STARCITY SAN JOSE

199 BASSETT ST   SAN JOSE, CA

RESIDENTIAL MIXED-USE DEVELOPMENT

SOUTHEAST VIEW

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CITY OF SAN JOSE PBCE STAMP

PROJECT TEAM

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John Fatseas john.fatseas@lerchbates.com

PROJECT DESCRIPTION

PROJECT IS A SPECIAL USE PERMIT AMENDMENT FROM PREVIOUSLY APPROVED MULTIFAMILY PROJECT WITH 302 UNITS AND 4 LEVELS BELOW GRADE TO A MULTI-FAMILY RESIDENTIAL PROJECT CONTAINING 800 BEDROOMS IN 17 FLOORS OF RESIDENTIAL UNITS WITH 3 LEVELS BELOW GRADE. THE BUILDING WILL BE AN 18-STORY HIGH RISE TOWER CONSTRUCTED WITH A POST-TENSIONED CONCRETE STRUCTURE WITH THE EXTERIOR CLAD IN A HIGH QUALITY GLAZING SYSTEM WITH VISION AND SPANDREL GLASS, METAL PANELS AND BALCONY DOORS INTEGRAL TO THE SYSTEM. THE PARKING GARAGE EXTENDS 3 LEVELS BELOW GRADE WITH 191 PARKING SPACES. AMENITIES INCLUDE GROUND FLOOR RETAIL SPACE WITH COMPACT URBAN MARKET, ROOFTOP OUTDOOR TERRACES, FITNESS ROOM, GROUND FLOOR LOUNGE SPACES.

THE PROPOSED RESIDENTIAL BEDROOMS ARE COLIVING RENTAL UNITS. RETAIL COMMERCIAL CONDOMINIUMS ARE PROPOSED.

THE BUILDING WILL BE LEED CERTIFIED AS REQUIRED BY CITY COUNCIL POLICY. THE PROJECT WILL ACHIEVE LEED NC v4 CERTIFICATION THROUGH THE USGBC.

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL SCHEDULE

DEFERRED SUBMITTAL ITEMS	SUBMITTAL DATE FOR ENGINEER / ARCHITECT OF RECORD TO REVIEW & APPROVE	SUBMITTAL DATE FOR BUILDING DIVISION TO REVIEW & APPROVE	DATE FOR FABRICATION	DATE FOR INSTALLATION AT JOB SITE
033800 POST-TENSIONED CONCRETE				
054000 COLD-FORMED METAL FRAMING				
055000 METAL LADDERS				
055100 METAL STAIRS AND RAILINGS				
057000 DECORATIVE METAL				
084100 ALUMINUM STOREFRONTS				
084420 ALUMINUM UNITIZED WINDOW WALL				
DIV. 09 FINISH FLOOR MATERIAL SELECTIONS				
092216 SUSPENSION SYSTEMS FOR INTERIOR GYP CLG				
101400 SIGNAGE (includes FIRE SAFETY AND EVACUATION PLANS)				
105113 METAL STORAGE LOCKERS				
112400 WINDOW WASHING EQUIPMENT				
142100 ELECTRIC TRACTION ELEVATORS				
211000 WATER-BASED FIRE SUSP SYS (PER NFPA 13 W/ SAN JOSE AMENDMENTS)				
211200 FIRE SUPRESSION STANDPIPES				
220548 VIBRATION AND SEISMIC CONTROLS FOR PLUMBING PIPING AND EQUIPMENT				
221100 UNDERGROUND FIRE SERVICE LINES				
230548 VIBRATION AND SEISMIC CONTROLS FOR HVAC EQUIPMENT				
260529 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS AND EQUIPMENT				
263213 ENGINE GENERATOR (ATTACHMENTS)				
270000 2-WAY ELEV COMMUNICATION SYSTEM				
275116 PUBLIC ADDRESS & NOTIFICATION SYS				
283100 FIRE DETECTION AND ALARM				
321400 UNIT PAVING				

DEFERRED SUBMITTAL CRITERIA:

THE BUILDING DIVISION SHALL BE NOTIFIED IN WRITING OF ANY DEFERRED ITEMS NOT MEETING THE SCHEDULED DATES AND NEW DATES MUST BE SUBMITTED FOR REVIEW AND APPROVAL.

PLANS AND CALCULATIONS SHALL BE APPROVED BY THE ENGINEER/ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING DIVISION.

BUILDING DIVISION APPROVED DRAWINGS OF THE DEFERRED SUBMITTAL ITEMS MUST BE PRESENT AT JOB SITE DURING THE INSPECTION OF THE DEFERRED ITEMS.

CONTRACTOR SIGNATURE ______________

OWNER SIGNATURE ______________

SPECIAL INSPECTIONS

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION AND TESTING PER CBC SECTION 1704 AND 1705. THIS WORK SHALL BE PERFORMED BY A SPECIAL INSPECTOR CERTIFIED BY THE CITY OF SAN JOSE TO PERFORM THE TYPES OF INSPECTIONS AND TESTS SPECIFIED. THE FREQUENCY OF INSPECTIONS AND TESTING SHALL BE AS OUTLINED IN THE CBC TABLE ITEMS LISTED BELOW. DEFICIENCIES SHALL BE REPORTED DAILY TO THE CONTRACTOR. SUMMARY REPORTS SHALL BE DISTRIBUTED WEEKLY TO THE OWNER, ARCHITECT, CONTRACTOR, BUILDING OFFICIAL, AND STRUCTURAL ENGINEER. SEE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SPECIAL INSPECTION AND TESTING. SEE SHEET S003 FOR ADDITIONAL SPECIAL INSPECTIONS REQUIREMENTS.

SOILS
PER SECTION 1705.6, TABLE 1705.6

SEISMIC RESISTANCE FOR COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION
PER SECTION 1705.11.2

SPRAYED FIRE-RESISTANT MATERIALS
PER SECTION 1705.14

SMOKE CONTROL
PER SECTION 1705.18

PERMITS / REVIEWS

REVIEWING AGENCY	REVIEW STATUS
CITY OF SAN JOSE, CA	
COMPREHENSIVE PRELIMINARY REVIEW	
FILE # PRE17-033	SUBMITTED 2/15/2017
SPECIAL USE PERMIT	
FILE # SP17-023	SUBMITTED 5/17/2017
	SUBMITTED 7/27/2017
DIRECTOR'S ACTION	11/17/2017
ADDENDUM	SUBMITTED 11/30/2018
ADDENDUM	SUBMITTED 2/28/2019
DEPARTMENT OF PUBLIC WORKS	
PROJECT #	3-15576
PERMIT #	
GRADING & DRAINAGE PERMIT	
PW PROJECT #	
BUILDING DEPARTMENT	
PC#	
PERMIT #	
FEDERAL AVIATION ADMINISTRATION (FAA)	
DETERMINATION OF NO HAZARD TO AIR NAVIGATION	

VICINITY MAP

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER: **STARCITY VENTURES / 199 BASSETT OWNER, LLC**

ADDRESS: **199 BASSETT ST SAN JOSE, CA 95110**

PERMIT #: **SPA17-023-01**

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019 SPECIAL USE PERMIT AMENDMENT SPA17-023-01
REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

FOR PLAN REVIEW ONLY

SHEET TITLE: **COVER SHEET**

SHEET NO.: **G000**

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VIEW FROM NE - COLEMAN AVE

VIEW FROM SE - SAN PEDRO AND JULIAN

VIEW FROM E BASSETT

VIEW FROM W - BASSET AND TERRAINE

VIEW FROM E - BASSETT AND SAN PEDRO

VIEW FROM SW - ENTRY ON BASSETT

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
SPECIAL USE PERMIT AMENDMENT SPA17-023-01
REVISION: DESCRIPTION:

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FOR PLAN REVIEW ONLY

SHEET TITLE:
PROJECT IMAGES

SHEET NO.:
G002

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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VIEW FROM SE - SAN PEDRO AND JULIAN

VIEW FROM E - BASSET

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
REVISION: SPECIAL USE PERMIT AMENDMENT SPA17-023-01
DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

FOR PLAN REVIEW ONLY

SHEET TITLE:
PROJECT IMAGES

SHEET NO.:
G003

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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7A: EXTERIOR LIGHTING CUT SHEETS

S1 - BEGA 22384
RECESSED WALL LUMINAIRE OR EQUAL

Recessed wall luminaires with directed light

Housing: Constructed of die-cast and aluminum with integral wiring compartment. Mounting tabs provided. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.
Enclosure: One piece die-cast aluminum faceplate. Clear tempered glass; .125" thick, machined flush to faceplate surface. Faceplate is secured by two (2) flush, socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature, molded silicone rubber gasket for weather tight operation.
Electrical: 11.2W LED luminaire, 14.5 total system watts, -30°C start temperature. Integral 120V-277V electronic LED driver, 0 -10V dimming.The LED and driver are mounted on a removable plate for easy replacement. Standard LED color temperature is 3000K (available in 4000K; add suffix K4). 3500k color temperature available, consult factory.
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Options: Optionally available with amber LEDs, dimming not available with this option.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
UL listed for US and Canadian Standards, suitable for wet locations and for installation within 3 feet of ground. IC rated. Protection class: IP65.

Luminaire Lumens: 342
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

		Lamp	A	B	C
22384	ADA	11.2W LED	12½	2¾	2½

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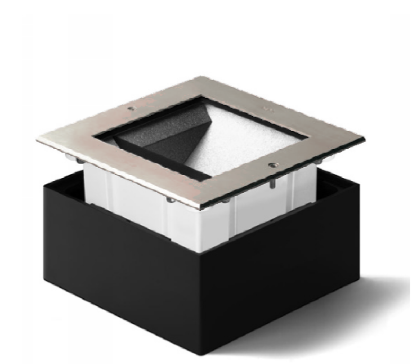
S2 - BEGA 77 050
FLOOR MOUNTED LUMINAIRE OR EQUAL

Drive-over in-grade floodlights for high-pressure loads

Enclosure: Outer housing constructed of high tensile strength, marine grade die-cast aluminum.
Inner housing: One piece, marine grade die-cast aluminum housing. Trim is heavy gauge, machined stainless steel secured to inner housing by stainless steel hex head fasteners threaded into stainless steel threaded studs welded to housing. Tempered white safety glass is 1/2" thick and machined flush to faceplate. Weather tight operation is achieved through the use of a one piece molded, high temperature silicone gasket.
Electrical: 2.1W LED luminaire, 3.4 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver. Dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K (80 CRI); add suffix K3 to order. Inner housing pre-wired with nine (9) feet of 18/3 waterproof cable, cable clamp, and waterproof cable gland entry into housing. A separate waterproof wiring box for power supply must be provided (by contractor)
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: Machined #4 stainless steel. Custom colors are not available.
Temperature caution: The column 'T' in this chart indicates the temperature in degrees Celsius which is reached on the center of the glass surface during operation. Surface temperatures are for exterior applications. For interior applications add 10°C to temperatures shown.
Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 11,000 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP67
Weight: 7.3 lbs.

Luminaire Lumens: 47
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Location luminaires · **white** safety glass

	Lamp	T	A	B	C
77 050	2.1W LED	20°	6¼	6	4¾

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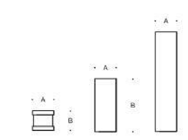
S3 - BEGA 99 727
LED BOLLARD OR EQUAL

BEGA LED system bollard - luminaire head with unshielded light

Enclosure: Housing and cap constructed of die-cast aluminum. Die-castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy. White UV stabilized acrylic diffuser. Fully gasketed for weather tight operation using molded silicone gasket.
Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.
Electrical: 9.0W LED luminaire, 10.6 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Bollard heads · **unshielded** · 360°

	Lamp	A	B
99 719	9.0W LED	5½	5½

Bollard tubes for luminaire heights 19¾ - 21¾

	A	B	Anch. unit
99 614	5½	14¼	79 824

Bollard tubes for luminaire heights 31½ - 39¼

	A	B	Anch. unit
99 620	5½	26	79 824

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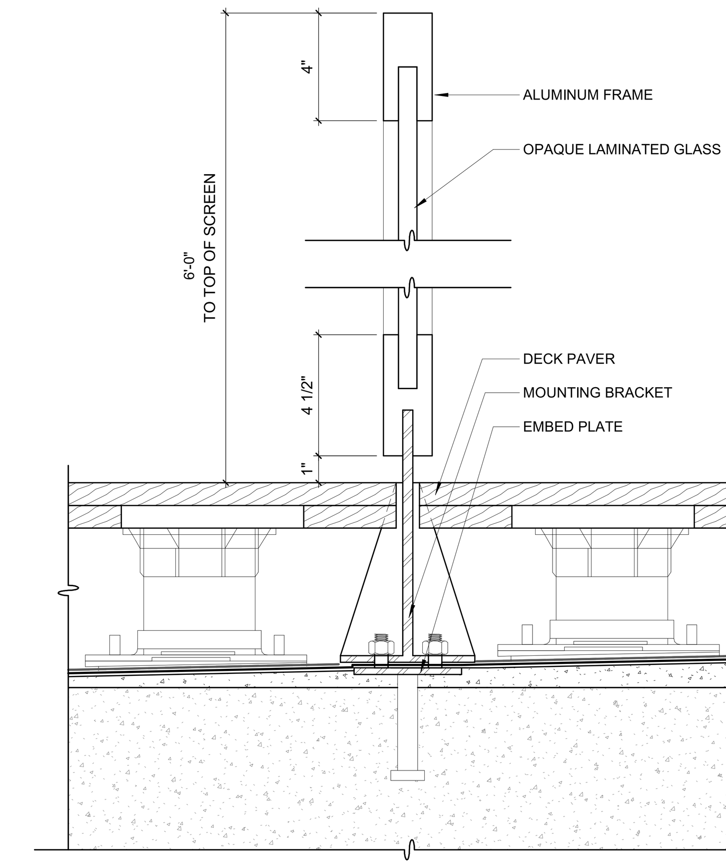
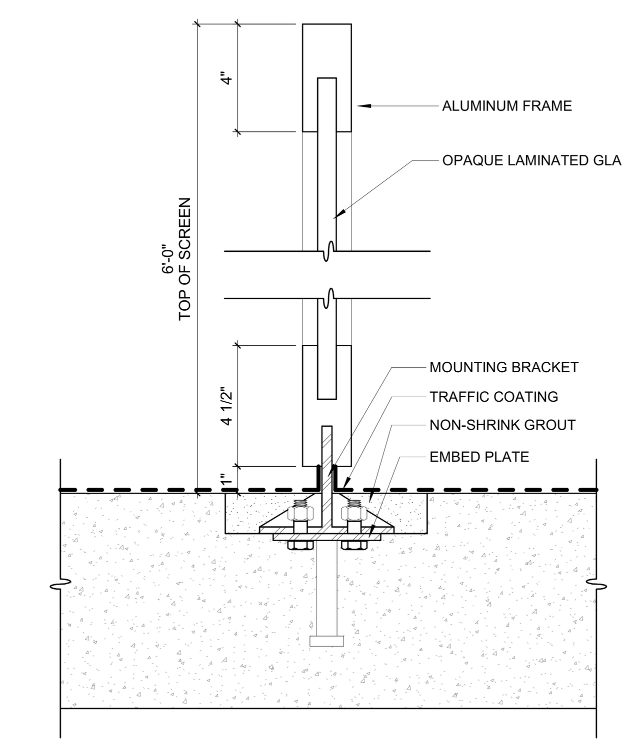
7C: TYPICAL PRIVACY SCREENS



01 G004 PRIVATE PATIO SCREENS - TYPICAL ANCHOR DETAIL
3" = 1'-0"

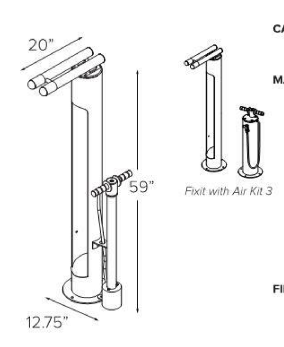


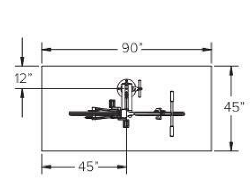
02 G004 BALCONIES - PRIVACY SCREENS - TYPICAL ANCHOR DETAIL
3" = 1'-0"

7B: ONSITE BICYCLE PARKING

DERO
FIXIT

FIXIT
Submittal Sheet





Minimum Footprint

CAPACITY 1 Bike

MATERIALS
Main body: 6"x .154" tube
Bike Hanger: 1.5" sch. 40 pipe, ¼" plate
Foot: 10" dia. x .25" plate
Tool tethers: 5/32" stainless steel cable
Manual air pump
Hand tools:
- Philips and flat head screwdrivers
- 2.5, 3, 4, 5, 6, 8mm Allen wrenches
- Headset wrench
- Pedal wrench
- 8, 9, 10, 11mm box wrenches
- Tire levers (2)

FINISHES
- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
- ☐ **Thermoplastic** In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- ☐ **Stainless** Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS
- ☐ **Surface** Has 10" diameter x.25" foot with four anchors per foot.

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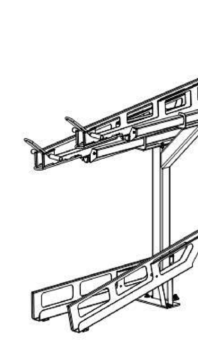
Submittal Sheet



CAPACITY 4 bikes per unit.

MATERIALS
Uprights: 4" 11g square tube
Upright base: 1/4" plate
Cantilevers: 11g plate
Cantilever base: 1/4" plate
Trays: 11g plate

FINISHES
- ☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat

MOUNT OPTIONS
- ☐ **Surface** Each upright has one ¼" plate feet that accept 1/2" wedge anchors

SETBACKS See following page

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7D: EXTERIOR MATERIALS

TOWER

SSG MULLIONS

VISION GLASS
GL-1 & GL-3

SPANDREL GLASS
GL-2

SPANDREL GLASS
GL-4

SPANDREL GLASS
GL-5

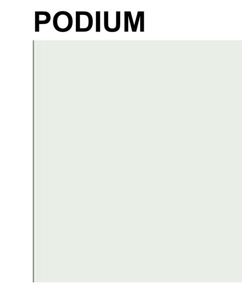
SPANDREL GLASS
GL-6

SPANDREL GLASS
GL-7

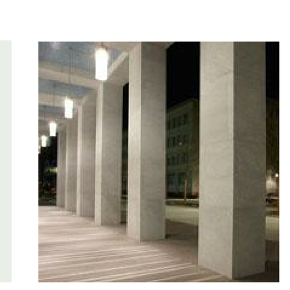
METAL PANEL
MP-1

METAL PANEL
MP-2

PODIUM

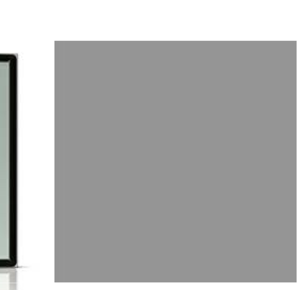


METAL PANEL
MP-2



EXPOSED CONCRETE
COLUMNS
ARCHITECTURAL FINISH

RETAIL -
VISION GLASS
GL-8



SPANDREL GLASS
GL-9

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019 SPECIAL USE PERMIT AMENDMENT SPA17-023-01
REVISION: DESCRIPTION:

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SHEET NO.:
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SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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BUILDING AREA SUMMARY

199 Bassett

		Gross Area (CODE)	Number Bedrms	Parking Spaces	Retail / Market	Private Open Space Balcony	Private Open Space Terrace	Common Open Space Balcony	Common Open Space Terrace	Const. Type	Height (Flr to Flr)	Height To Floor Level
		SF				SF	SF	SF	SF		FT	
Roof		2,105	-		SF	-	-	-	-	I-A	12.00	195.00 183.00
18th	Suites/Amenity	18,684	36		-	-	839	-	839	I-A	12.00	183.00 171.00
17th	Suites/Amenity	20,576	40		-	-	-	-	2,685	I-A	11.00	171.00 160.00
16th	Suites	22,313	49		-	-	-	-	-	I-A	10.00	160.00 150.00
15th	Suites	22,997	49		-	-	-	446	-	I-A	10.00	150.00 140.00
14th	Suites	22,313	49		-	-	-	-	-	I-A	10.00	140.00 130.00
13th	Suites	22,997	49		-	-	-	446	-	I-A	10.00	130.00 120.00
12th	Suites	22,313	49		-	-	-	-	-	I-A	10.00	120.00 110.00
11th	Suites	22,997	49		-	-	-	446	-	I-A	10.00	110.00 100.00
10th	Suites	22,313	49		-	-	-	-	-	I-A	10.00	100.00 90.00
9th	Suites	22,997	49		-	-	-	446	-	I-A	10.00	90.00 80.00
8th	Suites	22,313	49		-	-	-	-	-	I-A	10.00	80.00 70.00
7th	Suites	22,997	49		-	-	-	446	-	I-A	10.00	70.00 60.00
6th	Suites	22,313	49		-	-	-	-	-	I-A	10.00	60.00 50.00
5th	Suites	22,997	49		-	-	1,596	446	-	I-A	10.00	50.00 40.00
4th	Suites	23,896	50		-	496	-	-	-	I-A	10.00	40.00 30.00
3rd	Suites	24,614	50		-	501	172	591	-	I-A	10.00	30.00 20.00
2nd	Suites/OTB	21,760	36		-	432	2,430	-	1,089	I-A	10.00	20.00 10.00
1st	Lobby /Market /Loading	28,904	-		4,351	-	-	-	-	I-A	10.00	10.00
B1	Basement Parking	31,048	-	57	-	-	-	-	-	I-A	-11.00	-11.00
B2	Basement Parking	31,048	-	63	-	-	-	-	-	I-A	-10.00	-21.00
B3	Basement Parking	31,048	-	71	-	-	-	-	-	I-A	-10.00	-31.00
			Bedrms	Stalls		-	-	-	-			
Total		**505,543**	**800**	**191**	**4,351**	**1,429**	**4,198**	**3,267**	**4,613**		**195.00**	Total Building Ht
						Total	**5,627**	Total	**7,880**			

Area		
Site Area SF	33,751	SF
Site Area Acres	0.77	acres
Allowable FAR	30	*FAR*
Allowable Area	1,012,530	*SF*
Proposed Gross	505,543	SF
Proposed FAR Area (above Grade)	412,399	SF
Proposed FAR	12.2	**FAR**
Remaining FAR	17.8	FAR
Remaining Allowable Area	600,131	SF

Density		
Proposed Density	**1033**	**DU/Acre**

Private and Common Open Space		
Private Open Space		
Total	5,627 SF	
Total Bedrooms	800	
Average / Bedroom	7 SF	/ Bedroom
Common Open Space		
TOTAL	7,880 SF	
Total Bedrooms	800	
Average / Bedroom	10 SF	/ Bedroom

BUILDING CODE DATA

PROJECT INFORMATION

PROJECT NAME: Starcity San Jose

ADDRESS: 199 BASSETT ST, SAN JOSE, CALIFORNIA 95113

ASSESSOR PARCEL#: 259-23-005, 006; 259-51-007

SEISMIC ZONE: DESIGN CATEGORY D

BUILDING NARRATIVE

800 RESIDENTIAL BEDROOMS IN 18 STORY TOWER, INCLUDES THREE LEVELS OF PARKING BELOW GRADE WITH RETAIL AT GROUND LEVEL.

APPLICABLE BUILDING REGULATIONS

PART 1 - 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2 - 2016 CALIFORNIA BUILDING CODE (BASED ON 2015 IBC) WITH SAN JOSE CITY AMENDMENTS

PART 3 - 2016 CALIFORNIA ELECTRICAL CODE (BASED ON 2014 NEC) WITH SAN JOSE CITY AMENDMENTS

PART 4 - 2016 CALIFORNIA MECHANICAL CODE (BASED ON 2015 UMC) WITH SAN JOSE CITY AMENDMENTS

PART 5 - 2016 CALIFORNIA PLUMBING CODE (BASED ON 2015 UPC) WITH SAN JOSE CITY AMENDMENTS

PART 6 - 2016 CALIFORNIA ENERGY CODE

PART 9 - 2016 CALIFORNIA FIRE CODE (BASED ON 2015 IFC)

PART 11 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

PART 12 - 2016 CALIFORNIA REFERENCE STANDARDS CODE

ZONING ORDINANCE, CITY OF SAN JOSE, CALIFORNIA TITLE 20 OF SAN JOSE MUNICIPAL CODE

BUILDING OCCUPANCY AND SEPARATIONS — CHAPTER 3

OCCUPANCY CLASSIFICATION GROUPS: A-2, A-3, B, M, R-2, S-1, S-2

OCCUPANCY SEPARATION (TABLE 508.4): NON SEPARATED PER 508.3
R-2 SEPARATED PER 420

ALLOWABLE HEIGHT AND AREA — CHAPTER 5

ALLOWABLE AREA PER FLOOR (TABLE 506.2): UNLIMITED

FRONTAGE INCREASE FACTORS

	NORTH	EAST	SOUTH	WEST
FRONTAGE (506.3)	0'-0"	30'-0"	22'-6"	30'-0"

FRONTAGE SHOWN BUT NOT USED FOR AREA INCREASE

CONSTRUCTION TYPE: I-A

	ALLOWABLE	PROPOSED
BUILDING HEIGHT (PER TABLE 504.3)	UNLIMITED*	195'-0"*
NUMBER OF STORIES (PER TABLE 504.4)	UNLIMITED*	18 STORIES*
AUTOMATIC SPRINKLER INCREASE	N/A	N/A

*SITE IS SUBJECT TO HEIGHT LIMITATIONS SET BY FAA FOR SAN JOSE AIRPORT OPERATIONS.

