PROJECT DESCRIPTION

280 Woz Way
San Jose, CA
OFFICE DEVELOPMENT

PROJECT TEAM

OWNER / DEVELOPER
KT Urban
21710 Stevens Creek Blvd., Ste. 200
Cupertino, CA 95014
P: 408.257.2100
CONTACTS:
Mark Tersini
mtersini@aol.com

ARCHITECT
C2K Architecture Inc.
1645 NW Hoyt St.
Portland, OR 97209
P: 503.244.2100
CONTACTS:
Kevin Sauser
ksauser@c2karch.com
Nathan Miller
nmiller@c2karch.com

CIVIL ENGINEER
Charles W. Davidson Co.
255 West Julian St., Ste. 200
San Jose, CA 95110
P: 408.295.9162
CONTACTS:
Peter Smith
psmith@cwdco.com

PERMITS / REVIEWS

DRAWING INDEX

VICTORY MAP

PERMITS / REVIEWS

VIEWING AGENCY

COMPREHENSIVE PLAN AMENDMENT

GENERAL PLAN AMENDMENT

SITE DEVELOPMENT PERMIT

DEPARTMENT OF PUBLIC WORKS

SEWER & DRAINAGE PERMIT

FEDERAL AVIATION ADMINISTRATION (FAA)

DETERMINATION OF NO HAZARD TO AIR NAVIGATION

REVIEWING AGENCY

CITY OF SAN JOSE, CA

FILE # GP19-008

FILE # PRE19-152

FILE # PW PROJECT #

DRAWING INDEX

GENERAL PLAN AMENDMENT

SUBMITTED 10/2/2019

FILE # GP19-008

SITE DEVELOPMENT PERMIT

SUBMITTED 4/9/2020

FILE #

CITY STAMP

C2K ARCHITECTURE INC.
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200
ADDRESS:

OWNER:

PROJECT NO.:

DRAWN:

DATE:

REVISION:

DESCRIPTION:

SCALE:

PROGRESS SET

COVER SHEET

SDP SET GP19-008/PRE19-152

WOZ WAY

280 Woz Way
San Jose, CA

PROJECT NAME:

FILENAME:

4/9/2020 8:22:31 AM

G000

G000 COVER SHEET

G002 PROJECT IMAGES

G003 PROJECT IMAGES

G100 CODE ANALYSIS

G150 SHADE / SHADOW STUDY

CIVIL

C101 EXISTING CONDITIONS

C102 EXISTING CONDITIONS

C201 GRADING PLANS

C202 GRADING PLANS

C301 UTILITY PLANS

C302 UTILITY PLANS

C401 STORMWATER CONTROL PLAN

C402 STORMWATER CONTROL PLAN

C403 STORMWATER CALCULATIONS AND DETAILS

C404 STORMWATER CALCULATIONS AND DETAILS

C405 STORMWATER CALCULATIONS AND DETAILS

C406 STORMWATER CALCULATIONS AND DETAILS

LANDSCAPE

L201 LANDSCAPE & LIGHTING PLAN - LEVEL 01

L205 LANDSCAPE & LIGHTING PLAN - LEVEL 05

ARCHITECTURAL

A100 EXISTING SITE PLAN

A101 SITE PLAN

A201 FLOOR PLAN - LEVEL 01

A202 FLOOR PLAN - LEVEL 02

A203 FLOOR PLAN - LEVEL 03

A204 FLOOR PLAN - LEVEL 04

A205 FLOOR PLAN - LEVEL 05

A206 FLOOR PLAN - LEVELS 06,07,11,12,16,17

A208 FLOOR PLAN - LEVELS 08,09,13,14,18,19 LINKED FLRS

A210 FLOOR PLAN - LEVELS 10,15, TYP LINK ROOF

A220 FLOOR PLAN - LEVEL 20

A221 ROOF PLAN

A301 EXTERIOR ELEVATION - NORTH

A302 EXTERIOR ELEVATION - WEST

A303 EXTERIOR ELEVATION - NORTH TOWER SOUTH

A304 EXTERIOR ELEVATION - SOUTH

A305 EXTERIOR ELEVATION - EAST

A306 EXTERIOR ELEVATION - SOUTH TOWER - NORTH

NORTHWEST PERSPECTIVE

PROJECT DESCRIPTION

OFFICE DEVELOPMENT WITH TWO OFFICE TOWERS 20 STORIES, TOTAL 1,832,159 GSF ON A  2.93 ACRE SITE.

PROJECT INCLUDES FOUR LEVELS PARKING BELOW GRADE,  FOUR ABOVE GRADE AND 6,000 SF RETAIL AT GROUND LEVEL.

