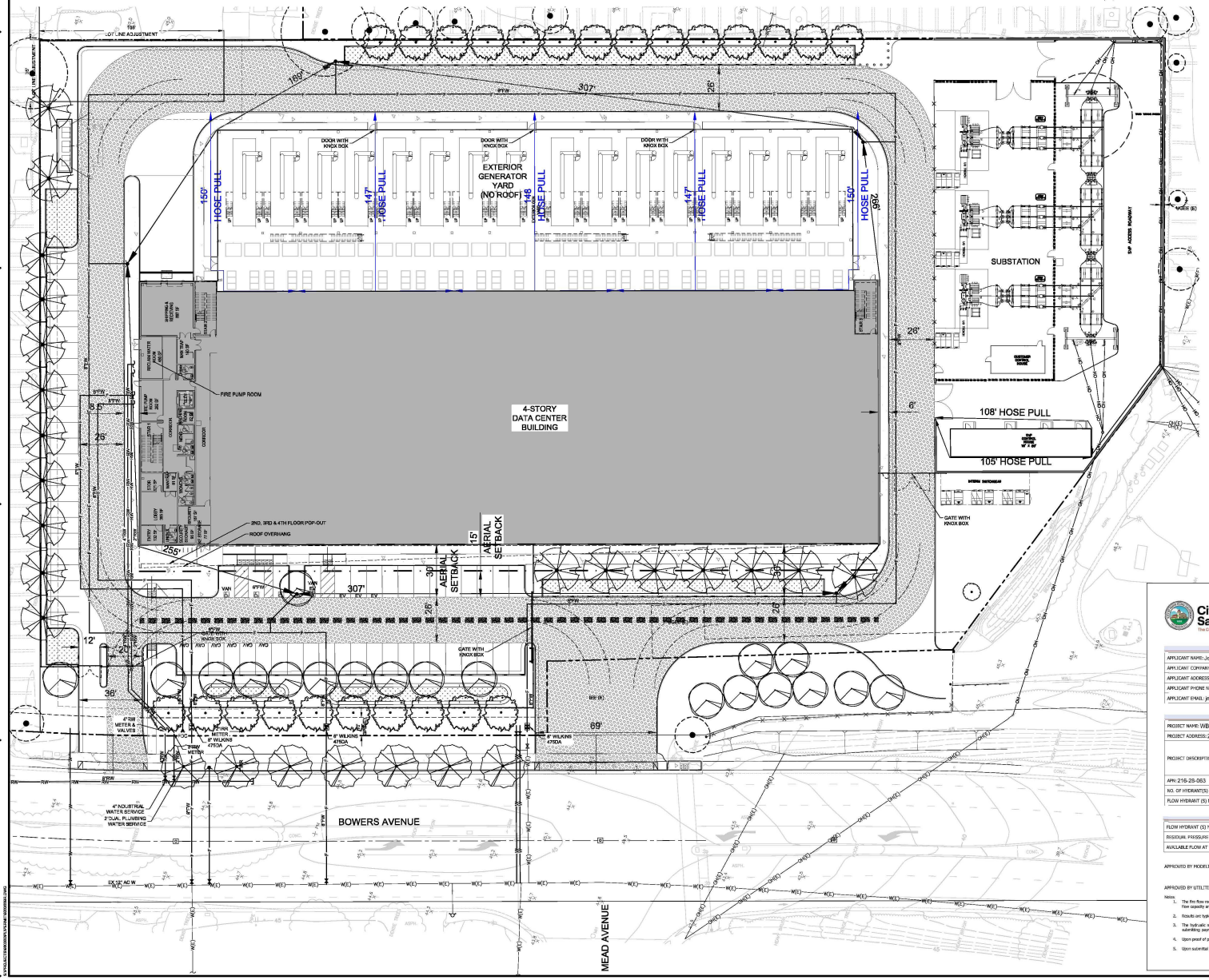
NOTES

1. PER CFC 2013 APPENDIX B SECTION B104.3, THE FIRE-FLOW CALCULATION AREA OF BUILDINGS CONSTRUCTED OF TYPE IA AND TYPE IB CONSTRUCTION SHALL BE THE AREA OF THE THREE LARGEST SUCCESSIVE FLOORS.
   TOTAL AREA OF THREE LARGEST FLOORS = 163,330 SF
   PER TABLE B105.1(2), THE TOTAL FIRE-FLOW IS 4,500 GPM
   PER TABLE B105.2, WITH AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, THE MINIMUM FIRE-FLOW IS 25% OF THE VALUE IN TABLE B105.1(2)
   25% OF 4,500 GPM = 1,125 GPM
2. THE HEIGHT TO THE TOP OF PARAPET IS 67'-6". THE HIGHEST FLOOR ELEVATION IS 59'-10". THE HEIGHT TO TOP OF BUILDING ROOF IS 65'-4". THE HEIGHT TO THE TOP OF SCREENWALL IS 165'-4".
3. UNDERGROUND FIRE SERVICE IS REQUIRED TO BE SEPARATE PERMIT TO BE SUBMITTED DIRECTLY TO SCFD.
4. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6" IN HEIGHT WITH A MINIMUM 1" STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
5. EVERY PORTION OF ALL BUILDING EXTERIOR WALLS SHALL BE WITHIN 150 FEET OF AN ACCESS ROAD.
6. FIRE ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000 POUNDS.
7. FIRE ACCESS ROADWAYS SHALL HAVE A MINIMUM INSIDE TURNING RADIUS OF 36 FEET AND AN OUTSIDE TURNING RADIUS OF 48 FEET.
8. FIRE ACCESS ROADWAYS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
9. ALL EVAE'S ARE FUTURE AND SHALL BE DEDICATED BY SEPARATE INSTRUMENT.
10. ALL TREES ALONG THE AERIAL ACCESS ROADWAY SHALL HAVE MATURE HEIGHTS OF NOT GREATER THAN 30 FEET.
11. THERE ARE NO OVERHEAD UTILITIES IN THE VICINITY OF THE AERIAL ACCESS ROADWAY.

LEGEND

PROJECT BOUNDARY
WATER MAIN (EXISTING) W(E) W(E) W(E)
OVERHEAD LINE (EXISTING) OH(E) OH(E)
FIRE PIPE (PROPOSED)
AERIAL FIRE ACCESS
FIRE HYDRANT (EXISTING)
FIRE HYDRANT (PROPOSED)
FIRE BACKFLOW PREVENTER
PROPOSED BUILDING
PROPOSED HARDSCAPE
FIRE LANE AND ACCESS (SEE NOTE 9)
BIORETENTION
TURNING RADIUS (36'/48')

0 10 20 40
1 INCH = 20 FEET



City of Santa Clara — The Center of What's Possible

Water & Sewer Utilities Department
Non Single Family - Hydraulic Modeling Request
Form for Fire Flow Data
1500 Warburton Avenue
Santa Clara, CA 95050

APPLICANT INFORMATION (BY APPLICANT)

APPLICANT NAME: Jennios Montierro	DATE: 04/30/2021
APPLICANT COMPANY: HMH Engineers	
APPLICANT ADDRESS: 1570 Oakland Road, San Jose, CA 95131	
APPLICANT PHONE NO: (408) 487-2200 x8011	ALTERNATE PHONE NO: (669) 295-2328
APPLICANT EMAIL: jmontierro@hmhca.com	

PROJECT INFORMATION (BY APPLICANT)

PROJECT NAME: WB Bingo2	
PROJECT ADDRESS: 2805 Bowers Avenue	
PROJECT DESCRIPTION:	Demolition of existing building and construction of a Data Center
APN: 216-29-063	BUILDING TYPE (CALIFORNIA BUILDING CODE): IB
NO. OF HYDRANT(S) TO BE FLOWED: 2 (simultaneous flow if possible)	
FLOW HYDRANT (S) NO.: 2189, 2191	STATIC & RESIDUAL HYDRANT (S) NO.: 2190

PROJECT MODELING DATA (CITY TO PROVIDE TO APPLICANT)

FLOW HYDRANT (S) NO.: 2189 & 2191	STATIC & RESIDUAL HYDRANT (S) NO.: 2190
RESIDUAL PRESSURE (PSI): 43	STATIC PRESSURE (PSI): 59
AVAILABLE FLOW AT 20 PSI (GPM):	TEST FLOW (GPM): 2500 AT EACH HYDRANT

APPROVED BY MODELING ENGINEER: ■ YES ☐ NO SIGNATURE: Jonathan Machorro DATE:
APPROVED BY UTILITIES ENGINEER: ■ YES ☐ NO SIGNATURE: Nelson Le DATE:

Notes:
1. The fire flow request by applicant will be analyzed using the City's hydraulic modeling program. This will determine the projected available fire flow capacity and residual pressure from public fire hydrants.
2. Results on hydraulic analysis 2-3 weeks after the application has been submitted.
3. The hydraulic modeling fee for a single family home fire flow request is $1,496. Email WaterSan@santaclaraca.gov for instructions on submitting payment.
4. Upon proof of payment, email application to WaterSan@santaclaraca.gov or deliver in person to the Water & Sewer Utilities Department at the City.
5. Upon submittal of form, City will provide applicant with an utility map so that applicant can identify desired hydrant and hydrant to be flowed.

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PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
8	PCC REVIEW - RESPONSE 4	09.06.2022
4	PCC REVIEW - RESPONSE 3	05.13.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	11.22.2021
1	PCC REVIEW	07.02.2021

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2805 BOWERS AVE

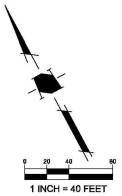
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FIRE ACCESS & HYDRANT PLAN

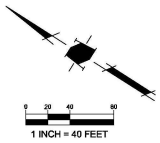
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PROGRESS SET
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No.	Description	Date
8	PCC REVIEW - RESPONSE 4	08.26.2022
4	PCC REVIEW - RESPONSE 3	05.13.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.02.2021

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2805 BOWERS AVE

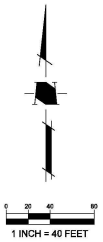
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OFFSITE RECYCLED WATER EXTENSION

C7

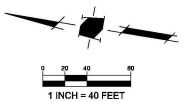
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1 INCH = 40 FEET





1 INCH = 40 FEET

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PROGRESS SET
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No.	Description	Date
6	PCC REVIEW - RESPONSE 4	08.30.2022
4	PCC REVIEW - RESPONSE 3	05.13.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	11.22.2021
1	PCC REVIEW	07.02.2021

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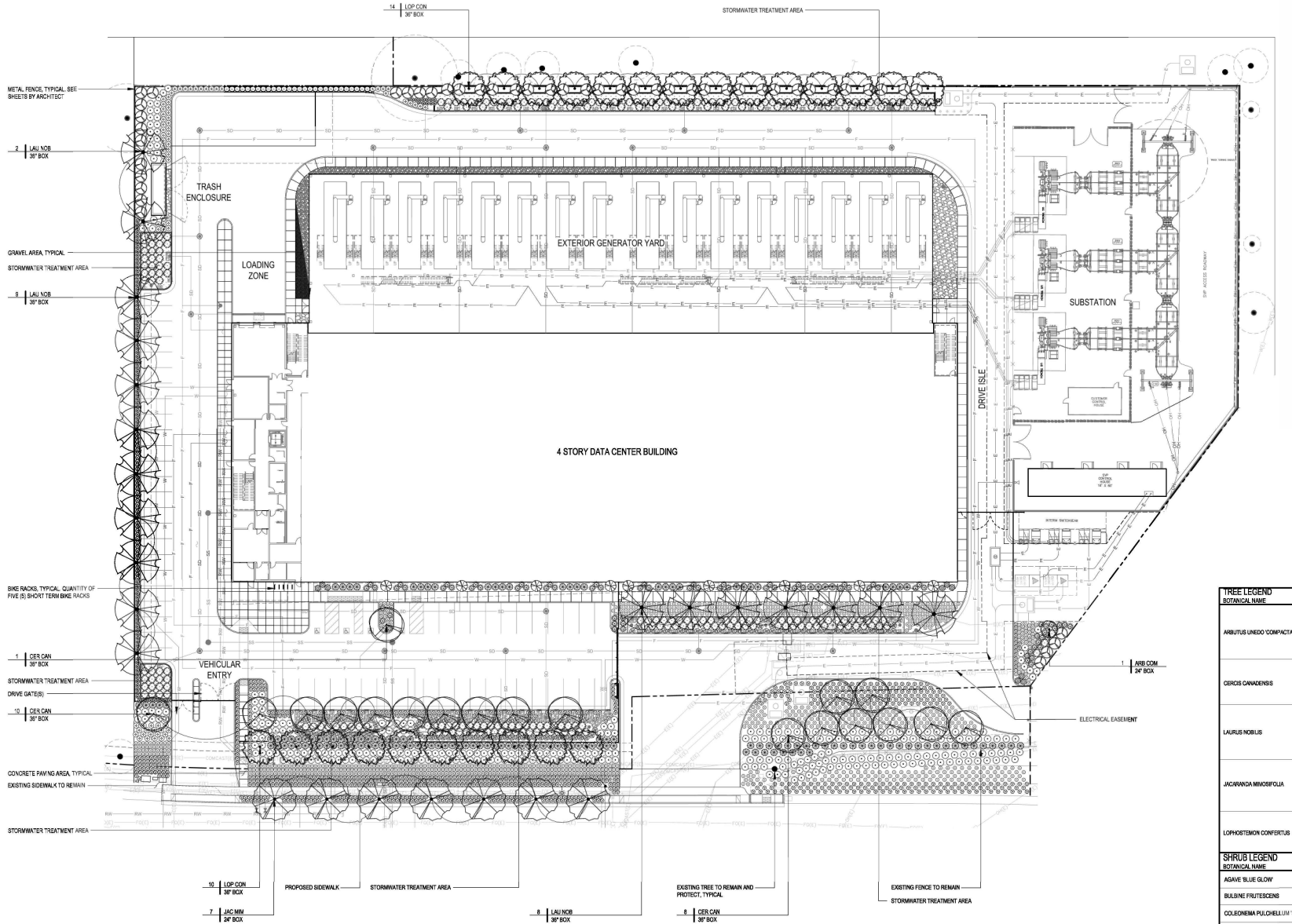
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OFFSITE RECYCLED WATER EXTENSION