ZONING

LOCATION:	APN	259-23-005, 259-23-006, 259-51-007		
	Site bounded by Terraine St, Bassett St, N San Pedro St.			
PLANNING ZONE	DC	Downtown Commercial		
LOT SIZE	33,751 SF	=	0.77 ACRES	Gross

DENSITY PROPOSED	800	BEDROOM UNITS PROPOSED
	1,033	BEDROOM UNITS /ACRE

FAR BUILDABLE AREA	33,751 SF	LOT AREA		
AREA PROPOSED	(FAR Gross)		=	412,399 SF
	412,399 SF	/	33,751	= 12.2
	FAR = 12.2:1 PROPOSED			
CoSJ GENERAL PLAN 2040		**FAR:**	**Up to 30.0**	

PARKING ANALYSIS

REQUIRED PARKING

PER SAN JOSE ZONING ORDINANCE, TABLE 20-140

RESIDENTIAL MULTIPLE DWELLING

800	X	0.25	200
TDM REDUCTION		0.2	40
			160 SPACES REQUIRED
			191 SPACES PROPOSED

ACCESSIBLE PARKING SPACES

2% OF COVERED MULTIFAMILY DWELLING UNITS
3 ACCESSIBLE SPACES REQUIRED
4 ACCESSIBLE SPACES PROVIDED

ALL PARKING SPACES WILL BE ASSIGNED. NO PARKING WILL BE PROVIDED FOR VISITORS OR PUBLIC

BICYCLE PARKING

800 BEDROOMS

Colliving Ordinance

Long Term Spaces (60%) - 0.25 per bedroom. For buildings containing over 100 bedrooms, 25 long term spaces plus 0.20 spaces for every bedroom over 100

LONG TERM SPACES			25
700	X	0.20	140
LONG TERM SPACES REQUIRED			**165**

Short Term Spaces (40%) - 2 spaces for every 100 bedrooms

8	X	2	16
SHORT TERM SPACES REQUIRED			**16**

TOTAL SPACES REQUIRED	**181**
BICYCLE SPACES PROVIDED	**184**

ELECTRIC VEHICLE CHARGING STATIONS

420.9 INSTALLATION OF EV CHARGING INFRASTRUCTURE IN NEW CONSTRUCTION
4.106.4.2 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

3% OF TOTAL NUMBER OF PARKING SPACES SHALL CONTAIN INFRASTRUCTURE TO SUPPORT FUTURE EV CHARGING STATIONS

186 PARKING SPACES x 0.03 = 5.58
6 EV INFRASTRUCTURE PARKING SPACES REQUIRED
10 EV INFRASTRUCTURE PARKING SPACES PROVIDED

BUILDING CONSTRUCTION — CHAPTERS 6, & 7

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

		REQUIREMENT
BUILDING ELEMENT		TYPE - IA
STRUCTURAL FRAME		3
BEARING WALLS -	EXTERIOR	2*
	INTERIOR	2*
NON BEARING WALLS AND PARTITIONS	INTERIOR	0
FLOOR CONSTRUCTION		2
ROOF CONSTRUCTION		1*

* REDUCTION IN RATING TO TYPE 1B REQUIREMENTS PER 403.2.1.1

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION

DISTANCE (TABLE 602)	NORTH	EAST	SOUTH	WEST
FIRE SEPARATION DISTANCE PROVIDED	see plns	30'-0"	22'-6"	30'-0"
TYPE IA - EXT WALL REQUIREMENTS - BEARING	PER TBL 601			
- NON BEARING	1-HR	0-HR	0-HR	0-HR

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8)

	NORTH	EAST	SOUTH	WEST
FIRE SEPARATION DISTANCE PROVIDED	see plns	30'-0"	22'-6"	30'-0"
MAXIMUM AREA OF UNPROTECTED OPENINGS (BUILDING SPRINKLERED - 705.8.1)	75%	NO LIMIT	NO LIMIT	NO LIMIT

SHAFTS — CHAPTER 7

SHAFT CONSTRUCTION: 2 HR REQUIRED PER 713.4

CHUTES — CHAPTER 7

CHUTE ENCLOSURE: 2 HR REQUIRED PER 713.4

HOPPER DOOR CONSTRUCTION: 1 1/2-HR AS REQUIRED PER TABLE 716.5.9.3

REFUSE COLLECTION ROOM: 1-HR FIRE BARRIER ENCLOSURE WITH 3/4-HR DOOR PER 708.13.3

DOOR OPERATION: SELF OR AUTOMATIC CLOSING UPON ACTIVATION OF SMOKE DETECTION PER 716.5.9.3

TERMINATION ROOM: SPRINKLERED PER TABLE 509 WITH 1 1/2-HR DOOR PER 713.13.4 & TABLE 716.5

SPRINKLERS: AUTOMATIC SPRINKLER SYSTEM PROVIDED PER 713.13.6

OPENINGS — CHAPTER 7

WINDOWS: EMERGENCY WINDOWS PER SECTION 1029 ARE NOT REQUIRED PER 403.5.6

FIRE PROTECTION RATINGS FOR DOORS (TABLE 716.5)

FIRE SERVICE ACCESS ELEVATOR LOBBY DOORS	45 MINUTE "S" LABEL DOORS IN 1 HOUR SMOKE BARRIER
ELEVATOR SHAFT DOORS	90 MINUTE "S" LABEL DOORS IN 2-HR FIRE BARRIER
PRESSURIZED VESTIBULE DOORS FROM CORRIDOR	90 MINUTE "S" LABEL DOORS IN 2-HR FIRE BARRIER
PRESSURIZED VESTIBULE DOORS INTO STAIRWAY	90 MINUTE "S" LABEL DOORS IN 2-HR FIRE BARRIER
CORRIDOR DOORS	20 MINUTE "S" LABEL DOORS IN 1-HR FIRE PARTITION

ELEVATORS — CHAPTERS 7, 10, & 30

LOBBY:

ENCLOSED LOBBY NOT REQUIRED AT STREET LEVEL PER 713.14.1, EXCEPTION 1

FIRE SERVICE ACCESS ELEVATOR LOBBY SIZE MIN DIMENSION OF 8'-0", AND 150 SF

ACCESSIBLE MEANS OF EGRESS ELEVATOR:

ONE (1) ELEVATOR TO BE PROVIDED AS ACCESSIBLE MEANS OF EGRESS PER SECTION 1007.2.1

FLOOR LANDINGS ILLUMINATION:

5 fc MIN AT THRESHOLD (1124A.5)

ELEVATOR SIZE REQUIREMENT:

ONE (1) ELEVATOR TO ACCOMMODATE 24-INCH BY 84-INCH AMBULANCE STRETCHER WITH 5-INCH MAXIMUM RADIUS CORNERS, 80-INCH BY 54-INCH CLEAR DISTANCE BETWEEN WALLS, AND MINIMUM DISTANCE FROM WALL TO RETURN PANEL OF 51 INCHES WITH A 42 INCH MINIMUM SIDE-SLIDE DOOR PER SECTION 3002.4.3a

ALL PROVIDED ELEVATORS TO MEET ACCESSIBILITY REQUIREMENTS OF CBC 11B-407 & 1124A

FIRE SERVICE ACCESS ELEVATORS:

TWO REQUIRED PER 403.6.1
CAPACITY: 3500# MIN PER 403.6.1
FIRE ALARM TO INITIATE PHASE I EMERGENCY RECALL (3007.2)
PROVIDE PHASE II EMERGENCY IN-CAR OPERATION (3003.2)
MONITORED BY FIRE COMMAND CENTER (3007.8)
STANDBY POWER TYPE 60/CLASS 2/LEVEL 1, REQUIRED FOR ELEVATOR EQUIPMENT, HOISTWAY LIGHTING, MACHINE ROOM VENTILATION AND COOLING EQUIPMENT, AND CONTROLLER COOLING EQUIPMENT (3007.9)

INTERIOR FINISHES — CHAPTER 8

WALL/CEILING MAXIMUM FLAME SPREAD CLASSIFICATIONS AND RATINGS (TABLE 803.9)

EXIT ENCLOSURES:	CLASS B
CORRIDORS AND EXIT ACCESS ENCLOSURES:	CLASS C TYP, CLASS B ON LEVEL 4
ROOMS AND ENCLOSED SPACES:	CLASS C

FLOOR FINISH (SECTION 804)

ALL AREAS:	COMPLY WITH ASTM STANDARD E 648, & SPECIFIC OPTICAL DENSITY SMOKE RATING NOT TO EXCEED 450 PER ASTM E 662 (804.4.1)
EXITS, CORRIDORS, & ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS:	MINIMUM CRITICAL RADIANT FLUX: CLASS II (804.4.2)

REQUIRED LIFE SAFETY SYSTEMS — CHAPTER 9

	REQUIREMENT	TYPE/CLASS
AUTOMATIC SPRINKLER SYSTEM*	PER 903.2, 903.3.1.1, & SJFC 17.12.630	NFPA 13
STANDPIPE SYSTEM	PER 905.3.1, Exception 1	NFPA 14 / CLASS I
FIRE PUMPS	PER 913	NFPA 20
FIRE EXTINGUISHERS	PER 906.1 & CRC Title 19, Div 1, Chapter 3	2-A MIN RATED
FIRE ALARM SYSTEM**	PER 907.2	NFPA 72 AS AMENDED IN CHAPTER 35
AUDIBLE ALARMS	PER 907.5.2.1 & 907.5.2.2	
VISIBLE ALARMS	PER 907.5.2.3	
SMOKE DETECTION SYSTEM	PER 907.2.13 & 907.3	NFPA 72
FIRE DEPARTMENT COMMUNICATION SYSTEM	PER 907.2.13.2	NFPA 72

* SYSTEMS SERVING MORE THAN 20 HEADS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, OR REMOTE SERVICE.
QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS ARE REQUIRED IN DWELLING OR SLEEPING UNITS

** SYSTEM SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED (1007.12)

SECONDARY WATER SUPPLY (903.3.5.2)
SMOKE CONTROL SYSTEM (SECTION 909)
FIRE DEPARTMENT CONNECTIONS (SECTION 912)
EMERGENCY RESPONDER SAFETY FEATURES (SECTION 914)
EMERGENCY RESPONDER RADIO COVERAGE (SECTION 915)
STANDBY POWER SYSTEM (SECTION 2702)
EMERGENCY POWER SYSTEM (SECTION 2702)
PRESSURIZED EXIT ENCLOSURES (SECTIONS 909.20 AND 1022.10)
FIRE COMMAND CENTER (SECTION 911)
ROOM SIZE MIN DIMENSION OF 10'-0", AND 200 SF
FIREFIGHTER AIR REPLENISHMENT SYSTEM (2016 CALIFORNIA FIRE CODE - APPENDIX L)

F.A.R.S. - A PERMANENTLY INSTALLED ARRANGEMENT OF PIPING, VALVES, FITTINGS AND EQUIPMENT TO FACILITATE THE REPLINISHMENT OF BREATHING AIR IN SELF-CONTAINED BREATHING APPARATUS (SCBA) FOR FIRE FIGHTERS ENGAGED IN EMERGENCY OPERATIONS.
FIREFIGHTER BREATHING AIR REPLENISHMENT SYSTEM- FBARS (SAN JOSE FIRE DEPARTMENT POLICY= City of San Jose Ordinance Number 29807)

MEANS OF EGRESS — CHAPTER 10

EGRESS WIDTH PER OCCUPANT SERVED (1005.3)

STAIRWAYS: (1005.3.1 EXCEPTION 1)	.2"/OCC
OTHER EGRESS COMPONENTS: (1005.3.2 EXCEPTION 1)	.15"/OCC

ACCESSIBLE MEANS OF EGRESS (1009)

48" STAIRWAY WIDTH NOT REQUIRED (1009.3, EXCEPTION 2)
AREAS OF REFUGE NOT REQUIRED (1009.3, EXCEPTION 8 & 1009.4, EXCEPTION 2)
TWO WAY COMMUNICATION SYSTEM REQUIRED AT ELEVATOR LANDINGS (1009.8)

EXIT ACCESS (1014)

COMMON PATH OF EGRESS TRAVEL PER 1014.3

B & S OCCUPANCIES:	100'-0"
A OCCUPANCIES:	75'-0"
R-2 OCCUPANCIES:	125'-0"

EXIT ACCESS TRAVEL DISTANCE (1016)

A, R, S-1 OCCUPANCIES:	250'-0"
B OCCUPANCY	300'-0"
S-2 OCCUPANCY	400'-0"

MINIMUM CORRIDOR WIDTH (1018.2)

LOCATION	MIN WIDTH
ACCESS TO MECHANICAL, PLUMBING, OR ELECTRICAL SYSTEMS OR EQUIPMENT	24"
WHERE OCCUPANT CAPACITY IS LESS THAN 50	36"
WITHIN A DWELLING UNIT	36"
ALL OTHER LOCATIONS	44"

CORRIDOR DEAD END (1020.4):

A OCCUPANCY:	20'-0"
B, R-2, & S OCCUPANCIES:	50'-0" (1020.4, EXCEPTION 2)

MEANS OF EGRESS ILLUMINATION (1006)

(NOT REQUIRED INSIDE DWELLING UNITS PER 1006.1, EXCEPTION 3)
TYPICAL CONDITIONS: 1 fc MIN AT THE WALKING SURFACE TO PUBLIC WAY
EMERGENCY POWER ILLUMINATION REQUIREMENTS PER 1006.3.1

INTERIOR ENVIRONMENT — CHAPTER 12

LIGHTING OF OCCUPIED SPACES:

NATURAL LIGHT: NET GLAZED AREA IS GREATER THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED

ARTIFICIAL LIGHT: 10fc AVERAGE PROVIDED AT 30-INCHES ABOVE THE FLOOR LEVEL.

DWELLING UNIT SOUND TRANSMISSION:

WALLS:	50 STC MIN REQUIRED (1208.2)
FLOOR/CEILINGS:	60 IIC MIN REQUIRED (1207.3)

EXTERIOR WALLS STC 39: LIVING ROOM 55 Dba Lmax30 (GENERAL PLAN 2040 EC-1.1)

ROOFING REQUIREMENTS — CHAPTERS 15 & 16

BASIC WIND SPEED	85 MPH (V3S)
WIND EXPOSURE CATEGORY:	B
FIRE CLASSIFICATION:	B

CLADDING REQUIREMENTS — CHAPTERS 14 & 16

BASIC WIND SPEED	85 MPH (V3S)
WIND EXPOSURE CATEGORY:	B
FIRE CLASSIFICATION:	NON-COMBUSTIBLE

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

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ADDRESS:
199 BASSETT ST SAN JOSE, CA 95110

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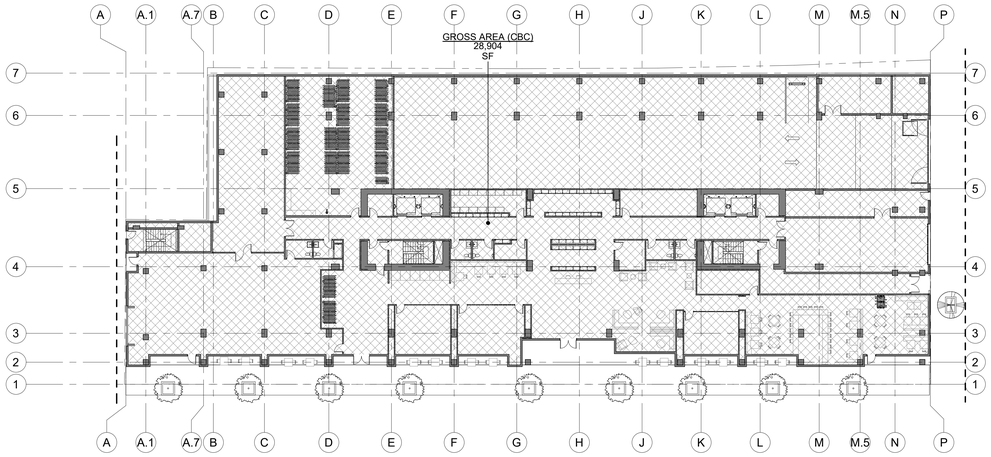
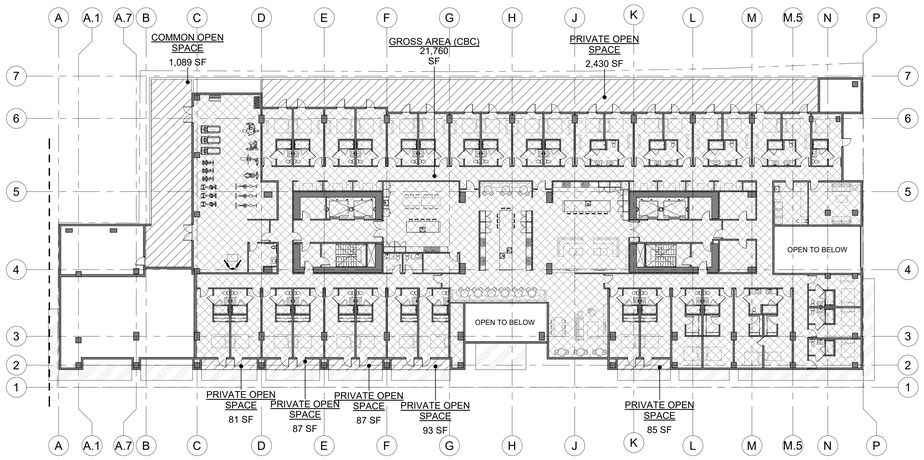
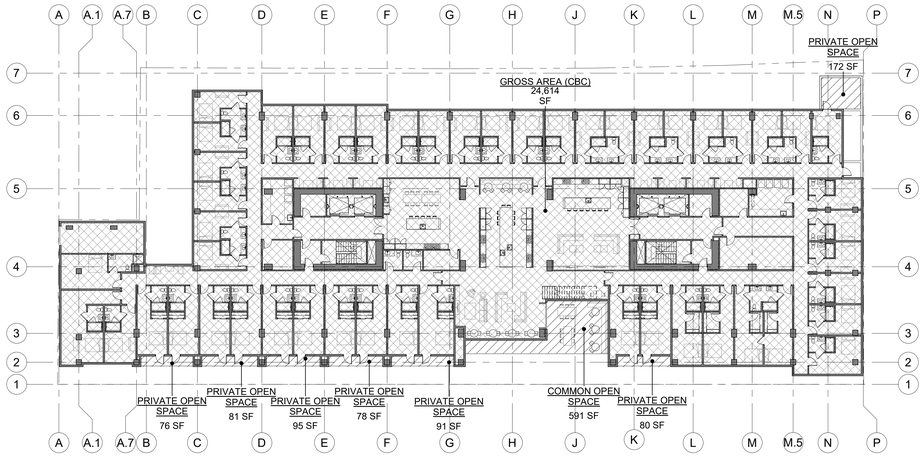


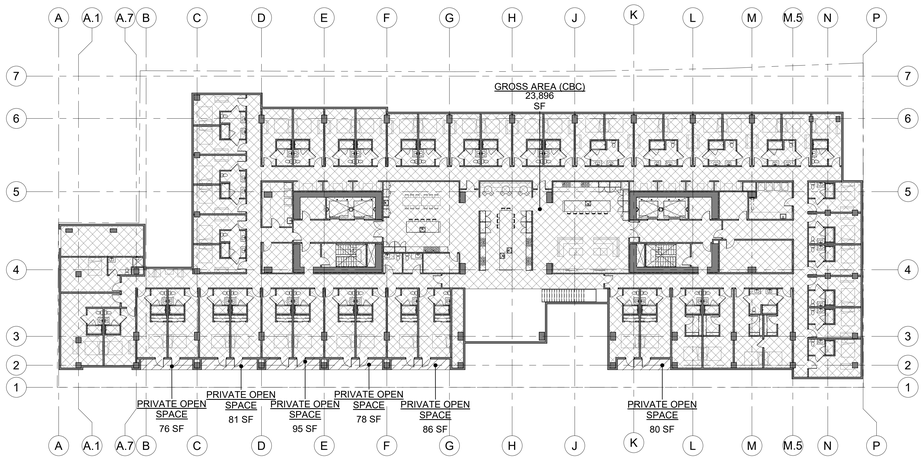
6 G130 LEVEL 1 - OPEN SPACE EXHIBIT
1" = 20'-0"



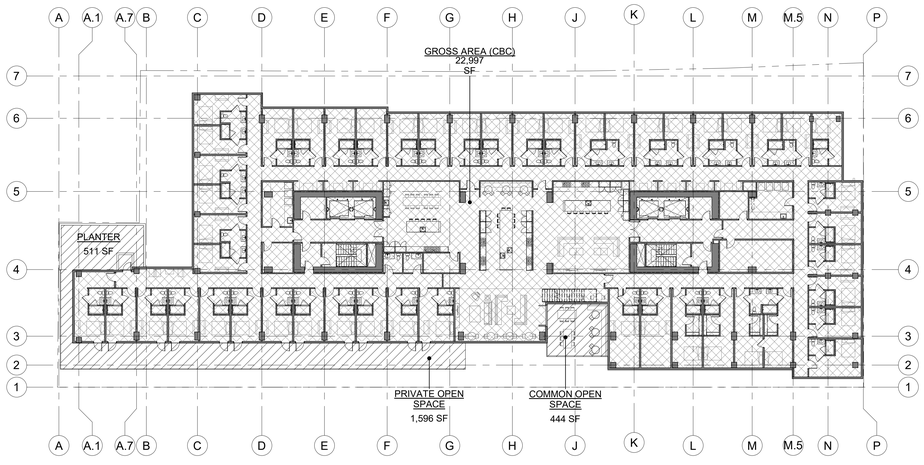
1 G130 LEVEL 2 - OPEN SPACE EXHIBIT
1" = 20'-0"



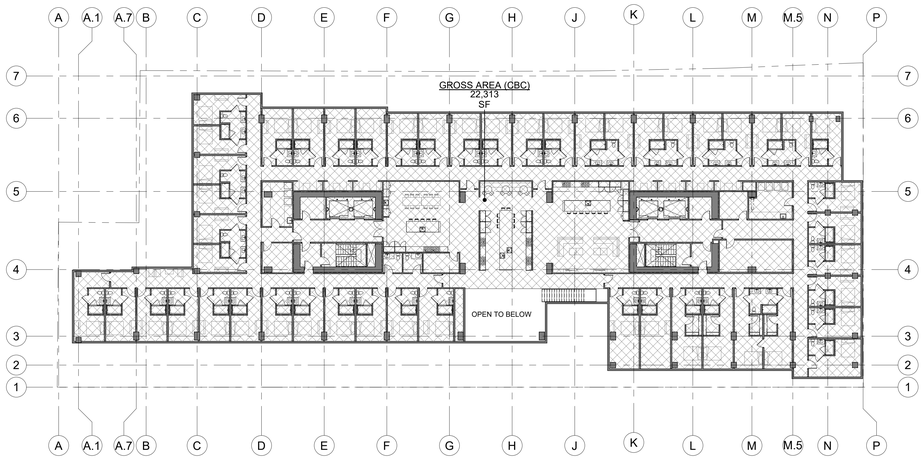
2 G130 LEVEL 3 - OPEN SPACE EXHIBIT
1" = 20'-0"



3 G130 LEVEL 4 - OPEN SPACE EXHIBIT
1" = 20'-0"



5 G130 LEVEL 5 - OPEN SPACE EXHIBIT
1" = 20'-0"



4 G130 LEVEL 6, 8, 10, 12, 14, 16 - OPEN SPACE EXHIBIT
1" = 20'-0"

NOTE: SEE OPEN SPACE TOTALS ON SHEET G100

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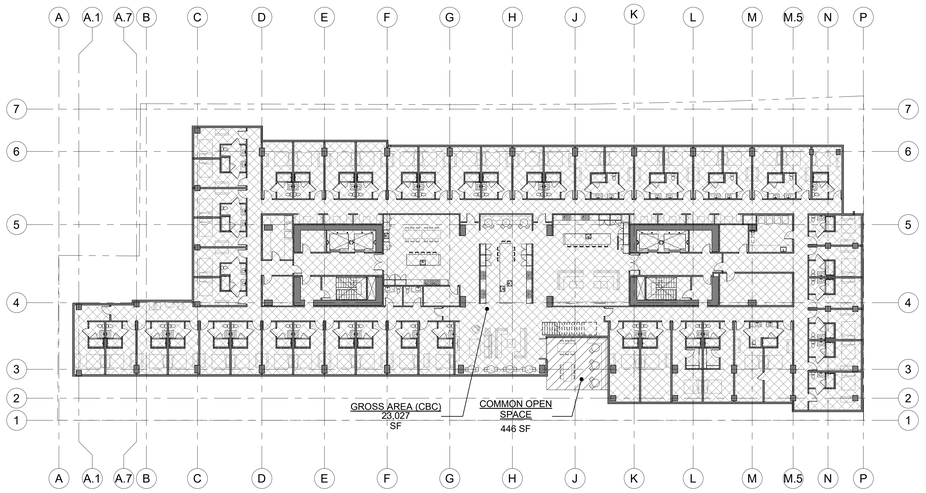
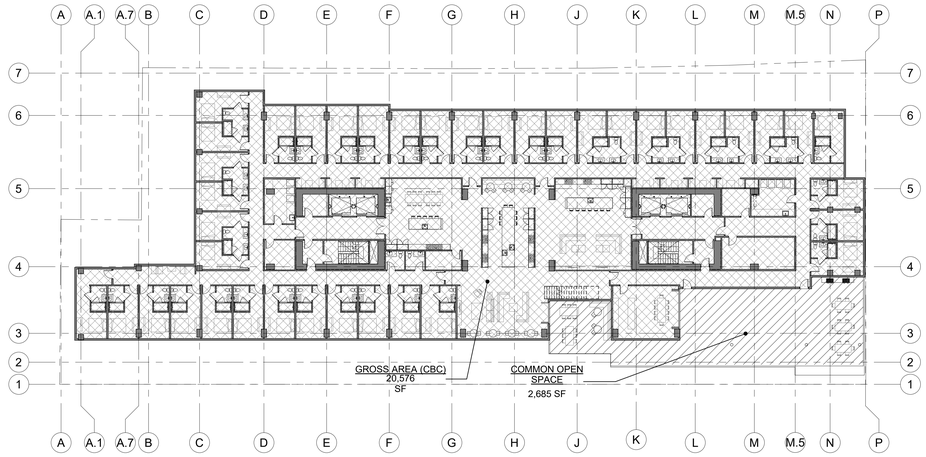
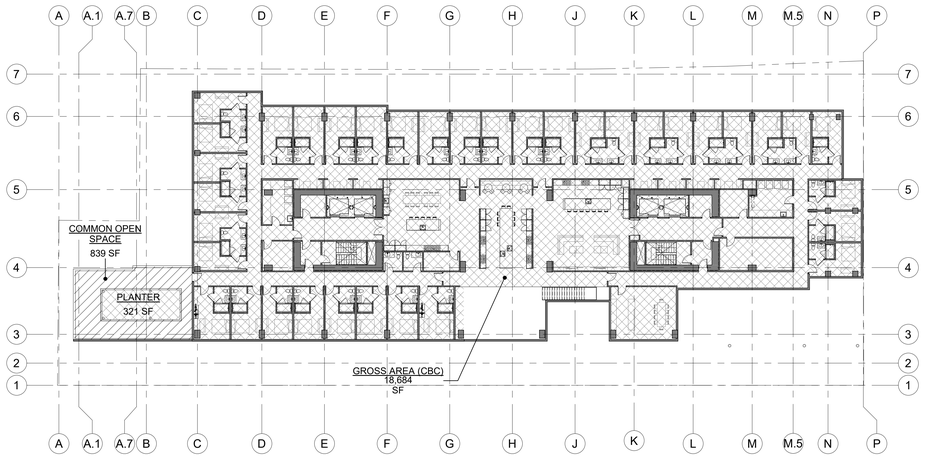