GENERAL PLAN AMENDMENT FOR SITE IS IN PROGRESS UNDER PROJECT NUMBER GP19-008.
### Loading Spaces
- **Loading Spaces Req'd**: 12 Spaces
- **Retail Loading Spaces Req'd**: -

### Office Bicycle Parking
- **Office Bicycle Parking Req'd**: 174 Spaces

### Bike Parking Proposed
- **Bike Parking Proposed - South**: 92 Spaces
- **Bike Parking Proposed - North**: 172 Spaces

### Office
- **Gross Spaces /1,000 SF**
  - 1st: 33,634
  - 2nd: 22,961
  - 3rd: 20,837
  - 4th: 18,104
  - 5th: 17,000
  - 6th: 16,893
  - 7th: 11,150
  - 8th: 11,500
  - 9th: 11,500
  - 10th: 11,500
  - 11th: 11,500
  - 12th: 11,500
  - 13th: 11,500
  - 14th: 11,500
  - 15th: 11,500
  - 16th: 11,500
  - 17th: 11,500
  - 18th: 11,500
  - 19th: 11,500
  - 20th: 11,500

### Office/Parking
- **Floor Area**
  - Office: 68,945
  - Parking: 118,915

### TOP OF Ht TO Floor Level
- **Ht To Floor**
  - 1st: 642,080
  - 2nd: 575,263
  - 3rd: 28,056

### Additional Information
- **APPPLICABLE BUILDING REGULATIONS**
- **CONSTRUCTION TYPE**: Frontage shown but not used for area increase
- **PLANNING ZONE**: DC Downtown Primary Commercial
- **LOCATION**: Site bounded by Woz Way, Almaden Blvd, I-280
- **GENERAL PLAN**: CoSJ General Plan 2040
- **LAND USE PROPOSED**: DT Downtown
- **ZONING CODE DATA**
- **BUILDING OCCUPANCY AND SEPARATIONS**
- **ALLOCABLE HEIGHT AND AREA**
- **ALLOWABLE HEIGHT AND AREA**
- **FAR BUILDABLE AREA**: 127,632 SF
- **LOT SIZE**: 127,632 SF = 2.93 ACRES

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**Notes:**
- The document contains detailed information on the project's zoning code data, building area summary, and code analysis. It includes tables with various data and calculations relevant to the project's planning and regulatory requirements.
REMOVE ALL BUILDINGS, STRUCTURES, FENCES, CONCRETE, PAVING, TREES, AND VEGETATION WITHIN THE PROJECT BOUNDARY.

SITE DEVELOPMENT PERMIT / GPA
WOZ WAY

280 Woz Way
San Jose, CA

KT URBAN

CHARLES K. DAVISON & ASSOCIATES
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200   SAN JOSE, CA 95110-2406
TEL. (408) 295-9162    FAX (408) 993-1511

EXISTING CONDITIONS

NOTES

BENCHMARK

PROGRESS SET

C101
SECTION A

SECTION B

BENCHMARK:
SCVWD BM345

A BRASS DISK ON TOP OF THE CONCRETE CURB AT THE NORTHWEST CORNER OF THE WOZ WAY BRIDGE OVER THE GUADALUPE RIVER.

ELEVATION 98.72 (NAVD88)

NOTE: TO CONVERT ELEVATIONS TO CSJ DATUM SUBTRACT 2.75 FEET

SEE SHEET C202
BENCHMARK:
SCVWD BM345

A BRASS DISK ON TOP OF THE CONCRETE CURB AT THE NORTHWEST CORNER OF THE WOZ WAY BRIDGE OVER THE GUADALUPE RIVER.

ELEVATION 98.72 (NAVD88)

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ELEVATION 98.72 (NAVD88)

