



**Meeting Date:** September 16, 2020

**File No.(s):** PLN2018-13303 / CEQ2018-01059

**Location:** 651 Walsh Avenue, a 7.87-acre parcel located on the north side of Walsh Avenue approximately 600 feet east of Lafayette Street, APN: 224-04-059; property is zoned Heavy Industrial (MH).

**Applicant/Owner:** Joe Hubbard, Digital Realty

**Request:** **Architectural Review and Adoption of a Mitigated Negative Declaration** for the demolition of an existing warehouse building and site improvements to construct a 435,050 square foot, four-story data center, generator yard, electric substation, surface parking, landscaping and site improvements; and **Modification** to increase maximum building height from 70 feet to 87.5 feet

**CEQA Determination:** Mitigated Negative Declaration

**Project Planner:** Debby Fernandez, Associate Planner

**Staff Recommendation:** **Approve**, subject to conditions

**Project Data**

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Designation</b>	Heavy Industrial	Same
<b>Zoning District</b>	Heavy Industrial (MH)	Same
<b>Site Area</b>	7.87 acres	Same
<b>Land Use</b>	Warehouse	Data Center
<b>Square Footage</b>	171,259 sq.ft.	435,050 sq.ft.
<b>F.A.R.</b>	0.5	1.27
<b>Lot Coverage</b>	50%	33%
<b>Building Height</b>	One-story	Four stories (87'6")
<b>Parking</b>	73 spaces	129 spaces

**Points for Consideration**

- The project site is bounded by an office park consisting of two-story office buildings and a two-story data center facility to the north; rail tracks and an office park with one- and three-story buildings to the east; Walsh Avenue and one-story warehouse uses to the south; and one-story industrial warehouse uses to the west.
- The site is currently developed with a one-story, 171,259 square foot (sq.ft.) warehouse comprised of several adjoining warehouse structures of various sizes that have been added to the original structure over time and divided into tenant spaces. Surface paving, parking areas and loading bays surround the building. Landscaping is minimal and is present along the perimeter of the site.
- The project site is designated Heavy Industrial in the City of Santa Clara 2010-2035 General Plan (General Plan) and is zoned Heavy Industrial (MH). The Heavy Industrial General Plan and MH zoning designations allow data center facilities as a permitted use with new development at a maximum floor area ratio (FAR) of 0.45.
- The Applicant proposes to demolish the existing building and associated site improvements, including all 41 non-native trees for redevelopment of the site. The existing trees have been evaluated by a certified arborist and found to be in poor condition and not suitable for retention. The proposed redevelopment is the construction of a four-story, 435,050 sq.ft. data center building, back-up generator equipment yard (consisting of 33 diesel-fired generators), site

circulation and surface parking areas, and on- and off-site landscape improvements that includes tree replacement on-site. A new electrical substation would also be constructed as part of the project.

- Proposed FAR is 1.27 and exceeds the maximum 0.45 FAR identified in the General Plan for the Heavy Industrial designation. Data centers are low employee and vehicle trip generating uses unlike office and other industrial uses permitted in the Heavy industrial sector, and therefore meets the intent of the General Plan designation for the site to reduce employment intensity and associated vehicle trips.
- A Mitigated Negative Declaration (MND) was prepared for the project by the California Energy Commission (CEC) as Lead Agency, including supporting documents to determine if the project would result in potentially significant or significant unavoidable impacts to the environment. On the basis of the MND, it has been determined that the proposed project, with the incorporation of mitigation measures, would not have a significant effect on the environment. The MND is attached to this report.
- The MND was prepared and circulated by the CEC for a 30-day period from February 18, 2020 to March 23, 2020, in accordance with California Environmental Quality Act (CEQA) requirements.
- The CEC adopted the MND and granted a Small Power Plant Exemption (SPPE) for the Walsh Data Center Project (19-SPPE-02) at a Public Business Meeting on August 12, 2020. The action by CEC to adopt the MND included mitigations that are required to be implemented with project development to reduce potentially significant environmental impacts to less than significant. The MND and mitigation measures are available for review on the City's website at: <https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/384/2495?page=3> . The project Conditions of Approval include the requirement for implementation and conformance with the specified mitigations in Condition C15.

#### Site and Building Design

- The proposed data center building is oriented to face Walsh Avenue at a 25-foot front setback and separated by street frontage landscaping and on-site parking. The back-up generator yard is located to the rear of the building and would not be visible from the public right-of-way.
- The exterior façade is comprised of a precast concrete wall assembly that steps back from two stories in height at the front of the building to four stories in height from the south/front elevation. The front building elevation is designed to include the front entry at-grade and windows with metal awnings arranged horizontally across the mezzanine level and second floor. The side elevations include spandrel glass panels and extruded wall elements in a vertical pattern to offset mass and scale of the building and provide visual interest. Metal louver screen walls are integrated into the design to shield the roof mounted mechanical equipment from view along the public right-of-way.
- The height of the proposed building would be 87'6" to the top of the roof parapet and 101'6" to the top of the metal roof screen and mechanical penthouses. The project includes a Minor Modification consistent with SCCC18.90 to allow a 25 percent increase in building height above the 70' maximum permitted in the MH zoning district to 87'6". Per SCCC 18.64.010, height of roof equipment screens and mechanical penthouses are exempt from the height restriction.
- The new electric substation is located to the east of the data center building and would also be separated by street frontage landscaping, parking area and on-site landscaping.
- A six-foot wrought iron fence is proposed around the perimeter of the site and would include security wrought iron gate entries across the driveway entrances – outside the front yard setback.

- The project modifies and realigns the two existing driveways providing ingress/egress to the site and vehicle circulation around the building.
- A total of 129 parking spaces are proposed and is in excess of the 1:4,000 parking requirement of 109 spaces.
- The project includes public improvements along the frontage to connect neighboring properties with the construction of a complete street section consisting of a 4'6" landscape strip and five-foot sidewalk. The project site is currently absent a contiguous sidewalk connecting adjacent properties.
- Landscaping is also provided along the perimeter of the property and is distributed throughout the parking area consistent with SCCC 18.50.120. The project includes tree replacement in excess of the 2:1 requirement with planting of 88 24" box trees on-site.
- A 1,000-foot neighborhood notice was distributed for this project review.
- There are no active City code enforcement cases for this property.

### **Findings supporting the Staff Recommendation**

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*

- The project provides 129 on-site parking spaces where 109 parking spaces are required at the 1:4,000 parking requirement for data center uses.
- The project includes off-site public improvements along the public right-of-way fronting the project site and on-site landscape improvements in the parking areas. A 4'6" clear landscape strip adjacent to the curb with a five-foot sidewalk behind are proposed to link adjacent properties and provide pedestrian access to the site consistent with complete streets design. The project also includes landscaping within the front building setback and parking areas in conformance with the development standards for the MH zoning district.
- At-grade outdoor equipment would be screened from the public right-of-way behind the proposed building. Landscaping including trees would be planted in front of the electric substation fronting the project screen to minimize the visual impact from the public right-of-way. Roof mounted equipment would be screened from view along the public-right-way by roof panels atop the new building.

2) *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 invests in the development of a Class A building structure and site improvements that will enhance the streetscape and increase property values by replacing a derelict warehouse building, asphalt surface parking areas, and minimal landscaping on-the site and provide a catalyst for future investment for enhancement and development opportunities in the project area.
- The project site is located within the MH zoning district. Data centers generate few employees and relatively infrequent delivery of materials; consequently, the Project is not anticipated to produce many vehicle trips. Moreover, a data center is a permitted use within the MH zoning district. Sufficient parking is provided to accommodate employee parking demands on-site and prevent spillover parking onto the public right-of-way.

3) *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 title and the general plan of the City, in that;*

- The development proposal is for a new data center, equipment yard, and substation consistent with the scale and character of data centers existing and approved for construction in the industrial sector.
- The project provides building setbacks and landscaping along the street frontages consistent with surrounding properties.

4) *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 injuries to property or improvements in said neighborhood, in that;*

- The project site is currently in poor condition and is an attractive nuisance for graffiti, trespassing, and dumping of materials. The proposal is to invest in the redevelopment of the site and improve the property with construction of a data center and associated improvements, that includes on-site security and gated entries.
- The project includes conditions of approval and would be subject to the City Code and the mitigation measures set forth in the MND and MMRP with project development to minimize impacts of development on neighboring properties.

5) *That the proposed development, as set forth in the plans and drawings, are 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. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*

- The development is a modern large-scale data center facility that is allowed in the MH Zoning District.
- The proposed development would create an aesthetically attractive building and would provide adequate on-site employee and visitor parking.
- The building design avoids the orientation of loading, service areas, and large expanses of blank walls facing toward the street.
- The bulk, scale and height of the building is appropriate for the industrial sector and approved data centers within the City.
- Façade elements and treatments are incorporated in the exterior building design to enrich the building appearance.
- Driveway entrances are appropriate in number and location and are emphasized by landscaping to provide a suitable focus and identification.
- A landscape planting plan for the site and public-right-way is proposed that includes a minimum 2:1 tree replacement ratio.
- The project provides pedestrian connections to neighboring development with the construction of a complete street section (4'6" landscape strip and 5' sidewalk) along the project frontage.
- Screening of ground mounted and rooftop equipment from view along the public right-of-way are integrated into the site and building design.

- The trash enclosure is incorporated within the building footprint so as not to be visible from the public right-of-way and is accessible for service pick up.
- Overhead utilities along the project frontage will be undergrounded in a public utility easement.
- Lighting of parking areas and building entrances are incorporated into the site and building design and will be directed downward so as not to reflect into the night sky, adjacent properties nor the public right-of-way.

**Conditions of Approval:**

- 1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 2) Comply with the attached final Conditions of Approval from the November 19, 2019 Project Clearance Committee, including the attached list of CEQA MND Mitigations.

**Attachments:**

1. Mitigated Negative Declaration (MND) - Adopted by California Energy Commission on August 12, 2020 and CEQA MND Mitigation Measures
2. Conditions of Approval
3. Development Plans

Walsh Data Center Project Mitigated Negative Declaration (MND)  
and  
CEQA MND Mitigation Measures

(Adopted by California Energy Commission on August 12, 2020)

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/384/2495?npage=3>

## WALSH DATA CENTER CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

### **GENERAL**

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

### **ATTORNEY'S OFFICE**

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

### **BUILDING**

- B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- B2. The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code. Note: all equipment within the property lines shall be installed above the flood elevation.
- B3. The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices [http://www.scvurppp-w2k.com/nd\\_wp.shtml](http://www.scvurppp-w2k.com/nd_wp.shtml). All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): [http://www.scvurppp-w2k.com/construction\\_bmp.shtml](http://www.scvurppp-w2k.com/construction_bmp.shtml), and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division will be routed to a contract consultant for review.
- B4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (16' CBC Ch. 3), all building heights and areas (16' CBC Ch. 5), all proposed types of construction (16' CBC Ch. 6), all proposed fire and smoke protection

- features, including all types of all fire rated penetrations proposed (16' CBC Ch. 7), all proposed interior finishes fire resistance (16' CBC Ch. 8), all fire protection systems proposed (16' CBC Ch. 9), and all means of egress proposed (16' CBC Ch. 10). All exit stairs shall be continuously min. 2 hr. rated until they exit the building. All parts of all structure supporting or connected to a 2 hr. stairway shall be min. 2 hr. rated.
- B5. The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent (s). The meeting will not be held without the attendance of the on-site field superintendent (s). The on-site grading permit shall be a separate permit application to the building division.
- B6. The construction permit application drawings submitted to the Santa Clara Building Division shall include all accessibility requirements of the 16' CBC Ch. 11 as applicable.
- B7. The construction permit application drawings submitted to the Santa Clara Building Division shall include checklist(s) indicating compliance with the applicable Mandatory Measures of the 16' Cal. Green Building Standards Code (CGBSC). Provide a Construction Waste Management (CWM) Plan per the 16' CGBSC guides on pp 59-63 of the CGBSC. Provide a Phase 1 and/ or Phase 2 Hazardous Materials site assessment, as applicable. Note: The Santa Clara Public Works Department Environmental Programs Division will require compliance with the Santa Clara Construction & Demolition Debris Recycling Program: <http://santaclaraca.gov/government/departments/public-works/environmental-programs/commercial-garbage-recycling/construction-demolition-debris-recycling-program>. Note: the Environmental Programs Division may require development projects to register with the Green Halo online waste tracking system: <https://www.greenhalosystems.com/>.
- B8. Note: Temporary Certificates of Occupancy will not be routinely issued, and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

### **COMMUNITY DEVELOPMENT**

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
- C2. It shall be the Developer's responsibility through his engineer to provide certification to certify that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and stormwater collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Official prior to issuance of building permits.
- C3. The project will be required to comply with the City's Urban Runoff Pollution Prevention Program, including best management practice measures for construction and post-construction activity, including reducing runoff to public storm drain facilities from rooftops and paved surfaces. Third-party verification of compliance with applicable criteria shall be provided prior to issuance of building permit.

- C4. The Developer shall send written notification of the construction schedule to all tenants and property owners within 500 feet of the project site prior to the start of construction.
- C5. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the Developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.
- C6. Prior to issuance of a demolition permit, Developer shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- C7. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits.
- C8. Project shall provide a 5' wide sidewalk and at least 4' wide landscaping strip along the project frontage.
- C9. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.
- C10. Site landscaping shall be maintained in good condition throughout the life of the Development. No trees shall be removed without City review and approval and shall be replaced at a minimum of 2:1 with 24" box species approved by the City.
- C11. Project site and public right-of-way frontage shall be maintained in good condition throughout life of the project. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of way.
- C12. The noise levels from the proposed use shall be within the maximum permissible limits in the Heavy Industrial (MH) zone per the City's Noise Ordinance.
- C13. The Final Stormwater Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third-party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.
- C14. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and stormwater BMPs consistent with the O&M agreement throughout the life of the project.
- C15. Project shall implement and comply with the mitigation measures specified and adopted in the Mitigation Monitoring and Reporting Program for the Project.
- C16. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Planning and Inspection for review and approval prior to issuance of any demolition or building permit.
- C17. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of way.
- C18. If the proposed project site ceases its use as a data center and converts to an industrial use as allowed by the current Santa Clara City Code, the applicant shall remove the equipment yard and land-bank area, and develop parking on the site as shown on the drawing titled 'Future Parking'.
- C19. Since the proposed new building is specifically approved for data center use, no Traffic Impact Analysis is required at this time. Should the building change the use in future, a

traffic impact analysis shall be required to assess the potential traffic impacts associated with the proposed building.

## **ENGINEERING**

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E5. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E6. Provide storm drain calculations for lateral sizing connections to the 15" and 18" storm drain main.
- E7. If the lowest pick-up point on-site is 6" below the lowest top-of-curb on the frontage, a flap gate shall be used for on-site storm drain laterals, per City of Santa Clara Design Criteria.
- E8. Other storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
- E9. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E10. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.
- E11. Dedicate required on-site easements for sidewalk and any new public utilities by means of Subdivision Map or approved instrument at time of development.
- E12. Entire width of Walsh Avenue along the property frontage shall be reconstructed.
- E13. All proposed sidewalk, walkway, and driveway(s), shall be per ADA compliant City standard.
- E14. Show and comply with City's driveway vision triangle requirements at proposed driveway. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and intersections in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
- E15. Provide a minimum 5' wide sidewalk along the property frontage.

- E16. Provide ADA walkways connecting the proposed buildings to public sidewalk.
- E17. All proposed driveways shall be City standard ST-8.
- E18. Provide on-site crane staging area for loading of mechanical unit(s).
- E19. On-street parking shall not be counted towards on-site parking requirements.
- E20. Provide trash pickup on-site.  
For the current proposed site development, provide the following minimum bicycle parking spaces at the main entrance and/or high visible area: 55 Class I bicycle spaces and 18 Class II bicycle spaces

## **ELECTRICAL**

- EL1. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power (SVP) will do exact design of required substructures after plans are submitted for building permits.
- EL2. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL4. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- EL5. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per SVP Standard MS-G7, Rev. 2.
- EL6. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- EL7. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- EL8. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from an 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" minimum wide sidewalk. Transformer pad must be a minimum of 10'-0" from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL9. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- EL10. Any relocation of existing electric facilities shall be at Developer's expense.
- EL11. Electric Load Increase fees may be applicable.
- EL12. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes,

vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

- EL13. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- EL14. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- EL15. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.
- EL16. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL17. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- EL18. Transformers and switch devices can only be located outdoors. These devices may be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) Example: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer must be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.
- EL19. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*
- EL20. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

- EL21. All interior meter rooms at ground level are to have direct, outside access through only one door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- EL22. High Rise Metering and Multi-Floor Infrastructure Requirements
- a. Meter rooms located inside shall be approved by SVP Meter Department during the design phase or be located outside.
  - b. All residential meter centers shall be modular grouped installations with individual breakers, and on the approved meter base list. Such equipment shall be referred to SVP Meter Department prior to making commitments for the purchase and installation of such equipment.
  - c. All meter locations shall be subject to SVP Meter Department approval.
  - d. Customer shall provide a dedicated 20 amp circuit outlet near the 36" plywood board.
  - e. Customer will supply 36" plywood board floor to ceiling in meter room that will be used for radiating communication cable. This board shall have 36" front working clearance at all times.
  - f. Meter rooms shall have a 4" Hilti "Speed Sleeve" or an equivalent sleeving product with a 4hr stop cloth centered in front of the 36" plywood board.
  - g. Any floor that the SVP communication cable will pass through that does not have a meter room, the communication cable shall have continuous piece of 4" schedule 40 PVC conduit.
  - h. All conduits shall not have more than 360 degrees of cumulative turn for one vertical stack of meter rooms. The only openings allowed in conduit are in electrical meter rooms. (No pulling points in conduit).
  - i. Conduit shall continue to the roof into an SVP approved CT cabinet (32"x32"x15") on the roof. Customer shall provide a dedicated 20 amp circuit outlet in CT cabinet. From the CT cabinet the customer shall provide 2" conduit to a structure 36" taller than any other structure on the roof. Conduit shall also continue to lowest floor electric meter room.
  - j. Lowest floor meter room shall have an SVP approved CT cabinet installed with a 2" conduit that runs to the exterior of the building. The point at which it exits the building must be between 8' and 10' with an 8" x 8" x 6" 3R NEMA rated enclosure.
  - k. Before any bus duct is energized all meter sockets shall be covered, sealed, and tagged with a transparent plastic cover plate provided by the customer, or all main disconnects will be locked out with SVP lock.
  - l. A location near the door for installation of a key box, a key fitting the meter room door for the key box, and a sign on the exterior door labeled "Meter Room #xx". If multiple meter rooms are needed, each meter room door shall have a dedicated key box with key. If the door locks are changed, contact SVP to coordinate the exchange of keys.
  - m. Customer shall install SVP 4" UE conduit in front of the 36" plywood board at the ground level meter room. SVP 4" UE conduit will be run outside to a designated UE box determined by SVP.
  - n. Each meter room shall have access directions to each meter room, 24-hour contact information for building security and building maintenance, and meter room number placed on the wall that is visible from any location in the room.
- EL23. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

EL23. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

## **WATER**

- W1. The applicant shall submit composite utility plans showing all proposed and existing utilities (including electrical, gas, water, and sewer) and landscaping (trees and shrubbery) so that the Water Department can verify conflicts for proposed water service locations. The applicant must indicate the correct pipe material and the size of existing water and sewer main(s) on the plans.
- W2. The applicant should consider using the dual services for the water service per Water Department standard detail No. 10 or No.12, instead of single services.
- W3. The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. The applicant must properly abandon all existing services on the property that will not be used per Water & Sewer Utilities standards, and indicate existing main size, type, and connecting laterals. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W4. If fire flow information is needed, applicant shall coordinate with Water Department at (408) 615-2000.
- W5. Recycle water main is available on Lafayette Street. If recycle water is needed for the industrial use, the applicant can consider extending the recycle water main on Walsh Ave from Lafayette Street to the property frontage.
- W6. The applicant shall coordinate with Mike Vasquez at (408)-615-2006 for water compliance and recycled water inquiries
- W7. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as built" drawings to the satisfaction of the Director of Water and Sewer Utilities.
- W8. Prior to the issuance of Building Permits, the applicant shall provide fixture unit counts for any water services greater than 2".
- W9. The Applicant shall show the location of all easements. Applicant shall note that a water utility easement is required for public water appurtenances installed on private property. Water easement shall not be overlapping with SVP easement. The Water easement for the water services and all other public water appurtenances shall be minimum 15' wide and be adjacent to the public right of way.
- W10. Prior to issuance of Building Permits, the applicant shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W11. No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.
- W12. Fire hydrant shall be located within the landscaping area per City standard detail No. 18.
- W13. Applicant shall coordinate with Fire Department to submit hydraulic calculations for the sprinkler design and obtain an underground fire permit for the proposed fire service.
- W14. As project develops, applicant shall note that the existing water and fire services need to be upgraded with above ground backflow preventers per Water and Sewer Utilities standard requirements. Also, existing fire hydrant shall be relocated 2' behind the back of walk per Water & Sewer Utilities standard detail 18.
- W15. The applicant shall submit composite utility plans showing all proposed and existing utilities (including electrical, gas, water, and sewer) and landscaping (trees and shrubbery) so that the Water Department can verify conflicts for proposed water service locations.

The applicant must indicate the correct pipe material and the size of existing water and sewer main(s) on the plans.

- W16. The applicant shall submit plans showing proposed water, sanitary sewer, and fire services for the building connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Additionally, different types of water use (domestic, irrigation, fire) should be served by separate water services each separately tapped at the water main. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances.
- W17. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance (edge to edge) of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).
- W18. Approved reduced pressure detector assembly device is required for the proposed fire service or/and on-site fire hydrant loops. The applicant shall submit plans showing existing fire service upgrade with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities. Note that the city standard details can be obtained from the City of Santa Clara website under Water and Sewer Utilities Technical Documents.
- W19. Applicant shall upgrade existing 8" CIP water main with a new 12" Ductile Iron Pipe along the property frontage.
- W20. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

## **POLICE**

- PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.
- PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street.
- PD3. When there is an alley or driveway to the rear of the business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced and locked after hours. A 'Knox Box' or key coded system shall be used for police and fire emergency access.
- PD4. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Hostile vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD5. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
- White light source
  - Full cut-off or shoebox design

- Tamperproof Housings
  - Pedestrian Scale
  - Unbreakable exterior
  - Wall mounted lights/10' high
  - These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- PD6. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD7. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator or stairs.
- PD8. For commercial settings, consider having a specific designation of a workstation should a 911 call be placed. Having a generic 911 call from a switchboard makes emergency response difficult if responders have to try and locate where the call came from. If the phone line was tied to a workstation (i.e. workstation 317), responders could go directly to the workstation to address the emergency call.

## **FIRE**

- F1. Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F2. Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of a automatic fire sprinkler systems designed in accordance with California Fire Code § B105.1(1).
- F3. Prior to Building Permit Issuance, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F4. Prior to the Start of Construction Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite.
- F5. Prior to the issuance of the Building Permit, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:
- a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
  - b. Fire apparatus access roadways shall have a “minimum” width of a fire apparatus access roadway for engines is 20 feet. The “minimum” width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and positioned parallel to one entire sides of the building. The side of the building shall be approved by the Fire Prevention and Hazardous Materials Division.

- c. Fire access roadways shall have a “minimum” unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
  - d. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
  - e. Fire apparatus access roadways shall have a “minimum” inside turning radius for fire department access roadways shall be 36 feet or greater.
  - f. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations.
  - g. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
  - h. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.
- F6. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard. The infrastructure necessary for the installation of an emergency responder’s radio system is required to be incorporated into the design documents, including, but not limited to rated rooms, shafts, etc.).
- F7. A Phase II environmental assessment of the subject property(s) is required to be reviewed and approved by the Fire Prevention/Hazardous Materials Division unless the owner has contracted with another regulatory agency for the oversight.

## **STREETS**

### **Solid Waste**

- ST1. Prior to City’s issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the [C.3 Data Form](#), prepare and submit for approval an Erosion and Sediment Control Plan. *Project’s contractor, sub-contractors and if applicable, Qualified SWPPP Practitioner (QSP) shall attend a pre-construction meeting prior to the start of construction, which will be coordinated through the Building Division.*
- ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3<sup>rd</sup> party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3<sup>rd</sup> party review letter shall be submitted with the Plan.
- ST3. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).
- ST4. The applicant shall incorporate [Best Management Practices \(BMPs\)](#) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City’s Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.
- ST5. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3<sup>rd</sup> party consultant from the [SCVURPPP](#)

- [List of Qualified Consultants](#), and a 3<sup>rd</sup> party inspection letter (with the signed C.3 Construction Inspection checklist as an attachment) shall be submitted to the Public Works Department (Contact Rinta Perkins, Compliance Manager for a copy of the C.3 Construction Inspection checklist). As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or [rperkins@santaclaraca.gov](mailto:rperkins@santaclaraca.gov)
- ST6. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.
- ST7. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or [KaHickey@santaclaraca.gov](mailto:KaHickey@santaclaraca.gov) for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>.
- ST8. Developer shall purchase and install full trash capture devices for all storm drain inlets on-site downstream of trash staging areas, which must be maintained by the property owner in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the O&M Agreement.
- ST9. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST10. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST11. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST12. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.
- ST13. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST14. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST15. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook.
- ST16. Developer shall select appropriate plant materials to promote stormwater treatment measure while implementing integrated pest management and water conservation practices in accordance to the SCVRUPPP C.3 Stormwater Handbook (Appendix D).
- ST17. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

### **Solid Waste**

- ST18. The applicant shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department. All plans shall comply with the [City's Development Guidelines for Solid Waste Services](#) as

- specified by development type. Contact the Public Works Department at [Environment@santaclaraca.gov](mailto:Environment@santaclaraca.gov) or at (408) 615-3080 for more information.
- ST19. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property so as to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.
- ST20. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list.
- ST21. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report. Additionally, project applicant shall obtain a GreenHalo account number and create a project diversion portal through [www.SantaClara.WasteTracking.com](http://www.SantaClara.WasteTracking.com). Construction and demolition weight tickets shall be submitted quarterly (no later than 30 days after the end of the period) through GreenHalo for review and approval by City staff.
- ST22. If the mandatory diversion goal is not met, project applicant shall pay a penalty which will be calculated based on the project square footage multiplied by the difference between the 65% diversion goal and the actual project diversion percentage, multiplied by \$1.00 per square foot ([www.SantaClara.WasteTracking.com](http://www.SantaClara.WasteTracking.com)).
- ST23. Mission Trail Waste Systems is the only hauling contractor permitted to place and collect debris boxes at properties within the City of Santa Clara, except for those specifically zone industrial. For projects within Industrial Zoned areas, a list of approved Non-Exclusive Franchise haulers can be found at [www.SantaClaraCa.gov/SolidWaste](http://www.SantaClaraCa.gov/SolidWaste). The use of debris haulers outside these parameters is a violation of City Code Section 8.25.200 and may result in an administrative citation and a delay of work.
- ST24. Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.
- ST25. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.
- ST26. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.



**Digital Realty**  
651 Walsh Ave, Santa Clara, CA

## 651 Walsh Ave

September 09, 2020 - PCC Resubmission - 6



### PROJECT DIRECTORY

<b>CLIENT/TENANT:</b>	<b>ARCHITECT:</b>	<b>MEP</b>
PELIO & ASSOCIATES 14573 BIG BASIN WAY SARATOGA, CA 95070 CONTACT: Jon Shank PHONE: (408) 872- 9500 EMAIL: jon@pelio.com	JACOBS 160 SPEAR STREET #1200 SAN FRANCISCO, CA 94105 CONTACT: HEWON PARK PHONE: (415) 356-2049 EMAIL: heewon.park@jacobs.com	JACOBS 160 SPEAR STREET #1200 SAN FRANCISCO, CA 94105 CONTACT: Timothy Cho PHONE: (415) 356-4023 EMAIL: Timothy.Cho@jacobs.com

### PROJECT INFORMATION

CONSTRUCTION OF A NEW 4-STORY BUILDING FOR A DATA CENTER CONSISTING OF A LOBBY, TOILET ROOMS, A SHOWER, OFFICES, SECURITY ROOM, CONFERENCE ROOMS, BREAK-ROOM AREA, POP ROOMS, PRE-ACTION, LOADING AREA & STORAGE. EXTERIOR WORK INCLUDES SCREENED GENERATOR YARD, SUBSTATION YARD, PARKING LOT, LANDSCAPING, SITE DRAINAGE SYSTEM AND LOADING DOCK.

**PROJECT:** DIGITAL REALTY (651 WALSH AVE)  
**BUILDING ADDRESS:** 651 WALSH AVE, SANTA CLARA, CA 95050  
**NUMBER OF STORIES:** 4 STORIES ABOVE GROUND, LESS THAN 87.5 FEET IN HEIGHT  
**OCCUPANCY USE GROUP:** B - BUSINESS, S-2 - Low Hazard Storage  
**CONSTRUCTION TYPE:** TYPE II B, FULLY SPRINKLERED, CBC 602.2

**BUILDING AREA -**  
FIRST FLOOR AREA : 113,325 SF  
MEZZANINE FLOOR AREA : 17,925 SF  
SECOND FLOOR AREA : 113,000 SF  
THIRD FLOOR AREA : 95,400 SF  
FOURTH FLOOR AREA : 95,400 SF  
4 STORIES BUILDING : 435,050 SF

**SITE AREA:** 7.87 ACRES (342,817 SF)  
**BUILDING COVERAGE :** 33%

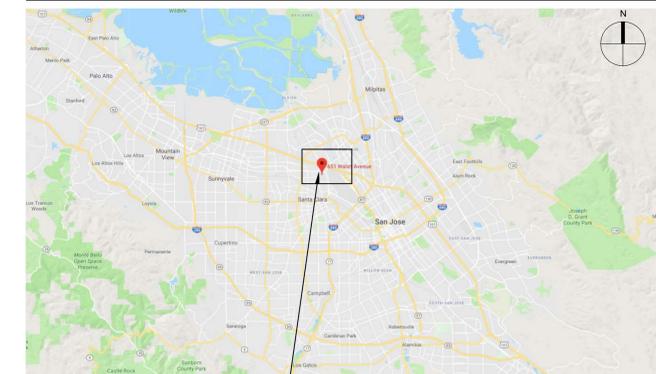
#### ADOPTED CODES:

2016 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA PLUMBING CODE AND LOCAL AMENDMENTS  
2016 CALIFORNIA MECHANICAL CODE AND LOCAL AMENDMENTS  
2014 NATIONAL ELECTRICAL SAFETY CODE-ANSI/IEEE C2  
2016 CALIFORNIA ELECTRICAL CODE  
2013 NATIONAL FIRE ALARM CODE-NFPA 72  
2016 CALIFORNIA BUILDING CODE, TITLE 24 AND CHAPTER 11B ACCESSIBILITY  
2016 CALIFORNIA HISTORICAL BUILDING CODE  
2016 CALIFORNIA ENERGY CODE (TITLE 24)  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2016 CALIFORNIA EXISTING BUILDING CODE

#### PROPOSED HVAC SYSTEM:

THE FOUR STORY DATA CENTER PORTION OF THE BUILDING CONTAINS 13 MW OF IT EQUIPMENT PER FLOOR, OR 52 MW TOTAL. THIS IT PROCESS LOAD WILL REQUIRE A TOTAL OF 16,000 TONS OF COOLING. THESE SYSTEMS WILL BE DESIGNED TO MEET THE REQUIREMENTS OF TITLE 24 - SECTION 140.9 - PRESCRIPTIVE REQUIREMENTS FOR COVERED PROCESSES. THERE ARE NO LIMITATIONS ON AIR COOLED EQUIPMENT UNDER SECTION 140.9 AND WE INTEND TO USE A COMBINATION OF AIR COOLED DX AND AIR COOLED CHILLED WATER EQUIPMENT TO SERVE THE LOAD. TITLE 24 SECTION 140.9 REQUIRES ECONOMIZERS AND HOT/COLD AISLE CONTAINMENT. WE PLAN ON USING HOT/COLD AISLE CONTAINMENT AND DESIGNING THE EQUIPMENT SO THAT THE COMPRESSORS ARE NOT NEEDED TO MEET THE LOAD AT THE PRESCRIBED ECONOMIZING TEMPERATURES. AIR DISTRIBUTION WILL BE FROM DOWN DISCHARGE CRAC AND CRAH UNITS SERVING UNDERFLOOR PLENUMS. THE CEILING WILL FORM A RETURN AIR PLENUM BACK TO THE UNITS. ALL SPECIAL DATA CENTER EQUIPMENT WILL BE CERTIFIED BY TITLE 24 FOR COMPLIANCE WITH THE CODE. THE OUTSIDE AIR AND BUILDING PRESSURIZATION REQUIREMENTS WILL BE MET BY 100 DEDICATED OUTSIDE AIR SYSTEMS (DOAS). THESE SYSTEMS WILL BE ROOF MOUNTED.  
THE OFFICE AREA WILL BE DESIGNED TO MEET THE REQUIREMENTS OF TITLE 24 SECTION 140.4. THE THREE STORY OFFICE AREA WILL BE SERVED BY HIGH EFFICIENCY ROOF TOP UNITS WITH AIR ECONOMIZERS. OUTSIDE AIR WILL BE BROUGHT THROUGH THE ROOF TOP UNITS. RESTROOM AND BREAKROOM EXHAUST WILL BE ROUTED TO ROOF MOUNTED FANS. AIR DISTRIBUTION WILL BE THROUGH MULTIZONE VAV SYSTEMS.