4 G131 LEVEL 7, 9, 11, 13, 15 - OPEN SPACE EXHIBIT
1" = 20'-0"



1 G131 LEVEL 17 - OPEN SPACE EXHIBIT
1" = 20'-0"



2 G131 LEVEL 18 - OPEN SPACE EXHIBIT
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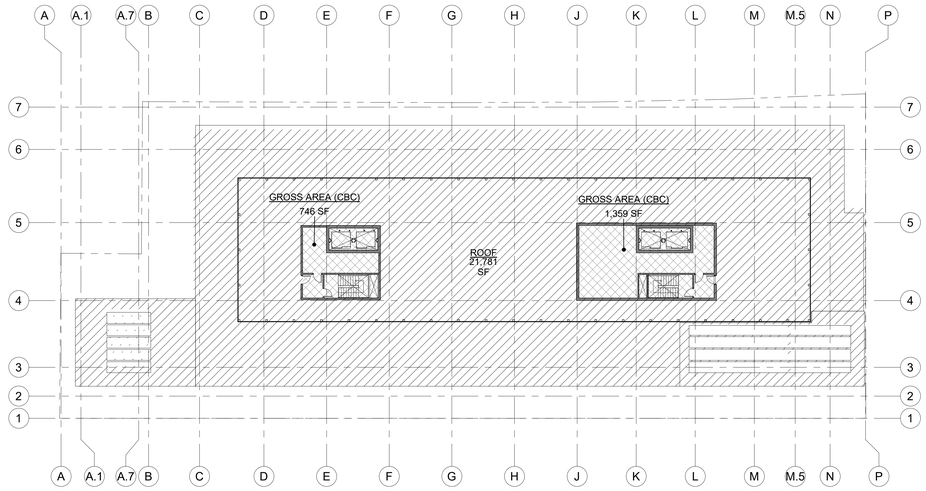

3 G131 ROOF - OPEN SPACE EXHIBIT
1" = 20'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
**199 BASSETT ST
SAN JOSE, CA 95110**

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
REVISION: DESCRIPTION: SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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FOR PLAN REVIEW ONLY

SHEET TITLE:
OPEN SPACE EXHIBIT

SHEET NO.:
G131

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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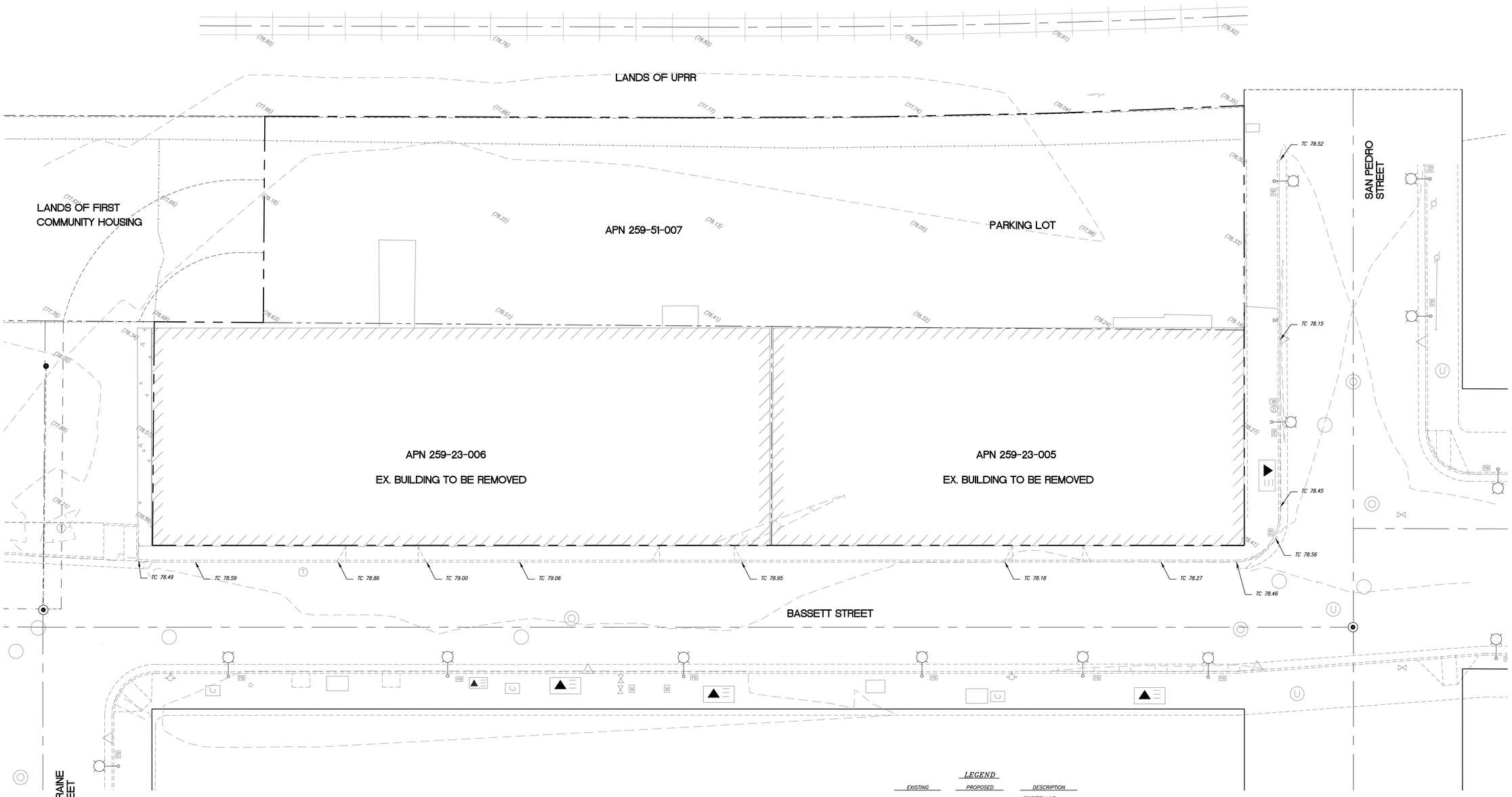

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CENTERLINE
100		CONTOUR
		15% SLOPE LINE
		CONCRETE CURB & GUTTER
		RETAINING WALL
		SANITARY SEWER
		SANITARY SEWER
		SANITARY MANHOLE
		SANITARY CLEANOUT
		STORM MANHOLE
		V-64 CHRISTY DRAIN OR EQUAL
		STANDARD HOODED INLET
		AREA DRAIN
		SIDEWALK
		POSITIVE RELEASE
	FF 161.00	FINISHED FLOOR ELEVATION
	PAD 160.00	PAD ELEVATION
	TC 160.00	TOP OF CURB ELEVATION
	FL 160.00	FLOW LINE ELEVATION
	S=.004>	SLOPE
	GB	GRADE BREAK
	TW	TOP OF WALL
	BW	BOTTOM OF WALL

BENCHMARK:
SCVWD BM984

USGS BRASS DISK (E1447) ON THE TOP OF THE SOUTHEASTERLY END, OF MOST SOUTHERLY CONCRETE FOOTING FOR BRIDGE'S BENT; AT THE INTERSECTION OF UPRR TRACKS, UNDER COLEMAN AVENUE

ELEVATION 79.72 (NAVD88)

NOTE: TO CONVERT ELEVATIONS TO CSJ DATUM SUBTRACT 2.75 FEET

GRAPHIC SCALE
1" = 10'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2406
TEL. (408) 295-9162 FAX (408) 993-1511

BASSETT @ NORTH SAN PEDRO

OWNER:
199 BASSETT, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SP17-023, SPA18-___

PROJECT NO.: 1921
DRAWN: PBS
DATE: 11-30-2018
SPECIAL USE PERMIT AMENDMENT

REVISION:	DESCRIPTION:
2/28/19	RESPOND TO CITY COMMENTS

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FOR PLAN REVIEW ONLY

SPECIAL USE PERMIT AMENDMENT

SHEET TITLE:
BOUNDARY AND TOPOGRAPHY

SHEET NO.:
C301

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BENCHMARK:
SCVWD BM984

USGS BRASS DISK (E1447) ON THE TOP OF THE SOUTHEASTERLY END, OF MOST SOUTHERLY CONCRETE FOOTING FOR BRIDGE'S BENT: AT THE INTERSECTION OF UPRR TRACKS, UNDER COLEMAN AVENUE

ELEVATION 79.72 (NAVD88)

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GRAPHIC SCALE
1" = 10'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CENTERLINE
100		CONTOUR
		15% SLOPE LINE
		CONCRETE CURB & GUTTER
		RETAINING WALL
		SANITARY SEWER
		SANITARY SEWER
		SANITARY MANHOLE
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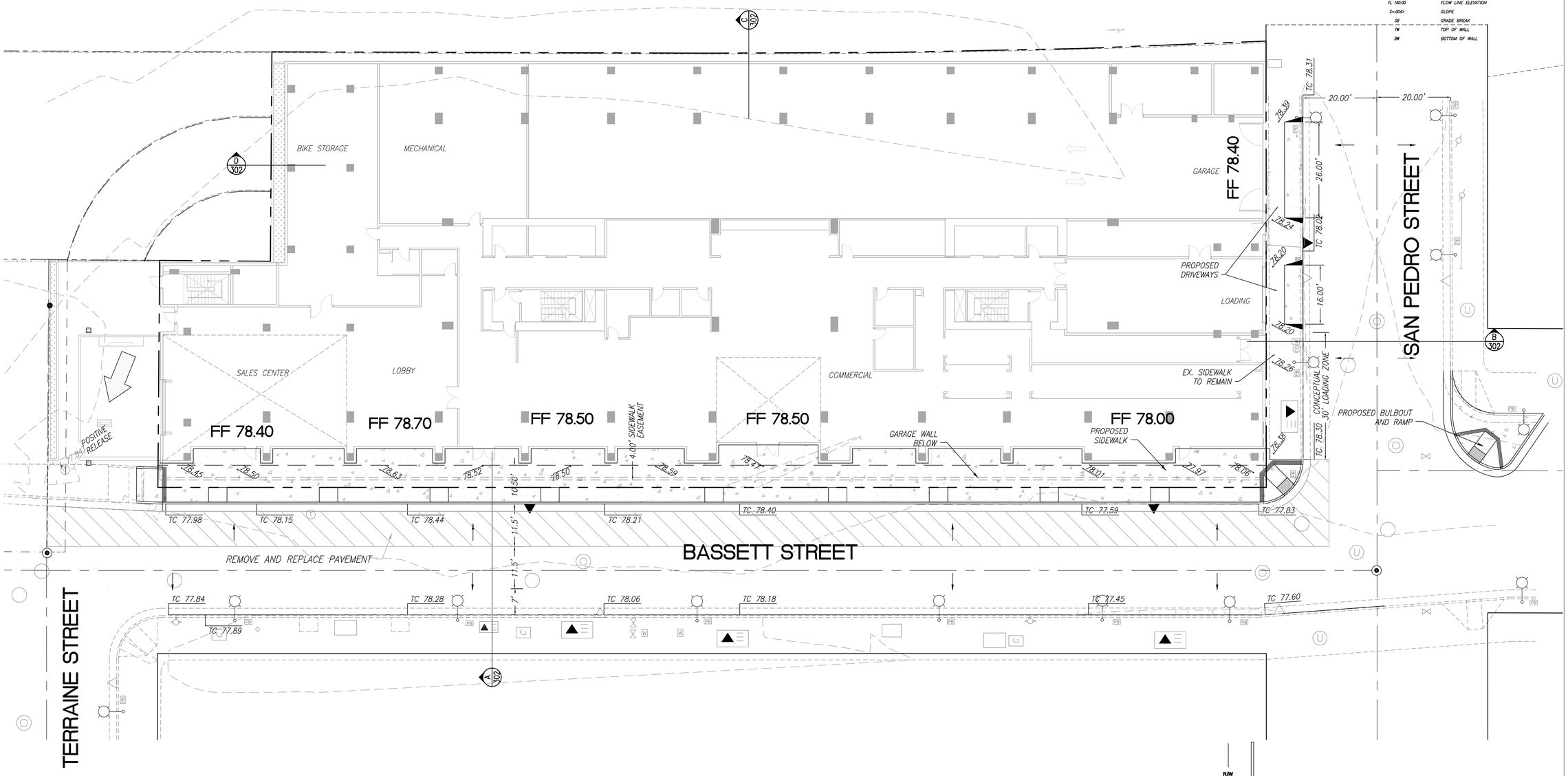
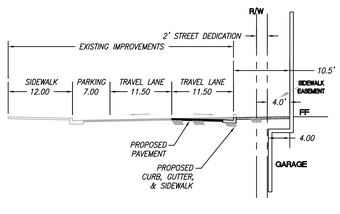
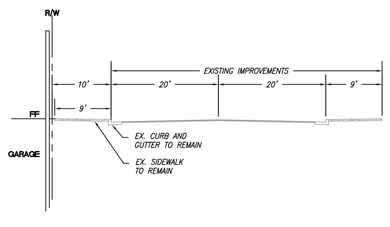
	FL 160.00	FLOW LINE ELEVATION
	S=.004>	SLOPE
	GB	GRADE BREAK
	TW	TOP OF WALL
	BW	BOTTOM OF WALL





SECTION A



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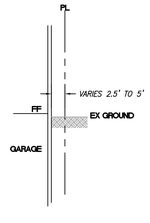

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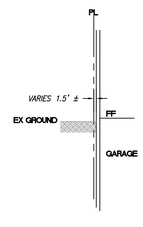

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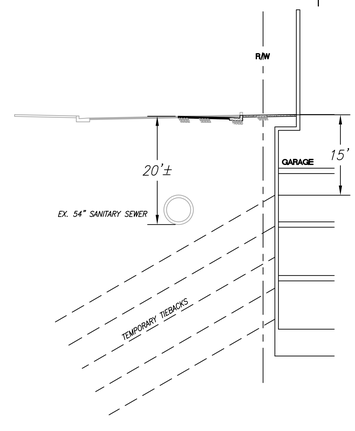

TYPICAL SHORING SECTION

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

Charles W. Davidson Co.
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255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2406
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BASSETT @ NORTH SAN PEDRO

OWNER:
199 BASSETT, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SP17-023, SPA18-___

PROJECT NO.: 1921
DRAWN: PBS
DATE: 11-30-2018
SPECIAL USE PERMIT AMENDMENT

REVISION:	DESCRIPTION:
2/28/19	RESPOND TO CITY COMMENTS

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FOR PLAN REVIEW ONLY

SPECIAL USE PERMIT AMENDMENT

SHEET TITLE:
CONCEPTUAL GRADING PLAN

SHEET NO.:
C302

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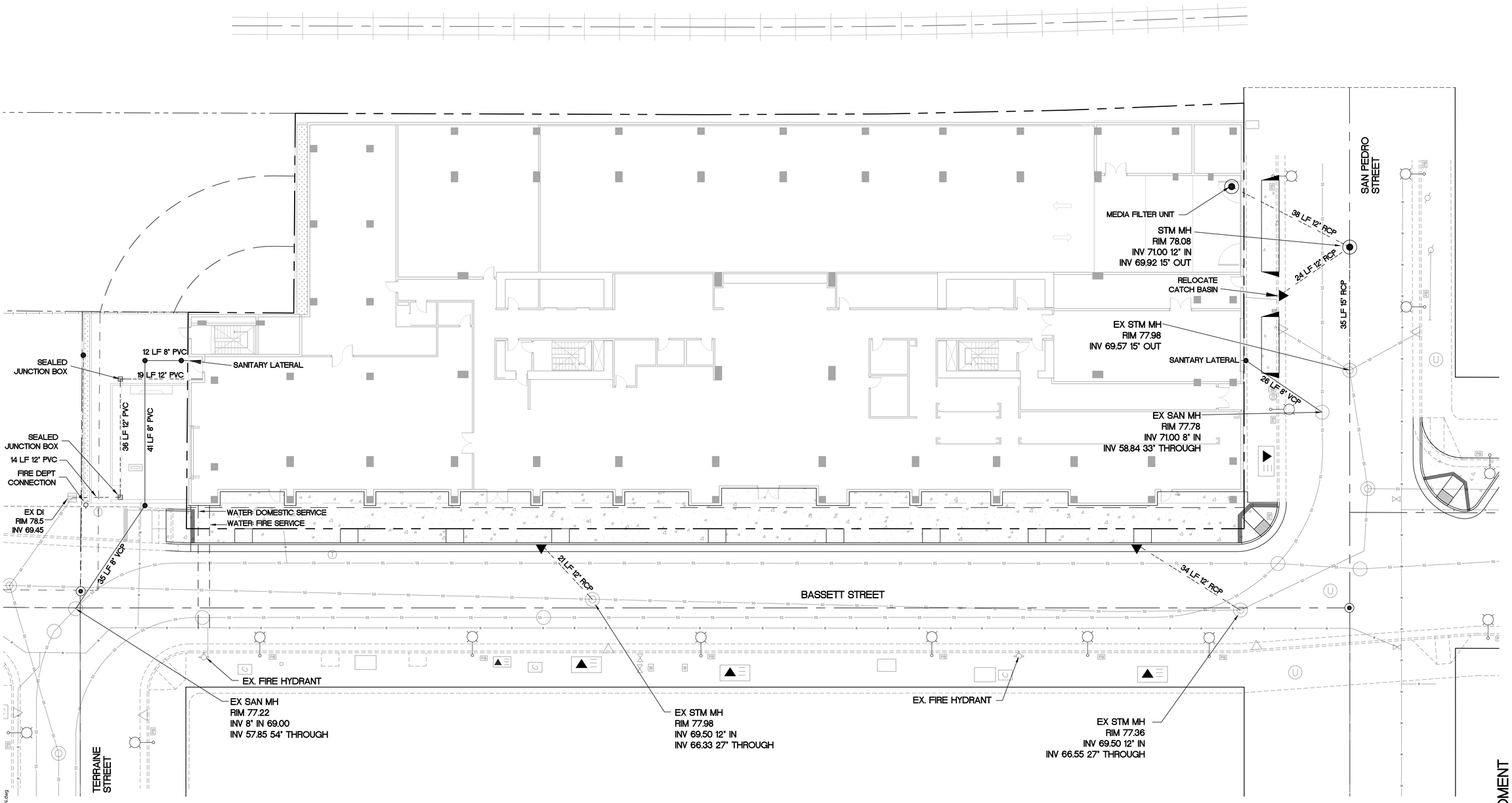
2/21/2019 2:11 PM



BENCHMARK:
SCVWD BM984

USGS BRASS DISK (E1447) ON THE TOP OF THE SOUTHEASTERLY END, OF MOST SOUTHERLY CONCRETE FOOTING FOR BRIDGE'S BENT: AT THE INTERSECTION OF UPRR TRACKS, UNDER COLEMAN AVENUE

ELEVATION 79.72 (NAVD88)

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FOR PLAN REVIEW ONLY

SHEET TITLE:
UTILITY PLAN

SHEET NO.:
C303

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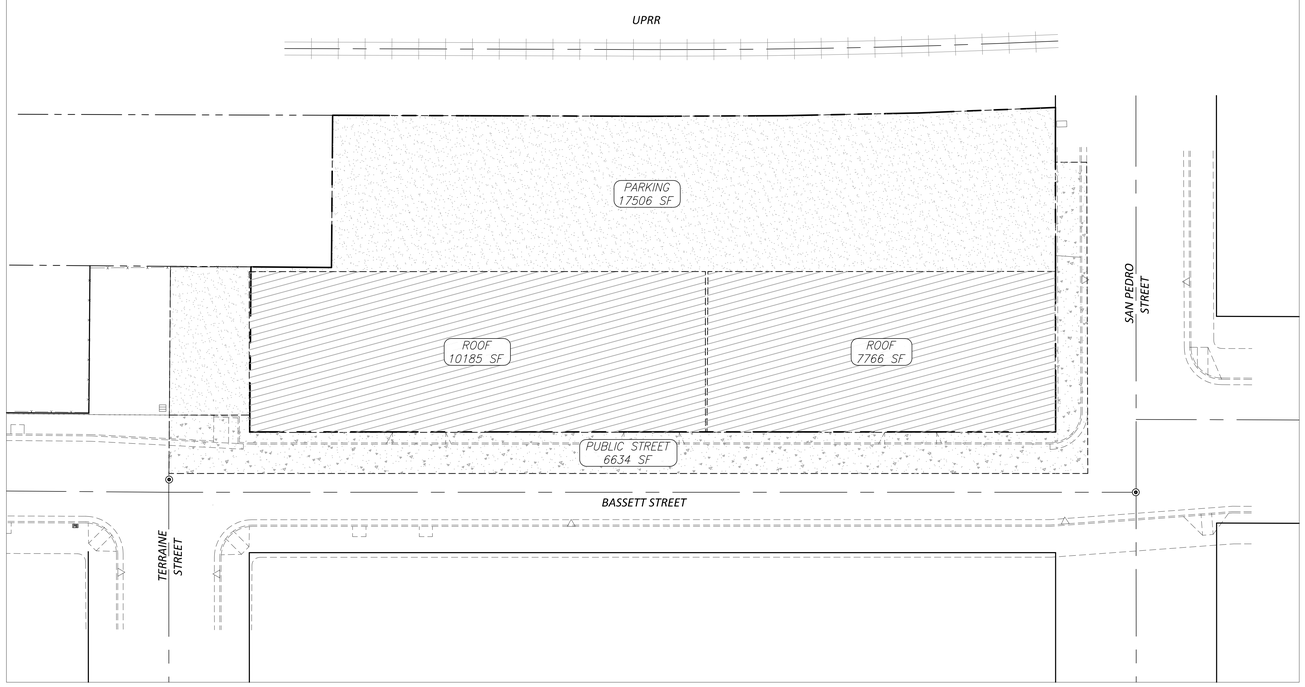
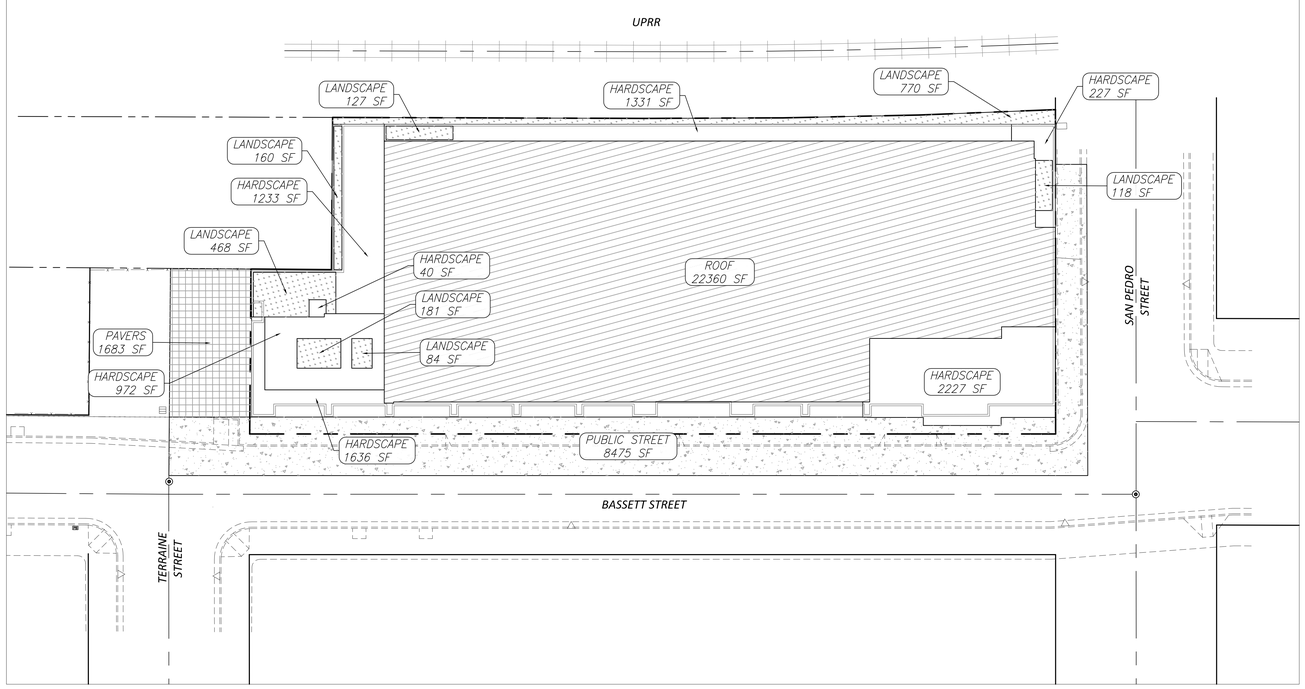
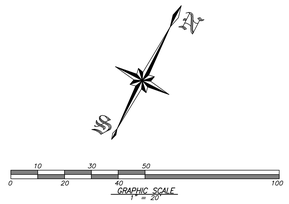
PRE-DEVELOPMENT



POST DEVELOPMENT





LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CENTERLINE
100		CONTOUR
		15% SLOPE LINE
		CONCRETE CURB & GUTTER
		RETAINING WALL
		SANITARY SEWER
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	TW	TOP OF WALL
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FORM #120 - Stormwater Evaluation Form — page 2 of 4

2. SURFACE DATA

2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/A

2.b. Total area of site: 0.97 acres

2.c. Total Existing Impervious Surfaces on site: 42,091 sq. ft.

2.d. Total area of site that will be disturbed: 0.97 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface Area Disturbed sq. ft.	Proposed Surface: To Be Replaced sq. ft. [1]	Proposed Surface: New sq. ft. [2]	RESET CALCULATIONS
2.e. IMPERVIOUS SURFACES				
Roof Area	17,951	22,360	0	
Parking	17,506	0	0	
Sidewalks, Patios, Driveways, Etc.	0	7,665	0	
Public Streets	6,634	8,475	0	Total Proposed Impervious Surface (replaced + new)
Private Streets	0	0	0	
Online form auto-calculates **Impervious Surfaces Total**	e.1. 42,091	e.2. 38,500	e.3. 0	e.4. 38,500
2.f. PERVIOUS SURFACES				
Landscaped Area	0	0	1,908	
Pervious Paving	0	0	1,683	Total Proposed Pervious Surface (replaced + new)
Green Roof and other Pervious Surfaces	0	0	0	
Online form auto-calculates **Pervious Surfaces Total**	f.1. 0	f.2. 0	f.3. 3,591	f.4. 3,591

2.g. Percentage of Site's Impervious Area Replacement (e.2 ÷ 2.c) X 100: Online form auto-calculates **g.** 91.47 %

[1] *Proposed Replaced Impervious Surface:* Replacement of an existing impervious surface with another impervious surface.