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GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

TREE LEGEND BOTANICAL NAME	SYMBOL
ARBUTUS UNEDO 'COMPACTA'	
CERCIS CANADENSIS	
LAURUS NOBILIS	
JACARANDA MIMOSIFOLIA	
LOPHOSTEMON CONFERTUS	

SHRUB LEGEND BOTANICAL NAME	SYMBOL
AGAVE 'BLUE GLOW'	
BULBINE FRUTESCENS	
COLEONEMA PULCHELLUM 'SUNSET GOLD'	
HESPERALOE PARVIFLORA	
LEUCADENDRON SAFARI SUNSET	
LOMANDRA LONGIFOLIA 'BREEZE'	
NANDINA DOMESTICA	
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	

GROUNDCOVER LEGEND BOTANICAL NAME	SYMBOL
ERIGERON KARVINSKIANUS	
MYOPORUM PARVIFOLIUM	

BIOTREATMENT LEGEND BOTANICAL NAME	SYMBOL
CHONDROPETALUM ELEPHANTINUM	
CHONDROPETALUM TECTORUM	

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PROJECT NO:	9003.00
CAD DWG FILE:	9003000CL2W0
DESIGNED BY:	ST
DRAWN BY:	KY
CHECKED BY:	BKI
DATE:	MARCH 11, 2022
SCALE:	1" = 20'
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No.	Description	Date
5	PCC REVIEW - RESPONSE 4	09.30.2022
4	PCC REVIEW - RESPONSE 3	08.10.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	12.22.2021
1	PCC REVIEW	07.02.2021

2805 WALSH BOWERS

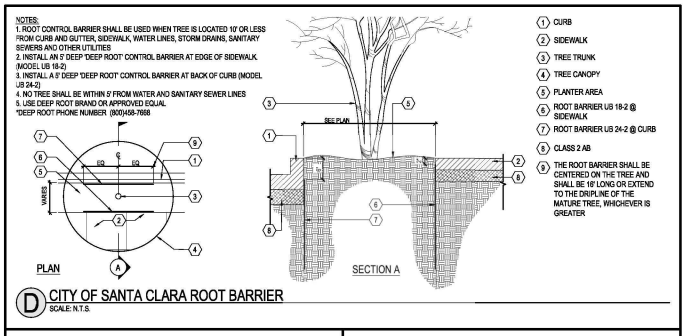
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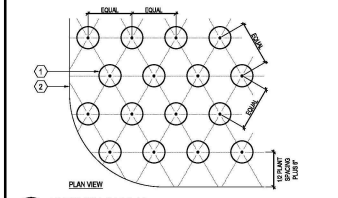
LANDSCAPE PLAN

L1

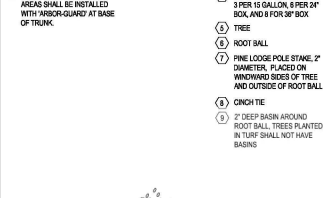
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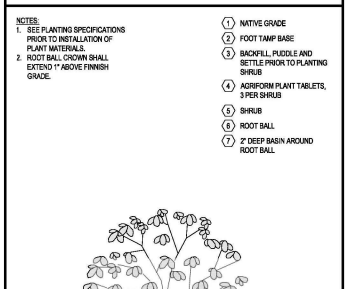


D CITY OF SANTA CLARA ROOT BARRIER
SCALE: N.T.S.

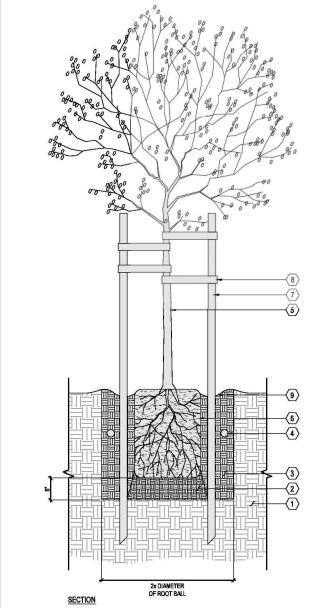


C GROUNDCOVER
SCALE: 1" = 1'-0"





B SHRUB
SCALE: 1" = 1'-0"



A TREE
SCALE: 1" = 1'-0"

PLANTING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL STORM WATER TREATMENT AREAS TO RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
TREES						
	1	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24" BOX	10'X10'	L
	19	CERCIS CANADENSIS	EASTERN REDBUD	36" BOX	25'X20'	M
	7	JACARANDA MIMOSIFOLIA	JACARANDA TREE	24" BOX	25'X25'	L
	18	LAURUS NOBILIS	BAY LAUREL	36" BOX	20'X20'	L
	24	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	20'X20'	M
SHRUBS						
	9	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GALLON	1'X 2'	L
	313	BULBINE FRUTESCENS	BULBINE	1 GALLON	2'X 4'	L
	149	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GALLON	2'X 4'	M
	75	HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	4'X 3'	L
	9	LEUCADENDRON SAFARI SUNSET	SAFARI SUNSET CONEBUSH	5 GALLON	8' X 6'	L
	1002	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	2' X 2'	L
	137	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GALLON	4' X 2'	L
	47	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN PITTOSPORUM	5 GALLON	10' X 6'	L
GROUNDCOVERS						
	945	ERIGERON KARVINSKIANUS	MEXICAN DAISY	1 GALLON	2' X 1'	L
	102	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GALLON	3' X 3'	L
BIOTREATMENT						
	252	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	1 GALLON	3' X 4'	L
	120	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	2' X 3'	L

NOTES:
1. ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER BARK MULCH.
2. INCLUDE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN STORMWATER TREATMENT PLANTINGS.

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PROJECT NO:	9003.00
CAD DWG FILE:	9003DCCL2.DWG
DESIGNED BY:	ST
DRAWN BY:	KY
CHECKED BY:	JKI
DATE:	MARCH 11, 2022
SCALE:	NONE
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2805 WALSH BOWERS

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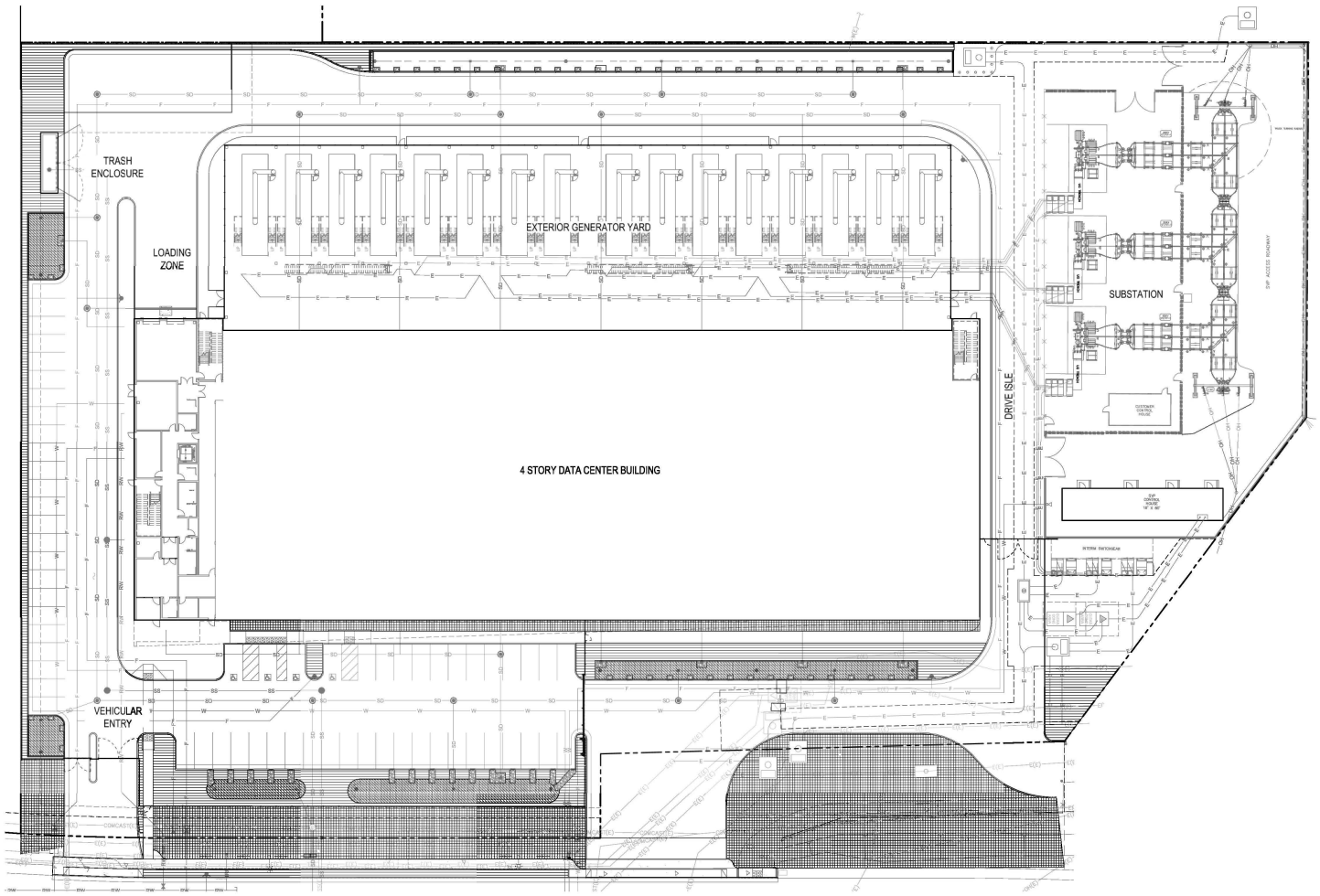
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PLANT PALETTE AND NOTES

L2

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GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

THIS PROJECT IS PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. RECLAIMED WATER WILL BE USED FOR IRRIGATION. IRRIGATION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH LOCAL HEALTH CODES.

HYDROZONE LEGEND	
SYMBOL	HYDROZONE
	LOW WATER USE
	MEDIUM WATER USE
	BIOTREATMENT AREA - LOW WATER USE

NOTES:
1. ALL HYDROZONES WILL UTILIZE DRIP IRRIGATION WITH BUBBLERS ON TREES.

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DESIGNED BY:	ST
DRAWN BY:	KY
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SCALE:	1" = 20'
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HYDROZONE PLAN

L3

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HYDROZONE NOTES

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT, AUTOMATIC, UNDERGROUND SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIALS. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE, SHRUB, AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE, SHRUB, AND GROUNDCOVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED, AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - 7.1. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - 7.2. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAINS SWITCHES, AND QUICK COUPLERS.
   - 7.3. STATIC WATER PRESSURE AT POINTS OF CONNECTION.
   - 7.4. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
8. ONE (1) NEW IRRIGATION WATER METER TO BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS. LOCATION TO BE DETERMINED.

9. THIS PROJECT IS PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. RECLAIMED WATER WILL BE USED FOR IRRIGATION. IRRIGATION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH LOCAL HEALTH CODES.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)	45.3
ETAF - Residential (.55) or Commercial (.45)	0.45

Hydrozone # /Planting [a]	Plant Factor (PF)	Irrigation Method[d]	Irrigation Efficiency (IE)[e]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWA)[g]
Regular Landscape Areas							
Low Shrubs & Groundcovers	0.2	Drip	0.81	0.24	13,134	3,152	88,532
Medium Shrubs & Groundcovers	0.4	Drip	0.81	0.49	18,254	8,944	251,214
			Totals		(A) 31,388	(B) 12,097	
Special Landscape Areas							
none				1	-	-	-
				1		-	-
				1		-	-
			Totals		(C) -	(D) -	
						ETWU Total	**339,746**
						Maximum Allowed Water Allowance (MAWA)[f]	**396,704**

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Hydrozoc b Plant Factor***

Very Low	*Very Low*	*(0 - 0.1)*
Low	*Low*	*(0.1 - 0.3)*
Medium	*Medium*	*(0.4- 0.6)*
High	*High*	*(0.7 - 1.0)*

[d] ***Irrigation Method***
overhead spray
or drip

[e] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[f] ***ETWU (Annual Gallons Required) =*** *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[g] ***MAWA (Annual Gallons Allowed) = (*** *Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	**B ÷ A**

Regular Landscape Areas

Total ETAF x Area	12,097
Total Area	31,388
Average ETAF	**0.39**

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)