### LOCATION



SITE: 651 WALSH





**LEGEND**

- PROPERTY LINE: — — — — —
- ACCESSIBLE PATH OF TRAVEL: — · — · — · —
- CENTER LINE OF ROAD: - - - - -
- FENCE: — ○ — ○ — ○ — ○ —
- SETBACK: — — — — —
- EASEMENT: - - - - -

NOTE: THE EXISTING CHAIN LINK FENCE WILL BE REPLACED BY NEW STEEL PALISADE SECURITY FENCE

Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



**DIGITAL REALTY**

651 Walsh Ave

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
PCC SUBMISSION		6/1/2018
PCC RESUBMISSION 1		7/27/2018
PCC RESUBMISSION 2		10/05/2018
PCC RESUBMISSION 3		12/21/2018
PCC RESUBMISSION 4		04/26/2019
PCC RESUBMISSION 5		11/01/2019

Key Plan:

Project North



CAD File:

Project No.: K4016216

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Drawing Sheet Title:

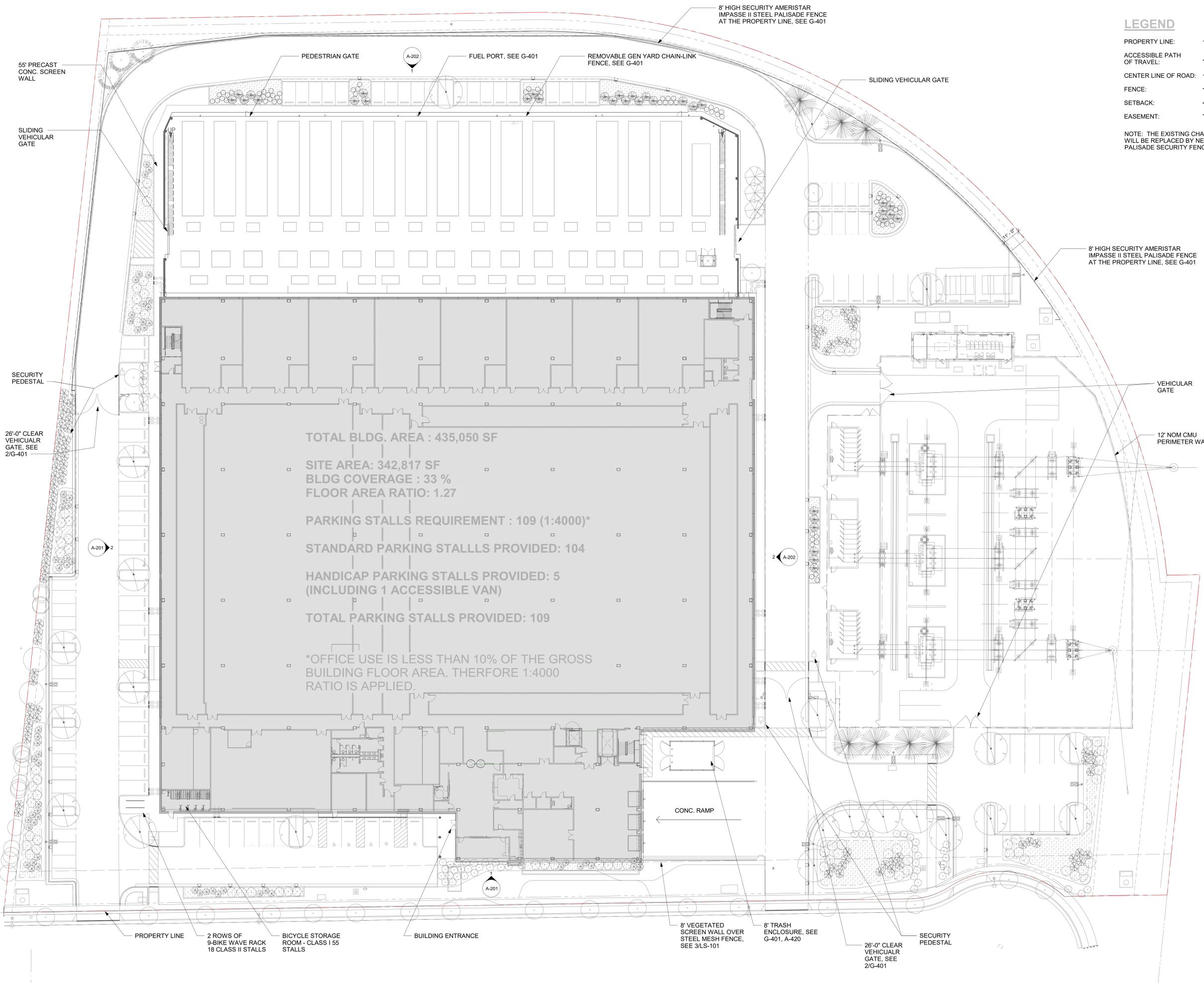
**SITE PLAN**

Drawing Sheet Number:

**G-201**

Owner's Drawing Sheet No.:

11/12/2019 2:04:13 AM BIM 360://US - DLR - 651 WalshV17\_K4016216\_DLR\_651-Walsh\_ARCH.rvt



**TOTAL BLDG. AREA : 435,050 SF**  
**SITE AREA: 342,817 SF**  
**BLDG COVERAGE : 33 %**  
**FLOOR AREA RATIO: 1.27**  
**PARKING STALLS REQUIREMENT : 109 (1:4000)\***  
**STANDARD PARKING STALLS PROVIDED: 104**  
**HANDICAP PARKING STALLS PROVIDED: 5 (INCLUDING 1 ACCESSIBLE VAN)**  
**TOTAL PARKING STALLS PROVIDED: 109**  
 \*OFFICE USE IS LESS THAN 10% OF THE GROSS BUILDING FLOOR AREA. THEREFORE 1:4000 RATIO IS APPLIED.

CONC. RAMP

PROPERTY LINE  
 2 ROWS OF 9-BIKE WAVE RACK 18 CLASS II STALLS  
 BICYCLE STORAGE ROOM - CLASS I 55 STALLS

BUILDING ENTRANCE

8' VEGETATED SCREEN WALL OVER STEEL MESH FENCE, SEE 3/LS-101

8' TRASH ENCLOSURE, SEE G-401, A-420

26'-0" CLEAR VEHICULAR GATE, SEE 2/G-401

SECURITY PEDESTAL

8' HIGH SECURITY AMERISTAR IMPASSE II STEEL PALISADE FENCE AT THE PROPERTY LINE, SEE G-401

12' NOM CMU PERIMETER WALL

VEHICULAR GATE

SLIDING VEHICULAR GATE

REMOVABLE GEN YARD CHAIN-LINK FENCE, SEE G-401

FUEL PORT, SEE G-401

PEDESTRIAN GATE

8' HIGH SECURITY AMERISTAR IMPASSE II STEEL PALISADE FENCE AT THE PROPERTY LINE, SEE G-401

55' PRECAST CONG. SCREEN WALL

SLIDING VEHICULAR GATE

SECURITY PEDESTAL

26'-0" CLEAR VEHICULAR GATE, SEE 2/G-401

A-201

A-202

A-201

A-202









Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



**DIGITAL REALTY**

651 Walsh Ave

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
PCC SUBMISSION		6/1/2018
PCC RESUBMISSION_1		7/27/2018
PCC RESUBMISSION_2		10/05/2018
PCC RESUBMISSION_3		12/21/2018
PCC RESUBMISSION_4		04/26/2019
PCC RESUBMISSION_6		11/01/2019

Key Plan:

Project North

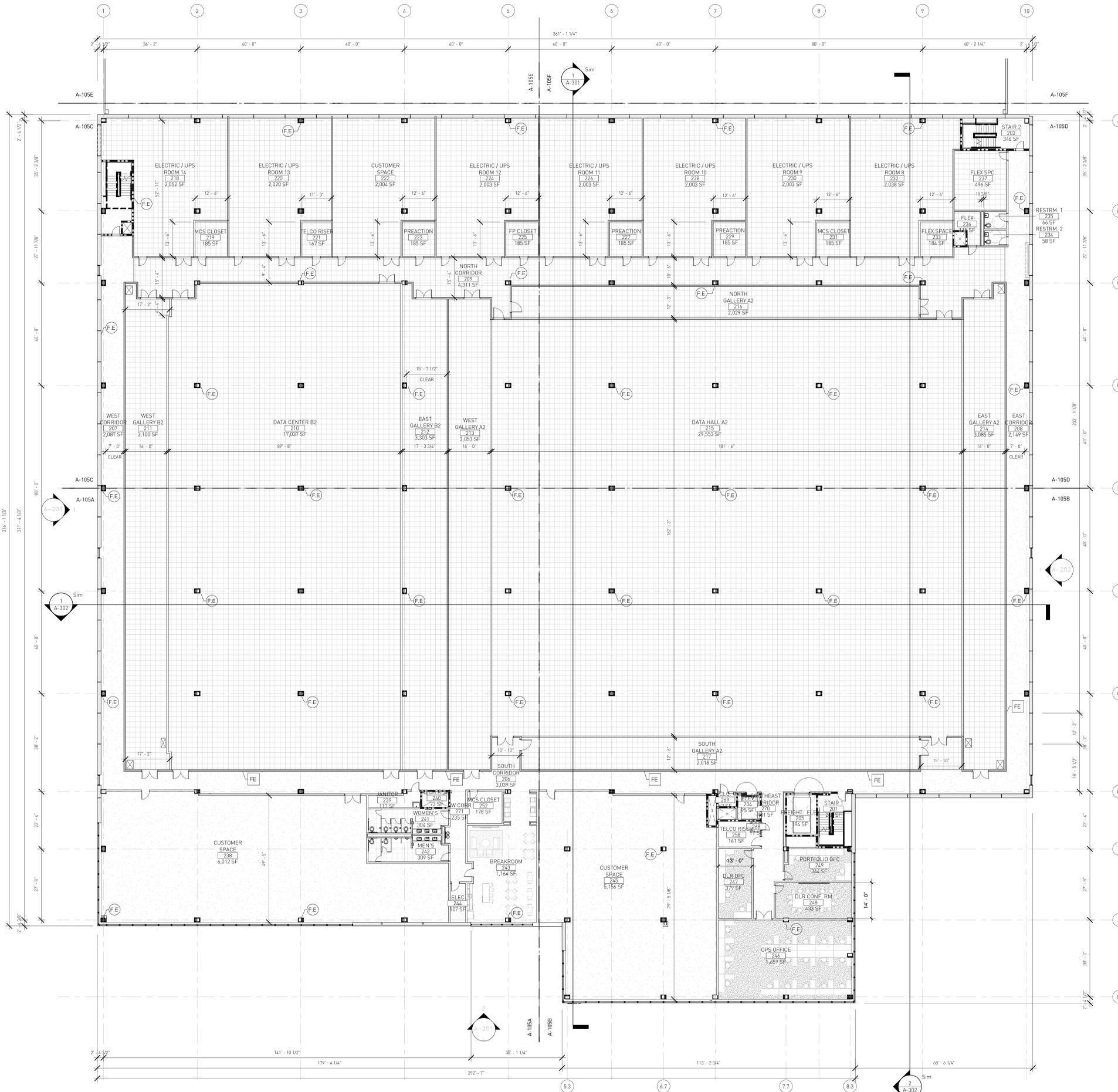


CAD File:  
Project No.: K4016216  
Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:  
**SECOND FLOOR PLAN**

Drawing Sheet Number:  
**A-102**

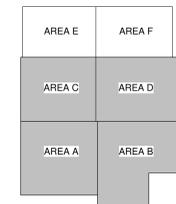
Owner's Drawing Sheet No.:



**1 LEVEL 2 - MASTER PLAN**

1/16" = 1'-0"

FUTURE BUILD OUT, NOT A PART OF THIS SCOPE/PERMIT



**KEY PLAN**

Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



**DIGITAL REALTY**

651 Walsh Ave

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018
	PCC RESUBMISSION_1	7/27/2018
	PCC RESUBMISSION_2	10/05/2018
	PCC RESUBMISSION_3	12/21/2018
	PCC RESUBMISSION_4	04/26/2019
	PCC RESUBMISSION_5	11/01/2019

Key Plan:

Project North



CAD File:

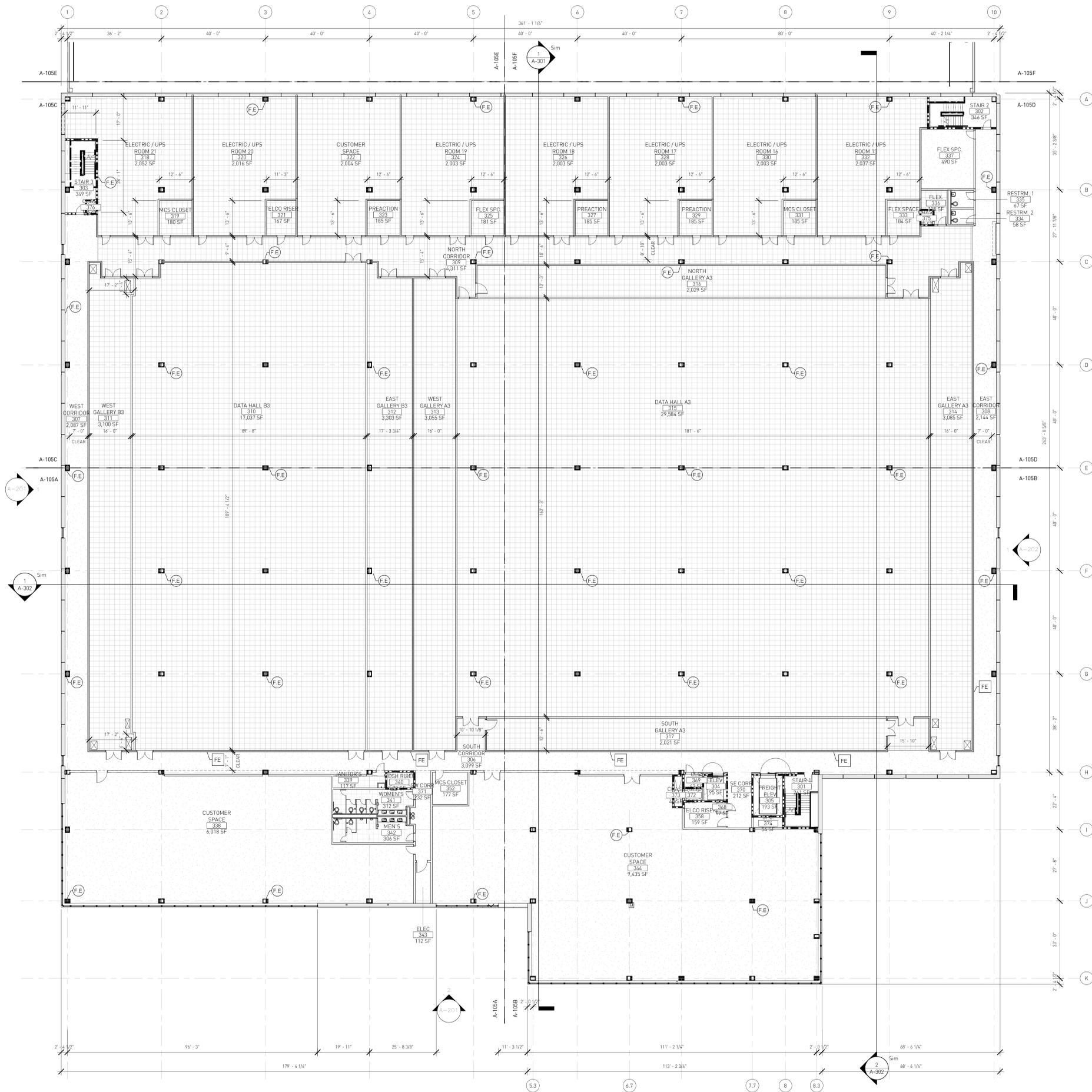
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Copyright: 2018 Jacobs Engineering Group

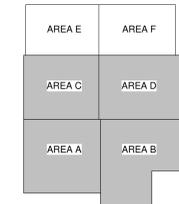
Drawing Sheet Title:  
**THIRD FLOOR PLAN**

Drawing Sheet Number:  
**A-103**

Owner's Drawing Sheet No.:



**1 LEVEL 3 - MASTER PLAN**  
1/16" = 1'-0" FUTURE BUILD OUT, NOT A PART OF THIS SCOPE/PERMIT



**KEY PLAN**

4/25/2019 11:16:07 AMA360/US - DLR - 651 WalshV17\_K4016216\_DLR\_651-Walsh\_ARCH.rvt

Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



**DIGITAL REALTY**

651 Walsh Ave

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018
	PCC RESUBMISSION_1	7/27/2018
	PCC RESUBMISSION_2	10/05/2018
	PCC RESUBMISSION_3	12/21/2018
	PCC RESUBMISSION_4	04/26/2019
	PCC RESUBMISSION_5	11/01/2019

Key Plan:

Project North

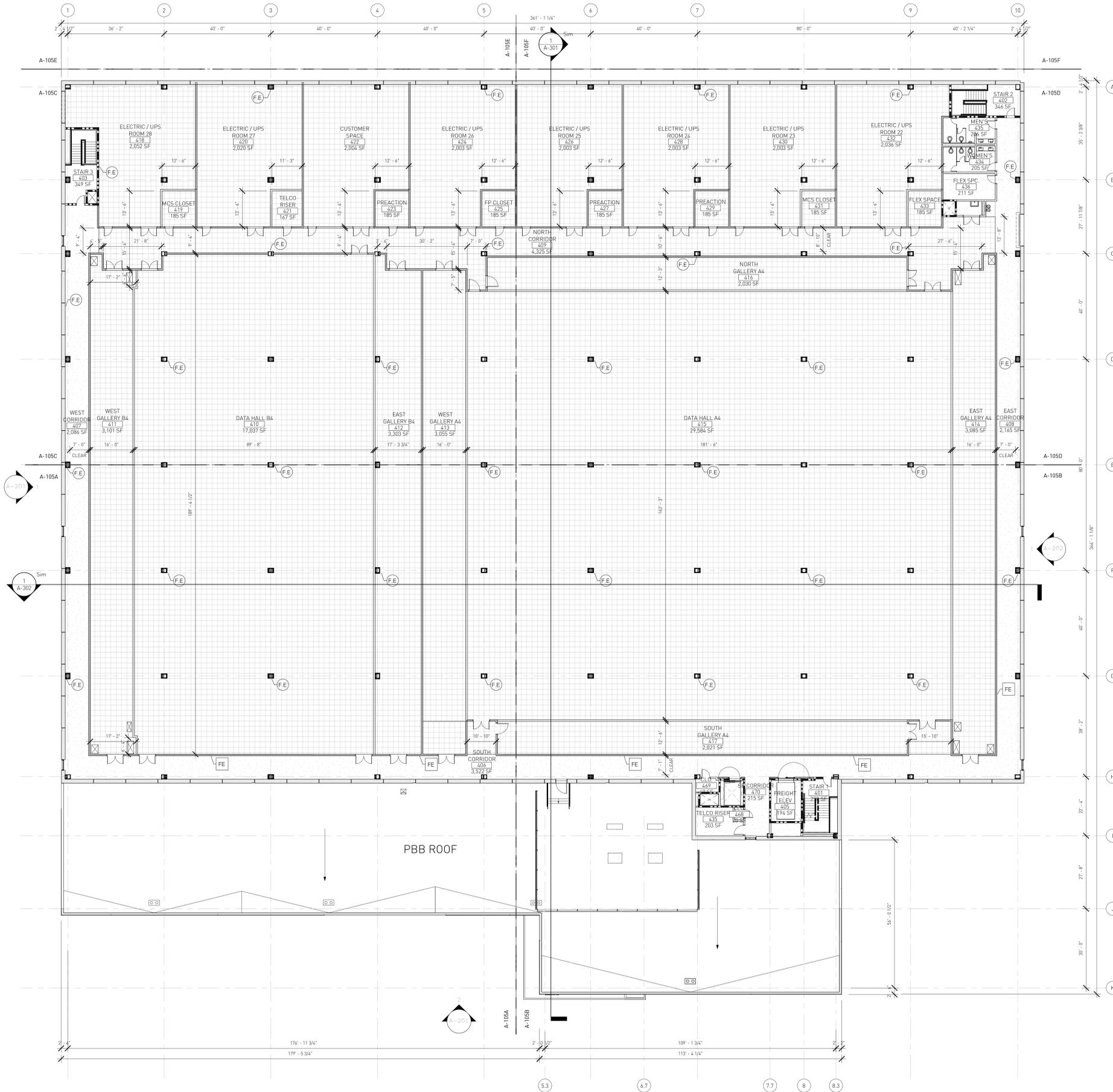


CAD File:  
Project No.: K4016216  
Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:  
**FOURTH FLOOR PLAN**

Drawing Sheet Number:  
**A-104**

Owner's Drawing Sheet No.:



**1 LEVEL 4 - MASTER PLAN**

1/16" = 1'-0"

FUTURE BUILD OUT, NOT A PART OF THIS SCOPE/PERMIT

**ROOF PLAN GENERAL NOTES**

- A. INSULATION TO BE INSTALLED AS REQUIRED AND INDICATED ON ENVELOPE CALCULATION SHEETS.
- B. INSTALL CRICKETS AT ALL CURBS, ROOF PENETRATIONS AND ANY VERTICAL ROOF SURFACES AS REQUIRED.
- C. ALL ROOFING PRODUCTS SHALL HAVE A MIN SOLAR REFLECTANCE OF 0.69 AND A MIN THERMAL EMITTANCE OF 0.86 OR MIN INITIAL SOLAR REFLECTANCE INDEX OF 82.
- D. ROOFS SHALL HAVE AN OVERALL ASSEMBLY U-FACTOR NO GREATER THAN 0.039 OR AS OTHERWISE INDICATED ON T24 DOCUMENTS OF THIS DRAWING SET.
- F. STAIRWAY ACCESS TO THE ROOF SHALL BE IN ACCORDANCE WITH SECTION 1011.12. SUCH STAIRWAYS SHALL BE MARKED AT STREET AND FLOOR LEVELS WITH A SIGN INDICATING THAT THE STAIRWAY CONTINUES TO THE ROOF. WHERE ROOFS ARE USED FOR ROOF GARDENS OR FOR OTHER PURPOSES, STAIRWAYS SHALL BE PROVIDED AS REQUIRED FOR SUCH OCCUPANCY CLASSIFICATION. (2016 CFC 504.3). ONLY STAIR #2 CONTINUES TO THE ROOF AND EQUIPMENT PLATFORM.
- G. AN AREA OF REFUGE IS NOT REQUIRED IN THE STAIRWAY AS PER: 2016 CBC 1009.3. EXCEPTION: 5. AREA OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1. OR 903.3.1.2

Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



**DIGITAL REALTY**

651 Walsh Ave

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018
	PCC RESUBMISSION_1	7/27/2018
	PCC RESUBMISSION_2	10/05/2018
	PCC RESUBMISSION_3	12/21/2018
	PCC RESUBMISSION_4	04/26/2019
	PCC RESUBMISSION_6	11/01/2019

Key Plan:

Project North



CAD File:

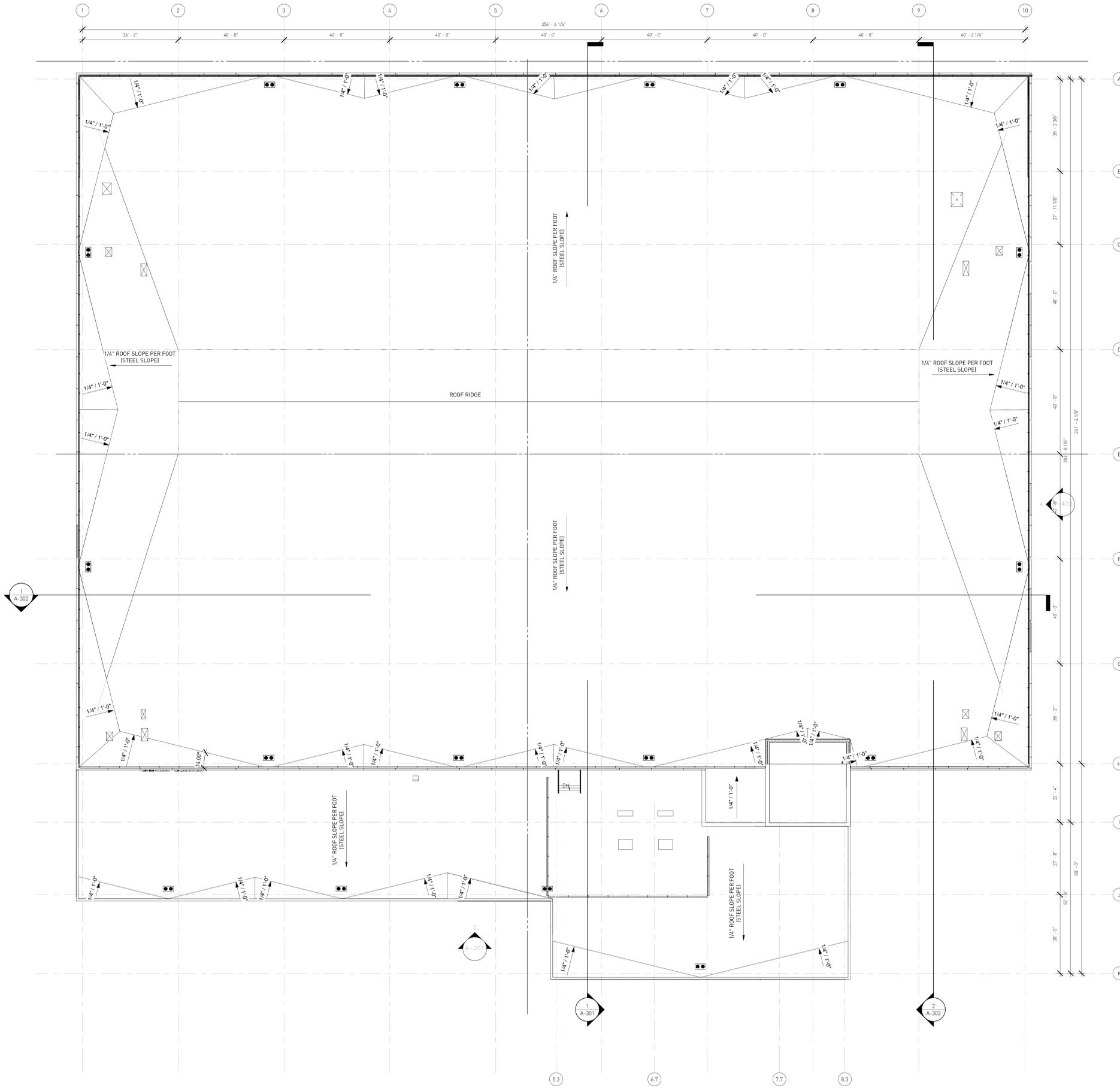
Project No.: K4016216

Copyright: 2018 Jacobs Engineering Group

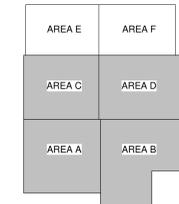
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**ROOF PLAN**

Drawing Sheet Number:  
**A-105**

Owner's Drawing Sheet No.:

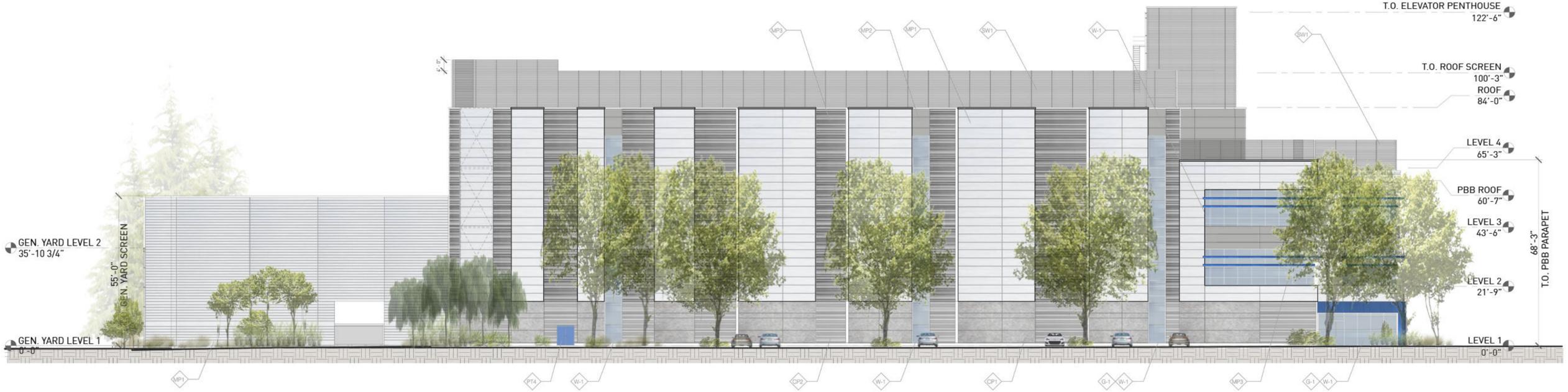


**1 ROOF**  
1/16" = 1'-0"



**KEY PLAN**

4/25/2019 11:16:07 AMA360/US - DLR - 651 Walsh\_V17\_K4016216\_DLR\_651-Walsh\_ARCH.rvt



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



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

- EXTERIOR FINISH LEGEND**
- CP1 PRECAST CONCRETE DOVE GRAY, SMOOTH FINISH
  - CP2 PRECAST CONCRETE DOVE GRAY, RIB PATTERN
  - G-1 CRYSTAL BLUE OVER CLEAR FLOAT GLASS
  - MP1 NONINSULATED & INSULATED METAL PANEL, BRIGHT SILVER
  - MP2 INSULATED METAL PANEL, WEATHERED ZINC
  - MP3 INSULATED CORRUGATED METAL PANEL, DARK SILVER
  - MP4 METAL PANEL, BLUE ACCENT COLOR
  - PT4 STANDARD DOOR PAINT
  - SW1 LOUVERED SCREEN
  - W-1 ALUMINUM WINDOW TRIM