[2] *Proposed New Impervious Surface:* New impervious surface that will cover an existing pervious surface.

3. PROVISION C.3 APPLICABILITY

3.a. Is box 2.e.4 above equal to 10,000 sq. ft. or more for any type of project, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking? Check one:

☒ Yes. Site Design, Source Control, and Treatment System requirements will all apply to the project area.

☐ No. Site Design and Source Control requirements will apply to the project area (Treatment Systems do not apply).

3.b. Is box 2.g above equal to or greater than 50%? Check one:

☒ Yes. Site Design, Source Control, and Treatment System requirements all apply to the entire site.

☐ No. Site Design, Source Control, and Treatment System requirements only apply to the area of site that is disturbed.

continued>

C2K
ARCHITECTURE
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PORTLAND OREGON 97209
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BASSETT @ NORTH SAN PEDRO

OWNER:
199 BASSETT, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SP17-023, SPA18-___

PROJECT NO.: 1921
DRAWN: PBS
DATE: 11-30-2018
SPECIAL USE PERMIT AMENDMENT

REVISION:	DESCRIPTION:
2/28/19	RESPOND TO CITY COMMENTS

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FOR PLAN REVIEW ONLY

SPECIAL USE PERMIT AMENDMENT

SHEET TITLE:
PERVIOUS IMPERVIOUS COMPARISON PLAN

SHEET NO.:
C304

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CENTERLINE
100		CONTOUR
		15% SLOPE LINE
		CONCRETE CURB & GUTTER
		RETAINING WALL
		SANITARY SEWER
		STORM SEWER
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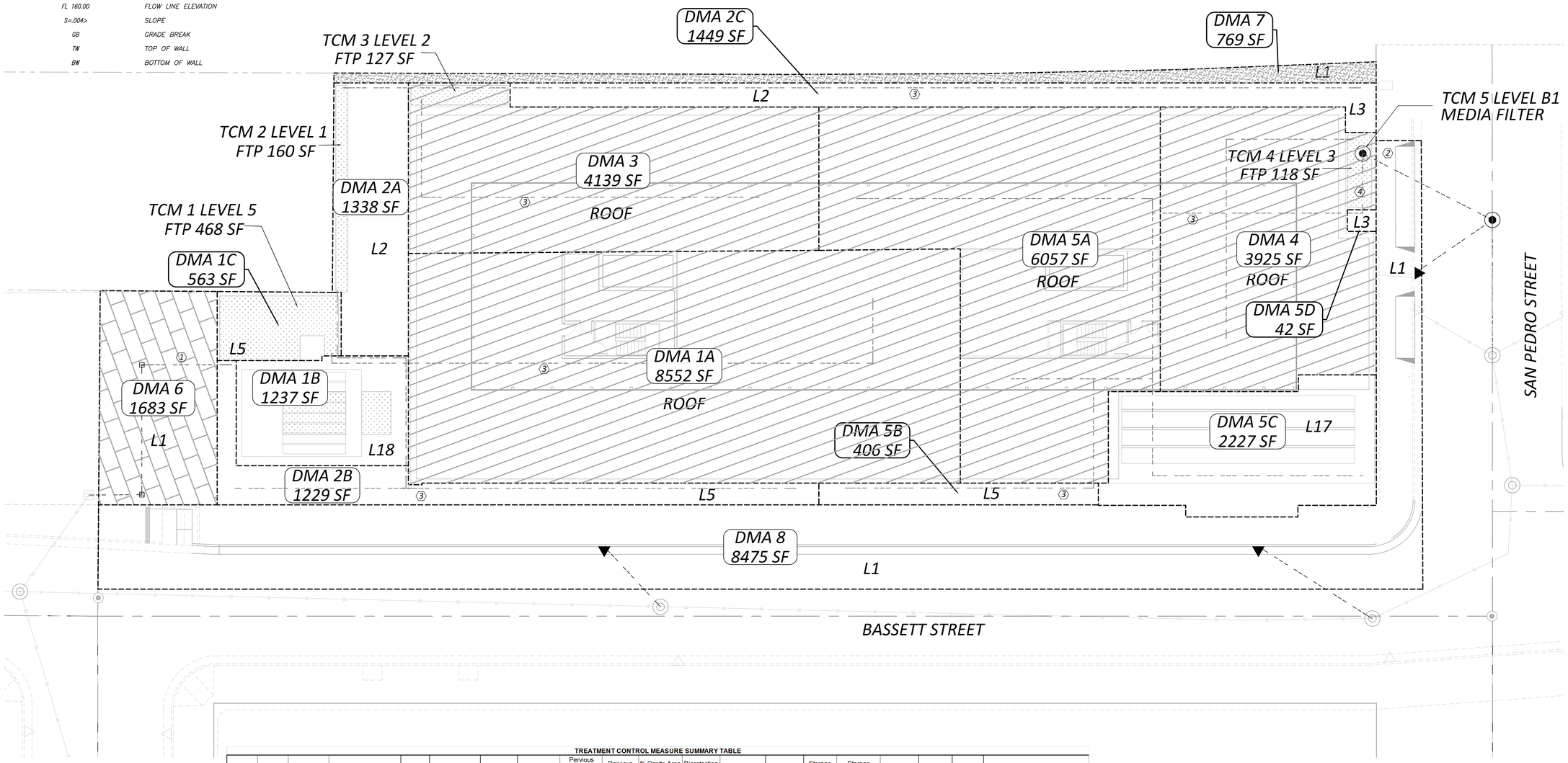
TC 160.00		TOP OF CURB ELEVATION
FL 160.00		FLOW LINE ELEVATION
S=.004>		SLOPE
GB		GRADE BREAK
TW		TOP OF WALL
BW		BOTTOM OF WALL

NOTES

1. CONNECTION TO CITY STORM DRAIN FOR TCM'S 1, 2, AND 3, FLOW THROUGH PLANTERS, AND SUBDRAIN FOR PERVIOUS PAVERS.
2. CONNECTION TO CITY STORM DRAIN FOR TCM'S 4, FLOW THROUGH PLANTER, AND TCM 5, MEDIA FILTER
3. CONCEPTUAL STORM DRAIN PLUMBING INSIDE THE BUILDING TO CONVEY WATER FROM THE DMA'S TO THE TCM'S
4. DISCHARGE FROM TCM 4 TO BE CONNECTED DOWNSTREAM FROM THE MEDIA FILTER

N

GRAPHIC SCALE 1" = 10'



TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (in)	# of Cartridges Required	# of Cartridges Provided	Media Type	Comments
1	1	Onsite	Flow Trrough Planter	LID	3. Flow-Volume Combo	10,352	9,619		733	30.79%	295	468	6	n/a	n/a				TCM 1 located on Level 5
2	2	Onsite	Flow Trrough Planter	LID	3. Flow-Volume Combo	4,016	3,856		160	11.95%	115	160	6	n/a	n/a				TCM 2 located on Level 1
3	3	Onsite	Flow Trrough Planter	LID	3. Flow-Volume Combo	4,139	4,012		127	12.31%	120	127	6	n/a	n/a				TCM 3 located on Level 2
4	4	Onsite	Flow Trrough Planter	LID	3. Flow-Volume Combo	3,925	3,807		118	11.68%	113	118	6	n/a	n/a				TCM 4 located on Level 3
5	5	Onsite	Media Filter	Non-LID	2C. Flow: I = 0.2	8,732	8,732		0	25.98%	n/a	n/a	n/a	n/a	n/a	2	2	phosphosc	TCM 5 located on Level B1
6	6	Onsite	Permeable Pavers	LID	1B. Volume	1,683		1,683	0	5.01%	n/a	n/a	n/a	0	2				Storage depth in inches Level 1
7	7	Onsite	Self Treating	LID	N/A	769			769	2.29%	n/a	n/a	n/a	n/a	n/a				Level 1
8	8	Offsite	Maintenance Area	N/A	N/A	8,475	8,475		0	-	n/a	n/a	n/a	n/a	n/a				Level 1
9										-									
10										-									
					Totals:	33,616	30,026	1,683	1,907	100.00%									

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.
**** DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]

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FOR PLAN REVIEW ONLY

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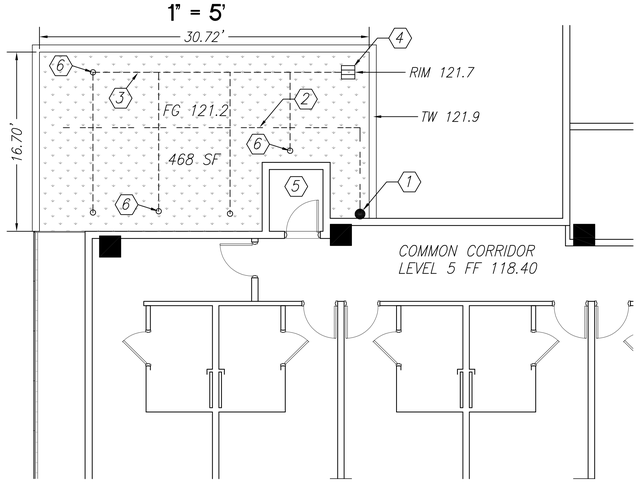
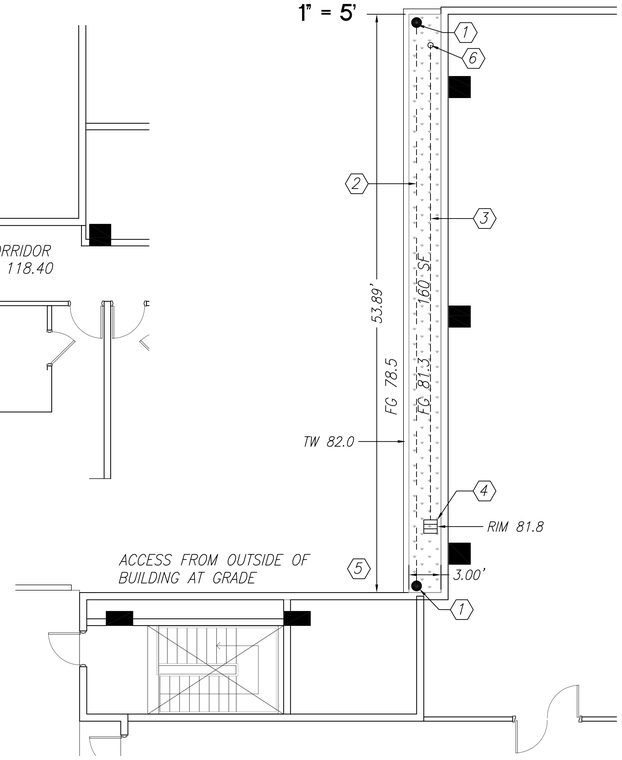
SHEET TITLE:
STORM WATER MANAGEMENT PLAN

SHEET NO.:
C305

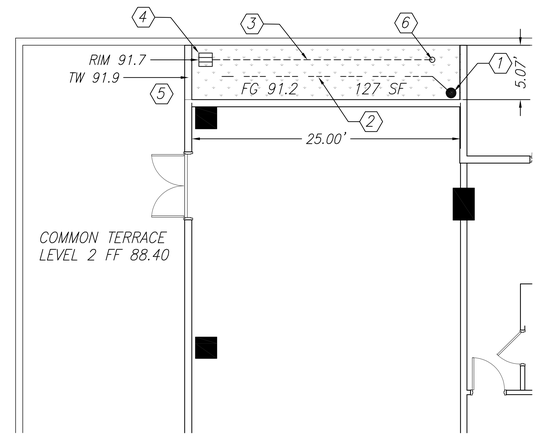
TCM 1 - LEVEL 5
FLOW THROUGH PLANTER
1" = 5'



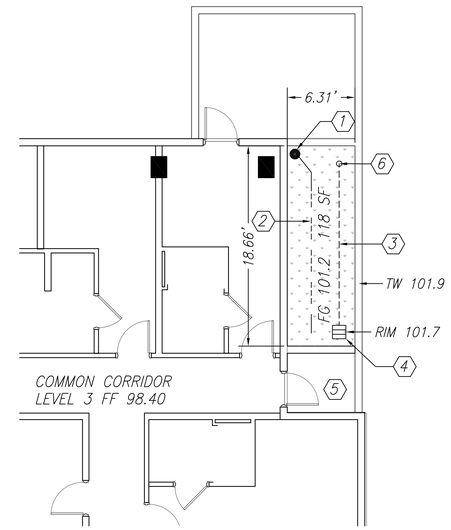
TCM 2 - LEVEL 1
FLOW THROUGH PLANTER
1" = 5'



TCM 3 - LEVEL 2
FLOW THROUGH PLANTER
1" = 5'

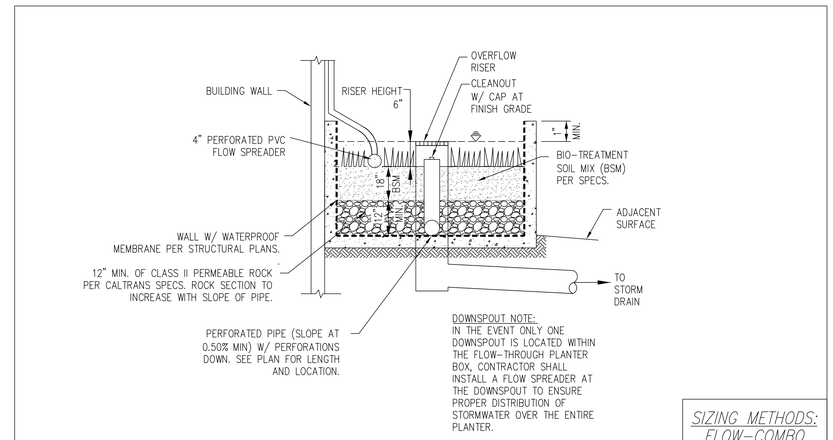


TCM 4 - LEVEL 3
FLOW THROUGH PLANTER
1" = 5'



NOTES

1. CONCEPTUAL DOWNSPOUT LOCATION
2. FLOW SPREADER ON SURFACE
3. SUBDRAIN
4. OVERFLOW INLET
5. MAINTENANCE ACCESS
6. SUBDRAIN CLEANOUT AT FINISH GRADE



DOWNSPOUT NOTE:
IN THE EVENT ONLY ONE DOWNSPOUT IS LOCATED WITHIN THE FLOW-THROUGH PLANTER BOX, CONTRACTOR SHALL INSTALL A FLOW SPREADER AT THE DOWNSPOUT TO ENSURE PROPER DISTRIBUTION OF STORMWATER OVER THE ENTIRE PLANTER.

SIZING METHODS:
FLOW-COMBO

3 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.

TABLE 1 — **ROUTINE MAINTENANCE**

ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	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 UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	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.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	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.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	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" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

SIZING FOR VOLUME BASED TREATMENT

DMA # 1
A= 10352 s.f.
Impervious Area = 9619 s.f. % Imperviousness= 92.92%
MAPsite = 15 Correction Factor= 1.0791
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X Not Applicable (100% Impervious): X
Are the soils outside the building footprint not graded/compacted? N/A Yes/No
If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type: CLAY
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.54056018 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.55850676 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.54056018 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.5833383 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 503.23 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 10,352 sq. ft
Impervious Area = 9,619 sq. ft
Pervious Area = 733 sq. ft
Equivalent Impervious Area = 73 sq. ft Total Equivalent Impervious = **9,692** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.9166916 hrs
Estimate the Surface Area = 295 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 358.51001 cu. ft
Volume in Ponding Area = 144.71652 cu. ft
Depth of Ponding = 0.4905645 ft Depth of Ponding = 5.9 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 2
A= 4016 s.f.
Impervious Area = 3856 s.f. % Imperviousness= 96.02%
MAPsite = 15 Correction Factor= 1.0791
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X Not Applicable (100% Impervious): X
Are the soils outside the building footprint not graded/compacted? N/A Yes/No
If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type: CLAY
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.55780876 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.57665339 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.55780876 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.6019519 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 201.45 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,016 sq. ft
Impervious Area = 3,856 sq. ft
Pervious Area = 160 sq. ft
Equivalent Impervious Area = 16 sq. ft Total Equivalent Impervious = **3,872** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.0097595 hrs
Estimate the Surface Area = 115 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 144.21764 cu. ft
Volume in Ponding Area = 57.235594 cu. ft
Depth of Ponding = 0.4977008 ft Depth of Ponding = 6 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 3
A= 4139 s.f.
Impervious Area = 4012 s.f. % Imperviousness= 96.93%
MAPsite = 15 Correction Factor= 1.0791
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X Not Applicable (100% Impervious): X
Are the soils outside the building footprint not graded/compacted? N/A Yes/No
If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type: CLAY
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56290916 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58201933 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.56290916 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.6074559 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 209.52 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 4,139 sq. ft
Impervious Area = 4,012 sq. ft
Pervious Area = 127 sq. ft
Equivalent Impervious Area = 13 sq. ft Total Equivalent Impervious = **4,025** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.0372796 hrs
Estimate the Surface Area = 120 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 151.86398 cu. ft
Volume in Ponding Area = 57.657692 cu. ft
Depth of Ponding = 0.4804808 ft Depth of Ponding = 5.8 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 4
A= 3925 s.f.
Impervious Area = 3807 s.f. % Imperviousness= 96.99%
MAPsite = 15 Correction Factor= 1.0791
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): X Not Applicable (100% Impervious): X
Are the soils outside the building footprint not graded/compacted? N/A Yes/No
If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltratraion rate (eg. Silt Loam to Clay)
Modified Soil Type: CLAY
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56325452 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58238268 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.56325452 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.6078286 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 198.81 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 3,925 sq. ft
Impervious Area = 3,807 sq. ft
Pervious Area = 118 sq. ft
Equivalent Impervious Area = 12 sq. ft Total Equivalent Impervious = **3,819** sq. ft
Rainfall intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.0391431 hrs
Estimate the Surface Area = 113 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 143.09299 cu. ft
Volume in Ponding Area = 55.717624 cu. ft
Depth of Ponding = 0.4930763 ft Depth of Ponding = 5.9 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

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TEL. (408) 295-9162 FAX (408) 993-1511

BASSETT @ NORTH SAN PEDRO

OWNER:
199 BASSETT, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SP17-023, SPA18-___

PROJECT NO.: 1921
DRAWN: PBS
DATE: 11-30-2018
SPECIAL USE PERMIT AMENDMENT

REVISION:	DESCRIPTION:
2/28/19	RESPOND TO CITY COMMENTS

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SHEET TITLE:
STORM WATER MANAGEMENT PLAN DETAILS

SHEET NO.:
C306

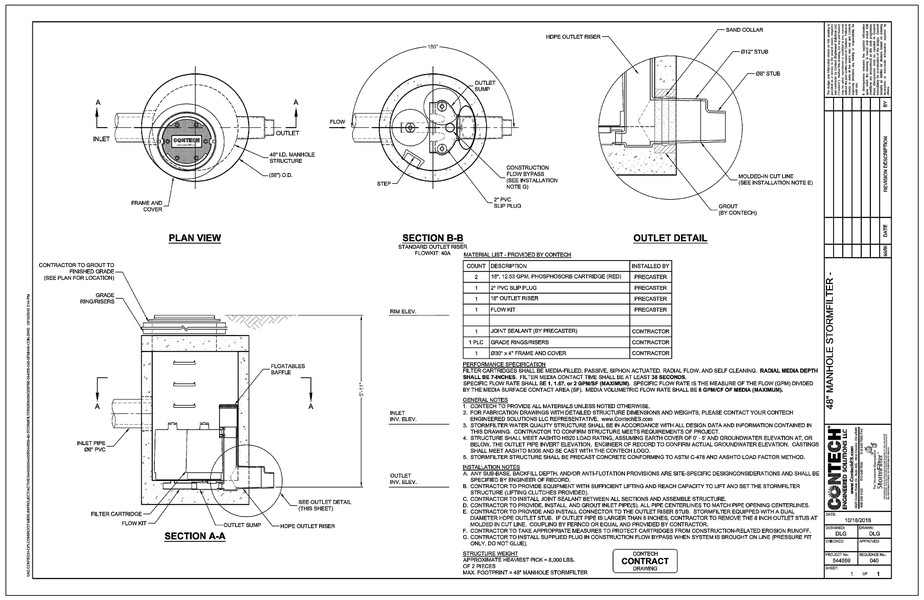
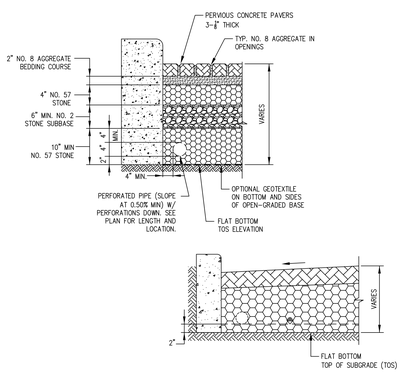


TABLE 1	ACTIVITIES FOR MEDIA FILTERS	ROUTINE MAINTENANCE
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



PERVIOUS PAVEMENT (SELF TREATING)

TABLE 1	ACTIVITIES FOR PERVIOUS PAVEMENT	ROUTINE MAINTENANCE
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

STANDARD STORMWATER CONTROL NOTES:

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

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.
   b. INTERIOR PARKING STRUCTURES.
   c. POOLS, SPAS, FOUNTAINS.
   d. COVERED LOADING DOCKS AND MAINTENANCE BAYS.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. REDUCE EXISTING IMPERVIOUS SURFACES.
2. CREATE NEW PERVIOUS AREAS:
   a. LANDSCAPE PLANTERS AND STREET TREES
3. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
4. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
5. PARKING:
   a. UNDER BUILDINGS.

PROJECT SITE INFORMATION:

1. SOILS TYPE: ALLUVIAL CLAY SAND AND GRAVEL
2. GROUND WATER DEPTH: 15 FEET BELOW GROUND SURFACE
3. NAME OF RECEIVING BODY: GUADELUPE RIVER
4. FLOOD ZONE: D AND X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
199 BASSETT STREET
San Jose CA 95110

I.B. PROPERTY OWNER:
199 BASSETT LLC
1020 KEARNEY STREET
SAN FRANCISCO CA 94133

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
STARCITY

II.B. PHONE NUMBER OF CONTACT:
TBD

II.C. EMAIL:
TBD

II.D. ADDRESS:
1020 KEARNEY STREET
SAN FRANCISCO CA 94133

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 10(IN)HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

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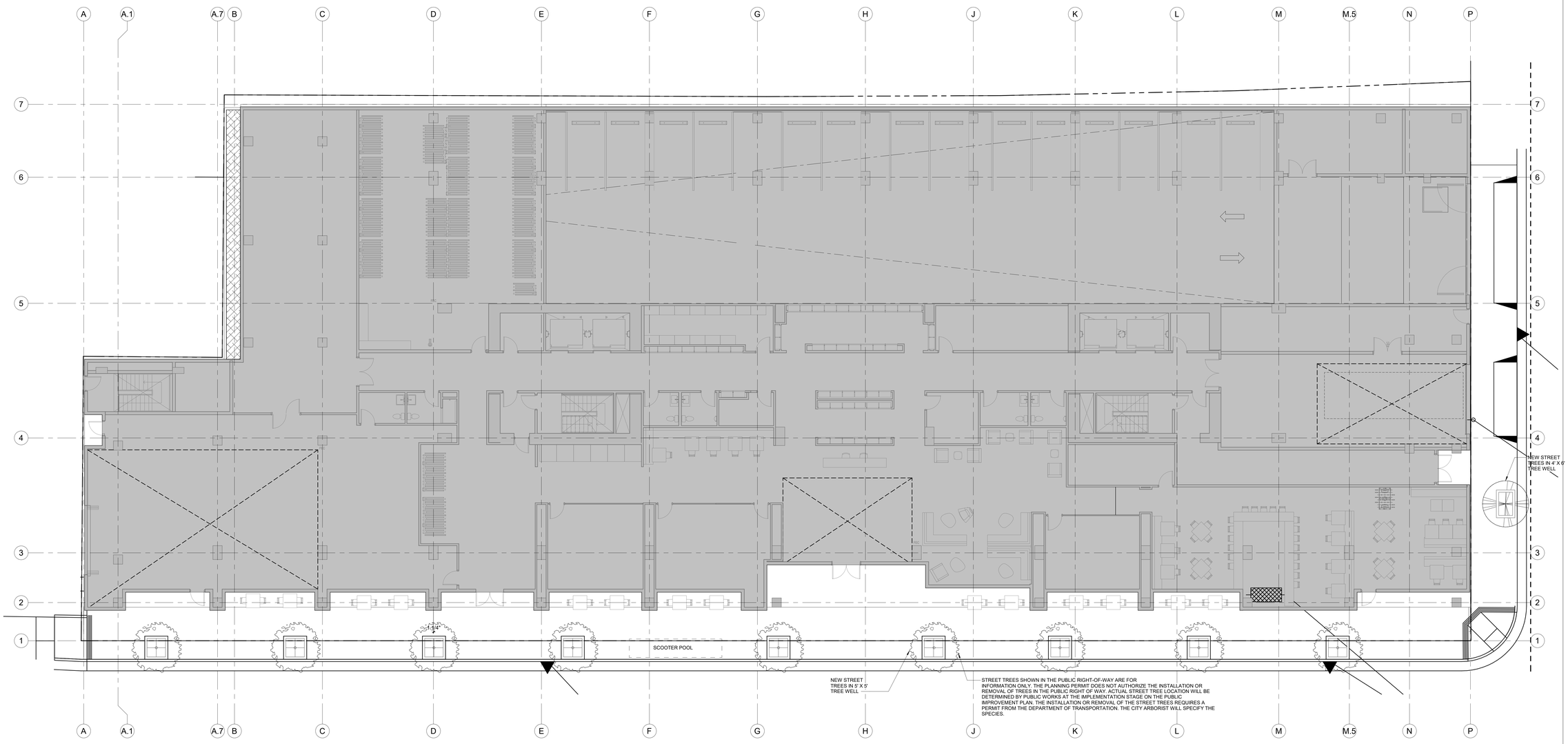
STORM WATER MANAGEMENT PLAN - DETAILS

SHEET NO.:
C307



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.