All Landscape Areas

Total ETAF x Area	12096.6
Total Area	31,388

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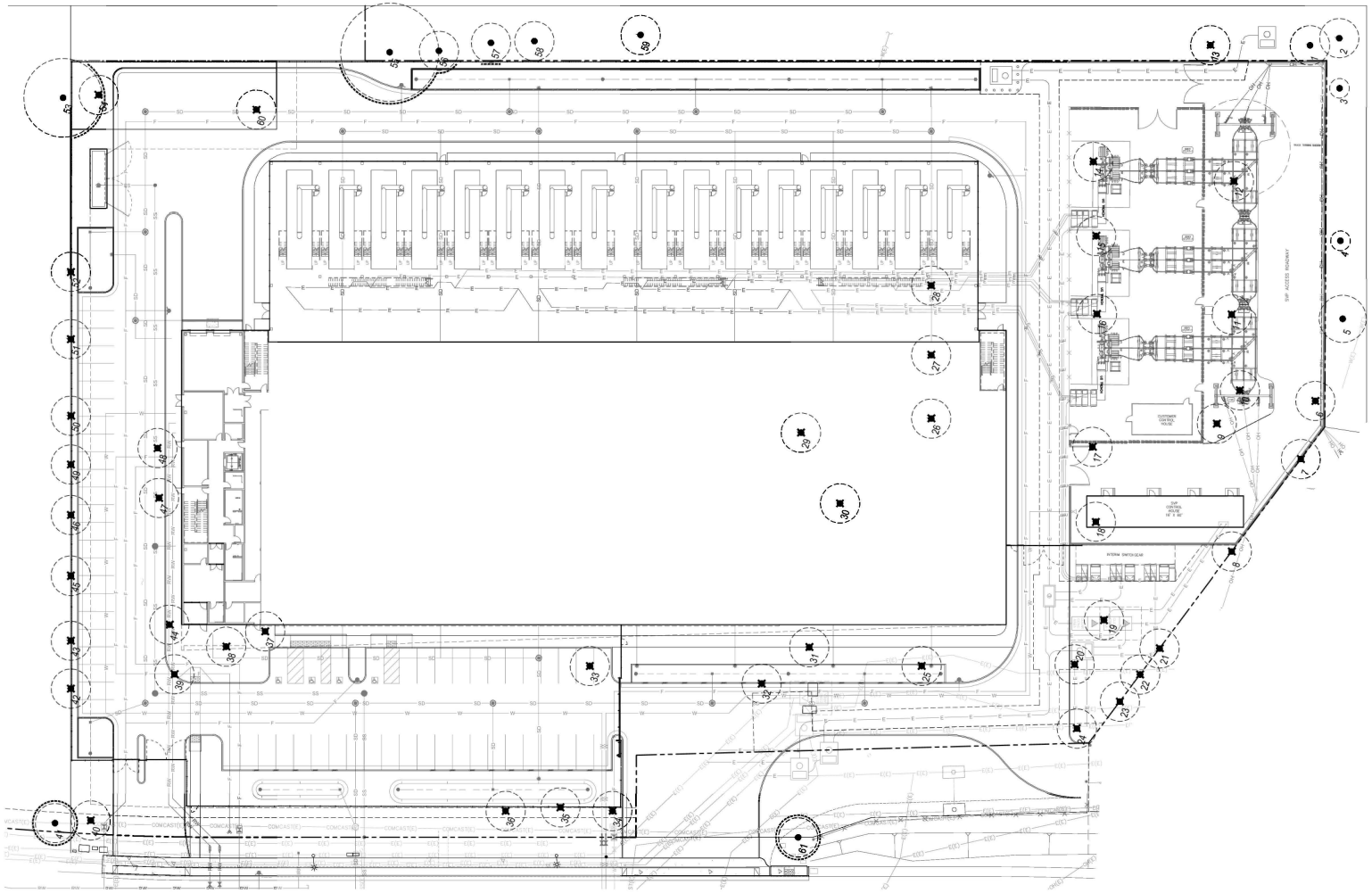
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HYDROZONE NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET

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GRAPHIC SCALE
20 0 10 20 40 60
(In Feet)
1 inch = 20 feet

EXISTING TREE SUMMARY	
TOTAL TREES TO REMAIN	13
TOTAL TREES TO BE RELOCATED	0
TOTAL TREES IN POOR HEALTH TO BE REMOVED	1
TOTAL TREES TO BE REMOVED/MITIGATED	+47
TOTAL EXISTING TREES ON SITE	61

ON-SITE TREE MITIGATION TABLE	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TREES TO BE REMOVED	5	1:1 - 36" BOX OR 48" BOX	5
PROTECTED TREES TO BE REMOVED	43	2:1 - 36" BOX OR 48" BOX	86
TOTAL TREES TO BE REMOVED	48	TOTAL QUANTITY REQUIRED	91

TREE MITIGATION SUMMARY TABLE	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS	5	36" BOX
	86	36" BOX OR 48" BOX
	=91 TREES REQUIRED	
TOTAL PROPOSED TREES (NOT INCLUDING STREET TREES)	0 - 24" BOX TREES 62 - 36" BOX TREES 0 - 48" BOX TREES	

TREE MITIGATION AND DEMO LEGEND	
DESCRIPTION	SYMBOL
TREE TO BE REMOVED	
TREE TO REMAIN/PROTECT	
TREE PROTECTIVE FENCING	-------

NOTES:
1. PLEASE SEE SHEET L6 FOR ADDITIONAL INFORMATION RELATED TO PROTECTED TREES REMOVED.

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TREE PROTECTION, MITIGATION, AND REMOVAL PLAN

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TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	ORDINANCE TREE	HEALTH	PRESERVATION SUITABILITY	REMOVE/RETAIN/ RELOCATE	NOTES
1	*Platanus x hispanica*	London Plane Tree	8.5	27	NO	5	Good	RETAIN	
2	*Platanus x hispanica*	London Plane Tree	9.0	28	NO	5	Good	RETAIN	
3	*Ribicola chinensis*	Chinese Pistache	1.5	5	NO	5	Good	RETAIN	New Tree
4	*Ribicola chinensis*	Chinese Pistache	1.0	3	NO	5	Good	RETAIN	New Tree
5	*Eucalyptus sideroxylon*	Red Ironbark	27.0	85	YES	4	Moderate	REMOVE	SD
6	*Sequoia sempervirens*	Redwood	17.0	53	YES	2	Poor	REMOVE	SD, ST, CDB
7	*Eucalyptus sideroxylon*	Red Ironbark	30.0	94	YES	4	Moderate	REMOVE	CD, SD
8	*Eucalyptus sideroxylon*	Red Ironbark	25.0	79	YES	4	Moderate	REMOVE	SD
9	*Sequoia sempervirens*	Redwood	39.0	122	YES	4	Moderate	REMOVE	ST
10	*Sequoia sempervirens*	Redwood	30.0	94	YES	4	Moderate	REMOVE	SR, ST
11	*Fraxinus uhdei*	Evergreen Ash	23.0	75	YES	4	Moderate	REMOVE	SR, SD
12	*Fraxinus uhdei*	Evergreen Ash	18.0	57	YES	4	Moderate	REMOVE	ST
13	*Pinus canariensis*	Canary Island Pine	23.0	74	YES	4	Moderate	REMOVE	SD, ST, SR
14	*Fraxinus uhdei*	Evergreen Ash	24.0	75	YES	4	Moderate	REMOVE	SD, ST, SR
15	*Fraxinus uhdei*	Evergreen Ash	24.0	75	YES	4	Moderate	REMOVE	SD, ST, SR
16	*Fraxinus uhdei*	Evergreen Ash	19.0	60	YES	4	Moderate	REMOVE	SD, ST, SR
17	*Fraxinus uhdei*	Evergreen Ash	22.0	69	YES	4	Moderate	REMOVE	SD, ST, SR
18	*Fraxinus uhdei*	Evergreen Ash	42.0	132	YES	4	Moderate	REMOVE	CD, SD, SR
19	*Sequoia sempervirens*	Redwood	19.0	60	YES	4	Moderate	REMOVE	ST
20	*Sequoia sempervirens*	Redwood	22.0	69	YES	4	Moderate	REMOVE	ST
21	*Eucalyptus sideroxylon*	Red Ironbark	26.0	82	YES	4	Moderate	REMOVE	ST

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	ORDINANCE TREE	HEALTH	PRESERVATION SUITABILITY	REMOVE/RETAIN/ RELOCATE	NOTES
22	*Fraxinus uhdei*	Evergreen Ash	10.0	31	NO	4	Poor	REMOVE	Volunteer
23	*Fraxinus uhdei*	Evergreen Ash	4.0	13	NO	5	Poor	REMOVE	Volunteer
24	*Sequoia sempervirens*	Redwood	22.0	69	YES	4	Moderate	REMOVE	ST
25	*Fraxinus uhdei*	Evergreen Ash	30.0	94	YES	4	Moderate	REMOVE	SD, SR
26	*Fraxinus uhdei*	Evergreen Ash	20.0	63	YES	4	Moderate	REMOVE	SD, SR
27	*Fraxinus uhdei*	Evergreen Ash	27.0	85	YES	4	Moderate	REMOVE	SD, SR
28	*Fraxinus uhdei*	Evergreen Ash	24.0	75	YES	4	Moderate	REMOVE	SD, SR
29	*Sequoia sempervirens*	Redwood	33.0	104	YES	4	Moderate	REMOVE	SD, Lion Tailed canopy
30	*Lagerstroemia indica*	Crape Myrtle	3.0	9	NO	5	Good	REMOVE	
31	*Sequoia sempervirens*	Redwood	23.0	72	YES	3	Moderate	REMOVE	SD, Lion Tailed canopy
32	*Sequoia sempervirens*	Redwood	34.0	107	YES	3	Moderate	REMOVE	SD, Lion Tailed canopy
33	*Lagerstroemia indica*	Crape Myrtle	56.0	176	YES	4	Good	REMOVE	
34	*Olea europaea*	Olive Tree	36.0	113	YES	4	Good	REMOVE	SD
35	*Olea europaea*	Olive Tree	30.0	94	YES	4	Good	REMOVE	SD
36	*Olea europaea*	Olive Tree	30.5	96	YES	4	Good	REMOVE	SD
37	*Sequoia sempervirens*	Redwood	26.0	82	YES	3	Moderate	REMOVE	SD, Lion Tailed canopy
38	*Sequoia sempervirens*	Redwood	33.0	104	YES	3	Moderate	REMOVE	SD, Lion Tailed canopy
39	*Pyrus kawakamii*	Evergreen Pear	9.0	28	NO	4	Moderate	REMOVE	CDB
40	*Olea europaea*	Olive Tree	23.0	72	YES	4	Good	REMOVE	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	ORDINANCE TREE	HEALTH	PRESERVATION SUITABILITY	REMOVE/RETAIN/ RELOCATE	NOTES
41	*Sequoia sempervirens*	Redwood	13.0	41	YES	4	Moderate	RETAIN	SD, ST - Offsite
42	*Eucalyptus sideroxylon*	Red Ironbark	27.0	85	YES	4	Moderate	REMOVE	SD
43	*Eucalyptus sideroxylon*	Red Ironbark	24.0	75	YES	4	Moderate	REMOVE	SD
44	*Sequoia sempervirens*	Redwood	44.0	138	YES	3	Moderate	REMOVE	SD, Lion Tailed canopy
45	*Eucalyptus sideroxylon*	Red Ironbark	28.5	89	YES	4	Moderate	REMOVE	SD
46	*Eucalyptus sideroxylon*	Red Ironbark	32.0	100	YES	4	Moderate	REMOVE	CD, SD
47	*Pyrus kawakamii*	Evergreen Pear	8.0	25	NO	4	Good	REMOVE	
48	*Pyrus kawakamii*	Evergreen Pear	18.0	57	YES	4	Good	REMOVE	
49	*Eucalyptus sideroxylon*	Red Ironbark	21.0	66	YES	4	Moderate	REMOVE	SD
50	*Eucalyptus sideroxylon*	Red Ironbark	16.0	50	YES	4	Moderate	REMOVE	SD
51	*Eucalyptus sideroxylon*	Red Ironbark	25.0	79	YES	4	Moderate	REMOVE	SD
52	*Eucalyptus sideroxylon*	Red Ironbark	21.0	66	YES	4	Moderate	REMOVE	SD
53	*Juglans californica*	Black Walnut	23.0	72	YES	3	Moderate	RETAIN	SD
54	*Juglans californica*	Black Walnut	18.0	57	YES	3	Moderate	REMOVE	SD
55	*Sequoia sempervirens*	Redwood	56.0	176	YES	4	Good	RETAIN	
56	*Platanus x hispanica*	London Plane Tree	7.0	22	NO	4	Good	RETAIN	
57	*Platanus x hispanica*	London Plane Tree	7.0	22	NO	4	Good	RETAIN	
58	*Platanus x hispanica*	London Plane Tree	8.0	28	NO	4	Good	RETAIN	
59	*Platanus x hispanica*	London Plane Tree	3.0	9	NO	4	Good	RETAIN	New Tree - Should be restaked.
60	*Eucalyptus sideroxylon*	Red Ironbark	36.0	110	YES	3	Moderate	REMOVE	
61	*Olea europaea*	Olive Tree	23.0	72	YES	3	Moderate	RETAIN	SD, EH, CDB

TREE PROTECTION NOTES

SECTION I
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN, AT OR OUTSIDE THE DRIP LINE (FOLIAR SPREAD) OF THE TREE USING THE FOLLOWING FORMULA: TWELVE INCHES IN DISTANCE FROM THE TRUNK FOR EVERY INCH IN TRUNK DIAMETER, MEASURED 2.0 FEET ABOVE THE AVERAGE GROUND LEVEL. EXAMPLE: A 24 INCH DIAMETER TREE WOULD HAVE A FENCE ERECTED 24 FEET FROM THE BASE OF THE TREE (24 X 12 = 288 / 12 = 24). THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE OUTSIDE THE DRIPLINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

SECTION II
GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

SECTION III
REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES SPECIFICALLY OUTLINED IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

SECTION IV
FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

DEMOLITION NOTES

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.

THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS, AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLAN AS DESCRIBED IN THE SPECIFICATIONS.

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444

THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.

FURNISH AND PLACE APPROVED IMPORT TOPSOIL WHERE SHOWN ON THE PLANS. CROSS-RIP THE ENTIRE EXPOSED SOIL SUBGRADE TO A MINIMUM DEPTH OF TEN INCHES (10") PRIOR TO PLACING ANY IMPORT TOPSOIL.