No.	Revision	Date
3	BID ADDENDUM NO. 3	07/10/20
	ISSUE FOR BID & PERMIT	12/30/19
	ISSUE FOR 95% CD REVIEW	5/28/2019
	ISSUE FOR DESIGN DEVELOPMENT	3/11/2019

**BID ADDENDUM NO. 3**

Professional Seal(s)  
 \_\_\_\_\_  
 \_\_\_\_\_

Drawn By: DCM  
 Checked By: KA  
 Approved By: TM  
 Date Plotted: 12/17/19

File Name:  
 Project Title:

**SJC-37 SANTA CLARA  
 PHASE 2A - CORE & SHELL**

641 Walsh Avenue Santa  
 Clara, CA 95050  
 DLR Building Number  
 SJC-37

Draw Title:

**EXTERIOR ELEVATIONS**

Project No: 18.0012  
 Draw No: A-201  
 Rev. No: 3













Consultants:

Seals:

General Notes:

Project Client:

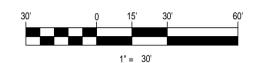


Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/7/18
	PCC RESUBMISSION 1	7/27/18
	PCC RESUBMISSION 2	11/5/18
	PCC RESUBMISSION 3	11/20/18
	PCC RESUBMISSION 4	04/26/19
	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



CAD File:   
Project No.: K4016216  
Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:  
**CIVIL DEMOLITION PLAN**

Drawing Sheet Number:

**CD100**

Owner's Drawing Sheet No.:

**LEGEND**

- PROPERTY LINE
- LIMIT OF WORK
- - - SAWCUT LINE
- ▨ DEMOLISH (E) BUILDING AND ASSOCIATED SUBSTRUCTURE
- ▧ DEMOLISH (E) ASPHALT PAVEMENT
- ▩ GRIND AND OVERLAY ASPHALT PAVEMENT
- ▨ DEMOLISH (E) CONCRETE PAVEMENT
- ✕ REMOVE (E) TREE
- ✕✕✕ DEMOLISH (E) UTILITY
- +++++ DEMOLISH (E) OVERHEAD POWER LINE (COORDINATE WITH SVP)

**ITEMS TO BE DEMOLISHED**

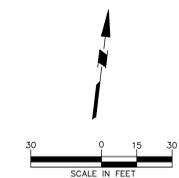
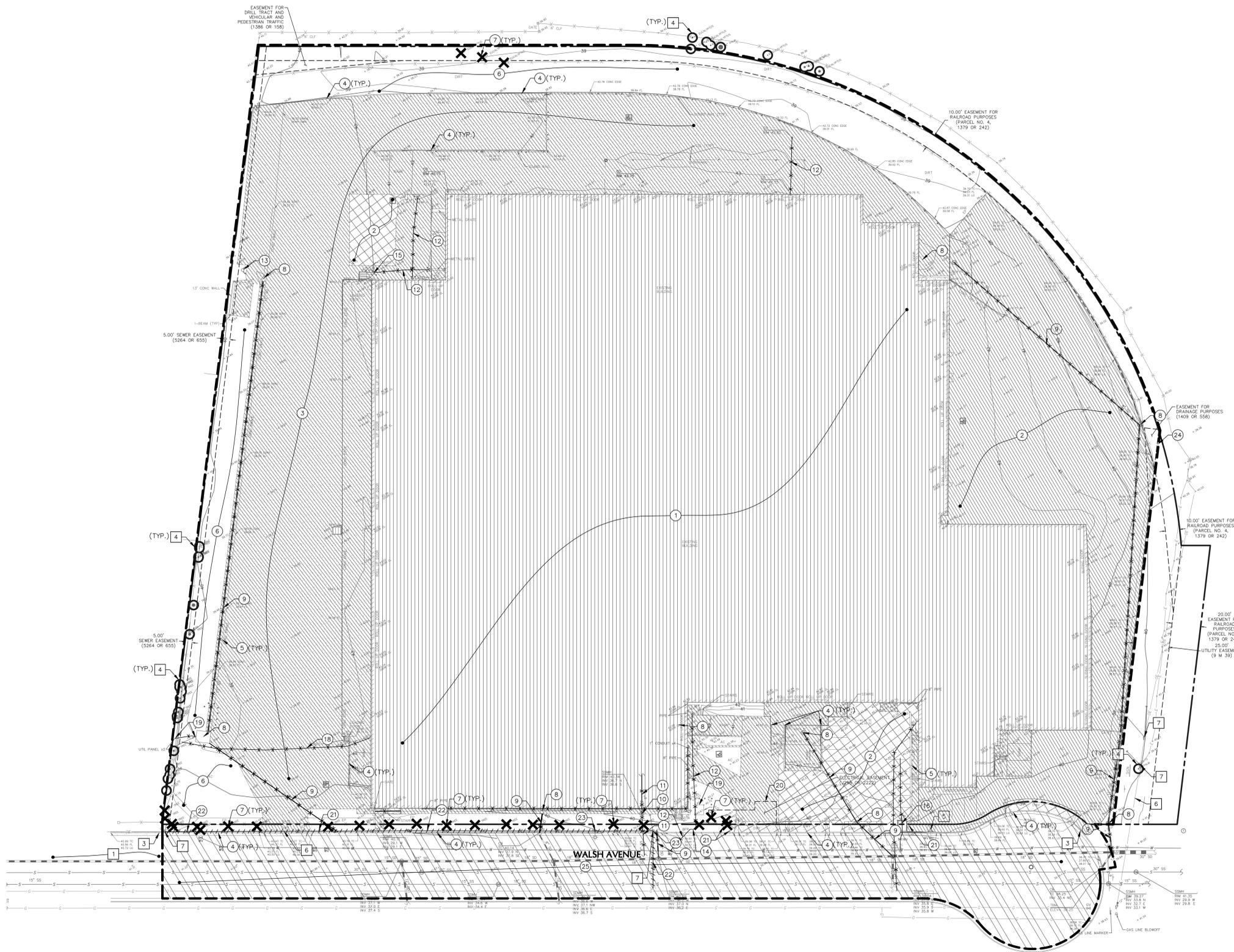
- 1 DEMOLISH (E) BUILDING AND ASSOCIATED SUBSTRUCTURE
- 2 DEMOLISH (E) ASPHALT PAVEMENT
- 3 DEMOLISH (E) CONCRETE PAVEMENT
- 4 DEMOLISH (E) CURB
- 5 DEMOLISH (E) VALLEY GUTTER
- 6 CLEAR & GRUB (E) LANDSCAPE
- 7 REMOVE (E) TREE
- 8 DEMOLISH (E) STORM DRAIN STRUCTURE
- 9 DEMOLISH (E) STORM DRAIN PIPE
- 10 DEMOLISH (E) SANITARY SEWER STRUCTURE
- 11 DEMOLISH (E) SANITARY SEWER PIPE
- 12 DEMOLISH (E) WATER LINE AND ASSOCIATED VALVES
- 13 DEMOLISH (E) FIRE HYDRANT
- 14 DEMOLISH (E) BFP
- 15 DEMOLISH (E) PIV
- 16 DEMOLISH (E) FDC
- 17 DEMOLISH (E) GAS LINE
- 18 DEMOLISH (E) ELECTRICAL LINE
- 19 DEMOLISH (E) ELECTRICAL STRUCTURE
- 20 VACATE (E) ELECTRICAL EASEMENT
- 21 DEMOLISH (E) SIGN
- 22 DEMOLISH (E) OVERHEAD POWER LINE (COORDINATE WITH SVP)
- 23 DEMOLISH (E) POWER STRUCTURE (COORDINATE WITH SVP)
- 24 VACATE (E) DRAINAGE EASEMENT
- 25 GRIND AND OVERLAY (E) ASPHALT PAVEMENT

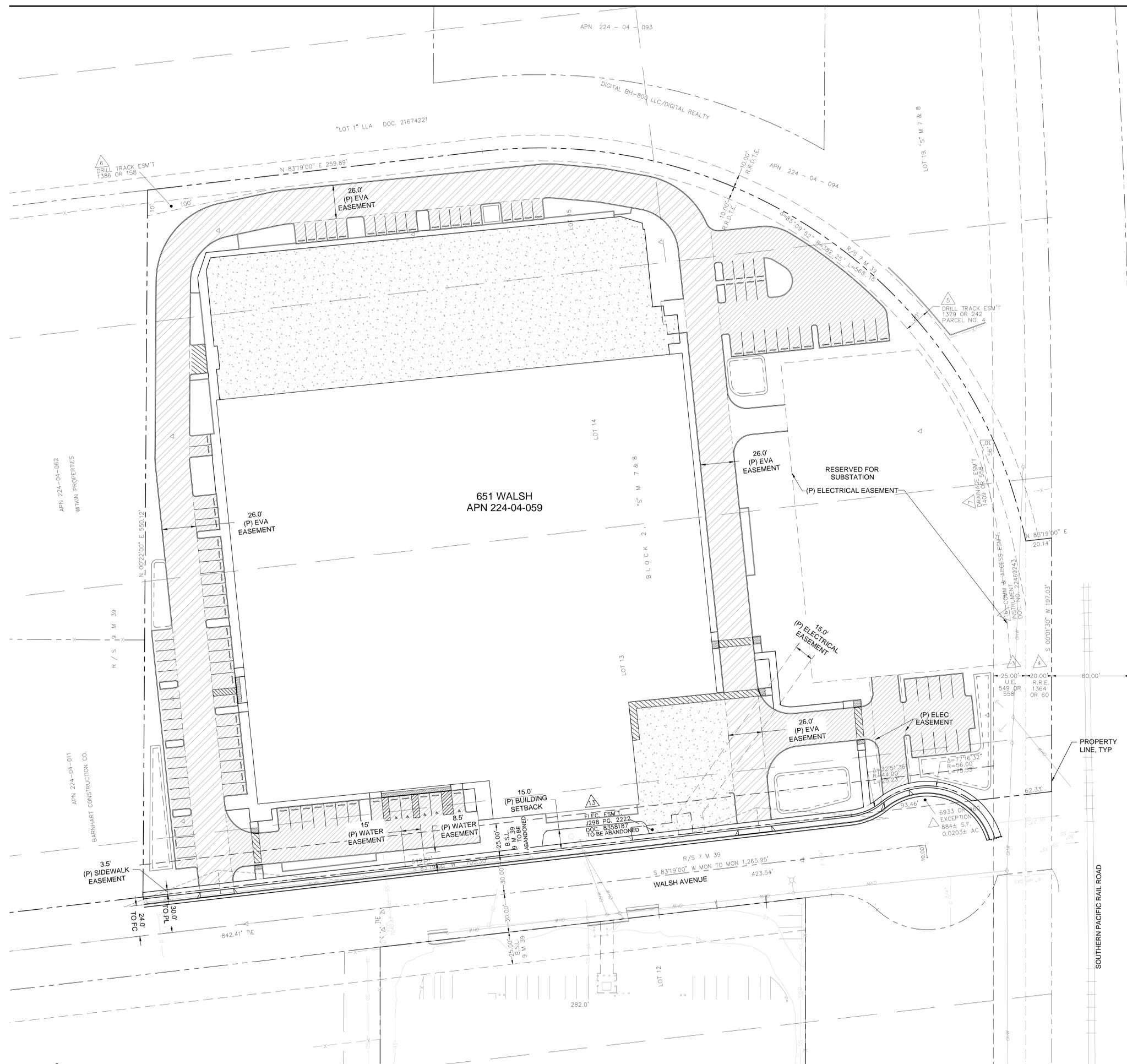
**ITEMS TO BE PROTECTED IN PLACE**

- 1 PROTECT (E) AC PAVEMENT
- 2 PROTECT (E) CONCRETE PAVEMENT
- 3 PROTECT (E) CURB & GUTTER
- 4 PROTECT (E) TREE
- 5 PROTECT (E) FIRE HYDRANT
- 6 PROTECT (E) ELECTRICAL LINE
- 7 PROTECT (E) ELECTRICAL STRUCTURE & ASSOCIATED ELECTRICAL LINES

**ABBREVIATIONS**

- (E) EXISTING
- BFP BACK FLOW PREVENTER
- FDC FIRE DEPARTMENT CONNECTION
- PIV POST INDICATOR VALVE
- SVP SILICON VALLEY POWER





- GENERAL NOTES**
1. ALL EASEMENTS TO BE RETAINED UNLESS INDICATED "TO BE ABANDONED".
  2. EXISTING PROPERTY AND EASEMENT INFORMATION SHOWN HEREON IS PER THE ALTA SURVEY PROVIDED BY MISSION ENGINEERS DATED DECEMBER 22, 2016.
  3. THIS SHEET IS FOR THE ILLUSTRATION OF EXISTING AND PROPOSED EASEMENTS ONLY. REFER TO CIVIL SITE PLAN FOR PROPOSED IMPROVEMENTS.
  4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.



Consultants:

Seals:

General Notes:

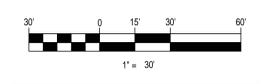
Project Client:



Project Address  
651 Walsh Ave, Santa Clara, CA

Number	Description	Date
PCC SUBMISSION		6/7/18
PCC RESUBMISSION		7/27/18
PCC RESUBMISSION 2		10/5/18
PCC RESUBMISSION 3		11/20/18
PCC RESUBMISSION 4		04/26/19
PCC RESUBMISSION 5		11/01/19

Key Plan: Project North



CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
**SITE PROPERTY PLAN**

Drawing Sheet Number:  
**CS001**

Owner's Drawing Sheet No.:

Consultants:

**LEGEND**

- PROPERTY LINE
- - - LIMIT OF WORK
- - - EASEMENT LINE
- ▒ ASPHALT PAVING – HEAVY DUTY
- ▒ ASPHALT PAVING – LIGHT DUTY
- ▒ GRIND AND OVERLAY ASPHALT PAVEN
- ▒ CONCRETE PAVING – HEAVY DUTY
- ▒ CONCRETE PAVING – PEDESTRIAN
- ▒ CONCRETE PAVING – OFF-SITE
- ▒ BIORETENTION WITH WALLS
- ▒ BIORETENTION WITH SIDE SLOPES

Seals:

**ABBREVIATIONS**

- (E) EXISTING
- ADA AMERICAN WITH DISABILITIES ACT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- F.F.E. FINISH FLOOR ELEVATION
- FT FEET
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- SAP SEE ARCHITECTURAL PLANS
- U.G.E.E. UNDERGROUND ELECTRIC EASEMENT
- (TYP.) TYPICAL

General Notes:

Project Client:



Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/18
	PCC RESUBMISSION	7/27/18
	PCC RESUBMISSION 2	10/5/18
	PCC RESUBMISSION 3	11/20/18
	PCC RESUBMISSION 4	04/26/19
	PCC RESUBMISSION 5	11/01/18

Key Plan:

Project North



CAD File:  
Project No.: K4016216  
Copyright: 2018 Jacobs Engineering Group

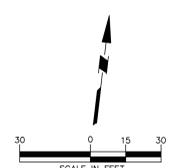
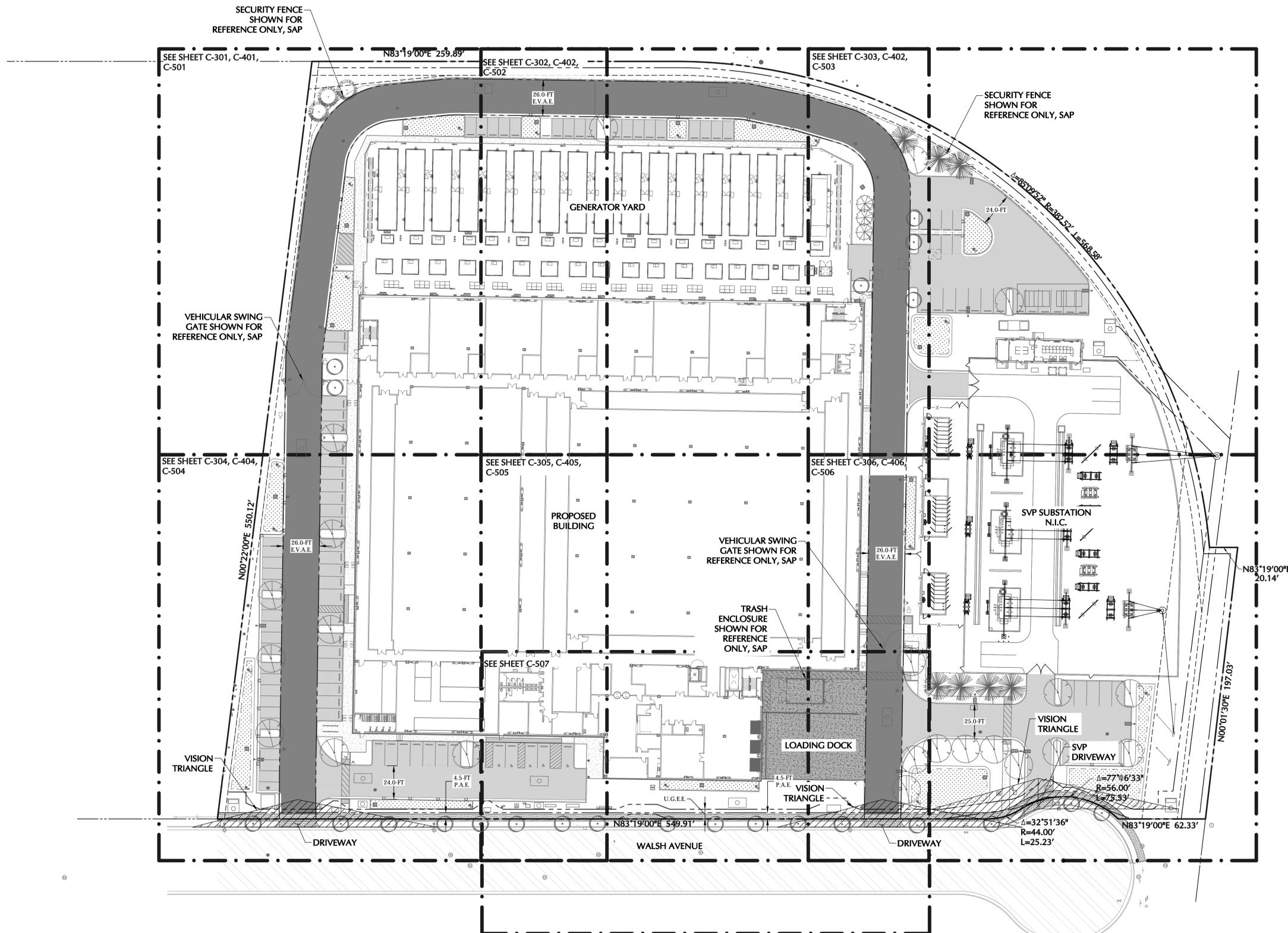
Drawing Sheet Title:

**KEY PLAN**

Drawing Sheet Number:

**C-201**

Owner's Drawing Sheet No.:



**ABBREVIATIONS**

- (E) EXISTING
- ADA AMERICAN WITH DISABILITIES ACT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- FT FEET
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- SAP SEE ARCHITECTURAL PLANS
- SLP SEE LANDSCAPE PLANS
- SSP SEE STRUCTURAL PLANS
- SVP SILICON VALLEY POWER
- U.G.E.E. UNDERGROUND ELECTRIC EASEMENT
- (TYP.) TYPICAL

Consultants:

Seals:

General Notes:

Project Client:



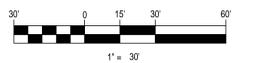
Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION 1	7/27/18
3	PCC RESUBMISSION 2	10/5/18
4	PCC RESUBMISSION 3	11/20/18
5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan:

Project North



CAD File:

Project No.: K4016216

Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:

**HORIZONTAL  
CONTROL PLAN**

Drawing Sheet Number:

**C-301**

Owner's Drawing Sheet No.:

**LEGEND**

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- ASPHALT PAVING - HEAVY DUTY
- ASPHALT PAVING - LIGHT DUTY
- GRIND AND OVERLAY ASPHALT PAVEMENT
- CONCRETE PAVING - HEAVY DUTY
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - OFF-SITE
- BIORETENTION WITH WALLS/FLOW THROUGH PLANTER
- BIORETENTION WITH SIDE SLOPES
- SDMH
- SDCO
- (E) SDMH OVERFLOW
- (E) CATCH BASIN
- SSMH
- SSCO
- (E) SSMH
- VALVE
- (E) VALVE
- FIRE HYDRANT
- (E) FIRE HYDRANT
- WATER METER
- (E) BFP
- (E) FDC
- GAS METER
- FIBER OPTIC MANHOLE (STP)
- (E) COMM MANHOLE
- LIGHTS (SLP)
- STREETLIGHT
- (E) STREETLIGHT
- (E) LIGHT POLE
- (E) GUY ANCHOR
- (E) UTILITY POLE
- 8-FT X 10-FT SVP PRIMARY SWITCH VAULT (SEP) SCALED DOWN FOR REFERENCE
- SVP N52 UTILITY ELECTRIC VAULT (STP)
- SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD SCALED DOWN FOR REFERENCE
- TEMPORARY POWER METERING SWITCHGEAR SCALED DOWN FOR REFERENCE

**CONSTRUCTION NOTES**

- 1 ASPHALT PAVING - HEAVY DUTY
- 2 ASPHALT PAVING - LIGHT DUTY
- 3 CONCRETE PAVING - HEAVY DUTY
- 4 CONCRETE PAVING - PEDESTRIAN
- 5 CONCRETE PAVING - OFF-SITE
- 6 COMMERCIAL DRIVEWAY
- 7 CURB AND GUTTER - ON-SITE
- 8 CURB AND CUTTER - OFF-SITE
- 9 6-INCH VERTICAL CURB
- 10 TRANSITION FROM FLUSH TO 6-INCH CURB
- 11 SAWCUT
- 12 WHEEL STOP
- 13 PARALLEL RAMP (TYPE A)
- 14 PARALLEL RAMP (TYPE B)
- 15 PERPENDICULAR RAMP (TYPE B)
- 16 BIORETENTION WITH WALLS
- 17 FLOW THROUGH PLANTER
- 18 BIORETENTION WITH SIDE SLOPES
- 19 ADA PARKING - STANDARD
- 20 ADA PARKING - VAN
- 21 FENCE SHOWN FOR REFERENCE ONLY, SAP
- 22 VEHICULAR GATE, SHOWN FOR REFERENCE ONLY, SAP
- 23 VEHICULAR GATE WITH CARD READER, SHOWN FOR REFERENCE ONLY, SAP
- 24 BIKE RACK, SHOWN FOR REFERENCE ONLY, SAP
- 25 TRASH ENCLOSURE, SHOWN FOR REFERENCE ONLY, SAP
- 26 CROSSWALK
- 27 SIDEWALK BARRICADE
- 28 RETAINING WALL SHOWN FOR REFERENCE ONLY (SSP)
- 29 12-FT GREEN WALL FENCE SHOWN FOR REFERENCE ONLY (SLP & SSP)
- 30 BIKE RACK SHOWN FOR REFERENCE ONLY (SLP)
- 31 VALLEY GUTTER
- 32 SVP PRIMARY SWITCH VAULT (SRO)
- 33 CITY STREETLIGHT
- 34 SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD (SRO) DESIGNED BY SVP'S SUBSTATION DESIGNER UNDER SEPARATE DESIGN TRANSACTIONS. SHOWN ARE LOCATION PLACE HOLDERS.
- 35 TEMPORARY POWER METERING SWITCHGEAR TO BE LOCATED IN THE PARKING LOT ON LINE WHEN THE SUBSTATION IS SHOWN. SWITCHGEAR WILL BE REMOVED AND INSTALLED.

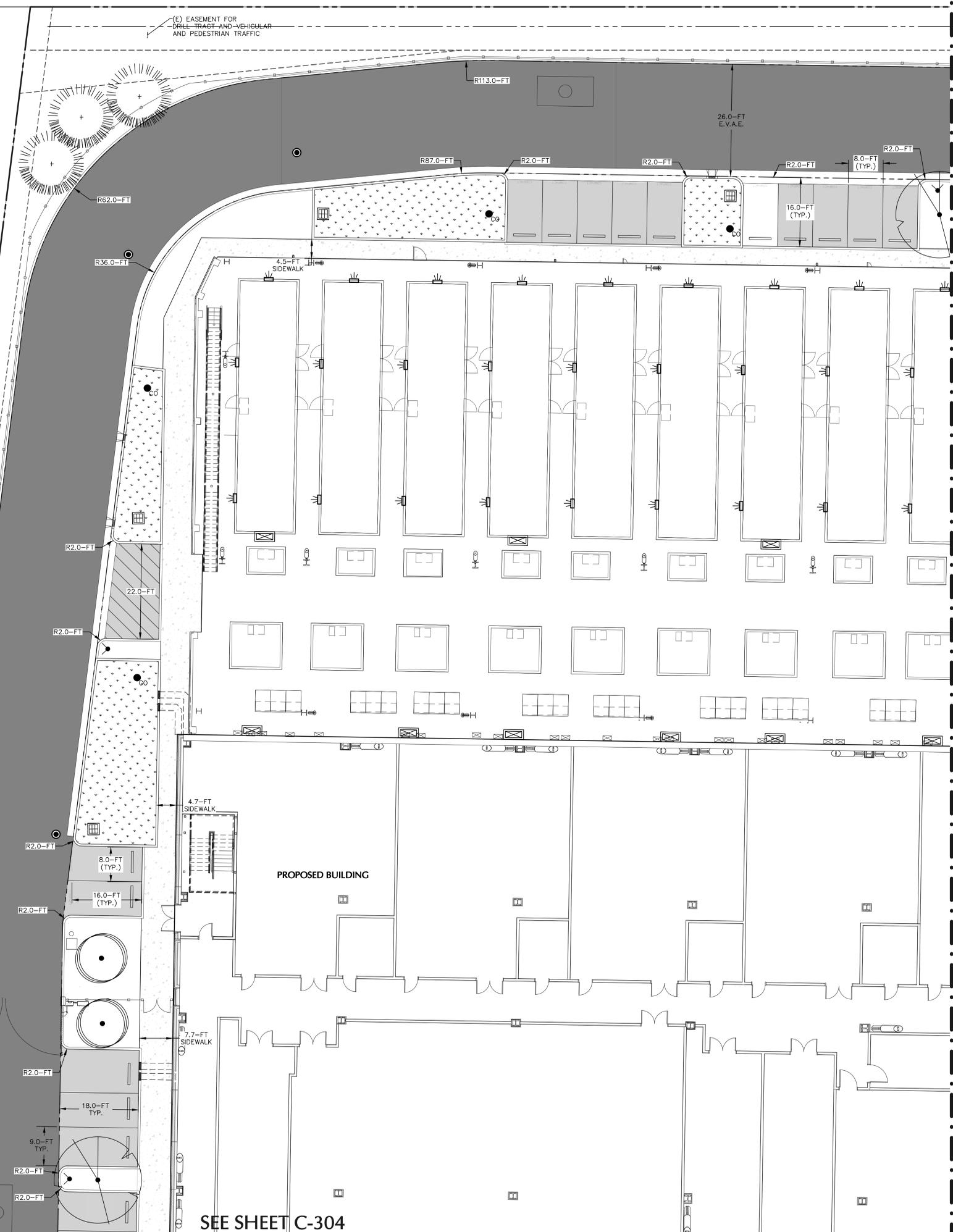
SCALE: 1 INCH = 10 FEET

SEE SHEET C-302

SEE SHEET C-304

5.0-FT  
(E) SEWER EASEMENT

(E) EASEMENT FOR  
DRILL TRACT AND VEHICULAR  
AND PEDESTRIAN TRAFFIC







SEE SHEET C-301

ABBREVIATIONS

- (E) EXISTING
- ADA AMERICAN WITH DISABILITIES ACT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- FT. FEET
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- SAP SEE ARCHITECTURAL PLANS
- SLP SEE LANDSCAPE PLANS
- SSP SEE STRUCTURAL PLANS
- SVP SILICON VALLEY POWER
- U.G.E.E. UNDERGROUND ELECTRIC EASEMENT
- (TYP.) TYPICAL

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- ASPHALT PAVING - HEAVY DUTY
- ASPHALT PAVING - LIGHT DUTY
- GRIND AND OVERLAY ASPHALT PAVEMENT
- CONCRETE PAVING - HEAVY DUTY
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - OFF-SITE
- BIORETENTION WITH WALLS/FLOW THROUGH PLANTER
- BIORETENTION WITH SIDE SLOPES
- SDMH
- SDCO
- (E) SDMH
- OVERFLOW
- (E) CATCH BASIN
- SSMH
- SSCO
- (E) SSMH
- VALVE
- (E) VALVE
- FIRE HYDRANT
- (E) FIRE HYDRANT
- WATER METER
- (E) BFP
- (E) FDC
- GAS METER
- FIBER OPTIC MANHOLE (STP)
- (E) COMM MANHOLE
- LIGHTS (SLP)
- STREETLIGHT
- (E) STREETLIGHT
- (E) LIGHT POLE
- (E) GUY ANCHOR
- (E) UTILITY POLE
- 8-FT X 10-FT SVP PRIMARY SWITCH VAULT (SEP) SCALED DOWN FOR REFERENCE
- SVP N52 UTILITY ELECTRIC VAULT (STP)
- SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD SCALED DOWN FOR REFERENCE
- TEMPORARY POWER METERING SWITCHGEAR SCALED DOWN FOR REFERENCE



Consultants:

Seals:

General Notes:

Project Client:

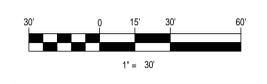


Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION 2	11/5/18
4	PCC RESUBMISSION 3	11/20/18
5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North

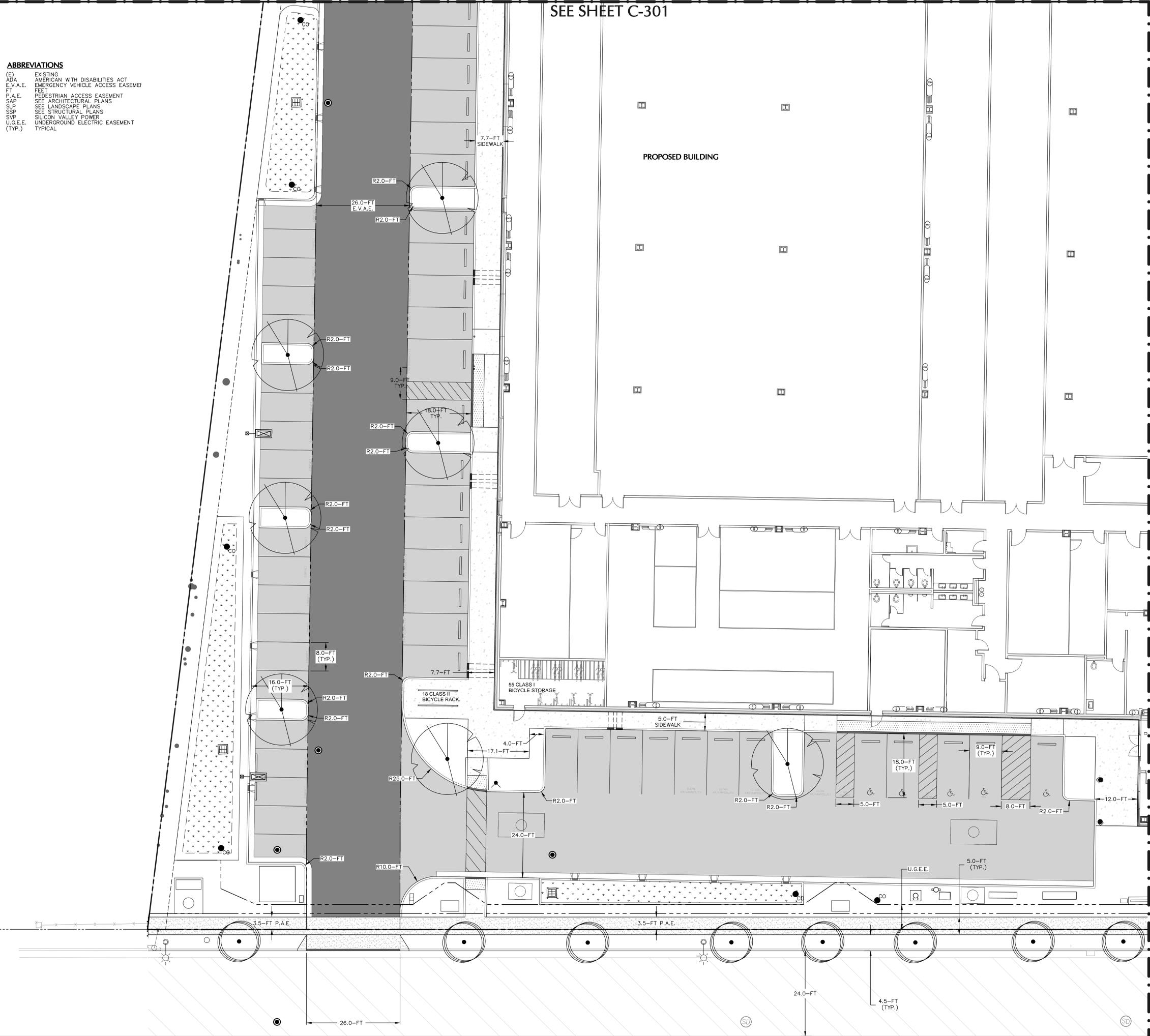


CAD File: K4016216  
 Project No.: 2018 Jacobs Engineering Group

Drawing Sheet Title:  
**HORIZONTAL CONTROL PLAN**

Drawing Sheet Number:  
**C-304**

Owner's Drawing Sheet No.:



SEE SHEET C-305

CONSTRUCTION NOTES

- 1 ASPHALT PAVING - HEAVY DUTY
- 2 ASPHALT PAVING - LIGHT DUTY
- 3 CONCRETE PAVING - HEAVY DUTY
- 4 CONCRETE PAVING - PEDESTRIAN
- 5 CONCRETE PAVING - OFF-SITE
- 6 COMMERCIAL DRIVEWAY
- 7 CURB AND GUTTER - ON-SITE
- 8 CURB AND GUTTER - OFF-SITE
- 9 6-INCH VERTICAL CURB
- 10 TRANSITION FROM FLUSH TO 6-INCH CURB
- 11 SAWCUT
- 12 WHEEL STOP
- 13 PARALLEL RAMP (TYPE A)
- 14 PARALLEL RAMP (TYPE B)
- 15 PERPENDICULAR RAMP (TYPE B)
- 16 BIORETENTION WITH WALLS
- 17 FLOW THROUGH PLANTER
- 18 BIORETENTION WITH SIDE SLOPES
- 19 ADA PARKING - STANDARD
- 20 ADA PARKING - VAN
- 21 FENCE, SHOWN FOR REFERENCE
- 22 VEHICULAR GATE, SHOWN FOR REFERENCE ONLY, SAP
- 23 VEHICULAR GATE WITH CARD READER, SHOWN FOR REFERENCE ONLY, SAP
- 24 BIKE RACKS, SHOWN FOR REFERENCE ONLY
- 25 TRASH ENCLOSURE, SHOWN FOR REFERENCE ONLY, SAP
- 26 CROSSWALK
- 27 SIDEWALK BARRICADE
- 28 RETAINING WALL SHOWN FOR REFERENCE ONLY (SSP)
- 29 10-FT GREEN WALL FENCE SHOWN FOR REFERENCE ONLY (SLP & SSP)
- 30 BIKE RACK SHOWN FOR REFERENCE ONLY (SLP)
- 31 VALLEY GUTTER
- 32 SVP PRIMARY SWITCH VAULT (SRO)
- 33 CITY STREETLIGHT
- 34 SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD (SRO) DESIGNED UNDER SEPARATE DESIGNER UNDER SEPARATE LOCATION PLACE HOLDERS.
- 35 TEMPORARY POWER METERING SWITCHGEAR (SRO) SWITCHGEAR TO BE LOCATED IN THE PARKING LOT ON THE SUBSTATION BOUNDARY LINE. WHEN THE SUBSTATION IS BUILT, THE SWITCHGEAR SHALL BE REMOVED AND INSTALLED.