1 / L201 FP LEVEL 1 - LANDSCAPE PLAN 1/8"
1/8" = 1'-0"

0' 4' 8' 16' 32'

STREET TREE LEGEND

NOTE: STREET TREES TO BE PLANTED PER SAN JOSE DOWNTOWN STREETSCAPE MASTER PLAN

PLATANUS ACERIFOLIA "YARWOOD"

PYRUS CALLERYANA

LANDSCAPING ELEMENTS

PEDESTAL CONCRETE UNIT PAVING - PATTERN 1

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

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

FLOW THROUGH PLANTERS
- 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. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
  2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  3. SANTA BARABARA SEDGE: CAREX BARBARAE

ACCENT SHRUBS

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
REVISION: SPECIAL USE PERMIT AMENDMENT SPA17-023-01
DESCRIPTION:

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FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN LEVEL 01

SHEET NO.:
L201

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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1 L202 FP LEVEL 2 - LANDSCAPE PLAN 1/8"
1/8" = 1'-0"

0' 4' 8' 16' 32'

EXTERIOR LIGHTING LEGEND

	S1	BEGA 22384 RECESSED WALL LUMINAIRE - OR EQUAL.
	S2	BEGA 77 050 RECESSED FLOOR FIXTURE - OR EQUAL.
	S3	BEGA 99 727 BOLLARD - OR EQUAL
	S4	LINEAR LED INTEGRATED IN BRISE SOLEIL

LANDSCAPING ELEMENTS

PEDESTAL CONCRETE UNIT PAVING - PATTERN 1

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

PLANT AREA - TYPE 2
- MIX OF 1-3 GAL. ORNAMENTAL GRASSES
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- 18"-24" DEPTH LIGHTWEIGHT MANUFACTURED SOIL
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FLOW THROUGH PLANTERS
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  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
- SPECIES FOR SOUTH / EAST FACING PLANTERS:
  1. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
  2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  3. SANTA BARABARA SEDGE: CAREX BARBARAE

ACCENT SHRUBS

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C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
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FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN LEVEL 02

SHEET NO.:
L202

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

1 L203 FP LEVEL 3 - LANDSCAPE PLAN 1/8"
1/8" = 1'-0"

0' 4' 8' 16' 32'

EXTERIOR LIGHTING LEGEND

	S1	BEGA 22384 RECESSED WALL LUMINAIRE - OR EQUAL.
	S2	BEGA 77 050 RECESSED FLOOR FIXTURE - OR EQUAL.
	S3	BEGA 99 727 BOLLARD - OR EQUAL
	S4	LINEAR LED INTEGRATED IN BRISE SOLEIL

LANDSCAPING ELEMENTS

PEDESTAL CONCRETE UNIT PAVING - PATTERN 1

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

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

FLOW THROUGH PLANTERS
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  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
- SPECIES FOR SOUTH / EAST FACING PLANTERS:
  1. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
  2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  3. SANTA BARABARA SEDGE: CAREX BARBARAE

ACCENT SHRUBS

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
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PROJECT NO.: 16213
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FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN LEVEL 03

SHEET NO.:
L203

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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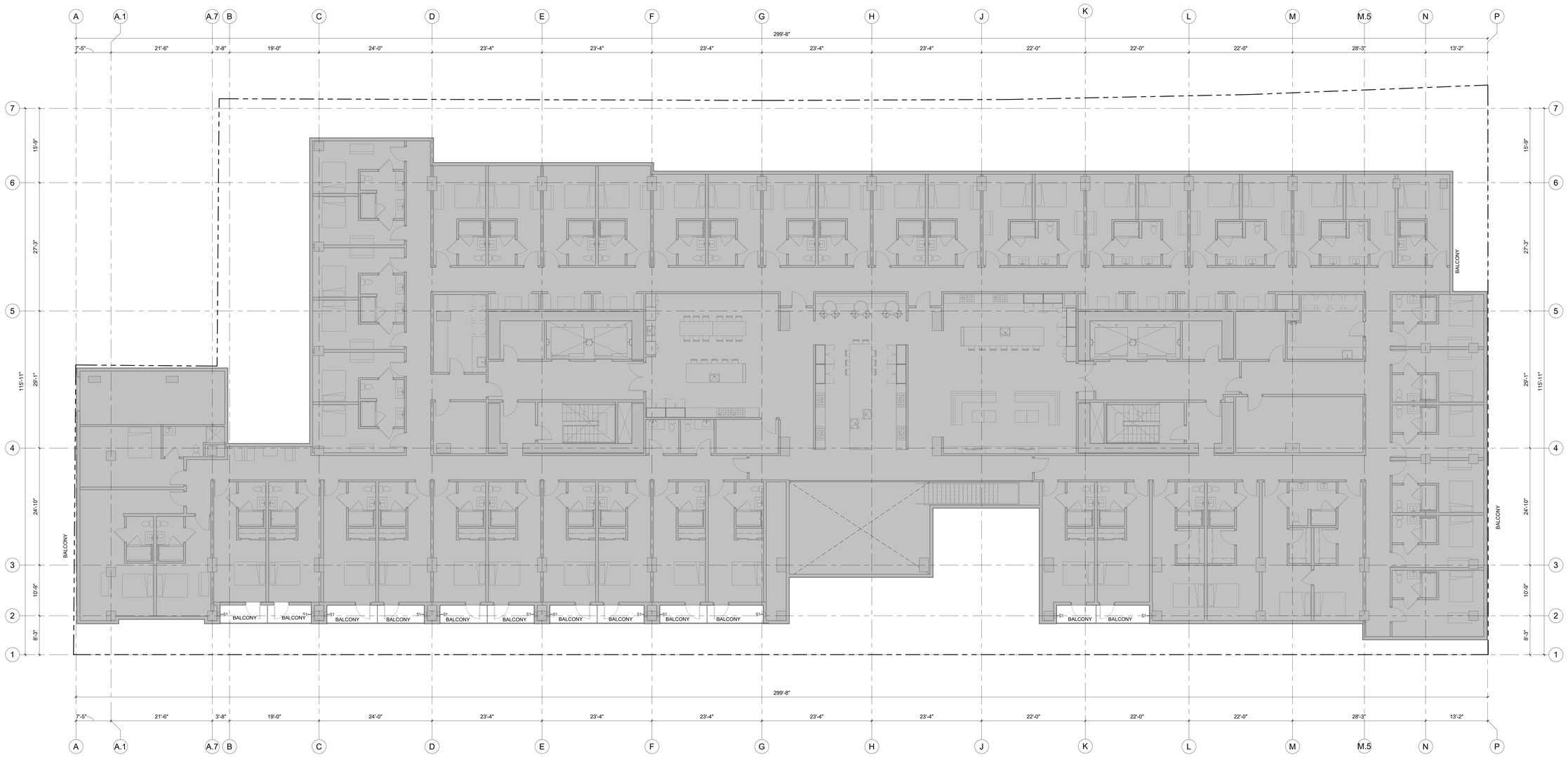

1 FP LEVEL 4 - LANDSCAPE PLAN 1/8"
L204 1/8" = 1'-0"

0' 4' 8' 16' 32'

EXTERIOR LIGHTING LEGEND

	S1	BEGA 22384 RECESSED WALL LUMINAIRE - OR EQUAL.
	S2	BEGA 77 050 RECESSED FLOOR FIXTURE - OR EQUAL.
	S3	BEGA 99 727 BOLLARD - OR EQUAL
	S4	LINEAR LED INTEGRATED IN BRISE SOLEIL

LANDSCAPING ELEMENTS

PEDESTAL CONCRETE UNIT PAVING - PATTERN 1

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

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

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  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
- SPECIES FOR SOUTH / EAST FACING PLANTERS:
  1. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
  2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  3. SANTA BARABARA SEDGE: CAREX BARBARAE

ACCENT SHRUBS

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
REVISION: SPECIAL USE PERMIT AMENDMENT SPA17-023-01
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FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN LEVEL 04

SHEET NO.:
L204

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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2 L205 FP LEVEL 5 - LANDSCAPE PLAN 1/8"
1/8" = 1'-0"

0' 4' 8' 16' 32'

EXTERIOR LIGHTING LEGEND

	S1	BEGA 22384 RECESSED WALL LUMINAIRE - OR EQUAL.
	S2	BEGA 77 050 RECESSED FLOOR FIXTURE - OR EQUAL.
	S3	BEGA 99 727 BOLLARD - OR EQUAL
	S4	LINEAR LED INTEGRATED IN BRISE SOLEIL

LANDSCAPING ELEMENTS

PEDESTAL CONCRETE UNIT PAVING - PATTERN 1

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

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

FLOW THROUGH PLANTERS
- PLANTING SPECIES TO BE SELECTED PER 2016 C3 STORMWATER HANDBOOK AS NOTED IN TABLE D-1 AS ACCEPTABLE FOR FLOW-THROUGH PLANTERS.
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  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
- SPECIES FOR SOUTH / EAST FACING PLANTERS:
  1. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
  2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  3. SANTA BARABARA SEDGE: CAREX BARBARAE

ACCENT SHRUBS

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
REVISION: SPECIAL USE PERMIT AMENDMENT SPA17-023-01
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FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN LEVEL 05

SHEET NO.:
L205

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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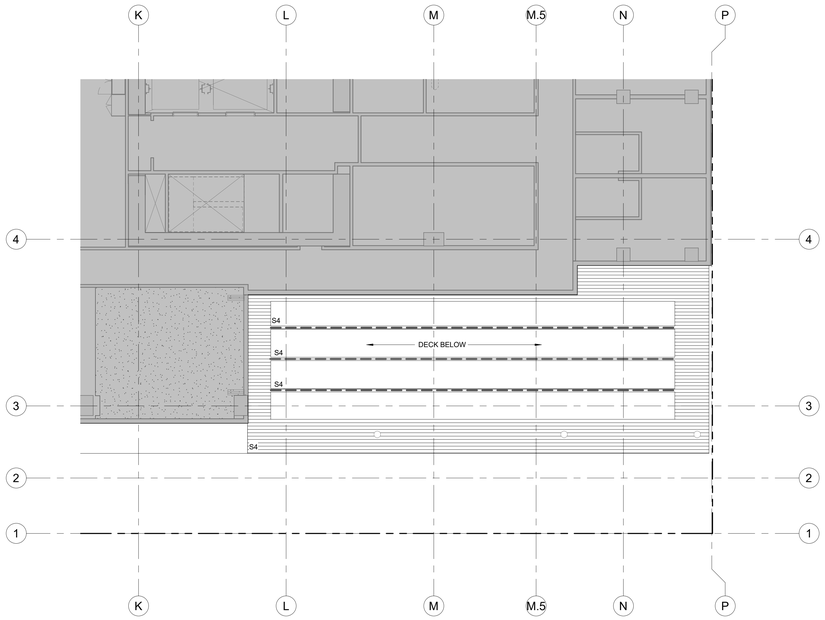
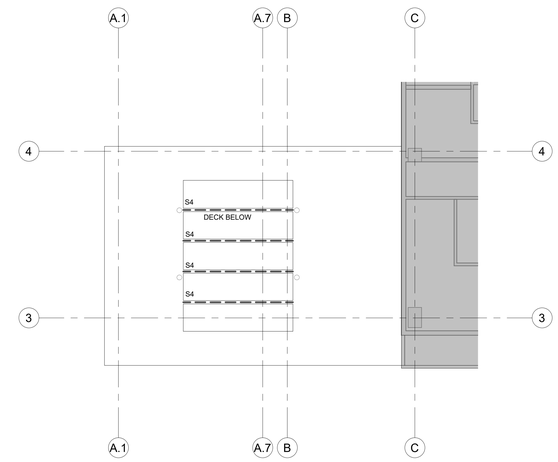
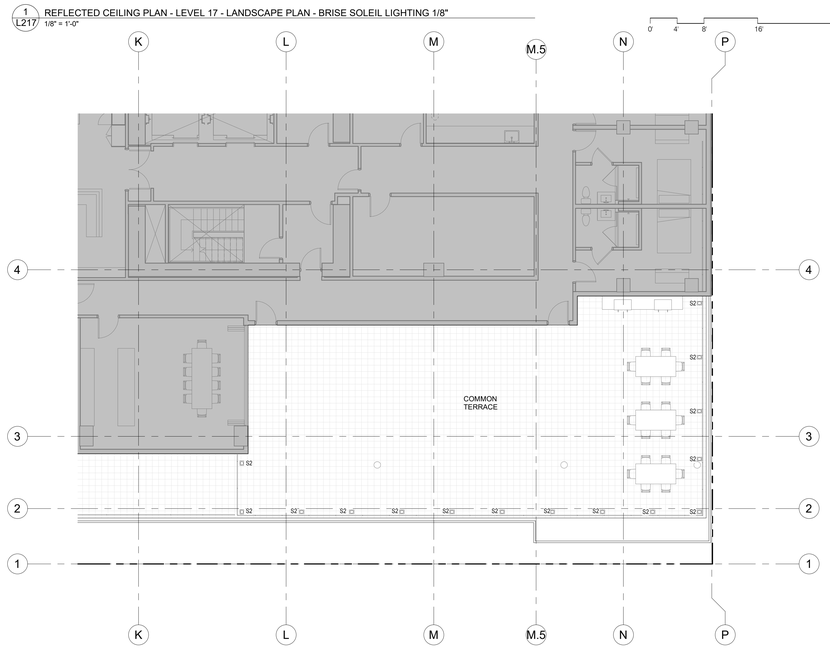


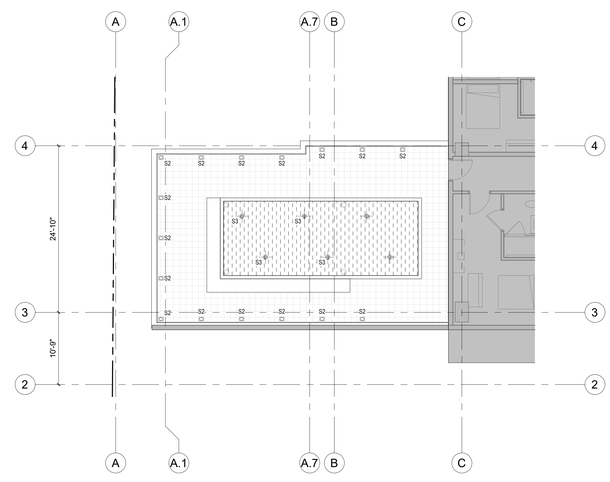
1 L217 REFLECTED CEILING PLAN - LEVEL 17 - LANDSCAPE PLAN - BRISE SOLEIL LIGHTING 1/8"
1/8" = 1'-0"



2 L217 REFLECTED CEILING PLAN - LEVEL 18 - LANDSCAPE PLAN - BRISE SOLEIL LIGHTING 1/8"
1/8" = 1'-0"



3 L217 FP LEVEL 17 - LANDSCAPE PLAN 1/8"
1/8" = 1'-0"



4 L217 FP LEVEL 18 - LANDSCAPE PLAN 1/8"
1/8" = 1'-0"

EXTERIOR LIGHTING LEGEND

- S1 — BEGA 22384 RECESSED WALL LUMINAIRE - OR EQUAL.
- S2 — BEGA 77 050 RECESSED FLOOR FIXTURE - OR EQUAL.
- S3 — BEGA 99 727 BOLLARD - OR EQUAL
- S4 — LINEAR LED INTEGRATED IN BRISE SOLEIL

LANDSCAPING ELEMENTS

PEDESTAL CONCRETE UNIT PAVING - PATTERN 1

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

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

FLOW THROUGH PLANTERS
- PLANTING SPECIES TO BE SELECTED PER 2016 C3 STORMWATER HANDBOOK AS NOTED IN TABLE D-1 AS ACCEPTABLE FOR FLOW-THROUGH PLANTERS.
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- SPECIES FOR NORTH FACING PLANTERS:
  1. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
- SPECIES FOR SOUTH / EAST FACING PLANTERS:
  1. COFFEEBERRY: RHAMNUS CALIFORNICA 'LITTLE SUR'
  2. CALIFORNIA GRAY RUSH: JUNCUS PATENS 'ELK BLUE'
  3. SANTA BARABARA SEDGE: CAREX BARBARAE

ACCENT SHRUBS

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019

REVISION:	DESCRIPTION:
	SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN LEVEL 17-18

SHEET NO.:
L217

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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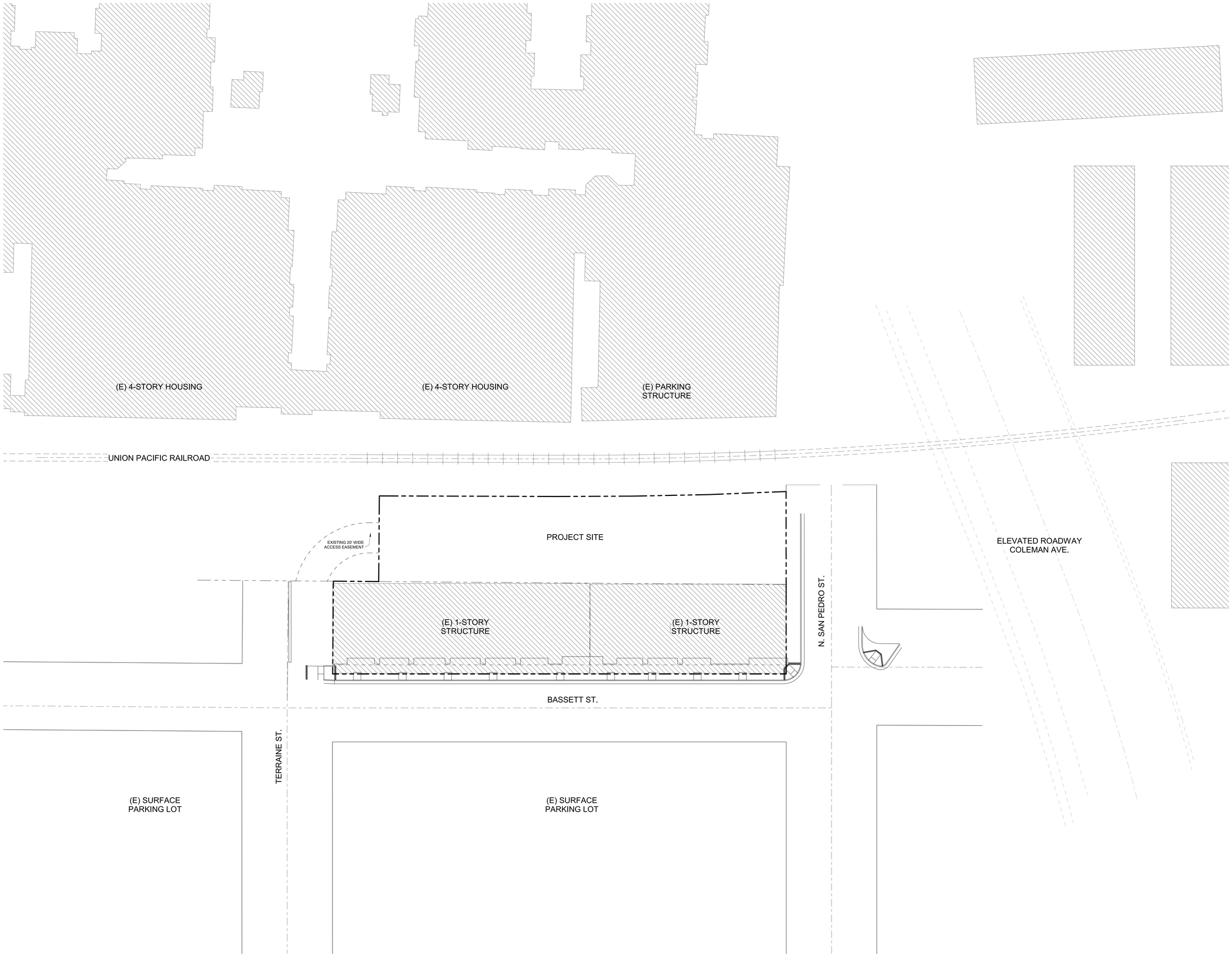

1 A100 EXISTING SITE PLAN
1" = 20'-0"

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
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SAN JOSE, CA 95110

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FOR PLAN REVIEW ONLY

SPECIAL USE PERMIT AMENDMENT SPA17-023-01

SHEET TITLE:
EXISTING SITE PLAN

SHEET NO.:
A100

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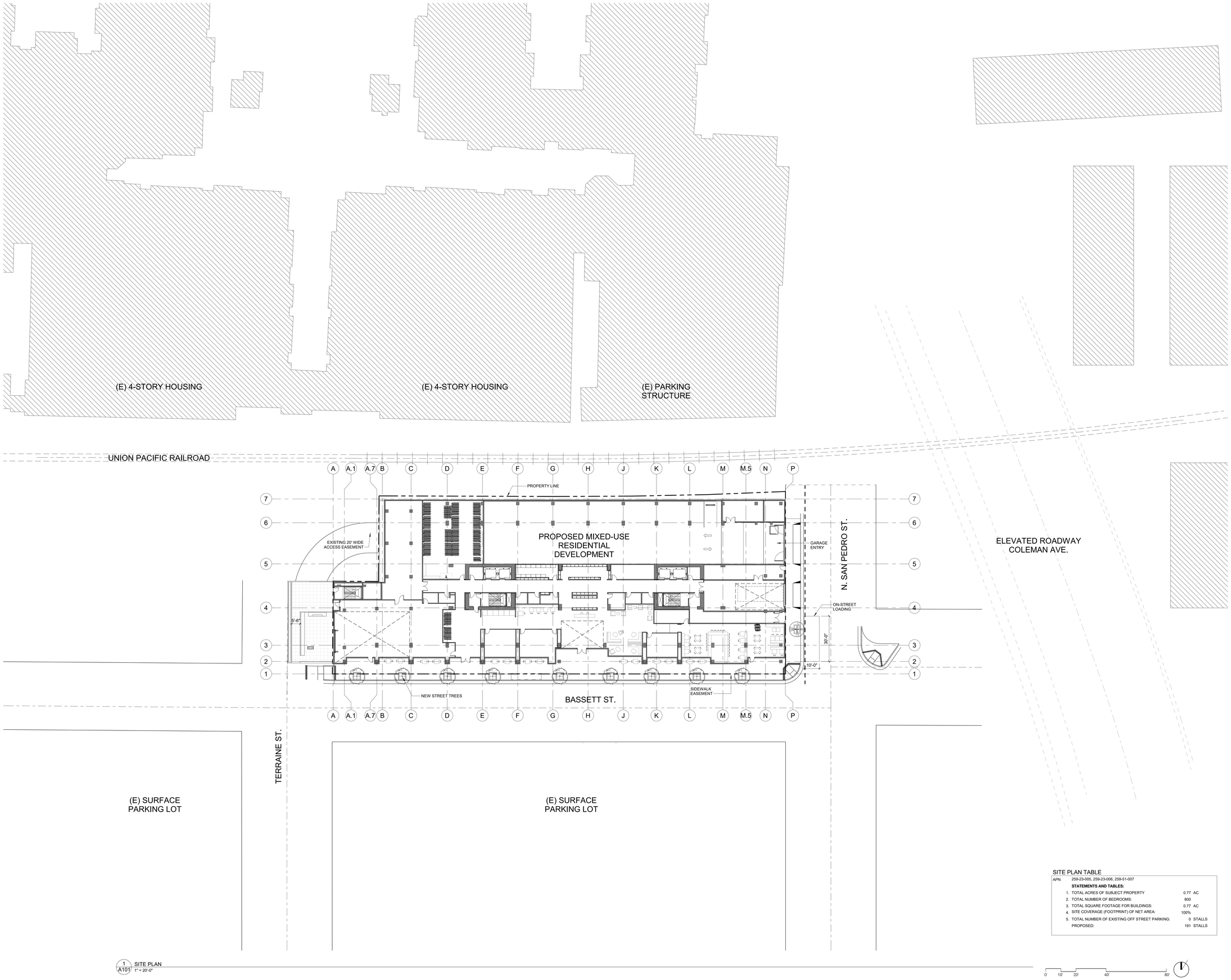

1 A101 SITE PLAN
1" = 20'-0"

SITE PLAN TABLE

APN	259-23-005, 259-23-006, 259-51-007	
	STATEMENTS AND TABLES:	
1.	TOTAL ACRES OF SUBJECT PROPERTY	0.77 AC
2.	TOTAL NUMBER OF BEDROOMS:	800
3.	TOTAL SQUARE FOOTAGE FOR BUILDINGS:	0.77 AC
4.	SITE COVERAGE (FOOTPRINT) OF NET AREA:	100%
5.	TOTAL NUMBER OF EXISTING OFF STREET PARKING:	0 STALLS
	PROPOSED:	191 STALLS

0' 10' 20' 40' 80'

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

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SHEET TITLE:
SITE PLAN

SHEET NO.:
A101

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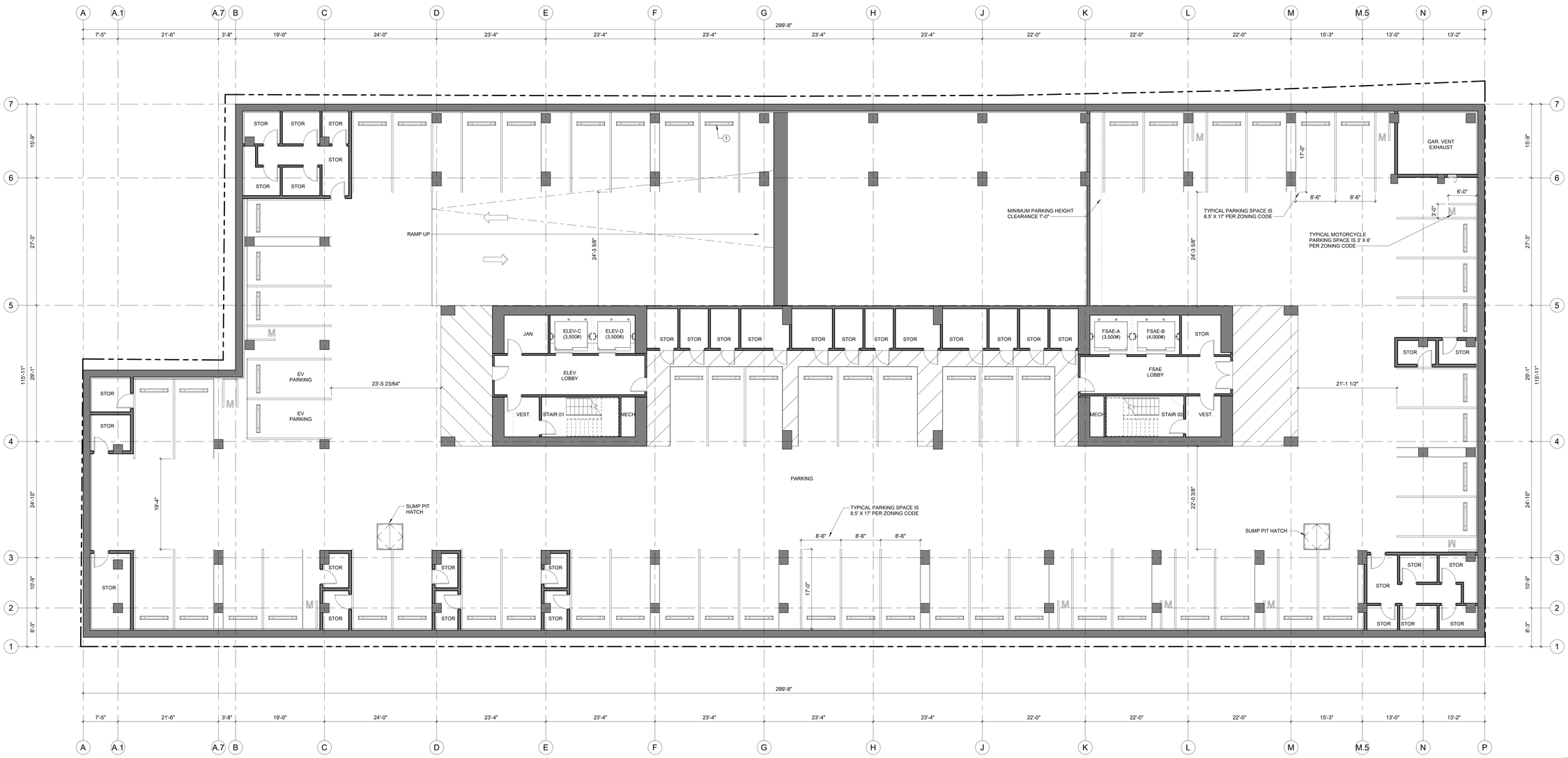