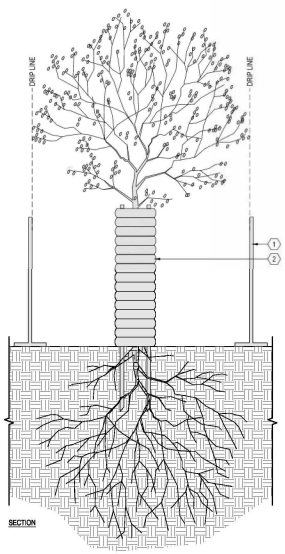
ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

NOTES:
1. REFER TO THE TREE PROTECTION NOTES.
2. TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE GRADING OR EQUIPMENT IS ALLOWED ON SITE.
3. PRIOR TO CONSTRUCTION, SEE THE REMEDIAL REPAIRS SECTION TO DETERMINE FERTILIZING AND WATERING SCHEDULES FOR EXISTING TREES.
4. WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE'S DRIP LINE, SEE SITE PREPARATION SECTION.
5. NO CONSTRUCTION WASTE, EITHER LIQUID, SOLID, OR ANY OTHER SUBSTANCE WHICH COULD ENTER INTO THE ROOT SYSTEM (OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS) SHALL BE DEPOSITED, DISPOSED OF, OR STORED WITHIN OR NEAR A TREE'S DRIP LINE.
6. WIRE, SIGNS, ROPES, PULLEYS, ETC., SHALL NOT BE ATTACHED TO ANY TREE.
7. IF TRENCHING WITHIN A TREE'S DRIP LINE IS NECESSARY, SEE GRADING/EXCAVATION SECTION.
8. IF TREE PRUNING IS NECESSARY, SEE REMEDIAL REPAIRS SECTION.
9. INSTALL ONE SIGN TO DRIP LINE FENCING PER AREA.
10. SEE TREE PROTECTION ZONE (TPZ) INSTRUCTIONS UNDER SITE PREPARATION SECTION.

1. 6' (1.8 M) HIGH TEMPORARY CHAIN LINK FENCE, INSTALLED AT DRIP LINE. SEE TREE PROTECTION PLAN FOR LOCATIONS. PREFERENCE WOULD BE AT DRIP LINE OR FOLLOW LOCAL CODES.
2. INSTALL TRUNK WRAP IF DRIP LINE FENCE IS NOT PRACTICAL. INSTALL FOUR (4) LODGE POLES AROUND EACH TREE. WRAP TRUNK IN STRAW WADDLE, THEN WRAP IN ORANGE SNOW FENCING UP TO BRANCHING STRUCTURE





A TREE PROTECTION
SCALE: 1/2" = 1'-0"

OWNER
GI PARTNERS
GI Partners
188 The Embarcadero, Suite 700
San Francisco, CA 94105
Office: 415.688.4800

OWNER'S REP
MISSION CRITICAL REALTY

ARCHITECT
SHEEHAN NAGLE HARTRAY ARCHITECTS
Sheehan Nagle Hartray Architects
30 West Monroe, Suite 900
Chicago, IL 60603

MECHANICAL ENGINEER | PLUMBING ENGINEER
Southland Industries
22340 Dresden Street, Suite 177
Dulles, VA 20166
Office: 703.834.5570
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ELECTRICAL ENGINEER
ROSENDIN ELECTRIC
Rosendin Electric
880 Mabury Road
San Jose, CA 95133
Office: 408.286.2800

CIVIL ENGINEER | LANDSCAPE ARCHITECT
HMH Engineers
1570 Oakland Rd.
San Jose, CA 95131
Office: 408.487.2200

PROJECT NO:	9003.00
CAD DWG FILE:	9003000CLDWG
DESIGNED BY:	ST
DRAWN BY:	KY
CHECKED BY:	RH
DATE:	MARCH 11, 2022
SCALE:	

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
5	PCC REVIEW - RESPONSE 4	09.30.2022
4	PCC REVIEW - RESPONSE 3	04.12.2022
3	PCC REVIEW - RESPONSE 2	03.11.2022
2	PCC REVIEW - RESPONSE 1	10.22.2021
1	PCC REVIEW	07.02.2021

2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

TREE PROTECTION, NOTES, DETAIL, AND TABLE

L6

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CITY OF SANTA CLARA ARBORIST NOTES

I. GENERAL

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).

2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST.

3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.

4. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80°F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80°, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCUMB IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.

5. WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.

6. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.

7. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE

APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.

8. MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.

9. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF 8.5"x11" AND CLEARLY STATE "**WARNING - TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROJECT ARBORIST**". FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADDLE UP TO THE FIRST MAIN BRANCH, THEN WRAP SNOW FENCING AROUND THE WADDLE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.

10. NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.

11. ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN I.S.A CERTIFIED ARBORIST.

12. GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.

13. ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN I.S.A.

CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.

14. WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.

15. TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORSEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.

16. PLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.

17. BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

II. BORING

WHERE THERE IS INSUFFICIENT SPACE TO BYPASS THE DRIP LINE BY TRENCHING ADJACENT TO ALL EXISTING TREES IN EXCESS OF 5" D.B.H., THE INSTALLATION MUST BE MADE BY BORING. THE BEGINNING AND ENDING DISTANCE OF THE BORE FROM THE FACE OF THE TREE IN ANY DIRECTION IS DETERMINED BY THE DIAMETER OF THE TREE AS SPECIFIED BY THE ACCOMPANYING TABLE:

WHEN THE TREE DIAMETER AT 4½ FEET IS:	TRENCHING WILL BE REPLACED BY BORING AT THIS MINIMUM DISTANCE FROM THE FACE OF THE TREE IN ANY DIRECTION:
0-2 INCHES	1 FOOT
3-4 INCHES	2 FEET
6-9 INCHES	5 FEET
10-14 INCHES	10 FEET
15-19 INCHES	12 FEET
OVER 19 INCHES	15 FEET

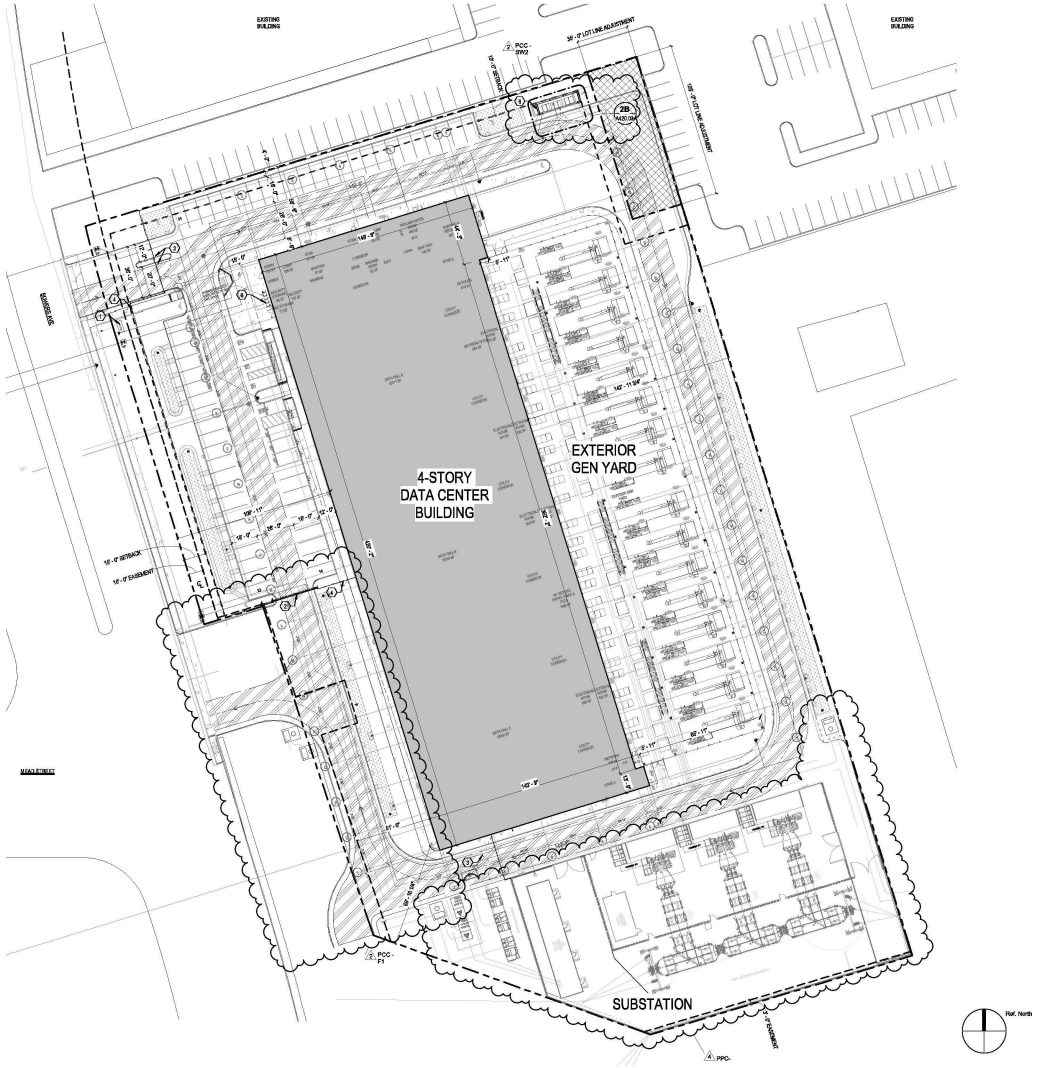
TREE DIAMETER	(MINIMUM) DEPTH OF BORE
9 INCHES OR LESS	2.5 FEET
10-14 INCHES	3.0 FEET
15-19 INCHES	3.5 FEET
20 INCHES OR MORE	4.0 FEET

III. TREE PROTECTION

1. CONTRACTOR SHALL TAG AND IDENTIFY EXISTING TREES WHICH ARE TO REMAIN WITHIN THE PROJECT LIMITS AND ON THE PUBLIC RIGHT-OF-WAY PRIOR TO START OF WORK. PROTECT ALL TAGGED TREES AT ALL TIMES FROM DAMAGE BY THE WORK. TREATMENT OF ALL MINOR DAMAGE TO TAGGED TREES SHALL BE PERFORMED BY AN I.S.A. CERTIFIED ARBORIST OR OTHER PERSONNEL APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. IF A TAGGED TREE IS PERMANENTLY DISFIGURED OR KILLED AS A RESULT OF THE WORK, CONTRACTOR SHALL REMOVE THE TREE, INCLUDING ITS ROOTS, FROM THE SITE AND REPLACE EACH REMOVED TREE WITH AN EQUAL-SIZED TREE. IF SUCH REPLACEMENT IS NOT POSSIBLE, THE CONTRACTOR SHALL REIMBURSE TO THE TREE OWNER THE AMOUNT LISTED IN THE TABLE BELOW. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE. CONTRACTOR SHALL PROVIDE REGULAR WATERING OF EXISTING LANDSCAPING WITHIN THE CONSTRUCTION AREA THROUGH THE CONSTRUCTION PERIOD.

2. CONTRACTOR SHALL PAY THE TREE OWNER THE VALUE OF EXISTING TREES TO REMAIN THAT DIED OR WERE DAMAGED BECAUSE OF THE CONTRACTOR'S FAILURE TO PROVIDE ADEQUATE PROTECTION AND MAINTENANCE. THE PAYMENT AMOUNT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE OF VALUES, USING "TREE CALIPER" METHOD ESTABLISHED IN THE MOST RECENT ISSUE OF THE "GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS", PREPARED BY THE COUNCIL OF TREE AND LANDSCAPE ARCHITECTS.

7 INCHES	$ 2,400
8 INCHES	$ 3,400
9 INCHES	$ 4,400
10 INCHES	$ 5,200
11 INCHES	$ 6,200
12 INCHES	$ 7,200
13 INCHES	$ 8,200
14 INCHES	$ 9,200
15 INCHES	$ 10,000
16 INCHES	$ 11,000
17 INCHES	$ 12,000
18 INCHES AND OVER: ADD FOR EACH CALIPER INCH	$ 1,200



B6 OVERALL SITE PLAN
1" = 30'-0"

CBC SECTION 1129B.3:

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

2. ONE IN EVERY EIGHT ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B (CA) PLAQUE OR THE R99C (CA) SIGN.

3. IN EACH PARKING STALL, A CURB OR BUMPER SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.

4. SURFACE SLOPES OF ACCESSIBLE OFF-STREET PARKING STALLS SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 2 PERCENT IN ANY DIRECTION.

5. TABLE A SHALL BE USED TO DETERMINE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS IN EACH PARKING LOT OR GARAGE.

6. WHERE PLAQUE R99B (CA) SIGN R99C (CA) OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.

7. CURB RAMPS SHALL CONFORM TO THE DETAILS SHOWN ON REVISED STANDARD PLAN RSP A88A.

8. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.

9. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE REVISED STANDARD PLAN RSP A90D FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.

10. A R7-8B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.

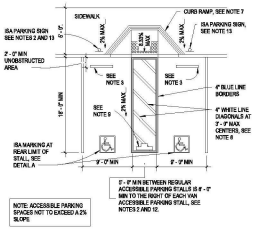
11. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.

12. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'- 0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLES AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.

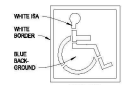
13. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).