SEE SHEET C-302

SEE SHEET C-304

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- ASPHALT PAVING - HEAVY DUTY
- ASPHALT PAVING - LIGHT DUTY
- GRIND AND OVERLAY ASPHALT PAVEMENT
- CONCRETE PAVING - HEAVY DUTY
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - OFF-SITE
- BIORETENTION WITH WALLS/FLOW THROUGH PLANTER
- BIORETENTION WITH SIDE SLOPES
- SDMH
- SDCO
- (E) SDMH OVERFLOW
- (E) CATCH BASIN
- SSMH
- SSCO
- (E) SSMH
- VALVE
- (E) VALVE
- FIRE HYDRANT
- (E) FIRE HYDRANT
- WATER METER
- (E) BFP
- (E) FDC
- GAS METER
- FIBER OPTIC MANHOLE (STP)
- (E) COMM MANHOLE
- LIGHTS (SLP)
- STREETLIGHT
- (E) STREETLIGHT
- (E) LIGHT POLE
- (E) GUY ANCHOR
- (E) UTILITY POLE
- 8-FT X 10-FT SVP PRIMARY SWITCH VAULT (SRV) SCALED DOWN FOR REFERENCE
- SVP N52 UTILITY ELECTRIC VAULT (STP)
- SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD SCALED DOWN FOR REFERENCE
- TEMPORARY POWER METERING SWITCHGEAR, SCALED DOWN FOR REFERENCE



160 Spear Street Suite 1200, San Francisco, CA 94015

Consultants:

Seals:

General Notes:

Project Client:



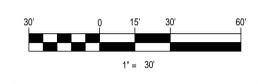
Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION 2	10/5/18
4	PCC RESUBMISSION 3	11/20/18
5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan:

Project North

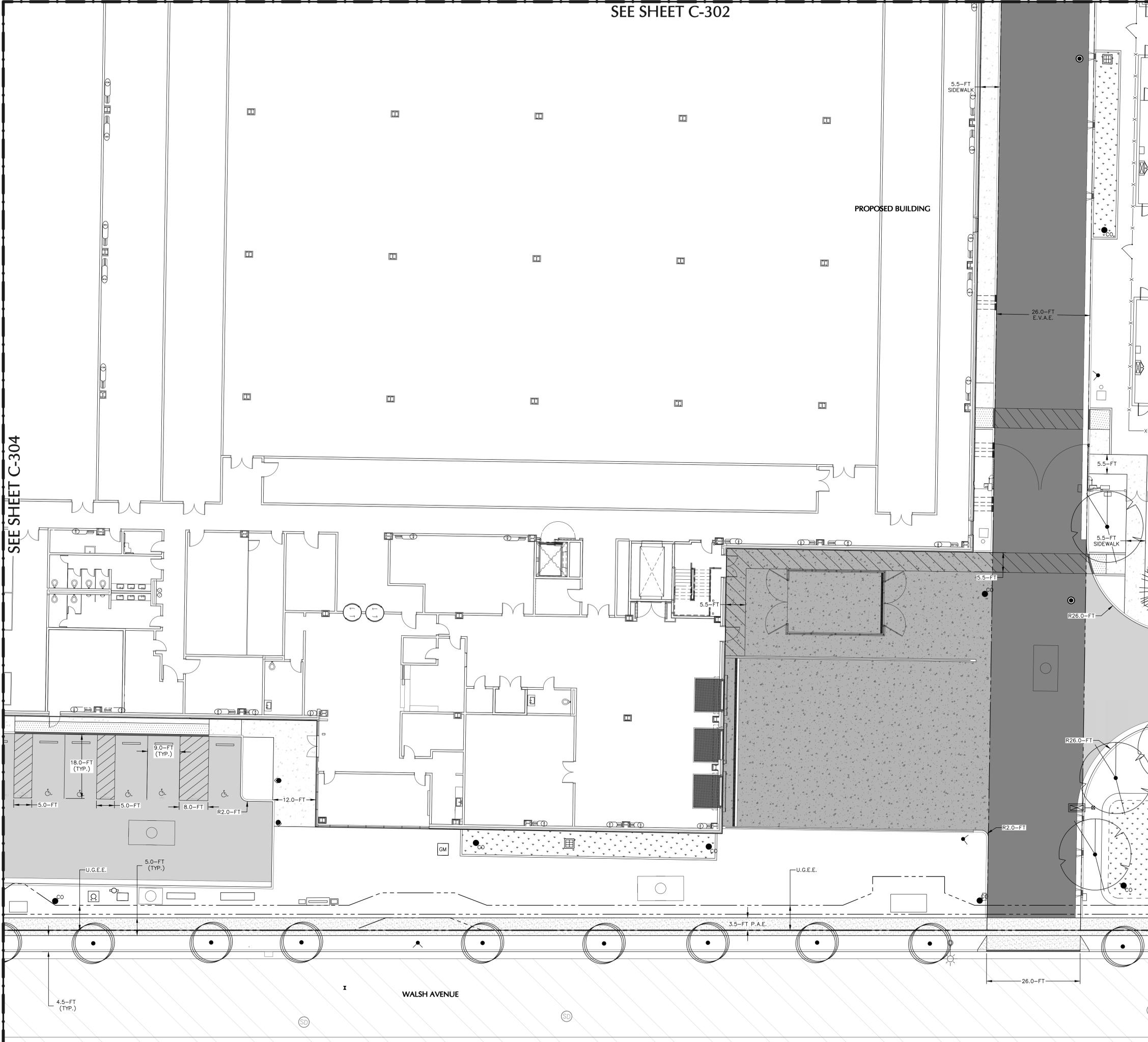


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Drawing Sheet Title: HORIZONTAL CONTROL PLAN

Drawing Sheet Number: C-305

Owner's Drawing Sheet No.:



CONSTRUCTION NOTES

- 1 ASPHALT PAVING - HEAVY DUTY
- 2 ASPHALT PAVING - LIGHT DUTY
- 3 CONCRETE PAVING - HEAVY DUTY
- 4 CONCRETE PAVING - PEDESTRIAN
- 5 CONCRETE PAVING - OFF-SITE
- 6 COMMERCIAL DRIVEWAY
- 7 CURB AND GUTTER - ON-SITE
- 8 CURB AND GUTTER - OFF-SITE
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- 23 VEHICULAR GATE WITH CARD READER, SHOWN FOR REFERENCE ONLY, SAP
- 24 BIKE RACKS, SHOWN FOR REFERENCE ONLY, SAP
- 25 TRASH ENCLOSURE, SHOWN FOR REFERENCE ONLY, SAP
- 26 CROSSWALK
- 27 SIDEWALK BARRICADE
- 28 RETAINING WALL SHOWN FOR REFERENCE ONLY (SSP)
- 29 12-FT GREEN WALL FENCE SHOWN FOR REFERENCE ONLY (SLP & SSP)
- 30 BIKE RACK SHOWN FOR REFERENCE ONLY (SLP)
- 31 VALLEY GUTTER
- 32 SVP PRIMARY SWITCH VAULT (SRV)
- 33 CITY STREETLIGHT
- 34 SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD (SRV) DESIGNED UNDER SEPARATE DESIGNER UNDER SEPARATE LOCATION PLACE HOLDERS.
- 35 TEMPORARY POWER METERING SWITCHGEAR TO BE LOCATED IN THE PARKING LOT ON THE SOUTH SIDE OF THE LOT. WHEN THE SUBSTATION IS BUILT, THE SWITCHGEAR SHALL BE REMOVED AND INSTALLED.

SEE SHEET C-303

PROPOSED BUILDING

SEE SHEET C-305

SVP SUBSTATION N.I.C.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- ASPHALT PAVING - HEAVY DUTY
- ASPHALT PAVING - LIGHT DUTY
- GRIND AND OVERLAY ASPHALT PAVEMENT
- CONCRETE PAVING - HEAVY DUTY
- CONCRETE PAVING - PEDESTRIAN
- CONCRETE PAVING - OFF-SITE
- BIORETENTION WITH WALLS/FLOW THROUGH PLANTER
- BIORETENTION WITH SIDE SLOPES
- SDMH
- SDCO
- (E) SDMH
- OVERFLOW
- (E) CATCH BASIN
- SSMH
- SSCO
- (E) SSMH
- VALVE
- (E) VALVE
- FIRE HYDRANT
- (E) FIRE HYDRANT
- WATER METER
- (E) BFP
- (E) FDC
- GAS METER
- FIBER OPTIC MANHOLE (STP)
- (E) COMM MANHOLE
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- STREETLIGHT
- (E) STREETLIGHT
- (E) LIGHT POLE
- (E) GUY ANCHOR
- (E) UTILITY POLE
- 8'-FT X 10'-FT SVP PRIMARY SWITCH VAULT (SEP) SCALED DOWN FOR REFERENCE
- SVP N52 UTILITY ELECTRIC VAULT (STP)
- SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD SCALED DOWN FOR REFERENCE
- TEMPORARY POWER METERING SWITCHGEAR, SCALED DOWN FOR REFERENCE

CONSTRUCTION NOTES

- 1 ASPHALT PAVING - HEAVY DUTY
- 2 ASPHALT PAVING - LIGHT DUTY
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- 4 CONCRETE PAVING - PEDESTRIAN
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- 32 SVP PRIMARY SWITCH VAULT (SRO)
- 33 CITY STREETLIGHT
- 34 SUBSTATION POWER TRANSFORMER AND TRANSFORMER PAD (SRO) DESIGNED BY SVP'S SUBSTATION DESIGNER UNDER SEPARATE REFERENCE. SHOWN ARE LOCATION PLACE HOLDERS.
- 35 TEMPORARY POWER METERING SWITCHGEAR (SRO) TO BE LOCATED IN THE PARKING LOT ON THE LINE TO THE BRIGHT LIGHT ON THE LINE. WHEN THE SUBSTATION IS BUILT, THE SWITCHGEAR WILL BE REMOVED AND SWITCHGEAR STALLS SHALL BE INSTALLED.

ABBREVIATIONS

- (E) EXISTING
- ADA AMERICAN WITH DISABILITIES ACT
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- FT FEET
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- SAP SEE ARCHITECTURAL PLANS
- SLP SEE LANDSCAPE PLANS
- SSP SEE STRUCTURAL PLANS
- SVP SILICON VALLEY POWER
- U.G.E.E. UNDERGROUND ELECTRIC EASEMENT
- (TYP.) TYPICAL



160 Spear Street Suite 1200, San Francisco, CA 94015

Consultants:

Seals:

General Notes:

Project Client:



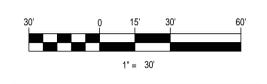
Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
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4	PCC RESUBMISSION 3	11/20/18
5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan:

Project North



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Drawing Sheet Title: HORIZONTAL CONTROL PLAN

Drawing Sheet Number: C-306

Owner's Drawing Sheet No.:

Consultants:

Seals:

General Notes:

Project Client:

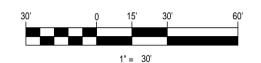


Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/7/18
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	PCC RESUBMISSION 2	10/5/18
	PCC RESUBMISSION 3	11/20/18
	PCC RESUBMISSION 4	04/26/19
	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
**GRADING AND DRAINAGE PLAN**

Drawing Sheet Number:  
**C-401**

Owner's Drawing Sheet No.:

**LEGEND**

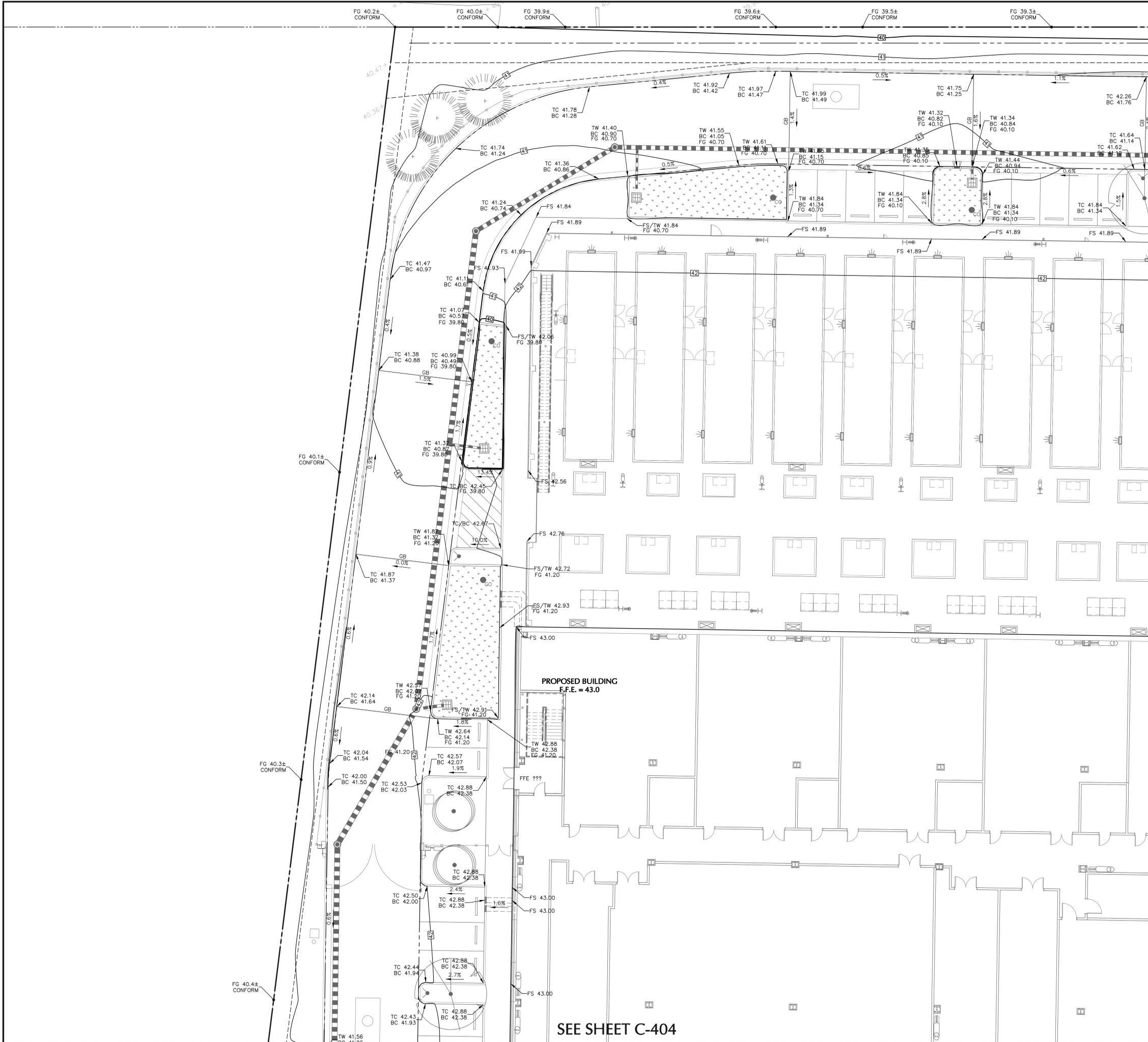
- PROPERTY LINE
- - - LIMIT OF WORK
- - - EASEMENT LINE
- - - SAWCUT LINE
- [Symbol] BIORETENTION WITH WALLS
- [Symbol] BIORETENTION WITH SIDE SLOPES
- [Symbol] SPOT ELEVATION
- [Symbol] MINOR CONTOUR
- [Symbol] MAJOR CONTOUR
- [Symbol] SLOPE ARROW
- [Symbol] GRADE BREAK
- [Symbol] STORM DRAIN PIPE
- [Symbol] PERFORATED STORM DRAIN
- [Symbol] (E) STORM DRAIN PIPE
- [Symbol] SDMH
- [Symbol] SDCO
- [Symbol] (E) SDMH
- [Symbol] OVERFLOW
- [Symbol] (E) CATCH BASIN

**NOTES**

1. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. STORM DRAIN ROUTING SHOWN FOR REFERENCE ONLY. FOR SIZE, INVERT, AND STRUCTURE ELEVATION INFORMATION SEE UTILITY PLANS.

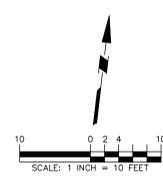
**ABBREVIATIONS**

- (E) EXISTING
- AC ASPHALT CONCRETE
- BC BOTTOM OF CURB
- BW BOTTOM OF WALL
- F.F.E. FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FS FINISH SURFACE
- FT FEET
- GB GRADE BREAK
- TC TOP OF CURB
- TW TOP OF WALL
- (TYP.) TYPICAL



SEE SHEET C-402

SEE SHEET C-404



Consultants:

Seals:

General Notes:

**LEGEND**

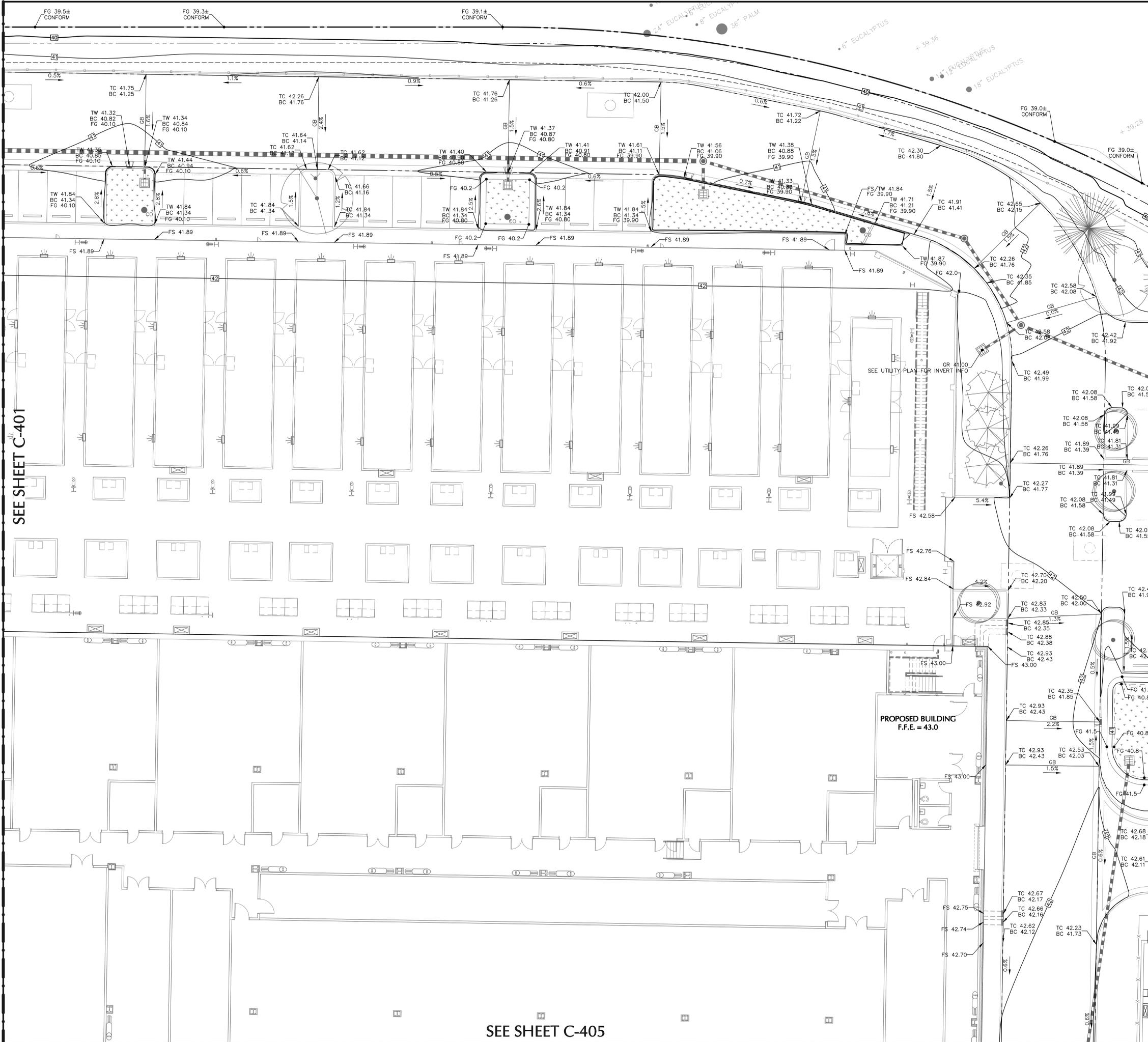
- PROPERTY LINE
- - - LIMIT OF WORK
- - - EASEMENT LINE
- - - SAWCUT LINE
- [Symbol] BIORETENTION WITH WALLS
- [Symbol] BIORETENTION WITH SIDE SLOPES
- SPOT ELEVATION
- MINOR CONTOUR
- MAJOR CONTOUR
- - - SLOPE ARROW
- GB GRADE BREAK
- [Symbol] STORM DRAIN PIPE
- [Symbol] PERFORATED STORM DRAIN
- [Symbol] (E) STORM DRAIN PIPE
- SDMH
- SDCO
- (E) SDMH
- [Symbol] OVERFLOW
- [Symbol] (E) CATCH BASIN

**NOTES**

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**ABBREVIATIONS**

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- BC BOTTOM OF CURB
- BW BOTTOM OF WALL
- F.F.E. FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FS FINISH SURFACE
- FT FEET
- GB GRADE BREAK
- TC TOP OF CURB
- TW TOP OF WALL
- (TYP.) TYPICAL



SEE SHEET C-401

SEE SHEET C-403

SEE SHEET C-405

Project Client:



Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION 2	10/5/18
4	PCC RESUBMISSION 3	11/20/18
5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
**GRADING AND DRAINAGE PLAN**

Drawing Sheet Number:  
**C-402**

Owner's Drawing Sheet No.:

Consultants:

Seals:

General Notes:

Project Client:

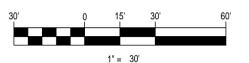


Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/7/18
	PCC RESUBMISSION	7/27/18
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	PCC RESUBMISSION 3	11/20/18
	PCC RESUBMISSION 4	04/26/19
	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
**GRADING AND DRAINAGE PLAN**

Drawing Sheet Number:  
**C-403**

Owner's Drawing Sheet No.:

**LEGEND**

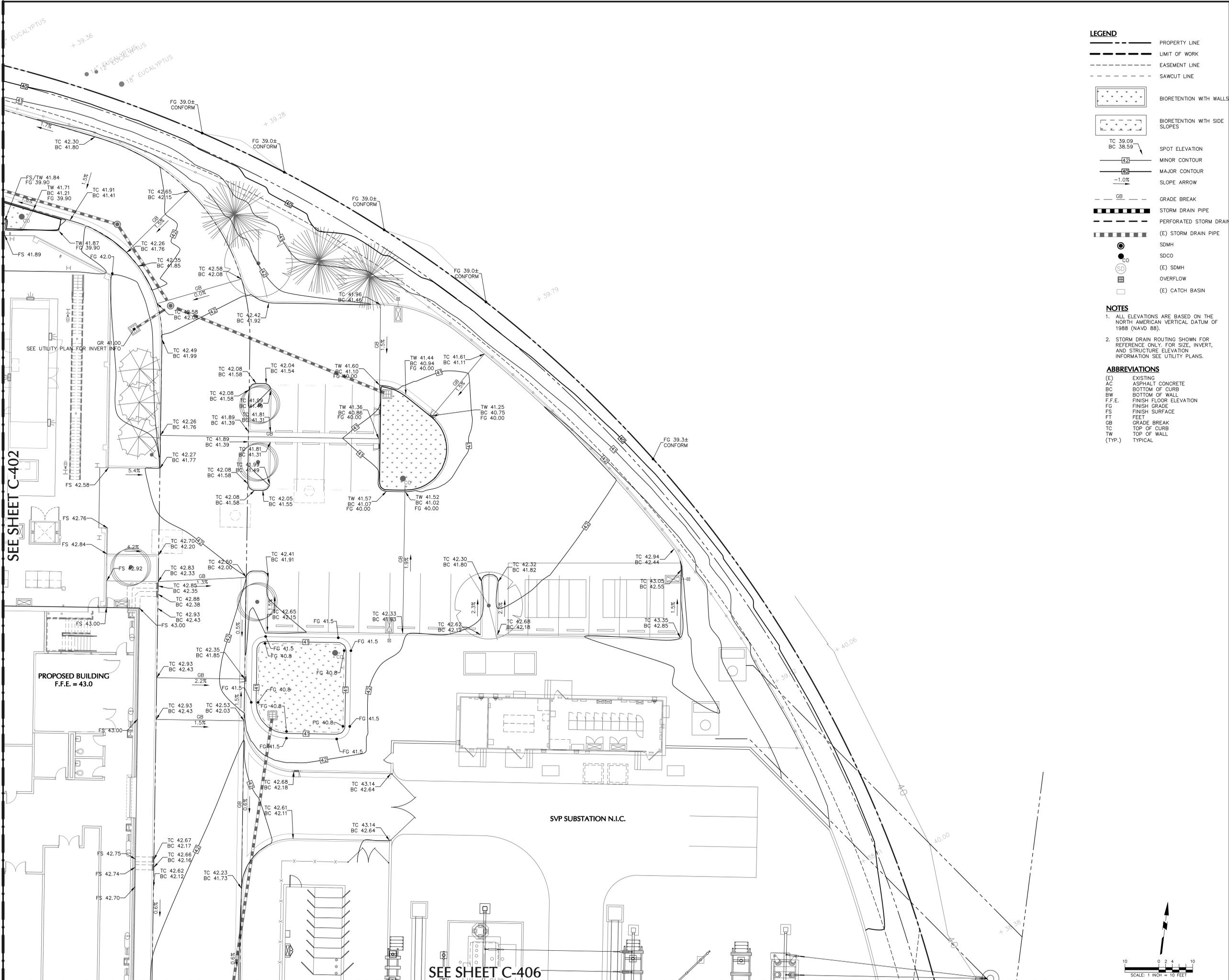
- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- SAWCUT LINE
- BIORETENTION WITH WALLS
- BIORETENTION WITH SIDE SLOPES
- TC 39.09  
BC 38.59  
SPOT ELEVATION
- MINOR CONTOUR
- MAJOR CONTOUR
- 1.0%  
SLOPE ARROW
- GB  
GRADE BREAK
- STORM DRAIN PIPE
- PERFORATED STORM DRAIN PIPE
- (E) STORM DRAIN PIPE
- SDMH
- SDCO
- (E) SDMH
- OVERFLOW
- (E) CATCH BASIN

**NOTES**

1. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. STORM DRAIN ROUTING SHOWN FOR REFERENCE ONLY. FOR SIZE, INVERT, AND STRUCTURE ELEVATION INFORMATION SEE UTILITY PLANS.