1 A2B3 FLOOR PLAN LEVEL B3
1/8" = 1'-0"

0' 4' 8' 16' 32'

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
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SHEET TITLE:
FLOOR PLAN - LEVEL B3

SHEET NO.:
A2B3

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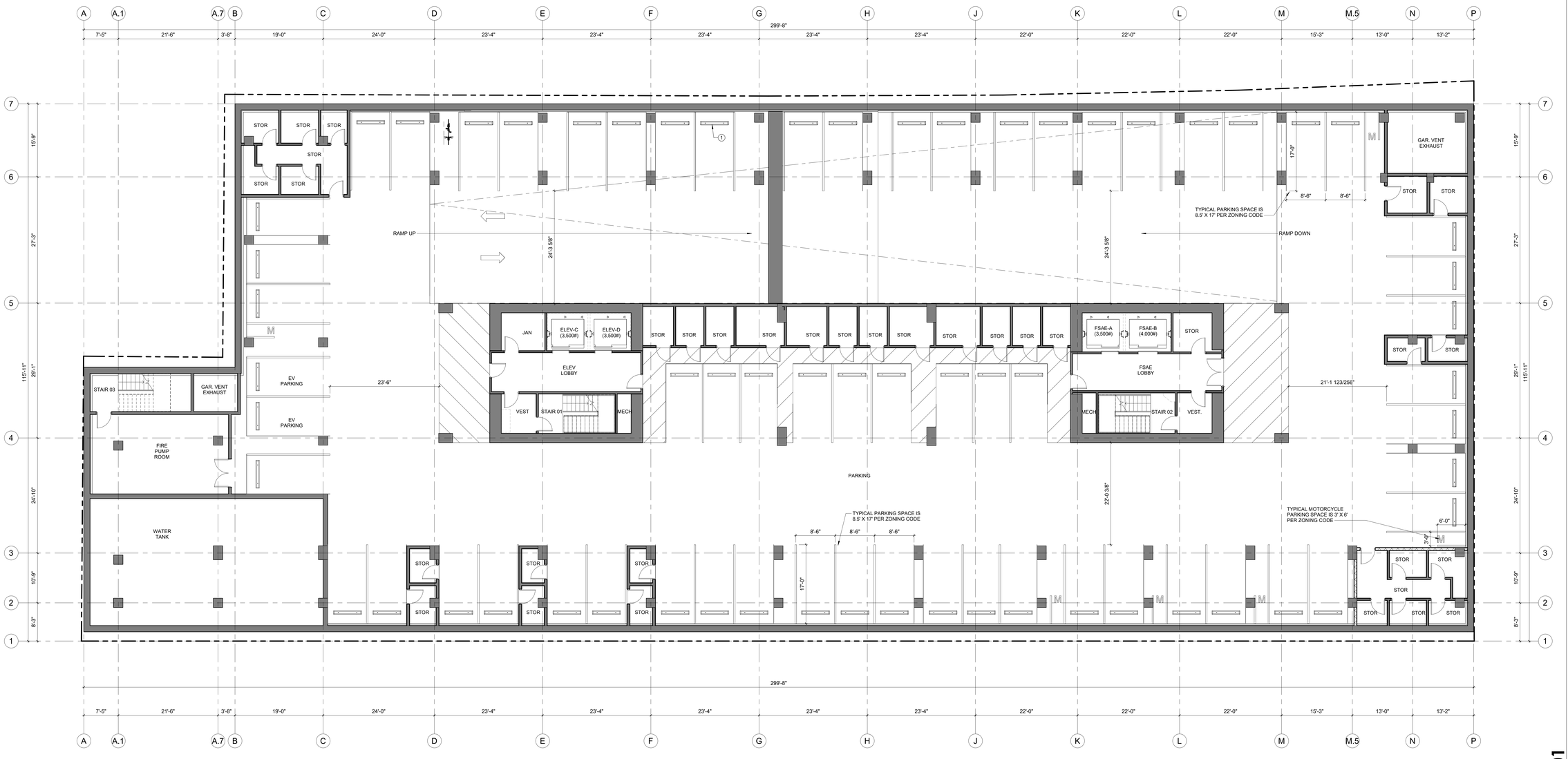

1 A2B2 FLOOR PLAN LEVEL B2
1/8" = 1'-0"

0' 4' 8' 16' 32'

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
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SHEET TITLE:
FLOOR PLAN - LEVEL B2

SHEET NO.:
A2B2

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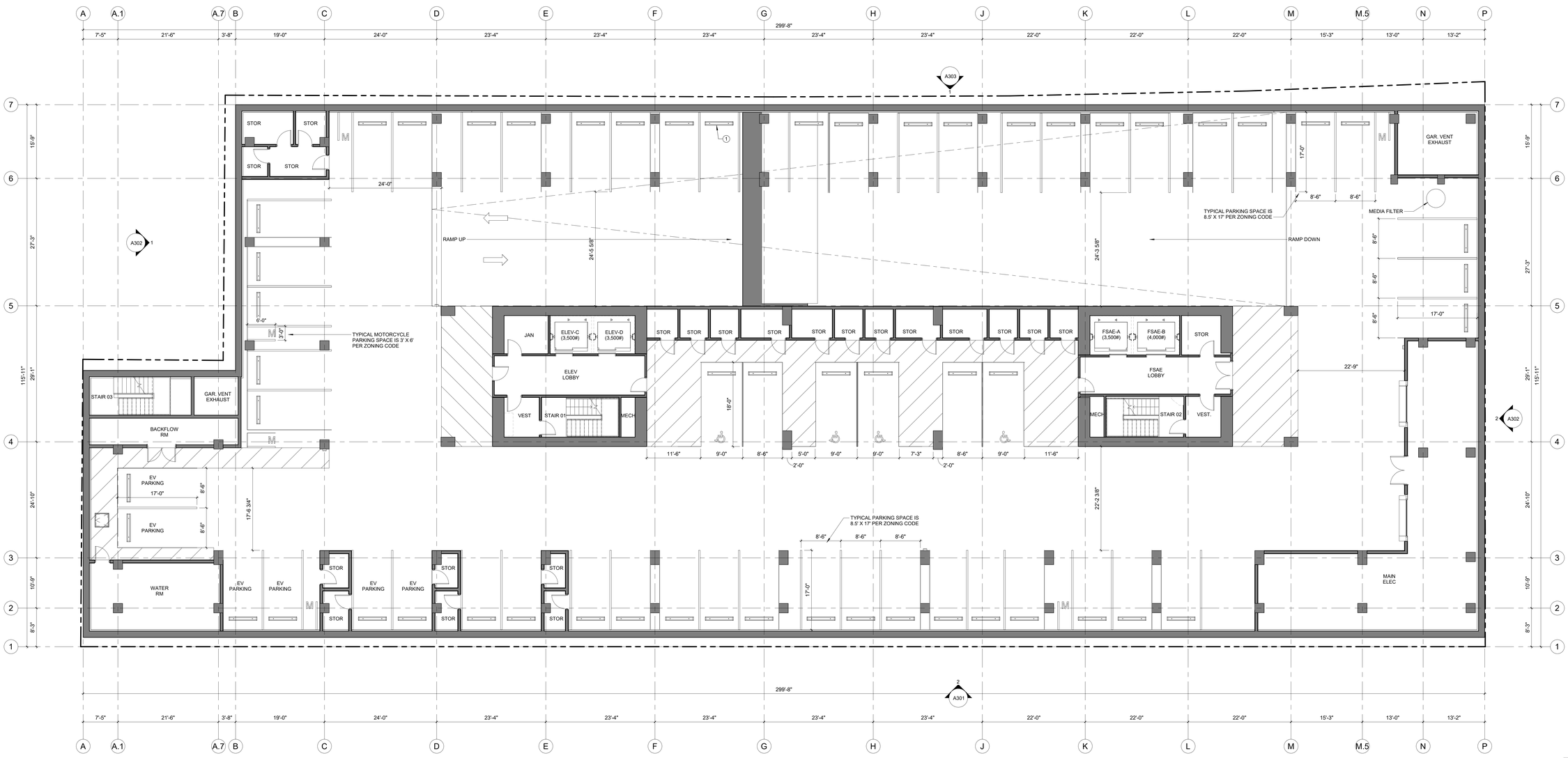

1 A2B1 FLOOR PLAN LEVEL B1
1/8" = 1'-0"

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

C2K ARCHITECTURE
1645 NW HOYT
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503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

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STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
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SHEET TITLE:
FLOOR PLAN - LEVEL B1

SHEET NO.:
A2B1

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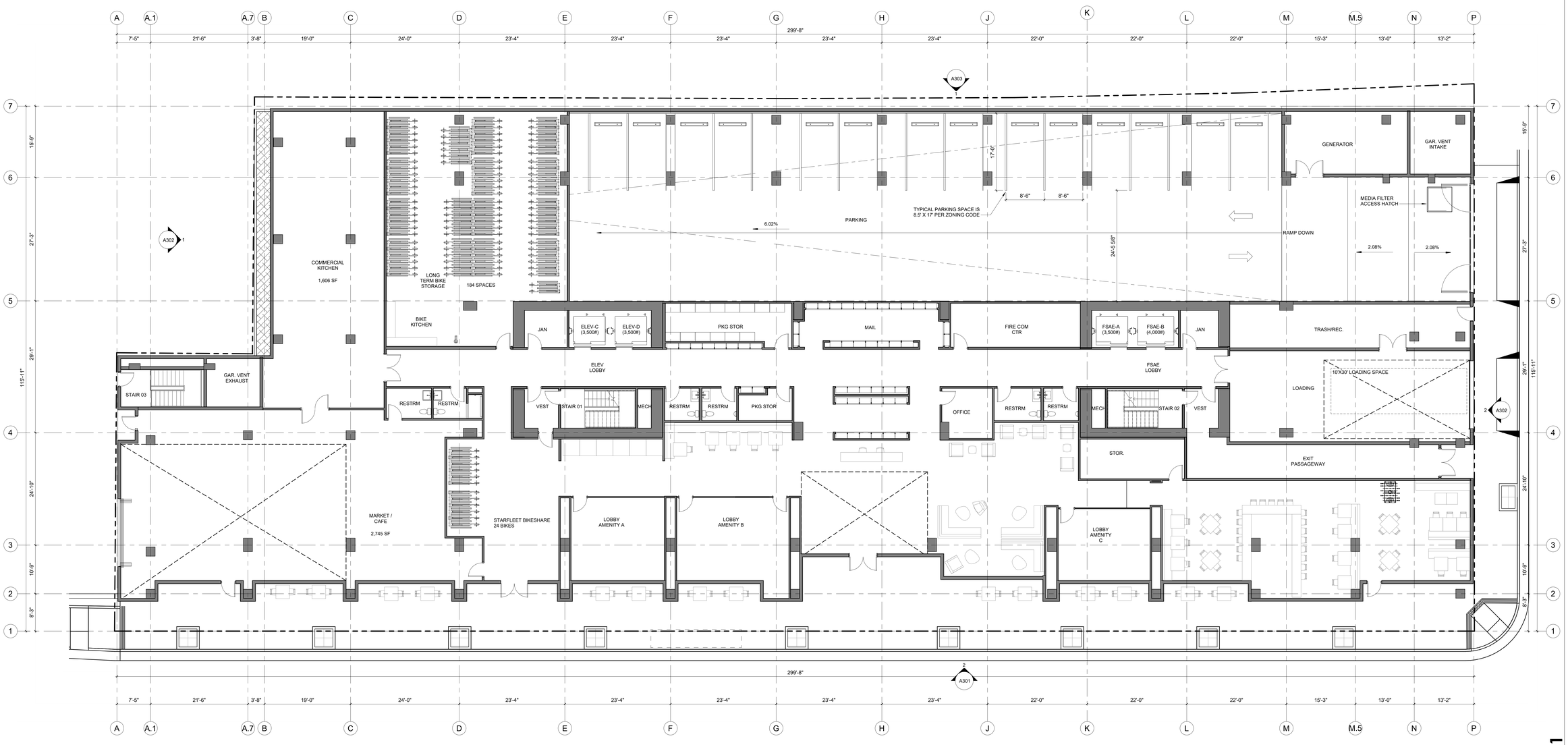

1 A201 FLOOR PLAN LEVEL 01
1/8" = 1'-0"

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 01 - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 1	LOBBY AMENITY B	464 SF
LEVEL 1	LOBBY AMENITY A	379 SF
LEVEL 1	LOBBY AMENITY C	322 SF
LEVEL 1	BIKE KITCHEN	193 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

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199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
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PROJECT NO.: 16213
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SHEET TITLE:
FLOOR PLAN - LEVEL 01

SHEET NO.:
A201

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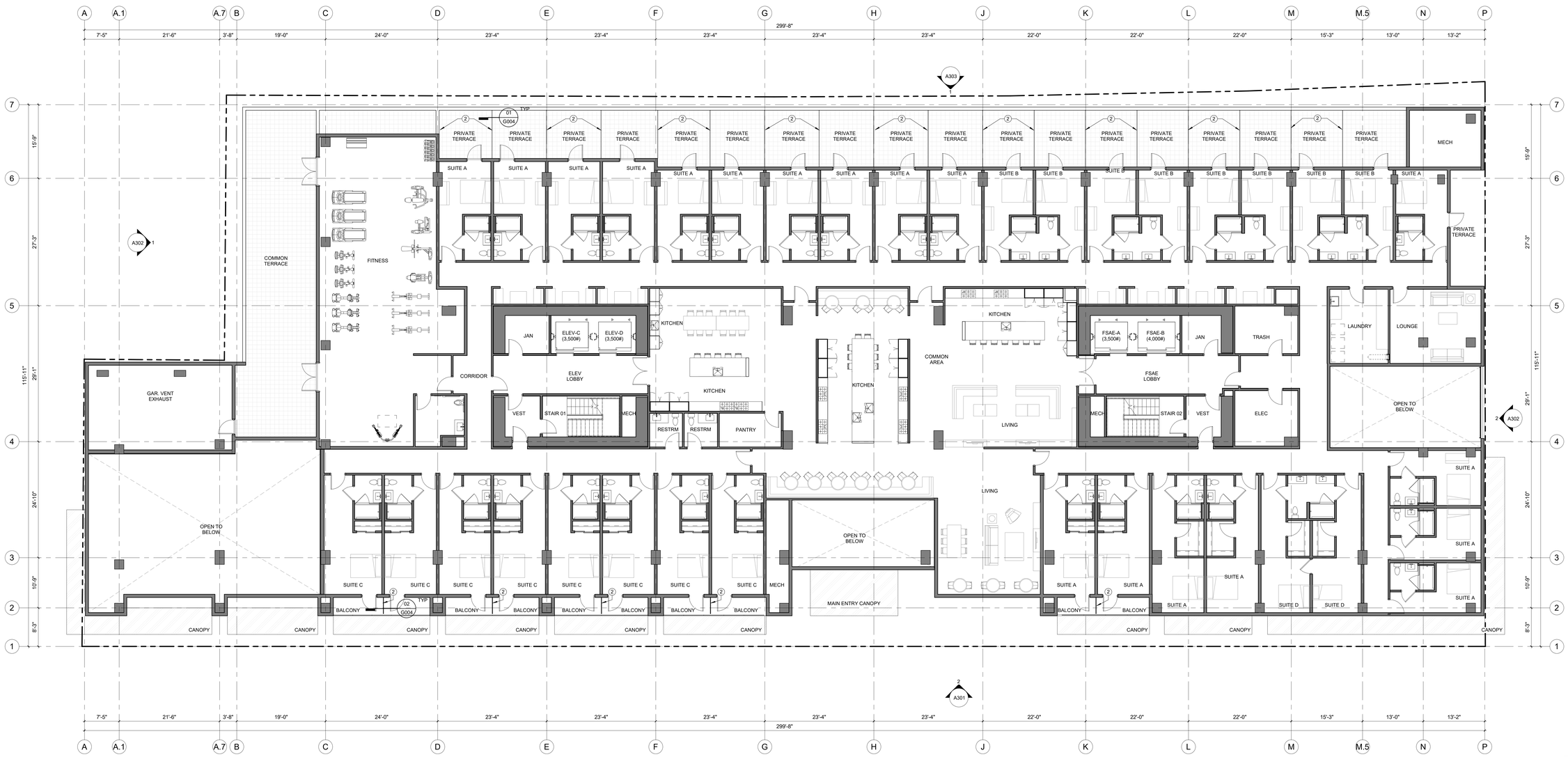

1 A202 FLOOR PLAN LEVEL 02
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
2. BALCONY LOCATIONS VARY BY PLAN, SEE ELEVATIONS FOR LOCATIONS.
3. PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 02 - WASHER & DRYER

LEVEL	COUNT
LEVEL 2	6

LEVEL 02 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	18	51%	3,010 SF
SUITE B	DOUBLE (shared bath)	8	23%	1,195 SF
SUITE C	LONG - SINGLE	8	20%	1,659 SF
SUITE D	FAMILY/DOUBLE	2	6%	424 SF
TOTAL:		36		6,287 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

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SHEET TITLE:
FLOOR PLAN - LEVEL 02

SHEET NO.:
A202

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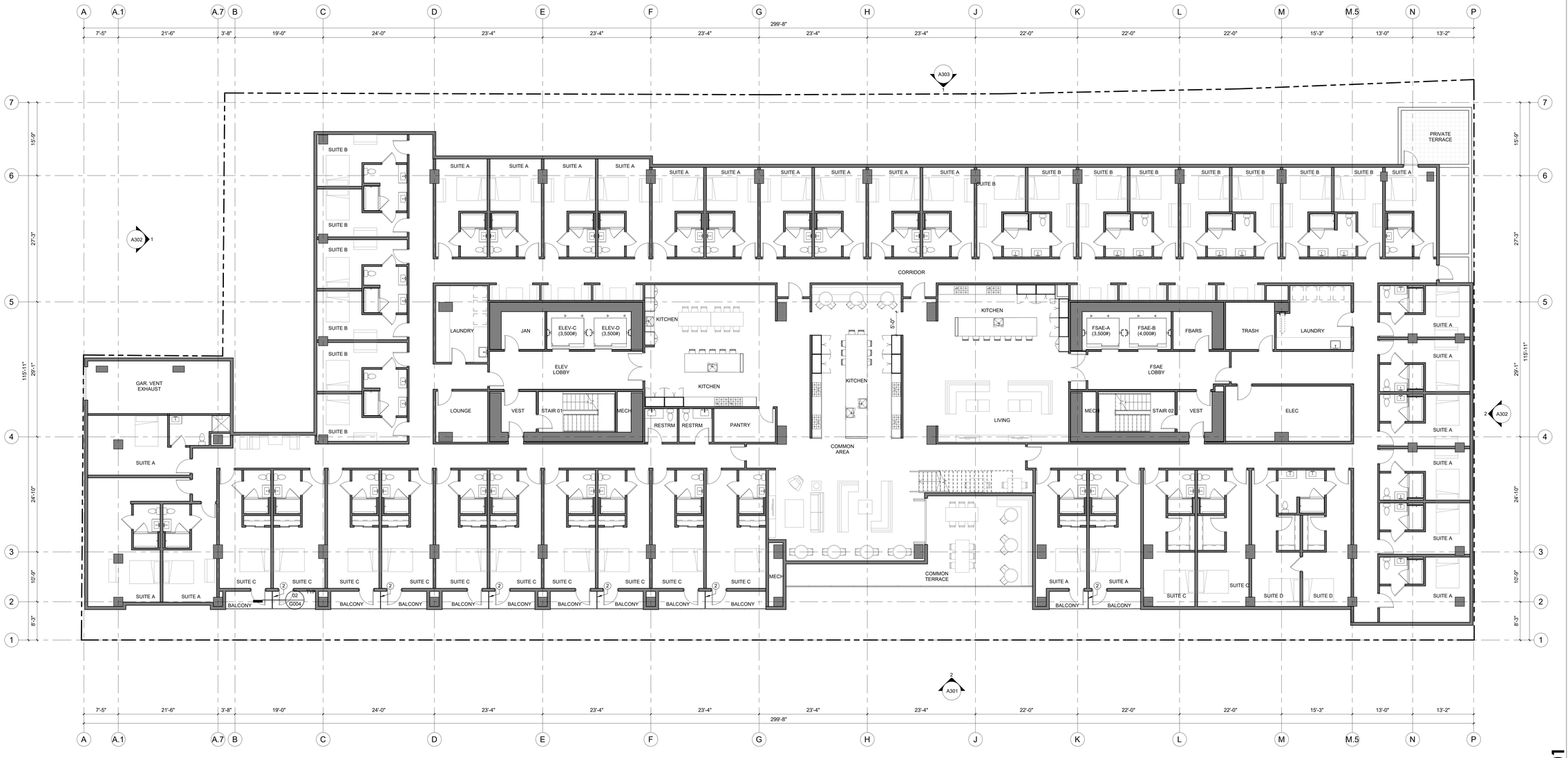

1 A203 FLOOR PLAN LEVEL 03
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
2. BALCONY LOCATIONS VARY BY PLAN, SEE ELEVATIONS FOR LOCATIONS.
3. PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 03 - WASHER & DRYER

LEVEL	COUNT
LEVEL 3	7

LEVEL 03 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	22	43%	3,931 SF
SUITE B	DOUBLE (shared bath)	14	30%	2,111 SF
SUITE C	LONG - SINGLE	12	23%	2,496 SF
SUITE D	FAMILY/DOUBLE	2	4%	424 SF
TOTAL:		50		8,962 SF

LEVEL 03 - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 3	LOUNGE	117 SF
LEVEL 3	AMENITY	120 SF
LEVEL 3	COMMON AREA	3,930 SF
LEVEL 3	AMENITY	52 SF
LEVEL 3	STORAGE	96 SF

LEVEL 03 - OPEN COMMON AREA

LEVEL	NAME	AREA
LEVEL 3	COMMON TERRACE	587 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
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FOR PLAN REVIEW ONLY

SHEET TITLE:
FLOOR PLAN - LEVEL 03

SHEET NO.:
A203

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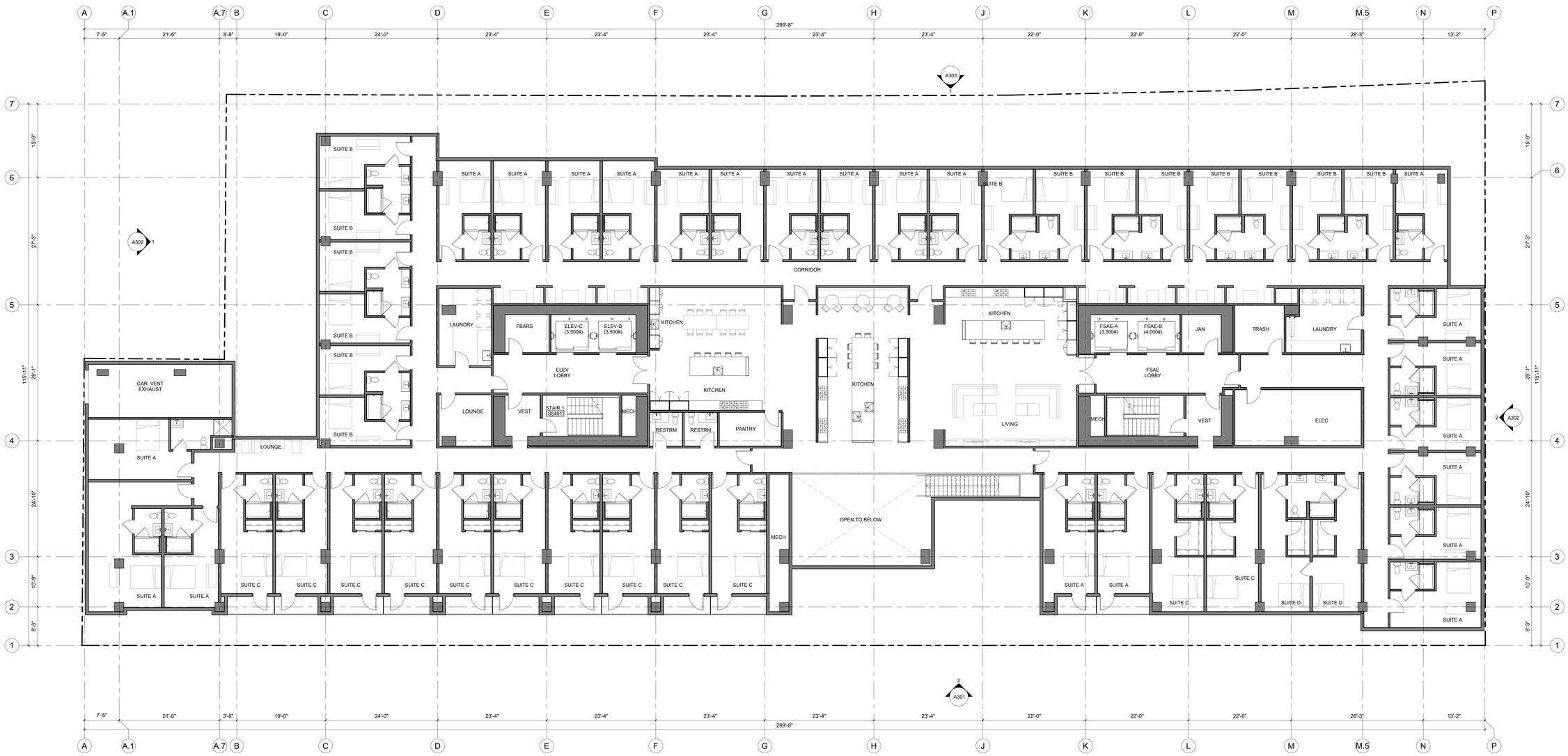