TOTAL NUMBER OF PARKING SPACES ON STALLS	MINIMUM NUMBER OF DISABLED ACCESSIBLE PARKING SPACES ON STALLS (COLUMN A)	MINIMUM NUMBER OF VAN ACCESSIBLE SPACES (1 PER 8 ACCESSIBLE SPACES)
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	2
301-400	8	2
401-500	9	2
501-1000	2 PERCENT OF TOTAL	1/8 OF COLUMN A
GREATER THAN 1001	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1001	1/8 OF COLUMN A

TABLE A



DOUBLE PARKING STALL



ISA MARKING
SEE REVISED STD PLAN RSP A90C
ISA = INTERNATIONAL SYMBOL OF ACCESSIBILITY

DETAIL A



OFF-STREET PARKING SIGNS

SITE STATISTICS

SITE AREA:	236,807 SF (5.4 Acres)
GROSS BUILDING AREA:	244,988 SF
ACTUAL SITE COVERAGE:	0.28 (zoning limit 0.78)

PARKING STATISTICS

PARKING REQUIREMENTS	1/4000 GSF OF BUILDING FOOTPRINT
BUILDING FOOTPRINT	60,737 SF
PARKING REQUIRED	62
PARKING PROVIDED	62
ADA STALLS	2
VAN ACCESSIBLE	1
EV PARKING	1
EV VAN ADA	1
LOADING BAYS	2
CAV	6

*TWO POINTS OF ENTRY TO THE PROPERTY

BUILDING STATISTICS

OUTLINE SOO	
CRITICAL POWER/DATA HALL:	4MW
CRITICAL POWER/FLOOR:	12MW
TOTAL CRITICAL POWER (4 FLOORS):	48MW
PUE:	1.3
TOTAL BUILDING POWER:	75MW
70,000 SF DATA HALL:	4(E.CAR)/DATA HALL
TOTAL CARS/BUILDING:	4(N)
GROSS AREA/DATA HALL:	4(N)/DC 15,781 SF (189,200 SF / 12 DH)
CRITICAL POWER DENSITY:	319 W/SF
GENERATORS:	32
ELECTRICAL BLOCKS:	32
GROSS BUILDING FOOTPRINT:	60,737 SF
GROSS BUILDING AREA:	244,988 SF
ACTUAL FAR:	1.04

EXISTING BUILDING FIXTURE COUNTS

	LAVS (2.5 GPM)	WC (1.6 GPM)	SHOWERS (2.5 GPM)	DRINKING FOUNTAINS (.75 GPM)
LEVEL 01 MENS	4	8	1	0
LEVEL 01 WOMENS	6	7	1	0
LEVEL 01 UNISEX	1	1	2	0
LEVEL 02 MENS	6	11	0	0
LEVEL 02 WOMENS	6	10	0	0
LEVEL 02 UNISEX	0	0	0	2
FIXTURE COUNT TOTALS	26	37	4	2
GMP TOTALS	62.5	59.2	10	1.5
FIXTURE COUNT GRAND TOTAL*	66			
GPM GRAND TOTAL	133.2			

NEW BUILDING FIXTURE COUNTS

	LAVS (2.5 GPM)	WC (1.6 GPM)	SHOWERS (2.5 GPM)	DRINKING FOUNTAINS (.75 GPM)
LEVEL 01 MENS	2	3	0	0
LEVEL 01 WOMENS	2	3	0	0
LEVEL 01 UNISEX	2	2	0	2
LEVEL 02 MENS	3	4	0	0
LEVEL 02 WOMENS	3	4	0	0
LEVEL 02 UNISEX	0	0	1	2
LEVEL 03 MENS	3	4	0	0
LEVEL 03 WOMENS	3	4	0	0
LEVEL 03 UNISEX	0	0	0	2
LEVEL 04 MENS	3	4	0	0
LEVEL 04 WOMENS	3	4	0	0
LEVEL 04 UNISEX	0	0	0	2
FIXTURE COUNT TOTALS	24	32	1	6
GMP TOTALS	60	51.2	2.5	6
FIXTURE COUNT GRAND TOTALS	65			
GPM GRAND TOTAL	119.7			

*OVERALL FIXTURE WATER USE IN PROPOSED BUILDING WILL BE REDUCED BASED ON CALCULATIONS FROM THE EXISTING BUILDING DRAWINGS

GENERAL NOTES

Gross Area Per Floor		
Level	Name	Area
LEVEL 1	<varies>	60736 SF
LEVEL 2	<varies>	61015 SF
LEVEL 3	<varies>	61014 SF
LEVEL 4	<varies>	61014 SF
1ROOF	<varies>	60988 SF
GRAN TOTAL: 142		300148 SF

Exterior Generator Yard Gross Area		
Level	Name	Area
GENERATOR YARD - EXTERIOR		
LEVEL 1	GENERATOR YARD	33622 SF
LEVEL 2	GENERATOR YARD	33621 SF
GRAN TOTAL:		67243 SF

2 PCC-P2

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	NON-MOMT SIGN
2	SLIDING GANTLE/LEVER GATE WITH AUTO OPERATOR
3	VEHICULAR SWING GATE WITH AUTO OPERATOR
4	MAN DOOR WITH PANIC HARDWARE AND ANTI REACH THRU SECURITY MESH PAINTED TO MATCH FENCE
6	CLASS II BICYCLE PARKING SPACES, HP BIKE RACKS BY HUNTCO SUPPLY

SHEET LEGEND

- PROPERTY LINE
- NEW BUILDING
- SETBACK LINE
- EASEMENT LINE
- FIRE ACCESS ROAD
- PROPERTY LINE ADJUSTMENT

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No.	Description	Date
5	PCC Review - Response 4	09.06.2022
4	PCC Review - Response 3	06.10.2022
3	PCC Review - Response 2	03.11.2022
2	PCC Review - Response 1	10.20.2021
1	PCC Review	07.02.2021

2805 WALSH BOWERS

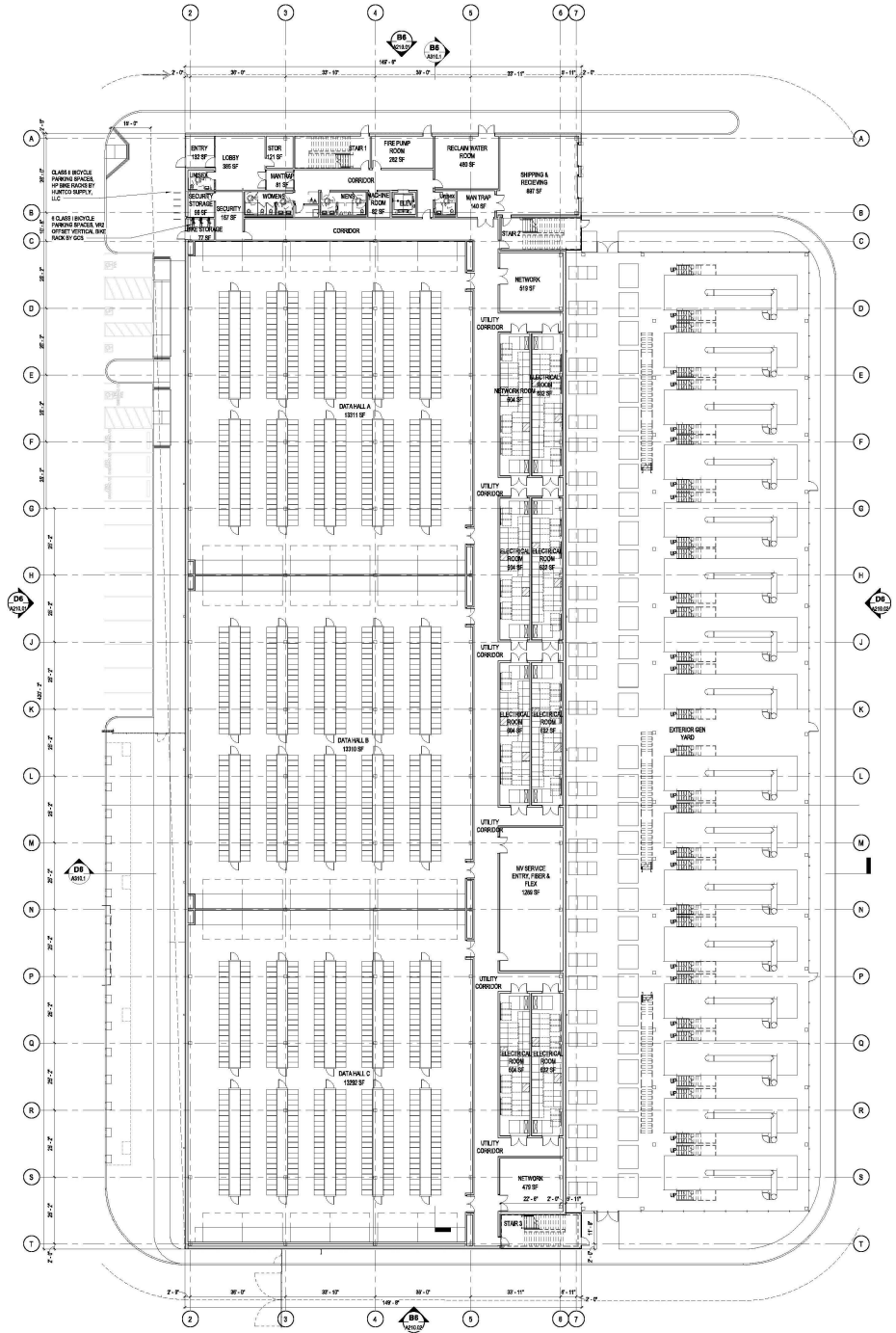
2805 BOWERS AVE

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OVERALL SITE PLAN

AS100

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A6 LEVEL 01 OVERALL FLOOR PLAN
1/16" = 1'-0"

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6	PCC Review - Response 4	05.06.2022
4	PCC Review - Response 3	04.12.2022
3	PCC Review - Response 2	03.11.2022
2	PCC Review - Response 1	10.29.2021
1	PCC Review	07.02.2021

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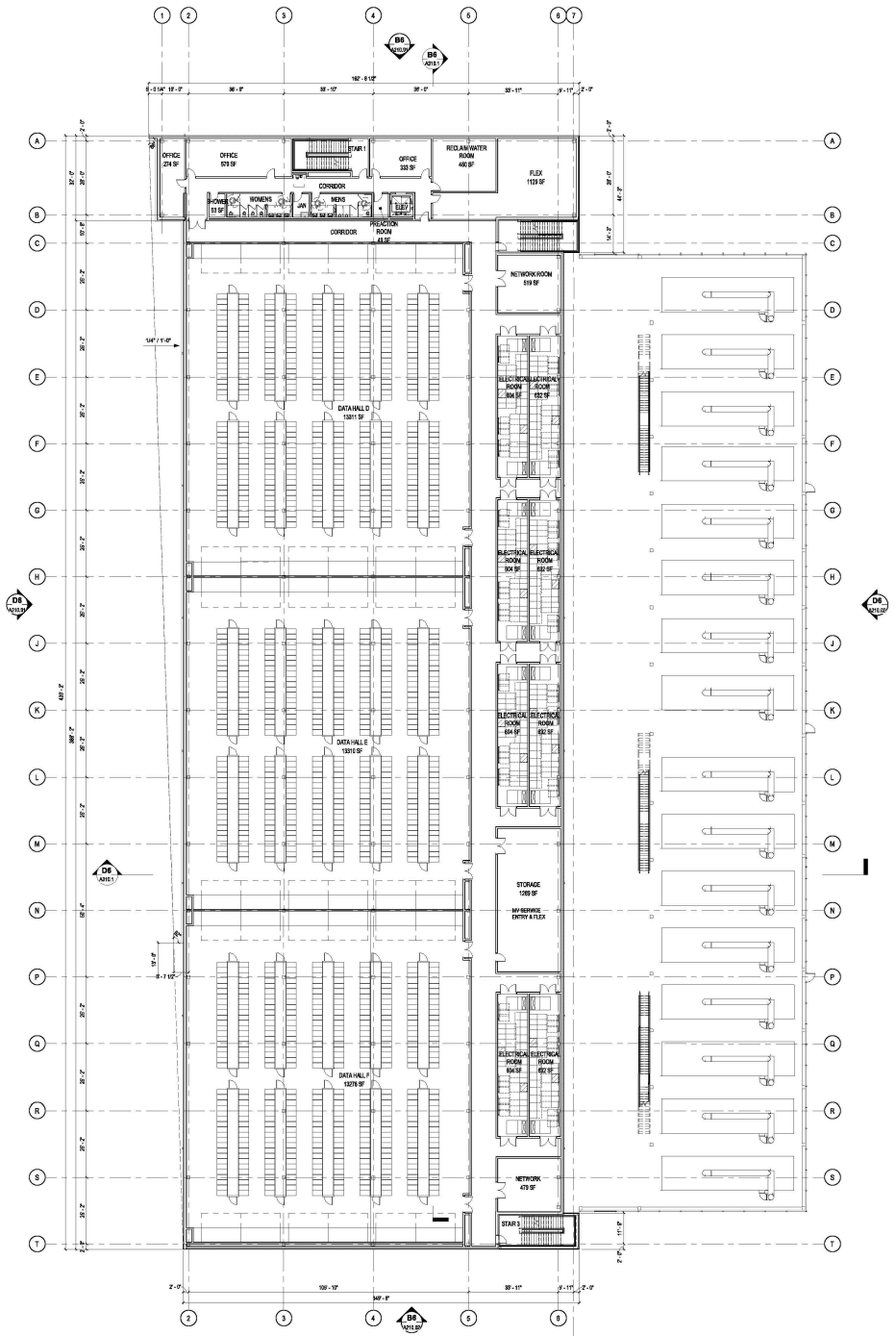
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LEVEL 1 - OVERALL FLOOR PLAN

A110.01

0' 4' 8' 12' 16' 24' 32' 48'
SCALE: 1/16" : 1'-0"

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A6 LEVEL 02 OVERALL FLOOR PLAN
1/16" = 1'-0"

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3	PCC Review - Response 2	03.11.2022
2	PCC Review - Response 1	10.29.2021
1	PCC Review	07.02.2021