**ABBREVIATIONS**

- (E) EXISTING
- AC ASPHALT CONCRETE
- BC BOTTOM OF CURB
- BW BOTTOM OF WALL
- F.F.E. FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FS FINISH SURFACE
- FT FEET
- GB GRADE BREAK
- TC TOP OF CURB
- TW TOP OF WALL
- (TYP.) TYPICAL



SEE SHEET C-402

SEE SHEET C-406

SEE SHEET C-401

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EASEMENT LINE
- SAWCUT LINE
- [Symbol] BIORETENTION WITH WALLS
- [Symbol] BIORETENTION WITH SIDE SLOPES
- TC 39.09  
BC 38.59 SPOT ELEVATION
- 42 MINOR CONTOUR
- 40 MAJOR CONTOUR
- 1.0% SLOPE ARROW
- GB GRADE BREAK
- STORM DRAIN PIPE
- PERFORATED STORM DRAIN
- (E) STORM DRAIN PIPE
- SDM
- SDCO
- (E) SDM
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NOTES

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ABBREVIATIONS

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- FG FINISH GRADE
- FS FINISH SURFACE
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- GB GRADE BREAK
- TC TOP OF CURB
- TW TOP OF WALL
- (TYP.) TYPICAL

Consultants:

Seals:

General Notes:

Project Client:

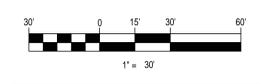


Project Address  
 651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION	10/5/18
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Key Plan:

Project North

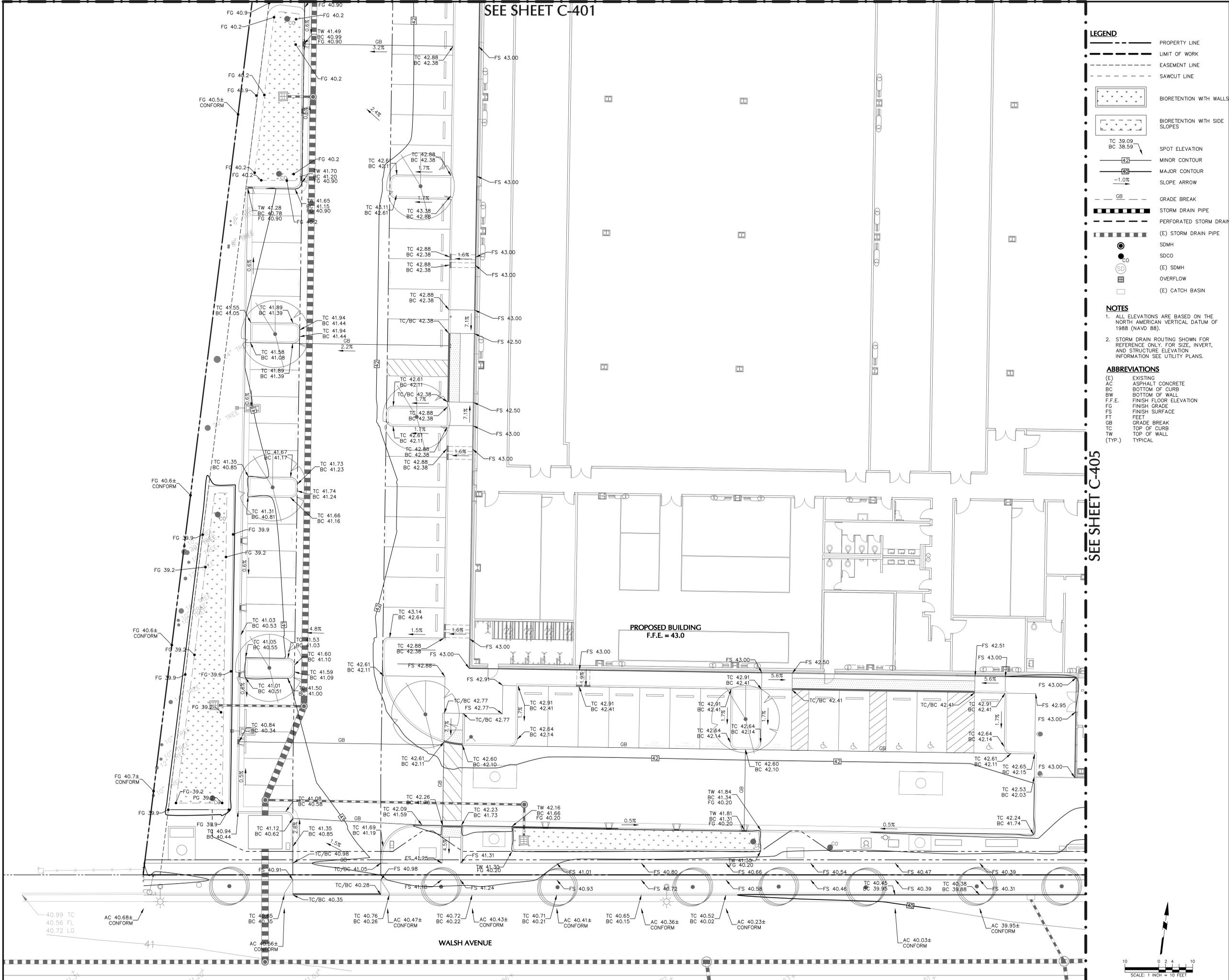


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Drawing Sheet Title:  
**GRADING AND DRAINAGE PLAN**

Drawing Sheet Number:  
**C-404**

Owner's Drawing Sheet No.:



SEE SHEET C-405

SEE SHEET C-402

SEE SHEET C-404

LEGEND

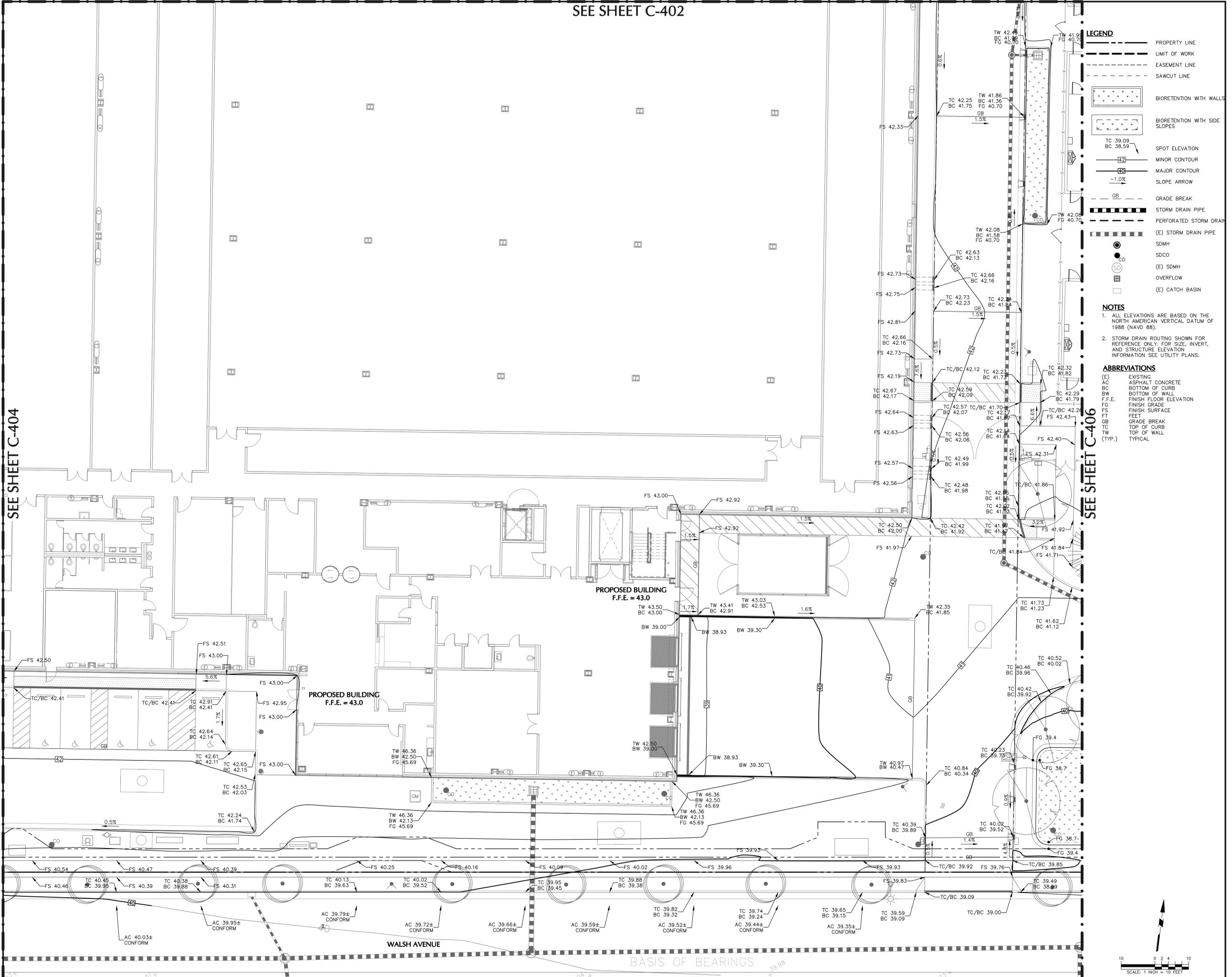
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- (E) STORM DRAIN PIPE
- SDMH
- SDCO
- (E) SDMH
- OVERFLOW
- (E) CATCH BASIN

NOTES

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ABBREVIATIONS

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- FG FINISH GRADE
- FS FINISH SURFACE
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- GB GRADE BREAK
- TC TOP OF CURB
- TW TOP OF WALL
- (TYP.) TYPICAL



**JACOBS**  
 160 Spear Street Suite 1200,  
 San Francisco, CA 94015

Consultants:

Seals:

General Notes:

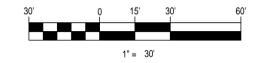
Project Client:



Project Address  
 651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION 2	10/5/18
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6	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



CAD File:  
 Project No.: K4016216  
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Drawing Sheet Title:  
**GRADING AND DRAINAGE PLAN**

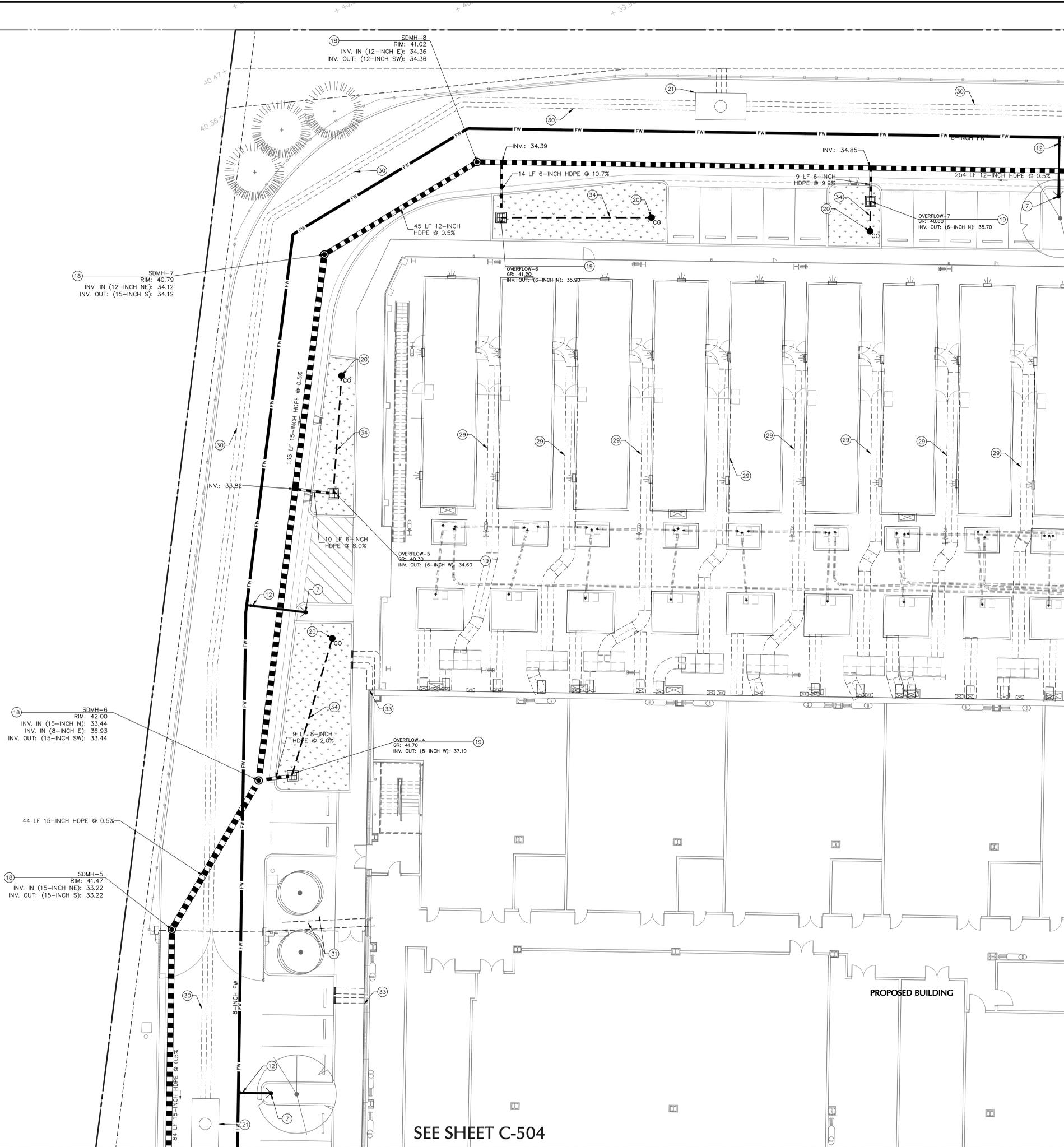
Drawing Sheet Number:  
**C-405**

Owner's Drawing Sheet No.:



**LEGEND**

- PROPERTY LINE
- STORM DRAIN PIPE
- PERFORATED STORM DRAIN
- (E) STORM DRAIN PIPE
- SDMH
- SDCO
- (E) SDMH
- OVERFLOW
- (E) CATCH BASIN
- SANITARY SEWER
- (E) SANITARY SEWER
- SSMH
- SSCO
- (E) SSMH
- DOMESTIC WATER PIPE
- (E) DOMESTIC WATER PIPE
- VALVE
- (E) VALVE
- FIRE WATER PIPE
- FIRE HYDRANT
- (E) FIRE HYDRANT
- IRRIG
- IRRIGATION WATER PIPE
- WATER METER
- (E) BFP
- (E) FDC
- GAS LINE (SJTP)
- GAS METER (SJTP)
- (E) GAS LINE
- FIBER OPTIC CONDUIT (STP)
- FIBER OPTIC MANHOLE (STP)
- (E) COMM MANHOLE
- POWER MANHOLE (SEP)
- POWER DUCTBANK (SEP)
- ELECTRICAL CONDUIT (SEP)
- (E) ELECTRICAL LINE
- OVERHEAD POWER LINE
- (E) OVERHEAD ELECTRICAL LINE
- SVP TRENCH (SEP)
- TELECOM TRENCH (STP)
- LIGHTS (SLP)
- STREETLIGHT
- (E) STREETLIGHT
- (E) LIGHT POLE
- (E) GUY ANCHOR
- (E) UTILITY POLE



**CONSTRUCTION NOTES**

- 1 6-INCH DOMESTIC WATER POC TO (E) CITY MAIN
- 2 6-INCH DOMESTIC WATER METER AND BFP
- 3 6-INCH DOMESTIC WATER BUILDING POC, SPP FOR CONTINUATION
- 4 8-INCH FIRE WATER POC TO (E) CITY MAIN
- 5 8-INCH WILKINS 475DA FIRE BFP
- 6 8-INCH FIRE WATER BUILDING POC, SPP FOR CONTINUATION
- 7 FIRE HYDRANT
- 8 PIV
- 9 FDC WITH 36 X 36-INCH X 4-INCH SQUARE CONCRETE PAD
- 10 1-1/2-INCH IRRIGATION WATER POC TO (E) CITY MAIN
- 11 1-1/2-INCH IRRIGATION WATER METER
- 12 VALVE, GATE TYPE UNLESS INDICATED OTHERWISE
- 13 SANITARY SEWER POC TO (E) CITY MAIN
- 14 SSMH
- 15 SSCO
- 16 6-INCH SANITARY SEWER BUILDING POC, SPP FOR CONTINUATION
- 17 6-INCH TRASH ENCLOSURE POC
- 18 SDMH
- 19 OVERFLOW/AREA DRAIN
- 20 SDCO
- 21 FIBER OPTIC MANHOLE (STP)
- 22 FIBER OPTIC BUILDING POC (STP)
- 23 LIGHT (SLP)
- 24 GAS CONNECTION TO PG&E GAS MIN (SJTP)
- 25 3-INCH GAS POC, SPP FOR CONTINUATION
- 26 GAS METER (SJTP)
- 27 STORM DRAIN PUMP (SRO)
- 28 POWER MANHOLE (SEP)
- 29 POWER DUCTBANK (SEP)
- 30 FIBER OPTIC DUCTBANK (STP)
- 31 ELECTRICAL CONDUIT (SEP)
- 32 SLOT DRAIN
- 33 CURB-0-LET (SPP FOR CONTINUATION)
- 34 4-INCH PERFORATED STORM DRAIN PIPE
- 35 SVP TRENCH (SEP)
- 36 TELECOM TRENCH (STP)
- 37 8-FT X 10-FT SVP PRIMARY SWITCH VAULT (SEP)
- 38 SVP NS2 UTILITY ELECTRIC VAULT, LOCATE VAULT 2-FT AWAY FROM THE SVP POWER DUCTBANK (STP)
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- 40 CITY STREETLIGHT
- 41 SUBSTATION POWER TRANSFORMER AND TRANSFORMED PAD DESIGNED BY SVP'S SUBSTATION DESIGNER UNDER A SEPARATE PROJECT (SRO). TRANSFORMERS SHOWN ARE LOCATION PLACE HOLDERS.
- 42 TEMPORARY POWER METERING SWITCHGEAR, SWITCHGEAR TO BE LOCATED IN THE PARKING LOT UNTIL THE SUBSTATION IS BROUGHT ON LINE. WHEN TEMPORARY SWITCHGEAR WILL BE REMOVED AND THE PARKING STALLS SHALL BE INSTALLED (SEP).
- 43 OVERHEAD POWER LINE (SEP)
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- 45 4-INCH DOMESTIC WATER METER AND BFP
- 46 4-INCH DOMESTIC WATER BUILDING POC, SPP FOR CONTINUATION
- 47 IRRIGATION HYDROMETER
- 48 BACKFLOW ENCLOSURE, STRONGBOX MODEL SBBC-75SS
- 49 VALVE BOX, NDS MODEL 318B BLK

**NOTES**

1. COMPLY WITH THE FOLLOWING WATER CLEARANCES:  
 VERTICAL CROSSING = 1-FT MIN. AT ANY UTILITY  
 HORIZONTAL TO:  
 SEWER = 10-FT MIN.  
 RECYCLED WATER = 10-FT MIN.  
 STORM DRAIN = 8-FT MIN.  
 FIRE OR OTHER WATER = 5-FT MIN.  
 ABANDONED WATER SERVICE = 3-FT MIN.  
 GAS = 5-FT MIN.  
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 TREE = 10-FT  
 TREE WITH ROOT BARRIER = 5-FT
2. ALL UTILITIES SHALL MAINTAIN A 10-FT CLEARANCE FROM NEW OR EXISTING TREES, UNLESS A ROOT BARRIER IS UTILIZED IN WHICH CASE THE CLEARANCE MAY BE REDUCED TO 5-FT.
3. REFER TO C-101 FOR UTILITIES TO BE REMOVED OR ABANDONED. EXISTING UTILITIES SHOWING HEREON ARE TO REMAIN UNLESS INDICATED OTHERWISE.
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5. STORM DRAIN PUMP SHOWN FOR REFERENCE ONLY. STORM DRAIN PUMP TO BE DESIGNED AND DETAILED BY PUMP MANUFACTURER.
6. ELECTRICAL AND TELECOMMUNICATION UTILITIES SHOWN FOR REFERENCE ONLY.
7. ALL ON-SITE SEWER & STORM PIPE TO BE HDPE DR 17.
8. STORM DRAIN LATERALS IN THE CITY R.O.W. TO BE RCP WITH MINIMUM STRENGTH OF CLASS III (1350-D).
9. SEWER LATERALS IN THE CITY R.O.W. TO BE VCP.

**JACOBS**

160 Spear Street Suite 1200,  
San Francisco, CA 94015

Consultants:

Seals:

General Notes:

Project Client:

**DIGITAL REALTY**

Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
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5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North

CAD File: \_\_\_\_\_  
 Project No.: K4016216  
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Drawing Sheet Title:  
**UTILITY PLAN**

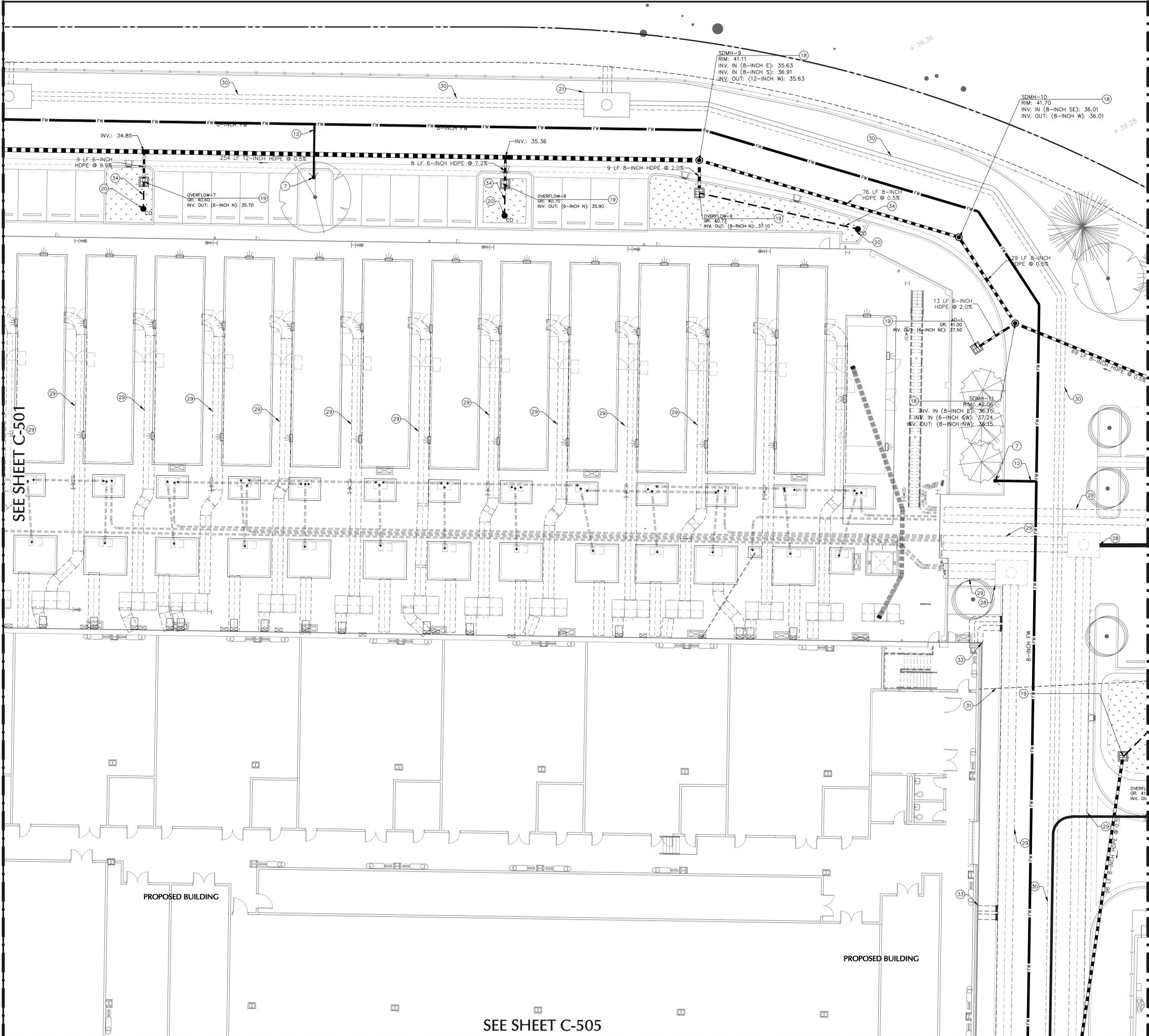
Drawing Sheet Number:  
**C-501**

Owner's Drawing Sheet No.:

SEE SHEET C-504

SEE SHEET C-502





**CONSTRUCTION NOTES**

- 1 6-INCH DOMESTIC WATER POC TO (E) CITY MAIN
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- 3 6-INCH DOMESTIC WATER BUILDING POC, SPP FOR CONTINUATION
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**JACOBS**  
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 San Francisco, CA 94015

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Key Plan: Project North

SCALE: 1" = 30'

SCALE: 1" = 10 FEET

CAD File:  
 Project No.: K4016216  
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Drawing Sheet Title:  
**UTILITY PLAN**

Drawing Sheet Number:  
**C-502**

Owner's Drawing Sheet No.:



**LEGEND**

- PROPERTY LINE
- STORM DRAIN PIPE
- PERFORATED STORM DRAIN
- (E) STORM DRAIN PIPE
- SDMH
- SDCO
- (E) SDMH
- OVERFLOW
- (E) CATCH BASIN
- SANITARY SEWER
- (E) SANITARY SEWER
- SSMH
- SSCO
- (E) SSMH
- DOMESTIC WATER PIPE
- (E) DOMESTIC WATER PIPE
- VALVE
- (E) VALVE
- FIRE WATER PIPE
- FIRE HYDRANT
- (E) FIRE HYDRANT
- IRRIGATION WATER PIPE
- WATER METER
- (E) BFP
- (E) FDC
- GAS LINE (SJTP)
- GAS METER (SJTP)
- (E) GAS LINE
- FIBER OPTIC CONDUIT (STP)
- FIBER OPTIC MANHOLE (STP)
- (E) COMM MANHOLE
- POWER MANHOLE (SEP)
- POWER DUCTBANK (SEP)
- ELECTRICAL CONDUIT (SEP)
- (E) ELECTRICAL LINE
- OVERHEAD POWER LINE
- (E) OVERHEAD ELECTRICAL LINE
- SVP TRENCH (SEP)
- TELECOM TRENCH (STP)
- LIGHTS (SLP)
- STREETLIGHT
- (E) STREETLIGHT
- (E) LIGHT POLE
- (E) GUY ANCHOR
- (E) UTILITY POLE

SEE SHEET C-501

**CONSTRUCTION NOTES**

- 6-INCH DOMESTIC WATER POC TO (E) CITY MAIN
- 6-INCH DOMESTIC WATER METER AND BFP
- 6-INCH DOMESTIC WATER BUILDING POC, SPP FOR CONTINUATION
- 8-INCH FIRE WATER POC TO (E) CITY MAIN
- 8-INCH WILKINS 475DA FIRE BFP
- 8-INCH FIRE WATER BUILDING POC, SPP FOR CONTINUATION
- FIRE HYDRANT
- PIV
- FDC WITH 36 X 36-INCH X 4-INCH SQUARE CONCRETE PAD
- 1-1/2-INCH IRRIGATION WATER POC TO (E) CITY MAIN
- 1-1/2-INCH IRRIGATION WATER METER
- VALVE, GATE TYPE UNLESS INDICATED OTHERWISE
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- SSCO
- 6-INCH SANITARY SEWER BUILDING POC, SPP FOR CONTINUATION
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- SDMH
- OVERFLOW/AREA DRAIN
- SDCO
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- FIBER OPTIC BUILDING POC (STP)
- LIGHT (SLP)
- GAS CONNECTION TO PG&E GAS MIN (SJTP)
- 3-INCH GAS POC, SPP FOR CONTINUATION
- GAS METER (SJTP)
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- BACKFLOW ENCLOSURE, STRONGBOX MODEL SBBC-75SS
- VALVE BOX, NDS MODEL 318B BLK

**JACOBS**  
 160 Spear Street Suite 1200,  
 San Francisco, CA 94015

Consultants:

Seals:

General Notes:

Project Client:

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Key Plan:

Project North

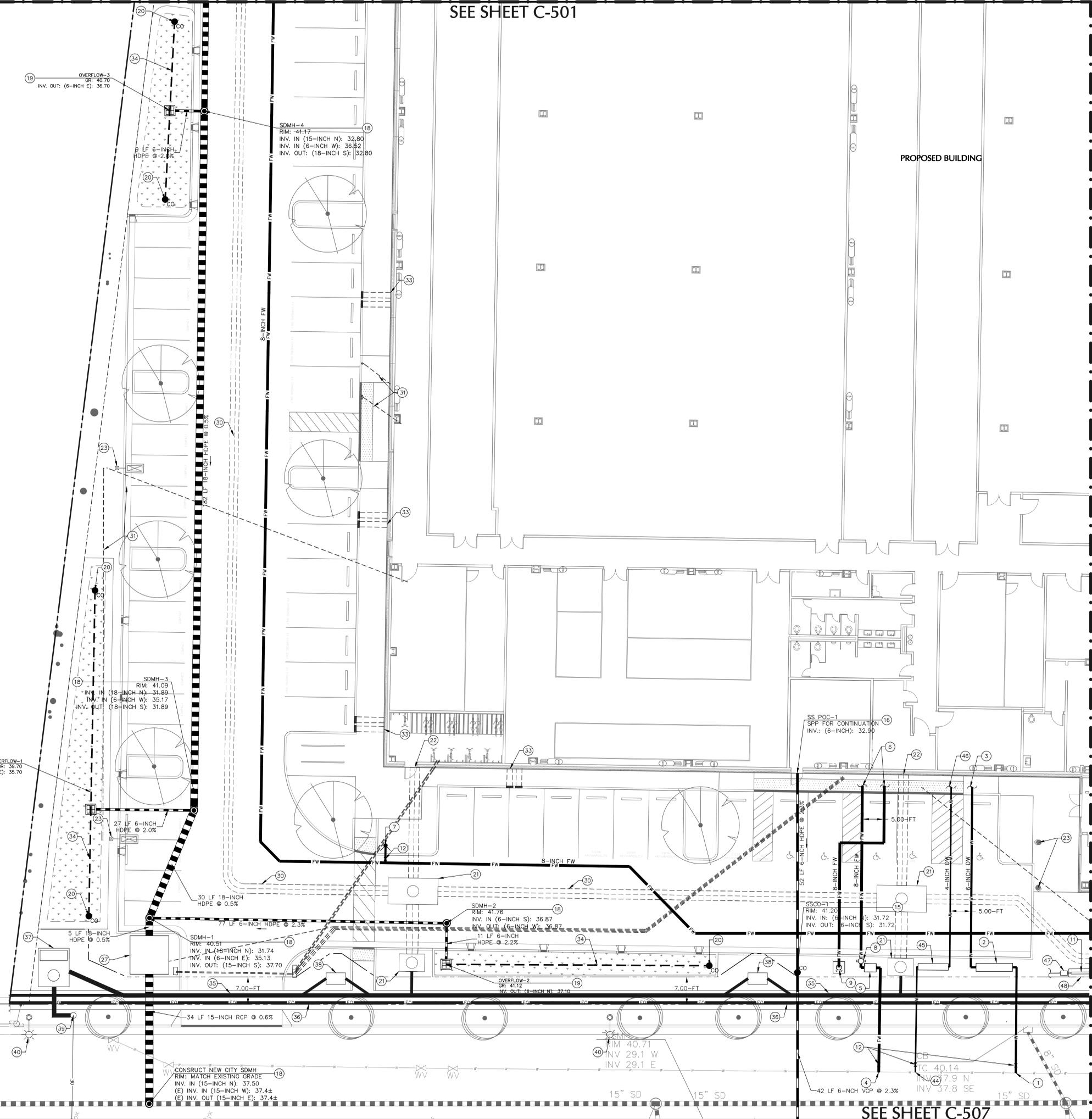
Scale: 1" = 30'

CAD File:  
 Project No.: K4016216  
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Drawing Sheet Title:  
**UTILITY PLAN**

Drawing Sheet Number:  
**C-504**

Owner's Drawing Sheet No.:



SEE SHEET C-505

SEE SHEET C-507



SEE SHEET C-503

PROPOSED BUILDING

SEE SHEET C-505

SVP SUBSTATION N.I.C.