1 A204 FLOOR PLAN LEVEL 04
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
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3. PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 04 - WASHER & DRYER

LEVEL	COUNT
LEVEL 4	7

LEVEL 04 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	22	43%	3,923 SF
SUITE B	DOUBLE (shared bath)	14	30%	2,111 SF
SUITE C	LONG - SINGLE	12	23%	2,467 SF
SUITE D	FAMILY/DOUBLE	2	4%	424 SF
TOTAL:		50		8,925 SF

LEVEL 04 - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 4	LOUNGE	117 SF
LEVEL 4	AMENITY	120 SF
LEVEL 4	STORAGE	96 SF
LEVEL 4	LOUNGE	53 SF

LEVEL 04 - OPEN COMMON AREA

LEVEL	NAME	AREA
LEVEL 3	COMMON TERRACE	587 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
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SHEET TITLE:
FLOOR PLAN - LEVEL 04

SHEET NO.:
A204

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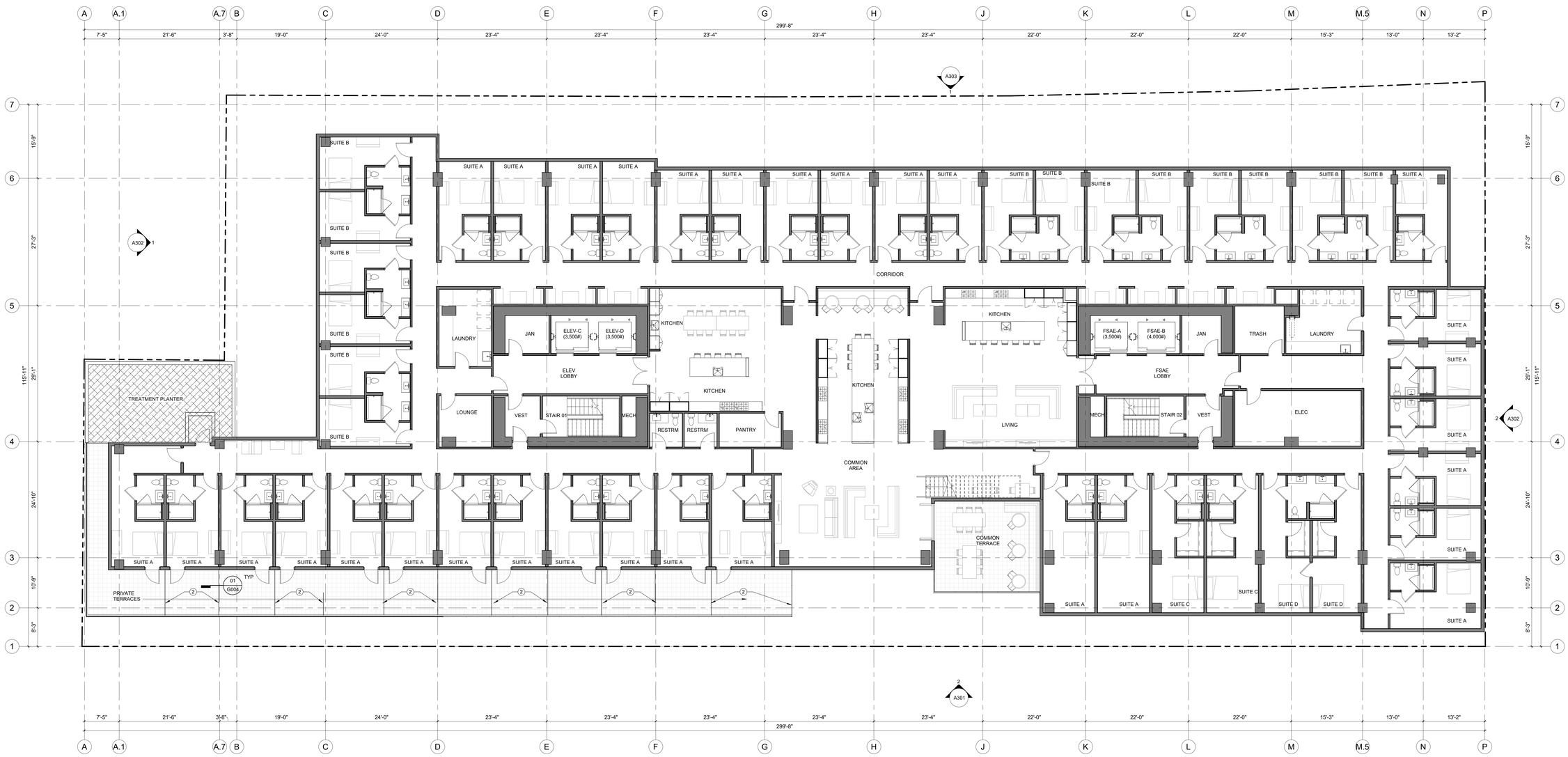

1 A205 FLOOR PLAN LEVEL 05
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
2. BALCONY LOCATIONS VARY BY PLAN, SEE ELEVATIONS FOR LOCATIONS.
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4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 05 - WASHER & DRYER

LEVEL	COUNT
LEVEL 5	7

LEVEL 05 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	31	63%	5,185 SF
SUITE B	DOUBLE (shared bath)	14	29%	2,111 SF
SUITE C	LONG - SINGLE	2	4%	416 SF
SUITE D	FAMILY/DOUBLE	2	4%	424 SF
TOTAL:		49		8,136 SF

LEVEL 05 - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 5	COMMON AREA	4,060 SF
LEVEL 5	LOUNGE	117 SF
LEVEL 5	STORAGE	96 SF

LEVEL 05 - OPEN COMMON AREA

LEVEL	NAME	AREA
LEVEL 5	COMMON TERRACE	436 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
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SHEET TITLE:
FLOOR PLAN - LEVEL 05

SHEET NO.:
A205

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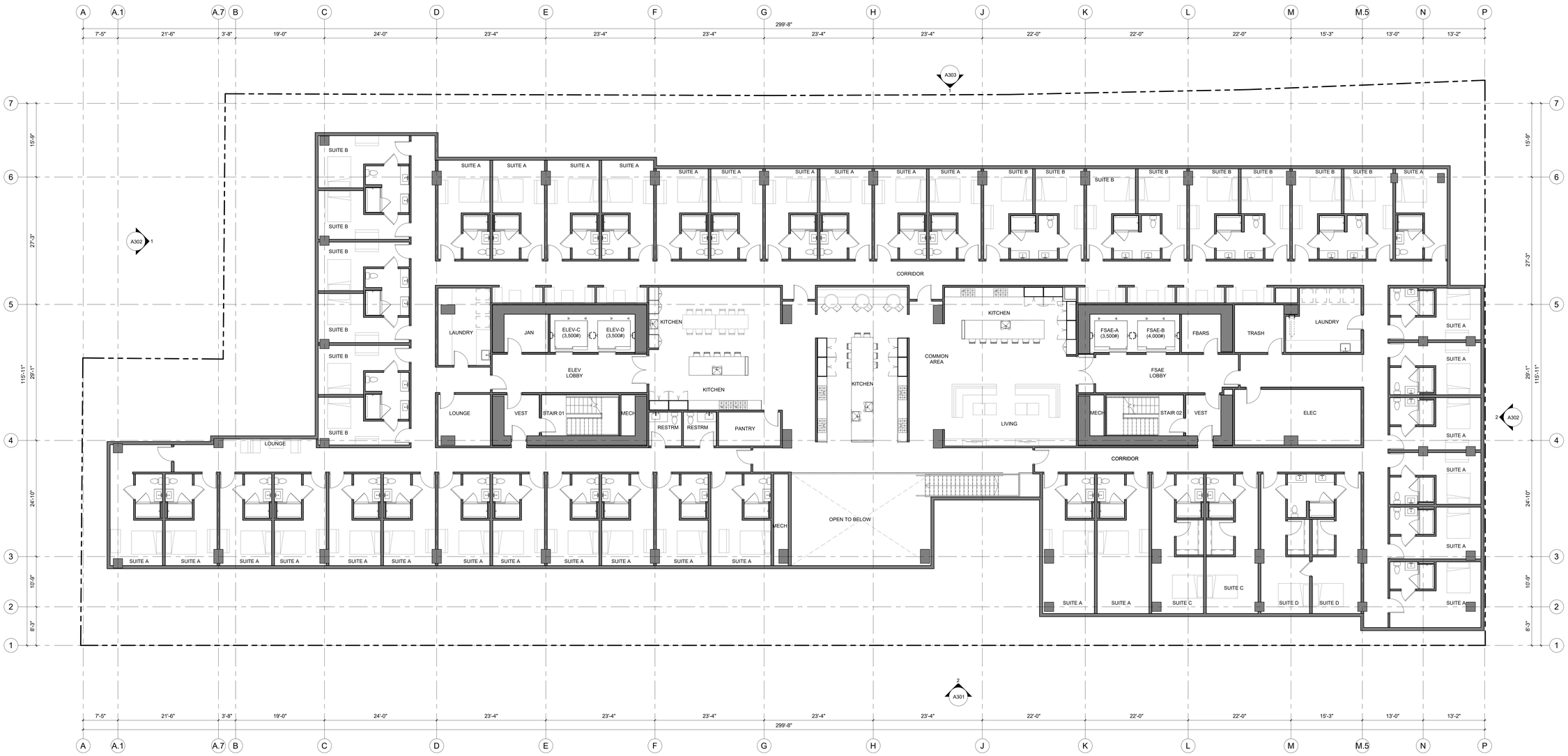

1 A206 FLOOR PLAN LEVEL 06-16 (EVEN LEVELS)
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
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4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 06-16 - WASHER & DRYER

LEVEL	COUNT
LEVEL 6	7

LEVEL 06-16 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	31	63%	5,185 SF
SUITE B	DOUBLE (shared bath)	14	29%	2,111 SF
SUITE C	LONG - SINGLE	2	4%	426 SF
SUITE D	FAMILY/DOUBLE	2	4%	433 SF
TOTAL:		49		8,154 SF

LEVEL 06-16 (EVEN LEVELS) - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 6	AMENITY	146 SF
LEVEL 6	AMENITY	120 SF
LEVEL 6	COMMON AREA	3,815 SF
LEVEL 6	LOUNGE	117 SF
LEVEL 6	LOUNGE	61 SF
LEVEL 6	STORAGE	96 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
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CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

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SAN JOSE, CA 95110

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FOR PLAN REVIEW ONLY

SHEET TITLE:
FLOOR PLAN - LEVELS 06-16 (EVEN LEVELS)

SHEET NO.:
A206

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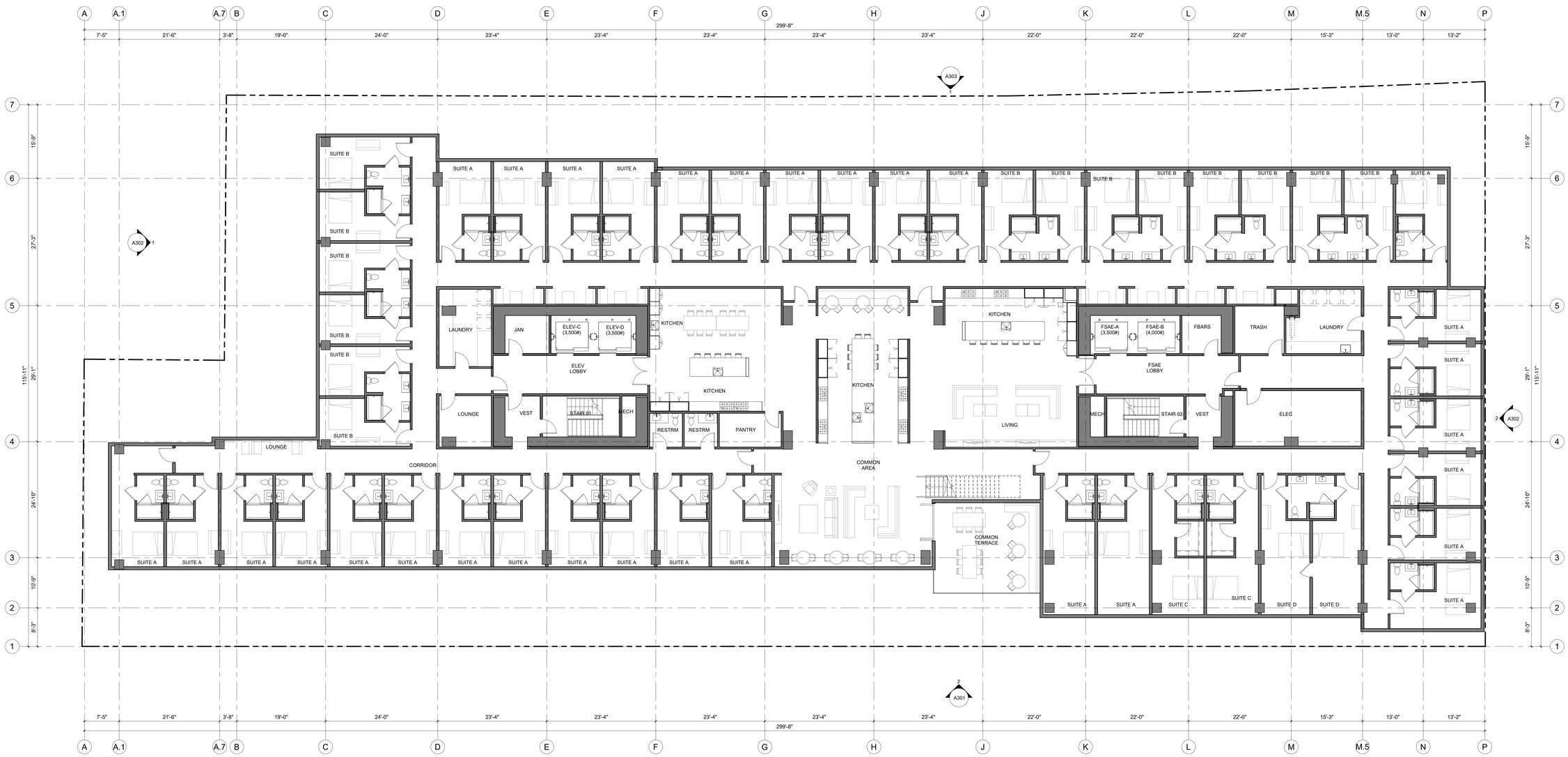

1 A207 FLOOR PLAN LEVEL 07-15 (ODD LEVELS)
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
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4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 07-15 - WASHER & DRYER

LEVEL	COUNT
LEVEL 7	7

LEVEL 07-15 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	31	63%	5,186 SF
SUITE B	DOUBLE (shared bath)	14	29%	2,110 SF
SUITE C	LONG - SINGLE	2	4%	426 SF
SUITE D	FAMILY/DOUBLE	2	4%	514 SF
TOTAL:		49		8,236 SF

LEVEL 07-15 (ODD LEVELS) - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 7	COMMON AREA	3,789 SF
LEVEL 7	LOUNGE	117 SF
LEVEL 7	AMENITY	146 SF
LEVEL 7	AMENITY	120 SF
LEVEL 7	STORAGE	96 SF
LEVEL 7	LOUNGE	61 SF

LEVEL 07-15 (ODD LEVELS) - OPEN COMMON AREA

LEVEL	NAME	AREA
LEVEL 7	COMMON TERRACE	435 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

PROJECT NO.: 16213
DRAWN: Author
DATE: 02-28-2019
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SHEET TITLE:
FLOOR PLAN - LEVELS 07-15 (ODD LEVELS)

SHEET NO.:
A207

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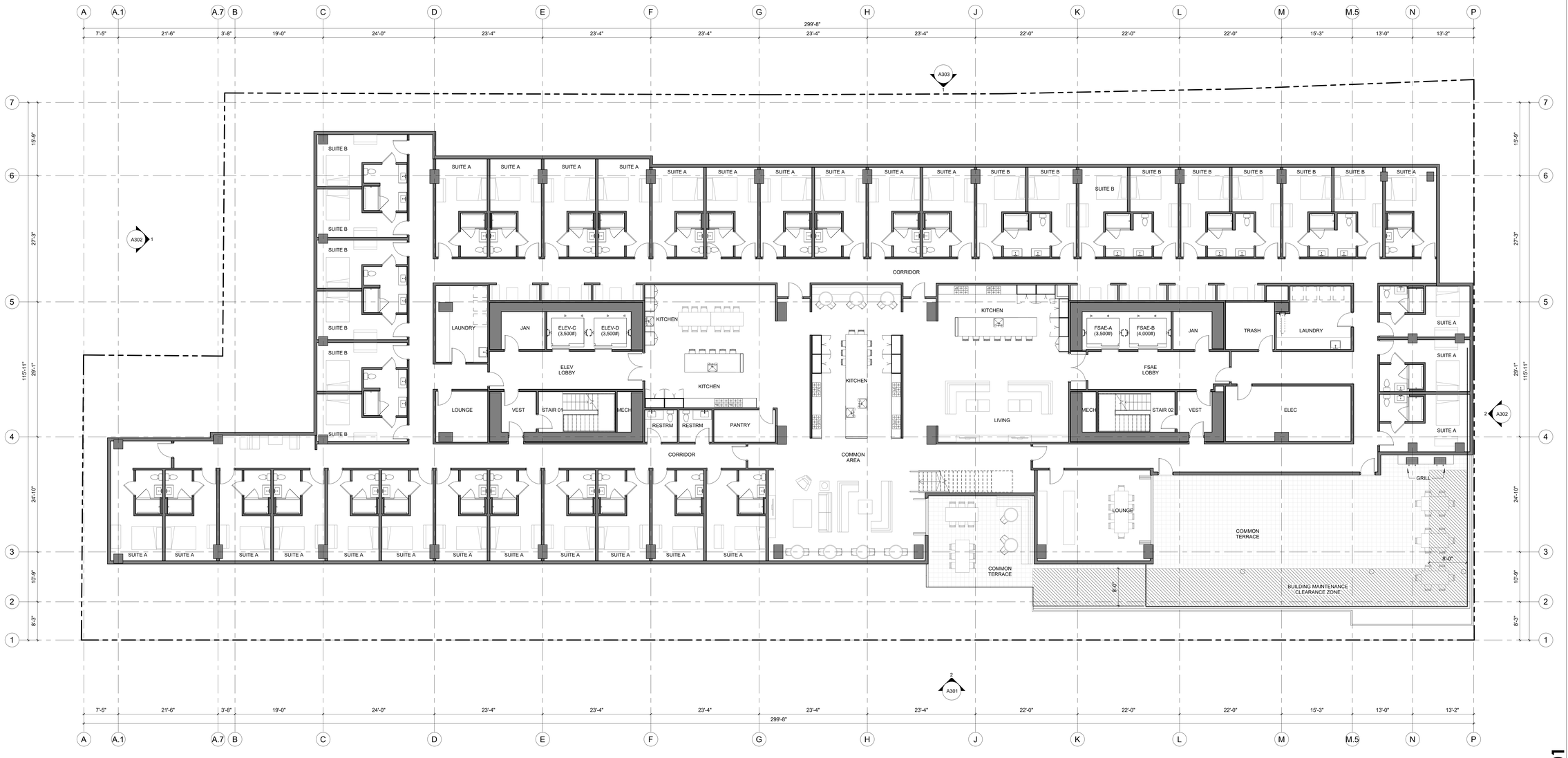

1 A217 FLOOR PLAN LEVEL 17
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
2. BALCONY LOCATIONS VARY BY PLAN, SEE ELEVATIONS FOR LOCATIONS.
3. PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 17 - WASHER & DRYER

LEVEL	COUNT
LEVEL 17	7

LEVEL 17 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	26	65%	4,277 SF
SUITE B	DOUBLE (shared bath)	14	35%	2,110 SF
TOTAL:		40		6,387 SF

LEVEL 17 - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 17	COMMON AREA	4,165 SF
LEVEL 17	LOUNGE	117 SF
LEVEL 17	LOUNGE	467 SF
LEVEL 17	LOUNGE	61 SF
LEVEL 17	STORAGE	93 SF

LEVEL 17 - OPEN COMMON AREA

LEVEL	NAME	AREA
LEVEL 17	COMMON TERRACE	2,007 SF
LEVEL 17	COMMON TERRACE	672 SF

C2K ARCHITECTURE
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PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

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199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
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SHEET TITLE:
FLOOR PLAN - LEVEL 17

SHEET NO.:
A217

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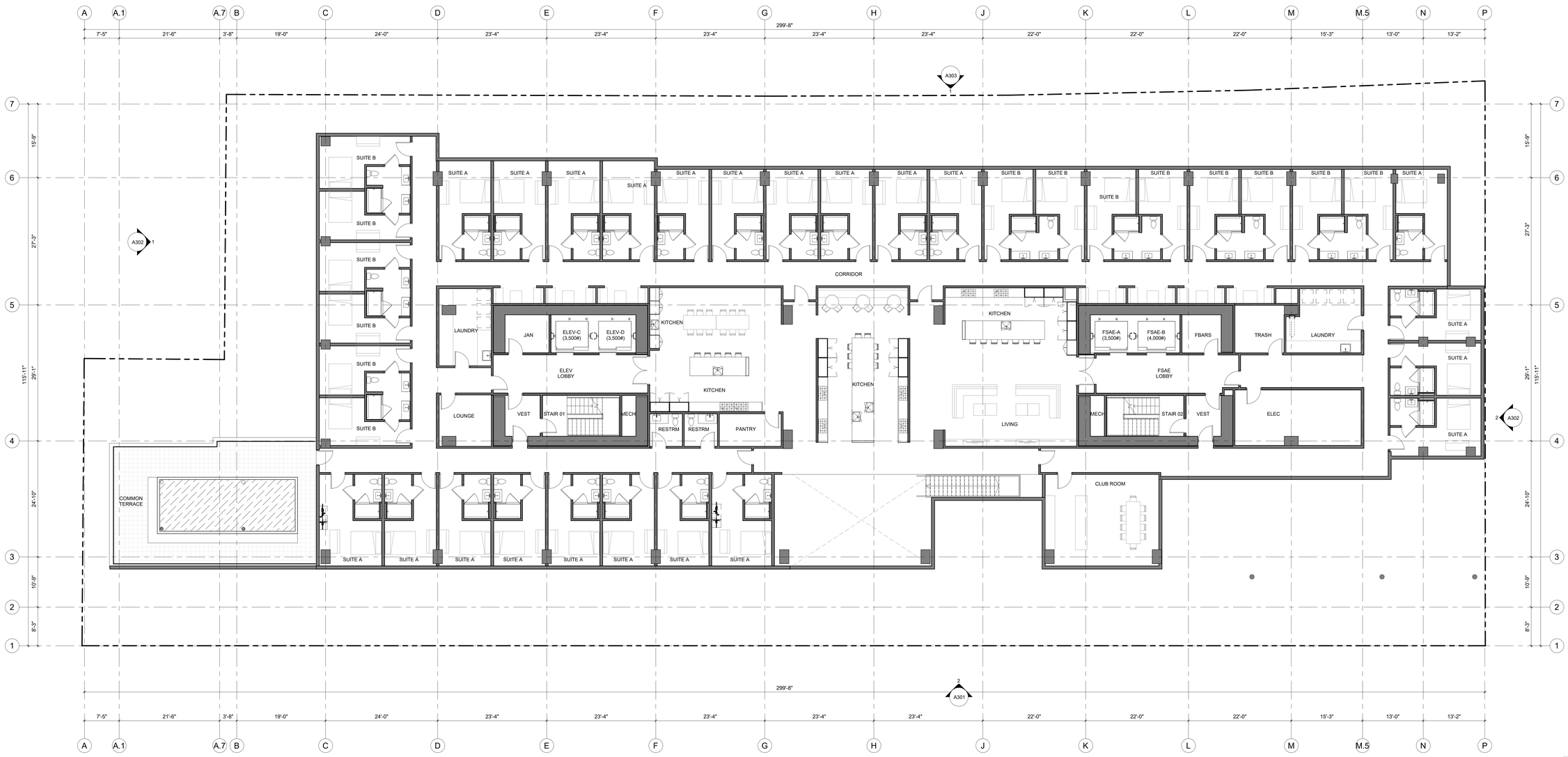

1 A218 FLOOR PLAN LEVEL 18
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - FLOOR PLAN

1. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL OR SHALL BE LOCATED FOUR INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT GYPSUM PARTITIONS, OR EIGHT INCHES FROM FINISH WALL TO HINGE SIDE OF DOOR BUCK AT PARTITIONS THAT HAVE CMU.
2. BALCONY LOCATIONS VARY BY PLAN, SEE ELEVATIONS FOR LOCATIONS.
3. PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
4. CORE WALL TAGS, DIMENSIONS, AND ANNOTATIONS FOUND ON LEVEL 6 APPLY TO LEVEL 6-18 UON.
5. REFER TO G101 & G102 FOR ACCESSIBILITY REQUIREMENTS.