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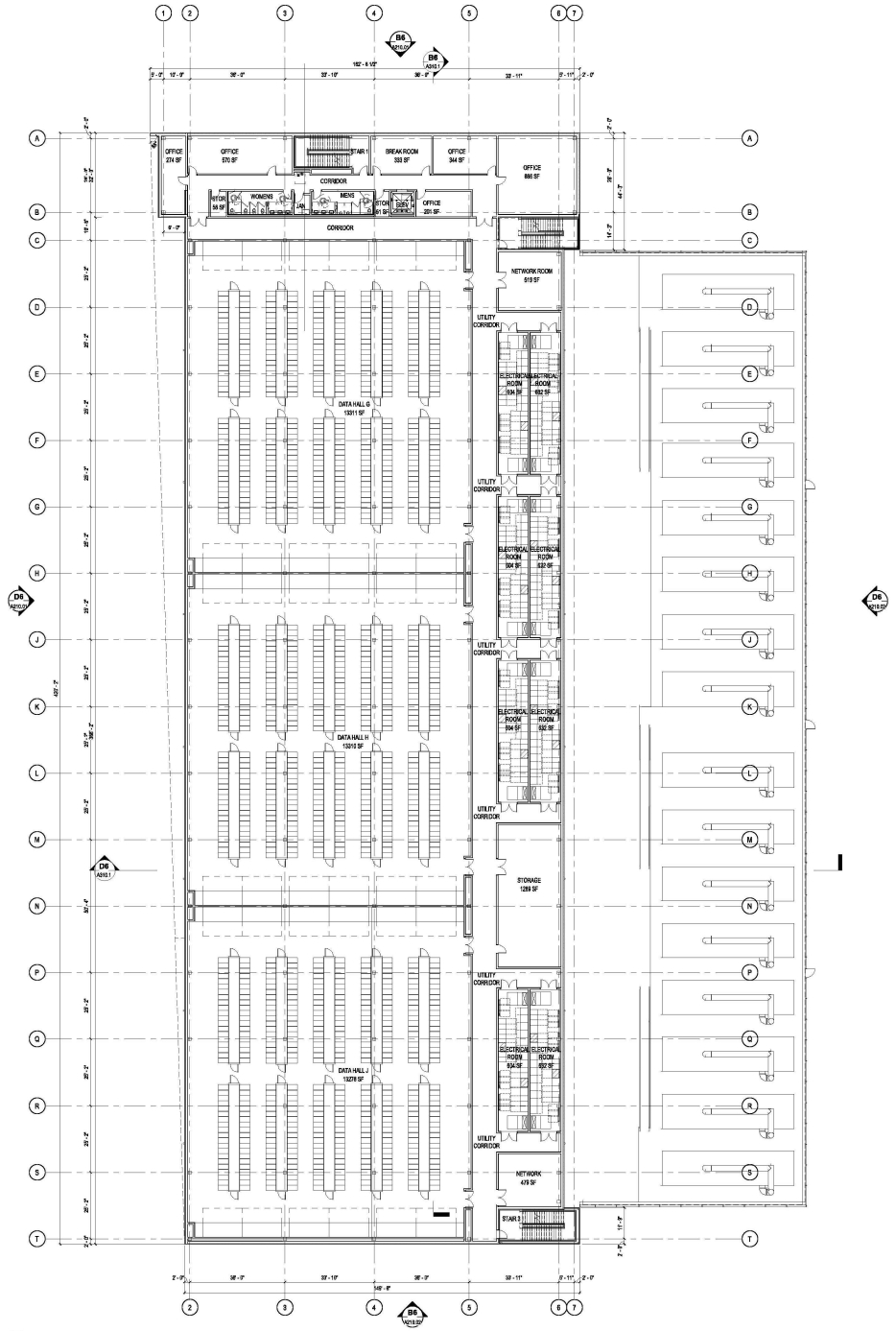
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LEVEL 2 - OVERALL FLOOR PLAN

A110.02

0' 4' 8' 12' 16' 24' 32' 48'
SCALE: 1/16" = 1'-0"

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A6 LEVEL 03 OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

LEGEND

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1	PCC Review	07.02.2021

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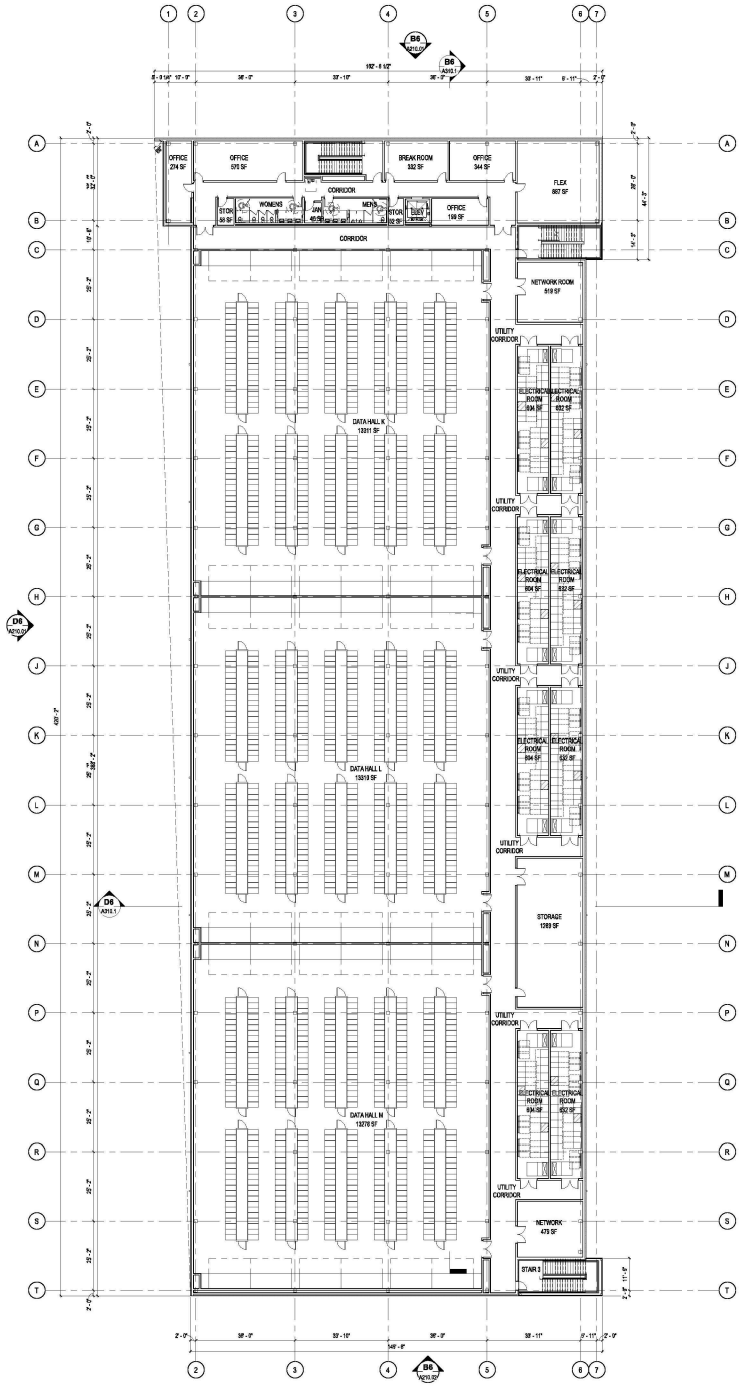
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LEVEL 3 - OVERALL FLOOR PLAN

A110.03

0' 4' 8' 12' 16' 24' 32' 48'
SCALE: 1/16" = 1'-0"

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A6 LEVEL 04 OVERALL FLOOR PLAN
1/16" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

LEGEND

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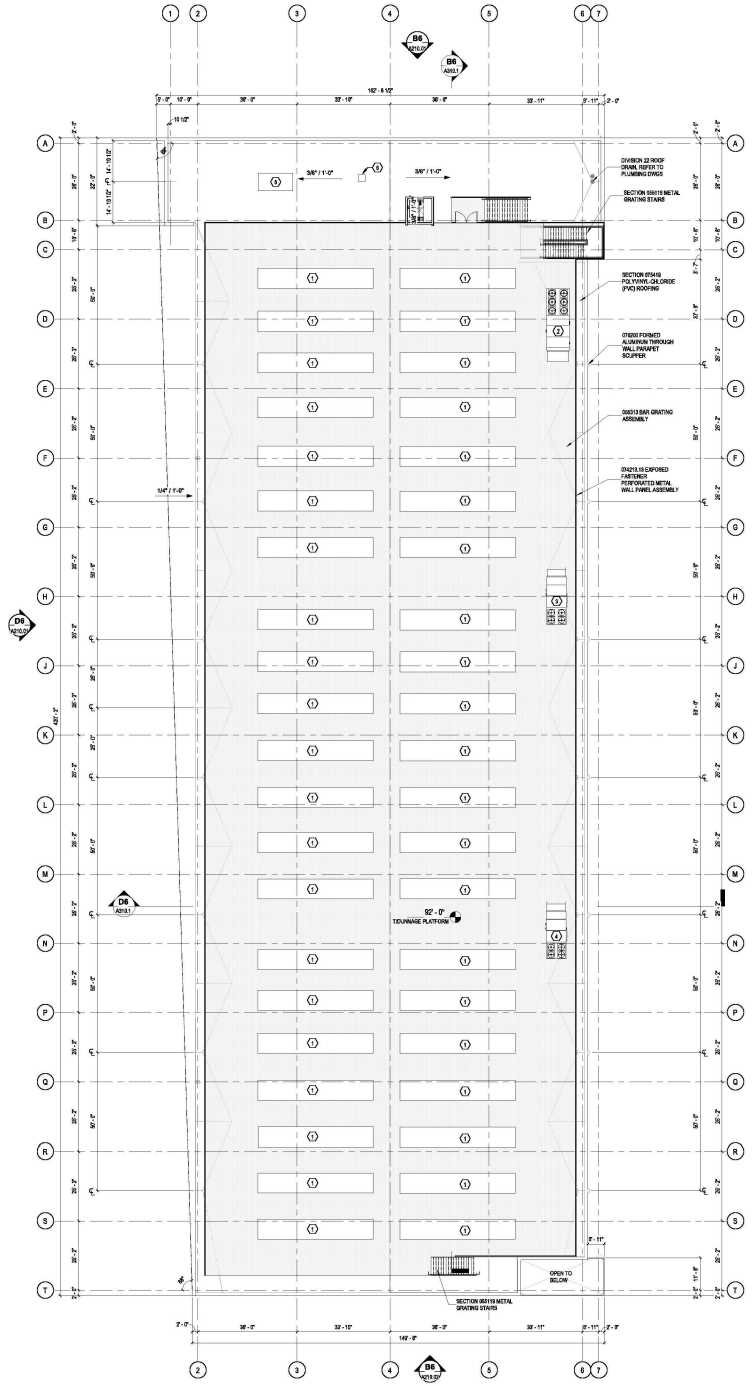
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LEVEL 4 - OVERALL FLOOR PLAN

A110.04

0' 4' 8' 12' 16' 24' 32' 48'
SCALE: 1/16" = 1'-0"

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1 T/DUNNAGE PLATFORM
1/16" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

1	ROOFTOP AIR COOLED CHILLER UNIT
2	AIR HANDLING UNIT 3
3	AIR HANDLING UNIT 2
4	AIR HANDLING UNIT 3
5	ROOFTOP CONDENSOR UNIT
6	EXHAUST VENT

LEGEND

KEY PLAN

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1	PCC Review	07.02.2021

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ROOF PLAN

A110.05

0' 4' 8' 12' 16' 24' 32' 48'
SCALE: 1/16" = 1'-0"

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2 PCC - P11

3 PCC - P4

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1	PCC Review	07.02.2021

2805 WALSH BOWERS

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3D ELEVATIONS

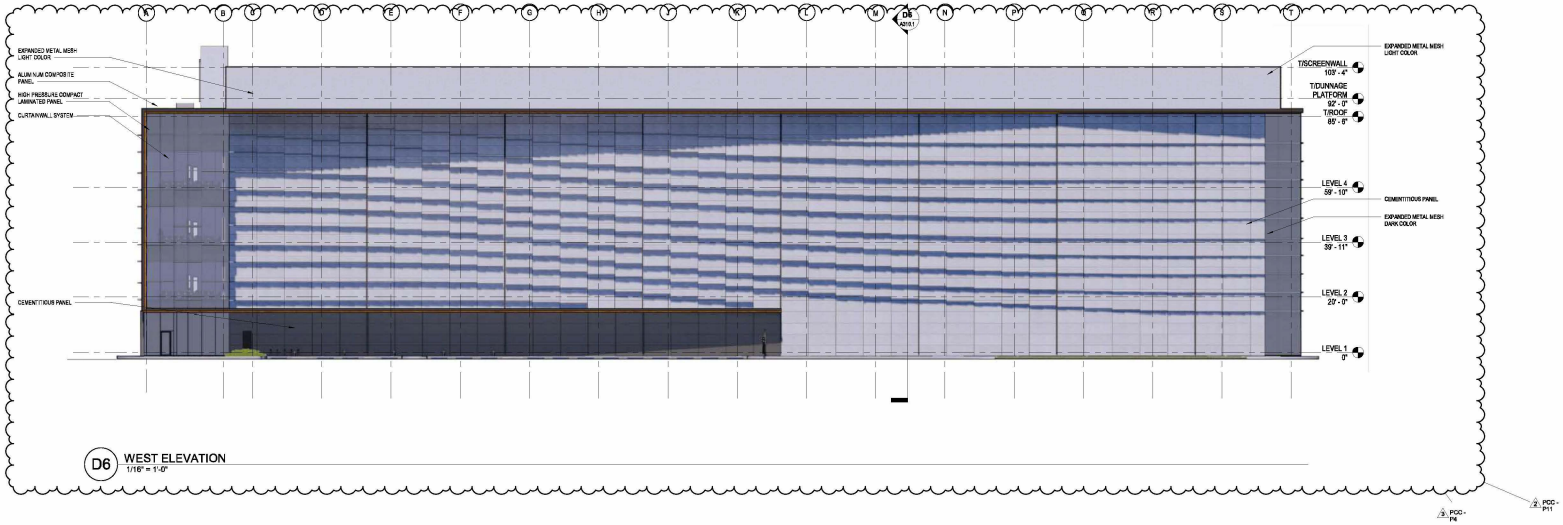
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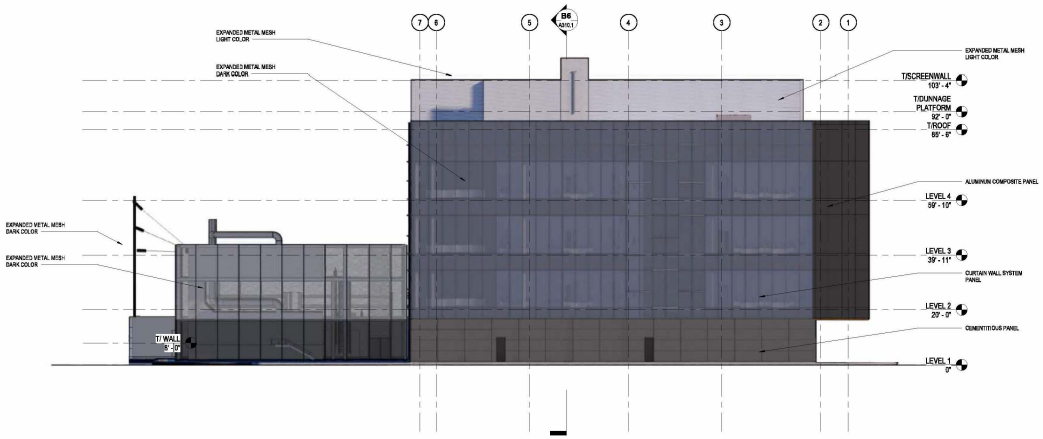
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E D C B A