WALSH AVENUE

**CONSTRUCTION NOTES**

- 1 6-INCH DOMESTIC WATER POC TO (E) CITY MAIN
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- 43 OVERHEAD POWER LINE (SEP)
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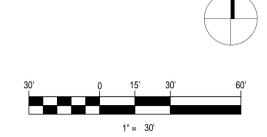
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Key Plan:

Project North

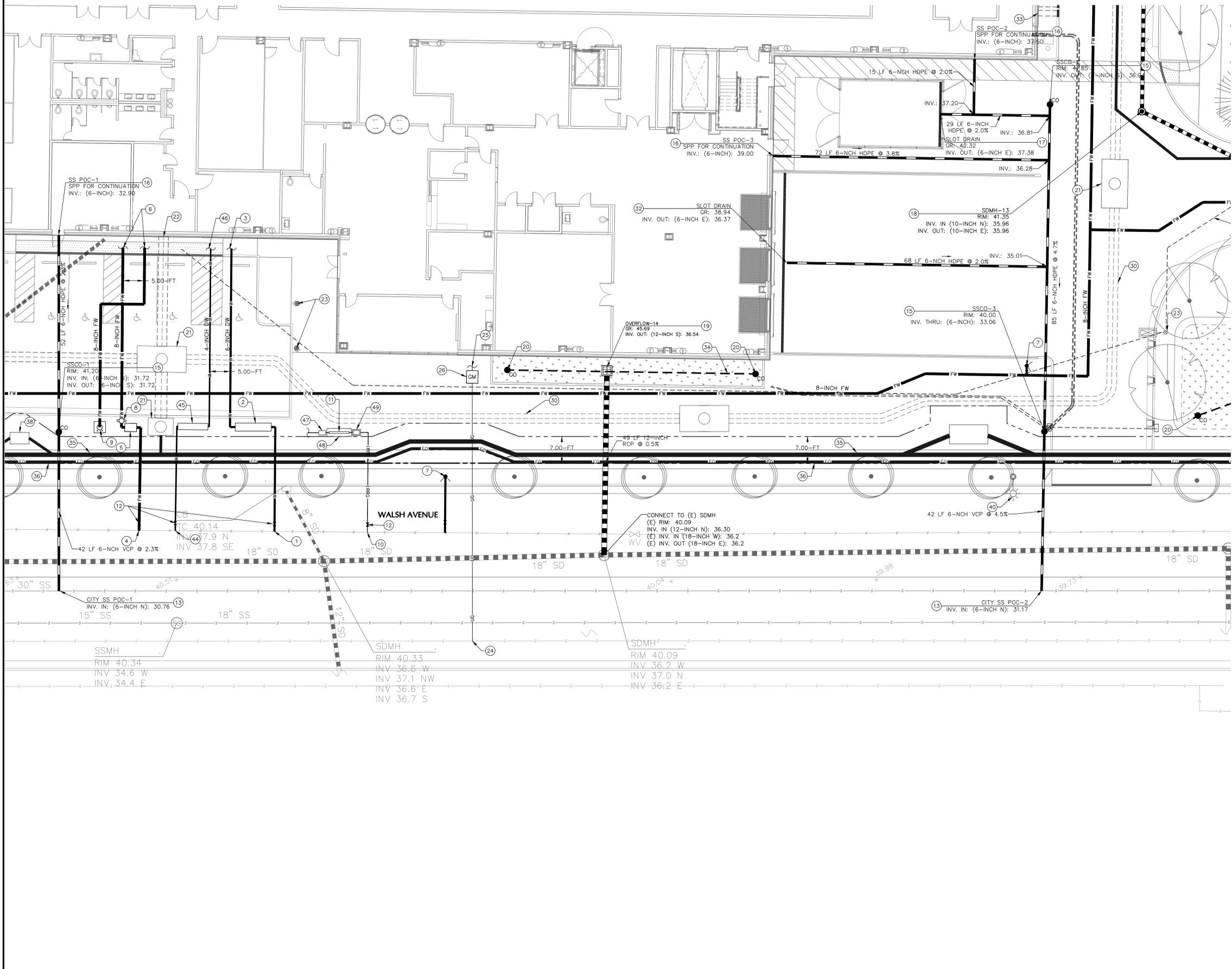


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Project No.: K4016216  
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Drawing Sheet Title:  
**UTILITY PLAN**

Drawing Sheet Number:  
**C-506**

Owner's Drawing Sheet No.:



**CONSTRUCTION NOTES**

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- 47 IRRIGATION HYDROMETER
- 48 BACKFLOW ENCLOSURE, STRONGBOX MODEL SBBC-75SS
- 49 VALVE BOX, NDS MODEL 318B BLK

**NOTES**

1. COMPLY WITH THE FOLLOWING WATER CLEARANCES:  
 VERTICAL CROSSING = 1-FT MIN. AT ANY UTILITY  
 HORIZONTAL TO:  
 SEWER = 10-FT MIN.  
 RECYCLED WATER = 10-FT MIN.  
 STORM DRAIN = 8-FT MIN.  
 FIRE OR OTHER WATER = 5-FT MIN.  
 ABANDONED WATER SERVICE = 3-FT MIN.  
 GAS = 6-FT MIN.  
 DRIVE WAY, NEW OR EXISTING = 5-FT MIN.  
 TREE = 10-FT  
 TREE WITH ROOT BARRIER = 5-FT
2. ALL UTILITIES SHALL MAINTAIN A 10-FT CLEARANCE FROM NEW OR EXISTING TREES, UNLESS A ROOT BARRIER IS UTILIZED IN WHICH CASE THE CLEARANCE MAY BE REDUCED TO 5-FT.
3. REFER TO C-101 FOR UTILITIES TO BE REMOVED OR ABANDONED. EXISTING UTILITIES SHOWING HEREON ARE TO REMAIN UNLESS INDICATED OTHERWISE.
4. UPSIZING OF CITY WATER MAIN AS PART OF A SEPARATE PACKAGE.
5. STORM DRAIN PUMP SHOWN FOR REFERENCE ONLY. STORM DRAIN PUMP TO BE DESIGNED AND DETAILED BY PUMP MANUFACTURER.
6. ELECTRICAL AND TELECOMMUNICATION UTILITIES SHOWN FOR REFERENCE ONLY.
7. ALL ON-SITE SEWER & STORM PIPE TO BE HDPE DR 117.
8. STORM DRAIN LATERALS IN THE CITY R.O.W. TO BE RCP WITH MINIMUM STRENGTH OF CLASS III (1350-D).
9. SEWER LATERALS IN THE CITY R.O.W. TO BE VCP.

**JACOBS**  
 160 Spear Street Suite 1200,  
 San Francisco, CA 94015

Consultants:

Seals:

General Notes:

Project Client:  
**DIGITAL REALTY**

Project Address:  
 651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION	11/05/18
4	PCC RESUBMISSION	11/20/18
5	PCC RESUBMISSION	04/26/19
6	PCC RESUBMISSION	11/01/19

Key Plan:

Project North

SCALE: 1" = 30'

SCALE: 1" = 10 FEET

CAD File:  
 Project No.: K4016216  
 Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:  
**UTILITY PLAN**

Drawing Sheet Number:  
**C-507**

Owner's Drawing Sheet No.:

TREATMENT CONTROL MEASURE SUMMARY TABLE											
DMA #	TCM #	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (SF)	Impervious Area (SF)	Pervious Area (SF)	Bioretention Area Provided (SF)	Depth of Ponding (in)	Overflow Riser Height (in)	Depth of Ponding less than Overflow Riser Height?
1A, 1B & 1C	1	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	28,340	24,627	3,714	799	5.7	6	YES
2A & 2B	2	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	18,803	16,941	1,862	426	10.6	11	YES
3A, 3B, & 3C	3	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	19,455	16,378	3,077	551	5.5	6	YES
4A & 4B	4	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	20,666	19,977	689	689	2.8	6	YES
5	5	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	11,847	7,622	4,226	350	4.2	6	YES
6	6	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	19,693	19,109	583	583	5.0	6	YES
7	7	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	6,338	4,632	1,706	200	3.3	6	YES
8	8	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	5,214	3,770	1,444	150	4.8	6	YES
9	9	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	26,298	23,334	2,964	610	9.9	10	YES
10	10	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	17,055	12,005	5,050	464	5.8	6	YES
11A & 11B	11	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	22,724	20,886	1,838	643	5.8	6	YES
12A & 12B	12	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	11,536	9,913	1,623	330	5.4	6	YES
13A, 13B, 13C, 13D, 13E	13	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	47,487	40,612	6,875	1,382	5.0	6	YES
14A, 14B, & 14C	14	Flow-Through planter concrete lined w/ underdrain	LID	2C. Flow: I = 0.2	15,717	15,190	527	527	2.7	6	YES
15	15	Bioretention lined w/ underdrain	LID	2C. Flow: I = 0.2	47,362	44,024	3,338	1,374	5.3	6	YES
STA-1	N/A	Self-treating areas	LID	N/A	817	0	817	N/A	N/A	N/A	N/A
STA-2	N/A	Self-treating areas	LID	N/A	4,352	0	4,352	N/A	N/A	N/A	N/A
STA-3	N/A	Self-treating areas	LID	N/A	12,530	0	12,530	N/A	N/A	N/A	N/A
<b>Totals:</b>					<b>336,234</b>	<b>279,019</b>	<b>57,215</b>				

**LEGEND**

- PROPERTY LINE
- DMA BOUNDARY
- IMPERVIOUS SURFACE
- BIORETENTION WITH WALLS
- BIORETENTION WITH SIDE SLOPES
- SELF TREATING AREA

**ABBREVIATIONS**

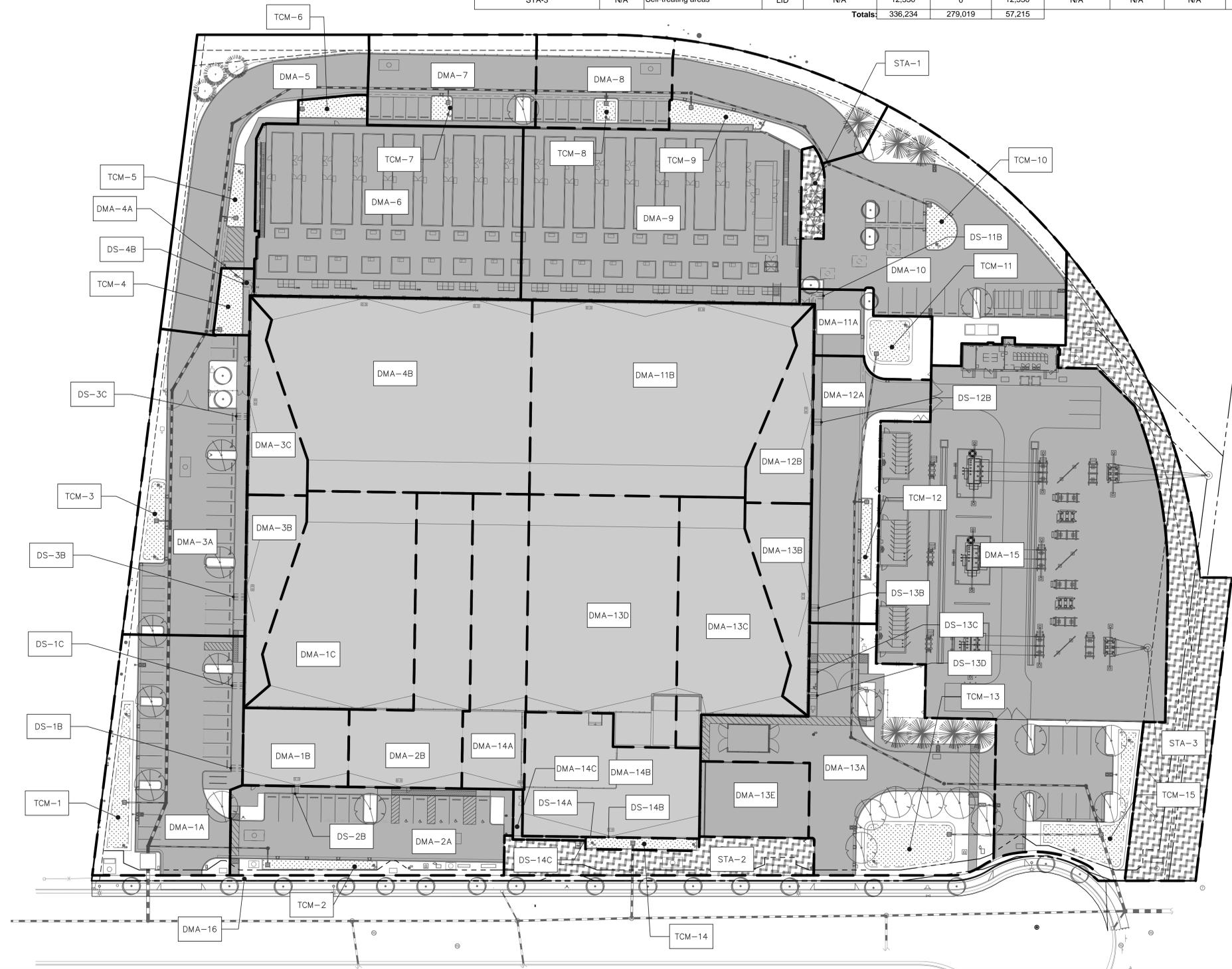
- DMA DRAINAGE MANAGEMENT AREA
- LID LOW IMPACT DEVELOPMENT
- SF SQUARE FEET
- I INTENSITY
- IN INCHES
- TCM TREATMENT CONTROL MEASURE
- DS DOWNSPOUT
- STA SELF TREATING AREA

**JACOBS**  
 160 Spear Street Suite 1200,  
 San Francisco, CA 94015

Consultants:

Seals:

General Notes:



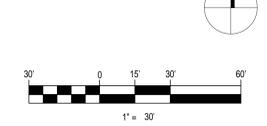
Project Client:



Project Address  
 651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/7/18
2	PCC RESUBMISSION	7/27/18
3	PCC RESUBMISSION 2	10/5/18
4	PCC RESUBMISSION 3	11/20/18
5	PCC RESUBMISSION 4	04/26/19
6	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



CAD File:  
 Project No.: K4016216  
 Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:  
**STORMWATER  
 MANAGEMENT PLAN**

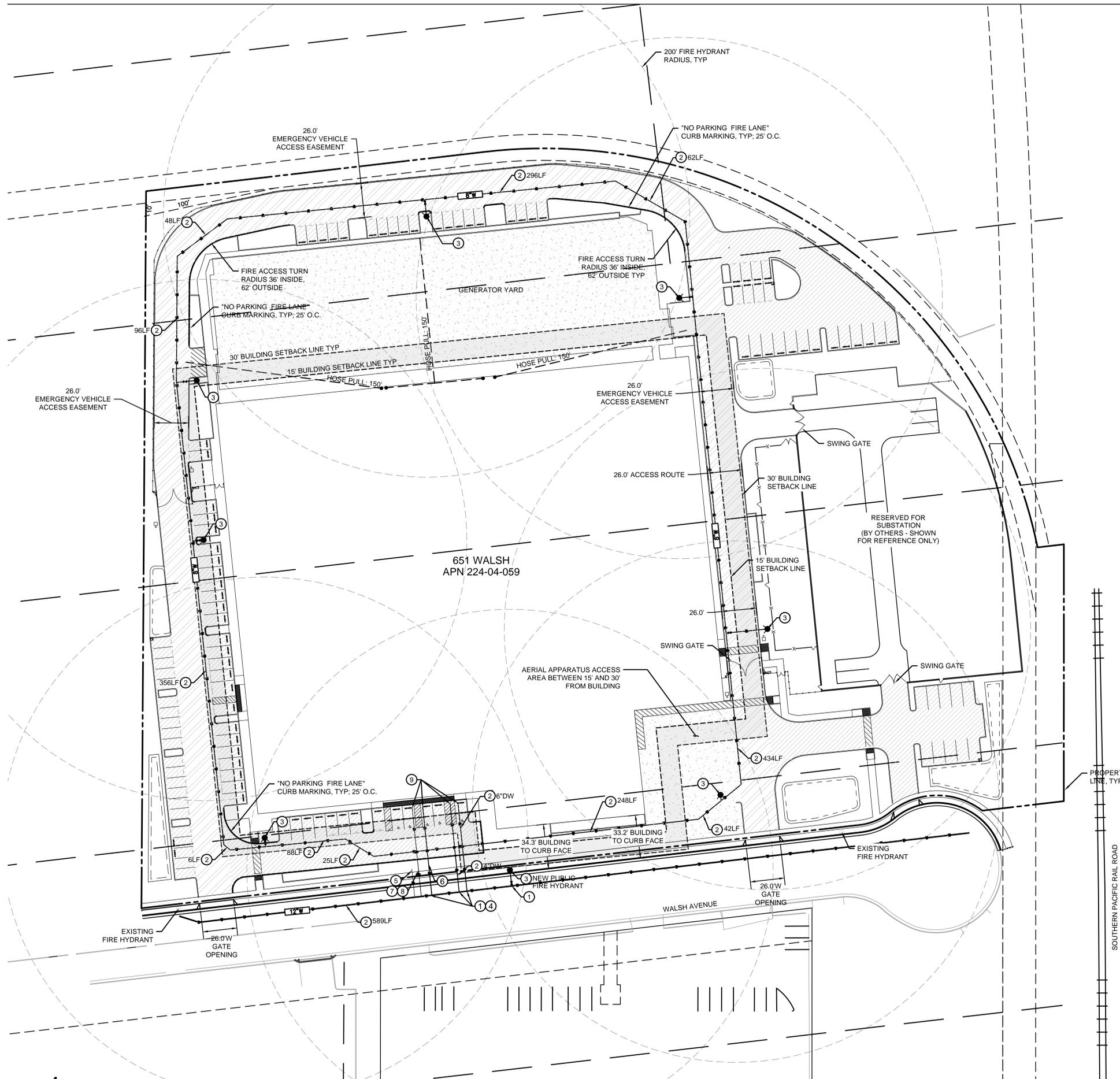
Drawing Sheet Number:  
**C-601**

Owner's Drawing Sheet No.:

Consultants:

Seals:

General Notes:



**KEY NOTES**

- 1 WATER POINT OF CONNECTION TO EXISTING.
- 2 WATER. SIZE, LENGTH AS INDICATED.
- 3 FIRE HYDRANT WITH 6" LATERAL AND GATE VALVE.
- 4 VALVE. GATE TYPE UNLESS INDICATED OTHERWISE.
- 5 1.5" IRRIGATION SERVICE WITH RP. REFER TO LANDSCAPE.
- 6 FIRE PROTECTION BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, AND POST INDICATOR VALVE. CITY OF SANTA CLARA STANDARD 17.
- 7 DOMESTIC WATER BACKFLOW PREVENTER, INAL SIZE AND SINGLE OR DUAL SERVICE TO BE DETERMINED DURING FINAL DESIGN.
- 8 WATER METER.
- 9 WATER POINT OF CONNECTION TO BUILDING. REFER TO PLUMBING AND TO FIRE PROTECTION DRAWINGS FOR CONTINUATION.

Project Client:



**DIGITAL REALTY**

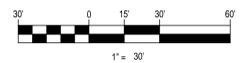
Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
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	PCC RESUBMISSION	7/27/18
	PCC RESUBMISSION 2	11/05/18
	PCC RESUBMISSION 3	11/12/18
	PCC RESUBMISSION 4	04/26/19
	PCC RESUBMISSION 5	11/01/19

Key Plan:

Project North



CAD File:  
Project No.: K4016216  
Copyright: 2018 Jacobs Engineering Group

Drawing Sheet Title:

**FIRE DEPARTMENT ACCESS AND WATER SUPPLY PLAN**

Drawing Sheet Number:

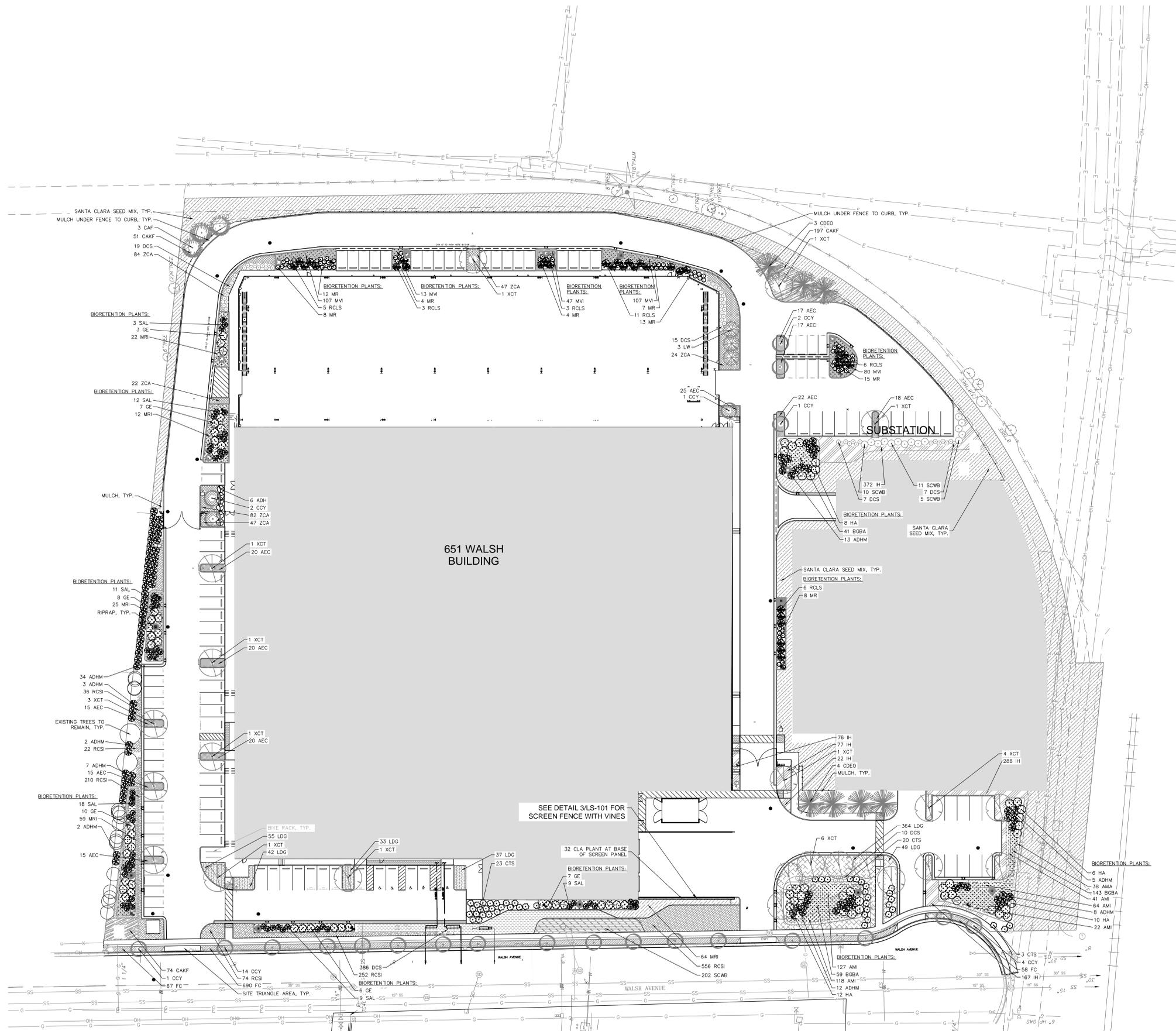
**C-701**

Owner's Drawing Sheet No.:

Consultants:

Seals:

General Notes:



SEE LS-101 FOR PLANT  
SCHEDULE AND NOTES

SEE LS-102 FOR UTILITY  
CONFLICT PLAN

DESIGN BY LANGAN

Project Client:



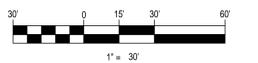
Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/7/18
	PCC RESUBMISSION 1	7/27/18
	PCC RESUBMISSION 2	10/5/18
	PCC RESUBMISSION 3	11/20/18
	PCC RESUBMISSION 4	9/30/19
	PCC RESUBMISSION 5	11/01/19

Key Plan:

Project North



CAD File:

K4016216

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Drawing Sheet Title:

**LANDSCAPE  
PLANTING PLAN**

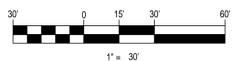
Drawing Sheet Number:

**LS100**

Owner's Drawing Sheet No.:



Number	Description	Date
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	PCC RESUBMISSION 2	10/5/18
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	PCC RESUBMISSION 5	11/01/19

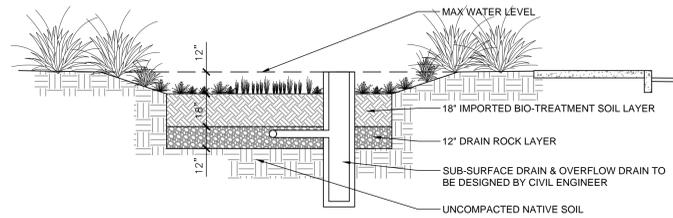


**PLANT SCHEDULE**

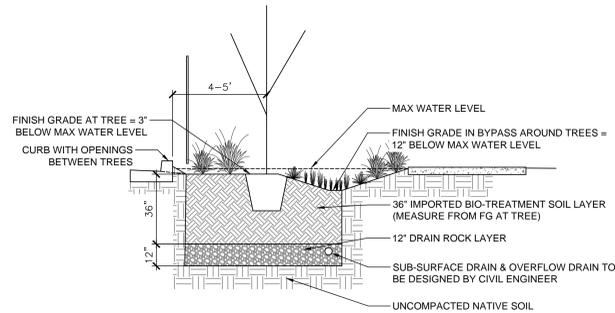
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
<b>TREE(S)</b>					
LW	3	LYSILOMA WATSONII	FEATHER BUSH	2 1/2-3" CAL. 24"BOX	B+B
XCT	22	XCHITALPA TASHKENTENSIS	CHITALPA	2 1/2-3" CAL. 24"BOX	B+B
CCY	23	COTINUS COGGYGRIA 'PINK CHAMPAGNE'	SMOKETREE	2 1/2-3" CAL. 24"BOX	B+B
<b>EVERGREEN TREE(S)</b>					
CAF	3	CEDRUS ATLANTICA FASTIGIATA	COLUMNAR BLUE ATLAS CEDAR	10' H MIN. 24"BOX	B+B
CDEO	7	CEDRUS DEODARA	DEODAR CEDAR	2 1/2" CAL. 24"BOX	B+B
<b>EVERGREEN SHRUB(S)</b>					
ADHM	86	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	MAZANITA 'MCMINN'	48" H	CONTAINER #5
ADH	6	ARCTOSTAPHYLOS 'DR HURD'	DR HURD MANZANITA	36" H	CONTAINER #3
CTS	46	CEANOTHUS THYRSIFLORUS 'SKYLARK'	SKYLARK CEANOTHUS	36" H	CONTAINER #5
GE	41	GARRYA ELLIPTICA	SILK TASSEL	48" H	CONTAINER #5
HA	36	HETEROMELES ARBUTIFOLIA	TOYON	48" H	CONTAINER #5
RCLS	34	RHAMNUS CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	30" H	CONTAINER #5
<b>DECIDUOUS SHRUB(S)</b>					
MR	65	MAHONIA REPENS	CREEPING OREGON GRAPE	30" H	CONTAINER #3
SAL	62	SYMPHORICARPOS ALBUS	SNOWBERRY	30" H	CONTAINER #3
<b>GROUND COVER</b>					
AEC	209	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	2 GAL.	CONTAINER
FC	971	FESTUCA CALIFORNIA	CALIFORNIA FESCUE	1 GAL.	CONTAINER
RCSI	1150	RHAMNUS CALIFORNICA 'SEAVIEW IMPROVED'	CALIFORNIA COFFEE BERRY	1 GAL.	CONTAINER
<b>PERENNIAL(S)</b>					
AMI	425	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	CONTAINER
LDG	575	LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	GOODWIN CREEK GRAY LAVENDER	1 GAL.	CONTAINER
MVI	350	MONARDELLA VILLOSA	COYOTE MINT	1 GAL.	CONTAINER
SCWB	217	SALVIA CLEVELANDII 'WHIRLY BLUE'	CLEVELAND SAGE	2 GAL.	CONTAINER
ZCA	282	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL.	CONTAINER
<b>ORNAMENTAL GRASS(ES)</b>					
BGBA	243	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GAL.	CONTAINER
CAKF	322	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
DCS	444	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.	CONTAINER
JH	1002	IVA HAYESIANA	SAN DIEGO MARSH ELDER	1 GAL.	CONTAINER
MRI	170	MUHLENBERGIA RIGENS	DEER GRASS	2 GAL.	CONTAINER
<b>VINE(S)</b>					
CLA	32	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

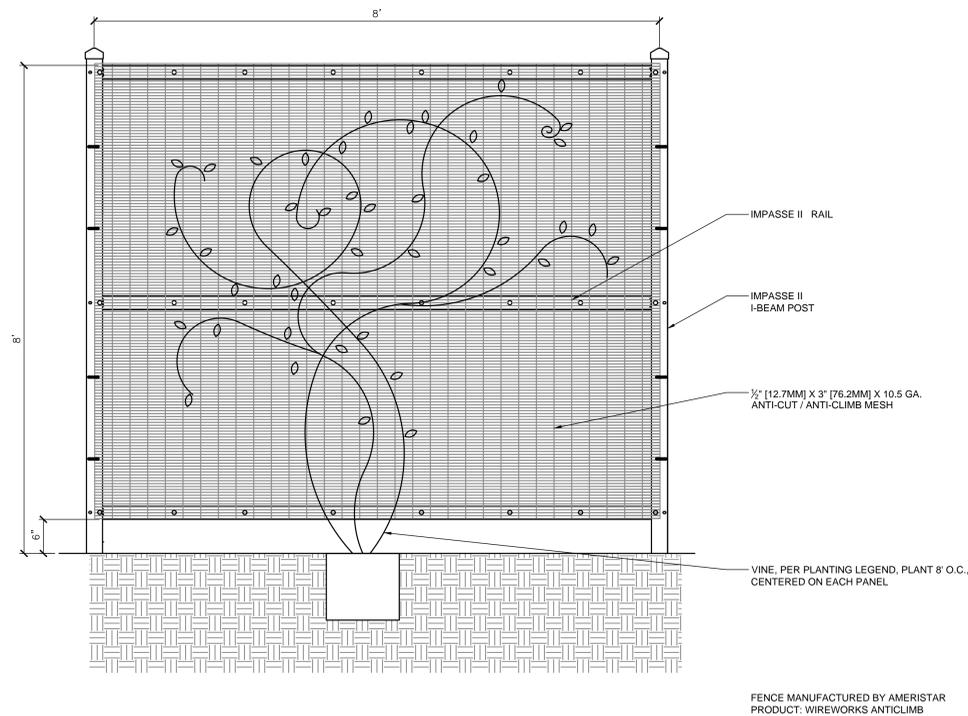
IRRIGATION GROUP 2: REDUCED SUMMER WATER  
PLANT FACTORS - M/L; L/VL: GROW BEST WITH REDUCED SUMMER WATER



**1** BIORETENTION AREA  
LS-101 SCALE: N.T.S.



**2** BIORETENTION AREA WITH TREES  
LS-101 SCALE: N.T.S.



**3** SCREEN FENCE WITH VINES  
LS-101 SCALE: N.T.S.

**TREE REPLACEMENT NOTES**

TREES REMOVED = 24 (DOES NOT INCLUDE WEED TREES (AILANTHUS) ALONG WEST PROPERTY LINE)  
PROPOSED TREES = 96 (ALL 24" BOX)  
RATIO = 4:1 PROPOSED TO REMOVED

**PLANTING NOTES**

- IRRIGATION SYSTEM SHALL BE OPERATIONAL AND COVERAGE APPROVED PRIOR TO INSTALLATION OF PLANT MATERIALS.
- PROVIDE MINIMUM SLOPE OF 2% FOR DRAINAGE IN ALL PLANTED AREAS.
- THE FINISHED GRADE FOR ALL PLANTERS SHALL BE 3" BELOW THE TOP-OF-CURB OR ADJACENT FLATWORK AND 1/2" FOR TURF AREAS.
- ALL PLANT MATERIAL SHALL MATCH SPECIFICATIONS PER SPECIES, AND SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK'.
- IMMEDIATELY UPON AWARD, CONTRACTOR SHALL SECURE PLANT MATERIALS AS SPECIFIED. CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- TREE LOCATIONS SHALL BE FIELD STAKED AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. TREE LOCATION MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE PLANTED MINIMUM 5 FEET AWAY FROM NEW OR EXISTING WATER MAINS OR UTILITY LINES SHOWN ON THE PLANS. ROOT BARRIERS SHALL BE USED PER THE CONDITIONS OF APPROVAL.
- REFER TO PLANTING DETAILS, SPECIAL PROVISIONS, AND CITY OF SANTA CLARA, STANDARD SPECIFICATIONS FOR MATERIALS AND INSTALLATION PROCEDURES.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM INSPECTOR WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE TO THE LANDSCAPE ARCHITECT TO VERIFY THE PLANT LOCATIONS PRIOR TO THE CONTRACTOR INSTALLING THE PLANT MATERIAL. CONTRACTOR SHALL REPLACE ANY PLANTS WHICH APPEAR TO BE UNHEALTHY OR ROOT BOUND AS REQUESTED BY THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTING AND MULCH AREAS EXCEPT STORMWATER PLANTERS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS. REFER TO SPECIFICATIONS.
- ALL PLANTING/TREE PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 6 HOURS OF FILLING. CONTRACTORS SHALL AUGER 12" DIAMETER BY 6" DEEP HOLE IN PLANT/TREE PIT AND FILL WITH DRAIN ROCK IN EVENT PITS DO NOT DRAIN WITHIN 6 HOURS.