NOTE: TO CONVERT ELEVATIONS TO CSJ DATUM SUBTRACT 2.75 FEET
### TABLE 1

<table>
<thead>
<tr>
<th>NO.</th>
<th>MAINTENANCE TASK</th>
<th>FREQUENCY OF TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.</td>
<td>QUARTERLY.</td>
</tr>
<tr>
<td>2</td>
<td>INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY OBSTRUCTIONS OF DRAINING MATERIALS.</td>
<td>QUARTERLY.</td>
</tr>
<tr>
<td>3</td>
<td>INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.</td>
<td>ANNUALLY, BEFORE THE RAINY SEASON BEGINS.</td>
</tr>
<tr>
<td>4</td>
<td>USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.</td>
<td>ANNUALLY, BEFORE THE RAINY SEASON BEGINS.</td>
</tr>
<tr>
<td>5</td>
<td>INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.</td>
<td>ANNUALLY, BEFORE THE RAINY SEASON BEGINS.</td>
</tr>
<tr>
<td>6</td>
<td>USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.</td>
<td>ANNUALLY, BEFORE THE RAINY SEASON BEGINS.</td>
</tr>
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<td>7</td>
<td>EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.</td>
<td>ANNUALLY, BEFORE THE RAINY SEASON BEGINS.</td>
</tr>
<tr>
<td>8</td>
<td>INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3&quot; OF COVERAGE.</td>
<td>ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,</td>
</tr>
<tr>
<td>9</td>
<td>INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.</td>
<td>ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,</td>
</tr>
<tr>
<td>10</td>
<td>INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.</td>
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<td>14</td>
<td>INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.</td>
<td>ANNUALLY, BEFORE THE RAINY SEASON BEGINS.</td>
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<td>ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,</td>
</tr>
<tr>
<td>16</td>
<td>INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.</td>
<td>ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,</td>
</tr>
</tbody>
</table>

### BIOTREATMENT SOIL REQUIREMENTS
- Construction soil mix shall meet the requirements as outlined in Appendix C of the C2K Stormwater Manual and shall be a mixture of fine sand and compost measured on a volume basis. Good-quality sand and soil are usually available in the area. The Contractor to refer to Appendix C for sand and compost material specifications. Contractor may obtain a copy of the C2K Manual at:
  - [www.c2kcorp.com](http://www.c2kcorp.com) - WOZ WAY
  - P.O. Box 202
  - San Jose, CA 95112
  - (408) 295-9162

- Prior to placing the treatment soil mix on the project site, the Contractor shall prepare a treatment soil mix specification checklist completed by the Contractor and approved by the Engineer.
STREET TREES SHOWN IN THE PUBLIC RIGHT OF WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

FLOW THROUGH PLANTERS (FTP)
- PLANTING SPECIES TO BE SELECTED PER 2016 C3 STORMWATER HANDBOOK AS NOTED IN TABLE D-1 AS ACCEPTABLE FOR FLOW THROUGH PLANTERS.
- PLACE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SPECIES FOR NORTH FACING PLANTERS:
  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
- SPECIES FOR SOUTH / EAST FACING PLANTERS:
  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  2. SANTA BARABARA SEDGE: CAREX BARBARAE

PLANT AREA - TYPE 1
• MIX OF 1-3 GAL. MIX OF EVERGREEN AND DECIDUOUS SHRUBS
• PLANT SPECIES TO BE NATIVE TO BAY AREA.
• 18"-24" DEPTH LIGHTWEIGHT MANUFACTURED SOIL
• FULLY AUTOMATED DRIP IRRIGATION

LANDSCAPING ELEMENTS
- PLANT AREA - TYPE 1
- LIGHTING ELEMENTS
  • LIGHTED BOLLARD BEGA 84993

PLANT AREA - TYPE 2
• MIX OF 1-3 GAL. ORNAMENTAL GRASSES
• PLANT SPECIES TO BE NATIVE TO BAY AREA.
• 18"-24" DEPTH LIGHTWEIGHT MANUFACTURED SOIL
• FULLY AUTOMATED DRIP IRRIGATION

PLANT AREA - TYPE 3
• TURF
• 18"-24" DEPTH LIGHTWEIGHT MANUFACTURED SOIL
• FULLY AUTOMATED IRRIGATION

LIGHTING ELEMENTS
- LIGHTED BOLLARD BEGA 84993
LANDSCAPING ELEMENTS

- MIX OF 1-3 GAL. EVERGREEN AND DECIDUOUS SHRUBS
- PLANT SPECIES TO BE NATIVE TO BAY AREA.
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- FULLY AUTOMATED DRIP IRRIGATION

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LANDSCAPE & LIGHTING PLAN

LIGHTING ELEMENTS

- 1 LP - L05 - 1-20
EXISTING 1-STORY COMMERCIAL BUILDING
EXISTING 1-STORY RESIDENTIAL BUILDING
EXISTING 17-STORY COMMERCIAL BUILDING
EXISTING SURFACE PARKING LOT
EXISTING SURFACE PARKING LOT
WOZ WAY
ALMADEN BLVD.
FWY I-280
I-280 RAMP
GUADALUPE RIVER
GUADALUPE RIVER TRAIL E
PROPOSED MIXED USE OFFICE DEVELOPMENT
EXISTING 1-STORY RESIDENTIAL BUILDING
EXISTING SURFACE PARKING LOT