6 5 4 3 2 1



D6 WEST ELEVATION
1/16" = 1'-0"



B6 NORTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES	SHEET NOTES	SHEET LEGEND
	NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET	

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MECHANICAL ENGINEER | PLUMBING ENGINEER

Southland Industries
22340 Dresden Street, Suite 177
Dulles, VA 20166
Office: 703.834.5570
Fax: 703.834.5572

ELECTRICAL ENGINEER

ROSENDIN ELECTRIC

Rosendin Electric
880 Mabury Road
San Jose, CA 95133
Office: 408.286.2800

CIVIL ENGINEER | LANSCAPE DESIGNER

HMH

HMH Engineers
1570 Oakland Rd,
San Jose, CA 95131
Office: 408.487.2200

PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
6	PCC Review - Response 4	09.06.2022
4	PCC Review - Response 3	08.12.2022
3	PCC Review - Response 2	03.11.2022
2	PCC Review - Response 1	10.29.2021
1	PCC Review	07.02.2021

2805 WALSH BOWERS

2805 BOWERS AVE

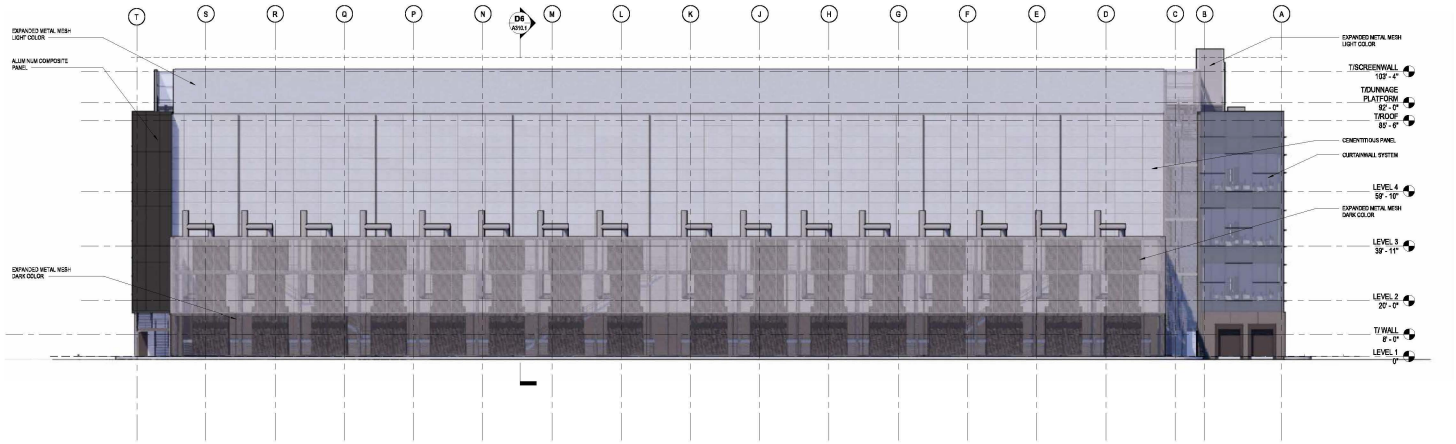
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FULL BUILDING EXTERIOR ELEVATIONS

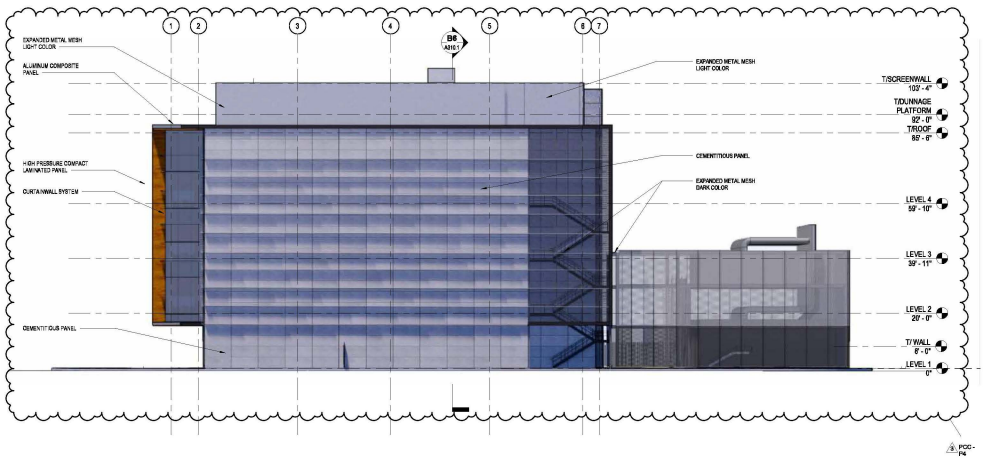
A210.01

0" 6" 12" 18" 24"
SCALE: 3/32" - 1'-0"

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D6 EAST ELEVATION
1/16" = 1'-0"



B6 SOUTH ELEVATION
1/16" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

SHEET LEGEND

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GI PARTNERS

GI Partners
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MISSION CRITICAL REALTY

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Sheehan Nagle Hartray Architects
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2	PCC Review - Response 1	10.20.2021
1	PCC Review	07.02.2021

2805 WALSH BOWERS

2805 BOWERS AVE

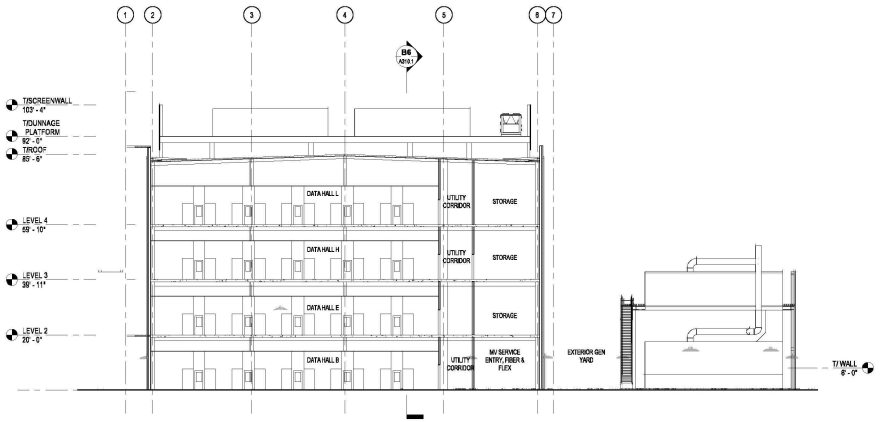
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FULL BUILDING EXTERIOR ELEVATIONS

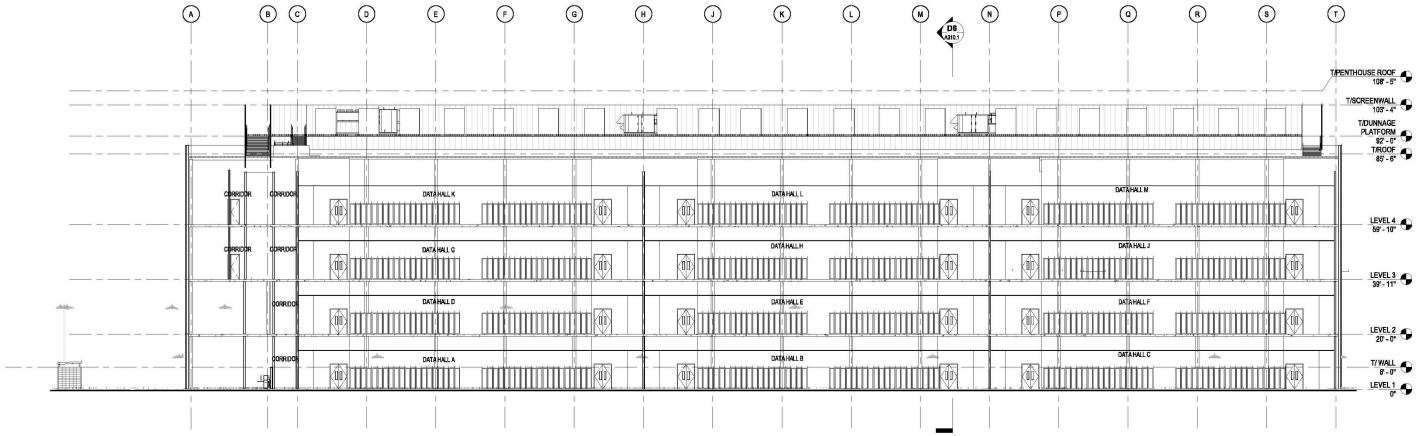
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SCALE: 3/32" = 1'-0"

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D6 TRANSVERSE BUILDING SECTION
1/16" = 1'-0"



B6 LONGITUDINAL BUILDING SECTION
1/16" = 1'-0"

GENERAL NOTES

SHEET NOTES

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SHEET LEGEND

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No.	Description	Date
6	PCC Review - Response 4	09.06.2022
4	PCC Review - Response 3	06.10.2022
3	PCC Review - Response 2	03.11.2022
2	PCC Review - Response 1	10.20.2021
1	PCC Review	07.02.2021

2805 WALSH BOWERS

2805 BOWERS AVE

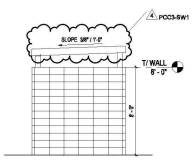
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FULL BUILDING SECTIONS

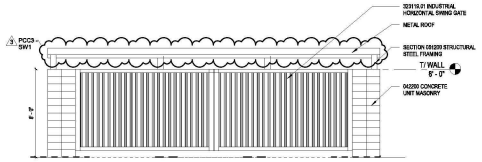
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SCALE: 3/32" - 1'-0"

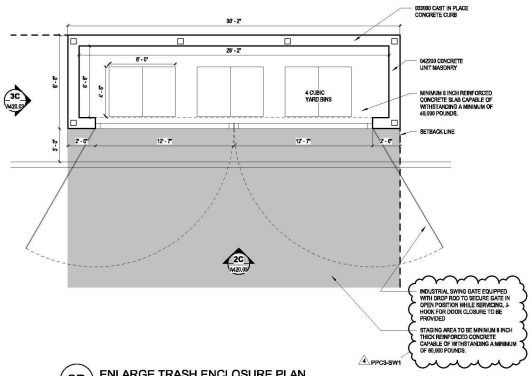
© 2020 SHEEHAN NAGLE HARTRAY ARCHITECTS, LTD.



3C TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



2C LONG TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



2B ENLARGE TRASH ENCLOSURE PLAN
1/4" = 1'-0"

GENERAL NOTES	SHEET NOTES	SHEET LEGEND	KEY PLAN
	NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET		

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San Jose, CA 95131
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PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date
5	PCC Review - Response 4	09.30.2022
4	PCC Review - Response 3	08.12.2022
3	PCC Review - Response 2	03.31.2022
2	PCC Review - Response 1	12.22.2021