DESIGN BY LANGAN

**SOIL MANAGEMENT NOTES**

- SOIL FERTILITY ANALYSIS SHALL BE OBTAINED BY THE CONTRACTOR AS SOON AS ROUGH GRADING OF THE IS FINISHED OR AS SOON AS REPRESENTATIVE SAMPLES OF SOILS FROM PLANTING AREAS CAN BE OBTAINED.
- SOIL SAMPLES SHALL BE OBTAINED FROM 3 REPRESENTATIVE LOCATIONS WITHIN PLANTINGS AREAS OF THE SITE.
- THE SOILS ANALYSIS SHALL INCLUDE SOIL TEXTURE, INFILTRATION RATE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND SHALL PROVIDE SOIL AMENDMENT RECOMMENDATIONS
- SOIL ANALYSIS RESULTS SHALL BE SUBMITTED TO THE CONSTRUCTION MANAGER AS SOON AS THEY BECOME AVAILABLE.
- SOIL AMENDMENTS SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS ANALYSIS. IF RECOMMENDATIONS ARE NOT CONSISTENT, CONTRACTOR SHALL FOLLOW THE DIRECTION OF THE LANDSCAPE ARCHITECT.

**IRRIGATION NOTES**

- IRRIGATION WATER USE CALCULATIONS WILL BE PROVIDED AT FINAL DESIGN/PERMIT SUBMITTAL.
- PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE VALVE.
- IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO MINIMIZE WATER WASTE (E.G. RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY).
- LOW VOLUME IRRIGATION SHALL BE USED FOR NON-TURF AREAS.
- IRRIGATION SHALL ONLY OCCUR BETWEEN THE HOURS OF 8:00 PM AD 10:00 AM.

Consultants:

Seals:

General Notes:

Project Client:

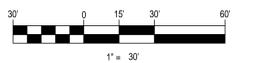


Project Address

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/7/18
	PCC RESUBMISSION 1	7/27/18
	PCC RESUBMISSION 2	10/5/18
	PCC RESUBMISSION 3	11/20/18
	PCC RESUBMISSION 4	9/30/19
	PCC RESUBMISSION 5	11/01/19

Key Plan: Project North



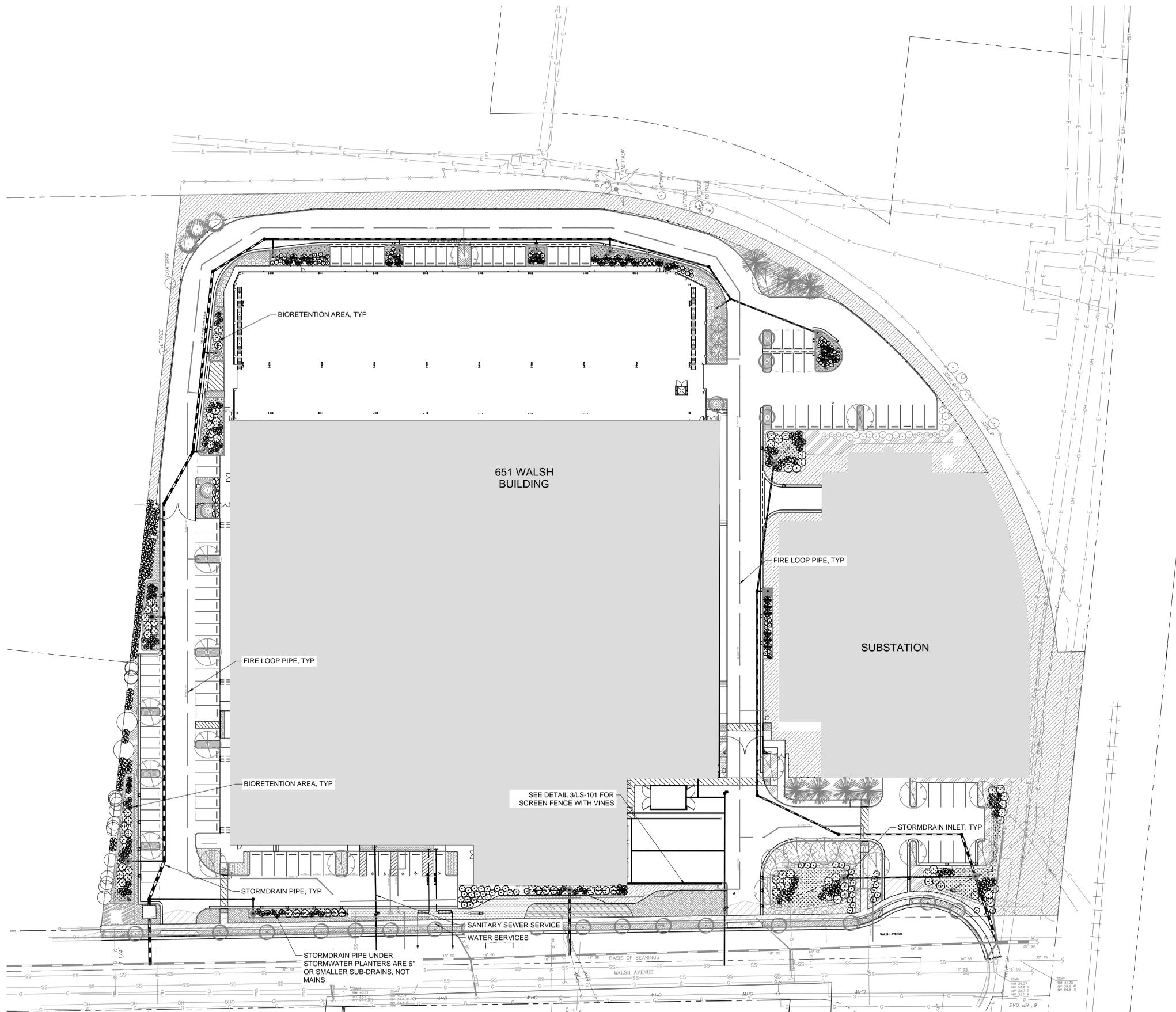
CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
**UTILITY CONFLICT PLAN**

Drawing Sheet Number:

**LS102**

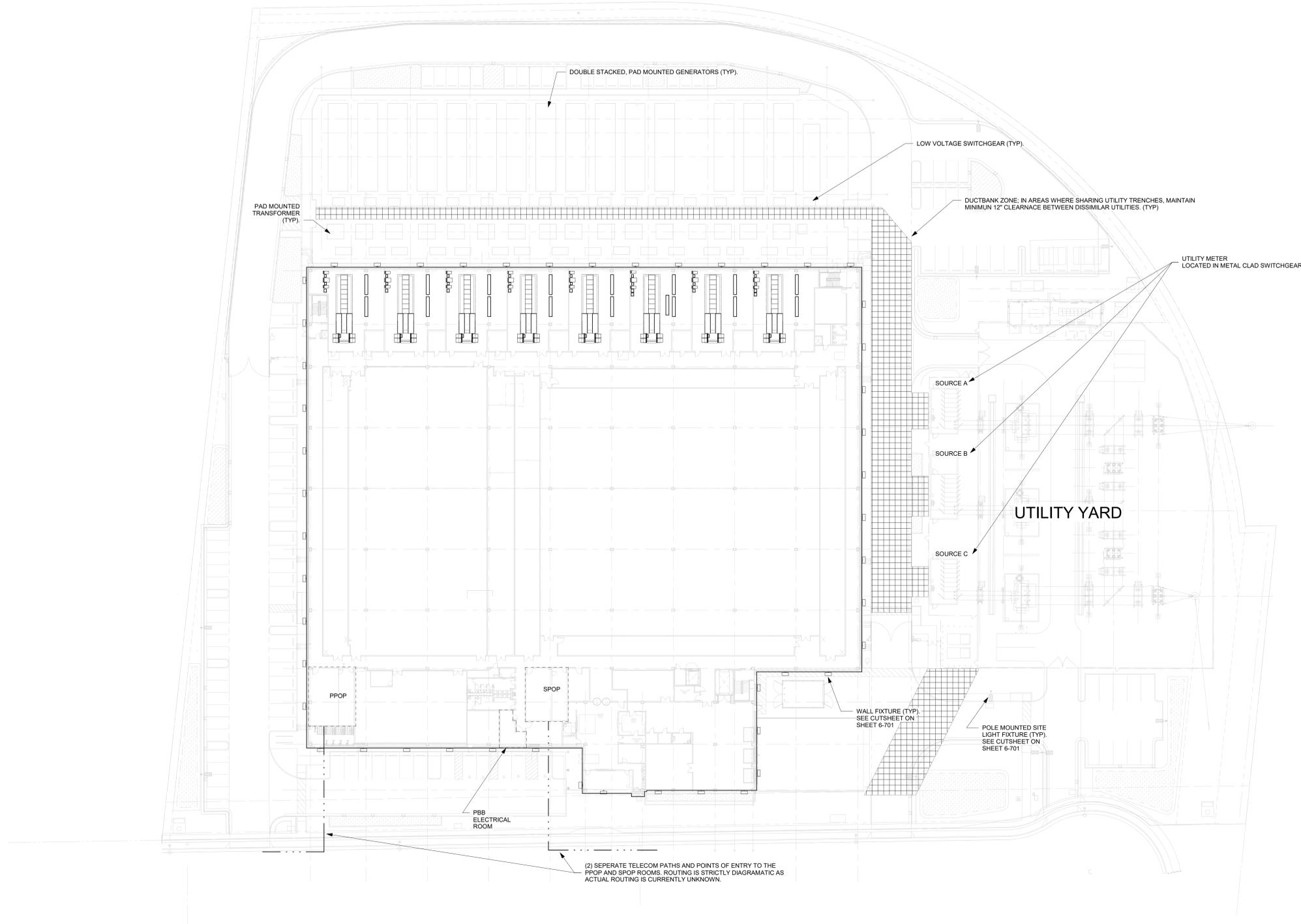
Owner's Drawing Sheet No.:



Consultants:

Seals:

General Notes:



Project Client:  
Digital Realty



**DIGITAL REALTY**

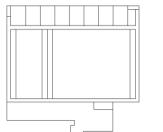
651 Walsh

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018
	PCC RESUBMISSION 5	11/01/2019

Key Plan:



Project North



CAD File:

Project No.: K4016216

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Drawing Sheet Title:

**ELECTRICAL SITE PLAN**

Drawing Sheet Number:

**E-101**

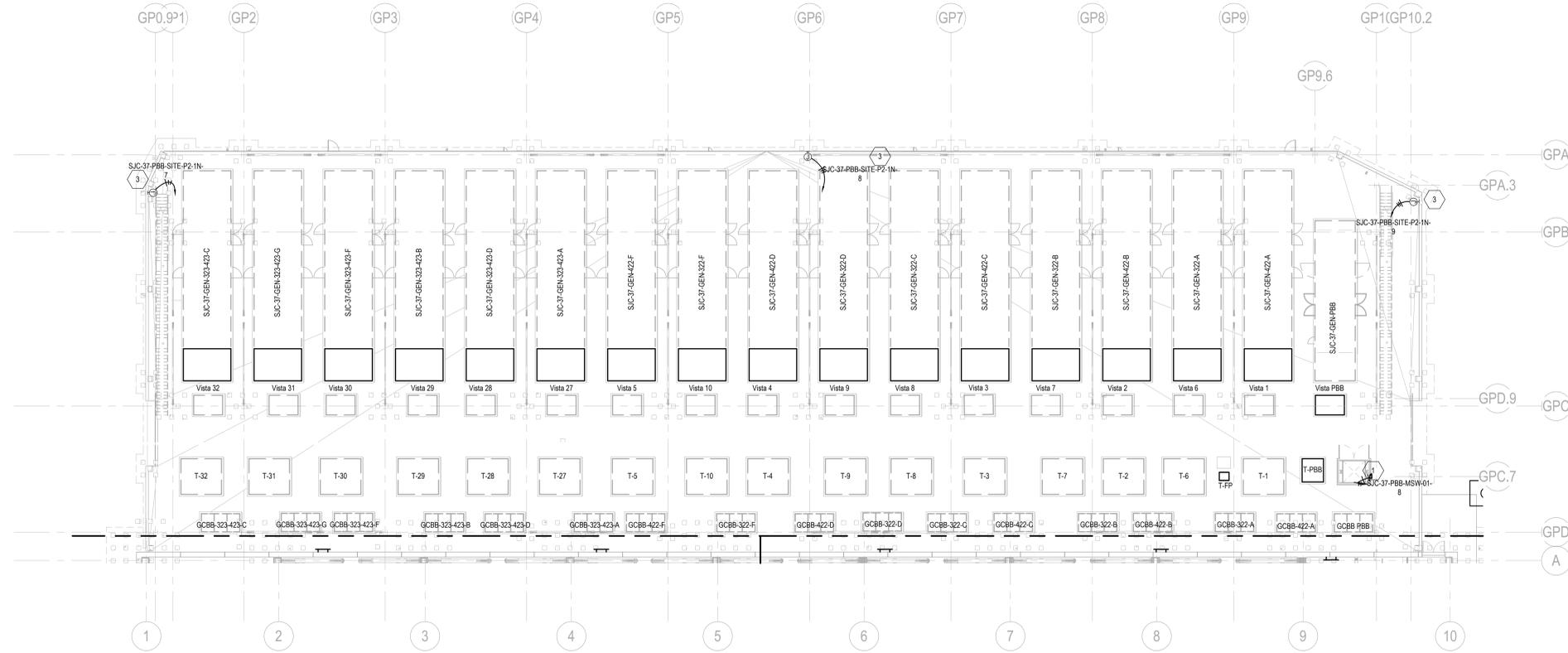
Owner's Drawing Sheet No.:

**1** SITE PLAN  
E-101 SCALE: 1" = 30'-0"

Consultants:

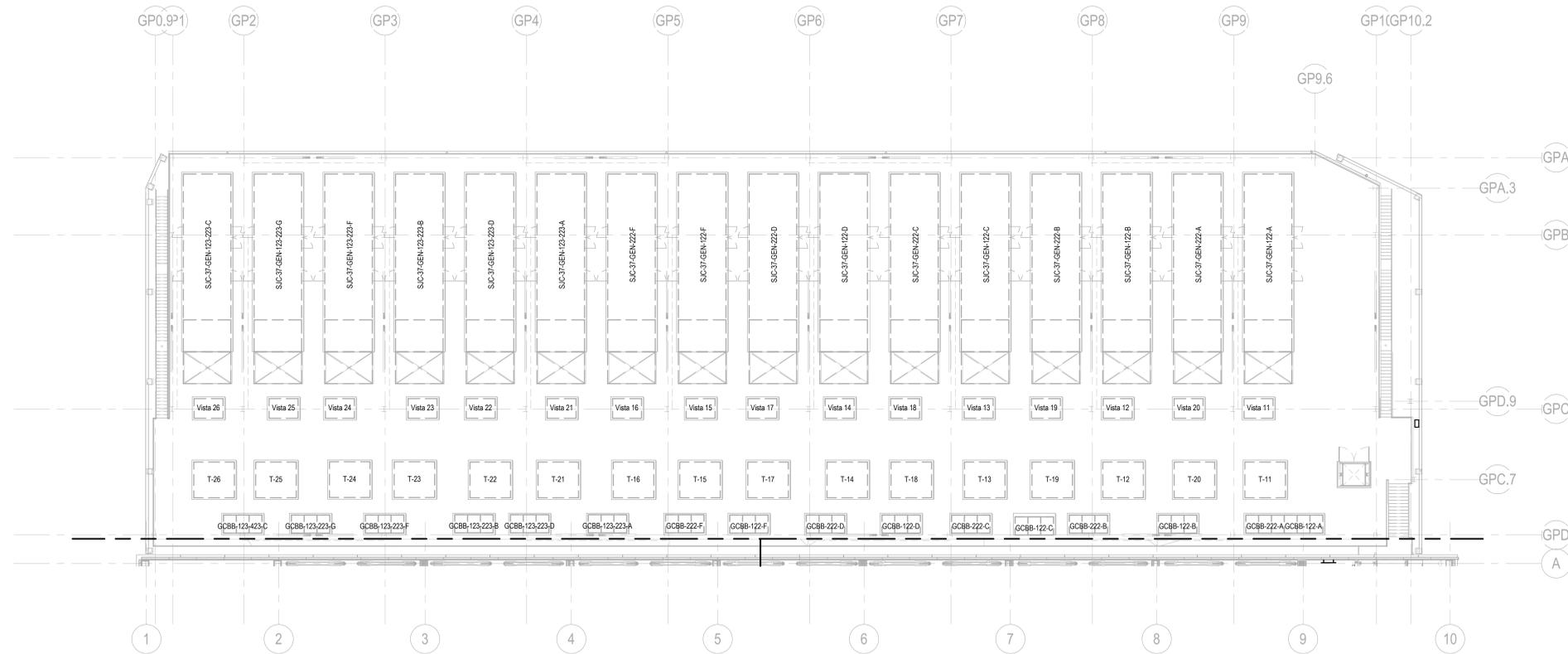
Seals:

General Notes:



**1 POWER SITE PLAN - YARD LEVEL 1**

1/16" = 1'-0"



**2 POWER SITE PLAN - YARD LEVEL 2**

1/16" = 1'-0"

Project Client:  
Digital Realty



**DIGITAL REALTY**

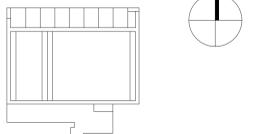
651 Walsh

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018

Key Plan: Project North



CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
**POWER SITE PLAN  
GENERATOR YARD**

Drawing Sheet Number:

**E-201**

Owner's Drawing Sheet No.:

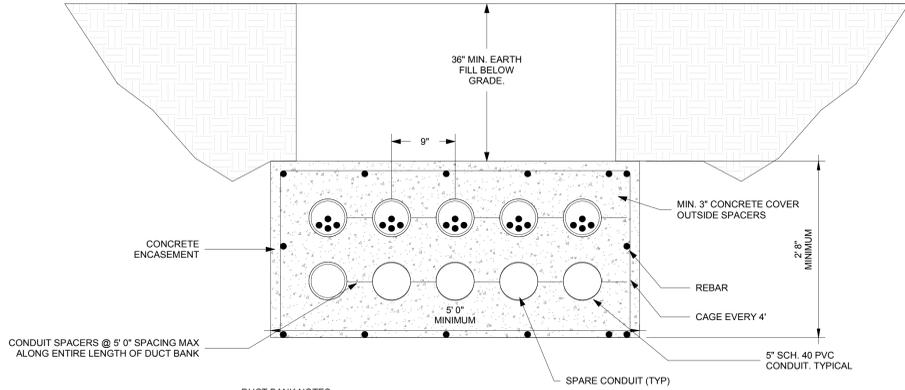
Electrical Load Summary - 651 Walsh						
Equipment	Quantity	Demand(W/Rt)	Area (ft <sup>2</sup> )	Load Estimate VA (per)	Demand Factor	Demand Load (kVA)
Lighting-PBB	Lighting	1	435,050	435050	100%	435050
General Power-PBB	Receptacles	2	435,050	870100		
	(10 kVA @ 100%, + @ 50%)			866100	50%	430050
				10000	100%	10000
Elevators	Freight 50HP	2		54015	50%	54015
	Personel 30HP	1		33240	50%	16620
Dock	Dock leveler	3		24930	65%	48613.5
	Roll up doors	3		24930	65%	48613.5
PBB	POP Rooms	2		100000	100%	200000
Heating/Cooling-PBB	PBB	9	53775	483975	85%	411378.75
Power - Data Floor	IT Load	Suite 5 to make 4	6	8000000	100%	48000000
		Suite 4 to make 3	0	6000000	100%	0
IT Load Cooling (PUE=1.5)	Suite 5 to make 4	6		4000000	100%	24000000
	Suite 4 to make 3	0		3000000	100%	0

PBB Area (sq.ft)	53,775
Data Floor Area (sq.ft)	381,275
Total Area (sq.ft)	435,050

Load Summary	
Estimated Load (kVA)	73,654.34
Overall Demand Factor	100%
Estimated Total Demand Load (kVA)	73,654

## 2 ELECTRICAL LOAD SUMMARY

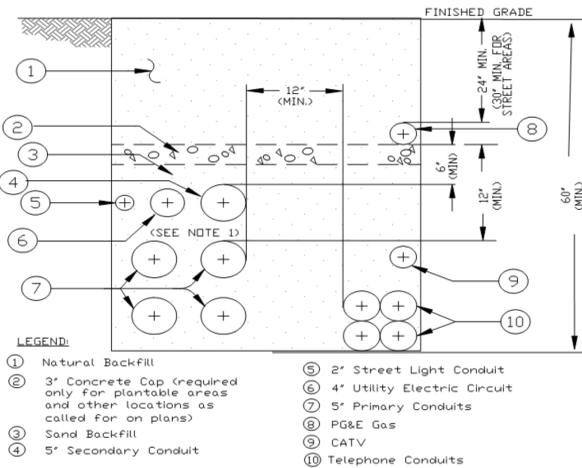
E-501



### DUCT BANK NOTES:

- CONTINUOUS MARKER TAPE SHALL BE INSTALLED ABOVE THE TOP OF THE DUCT BANK AT 12\"/>

### Joint Trench Configuration



### LEGEND:

- Natural Backfill
- 3\"/>
- Sand Backfill
- 5\"/>
- 2\"/>
- 4\"/>
- PG&E Gas
- CATV
- Telephone Conduits

TRENCH SECTION CONFIGURATION PER UG1000

## 1 TYPICAL 12.47 KV ELECTRICAL DUCT BANK AND TRENCH SECTION DETAIL

E-501

## Lumecon LWP - FC LED Wall Pack

Ordering Example: LWP-FC-25-DB-STW-1-C-NW-XX-XX-PC-1-XX

Project: \_\_\_\_\_

Comments: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Technical Specifications**

Input Voltage: 120-277V or 347-480V

Mounting: 2-in. cut-out-mount housing with integral full-mount heat sink and anodized aluminum bezel powder coat finish over a chrome conversion coating. 1/2\"/>

Model	Watts	Equiv. Lumens	Delivered Lumens	Efficacy
LWP-FC-25	20W	175W HD	2,787 Lm	139 LPW
LWP-FC-25-WIDE	20W	175W HD	2,446 Lm	104 LPW
LWP-FC-60	56W	250W HD	5,934 Lm	105 LPW
LWP-FC-60-WIDE	56W	250W HD	5,548 Lm	101 LPW

Model	Width	Height	Depth	Weight
LWP-FC	14 1/4"	9 1/8"	11 3/8"	12.95 lbs.



## Lumecon LWP - FC LED Wall Pack

Ordering Example: LWP-FC-25-DB-STW-1-C-NW-XX-XX-PC-1-XX

Project: \_\_\_\_\_

Comments: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Technical Specifications**

Input Voltage: 120-277V or 347-480V

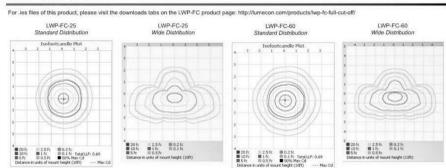
Mounting: 2-in. cut-out-mount housing with integral full-mount heat sink and anodized aluminum bezel powder coat finish over a chrome conversion coating. 1/2\"/>

Model	Watts	Equiv. Lumens	Delivered Lumens	Efficacy
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LWP-FC-25-WIDE	20W	175W HD	2,446 Lm	104 LPW
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LWP-FC-60-WIDE	56W	250W HD	5,548 Lm	101 LPW

Model	Width	Height	Depth	Weight
LWP-FC	14 1/4"	9 1/8"	11 3/8"	12.95 lbs.



## Lumecon LWP - FC LED Wall Pack



Model	Beam Spread	Beam Angle	Beam Diameter
LWP-FC-25	110°	110°	110"
LWP-FC-60	110°	110°	110"

For the files of this product, please visit the downloads tab on the LWP-FC product page: <http://lumecon.com/products/lwp-fc-full-cut-off/>

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## Lumecon LWP - FC LED Wall Pack

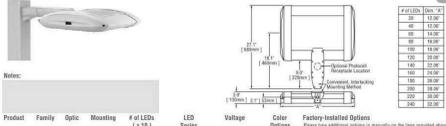
ELECTRICAL LOAD DATA		AC Current Load (A)	
Fixture Model	Drive Current (mA)	120V	277V
LWP-FC-25	112	0.21	0.11
LWP-FC-25-WD	850	0.22	0.13
LWP-FC-60	125	0.47	0.22
LWP-FC-60-WD	1000	0.51	0.29

Lumen Maintenance Factors @ 25°C, by hours:				
Fixture Model	0	25,000	50,000	100,000
LWP-FC-25	1.0	0.96	0.93	0.90
LWP-FC-25-WD	1.0	0.93	0.89	0.85
LWP-FC-60	1.0	0.96	0.93	0.88
LWP-FC-60-WD	1.0	0.93	0.89	0.85

Use the lumen maintenance factor that has been tested to the desired number of operating hours below to calculate LLF.

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## ARE-EDG-3M-DA THE EDGE® LED Area Light - Type III Medium



Product	Family	Style	Mounting	# of LEDs	LED Beams	Voltage	Color Options	Factory-installed Options
ARE-EDG-3M-DA	III	DA	DA	18	3	120V	White	800 800K Temperature

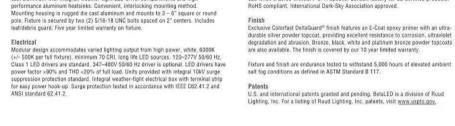
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2. 8000 Type III Medium distribution with beamguard control
3. 8000 Type III Medium distribution with beamguard control and 100' beamguard
4. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard
5. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard
6. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard
7. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard
8. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard
9. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard
10. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard

LED PERFORMANCE SPECS											
# of LEDs	Initial Beam Spread	Initial Beam Diameter	Initial Beam Area	Initial Beam Intensity	Initial Beam Power	Initial Beam Energy	Initial Beam Flux	Initial Beam Density	Initial Beam Temperature	Initial Beam Humidity	Initial Beam Pressure
18	110°	110"	110"	110"	110"	110"	110"	110"	110"	110"	110"

NOTE: All data subject to change without notice.

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## ARE-EDG-3M-DA THE EDGE® LED Area Light - Type III Medium



Product	Family	Style	Mounting	# of LEDs	LED Beams	Voltage	Color Options	Factory-installed Options
ARE-EDG-3M-DA	III	DA	DA	18	3	120V	White	800 800K Temperature

1. 8000 Type III Medium distribution
2. 8000 Type III Medium distribution with beamguard control
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9. 8000 Type III Medium distribution with beamguard control and 100' beamguard and 100' beamguard and 100' beamguard
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LED PERFORMANCE SPECS											
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18	110°	110"	110"	110"	110"	110"	110"	110"	110"	110"	110"

NOTE: All data subject to change without notice.