FLOOR PLAN - KEY NOTES

1 VEHICLE WHEEL STOP, TYPICAL AT PARKING SPACE
2 GLASS PRIVACY SCREEN

LEVEL 18 - WASHER & DRYER

LEVEL	COUNT
LEVEL 18	7

LEVEL 18 - SUITE TYPES

NAME	ROOM TYPE	COUNT	PERCENTAGE	AREA
SUITE A	SINGLE	22	61%	3,516 SF
SUITE B	DOUBLE (shared bath)	14	39%	2,111 SF
TOTAL:		36		5,626 SF

LEVEL 18 - COVERED COMMON AREA

LEVEL	NAME	AREA
LEVEL 18	LOUNGE	117 SF
LEVEL 18	AMENITY	116 SF
LEVEL 18	STORAGE	93 SF
LEVEL 18	CLUB ROOM	467 SF
LEVEL 18	COMMON AREA	3,284 SF

LEVEL 18 - OPEN COMMON AREA

LEVEL	NAME	AREA
LEVEL 18	COMMON TERRACE	665 SF

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
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DRAWN: Author
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SHEET TITLE:
FLOOR PLAN - LEVEL 18

SHEET NO.:
A218

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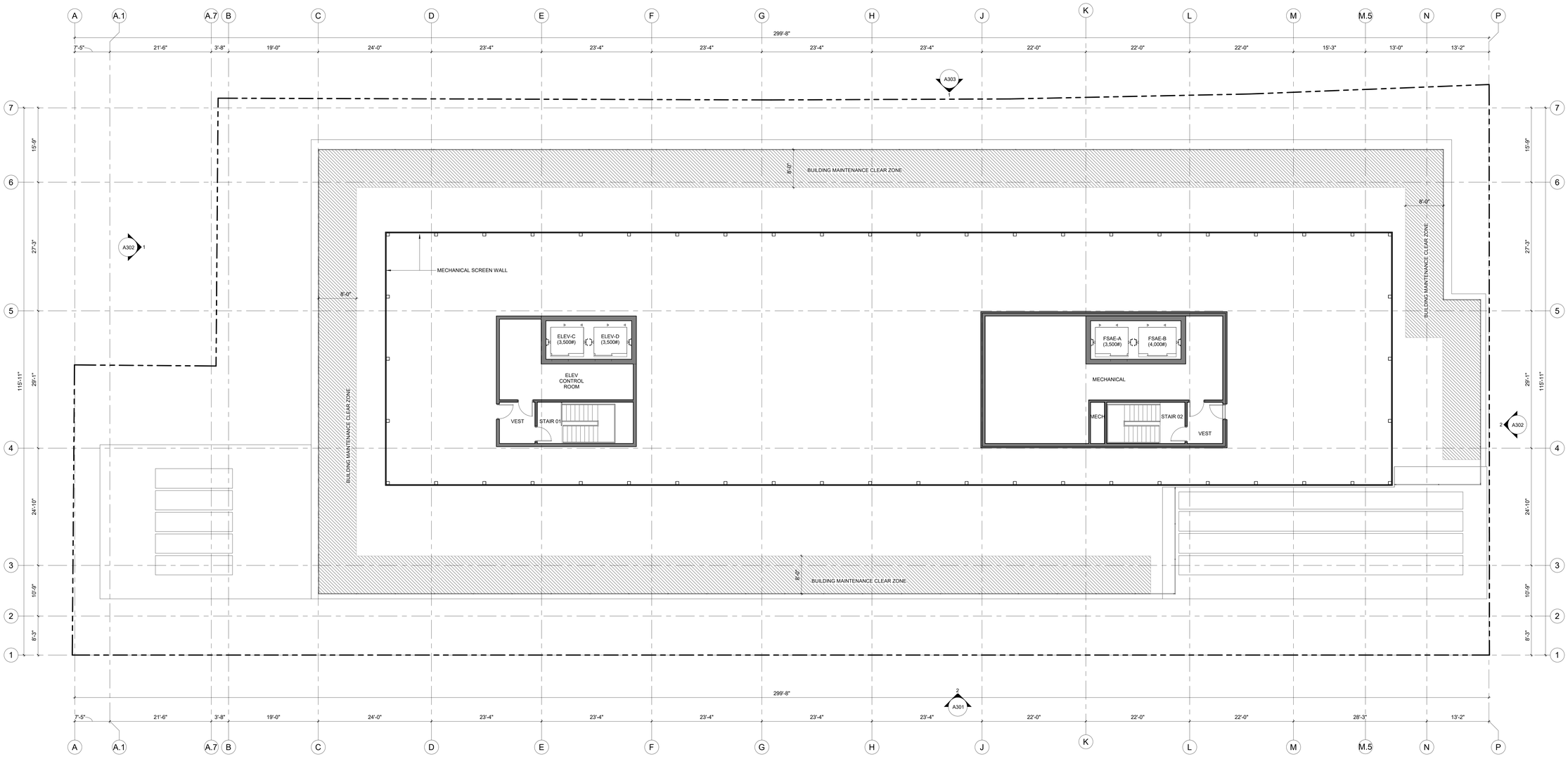

1 A219 ROOF PLAN
1/8" = 1'-0"

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

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OWNER:
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ADDRESS:
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PERMIT #:
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SHEET TITLE:
ROOF PLAN

SHEET NO.:
A219

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MATERIAL LEGEND

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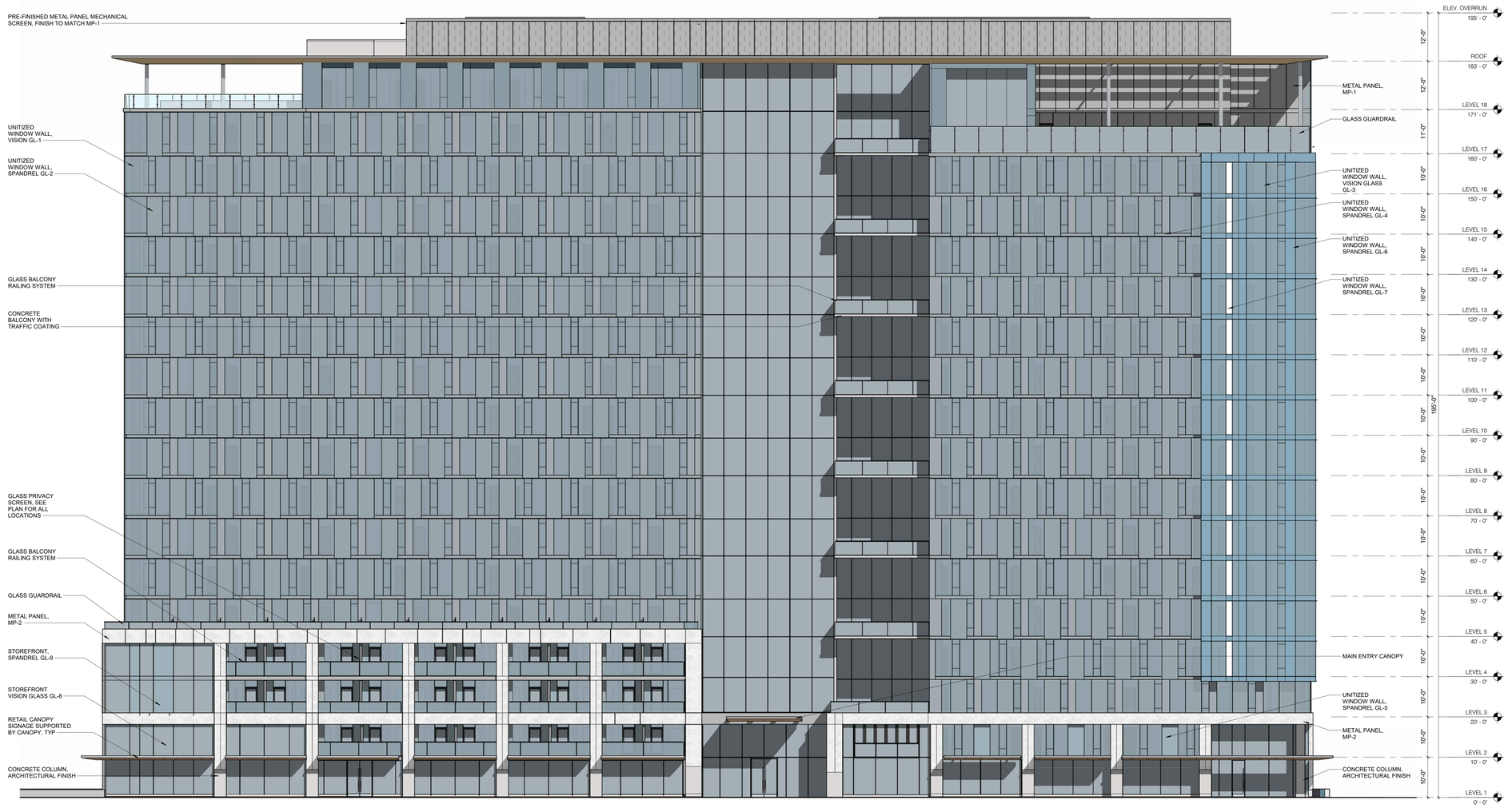
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-2
- UNITIZED WINDOW WALL, VISION GLASS, GL-3
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-4
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-5
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-6
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-7
- STOREFRONT, VISION GLASS, GL-8
- STOREFRONT, SPANDREL GLASS, GL-9
- METAL PANEL, MP-1
- EQUIPMENT SCREEN, METAL PANEL, FINISH MATCH MP-1
- METAL PANEL, MP-2
- EXPOSED CONCRETE, ARCHITECTURAL FINISH



2 A301 ELEVATION-SOUTH-BASSETT ST
3/32" = 1'-0"

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
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CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
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SHEET TITLE:
EXTERIOR ELEVATION - SOUTH

SHEET NO.:
A301

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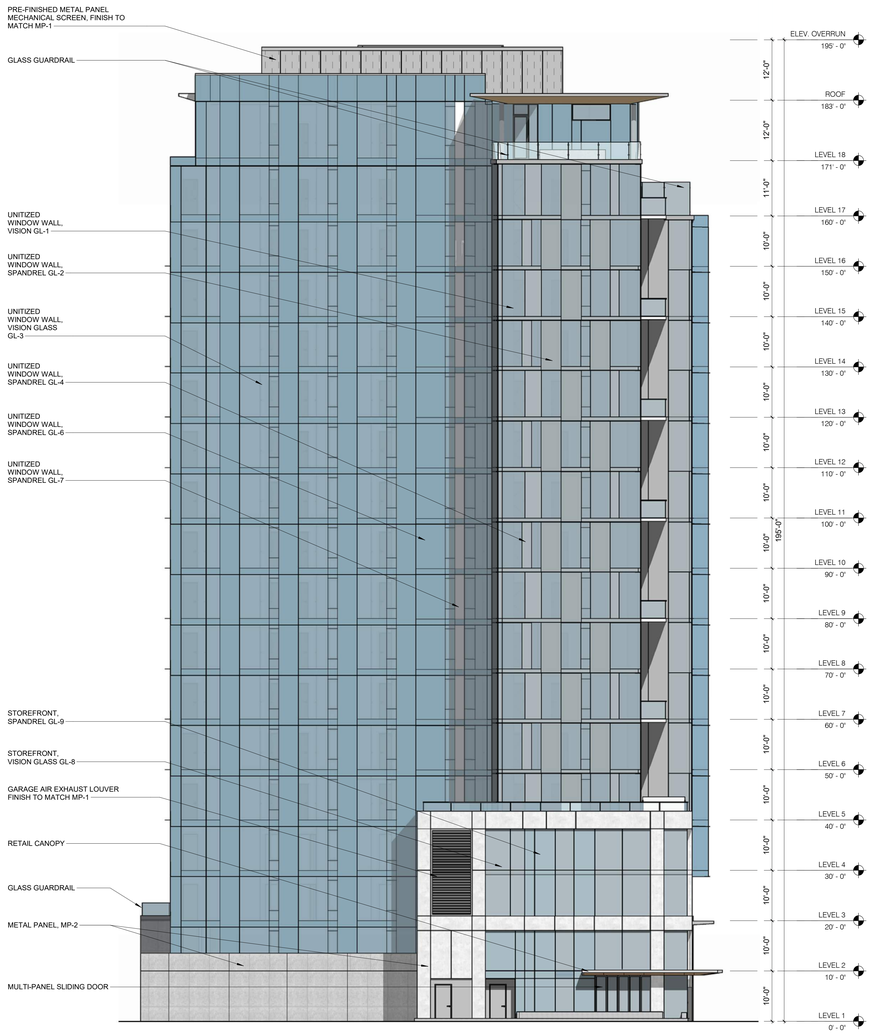
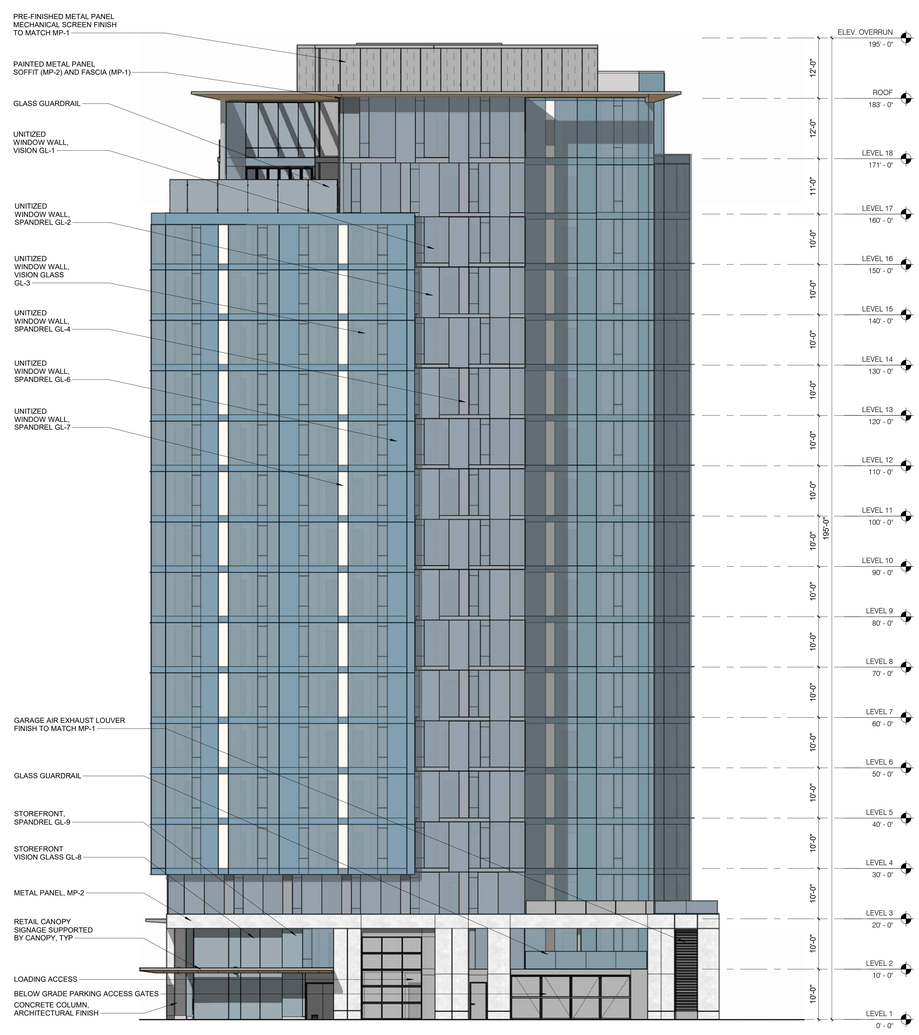
MATERIAL LEGEND

- UNITIZED WINDOW WALL, VISION GLASS, GL-1
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-2
- UNITIZED WINDOW WALL, VISION GLASS, GL-3
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-4
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-5
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-6
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-7
- STOREFRONT, VISION GLASS, GL-8
- STOREFRONT, SPANDREL GLASS, GL-9
- METAL PANEL, MP-1
- EQUIPMENT SCREEN, METAL PANEL, FINISH MATCH MP-1
- METAL PANEL, MP-2
- EXPOSED CONCRETE, ARCHITECTURAL FINISH



1 A302 ELEVATION-WEST-TERRAINE ST
3/32" = 1'-0"



2 A302 ELEVATION-EAST-SAN PEDRO ST
3/32" = 1'-0"

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1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES / 199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST SAN JOSE, CA 95110

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SHEET TITLE:
EXTERIOR ELEVATIONS - EAST & WEST

SHEET NO.:
A302

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MATERIAL LEGEND

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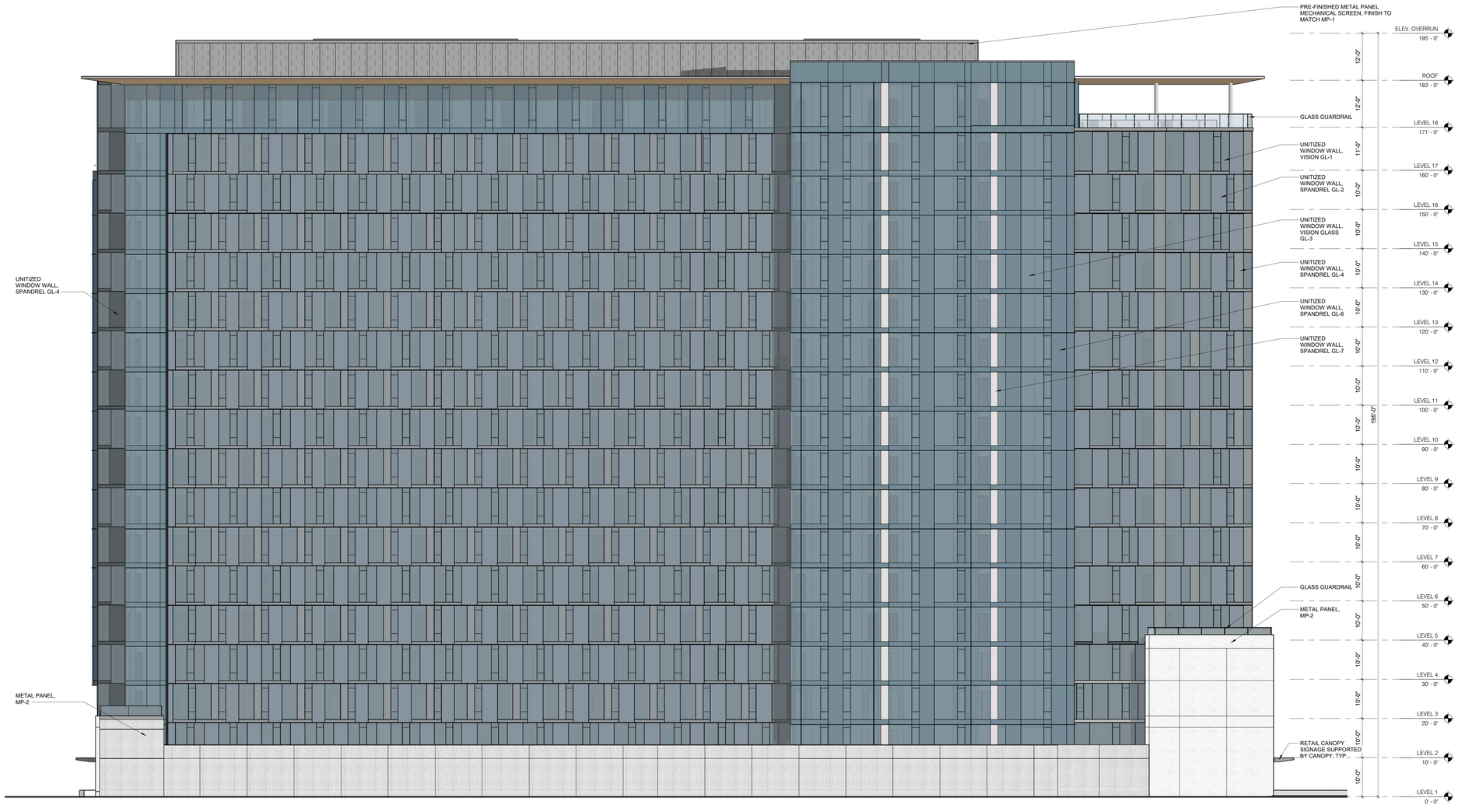
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-2
- UNITIZED WINDOW WALL, VISION GLASS, GL-3
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-4
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-5
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-6
- UNITIZED WINDOW WALL, SPANDREL GLASS, GL-7
- STOREFRONT, VISION GLASS, GL-8
- STOREFRONT, SPANDREL GLASS, GL-9
- METAL PANEL, MP-1
- EQUIPMENT SCREEN, METAL PANEL, FINISH MATCH MP-1
- METAL PANEL, MP-2
- EXPOSED CONCRETE, ARCHITECTURAL FINISH



1 A303 ELEVATION-NORTH
3/32" = 1'-0"

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

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STARCITY VENTURES / 199 BASSETT OWNER, LLC

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199 BASSETT ST
SAN JOSE, CA 95110

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FOR PLAN REVIEW ONLY

SHEET TITLE:
EXTERIOR ELEVATION - NORTH

SHEET NO.:
A303

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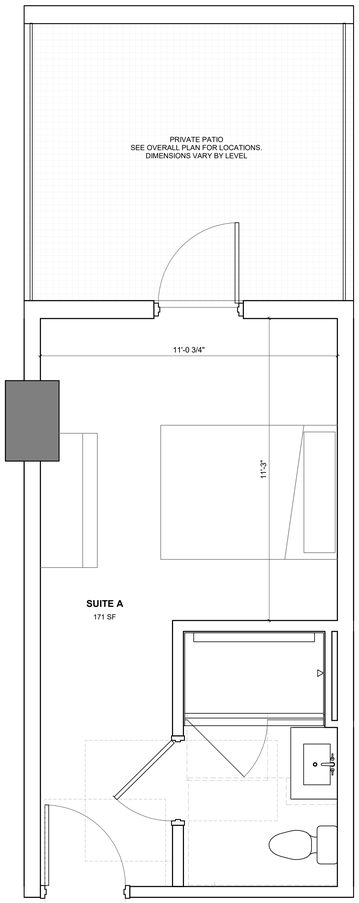
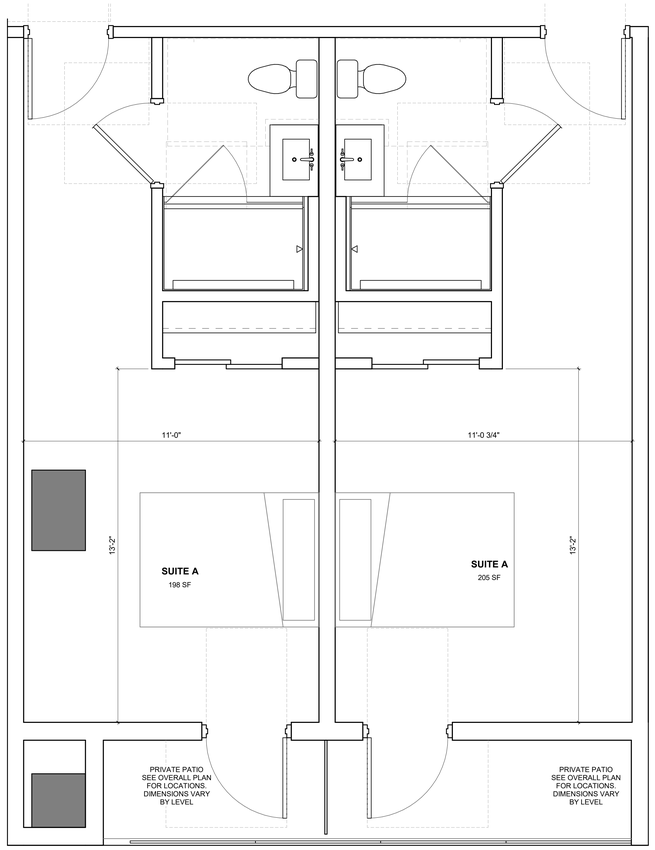


1 A521 ENLARGED PLAN - SUITE A
1/2" = 1'-0"
0' 1' 2' 4' 8'



2 A521 ENLARGED PLAN - SUITE B
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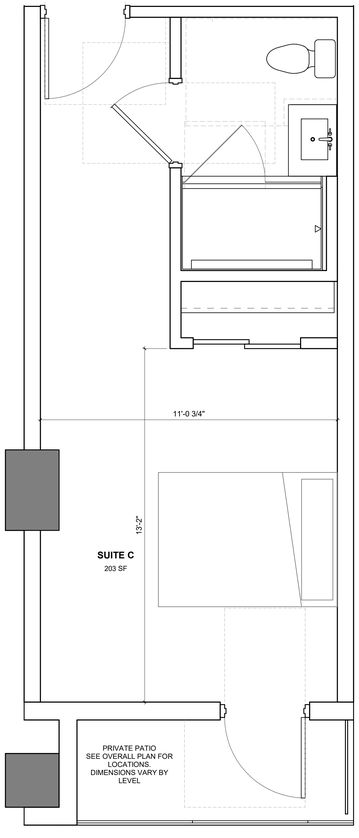

3 A521 ENLARGED PLAN - SUITE C
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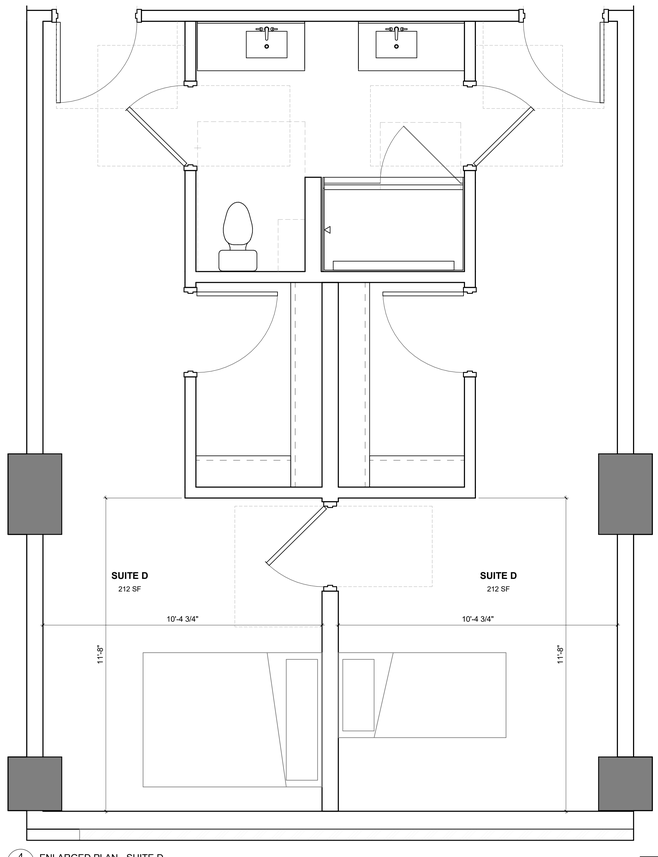

4 A521 ENLARGED PLAN - SUITE D
1/2" = 1'-0"
0' 1' 2' 4' 8'

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ARCHITECTURE
1645 NW HOYT
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503 444 2200

CITY OF SAN JOSE PBCE STAMP

STARCITY SAN JOSE

OWNER:
STARCITY VENTURES /
199 BASSETT OWNER, LLC

ADDRESS:
199 BASSETT ST
SAN JOSE, CA 95110

PERMIT #:
SPA17-023-01

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REVISION: DESCRIPTION: SPECIAL USE PERMIT AMENDMENT SPA17-023-01

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SHEET TITLE:
TYPICAL ENLARGED SUITE PLANS

SHEET NO.:
A521

SPECIAL USE PERMIT AMENDMENT SPA17-023-01