2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

ENLARGE TRASH ENCLOSURE

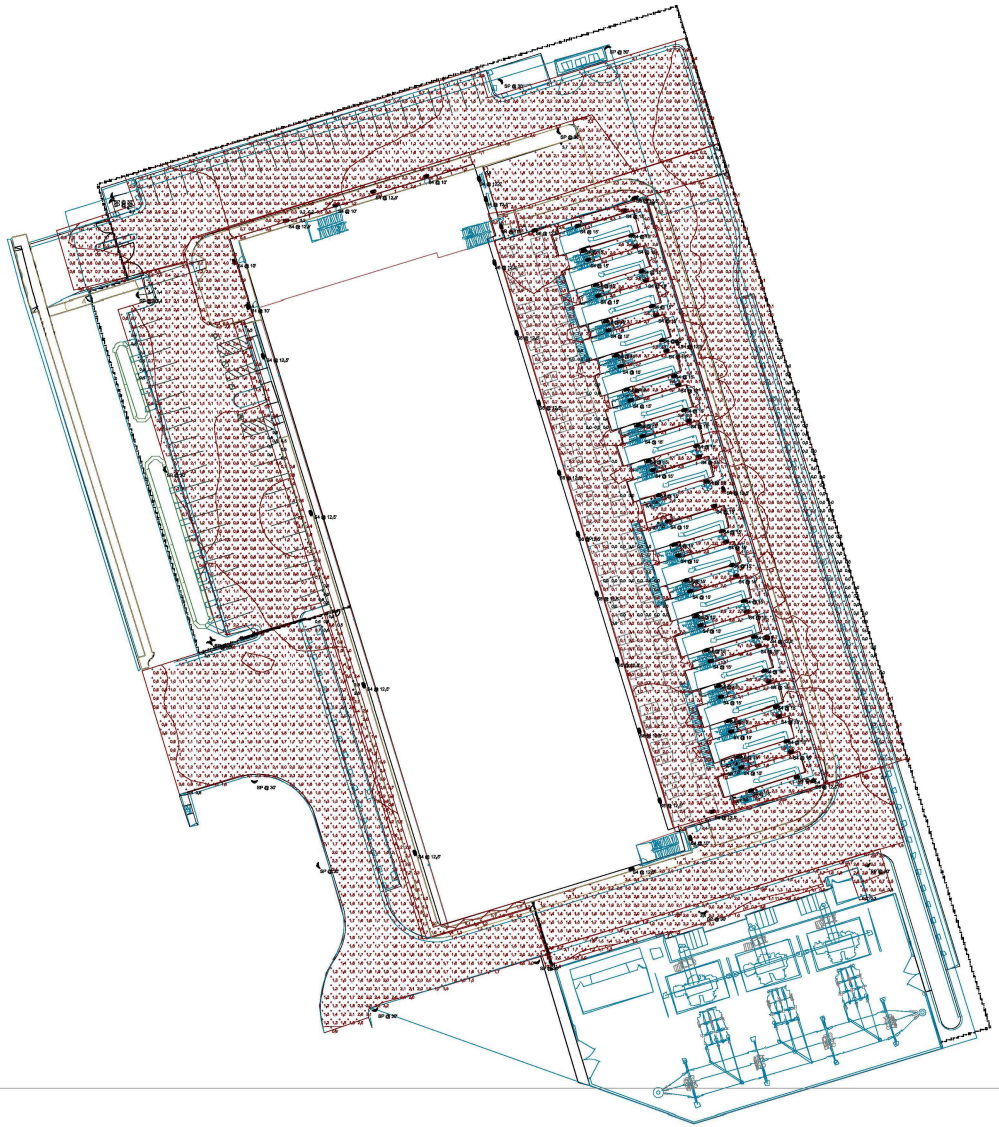
A420.03
5 PCC - SW2

SCALE: AS NOTED

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E D C B A

6 5 4 3 2 1



GENERAL NOTES

SHEET NOTES

NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

SHEET LEGEND

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	S4		60	SIDNEY SA0303	SR-SL-SB-WW-04-4	SR LC3 Scance	1	4909	0.8	69.1	
○	S5		13	SIDNEY SA0303	SR-SL-SB2-WW-04-4	SR LC3 Scance	1	4909	0.8	34.6	
□	S7		13	COOPER LIGHTING SOLUTIONS / METALUX GROUP / SIMPLIFY DATA	GAN-SA3A-T2E-U-SL3	GALLEON AREA AND ROADWAY LUMINAIRE GEN 3A SMALL WITH 2 LIGHTBARS WITH 2 LIGHT ENGINES AND TYPE III SPILL LENS ILLUMINATION OPTICS	48	370	0.8	16	

KEY PLAN



OWNER

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PROGRESS SET
NOT FOR CONSTRUCTION

No.	Description	Date

2805 WALSH BOWERS

2805 BOWERS AVE

ISSUED FOR PCC REVIEW

ELECTRICAL SITE PHOTOMETRICS AND LIGHTING PLAN

E100.1

SCALE: AS NOTED

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E D C B A

6 5 4 3 2 1

WALSH - BOWERS

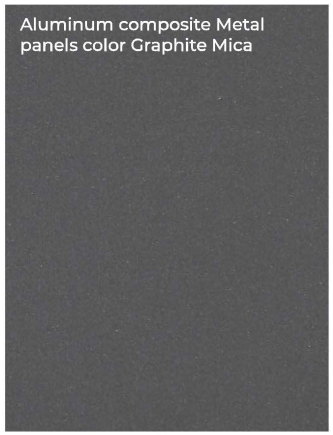
MATERIALS

01·04·2024

SNHA
A WOOLPERT COMPANY

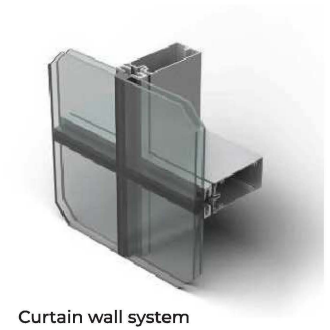
MAIN MATERIALS


Cementicious panels color light gray


Aluminum composite Metal panels color Graphite Mica


Metal panels with wood impression


Long Grain Oak color


Curtain wall system

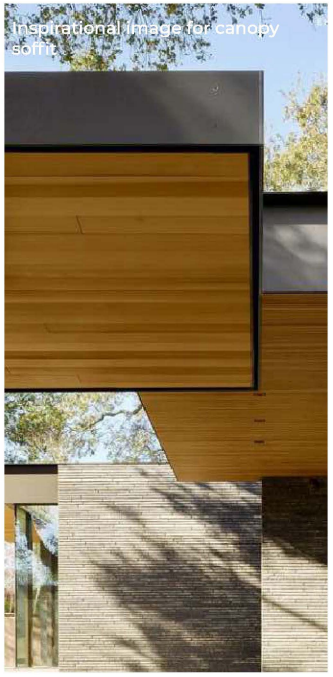
Curtain wall color dark gray

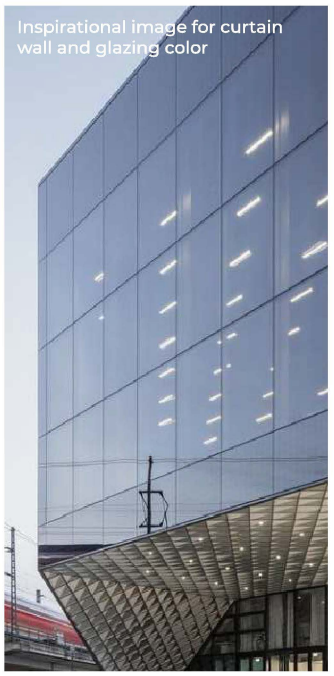

Curtain wall system with sunshades

Sunshades and fins color anodize aluminum


Inspirational image for exterior wall cladding

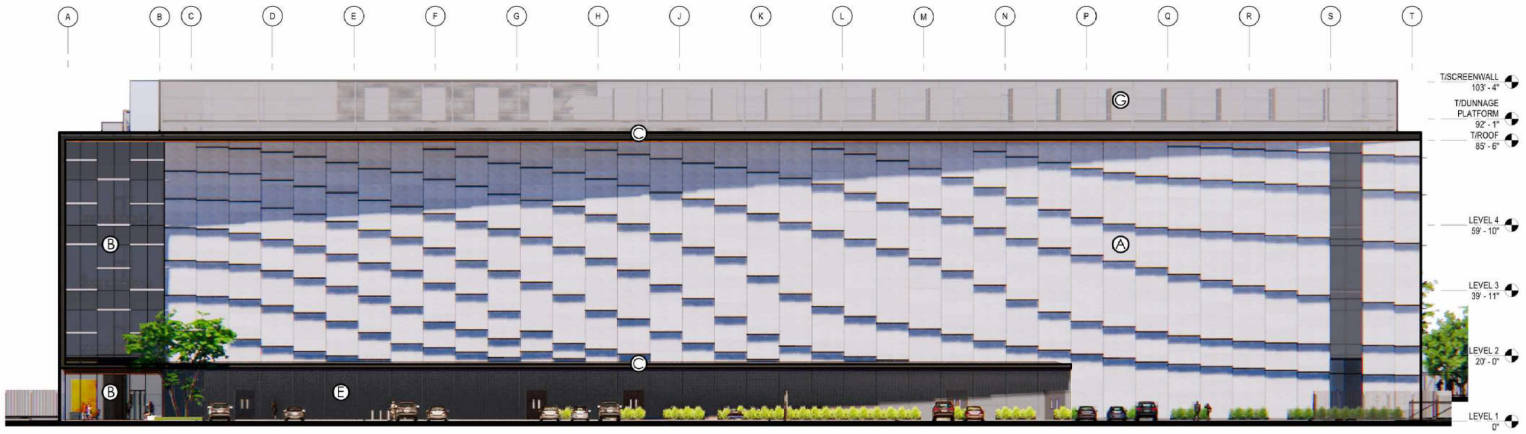

Inspirational image for canopy


Inspirational image for canopy soffit

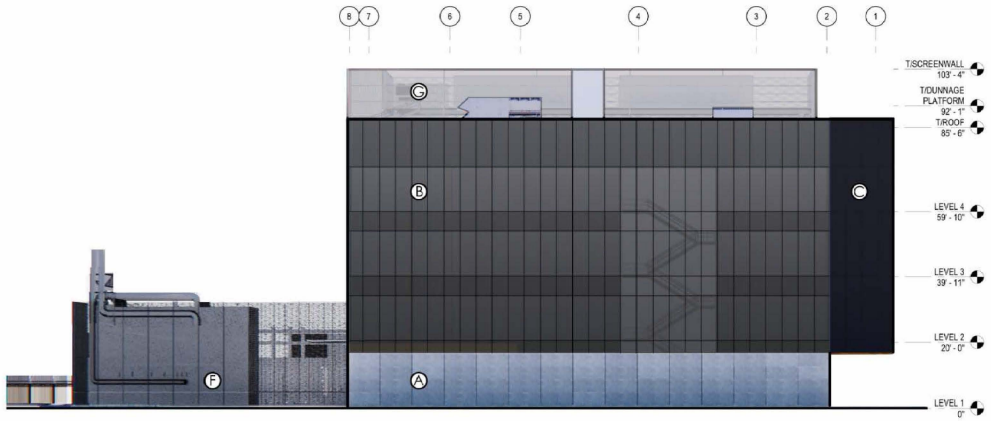

Inspirational image for curtain wall and glazing color


Inspirational image for horizontal fins

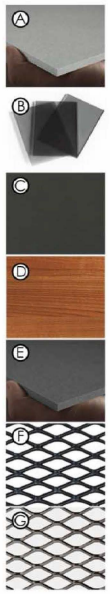
MATERIALS BOARD



1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



A Cementicious panels color light gray

B Glass

C Aluminum composite Metal panels color Graphite Mica

D High pressure compact laminated panels

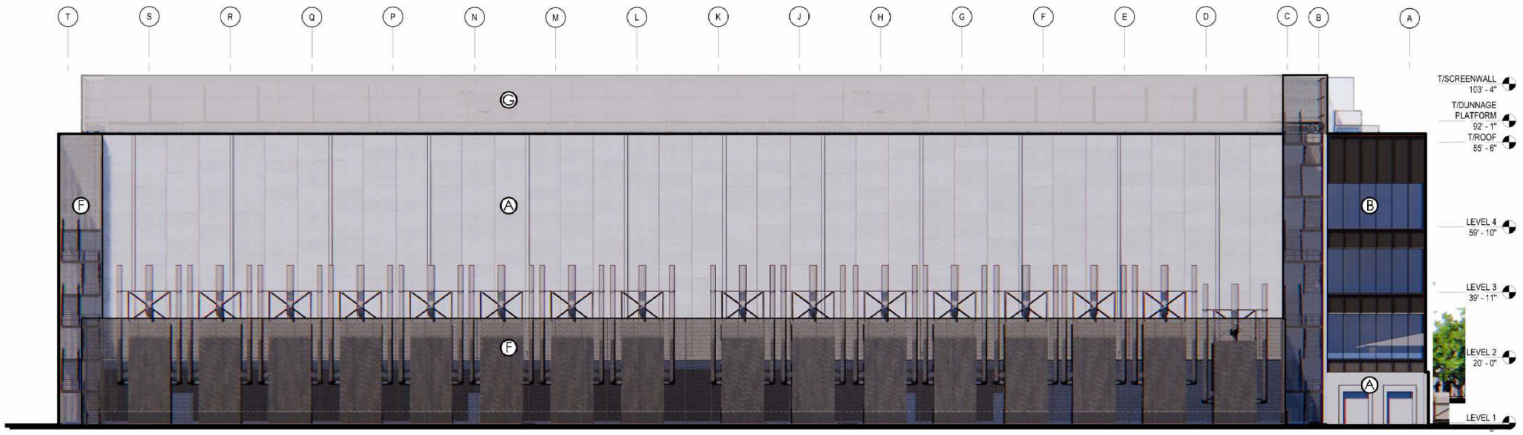
E Cementicious panels color dark gray

F Expended metal mesh dark gray at stairs

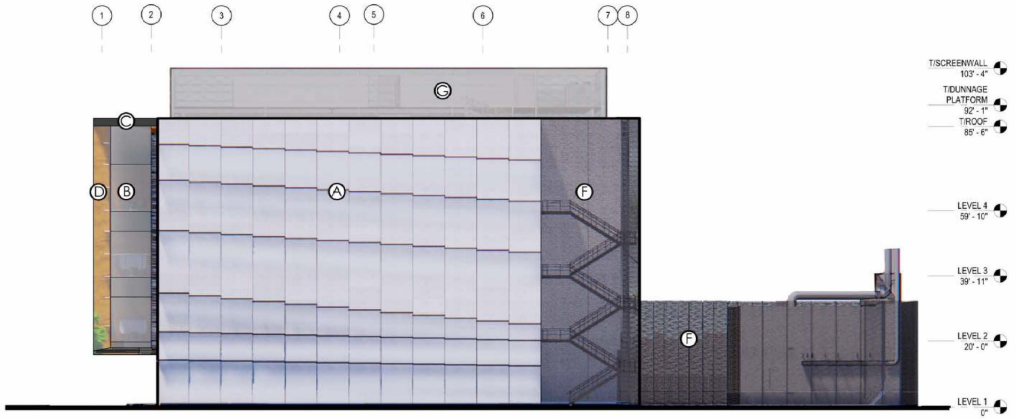
G Expended metal mesh light gray

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MATERIALS BOARD



3 EAST ELEVATION
1/16" = 1'-0"



4 SOUTHT ELEVATION
1/16" = 1'-0"



Cementicious panels color light gray

Glass

Aluminum composite Metal panels color Graphite Mica

High pressure compact laminated panels

Cementicious panels color dark gray

Expended metal mesh dark gray at stairs

Expended metal mesh light gray

SNHA
A WOOLPERT COMPANY