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# JACOBS

San Francisco

Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



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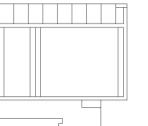
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651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018

Key Plan:



Project North

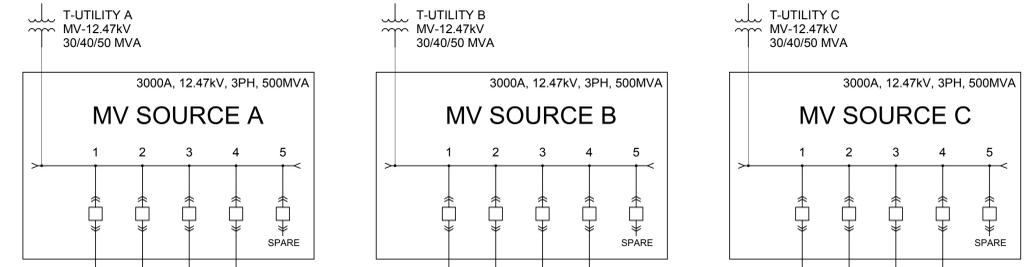
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Project No.: K4016216  
Copyright: 2018 Jacobs Engineering Group

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CUTSHEETS/DETAILS

Drawing Sheet Number:  
E-501  
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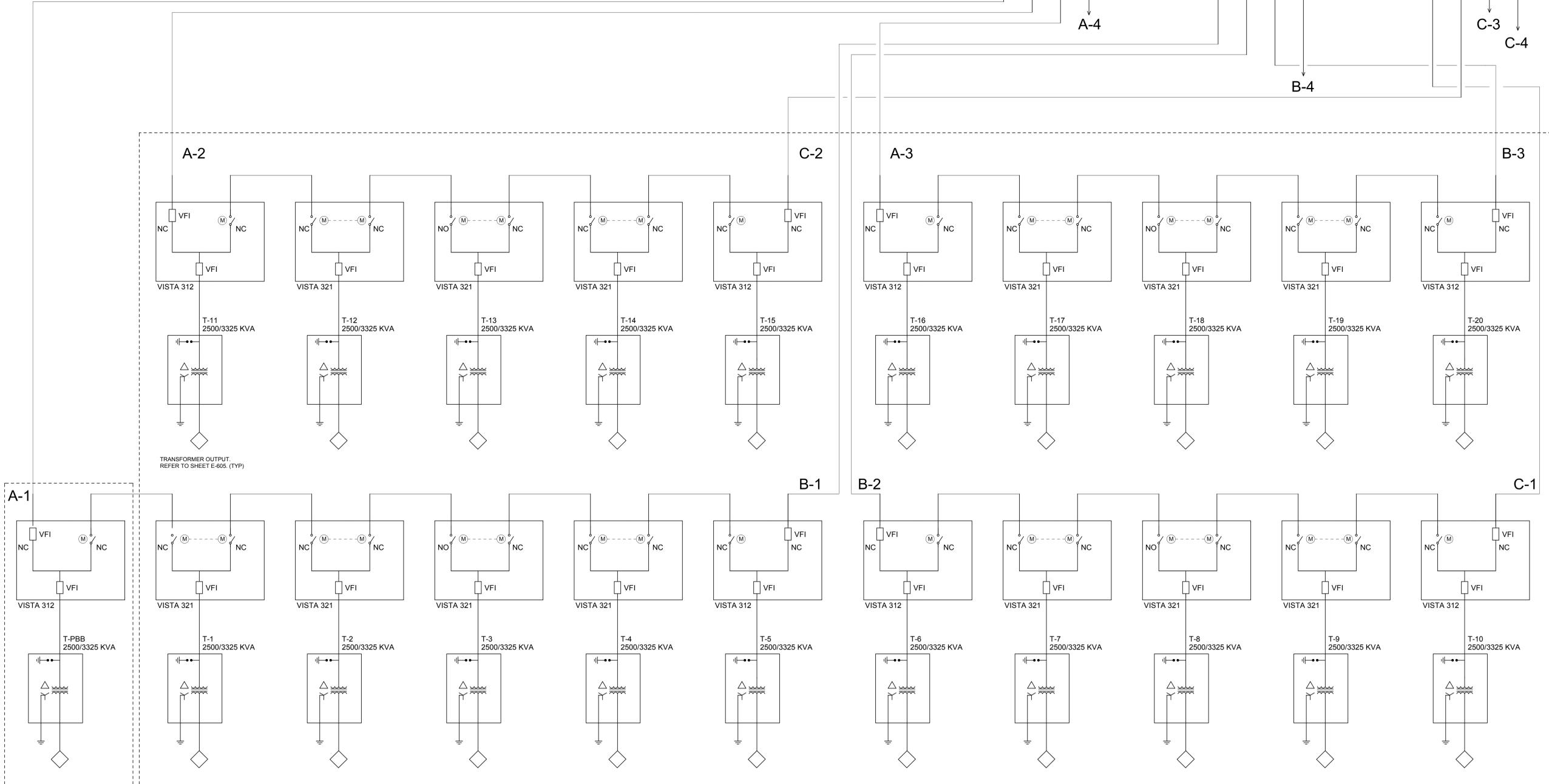
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FOR 4 TO MAKE 3 SYSTEMS AND FUTURE  
2N CAPACITY



Consultants:

Seals:

General Notes:



A-2

C-2

A-3

B-3

A-1

B-1

B-2

C-1

TRANSFORMER OUTPUT.  
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Project Client:  
Digital Realty



**DIGITAL REALTY**

651 Walsh

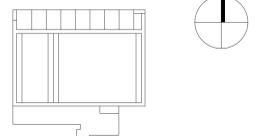
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651 Walsh Ave, Santa Clara, CA

Number	Description	Date
1	PCC SUBMISSION	6/1/2018

Key Plan:

Project North



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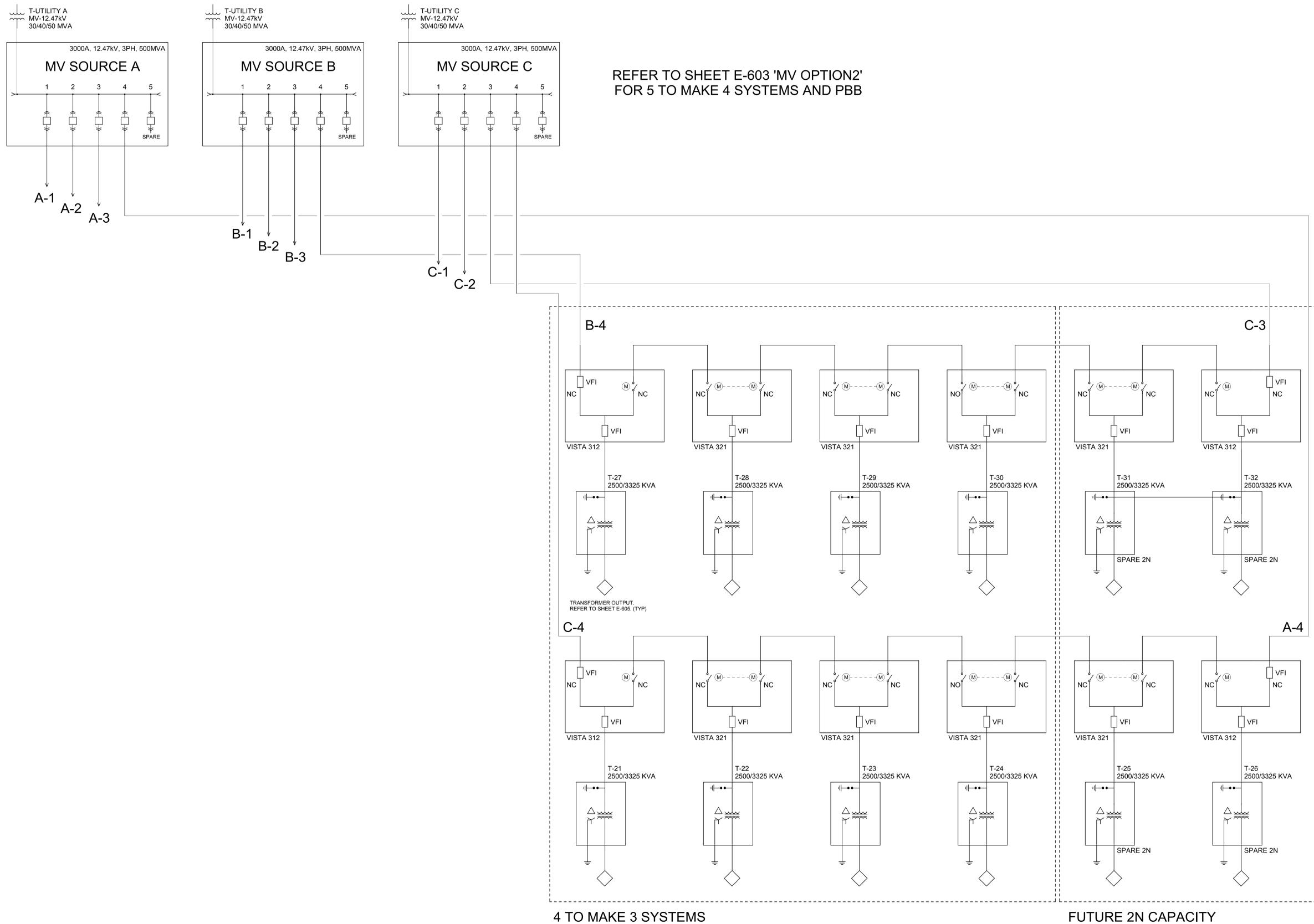
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Drawing Sheet Number:

**E-601**

Owner's Drawing Sheet No.:

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Consultants:

Seals:

General Notes:

Project Client:  
Digital Realty



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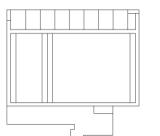
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Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	6/1/2018

Key Plan:



Project North



CAD File:  
Project No.: K4016216  
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Drawing Sheet Title:  
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DIAGRAM MV 4\_2 - 321  
VISTA**

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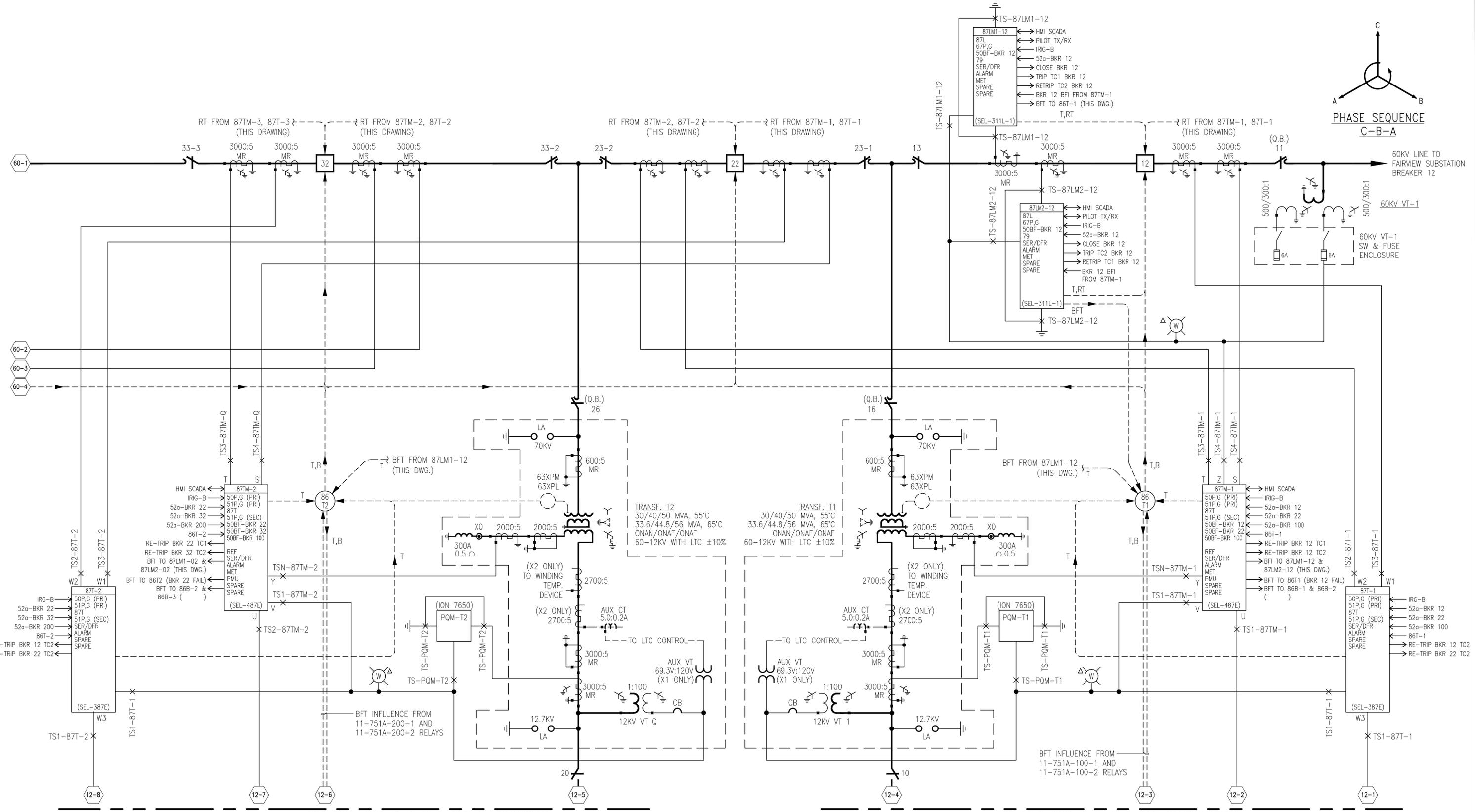
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 Xrefs: X-BDR-LS X-BASE-LS-RM



SEE DWG. LWD-E-0-X-5 FOR CONTINUATION

SEE DWG. LWD-E-0-X-5 FOR CONTINUATION

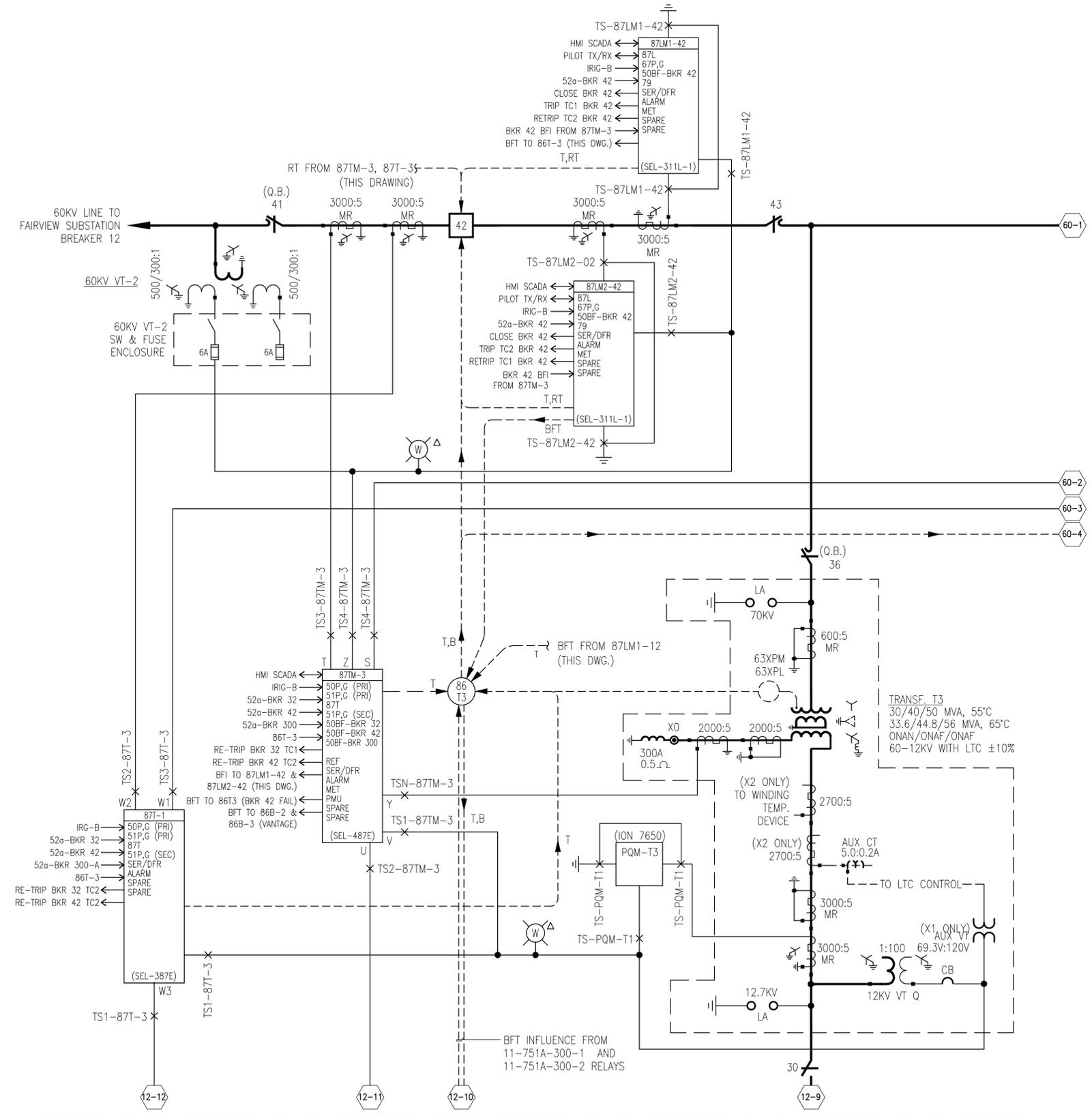
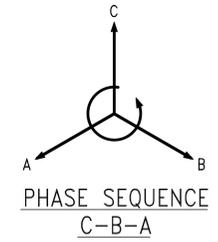
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06/01/18	PCC SUBMISSION		

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APPROVED BY:			MAP #: NONE	SH 1 OF 1
		SILICON VALLEY POWER	DRAWING NUMBER	REV
		CITY OF SANTA CLARA	LWD-E-0-X-2	A

**engineers, inc.**  
 3350 scott blvd., bldg. 11  
 santa clara, ca 95054  
 (408) 986-8558  
 FAX (408) 986-9627  
 PROJECT NO. 18818-01

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SEE DWG. LWD-E-0-X-6 FOR CONTINUATION

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CITY OF SANTA CLARA		LWD-E-0-X-3	A

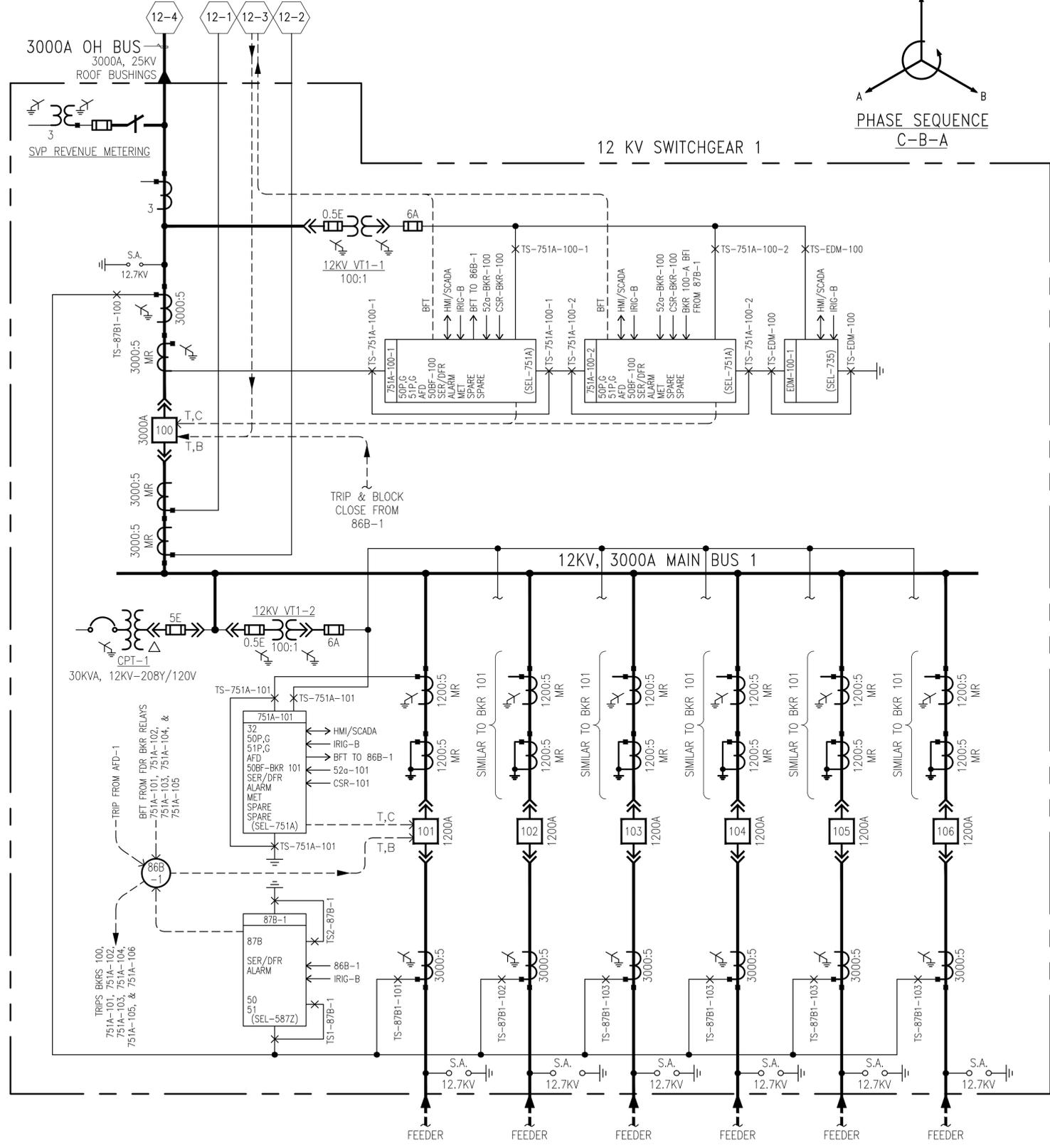
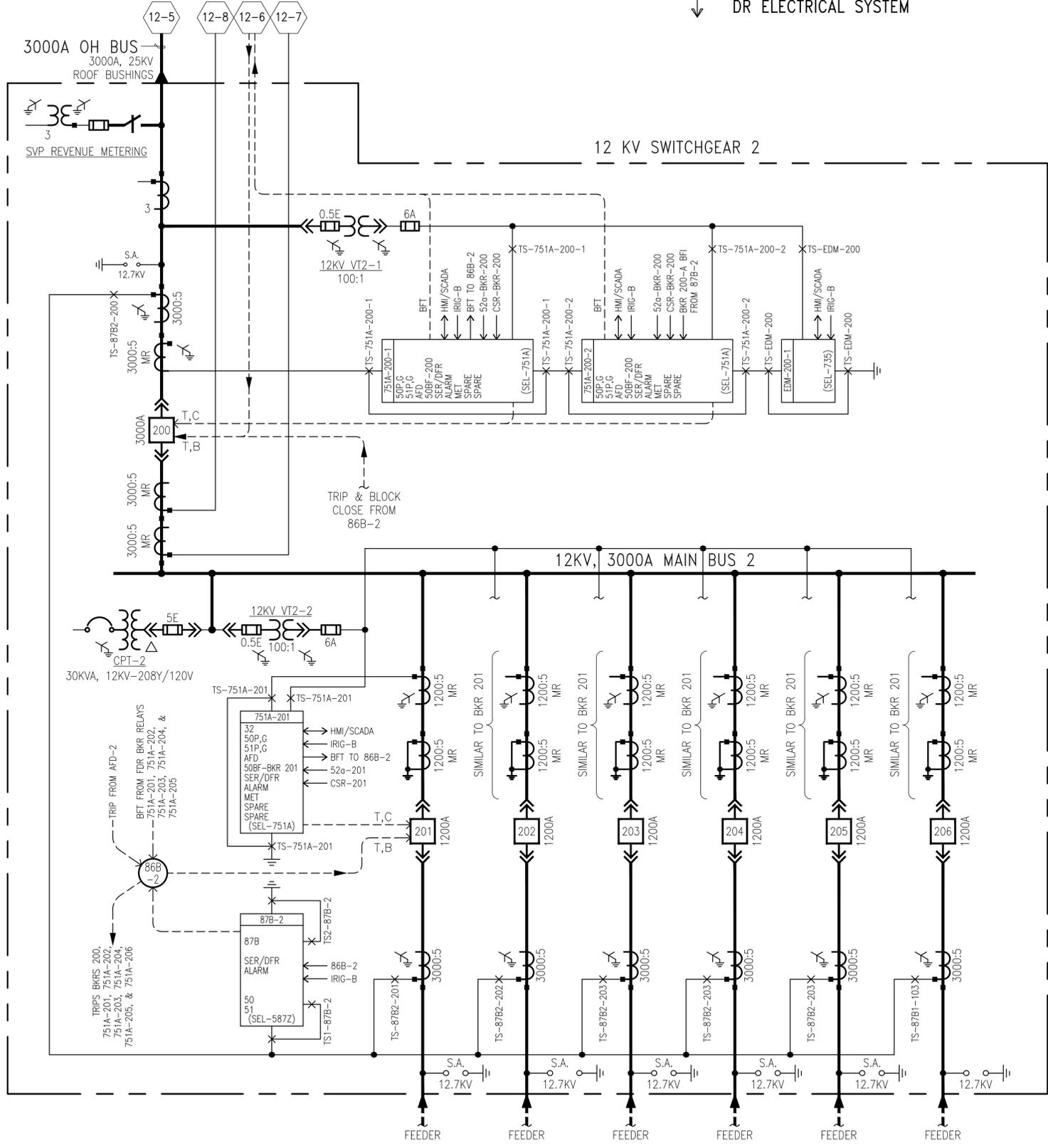
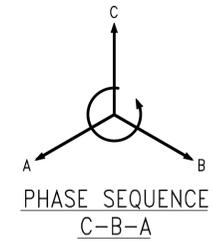
**MTH** engineers, inc.  
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 santa clara, ca 95054  
 (408) 986-8558  
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 PROJECT NO. 18818-01



SEE DWG. LWD-E-0-X-2 FOR CONTINUATION

SVP ELECTRICAL SYSTEM  
DR ELECTRICAL SYSTEM

SEE DWG. LWD-E-0-X-2 FOR CONTINUATION



REV	DATE	DESCRIPTION	APPR'D
06/01/18	PCC SUBMISSION		

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APPROVED BY:			SCALE: NTS DATE: 03/19/18
			MAP #: NONE SH 1 OF 1
			DRAWING NUMBER
			REV

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SILICON VALLEY POWER  
CITY OF SANTA CLARA

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FAX (408) 986-9627

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Seals:

General Notes:

Project Client:  
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**DIGITAL REALTY**

651 Walsh Ave

Project Address:

651 Walsh Ave, Santa Clara, CA

Number	Description	Date
	PCC SUBMISSION	06/01/18

Key Plan: Project North



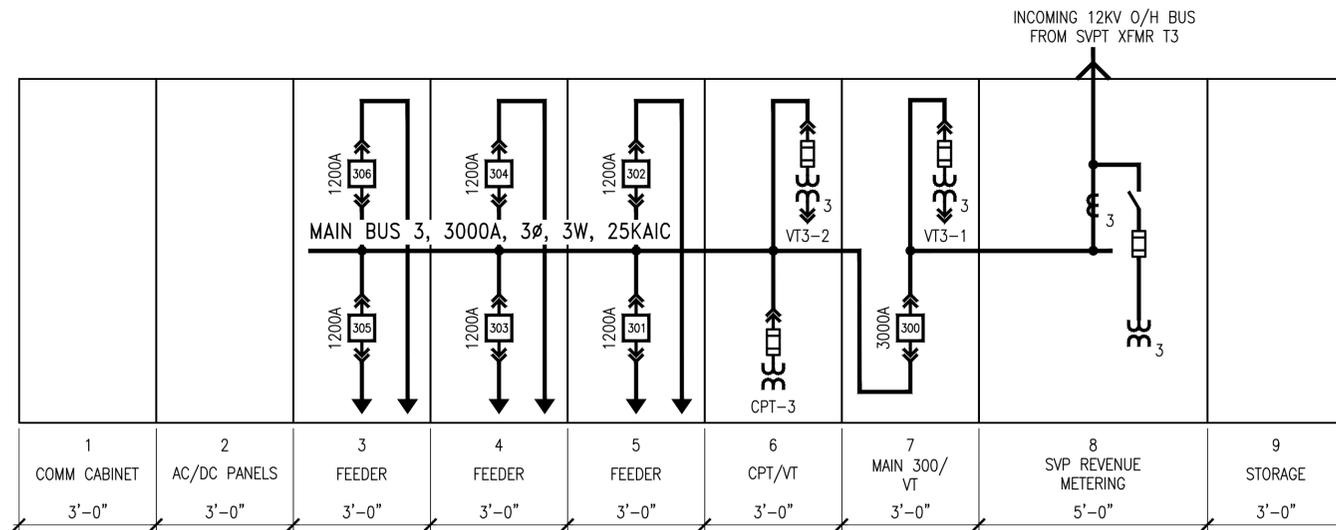
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SINGLE-LINE AND  
GENERAL ARRANGEMENT**

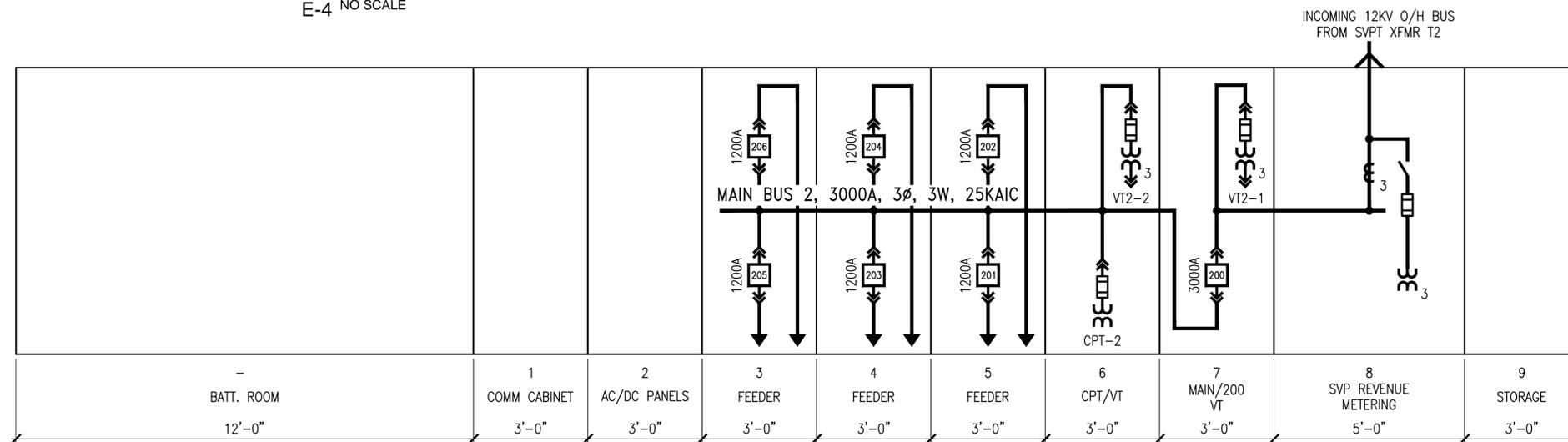
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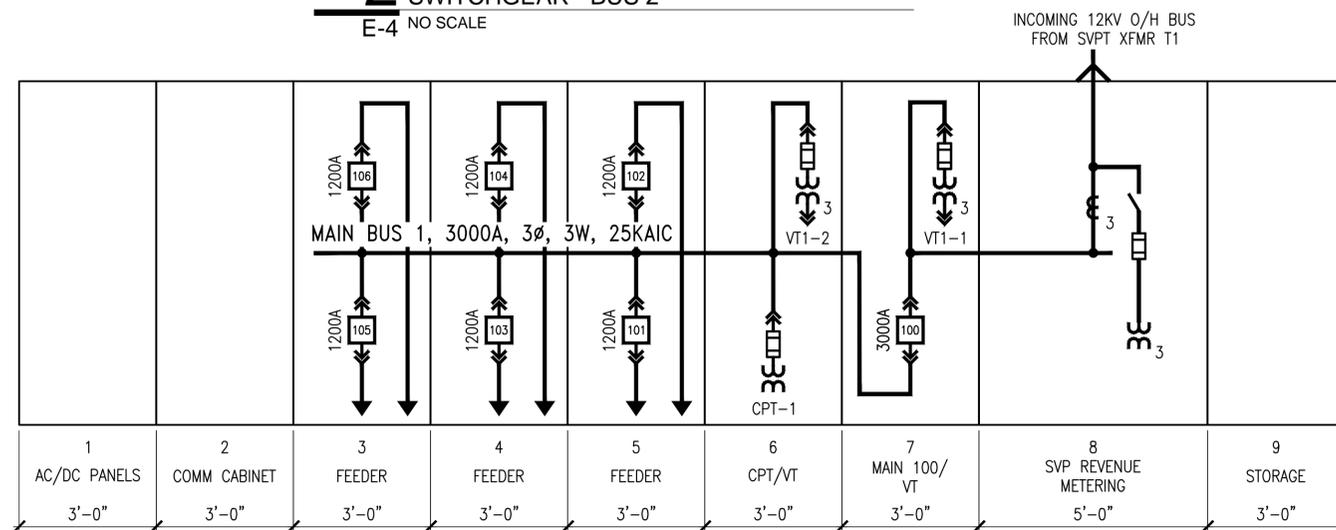
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**1** SWITCHGEAR - BUS 3  
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**2** SWITCHGEAR - BUS 2  
E-4 NO SCALE



**3** SWITCHGEAR - BUS 1  
E-4 NO SCALE